



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

**Regular Meeting**

**Minutes**

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**April 10, 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.**

**MEETING CALLED TO ORDER**

The public meeting was called to order at 9:00 AM on Monday, April 10, 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
W. Steve Hickey	Vice Chairman
Kathryn Birren	Regular Member
Donald Whiting	Regular Member
Nicholas Holmes	Regular Member
Gregory Arflack	Alternate Member
James Lipsey	Ex Officio Non-voting Member (School Board Rep.)

Michelle Miller	Planning Administrator
Omar DePablo	Senior Planner
Scott Herring	Public Works Director/County Engineer
Robin Reinhart	Agenda Coordinator

Invocation

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**

**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

**RESULT:**        **ADOPTED**  
**MOVER:**        Kathryn Birren  
**SECONDER:**    W. Steven Hickey  
**AYES:**         Hickey, 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>	W. Steven Hickey
<b>SECONDER:</b>	Kathryn Birren
<b>AYES:</b>	Hickey, McDonald, Birren, Holmes and Whiting

## PUBLIC HEARINGS

### UNIFIED AGENDA

Mrs. Miller explained the Scriviners error.

### Motion

#### E. UNIFIED AGENDA

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	W. Steven Hickey
<b>SECONDER:</b>	Nicholas Holmes
<b>AYES:</b>	Hickey, McDonald, Birren, Holmes and Whiting

**H-21-54 - Lisa Wilson: On Behalf of Remington Ranch Property Management, LLC) Correction of Scrivener's Error. Rezoning from AG/(Agricultural) and C-2/(Highway Commercial) to PDP(NC)/Planned Development Project (Neighborhood Commercial) with a Specific C-1 Use for Business Training School**

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

### H-22-72 - Aaron Tam:

**Rezoning from R-1C (Residential) to PDP(GC)/Planned Development Project (General Commercial) with Deviations; East of Commercial Way (US Hwy 19), approximately 500' south of Yellow Hammer Road.**

Mrs. Miller introduced the petition. Mr DePablo utilized the overhead projector to show location of the subject parcel.

Aaron Tam, under oath, the petitioner, discussed the petition.

The following under oath, spoke against the petition Dave Thompson, Ron McQuigg, and Georgia McQuigg.

Aaron Tam spoke to address concerns from public comment.

Mrs. Miller and Mr. DePablo addressed public comments, on usage, advising that even though there are many uses under the C-1 Zoning, the size of the parcel and the requirements that go the specific use will prohibit them from being constructed.

Comm. Birren, Comm. Hickey, Comm. Whiting had questions regarding the frontage

road(Necklace Warbler Ave).

County Engineer, Scott Herring addressed frontage road and reverse frontage road. If the petitioner wanted to connect to Necklace Warbler they would have to upgrade the lime rock road.

Assistant County Attorney Kyle Benda, discussed with staff regarding the upgrade to Necklace Warbler if it was connected to the road at the rear of the parcel.

Comm. Birren was the dissenting vote.

### **Motion**

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

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	W. Steven Hickey
<b>SECONDER:</b>	Nicholas Holmes
<b>AYES:</b>	Hickey, McDonald, Holmes and Whiting
<b>NAYES:</b>	Birren

### **H-22-86 - Barbara Van Winkle, TTEE:**

**Rezoning from AG(Agricultural) to PDP(SF)/Planned Development Project (Single Family) with Deviations; East of the Suncoast Parkway, west of Cresap Street at the western terminus of Jernigan Street**

Mrs. Miller introduced the petition. Mr DePablo utilized the overhead projector to show location of the subject parcel.

Alan Garman, representing the petitioner, under oath, discussed the request with the Planning and Zoning Commission.

The following spoke, under oath. spoke against the petition, Barbara Gugilotti, Brent Stillman, Faith Friedhofer, Lea Lakosh, Susan Joy, Anna Smith, and Ryan Carlson.

Alan Garman addressed concerns about drainage, traffic analysis, and wildlife study.

County Engineer, Scott Herring, under oath, spoke in reference to traffic impact in the area.

Comm. Holmes had questions in to development in the area. Comm. Birren requested a buffer of vegetation between the development and the current residence.

School Board representative, James Lipsey spoke in reference to schools involved Pine Grove and Central High school. Mr. Lipsey also stated that Concurrency would assist the developments need.

Scott Herring, addressed the roads and what would happen if the road was damaged.

Mrs. Miller advised condition one the developer must obtain permits for drainage.

Comm. Hickey advised those whom spoke in reference to Staff recommendations.

Mrs. Miller addressed the Scrivners error number 7 should be changed from eastern to western and number 9 will need to be connected to water. As well as adding language in the recommendations to include a buffer.

**Motion**

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

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Nicholas Holmes
<b>SECONDER:</b>	Donald Whiting
<b>AYES:</b>	Hickey, McDonald, Birren, Holmes and Whiting
<b>EXCUSED:</b>	Fulford

**COMMISSIONERS AND STAFF ISSUES**

**ADJOURNMENT**

**UPCOMING MEETINGS**

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