



Hernando County

Planning & Zoning Commission

Regular Meeting

Minutes

November 13, 2023

CALL TO ORDER

The public meeting was called to order at 9:00 AM on Monday, November 13, 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
Kathryn Birren	Regular Member
Donald Whiting	Regular Member
Nicholas Holmes	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
Lashandra Ellison	Planner II
Scott Herring	Public Works Director/County Engineer
Robin Reinhart	Agenda Coordinator

Vice Chairman W. Steve Hickey was not present for the meeting today.

Invocation

Pledge of Allegiance

Poll Commission for Ex Parte Communications

Chairman McDonald and Member Holmes indicated they had had ex parte communications concerning the petitions being considered at this meeting.

Members Birren and Whiting indicated they had 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

Planning Administrator Michelle Miller introduced Planner II Lashaundra Ellison. She also introduced that Item No. 13007 [CU-23-11 - Frances M Cain / POA C/o Karen S Durand: Conditional Use Permit for a Second Residence; North side of Faber Drive, approximately 128' east of Honeysuckle Lane] was requested to be withdrawn by the applicant and 13096 [H-23-51 - Robert C. Johnson: Rezoning from R-1C (Residential) to AR (Agricultural/Residential); North side of Octavia Lane, approximately 525' north of Solway Drive] was requested to be postponed by staff. Member Holmes request to pull Item No. 13094 [CU-23-13 - William E. Barnes: Conditional Use Permit for a Second Residence; Atlantis Lane, approximately 2,055' from its intersection with Mondon Hill Road]

APPROVAL/MODIFICATION OF AGENDA (Limited to Staff & Commission

Motion

To approve the Agenda.

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

ADOPTION OF THE INFORMATION PACKETS INTO EVIDENCE

Motion

To adopt the information packets into evidence.

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

PUBLIC HEARINGS

UNIFIED AGENDA

Chairman's Statement

Introduction of Unified Agenda

CP 1449681 Glen Lakes Commons Conditional Plat

**CU-23-11 - Frances M Cain / POA C/o Karen S Durand:
Conditional Use Permit for a Second Residence; North side of Faber Drive,
approximately 128' east of Honeysuckle Lane**

This item was pulled to the Standard Agenda.

**CU-23-13 - William E. Barnes:
Conditional Use Permit for a Second Residence; Atlantis Lane, approximately 2,055'
from its intersection with Mondon Hill Road**

This item was pulled to the Standard Agenda.

**SE-23-06 - Great Life Church, Inc.
Special Exception Use Permit for Educational Facility; South side of Cortez Boulevard,
approximately 550' west of Grove Road**

Motion

To approve the staff recommendation.

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

Public Comment

Commissioner Discussion

Commissioner Vote

LEGISLATIVE AGENDA

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

**CU-23-11 - Frances M Cain / POA C/o Karen S Durand:
Conditional Use Permit for a Second Residence; North side of Faber Drive,
approximately 128' east of Honeysuckle Lane**

There was no public input.

The Board gave consensus on the applicants withdrawal.

CU-23-13 - William E. Barnes:

Conditional Use Permit for a Second Residence; Atlantis Lane, approximately 2,055' from its intersection with Mondon Hill Road

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. 5, 9 and 10 as approved by the Planning Department).

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

RECESS/RECONVENE

The Board recessed at 9:50am and reconvened at 9:55am.

H-23-51 - Robert C. Johnson:

Rezoning from R-1C (Residential) to AR (Agricultural/Residential); North side of Octavia Lane, approximately 525' north of Solway Drive

There was no public input.

Motion

To postpone to a date certain of December 11, 2023.

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

H-23-49 - Charles Rummens:

Rezoning from R-1A (Residential) to AR-2 (Agricultural/Residential-2); Southwest corner of Atlanta Avenue and Cleever Street

There was no public input.

Motion

To approve the staff recommendation.

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

**H-23-57 - Emmanuel Ortiz Garcia & Lydia Maria Diaz Alicea:
Rezoning from AG (Agricultural) to AR-2 (Agricultural/Residential-2); South side of Centralia Road, at its intersection with Lelani Drive**

There was no public input.

Motion

To approve the staff recommendation.

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

**H-23-55 - Cathy Barkley:
Rezoning from PDP(MF)/ Planned Development Project (Multi-Family) to AR-2 (Agricultural/Residential-2); North side of Jacqueline Road, approximately 672' east of its intersection with Weeping Willow Street**

There was no public input.

The Board gave consensus to differ this item until later in the meeting.

**H-23-26 - F. O. Enterprises, LLC.
Rezoning from PDP(OP)/ Planned Development Project (Office Professional) to PDP(GC)/ Planned Development Project (General Commercial) with specific C-2 uses of mini-warehouse and outdoor storage; South side of Forest Oaks Boulevard at its intersections with Casino Court and Longbranch Court.**

The Board accepted public input on this matter.

Motion

To approve with modifications.

(Note: The Motion pertained to Modified Performance Condition Nos. 11 as approved by the Planning Department).

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

H-23-55 - Cathy Barkley:

Rezoning from PDP(MF)/ Planned Development Project (Multi-Family) to AR-2 (Agricultural/Residential-2); North side of Jacqueline Road, approximately 672' east of its intersection with Weeping Willow Street

The Board accepted public input on this matter.

Motion

To approve the staff recommendation.

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

H-23-42 - Coastal ICF Construction Services Inc.

Rezoning from PDP(OP)/ Planned Development Project (Office Professional) to CPDP (Combined Planning Development Project) with multifamily and mini-warehouse uses.; Anderson Snow Road, approximately 711' south of its intersection with Amero Lane, adjacent to Anderson Snow Park.

The Board accepted public input on this matter.

Motion

To postpone to a future hearing date to be determined with all readvertising costs the responsibility of the applicant.

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

COMMISSIONERS AND STAFF ISSUES

The commission and staff commented on various issues.

ADJOURNMENT

The Board adjourned at 11:45 am.

UPCOMING MEETINGS

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, December 11 2023, beginning at 9:00 AM, in the Commission Chambers