



Hernando County

Planning & Zoning Commission

Regular Meeting

Minutes

August 8, 2022

MEETING CALLED TO ORDER

The public meeting was called to order at 9:00 AM on Monday, August 8, 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
Jerry Campbell	Vice Chairman
W. Steve Hickey	Regular Member
Michael Kierzynski	Regular Member
Jonathan McDonald	Regular Member
John T. Carroll	Alternate Member
Mark Johnson	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	Administrative Assistant III

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 issues to discuss.

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

Motion

A motion was made to approve the agenda as modified.

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

UNIFIED AGENDA

CP1436706 - Panther I, LLC Bromley Avenue Subdivision Conditional Plat

Motion

A motion was made to adopt the Unified Agenda (CP1436706 - Panther I, LLC).

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

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 and that item number 6 be moved to the end of the agenda.

Motion

A motion was made to adopt the information packet into evidence.

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

PUBLIC HEARINGS

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

CU2208 - Kenneth and Joan Hahn:

Renewal of a Conditional Use Permit for a Second Residence; West side of Valley Ridge

Lane, approximately 1,250' north of Hayman Road

The petition was introduced by Mrs. Miller. Mr. DePablo utilized the overhead projector to display the location of the subject property. The staff recommends approval with performance conditions if a hardship exists.

Joan Hahn, the petitioner, under oath discussed the petition with the Planning and Zoning Commission.

There was no public comment offered by the audience.

Motion

A motion was made to approve the Conditional Use Permit with staff recommendations.

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

CU2209 - Donna L. Smart:**Conditional Use Permit for a Second Residence; West of the intersection of Nodoc Road and Switchback Road**

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

Donna Smart, the petitioner, under oath, discussed the application with the Planning and Zoning Commission.

No public comment was offered by the audience.

Motion

A motion was made to approve the Conditional Use Permit with staff recommendations.

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

SE2209 - The Restoration Center of Florida:**Special Exception Use Permit for a Congregate Care Facility, namely a Transitional Living Facility; South side of Olympic Village Lane, approximately 1,500' east of Sunshine Grove Road**

Mrs. Miller introduced the petition. Mr. DePablo utilized the overhead projector to display the subject parcel.

Paul Haulk, the petitioner, under oath, discussed the petition with the Planning and Zoning

Commission.

Donald Hallett, under oath, spoke against the petition.

Mr. Haulk responded to concerns raised by Mr. Hallett.

Motion

A motion was made to approve the Special Exception Use Permit with staff recommendations.

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

H2236 - Oronzo Triggoano:

Rezoning from PDP(OP)/Planned Development Project (Office Professional) to PDP(GC)/Planned Development Project (General Commercial) with a Specific C-2 Use; West side of US Hwy 41, approximately 1,800' north of Southern Hills Boulevard

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

Alan Garman, under oath, representing the petitioner 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 with modified conditions as reflected in the P&Z action.

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

H2237 - Earthgroup, LLC:

Establish a Master Plan on Property Zoned PDP(CP)/Planned Development Project (Corporate Park) with Deviations; West side of Anderson Snow Road, on the east side of Industrial Loop approximately 650' from Anderson Snow Road

The petition was introduced by Mrs. Miller. Mr. DePablo utilized the overhead projector to display the location of the subject parcel.

Alan Garman, under oath, representing the petitioner discussed the petition with the Planning and Zoning Commission.

Scott Herring, County Engineer, under oath, discussed the traffic pattern on Anderson Snow .

Discussion followed.

Donald Lacey AICP, Coastal Engineering Associates, under oath expressed concerns about the need for additional buffering as indicated in the staff report.

Mr. Garman indicated that the buffering would be done in accordance with the County Code .

Discussion followed.

Motion

A motion was made to recommend the Board of County Commissioners adopt a resolution to approve the requested rezoning with modified performance conditions as reflected in the P&Z action.

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

RECESS

A brief recess occurred from 9:59 AM until 10:04 AM.

H2219 - Pulte Home Company, LLC:

Rezoning from AG/Agricultural) to PDP(SF)/Planned Development Project (Single Family) with Deviations; South side of Powell Road, approximately 1,600' west of California Street

The petition was introduced by Mrs. Miller. Mr. DePablo utilized the overhead projector to display the location of the subject parcel.

Cami Corbett, under oath, representing the petitioner, discussed the petition with the Planning and Zoning Commission.

Steven Sposato, Level-Up Consulting, under oath, also representing the petitioner discussed the requested changes to performance conditions.

Discussion followed.

The following people spoke under oath against the petition: Paul Kinney, Mr. Jones, Theresa Hwalek.

Steve Henry, under oath, representing the petition addressed the concerns raised about the traffic study.

Ms. Corbett, addressed additional concerns expressed by the public.

Scott Herring, County Engineer, under oath, indicated he is in agreement with the traffic analysis as indicated the staff report.

Discussion followed.

Motion

A motion was made to recommend the Board of County Commissioners adopt a resolution approving the requested rezoning with modified performance conditions as reflected in the P&Z action.

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

RECESS

A brief recess occurred from 10:41 AM until 10:46 AM.

H2208 - NVR Inc.:

Master Plan Revision on Property Zoned PDP(SF)/Planned Development Project (Single Family) and PDP(GC)/Planned Development Project (General Commercial) with Deviations; Southeast Corner of Commercial Way and Centralia Road

Mrs. Miller advised the Planning and Zoning Commission that due to the advertising signs being placed on the wrong side of the road, staff is asking for a postponement to a date and time certain of September 12, 2022 at 9:00 AM.

Motion

A motion was made to postpone hearing the petitioner's request date time certain of September 12, 2022, at 9:00AM with the applicant responsible for all required re-advertising fees.

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

H2234 - Richard Rizzolo Agency:

Rezoning from PDP(OP)/Planned Development Project (Office Professional) to PDP(SF)/Planned Development Project (Single Family); South side of Maderia Street, approximately 142' west of Mariner Boulevard

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

Richard Rizzolo, under oath, discussed the petition with the Planning and Zoning Commission.

No public comment waqs offered by the audience.

Motion

A motion was made to recommend the Board of County Commissioners adopt a resolution approving the petitioner's requested rezoning with staff recommendations.

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

H2235 - CFB Realty, LLC:

Establish Master Plan on Property Zoned PDP(GC)/Planned Development Project (General Commercial) with a Rezoning to include a Specific C-2/(Highway Commercial) use with Outdoor Storage and Deviations; Southeast corner of Cortez Boulevard and Kettering Road

Mrs. Miller introduced the petition. Mr. DePablo utilized the overhead projector to display the subject parcel.

No public comment offered by the audience.

Motion

A motion was made to postpone hearing the petitioner's request until a date and time certain of the September 12, 2022, Planning and Zoning Commission meeting at 9:00 AM..

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

H2250 - William Ryan Homes Florida, Inc.:

Master Plan Revision on Property Zoned PDP(SF)/ Planned Development Project (Single Family) with Deviations; North side of Challice Drive, approximately 450' west of Anderson Snow Road

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

Patricia Grimminger and Lisa Taylor spoke under oath against the petition.

Motion

A motion was made to postpone the petition indefinitely with cost of full re-advertising being the responsibility of the petitioner.

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

H2225 - Richard Doskoez/Bruce Wilt:

Rezoning from AG/(Agricultural) to PDP(HC)/Planned Development Project (Highway Commercial) with Deviations; South side of Old Ayers Road, approximately 950' east of Broad Street

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

Richard Doskoez, the petitioner, under oath, discussed the petition with the Planning and Zoning Commission.

Bruce Wilt, the petitioner, under oath also discussed the petition with the Planning and Zoning Commissioners.

No public comment was offered by the audience.

Scott Herring, County Engineer, under oath, stated that County Ordinance requires the construction of the sidewalk or fee in lieu of construction.

Mrs. Miller indicated that staff is not in support of the deviation requested along Ayers Road.

Motion

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

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

COMMISSIONERS AND STAFF ISSUES

Mrs. Miller discussed the size of the case load for the September meeting. Consensus was given for a 30 minute lunch break.

Comm. Campbell suggested that more needs to be done to prevent the contractors from using unauthorized entrances during construction.

Comm. Carroll recognized Mrs. Miller for completing her first meeting as the Planning Administrator.

ADJOURNMENT

Meeting adjourned at 11:24 AM.

