

HERNANDO COUNTY PLANNING AND ZONING COMMISSION

AGENDA FOR DECEMBER 8, 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. **DON BUCK - CONDITIONAL PLAT APPROVAL (P-03-19C)**
 Conditional Plat approval for Don Buck; located approximately 3,200' southwest of Elgin Boulevard, approximately 2,200' north of Rudi Loop, approximately 2,600' west of St. Ives Boulevard
- *4. **RICHARD and ALEIDA M. SANTO - SPECIAL EXCEPTION USE PERMIT (SE-03-22)**
 Special Exception Use Permit for a Place of Public Assembly, namely a Religious Establishment; located on the east side of Barclay Avenue, approximately 675' north of Highgrove Road
- 9:30 A.M. *5. **RICHARD J. ZARCONE - REZONING (H-03-69)**
 Rezoning from C-1 (Commercial) to R-1B (Residential) or PDP (SF)/(Single Family) with a reduction in setbacks; located on the east side of Shoal Line Boulevard, approximately 510' south of Hermosa Boulevard
- *6. **CENTURY REALTY FUNDS, INC. - REZONING (H-03-70) - WITHDRAWN BY APPLICANT**
 Rezoning from AG (Agricultural) to PDP MH/(Mobile Home) with a reduction in setbacks; located on the north side of Centralia Road, approximately one mile east of US 19, south of Mocking Wren Road
- *7. **LEE K. PEDONE - CONDITIONAL USE PERMIT (CU-03-02)**
 Conditional Use Permit for Excavation; located on the east side of Kettering Road, approximately 1800' south of Dashbach Street
- 10:00 A.M. † 8. **CHRISTOPHER D. SHEMWELL - CONDITIONAL PLAT APPROVAL (P-03-12C)**
 Conditional Plat approval for Shemwell Estates; located on the east end of Chalk Farm Road, south end of Hyde Park Way, and at the west end of Padron Boulevard
- 10:30 A.M. *9. **CHRISTINA TUCCI - CONDITIONAL USE PERMIT (CU-03-16)**
 Conditional Use Permit for a portable roadside stand, namely a hot dog cart; located on the south side of Cortez Boulevard, east side of Nunn Boulevard

***10. JOSEPH KLUKOWSKI - CONDITIONAL USE PERMIT (CU-03-17)**

Conditional Use Permit for a second residence; located on the north side of Kiwi Lane, approximately 450' west of Weatherly Road

11:00 A.M. **11. LAND DEVELOPMENT REGULATIONS - REVIEW OF THE AMENDMENT TO THE ZONING ORDINANCE**

12. REVIEW OF THE AMENDMENT TO THE COMPREHENSIVE PLAN - HERNANDO COUNTY - AMENDMENTS TO THE FUTURE LAND USE, TRANSPORTATION, CAPITAL IMPROVEMENTS ELEMENT AND SPECIAL FEATURES MAPS OF THE HERNANDO COUNTY COMPREHENSIVE PLAN (CPAM-04-01) - TO BE ADJOURNED

13. COMMISSIONERS ISSUES

14. ADJOURN

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, January 12, 2004, 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.