



# Hernando County

## Planning & Zoning Commission

### Regular Meeting

### Minutes

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December 9, 2024

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### CALL TO ORDER

The public meeting was called to order at 9:00 AM on Monday, December 9, 2024, 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 online at [www.hernandocounty.us](http://www.hernandocounty.us).

| <b><u>Attendee Name</u></b> | <b><u>Title</u></b>                              |
|-----------------------------|--------------------------------------------------|
| Nicholas Holmes             | Chairman                                         |
| W. Steve Hickey             | Vice Chairman                                    |
| Kathryn Birren              | Regular Member                                   |
| Jonathan McDonald           | Regular Member                                   |
| Robert Morgan               | Regular Member                                   |
| James Lipsey                | Ex Officio Non-voting Member (School Board Rep.) |
| Melissa Tartaglia           | Assistant County Attorney                        |
| Jeffrey Rogers              | County Administrator                             |
| Omar DePablo                | Development Services Director                    |
| Kay Griffith                | Planning Manager                                 |
| Scott Herring               | Public Works Director/County Engineer            |
| Danielle Nigro              | Agenda Coordinator                               |

### Invocation

### Pledge of Allegiance

### Poll Commission for Ex Parte Communications

Members Birren and Hickey announced that they had had no ex parte communications concerning the quasi-judicial petitions being considered at this meeting.

Chairman Holmes and Members McDonald and Morgan announced the ex parte communications that they had had concerning the quasi-judicial petitions being considered at this meeting.

### County Attorney Statement

Assistant County Attorney Tartaglia 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

Development Services Director Omar DePablo announced that Agenda Item Nos. 15108 [Special Exception Use Permit Submitted by Astley Blair and Elfreda Blair (SE-24-08)] and 14663 [CP1479496 Sunrise Phase I] were moved to the Standard Agenda. He also announced that Planning Manager Kay Griffith was in attendance at the meeting.

## APPROVAL/MODIFICATION OF AGENDA

### Motion

To approve the modified Agenda.

(Note: The motion pertained to Agenda Item Nos. 15101 [Special Exception Use Permit Submitted by Carlos Hernandez (SE-24-05)], 15108 [Special Exception Use Permit Submitted by Astley Blair and Elfreda Blair (SE-24-08)] and 14663 [CP1479496 Sunrise Phase I] being moved to the Standard Agenda.)

|                  |                                             |
|------------------|---------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED</b>                              |
| <b>MOVER:</b>    | Robert Morgan                               |
| <b>SECONDER:</b> | W. Steven Hickey                            |
| <b>AYES:</b>     | Holmes, Hickey, Birren, McDonald and Morgan |
| <b>ABSENT:</b>   | Noe                                         |

## ADOPTION OF THE INFORMATION PACKETS INTO EVIDENCE

### Motion

To adopt the information packets into evidence.

|                  |                                             |
|------------------|---------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED</b>                              |
| <b>MOVER:</b>    | Kathryn Birren                              |
| <b>SECONDER:</b> | W. Steven Hickey                            |
| <b>AYES:</b>     | Holmes, Hickey, Birren, McDonald and Morgan |
| <b>ABSENT:</b>   | Noe                                         |

## PUBLIC HEARINGS

### UNIFIED AGENDA

#### **Special Exception Use Permit Submitted by Carlos Hernandez (SE-24-05)**

This item was pulled and voted on separately.

#### **Special Exception Use Permit Submitted by Astley Blair and Elfreda Blair (SE-24-08)**

This item was pulled and voted on separately.

**CP 1441384 Augustine Park**

The Board accepted public input on this matter.

**Motion**

To approve the staff recommendation.

|                  |                                             |
|------------------|---------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED</b>                              |
| <b>MOVER:</b>    | Jonathan McDonald                           |
| <b>SECONDER:</b> | W. Steven Hickey                            |
| <b>AYES:</b>     | Holmes, Hickey, Birren, McDonald and Morgan |
| <b>ABSENT:</b>   | Noe                                         |

**CP 1479496 Sunrise Phase I**

This item was pulled and voted on separately

**STANDARD AGENDA****CP 1479496 Sunrise Phase I****Motion**

This item was tabled for the applicant to discuss the findings in the Hernando County School Board's presentation.

|                |                                             |
|----------------|---------------------------------------------|
| <b>RESULT:</b> | <b>TABLED</b>                               |
| <b>AYES:</b>   | Holmes, Hickey, Birren, McDonald and Morgan |
| <b>ABSENT:</b> | Noe                                         |

**Special Exception Use Permit Submitted by Carlos Hernandez (SE-24-05)**

There was no public input.

**Motion**

To approve the staff recommendation.

|                  |                             |
|------------------|-----------------------------|
| <b>RESULT:</b>   | <b>ADOPTED</b>              |
| <b>MOVER:</b>    | Kathryn Birren              |
| <b>SECONDER:</b> | W. Steven Hickey            |
| <b>AYES:</b>     | Hickey, Birren and McDonald |
| <b>NAYES:</b>    | Holmes and Morgan           |
| <b>ABSENT:</b>   | Noe                         |

**Special Exception Use Permit Submitted by Astley Blair and Elfreda Blair (SE-24-08)**

The Board accepted public input on this matter.

**Motion**

To deny.

|                  |                                     |
|------------------|-------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED</b>                      |
| <b>MOVER:</b>    | Robert Morgan                       |
| <b>SECONDER:</b> | W. Steven Hickey                    |
| <b>AYES:</b>     | Holmes, Hickey, McDonald and Morgan |
| <b>NAYES:</b>    | Birren                              |
| <b>ABSENT:</b>   | Noe                                 |

**RECESS/RECONVENE**

The Board recessed at 10:55 a.m. and reconvened at 11:15 a.m.

**CP 1479496 Sunrise Phase I**

The Board accepted public input on this matter.

**Motion**

To approve the staff recommendation.

|                  |                             |
|------------------|-----------------------------|
| <b>RESULT:</b>   | <b>ADOPTED</b>              |
| <b>MOVER:</b>    | Kathryn Birren              |
| <b>SECONDER:</b> | Jonathan McDonald           |
| <b>AYES:</b>     | Holmes, Birren and McDonald |
| <b>NAYES:</b>    | Hickey and Morgan           |
| <b>ABSENT:</b>   | Noe                         |

**Rezoning Petition Submitted by NVR, Inc., Barbara Zellmer, Regional Land Entitlement Manager (H-24-53)**

Member McDonald temporarily left the meeting and returned shortly thereafter.

The Board accepted public input on this matter.

Member McDonald temporarily left the meeting and returned shortly thereafter.

**Motion**

To approve the staff recommendation.

**RESULT:**       **ADOPTED**  
**MOVER:**       Jonathan McDonald  
**SECONDER:** W. Steven Hickey  
**AYES:**         Hickey, Birren and McDonald  
**NAYES:**       Holmes and Morgan  
**ABSENT:**      Noe

**Rezoning Petition Submitted by Melissa Truckenbrod on behalf of Brooksville Landing LLC (H-24-44)**

There was no public input.

**Motion**

To postpone to a date certain of January 13, 2025.

**RESULT:**       **ADOPTED**  
**MOVER:**       W. Steven Hickey  
**SECONDER:** Jonathan McDonald  
**AYES:**         Holmes, Hickey, Birren, McDonald and Morgan  
**ABSENT:**      Noe

**Rezoning Petition Submitted by Harvey Schonbrun, as Trustee (H-24-56)**

The Board accepted public input.

**Motion**

To approve the staff recommendation.

**RESULT:**       **ADOPTED**  
**MOVER:**       Kathryn Birren  
**SECONDER:** W. Steven Hickey  
**AYES:**         Holmes, Hickey, Birren, McDonald and Morgan  
**ABSENT:**      Noe

**Master Plan Revision Petition Submitted by GB3 Partners, LLLP (H-24-57)**

The Board accepted public input on this matter.

**Motion**

To approve the staff recommendation.

**RESULT:**       **ADOPTED**  
**MOVER:**       Jonathan McDonald  
**SECONDER:** Kathryn Birren  
**AYES:**       Holmes, Hickey, Birren and McDonald  
**NAYES:**       Morgan  
**ABSENT:**       Noe

**Master Plan Revision Petition Submitted by Eisenhower Property Group LLC (H-24-58)**

The Board accepted public input on this matter.

Member McDonald temporarily left the meeting and returned shortly thereafter.

Member Birren temporarily left the meeting and returned shortly thereafter.

**Motion**

To approve the staff recommendation.

**RESULT:**       **ADOPTED**  
**MOVER:**       W. Steven Hickey  
**SECONDER:** Jonathan McDonald  
**AYES:**       Holmes, Hickey, Birren and McDonald  
**NAYES:**       Morgan  
**ABSENT:**       Noe

**RECESS/RECONVENE**

The Board recessed at 1:50 p.m. and reconvened at 2:00 p.m.

**Rezoning Petition Submitted by Exempt Per Public Record (H-24-61)**

The Board accepted public input on this matter.

**Motion**

To approve the staff recommendation.

**RESULT:**       **ADOPTED**  
**MOVER:**       Kathryn Birren  
**SECONDER:** W. Steven Hickey  
**AYES:**       Holmes, Hickey, Birren, McDonald and Morgan  
**ABSENT:**       Noe

**Rezoning Petition Submitted by Dylan McLeod (H-24-62)**

The Board accepted public input on this matter.

**Motion**

To recognize the Petitioner's withdrawn application.

|                  |                                             |
|------------------|---------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED</b>                              |
| <b>MOVER:</b>    | Jonathan McDonald                           |
| <b>SECONDER:</b> | W. Steven Hickey                            |
| <b>AYES:</b>     | Holmes, Hickey, Birren, McDonald and Morgan |
| <b>ABSENT:</b>   | Noe                                         |

**Rezoning Petition Submitted by Charles F. Rummens and Caryn S. Rummens (H-24-67)**

There was no public input.

**Motion**

To approve the staff recommendation.

|                  |                                             |
|------------------|---------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED</b>                              |
| <b>MOVER:</b>    | W. Steven Hickey                            |
| <b>SECONDER:</b> | Kathryn Birren                              |
| <b>AYES:</b>     | Holmes, Hickey, Birren, McDonald and Morgan |
| <b>ABSENT:</b>   | Noe                                         |

**COMMISSIONERS AND STAFF ISSUES**

There were no staff issues addressed.

**2025 Planning and Zoning Commission Meeting Schedule**

The Board gave consensus for the 2025 Planning and Zoning Meeting Schedule.

**ADJOURNMENT**

The meeting was adjourned at 2:20 p.m.

**UPCOMING MEETINGS**

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, January 13, 2025, beginning at 9:00 AM, in the Commission Chambers.