



Hernando County
Planning & Zoning Commission
Regular Meeting
Minutes

October 7, 2024

CALL TO ORDER

The public meeting was called to order at 9:00 AM on Monday, October 7, 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.

<u>Attendee Name</u>	<u>Title</u>
Nicholas Holmes	Chairman
W. Steve Hickey	Vice Chairman
Robert Morgan	Regular Member
Justin Noe	Alternate Member
Melissa Tartaglia	Assistant County Attorney
Omar DePablo	Development Services Director
Scott Herring	Public Works Director/County Engineer
Danielle Nigro	Agenda Coordinator

Regular Members Kathryn Birren and Jonathan McDonald were not present at the meeting.

Invocation

Pledge of Allegiance

Poll Commission for Ex Parte Communications

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

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:	Nicholas Holmes
SECONDER:	Justin Noe
AYES:	Holmes, Hickey, Morgan and Noe
ABSENT:	Birren and McDonald

ADOPTION OF THE INFORMATION PACKETS INTO EVIDENCE**Motion**

To adopt the information packets into evidence.

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

RECESS/RECONVENE

The Board recessed at 9:10am and reconvened at 9:30am

PUBLIC HEARINGS**UNIFIED AGENDA**

CP 1464819 US 98 Residential

CP 1483668 Cardinal Point Cortez

Motion

To approve the Unified Agenda.

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

Poll Commission for Ex Parte Communications

The Board re-pollled the Commission Members for ex parte communications due to a microphone error.

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

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 Melissa 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.

STANDARD AGENDA**Rezoning Petition Submitted by Jeffrey Roble (H-24-35)**

There was no public input.

Motion

To approve the staff recommendation.

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

Rezoning Petition Submitted by M&R Holdings LLC (H-24-39)

There was no public input.

Motion

To approve the staff recommendation.

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

Rezoning Petition Submitted by Sharon Warthen (H-24-40)

The Board accepted public input on this matter.

Motion

To approve the staff recommendation.

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

Rezoning Petition Submitted by Thomas Gaulin and Zamira Romero (H-24-41)

The Board accepted public input on this matter.

The petitioner has withdrawn his application.

Rezoning Petition Submitted by Timothy and Amber Fiori (H-24-43)

There was no public input.

Motion

To approve the staff recommendation.

RESULT:	DEFEATED
MOVER:	W. Steven Hickey
SECONDER:	Nicholas Holmes
AYES:	Holmes and Hickey
NAYES:	Morgan and Noe
ABSENT:	Birren and McDonald

Motion

To approve the staff recommendation with modifications.

(Note: The motion pertained to converting the application to rezoning to AR [Agricultural/Residential] as approved by the Planning Department.)

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

Rezoning Petition Submitted by Francine, Charissa and Terri Brooks (H-24-42)

There was no public input.

Motion

To approve the staff recommendation.

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

COMMISSIONERS AND STAFF COMMENTS

There were no issues to discuss.

ADJOURNMENT

The meeting was adjourned at 11:00 A.M.

UPCOMING MEETINGS

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, November 4, 2024, beginning at 9:00 AM, in the Commission Chambers.