

# **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.

Attendee Name
Nicholas Holmes

Title
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 Petiton 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 chairwomanship.

#### 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.