



# Hernando County

## Planning & Zoning Commission

### Regular Meeting

### Minutes

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February 13, 2023

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#### MEETING CALLED TO ORDER

The public meeting was called to order at 9:00 AM on Monday, February 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 on-line at [www.hernandocounty.us](http://www.hernandocounty.us).

<u>Attendee Name</u>	<u>Title</u>
Jonathan McDonald	Chairman
Kathryn Birren	Regular Member
Nicholas Holmes	Regular Member
Gregory Arflack	Alternate Member
Mike Fulford	Alternate Member
James Lipsey	Ex Officio Non-voting Member (School Board Rep.)
Michelle Miller	Planning Administrator
Omar DePablo	Senior Planner
Scott Herring	Public Works Director/County Engineer
Alan Congdon	Zoning Inspector
Robin Reinhart	Agenda Coordinator

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

Mrs. Miler advised the Board of Comm. M. Kierzynski resignation.

**APPROVAL/MODIFICATION OF AGENDA (Limited to Staff & Commission**

A motion was made to approve the agenda as written. The motion carried 5-0.

**Motion**

C. APPROVAL/MODIFICATION OF AGENDA (Limited to Staff & Commission

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Mike Fulford
<b>SECONDER:</b>	Kathryn Birren
<b>AYES:</b>	McDonald, Birren, Fulford, Holmes and Arflack

**ADOPTION OF THE INFORMATION PACKETS INTO EVIDENCE**

The agenda packet that was submitted to the P&Z included written information regarding all cases to be considered which needed to be accepted into evidence for the hearing.

The staff recommended the P&Z accept the agenda packet, including the staff reports, into evidence as if read aloud in their entirety.

**Motion**

D. ADOPTION OF THE INFORMATION PACKETS INTO EVIDENCE

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Mike Fulford
<b>SECONDER:</b>	Nicholas Holmes
<b>AYES:</b>	McDonald, Birren, Fulford, Holmes and Arflack

**PUBLIC HEARINGS**

**UNIFIED AGENDA**

**CP 1445637 Olanca Subdivision Conditional Plat**

**CP1422384 Oak Hill Villas Conditional Plat**

Com. Holmes wanted to discuss the number of Villas listed on the Agenda.

Alan Garman, representing the petitioner, under oath, discussed the Conditional Plat.

Mrs Miller advised the that the P&Z advised the conditional plat process.

**Motion**

To approve the Unified Agenda

<b>RESULT:</b>	<b>ADOPTED THE CONSENT AGENDA</b>
<b>MOVER:</b>	Mike Fulford
<b>SECONDER:</b>	Kathryn Birren
<b>AYES:</b>	McDonald, Birren, Fulford, Holmes and Arflack
<b>ABSENT:</b>	Hickey and Kierzynski

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

### H-22-79 - Luis Puerto and Brenda Puerto:

**Master Plan Revision on Property Zoned PDP(NC)/Planned Development Project (Neighborhood Commercial); North side of County Line Road, approximately 670' east of Cobblestone Drive**

Mrs. Miller introduced the petition. Mr DePablo utilized the overhead projector to show the location of the subject parcel.

Willie Twiggs, representing the petitioner, under oath discussed the petition.

No public comment.

Discussion ensued about the pervious development restrictions on the property.

### Motion

A motion was made to recommend the Board of County Commissioners adopt the resolution approving the petitioner's request.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Mike Fulford
<b>SECONDER:</b>	Gregory Arflack
<b>AYES:</b>	McDonald, Birren, Fulford, Holmes and Arflack

### H-22-78 - Elizabeth A Richards:

**Rezoning from R-1C (Residential) to AR-2 (Agricultural/Residential-2); South side of Solway Drive at its intersection with Octavia Way.**

Mrs. Miller introduced the petition. Mr DePablo utilized the overhead projector to show location of the subject parcel.

Mrs. Richards, the petitioner, under oath discussed the petition.

No public comment was made.

Board discussion ensued.

**Motion**

A motion was made to recommend the Board of County Commissioners adopt the resolution approving the petitioner's request.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Mike Fulford
<b>SECONDER:</b>	Gregory Arflack
<b>AYES:</b>	McDonald, Birren, Fulford, Holmes and Arflack

**H-22-42 - Josh Hofstede:**

**Rezoning from R-1A (Residential) and R-1C (Residential) to CPDP to include PDP(REC)/ Planned Development Project (Recreational) and PDP(SF)/ Planned Development Project (Single Family) with a specific R-1-MH use in order to allow Tiny Homes with Deviations; East side of Mitchell Road, approximately 300' north of Edwards Avenue**

Mrs. Miller introduced the petition. Mr DePablo utilized the overhead projector to show location of the subject parcel.

Mr. Hofstede, the petitioner, under oath, discussed the petition with the board .

Discussion ensued between the board, the petitioner, and staff.

John Lipsey, School Board representative, asked for information with regards to who maybe living in the development.

Edith Pitman, under oath, spoke against the petition.

Predam Moghaddan, and Justin Noe, under oath, spoke in favor of the petition ..

Assistant County Attorney Mr. Benda, spoke in reference to setting possible future precedence coming in the future.

Mr. Hofstede responded to public comment.

Mrs. Miller proposed the addition of 2 additional performance conditions, in regards to address school board concerns, and the operational needs of the communities .

Discussion ensued with Board members and Mrs Miller.

Staff recommended postponement until after the BOCC had taken formal action tiny home recommendations and community guidelines.

**Motion**

A motion was made to postpone the application to a future hearing date pending the direction from the Board of County Commissioners on tiny homes, with the applicant incurring all re-advertising expenses.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Mike Fulford
<b>SECONDER:</b>	Kathryn Birren
<b>AYES:</b>	McDonald, Birren, Fulford, Holmes and Arflack

**RECESS**

A brief recess occurred from 10:42 AM until 10:47AM.

**COMMISSIONERS AND STAFF ISSUES**

There were no issues to discuss.

**Discussion of Governmental of Sunshine Law and Quasi-Judicial Procedures.**

Assistant County Attorney Kyle Benda presented the annual information on Florida's Sunshine Law and Quasi-Judicial Procedures to the board.

**ADJOURNMENT**

The meeting was adjourned at 12:05 P.M.