



Hernando County
Planning & Zoning Commission
Regular Meeting
Minutes

April 14, 2025

CALL TO ORDER

The public meeting was called to order at 9:00 a.m. on Monday, April 14, 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 on-line 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
Mike Fulford	Alternate Member
Xenia Pino	Alternate Member
James Lipsey	Ex Officio Non-voting Member (School Board Rep.)
Victoria Anderson	Assistant County Attorney
Omar DePablo	Development Services Director
Kay Griffith	Planning Manager
Scott Herring	Public Works Director/County Engineer
Scott Rimby	Utilities Development Services Supervisor
Danielle Nigro	Planning and Zoning Operations Manager

Alternate Member Xenia Pino was not present when the meeting began.

Invocation

Pledge of Allegiance

Poll Commission for Ex Parte Communications

Members David and McDonald announced that they had had no ex parte communications concerning the quasi-judicial petitions being considered at this meeting.

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

County Attorney Statement

Assistant County Attorney Victoria Anderson advised the Commissioners that any ex parte communications, however received, could play no part in their deliberations.

Administering of the Oath**STAFF ANNOUNCEMENTS**

Development Services Director Omar DePablo requested Agenda Item No. 15747 [Special Exception Use Permit Petition Submitted by CM Home Builders, Inc. by Victor Molina, Vice President (SE-25-01)] to be moved to Standard Agenda.

APPROVAL/MODIFICATION OF AGENDA**Motion**

To approve the agenda with changes.

(Note: Item No. 15747 [Special Exception Use Permit Petition Submitted by CM Home Builders, Inc. by Victor Molina, Vice President SE-25-01]) was moved to Standard Agenda.

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

ADOPTION OF INFORMATION PACKETS INTO EVIDENCE**Motion**

To adopt the packet into evidence.

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

PUBLIC HEARINGS**UNIFIED AGENDA**

Special Exception Use Permit Petition Submitted by CM Home Builders, Inc. by Victor Molina, Vice President (SE-25-01)

This item was moved to Standard Agenda during approval of the Agenda.

STANDARD AGENDA

Special Exception Use Permit Petition Submitted by CM Home Builders, Inc. by Victor Molina, Vice President (SE-25-01)

Alternate Member Xenia Pino joined the meeting.

The Board accepted public input on this matter.

Member McDonald temporarily left the meeting and returned shortly thereafter.

Motion

To deny.

RESULT:	ADOPTED
MOVER:	Jonathan McDonald
SECONDER:	Axl David
AYES:	Birren, David, Holmes, McDonald and Noe
NON VOTING:	Fulford and Pino

RECESS/RECONVENE

The Board recessed at 10:30 a.m. and reconvened at 10:45 a.m.

Rezoning Petition Submitted by Society Hill Capital Partner LLC (H-24-20)

There was no public input.

Motion

To postpone to a date certain of August 11, 2025.

RESULT:	ADOPTED
MOVER:	Jonathan McDonald
SECONDER:	Justin Noe
AYES:	Birren, David, Holmes, McDonald and Noe
NON VOTING:	Fulford and Pino

Rezoning Petition Submitted by Southern Valley Homes, LLC (H-24-71)

There was no public input.

Motion

To postpone to a date uncertain.

RESULT: **ADOPTED**
MOVER: Axl David
SECONDER: Jonathan McDonald
AYES: Birren, David, Holmes, McDonald and Noe
NON VOTING:Fulford and Pino

Rezoning Petition Submitted by Francisco Herrera (H-24-76)

There was no public input.

Motion

To postpone to a date certain of May 12, 2025.

RESULT: **ADOPTED**
MOVER: Jonathan McDonald
SECONDER: Justin Noe
AYES: Birren, David, Holmes, McDonald and Noe
NON VOTING:Fulford and Pino

COMMISSIONERS AND STAFF ISSUES

The Commission and Staff commented on various issues.

ADJOURNMENT

Motion

To adjourn.

RESULT: **ADOPTED**
MOVER: Jonathan McDonald
SECONDER: Justin Noe
AYES: Birren, David, Holmes, McDonald and Noe
NON VOTING:Fulford and Pino

The meeting was adjourned at 11:45 a.m.

UPCOMING MEETINGS

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, May 12, 2025, beginning at 9:00 AM, in the Commission Chambers.