



Hernando County

Planning & Zoning Commission

Regular Meeting

Minutes

January 13, 2025

CALL TO ORDER

The public meeting was called to order at 9:00 AM on Monday, January 13, 2025, 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
Kathryn Birren	Regular Member
Axl David	Regular Member
Mike Fulford	Alternate Member
Jonathan McDonald	Regular Member
Xenia Pino	Alternate Member (Non-voting)
James Lipsey	Ex Officio Non-voting Member (School District Rep.)
Victoria Anderson	Assistant County Attorney
Omar DePablo	Development Services Director
Kay Griffith	Planning Manager
Todd Crosby	Assistant County Engineer
Danielle Nigro	Agenda Coordinator

Member Noe was not present for this meeting.

Invocation

Pledge of Allegiance

Poll Commission for Ex Parte Communications

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

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

County Attorney Statement

Assistant County Attorney Anderson 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 No. 15245 [Rezoning Petition Submitted by Society Hill Capital Partner LLC (H2420)] had requested postponement during advertising and Agenda Item No. 15253 [Special Exception Use Permit Submitted by Black Horse Realty Group LLC (SE2411)] had been moved to the Standard Agenda.

Selection of Chair and Vice Chair

Motion

To elect Kathryn Birren as Chairwoman.

RESULT:	ADOPTED
MOVER:	Jonathan McDonald
SECONDER:	Nicholas Holmes
AYES:	Holmes, Birren, David, Fulford and McDonald
ABSENT:	Noe
NON VOTING:	Pino

Motion

To elect Axl David as Vice Chairman.

RESULT:	ADOPTED
MOVER:	Jonathan McDonald
SECONDER:	Mike Fulford
AYES:	Holmes, David, Fulford and McDonald
NAYES:	Birren
ABSENT:	Noe
NON VOTING:	Pino

Member Holmes passed the gavel to Chairwoman Birren to begin her chairmanship.

RECESS/RECONVENE

The Board recessed at 9:20 a.m. and reconvened at 9:30 a.m.

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

Motion

To approve the Agenda with modifications.

(Note: The modifications were to move item 15187 [CP 1481392 Lake Hideaway Pod D Townhomes] and item 15253 [Special Exception Use Permit Submitted by Black Horse Realty Group LLC (SE2411)] to the Standard Agenda.)

RESULT: **ADOPTED**
MOVER: Nicholas Holmes
SECONDER: Mike Fulford
AYES: Birren, David, Fulford, Holmes and McDonald
ABSENT: Noe
NON VOTING:Pino

ADOPTION OF THE INFORMATION PACKETS INTO EVIDENCE

Motion

To adopt the information packets into evidence.

RESULT: **ADOPTED**
MOVER: Mike Fulford
SECONDER: Jonathan McDonald
AYES: Birren, David, Fulford, Holmes and McDonald
ABSENT: Noe
NON VOTING:Pino

PUBLIC HEARINGS

UNIFIED AGENDA

CP 1481392 Lake Hideaway Pod D Townhomes

This item was pulled and voted on separately.

Special Exception Petition Submitted by QASR LLC (SE-24-10)

Motion

To approve the staff recommendation.

RESULT: **ADOPTED**
MOVER: Mike Fulford
SECONDER: Nicholas Holmes
AYES: Birren, David, Fulford, Holmes and McDonald
ABSENT: Noe
NON VOTING:Pino

Special Exception Petition Submitted by Black Horse Realty Group LLC (SE-24-11)

This item was pulled and voted on separately.

STANDARD AGENDA**CP 1481392 Lake Hideaway Pod D Townhomes**

The Board accepted public input on this matter.

Motion

To approve the staff recommendation.

RESULT:	ADOPTED
MOVER:	Mike Fulford
SECONDER:	Jonathan McDonald
AYES:	Birren, Fulford, Holmes and McDonald
NAYES:	David
ABSENT:	Noe
NON VOTING:	Pino

Special Exception Petition Submitted by Black Horse Realty Group LLC (SE-24-11)

The Board accepted public input on this matter.

Motion

To deny.

RESULT:	ADOPTED
MOVER:	Axl David
SECONDER:	Jonathan McDonald
AYES:	Birren, David, Fulford and McDonald
NAYES:	Holmes
ABSENT:	Noe
NON VOTING:	Pino

RECESS/RECONVENE

The Board recessed at 11:00 a.m. and reconvened at 11:10 a.m.

Rezoning Petition Submitted by Society Hill Capital Partner LLC (H2420)

There was no public input.

Motion

To postpone to a date certain of April 14, 2025.

RESULT: **ADOPTED**
MOVER: Nicholas Holmes
SECONDER: Jonathan McDonald
AYES: Birren, Fulford, Holmes and McDonald
NAYES: David
ABSENT: Noe
NON VOTING: Pino

RECESS/RECONVENE

The Board recessed at 11:25 a.m. and reconvened at 11:35 a.m.

Rezoning Petition Submitted by Riopelle Properties, LLC (H-24-65)

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. 6, 10, and 19 as approved by the Planning Department.)

RESULT: **ADOPTED**
MOVER: Nicholas Holmes
SECONDER: Axl David
AYES: Birren, David, Holmes and McDonald
NAYES: Fulford
ABSENT: Noe
NON VOTING: Pino

RECESS/RECONVENE

The Board recessed at 12:45 p.m. and reconvened at 1:00 p.m.

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

The Board accepted public input on this matter.

Alternate Member Fulford made the following Motion:

Motion

To approve the staff recommendation.

The Motion died for lack of a second.

Alternate Member Fulford made the following Motion:

Motion

To approve the staff recommendation with modifications.

(Note: The motion pertained to Modified Performance Condition No. 7 as approved by the Planning Department.)

RESULT:	ADOPTED
MOVER:	Mike Fulford
SECONDER:	Jonathan McDonald
AYES:	Birren, Fulford and McDonald
NAYES:	David and Holmes
ABSENT:	Noe
NON VOTING:	Pino

Rezoning Petition Submitted by DRB Group (H-24-55)

RECESS/RECONVENE

The Board recessed at 1:40 p.m. and reconvened at 2:45 p.m.

Rezoning Petition Submitted by DRB Group (H-24-55)

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. 8 and the side setback modified to 7.5 feet as approved by the Planning Department.)

RESULT:	ADOPTED
MOVER:	Nicholas Holmes
SECONDER:	Mike Fulford
AYES:	Birren, Fulford, Holmes and McDonald
NAYES:	David
ABSENT:	Noe
NON VOTING:	Pino

Master Plan Revision Petition Submitted by DRB Group-Dallas Austin (H-24-63)

There was no public input.

Motion

To approve the staff recommendation.

RESULT: ADOPTED
MOVER: Axl David
SECONDER: Nicholas Holmes
AYES: Birren, David, Holmes and McDonald
NAYES: Fulford
ABSENT: Noe
NON VOTING:Pino

Rezoning Petition Submitted by Mary Ellen Morgan (H-24-64)

There was no public input.

Motion

To approve the staff recommendation.

RESULT: ADOPTED
MOVER: Mike Fulford
SECONDER: Nicholas Holmes
AYES: Birren, David, Fulford and Holmes
NAYES: McDonald
ABSENT: Noe
NON VOTING:Pino

Rezoning Petition Submitted by Spring Hill Development Investment, LLC (H-24-75)

The Board accepted public input on this matter.

Motion

To approve the staff recommendation.

RESULT: ADOPTED
MOVER: Axl David
SECONDER: Mike Fulford
AYES: Birren, David, Fulford, Holmes and McDonald
ABSENT: Noe
NON VOTING:Pino

COMMISSIONERS AND STAFF COMMENTS

The Commission and Staff commented on various issues.

ADJOURNMENT

The meeting was adjourned at 4:15pm.

UPCOMING MEETINGS

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, February 10, 2025, beginning at 9:00 AM, in the Commission Chambers.