



# Hernando County Planning & Zoning Commission

## Regular Meeting

### Minutes

April 13, 2026

### CALL TO ORDER

The public meeting was called to order at 9:00 a.m. on Monday, April 13, 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](http://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
Natasha Lopez Perez	Assistant County Attorney
Michelle Miller	Planning Manager
Scott Herring	Public Works Director
Victoria Via	Agenda Coordinator

### Invocation

### Pledge of Allegiance

### Poll Commission for Ex Parte Communications

Chairwoman Birren and Members Holmes, Markford, McDonald and Noe announced that they 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

Planning Manager Miller announced that at the end of the meeting she will give the commission a brief overview of the ordinances that were recently passed.

**APPROVAL/MODIFICATION OF AGENDA**

**Motion**

To approve the Agenda.

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

**ADOPTION OF THE INFORMATION PACKETS INTO EVIDENCE**

**Motion**

To adopt the information packets into evidence.

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

**PUBLIC HEARINGS**

**UNIFIED AGENDA**

**Approval of Minutes for Regular Meeting of March 09, 2026**

**Conditional Plat File # 1514936 Waterford Phase 6**

**Motion**

To approve Unified Agenda.

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

**STANDARD AGENDA**

**Conditional Use Permit Petition Submitted by Kathleen Senn (CU2604)**

There was no public input.

**Motion**

To approve the staff recommendation.

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

**Conditional Use Permit Petition Submitted by Miledy M. Sanchez, Regus A. Rafael, and Johanna Regus f/k/a Johanna Brown (CU2605)**

The Board accepted public input on this matter.

**Motion**

To accept the information packet into evidence.

**RESULT: ADOPTED**  
**MOVER:** Steven Markford  
**SECONDER:** Jonathan McDonald  
**AYES:** Birren, Holmes, Markford, McDonald and Noe

**Motion**

To approve the staff recommendations.

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

**Special Exception Permit Petition Submitted by Daryl Bryant and Mildred Carlton (SE2604)**

The Board accepted public input on this matter.

**Motion**

To approve the staff recommendation.

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

**RECESS/RECONVENE**

The Board recessed at 10:05 a.m. and reconvened at 10:15 a.m.

**Special Exception Permit Petition Submitted by Yarelis Gonzalez (SE2603)**

The Board accepted public input on this matter.

**Motion**

To approve the staff recommendation.

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

**Master Plan Revision Petition Submitted by Wal-Mart Stores East, L.P. (H2609)**

Member McDonald temporarily left the meeting and returned shortly thereafter.

There was no public input.

**Motion**

To approve the staff recommendation with modifications.

(Note: The motion pertained to Modified Performance Condition No. 10 as approved by the Planning Department).

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Justin Noe
<b>SECONDER:</b>	Steven Markford
<b>AYES:</b>	Birren, Holmes, Markford, McDonald and Noe

**COMMISSIONERS AND STAFF ISSUES**

The Board and staff commented on various issues.

**ADJOURNMENT**

The meeting was adjourned at 11:35 a.m.

**UPCOMING MEETINGS**

**The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, May 11, 2026, beginning at 9:00 AM, in the Commission Chambers**