



Hernando County

Planning & Zoning Commission

Regular Meeting

Minutes

October 31, 2022

THE MEETING AGENDA AND BACK-UP MATERIAL ARE AVAILABLE ONLINE AT WWW.HERNANDOCOUNTY.US. THE AGENDA AND ATTACHMENTS ARE FINALIZED ONE WEEK PRIOR TO THE HEARING.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS WITH DISABILITIES NEEDING A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT JESSICA WRIGHT, HERNANDO COUNTY ADMINISTRATION, 15470 FLIGHT PATH DRIVE, BROOKSVILLE, FL 34604, (352) 754-4002. IF HEARING IMPAIRED, PLEASE CALL 1-800-676-3777.

IF A PERSON DECIDES TO APPEAL ANY QUASI-JUDICIAL DECISION MADE BY THE BOARD, AGENCY, OR COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH HEARING OR MEETING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDING, AND THAT, FOR SUCH PURPOSE, HE OR SHE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

PLEASE NOTE THAT THIS MEETING HAS A START TIME OF 9:00 A.M. AND ALL ITEMS CAN BE HEARD ANYTIME THEREAFTER.

MEETING CALLED TO ORDER

Invocation

Pledge of Allegiance

Poll Commission for Ex Parte Communications

The Commissioners indicated they had no ex parte communications.

Mr. Hickey had neighbors ask about H-

County Attorney Statement

Ms. Sikora provided the standard admonition.

Administering of the Oath

STAFF ANNOUNCEMENTS

Item #10 requesting postponement to DTC November 14, 2022.

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

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

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

ADOPTION OF THE INFORMATION PACKETS INTO EVIDENCE**Motion**

D. ADOPTION OF THE INFORMATION PACKETS INTO EVIDENCE

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

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

CU-22-10 - Amber Stulley, Albert Allen Sr., Cynthia Allen:
Conditional Use Permit for a Second Residence; Southwest Corner of Grant Street and Star Road

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

Amber Stulley, under oath, discussed the petition with the Planning and Zoning Commission.

Julio Lynx @@, under oath, spoke in favor of the petition.

Motion

1. 11113 CU-22-10 - Amber Stulley, Albert Allen Sr., Cynthia Allen:
Conditional Use Permit for a Second Residence; Southwest Corner of Grant Street and Star Road

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

H-22-49 - Alexander Pinckney:
Rezoning from R-1C (Residential) to AR (Agricultural/Residential); Northeast corner of Antietam Drive and Richardson Boulevard

The petition was introduced by Mrs. Miller. Mr. DePablo

Alexander Pinkney, under oath, representing the petition discussed the petition with the Planning and Zoning Commission.

T Kaluhiokalani @@, under oath, also representing the petition, also discussed the petition with the Planning and Zoning Commission.

No public comment.

Motion

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

RESULT:	ADOPTED
MOVER:	Michael Kierzynski
SECONDER:	Mark Johnson
AYES:	Fulford, Hickey, Kierzynski and Johnson
ABSENT:	Campbell, McDonald and Carroll

H-22-62 - Harold and Lorna Barker:
Rezoning from R-1C (Residential) to AR (Agriculture/Residential); West side of Glenchester Drive, approximately 450' from its intersection with Otter Drive

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

Lorna Barker, under oath, representing the petition, discussed the request with the Planning and Zoning Commission.

Motion

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

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

H-22-56 - Panther I, LLC:

Rezoning from AG (Agriculture) to PDP(RUR) / Planned Development Project (Rural) with specific AG uses and a Deviation; Southwest intersection of the Suncoast Parkway and Centralia Road

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

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

Matthew Briggs, under oath, spoke against the petition.

Alan Garman, under oath, addressed the concerns presented by Mr. Briggs.

Motion

A motion was made to recommend the Board of County Commissioners adopt a resolution approving the requested rezoning, with the modified performance conditions.

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

H-22-47 - Suresh Gupta:

Re-establish a Master Plan on Property CPDP (Combined Planned Development Project); Northern terminus of Outer Banks Drive and west of US Highway 19

Mrs. Miller introduced the petition, and requested the addition of a new performance condition #10, adjusting the numbering accordingly. Mr. DePablo utilized the overhead projector to show the overhead projector to show the location of the subject parcel. He further advised that the project was previously vested with the state under Vested 380.

Jamie Jones, under oath, representing the petitioner discussed the petition with the Planning and Zoning Commission.

The following people spoke, under oath, against the petition: Bob Widmer @@, Jeffery Parker, Kevin Pearson, Robert Chicola @@, Flora Smith, Paul Shaskan.

Scott Herring, County Engineer, under oath, discussed the traffic and water requirements for the petition.

Chairman Fulford discussed the role of the Planning and Zoning Commission.

Jamie Jones, under oath discussed the concerns expressed during public comment.

Discussion ensued.

Motion

A motion was made to recommend the Board of County Commissioners adopt a resolution approving the re-establishment of a master plan with modified performance conditions.

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

H-22-66 - Trimcor Construction of Florida, Inc:
Rezoning from AG (Agricultural) to PDP(MF)/Planned Development Project (Multifamily) with Deviations; North side of Algood Road, approximately 1,500' west of Wendy Court

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

Brian Kiraly @@, under oath, representing the petitioner, discussed the request with the Planning and Zoning Commission.

The following people spoke, under oath, against the petition: Robert Irwin, John Hoy, BetteJo Indelicato, Dan Callaghan, Robert Drosdowich.

Mr. Kiraly @@, under oath, addressed the concerns expressed during citizens comments.

Scott Herring, County Engineer, under oath, addressed the concern about the maintenance of the existing drainage.

Motion

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

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

H-22-70 - Pace Center for Girls, Inc:

Establish a Master Plan on Property Zoned PDP(OP)/Planned Development Project (Office Professional) to Include an Educational Facility; Southeast corner of Landover Boulevard and Chalmer Street

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

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

Robert J. Sabo, under oath, spoke against the petition.

Ms. Montgomery, under oath, discussed the concerns raised during public comments.

Motion

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

RESULT:	ADOPTED
MOVER:	Mark Johnson
SECONDER:	Michael Kierzynski
AYES:	Fulford, Hickey, Kierzynski and Johnson
ABSENT:	Campbell, McDonald and Carroll

H-21-50 - Brian Garrison and Vicki McMahon:

Rezoning from C-1 (General Commercial) to PDP(GC)/Planned Development Project (General Commercial) with a Specific C-2 use for Outdoor Storage; West side of Shoal Line Boulevard, 1,395' south of Hermosa Boulevard

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

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

Aaron Pool, Development Services Director, addressed Comm. Fulford's concern about a tractor trailer being parked on the property.

No public comment was offered by the audience.

Motion

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

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

H-22-38 - Spring Lake Square, LLC:

Rezoning from PDP(GC)/Planned Development Project (General Commercial) and C-1 (General Commercial) to CPDP/Combined Planned Development Project to include General Commercial and Multifamily Uses with Deviations; Adjacent to the gas station at the southwest corner of Spring Lake Highway and SR 50 (Cortez Boulevard) with frontage on both roadways

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

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

Scott Herring, County Engineer, under oath, indicated that the proposed modification to the frontage road was acceptable.

Franklin Skanks, under oath, spoke against the petition.

Aaron Pool, Development Services Director, under oath, indicated Code Enforcement would look into the complaint about unpermitted land clearing.

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:	Mark Johnson
SECONDER:	Michael Kierzynski
AYES:	Fulford, Hickey, Kierzynski and Johnson
ABSENT:	Campbell, McDonald and Carroll

H-22-58 - Adam Webster:

Re-establish a Master Plan for a Property Zoned PDP(GHC)/ Planned Development Project

(General Highway Commercial) and add a Specific C-2 Use for Mini-Warehouse; Northwest corner of the intersection of Pythia Place and Linden Drive, approximately 300' north of County Line Road

Mrs. Miller introduced the item.

Motion

A motion was made to postpone the petitioner's request to a date and time certain of November 14, 2022.

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

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

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

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

Daniel Knight, under oath, also representing the petition discussed the request with the Planning and Zoning Commission.

Discussion ensued about performance condition.

Scott Herring, County Engineer, under oath, asked that the County be copied on all applications (item #7).

Clint Kromhout, P.G., Florida Geological Survey, under oath, agreed with the proposed change to #7 in accordance with SWFWMD requirements.

Maureen Sikora, County Attorney, under oath...

Rick Kirby, Engineering Manager, Hernando County Utilities Department, advised the Planning and Zoning Commission that as long as the utilities are conditioned to be private, then the verbiage to #16 can be removed.

Scott Herring, County Engineer, requested the wording to 18 and 19 be re worded requiring notification to FDOT.

Maureen Sikora, Assistant County Attorney, under oath, advised the Commission that the

safety concerns are valid.

Clint Kromhout, P.G., Florida Geological Survey, under oath, stated he is a licensed geologist in the state of Florida. He further stated that this is a direct recharge site for the aquafer, and any construction disturbing the limestone could result in untreated runoff entering the aquafer.

Rick Kirbey, under oath indicated that there is a well head protection area, however, the utilities being private won't affect them.

Dawn Velsor, Lead Environmental Planner, Hernando County Planning Division, under oath, addressed the proposed changes to condition #9 regarding Special Protection Area features.

J. Merideth Wester, under oath, expressed concerns about the petition.

Gary Schraut, under oath, spoke in favor of the petition.

Don Lacey, AICP, addressed the questions expressed during public comment.

Discussion ensued about the projected number of students for the School District.

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:	Michael Kierzynski
SECONDER:	W. Steven Hickey
AYES:	Fulford, Hickey, Kierzynski and Johnson
ABSENT:	Campbell, McDonald and Carroll

H-22-05 - AWN Spring Hill, LLC:
Master Plan Revision on Property Zoned PDP(GHC)/Planned Development Project (General Highway Commercial); Northeast Corner of Cortez Boulevard and Brookridge Central Boulevard

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

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

Kevin Frazier, under oath, the petitioner, also discussed the application with the Planning and Zoning Commission.

Steve Pasono and Gary Schraut, under oath, spoke in favor of the petition.

Mark Whitley, under oath, spoke against the petition.

Don Lacey, AICP, under oath, addressed the concerns raised during public comment.

Discussion ensued about hours of operation.

Scott Herring, County Engineer, under oath, indicated he had no objection to golf cart access as long as it is approved by the County Engineer.

Motion

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

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

CPAM-22-04 - New Strategy Holdings, LLC (On Behalf of HWY 98 N. Project, LLC): Small-Scale Comprehensive Plan Amendment to Change the Future Land Use on 48.70 acres from Rural to Residential; East side of McKethan Road (US Highway 98), at its intersection with Portage Path

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

Don Lacey, AICP, under oath, representing the petitioner discussed the application 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 an ordinance approving a small scale amendment to the Comprehensive Plan as requested.

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

H-22-07 - New Strategy Holdings, LLC (On Behalf of HWY 98 N. Project, LLC): Rezoning from AG (Agricultural) to PDP(SF)/Planned Development Project (Single Family)

with Deviations; East side of McKethan Road at its intersection with Portage Path

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

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

Discussion followed about the lot sizes and buffers.

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 for rezoning with deviations and modified performance conditions.

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

COMMISSIONERS AND STAFF ISSUES

Mrs. Miller presented the proposed P&Z dates for 2023.

ADJOURNMENT

UPCOMING MEETINGS

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, November 14, 2022, beginning at 9:00 AM, in the Commission Chambers