



Hernando County

Planning & Zoning Commission

Regular Meeting

Minutes

December 12, 2022

MEETING CALLED TO ORDER

The public meeting was called to order at 9:00 AM on Monday, December 12, 2022, 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.

<u>Attendee Name</u>	<u>Title</u>
Mike Fulford	Chairman
W. Steve Hickey	Regular Member
Jonathan McDonald	Regular Member
Michael Kierzynski	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	Assistant County Engineer
Alan Congdon	Administrative Assistant III

Invocation

Pledge of Allegiance

Poll Commission for Ex Parte Communications

Comm. Kierzynski indicated he had ex parte communications with #7.

The other 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

Staff recommended Item (5) H-22-75 Jesus Espinal to be postponed due to signs not being picked up.

ADOPTION OF THE INFORMATION PACKETS INTO EVIDENCE

Mrs. Miller asked that Item H-22-71 Sobel Fund VII, LLC, be moved to end of the agenda.

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

RESULT:	ADOPTED
MOVER:	W. Steven Hickey
SECONDER:	Michael Kierzynski
AYES:	Fulford, Hickey, Kierzynski and McDonald
EXCUSED:	Campbell, Carroll and Johnson

PUBLIC HEARINGS

UNIFIED AGENDA

Approval of Minutes for the Planning and Zoning Commission Meeting of September 12, 2022

APPROVAL/MODIFICATION OF AGENDA (Limited to Staff & Commission

Mrs. Miller asked that Item H-22-71 Sobel Fund VII, LLC, be moved to end of the agenda.

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

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

RESULT:	ADOPTED
MOVER:	W. Steven Hickey
SECONDER:	Michael Kierzynski
AYES:	Fulford, Hickey, Kierzynski and McDonald
EXCUSED:	Campbell, Carroll and Johnson

LEGISLATIVE AGENDA**CPAM-22-05 - Oak Development Group, LLC:****Small Scale Comprehensive Plan Amendment to Change the Future Land Use Map for a 40.4-acre from Rural to Residential; Eastern Terminus of Godwit Avenue and Gyrafalcon Avenue and South of Seely Lane**

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

Cynthia Spidell, representing the petitioner, under oath, discussed the petition with the Planning and Zoning Commission.

The following people spoke, under oath, against the petition: Veronica Moore, Vicki Kassetta, Brian Rogers, Bruce Abrahmsen, Helen Moore, Joann Larry, Queeny Reinert, Bella Boyce, Randy McElroy, and John Larry.

Assistant County Attorney Kyle Benda, under oath, addressed concerns expressed by Bruce Abrahmsen.

Gary Schraudt, under oath, spoke in favor of the application.

Cynthia Spidell, responded to the concerns raised by the audience during public comments.

Assistant County Engineer Todd Crosby, under oath, responded to the transportation concerns raised during public comment.

Motion

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

RESULT:	ADOPTED
MOVER:	W. Steven Hickey
SECONDER:	Michael Kierzynski
AYES:	Fulford, Hickey and Kierzynski
NAYES:	McDonald

STANDARD AGENDA (BOARD SITTING IN ITS QUASI-JUDICIAL CAPACITY)**SE-22-14 - Elevated Youth Services, Inc.:****Special Exception Use Permit for a Congregate Care Home; Namely, a Community Residential Home; Southwest Corner of Lincoln Avenue and Hodza Street**

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

Nicole Gladding, representing the petition, under oath, discussed the application with the Planning and Zoning Commission.

The following people spoke under oath in favor of the petition: Leon Begeman, Donna Perkins, and Jeffery Perkins.

Motion

A motion was made to approve the Special Exception Use Permit subject to performance conditions.

RESULT:	ADOPTED
MOVER:	W. Steven Hickey
SECONDER:	Michael Kierzynski
AYES:	Fulford, Hickey, Kierzynski and McDonald

H-22-76 - Oak Development Group, LLC:

Rezoning from AG (Agricultural) to PDP(SF)/Planned Development Project (Single Family) and PDP(SU)/Planned Development Project (Special Use) with Deviations; Eastern terminus of Godwit Avenue and Gyrafalcon Avenue and South of Seely Lane

Staff, and the Planning and Zoning Commission discussed postponing the petition due to additional information being supplied by the petitioner.

Motion

A motion was made to postpone the petition to a date and time certain of January 9, 2023 at 9:00 AM.

RESULT:	ADOPTED
MOVER:	W. Steven Hickey
SECONDER:	Michael Kierzynski
AYES:	Fulford, Hickey, Kierzynski and McDonald

H-22-30 - Tri-County Development, Inc.:

Master Plan Revision on Property Zoned PDP(GC)/Planned Development Project (General Commercial) to add a Specific C-2 use for Mini-Warehouse; North side of County Line Road, approximately 4,200' west of the Suncoast Parkway

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

Don Lacey, AICP, representing the petitioner, under oath, discussed the petition with the Planning and Zoning Commission.

Alex Deeb, representing the petitioner, under oath, discussed the petition with the Planning and Zoning Commission.

No public comment was offered by the audience.

Motion

A motion was made to recommend the Board of County Commissioners adopt a resolution

approving the petitioner's request subject to unmodified performance conditions.

RESULT:	ADOPTED
MOVER:	W. Steven Hickey
SECONDER:	Michael Kierzynski
AYES:	Fulford, Hickey, Kierzynski and McDonald

H-22-59 - Oak Hill Land LLC:

Master Plan Revision on Property Zoned CPDP (Combined Planned Development Project) with Deviations; North side of Cortez Boulevard, approximately 800' east of Nightwalker Road

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

Don Lacey, AICP, representing the petitioner, under oath, discussed the petition with the Planning and Zoning Commission.

No public comment was offered by the audience.

James Lipsey, School Board Representative, under oath, discussed the student generation rate and capacity.

Assistant County Engineer, Todd Crosby, under oath, stated he was ok with decreasing the set-back.

Motion

A motion was made to recommend the Board of County Commissioners adopt a resolution approving the petitioner's requested master plan revision with modified performance conditions.

RESULT:	ADOPTED
MOVER:	Jonathan McDonald
SECONDER:	W. Steven Hickey
AYES:	Fulford, Hickey, Kierzynski and McDonald

H-22-75 - Jesus Espinal:

Rezoning from R-1C (Residential) to AR-2 (Agricultural/Residential-2); West side of Shasta Street, approximately 355' North of its Intersection with Square Stone Street

Mrs. Miller advised the petitioner was not present, and requested the item be postponed to a date and time certain of January 9, 2023.

Motion

A motion was made to postpone the petition, due to the applicant not posting the signs. Date in time Certain of January 9, 2023.

RESULT:	ADOPTED
MOVER:	W. Steven Hickey
SECONDER:	Michael Kierzynski
AYES:	Fulford, Hickey, Kierzynski and McDonald

H-22-77 - Racetrac Petroleum, Inc.:

Master Plan Revision to Include a Rezoning from R-1A (Residential) to PDP(GC)/Planned Development Project (General Commercial) with Deviations; East side of Broad Street (US Hwy 41), between Stromberg Avenue and Highbury Boulevard; along both Sides of Kentucky Street

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

Maleia Stourm, representing the petitioner, under oath, discussed the petition with the Planning and Zoning Commission.

No public comment was offered by the audience.

Todd Crosby, Assistant County Engineer, under oath, stated that Engineering would work with the applicant.

Motion

A motion was made to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request with modified performance conditions.

RESULT:	ADOPTED
MOVER:	Jonathan McDonald
SECONDER:	Michael Kierzynski
AYES:	Fulford, Hickey, Kierzynski and McDonald

H-22-71 - Sobel Fund VII, LLC:

Master Plan Revision on Property Zoned CPDP/Combined Planned Development Project with General Commercial, Office Professional, and Multifamily uses to add Specific C-2 Uses and Deviations; Southwest corner of Lake in the Woods Drive and Commercial Way (US Hwy 19)

Mrs. Miller advised the substantial items that need additional staff discussion.

Darryl Johnston, representing the petitioner, under oath, confirmed there are 14 items, that need additional discussion.

Mrs. Miller indicated that she is comfortable with either postponing or working through it during the meeting.

Motion

A motion was made to postpone the petition to a date and time certain of January 9, 2023 at

9:00 AM.

RESULT:	ADOPTED
MOVER:	W. Steven Hickey
SECONDER:	Jonathan McDonald
AYES:	Fulford, Hickey, Kierzynski and McDonald

COMMISSIONERS AND STAFF ISSUES

Mrs. Miller advised the Planning and Zoning Commission of an update to the intake and application process.

ADJOURNMENT

The meeting was adjourned at 11:14 AM.