



**Hernando County**  
**Planning & Zoning Commission**  
**Regular Meeting**  
**Minutes**

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**September 8, 2025**

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**CALL TO ORDER**

The public meeting was called to order at 9:00 a.m. on Monday, September 08, 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).

<b><u>Attendee Name</u></b>	<b><u>Title</u></b>
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.)
Michael Cowan	Assistant County Attorney
Omar DePablo	Development Services Director
Kay Griffith	Planning Manager
Michelle Miller	Senior Planner
Lashaundra Ellison	Planner II
Todd Crosby	Interim Public Works Director/County Engineer
Scott Rimby	Utilities Development Services Supervisor
Danielle Nigro	Manager of Administration
Victoria Via	Agenda Coordinator

Chairwoman Kathryn Birren and Member Jonathan McDonald were not present at the meeting.

**Invocation**

**Pledge of Allegiance**

**Poll Commission for Ex Parte Communications**

Vice Chairman 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 Cowan 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 Planner Lashaundra Ellison is in attendance for today's meeting.

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

To approve the Agenda with changes.

(Note. Agenda Item No.16381 [Approval of the Minutes for Regular Meeting of August 11, 2025] was pulled for Board Discussion)

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

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

To adopt the information packets into evidence.

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

**PUBLIC HEARINGS****UNIFIED AGENDA**

**Approval of Minutes for Regular Meeting of March 10, 2025**

**Approval of Minutes for Regular Meeting of July 14, 2025**

**Approval of Minutes for Regular Meeting of August 11, 2025**

This item was pulled and voted on separately.

**CP 1498214 Rolling Rock**

This item was pulled and voted on separately.

**CP 1494521 Seville Phase 1**

This item was pulled and voted on separately.

**CP 1491789 Woodland Oaks****CP 1494792 Whispering Oaks****Motion**

To approve the Unified Agenda with changes.

(Note: Item No. 16381 [Approval of the Minutes for Regular Meeting of August 11, 2025], 16375 [CP 1498214 Rolling Rock], and 16375 [Seville Phase 1] were pulled for Board Discussion.

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

**Approval of Minutes for Regular Meeting of August 11, 2025**

There was no public input.

**Motion**

To approve the Minutes for Regular Meeting of August 11, 2025.

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

**CP 1498214 Rolling Rock**

There was no public input.

**Motion**

To postpone to a date certain of November 10, 2025.

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

**CP 1494521 Seville Phase 1**

The Board accepted public input on this matter.

**Motion**

To approve the staff recommendation.

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

**STANDARD AGENDA****Special Exception Use Permit Petition Submitted by Robert Grange (SE2502)**

There was no public input.

There was Board consensus to acknowledge the withdrawal of the petition by the applicant.

**Conditional Use Permit Petition Submitted by Blaire Hottinger (CU2504)**

There was no public input.

Member Noe temporarily left the meeting and returned shortly thereafter.

**Motion**

To approve the staff recommendation.

**RESULT:**       **ADOPTED**  
**MOVER:**       Mike Fulford  
**SECONDER:** Justin Noe  
**AYES:**        David, Fulford, Holmes and Noe  
**ABSENT:**      Birren and 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 November 10, 2025, with advertising costs to be paid by applicant.

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

**Rezoning Petition Submitted by Jason Osborne and Erica Cuevas (H2522)**

There was no public input.

**Motion**

To approve the staff recommendation.

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

**Rezoning Petition Submitted by Gulf Key Rentals LLC (H2524)**

There was no public input.

**Motion**

To approve with highlighting the requirement for the applicants benefit for drainage and setbacks.

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

**Rezoning Petition Submitted by Thomas Merendino and Rebecca Powell (H2523)**

There was no public input.

**Motion**

To approve the staff recommendation.

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

**COMMISSIONERS AND STAFF ISSUES**

The Board and Staff commented on various issues.

**ADJOURNMENT**

The meeting was adjourned at 10:15 a.m.

**UPCOMING MEETINGS**

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, October 13, 2025, beginning at 9:00 AM, in the Commission Chambers.