



Hernando County
Planning & Zoning Commission
Regular Meeting
Minutes

September 8, 2025

CALL TO ORDER

The public meeting was called to order at 9:00 a.m. on Monday, September 08, 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.

<u>Attendee Name</u>	<u>Title</u>
Axl David	Vice Chairman
Mike Fulford	Alternate Member
Nicholas Holmes	Regular Member
Justin Noe	Regular Member
James Lipsey	Ex Officio Non-voting Member (School Board Rep.)
Michael Cowan	Assistant County Attorney
Omar DePablo	Development Services Director
Kay Griffith	Planning Manager
Michelle Miller	Senior Planner
Lashaundra Ellison	Planner II
Todd Crosby	Interim Public Works Director/County Engineer
Scott Rimby	Utilities Development Services Supervisor
Danielle Nigro	Manager of Administration
Victoria Via	Agenda Coordinator

Chairwoman Kathryn Birren and Member Jonathan McDonald were not present at the meeting.

Invocation

Pledge of Allegiance

Poll Commission for Ex Parte Communications

Vice Chairman David and Alternate Member Fulford announced that they had had no ex parte communications concerning the quasi-judicial petitions being considered at this meeting.

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

County Attorney Statement

Assistant County Attorney Cowan 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 Planner Lashaundra Ellison is in attendance for today's meeting.

APPROVAL/MODIFICATION OF AGENDA**Motion**

To approve the Agenda with changes.

(Note. Agenda Item No.16381 [Approval of the Minutes for Regular Meeting of August 11, 2025] was pulled for Board Discussion)

RESULT:	ADOPTED
MOVER:	Nicholas Holmes
SECONDER:	Mike Fulford
AYES:	David, Fulford, Holmes and Noe
ABSENT:	Birren and McDonald

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

To adopt the information packets into evidence.

RESULT:	ADOPTED
MOVER:	Mike Fulford
SECONDER:	Justin Noe
AYES:	David, Fulford, Holmes and Noe
ABSENT:	Birren and McDonald

PUBLIC HEARINGS**UNIFIED AGENDA**

Approval of Minutes for Regular Meeting of March 10, 2025

Approval of Minutes for Regular Meeting of July 14, 2025

Approval of Minutes for Regular Meeting of August 11, 2025

This item was pulled and voted on separately.

CP 1498214 Rolling Rock

This item was pulled and voted on separately.

CP 1494521 Seville Phase 1

This item was pulled and voted on separately.

CP 1491789 Woodland Oaks**CP 1494792 Whispering Oaks****Motion**

To approve the Unified Agenda with changes.

(Note: Item No. 16381 [Approval of the Minutes for Regular Meeting of August 11, 2025], 16375 [CP 1498214 Rolling Rock], and 16375 [Seville Phase 1] were pulled for Board Discussion.

RESULT:	ADOPTED
MOVER:	Nicholas Holmes
SECONDER:	Mike Fulford
AYES:	David, Fulford, Holmes and Noe
ABSENT:	Birren and McDonald

Approval of Minutes for Regular Meeting of August 11, 2025

There was no public input.

Motion

To approve the Minutes for Regular Meeting of August 11, 2025.

RESULT:	ADOPTED
MOVER:	Nicholas Holmes
SECONDER:	Mike Fulford
AYES:	David, Fulford, Holmes and Noe
ABSENT:	Birren and McDonald

CP 1498214 Rolling Rock

There was no public input.

Motion

To postpone to a date certain of November 10, 2025.

RESULT:	ADOPTED
MOVER:	Mike Fulford
SECONDER:	Justin Noe
AYES:	David, Fulford, Holmes and Noe
ABSENT:	Birren and McDonald

CP 1494521 Seville Phase 1

The Board accepted public input on this matter.

Motion

To approve the staff recommendation.

RESULT:	ADOPTED
MOVER:	Mike Fulford
SECONDER:	Justin Noe
AYES:	David, Fulford, Holmes and Noe
ABSENT:	Birren and McDonald

STANDARD AGENDA**Special Exception Use Permit Petition Submitted by Robert Grange (SE2502)**

There was no public input.

There was Board consensus to acknowledge the withdrawal of the petition by the applicant.

Conditional Use Permit Petition Submitted by Blaire Hottinger (CU2504)

There was no public input.

Member Noe temporarily left the meeting and returned shortly thereafter.

Motion

To approve the staff recommendation.

RESULT: **ADOPTED**
MOVER: Mike Fulford
SECONDER: Justin Noe
AYES: David, Fulford, Holmes and Noe
ABSENT: Birren and McDonald

Master Plan Revision and Rezoning Petition Submitted by Granger Development LLC (H2509)

There was no public input.

Motion

To postpone to a date certain of November 10, 2025, with advertising costs to be paid by applicant.

RESULT: **ADOPTED**
MOVER: Nicholas Holmes
SECONDER: Justin Noe
AYES: David, Fulford, Holmes and Noe
ABSENT: Birren and McDonald

Rezoning Petition Submitted by Jason Osborne and Erica Cuevas (H2522)

There was no public input.

Motion

To approve the staff recommendation.

RESULT: **ADOPTED**
MOVER: Mike Fulford
SECONDER: Justin Noe
AYES: David, Fulford, Holmes and Noe
ABSENT: Birren and McDonald

Rezoning Petition Submitted by Gulf Key Rentals LLC (H2524)

There was no public input.

Motion

To approve with highlighting the requirement for the applicants benefit for drainage and setbacks.

RESULT:	ADOPTED
MOVER:	Mike Fulford
SECONDER:	Justin Noe
AYES:	David, Fulford, Holmes and Noe
ABSENT:	Birren and McDonald

Rezoning Petition Submitted by Thomas Merendino and Rebecca Powell (H2523)

There was no public input.

Motion

To approve the staff recommendation.

RESULT:	ADOPTED
MOVER:	Justin Noe
SECONDER:	Mike Fulford
AYES:	David, Fulford, Holmes and Noe
ABSENT:	Birren and McDonald

COMMISSIONERS AND STAFF ISSUES

The Board and Staff commented on various issues.

ADJOURNMENT

The meeting was adjourned at 10:15 a.m.

UPCOMING MEETINGS

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, October 13, 2025, beginning at 9:00 AM, in the Commission Chambers.