



# Hernando County

## Planning & Zoning Commission

### Regular Meeting

### Minutes

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March 10, 2025

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### CALL TO ORDER

The public meeting was called to order at 9:10 AM on Monday, March 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).

<u>Attendee Name</u>	<u>Title</u>
Kathryn Birren	Chairwoman
Axl David	Vice Chairman
Nicholas Holmes	Regular Member
Jonathan McDonald	Regular Member
Justin Noe	Regular Member
Mike Fulford	Alternate Member, Non Voting
James Lipsey	Ex Officio Non Voting Member (School District Representative)
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	Agenda Coordinator

### Invocation

### Pledge of Allegiance

### Poll Commission for Ex Parte Communications

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

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

### County Attorney Statement

Assistant County Attorney Victoria Anderson 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. 15607 [Rezoning Petition Submitted by Hemchan Rohit and Khamella Rohit (H2480)] had been requested to be postponed by staff.

**Rezoning Petition Submitted by Hemchan Rohit and Khamella Rohit (H2480)****Motion**

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

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Jonathan McDonald
<b>SECONDER:</b>	Nicholas Holmes
<b>AYES:</b>	Birren, David, Holmes, McDonald and Noe
<b>NON VOTING:</b>	Fulford

**APPROVAL/MODIFICATION OF AGENDA****Motion**

To approve the agenda.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Nicholas Holmes
<b>SECONDER:</b>	Justin Noe
<b>AYES:</b>	Birren, David, Holmes, McDonald and Noe
<b>NON VOTING:</b>	Fulford

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

To adopt the information packets into evidence with changes.

(Note: Changes to the agenda packet that was submitted to the P&Z included written information regarding cases to be considered and citizen correspondence which needed to be accepted into evidence for the hearing.)

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Nicholas Holmes
<b>SECONDER:</b>	Justin Noe
<b>AYES:</b>	Birren, David, Holmes, McDonald and Noe
<b>NON VOTING:</b>	Fulford

**PUBLIC HEARINGS****UNIFIED AGENDA****CP 1468310 Scott & Sons Subdivision****Special Exception Use Permit Petition Submitted by TransAtlantic Properties, Inc.  
(SE2413)****Motion**

To approve the Unified Agenda.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Axl David
<b>SECONDER:</b>	Justin Noe
<b>AYES:</b>	Birren, David, Holmes, McDonald and Noe
<b>NON VOTING:</b>	Fulford

**STANDARD AGENDA****Rezoning Petition Submitted by Joshua Whitney (H2438)**

The Board accepted public input on this matter.

Member McDonald temporarily left the meeting and returned shortly thereafter.

**Motion**

To deny.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Nicholas Holmes
<b>SECONDER:</b>	Justin Noe
<b>AYES:</b>	Birren, David, Holmes, McDonald and Noe
<b>NON VOTING:</b>	Fulford

**RECESS/RECONVENE**

The Board recessed at 11:00 a.m. and reconvened at 11:15 a.m.

**Rezoning Petition Submitted by Rick Blount & Company (H2479)**

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. 8 and 9 as approved by the Planning Department.)

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

### **Rezoning Petition Submitted by Hemchan Rohit and Khamella Rohit (H2480)**

This item was pulled and voted on during staff announcements.

### **Reestablish Master Plan Petition Submitted by Rivard Development, LLC (H2510)**

Member David temporarily left the meeting and returned shortly thereafter.

The Board accepted public input on this matter.

Member 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 No.19a as approved by the Planning Department.)

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

## **COMMISSIONERS AND STAFF COMMENTS**

The Commission and Staff commented on various items.

Member McDonald left the meeting.

## **ADJOURNMENT**

The meeting was adjourned at 1:15 p.m.

## **UPCOMING MEETINGS**

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