



# Hernando County

## Planning & Zoning Commission

### Regular Meeting

### Minutes

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September 12, 2022

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#### MEETING CALLED TO ORDER

The public meeting was called to order at 9:00 a.m. on Monday, September 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](http://www.hernandocounty.us).

<u>Attendee Name</u>	<u>Title</u>
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.)
Aaron Pool	Development Services Director
Omar DePablo	Senior Planner
Cayce Dagenhart	Planner II
Scott Herring	Public Works Director/County Engineer
Alan Congdon	Administrative Assistant III

Election of an Interim Chairman

#### Motion

A motion was made to elect Jonathan McDonald as interim Chairman due to the absence of Commissioner Fulford.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	John T. Carroll
<b>SECONDER:</b>	Michael Kierzynski
<b>AYES:</b>	Hickey, Kierzynski, McDonald, Carroll and Johnson

Election of an Interim Vice Chairman

**Motion**

A motion was made to elect W. Steven Hickey as interim Vice Chair due to the absence of Comm. Campbell.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Michael Kierzynski
<b>SECONDER:</b>	Jonathan McDonald
<b>AYES:</b>	Hickey, Kierzynski, McDonald, Carroll and Johnson

Recess

A brief recess occurred from 9:04 a.m. and 9:10 a.m.

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**

Mr. DePablo advised the Commissioners that the applicant for H-22-35 would like to withdraw the application, and the applicant for item H-22-61 is requesting a postponement to the October 10, 2022, at 9:00 a.m.

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

Following the discussion during Staff Announcements, it was decided that H-22-61 originally scheduled as item #11 of the Standard Agenda would be heard as the first Standard Agenda item.

**Motion**

A motion was made to adopt the agenda as modified.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Mark Johnson
<b>SECONDER:</b>	W. Steven Hickey
<b>AYES:</b>	Hickey, Kierzynski, McDonald, Carroll and Johnson

**ADOPTION OF THE INFORMATION PACKETS INTO EVIDENCE**

**Motion**

A motion to adopt the information pack into evidence.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Michael Kierzynski
<b>SECONDER:</b>	W. Steven Hickey
<b>AYES:</b>	Hickey, Kierzynski, McDonald, Carroll and Johnson

**PUBLIC HEARINGS**

**UNIFIED AGENDA**

**CP1436705 - Benton Hills Subdivision Conditional Plat**

**CP1436721 - Arbor Meadows Subdivision Conditional Plat**

**Approval of the minutes for the July 11, 2022, regular meeting of the Planning and Zoning Commission.**

**Approval of the minutes for the August 8, 2022, regular meeting of the Planning and Zoning Commission.**

**Motion**

A motion was made to approve the Unified Agenda.

<b>RESULT:</b>	<b>ADOPTED THE CONSENT AGENDA</b>
<b>MOVER:</b>	John T. Carroll
<b>SECONDER:</b>	Mark Johnson
<b>AYES:</b>	Hickey, Kierzynski, McDonald, Carroll and Johnson

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

**H-22-61 - Cabot Citrus OPCO LLC:**

**Establish a Master Plan on Property Zoned CPDP (Combined Planned Development Project) with deviations; Northeast side of Ponce De Leon Boulevard (US Highway 98), approximately 2200' southeast of its intersection with the Suncoast Parkway**

Mr. DePablo introduced the petition and advised the Commission that the applicant would like to postpone the application.

Don Lacey, Coastal Engineering, under oath, discussed the request to postpone the application to the October 10, 2022, meeting at 9:00 AM.

**Motion**

A motion was made to postpone the petitioner’s request to a date and time certain of October 10, 2022, at 9:00 AM.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Mark Johnson
<b>SECONDER:</b>	John T. Carroll
<b>AYES:</b>	Hickey, Kierzynski, McDonald, Carroll and Johnson

**SE-22-10 - Alyssa Schabilion:  
Special Exception Use Permit for a Congregate Care Home; Namely an Assisted Living Facility; Southwest corner of the intersection of Amero Lane and Diane Street**

Mr. DePablo introduced the petition.

Melissa Schabilion, under oath, representing the applicant discussed the request with the Commission.

No public comment was offered by the audience.

**Motion**

A motion was made to approve the Special Exception Use Permit in accordance with the staff report.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Michael Kierzynski
<b>SECONDER:</b>	John T. Carroll
<b>AYES:</b>	Hickey, Kierzynski, McDonald, Carroll and Johnson

**H-22-35 - 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**

Mr. DePablo introduced the petition.

Dallas Evans, Landis Evans + Partners, under oath, representing the petitioner requested to withdraw the application.

No public comment was offered by the audience.

**Motion**

A motion was made to acknowledge the withdrawal of application H-22-35.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	W. Steven Hickey
<b>SECONDER:</b>	Michael Kierzynski
<b>AYES:</b>	Hickey, Kierzynski, McDonald, Carroll and Johnson

**H-22-53 - DemiSar Properties, LLC:**

**Rezoning from R-1A (Residential District) to PDP(HC)/Planned Development Project (Highway Commercial); South side of Cortez Blvd, approximately 218' west of Colorado Street.**

Mr. DePablo introduced the petition.

Bruce Landis, Landis Evans + Partners, under oath, discussed the request with the Planning and Zoning Commission.

No public comment was offered by the audience.

Discussion ensued.

**Motion**

A motion was made to recommend the Board of County Commissioners adopt a resolution approving the petitioners request in accordance with the staff report.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	W. Steven Hickey
<b>SECONDER:</b>	John T. Carroll
<b>AYES:</b>	Hickey, Kierzynski, McDonald, Carroll and Johnson

**H-22-44 - Continental 682 Fund LLC:**

**Master Plan Revision on Property Zoned PDP(MF)/Planned Development Project (Multifamily) with Deviations; West side of Trillium Boulevard, approximately 1,300' North of County Line Road**

Mr. DePablo introduced the petition.

Cami Corbit, under oath, representing the petitioner discussed the request with the Planning and Zoning Commission.

Gwen Wheeler, under oath, also representing the petitioner further discussed the request with the Planning and Zoning Commission.

Robert Beck, under oath, spoke against the petition.

Gwen Wheeler, under oath, addressed the concerns raised by Mr. Beck under public comment.

Discussion ensued.

Scott Hering, County Engineer, under oath, advised the Planning and Zoning Commission that he was ok with the Boulevard entrance.

Mr. DePablo clarified the requested number of units being requested.

**Motion**

A motion was made to recommend the Board of County Commissioners adopt a resolution approving the Petitioner’s request subject to modified staff recommendations.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Michael Kierzynski
<b>SECONDER:</b>	W. Steven Hickey
<b>AYES:</b>	Hickey, Kierzynski, McDonald and Carroll
<b>NAYES:</b>	Johnson

**H-22-45 - Salvatore and Vanessa DeFranco:  
Rezoning from R-1A (Residential) to AR (Agricultural/Residential); South side of Budowski Road, approximately 1,590’ west of Citrus Way**

Mr. DePablo introduced the application.

Sal DeFranco, under oath, representing the petitioner discussed the request 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 with modified performance conditions as reflected in the P&Z Action.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	W. Steven Hickey
<b>SECONDER:</b>	John T. Carroll
<b>AYES:</b>	Hickey, Kierzynski, McDonald, Carroll and Johnson

**H-22-46 - Dennis J. Strally:  
Rezoning from AG (Agricultural) to AR (Agricultural/Residential); North side of Powell Road, at its intersection with Racers Way**

Mr. DePablo introduced the petition.

Dennis Strally, under oath, representing the petition discussed the request 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 in accordance with the staff report.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Mark Johnson
<b>SECONDER:</b>	Michael Kierzynski
<b>AYES:</b>	Hickey, Kierzynski, McDonald, Carroll and Johnson

**H-22-57 - GTG Spire Homes, LLC:**

**Establish a Master Plan on Property Zoned PDP(SF)/Planned Development Project (Single Family) with deviations; Eastern terminus of Torchwood Court**

Mr. DePablo introduced the petition.

Joseph Mason, under oath, representing the petitioner discussed the request with the members of the Commission.

Discussion ensued.

Scott Herring, County Engineer, under oath, advised the Commission that without access to Croom Rital Road, there was not necessary.

A brief recess occurred from 10:36 a.m. until 10:48 a.m.

Eric Weyant, under oath, expressed concern about the traffic on Sherman Hills Boulevard and the potential impact this project may have on it to the Planning and Zoning Commission.

Mr. DePablo indicated that at this time there is no plan to access Croom Rittal Road.

Scott Herring, County Engineer, under oath, advised that this is the reason for condition 18.

Discussion ensued.

**Motion**

A motion was made to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request with modified performance conditions as reflected in the P&Z Action.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	John T. Carroll
<b>SECONDER:</b>	Michael Kierzynski
<b>AYES:</b>	Hickey, Kierzynski, McDonald, Carroll and Johnson

**H-22-52 - Claire Clements:**

**Rezoning from AG (Agricultural) to PDP(CP) Planned Development Project (Corporate Park) with Deviations; Southwest quadrant of Lockhart Road and Cortez Boulevard and approximately 1,425' east of Lockhart Road**

The request was introduced by Mr. DePablo. An additional performance condition was requested by the petitioner regarding traffic on Lockhart Road.

Claire Clements, under oath representing the petition discussed the request with the Commission.

Sax Evans, under oath, representing the petition also discussed the request with the Commission.

Amanda Poole-Badgeley, under oath, spoke against the petition.

Mr. DePablo addressed the concerns of Ms. Poole-Badgeley regarding traffic and buffering.

Claire Clements, under oath addressed the concerns raised by Ms. Poole-Badgeley.

Discussion ensued.

The petitioner will check on the signs for the hearing and coordinate any needed replacement with staff for the Board meeting.

**Motion**

A motion was made to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request with modified performance conditions as reflected in the P&Z Action.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	W. Steven Hickey
<b>SECONDER:</b>	Mark Johnson
<b>AYES:</b>	Hickey, Kierzynski, McDonald, Carroll and Johnson

**H-22-54 - 34601 Realty Partners, LLC:**

**Establish a Master Plan to Include a Rezoning from PDP(SF)/Planned Development Project (Single Family) to PDP(MF)/Planned Development Project (Multifamily) with Deviations; West side of Cobb Road, North Side of Fort Dade Avenue**

Mr. DePablo introduced the petition.



Donald Lacey, AICP, under oath, representing the petitioner discussed the petition with the Commission.

No public comment was offered by the audience.

Don Lacey, under oath, discussed the requested modifications to performance conditions.

Discussion followed.

**Motion**

A motion was made to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request with modified performance conditions as reflected in the P&Z Action.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Mark Johnson
<b>SECONDER:</b>	John T. Carroll
<b>AYES:</b>	Hickey, Kierzynski, McDonald, Carroll and Johnson

**H-22-08 - 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**

Mr. DePablo introduced the petition.

Donald Lacey, AICP, under oath, representing the petitioner discussed the request with the Commission.

Discussion followed.

The following people spoke under oath against the petition: Greg Booker, Lori Nichols.

Discussion about the compatibility of the request followed.

Mr. Benda advised the Planning and Zoning Commission of the legal definition of Urban Sprawl.

Donald Lacey, under oath, addressed the concerns expressed during the public comment period.

Discussion followed.

Scott Herring, County Engineer, under oath, advised the Planning and Zoning Commission that it is always preferable to connect a stub out if one is available.

**Motion**

A motion was made to recommend the Board of County Commission adopt a resolution approving the petitioner’s request with modified performance conditions as reflected in the P&Z Action.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	John T. Carroll
<b>SECONDER:</b>	W. Steven Hickey
<b>AYES:</b>	Hickey, Kierzynski, McDonald, Carroll and Johnson

Recess

A brief recess occurred from 12:13 p.m. and 12:21 p.m.

**H-22-50 - 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**

Mr. DePablo introduced the petition.

Todd Amaden, under oath representing the petitioner, discussed the request with the petition .

The following people spoke against the petition under oath: Patricia Grimminger, and Paul Brown.

Todd Amaden, under oath addressed the concerns expressed during public comments .

Jeff Thorson, under oath, representing the petitioner discussed the citizens concern about fencing.

**Motion**

A motion was made to recommend the Board adopt a resolution approving the petitioner’s request with modified performance conditions as reflected in the P&Z Action .

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	John T. Carroll
<b>SECONDER:</b>	Michael Kierzynski
<b>AYES:</b>	Hickey, Kierzynski, McDonald, Carroll and Johnson

**COMMISSIONERS AND STAFF ISSUES**

Mr. DePablo advised the Planning and Zoning Commission that they would be voting on a Vice Chairman to fill the vacancy from the October meeting until January .

Aaron Poole, Development Services director, advised the Commission that upcoming

construction at the Court House would affect parking.

Comm. McDonald advised he will not be at the October 10, 2022, meeting.

**ADJOURNMENT**

The meeting was adjourned at 12:38 p.m.