



Hernando County
Planning & Zoning Commission
Regular Meeting
Minutes

February 10, 2025

CALL TO ORDER

The public meeting was called to order at 9:00 AM on Monday, February 10, 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 online 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
Xenia Pino	Alternate Member
James Lipsey	Ex Officio Non-voting Member (School Board Rep.)
Melissa Tartaglia	Assistant County Attorney
Omar DePablo	Development Services Director
KayMarie Griffith	Planning Manager
Scott Herring	Public Works Director/County Engineer
Scott Rimby	Utilities Development Services Supervisor
Danielle Nigro	Agenda Coordinator

Regular Member McDonald was absent for this meeting.

Invocation

Pledge of Allegiance

Poll Commission for Ex Parte Communications

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

Members Holmes 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 Tartaglia 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**

Development Services Director Omar DePablo announced that Agenda Item No. 15481 [Special Exception Use Permit Petition Submitted by Future MX LLC (SE2412)] had been moved to the Standard Agenda.

APPROVAL/MODIFICATION OF AGENDA**Motion**

To approve the Agenda with changes.

(Note: Agenda Item No. 15481 [Special Exception Use Permit Petition Submitted by Future Mx LLC (SE2412)] was moved to the Standard Agenda.)

RESULT:	ADOPTED
MOVER:	Nicholas Holmes
SECONDER:	Axl David
AYES:	Birren, David, Holmes, Noe and Pino
ABSENT:	McDonald

RECESS/RECONVENE

The Board recessed at 9:05 a.m. and reconvened at 9:10 a.m.

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

To adopt the information packets into evidence.

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

PUBLIC HEARINGS**UNIFIED AGENDA****Special Exception Use Permit Petition Submitted by Future MX LLC (SE2412)**

This item was pulled and moved to the Standard Agenda.

STANDARD AGENDA**Special Exception Use Permit Petition Submitted by Future MX LLC (SE2412)**

Member David temporarily left the meeting and returned shortly after.

The Board accepted public input on this matter.

Motion

To approve the staff recommendation with Modified Performance Conditions as approved by the Planning Department.

(Note: The Motion pertained to Modified Performance Condition No. 5 and addition of Performance Condition Nos. 8 and 9 as approved by the Planning Department.)

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

RECESS/RECONVENE

The Board recessed at 11:10 a.m. and reconvened at 11:25 a.m.

Rezoning Petition Submitted by Mohammed Abuhamra (H2468)

There was no public input.

Motion

To approve the staff recommendation.

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

Master Plan Revision Petition Submitted by Ocean Bleu (H2469)

The Board accepted public input on this matter.

Motion

To approve the staff recommendation with Modified Performance Conditions.

(Note: The Motion pertained to Modified Performance Condition No. 9 as approved by the Planning Department.)

RESULT:	ADOPTED
MOVER:	Nicholas Holmes
SECONDER:	Axl David
AYES:	Birren, David, Holmes, Noe and Pino
ABSENT:	McDonald

Master Plan Revision Petition Submitted by Southern Valley Homes, LLC (H2470)

The Board accepted public input on this matter.

Motion

To approve the staff recommendation.

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

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

The Board accepted public input on this matter.

Motion

To postpone to a date certain of April 14, 2025.

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

Rezoning Petition Submitted by David Griner (H2472)

Member Noe temporarily left the meeting and returned shortly thereafter.

The Board accepted public input on this matter.

Alternate Member Pino temporarily left the meeting and returned shortly thereafter.

Motion

To approve the staff recommendation with Modified Performance Conditions.

(Note: The Motion pertained to Modified Performance Conditions Nos. 5 and 10 as approved by the Planning Department.)

RESULT:	ADOPTED
MOVER:	Axl David
SECONDER:	Nicholas Holmes
AYES:	Birren, David, Holmes, Noe and Pino
ABSENT:	McDonald

RECESS/RECONVENE

The Board recessed at 1:15 p.m. and reconvened at 1:20 p.m.

Re-Establish Master Plan Petition Submitted by Hilltop 408, LLC (H2474)

There was no public input.

Motion

To approve the staff recommendation.

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

COMMISSIONERS AND STAFF COMMENTS

The Commission and Staff commented on various issues.

ADJOURNMENT

The meeting was adjourned at 1:45 p.m.

UPCOMING MEETINGS

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, March 10, 2025, beginning at 9:00 AM, in the Commission Chambers.