

HERNANDO COUNTY PLANNING AND ZONING COMMISSION

Agenda for December 10, 2007

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, 34601.**

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. **Approval or Modification of the Agenda (Limited to Staff & Commission Members Only)**
 4. **Adoption of the Informational Packets into Evidence**
 - 5.* **Ralph & Monteen Vitola for Rhema, LLC - Rezoning - H0740**

Rezoning from PDP(SF)/Planned Development Project (Single Family) and AG/(Agricultural) to PDP(SF)/Planned Development Project (Single Family) and PDP(MF)/Planned Development Project (Multifamily); East side of Emerson Road, approximately 3,000' south of Cortez Boulevard
 - 6.* **Shamiram, LLC - Abdul Adamo - Rezoning - H0750**

Establish a Master Plan on property zoned PDP(HC)/Planned Development Project (Highway Commercial) with a reduction in setbacks; East side of Broad Street (US Hwy 41), approximately 950' south of Runway Drive
 - 7.* **Linda K. Miller, Mary E. Rich, and Lonzie Goodsen - Rezoning - H06110**

Rezoning from AR/(Agricultural Residential) to AG/(Agricultural); North side of Olympia Road, approximately 3,000' south of Cortez Boulevard
 - 8.* **Verizon Wireless - Rezoning - H0757**

Public Service Facility Overlay District for a Communication Tower; West side of Broad Street (US Hwy 41), approximately 400' north of Rustic Road
 - 9.* **Brooksville Commons, LLC - Rezoning - H0755**

Rezoning from CPDP/Combined Planned Development Project, AG/(Agricultural), and C-2/(Highway Commercial) to PDP(GC)/Planned Development Project (General Commercial) with limited C-2/(Highway Commercial) uses; Southwest corner of Yontz Road and Ponce De Leon Boulevard (US Hwy 98)

- 9:30 AM 10.* **Philip Dobson - Rezoning - H0765**
Reestablish a Master Plan on property zoned PDP(OP)/Planned Development Project (Office Professional); South side of Spring Hill Drive, approximately 350' east of Antilles Lane, approximately 350' west of Omaha Circle
- 10:00 AM 11.* **Newton Oldacre McDonald, LLC - Rezoning - H0767**
Rezoning from C-1/(General Commercial) to PDP(GC)/Planned Development Project (General Commercial) with a specific C-2/(Highway Commercial) use for an Automotive Service Establishment with a reduction in setbacks; East side of US Hwy 19 (Commercial Way), approximately 1,200' south of Trenton Avenue
- 10:30 AM 12.* **Robert A. Williams, and/or Fowler White Boggs Banker PA - Rezoning - H0738**
Rezoning from AG/(Agricultural) and C-2/(Highway Commercial) to PDP(GC)/Planned Development Project (General Commercial) with limited C-2/(Highway Commercial) uses with a reduction in setbacks; Northwest corner of County Line Road and US Hwy 19 (Commercial Way)
- 13.* **Artzibushev Holdings Inc., Jacob M. Buchman, Milton Carp, & Milk-a-Way Farms - Rezoning - H0766**
Revision to a Master Plan and a rezoning from PDP(IND)/Planned Development Project (Industrial) to PDP(CP)/Planned Development Project (Corporate Park); West side of Anderson Snow Rd, approximately 1,100' south of Corporate Way
- 11:00AM 14.* **Florida Fine Homes - Rezoning - H0744**
Rezoning from AG/(Agricultural) to PDP(SF)/Planned Development Project (Single Family); North of White Pine Avenue and east of Evergreen Avenue
- 15.† **Janis Moore Tucker - Conditional Plat - P0710C**
Conditional Plat approval for Centralia Acres; Approximately ¾ mile east of US19, lying north of Centralia Road
- 11:30 AM 16. **Florida Crushed Stone Company / Timothy D. Boyssel, Jr. - Comprehensive Plan Amendment - CPAM0709**
Amend the Future Land Use Map from Residential to Mining; Northeast of the CSX Rail Line, South of Yontz Road, West of US 98
17. **Hernando County BCC - Comprehensive Plan Amendment - CPAM0710**
Amend the Future Land Use Map Series by amending the High Hazard Map and amend the Coastal Management Element, all a part of the Hernando County Comprehensive Plan; Countywide
18. **Minutes - Meeting of November 13, 2006**
19. **Commissioners and Staff Issues**
20. **Adjourn**

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, January 14, 2008, 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.