



Hernando County

Planning & Zoning Commission

Regular Meeting

Minutes

August 14, 2023

CALL TO ORDER

The public meeting was called to order at 9:00 AM on Monday, August 14, 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
Kathryn Birren	Regular Member
Nicholas Holmes	Regular Member
Donald Whiting	Regular Member
Gregory Arflak	Alternate Member (Non-voting Member)
Mike Fulford	Alternate Member
Kyle Benda	Assistant County Attorney
James Lipsey	Ex Officio Non-voting Member (School Board Rep.)
Michelle Miller	Planning Administrator
Omar DePablo	Senior Planner
Robin Reinhart	Agenda Coordinator

Vice Chairman W. Steven Hickey was not present at the meeting.

Invocation

Pledge of Allegiance

Poll Commission for Ex Parte Communications

Chairman McDonald, Alternate Members Arflak and Fulford, and Member Whiting announced that they had had no ex parte communications.

Members Birren and Holmes 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 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 Agenda Item No. 12559 [Special Exception Use Permit Petition Submitted by Jose Andres De La Cruz, Francis Marilyn Abin (SE2302)] was moved to the Standard Agenda and Agenda Item No. 12581 [Rezoning Petition Submitted by Teramore Development, LLC (H2308)] staff requested a postponement.

APPROVAL/MODIFICATION OF AGENDA**Motion**

To approve the Agenda.

RESULT:	ADOPTED
MOVER:	Kathryn Birren
SECONDER:	Mike Fulford
AYES:	McDonald, Birren, Fulford, Holmes and Whiting
NON VOTING:	Arflack

ADOPTION OF INFORMATION PACKETS INTO EVIDENCE**Motion**

To adopt the information packets into evidence.

RESULT:	ADOPTED
MOVER:	Mike Fulford
SECONDER:	Nicholas Holmes
AYES:	McDonald, Birren, Fulford, Holmes and Whiting
NON VOTING:	Arflack

PUBLIC HEARINGS**UNIFIED AGENDA****Introduction of the Unified Agenda****Approval of Revised Minutes for the Planning and Zoning Commission Meeting of March 13, 2023**

This item was pulled and voted on separately.

CP 1449555 Statewide Logistics**Conditional Use Permit Petition Submitted by Francisco Soto Jr. (CU2308)**

Special Exception Use Permit Petition Submitted by Jose Andres De La Cruz, Francis Marilyn Abin (SE2302)

This item was pulled and voted on separately.

Special Exception Use Permit Petition Submitted by Hugh Macfarlane (SE2303)**Approval of the Unified Agenda****Motion**

To approve the Unified Agenda with modifications.

(Note: Item No.12565 [Approval of Revised Minutes for the Planning and Zoning Commission Meeting of March 13, 2023] and 12559 [Special Exception Use Permit Petition Submitted by Jose Andres De La Cruz, Francis Marilyn Abin (SE2302)] was moved to the Standard Agenda.)

RESULT:	ADOPTED
MOVER:	Mike Fulford
SECONDER:	Gregory Arflack
AYES:	McDonald, Birren, Fulford, Holmes and Whiting
NON VOTING:	Arflack

STANDARD AGENDA**Approval of Revised Minutes for the Planning and Zoning Commission Meeting of March 13, 2023**

There was no public input.

Motion

To approve the staff recommendation with modifications.

(Note: The motion pertained to adjusting the Nays for H2287 as approved by the Planning Department).

RESULT:	ADOPTED
MOVER:	Nicholas Holmes
SECONDER:	Kathryn Birren
AYES:	McDonald, Birren, Fulford, Holmes and Whiting
NON VOTING:	Arflack

Special Exception Use Permit Petition Submitted by Jose Andres De La Cruz, Francis Marilyn Abin (SE2302)

There was no public input.

Motion

To approve the staff recommendation of postponement to a date certain of September 11, 2023.

RESULT: ADOPTED
MOVER: Mike Fulford
SECONDER: Donald Whiting
AYES: McDonald, Birren, Fulford, Holmes and Whiting
NON VOTING:Arflack

Rezoning Petition Submitted by Alfred Martucci (H2317)

There was no public input.

Motion

To approve the staff recommendation.

RESULT: ADOPTED
MOVER: Mike Fulford
SECONDER: Donald Whiting
AYES: McDonald, Birren, Fulford, Holmes and Whiting
NON VOTING:Arflack

Master Plan Revision Petition submitted by Hernando County Utilities Department (H2331)

There was no public input.

Motion

To approve the staff recommendation.

RESULT: ADOPTED
MOVER: Nicholas Holmes
SECONDER: Mike Fulford
AYES: McDonald, Birren, Fulford, Holmes and Whiting
NON VOTING:Arflack

Rezoning Petition Submitted by Josh Hofstede (H2242)

There was no public input.

Motion

To approve the staff recommendation.

RESULT:	ADOPTED
MOVER:	Mike Fulford
SECONDER:	Kathryn Birren
AYES:	McDonald, Birren, Fulford, Holmes and Whiting
NON VOTING:	Arflack

RECESS/RECONVENE

The Board recessed at 10:00 a.m. and reconvened at 10:05 a.m.

Master Plan Revision Petition Submitted by Sunrise (H2239)

There was no public input.

Motion

To approve the staff recommendation.

RESULT:	ADOPTED
MOVER:	Nicholas Holmes
SECONDER:	Mike Fulford
AYES:	McDonald, Birren, Fulford, Holmes and Whiting
NON VOTING:	Arflack

Rezoning Petition Submitted by Axiom Real Estate (AWN SPRING HILL II LLC) (H2347)

There was no public input.

Motion

To approve the staff recommendation.

RESULT:	ADOPTED
MOVER:	Mike Fulford
SECONDER:	Kathryn Birren
AYES:	McDonald, Birren, Fulford, Holmes and Whiting
NON VOTING:	Arflack

Rezoning Petition Submitted by Teramore Development, LLC (H2308)

There was no public input.

Motion

To postpone to a date certain of September 11, 2023.

RESULT:	ADOPTED
MOVER:	Mike Fulford
SECONDER:	Kathryn Birren
AYES:	McDonald, Birren, Fulford, Holmes and Whiting
NON VOTING:	Arflack

COMMISSIONERS AND STAFF ISSUES

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, September 11, 2023, beginning at 9:00 AM, in the Commission Chambers.