



Hernando County
Planning & Zoning Commission
Regular Meeting
Minutes

July 13, 2026

CALL TO ORDER

The public meeting was called to order at 9:00 a.m. on Monday, July 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.

<u>Attendee Name</u>	<u>Title</u>
Nicholas Holmes	Acting Chairman
Steven Markford	Regular Member
Jonathan McDonald	Regular Member
Mike Fulford	Alternate Member
Xenia Pino	Alternate Member
James Lipsey	Ex Officio Non-voting Member (School Board Rep.)
Natasha Lopez Perez	Assistant County Attorney
Omar DePablo	Development Services Director
Kay Griffith	Planning Manager
Scott Herring	Public Works Director
Scott Rimby	Capital Program Manager
Victoria Via	Agenda Coordinator

Member Justin Noe was not present for today's meeting.

Invocation

Pledge of Allegiance

Poll Commission for Ex Parte Communications

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

Chairman Holmes announced the ex parte communications that he had had 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**

Omar DePablo, Development Services Director, announced that many items on today's agenda are from the new TYLER software system.

APPROVAL/MODIFICATION OF AGENDA**Motion**

To approve the Agenda.

RESULT:	ADOPTED
MOVER:	Mike Fulford
SECONDER:	Jonathan McDonald
AYES:	Holmes, Fulford, Markford, McDonald and Pino
ABSENT:	Noe

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

To adopt the information packets into evidence.

RESULT:	ADOPTED
MOVER:	Mike Fulford
SECONDER:	Jonathan McDonald
AYES:	Holmes, Fulford, Markford, McDonald and Pino
ABSENT:	Noe

PUBLIC HEARINGS**UNIFIED AGENDA**

Approval of Minutes for Regular Meeting of September 11, 2023

Approval of Minutes for Regular Meeting of June 08, 2026

Conditional Plat File # 1514955 Shady Oaks North Subdivision

Conditional Plat File # 1507064 Waterfall Park Subdivision

Conditional Plat File # 1500973 Rivard Subdivision

Motion

To approve the Unified Agenda.

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

STANDARD AGENDA

Special Exception Use Permit Petition Submitted by Pablo Barrozo (SE2607)

The Board accepted public input on this matter.

Motion

To deny.

RESULT: ADOPTED
MOVER: Mike Fulford
SECONDER: Jonathan McDonald
AYES: Holmes, Fulford, Markford, McDonald and Pino
ABSENT: Noe

RECESS/RECONVENE

The Board recessed at 9:35 a.m. and reconvened at 9:45 a.m.

Rezoning Petition Submitted by Jacqueline Commons, LLC (H2617)

There was no public input.

Motion

To approve the staff recommendations with modifications.

(Note: The motion pertained to Modified Performance Condition Nos. 4 and 11 as approved by the Planning Department).

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

Rezoning Petition Submitted by Edwin Santiago and Ileen Febus (H2610)

There was no public input.

Motion

To approve the staff recommendation with modifications.

(Note: The motion pertained to Modified Performance Condition Nos. 1 and 7 as approved by the Planning Department).

RESULT:	ADOPTED
MOVER:	Mike Fulford
SECONDER:	Jonathan McDonald
AYES:	Holmes, Fulford, Markford, McDonald and Pino
ABSENT:	Noe

Mater Plan Revision Petition Submitted by Mavis Tire Supply, LLC, on Behalf of Glen Lakes Station II, LLC (REZ0000202026)

There was no public input.

Motion

To deny.

RESULT:	ADOPTED
MOVER:	Mike Fulford
SECONDER:	Jonathan McDonald
AYES:	Holmes, Fulford, Markford and McDonald
NAYES:	Pino
ABSENT:	Noe

RECESS/RECONVENE

The Board recessed at 10:20 a.m. and reconvened at 10:30 a.m.

Rezoning Petition Submitted by Instead, LLC, and CEA Development, Inc. (REZ00002102026)**RECESS/RECONVENE**

The Board recessed at 11:45 a.m. and reconvened at 11:50 a.m.

Upon reconvening Member McDonald was not present. He returned shortly thereafter.

**Rezoning Petition Submitted by Insteada, LLC, and CEA Development, Inc.
(REZ00002102026)**

The Board accepted public input on this matter.

Alternate Member Fulford made the following Motion:

Motion

To deny.

The Motion failed.

Alternate Member Pino made the following Motion:

Motion

To approve the staff recommendation.

The Motion failed.

Member McDonald made the following Motion:

Motion

To deny.

RESULT:	ADOPTED
MOVER:	Jonathan McDonald
SECONDER:	Mike Fulford
AYES:	Holmes, Fulford and McDonald
NAYES:	Markford and Pino
ABSENT:	Noe

COMMISSIONERS AND STAFF ISSUES

The Board commented on various issues.

ADJOURNMENT

The meeting was adjourned at 12:15 p.m.

UPCOMING MEETINGS

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, August 17, 2026, beginning at 9:00 AM, in the Commission Chambers