



Hernando County

Planning & Zoning Commission

Regular Meeting

Minutes

November 4, 2024

CALL TO ORDER

The public meeting was called to order at 9:00 AM on Monday, November 4, 2024, 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>
Nicholas Holmes	Chairman
W. Steve Hickey	Vice Chairman
Kathryn Birren	Regular Member
Jonathan McDonald	Regular Member
Robert Morgan	Regular Member
Justin Noe	Alternate Member (Non-voting)
James Lipsey	Ex Officio Non-voting Member (School Board Rep.)
Melissa Tartaglia	Assistant County Attorney
Omar DePablo	Development Services Director
Gordon Onderdonk	Utilities Director
Scott Herring	Public Works Director/County Engineer
Danielle Nigro	Agenda Coordinator

Invocation

Pledge of Allegiance

Poll Commission for Ex Parte Communications

Chairman Holmes, Commission members Birren, McDonald, Morgan, and Alternate Member Noe announced the ex parte communications that they had had concerning the quasi-judicial petitions being considered at this meeting.

Commission member Hickey announced that he had had no ex parte communications concerning the quasi-judicial petitions being considered at this meeting.

County Attorney Statement

Assistant County Attorney Tartaglia 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

There were no staff announcements.

APPROVAL/MODIFICATION OF AGENDA**Motion**

To approve the Agenda.

RESULT:	ADOPTED
MOVER:	W. Steven Hickey
SECONDER:	Jonathan McDonald
AYES:	Holmes, Hickey, Birren, McDonald and Morgan
NON VOTING:	Noe

ADOPTION OF THE INFORMATION PACKETS INTO EVIDENCE**Motion**

To adopt the information packets into evidence.

RESULT:	ADOPTED
MOVER:	Kathryn Birren
SECONDER:	W. Steven Hickey
AYES:	Holmes, Hickey, Birren, McDonald and Morgan
NON VOTING:	Noe

PUBLIC HEARINGS**UNIFIED AGENDA****CP 1479496 Sunrise Phase I**

This item was pulled and voted on separately

Conditional Use Permit Petition Submitted by Leroy and Linda Oakes (CU-24-12)**Conditional Use Permit Petition Submitted by Erisbel Blanco (CU-24-13)****Conditional Use Permit Petition Submitted by David and Ana Philipsen (CU-24-14)**

This item was pulled and voted on separately.

Motion

To approve the Unified Agenda with changes.

(Note: Item No. 14663 [CP 1479496 Sunrise Phase I] and 14776 [Conditional Use Permit Petition Submitted by David and Ana Philipsen (CU-24-14)], were pulled for Board

Discussion.)

RESULT: **ADOPTED**
MOVER: Jonathan McDonald
SECONDER: W. Steven Hickey
AYES: Holmes, Hickey, Birren, McDonald and Morgan
NON VOTING:Noe

STANDARD AGENDA

CP 1479496 Sunrise Phase I

The Board accepted public input on this matter.

Motion

To postpone to a date certain of December 9, 2024.

RESULT: **ADOPTED**
MOVER: W. Steven Hickey
SECONDER: Jonathan McDonald
AYES: Holmes, Hickey, Birren, McDonald and Morgan
NON VOTING:Noe

RECESS/RECONVENE

The Board recessed at 10:15 a.m. and reconvened at 10:50 a.m.

Conditional Use Permit Petition Submitted by David and Ana Philipsen (CU-24-14)

The Board accepted public input on this matter.

Motion

To approve the staff recommendation.

RESULT: **ADOPTED**
MOVER: Jonathan McDonald
SECONDER: W. Steven Hickey
AYES: Holmes, Hickey, Birren, McDonald and Morgan
NON VOTING:Noe

Rezoning Petition Submitted by Karly Quedens and Barrett Rivera (H-24-45)

There was no public input.

Motion

To approve the staff recommendation.

RESULT: ADOPTED
MOVER: Kathryn Birren
SECONDER: W. Steven Hickey
AYES: Holmes, Hickey, Birren and Morgan
NAYES: McDonald
NON VOTING:Noe

Rezoning Petition Submitted by Teresa Ballard (H-24-51)

There was no public input.

Motion

To approve the staff recommendation.

RESULT: ADOPTED
MOVER: W. Steven Hickey
SECONDER: Robert Morgan
AYES: Holmes, Hickey, Birren, McDonald and Morgan
NON VOTING:Noe

Rezoning Petition Submitted by William Fout and Vanessa Fox (H-24-52)

There was no public input.

Motion

To approve the staff recommendation.

RESULT: ADOPTED
MOVER: Jonathan McDonald
SECONDER: Kathryn Birren
AYES: Hickey, Birren, McDonald and Morgan
NAYES: Holmes
NON VOTING:Noe

Rezoning Petition Submitted by A.R.E. Investment Ventures, Inc. (H-24-46)

The Board accepted public input on this matter.

Member Noe left the meeting and did not return.

Motion

To approve the staff recommendation.

RESULT: **ADOPTED**
MOVER: W. Steven Hickey
SECONDER: Jonathan McDonald
AYES: Holmes, Hickey, Birren, McDonald and Morgan
ABSENT: Noe

RECESS/RECONVENE

The Board recessed at 12:00 p.m. and reconvened at 12:05 p.m.

Rezoning Petition Submitted by NVR, Inc., Barbara Zellmer, Regional Land Entitlement Manager (H-24-53)

There was no public input.

Motion

To postpone to a date certain of December 9, 2024.

RESULT: **ADOPTED**
MOVER: Kathryn Birren
SECONDER: W. Steven Hickey
AYES: Holmes, Hickey, Birren, McDonald and Morgan
ABSENT: Noe

Rezoning Petition Submitted by Todd Mooney (H-24-49)

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. 10, 13 and 19 as approved by the Planning Department.)

RESULT: **ADOPTED**
MOVER: Kathryn Birren
SECONDER: W. Steven Hickey
AYES: Holmes, Hickey, Birren, McDonald and Morgan
ABSENT: Noe

Master Plan Revision and Rezoning Petition Submitted by NVR, Inc. Ryan Homes (H-24-48)

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: W. Steven Hickey
SECONDER: Kathryn Birren
AYES: Holmes, Hickey, Birren and McDonald
NAYES: Morgan
ABSENT: Noe

Master Plan submitted by Bobby Eaton ProBuilt U.S. Inc (H-24-47)

The Board accepted public input on this matter.

Motion

To approve the staff recommendation.

RESULT: **ADOPTED**
MOVER: W. Steven Hickey
SECONDER: Kathryn Birren
AYES: Holmes, Hickey, Birren, McDonald and Morgan
ABSENT: Noe

Master Plan Revision Petition Submitted by Hawk Lake Hideaway LLC (H-24-50)

The Board accepted public input on this matter.

Member McDonald temporarily left the meeting and returned shortly thereafter.

Member Birren temporarily left the meeting and returned shortly thereafter.

Motion

To approve the staff recommendation.

RESULT: **ADOPTED**
MOVER: W. Steven Hickey
SECONDER: Jonathan McDonald
AYES: Holmes, Hickey and McDonald
NAYES: Birren and Morgan
ABSENT: Noe

PSFOD Petition Submitted by Hernando County Board of County Commissioners (H-24-60)

There was no public input.

Motion

To approve the staff recommendations with modifications.

(Note: The motion pertained to Modified Performance Condition Nos. 5 and 13 as approved by the Planning Department.)

RESULT:	ADOPTED
MOVER:	W. Steven Hickey
SECONDER:	Jonathan McDonald
AYES:	Holmes, Hickey, Birren, McDonald and Morgan
ABSENT:	Noe

COMMISSIONERS AND STAFF ISSUES

There were no issues to discuss.

ADJOURNMENT

The meeting was adjourned at 3:15 p.m.

UPCOMING MEETINGS

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, December, 9 2024, beginning at 9:00 AM, in the Commission Chambers.