



Hernando County

Planning & Zoning Commission

Regular Meeting

Minutes

December 8, 2025

CALL TO ORDER

The public meeting was called to order at 9:00 a.m. on Monday, December 8, 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
Jonathan McDonald	Regular Member
James Lipsey	Ex Officio Non-voting Member (School Board Rep.)
Natasha Lopez Perez	Assistant County Attorney
Michelle Miller	Senior Planner
Nichole Street	Planner II
William Hunt	Planner I
Erin Kluis - Briggs	Grant Manager
Casey Stepp	Grant Writer
Christopher Linsbeck	Community Services Director
Scott Herring	Public Works Director/County Engineer
Scott Rimby	Utilities Development Services Supervisor
Victoria Via	Agenda Coordinator

Regular Member Justin Noe was not present at the meeting.

Invocation

Pledge of Allegiance

Poll Commission for Ex Parte Communications

Members David, Holmes, McDonald, 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 announced the ex parte communications that she 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 Planner II Nichole Street and Planner I William Hunt were in attendance today.

APPROVAL/MODIFICATION OF AGENDA**Motion**

To approve the Agenda.

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

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

To adopt the information packets into evidence.

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

PUBLIC HEARINGS**UNIFIED AGENDA**

CP 1490384 Parkway Townhomes

CP 1502177 Suncoast Pines

Approval of Minutes for Regular Meeting of November 10, 2025

Motion

To approve the Unified Agenda.

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

STANDARD AGENDA

Special Exception Use Permit Petition Submitted by David L Merritt and Lynette M. Merritt (SE2512)

The Board accepted public input on this matter.

Member McDonald temporarily left the meeting and returned shortly thereafter.

Motion

To deny.

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

RECESS/RECONVENE

The Board recessed at 10:30 a.m. and reconvened at 10:40 a.m.

Member McDonald was not present when the meeting reconvened.

Conditional Use Permit Petition Submitted by Pamela Merrill (CU2506)

There was no public input.

Motion

To approve the staff recommendation.

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

Conditional Use Permit Petition Submitted by Christy Halbert and Troy Sweat (CU2513)

Member McDonald returned to the meeting.

The Board accepted public input on this matter.

Motion

To approve the staff recommendation.

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

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. 11 as approved by the Planning Department).

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

There was no public input.

Motion

To approve the staff recommendation.

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

Rezoning Petition Submitted by Lisa Tabbert (H2546)

The Board accepted public input on this matter.

Motion

To deny.

RESULT: ADOPTED**MOVER:** Mike Fulford**SECONDER:** Axl David**AYES:** Holmes, David, Fulford and McDonald**NAYES:** Birren**ABSENT:** Noe**Rezoning Petition Submitted by Lydia M Cruz (H2548)**

There was no public input.

Motion

To approve the staff recommendation.

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

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

Rezoning Petition Submitted by Soffron Holdings, LLC (H2551)

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

Rezoning Petition Submitted by APD Advanced Stabilization LLC (d/b/a APD Foundation Repair) (H2553)

There was no public input.

Motion

To approve the staff recommendation.

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

COMMISSIONERS AND STAFF ISSUES

Presentation of Weeki Wachee Preserve Phase 1 Project

There was Board consensus to allow public input.

The Board accept public input on this matter, with four comments in favor and none dissenting regarding the project.

Presentation on Draft Ordinance Regulations Governing Vacation Rentals and Transient Lodging Establishments

The Board commented on the presentation.

The Board accepted public input on this matter.

There was Board consensus to present this item to the Board of County Commissioners.

The Board and Staff commented on various issues.

ADJOURNMENT

The meeting was adjourned at 1:10 p.m.

UPCOMING MEETINGS

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, January 12, 2026, beginning at 9:00 AM, in the Commission Chambers