

HERNANDO COUNTY PLANNING AND ZONING COMMISSION

AGENDA FOR APRIL 14, 2003

MEETING LOCATION: **John Law Ayers County Commission Chambers, located in the Hernando County Government Complex/Administrative Building, 20 North Main Street, Room 160, Brooksville, Florida.**

Be 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.

Any person wishing to be heard on any matter may be present to speak for or against an application. Inquiry or opinion on any matter may be sent to the Hernando County Planning Department, 20 North Main Street, Room 262, Brooksville, Florida.

- 9:00 A.M. 1. ***MEETING CALLED TO ORDER***
- a. Invocation
 - b. Pledge of Allegiance
 - c. Poll Commission for Ex Parte Communications
 - d. Administering of the Oath
2. ***STAFF ANNOUNCEMENTS***
- *3. ***LINDA K. MILLER - REZONING (H-03-08)***
 Rezoning from AR (Agricultural/Residential) to AG (Agricultural) or PDP(Rural) with Parking of a Commercial Vehicle; located on the north side of Olympia Road, approximately 3000' south of Cortez Boulevard
- *4. ***DONALD PENNA - REZONING (H-03-11) -WITHDRAWN BY APPLICANT***
 Rezoning from PDP (MF)/(Multifamily) to PDP (OP)/(Office Professional) with a reduction in setbacks; located on the south side of Spring Hill Drive, approximately 500' west of Omaha Circle
- 9:30 A.M. *5. ***WGUL FM, INC. - REZONING (H-03-13)***
 Modification to a Public Service Facility Overlay District for a Communications Tower with a reduction in setbacks and a request to waive the requirement to conduct a balloon test; located on the south side of Cortez Boulevard, approximately 1600' east of July Avenue
- †6. ***SUNSTATE FINANCIAL - CONDITIONAL PLAT (P-03-01C)***
 Conditional Plat approval for Hernando Seaside; located approximately 500' south of Hermosa Boulevard on the west side of Shoal Line Boulevard
- 10:00 A.M. *7. ***NEW BEGINNINGS LIFE CENTER, INC. - SPECIAL EXCEPTION USE PERMIT (SE-03-06)***
 Special Exception Use Permit for a Place of Public Assembly, namely a Religious Establishment; located on the west side of Marina Way, approximately 550' south of Toucan Trail
- *8. ***ONE WAY FURNITURE CO. - REZONING (H-03-14)***

Rezoning from PDP(OP)/(Office Professional) to C-1 (Commercial) or PDP(GC)/(General Commercial); located on the north side of County Line Road, approximately 650' east of Cobblestone Road, approximately 350' west of Cabot Avenue

- 10:30 A.M. *9. ***PAR BUILDERS - REZONING (H-03-15)***
 Rezoning from PDP(GHC)/ (General Highway Commercial) to C-2 (Commercial) or PDP(GC)/(General Commercial) with a specific C-2 use of Mini-warehouses with a reduction in setbacks ; located on the east side of Mariner Boulevard, approximately 300' south of Libby Road
- *10. ***ARTHUR ALIMONOS - REZONING (H-03-16)***
 Rezoning from AR-2 (Agricultural/Residential-2) to PDP (GC)/(General Commercial) with a reduction in setbacks; located on the north side of County Line Road, approximately 920' west of Springtime Street, approximately 1600' east of Peachtree Drive
- 11:00 A.M. *11. ***HERBERT MILLER - REZONING (H-03-17)***
 Rezoning from PDP(MF)/ (Multifamily) to PDP(OP)/ (Office Professional) with a reduction in setbacks; located on the south side of Chalmer Street, west side of Portillo Road
- † 12. ***FRANCINE BAIA - CONDITIONAL PLAT (P-03-06C)***
 Conditional Plat approval for Pearl Estates (phases 1 & 2); located approximately 500' east of Wexford Boulevard, approximately 700' south of Billingham Boulevard, approximately 500' west of Knights Bridge Road, approximately 2700' north of County Line Road
- 11:30 A.M. *13. ***SHARON E. LOOK - SMALL SCALE COMPREHENSIVE PLAN AMENDMENT (CPAM-03-01)***
 A small scale amendment request to change the Future Land Use Map from Rural to Commercial; located on the northeast corner of Powell Road and California Street
- 12:00 P.M. ***RECESS FOR LUNCH***
- 1:00 P.M. *14. ***THOMAS E. BRONSON/ MAJESTIC OAKS PARTNERS, LLC. - REZONING (H-03-18)***
 Master Plan Revision to include an addition of land, rezoning from AR-2 (Agricultural-Residential/2) and AG (Agricultural) to PDP (SF)/(Single Family), an increase in density, internal relocation of land uses, relocation of internal roadways, deviations from roadway standards, a change in access points and a reduction in setbacks; located north of Mondon Hill Road, east and west of McIntyre Road
- *15. ***CITY OF BROOKSVILLE - REZONING (H-03-12)***
 Request for a Public Service Facility Overlay District for a Public Water Supply Wellfield and a Public Water Storage Facility with a reduction in setbacks and an increase in height; located on the west side of Ponce de Leon Boulevard and north side of Youth Drive
- 1:30 P.M. *16. ***SNC SONIC DRIVE-IN HERNANDO #1, LLC - REZONING (H-03-19)***
 Rezoning from PDP(GHC)/(General Highway Commercial) to PDP(GC)/(General Commercial) with a specific C-2 use of Drive-In Restaurant, a reduction in setbacks, deviations from the access requirements and a deviation from the Community Appearance Ordinance; located on the west side of US 19, east side of Exultant Drive, approximately 310' south of Breakwater Boulevard

*17. ***ALAN and LOIS KRASEMANN - CONDITIONAL USE PERMIT (CU-03-06)***
Conditional Use Permit for a Second Residence; located on the north side of Endsley Road, approximately 2100' west of Culbreath Road, approximately 800' east of Gold Hill Road

† 18. ***SPRING HILL STORAGE - CONDITIONAL PLAT (P-03-05C)***
Conditional Plat approval for Holland Spring Commercial Tract 3; located approximately 1700' north of Spring Hill Drive, lying on the east side of Barclay Road

2:00 P.M. 19. ***LAND DEVELOPMENT REGULATIONS - AMENDMENT TO THE FLOOD ORDINANCE [Proposed Ordinance] [Staff Report]***

20. ***MINUTES - MEETING OF MARCH 10, 2003***

21. ***COMMISSIONERS ISSUES***

22. ***ADJOURN***

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, May 12, 2003, beginning at 9:00 A.M. in the Commission Chambers.

The meeting agenda is available online at www.co.hernando.fl.us/plan one week prior to the hearing date.

* This is a quasi judicial function of the Planning and Zoning Commission and ex parte procedures apply.

† This is an administrative action of the Commission and not an advertised public hearing; no public notification or public testimony is required.