

**HERNANDO COUNTY ZONING AMENDMENT PETITION**



**Application to Change a Zoning Classification**

**Application request (check one):**

- Rezoning  Standard  PDP
  - Master Plan  New  Revised
  - PSFOD  Communication Tower  Other
- PRINT OR TYPE ALL INFORMATION**

File No. H-22-34 Official Date Stamp:  
**Received**  
**MAY 27 2022**  
 Planning Department  
 Hernando County, Florida

Date: 5/26/2022

**APPLICANT NAME:** Richard Rizzolo Agency

Address: 2189 Mariner Blvd  
 City: Spring Hill State: FL Zip: 34609  
 Phone: 352-220-3067 Email: Rizzolorichie@gmail.com  
**Property owner's name:** (if not the applicant) \_\_\_\_\_

**REPRESENTATIVE/CONTACT NAME:** Richard Rizzolo

Company Name: Richard Rizzolo Agency  
 Address: 2189 Mariner Blvd  
 City: Spring Hill State: FL Zip: 34609  
 Phone: 352-220-3067 Email: Rizzolorichie@gmail.com

**HOME OWNERS ASSOCIATION:**  Yes  No (if applicable provide name) \_\_\_\_\_

Contact Name: \_\_\_\_\_  
 Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

**PROPERTY INFORMATION:**

1. PARCEL(S) **KEY** NUMBER(S): 00282269
2. SECTION 19 TOWNSHIP 23S, RANGE 18E
3. Current zoning classification: Office Professional
4. Desired zoning classification: Residential/Single family
5. Size of area covered by application: 0.2908 acres
6. Highway and street boundaries: Maderia St and Alley
7. Has a public hearing been held on this property within the past twelve months?  Yes  No
8. Will expert witness(es) be utilized during the public hearings?  Yes  No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much?  Yes  No (Time needed: \_\_\_\_\_)

**PROPERTY OWNER AFFIDIVAT**

I, Richard Rizzolo, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (check one):

- I am the owner of the property and am making this application **OR**
- I am the owner of the property and am authorizing (applicant): \_\_\_\_\_ and (representative, if applicable): \_\_\_\_\_ to submit an application for the described property.

Richard Rizzolo  
 Signature of Property Owner

**STATE OF FLORIDA  
COUNTY OF HERNANDO**

The foregoing instrument was acknowledged before me this 26 day of May, 2022, by Richard Rizzolo who is personally known to me or produced as identification.

Helen M. Haynie  
 Signature of Notary Public



Effective Date: 11/8/16 Last Revision: 11/8/16 Notary Seal/Stamp

Narrative Description of Zoning Change Request

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Planning Department  
Hernando County, Florida

My name is Richard Rizzolo on April 29, 2022 I purchased two adjacent properties from the Wilder Agency. One property is located at 2189 Mariner Blvd in Spring Hill Fl and the other is at 11052 Maderia St Spring Hill Fl.

In 2019 the Wilder's purchased the single family home at 11052 Maderia St and had the zoning changed from Single Family Residential to Office Professional because Vann Wilder's wife who was also was a State Farm Agent moved into the office at 2189 Mariner and they needed more space for operating and used the home at 11052 Maderia St as office space.

I am the new State Farm Agent and my office is located at 2189 Mariner Blvd Spring Hill. I do not need the address at 11052 Maderia to be Office Professional. I would like it to be zoned back to Single Family/Residential as it was when it was built in 2006. I own both properties. The home sits on 0.2908 acres. The property is directly adjacent to my State Farm

Office on one side and a private home on the other side. There are two private homes across the street from 11052 Maderia St.

No signage was erected and the home is as it was built in 2006. Changes in usage does not affect drainage, habitats or other natural features.

REZONING APP # 111936

SITE PLAN { 1105Z MADERIA ST.  
WILDER AGENCIES, LLC.  
OFFICE EXTENSION }

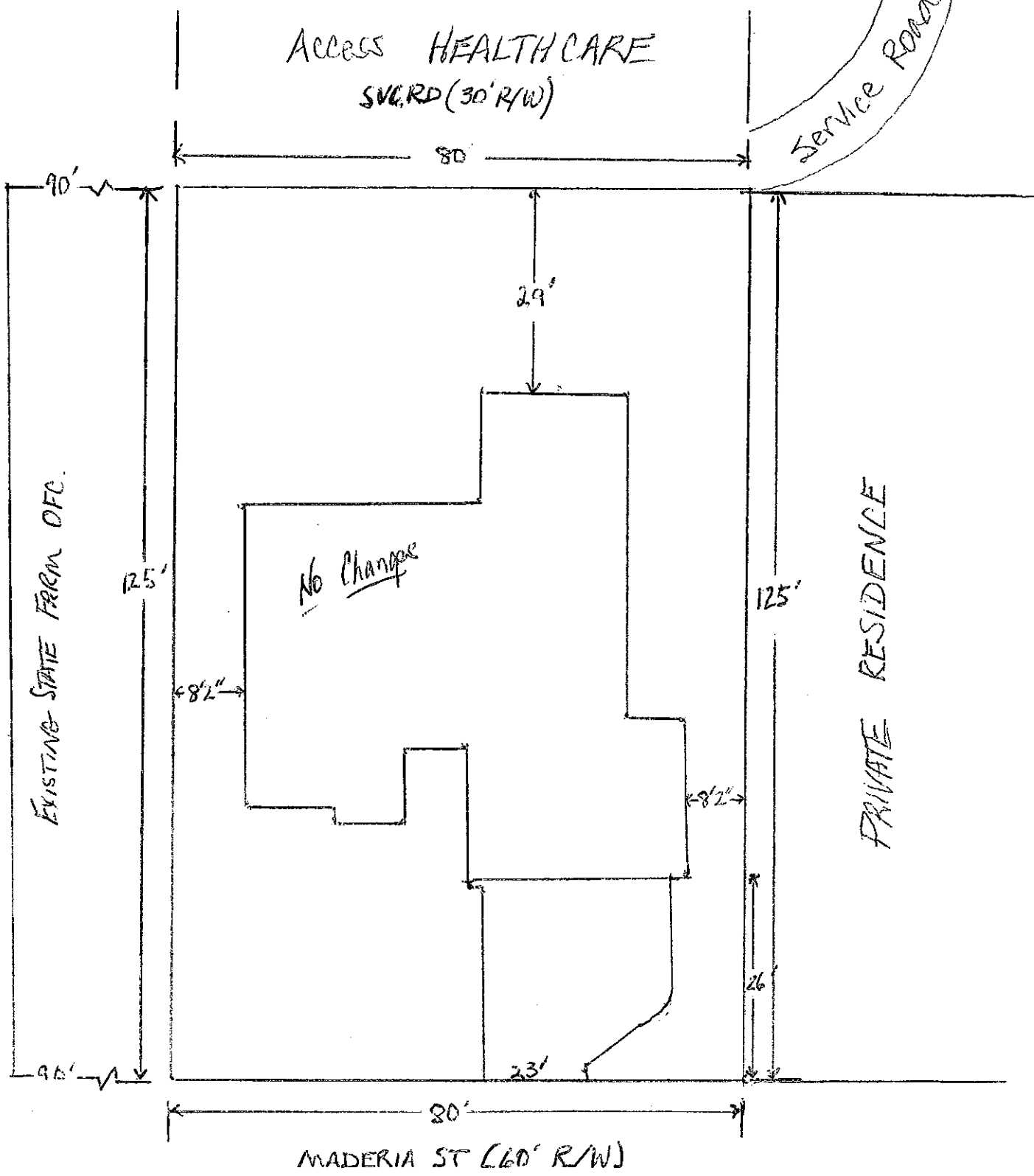
Access HEALTHCARE  
SVCRD (30' R/W)

Service Road

MARINER BLVD (100' R/W)

EXISTING STATE FARM OFC.

PRIVATE RESIDENCE



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