



**Hernando County**  
**Planning & Zoning Commission**  
**Regular Meeting**  
**Minutes**

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**February 10, 2025**

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**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](http://www.hernandocounty.us).

| <b><u>Attendee Name</u></b> | <b><u>Title</u></b>                              |
|-----------------------------|--------------------------------------------------|
| 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.)

|                  |                                     |
|------------------|-------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED</b>                      |
| <b>MOVER:</b>    | Nicholas Holmes                     |
| <b>SECONDER:</b> | Axl David                           |
| <b>AYES:</b>     | Birren, David, Holmes, Noe and Pino |
| <b>ABSENT:</b>   | 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.

|                  |                                     |
|------------------|-------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED</b>                      |
| <b>MOVER:</b>    | Nicholas Holmes                     |
| <b>SECONDER:</b> | Justin Noe                          |
| <b>AYES:</b>     | Birren, David, Holmes, Noe and Pino |
| <b>ABSENT:</b>   | 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.

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**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.)

|                  |                                     |
|------------------|-------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED</b>                      |
| <b>MOVER:</b>    | Justin Noe                          |
| <b>SECONDER:</b> | Xenia Pino                          |
| <b>AYES:</b>     | Birren, David, Holmes, Noe and Pino |
| <b>ABSENT:</b>   | 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.

|                  |                                     |
|------------------|-------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED</b>                      |
| <b>MOVER:</b>    | Axl David                           |
| <b>SECONDER:</b> | Justin Noe                          |
| <b>AYES:</b>     | Birren, David, Holmes, Noe and Pino |
| <b>ABSENT:</b>   | 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.)

|                  |                                     |
|------------------|-------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED</b>                      |
| <b>MOVER:</b>    | Axl David                           |
| <b>SECONDER:</b> | Nicholas Holmes                     |
| <b>AYES:</b>     | Birren, David, Holmes, Noe and Pino |
| <b>ABSENT:</b>   | 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.

|                  |                                     |
|------------------|-------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED</b>                      |
| <b>MOVER:</b>    | Nicholas Holmes                     |
| <b>SECONDER:</b> | Justin Noe                          |
| <b>AYES:</b>     | Birren, David, Holmes, Noe and Pino |
| <b>ABSENT:</b>   | 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.