



Hernando County Planning & Zoning Commission

Regular Meeting

Minutes

March 9, 2026

CALL TO ORDER

The public meeting was called to order at 9:00 a.m. on Monday, March 09, 2026, 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> |
|----------------------|--------------------------------------------------|
| Kathryn Birren | Chairwoman |
| Nicholas Holmes | Vice Chairman |
| Steven Markford | 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 | Planning Manager |
| Scott Herring | Public Works Director |
| Scott Rimby | Interim Capital Program Manager |
| Robin Reinhart | Planner I |
| Haydee Padin Alvarez | Community Development Specialist |
| Victoria Via | Agenda Coordinator |

Invocation

Pledge of Allegiance

Poll Commission for Ex Parte Communications

Members McDonald and Noe announced that they had had no ex parte communications concerning the quasi-judicial petitions being considered at this meeting.

Chairwoman Birren, Vice Chairman Holmes, and Member Markford announced the ex parte communications that they had had concerning the quasi-judicial petitions being considered at this meeting.

County Attorney Statement

Administering of the Oath

STAFF ANNOUNCEMENTS

Presentation on Florida Sunshine Law and Ex Parte Communications

APPROVAL/MODIFICATION OF AGENDA

Motion

To approve the Agenda.

| | |
|------------------|--------------------------------------------|
| RESULT: | ADOPTED |
| MOVER: | Justin Noe |
| SECONDER: | Jonathan McDonald |
| AYES: | Birren, Holmes, Markford, McDonald and Noe |

ADOPTION OF THE INFORMATION PACKETS INTO EVIDENCE

Motion

To adopt the information packets info evidence.

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| RESULT: | ADOPTED |
| MOVER: | Justin Noe |
| SECONDER: | Steven Markford |
| AYES: | Birren, Holmes, Markford, McDonald and Noe |

PUBLIC HEARINGS

UNIFIED AGENDA

Approval of Minutes for Regular Meeting of October 09, 2023

Approval of Minutes for Regular Meeting of February 09, 2026

Conditional Plat File # 1504234 Lake Mirage

Special Exception Use Permit Submitted by Yarelis Gonzalez (SE2603)

This item was pulled and voted and on separately.

Conditional Use Permit Petition for a Temporary Structure Submitted by Robert Best (CU2603)

Conditional Use Permit Petition Submitted by Richard and Debra Deroxtro (CU2606)

Motion

To approve the Unified Agenda and pull Agenda Item No. 17214 [Special Exception Use Permit Submitted by Yarelis Gonzalez (SE2603)] to the Standard Agenda.

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| RESULT: | ADOPTED |
| MOVER: | Justin Noe |
| SECONDER: | Steven Markford |
| AYES: | Birren, Holmes, Markford, McDonald and Noe |

STANDARD AGENDA

Special Exception Use Permit Submitted by Yarelis Gonzalez (SE2603)

There was no public input.

Motion

To postpone to a date uncertain with all advertising costs paid by the applicant.

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| RESULT: | ADOPTED |
| MOVER: | Justin Noe |
| SECONDER: | Steven Markford |
| AYES: | Birren, Holmes, Markford, McDonald and Noe |

RECESS/RECONVENE

The Board recessed at 9:20 a.m. and reconvened at 9:25 a.m.

Presentation on the Final Proposed South Brooksville Community Redevelopment Plan

There was no public input.

Motion

To approve.

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| RESULT: | ADOPTED |
| MOVER: | Justin Noe |
| SECONDER: | Jonathan McDonald |
| AYES: | Birren, Holmes, Markford, McDonald and Noe |

RECESS/RECONVENE

The Board recessed at 9:45 a.m. and reconvened at 9:50 a.m.

Rezoning Petition Submitted by Veronica Johnson (H2604)

There was no public input.

Motion

To approve the staff recommendation.

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| RESULT: | ADOPTED |
| MOVER: | Nicholas Holmes |
| SECONDER: | Steven Markford |
| AYES: | Birren, Holmes, Markford, McDonald and Noe |

Master Plan Revision Petition Submitted by ART ERI, LLC (H2607)

The Board accepted public input on this matter.

Motion

To approve the staff recommendation.

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| RESULT: | ADOPTED |
| MOVER: | Justin Noe |
| SECONDER: | Jonathan McDonald |
| AYES: | Birren, Holmes, Markford, McDonald and Noe |

Master Plan Revision Petition Submitted by 15464 Cortez Blvd, LLC (H2541)

The Board accepted public input on this matter.

Motion

To approve the staff recommendation.

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| RESULT: | ADOPTED |
| MOVER: | Justin Noe |
| SECONDER: | Nicholas Holmes |
| AYES: | Birren, Holmes, McDonald and Noe |
| NAYES: | Markford |

RECESS/RECONVENE

The Board recessed at 10:30 a.m. and reconvened at 10:40 a.m.

Rezoning Petition Submitted by Dirt Doctor 11011 LLC (H2550)

The Board accepted public input on this matter.

Motion

To approve the staff recommendation with modifications.

(Note: The Motion pertained to Modified Performance Condition Nos. 14 and 15 as approved by the Planning Department).

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| RESULT: | ADOPTED |
| MOVER: | Nicholas Holmes |
| SECONDER: | Justin Noe |
| AYES: | Holmes, McDonald and Noe |
| NAYES: | Birren and Markford |

RECESS/RECONVENE

The Board recessed at 11:20 a.m. and reconvened at 11:30 a.m.

Rezoning Petition Submitted by Jack Melton Family, Inc (H2540)

The Board accepted public input on this matter.

Member McDonald temporarily left the meeting.

RECESS/RECONVENE

The Board recessed at 1:10 p.m. and reconvened at 1:20 p.m.

Rezoning Petition Submitted by Jack Melton Family, Inc (H2540)

Motion

To approve the staff recommendation with modifications.

(Note: The Motion pertained to Modified Performance Condition Nos. 16, 20, 21, 23, and 24 as approved by the Planning Department).

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| RESULT: | ADOPTED |
| MOVER: | Nicholas Holmes |
| SECONDER: | Jonathan McDonald |
| AYES: | Birren, Holmes, McDonald and Noe |
| NAYES: | Markford |

Rezoning Petition Submitted by Jack Melton Family Inc (H2539)

The Board accepted public input on this matter.

Motion

To approve the staff recommendation with modifications.

(Note: The Motion pertained to Modified Performance Condition Nos. 6, 7, and 8 as approved by the Planning Department).

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| RESULT: | ADOPTED |
| MOVER: | Nicholas Holmes |
| SECONDER: | Justin Noe |
| AYES: | Birren, Holmes, Markford and Noe |
| NAYES: | McDonald |

COMMISSIONERS AND STAFF ISSUES

The Board and staff discussed various issues.

ADJOURNMENT

The meeting was adjourned at 2:30 p.m.

UPCOMING MEETINGS

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, April 13, 2026, beginning at 9:00 AM, in the Commission Chambers