



# Hernando County

## Planning & Zoning Commission

### Meeting Minutes

20 North Main Street,  
Brooksville, FL 34601

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Monday, March 13, 2023

9:00 AM

John Law Ayers Commission  
Chambers, Room 160

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#### Regular Meeting

THE MEETING AGENDA AND BACK-UP MATERIAL ARE AVAILABLE ONLINE AT [WWW.HERNANDOCOUNTY.US](http://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 AM AND ALL ITEMS MAY BE HEARD ANY TIME THERE AFTER.

#### A. MEETING CALLED TO ORDER

The public meeting was called to order at 9:00 AM on Monday, March 13, 2023, 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	Vice Chairman
Kathryn Birren	Regular Member
Nicholas Holmes	Regular Member
Gregory Arflack	Alternate Member
Mike Fulford	Alternate Member
James Lipsey	Ex Officio Non-voting Member (School Board Rep.)
Michelle Miller	Planning Administrator
Omar DePablo	Senior Planner

Scott Herring Robin Reinhart	Public Works Director/County Engineer Agenda Coordinator
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<b>Present</b>	Commissioner W. Steven Hickey, Commissioner Kathryn Birren, Commissioner Mike Fulford, Commissioner Nicholas Holmes, and Commissioner Gregory Arflack
<b>Excused</b>	Commissioner Jonathan McDonald
<b>Attendees</b>	Commissioner James Lipsey

1. Invocation
2. Pledge of Allegiance
3. Poll Commission for Ex Parte Communications

Comm. Hickey lives in Glen Lakes, which is adjacent to H-22-64 item Number 8 on the agenda.

The Commission members indicated they had no ex parte communications concerning the petitions being considered at this meeting.

4. 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.

5. Administering of the Oath

**B. STAFF ANNOUNCEMENTS**

Mrs. Miller advised that John Lipsey is out. Some of the Agenda Items were created #5 were uploaded to # 4. of the unified agenda. Item #F staff report was for Item #E.  
adopted

**Ayes:** Hickey, Birren, Fulford, Holmes and Arflack

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

A motion was made to approve the agenda as written. The motion carried 5-0.

adopted

**D. 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.

adopted

**PUBLIC HEARINGS**

**E. UNIFIED AGENDA**

A motion was made to approve the agenda as written. The motion carried 5-0.  
 adopted

**Ayes:** Hickey, Birren, Fulford, Holmes and Arflack

**Ayes:** Hickey, Birren, Fulford, Holmes and Arflack

**Excused:** McDonald

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1. Approval of Minutes for the Planning and Zoning Commission Meeting of October 31, 2022
2. Approval of Minutes for the Planning and Zoning Commission Meeting of November 14 , 2022
3. Approval of Minutes for the Planning and Zoning Commission Meeting of December 12, 2022
4. CP1453546 - Cabot Citrus Village Phase I Conditional Plat
5. CP 1451423- Valleybrook Conditional Plat
6. CP 1436707- Whiting Estates Phase II Conditional Plat
7. CP 1447019 Caldera at Sterling Hill Conditional Plat
8. CP 1445908 Approval for Lake Hideaway Pod C Conditional Plat

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

1. SE-22-17 - Matthews Family Limited Partnership:  
 Revision to a Special Exception Use Permit for a Place of Public Assembly, Namely a Venue for Special Events and Retreats; East side of Culbreath Road, approximately 600' north of Bobwhite Drive  
  
 Mrs. Miller introduced the petition. Mr DePablo utilized the overhead projector to show location of the subject parcel.  
  
 Comm. Hickey explained the public discussion procedure for speaking.  
  
 Joseph Matthews, the petitioner, under oath, discussed the Petition.  
  
 The following, under oath, spoke against the petition Mary Mleziva, Lee Roof, Larry Van Fossen, and Stan Mettinger.  
  
 Mr. Achillies Thomas, under oath, spoke in favor of the petition.  
  
 Joseph Matthews addressed concerns brought forth by public comment.

Commissioners Discussion.

adopted

**Ayes:** Hickey, Birren, Fulford, Holmes and Arflack

- 2. SE-22-16 - Greater Life Church:  
Revision to a Special Exception Use Permit to include an Educational Facility;  
South side of Cortez Boulevard, approximately 550' west of Grove Road

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

Peter Prestigiancomo, the petitioner, under oath, discussed the petition.

Comm Birren had questions for the petitioner.

adopted

**Ayes:** Hickey, Birren, Fulford, Holmes and Arflack

- 3. H-22-84 - Greater Life Church:  
Rezoning from R-1A(Residential) to C-1 (Commercial); South side of Cortez  
Boulevard, approximately 550' west of Grove Road

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

Peter Prestigiacomo , the petition, under oath, discussed the petition.

Comm Fulford had questions for staff. Discussion ensued.

adopted

**Ayes:** Hickey, Birren, Fulford, Holmes and Arflack

- 4. H-22-88 - SBA Communications Corporation:  
Revision to a Public Service Facility Overlay District for a Communication Tower;  
West of Linden Road, approximately 940' south of Spring Hill Drive

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

Comm. Fulford had questions for staff, regarding Communication towers brought to the Board of County Commissioners and how was the past BOCC discussion for another Communication tower.

Jim Porter, representing the petitioner, under oath discussed the petition.

Michelle Ciscia, under oath, spoke against.

Comm. Holmes had questions for the petitioner. Comm. Birren had questions in reference to community risks due to a fall. Mr. DePablo addressed concerns of

catastrophic concerns.  
 adopted

**Ayes:** Hickey, Birren, Fulford, Holmes and Arflack

- 5. H-22-85 - Achillies Thomas AXI VIO Land Holding, Inc:  
 Master Plan Revision on Property Zoned PDP(HC)/Planned Development Project (Highway Commercial); North side of Ayers Road, approximately 975' east of US Hwy 41 and the north side of Old Ayers Road, approximately 1,350' from Ayers Road

Staff requested a 5 minute break. 10:05 to 10:12

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

Jeff Andras, representing the petitioner, under oath, discussed the petition .

Bruce Wilt, under oath, spoke against the Petition.

Mr Andras addressed concerns of the public.

Mr. Achillies Thomas, the petitioner, under oath, discussed the petition and concerns of the citizens.

Comm. Hickey and Comm. Birren had concerns about the petition, being close to the PDP to the east of the project.  
 adopted

**Ayes:** Hickey, Birren, Fulford, Holmes and Arflack

- 6. H-22-87 - Legacy WMD, LLC:  
 Master Plan Revision on Property Zoned PDP(SF)/Planned Development Project (Single Family) with Deviations; South side of San Antonio Road, north of Zeth Road, approximately 600' west of Barclay Avenue

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

Frank Dicaro, under oath, representing the petitioner, discusses the petition . Also spoke in reference to Using the back road on to San Antonio for use by the owner for his boat and RV. No construction traffic should be allowed on this entrance.

County Engineer, Scott Herring, spoke in reference to the right of way gate for an RV or boat. Should anything else use that gate, for other uses the permit will be revoked .

Mrs. Miller is making these conditions #14 of the staff report. A gate that accommodates RV's and Boats shall be allowed along the northern entrance

road (San Antonio Road). The gate will be permitted via the Right-of-way use permit process.

Comm. Holmes was the dissenting vote.  
 adopted

**Ayes:** Hickey, Birren, Fulford and Holmes

**Nayes:** Arflack

- 7. H-23-05 - Hernando County Board of County Commissioners:  
 Establish a PSFOD/Public Service Facility Overlay District for a Government Building; South of Rhanbuoy Road, east of Burnside Parkway and north of Forest Oaks Boulevard, approximately 3,000' east of Commercial Way

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

Project Coordinator, Eric Van De Boogaard, under oath, discussed the petition. Requested to remove the vegetative buffer.

No Public comment.

Comm. Fulford asked being that there was no public comment if the item has been advertised.

Comm. Hickey, Comm. Birren, and Comm. Fulford expressed concerns regarding the wall and landscaping buffer. In conjunction to the buffer and wall being maintained by the county.  
 adopted

**Ayes:** Hickey, Birren, Fulford, Holmes and Arflack

- 8. H-22-64 - Glen Lakes Commons, LLC:  
 Master Plan Revision on Property Zoned PDP(MF)/Planned Development Project (Multifamily), PDP(GC)/Planned Development Project (General Commercial) and PDP(GHC)/Planned Development Project (General Highway Commercial) with Deviations; West of Commercial Way and south of Glen Lakes Boulevard

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

Don Lacey A.I.C.P, under oath, representing the petition, discussed the petition.

Comm. Holmes, Comm. Hickey, and Comm. Birren discussed concerns for the hotel on the master plan.

The following spoke , under oath, against the petition: Richard Matula, Carol Kalina, Janice Neal, Dean Stiles, Doug Pollock, Dick Rowland, William Herinn,

Kathy Habdas, Arlene Checkman, Jacqueline Harmon.

Don Lacey addressed concerns of Hotel, and Assisted Living Facility. He stated that a traffic study is in the works.

Comm. Fulford, advised of the commissions ability. Comm. Fulford, Comm. Holmes, Comm. Birren, and Comm. Hickey , Do not support the 4 stories buildings and expressed concerns about traffic.

Robert Gomes , petitioner, under oath, he is removing the 53', traffic study discussed entrances and exists. Advising he would be good with 45', to flip the hotel, extending the frontage to Grizzle Bear Ln.

Closing public comment.

Comm. Fulford, Comm. Holmes, Comm. Birren discussed concerns of the petition of the hotel height and rotating the position.

Kyle Benda advised of Code.

Mrs. Miller advised that the ALF and the Storage are at 45' has already been approved. Hotel to be placed perpendicular to the Glen Lakes wall, as long as its within the 100' Residential Protection Standards boundary which limits commercial building heights to 20'. In this configuration, windows facing Glen Lakes shall be accent hallway windows. If the hotel is positioned outside of the 100', the hotel shall be permitted at 45'.

adopted

**Ayes:** Birren, Fulford, Holmes and Arflack

**Nayes:** Hickey

**G. COMMISSIONERS AND STAFF ISSUES**

**H. ADJOURNMENT**

The meeting was adjourned at 12:30 P.M.

**UPCOMING MEETINGS**

**The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, April 10, 2023, beginning at 9:00 AM, in the Commission Chambers**