

HERNANDO COUNTY PLANNING AND ZONING COMMISSION

AGENDA FOR DECEMBER 13, 2004

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. **JOSEPH LaCHANCE - REZONING (H-04-63)**

Rezoning from AG (Agricultural) to PDP(HC)/Planned Development Project (Highway Commercial); located on the north side of County Line Road, approximately 1,170' east of the Suncoast Parkway

*4. **STEREO TOWN, INC., c/o KAREN ADAMS - REZONING (H-04-66) - WITHDRAWN BY APPLICANT**

Public Service Facility Overlay District for a Communication Tower with a Reduction in Setbacks; located on the west side of Exultant Drive, approximately 1,000' south of Pacific Avenue

9:30 A.M. *5. **CRYSTAL WATERS DEVELOPMENT - REZONING (H-04-73)**

Rezoning from PDP(SF)/Planned Development Project (Single Family), C-2 (Highway Commercial) and AG (Agricultural) to PDP(SF)/Planned Development Project (Single Family) with a Reduction in Setbacks and a Waiver of the Frontage Road Requirement; located on the east side of US 19, south side of Bourassa Boulevard

† 8. **CRYSTAL WATERS DEVELOPMENT - CONDITIONAL PLAT APPROVAL (P-04-24C)**

Conditional Plat approval for Crystal Waters; located on the east side of US 19, south side of Bourassa Boulevard

10:00 A.M. *7. **RONALD KING CONSTRUCTION - REZONING (H-04-74)**

Master Plan Revision to Include a Reduction in Setbacks and a Change in Concept; located on the south side of Powell Road, north of Candy Drive, approximately 2,200' west of California Street

† 8. **DONALD JONES - CONDITIONAL PLAT APPROVAL (P-04-22C)**

Conditional Plat approval for South Bayport Addition; located on the southwest corner of Alpaca Drive and Westwind Street, lying north side of Shoal Line Boulevard

10:30 A.M. *9. **JACKIE or HELEN SARTIN - CONDITIONAL USE PERMIT (CU-04-18)**

Conditional Use Permit for a Second Residence; located on the west side of Oakfield Circle, approximately 560' south of Cyril Drive

***10. FIRST BAPTIST CHURCH OF HERNANDO BEACH - SPECIAL EXCEPTION USE PERMIT (SE-04-19)**

Special Exception Use Permit for a Place of Public Assembly with a Parking Deviation; located on the east side of Shoal Line Boulevard, approximately 720' north of Petit Lane

11:00 A.M. ***11. SEVEN HILLS INC. - REZONING (H-04-62)**

Master Plan Revision to include a Rezoning from C/PDP(MF) and (SF)/ Planned Development Project (Multifamily) and (Single Family) to PDP(SF)/Planned Development Project (Single Family) with a deviation from the roadway standards and a change in access points; located approximately 900' east of Mariner Boulevard, west of Deed Street and Ferendina Way

***12. MARINER OUTPARCEL, INC. - REZONING (H-04-71)**

Rezoning from PDP(GHC)/Planned Development Project (General Highway Commercial) to PDP(GC)/Planned Development Project (General Commercial) with a specific C-2 use of Automobile Service Establishment and a Reduction in Setbacks; located on the north side of Northcliffe Boulevard, east side of Lamson Avenue and west side of Mariner Boulevard

11:30 A.M. ***13. WRIGHT LAND DEVELOPMENT, LLC - REZONING (H-04-70)**

Master Plan Revision on Property zoned PDP(SF)/Planned Development Project (Single Family) to Include an Increase in Density and a Change in Access Points ; located on the east end of Tara Street, east end of Lola Drive, approximately 1,200' north of Delbarton Street

†14. LAWRENCE SELF - CONDITIONAL PLAT APPROVAL (P-04-23C)

Conditional Plat approval for Masaryktown Addition; located on the west side of Roosevelt Avenue, lying between Mudron Street on the north side and Palacky Street on the south side

12:00 P.M. **LUNCH BREAK**

1:00 P.M. **15. LAND DEVELOPMENT REGULATIONS - AMENDMENT TO THE ZONING ORDINANCE**

16. WCI COMMUNICATIONS - COMPREHENSIVE PLAN AMENDMENT (CPAM-05-01)

1:30 P.M. **17. MARION CITY INVESTMENT CORP. - COMPREHENSIVE PLAN AMENDMENT (CPAM-05-04)**

18. RINKER MATERIALS OF FLORIDA, INC. - COMPREHENSIVE PLAN AMENDMENT (CPAM-05-02)

2:00 P.M. **19. JOHANNES SCHALEKAMP / HOLLAND SPRING INDUSTRIAL PROPERTIES INC. - COMPREHENSIVE PLAN AMENDMENT (CPAM-05-03)**

20. APPLICATION REVIEW FOR UPCOMING VACANCIES

21. MINUTES - MEETING OF OCTOBER 4, 2004, and OCTOBER 11, 2004

22. COMMISSIONERS ISSUES

23. ADJOURN

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, January 10, 2005, 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.