



# Hernando County

## Planning & Zoning Commission

### Regular Meeting

### Minutes

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June 9, 2025

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### CALL TO ORDER

The public meeting was called to order at 9:00 a.m. on Monday, June 9, 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 on-line at [www.hernandocounty.us](http://www.hernandocounty.us).

<b><u>Attendee Name</u></b>	<b><u>Title</u></b>
Kathryn Birren	Chairwoman
Axl David	Vice Chairman
Nicholas Holmes	Regular Member
Justin Noe	Regular Member
Mike Fulford	Alternate Member
Victoria Anderson	Assistant County Attorney
Omar DePablo	Development Services Director
Kay Griffith	Planning Manager
Michelle Miller	Planner III
Scott Herring	Public Works Director/County Engineer
Scott Rimby	Utilities Development Services Supervisor
Danielle Nigro	Planning and Zoning Operations Manager

### Invocation

### Pledge of Allegiance

### Poll Commission for Ex Parte Communications

Chairwoman Birren and Member Fulford announced that they had had no ex parte communications concerning the quasi-judicial petitions being considered at this meeting.

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

### County Attorney Statement

Assistant County Attorney Victoria advised the Commissioners that any ex parte communications, however received, could play no part in their deliberations.

### Administering of the Oath

**STAFF ANNOUNCEMENTS**

Planner Michelle Miller announced that there was a scrivener's error in the Agenda, and that the Master Plan for Item No. F-1 [Rezoning Petition Submitted by Southern Valley Homes, LLC (H2471)] was incorrect and provided copies to the Board. It was also announced that the Agenda was republished to add Item No. E-2 [CP 1481235 Nichols Property & CP 1491895 Oakview Woods (Nichols) Phase II].

**APPROVAL/MODIFICATION OF AGENDA**

Item Nos. E-3 [CP 1490027 Emerald Creek Phase 2] and E-6 [Approval of Meeting Minutes of May 12 2025] were moved to the Standard Agenda.

**Motion**

To approve the Agenda with changes.

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

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

To adopt the packet into evidence.

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

**PUBLIC HEARINGS****UNIFIED AGENDA**

**CP 1484172 Lake Hideaway Phase 1 Pods E, F, G, & H**

**CP 1481235 Nichols Property & CP 1491895 Oakview Woods (Nichols) Ph II Property**

**CP 1490027 Emerald Creek Phase 2**

This item was pulled moved to the Standard Agenda during approval of the Agenda.

**CP 1487494 Somerset Bay Phase 2 Subdivision**

**CP 1469207 Spring Hill Multi-Commercial Development****Approval of Minutes for Regular Meeting of May 12, 2025**

This item was pulled moved to the Standard Agenda during approval of the Agenda.

**Motion**

To approve the Unified Agenda.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Nicholas Holmes
<b>SECONDER:</b>	Justin Noe
<b>AYES:</b>	Birren, David, Holmes, Fulford and Noe
<b>ABSENT:</b>	McDonald

**STANDARD AGENDA****CP 1490027 Emerald Creek Phase 2**

The Board accepted public input on this matter.

**Motion**

To approve staff recommendation.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Nicholas Holmes
<b>SECONDER:</b>	Justin Noe
<b>AYES:</b>	Birren, David, Holmes, Fulford and Noe
<b>ABSENT:</b>	McDonald

**Approval of Minutes for Regular Meeting of May 12, 2025**

There was no public input.

**Motion**

To approve with modifications.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Justin Noe
<b>SECONDER:</b>	Nicholas Holmes
<b>AYES:</b>	Birren, David, Holmes, Fulford and Noe
<b>ABSENT:</b>	McDonald

**Rezoning Petition Submitted by Southern Valley Homes, LLC (H2471)**

The Board accepted public input on this matter.

**Motion**

To approve with modified conditions as approved by the Planning Department.

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

**Rezoning Petition Submitted by Arsany 66th Street, LLC (H2501)**

The Board accepted public input on this matter.

**Motion**

To approve staff recommendation.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Justin Noe
<b>SECONDER:</b>	Nicholas Holmes
<b>AYES:</b>	David, Holmes and Noe
<b>NAYES:</b>	Birren and Fulford
<b>ABSENT:</b>	McDonald

**RECESS/RECONVENE**

The Board recessed at 10:30 a.m. and reconvened at 10:45 a.m.

**Rezoning Petition Submitted by Sunny Pines of Hernando LLC (H2507)**

The Board accepted public input on this matter.

**Motion**

To approve with modifications as presented.

<b>RESULT:</b>	<b>DEFEATED</b>
<b>MOVER:</b>	Mike Fulford
<b>SECONDER:</b>	Nicholas Holmes
<b>AYES:</b>	Holmes and Fulford
<b>NAYES:</b>	Birren, David and Noe
<b>ABSENT:</b>	McDonald

**Motion**

To approve with modified conditions as approved by the Planning Department.

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

**RECESS/RECONVENE**

The Board recessed at 1:30 p.m. and reconvened at 1:45 p.m.

**Rezoning Petition Submitted by Lance Lowery (H2481)**

There was no public input.

**Motion**

To approve staff recommendation.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Axl David
<b>SECONDER:</b>	Justin Noe
<b>AYES:</b>	Birren, David, Holmes, Fulford and Noe
<b>ABSENT:</b>	McDonald

**Rezoning Petition Submitted by Meridien Development LLC Mark Keschl (H2482)**

The Board accepted public input on this matter.

Chairwoman Birren passed the gavel to Vice Chairman David and temporarily left the meeting, and upon returning shortly thereafter, she resumed the chairmanship.

Member Fulford temporarily left the meeting and returned shortly thereafter.

**Motion**

To approve with modified conditions as approved by the Planning Department.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Nicholas Holmes
<b>SECONDER:</b>	Justin Noe
<b>AYES:</b>	Birren, Holmes and Noe
<b>NAYES:</b>	David and Fulford
<b>ABSENT:</b>	McDonald

**RECESS/RECONVENE**

The Board recessed at 3:35 p.m. and reconvened at 3:40 p.m.

**Rezoning Petition Submitted by Alton B. Wingate (H2505)**

There was no public input.

**Motion**

To approve with modified conditions as approved by the Planning Department.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Axl David
<b>SECONDER:</b>	Mike Fulford
<b>AYES:</b>	Birren, David, Holmes, Fulford and Noe
<b>ABSENT:</b>	McDonald

**Rezoning Petition Submitted by Britton and Kayla Cox (H2511)**

The Board accepted public input on this matter.

**Motion**

To approve staff recommendation.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Justin Noe
<b>SECONDER:</b>	Axl David
<b>AYES:</b>	Birren, David, Holmes, Fulford and Noe
<b>ABSENT:</b>	McDonald

**Rezoning Petition Submitted by Jorge Sabater (H2512)**

There was no public input.

**Motion**

To approve staff recommendation.

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

## **COMMISSIONERS AND STAFF ISSUES**

There were no staff issues.

## **ADJOURNMENT**

The meeting was adjourned at 4:15 p.m.

## **UPCOMING MEETINGS**

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, July 14, 2025, beginning at 9:00 AM, in the Commission Chambers