



Hernando County

Planning & Zoning Commission

Regular Meeting

Minutes

July 10, 2023

CALL TO ORDER

The public meeting was called to order at 9:00 a.m. on Monday, July 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 online at www.hernandocounty.us.

<u>Attendee Name</u>	<u>Title</u>
Jonathan McDonald	Chairman
W. Steve Hickey	Vice Chairman
Kathryn Birren	Regular Member
Nicholas Holmes	Alternate Member
Donald Whiting	Alternate Member
James Lipsey	Ex Officio Non-voting Member (School Board Rep.)
Kyle Benda	Assistant County Attorney
Michelle Miller	Planning Administrator
Omar Depablo	Senior Planner
Robin Reinhart	Agenda Coordinator

Members Gregory Arflack and Mike Fulford were not present at the meeting.

Invocation

Pledge of Allegiance

Poll Commission for Ex Parte Communications

Chairman McDonald, Vice Chairman Hickey, and Members Birren, Holmes, and Whiting announced that they had had no ex parte communications concerning the quasi-judicial 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

Planning Administrator Michelle Miller announced that representatives of the School Board and Department of Public Works would not be in attendance at the meeting.

APPROVAL/MODIFICATION OF AGENDA

Motion

To approve the Agenda.

RESULT:	ADOPTED
MOVER:	W. Steven Hickey
SECONDER:	Nicholas Holmes
AYES:	McDonald, Hickey, Birren, Holmes and Whiting
ABSENT:	Arflack and Fulford

ADOPTION OF INFORMATION PACKETS INTO EVIDENCE

Motion

To adopt the packets into evidence.

RESULT:	ADOPTED
MOVER:	W. Steven Hickey
SECONDER:	Kathryn Birren
AYES:	McDonald, Hickey, Birren, Holmes and Whiting
ABSENT:	Arflack and Fulford

PUBLIC HEARINGS

UNIFIED AGENDA

Conditional Use Permit Petition Submitted by Normand Masse (CU2306)

This item was pulled and moved to the Standard Agenda.

CP 1448356 Leyland Preserve Conditional Plat

CP 1436723 Pine Cone Street

Motion

To approve the Unified Agenda and move Item No. 12438 [Conditional Use Permit Petition Submitted by Normand Masse (CU2306)] to the Standard Agenda.

RESULT:	ADOPTED
MOVER:	Donald Whiting
SECONDER:	W. Steven Hickey
AYES:	McDonald, Hickey, Birren, Holmes and Whiting
ABSENT:	Arflack and Fulford

STANDARD AGENDA

Conditional Use Permit Petition Submitted by Normand Masse (CU2306)

The Board accepted public input on this matter.

Motion

To approve the staff recommendation.

RESULT:	ADOPTED
MOVER:	Donald Whiting
SECONDER:	W. Steven Hickey
AYES:	McDonald, Hickey, Birren, Holmes and Whiting
ABSENT:	Arflack and Fulford

Rezoning Petition Submitted by Aaron and Nicole Gibson (H2314)

There was no public input.

Motion

To approve the staff recommendation.

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

Rezoning Petition Submitted by Home Builders (H2301)

The Board accepted public input on this matter.

Motion

To deny.

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

RECESS/RECONVENE

The Board recessed at 10:05 a.m. and reconvened at 10:15 a.m.

Rezoning Petition Submitted by Josphe Cotroneo (H2316)

The Board accepted public input on this matter.

Motion

To approve the staff recommendation.

RESULT:	ADOPTED
MOVER:	W. Steven Hickey
SECONDER:	Donald Whiting
AYES:	McDonald, Hickey, Birren, Holmes and Whiting
ABSENT:	Arflack and Fulford

Rezoning Petition Submitted by Carlo Zarcone (H2315)

The Board accepted public input on this matter.

Motion

To approve the staff recommendation, with including the addition of a public inquiry workshop.

RESULT:	ADOPTED
MOVER:	Kathryn Birren
SECONDER:	Donald Whiting
AYES:	McDonald, Hickey, Birren, Holmes and Whiting
ABSENT:	Arflack and Fulford

RECESS/RECONVENE

The Board recessed at 11:05 a.m. and reconvened at 11:10 a.m.

Presentation on Proposed Tiny Home Community Regulations

Chairman McDonald passed the gavel to Vice Chairman Hickey and temporarily left the meeting, and upon returning shortly thereafter, he resumed the Chairmanship.

COMMISSIONERS AND STAFF ISSUES

There were no issues to discuss.

ADJOURNMENT

The meeting was adjourned at 11:50 a.m.

UPCOMING MEETINGS

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, August 14, 2023, beginning at 9:00 AM, in the Commission Chambers.