



**BOARD OF COUNTY COMMISSIONERS LAND USE
MEETING/PUBLIC HEARING
TUESDAY, OCTOBER 28, 2025
MINUTES**

Tuesday, October 28, 2025

2:30 PM

Hearing Room

2:30 PM

Rollcall

PRESENT: Vice Chair George Teal
Chairperson Abe Laydon
Kevin Van Winkle

1. Call to Order

- a. Pledge of Allegiance
- b. Attorney Certification of Agenda

Jeff Garcia, County Attorney, said that all items on today's agenda have been properly noticed and the Board has jurisdiction to proceed.

- c. Commissioners Disclosure for Items on This Agenda

2. Land Use Meeting Agenda Items

3. Public Hearing Agenda Items

- a. Pinery Planned Development, 31st Amendment - Major Planned Development Amendment - Project File: ZR2023-002.

Mike Pesicka, Department of Community Development, addressed the Board to present on this Item.

Tom Ragonetti, applicant representative, addressed the Board to further present on this Item.

Kristin Decker, applicant representative, addressed the Board to further present on this Item.

Commissioner Laydon asked the applicant if they agreed to the conditions.
Ms. Decker addressed the Board to agree to the conditions as presented.

Commissioner Laydon commented on this Item.

Commissioner Teal commented on this Item. '

Commissioner Laydon commented on this Item.

Commissioner Teal commented on this Item.

Sheldon Irish, CIG, addressed the Board to comment on this Item.

Commissioner Teal asked clarifying questions.

Mr. Irish addressed the Board to help answer the Commissioner's questions.

Commissioner Laydon commented on this Item.

Mr. Irish addressed the Board to help answer the Commissioner's questions.

Public Comment:

Jenna Preston addressed the Board to provide public comment.

Amy Alderton, Timbers HOA, addressed the Board to provide public comment.

Commissioner Van Winkle commented on this Item.

Greg Watanabi addressed the Board to provide public comment.

Robert Fugazi addressed the Board to provide public comment.

Kelly Tisher addressed the Board to provide public comment.

Nancy Sammons addressed the Board to provide public comment.

Russell Hall, applicant, addressed the Board to respond to public comment.

Kristin Decker, addressed the Board to respond to public comment.

Commissioner Teal commented on this Item.

Commissioner Laydon commented on this Item.

Commissioner Van Winkle commented on this Item.

Commissioner Teal commented on this Item.

Commissioner Van Winkle commented on this Item.

Commissioner Laydon commented on this Item.

This is Motion No. 025-186

Commissioner Teal moved that the Board approve Pinery Planned Development, 31st Amendment - Major Planned Development Amendment, because it does meet all of the

approval criteria as presented, with 3 conditions as presented - Project File: ZR2023-002.

RESULT: ACCEPTED

MOVED: George Teal

SECONDER: Kevin Van Winkle

AYES: Vice Chair Teal and Commissioner Van Winkle

NAYS: Laydon

4. Adjournment

The Next Land Use Meeting / Public Hearing Will be Held on Tuesday, November 3, 2025 @ 2:30 p.m.