



Hernando County
Planning & Zoning Commission
Regular Meeting
Minutes

October 13, 2025

CALL TO ORDER

The public meeting was called to order at 9:00 a.m. on Monday, October 13, 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
Nicholas Holmes	Regular Member
Jonathan McDonald	Regular Member
Justin Noe	Regular Member
James Lipsey	Ex Officio Non-voting Member (School Board Rep.)
Natasha Lopez Perez	Assistant County Attorney
Michelle Miller	Senior Planner
Scott Herring	Public Works Director/County Engineer
Gordon Onderdonk	Utilities Director
Scott Rimby	Utilities Development Services Supervisor
Danielle Nigro	Manager of Administration
Victoria Via	Agenda Coordinator

Invocation

Pledge of Allegiance

Poll Commission for Ex Parte Communications

Chairwoman Birren and Members Holmes, McDonald, and Noe announced that they had had ex parte communications concerning the quasi-judicial petitions being considered at this meeting.

Member David announced that he 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**

Senior Planner Michelle Miller announced that Item No. 16465 [Presentation of Draft Ordinance Amending Article VII of Chapter 28 of the Hernando County Code of Ordinances related to Groundwater Protection, Wellhead and Special Protection Areas and Draft Resolution Amending Location of Wellhead Protection Areas and Special Protection Areas Map] was a Presentation not a Public Hearing Item.

APPROVAL/MODIFICATION OF AGENDA**Motion**

To approve the Agenda.

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

PUBLIC HEARINGS**UNIFIED AGENDA****2026 Planning and Zoning Commission Meeting Schedule****Approval of Minutes for Regular Meeting of September 8, 2025****Conditional Plat for File No. 1500784 Glen Lakes Commons Phase 2**

This item was pulled and voted on separately.

Motion

To approve Item Nos. 16503 [2026 Planning and Zoning Commission Meeting Schedule] and 16544 [Approval of Minutes for Regular Meeting of September 8, 2025].

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

STANDARD AGENDA

Conditional Plat for File No. 1500784 Glen Lakes Commons Phase 2

The Board accepted public input on this matter.

Motion

To approve the staff recommendation.

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

Conditional Use Permit Petition Submitted by Robert and Tammie Thorne (CU2505)

The Board accepted public input on this matter.

Motion

To approve the staff recommendation.

RESULT:	ADOPTED
MOVER:	Justin Noe
SECONDER:	Axl David
AYES:	Birren, David, Holmes, McDonald and Noe

Rezoning Petition Submitted by Riopelle Properties, LLC (H2526)

The Board accepted public input on this matter.

Motion

To approve with modifications.

(Note: The motion pertained to Modified Performance Condition Nos. 15, 16, and 29 as approved by the Planning Department).

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

RECESS/RECONVENE

The Board recessed at 10:35 a.m. and reconvened at 10:45 a.m.

Rezoning Petition Submitted by EFE, Inc. (H2532)

There was no public input.

Motion

To approve the staff recommendation.

RESULT:	ADOPTED
MOVER:	Axl David
SECONDER:	Justin Noe
AYES:	Birren, David, Holmes, McDonald and Noe

Rezoning Petition Submitted by Robert L. Davis Jr and Tonda J. Davis (H2525)

There was no public input.

Motion

To approve the staff recommendation.

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

Rezoning Petition Submitted by David Kato, D.R. Horton (H2531)

The Board accepted public input on this matter.

Motion

To deny.

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

Presentation of Draft Ordinance Amending Article VII of Chapter 28 of the Hernando County Code of Ordinances related to Groundwater Protection, Wellhead and Special Protection Areas and Draft Resolution Amending Location of Wellhead Protection Areas and Special Protection Areas Map

The Board gave consensus to forward the presentation to the Board of County Commissioners.

COMMISSIONERS AND STAFF ISSUES

No topics were discussed.

ADJOURNMENT

The meeting was adjourned at 11:30 a.m.

UPCOMING MEETINGS

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, November 10, 2025, beginning at 9:00 AM, in the Commission Chambers.