



Hernando County
Planning & Zoning Commission
Regular Meeting
Minutes

April 13, 2026

CALL TO ORDER

The public meeting was called to order at 9:00 a.m. on Monday, April 13, 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
Michelle Miller	Planning Manager
Scott Herring	Public Works Director
Victoria Via	Agenda Coordinator

Invocation

Pledge of Allegiance

Poll Commission for Ex Parte Communications

Chairwoman Birren and Members Holmes, Markford, McDonald and Noe announced that they had had no ex parte communications 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

Planning Manager Miller announced that at the end of the meeting she will give the commission a brief overview of the ordinances that were recently passed.

APPROVAL/MODIFICATION OF AGENDA**Motion**

To approve the Agenda.

RESULT:	ADOPTED
MOVER:	Nicholas Holmes
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.

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

PUBLIC HEARINGS**UNIFIED AGENDA**

Approval of Minutes for Regular Meeting of March 09, 2026

Conditional Plat File # 1514936 Waterford Phase 6

Motion

To approve Unified Agenda.

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

STANDARD AGENDA

Conditional Use Permit Petition Submitted by Kathleen Senn (CU2604)

There was no public input.

Motion

To approve the staff recommendation.

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

Conditional Use Permit Petition Submitted by Miledy M. Sanchez, Regus A. Rafael, and Johanna Regus f/k/a Johanna Brown (CU2605)

The Board accepted public input on this matter.

Motion

To accept the information packet into evidence.

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

Motion

To approve the staff recommendations.

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

Special Exception Permit Petition Submitted by Daryl Bryant and Mildred Carlton (SE2604)

The Board accepted public input on this matter.

Motion

To approve the staff recommendation.

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

RECESS/RECONVENE

The Board recessed at 10:05 a.m. and reconvened at 10:15 a.m.

Special Exception Permit Petition Submitted by Yarelis Gonzalez (SE2603)

The Board accepted public input on this matter.

Motion

To approve the staff recommendation.

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

Master Plan Revision Petition Submitted by Wal-Mart Stores East, L.P. (H2609)

Member McDonald temporarily left the meeting and returned shortly thereafter.

There was no public input.

Motion

To approve the staff recommendation with modifications.

(Note: The motion pertained to Modified Performance Condition No. 10 as approved by the Planning Department).

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

COMMISSIONERS AND STAFF ISSUES

The Board and staff commented on various issues.

ADJOURNMENT

The meeting was adjourned at 11:35 a.m.

UPCOMING MEETINGS

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, May 11, 2026, beginning at 9:00 AM, in the Commission Chambers