



Hernando County Planning & Zoning Commission

Regular Meeting

Minutes

June 8, 2026

CALL TO ORDER

The public meeting was called to order at 9:00 a.m. on Monday, June 08, 2026 in the John Law Ayers Room, Government Center, Brooksville, Florida. This meeting was advertised in the Hernando Sun newspaper and the Aenda Pcket was available online at www.hernandocounty.us.

<u>Attendee Name</u>	<u>Title</u>
Nicholas Holmes	Acting Chairman
Jonathan McDonald	Regular Member
Steven Markford	Regular Member
Justin Noe	Regular Member
Mike Fulford	Alternate Member
Lashaundra Ellison	Planner II
Natasha Lopez Perez	Assistant County Attorney
Valerie Pianta	Economic Development Director
Michelle Miller	Planning Manager
Scott Herring	Public Works Director/County Engineer
Scott Rimby	Utilities Development Services Supervisor
Victoria Via	Agenda Coordinator

Chairwoman Birren was not in attendance for today's meeting.

Invocation

Pledge of Allegiance

Poll Commission for Ex Parte Communications

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

Chairman Holmes and Alternate Member Fulford 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

Michelle Miller, Planning Manager, announced that Jim Lipsey, School Board Representative, was not in attendance. She also announced that Lashaundra Ellison, Planner II, was in attendance.

APPROVAL/MODIFICATION OF AGENDA

Motion

To approve the Agenda.

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

ADOPTION OF THE INFORMATION PACKETS INTO EVIDENCE

Motion

To adopt the information packets into evidence.

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

PUBLIC HEARINGS

UNIFIED AGENDA

Approval of Minutes for Regular Meeting of November 13, 2023

Approval of Minutes for Regular Meeting of May 11, 2026

Motion

To approve the Unified Agenda.

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

STANDARD AGENDA

Conditional Use Permit Petition Submitted by Ronald J. Pollack and Nathan Pollack (CU2607)

There was no public input.

Motion

To approve the staff recommendation.

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

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 approve the staff recommendation with modifications.

(Note: The Motion pertained to Modified Performance Condition No. 20 as approved by the Planning Department).

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

RECESS/RECONVENE

The Board recessed at 9:40 a.m. and reconvened at 9:50 a.m.

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

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. 9 , 10, and 11 as approved by the Planning Department).

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

RECESS/RECONVENE

The Board recessed at 11:00 a.m. and reconvened at 11:05 a.m.

Rezoning Petition Submitted by Land Supplier, LLC (H2339)

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, 8 and 13 as approved by the Planning Department).

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

Rezoning Petition Submitted by M and S Enterprises of Central Florida, LLC (H2618)

There was no public input.

Motion

To approve with modifications.

(Note: The Motion pertained to Modified Performance Condition Nos. 2 and 10 as approved by the Planning Department).

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

Master Plan Revision Submitted by One Hernando, LLC (REZ0000262026)

There was no public input.

Motion

To approve the staff recommendation.

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

COMMISSIONERS AND STAFF ISSUES

The Board and staff commented on various issues.

ADJOURNMENT

The meeting was adjourned at 12:30 p.m.

UPCOMING MEETINGS

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