

# **Hernando County**

# **Planning & Zoning Commission**

### **Regular Meeting**

#### **Minutes**

#### October 13, 2025

#### CALL TO ORDER

The public meeting was called to order at 9:00 a.m. on Monday, October 13, 2025, 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 online at www.hernandocounty.us.

Attendee Name <u>Title</u>

Kathryn Birren Chairwoman
Axl David Vice Chairman
Nicholas Holmes Regular Member
Jonathan McDonald Regular Member
Justin Noe Regular Member

James Lipsey Ex Officio Non-voting Member (School Board Rep.)

Natasha Lopez Perez Assistant County Attorney

Michelle Miller Senior Planner

Scott Herring Public Works Director/County Engineer

Gordon Onderdonk Utilities Director

Scott Rimby Utilities Development Services Supervisor

Danielle Nigro Manager of Administration

Victoria Via Agenda Coordinator

#### Invocation

### Pledge of Allegiance

#### **Poll Commission for Ex Parte Communications**

Chairwoman Birren and Members Holmes, McDonald, and Noe announced that they had had ex parte communications concerning the quasi-judicial petitions being considered at this meeting.

Member David announced announced that he had had no ex parte communications concerning the quasi-judicial petitions being considered at this meeting.

### **County Attorney Statement**

Assistant County Attorney Lopez Perez 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

Senior Planner Michelle Miller announced that Item No. 16465 [Presentation of Draft Ordinance Amending Article VII of Chapter 28 of the Hernando County Code of Ordinances related to Groundwater Protection, Wellhead and Special Protection Areas and Draft Resolution Amending Location of Wellhead Protection Areas and Special Protection Areas Map] was a Presentation not a Public Hearing Item.

#### APPROVAL/MODIFICATION OF AGENDA

#### **Motion**

To approve the Agenda.

RESULT: ADOPTED MOVER: Justin Noe

**SECONDER:** Nicholas Holmes

AYES: Birren, David, Holmes, McDonald and Noe

#### ADOPTION OF THE INFORMATION PACKETS INTO EVIDENCE

#### **Motion**

To adopt the information packets into evidence.

RESULT: ADOPTED

**MOVER:** Nicholas Holmes

**SECONDER:** Justin Noe

AYES: Birren, David, Holmes, McDonald and Noe

### **PUBLIC HEARINGS**

#### **UNIFIED AGENDA**

2026 Planning and Zoning Commission Meeting Schedule

Approval of Minutes for Regular Meeting of September 8, 2025

Conditional Plat for File No. 1500784 Glen Lakes Commons Phase 2

This item was pulled and voted on separately.

#### Motion

To approve Item Nos. 16503 [2026 Planning and Zoning Commission Meeting Schedule] and 16544 [Approval of Minutes for Regular Meeting of September 8, 2025].

RESULT: ADOPTED

MOVER: Nicholas Holmes

**SECONDER:** Justin Noe

AYES: Birren, David, Holmes, McDonald and Noe

### STANDARD AGENDA

#### Conditional Plat for File No. 1500784 Glen Lakes Commons Phase 2

The Board accepted public input on this matter.

#### Motion

To approve the staff recommendation.

RESULT: ADOPTED

**MOVER:** Nicholas Holmes

**SECONDER:** Justin Noe

AYES: Birren, David, Holmes, McDonald and Noe

### **Conditional Use Permit Petition Submitted by Robert and Tammie Thorne (CU2505)**

The Board accepted public input on this matter.

#### **Motion**

To approve the staff recommendation.

RESULT: ADOPTED MOVER: Justin Noe SECONDER: Axl David

AYES: Birren, David, Holmes, McDonald and Noe

### Rezoning Petition Submitted by Riopelle Properties, LLC (H2526)

The Board accepted public input on this matter.

#### **Motion**

To approve with modifications.

(Note: The motion pertained to Modified Performance Condition Nos. 15, 16, and 29 as approved by the Planning Department).

RESULT: ADOPTED MOVER: Justin Noe

**SECONDER:** Jonathan McDonald

AYES: Birren, Holmes, McDonald and Noe

NAYES: David

### RECESS/RECONVENE

The Board recessed at 10:35 a.m. and reconvened at 10:45 a.m.

### Rezoning Petition Submitted by EFE, Inc. (H2532)

There was no public input.

#### **Motion**

To approve the staff recommendation.

RESULT: ADOPTED MOVER: Axl David SECONDER: Justin Noe

AYES: Birren, David, Holmes, McDonald and Noe

## Rezoning Petition Submitted by Robert L. Davis Jr and Tonda J. Davis (H2525)

There was no public input.

#### Motion

To approve the staff recommendation.

RESULT: ADOPTED

MOVER: Nicholas Holmes

**SECONDER:** Justin Noe

AYES: Birren, David, Holmes, McDonald and Noe

## Rezoning Petition Submitted by David Kato, D.R. Horton (H2531)

The Board accepted public input on this matter.

#### Motion

To deny.

RESULT: ADOPTED

MOVER: Nicholas Holmes SECONDER: Jonathan McDonald

AYES: Birren, David, Holmes, McDonald and Noe

Presentation of Draft Ordinance Amending Article VII of Chapter 28 of the Hernando County Code of Ordinances related to Groundwater Protection, Wellhead and Special Protection Areas and Draft Resolution Amending Location of Wellhead Protection Areas and Special Protection Areas Map

The Board gave consensus to forward the presentation to the Board of County Commissioners.

#### **COMMISSIONERS AND STAFF ISSUES**

No topics were discussed.

### **ADJOURNMENT**

The meeting was adjourned at 11:30 a.m.

#### **UPCOMING MEETINGS**

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, November 10, 2025, beginning at 9:00 AM, in the Commission Chambers.