

**NOTICE OF PUBLIC HEARING  
HERNANDO COUNTY, FLORIDA**

**PLANNING AND ZONING COMMISSION**

The Planning and Zoning Commission of Hernando County, Florida, will hold a Public Hearing in the John Law Ayers County Commission Chambers, Hernando County Government Center, 20 North Main Street, Room 160, Brooksville, Florida, beginning at 9:00 AM, on April 11, 2022. **The meeting starts at 9:00 AM and the cases will be heard thereafter in the order established when the agenda is published.**

**BOARD OF COUNTY COMMISSIONERS**

The Board of County Commissioners of Hernando County, Florida, will hold a Public Hearing in the John Law Ayers County Commission Chambers, Hernando County Government Center, 20 North Main Street, Room 160, Brooksville, Florida, on May 10, 2022. **The meeting starts at 9:00 AM and the cases will be heard thereafter in the order established when the Board agenda is published.**

APPLICANT: Brandon Russell  
 FILE NUMBER: H-22-03  
 REQUEST: Rezoning from AG/(Agricultural) to AR/(Agricultural Residential)  
 GENERAL LOCATION: South side of Bronco Lane, approximately 230' east of Langworthy Drive  
 PARCEL KEY NUMBER: 953454

APPLICANT: Doherty Holdings Twenty Seventh, LLC  
 FILE NUMBER: H-22-09  
 REQUEST: Establish a Master Plan on Property Zoned PD-P(GHC)/Planned Development Project (General Highway Commercial) and a Rezoning from PDP(GHC)/Planned Development Project (General Highway Commercial) to PDP(MF)/Planned Development Project (Multifamily) with Deviations  
 GENERAL LOCATION: East side of Commercial Way (US Hwy 19), approximately 1,400' south of Northcliffe Boulevard  
 PARCEL KEY NUMBER: 703983, 706944

APPLICANT: Artistic Homes, Incorporated  
 FILE NUMBER: H-21-84  
 REQUEST: Rezoning from PDP(REC)/Planned Development Project (Recreational) to PDP(SF)/Planned Development Project (Single-Family)  
 GENERAL LOCATION: Between Bay Drive and Colma Street, approximately 460' northwest of Belmont Road  
 PARCEL KEY NUMBER: 325963

APPLICANT: Nikolaos Savoudakis  
 FILE NUMBER: H-22-06  
 REQUEST: Rezoning from PDP(REC)/Planned Development Project (Recreational) to PDP(SF)/Planned Development Project (Single-Family)  
 GENERAL LOCATION: North side of Corinthian Street, bounded by Ferguson Avenue and Trumbull Drive  
 PARCEL KEY NUMBER: 416124

APPLICANT: Dire Wolf Holdings, LLC  
 FILE NUMBER: H-21-75  
 REQUEST: Master Plan Revision and a rezoning from CPDP/(Combined Planned Development Project), AG/(Agricultural) and C-2/(Highway Commercial) to PDP(SF)/Planned Development Project (Single Family), PDP(GC)/Planned Development Project (General Commercial) and PDP(SU)/Planned Development Project (Special Use) with Deviations  
 GENERAL LOCATION: Northwest corner of Grand Entrada Boulevard and Broad Street (US Hwy 41)  
 PARCEL KEY NUMBER: 00381027, 00381072, 00472517, 01456837

APPLICANT: Bibi Coluccio  
 FILE NUMBER: H-21-63  
 REQUEST: Rezoning from R-1C/(Residential) to C-1/(General Commercial)  
 GENERAL LOCATION: North side of Cortez Boulevard, 860' west of Westwood Avenue  
 PARCEL KEY NUMBER: 44393, 46060, 46088

APPLICANT: Ridge Manor Project, LLC  
 FILE NUMBER: H-21-74  
 REQUEST: Establish a Master Plan on Property Zoned PD-P(SF)/Planned Development Project (Single-Family) and Rezoning from PDP(SF)/Planned Development Project (Single-Family) to PDP(GC)/Planned Development Project (General Commercial) with specific C-2 uses and with Deviations  
 GENERAL LOCATION: North side of Cortez Boulevard, approximately 300' west of Olanca Road  
 PARCEL KEY NUMBER: 394399

Interested parties may appear at the meeting and be heard on these matters. You are further advised that if a person decides to appeal any quasi-judicial decision made by the Board, Agency or Commission with respect to any matter considered at such hearing or meeting, he or she will need a record of the proceeding, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

Documentation may be reviewed by the public at the Hernando County Planning Department, 1653 Blaise Drive, Brooksville, Florida 34601, between the hours of 8:00 AM - 5:00 PM, Monday through Friday, legal holidays excepted or may be viewed one week prior to the meeting via the County's website at [www.hernandocounty.us](http://www.hernandocounty.us) – follow the Board Agendas and Minutes link to the specified public hearing. Questions may also be directed to: Omar DePablo, Senior Planner, at 352-754-4057, Extension 28028, email: [odepablo@hernandocounty.us](mailto:odepablo@hernandocounty.us); or Michelle Miller, Senior Planner, at 352-754-4057, Extension 28027, email: [mlmiller@hernandocounty.us](mailto:mlmiller@hernandocounty.us).

In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding should contact Jessica Wright, County Administration Building, 15470 Flight Path Drive Brooksville, FL 34604, telephone 352-540-6452, no later than three (3) days prior to the proceedings. If hearing impaired, please call 1-800-676-3777 for assistance.

/s/ Ronald F. Pianta, AICP  
 Director of Planning and Zoning Services  
 Hernando County Planning Department

REF: 04-2022REZ.LGL  
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