



Hernando County

Planning & Zoning Commission

Regular Meeting

Minutes

June 12, 2023

CALL TO ORDER

The public meeting was called to order at 9:00 a.m. on Monday, June 12, 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> |
|-----------------------------|--|
| Mike Fulford | Alternate Member |
| Gregory Arflack | Alternate Member |
| Kathryn Birren | Regular Member |
| Nicholas Holmes | Regular Member |
| Donald Whiting | Regular Member |
| James Lipsey | Ex Officio Non-voting Member (School Board Rep.) |
| Kyle Benda | Assistant County Attorney |
| Michelle Miller | Planning Administrator |
| Omar DePablo | Senior Planner |
| Todd Crosby | Interim Public Works Director |
| Cayce Dagenhart | Planner III |
| Robin Reinhart | Agenda Coordinator |

Note: Consensus for Alternate Member Fulford to serve as Chairman.

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 Kyle 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

There were no staff announcements.

APPROVAL/MODIFICATION OF AGENDA

Motion

To approve with changes.

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| RESULT: | ADOPTED |
| MOVER: | Kathryn Birren |
| SECONDER: | Donald Whiting |
| AYES: | Birren, Fulford, Holmes, Arflack and Whiting |

ADOPTION OF INFORMATION PACKETS INTO EVIDENCE

Motion

To adopt the packets into evidence.

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| RESULT: | ADOPTED |
| MOVER: | Gregory Arflack |
| SECONDER: | Kathryn Birren |
| AYES: | Birren, Fulford, Holmes, Arflack and Whiting |

PUBLIC HEARINGS

UNIFIED AGENDA

Chairman's Statement

Introduction of Unified Agenda

Approval of Minutes for the Planning and Zoning Commission Meeting of March 13, 2023

This item was pulled and voted on separately.

Conditional Use Permit Petition Submitted by Anthony Joseph Prall, Jr (CU 2305)

This item was pulled and voted on separately.

Approval of Minutes for the Planning and Zoning Commission Meeting of April 10, 2023

Motion

To approve the Unified Agenda with modifications.

(Note: Item Nos. 12285 [Approval of Minutes for the Planning and Zoning Commission Meeting of March 13, 2023], 12260 [Conditional Use Permit Petition Submitted by Anthony Joseph Prall, Jr (CU 2305)] and 12268 [CP 1451037 Hammock Ridge Estates Conditional Plat], were pulled for Board Discussion.)

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|------------------|--|
| RESULT: | ADOPTED |
| MOVER: | Kathryn Birren |
| SECONDER: | Donald Whiting |
| AYES: | Fulford, Arflack, Birren, Holmes and Whiting |
| ABSENT: | Hickey and McDonald |

CP 1451037 Hammock Ridge Estates Conditional Plat

This item was pulled and voted on separately.

RECESS/RECONVENE

The Board recessed at 9:55 am and reconvened at 10:00 a.m.

STANDARD AGENDA**Approval of Minutes for the Planning and Zoning Commission Meeting of March 13, 2023****Motion**

To approve with modifications.

(Note: The motion pertained to adjusting the Mover and Seconder for H2287 as approved by the Planning Department).

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

Conditional Use Permit Petition Submitted by Anthony Joseph Prall, Jr (CU 2305)

The board accepted public input on this matter.

Motion

To approve in accordance with staff conditions for a period of one (1) year expiring May 8, 2024.

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| RESULT: | ADOPTED |
| MOVER: | Kathryn Birren |
| SECONDER: | Nicholas Holmes |
| AYES: | Birren, Fulford, Holmes and Arflack |
| NAYES: | Whiting |

CP 1451037 Hammock Ridge Estates Conditional Plat

There was no public input.

Motion

To approve the staff recommendation.

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|------------------|--|
| RESULT: | ADOPTED |
| MOVER: | Gregory Arflack |
| SECONDER: | Nicholas Holmes |
| AYES: | Fulford, Arflack, Birren, Holmes and Whiting |
| ABSENT: | Hickey and McDonald |

Rezoning Petition Submitted by Jarrod Saulnier & Cindy Masse (H2304)

The Board accepted public input on this matter.

Motion

To approve the staff recommendation with modifications.

(Note: The motion pertained to convert the application to PDP as approved by the Planning Department).

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

Rezoning Petition Submitted by Joseph Perry (H2312)

There was no public input.

Motion

To approve the staff recommendation.

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

Master Plan Revision Petition Submitted by Elevation Development Corporation (H2309)

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. 17 as approved by the Planning Department).

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

RECESS/RECONVENE

The Board recessed at 11:10 a.m. and reconvened at 11:20 a.m.

Master Plan Revision Petition by Ocean Bleu Group (H2311)

There was no public input.

Motion

To approve the staff recommendation with modifications.

(Note: The motion pertained to Modified Performance Condition No. 6 as approved by the Planning Department).

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

Rezoning Petition Submitted by Oak Development Group, LLC (H2276)

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, 13, and 18 as approved by the Planning Department).

RESULT: ADOPTED

MOVER: Nicholas Holmes

SECONDER: Gregory Arflack

AYES: Fulford, Arflack, Birren, Holmes and Whiting

ABSENT: Hickey and McDonald

Rezoning Petition Submitted by Aaron and Nicole Gibson (H2314)

There was no public input.

Motion

To postpone to July 10, 2023.

RESULT: ADOPTED

MOVER: Kathryn Birren

SECONDER: Gregory Arflack

AYES: Fulford, Arflack, Birren, Holmes and Whiting

ABSENT: Hickey and McDonald

Summary of Revisions to Landscape Buffers

There was Board consensus to present this item to the Board of County Commissioners.

COMMISSIONERS AND STAFF ISSUES

There were no staff issues to discuss.

ADJOURNMENT

The meeting was adjourned at 1:10 P.M.

UPCOMING MEETINGS

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, July 10, 2023, beginning at 9:00 AM, in the Commission Chambers