



Hernando County

Planning & Zoning Commission

Regular Meeting

Minutes

September 11, 2023

CALL TO ORDER

The public meeting was called to order at 9:00 AM on Monday, September 11, 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	Regular Member
Mike Fulford	Alternate Member
James Lipsey	Ex Officio Non-voting Member (School Board Rep.)
Victoria Anderson	Assistant County Attorney
Michelle Miller	Planning Administrator
Omar DePablo	Senior Planner
Toddy Crosby	Interim Public Works Director / County Engineer
Robin Reinhart	Agenda Coordinator

Regular Member Donald Whiting was not present for the meeting today.

Invocation

Pledge of Allegiance

Poll Commission for Ex Parte Communications

The Commission members indicated they had no ex parte communications concerning the petitions being considered at this meeting.

County Attorney Statement

Assistant County Attorney, Victoria 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

In recognition of Veterans Day, staff included a moment of silence to honor and remember the service and sacrifices of all United States Military Veterans. Planning administrator Michelle Miller explained Agenda Item No. 12756 [Election of Affordable Housing Advisory Committee Member].

Election of Affordable Housing Advisory Committee Member

Motion

To nominate W. Steven Hickey of the Planning and Zoning Commissioner to Affordable Housing Advisory Committee.

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

APPROVAL/MODIFICATION OF AGENDA

Motion

To approve the agenda.

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

ADOPTION OF INFORMATION PACKETS INTO EVIDENCE

Motion

To adopt the information packets into evidence.

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

PUBLIC HEARINGS

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

UNIFIED AGENDA

Chairman Statement

Introduction of the Unified Agenda

CP 1454572 The Space Shop

Motion

To approve the Unified Agenda and pull Agenda Item Nos. 12716 [SE-23-02 Jose Andres De La Cruz, Francis Marilyn Abin: Special Exception Use Permit for Truck Parking; Southern terminus of Courts Ct] and 12717 [CU-23-07 - Pedone: Conditional Use Permit for Excavation; South of Dashback St and east side of Kettering Rd] to the Standard Agenda.

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

SE-23-02 Jose Andres De La Cruz, Francis Marilyn Abin: Special Exception Use Permit for Truck Parking; Southern terminus of Courts Ct

This item was pulled to the Standard Agenda.

CU-23-07 - Pedone: Conditional Use Permit for Excavation; South of Dashback St and east side of Kettering Rd

This item was pulled to the Standard Agenda.

RECESS/RECONVENE

The Board recessed at 9:11am for a Moment of Silence in Memorial of September 11th and reconvened at 9:12am

Commissioners Discussion

Public Comment

Commissioner Vote

LEGISLATIVE AGENDA

STANDARD AGENDA (BOARD SITTING IN ITS QUASI-JUDICIAL CAPACITY)

**SE-23-02 Jose Andres De La Cruz, Francis Marilyn Abin:
Special Exception Use Permit for Truck Parking; Southern terminus of Courts Ct**

The Board accepted public input on this matter.

Motion

To convert the application to a Conditional Use Permit and 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:	Mike Fulford
SECONDER:	W. Steven Hickey
AYES:	McDonald, Birren, Fulford, Hickey and Holmes
ABSENT:	Whiting

**CU-23-07 - Pedone:
Conditional Use Permit for Excavation; South of Dashback St and east side of Kettering Rd**

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. 11, 12 and 13 as approved by the Planning Department).

RESULT:	ADOPTED
MOVER:	Mike Fulford
SECONDER:	Nicholas Holmes
AYES:	McDonald, Birren, Fulford, Hickey and Holmes
ABSENT:	Whiting

**H-23-10 - M. Daniel Construction, Inc.:
Rezoning from Mining to AG (Agriculture); West side of Sunshine Grove Rd, approximately 2,000' north of Ken Austin Pkwy**

There was no public input.

Motion

To approve the staff recommendation.

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

CU-23-01 - M. Daniel Construction, Inc.:
Conditional Use Permit for Excavation; West side of Sunshine Grove Rd, approximately 2,000' north of Ken Austin Pkwy

There was no public input.

Motion

To approve the staff recommendation with modifications.

(Note: The Motion pertained to Modified Performance Condition Nos. 15 and 16 as approved by the Planning Department).

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

H-22-63 - M. Daniel Construction, Inc.:
Expansion of a Public Service Facility Overlay District (PSOFD); West side of Sunshine Grove Rd, approximately 2,000' north of Ken Austin Pkwy

There was no public input.

Motion

To postpone to a date certain of October 9, 2023.

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

**H-23-30 - Boone:
Rezoning from R1C (Residential) to AR-1 (Agricultural/Residential-1); Northeast terminus of Berryhill Dr**

The Board accepted public input.

Motion

To approve the staff recommendation.

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

**H-23-08 - Teramore Development, LLC,
Rezoning from R-1A (Residential) to PDP(NC)/Planned Development Project (Neighborhood Commercial); East of US Hwy 19, between Ridge Rd and Osceola Dr**

There was no public input.

Motion

To approve the staff recommendation with modifications.

(Note: The Motion pertained to Modified Performance Condition Nos. 3C, 3H, 4D, and 7B as approved by the Planning Department).

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

RECESS/RECONVENE

The Board recessed at 12:40 pm and reconvened at 12:50 pm.

**H-23-24 - Big Sky:
Rezoning from AG (Agricultural) to AR (Agricultural/Residential); Southwest corner of Powell Rd and Burns Rd**

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, Birren, Fulford, Hickey and Holmes
ABSENT:	Whiting

H-23-27 - Daryl Senica:

Rezoning from PDP(GHC)/Planned Development Project (General Highway Commercial) and PDP(REC)/Planned Development Project (Recreation) to PDP(GC)/Planned Development Project (General Commercial) with a Specific C-2 Use for Outdoor Storage and with Deviation; North side of County Line Rd, approximately 1,500' west of Peach Tree Dr.

There was no public input.

Motion

To approve the staff recommendation.

RESULT:	ADOPTED
MOVER:	Mike Fulford
SECONDER:	Nicholas Holmes
AYES:	McDonald, Birren, Fulford, Hickey and Holmes
ABSENT:	Whiting

H-23-20 - Solterra Land, LLC c/o Jon Kattke:

Rezoning from AG (Agricultural) and AR (Agricultural/Residential) to PDP(MF)/Planned Development Project (Multifamily) with Deviations; Northwest corner of Anderson Snow Rd and Amero Ln

There was no public input.

Motion

To table until the end of the meeting for Coastal to get applicant authorization.

RESULT:	TABLED
MOVER:	W. Steven Hickey
SECONDER:	Mike Fulford
AYES:	McDonald, Birren, Fulford, Hickey and Holmes
ABSENT:	Whiting

H-23-18 - 75 Cortez:

Master Plan Revision on Property PDP(HHC)/Planned Development Project (Heavy Highway Commercial) with a rezoning to CPDP (Combined Planned Development Project) to include Industrial, Corporate Park, Recreational and Congregate Care with Deviations; North of Cortez Blvd, approximately 2,000' west of I-75

There was no public input.

Motion

To approve the staff recommendation with modifications.

(Note: The Motion pertained to Modified Performance Condition Nos. 7 and 10 as approved by the Planning Department).

H-23-20 - Solterra Land, LLC c/o Jon Kattke:

Rezoning from AG (Agricultural) and AR (Agricultural/Residential) to PDP(MF)/Planned Development Project (Multifamily) with Deviations; Northwest corner of Anderson Snow Rd and Amero Ln

The Board accepted public input.

Motion

To approve the staff recommendation with modifications.

(Note: The Motion pertained to Modified Performance Condition Nos. 4, 8 and 9 as approved by the Planning Department).

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

RECESS/RECONVENE

The Board recessed at 2:15 pm and reconvened at 2:20 pm.

H-23-29 - Toddy Mooney:

Rezoning from PDP(OP)/Planned Development Project (Office Professional) and PDP(SF)/Planned Development Project (Single Family) to PDP(MF)/Planned Development Project (Multifamily) Deviations; South side of Cortez Blvd, approximately 700' east of Nightwalker Rd

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, 7, 9 and 17 as approved by the Planning Department).

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

COMMISSIONERS AND STAFF ISSUES

There were no issues to discuss.

ADJOURNMENT

The meeting was adjourned at 3:35 pm.

UPCOMING MEETINGS