



Hernando County Planning & Zoning Commission

Regular Meeting

Minutes

May 11, 2026

CALL TO ORDER

The public meeting was called to order at 9:00 a.m. on Monday, May 11, 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
Justin Noe	Regular Member
Xenia Pino	Alternate 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	Capital Program Manager
Victoria Via	Agenda Coordinator

Vice Chairman Jonathan McDonald and Member Steven Markford were not present for the meeting.

Invocation

Pledge of Allegiance

Poll Commission for Ex Parte Communications

Chairwoman Birren announced that she had had ex parte communications concerning the quasi-judicial petitions being considered at this meeting

Member Noe and Alternate Member Pino 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 Michelle Miller announced that Item Nos. 17465 [Rezoning Petition Submitted by Land Supplier, LLC (H2339)] and 17456 [Master Plan Revision Submitted by Southeast Investments, Inc., On Behalf of Jacobsen Property Investment, LLC; Christopher Gandy; and William Samuelson and Melissa Samuelson (H2605)] had requested to be postponed to June 8, 2026 Planning and Zoning Commission Meeting by Staff.

APPROVAL/MODIFICATION OF AGENDA

Motion

To approve the Agenda.

RESULT:	ADOPTED
MOVER:	Justin Noe
SECONDER:	Xenia Pino
AYES:	Birren, Noe and Pino
ABSENT:	Holmes, Markford and McDonald

ADOPTION OF THE INFORMATION PACKETS INTO EVIDENCE

Motion

To adopt the information packets into evidence.

RESULT:	ADOPTED
MOVER:	Justin Noe
SECONDER:	Xenia Pino
AYES:	Birren, Noe and Pino
ABSENT:	Holmes, Markford and McDonald

PUBLIC HEARINGS

UNIFIED AGENDA

Approval of Minutes for Regular Meeting of April 13, 2026

Approval of Minutes for Regular Meeting of August 14, 2023

Motion

To approve the Unified Agenda.

RESULT:	ADOPTED
MOVER:	Justin Noe
SECONDER:	Xenia Pino
AYES:	Birren, Noe and Pino
ABSENT:	Holmes, Markford and McDonald

STANDARD AGENDA

Motion

To move Item Nos. 17465 [Rezoning Petition Submitted by Land Supplier, LLC (H2339)] and 17456 [Master Plan Revision Submitted by Southeast Investments, Inc., On Behalf of Jacobsen Property Investment, LLC; Christopher Gandy; and William Samuelson and Melissa Samuelson (H2605)] to the beginning of the Standard Agenda.

RESULT:	ADOPTED
MOVER:	Justin Noe
SECONDER:	Xenia Pino
AYES:	Birren, Noe and Pino
ABSENT:	Holmes, Markford and McDonald

Rezoning Petition Submitted by Land Supplier, LLC (H2339)

There was no public input.

Motion

To postpone to June 8, 2026 with all readvertising costs as responsibility of the applicant.

RESULT:	ADOPTED
MOVER:	Justin Noe
SECONDER:	Xenia Pino
AYES:	Birren, Noe and Pino
ABSENT:	Holmes, Markford and McDonald

Master Plan Revision Submitted by Southeast Investments, Inc., On Behalf of Jacobsen Property Investment, LLC; Christopher Gandy; and William Samuelson and Melissa Samuelson (H2605)

There was no public input.

Motion

To postpone to a future hearing date.

RESULT:	ADOPTED
MOVER:	Justin Noe
SECONDER:	Xenia Pino
AYES:	Birren, Noe and Pino
ABSENT:	Holmes, Markford and McDonald

Special Exception Use Permit Petition Submitted by A Technological Advantage, Inc., d/b/a ATA Career Education a/k/a ATA College On Behalf of Spring Hill Associates, LLLP, f/k/a Spring Hill Associates, LTD (SE2605)

There was no public input.

Motion

To approve the staff recommendation.

RESULT:	ADOPTED
MOVER:	Justin Noe
SECONDER:	Xenia Pino
AYES:	Birren, Noe and Pino
ABSENT:	Holmes, Markford and McDonald

Special Exception Use Permit Petition Submitted by Old Florida Forever, LLC (SE2606)

The Board accepted public input on this matter.

Motion

To deny.

RESULT:	ADOPTED
MOVER:	Justin Noe
SECONDER:	Xenia Pino
AYES:	Birren, Noe and Pino
ABSENT:	Holmes, Markford and McDonald

Rezoning Petition Submitted by Land Supplier, LLC (H2339)

This item was voted on earlier in the meeting.

Rezoning Petition Submitted by Williams Realty and Investments Inc. (H2603)

RECESS/RECONVENE

The Board recessed at 9:35 a.m. and reconvened at 9:40 a.m.

Rezoning Petition Submitted by Williams Realty and Investments Inc. (H2603)

There was no public input.

Motion

To postpone to June 8, 2026.

RESULT:	ADOPTED
MOVER:	Justin Noe
SECONDER:	Xenia Pino
AYES:	Birren, Noe and Pino
ABSENT:	Holmes, Markford and McDonald

Master Plan Revision Submitted by Southeast Investments, Inc., On Behalf of Jacobsen Property Investment, LLC; Christopher Gandy; and William Samuelson and Melissa Samuelson (H2605)

This item was voted on earlier in the meeting.

Rezoning Petition Submitted by Legendary Realty Services, Inc. (H2612)

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. 7 as approved by the Planning Department.)

RESULT:	ADOPTED
MOVER:	Justin Noe
SECONDER:	Xenia Pino
AYES:	Birren, Noe and Pino
ABSENT:	Holmes, Markford and McDonald

Rezoning Petition Submitted by Windy Southall and Henry Southall (H2614)

There was no public input.

Motion

To approve the staff recommendation.

RESULT: **ADOPTED**
MOVER: Xenia Pino
SECONDER: Justin Noe
AYES: Birren, Noe and Pino
ABSENT: Holmes, Markford and McDonald

RECESS/RECONVENE

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

Master Plan Revision Petition Submitted by Palmwood Holdings LLC (H2615)

The Board accepted public input on this matter.

Motion

To approve the staff recommendation.

RESULT: **ADOPTED**
MOVER: Xenia Pino
SECONDER: Justin Noe
AYES: Birren, Noe and Pino
ABSENT: Holmes, Markford and McDonald

Rezoning Petition Submitted by Hernando Investments, Inc. (H2616)

The Board accepted public input on this matter.

Motion

To approve the staff recommendation.

RESULT: **ADOPTED**
MOVER: Justin Noe
SECONDER: Xenia Pino
AYES: Birren, Noe and Pino
ABSENT: Holmes, Markford and McDonald

COMMISSIONERS AND STAFF ISSUES

No issues to discuss.

ADJOURNMENT

The meeting was adjourned at 10:50 a.m.

UPCOMING MEETINGS

The next regular meeting of the Planning and Zoning Commission is scheduled

for Monday, June 08, 2026, beginning at 9:00 AM, in the Commission Chambers