



Hernando County

Planning & Zoning Commission

Regular Meeting

Minutes

November 10, 2025

CALL TO ORDER

The public meeting was called to order at 9:00 a.m. on Monday, November 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
Mike Fulford	Alternate Member
Nicholas Holmes	Regular Member
Justin Noe	Regular Member
James Lipsey	Ex Officio Non-voting Member (School Board Rep.)
Kay Griffith	Planning Manager
Scott Herring	Public Works Director/County Engineer
Michelle Miller	Senior Planner
Natasha Lopez Perez	Assistant County Attorney
Scott Rimby	Utilities Development Services Supervisor
Victoria Via	Agenda Coordinator

Regular Member Jonathan McDonald was not present at the meeting.

Invocation

Pledge of Allegiance

Member Noe announced that today marks the 250th Birthday of the United States Marine Corps and expressed gratitude to all who have served, past and present.

Poll Commission for Ex Parte Communications

Chairwoman Birren, 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.

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 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**STAFF ANNOUNCEMENTS**

Senior Planner Michelle Miller announced that Item No. 16660 [Conditional Use Permit Petition Submitted by Pamela Merrill (CU2506)], 16649 [Rezoning Petition Submitted by Medhat Kodsi (H2477)], and 16652 [Rezoning Petition Submitted by Richard Roach and Kimberly Roach (H2535)] had requested to be postponed by Staff. It was also announced that Item No. 16639 [Master Plan Revision and Rezoning Petition Submitted by Granger Development LLC (H2509)] had requested a postponement.

APPROVAL/MODIFICATION OF AGENDA**Motion**

To approve the Agenda.

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

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

To adopt the information packets into evidence.

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

PUBLIC HEARINGS**UNIFIED AGENDA**

Approval of Minutes for Regular Meeting of November 4, 2024

Approval of Minutes for Regular Meeting of December 9, 2024

Approval of Minutes for Regular Meeting of January 13, 2025**Approval of Minutes for Regular Meeting of February 10, 2025****Approval of Minutes for Regular Meeting of October 13, 2025****Conditional Plat File # 1498214 Rolling Rock****Motion**

To approve the staff recommendation regarding the Unified Agenda.

RESULT: ADOPTED**MOVER:** Mike Fulford**SECONDER:** Justin Noe**AYES:** Holmes, Birren, David, Fulford and Noe**ABSENT:** McDonald**STANDARD AGENDA****Special Exception Use Permit Petition Submitted by Steven Berry and Christina Berry (SE2514)**

The Board accepted public input on this matter.

Alternate Member Fulford made the following Motion:

Motion

To approve the staff recommendation.

The Motion died for lack of a second.

Member David made the following Motion:

Motion

To deny.

RESULT: ADOPTED**MOVER:** Axl David**SECONDER:** Nicholas Holmes**AYES:** Holmes, Birren and David**NAYES:** Fulford and Noe**ABSENT:** McDonald**RECESS/RECONVENE**

The Board recessed at 10:10 a.m. and reconvened at 10:15 a.m.

Conditional Use Permit Petition Submitted by Pamela Merrill (CU2506)

There was no public input.

Motion

To postpone to a date uncertain.

RESULT: ADOPTED**MOVER:** Justin Noe**SECONDER:** Nicholas Holmes**AYES:** Holmes, Birren, David, Fulford and Noe**ABSENT:** McDonald**Master Plan Revision and Rezoning Petition Submitted by Granger Development LLC (H2509)**

There was no public input.

Motion

To postpone to a date certain of February 2025.

RESULT: ADOPTED**MOVER:** Axl David**SECONDER:** Justin Noe**AYES:** Holmes, Birren, David, Fulford and Noe**ABSENT:** McDonald**Rezoning Petition Submitted by Medhat Kodsi (H2477)**

There was no public input.

Motion

To postpone to a date certain of December 8, 2025.

RESULT: ADOPTED**MOVER:** Justin Noe**SECONDER:** Mike Fulford**AYES:** Holmes, Birren, David, Fulford and Noe**ABSENT:** McDonald**Rezoning Petition Submitted by Richard Roach and Kimberly Roach (H2535)**

There was no public input.

Motion

To postpone to a date certain of December 8, 2025.

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

Conditional Use Permit Petition Submitted by Roberto & Andrea Heinz (CU2507)

There was no public input.

Motion

To approve the staff recommendation.

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

Conditional Use Permit Petition Submitted by Francis McLaughlin (CU2508)

There was no public input.

Motion

To approve the staff recommendation.

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

Conditional Use Permit Petition Submitted by BWR FL, LLC (CU2509)

The Board accepted public input on this matter.

Motion

To approve the staff recommendation with modifications.

(Note: The motion pertained to Modified Performance Condition No. 6 as approved by the Planning Department.)

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

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

This item was pulled and voted on earlier in the Agenda.

Rezoning and Master Plan Revision Petition Submitted by 520 SW 15 Street LLC (H2527)

The Board accepted public input on this matter.

Member Noe temporarily left the meeting and returned shortly thereafter.

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

RECESS/RECONVENE

The Board recessed at 12:00 p.m. and reconvened at 12:15 p.m.

Rezoning and Master Plan Revision Petition Submitted by 520 SW 15 Street LLC (H2527)**Motion**

To approve the staff recommendation with modifications.

(Note: The motion pertained to Modified Performance Condition Nos. 9 and 10 as approved by the Planning Department.)

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

Rezoning Petition Submitted by Medhat Kodsi (H2477)

This item was pulled and voted on earlier in the Agenda.

Rezoning Petition Submitted by Aaron Lee Branham Sr. (H2534)

There was no public input.

Motion

To approve the staff recommendation.

RESULT: ADOPTED**MOVER:** Nicholas Holmes**SECONDER:** Mike Fulford**AYES:** Holmes, Birren, David, Fulford and Noe**ABSENT:** McDonald**Rezoning Petition Submitted by Richard Roach and Kimberly Roach (H2535)**

This item was pulled and voted on earlier in the Agenda.

Rezoning Petition Submitted by Ville Di Toscana (Robert Bozzi) (H2536)

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

There was no public input.

Motion

To approve the staff recommendation with modifications.

(Note: The motion pertained to Modified Performance Condition No. 16 as approved by the Planning Department.)

RESULT: ADOPTED**MOVER:** Nicholas Holmes**SECONDER:** Justin Noe**AYES:** Holmes, Birren, David, Fulford and Noe**ABSENT:** McDonald**Rezoning Petition Submitted by Erran O' Donnell, Sasha Ripa, David E Soch and Maria C. Soch (H2537)**

There was no public input.

Motion

To approve the staff recommendation.

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

Master Plan Revision Petition Submitted by Sand Ridge Hernando 47, LLC (H2542)

Member David temporarily left the meeting and returned shortly thereafter.

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. 17 and 19 as approved by the Planning Department.)

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

RECESS/RECONVENE

The Board recessed at 12:20 p.m. and reconvened at 12:30 p.m.

Master Plan Revision Submitted by Goettle Special Services Co (H2543)

There was no public input.

Motion

To approve the staff recommendation with modifications.

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

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

Rezoning Petition Submitted by Maine Drilling and Blasting Inc (H2544)

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. 7, 8 and 9 as approved by the Planning Department.)

RESULT: **ADOPTED**

MOVER: Mike Fulford

SECONDER: Justin Noe

AYES: Holmes, Birren, David, Fulford and Noe

ABSENT: McDonald

RECESS/RECONVENE

The Board recessed at 3:30 p.m. and reconvened at 3:40 p.m.

COMMISSIONERS AND STAFF ISSUES**Construction Drawing Requirements and Landscaping Buffers for Livability at the Edges Presentation Submitted by Kay Griffith and Sabrina Dugan with SwiftGov.ai**

The Board commented on the presentation.

ADJOURNMENT

The meeting was adjourned at 4:25 p.m.

UPCOMING MEETINGS

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, December 8, 2025, beginning at 9:00 AM, in the Commission Chambers