



Hernando County

Planning & Zoning Commission

Regular Meeting

Minutes

February 9, 2026

CALL TO ORDER

The public meeting was called to order at 9:00 a.m. on Monday, February 9, 2026, 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 |
| Nicholas Holmes | Vice Chairman |
| Steven Markford | Regular Member |
| Jonathan McDonald | Regular Member |
| Justin Noe | Regular Member |
| Natasha Lopez Perez | Assistant County Attorney |
| Todd Crosby | County Engineer |
| Scott Rimby | Utilities Development Services Supervisor |
| Michelle Miller | Senior Planner |
| Victoria Via | Agenda Coordinator |

Steven Markford was introduced as the newest Member of the Planning and Zoning Commission.

Invocation

Pledge of Allegiance

Poll Commission for Ex Parte Communications

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

Vice Chairman Holmes, Members McDonald, 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 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

Election of Chair of the Planning and Zoning Commission for 2026

Motion

To Nominate Kathryn Birren as chairwomen.

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| RESULT: | ADOPTED |
| MOVER: | Justin Noe |
| SECONDER: | Nicholas Holmes |
| AYES: | Birren, Holmes, Markford, McDonald and Noe |

Election of Vice Chair of the Planning and Zoning Commission for 2026

Motion

To nominate Nicholas Holmes as Vice Chair.

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| RESULT: | ADOPTED |
| MOVER: | Justin Noe |
| SECONDER: | Jonathan McDonald |
| AYES: | Birren, Holmes, Markford, McDonald and Noe |

RECESS/RECONVENE

The Board recessed at 9:55 a.m. and reconvened at 10:05 a.m.

STAFF ANNOUNCEMENTS

Senior Planner Michelle Miller announced that Item Nos. 17117 [Special Exception Use Permit Petition Submitted by Evelyn Gonzalez (SE2601)] and 17113 [Master Plan Revision and Rezoning Petition Submitted by Granger Development LLC (H2509)] had requested to be withdrawn by the petitioners. It was also announced that Item Nos. 17115 [Rezoning Petition Submitted by Jack Melton Family Inc (H2539)] and 17116 [Rezoning Petition Submitted by Jack Melton Family, Inc (H2540)] had requested a postponement by the petitioner to March 9, 2026.

APPROVAL/MODIFICATION OF AGENDA

Motion

To approve the Agenda.

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| RESULT: | ADOPTED |
| MOVER: | Jonathan McDonald |
| SECONDER: | Justin Noe |
| AYES: | Birren, Holmes, Markford, McDonald and Noe |

ADOPTION OF THE INFORMATION PACKETS INTO EVIDENCE

Motion

To adopt the information packets into evidence.

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| RESULT: | ADOPTED |
| MOVER: | Justin Noe |
| SECONDER: | Nicholas Holmes |
| AYES: | Birren, Holmes, Markford, McDonald and Noe |

PUBLIC HEARINGS

UNIFIED AGENDA

Approval of Minutes for Regular Meeting of January 12, 2026

CP 1500882 Verona Hills

Motion

To approve the Unified Agenda.

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| RESULT: | ADOPTED |
| MOVER: | Justin Noe |
| SECONDER: | Steven Markford |
| AYES: | Birren, Holmes, Markford, McDonald and Noe |

STANDARD AGENDA

Special Exception Use Permit Petition Submitted by Evelyn Gonzalez (SE2601)

The Board accepted public input on this matter.

Motion

To approve the Withdrawal.

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| RESULT: | ADOPTED |
| MOVER: | Justin Noe |
| SECONDER: | Jonathan McDonald |
| AYES: | Birren, Holmes, Markford, McDonald and Noe |

Special Exception Use Permit Petition Submitted by Julie Vadell and Sabato Del Pozzo (SE2602)

There was no public input.

Motion

To deny.

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| RESULT: | ADOPTED |
| MOVER: | Jonathan McDonald |
| SECONDER: | Nicholas Holmes |
| AYES: | Holmes, Markford, McDonald and Noe |
| NAYES: | Birren |

RECESS/RECONVENE

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

Conditional Use Permit Petition Submitted by Robert Creekmore and Antoinette Creekmore (H2601)

There was no public input.

Motion

To approve the staff recommendation.

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| RESULT: | ADOPTED |
| MOVER: | Justin Noe |
| SECONDER: | Nicholas Holmes |
| AYES: | Birren, Holmes, Markford, McDonald and Noe |

Conditional Use Permit Petition Submitted by Mary Roland (CU2602)

There was no public input.

Motion

To approve the staff recommendations with modifications.

(Note: The motion pertains to the Modified Performance Condition No. 7 as approved by the planning department.)

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| RESULT: | ADOPTED |
| MOVER: | Justin Noe |
| SECONDER: | Steven Markford |
| AYES: | Birren, Holmes, Markford and Noe |
| NAYES: | McDonald |

Master Plan Revision and Rezoning Petition Submitted by Granger Development LLC (H2509)

There was no public input.

Motion

To approve the withdrawal.

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| RESULT: | ADOPTED |
| MOVER: | Justin Noe |
| SECONDER: | Nicholas Holmes |
| AYES: | Birren, Holmes, Markford, McDonald and Noe |

Rezoning Petition Submitted by APC Towers LLC (c/o Mattaniah S. Jahn, P.A.) (H2529)

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

The Board accepted public input on this matter.

Motion

To approve the staff recommendations.

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| RESULT: | DEFEATED |
| MOVER: | Justin Noe |
| SECONDER: | Nicholas Holmes |
| AYES: | Holmes and Noe |
| NAYES: | Birren, Markford and McDonald |

Motion

To approve the staff recommendations.

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| RESULT: | ADOPTED |
| MOVER: | Justin Noe |
| SECONDER: | Nicholas Holmes |
| AYES: | Birren, Holmes, Markford, McDonald and Noe |

RECESS/RECONVENE

The Board recessed at 11:45 a.m. and reconvened at 11:55 a.m.

Rezoning Petition Submitted by Jack Melton Family Inc (H2539)

There was no public input.

Motion

To postpone to a date certain of March 9, 2026.

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| RESULT: | ADOPTED |
| MOVER: | Justin Noe |
| SECONDER: | Jonathan McDonald |
| AYES: | Birren, Holmes, Markford, McDonald and Noe |

Rezoning Petition Submitted by Jack Melton Family, Inc (H2540)

There was no public input.

Motion

To postpone to a date certain of March 9, 2026.

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| RESULT: | ADOPTED |
| MOVER: | Justin Noe |
| SECONDER: | Steven Markford |
| AYES: | Birren, Holmes, Markford, McDonald and Noe |

COMMISSIONERS AND STAFF ISSUES

The Board and staff discussed various issues.

ADJOURNMENT

The meeting was adjourned at 12:00 p.m.

UPCOMING MEETINGS

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, March 09, 2026, beginning at 9:00 AM, in the Commission Chambers