



# Hernando County

## Planning & Zoning Commission

### Regular Meeting

### Minutes

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January 13, 2025

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### CALL TO ORDER

The public meeting was called to order at 9:00 AM on Monday, January 13, 2025, 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](http://www.hernandocounty.us).

<b><u>Attendee Name</u></b>	<b><u>Title</u></b>
Nicholas Holmes	Chairman
Kathryn Birren	Regular Member
Axl David	Regular Member
Mike Fulford	Alternate Member
Jonathan McDonald	Regular Member
Xenia Pino	Alternate Member (Non-voting)
James Lipsey	Ex Officio Non-voting Member (School District Rep.)
Victoria Anderson	Assistant County Attorney
Omar DePablo	Development Services Director
Kay Griffith	Planning Manager
Todd Crosby	Assistant County Engineer
Danielle Nigro	Agenda Coordinator

Member Noe was not present for this meeting.

### Invocation

### Pledge of Allegiance

### Poll Commission for Ex Parte Communications

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

Chairman Holmes and Members Birren, David, and McDonald announced they had had ex parte communications concerning the quasi-judicial petitions being considered at this meeting.

### County Attorney Statement

Assistant County Attorney Anderson 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 No. 15245 [Rezoning Petition Submitted by Society Hill Capital Partner LLC (H2420)] had requested postponement during advertising and Agenda Item No. 15253 [Special Exception Use Permit Submitted by Black Horse Realty Group LLC (SE2411)] had been moved to the Standard Agenda.

### Selection of Chair and Vice Chair

#### Motion

To elect Kathryn Birren as Chairwoman.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Jonathan McDonald
<b>SECONDER:</b>	Nicholas Holmes
<b>AYES:</b>	Holmes, Birren, David, Fulford and McDonald
<b>ABSENT:</b>	Noe
<b>NON VOTING:</b>	Pino

#### Motion

To elect Axl David as Vice Chairman.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Jonathan McDonald
<b>SECONDER:</b>	Mike Fulford
<b>AYES:</b>	Holmes, David, Fulford and McDonald
<b>NAYES:</b>	Birren
<b>ABSENT:</b>	Noe
<b>NON VOTING:</b>	Pino

Member Holmes passed the gavel to Chairwoman Birren to begin her chairwomanship.

## RECESS/RECONVENE

The Board recessed at 9:20 a.m. and reconvened at 9:30 a.m.

## APPROVAL/MODIFICATION OF AGENDA (Limited to Staff & Commission)

#### Motion

To approve the Agenda with modifications.

(Note: The modifications were to move item 15187 [CP 1481392 Lake Hideaway Pod D Townhomes] and item 15253 [Special Exception Use Permit Submitted by Black Horse Realty Group LLC (SE2411)] to the Standard Agenda.)

**RESULT:** ADOPTED  
**MOVER:** Nicholas Holmes  
**SECONDER:** Mike Fulford  
**AYES:** Birren, David, Fulford, Holmes and McDonald  
**ABSENT:** Noe  
**NON VOTING:**Pino

## ADOPTION OF THE INFORMATION PACKETS INTO EVIDENCE

### Motion

To adopt the information packets into evidence.

**RESULT:** ADOPTED  
**MOVER:** Mike Fulford  
**SECONDER:** Jonathan McDonald  
**AYES:** Birren, David, Fulford, Holmes and McDonald  
**ABSENT:** Noe  
**NON VOTING:**Pino

## PUBLIC HEARINGS

### UNIFIED AGENDA

#### CP 1481392 Lake Hideaway Pod D Townhomes

This item was pulled and voted on separately.

#### Special Exception Petition Submitted by QASR LLC (SE-24-10)

### Motion

To approve the staff recommendation.

**RESULT:** ADOPTED  
**MOVER:** Mike Fulford  
**SECONDER:** Nicholas Holmes  
**AYES:** Birren, David, Fulford, Holmes and McDonald  
**ABSENT:** Noe  
**NON VOTING:**Pino

#### Special Exception Petition Submitted by Black Horse Realty Group LLC (SE-24-11)

This item was pulled and voted on separately.

## STANDARD AGENDA

### CP 1481392 Lake Hideaway Pod D Townhomes

The Board accepted public input on this matter.

#### Motion

To approve the staff recommendation.

**RESULT:** **ADOPTED**

**MOVER:** Mike Fulford

**SECONDER:** Jonathan McDonald

**AYES:** Birren, Fulford, Holmes and McDonald

**NAYES:** David

**ABSENT:** Noe

**NON VOTING:**Pino

### Special Exception Petition Submitted by Black Horse Realty Group LLC (SE-24-11)

The Board accepted public input on this matter.

#### Motion

To deny.

**RESULT:** **ADOPTED**

**MOVER:** Axl David

**SECONDER:** Jonathan McDonald

**AYES:** Birren, David, Fulford and McDonald

**NAYES:** Holmes

**ABSENT:** Noe

**NON VOTING:**Pino

## RECESS/RECONVENE

The Board recessed at 11:00 a.m. and reconvened at 11:10 a.m.

### Rezoning Petition Submitted by Society Hill Capital Partner LLC (H2420)

There was no public input.

#### Motion

To postpone to a date certain of April 14, 2025.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Nicholas Holmes
<b>SECONDER:</b>	Jonathan McDonald
<b>AYES:</b>	Birren, Fulford, Holmes and McDonald
<b>NAYES:</b>	David
<b>ABSENT:</b>	Noe
<b>NON VOTING:</b>	Pino

## RECESS/RECONVENE

The Board recessed at 11:25 a.m. and reconvened at 11:35 a.m.

### **Rezoning Petition Submitted by Riopelle Properties, LLC (H-24-65)**

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. 6, 10, and 19 as approved by the Planning Department.)

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Nicholas Holmes
<b>SECONDER:</b>	Axl David
<b>AYES:</b>	Birren, David, Holmes and McDonald
<b>NAYES:</b>	Fulford
<b>ABSENT:</b>	Noe
<b>NON VOTING:</b>	Pino

## RECESS/RECONVENE

The Board recessed at 12:45 p.m. and reconvened at 1:00 p.m.

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

The Board accepted public input on this matter.

Alternate Member Fulford made the following Motion:

#### **Motion**

To approve the staff recommendation.

The Motion died for lack of a second.

Alternate Member Fulford made the following Motion:

**Motion**

To approve the staff recommendation with modifications.

(Note: The motion pertained to Modified Performance Condition No. 7 as approved by the Planning Department.)

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Mike Fulford
<b>SECONDER:</b>	Jonathan McDonald
<b>AYES:</b>	Birren, Fulford and McDonald
<b>NAYES:</b>	David and Holmes
<b>ABSENT:</b>	Noe
<b>NON VOTING:</b>	Pino

**Rezoning Petition Submitted by DRB Group (H-24-55)**

**RECESS/RECONVENE**

The Board recessed at 1:40 p.m. and reconvened at 2:45 p.m.

**Rezoning Petition Submitted by DRB Group (H-24-55)**

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. 8 and the side setback modified to 7.5 feet as approved by the Planning Department.)

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Nicholas Holmes
<b>SECONDER:</b>	Mike Fulford
<b>AYES:</b>	Birren, Fulford, Holmes and McDonald
<b>NAYES:</b>	David
<b>ABSENT:</b>	Noe
<b>NON VOTING:</b>	Pino

**Master Plan Revision Petition Submitted by DRB Group-Dallas Austin (H-24-63)**

There was no public input.

**Motion**

To approve the staff recommendation.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Axl David
<b>SECONDER:</b>	Nicholas Holmes
<b>AYES:</b>	Birren, David, Holmes and McDonald
<b>NAYES:</b>	Fulford
<b>ABSENT:</b>	Noe
<b>NON VOTING:</b>	Pino

### **Rezoning Petition Submitted by Mary Ellen Morgan (H-24-64)**

There was no public input.

#### **Motion**

To approve the staff recommendation.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Mike Fulford
<b>SECONDER:</b>	Nicholas Holmes
<b>AYES:</b>	Birren, David, Fulford and Holmes
<b>NAYES:</b>	McDonald
<b>ABSENT:</b>	Noe
<b>NON VOTING:</b>	Pino

### **Rezoning Petition Submitted by Spring Hill Development Investment, LLC (H-24-75)**

The Board accepted public input on this matter.

#### **Motion**

To approve the staff recommendation.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Axl David
<b>SECONDER:</b>	Mike Fulford
<b>AYES:</b>	Birren, David, Fulford, Holmes and McDonald
<b>ABSENT:</b>	Noe
<b>NON VOTING:</b>	Pino

## **COMMISSIONERS AND STAFF COMMENTS**

The Commission and Staff commented on various issues.

## **ADJOURNMENT**

The meeting was adjourned at 4:15pm.

**UPCOMING MEETINGS**

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, February 10, 2025, beginning at 9:00 AM, in the Commission Chambers.