

Hernando County

Planning & Zoning Commission

Regular Meeting

Minutes

November 4, 2024

CALL TO ORDER

The public meeting was called to order at 9:00 AM on Monday, November 4, 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.

Attendee NameTitleNicholas HolmesChairmanW. Steve HickeyVice ChairmanKathryn BirrenRegular MemberJonathan McdonaldRegular MemberRobert MorganRegular Member

Justin Noe Alternate Member (Non-voting)

James Lipsey Ex Officio Non-voting Member (School Board Rep.)

Melissa Tartaglia Assistant County Attorney
Omar DePablo Development Services Director

Gordon Onderdonk Utilities Director

Scott Herring Public Works Director/County Engineer

Danielle Nigro Agenda Coordinator

Invocation

Pledge of Allegiance

Poll Commission for Ex Parte Communications

Chairman Holmes, Commission members Birren, McDonald, Morgan, and Alternate Member Noe announced the ex parte communications that they had had concerning the quasi-judicial petitions being considered at this meeting.

Commission member Hickey announced that he had had no ex parte communications 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

There were no staff announcements.

APPROVAL/MODIFICATION OF AGENDA

Motion

To approve the Agenda.

RESULT: ADOPTED

MOVER: W. Steven Hickey SECONDER: Jonathan McDonald

AYES: Holmes, Hickey, Birren, McDonald and Morgan

NON VOTING:Noe

ADOPTION OF THE INFORMATION PACKETS INTO EVIDENCE

Motion

To adopt the information packets into evidence.

RESULT: ADOPTED

MOVER: Kathryn Birren

SECONDER: W. Steven Hickey

AYES: Holmes, Hickey, Birren, McDonald and Morgan

NON VOTING:Noe

PUBLIC HEARINGS

UNIFIED AGENDA

CP 1479496 Sunrise Phase I

This item was pulled and voted on separately

Conditional Use Permit Petition Submitted by Leroy and Linda Oakes (CU-24-12)

Conditional Use Permit Petition Submitted by Erisbel Blanco (CU-24-13)

Conditional Use Permit Petition Submitted by David and Ana Philipsen (CU-24-14)

This item was pulled and voted on separately.

Motion

To approve the Unified Agenda with changes.

(Note: Item No. 14663 [CP 1479496 Sunrise Phase I] and 14776 [Conditional Use Permit

Petition Submitted by David and Ana Philipsen (CU-24-14)], were pulled for Board

Discussion.)

RESULT: ADOPTED

MOVER: Jonathan McDonald SECONDER: W. Steven Hickey

AYES: Holmes, Hickey, Birren, McDonald and Morgan

NON VOTING:Noe

STANDARD AGENDA

CP 1479496 Sunrise Phase I

The Board accepted public input on this matter.

Motion

To postpone to a date certain of December 9, 2024.

RESULT: ADOPTED

MOVER: W. Steven Hickey SECONDER: Jonathan McDonald

AYES: Holmes, Hickey, Birren, McDonald and Morgan

NON VOTING:Noe

RECESS/RECONVENE

The Board recessed at 10:15 a.m. and reconvened at 10:50 a.m.

Conditional Use Permit Petition Submitted by David and Ana Philipsen (CU-24-14)

The Board accepted public input on this matter.

Motion

To approve the staff recommendation.

RESULT: ADOPTED

MOVER: Jonathan McDonald **SECONDER:** W. Steven Hickey

AYES: Holmes, Hickey, Birren, McDonald and Morgan

NON VOTING:Noe

Rezoning Petition Submitted by Karly Quedens and Barrett Rivera (H-24-45)

There was no public input.

Motion

To approve the staff recommendation.

RESULT: ADOPTED

MOVER: Kathryn Birren

SECONDER: W. Steven Hickey

AYES: Holmes, Hickey, Birren and Morgan

NAYES: McDonald

NON VOTING:Noe

Rezoning Petition Submitted by Teresa Ballard (H-24-51)

There was no public input.

Motion

To approve the staff recommendation.

RESULT: ADOPTED

MOVER: W. Steven Hickey SECONDER: Robert Morgan

AYES: Holmes, Hickey, Birren, McDonald and Morgan

NON VOTING:Noe

Rezoning Petition Submitted by William Fout and Vanessa Fox (H-24-52)

There was no public input.

Motion

To approve the staff recommendation.

RESULT: ADOPTED

MOVER: Jonathan McDonald SECONDER: Kathryn Birren

AYES: Hickey, Birren, McDonald and Morgan

NAYES: Holmes NON VOTING:Noe

Rezoning Petition Submitted by A.R.E. Investment Ventures, Inc. (H-24-46)

The Board accepted public input on this matter.

Member Noe left the meeting and did not return.

Motion

To approve the staff recommendation.

RESULT: ADOPTED

MOVER: W. Steven Hickey **SECONDER:** Jonathan McDonald

AYES: Holmes, Hickey, Birren, McDonald and Morgan

ABSENT: Noe

RECESS/RECONVENE

The Board recessed at 12:00 p.m. and reconvened at 12:05 p.m.

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

There was no public input.

Motion

To postpone to a date certain of December 9, 2024.

RESULT: ADOPTED

MOVER: Kathryn Birren

SECONDER: W. Steven Hickey

AYES: Holmes, Hickey, Birren, McDonald and Morgan

ABSENT: Noe

Rezoning Petition Submitted by Todd Mooney (H-24-49)

The Board accepted public input on this matter.

Motion

To approve the staff recommendation with modifications.

(Note: The motion pertained to Modified Performance Condition Nos. 10, 13 and 19 as approved by the Planning Department.)

RESULT: ADOPTED

MOVER: Kathryn Birren

SECONDER: W. Steven Hickey

AYES: Holmes, Hickey, Birren, McDonald and Morgan

ABSENT: Noe

Master Plan Revision and Rezoning Petition Submitted by NVR, Inc. Ryan Homes (H-24-48)

The Board accepted public input on this matter.

Motion

To approve the staff recommendation with modifications.

(Note: The motion pertained to Modified Performance Condition No. 5 as approved by the Planning Department.)

RESULT: ADOPTED

MOVER: W. Steven Hickey **SECONDER:** Kathryn Birren

AYES: Holmes, Hickey, Birren and McDonald

NAYES: Morgan ABSENT: Noe

Master Plan submitted by Bobby Eaton ProBuilt U.S. Inc (H-24-47)

The Board accepted public input on this matter.

Motion

To approve the staff recommendation.

RESULT: ADOPTED

MOVER: W. Steven Hickey SECONDER: Kathryn Birren

AYES: Holmes, Hickey, Birren, McDonald and Morgan

ABSENT: Noe

Master Plan Revision Petition Submitted by Hawk Lake Hideaway LLC (H-24-50)

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 and McDonald

NAYES: Birren and Morgan

ABSENT: Noe

PSFOD Petition Submitted by Hernando County Board of County Commissioners (H-24-60)

There was no public input.

Motion

To approve the staff recommendations with modifications.

(Note: The motion pertained to Modified Performance Condition Nos. 5 and 13 as approved by the Planning Department.)

RESULT: ADOPTED

MOVER: W. Steven Hickey **SECONDER:** Jonathan McDonald

AYES: Holmes, Hickey, Birren, McDonald and Morgan

ABSENT: Noe

COMMISSIONERS AND STAFF ISSUES

There were no issues to discuss.

ADJOURNMENT

The meeting was adjourned at 3:15 p.m.

UPCOMING MEETINGS

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, December, 9 2024, beginning at 9:00 AM, in the Commission Chambers.