



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 into evidence.

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 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.

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.

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.

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.

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.

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.

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).

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).

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).

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