



**Hernando County**  
**Planning & Zoning Commission**

**Regular Meeting**

**Minutes**

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**May 8, 2023**

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**THE MEETING AGENDA AND BACK-UP MATERIAL ARE AVAILABLE ONLINE AT WWW.HERNANDOCOUNTY.US. THE AGENDA AND ATTACHMENTS ARE FINALIZED ONE WEEK PRIOR TO THE HEARING.**

**IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS WITH DISABILITIES NEEDING A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT JESSICA WRIGHT, HERNANDO COUNTY ADMINISTRATION, 15470 FLIGHT PATH DRIVE, BROOKSVILLE, FL 34604, (352) 754-4002. IF HEARING IMPAIRED, PLEASE CALL 1-800-676-3777.**

**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.**

**PLEASE NOTE THAT THIS MEETING HAS A START TIME OF 9:00 AM AND ALL ITEMS MAY BE HEARD ANY TIME THERE AFTER.**

Invocation

MEETING CALLED TO ORDER

The public meeting was called to order at 9:00 AM on Monday, May 8, 2023, in the John Law Ayers Room, Government Center, Brooksville, Florida. This meeting was advertised in the Hernando Sun newspaper and the agenda packet was available on-line at [www.hernandocounty.us](http://www.hernandocounty.us).

<b><u>Attendee Name</u></b>	<b><u>Title</u></b>
Jonathan McDonald	Chairman
Kathryn Birren	Regular Member
Donald Whiting	Regular Member
Nicholas Holmes	Regular Member
Michelle Miller	Planning Administrator

Kyle Benda	Assistant County Attorney
Robin Reinhart	Agenda Coordinator

Pledge of Allegiance

Poll Commission for Ex Parte Communications

The Commission members indicated they had no ex parte communications concerning the petitions being considered at this meeting.

County Attorney Statement

Assistant County Attorney Kyle Benda provided the standard admonition that the Planning and Zoning Commission decisions were to be based only on the evidence presented in the quasi-judicial proceedings.

Administering of the Oath

**STAFF ANNOUNCEMENTS**

Mrs. Miller advised Mr. Lipsey is not present as none of the items on the agenda need School Board assistance.

**APPROVAL/MODIFICATION OF AGENDA (Limited to Staff & Commission**

A motion was made to approve the agenda as written. The motion carried 5-0.

**Motion**

C. APPROVAL/MODIFICATION OF AGENDA (Limited to Staff & Commission

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Kathryn Birren
<b>SECONDER:</b>	Donald Whiting McDonald, Birren, Holmes and Whiting

**ADOPTION OF THE INFORMATION PACKETS INTO EVIDENCE**

The agenda packet that was submitted to the P&Z included written information regarding all cases to be considered which needed to be accepted into evidence for the hearing.

The staff recommended the P&Z accept the agenda packet, including the staff reports, into evidence as if read aloud in their entirety.

**Motion**

D. ADOPTION OF THE INFORMATION PACKETS INTO EVIDENCE

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Nicholas Holmes
<b>SECONDER:</b>	Kathryn Birren McDonald, Birren, Holmes and Whiting

## PUBLIC HEARINGS

### UNIFIED AGENDA

A motion was made to Approve the Unified Agenda with staff recommendations .

**Approval of Minutes for the Planning and Zoning Commission Meeting of January 09, 2023.**

**Approval of Minutes for the Planning and Zoning Commission Meeting of February 13, 2023.**

**CU-22-13 - Gilles Pierce: Conditional Use Permit for a Temporary Security Residence**

**CU-23-02 - Penny J Johnson: Conditional Use Permit for Temporary Security Residence and a Temporary Storage Shed**

**CU-23-03 - Robert V Perry: Conditional Use Permit for Second Residence**

Public Comment:

**CU-23-04 - Jason Tippin: Renewal of a Conditional Use Permit for a Second Residence**

Megan Sanborn, under oath, spoke against the Petition for a second residence .

Detective Jason Tippin, under oath, spoke in response to public comment .

Assistant County Attorney Kyle Benda spoke on behalf of the law with Unified Agendas .

**SE-23-01 - Timothy Mullins and Debra Mullins: Revision to a Special Exception Use Permit for Community Residential Home, namely an Assisted Living Facility**

## LEGISLATIVE AGENDA

### STANDARD AGENDA (BOARD SITTING IN ITS QUASI-JUDICIAL CAPACITY)

**H-23-07 - A. Ventimiglia, Angelo Scarfo: Rezoning from R-1B (Residential) to R-1A (Residential)**

Mrs. Miller introduced the petition, and ran the overhead projector to show location of the subject parcel .

Angelo Cravotta, representing the petitioner, under oath, on behalf of the petitioner .

No Public comment.

Commissioners had no questions for the petitioner.

**Motion**

A motion was made to recommend the Board of County Commissioners adopt the resolution approving the petitioner's request.

## **COMMISSIONERS AND STAFF ISSUES**

### **ADJOURNMENT**

The meeting was adjourned at 10:55 P.M.

**Motion**

Motion to adjourn 10:00

### **UPCOMING MEETINGS**

**The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, June 12, 2023, beginning at 9:00 AM, in the Commission Chambers**