



Hernando County

Planning & Zoning Commission

Regular Meeting

Minutes

December 9, 2024

CALL TO ORDER

The public meeting was called to order at 9:00 AM on Monday, December 9, 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
James Lipsey	Ex Officio Non-voting Member (School Board Rep.)
Melissa Tartaglia	Assistant County Attorney
Jeffrey Rogers	County Administrator
Omar DePablo	Development Services Director
Kay Griffith	Planning Manager
Scott Herring	Public Works Director/County Engineer
Danielle Nigro	Agenda Coordinator

Invocation

Pledge of Allegiance

Poll Commission for Ex Parte Communications

Members Birren and Hickey announced that they had had no ex parte communications concerning the quasi-judicial petitions being considered at this meeting.

Chairman Holmes and Members McDonald and Morgan 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 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

Development Services Director Omar DePablo announced that Agenda Item Nos. 15108 [Special Exception Use Permit Submitted by Astley Blair and Elfreda Blair (SE-24-08)] and 14663 [CP1479496 Sunrise Phase I] were moved to the Standard Agenda. He also announced that Planning Manager Kay Griffith was in attendance at the meeting.

APPROVAL/MODIFICATION OF AGENDA

Motion

To approve the modified Agenda.

(Note: The motion pertained to Agenda Item Nos. 15101 [Special Exception Use Permit Submitted by Carlos Hernandez (SE-24-05)], 15108 [Special Exception Use Permit Submitted by Astley Blair and Elfreda Blair (SE-24-08)] and 14663 [CP1479496 Sunrise Phase I] being moved to the Standard Agenda.)

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

PUBLIC HEARINGS

UNIFIED AGENDA

Special Exception Use Permit Submitted by Carlos Hernandez (SE-24-05)

This item was pulled and voted on separately.

Special Exception Use Permit Submitted by Astley Blair and Elfreda Blair (SE-24-08)

This item was pulled and voted on separately.

CP 1441384 Augustine Park

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
ABSENT:	Noe

CP 1479496 Sunrise Phase I

This item was pulled and voted on separately

STANDARD AGENDA**CP 1479496 Sunrise Phase I****Motion**

This item was tabled for the applicant to discuss the findings in the Hernando County School Board's presentation.

RESULT:	TABLED
AYES:	Holmes, Hickey, Birren, McDonald and Morgan
ABSENT:	Noe

Special Exception Use Permit Submitted by Carlos Hernandez (SE-24-05)

There was no public input.

Motion

To approve the staff recommendation.

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

Special Exception Use Permit Submitted by Astley Blair and Elfreda Blair (SE-24-08)

The Board accepted public input on this matter.

Motion

To deny.

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

RECESS/RECONVENE

The Board recessed at 10:55 a.m. and reconvened at 11:15 a.m.

CP 1479496 Sunrise Phase I

The Board accepted public input on this matter.

Motion

To approve the staff recommendation.

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

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

Member McDonald temporarily left the meeting and returned shortly thereafter.

The Board accepted public input on this matter.

Member McDonald temporarily left the meeting and returned shortly thereafter.

Motion

To approve the staff recommendation.

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

Rezoning Petition Submitted by Melissa Truckenbrod on behalf of Brooksville Landing LLC (H-24-44)

There was no public input.

Motion

To postpone to a date certain of January 13, 2025.

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

Rezoning Petition Submitted by Harvey Schonbrun, as Trustee (H-24-56)

The Board accepted public input.

Motion

To approve the staff recommendation.

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

Master Plan Revision Petition Submitted by GB3 Partners, LLLP (H-24-57)

The Board accepted public input on this matter.

Motion

To approve the staff recommendation.

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

Master Plan Revision Petition Submitted by Eisenhower Property Group LLC (H-24-58)

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, Birren and McDonald
NAYES: Morgan
ABSENT: Noe

RECESS/RECONVENE

The Board recessed at 1:50 p.m. and reconvened at 2:00 p.m.

Rezoning Petition Submitted by Exempt Per Public Record (H-24-61)

The Board accepted public input on this matter.

Motion

To approve the staff recommendation.

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

Rezoning Petition Submitted by Dylan McLeod (H-24-62)

The Board accepted public input on this matter.

Motion

To recognize the Petitioner's withdrawn application.

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

Rezoning Petition Submitted by Charles F. Rummens and Caryn S. Rummens (H-24-67)

There was no public input.

Motion

To approve the staff recommendation.

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

COMMISSIONERS AND STAFF ISSUES

There were no staff issues addressed.

2025 Planning and Zoning Commission Meeting Schedule

The Board gave consensus for the 2025 Planning and Zoning Meeting Schedule.

ADJOURNMENT

The meeting was adjourned at 2:20 p.m.

UPCOMING MEETINGS

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, January 13, 2025, beginning at 9:00 AM, in the Commission Chambers.