



Hernando County

Planning & Zoning Commission

Regular Meeting

Minutes

August 11, 2025

CALL TO ORDER

The public meeting was called to order at 9:00 a.m. on Monday, August 11, 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>
Jonathan McDonald	Regular Member, Acting Chairman
Mike Fulford	Alternate Member
Nicholas Holmes	Regular Member
Xenia Pino	Alternate 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	Planner III
Todd Crosby	Interim Public Works Director/County Engineer
Scott Rimby	Utilities Development Services Supervisor
Veda Ramirez	Health and Human Services Director
Danielle Nigro	Manager of Administration
Victoria Via	Agenda Coordinator

Chairwoman Birren, Vice Chairman David and Member Noe were not present at the meeting.

Member Holmes was not present when the meeting began.

Member McDonald served as Acting Chairman for this meeting.

Invocation

Pledge of Allegiance

Poll Commission for Ex Parte Communications

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

Acting Chairman McDonald announced that he had had ex parte communications concerning the quasi-judicial petitions being considered at this meeting.

County Attorney Statement

Assistant County Attorney Michael 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**

Planner Michelle Miller announced that the application regarding, The Home Depot (H2521), was advertised, but withdrawn by the applicant prior to publishing the agenda; that Member Holmes would be recusing himself for Item No. 16241 [Rezoning Petition Submitted by Hernando County on behalf of YouThrive (H2530)], and that citizen correspondence for Item No. 16236 [Rezoning Petition Submitted by Society Hill Capital Partner LLC (H2420)] was provided to the Board.

APPROVAL/MODIFICATION OF AGENDA**Motion**

To approve the agenda.

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

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

To adopt the packets into evidence.

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

PUBLIC HEARINGS**UNIFIED AGENDA****CP 1497705 Waverly Grove**

There was no public input.

Motion

To approve the staff recommendation.

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

CP 1498214 Rolling Rock

There was no public input.

Motion

To postpone to a date certain of September 8, 2025.

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

CP 1494521 Seville Phase 1

There was no public input.

Motion

To postpone to a date certain of September 8, 2025.

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

STANDARD AGENDA**Rezoning Petition Submitted by Society Hill Capital Partner LLC (H2420)**

The Board accepted public input on this matter.

Member Holmes joined the meeting.

Alternate Member Pino temporarily left the meeting and returned shortly thereafter.

Alternate Member Fulford temporarily left the meeting and returned shortly thereafter.

Motion

To deny.

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

RECESS/RECONVENE

The Board recessed at 11:40 a.m. and reconvened at 11:55 a.m.

Conditional Use Permit Petition Submitted by Robert Grange (SE2502)

There was no public input.

Motion

To postpone to a date certain of September 8, 2025.

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

Special Exception Use Permit Petition Submitted by Old Florida Forever, LLC, Joseph Conrad (SE2506)

There was no public input.

Motion

To approve the staff recommendation.

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

Special Exception Use Permit Petition Submitted by Cynthia Tarapani, Tarapani Planning Strategies (SE2508)

There was no public input.

Motion

To approve the staff recommendation.

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

Special Exception Use Permit Petition Submitted by Chinwendu Calis Nnagbo (SE2509)

There was no public input.

Motion

To approve the staff recommendation with modifications.

(Note: The motion pertained to Modified Performance Condition No. 5 as approved by the Planning Department.)

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

Special Exception Use Permit Petition Submitted by Joseph and Sonja Regan (SE2510)

There was no public input.

Alternate Member Pino made the following Motion:

Motion

To approve the staff recommendation.

The Motion died for lack of a second.

Alternate Member Fulford made the following Motion:

Motion

To deny.

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

Rezoning Petition Submitted by Ady Garcia Rabeiro and Samuel Medina Rivera (H2519)

There was no public input.

Motion

To approve.

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

RECESS/RECONVENE

The Board recessed at 12:55 p.m. and reconvened at 1:00 p.m.

Rezoning Petition Submitted by Casey Cane, Trustee, 6191 Lockhart Road Land Trust (H2520)

The Board accepted public input on this matter.

Motion

To deny.

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

Rezoning Petition Submitted by Hernando County on behalf of YouThrive (H2530)

Member Holmes recused himself from voting due to a conflict of interest resulting from his business ownership of property.

The Board accepted public input on this matter.

Motion

To approve.

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

COMMISSIONERS AND STAFF ISSUES

Commission and Staff discussed various topics.

Alternate Member Pino temporarily left the meeting and returned shortly thereafter.

ADJOURNMENT

The meeting was adjourned at 1:35 p.m.

UPCOMING MEETINGS

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, September 8, 2025, beginning at 9:00 AM, in the Commission Chambers.