



Hernando County

Planning & Zoning Commission

Regular Meeting

Minutes

January 12, 2026

CALL TO ORDER

The public meeting was called to order at 9:00 a.m. on Monday, January 12, 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
Mike Fulford	Alternate Member
Nicholas Holmes	Regular Member
Jonathan McDonald	Regular Member
Justin Noe	Regular Member
James Lipsey	Ex Officio Non-voting Member (School Board Rep.)
Scott Herring	Public Works Director
Michelle Miller	Senior Planner
Natasha Lopez Perez	Assistant County Attorney
Scott Rimby	Utilities Development Services Supervisor
Victoria Via	Agenda Coordinator

Invocation

Pledge of Allegiance

Poll Commission for Ex Parte Communications

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

Regular Members Holmes, McDonald, and Noe announced the ex parte communications that they 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

Senior Planner Michelle Miller announced that we received Citizen Correspondence after the Agenda was posted for Agenda Item Nos. 16909 [Conditional Use Permit Petition Submitted by Lee Pedone (CU2514)] and 16910 [Master Plan Revision Petition Submitted by Dire Wolf Holdings, LLC (H2545)].

Senior Planner Michelle Miller announced we received a Petitioner's Request for Agenda Item No. 16911 [Master Plan Revision Petition Submitted by SV Tampa Land LP (H2549)].

Senior Planner Michelle Miller announced that our new Planning and Zoning Commission Member will be selected and starting on February 9, 2026.

Election of Chair of the Planning and Zoning Commission for 2026**Election of Vice Chair of the Planning and Zoning Commission for 2026****Motion**

To postpone to a date certain of February 9, 2026.

RESULT:	ADOPTED
MOVER:	Justin Noe
SECONDER:	Jonathan McDonald
AYES:	Birren, Fulford, Holmes, McDonald and Noe

APPROVAL/MODIFICATION OF AGENDA**Motion**

To approve the Agenda.

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

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

To adopt information packets into evidence.

RESULT:	ADOPTED
MOVER:	Mike Fulford
SECONDER:	Justin Noe
AYES:	Birren, Fulford, Holmes, McDonald and Noe

PUBLIC HEARINGS**UNIFIED AGENDA**

Approval of Minutes for Regular Meeting of June 12, 2023

Approval of Minutes for Regular Meeting of July 10, 2023

Approval of Minutes for Regular Meeting of October 7, 2024

Approval of Minutes for Regular Meeting of December 8, 2025

Motion

To approve the Unified Agenda.

RESULT:	ADOPTED
MOVER:	Mike Fulford
SECONDER:	Justin Noe
AYES:	Birren, Fulford, Holmes, McDonald and Noe

STANDARD AGENDA

Conditional Use Permit Petition Submitted by Bryan A. Pell and Nancy L. Pell (CU2511)

There was no public input.

Motion

To approve the staff recommendation.

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

Conditional Use Permit Petition Submitted by Brian Colon and Suzanne Colon (CU2512)

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

There was no public input.

Motion

To approve the staff recommendation.

RESULT: **ADOPTED**
MOVER: Justin Noe
SECONDER: Mike Fulford
AYES: Birren, Fulford, McDonald and Noe
RECUSED: Holmes

Conditional Use Permit Petition Submitted by Lee Pedone (CU2514)

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. 14 and 15 as approved by the Planning Department.)

RESULT: **ADOPTED**
MOVER: Mike Fulford
SECONDER: Justin Noe
AYES: Birren, Fulford, Holmes, McDonald and Noe

RECESS/RECONVENE

The Board recessed at 10:20 a.m. and reconvened at 10:35 a.m.

Master Plan Revision Petition Submitted by Dire Wolf Holdings, LLC (H2545)

The Board accepted public input on this matter.

RECESS/RECONVENE

The Board recessed at 11:10 a.m. and reconvened at 11:15 a.m.

Master Plan Revision Petition Submitted by Dire Wolf Holdings, LLC (H2545)

Regular Member Justin Noe left the meeting.

Motion

To approve the staff recommendation.

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

RECESS/RECONVENE

The Board recessed at 12:20 p.m. and reconvened at 12:30 p.m.

Master Plan Revision Petition Submitted by SV Tampa Land LP (H2549)

The Board accepted public input on this matter.

Regular Member Jonathan McDonald temporarily left the meeting and returned shortly thereafter.

Motion

To approve the staff recommendation with modifications.

(Note: The motion pertained to Modified Performance Condition Nos. 5 as approved by the Planning Department.)

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

RECESS/RECONVENE

The Board recessed at 1:55 p.m. and reconvened at 2:00 p.m.

Rezoning Petition Submitted by Dirt Doctor 11011, LLC (H2552)

There was no public input.

Motion

To approve the staff recommendation.

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

Master Plan Revision Petition Submitted by Solid Rock Property Group (H2555)

There was no public input.

Motion

To approve the staff recommendation.

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

Master Plan Revision Petition Submitted by Joseph Pastore (H2554)

There was no public input.

RECESS/RECONVENE

The Board recessed at 2:10 p.m. and reconvened at 2:15 p.m.

Master Plan Revision Petition Submitted by Joseph Pastore (H2554)**Motion**

To approve the staff recommendation.

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

COMMISSIONERS AND STAFF ISSUES

The Board commented on various issues.

ADJOURNMENT

The meeting was adjourned at 2:30 p.m.

UPCOMING MEETINGS

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