



Hernando County

Planning & Zoning Commission

Regular Meeting

Minutes

June 9, 2025

CALL TO ORDER

The public meeting was called to order at 9:00 a.m. on Monday, June 9, 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 on-line at www.hernandocounty.us.

<u>Attendee Name</u>	<u>Title</u>
Kathryn Birren	Chairwoman
Axl David	Vice Chairman
Nicholas Holmes	Regular Member
Justin Noe	Regular Member
Mike Fulford	Alternate Member
Victoria Anderson	Assistant County Attorney
Omar DePablo	Development Services Director
Kay Griffith	Planning Manager
Michelle Miller	Planner III
Scott Herring	Public Works Director/County Engineer
Scott Rimby	Utilities Development Services Supervisor
Danielle Nigro	Planning and Zoning Operations Manager

Invocation

Pledge of Allegiance

Poll Commission for Ex Parte Communications

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

Members David, Holmes and Noe announced that they had had ex parte communications concerning the quasi-judicial petitions being considered at this meeting.

County Attorney Statement

Assistant County Attorney Victoria advised the Commissioners that any ex parte communications, however received, could play no part in their deliberations.

Administering of the Oath

STAFF ANNOUNCEMENTS

Planner Michelle Miller announced that there was a scrivener's error in the Agenda, and that the Master Plan for Item No. F-1 [Rezoning Petition Submitted by Southern Valley Homes, LLC (H2471)] was incorrect and provided copies to the Board. It was also announced that the Agenda was republished to add Item No. E-2 [CP 1481235 Nichols Property & CP 1491895 Oakview Woods (Nichols) Phase II].

APPROVAL/MODIFICATION OF AGENDA

Item Nos. E-3 [CP 1490027 Emerald Creek Phase 2] and E-6 [Approval of Meeting Minutes of May 12 2025] were moved to the Standard Agenda.

Motion

To approve the Agenda with changes.

RESULT:	ADOPTED
SECONDER:	Justin Noe
AYES:	Birren, David, Holmes, Fulford and Noe
ABSENT:	McDonald

ADOPTION OF THE INFORMATION PACKETS INTO EVIDENCE

Motion

To adopt the packet into evidence.

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

PUBLIC HEARINGS

UNIFIED AGENDA

CP 1484172 Lake Hideaway Phase 1 Pods E, F, G, & H

CP 1481235 Nichols Property & CP 1491895 Oakview Woods (Nichols) Ph II Property

CP 1490027 Emerald Creek Phase 2

This item was pulled moved to the Standard Agenda during approval of the Agenda .

CP 1487494 Somerset Bay Phase 2 Subdivision

CP 1469207 Spring Hill Multi-Commercial Development

Approval of Minutes for Regular Meeting of May 12, 2025

This item was pulled moved to the Standard Agenda during approval of the Agenda.

Motion

To approve the Unified Agenda.

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

STANDARD AGENDA**CP 1490027 Emerald Creek Phase 2****Motion**

To approve staff recommendation.

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

Approval of Minutes for Regular Meeting of May 12 2025**Motion**

To approve with modifications.

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

Rezoning Petition Submitted by Southern Valley Homes, LLC (H2471)

The Board accepted public input on this matter.

Motion

To approve with modified conditions as approved by the Planning Department.

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

Rezoning Petition Submitted by Arsany 66th Street, LLC (H2501)

The Board accepted public input on this matter.

Motion

To approve staff recommendation.

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

RECESS/RECONVENE

The Board recessed at 1:30 p.m. and reconvened at 1:45 p.m.

Rezoning Petition Submitted by Sunny Pines of Hernando LLC (H2507)

The Board accepted public input on this matter.

Motion

To approve with modifications as presented.

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

Motion

To approve with modified conditions as approved by the Planning Department.

RESULT: **ADOPTED**
SECONDER: Justin Noe
AYES: Birren, David, Holmes, Fulford and Noe
ABSENT: McDonald

RECESS/RECONVENE

The Board recessed at 10:30 a.m. and reconvened at 10:45 a.m.

Rezoning Petition Submitted by Lance Lowery (H2481)

There was no public input.

Motion

To approve staff recommendation.

RESULT:	ADOPTED
MOVER:	Axl David
SECONDER:	Justin Noe
AYES:	Birren, David, Holmes, Fulford and Noe
ABSENT:	McDonald

Rezoning Petition Submitted by Meridien Development LLC Mark Keschl (H2482)

The Board accepted public input on this matter.

Chairwoman Birren passed the gavel to Vice Chairman David and temporarily left the meeting, and upon returning shortly thereafter, she resumed the chairwomanship.

Member Fulford temporarily left the meeting and returned shortly thereafter.

Motion

To approve with modified conditions as approved by the Planning Department.

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

RECESS/RECONVENE

The Board recessed at 3:35 p.m. and reconvened at 3:40 p.m.

Rezoning Petition Submitted by Alton B. Wingate (H2505)

There was no public input.

Motion

To approve with modified conditions as approved by the Planning Department.

RESULT:	ADOPTED
MOVER:	Axl David
AYES:	Birren, David, Holmes, Fulford and Noe
ABSENT:	McDonald

Rezoning Petition Submitted by Britton and Kayla Cox (H2511)

The Board accepted public input on this matter.

Motion

To approve staff recommendation.

RESULT:	ADOPTED
MOVER:	Justin Noe
SECONDER:	Axl David
AYES:	Birren, David, Holmes, Fulford and Noe
ABSENT:	McDonald

Rezoning Petition Submitted by Jorge Sabater (H2512)

There was no public input.

Motion

To approve staff recommendation.

RESULT:	ADOPTED
MOVER:	Justin Noe
AYES:	Birren, David, Holmes, Fulford and Noe
ABSENT:	McDonald

COMMISSIONERS AND STAFF ISSUES

There were no staff issues.

ADJOURNMENT

The meeting was adjourned at 4:15 p.m.

UPCOMING MEETINGS

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, July 14, 2025, beginning at 9:00 AM, in the Commission Chambers.