# HERNANDO COUNTY PLANNING AND ZONING COMMISSION

**Revised Agenda for June 12, 2006**

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. Adoption of the Informational Packets into Evidence**

**4.* Vertex Development LLC - Rezoning - H0646**

Public Service Facility Overlay District for a Communication Tower; East of Drew Street, west of Jake Street, approximately 550' east of the Suncoast Parkway, approximately 1.1 miles north of Powell Road

**5.* Mercedes Homes - Rezoning - H0648**

Rezoning from AG (Agricultural) to CPDP(SF)(OP)(HC)(MF)/Combined Planned Development Project (Single Family)(Office Professional)(Highway Commercial) & (Multifamily) with a modification to the frontage road and reduction in setbacks; North side of Cortez Boulevard, east of Blue Jay Avenue, Caracara Avenue and Desert Sparrow Avenue, south of Nightingale Road and Mazette Road

9:30 AM **6.* Jacqueline Studer - Rezoning - H0653**

Rezoning from PDP(SF)/Planned Development Project(Single Family) to PDP(OP)/Planned Development Project(Office Professional); North side of Spring Hill Drive, approximately 225' west of St. Ives Boulevard

**7.* Robert Wasielewski - Rezoning - H0655**

Rezoning from AG (Agricultural) to C-1 (General Commercial); North side of Cortez Boulevard, approximately 1000' east of Clayton Road

10:00 AM **8.* BMM Land Trust - Rezoning - H0657**

Rezoning from AG(Agricultural) to C/PDP(OP) & (SU)/Combined Planned Development Project(Office Professional) and (Special Use) for congregate care facilities, and a waiver of the frontage road; North side of SR 50, approximately 1700' west of Cobb Road

**9.* Anna Belle Bonnell - Conditional Use Permit - CU0615**
Conditional Use Permit for a Second Residence; South side of Arizona Street, approximately 200' west of Fort Dade Avenue

10:30 AM **10.* James W. Kern - Rezoning - H0659**
Rezoning from AG (Agricultural) to C/PDP(SF)&(GC)/Combined Planned Development Project (Single Family) & (General Commercial), reduction in setbacks and a waiver of the Frontage Road; North side of SR 50, east and west of Mondon Hill Road

**11.* Ljuba Irwin - Rezoning - H0660**
Rezoning from AG (Agricultural) to PDP(SF)/Planned Development Project (Single Family); Approximately 1500' north of Dunkirk, east end of Bayshore Court

11:00 AM **12.* William T. Gould - Special Exception Use Permit - SE0601**
Special Exception Use Permit to Park Commercial Vehicles; Approximately 1450' south of Whitman Road, west side of Jacobson Road

**13.* First Baptist Church of Garden Grove, Inc. - Special Exception Use Permit - SE0603**
Special Exception Use Permit for a Place of Public Assembly; North side of Stromberg, east and west of Deepwood Street

11:30 AM **14 †. LITR, Inc. - Conditional Plat - P0609C**
Conditional Plat approval for Big John's Subdivision; Approximately 800' east of the intersection of Spring Hill Drive and Spring Park Way, lying on the south side of Spring Hill Drive

**15.† Pulte Home Corporation - Conditional Plat - P0610C**
Conditional Plat approval for Trillium Villages D&E; Approximately 3000' east of the Suncoast Parkway and approximately ½ mile north of County Line Road

12:00 PM **Lunch Break**

1:00 PM **16. Hernando County Board of County Commissioners - Comprehensive Plan Amendment - CPAM0601 - (Staff Requesting Postponement)**
Comprehensive Plan Amendment to amend the Transportation Maps of Section E, Special Features Maps of Hernando County, Florida; County Wide

**17.† Discussion of Plummer-Bash et al Request (James Berentine et al, H0568)**
Discussion to determine whether the P&Z wants to schedule a public hearing on a future agenda to consider this zoning petition.

**18.† Discussion of Coastal Bay Realty, LLC (Gene Lanton, Coastal Bay Properties, LLC H05126)**
Discussion to determine whether the P&Z wants to schedule a public hearing on a future agenda to consider this zoning petition.

**19.† Discussion of Malte Rezoning/Master Plan [Previously Alvin Mazourek et. al. (H-05-84)]**

Discussion to determine whether the P&Z Commission wants to schedule a public hearing on a future agenda to consider this petition.

**20. Commissioners Issues**

**21. Adjourn**

**The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, July 10, 2006, 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.