



**BOARD OF COUNTY COMMISSIONERS LAND USE  
MEETING/PUBLIC HEARING**

**TUESDAY, APRIL 8, 2025**

**MINUTES**

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**Tuesday, April 8, 2025**

**2:30 PM**

**Hearing Room**

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Rollcall

**PRESENT:** Vice Chair George Teal, Abe Laydon and 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**

a. Sterling Ranch Filing 7A - Approval Extension - Project File: XT2025-003.

Brett Thomas, Department of Community Development, addressed the Board to present on this Item.

Kevin Johnk, Sterling Ranch, addressed the Board to further present on this Item.

Public Comment: None

This is Motion No. 025-051

Commissioner Van Winkle moved that the Board approve Sterling Ranch Filing 7A - Approval Extension - Project File: XT2025-003.

**RESULT:** ADOPTED

**MOVER:** Kevin Van Winkle

**SECONDER:** George Teal

**AYES:** Teal, Chairperson Laydon and Commissioner Van Winkle

b. Hier Exemption, 1st Amendment - Exemption - Project File: EX2025-001.

Eric Pavlinek, Department of Community Development, addressed the Board to present on this Item.

Kevin Archer, David E Archer and Associates, addressed the Board to present on this Item.

Commissioner Laydon asked the applicant if they were in agreement to the Conditions as presented.

Mr. Archer agreed to the Conditions as presented.

Commissioner Teal asked a clarifying question.

Mr. Archer addressed the Board to answer the Commissioner's question.

Public Comment: None

This is Motion No. 025-052

Commissioner Teal moved that the Board approve Hier Exemption, 1st Amendment because it Does meet all of the approval criteria with 2 Conditions as Presented - Exemption - Project File: EX2025-001.

**RESULT:** ADOPTED

**MOVER:** George Teal

**SECONDER:** Kevin Van Winkle

**AYES:** Teal, Chairperson Laydon and Commissioner Van Winkle

- c. Inverness Filing 7, 1st Amendment, Lot 1, 1st Revision - Alternative Park Land Dedication Request for a Site Improvement Plan - Project File: SP2024-069.

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

Commissioner Laydon commented on this Item and asked a clarifying question.

Mr. Pesicka addressed the Board to answer the Commissioner's question.

Commissioner Van Winkle asked clarifying questions.

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

Jeanette Bare, Department of Community Development, addressed the Board to help answer the Commissioner's questions.

Kelly Dranginis, Holland Partner Group, addressed the Board to further present on this Item.

Public Comment: None

Commissioner Laydon asked the applicant if they were in agreement to the 4 Conditions as presented.

The applicant agreed to the 4 Conditions as presented.

Commissioner Laydon commented on this Item.

This is Motion No. 025-053

Commissioner Van Winkle moved that the Board approve Inverness Filing 7, 1st Amendment, Lot 1, 1st Revision - Alternative Park Land Dedication Request for a Site

Improvement Plan with 4 Conditions as Presented - Project File: SP2024-069.

**RESULT:** ADOPTED

**MOVER:** Kevin Van Winkle

**SECONDER:** George Teal

**AYES:** Teal, Chairperson Laydon and Commissioner Van Winkle

**3. Public Hearing Agenda Items**

- a. Rocchio Luly Exemption, Parcel 2, 8th Amendment - Use by Special Review - Project File: US2024-010.

Eric Pavlinek, Department of Community Development, addressed the Board to present on this Item.

Rachel Bruin, Hope Media Group, addressed the Board to present on this Item.

Commissioner Laydon asked clarifying questions.

Ms. Bruin addressed the Board to answer the Commissioner's question.

Jeanette Bare, Department of Community Development, addressed the Board to help answer the Commissioner's question.

Commissioner Laydon commented on this Item.

Public Comment:

George Ackerman addressed the Board to provide public comment.

Ms. Bruin readdressed the Board to respond to public comment.

Commissioner Laydon commented on this Item and asked clarifying questions.

Ms. Bruin addressed the Board to help answer the Commissioner's questions.

Ms. Bare addressed the Board to help answer the Commissioner's questions.

Steven Thompson, Hope Media Group, addressed the Board to comment on this Item and help answer the Commissioner's questions.

Commissioner Van Winkle asked clarifying questions.

Mr. Thompson addressed the Board to answer the Commissioner's question.

Commissioner Laydon asked the applicant if they were in agreement to the two conditions presented.

The applicant agreed to the conditions as presented.

This is Motion No. 025-054

Commissioner Teal moved that the Board approve Rocchio Luly Exemption, Parcel 2, 8th Amendment - Use by Special Review because it Does meet all of the approval criteria with 2 Conditions as Presented - Project File: US2024-010.

**RESULT:** ADOPTED  
**MOVER:** George Teal  
**SECONDER:** Kevin Van Winkle  
**AYES:** Teal, Chairperson Laydon and Commissioner Van Winkle

**4. Adjournment**

*\*\*The Next Land Use Meeting / Public Hearing Will be Held on Tuesday, April 22, 2025 @ 2:30 p.m. \*\**