



Hernando County
Planning & Zoning Commission
Regular Meeting
Minutes

July 14, 2025

CALL TO ORDER

The public meeting was called to order at 9:00 a.m. on Monday, July 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 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.)
Melissa Tartaglia	Assistant County Attorney
Omar DePablo	Development Services Director
Kay Griffith	Planning Manager
Michelle Miller	Planner III
Scott Rimby	Utilities Development Services Supervisor
Todd Crosby	Interim Public Works Director
Danielle Nigro	Planning and Zoning Operations Manager
Victoria Via	Agenda Coordinator

Invocation

Pledge of Allegiance

Poll Commission for Ex Parte Communications

Chairwoman Birren and Vice Chairman David announced that they had had no ex parte communications concerning the quasi-judicial petitions being heard at the meeting.

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

County Attorney Statement

Assistant County Attorney Melissa Tartaglia advised the Commission that any ex parte communications, however received, could play no part in their deliberations.

Administering of the Oath**STAFF ANNOUNCEMENTS**

Planner Michelle Miller announced that Item No. 16120 [Master Plan Revision Petition Submitted by Granger Development LLC (H2509)] had requested a postponement. It was also announced that Item No. 16121 [Rezoning Petition Submitted by William Bourguignon (H2289)] had requested to be postponed by Staff due to a mapping error.

APPROVAL/MODIFICATION OF AGENDA

Agenda Item Nos. 16149 [CP 1492158 Crystal Waters], 16112 [Conditional Use Permit Petition Submitted by Robert Grange (SE2502)], 16113 [Special Exception Use Permit Submitted by Aliviya Rose Manor LLC (SE2505)], and 16121 [Approval of Minutes for Regular Meeting of June 9, 2025] were moved to the Standard Agenda.

Motion

To approve the modified 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 packet into evidence.

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

PUBLIC HEARINGS**UNIFIED AGENDA****CP 1492158 Crystal Waters**

This item was moved to the Standard Agenda.

Conditional Use Permit Petition Submitted by Jakub Kusnierz (CU2503)

This item was moved to the Standard Agenda.

Conditional Use Permit Petition Submitted by Robert Grange (SE2502)

This item was moved to the Standard Agenda.

Special Exception Use Permit Petition Submitted by Aliviya Rose Manor LLC (SE2505)

This item was moved to the Standard Agenda.

Approval of Minutes for Regular Meeting of June 9, 2025

This item was moved to the Standard Agenda.

Motion

To approve the Unified Agenda with modifications.

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

STANDARD AGENDA**CP 1492158 Crystal Waters**

There was no public input.

Motion

To approve the staff recommendation.

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

Conditional Use Permit Petition Submitted by Jakub Kusnierz (CU2503)

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

Conditional Use Permit Petition Submitted by Robert Grange (SE2502)

The Board accepted public input on this matter.

Motion

To table Item until a date certain of August 11, 2025.

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

Special Exception Use Permit Petition Submitted by Aliviya Rose Manor LLC (SE2505)

The Board accepted public input on this matter.

Motion

To approve with additional conditions as approved by staff.

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

Approval of Minutes for Regular Meeting of June 9, 2025

There was no public input.

Motion

To approve with staff changes.

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

RECESS/RECONVENE

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

PSFOD Petition Submitted by Greater Tampa Bay Area Council Inc. Boy Scouts of America (H2514)

There was no public input.

Motion

To approve the staff recommendation with modifications as approved by staff.

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

Master Plan Revision Petition Submitted by Granger Development LLC (H2509)

There was no public input.

Motion

To postpone until a date certain of September 8, 2025.

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

Rezoning Petition Submitted by Karen B. Leveritt TTEE (H2517)

There was no public input.

Motion

To approve the staff recommendation.

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

Rezoning Petition Submitted by John P Shank and JoAnn Shank (H2518)

There was no public input.

Motion

To approve the staff recommendation.

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

Rezoning Petition Submitted by William Bourguignon (H2289)

There was no public input.

Motion

To postpone to date uncertain.

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

COMMISSIONERS AND STAFF ISSUES

The Board and Staff discussed various topics.

ADJOURNMENT

The meeting was adjourned at 11:00 a.m.

UPCOMING MEETINGS

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, August 11, 2025, beginning at 9:00 AM, in the Commission Chambers.