

HERNANDO COUNTY PLANNING AND ZONING COMMISSION

AGENDA FOR APRIL 12, 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. **LIAX INC. - REZONING (H-04-16)**
Rezoning from AG (Agricultural) to C/PDP (GC)/(General Commercial), (MF)/(Multifamily) and (SF)/(Single Family) with a reduction in setbacks; located on the south side of Cortez Boulevard, north side of Wiscon Road, approximately 0.75 of a mile east of Lykes Dublin Road
- *4. **TRIFOLIATA DEVELOPMENT INC. - REZONING (H-04-20)**
Master Plan Revision to include a change in external access points and an increase of density; located on the north side of Powell Road, east side of Suncoast Parkway
- 9:30 A.M. *5. **JANIS MOORE TUCKER & MARSHALL H. MOORE - REZONING (H-04-17)**
Rezoning from AG/(Agricultural) to PDP(Rural)/Planned Development Project (Rural) with AR (Agricultural/residential) uses; located on the north side of Centralia Road, approximately 5,000' east of US 19, south side of Retreat Road
- *6. **CHRISTIAN CHURCH IN THE WILDWOOD - SPECIAL EXCEPTION USE PERMIT (SE-04-03)**
Special Exception Use Permit for a Place of Public Assembly; located north and south of Country Road, south of Osceola Drive, east and west of Short Street
- 10:00 A.M. *7. **HERNANDO INVESTMENTS, INC. - REZONING (H-04-18)**
Master Plan Revision to include Rezoning from PDP(GC)/Planned Development Project (General Commercial) to PDP(HC)/Planned Development Project (Highway Commercial) with a specific C-4 use of Light Manufacturing with Outside Storage; located approximately 1,100' south of Cortez Boulevard, approximately 500' west of I-75
- † 8. **JEN-LOU, INC. - CONDITIONAL PLAT (P-04-02C)**
To amend the Planning and Zoning Commission conditions of approval for the Conditional Plat of Wellington at Seven Hills Phase 8; located approximately 1 mile east of Mariner Boulevard and approximately 800' north of County Line Road

10:30 A.M. *9. ***PAUL D. and GLENDA E. LANGWORTHY - CONDITIONAL USE PERMIT (CU-04-07)***
Conditional Use Permit for a Second Residence; located on the north side of Rester Drive, approximately 750' east of the Suncoast Parkway, east of Langworthy Drive

10. MINUTES - MEETING OF FEBRUARY 9, 2004 and MARCH 8, 2004

11. COMMISSIONERS ISSUES

12. ADJOURN

NOTE: If the hearing extends beyond 12:00 noon, a lunch recess may be taken at the discretion of the Commission.

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