



Hernando County

Planning & Zoning Commission

Regular Meeting

Minutes

October 9, 2023

CALL TO ORDER

The public meeting was called to order at 9:00 AM on Monday, October 9, 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
Donald Whiting	Regular Member
Nicholas Holmes	Regular Member
Gregory Arflack	Alternate Member
James Lipsey	Ex Officio Non-voting Member (School Board Representative)
Kyle Benda	Assistant County Attorney
Michelle Miller	Planning Administrator
Omar DePablo	Senior Planner
Scott Herring	Public Works Director/County Engineer
Robin Reinhart	Agenda Coordinator

Member Kathryn Birren was not present for the meeting.

Invocation

Pledge of Allegiance

Poll Commission for Ex Parte Communications

Chairman McDonald, Vice Chairman Hickey, Alternate Member Arflak, and Member Whiting announced that they had had no ex parte communications concerning the quasi-judicial petitions being considered at this meeting.

Member Holmes announced the ex parte communications that he had had concerning the quasi-judicial petitions being considered at this meeting.

County Attorney Statement

Assistant County Attorney 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 Item No. 12900 [Conditional Use Permit Petition Submitted by Frances M Cain/POA c/o Karen S Durand (CU2311)] will need to be pulled for postponement.

APPROVAL/MODIFICATION OF AGENDA**Motion**

To approve the Agenda.

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

ADOPTION OF INFORMATION PACKETS INTO EVIDENCE**Motion**

To adopt the Information packets into evidence.

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

PUBLIC HEARINGS**UNIFIED AGENDA**

Chairman's Statement

Introduction of the Unified Agenda

Approval of Revised Minutes for the Planning and Zoning Commission Meeting of May 8, 2023

CP 1447117 Barclay Townhomes

CP 1460797 Centralia

CP 1455941 Waterford Overall

Conditional Use Permit Petition Submitted by Pamela J Merrill (CU2309)**Conditional Use Permit Petition Submitted by Madeline & Thomas Crouch (CU2310)****Conditional Use Permit Petition Submitted by Frances M Cain / POA c/o Karen S Durand (CU2311)****Conditional Use Permit Petition Submitted by Timothy & Judy Gunsteens (CU2312)**

This item was pulled and voted on separately.

Special Exception Use Permit Petition Submitted by Mother Mary Theresa, Sisters of Sr Thomas, Aquinas (SE2304)**Approval of Unified Agenda****Motion**

To approve the Unified Agenda, postponing agenda item 12900 [Conditional Use Permit Petition Submitted by Frances M Case (CU2311) and pulling agenda item 12901 [Conditional Permit Petition Submitted by Timothy & Judy Gunsteens (CU2312)]

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

STANDARD AGENDA**Conditional Use Permit Petition Submitted by Timothy & Judy Gunsteens (CU2312)**

The Board accepted public input on this matter.

Motion

To approve the staff recommendation.

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

RECESS/RECONVENE

The Board recessed at 9:15 am and reconvened at 9:20 am.

Rezoning Petition Submitted by M. Daniels Construction (H2263)

There was no public input.

Motion

To approve the staff recommendation with modifications.

(Note: The motion pertained to Modified Performance Condition Nos. 7 and 11 as approved by the Planning Department).

RESULT:	ADOPTED
MOVER:	Nicholas Holmes
SECONDER:	Gregory Arlack
AYES:	McDonald, Hickey, Arlack, Holmes and Whiting
ABSENT:	Birren

Rezoning Petition Submitted by Otis J Green III(H2332)

The Board accepted public input on this matter.

Motion

To approve the staff recommendation.

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

Rezoning Petition Submitted by Lee Pedone (H2333)

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, Arlack, Holmes and Whiting
ABSENT:	Birren

Rezoning Petition Submitted by Tires Unlimited & Service, LLC (H2334)

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

PSFOD (Public Service Facility Overlay District) Revision Submitted by American Tower Corporation (H2337)

There was no public input.

Motion

To approve the staff recommendations.

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

Comprehensive Plan Amendment Petition Submitted by Raysor Ventures, LLC (CPAM2302)

The Board accepted public input on this matter.

Motion

To approve the staff recommendation.

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

Rezoning Petition Submitted by Raysor Ventures, LLC (H2336)

The Board accepted public input on this matter.

Motion

To approve the staff recommendation.

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

COMMISSIONERS AND STAFF ISSUES

The Board and Staff commented on various issues.

ADJOURNMENT

The meeting was adjourned at 11:15 a.m.

UPCOMING MEETINGS

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, November 13, 2023, beginning at 9:00 AM, in the Commission Chambers