Hernando County

Board of County Commissioners

John Law Ayers Commission Chambers, Room 160
20 North Main Street, Brooksville, FL 34601

Land Use Meeting

Agenda

Tuesday, October 6, 2026 - 9:00 A.M.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS WITH DISABILITIES NEEDING A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT MARYELLEN WAITE, RISK MANAGEMENT MANAGER, 15470 FLIGHT PATH DRIVE, BROOKSVILLE, FLORIDA 34604, (352) 754-4000 EXT. 27018. IF HEARING IMPAIRED, PLEASE CALL 1-800-676-3777.

If a person decides to appeal any quasi-judicial decision made by the Hernando County Board of County Commissioners with respect to any matter considered at such hearing or meeting, he or she will need a record of the proceeding, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

Public comment will be permitted during each agenda item to which Section 286.0114, Florida Statutes applies. Comment will be limited to matters on the meeting agenda time allotted for each speaker will be limited to three (3) minutes.

PLEASE NOTE THAT THIS MEETING HAS A START TIME OF 9:00 A.M., AND ALL ITEMS CAN BE HEARD ANYTIME THEREAFTER.

UPCOMING MEETINGS:

The Board of County Commissioners' next regular meeting is scheduled for Tuesday, October 13, 2026, beginning at 9:00 A.M., in the John Law Ayers County Commission Chambers, Room 160.

A. CALL TO ORDER

1. Invocation
2. Pledge of Allegiance

B. APPROVAL OF AGENDA (Limited to Board and Staff)

C. CONSENT AGENDA

17860 Release of Performance Bond and Acceptance of Maintenance Bond for Arbor Meadows Subdivision

Attachments: Performance Bond
Maintenance Bond

D. CORRESPONDENCE TO NOTE

17986 Notice of Special Exception Use Permit Actions Taken by Planning and Zoning Commission on September 14, 2026

Attachments: SPEX Memo 09.14.26

E. PUBLIC HEARINGS

* Entry of Proof of Publication into the Record
* Poll Commissioners for Ex Parte Communications
* Administer Oath to All Persons Intending to Speak
* Adoption of Agenda Backup Materials into Evidence

DEVELOPMENT SERVICES DIRECTOR OMAR DEPABLO

BOARD SITTING IN ITS QUASI-JUDICIAL CAPACITY

STANDARD

1. **17943** Resolution Ratifying Denial of Petition Submitted by Jerrod K. Zelanka to Vacate Portions of Drainage Right-of-Way and Drainage and Utility Easement Located in Spring Hill

Attachments: Denial Resolution

2. **17945** Petition Submitted by Clarence Bailey and Cindy L. Bailey to Vacate Utility and Drainage Easements Located in Spring Hill

Attachments:
- Application for Petition to Vacate Easements
- Petition to Vacate Easements
- Narrative
- Property Survey
- 8412 Elgrove Street Aerial
- Quitclaim Deed
- Plat Dedication
- Tax Clearance
- Utility Approvals
- Adjacent Property Owners
- Property Search GIS Map Barr
- Property Search GIS Map Hennessy
- Property Search GIS Map Hummel
- Property Search GIS Map Lefranca
- Adjacent Prop Letter Barr
- Adjacent Prop Letter Hennessy
- Adjacent Prop Letter Hummel
- Adjacent Prop Letter Lefranca
- Approved Resolution
- Denial Resolution

3. **17946** Petition Submitted by Charlotte Zaengle and Keith Zaengle to Vacate Right-of-Way Located in Ridge Manor Estates

Attachments:
- Application for Petition to Vacate
- Petition to Vacate
- Narrative
- Warranty Deed
- Legal Description
- Owner Affidavits
- Plat Dedication
- Survey
- Vacation Tax Clearance Form
- Department of Public Woks Approval Letter
- Utilities Approvals
- Property Search GIS Map - West Florida Aggregates LLC
- Adjacent Property Owners
- Adjacent Prop Letter WFA
- Approval Resolution
- Denial Resolution

4. **17969** Rezoning Petition Submitted by MT Driftwood, LLC, for Property Located on Driftwood Drive (H2528)

Attachments:
H2528 Staff Report
H2528 Updated Application Packet
H2528 Site Plan
H2528 Aerial Maps
H2528 Approval Resolution
H2528 Denial Resolution

5. **17971** Rezoning Petition Submitted by Ryan McClure and Joseph McClure for Property Located on Cortez Boulevard (REZ0000252026)

Attachments:
REZ-000025-2026 Staff Report
REZ-000025-2026 Application Packet
REZ-000025-2026 Master Plan
REZ-000025-2026 Aerial Maps
REZ-000025-2026 Approval Resolution
REZ-000025-2026 Denial Resolution

6. **17973** Rezoning Petition Submitted by Emerson Capital Group, LLC, for Property Located on Emerson Drive (H2611)

Attachments:
H2611 Staff Report
H2611 Updated Application Packet
H2611 Updated Master Plan
H2611 Aerial Maps
H2611 Non-Binding Capacity Analysis
H2611 Approval Resolution
H2611 Denial Resolution

7. **17999** Rezoning Petition Submitted by Jack Melton Family, Inc., for Property Located on Lockhart Road (H2539)

Attachments:
H2539 Staff Report
H2539 Application Packet
H2539 Site Plan
H2539 Aerial Maps
H2539 Applicant Response to Staff Report
H2539 Sunbiz
H2539 Public Exhibit
H2539 School Board Email
H2539 Petitioner Presentation
H2539 Citizen Correspondence
H2539 Approval Resolution
H2539 Denial Resolution

8. **18000** Rezoning Petition Submitted by Jack Melton Family, Inc., on Behalf of Themselves and Florida Department of Transportation for Property Located on Cortez Boulevard (H2540)

Attachments:
H2540 Staff Report
H2540 Zoning Amendment Petition
H2540 Application Packet
H2540 Letter Regarding Jack Melton Family Rezoning Request
H2540 Sunbiz
H2540 Site Plan
H2540 Aerial Maps
H2540 School Board Email
H2540 Non-Binding Capacity Analysis
H2540 Petitioner Presentation
H2540 Citizen Correspondence
H2540 Approval Resolution
H2540 Denial Resolution

LEGISLATIVE (BOARD SITTING AS THE LOCAL PLANNING AGENCY / BOARD OF

9. **17972** Small Scale Comprehensive Plan Amendment Petition Submitted by Emerson Capital Group, LLC, for Property Located on Emerson Road (CPAM2602)

Attachments: CPAM2602 Staff Report
CPAM2602 Updated Application Packet
CPAM2602 Aerial Maps
CPAM2602 Exhibit - Comprehensive Plan Map
CPAM2602 Proposed Ordinance
CPAM2602 Business Impact Statement
Affidavit of Publication
Business Impact Statement

F. DEVELOPMENT SERVICES PLANNING DIRECTOR OMAR DEPABLO

1. **17280** Development Agreement With Jack Melton Family, Inc., and School Board of Hernando County for Black Jack Ridge, a Combined-Planned Development Project Located on Cortez Boulevard

Attachments: H2540 Black Jack Ridge Development Agreement
H2540 Email Correspondence
H2540 Aerial Maps

2. **17281** Development Agreement With Jack Melton Family, Inc., and School Board of Hernando County for Ginny Grove, a Combined-Planned Development Project Located on Lockhart Road

Attachments: H2539 Ginny Grove Development Agreement
H2539 Email Correspondence
H2539 Aerial Maps

G. BOARD OF COUNTY COMMISSIONERS

1. Commissioner Steve Champion
2. Commissioner John Allocco
3. Commissioner John Mitten
4. Commissioner Ryan Amsler
5. Chairman Jerry Campbell
6. County Attorney Jon Jouben
7. Development Services Director Omar DePablo

H. ADJOURNMENT

Board of County Commissioners

AGENDA ITEM

Meeting: 10/06/2026
Department: Planning
Prepared By: Carrie Cline
Initiator: Omar DePablo
DOC ID: 17860
Legal Request Number:
Bid/Contract Number:

TITLE
Release of Performance Bond and Acceptance of Maintenance Bond for Arbor Meadows Subdivision

BRIEF OVERVIEW
Developer Rocklyn Homes, Inc., is requesting to release the $5,004,241.00 Performance Bond for Arbor Meadows Subdivision and enter into the Maintenance Period for the Arbor Meadows Subdivision project. Rocklyn Homes, Inc., has met the conditions of the performance bond, and they have posted a Maintenance Bond in the amount of $1,010,708.24 for Arbor Meadows Subdivision to secure the related subdivision.

FINANCIAL IMPACT
There are no budgetary impacts associated with the recommended action.

LEGAL NOTE
The Board has the authority to act on this matter pursuant to Chapter 26, Article II, Section 26-21 of the Hernando County Code of Ordinances, and Chapter 125, Florida Statutes.

RECOMMENDATION
It is recommended that the Board approve the release of the Performance Bond for Arbor Meadows Subdivision and accept the Maintenance Bond from Rocklyn Homes, Inc., in the amount of $1,010,708.24 for Arbor Meadows Subdivision for a period of 18 months as required by County Ordinance.

REVIEW PROCESS

Victoria L Via	Approved	08/25/2026 3:55 PM
Omar DePablo	Approved	08/25/2026 10:01 PM
Stephanie Stevens	Approved	08/27/2026 1:08 PM
Erin Dohren	Approved	08/31/2026 8:01 AM
Pamela Hare	Approved	09/01/2026 1:40 PM
Natasha Lopez Perez	Approved	09/01/2026 2:50 PM
Heidi Prouse	Approved	09/02/2026 9:00 AM
Toni Brady	Approved	09/03/2026 2:57 PM
Jeffrey Rogers	Approved	09/04/2026 8:31 PM
Jessica Wright	Approved	09/04/2026 8:50 PM

PERFORMANCE BOND Bond No.: K41574902

BY THIS BOND, WE, Rocklyn Homes, Inc. as Principal, and Federal Insurance Company, as Surety, are bound to Hernando County, Florida, a political subdivision of the State of Florida, hereinafter "County," in the sum of Five Million Four Thousand Two Hundred Forty One and 00/100 Dollars ($ 5,004,241.00) for the payment of which we bind ourselves, our heirs, personal representatives, successors and assigns, jointly and severally, firmly by these presents:

WHEREAS, the above-named Principal has applied, or will apply to the County for approval of a plat of a certain area of land within Hernando County, Florida, to be known as 23066 Arbor Meadows Subdivision Project, and has agreed, or is required, as a condition to the approval of said plat by the County or pursuant to Land Development Regulations, to install all required, approved or dedicated improvements, which improvements consist of, but are not necessarily limited to, roads, drainage, sewer and water lines, and all other improvements installed in connection with the Project; and

WHEREAS, the approval of said plat by the County is further conditioned upon the furnishing of an adequate Surety Bond to the County pursuant to the County's Land Development Regulations.

NOW, THEREFORE, THE CONDITION OF THIS BOND is such that if the Principal:

(a) Shall in all respects comply with the terms and conditions of the approval of said plat, specifically including, but not limited to, the completion of all required, approved, or dedicated roads, drainage, sewer and water improvements, and/or other improvements which were installed in connection with the Project pursuant to the approved plans and specifications heretofore filed with or approved by the County, and in accordance with the ordinances and regulations of the County; and

(b) Shall complete all improvements within one (1) year after the final plat has received approval from the County through its Board of County Commissioners, unless a longer time for completion shall be allowed by said Board; and

(c) Shall submit written requests for an inspection of all improvements to the County's Utilities and Public Works Departments, as applicable, at least sixty (60) days prior to the termination of the completion period; and

(d) Shall submit an appropriate maintenance guarantee as required by the County's Land Development Regulations; and

(e) County approval of subsections (a), (b), (c) and (d) shall be required before this Bond may be cancelled or released. Principal shall notify County thirty (30) days before cancellation and release.

then this obligation shall be void. Otherwise, it remains in full force and effect.

AND the said Surety, for value received, hereby stipulates and agrees that no change involving an extension of time, alterations or additions to the terms of the improvements to be made hereunder, or in the plans, specifications and schedules covering the same, shall in any way affect the obligation of said Surety on this bond and the Surety does hereby waive notice of any such changes.

THIS BOND shall be for the use and benefit of the County if it should elect to proceed with said work upon the failure of the Principal to complete the improvements in connection with the project within one (1) year after final plat approval by the Board of County Commissioners, or any subsequent date provided through an agreement between the Principal and the County for an extension of time.

IT IS FURTHER understood that should Hernando County, Florida be required to institute legal proceedings in order to collect any funds under this bond, Rocklyn Homes, Inc. (Principal), shall be responsible for attorney's fees and court costs incurred by the County.

IN WITNESS THEREOF, the Principal and the Surety have caused these presents to be duly executed this 4th day of September, 2025.

Rocklyn Homes, Inc.
PRINCIPAL

Witness
Print Name: TIM JENKINS

By:
Name: DAVID JENKINS
Title: CEO

Federal Insurance Company
Surety

Witness
Print Name: Audria R. Ward

By:
Name: Edward T. Ward
Title: Attorney-in-Fact

F:\rmesser\Subdivisions\Bonds-Surety\Perform Bond Approved 12.20.11.doc
9/13/2016

CHUBB

Power of Attorney

Federal Insurance Company | Vigilant Insurance Company | Pacific Indemnity Company
Westchester Fire Insurance Company | ACE American Insurance Company

Know All by These Presents, that **FEDERAL INSURANCE COMPANY**, an Indiana corporation, **VIGILANT INSURANCE COMPANY**, a New York corporation, **PACIFIC INDEMNITY COMPANY**, a Delaware corporation, **WESTCHESTER FIRE INSURANCE COMPANY** and **ACE AMERICAN INSURANCE COMPANY** corporations of the Commonwealth of Pennsylvania, do each hereby constitute and appoint F. Danny Gann, Audria R. Ward and Edward T. Ward of Carrollton, Georgia----------

each as their true and lawful Attorney-in-Fact to execute under such designation in their names and to affix their corporate seals to and deliver for and on their behalf as surety thereon or otherwise, bonds and undertakings and other writings obligatory in the nature thereof (other than bail bonds) given or executed in the course of business, and any instruments amending or altering the same, and consents to the modification or alteration of any instrument referred to in said bonds or obligations.

In Witness Whereof, said **FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY** and **ACE AMERICAN INSURANCE COMPANY** have each executed and attested these presents and affixed their corporate seals on this **26th** day of **August, 2025.**

Rupert HD Swindells, Assistant Secretary

Stephen M. Haney, Vice President

STATE OF NEW JERSEY
County of Hunterdon SS.

On this **26th** day of **August, 2025** before me, a Notary Public of New Jersey, personally came Rupert HD Swindells and Stephen M. Haney, to me known to be Assistant Secretary and Vice President, respectively, of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY and ACE AMERICAN INSURANCE COMPANY, the companies which executed the foregoing Power of Attorney, and the said Rupert HD Swindells and Stephen M. Haney, being by me duly sworn, severally and each for himself did depose and say that they are Assistant Secretary and Vice President, respectively, of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY and ACE AMERICAN INSURANCE COMPANY and know the corporate seals thereof, that the seals affixed to the foregoing Power of Attorney are such corporate seals and were thereto affixed by authority of said Companies; and that their signatures as such officers were duly affixed and subscribed by like authority.

Notarial Seal

STACY J. LOFTIN NOTARY PUBLIC NEW JERSEY

Stacy J Loftin
NOTARY PUBLIC OF NEW JERSEY
No. 50175208
COMMISSION EXPIRES OCT 15, 2026

Notary Public

CERTIFICATION

Resolutions adopted by the Boards of Directors of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, and PACIFIC INDEMNITY COMPANY on August 30, 2016; WESTCHESTER FIRE INSURANCE COMPANY on December 11, 2006; and ACE AMERICAN INSURANCE COMPANY on March 20, 2009:

"RESOLVED, that the following authorizations relate to the execution, for and on behalf of the Company, of bonds, undertakings, recognizances, contracts and other written commitments of the Company entered into in the ordinary course of business (each a "Written Commitment"):

(1) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized to execute any Written Commitment for and on behalf of the Company, under the seal of the Company or otherwise.

(2) Each duly appointed attorney-in-fact of the Company is hereby authorized to execute any Written Commitment for and on behalf of the Company, under the seal of the Company or otherwise, to the extent that such action is authorized by the grant of powers provided for in such person's written appointment as such attorney-in-fact.

(3) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized, for and on behalf of the Company, to appoint in writing any person the attorney-in-fact of the Company with full power and authority to execute, for and on behalf of the Company, under the seal of the Company or otherwise, such Written Commitments of the Company as may be specified in such written appointment, which specification may be by general type or class of Written Commitments or by specification of one or more particular Written Commitments.

(4) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized, for and on behalf of the Company, to delegate in writing to any other officer of the Company the authority to execute, for and on behalf of the Company, under the Company's seal or otherwise, such Written Commitments of the Company as are specified in such written delegation, which specification may be by general type or class of Written Commitments or by specification of one or more particular Written Commitments.

(5) The signature of any officer or other person executing any Written Commitment or appointment or delegation pursuant to this Resolution, and the seal of the Company, may be affixed by facsimile on such Written Commitment or written appointment or delegation.

FURTHER RESOLVED, that the foregoing Resolution shall not be deemed to be an exclusive statement of the powers and authority of officers, employees and other persons to act for and on behalf of the Company, and such Resolution shall not limit or otherwise affect the exercise of any such power or authority otherwise validly granted or vested."

I, Rupert HD Swindells, Assistant Secretary of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY and ACE AMERICAN INSURANCE COMPANY (the "Companies") do hereby certify that

(i) the foregoing Resolutions adopted by the Board of Directors of the Companies are true, correct and in full force and effect,
(ii) the foregoing Power of Attorney is true, correct and in full force and effect.

Given under my hand and seals of said Companies at Whitehouse Station, NJ, this September 4th, 2025

Rupert HD Swindells, Assistant Secretary

IN THE EVENT YOU WISH TO VERIFY THE AUTHENTICITY OF THIS BOND OR NOTIFY US OF ANY OTHER MATTER, PLEASE CONTACT US AT:
Telephone (908) 903- 3493 Fax (908) 903- 3656 e-mail: surety@chubb.com

Combined: FED-VIG-PI-WFIC-AAIC (rev. 11-19)

MAINTENANCE BOND Bond No.: K4214499A

BY THIS BOND WE, Rocklyn Homes, Inc., as Principal, and Federal Insurance Company, as Surety, are bound to Hernando County, Florida, a political subdivision of the State of Florida, hereinafter "County", in the sum of ($ 1,010,708.24) for the payment of which we bind ourselves, our heirs, personal representatives, successors and assigns, jointly and severally, firmly by these presents:

WHEREAS, the above-named Principal has applied, or will apply, to the County for approval of a plat of a certain area of land within Hernando County, Florida, to be known as 23066, Arbor Meadows Subdivision (Project) and has agreed, or is required, as a condition to the approval of said plat by the County or pursuant to Land Development Regulations, to maintain all required, approved, or dedicated improvements, which improvements consist of, but are not necessarily limited to, roads, drainage, sewer and water lines, and all other improvements installed in connection with the Project; and,

WHEREAS, the approval of said plat by the County is further conditioned upon the furnishing of an adequate Surety Bond to the County pursuant to the County's Land Development Regulations.

NOW, THEREFORE, THE CONDITION OF THIS BOND is such that if the Principal:

A. Shall maintain all improvements within the project for a period of eighteen (18) months from the date established by the county for the beginning of the maintenance period; and

B. During such maintenance period, shall provide any maintenance repairs required by the county to ensure the integrity of the improvements, as designed and constructed, is maintained, including but not limited to:

(1) Repair and/or replacement of pavement, culverts, catch basins, etc;

(2) Control of erosion, replacement of sod, removal of soil washed into the street or drainage system;

(3) Maintenance and/or replacement of regulatory signs and markings;

(4) Maintenance of sewer lines, force mains, lift stations and wastewater treatment plants if approved and maintenance of water plants and distribution systems; and

C. Shall reimburse the County or district for any and all repairs it might make to the systems during the maintenance period; and

D. Shall submit written requests for an inspection of all improvements to the County's Utilities and Public Works Departments, as applicable, at least sixty (60) days prior to the termination of the completion period;

then this obligation shall be void. Otherwise, it remains in full force and effect.

AND the said Surety, for value received, hereby stipulates and agrees that no change involving an extension of time, alterations, or additions to the terms of the improvements to be made hereunder, or in the plans, specifications and schedules covering the same, shall in any way affect the obligation of said Surety on this bond and the Surety does hereby waive notice of any such changes.

THIS BOND shall be for the use and benefit of the County if it should elect to proceed with said work upon the failure of the Principal to maintain the improvements in connection with the Project for a period of eighteen (18) months from the date established by the county for the beginning of the maintenance period, or any subsequent date provided through an agreement between the Principal and the County for an extension of time.

IT IS FURTHER understood that should Hernando County, Florida be required to institute legal proceedings in order to collect any funds under this bond, Rocklyn Homes, Inc. (Principal) shall be responsible for attorney's fees and court costs incurred by the County.

IN WITNESS THEREOF, the Principal and the Surety have caused these presents to be duly executed this 30th day of July, 2026.

Witness

Rocklyn Homes, Inc.
PRINCIPAL

By:
Name: TIM JENKINS
Title: VP

Witness Audria R. Ward

Federal Insurance Company
SURETY

By:
Name: Edward T. Ward
Title: Attorney-in-Fact

202B Hall's Mill Road
Whitehouse Station, NJ 08889

Surety Phone No.: (215) 640-1000.

CHUBB

Power of Attorney

Federal Insurance Company | Vigilant Insurance Company | Pacific Indemnity Company
Westchester Fire Insurance Company | ACE American Insurance Company

Know All by These Presents, that **FEDERAL INSURANCE COMPANY**, an Indiana corporation, **VIGILANT INSURANCE COMPANY**, a New York corporation, **PACIFIC INDEMNITY COMPANY**, a Delaware corporation, **WESTCHESTER FIRE INSURANCE COMPANY** and **ACE AMERICAN INSURANCE COMPANY** corporations of the Commonwealth of Pennsylvania, do each hereby constitute and appoint F. Danny Gann, Audria R. Ward and Edward T. Ward of Carrollton, Georgia ----------

each as their true and lawful Attorney-in-Fact to execute under such designation in their names and to affix their corporate seals to and deliver for and on their behalf as surety thereon or otherwise, bonds and undertakings and other writings obligatory in the nature thereof (other than bail bonds) given or executed in the course of business, and any instruments amending or altering the same, and consents to the modification or alteration of any instrument referred to in said bonds or obligations.

In Witness Whereof, said **FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY** and **ACE AMERICAN INSURANCE COMPANY** have each executed and attested these presents and affixed their corporate seals on this **16th** day of **September, 2024.**

Rupert HD Swindells, Assistant Secretary

Warren Eichhorn, Vice President

STATE OF NEW JERSEY
County of Hunterdon SS.

On this **16th** day of **September, 2024** before me, a Notary Public of New Jersey, personally came Rupert HD Swindells and Warren Eichhorn, to me known to be Assistant Secretary and Vice President, respectively, of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY and ACE AMERICAN INSURANCE COMPANY, the companies which executed the foregoing Power of Attorney, and the said Rupert HD Swindells and Warren Eichhorn, being by me duly sworn, severally and each for himself did depose and say that they are Assistant Secretary and Vice President, respectively, of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY and ACE AMERICAN INSURANCE COMPANY and know the corporate seals thereof, that the seals affixed to the foregoing Power of Attorney are such corporate seals and were thereto affixed by authority of said Companies; and that their signatures as such officers were duly affixed and subscribed by like authority.

Notarial Seal

Albert Contursi
NOTARY PUBLIC OF NEW JERSEY
No 50202369
Commission Expires August 22,2027

Notary Public

CERTIFICATION

Resolutions adopted by the Boards of Directors of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, and PACIFIC INDEMNITY COMPANY on August 30, 2016; WESTCHESTER FIRE INSURANCE COMPANY on December 11, 2006; and ACE AMERICAN INSURANCE COMPANY on March 20, 2009:

"RESOLVED, that the following authorizations relate to the execution, for and on behalf of the Company, of bonds, undertakings, recognizances, contracts and other written commitments of the Company entered into in the ordinary course of business (each a "Written Commitment"):

(1) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized to execute any Written Commitment for and on behalf of the Company, under the seal of the Company or otherwise.

(2) Each duly appointed attorney-in-fact of the Company is hereby authorized to execute any Written Commitment for and on behalf of the Company, under the seal of the Company or otherwise, to the extent that such action is authorized by the grant of powers provided for in such person's written appointment as such attorney-in-fact.

(3) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized, for and on behalf of the Company, to appoint in writing any person the attorney-in-fact of the Company with full power and authority to execute, for and on behalf of the Company, under the seal of the Company or otherwise, such Written Commitments of the Company as may be specified in such written appointment, which specification may be by general type or class of Written Commitments or by specification of one or more particular Written Commitments.

(4) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized, for and on behalf of the Company, to delegate in writing to any other officer of the Company the authority to execute, for and on behalf of the Company, under the Company's seal or otherwise, such Written Commitments of the Company as are specified in such written delegation, which specification may be by general type or class of Written Commitments or by specification of one or more particular Written Commitments.

(5) The signature of any officer or other person executing any Written Commitment or appointment or delegation pursuant to this Resolution, and the seal of the Company, may be affixed by facsimile on such Written Commitment or written appointment or delegation.

FURTHER RESOLVED, that the foregoing Resolution shall not be deemed to be an exclusive statement of the powers and authority of officers, employees and other persons to act for and on behalf of the Company, and such Resolution shall not limit or otherwise affect the exercise of any such power or authority otherwise validly granted or vested."

I, Rupert HD Swindells, Assistant Secretary of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY and ACE AMERICAN INSURANCE COMPANY (the "Companies") do hereby certify that

(i) the foregoing Resolutions adopted by the Board of Directors of the Companies are true, correct and in full force and effect,
(ii) the foregoing Power of Attorney is true, correct and in full force and effect.

Given under my hand and seals of said Companies at Whitehouse Station, NJ, this July 30th, 2026

Rupert HD Swindells, Assistant Secretary

IN THE EVENT YOU WISH TO VERIFY THE AUTHENTICITY OF THIS BOND OR NOTIFY US OF ANY OTHER MATTER, PLEASE CONTACT US AT:
Telephone (908) 903- 3493 Fax (908) 903- 3656 e-mail: surety@chubb.com

Board of County Commissioners

AGENDA ITEM

Meeting: 10/06/2026
Department: Administration
Prepared By: Jessica Wright
Initiator: Jeffrey Rogers
DOC ID: 17986
Legal Request Number:
Bid/Contract Number:

TITLE
Notice of Special Exception Use Permit Actions Taken by Planning and Zoning Commission on September 14, 2026

BRIEF OVERVIEW
Attached is a memorandum from Development Services Director, Omar DePablo, regarding Special Exception Use Permit actions taken by the Planning and Zoning Commission (P&Z) on September 14, 2026. On that date, the P&Z voted on the following special exception requests:

- Voted 3-1 to approve a Special Exception Use Permit for Expansion and Modification of Special Use Permit for an existing Off-Road Vehicle Track submitted Ninetta FL Invest, LLC. (File No. SE-000009-2026).

- Voted 4-0 to approve a Special Exception Use Permit for a hunting camp as petitioned by Rick Kotte and Ann Kotte (File No. SE-0000010-2026).

According to Appendix A, Zoning, Article V, Section 8 (I) of the Hernando County Code of Ordinances, the Board, by a majority vote, may decide to review any special exception decision rendered by the P&Z. If at least a majority of the governing body do not vote to review the P&Z decision within thirty (30) days, the P&Z decision shall be deemed final and subject only to review by the circuit court.

FINANCIAL IMPACT
NA

LEGAL NOTE
NA

RECOMMENDATION
For informational purposes only; no action is required.

REVIEW PROCESS

Victoria L Via	Approved	09/18/2026 7:58 AM
Omar DePablo	Approved	09/18/2026 1:55 PM
Stephanie Stevens	Approved	09/21/2026 10:20 AM
Erin Dohren	Approved	09/23/2026 12:44 PM
Pamela Hare	Approved	09/23/2026 1:38 PM
Natasha Lopez Perez	Approved	09/24/2026 9:37 AM
Heidi Prouse	Approved	09/24/2026 11:40 AM
Toni Brady	Approved	09/29/2026 8:42 AM
Jessica Wright	Approved	09/29/2026 8:50 AM

September 14, 2026

MEMORANDUM

TO: Honorable Chairman and Members of the Board of County Commissioners

VIA: Jeffry Rogers, County Administrator
County Administrator's Office

FROM: Cesar Omar DePablo, Development Services Director
Planning and Zoning Department

SUBJECT: Special Exception Actions by the Planning and Zoning Commission on September 14, 2026

For the Board's information, on September 14, 2026, the Planning and Zoning Commission (P&Z) held a duly advertised public hearing to consider an advertised request for a Special Exception(s). Attached to this memorandum are the staff reports and actions of the P&Z on the special exception requests at that scheduled public hearing.

A notification letter was sent on Wednesday, September 16, 2026, to inform the petitioners of the P&Z actions. According to Appendix A, Zoning, Article V, Section 8(1) of the Hernando County Code of Ordinances, the Board of County Commissioners (BOCC), by a majority vote, may decide to review any special exception decision rendered by the P&Z. If at least a majority (three (3) members) of the governing body do not vote to review the P&Z decision within thirty (30) days, which would be Wednesday, October 14, 2026, the P&Z decision shall be deemed final and subject only to review by the circuit court. The review of the decision by the BOCC shall be at a public hearing held within sixty (60) days of the P&Z decision. The board has the authority to continue, on its own motion, to a later date a final decision on any special exception matter pending before it for review.

The review of decision by the BCC would occur on the regular BCC hearing date of Tuesday, November 10, 2026, (calculated from the date of P&Z decision). "Public notice" shall be in compliance with local and state regulations. Public notice shall be in compliance with local and state regulations. Affidavit proof of the required publication and posting of the notice shall be presented at the hearing

The Board may affirm, modify, or reverse the decision of the P&Z at the hearing.

Copies: Applicant's File

STAFF REPORT

HEARINGS: Planning & Zoning Commission: September 14, 2026

APPLICANT: Ninetta FL Invest, LLC

FILE NUMBER: SE-000009-2026

REQUEST: Expansion and Modification of Special Exception Use Permit for an existing Off-Road Vehicle Track

GENERAL

LOCATION: West side of Citrus Way, approximately 1,500' north of Ponce De Leon Boulevard

PARCEL KEY

NUMBER: 332358, 328023, 332214

APPLICANT'S REQUEST:

The petitioner is requesting approval of a modification and expansion to Special Exception Use Permit SE-22-02 to expand the existing off-road vehicle facility and include additional parcels.
The applicant proposes modifying the existing Special Exception Permit by expanding the approved use to include two additional parcels and revising the operational conditions of the off-road vehicle facility.

The current permit applies only to 16219 Citrus Way (Hernando County Property Appraiser Key No. 332214) and allows operation of an off-road vehicle track Tuesday through Friday from 9:00 a.m. to dusk, Saturday from 11:00 a.m. to 5:00 p.m., and Sunday from 11:00 a.m. to dusk for electric bikes only.

The proposed modification would:

- Add 19.0 acres at 16063 Citrus Way (Key No. 332358) for parking, camping, and buffering.
- Add 10.0 acres from 16398 Hodge Road (Key No. 328023) for a second off-road

track limited to electric vehicles.

The subject property consists of three agriculturally zoned parcels totaling approximately 49.6 acres.

The applicant's property consists of three parcels totaling approximately 49.6 acres, currently zoned Agricultural. The existing off-road vehicle track is located on the northern 20.0 acres. The southern 19.0 acres would be used for parking and camping, while the western 10.0 acres would be developed with an additional off-road track limited to electric vehicles.

The applicant is requesting several modifications to the existing operation. Saturday hours would be extended from 11:00 a.m.–5:00 p.m. to 9:00 a.m.–6:00 p.m. The property would continue to rate as an off-road vehicle track and would also offer motocross lessons and occasional vendor open-house events.

The southern 19.0 acres would primarily be used for patron parking. The applicant also proposes up to 12 camping spaces with full utility connections. Camping would be limited to events and would not exceed three consecutive nights. Camping will be monitored by onsite staff.

The applicant is also requesting approval for up to 12 competition events per year. Each event would be limited to 500 participants and spectators. The event could last one to three days. Overnight parking for vendors and patrons would be allowed during these events.

The western 10.0 acres would be used for an additional off-road vehicle track limited to electric motorcycles and ATV use. The applicant states that the existing trees would be retained to provide a buffer from adjacent properties.

Existing and Proposed Structures

The property currently contains a hangar and an existing residence, both of which are proposed to be demolished. The petitioner is proposing an 8-foot by 40-foot building to be used for event registration and storage.

Access and Parking

Primary access to the site will continue to be provided from Citrus Way via the existing northern entrance, which is proposed to be paved. A second access drive will be constructed on the southern parcel to provide direct access to the campground and event parking area.

Summary of Applicant request:

- Extend Saturday hours would be expanded from 11:00 a.m.–5:00 p.m. to 9:00 a.m.–6:00 p.m.
- The property would continue to operate as an off-road vehicle track and would also offer motocross lessons and occasional vendor open-house events.
- The southern 19.0 acres would primarily be used for patron parking. Up to 12 fully self-contained camping spaces may be provided, with no water, sewer, or electrical hookups. Camping stays would be limited to a maximum of three consecutive nights.
- Conduct Up to 12 competition events would be held each year, with attendance limited to 500 people. Events could last one to three days, with overnight parking permitted during competitions
- The western 10.0 acres would be used for an additional off-road track limited to electric motorcycle and ATVs.
- The existing trees would remain and provide a natural buffer.

SITE CHARACTERISTICS:

Site Size: 49.6 acres

Surrounding Zoning &
Land Uses: North: AG (Agricultural); Single Family
South: AG (Agricultural)/ROW; Undeveloped and Right of Way Ponce De Leon Boulevard
East: ROW/AG (Agricultural); Citrus way/Single Family
West: AG (Agricultural); Single Family

Current Zoning: AG (Agricultural)

Future Land Use
Map Designation: Rural

FIRE DEPARTMENT REVIEW:

Hernando County Fire Rescue (HCFR) has reviewed the petitioner's request and recommends that the applicant coordinate with HCFR to ensure that the proposed event venue complies with all applicable fire and life safety codes. Any permits, inspections, or approvals required by HCFR shall be obtained prior to the commencement of operations.

UTILITIES REVIEW:

The Hernando County Utilities Department (HCUD) does not currently supply water or wastewater service to these parcels. Water and wastewater services are not available to these parcels. HCUD has no objection to modifying the already approved special exception (SE2202) to add an additional 19 acres to the South for parking and buffering and 10 acres to the west to allow 12 competitions per year, expansion of hours, establish a small refreshment and limited food stand.

ENGINEERING & TRANSPORTATION REVIEW:

The subject site is located on the West side of Citrus Way, approximately 1,500' north of Ponce De Leon Boulevard and North side of Ponce De Leon Boulevard and 1,600' northwest of Citrus Way. The County Engineer has reviewed the request and has no comments.

LAND USE REVIEW:

Setbacks

Existing Building Setbacks:

Front:	75'
Side:	35'
Rear:	50'

Comments: The petitioner is requesting that the newly added parcel to the south be established as a permanent campground exclusively for events held at the off-road vehicle track. The campground would be available during competition events and would include 12 camping sites. Staff recommends that all sites be fully self-contained, with no water, sewer, or electrical hookups provided by the petitioner. Overnight stays would be limited to a maximum of three consecutive nights and permitted only during event

Parking

County LDRs require minimum off-street parking based on the proposed use and/or square footage. The petitioner has indicated that parking will be provided on-site, with 30 spaces available for patrons. Parking capacity may vary depending on seasonal conditions, as portions of the site may be unsuitable for parking during the wet season.

The petitioner has proposed access from Citrus Way and has indicated that, during the twelve (12) competition events, the campground area will be converted to additional parking, increasing capacity to approximately 1,000 spaces. If approved, the petitioner shall maintain all required parking on-site, provide ADA-compliant accessible parking, and ensure that event attendance does not exceed the available parking capacity.

Buffer:

Special Exception SE-22-02 requires a twenty-five-foot (25') vegetative buffer to be provided along the perimeter of the subject site. The petitioner has advised that the proposed expansion will comply with the required perimeter buffer requirements.

Lighting

County LDRs require lighting that enhances the visual impact of the project on the community and to specifically address lighting intensity levels and glare accordingly. Commercial buildings and projects shall be designed to provide safe, convenient, and efficient lighting for pedestrians and vehicles.

A Special Exception Use Permit is an additional use which may be granted by the Planning and Zoning Commission (P&Z) in accordance with the LDRs. As part of the review, the P&Z must determine that the tract of land is suitable for the type of special exception use proposed by virtue of its location, shape, topography, and nature of surrounding development. The P&Z has the ability to assign reasonable conditions to the approval.

The Special Exception Use Permit is a land use determination only. All applicable development rules would have to be met if the permit is approved. Furthermore, the Special Exception Use Permit shall be in compliance with the minimum Special Exception Use General Standards, Appendix A, Article V, Section 8(B) of the Hernando County Code.

If a developer fails to obtain a building permit for the vertical construction of the principal or primary building or the special exception use is not established within a period of not more than two (2) years from the approval date, then the Special Exception Use Permit shall be null and void.

COMPREHENSIVE PLAN REVIEW:

The subject property is located within the Rural land use classification on the adopted Future Land Use Map and is characterized by agricultural lots.

Rural Category

Objective 1.04C: The Rural Category allows agriculture, agricultural commercial, agri-industrial, recreation, agritourism and residential land uses of a rural character. Certain neighborhood commercial uses may be allowed subject to locational criteria and performance standards. Residential density is 0.1 dwelling units per gross acre (1 unit per ten gross acres) except where otherwise indicated by the strategies listed herein and incorporated into the land development regulations.

Agricultural Lands Retention Strategies

Objective 1.04E: Agricultural pursuits are recognized as an important part of the economy and culture of Hernando County. The retention of agriculture will be pursued through multiple strategies in order to support traditional agriculture and changes in agricultural trends.

Strategy 1.04E(3): The review of development proposals in rural lands may include identification of productive farmland and agricultural operations in close proximity to the proposed development to ensure the compatibility of the proposed development with existing and potential agricultural operations and to minimize potential land use conflicts.

Comments: The proposed use is a Special Exception Permit. These types of permits and uses are generally allowed in any land use category based upon the particular circumstances, area characteristics, review criteria, and land use compatibility. In this instance the primary issue is land use compatibility and measures that can be taken to ensure the neighborhood is not disrupted by the activity. Therefore, appropriate mitigation measures and performance conditions should be considered.

FINDING OF FACTS:

The request for Special Exception Use Permit for an Expansion and Modification of Special Exception Use Permit for an existing Off-Road Vehicle Track is appropriate based on the following conclusions:

1. The proposed expansion of the off-road track is consistent with the existing zoning, as agricultural zoning allows for resource-oriented activities.

2. The request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

3. The proposed use is compatible with the area and not adverse to the public interest subject to compliance with all performance conditions

NOTICE OF APPLICANT RESPONSIBILITY:

The special exception process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner associations or architectural review committees require submission of plans

for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

STAFF RECOMMENDATIONS:

It is recommended that the Planning and Zoning Commission approve the petitioner's request for a Special Exception Use Permit for Expansion and Modification of Special Exception Use Permit for an existing Off-Road Vehicle Track, with the following performance conditions:

1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.

2. Minimum Building Setbacks:
   Front: 75'
   Side: 35'
   Rear: 50'

3. The second off-road vehicle track for electric vehicles shall be constructed only within the western 10.0-acre parcel. Any expansion beyond this area shall require an amendment to the approved Special Exception Use Permit.

4. The off-road vehicle track hours and days of operation shall be limited to Tuesday through Friday's from 9:00 AM to dusk. Saturday's from 9:00 AM to 6:00 PM and Sunday's from 11:00 AM to dusk but for electric bikes only.

5. The number of competition events shall be limited to twelve (12) events per calendar year, with each event lasting no more than one to three days.

6. Camping shall be limited to participants of approved off-road special events only. The campground shall be limited to a maximum of twelve (12) campsites, and all sites shall be fully self-contained, with no water, sewer, or electrical hookups provided by the petitioner. Any increase in the number of campsites, conversion to permanent campground use, or expansion of the camping area shall require an amendment to the Special Exception Use Permit.

7. Camping stays shall be limited to a maximum of three (3) consecutive days and shall only be permitted when the track is open for approved activities or events.

8. The petitioner shall be permitted to construct an event registration and storage building.

9. A twenty-five-foot (25') vegetated buffer must be provided along the perimeter of the subject site. Native shrubs or trees should be used to supplement existing vegetation where feasible.

10. Adequate restroom facilities shall be provided for all events in accordance with the requirements of the Health Department.

11. Full cutoff fixtures shall be used so that all light is retained on-site and spillage onto neighboring residential uses is avoided.

12. Any future expansion or modification of the approved special event use, including the construction or expansion of the approved mechanical shop, pro shop, concession building, or any other accessory structure or amenity, shall require an amendment to the Special Exception Use Permit.

Planning and Zoning Commission Recommendation:

On September 14, 2026, the Planning and Zoning Commission voted 3-1 to approve the petitioner's request for a Special Exception Use Permit for Expansion and Modification of Special Exception Use Permit for an existing Off-Road Vehicle Track, with the following <u>modified</u> performance conditions:

1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.

2. Minimum Building Setbacks:
   Front: 75'
   Side: 35'
   Rear: 50'

3. The second off-road vehicle track for electric vehicles shall be constructed only within the western 10.0-acre parcel. Any expansion beyond this area shall require an amendment to the approved Special Exception Use Permit.

4. The off-road vehicle track hours and days of operation shall be limited to Tuesday through Friday's from 9:00 AM to dusk. Saturday's from 9:00 AM to 6:00 PM <u>for electric bikes and 11:00 AM to 6:00 PM for gas powered bikes</u>.

5. The number of competition racing events shall be limited to twelve (12) events per calendar year, with each event lasting no more than one to three days.

6. Camping shall be limited to participants of approved off-road special events only. The campground shall be limited to a maximum of twelve (12) campsites, and all sites shall be fully self-contained, with no water, sewer, or electrical hookups provided by the petitioner. Any increase in the number of campsites, conversion to permanent campground use, or expansion of the camping area shall require an amendment to the Special Exception Use Permit.

7. Camping stays shall be limited to a maximum of three (3) consecutive days and shall only be permitted when the track is open for approved activities or events.

8. The petitioner shall be permitted to construct an event registration and storage building.

5. A twenty-five-foot (25') vegetated buffer must be provided along the perimeter of the subject site. Native shrubs or trees should be used to supplement existing vegetation where feasible.

6. Adequate restroom facilities shall be provided for all events in accordance with the requirements of the Health Department.

7. Full cutoff fixtures shall be used so that all light is retained on-site and spillage onto neighboring residential uses is avoided.

8. <u>Adequate noise alterations, minimizers and bafflers shall be monitored by the owner and staff.</u>

9. Any future expansion or modification of the approved special event use, including the construction or expansion of the approved mechanical shop, pro shop, concession building, or any other accessory structure or amenity, shall require an amendment to the Special Exception Use Permit.

STAFF REPORT

HEARINGS:	Planning & Zoning Commission: September 14, 2026
APPLICANT:	Rick Kotte and Ann Kotte
FILE NUMBER:	SE-0000010-2026
REQUEST:	Special Exception Use Permit for a Hunting Camp
GENERAL LOCATION:	North side of Richloam Clay Sink Road, approximately three-quarters of a mile southwest of Cortez Boulevard (SR 50).
PARCEL KEY NUMBER:	1087727

APPLICANT'S REQUEST:

The petitioner is requesting approval of a Special Exception Use Permit to operate a private hunting camp on an approximately 2.5 acre parcel zoned AG (Agricultural). The property is located within the Richloam tract of the State Forest.

The petitioner is proposing to allow up to four (4) recreational vehicles or travel trailers on the property at any one time. The petitioner has also advised that all recreational vehicles will be self-contained, with all water and wastewater contained within the RV holding tanks. The holding tanks will be emptied off-site, and no water or wastewater will be discharged on the property.

The proposed hunt camp is located on a 2.5 acre parcel that abuts the Richloam Tract of the State Forest.

Existing and Proposed Structures

The property currently contains an existing screened-in pole barn, a barn, and a storage shed. The applicant is not proposing any new structures as part of this request.

Access and Parking

Primary access to the property will continue to be provided from Richloam Clay Sink Road, along the southern boundary of the parcel. Recreational vehicles and smaller vehicles may temporarily park within the existing gravel area at the front of the property. In addition, up to four recreational vehicles may park in the grass area located to the side and behind the pole barn at the front of the property.

SITE CHARACTERISTICS:

Site Size:	2.5 acres
Surrounding Zoning & Land Uses:	North: Conservation; Forestry Withlacoochee State Forest South: ROW/ AG(Agricultural); Mobile home East: AG(Agricultural); Single Family West: AG (Agricultural); Single Family
Current Zoning:	AG (Agricultural)
Future Land Use Map Designation:	Rural

FIRE DEPARTMENT REVIEW:

Hernando County Fire Rescue (HCFR) has reviewed the petitioner's request and recommends that the applicant coordinate with HCFR to ensure the proposed hunt camp complies with all applicable fire and life safety codes. Any permits, inspections, or approvals required by HCFR shall be obtained prior to commencement of operations.

UTILITIES REVIEW:

The Hernando County Utilities Department (HCUD) does not currently supply water or wastewater service to this parcel. Water and wastewater service are not available to this parcel. HCUD has no objection to the requested special exception to allow a hunting camp on the property.

ENGINEERING & TRANSPORTATION REVIEW:

The subject site is located on the north side of Richloam Clay Sink Road, approximately three-quarters of a mile southwest of Cortez Boulevard (SR 50). The County Engineer has reviewed the request and indicated the following:

- If project area is to be open to the Public, ADA accessibility throughout the site and parking area is required.
- Richloam Clay Sink Road is owned and maintained by the **Florida Forest Service**. The petitioner shall coordinate with the Florida Forest Service regarding access to and use of the roadway.

LAND USE REVIEW:

<u>Setbacks</u>

Existing Building Setbacks:
Front: 75'
Side: 35'
Rear: 50'

Comments: The petitioner is requesting approval to have up to four recreational vehicles or travel trailers at the property at one time. The use would be limited to individuals who are hunting from this site. No rental sites or commercial camping operations are proposed.

Parking

County's LDRs require a minimum number of off-street parking spaces based on the proposed use and/or square footage. The petitioner has indicated that the required parking will be provided in the grassy area behind and to the side of the pole barn.

Lighting

County LDRs require lighting that enhances the visual impact of the project on the community and to specifically address lighting intensity levels and glare accordingly. Commercial buildings and projects shall be designed to provide safe, convenient, and efficient lighting for pedestrians and vehicles.

A Special Exception Use Permit is an additional use which may be granted by the Planning and Zoning Commission (P&Z) in accordance with the LDRs. As part of the review, the P&Z must determine that the tract of land is suitable for the type of special exception use proposed by virtue of its location, shape, topography, and nature of surrounding development. The P&Z has the ability to assign reasonable conditions to the approval.

The Special Exception Use Permit is a land use determination only. All applicable development rules would have to be met if the permit is approved. Furthermore, the Special Exception Use Permit shall be in compliance with the minimum Special Exception Use General Standards, Appendix A, Article V, Section 8(B) of the Hernando County Code.

If a developer fails to obtain a building permit for the vertical construction of the principal or primary building or the special exception use is not established within a period of not more than two (2) years from the approval date, then the Special Exception Use Permit shall be null and void.

COMPREHENSIVE PLAN REVIEW:

The subject property is located within the Rural land use classification on the adopted Future Land Use Map and is characterized by agricultural lots.

Rural Category

Objective 1.04C: The Rural Category allows agriculture, agricultural commercial, agri-industrial, recreation, agritourism and residential land uses of a rural character. Certain neighborhood commercial uses may be allowed subject to locational criteria and performance standards. Residential density is 0.1 dwelling units per gross acre (1 unit per ten gross acres) except where otherwise indicated by the strategies listed herein and incorporated into the land development regulations.

Agricultural Lands Retention Strategies

Objective 1.04E: Agricultural pursuits are recognized as an important part of the economy and culture of Hernando County. The retention of agriculture will be pursued through multiple strategies in order to support traditional agriculture and changes in agricultural trends.

Strategy 1.04E(3): The review of development proposals in rural lands may include identification of productive farmland and agricultural operations in close proximity to the proposed development to ensure the compatibility of the proposed development with existing and potential agricultural operations and to minimize potential land use conflicts.

Comments: *The proposed hunt camp is consistent with the agricultural zoning designation because hunting is a resource-oriented recreational activity that relies on the use and management of natural resources. The property's location adjacent to the Richloam Tract of the State Forest further supports the resource-oriented nature of the proposed use.*

FINDING OF FACTS:

The request for Special Exception Use Permit for an Expansion and Modification of Special Exception Use Permit for a Hunting Camp, is appropriate based on the following conclusions:

1. The request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

2. The proposed use is compatible with the area and not adverse to the public interest subject to compliance with all performance conditions

NOTICE OF APPLICANT RESPONSIBILITY:

The special exception process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

STAFF RECOMMENDATIONS:

It is recommended that the Planning and Zoning Commission approve the petitioner's request for a Special Exception Use Permit for a Hunting Camp, with the following performance conditions:

13. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.

14. Minimum Building Setbacks:
    Front: 75'
    Side: 35'
    Rear: 50'

15. No more than five (5) recreational vehicles or travel trailers shall be permitted on the property at any one time.

16. Outdoor lighting shall be shielded to prevent glare onto adjacent properties, and amplified sound shall be prohibited.

17. Recreational vehicles and travel trailers shall be used only for temporary overnight accommodation by individuals participating in hunting activities and shall not be used as permanent residences or for commercial lodging.

18. The operation shall comply with all applicable requirements of the Florida Department of Health regarding sanitary facilities, including temporary toilet facilities, if provided.

19. If project area is to be open to the Public, ADA accessibility throughout the site and parking area is required.

20. The petitioner shall coordinate with the Florida Forest Service regarding access to and use of Richloam Clay Sink Road, which is owned and maintained by the Florida Forest Service.

21. Any expansion of the hunting camp or increase in the approved intensity of use shall require an amendment to the Special Exception Use Permit.

Planning and Zoning Commission Recommendation:

On September 14, 2026, the Planning and Zoning Commission voted 4-0 to approve the petitioner's request for a Special Exception Use Permit for a Hunting Camp, with the unmodified performance conditions:

1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.

2. Minimum Building Setbacks:
   Front: 75'
   Side: 35'
   Rear: 50'

3. No more than five (5) recreational vehicles or travel trailers shall be permitted on the property at any one time.

4. Outdoor lighting shall be shielded to prevent glare onto adjacent properties, and amplified sound shall be prohibited.

5. Recreational vehicles and travel trailers shall be used only for temporary overnight accommodation by individuals participating in hunting activities and shall not be used as permanent residences or for commercial lodging.

6. The operation shall comply with all applicable requirements of the Florida Department of Health regarding sanitary facilities, including temporary toilet facilities, if provided.

7. If project area is to be open to the Public, ADA accessibility throughout the site and parking area is required.

8. The petitioner shall coordinate with the Florida Forest Service regarding access to and use of Richloam Clay Sink Road, which is owned and maintained by the Florida Forest Service.

9. Any expansion of the hunting camp or increase in the approved intensity of use shall require an amendment to the Special Exception Use Permit.

Board of County Commissioners

AGENDA ITEM

Meeting: 10/06/2026
Department: Zoning
Prepared By: Victoria Via
Initiator: Omar DePablo
DOC ID: 17943
Legal Request Number: LR 26 377 2
Bid/Contract Number:

TITLE
Resolution Ratifying Denial of Petition Submitted by Jerrod K. Zelanka to Vacate Portions of Drainage Right-of-Way and Drainage and Utility Easement Located in Spring Hill

BRIEF OVERVIEW
On **August 4, 2026**, the Board of County Commissioners denied the Petitioner's request to vacate a portion of a 20' Drainage Right-of-Way (DROW) and an adjacent 6' Drainage and Utility Easement within Lot 5, Block 1536, of Spring Hill Unit 22 as recorded in the Plat Book 16, Page 74-75, of the Public Records of Hernando County, Florida.

The attached resolution reflects the Board's denial of the Petitioner's request, as determined at the hearing held on August 4, 2026.

STRATEGIC PLAN INITIATIVES
This request is consistent with Strategic Theme D, "Quality of Life".

FINANCIAL IMPACT
A matter of Policy. There is no financial impact.

LEGAL NOTE
The Board has authority to act on this request pursuant to County Policy No. 19-07 and Section 177.101 Florida Statues.

RECOMMENDATION
It is recommended that the Board ratify the denial resolution and authorize the Chairman's signature thereon.

REVIEW PROCESS

Victoria L Via	Approved	09/02/2026 1:54 PM
Omar DePablo	Escalated	09/04/2026 5:17 PM
Danielle L Nigro	Approved	09/06/2026 5:51 PM
Stephanie Stevens	Approved	09/10/2026 12:45 PM
Erin Dohren	Approved	09/14/2026 9:51 AM
Pamela Hare	Approved	09/14/2026 11:42 AM
Natasha Lopez Perez	Approved	09/16/2026 9:44 AM
Heidi Prouse	Approved	09/22/2026 10:08 AM
Toni Brady	Approved	09/29/2026 8:51 AM
Jessica Wright	Approved	09/29/2026 9:31 AM

RESOLUTION NO. 2026 - _____

WHEREAS, JERROD K. ZELANKA petitioned the Hernando County Board of County Commissioners to vacate, abandon, renounce and disclaim any right of the County and public in and to the hereinafter described easement and portion of the drainage right-of-way:

TO VACATE 6' DRAINAGE AND UTILITY EASEMENT:

COMMENCING AT THE SOUTHWEST QUARTER OF, LOT 5, BLOCK 1536 OF SPRING HILL UNIT 22 THENCE N60°44'53"E FOR 132.45 FEET; THENCE N14°10'25"W FOR 6.0 FEET; THENCE S60°44'53"W FOR 132.45 FEET; THENCE N29°15'07"W FOR 6.0 FEET; TO THE POINT OF BEGINNING OF TRACT 1, CONTAINING 0.018 ACRES MORE OR LESS.

TO VACATE A PORTION OF A 20' DROW:

COMMENCING AT THE SOUTHWEST QUARTER OF, LOT 5, BLOCK 1536 OF SPRING HILL UNIT 22 THENCE N60°44'53"E FOR 132.45 FEET; THENCE S14°10'25"E FOR 20.67 FEET; THENCE S60°44'53"W FOR 127.23 FEET; THENCE N29°15'07"W FOR 20.00 FEET; TO THE POINT OF BEGINNING OF TRACT 1, CONTAINING 0.06 ACRES MORE OR LESS.

WHEREAS, pursuant to the Hernando County Board of County Commissioners' Policy No. 19-07, the Petitioner's request was reviewed by the appropriate County departments and affected entities, and, following such review, an objection to the request was received; and

WHEREAS, the Petitioner has otherwise shown that he has complied with the provisions and requirements in accordance with Hernando County Board of County Commissioners' Policy No. 19-07; and

WHEREAS, it appears that the Clerk of the Circuit Court has advertised a notice of proceeding to vacate, abandon, discontinue, renounce and disclaim any right of the County and public in and to the above-described easement and portion of the drainage right-of-way pursuant to Section 177.101, *Florida Statutes*, as made and provided prior to the date set forth for hearing as to the vacating, abandoning, and discontinuing of said easement and portion of the drainage right-of-way; and

WHEREAS, the above-described easement and portion of the drainage right-of-way is not situated within the incorporated city limits of any municipality within Hernando County, Florida, and the vacation of the above-described easement and portion of the drainage right-of-way will not affect the ownership or right of convenient access of persons owning other parts of the subdivision; and

WHEREAS, on August 4, 2026, the Board of County Commissioners of Hernando County, Florida, held a public hearing to consider the Petitioner's request to vacate, abandon, renounce and disclaim any right of the County and public in and to the above-described easement and portion of

the drainage right-of-way, at which time competent substantial evidence supported denial of the request.

NOW, THEREFORE, BE IT RESOLVED BY THE HERNANDO COUNTY BOARD OF COUNTY COMMISSIONERS AS FOLLOWS:

SECTION 1. The request to vacate the above-described easement and portion of the drainage right-of-way is hereby **DENIED**, and the Board of County Commissioners of Hernando County, Florida, hereby does NOT vacate, abandon, discontinue or close the above-described easement and portion of the drainage right-of-way, and maintains any right of the County and the public in and to the land embraced in and constituting said easement and portion of the drainage right-of-way.

ADOPTED IN REGULAR SESSION THE _____ DAY OF _____ 2026.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____
Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

By: _____
Jerry Campbell
Chairman

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Natasha López Perez
County Attorney's Office

Board of County Commissioners

AGENDA ITEM

Meeting: 10/06/2026
Department: Zoning
Prepared By: Victoria Via
Initiator: Omar DePablo
DOC ID: 17945
Legal Request Number: LR 26 292 2
Bid/Contract Number:

TITLE
Petition Submitted by Clarence Bailey and Cindy L. Bailey to Vacate Utility and Drainage Easements Located in Spring Hill

BRIEF OVERVIEW
Clarence Bailey and Cindy L. Bailey have submitted a petition to vacate the Rear 6' utility and drainage easement and the Right-Side utility and drainage easement within Lot 21, Block 1453, Spring Hill Unit 21 as recorded in the Plat Book 09, Pages 81-96, of the Public Records of Hernando County, Florida. The vacation is sought to allow for a carport already on the site. All affected utilities and County departments have indicated no objection to the request.

Public Hearing History:
On **July 7, 2026**, the Board of County Commissioners denied the applicant's petition due to the applicants not showing up to the hearing. After speaking with the applicant, staff was informed that the applicants received a scam email with an invoice requesting that money be transferred via wire transfer. The email also advised the applicants that once the invoice was paid, they would not have to attend the hearing. The applicants paid the invoice and, therefore, did not appear for hearing.

STRATEGIC PLAN INITIATIVES
The request is consistent with Strategic Theme D, "Quality of Life".

FINANCIAL IMPACT
A matter of policy. There is no financial impact.

LEGAL NOTE
The Board has the authority to act on this matter pursuant to County Policy No. 19-07 and Section 177.101, Florida Statutes.

RECOMMENDATION
It is recommended that the Board take public comment on the request, approve the vacation of the easements, and authorize the Chairman's signature on the related resolution, after which it will be recorded in the Public Records of Hernando County, Florida.

REVIEW PROCESS

Victoria L Via	Approved	09/02/2026 2:14 PM
Omar DePablo	Escalated	09/04/2026 5:17 PM
Danielle L Nigro	Approved	09/06/2026 5:55 PM
Stephanie Stevens	Approved	09/10/2026 12:44 PM
Erin Dohren	Approved	09/14/2026 9:44 AM
Pamela Hare	Approved	09/14/2026 10:32 AM
Rebecca Mcdow	Approved	09/14/2026 11:16 AM

Natasha Lopez Perez	Approved	09/14/2026 11:49 AM
Heidi Prouse	Approved	09/22/2026 9:42 AM
Toni Brady	Approved	09/29/2026 8:52 AM
Jessica Wright	Approved	09/29/2026 9:36 AM

RECEIVED
OCT 06 2025
HERNANDO COUNTY ZONING

APPLICATION FOR PETITION TO VACATE EASEMENTS

This application must be submitted to the Zoning Department with all attachments and other items listed on the Instruction Sheet. Applications may not be reviewed until all required items are furnished. Please note that the vacation requested must be justified and the filing of the application or appearance at the public hearing does not assure approval of said application. The Petitioner or his/her representative is/are required to appear in person at the public hearing.

1. Name of Petitioner: Cindy L. Bailey / CLARENCE BAILEY

Mailing Address: 8412 elgrove st

City Spring Hill State FL Zip 34608 Phone 352-777-6517

Email Address: cindybaileysa@yahoo.com

2. Name of Representative (if applicable): N/A

Mailing Address: N/A

City N/A State N/A Zip N/A Phone N/A

Email Address: N/A

*Attach notarized letter of authorization from petitioner.

3. Location of area to be vacated: NE Corner of LOT 021 - one foot away from property line.

Key Number of area(s) to be vacated: 00429012 (NE cornerer of Lot 201)

Name of Subdivision: Spring Hill Unit 21

Street Address: 8412 Elgrove St. Spring Hill FL 34608

4. Are any other applications pending?

Variance ✓ Conditional Use _____ Special Exception _____

Rezoning _____ Class I Subdivision _____ Other _____

5. Is the proposed vacation platted ✓ or an unrecorded subdivision _____?

6. What is the current zoning of the proposed vacation? PDP(SF)

7. Which companies provide the following?

Water/Sewer: Hernando County Utilities Telephone: T-Mobile

Electric: Withlacoochee River Electric Cable TV: Spectrum

8. Is there a Homeowner's Association? NO

President's Name N/A

Email Address: N/A

Address: N/A

9. In your own words, briefly explain why you are applying for the vacation, why you feel that the vacation should be approved, and what use, if any, is planned for the vacated property. (A detailed explanation is to be provided in the separate statement required item #3 on the instructions.)

The carport was constructed in its current location due to limitations of our property layout. The pool and its screened enclosure occupy more than half of the back yard, front yard has septic tank, leaving no other viable area for placement. The structure is intended to accomodate a single vechile, has been built to code, and enhances the functionality and value of the property. Its presence does not create any adverse impacts to neighboring properties.

The undersigned understands this Application and all other applicable items listed on the Instruction Sheet must be submitted completely and accurately before a hearing can be scheduled. The undersigned further understands that this process may take up to two (2) months to finalize. The County reserves the right to request additional information it may deem necessary in processing this application.

Signature(s): Cindy L Bailey Date: 09/22/25

Signature(s): Clarence R Bailey Date: 09/22/25

This application and documents submitted are public record pursuant to Ch119, F.S.

PETITION TO VACATE EASEMENT(S)

The **Petitioner(s)** Cindy L Bailey / CLARENCE BAILEY
who resides at 8412 Elgrove St Spring Hill FL 34608 and whose telephone number is 352-777-6517 makes this application to the Board of County Commissioners to vacate the County's interest in that certain easement, alley, right-of-way, or plat as described as follows:

Legal description of the subject area to be vacated (or may insert "See Survey"):
Carport easement along NE corner of Lot 021, See Survey for details

Petitioner will show that he/she has complied with the provisions and requirements in accordance with the Board of County Commissioners Policy No. 19-07 and Sections 177.101 and/or 336.10, Florida Statutes.

Petitioner would further show that the above-described property is not situated within the incorporated city limits of any municipality within Hernando County, Florida, and that the vacation of said area will not affect the ownership or right of convenient access of persons in anyway whatsoever.

Petitioner has further indicated that he/she intends to post signs on the subject property described above giving notice of intent to petition the Board of County Commissioners to vacate the subject area in accordance with Florida Statues, and the policies and procedures of the Board of County Commissioners.

Wherefore, **Petitioner** prays that the Board of County Commissioners of Hernando County accept the filing of this petition and set the same for a public hearing which will be advertised pursuant to the provisions of the Florida Statutes, at which time the Board may adopt a resolution vacating, abandoning, discontinuing and/or closing the subject area.

Notice - This Petition is not deemed filed until receipt of applicable Petition fees upon notice by County of acceptance of a complete application.

Petitioner Cindy L Bailey Petitioner Clarence Bailey

STATE OF FLORIDA
COUNTY OF Hernando
The foregoing instrument was acknowledged before me this 22 day of Sept 2025
by
who is personally known to me
or who has produced
as identification.

Notary Public

STATE OF FLORIDA
COUNTY OF Hernando
The foregoing instrument was acknowledged before me this 22 day of Sept 2025
by
~~who is personally~~ known to me
or who has produced
as identification.

Notary Public

KRYSTAL GAUDIG
Commission # HH 205163
Expires December 7, 2025

KRYSTAL GAUDIG
Commission # HH 205163
Expires December 7, 2025

10/6/2025

The Carport was constructed in it's current location due to limitations of our property layout. The pool and it's screened enclosure occupy more than half of the back yard. The front yard has a septic tank, leaving no other viable area for placement. The structure is intended to accomodate a single vechile, has Been Built to Code and enhances the functionality an value of the property. It's presence does not create any adverse impact to neighboring properties.

Cindy L Bailey 10/6/25
Clarence Bailey PhA

Sketch of Description

Easement Vacation

Legal Description:

A portion of Lot 21, Block 1453, Spring Hill, Unit 21, according to the plat thereof as recorded in Plat Book 09, Pages 81 through 96 of the public records of Hernando County, Florida; Being more particularly described as the following:
Begin at the Northwest corner of Lot 21, Block 1453, Spring Hill, Unit 21, according to the plat thereof as recorded in Plat Book 09, Pages 81 through 96 of the public records of Hernando County, Florida; Thence the following (5) five calls: South 45°21'28" East 6.00 feet; Thence South 44° 38'32" West 115.00 feet; Thence South 45°21'28" East 68.00 feet; Thence South 44°38'32" West 10.00 feet; Thence North 45°21'28" West 74.00 feet to the Southwest corner of said Lot 21, Block 1453; Thence North 44°38'32" East 125.00 feet to the Point of Beginning.

Containing 1,430.00 square feet more or less.

Patrick K Ireland
Digitally signed by Patrick K Ireland
Date: 2025.12.09 13:23:42 -05'00'

-Legend-

C	- Calculated	PC	- Point of Curvature
℄	- Centerline	Pg.	- Page
CB	- Concrete Block	PI	- Point of Intersection
CM	- Concrete Monument	P.O.B.	- Point of Beginning
Conc.	- Concrete	P.O.L.	- Point on Line
D	- Description	PP	- Power Pole
DE	- Drainage Easement	PRM	- Permanent Reference Monument
Esmt.	- Easement	PT	- Point of Tangency
F.E.M.A.	- Federal Emergency Management Agency	R	- Radius
FFE	- Finished Floor Elevation	Rad.	- Radial
Fnd.	- Found	R&C	- Rebar & Cap
IP	- Iron Pipe	Rec.	- Recovered
L	- Length (Arc)	Rfd.	- Roofed
M	- Measured	Set Rebar	- Set ½" Rebar & Cap "LB 7623"
N&D	- Nail & Disk	Typ.	- Typical
N.R.	- Non-Radial	UE	- Utility Easement
ORB	- Official Records Book	WM	- Water Meter
P	- Plat	△	- Delta (Central Angle)
P.B.	- Plat Book	-X-	- Chain Link Fence
-□-	- Wood Fence		

This is NOT a Survey.
This is ONLY a Description.
This Sketch and Description consist of two sheets and is not full and or complete without both sheets.

Sketch Date: 12/09/25	Sketch and Description Certified To:
Drawn By: JW	*CLARENCE AND CINDY L. BAILEY*
Approved By: PKI	
Field: N/A	

-Notes-

>Sketch is Based upon the Legal Description Supplied by Client.
>Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.
>Subject to any Easements and/or Restrictions of Record.
>Bearing Basis shown hereon, is Based upon the Line Denoted with a "BB".
>Building Ties are NOT to be used to reconstruct Property Lines.
>Fence Ownership is NOT determined.
>Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
>Use of This Sketch for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

I hereby Certify that this Sketch and Description of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to Me as Noted and Conforms to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 5J-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

PATRICK IRELAND CERTIFICATE NO. 6637 STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR

Patrick K. Ireland

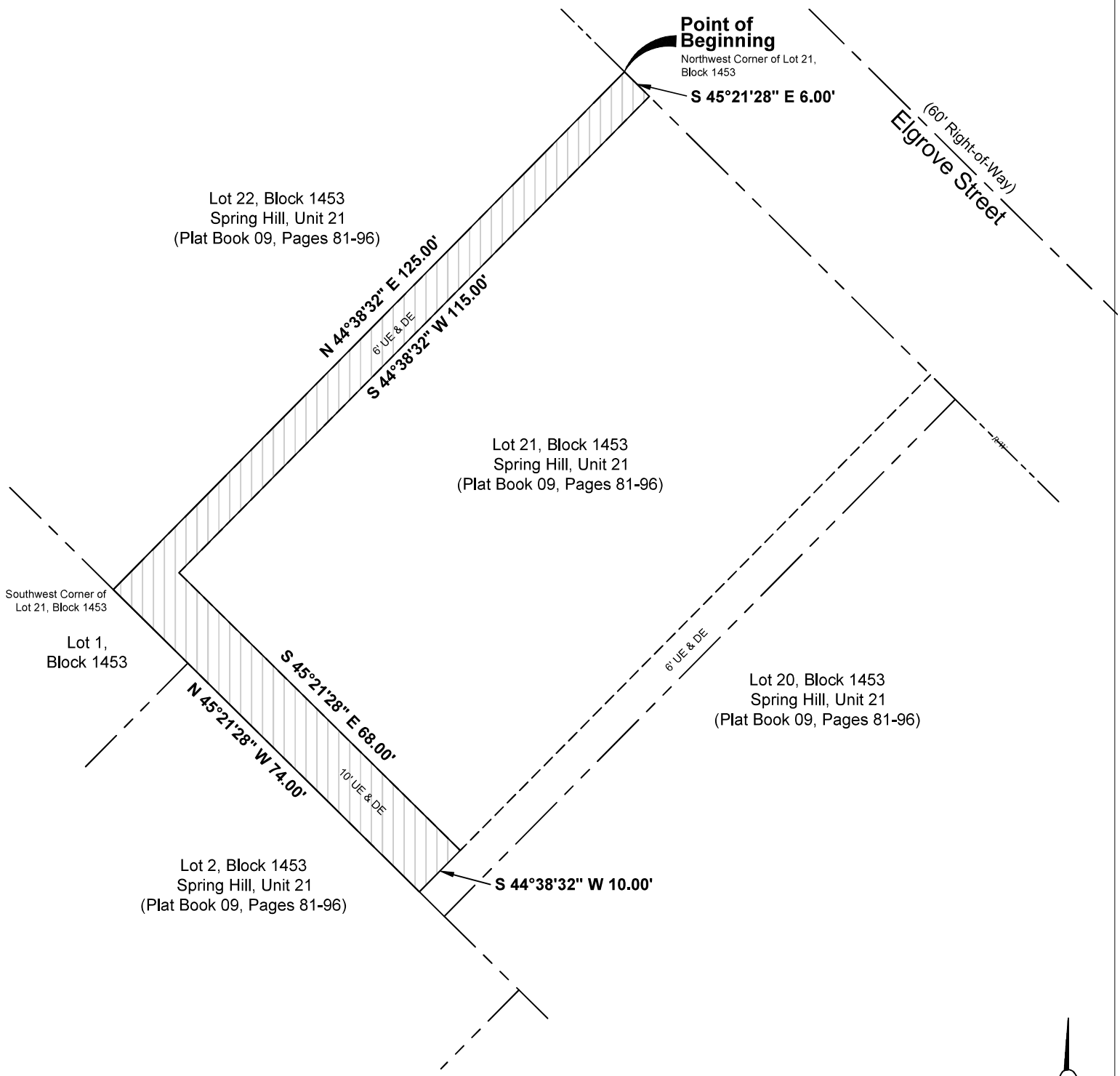
Patrick K. Ireland PSM 6637 FOR THE FIRM LB 7623
Date Signed: 12/09/25

This Sketch is intended ONLY for the use of Said Certified Parties.
This Sketch NOT VALID UNLESS Digitally Signed.
File No. 25208

Gulf Coast Land Surveying, Inc.
4943 Pelican Dr. New Port Richey, FL 34652
www.GulfCoastLandSurveying.com
Office: 727.844.0001

Sketch of Description

Easement Vacation



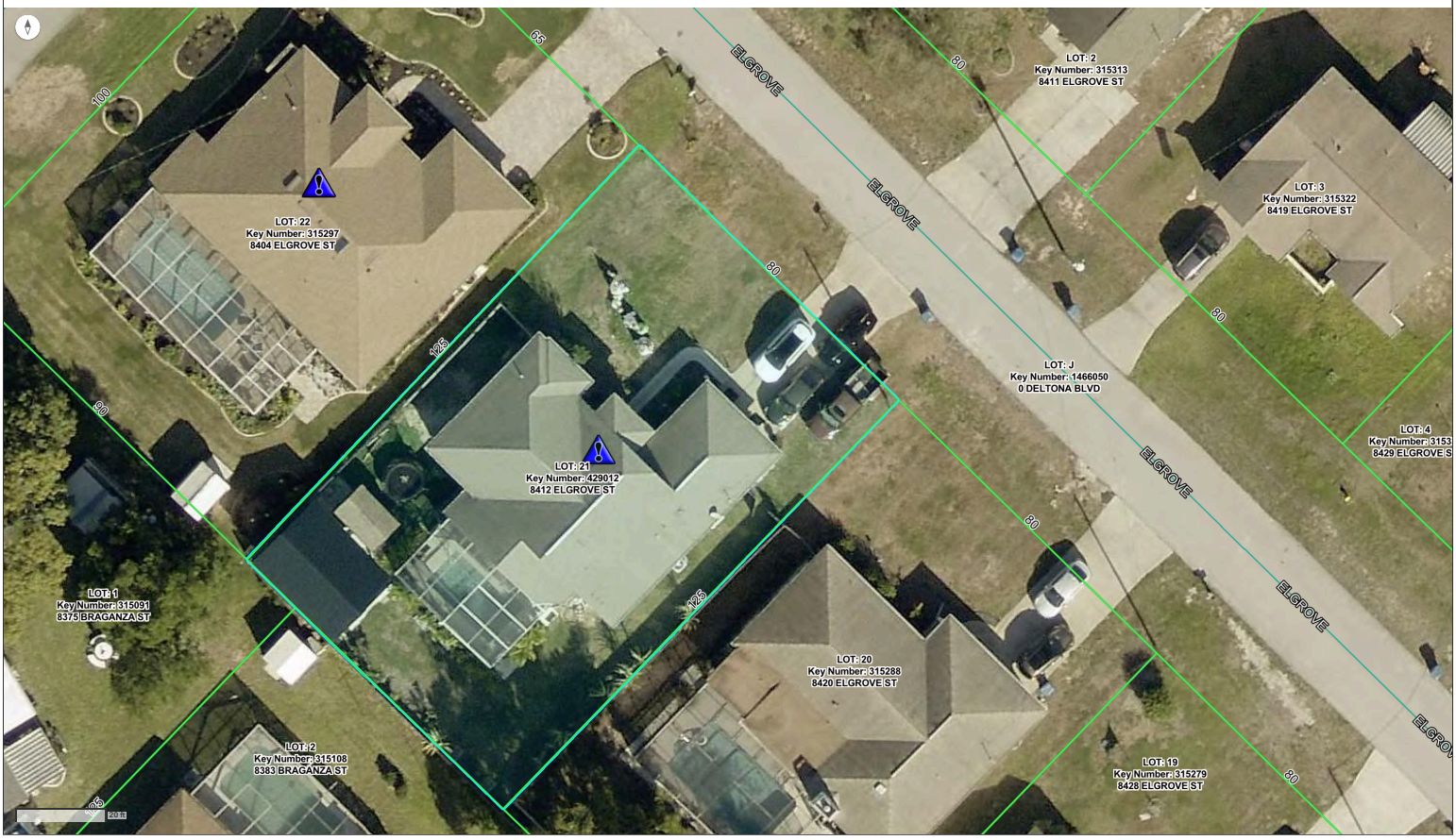
Gulf Coast Land Surveying, Inc.
4943 Pelican Dr. New Port Richey, FL 34652
www.GulfCoastLandSurveying.com
Office: 727.844.0001

File No. 25208

NOT to Scale.
This is NOT a Survey.
This is ONLY a Description.
This Sketch and Description consist of two sheets and is not full and or complete without both sheets.

NORTH

Property Search GIS Map



Instr #2023044188 BK: 4320 PG: 1458, Filed & Recorded: 7/19/2023 10:50 AM NW Deputy Clk, #Pgs:3
Doug Chorvat, Jr.,Clerk of the Circuit Court Hernando CO FL Rec Fees: $27.00 Deed Doc Stamp: $0.70

CERTIFIED TO BE A TRUE COPY
DOUG CHORVAT, JR.
CLERK OF COURTS
BY: Madaysha W D.C.
THIS 25 DAY OF Sept 2025

Quitclaim Deed

RECORDING REQUESTED BY Virginia Bailey
AND WHEN RECORDED MAIL TO:
Cindy L. Bailey, Grantee(s)
8412 Elgrove Street
Spring Hill, FL. 34608
Consideration: $ NO CONSIDERATION
Property Transfer Tax: $
Assessor's Parcel No.: R32 323175210145302 10
PREPARED BY: Virginia Bailey certifies herein that he or she has prepared this Deed.

Virginia Bailey
Signature of Preparer

7/19/2023
Date of Preparation

Virginia Bailey
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on 7/19/23 in the County of Hernando, State of Florida by Grantor(s), Virginia Bailey, whose post office address is 8391 Braganza Street Spring Hill, FL 34608, to Grantee(s), Cindy L. Bailey, whose post office address is 8412 Elgrove Street Spring Hill, FL. 34608,

WITNESSETH, that the said Grantor(s), Virgina Bailey, for good consideration and for the sum of No Consideration ($ Ø) paid by the said Grantee(s), the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title,

Lot 21, Block 1453 Springhill, Unit 21 as per plat thereof recorded in Plat 9, Pages 81-96 Public Records of Hernando County, Florida

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Hernando, State of Florida and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Virginia Bailey
Signature of Grantor

Signature of Second Grantor (if applicable)

Virginia Bailey
Print Name of Grantor

Print Name of Second Grantor (if applicable)

Signature of First Witness to Grantor(s)

Signature of Second Witness to Grantor(s)

Carmen L. Niedbala
Print Name of First Witness to Grantor(s)

Print Name of Second Witness to Grantor(s)

GRANTEE(S):

Cindy Lee Bailey
Signature of Grantee

Signature of Second Grantee (if applicable)

Cindy L. Bailey
Print Name of Grantee

Print Name of Second Grantee (if applicable)

Signature of First Witness to Grantee(s)

Signature of Second Witness to Grantee(s)

Carmen L. Niedbala
Print Name of First Witness to Grantee(s)

Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

State of Florida

County of Hernando

On July 19, 2023, before me, Celeste Veenstra, a notary public in and for said state, personally appeared, Virginia Bailey, Cindy Bailey-Chirinos

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Celeste Veenstra

Signature of Notary

CELESTE VEENSTRA
Notary Public - State of Florida
Commission # HH 348486
My Comm. Expires Jan 11, 2027
Bonded through National Notary Assn.

Affiant Known NO Produced ID YES

Type of ID Both produced FL DL (Seal)

Instr #2020048132 BK: 3873 PG: 254, Filed & Recorded: 8/7/2020 2:19 PM SMB Deputy Clk, #Pgs:2
Doug Chorvat, Jr.,Clerk of the Circuit Court Hernando CO FL Rec Fees: $18.50 Deed Doc Stamp: $630.00

CERTIFIED TO BE A TRUE COPY
DOUG CHORVAT, JR.
CLERK OF COURTS
BY Madaphne W D.C.
THIS 25 DAY OF Sept 20 25

CONSIDERATION: $90,000.00

PREPARED BY & RETURN TO:
CARTER FOREMAN, PLLC
PATRICIA ASSMANN, ESQ.
7419 US HIGHWAY 19
NEW PORT RICHEY, FL 34652
PHONE: (727) 846-1828
FILE NO: 20-143 PLA/NPR

Tax Parcel #R32 323 17 5210 1453 0210

WARRANTY DEED

THIS INDENTURE, made this 24th day of July, 2020, between **CLARENCE BAILEY and VIRGINIA BAILEY, husband and wife**, whose address is 8391 Braganza Street, Spring Hill, Florida 34608, as **GRANTOR***, and **CLARENCE BAILEY and VIRGINIA BAILEY, husband and wife, and CINDY L. BAILEY, as joint tenants with rights of survivorship,** whose address is 8391 Braganza Street, Spring Hill, Florida 34608, as **GRANTEE***.

WITNESSETH: that said grantor, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and grantee's heirs and assigns forever the following described land, situate, lying and being in **HERNANDO COUNTY, FLORIDA**, to-wit:

Lot 21, Block 1453, SPRING HILL, UNIT 21, as per plat thereof recorded in Plat 9, Pages 81 - 96, Public Records of Hernando County, Florida.

Subject to that certain Mortgage recorded in O.R. Book 3752, Page 115, Public Records of Hernando County, Florida, having a current principal mortgage balance in the amount of $180,000.

Street address: 8412 Elgrove, Spring Hill, FL 34608

Subject to taxes and assessments for the year 2020 and thereafter; and subject to restrictions, reservations, covenants and easements of record, if any; however, this reference shall not operate to reimpose same.

And said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*"Grantor", "Grantee", and "Trustee" are used for singular or plural, and masculine shall include feminine, as the context requires.

IN WITNESS WHEREOF, the Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

Witness Signature

Witness Printed Name

Witness Signature

Witness Printed Name

CLARENCE BAILEY

VIRGINIA BAILEY

STATE OF FLORIDA
COUNTY OF HERNANDO

I HEREBY CERTIFY that on this day, before me, an officer duly qualified to take acknowledgments, personally appeared **CLARENCE BAILEY** and **VIRGINIA BAILEY**, to me well known to be the persons described in and who executed the foregoing instrument and acknowledged before me by means of ☑ physical presence or ☐ online notarization, that they executed the same. I have relied upon the following form of identification: FL DRIVERS Lic, and who did take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 24th day of July, 2020.

Notary Public State of Florida
Patricia L Assmann
My Commission GG 353639
Expires 08/19/2023

Notary Public
Typed/Printed/Stamped Name PATRICIA L. ASSMANN
Commission Expiration 8/19/2023
Commission Number GG353639

PREPARER HEREBY CERTIFIES THAT THIS INSTRUMENT WAS PREPARED FROM INFORMATION GIVEN BY THE PARTIES HERETO. PREPARER DOES NOT GUARANTEE EITHER MARKETABILITY OF TITLE OR ACCURACY OF DESCRIPTION AS A SEARCH OF THE TITLE OF THE PROPERTY WAS NOT PERFORMED.

PLAT BOOK 9
AND PAGE 81

SPRING HILL
UNIT 21

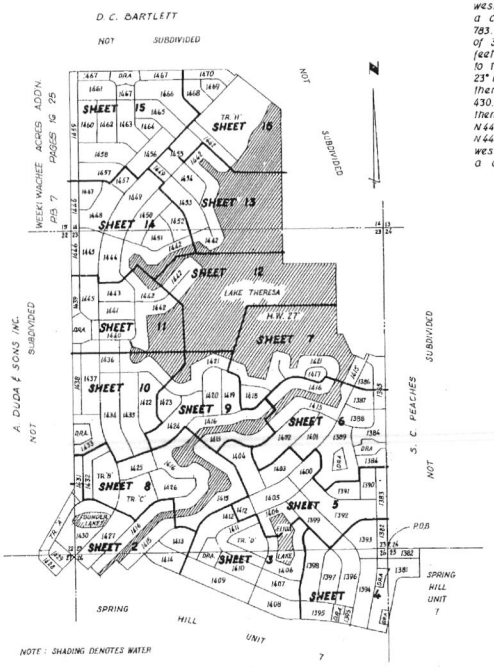
Approved Sept. 6, 1968
C.E. Hammond, County Engineer

A SUBDIVISION IN SECTIONS 14, 22, 23, 25, 26 & 27, T. 23 S., R. 17 E.

HERNANDO COUNTY, FLORIDA
SHEET 1 OF 16 SHEETS

DESCRIPTION: - Situated in Sections 14, 22, 23, 25, 26 & 27, Township 23 South, Range 17 East, Hernando County, Florida, and more particularly described as follows:

Beginning at the Northwest corner of Section 25, Township 23 South, Range 17 East, proceed along the North line of said Section 25 S89°38'44"E 497.22 feet to the boundary of SPRING HILL UNIT 7 as recorded in Plat Book 8, Pages 11 thru 26, Public Records of Hernando County, Florida; thence along said boundary of SPRING HILL UNIT 7 the following courses: S00°21'16"W 410.00 feet; thence Southwesterly along a curve to the right having a radius of 2500 feet and a central angle of 90° a distance of 3927 feet; thence N89°38'44"W 248.54 feet; thence Southwesterly along a curve to the left having a radius of 130.00 feet and a central angle of 78°41'30" a distance of 178.54 feet; thence S11°39'46"W 80.17 feet thence Northwesterly along a curve to the right having a radius of 2500 feet and a central angle of 90° a distance of 3927 feet; thence N78°20'14"W 783.19 feet; thence Westerly along a curve to the left having a radius of 3290.00 feet and a central angle of 11°39'46" a distance of 669.69 feet; thence DUE WEST 167.54 feet; thence Northwesterly along a curve to the right having a radius of 370.00 feet and a central angle of 23°17'51" a distance of 150.45 feet; thence N66°42'09"W 2163.49 feet; thence Northwesterly along a curve to the right having a radius of 430.00 feet and a central angle of 22°34'11" a distance of 169.38 feet; thence N44°07'58"W 197.58 feet; thence S45°52'02"W 450.95 feet; thence N44°07'58"W 225.00 feet; thence S45°52'02"W 390.00 feet; thence N44°07'58"W 260.00 feet; thence S45°52'02"W 10.00 feet; thence Northwesterly along a curve to the right having a radius of 2500 feet and a central angle of 90° a distance of 3927 feet; thence N44°07'58"W 305.00 feet; thence S45°52'02"W 465.00 feet; thence Southwesterly along a curve to the left having a radius of 995.00 feet and a central angle of 1°43'40" a distance of 30.00 feet; thence N44°07'58"W 370.00 feet; thence N00°17'16"E 121.12 feet to the North line of Section 23, Township 23 South, Range 17 East and the South line of Section 22, Township 23 South, Range 17 East; thence, leaving the boundary of said SPRING HILL UNIT 7, proceed along the South line of said Section 22 S89°42'46"E 20.07 feet; thence N32°11'55"E 1119.14 feet to the West line of Section 23, Township 23 South, Range 17 East; thence N00°22'58"E 4350.28 feet to the Northwest corner of said Section 23 and the Southwest corner of Section 14, Township 23 South, Range 17 East; thence N00°20'54"E 2647.47 feet along the West line of said Section 14 to the West ¼ corner of said Section 14; thence S89°48'56"E 2635.13 feet along the North line of the South ½ of said Section 14 to the center of said Section 14; thence S45°21'28"E 158.03 feet; thence N44°38'32"E 32.24 feet; thence S45°21'28"E 1090.00 feet; thence DUE SOUTH 2330.00 feet; thence DUE EAST 902.20 feet; thence DUE SOUTH 1191.05 feet; thence DUE EAST 100.00 feet; thence S26°10'18"E 421.73 feet; thence S62°19'57"E 175.00 feet; thence N27°40'03"E 135.00 feet; thence S69°19'57"E 170.00 feet; thence S89°42'19"E 159.20 feet to the East line of Section 23, Township 23 South, Range 17 East; thence along this line S00°17'41"W 3160.66 feet to the Southeast corner of said Section 23 and the Northeast corner of Section 26, Township 23 South, Range 17 East and the Northwest corner of Section 25, Township 23 South, Range 17 East and the Point of Beginning, all lying and being in Hernando County, Florida, and containing 906.34 acres, more or less.



NOTE: SHADING DENOTES WATER

LOCATION & KEY MAP
SCALE 1" = 1000'

ENGINEER'S NOTES:

All radii are 25 feet unless otherwise noted. Distances on corner lots are to the intersection of block lines extended unless otherwise noted. Bearings and coordinates shown are grid on the Florida Coordinate System - West Zone. D.R.O.W. - Indicates Drainage Right-of-Way. All lot lines are radial to the street right-of-way curves they intersect unless otherwise noted. ○-Indicates Permanent Reference Monument at all street centerline intersections.

On waterfront lots, distances on side lot lines are to the traverse line, and the additional distance from the traverse line to the mean high water line is 10 Ft., more or less, unless otherwise noted.

RESOLUTION

WHEREAS This plat was on this 16th day of Sept 1968, submitted to the board of County Commissioners of Hernando County for approval for record and has been approved by said Board, now therefore be it resolved by the Board of County Commissioners of Hernando County, Florida that said plat is hereby approved and shall be recorded in the Public Records of Hernando County, Florida, and the dedication of all Thoroughfares, Lakes, Waterways, Waterway Maintenance Rights-of-way, Drainage Rights-of-way and Drainage Retention Areas thereon is hereby accepted by said Board for Hernando County and the Public, generally and shall be binding on all persons thereafter.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest Beth Dana McCoy, Clerk By Murray R. Rawls, Chairman

CLERK'S CERTIFICATE

I, Beth Dana McCoy, Clerk of the Circuit Court of Hernando County, Florida, hereby certify that I have examined this plat, that it complies in form with all the provisions of Chapter 177, Florida Statutes, that it was filed for record on the 17th day of October 1968, in Plat Book 9 Pages 81 thru 96, File No. 4247.

Beth Dana McCoy
CLERK OF THE CIRCUIT COURT
Hernando County, Florida

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That THE DELTONA CORPORATION being the owner in fee simple of the lands described in the forgoing caption to this plat does hereby dedicate said lands and plat for the uses and purposes therein expressed and dedicate the Thoroughfares, Lakes, except Founder Lake & Elida Lake Waterways, Waterway Maintenance Rights-of-way, Drainage Rights-of-way and Drainage Retention Areas shown hereon to the perpetual use of the public. Unless otherwise indicated a strip of land 10 feet wide at lot lines abutting and adjacent to all lakes and waterways and 10 feet wide at the rear of each lot and 6 feet wide at the sides of each lot is reserved to THE DELTONA CORPORATION, its succesors or assigns for the installation and maintenance of public utilities and drainage facilities, with the following exceptions: side lot lines lying adjacent to streets shall contain no easements and where more than one lot is intended as a building site the outside boundaries of said building site shall carry said side easements.

Founder Lake and Elida Lake are hereby dedicated to the joint use of the abutting owners and said owners shall have the right to full access, use and enjoyment of said lakes for swimming, fishing, boating and other lawful uses. Also the waters of said lakes are hereby dedicated to the governing municipal authority for the purpose of permitting unlimited activity in the installation and maintenance required in the drainage of the land covered by this plat and adjacent areas. Unless otherwise indicated an easement 20 feet wide at lot lines abutting and adjacent to said lakes is reserved to THE DELTONA CORPORATION its successors or assigns for the installation and maintenance of utilities and drainage facilities.

IN WITNESS WHEREOF the above named corporation has caused these presents to be signed and attested to by the officers named below and corporate seal to be affixed hereto on 23rd of April 1968

By: James E. Vensel
James E. Vensel Vice President

Attest Wm. H. O'Dowd Jr.
Wm. H. O'Dowd Jr. Asst. Secretary

SEAL

STATE OF Florida COUNTY OF Dade

THIS IS TO CERTIFY that on April 23, 1968 before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared James E. Vensel and Wm. H. O'Dowd Jr. respectively Vice President and Ass't. Secretary of the above named Delaware Corporation authorized to do business in the State of Florida to me known to be the individuals and officers described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be their free act and deed as such officers thereunto duly authorized; that the offical seal of said corporation is duly affixed thereto; and that the said dedication is the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date

Molly Dawson Malisek
NOTARY PUBLIC

SEAL

My commission expires

SURVEYOR CERTIFICATE

I, James R. Mawrey hereby certify that I prepared this plat and that it is a correct representation of the lands platted, that this plat complies with all provisions of Chapter 177, Florida Statutes, and with all of the plat requirements adopted by the Board of County Commissioners of Hernando County, Florida on the 17th day of October 1968.

James R. Mawrey
Registered Land Surveyor
Florida Certificate No. 1434
Date 4-26-68

ABSTRACTOR'S CERTIFICATE

I hereby certify that THE DELTONA CORPORATION is the apparent record owner of the lands hereby platted; that there are no delinquent taxes on such lands and that record title to all access roads is held by Hernando County or the State of Florida this 16 day of May 1968.

By: C. A. Eppling
Gulf Coast Abstract Company

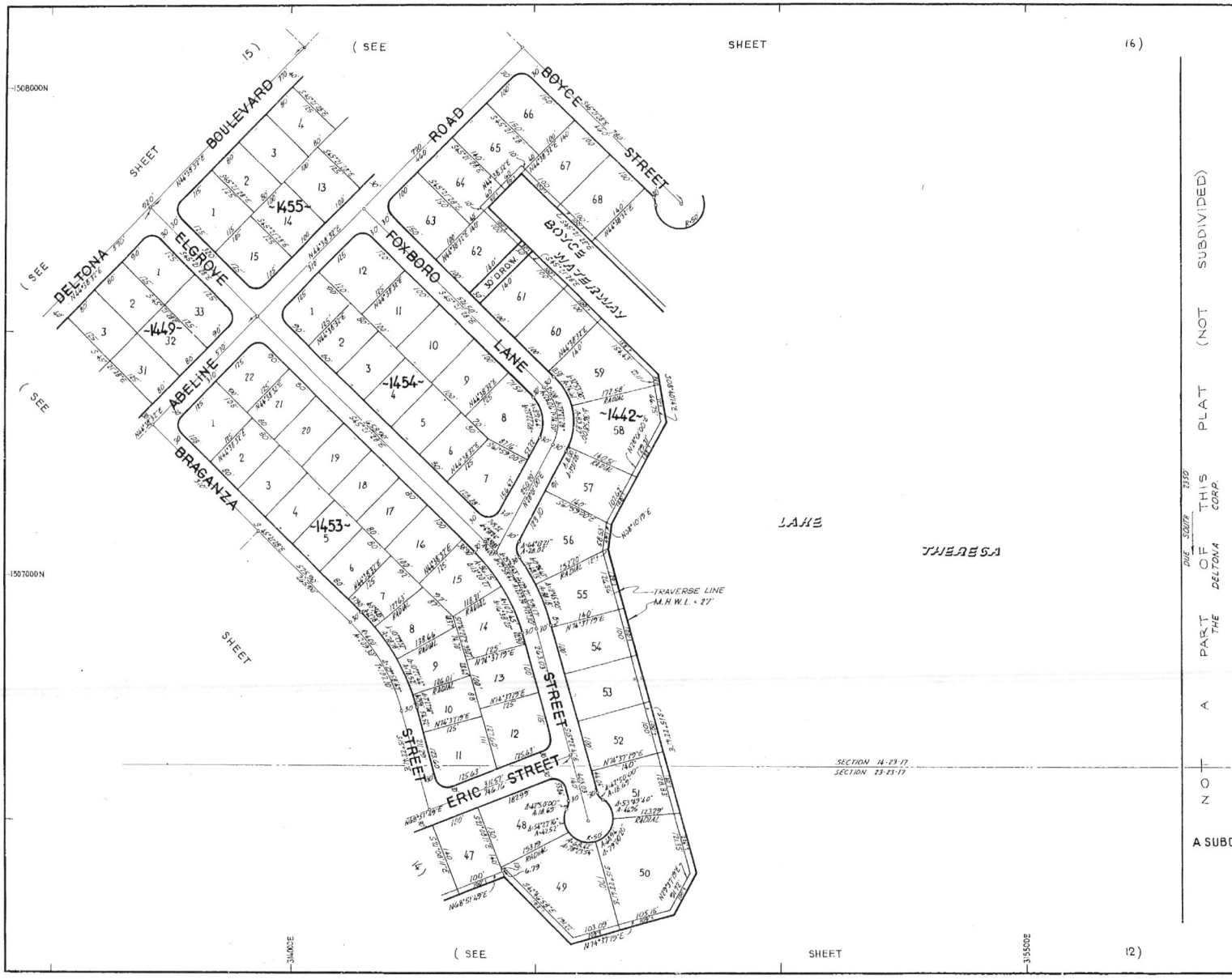
1686 TOTAL LOTS THIS PLAT

21
1-16

C B A 0 A B C D

48

PLAT BOOK 9
AND PAGE 16



A PART OF THIS PLAT (NOT SUBDIVIDED)
THE DELTONA CORP.

Note:
On waterfront lots, distances on side lot lines are to the traverse line, and the additional distance from the traverse line to the mean high water line is 10 ft., more or less, unless otherwise noted.

SPRING HILL
UNIT 21

A SUBDIVISION IN SECTIONS 14, 22, 23, 25, 26 & 27, T. 23 S., R. 17 E.

HERNANDO COUNTY, FLORIDA

SHEET 13 OF 16 SHEETS

SCALE IN FEET

100 50 0 100 200

SCALE 1" = 100'

29 LOTS THIS SHEET

21
13-16

Vacation Tax Clearance Form

Florida Statutes: Title XII
§177.101 Vacation and annulment of plats subdividing land.

§177.101 (4) ***Persons making application for vacations of plats either whole or in part shall give notice of their intention to apply to the governing body of the county to vacate said plat by publishing legal notice in a newspaper of general circulation in the county in which the tract or parcel of land is located, in not less than two weekly issues of said paper, and must attach to the petition for vacation the proof of such publication, together with certificates showing that all state and county taxes have been paid.***

As a result of the above statute, you are required to provide this form signed by the Hernando County Tax Collector's Office certifying that the taxes on the property proposed to be vacated have been paid through the current tax year.

DATE: Sept 21, 2025

I, Cindy L Bailey/CLARENCE BAILEY, hereby certify that the property taxes on parcel key number(s) 00429012 have been paid through the current tax year.

Sally L Daniel, CFC
Hernando County Tax Collector
Hernando County Government Center
20 North Main Street, Room 112
Brooksville, FL 34601
(352) 754-4180

By: Andrea Burton
Print Name: Andrea Burton
Title: DL Examiner II

SEAL

Board of County Commissioners

Hernando County, Florida *Visit Us on the Internet: www.co.hernando.fl.us*

Development Services	352-754-4050	Health Departmen	352-540-6800
Engineering	352-754-4062	H. C. Utilities	352-754-4757
Hernando Co. Fire:	352-540-6405	Planning	352-754-4057
City of Brooksville Utiliti	352-540-3810		

Date: 10-15-2025

Application: 1511580 BAILEY CINDY L
Department: ENGINEERING

APPLICATION REVIEW COMMENTS

APPLICATION REVIEW COMMENTS

Your application has been distributed to the following reviewing agencies for compliance with development codes and regulations: ENGINEERING, H.C.UTILITIES DEPT

You will receive separate notification of each agency's comments. Please be sure you have received all comments from all agencies before you resubmit. Please contact the reviewer listed below for questions on their review.

To facilitate completion of the review and issuance of your permit, please provide:
(1)A written response letter addressing each comment
(2)Revised plans addressing any necessary changes.
(3)Any additional documentation as requested in review comments

Comments of the most current plan review are listed below.

Review Agency: ENGINEERING

Reviewed By: MCCORKEL KANDICE
KMCCORKEL@CO.HERNANDO.FL.US

Phone #: (352) 754-4060 Ext: 17030 **Fax #:** (000) 000-0000

Comments:

Reported on: 10-15-2025 **PRINTED**

Department of Public Works Engineering 1st Review Comments:
No objections the the vacation as submitted. Approved.

Board of County Commissioners

Hernando County, Florida *Visit Us on the Internet: www.co.hernando.fl.us*

Development Services	352-754-4050	Health Departmen	352-540-6800
Engineering	352-754-4062	H. C. Utilities	352-754-4757
Hernando Co. Fire:	352-540-6405	Planning	352-754-4057
City of Brooksville Utiliti	352-540-3810		

Date: 10-08-2025

Application: 1511580 BAILEY CINDY L

Department: H.C.UTILITIES DEPT

APPLICATION REVIEW COMMENTS

APPLICATION REVIEW COMMENTS

Your application has been distributed to the following reviewing agencies for compliance with development codes and regulations: ENGINEERING, H.C.UTILITIES DEPT

You will receive separate notification of each agency's comments. Please be sure you have received all comments from all agencies before you resubmit. Please contact the reviewer listed below for questions on their review.

To facilitate completion of the review and issuance of your permit, please provide:
(1)A written response letter addressing each comment
(2)Revised plans addressing any necessary changes.
(3)Any additional documentation as requested in review comments

Comments of the most current plan review are listed below.

Review Agency: HERNANDO COUNTY UTILITIES

Reviewed By: LAURIE ANDREW
ALAURIE@CO.HERNANDO.FL.US

Phone #: (352) 540-4368 Ext: 35147 **Fax #:** (352) 754-4485

Comments:

Reported on: 10-08-2025

The Hernando County Utilities Department (HCUD) has reviewed the request to vacate the 6-foot-side drainage and /or utility side lot easements and the 10-foot back drainage and/or utility back lot easements for Lot 21 Block 1453 Spring Hill Unit 21 and have no objections to this vacate request as shown on the survey provided.

Your Touchstone Energy® Partner

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

October 16, 2025

Jacqueline Mays
Hernando County Development Dept
789 Providence Blvd,
Brooksville, FL 34601

RE:Key 429012

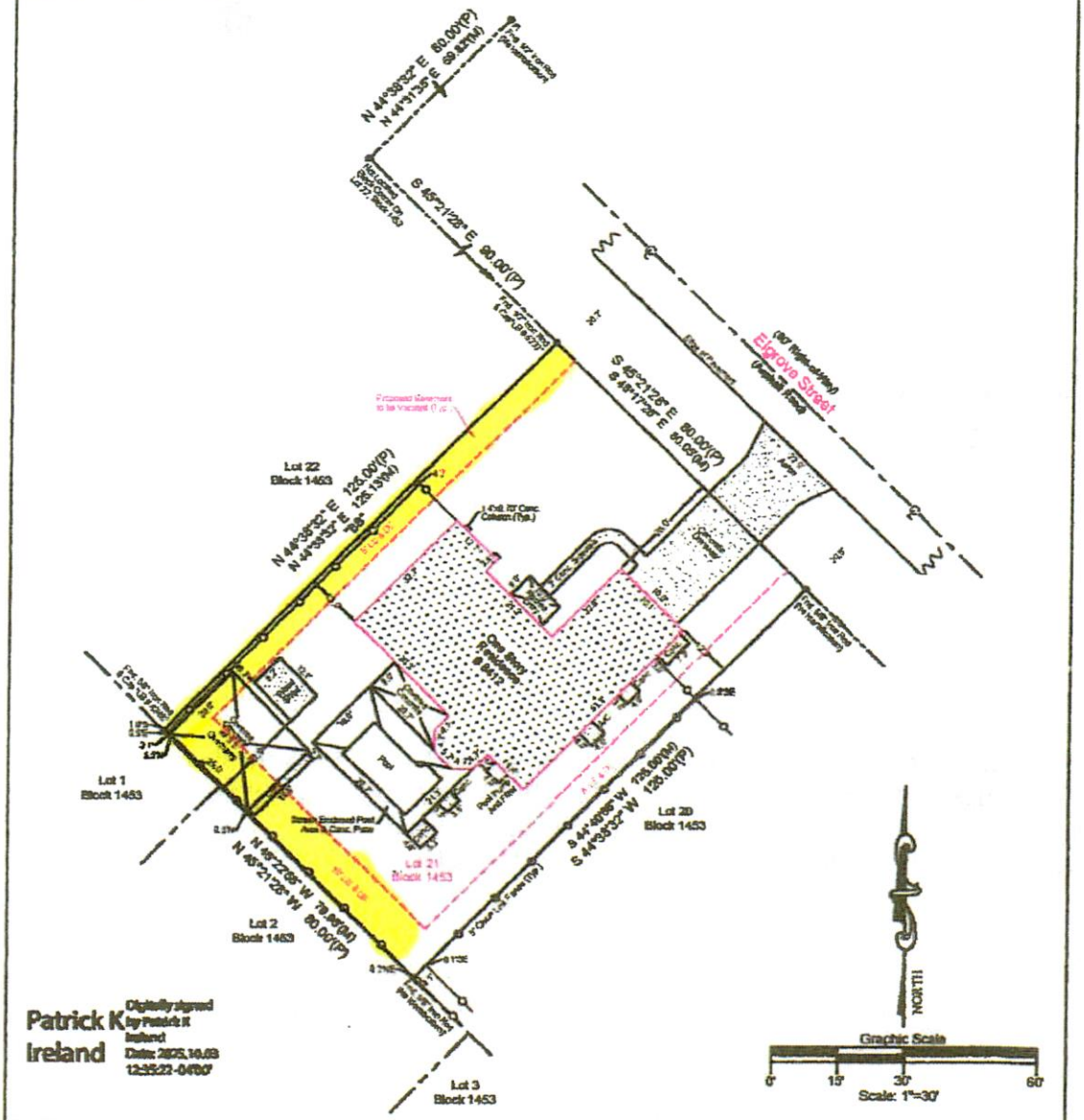
Dear Ms. Mays,

This is in response to your request to vacate easement on lot 21 key number 429012, 8412 Elgrove St, Withlacoochee River Electric Cooperative, INC has no Objection to this vacation as noted and highlighted in the attached survey.
If you have any further questions please do not hesitate to call me at 352-596-4000 EXT.3130

Sincerely,

Brian Mauldin
Supervisor of Engineering Services

BOUNDARY SURVEY



Patrick K Ireland

Digitally signed by Patrick K Ireland
Date: 2025.10.03 12:35:22-04'00'

SURVEYOR'S NOTES:

- Survey is valid only for the legal description shown on this Sketch.
- Affecting Properties Such Data MAY Not Reveal All the Gaps, Overlaps and/or Gores.
- Subject to any Easements and/or Restrictions of Record.
- Bearings Shown Hereon, if Associated Field Angles, Are Based on the Recorded Plat "BEF".
- Building Ties are NOT to Foundations and Property Lines.
- Fence Ownership is NOT determined.
- Area Dimensions, Underground Utilities and/or Footers have NOT been located and/or determined.
- Septic Tank and/or Drainfield Location are approximate and MUST be verified by appropriate Utility Location Companies.
- Closed Title Survey for Purposes other than Building, Without Written Verification, Will Void the Client Solely Based Upon Reliance and Liability to the Surveyor. Building Setbacks Determined after ANY Written Survey Is Required Must be Reviewed and Certified.
- Flood Zone Classification Shown Hereon is Given as a Courtesy and is Subject to Final Approval by F.E.M.A. Title Determination may be affected by Flood Insurance and/or Information Obtained Issued by NFIP, Insurance Agent, Surveying Company or the Owner/Title Reference. Gulf Coast Land Surveying, Inc. and the signing surveyor assume NO Liability for the Accuracy of Title Determination.

LEGAL DESCRIPTION:
LOT 20, BLOCK 1453, SPRING HILL, UNIT 21, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 08, PAGES 81-86 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

CERTIFIED TO:
CLARENCE AND CINDY L. BAILEY

FLOOD DISCLAIMER:
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THE PROPERTY WAS FOUND IN HERNANDO COUNTY, COMMUNITY NUMBER 120110, DATED 2/02/92.

PROPERTY ADDRESS:
[illegible] ST, SPRING HILL, FL 34609

REMARKS:

POINT OF INTEREST:
COVERED CONCRETE OVERLAPPING EASEMENTS

LEGEND:

Patrick K. Ireland — FOR THE FIRM — PSM #6837 — LB #6856

I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information Furnished to Me as Noted and Conforms to the Standard of Practice for Land Surveying in the State of Florida in compliance with Chapter 5J-17051 Florida Administrative Code, Pursuant to Section-472.027 Florida Statutes.

Gulf Coast Land Surveying, Inc.
[illegible]
www.GulfCoastLandSurveying.com
Office 727-345-0928

JOB NO.: [illegible]
FIELD DATE: [illegible]
DRAWN BY: [illegible]
CHECKED BY: [illegible]
DRAWN DATE: [illegible]

Stephanie Rose

From: Cuadra, Irma I. <Irma.Cuadra@duke-energy.com>
Sent: Thursday, October 9, 2025 1:55 PM
To: Stephanie Rose
Subject: 8412 Elgrove St, Spring Hill -- RE: [EXTERNAL] Vacation of Easement 1511580 key 429012

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

Duke Energy does not serve this area, therefore, we have no objection to this vacate request.

Thank you,

Irma Cuadra
Sr. Research Specialist
Real Estate Florida Distribution
452 East Crown Point Road
Winter Garden, Florida 34787
Office: 407 905 3310

DUKE ENERGY.
FLORIDA

From: Stephanie Rose <SRose@co.hernando.fl.us>
Sent: Tuesday, October 7, 2025 11:53 AM
To: VACATIONS <VACATIONS@co.hernando.fl.us>
Cc: Jacqueline Mays <JMays@co.hernando.fl.us>
Subject: [EXTERNAL] Vacation of Easement 1511580 key 429012

***** CAUTION! EXTERNAL SENDER *** STOP. ASSESS. VERIFY!!** Were you expecting this email? Are grammar and spelling correct? Does the content make sense? Can you verify the sender? If suspicious report it, then do not click links, open attachments or enter your ID or password.

Good afternoon,

Please find attached the following documents for your review of a vacation of easement at 8412 Elgrove St. Key number 429012:

1. Application
2. Survey
3. Deed

Once your review is complete, please return your response to the email below.

Stephanie Rose | Zoning Technician III
Development Services Department
Zoning Division
1153 Blaise Dr., Brooksville, FL 34601
Phone: (352) 754-4048
Email: zoningdepartment@hernandocounty.us
Website: www.hernandocounty.us

You're receiving this message because you're a member of the VACATIONS group from HCBOCC. To take part in this conversation, reply all to this message.

View group files | Leave group | Learn more about Microsoft 365 Groups

AT&T

10/08/2025

Cindy Bailey and Clarence Bailey
8412 Elgrove St
Spring Hill, FL 34608
352-777-6517
Cindybailey59@yahoo.com

Re: Vacation of Easement 1511580 key 429012
8412 Elgrove St
Owner/s: Cindy & Clarence Bailey

Mr. and Mrs. Bailey,

AT&T has received and reviewed the plans for the use of the utility easement located on the subject parcel. Based on the information you submitted, AT&T has no objection to the use of this easement as requested.

Please be advised that AT&T currently has buried facilities on southwest side (or back) of the property and they will need to be located prior to any excavation and construction commencing. If relocation of these facilities is necessary for the proposed concrete, then this would be billable work to the property owner. Please contact me to get this billable process started.

In addition, it will be the property owner's responsibility, including any expense, to provide access to these facilities if AT&T needs to maintain, replace, or upgrade these facilities at any time.

If you have any further questions or concerns, please feel free to contact me.

Respectfully,

Jason Bock

Jason Bock
AT&T
Manager – OSP Planning & Engineering Design
5100 Steyr St, Orlando, FL 32819
Mobile: (407)353-8446
Email: jb2379@att.com

Stephanie Rose

From: Beier, Lacey <Lacey.Beier@lumen.com>
Sent: Tuesday, October 7, 2025 12:12 PM
To: Stephanie Rose
Cc: Jacqueline Mays
Subject: Re: Vacation of Easement 1511580 key 429012
Attachments: Outlook-mgfwhryh

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Stephanie,

This is outside of Lumen's territory.

Thank you,

Lacey Beier
Network Implementation Engineer II
819 W. Desoto St., Clermont FL 34711
Tel: 352-431-2214
Lacey.Beier@lumen.com
New - NI Organization

From: Stephanie Rose <SRose@co.hernando.fl.us>
Sent: Tuesday, October 7, 2025 11:53 AM
To: VACATIONS <VACATIONS@co.hernando.fl.us>
Cc: Jacqueline Mays <JMays@co.hernando.fl.us>
Subject: Vacation of Easement 1511580 key 429012

Good afternoon,

Please find attached the following documents for your review of a vacation of easement at 8412 Elgrove St. Key number 429012:

1. Application
2. Survey
3. Deed

Once your review is complete, please return your response to the email below.

Stephanie Rose | Zoning Technician III
Development Services Department
Zoning Division
1153 Blaise Dr., Brooksville, FL 34601
Phone: (352) 754-4048
Email: zoningdepartment@hernandocounty.us
Website: www.hernandocounty.us

You're receiving this message because you're a member of the VACATIONS group from HCBOCC. To take part in this conversation, reply all to this message.

View group files | Leave group | Learn more about Microsoft 365 Groups

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This communication is the property of Lumen Technologies and may contain confidential or privileged information. Unauthorized use of this communication is strictly prohibited and may be unlawful. If you have received this communication in error, please immediately notify the sender by reply e-mail and destroy all copies of the communication and any attachments.

Stephanie Rose

From: Brown, Christopher D <christopher.brown4@charter.com>
Sent: Thursday, November 20, 2025 9:10 AM
To: Stephanie Rose
Subject: RE: [EXTERNAL] FW: 4th request - Vacation of Easement 1511580 key 429012

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Spectrum has underground facilities in the rear easement. Spectrum would be willing to relocate at the cost of the petitioner and with the approval of the neighboring homeowners to use their easement to relocate the cable to.

Thank you,

Spectrum

Christopher Brown | CCII |352-445-3513
16209 Flight Path| Brooksville, FL 34604

From: Stephanie Rose <SRose@co.hernando.fl.us>
Sent: Thursday, November 20, 2025 8:54 AM
To: Brown, Christopher D <christopher.brown4@charter.com>
Subject: [EXTERNAL] FW: 4th request - Vacation of Easement 1511580 key 429012

CAUTION: The e-mail below is from an external source. Please exercise caution before opening attachments, clicking links, or following guidance.

Good morning,

Just following up on this vacation of easement. Please see attached for your review.

Thank you,

Stephanie Rose | Zoning Technician III
Development Services Department
Zoning Division
1153 Blaise Dr., Brooksville, FL 34601
Phone: (352) 754-4048
Email: SRose@co.hernando.fl.us
Website: www.hernandocounty.us

From: Stephanie Rose
Sent: Friday, November 14, 2025 11:46 AM
To: christopher.brown4@charter.com; BVelez@tecoenergy.com
Cc: Jacqueline Mays <JMays@co.hernando.fl.us>
Subject: 3rd request - Vacation of Easement 1511580 key 429012

Good morning,

Just following up on this Vacation of Easement. Please see the attached for your review.

Thank you,

Stephanie Rose | Zoning Technician III
Development Services Department
Zoning Division
1153 Blaise Dr., Brooksville, FL 34601
Phone: (352) 754-4048
Email: SRose@co.hernando.fl.us
Website: www.hernandocounty.us

From: Stephanie Rose
Sent: Thursday, November 6, 2025 11:43 AM
To: christopher.brown4@charter.com; bvelez@tecoenergy.com
Cc: Jacqueline Mays <JMays@co.hernando.fl.us>
Subject: FW: Vacation of Easement 1511580 key 429012

Good morning,

I'm just sending out a follow up email on this vacation of easement application.

Once your review is complete, please return your response to the email below.

Thank you,

Stephanie Rose | Zoning Technician III
Development Services Department
Zoning Division
1153 Blaise Dr., Brooksville, FL 34601
Phone: (352) 754-4048
Email: SRose@co.hernando.fl.us
Website: www.hernandocounty.us

From: Stephanie Rose
Sent: Tuesday, October 7, 2025 11:53 AM
To: VACATIONS <VACATIONS@co.hernando.fl.us>
Cc: Jacqueline Mays <JMays@co.hernando.fl.us>
Subject: Vacation of Easement 1511580 key 429012

Good afternoon,

Please find attached the following documents for your review of a vacation of easement at 8412 Elgrove St. Key number 429012:

1. Application
2. Survey
3. Deed

Once your review is complete, please return your response to the email below.

Stephanie Rose | Zoning Technician III
Development Services Department
Zoning Division
1153 Blaise Dr., Brooksville, FL 34601
Phone: (352) 754-4048
Email: zoningdepartment@hernandocounty.us
Website: www.hernandocounty.us

The contents of this e-mail message and any attachments are intended solely for the addressee(s) and may contain confidential and/or legally privileged information. If you are not the intended recipient of this message or if this message has been addressed to you in error, please immediately alert the sender by reply e-mail and then delete this message and any attachments. If you are not the intended recipient, you are notified that any use, dissemination, distribution, copying, or storage of this message or any attachment is strictly prohibited.

Stephanie Rose

From: Stephanie Rose
Sent: Monday, December 29, 2025 3:44 PM
To: CINDYBAILEY59@YAHOO.COM
Subject: Vacation of Easement 1511580

Good afternoon,

We've received comments back from Spectrum—please see the email below for details.

Please reach out to Spectrum to address and resolve their comments. Once everything has been taken care of with Spectrum, kindly submit the approval documentation from them.

Thank you!

Thank you,

Stephanie Rose | Zoning Technician III
Development Services Department
Zoning Division
1153 Blaise Dr., Brooksville, FL 34601
Phone: (352) 754-4048
Email: SRose@co.hernando.fl.us
Website: www.hernandocounty.us

From: Brown, Christopher D <christopher.brown4@charter.com>
Sent: Thursday, November 20, 2025 9:10 AM
To: Stephanie Rose <SRose@co.hernando.fl.us>
Subject: RE: [EXTERNAL] FW: 4th request - Vacation of Easement 1511580 key 429012

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Spectrum has underground facilities in the rear easement. Spectrum would be willing to relocate at the cost of the petitioner and with the approval of the neighboring homeowners to use their easement to relocate the cable to.

Thank you,

Spectrum
Christopher Brown | CCII |352-445-3513

Spectrum

5/12/2026
8412 Elgrove st Spring Hill FL, 34608

Spectrum has received and reviewed the plans regarding the proposed vacation of the easements listed in the documents provided. Based on the information submitted, Spectrum has no objection to the requested use of this easement at this time.

Please note, that Spectrum currently has underground facilities within the rear easement. If relocation of our facilities becomes necessary because of this vacation or any related activity, such work will be billable.

This letter does not constitute or imply any vacation of the easement by Spectrum.

If you have any further questions or concerns, please feel free to contact me.

Thank you,

Christopher Brown

Spectrum

Christopher Brown | CCII |352-445-3513
16209 Flight Path| Brooksville, FL 34604

November 14, 2025

To: **Stephanie Rose | Zoning Technician III**
Development Services Department

Zoning Division

1153 Blaise Dr., Brooksville, FL 34601

Phone: (352) 754-4048

Re: Easement Vacate
Address: 8412 Elgrove Street , Spring Hill , Fl 34608
Key Number : R36 122 21 0870 0580 0010

To Whom It May Concern,

Thank you for contacting Peoples Gas System, Inc. ("PGS") regarding the vacate of easement at the above referenced location. After reviewing the documents provided, TECO-PGS has NO objection to this request. TECO-PGS does not have any active facilities in this specified area.

If you have further questions, please do not hesitate to call.

Sincerely,

Briana Velez
Peoples Gas Systems- Engineering
8416 Palm River Rd, Tampa Fl 33619
Office: (813)275-3700 ext:53700
Cell: (813)460-2040

List of Names

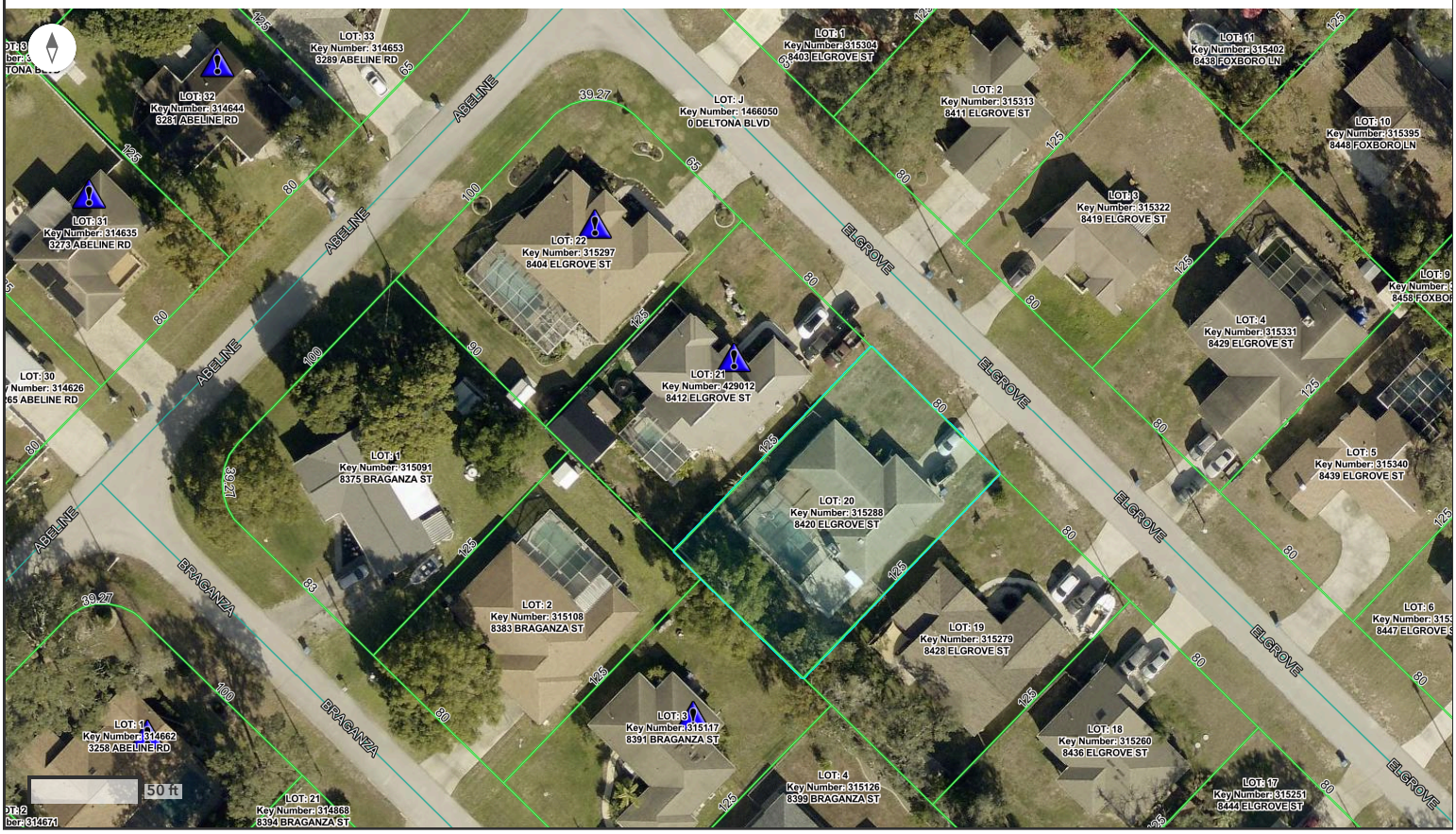
Janet A. Hennessy
Key # 315297
8404 Elgrove Street
Spring Hill, FL. 34608

Bradley C Barr
Key # 315288
8420 Elgrove Street
Spring Hill, FL. 34608

Deborah Hummel
David Hummel
8375 Braganza Street
Spring Hill, FL 34608
Key # 315091

Hupp Robert & Trustee Life Estate
Hupp Anna
8383 Braganza Street
Spring Hill, FL. 34608
Key # 315108

Property Search GIS Map



Bradley C Barr
8420 Elgrove St.
Spring Hill FL 34608

Key: 315288

Property Search GIS Map

Janet A Hennessy
8404 Elgrove St.
Spring Hill FL 34608

Key: 315297

Property Search GIS Map

David and Deborah Hummel
8375 Braganza St.
Spring Hill FL 34608

Key: 315091

Property Search GIS Map

Debra A Lefranca
10079 Sleepy Willow Ct.
Spring Hill FL 34608

Key: 315108

DEPARTMENT OF PLANNING AND ZONING
ZONING DIVISION
1653 BLAISE DRIVE ◆ BROOKSVILLE, FLORIDA 34601
P 352.754.4048 ◆ W www.HernandoCounty.us

June 19, 2026

Bradley C Barr
8420 Elgrove St.
Spring Hill, FL 34608

Re: **VACATION OF THE REAR AND RIGHT-SIDE DRAINAGE AND UTILITY EASEMENTS ON LOT 21, IN SPRING HILL UNIT 21 BLK 1453.**

To whom it may concern.

This letter is to inform you as an adjoining property owner that the Hernando County Board of County Commissioners (BOCC) has received a petition from **Clarence and Cindy Bailey within Spring Hill Unit 21 subdivision.** The petitioner is seeking this vacation for the **removal of the Rear and Right-Side Drainage and Utility Easements for.** A copy of the petitioners' survey is enclosed. Included also is a Notice of Public Hearing scheduled for **July 7, 2026** in the County Commission Chambers, Room 160, Hernando County Administration Building, 20 North Main Street, Hernando County, Brooksville, Florida, during which the BOCC will consider vacating, abandoning, renouncing and disclaiming any ownership rights or interest of the County and the public in the easement which has the legal description of:

A PORTION OF LOT 21, BLOCK 1453, SPRING HILL, UNIT 21, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 09, PAGES 81 THROUGH 96 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS THE FOLLOWING:

BEGIN AT THE NORTHWEST CORNER OF LOT 21, BLOCK 1453, SPRING HILL, UNIT 21, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 09, PAGES 81 THROUGH 96 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE THE FOLLOWING FIVE (5) CALLS: SOUTH 45°21'28" EAST 6.00 FEET; THENCE SOUTH 44°38'32" WEST 115.00 FEET; THENCE SOUTH 45°21'28" EAST 68.00 FEET; THENCE SOUTH 44°38'32" WEST 10.00 FEET; THENCE NORTH 45°21'28" WEST 74.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 21, BLOCK 1453; THENCE NORTH 44°38'32" EAST 125.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,430.00 SQUARE FEET MORE OR LESS.

You have the right to appear at the Public Hearing and voice any comments and/or concerns you may have about the petition, or you can send a written response to this office at the above address. The petitioner and/or their agent may contact you regarding any objections.

Stephanie J Rose
Stephanie J Rose
Lead Zoning Technician
Hernando County Development Services
Zoning Division
Phone (352)754-4048
Email Srose@hernandocounty.us

DEPARTMENT OF PLANNING AND ZONING
ZONING DIVISION
1653 BLAISE DRIVE ◆ BROOKSVILLE, FLORIDA 34601
P 352.754.4048 ◆ W www.HernandoCounty.us

June 19, 2026

Janet A Hennessy
8404 Elgrove St.
Spring Hill, FL 34608

Re: **VACATION OF THE REAR AND RIGHT-SIDE DRAINAGE AND UTILITY EASEMENTS ON LOT 21, IN SPRING HILL UNIT 21 BLK 1453.**

To whom it may concern.

This letter is to inform you as an adjoining property owner that the Hernando County Board of County Commissioners (BOCC) has received a petition from **Clarence and Cindy Bailey within Spring Hill Unit 21 subdivision.** The petitioner is seeking this vacation for the **removal of the Rear and Right-Side Drainage and Utility Easements for.** A copy of the petitioners' survey is enclosed. Included also is a Notice of Public Hearing scheduled for **July 7, 2026** in the County Commission Chambers, Room 160, Hernando County Administration Building, 20 North Main Street, Hernando County, Brooksville, Florida, during which the BOCC will consider vacating, abandoning, renouncing and disclaiming any ownership rights or interest of the County and the public in the easement which has the legal description of:

A PORTION OF LOT 21, BLOCK 1453, SPRING HILL, UNIT 21, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 09, PAGES 81 THROUGH 96 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS THE FOLLOWING:

BEGIN AT THE NORTHWEST CORNER OF LOT 21, BLOCK 1453, SPRING HILL, UNIT 21, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 09, PAGES 81 THROUGH 96 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE THE FOLLOWING FIVE (5) CALLS: SOUTH 45°21'28" EAST 6.00 FEET; THENCE SOUTH 44°38'32" WEST 115.00 FEET; THENCE SOUTH 45°21'28" EAST 68.00 FEET; THENCE SOUTH 44°38'32" WEST 10.00 FEET; THENCE NORTH 45°21'28" WEST 74.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 21, BLOCK 1453; THENCE NORTH 44°38'32" EAST 125.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,430.00 SQUARE FEET MORE OR LESS.

You have the right to appear at the Public Hearing and voice any comments and/or concerns you may have about the petition, or you can send a written response to this office at the above address. The petitioner and/or their agent may contact you regarding any objections.

Stephanie J Rose
Stephanie J Rose
Lead Zoning Technician
Hernando County Development Services
Zoning Division
Phone (352)754-4048
Email Srose@hernandocounty.us

DEPARTMENT OF PLANNING AND ZONING
ZONING DIVISION
1653 BLAISE DRIVE ◆ BROOKSVILLE, FLORIDA 34601
P 352.754.4048 ◆ W www.HernandoCounty.us

June 19, 2026

David and Deborah Hummel
8375 Braganza St.
Spring Hill, FL 34608

Re: **VACATION OF THE REAR AND RIGHT-SIDE DRAINAGE AND UTILITY EASEMENTS ON LOT 21, IN SPRING HILL UNIT 21 BLK 1453.**

To whom it may concern.

This letter is to inform you as an adjoining property owner that the Hernando County Board of County Commissioners (BOCC) has received a petition from **Clarence and Cindy Bailey within Spring Hill Unit 21 subdivision.** The petitioner is seeking this vacation for the **removal of the Rear and Right-Side Drainage and Utility Easements for.** A copy of the petitioners' survey is enclosed. Included also is a Notice of Public Hearing scheduled for **July 7, 2026** in the County Commission Chambers, Room 160, Hernando County Administration Building, 20 North Main Street, Hernando County, Brooksville, Florida, during which the BOCC will consider vacating, abandoning, renouncing and disclaiming any ownership rights or interest of the County and the public in the easement which has the legal description of:

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Stephanie J Rose
Stephanie J Rose
Lead Zoning Technician
Hernando County Development Services
Zoning Division
Phone (352)754-4048
Email Srose@hernandocounty.us

DEPARTMENT OF PLANNING AND ZONING
ZONING DIVISION
1653 BLAISE DRIVE ◆ BROOKSVILLE, FLORIDA 34601
P 352.754.4048 ◆ W www.HernandoCounty.us

June 19, 2026

Debra A Lefranca
10079 Sleepy Willow Ct.
Spring Hill, FL 34608

Re: **VACATION OF THE REAR AND RIGHT-SIDE DRAINAGE AND UTILITY EASEMENTS ON LOT 21, IN SPRING HILL UNIT 21 BLK 1453.**

To whom it may concern.

This letter is to inform you as an adjoining property owner that the Hernando County Board of County Commissioners (BOCC) has received a petition from **Clarence and Cindy Bailey within Spring Hill Unit 21 subdivision.** The petitioner is seeking this vacation for the **removal of the Rear and Right-Side Drainage and Utility Easements for.** A copy of the petitioners' survey is enclosed. Included also is a Notice of Public Hearing scheduled for **July 7, 2026** in the County Commission Chambers, Room 160, Hernando County Administration Building, 20 North Main Street, Hernando County, Brooksville, Florida, during which the BOCC will consider vacating, abandoning, renouncing and disclaiming any ownership rights or interest of the County and the public in the easement which has the legal description of:

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Stephanie J Rose
Stephanie J Rose
Lead Zoning Technician
Hernando County Development Services
Zoning Division
Phone (352)754-4048
Email Srose@hernandocounty.us

RESOLUTION NO. 2026 - _____

WHEREAS, CLARENCE BAILEY and **CINDY L. BAILEY** have petitioned the Hernando County Board of County Commissioners to vacate, abandon, renounce and disclaim any right of the County and public in and to the hereinafter described drainage and utility easements:

> A PORTION OF LOT 21, BLOCK 1453, SPRING HILL, UNIT 21, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 09, PAGES 81 THROUGH 96 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS THE FOLLOWING:
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>
> CONTAINING 1,430.00 SQUARE FEET MORE OR LESS.

WHEREAS, the Petitioners have shown that they have complied with the provisions and requirements in accordance with Hernando County Board of County Commissioners' Policy No. 19-07; and

WHEREAS, it appears that the Clerk of the Circuit Court has advertised a notice of proceeding to vacate, abandon, discontinue, renounce and disclaim any right of the County and public in and to the above-described easements pursuant to Section 177.101, *Florida Statutes*, as made and provided prior to the date set forth for hearing as to the vacating, abandoning, and discontinuing of said easements; and

WHEREAS, the above-described easements are not situated within the incorporated city limits of any municipality within Hernando County, Florida, and the vacation of the above-described easements will not affect the ownership or right of convenient access of persons owning other parts of the subdivision.

NOW, THEREFORE, BE IT RESOLVED BY THE HERNANDO COUNTY BOARD OF COUNTY COMMISSIONERS AS FOLLOWS:

SECTION 1. The above-described easements are hereby vacated, abandoned, discontinued and closed, and the Board of County Commissioners of Hernando County, Florida hereby renounces any right of the County and the public in and to the land embraced in and constituting said easements.

ADOPTED IN REGULAR SESSION THE _____ DAY OF _____ 2026.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____
Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

By: _____
Jerry Campbell
Chairman

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Natasha López Perez
County Attorney's Office

RESOLUTION NO. 2026 - _____

WHEREAS, CLARENCE BAILEY and **CINDY L. BAILEY** have petitioned the Hernando County Board of County Commissioners to vacate, abandon, renounce and disclaim any right of the County and public in and to the hereinafter described drainage and utility easements:

> A PORTION OF LOT 21, BLOCK 1453, SPRING HILL, UNIT 21, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 09, PAGES 81 THROUGH 96 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS THE FOLLOWING:
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WHEREAS, the above-described easements are not situated within the incorporated city limits of any municipality within Hernando County, Florida, and the vacation of the above-described easements will not affect the ownership or right of convenient access of persons owning other parts of the subdivision.

NOW, THEREFORE, BE IT RESOLVED BY THE HERNANDO COUNTY BOARD OF COUNTY COMMISSIONERS AS FOLLOWS:

SECTION 1. Following the public hearing, at which competent substantial evidence was presented supporting denial, and denial being in the best interest of Hernando County, the Petitioners' request to vacate, abandon, discontinue, and close the above-described easements is hereby **DENIED**,

and the Board of County Commissioners of Hernando County, Florida, hereby does NOT renounce or disclaim any right of the County and the public in and to the land embraced in and constituting said easements.

ADOPTED IN REGULAR SESSION THE _____ DAY OF _____ 2026.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____
Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

By: _____
Jerry Campbell
Chairman

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Natasha López Perez
County Attorney's Office

Board of County Commissioners

AGENDA ITEM

Meeting: 10/06/2026
Department: Zoning
Prepared By: Victoria Via
Initiator: Omar DePablo
DOC ID: 17946
Legal Request Number: LR 26 477 1
Bid/Contract Number:

TITLE
Petition Submitted by Charlotte Zaengle and Keith Zaengle to Vacate Right-of-Way Located in Ridge Manor Estates

BRIEF OVERVIEW
Keith Zaengle and Charlotte Zaengle have submitted a petition to vacate the Right-of-Way located at the Southwest Corner of Lot 88 to the point of Curvature, Ridge Manor Estates along Merryhill Drive.

All County departments have indicated no objection.

STRATEGIC PLAN INITIATIVES
The request is consistent with Strategic Theme D, "Quality of Life".

FINANCIAL IMPACT
A matter of policy. There is no financial impact.

LEGAL NOTE
The Board has the authority to act on this matter pursuant to County Policy No. 19-07 and Sections 177.101 and 125.01, Florida Statutes.

RECOMMENDATION
It is recommended that the Board take public comment on the request, vote to approve or deny the petition, and thereafter authorize the Chairman to sign the proposed resolution, which will then be recorded in the Public Records of Hernando County, Florida.

REVIEW PROCESS

Victoria L Via	Approved	09/02/2026 4:10 PM
Omar DePablo	Escalated	09/04/2026 5:17 PM
Danielle L Nigro	Approved	09/06/2026 5:52 PM
Stephanie Stevens	Approved	09/10/2026 12:44 PM
Erin Dohren	Approved	09/14/2026 9:43 AM
Pamela Hare	Approved	09/14/2026 11:36 AM
Natasha Lopez Perez	Approved	09/14/2026 11:54 AM
Heidi Prouse	Approved	09/22/2026 9:48 AM
Toni Brady	Approved	09/29/2026 8:53 AM
Jessica Wright	Approved	09/29/2026 9:44 AM

APPLICATION FOR PETITION TO VACATE, ABANDON, DISCONTINUE AND CLOSE, RIGHTS-OF-WAY, PLATS, EASEMENTS

This application must be submitted to the Zoning Department with all attachments and other items listed on the Instruction Sheet. Applications may not be reviewed until all required items are furnished. Please note that the vacation requested must be justified and the filing of the application or appearance at the public hearing does not assure approval of said application. The Petitioner or his/her representative is/are required to appear in person at the public hearing.

1. Name of Petitioner: Keith and Charlotte Zaengle

Mailing Address: 35245 Merryhill Dr.

City Webster State FL Zip 33597-9174 Phone 813-495-8450

Email Address: kzfishr1@embarqmail.com

2. Name of Representative (if applicable): Jennifer C. Rey, Esq.

Mailing Address: PO Box 485

City Brooksville State FL Zip 34605 Phone 352-799-8423

Email Address: jrey@hoganlawfirm.com

*Attach notarized letter of authorization from petitioner.

3. Location of area to be vacated: The eastern portion of Merryhill Dr.

Key Number of area to be vacated: 29524

Name of Subdivision: Ridge Manor Estates

Street Address: 35245 Merryhill Dr.

4. Are any other applications pending? None

Variance _____ Conditional Use _____ Special Exception _____

Rezoning _____ Class I Subdivision _____ Other _____

5. Is the proposed vacation platted X or an unrecorded subdivision _____?

6. What is the current zoning of the proposed vacation? FLU Mining / Zoning - Split AG

7. Which companies provide the following?
Water/Sewer: Well Telephone: Spectrum

Electric: WRE C Cable TV: Spectrum

8. Is there a Homeowner's Association? No

President's Name _____

Email Address: _____

Address: _____

9. In your own words, briefly explain why you are applying for the vacation, why you feel that the vacation should be approved, and what use, if any, is planned for the vacated property. (A detailed explanation is to be provided in the separate statement required item #3 on the instructions.)

See attached Exhibit A.

The undersigned understands this Application and all other applicable items listed on the Instruction Sheet must be submitted completely and accurately before a hearing can be scheduled. The undersigned further understands that this process may take up to two (2) months to finalize. The County reserves the right to request additional information it may deem necessary in processing this application.

Signature(s): Jerry Clay Date: 12-19-25

Signature(s): _____ Date: _____

This application and documents submitted are public record pursuant to Ch119, F.S.

F:\rmesser\Vacations\General Forms\Vacation Application.doc
Last update 5/29/19

PETITION TO VACATE, ABANDON, DISCONTINUE, AND CLOSE EASEMENT(S), RIGHTS-OF-WAY, AND PLATS

The **Petitioner(s)** Keith and Charlotte Zaengle who resides at 35245 Merryhill Drive, Webster, Florida 33597-9174 and whose telephone number is 813-495-8450 makes this application to the Board of County Commissioners to vacate the County's interest in that certain easement, alley, right-of-way, or plat as described as follows:

Legal description of the subject area to be vacated (or may insert "See Survey"):
See attached survey attached as Exhibit B

Petitioner will show that he/she has complied with the provisions and requirements in accordance with the Board of County Commissioners Policy No. 19-07 and Sections 177.101 and/or 336.10, Florida Statutes.

Petitioner would further show that the above described property is not situated within the incorporated city limits of any municipality within Hernando County, Florida, and that the vacation of said area will not affect the ownership or right of convenient access of persons in anyway whatsoever.

Petitioner has further indicated that he/she intends to post signs on the subject property described above giving notice of intent to petition the Board of County Commissioners to vacate the subject area in accordance with Florida Statues, and the policies and procedures of the Board of County Commissioners.

Wherefore, Petitioner prays that the Board of County Commissioners of Hernando County accept the filing of this petition and set the same for a public hearing which will be advertised pursuant to the provisions of the Florida Statutes, at which time the Board may adopt a resolution vacating, abandoning, discontinuing and/or closing the subject area.

Notice - This Petition is not deemed filed until receipt of applicable Petition fees upon notice by County of acceptance of a complete application.

Petitioner _____ Petitioner _____

STATE OF FLORIDA
COUNTY OF Hernando
The foregoing instrument was acknowledged before me this 11th day of December 2025, by Keith Zaengle who is personally known to me or who has produced FL DL as identification.
Notary Public _____ (SEAL)

Notary Public State of Florida
Kayla Feidt
My Commission
HH 276954
Exp. 6/16/2026

STATE OF FLORIDA
COUNTY OF Hernando
The foregoing instrument was acknowledged before me this 11th day of December 2025, by Charlotte Hodel-Zaengle who is personally known to me or who has produced FL DL as identification.
Notary Public _____ (SEAL)

Notary Public State of Florida
Kayla Feidt
My Commission
HH 276954
Exp. 6/16/2026

Application for Petition to Vacate, Abandon, Discontinue and Close Rights-of-Way, Plats and Easements
Supplement to Question 9

Mr. and Mrs. Zaengle seek to vacate that portion of Merryhill Drive that abuts their parcel. The Zaengles have owned this property since 1999. Merryhill Drive is an unimproved and non-county maintained platted right-of-way extending east from Treiman Blvd to a dead end cul-de-sac abutting the Zaengle's property boundary. The property to the east and south belongs to West Florida Aggregates, LLC, a neighboring mining operation. The right-of-way does not grant access to the mine, as the platted right-of-way ends in cul-de-sac where the surrounding property belongs to the Zaengle's and the mine. The Zaengle's are the only persons who regularly use this right-of-way for ingress and egress to their parcel of property. The vacation of this portion of the right-of-way is for the purpose of closing off a right-of-way that dead ends in a cul-de-sac in which uninvited persons use to unlawfully access the mining property causing mischief or who then need to "turn around" due to the dead end. This will allow Mr. and Mrs. Zaengle to better secure their property and to prevent unknown parties from unlawfully accessing the neighboring mine. No adjacent or abutting property owner will be affected by the vacation of this portion of the right-of-way. And that portion sought to be vacated, does not impair right-of-way access to the platted drainage canal to the west of the parcel and north of Merryhill Drive.

State of Florida
County of Hernando
The foregoing instrument was acknowledged before me 6 day of February, 2026
Laura Wilson
Your Name Here. Notary Public Laura Wilson
My Commission Expires 6/30/2028

NOTARY PUBLIC STATE OF FLORIDA
LAURA WILSON
Commission # HH 507454
Expires June 30, 2028

This Warranty Deed

10.50

Made this ~~9th~~ 4th day of September A.D. 19 99
by Kelli Martin, a single woman

hereinafter called the grantor, to
Charlotte Zaengle and Keith Zaengle

whose post office address is: 35299 MERRY HILL PLACE
RIDGE MANOR, FL.

hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

** OFFICIAL RECORDS **
BK: 1292 PG: 1046

FILE# 99-042438
HERNANDO COUNTY, FLORIDA

RCD Sep 10 1999 03:05pm
KAREN NICOLAI, CLERK

DEED DOC STAMPS 629.30
09/10/99 _____ Deputy Clk

Witnesseth, that the grantor, for and in consideration of the sum of $ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Hernando County, Florida, viz:

See Schedule A attached hereto and by this reference made a part hereof.

SUBJECT TO Covenants, restrictions, easements of record and taxes for the current year. Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel Identification Number: R36-122-21-0860-0000-0880

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 19 98

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESS
Name: Camille T. Salerno

Name & Address: Kelli Martin
13014 N. DALE MABRY PMB 114
TAMPA, FL 33618 LS

WITNESS
Name: Mary E. Mason

Name & Address: LS

Name: LS
Name & Address:

Name: LS
Name & Address:

State of Florida
County of Hernando

The foregoing instrument was acknowledged before me this ~~9th~~ 4th day of September, 19 99, by
Kelli Martin, a single woman

who is personally known to me or who has produced driver's license as identification.

CAMILLE T. SALERNO
COMMISSION # CC 825353
EXPIRES: Jan 13, 2003
Bonded thru Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

Notary Public
Print Name: Camille T. Salerno
My Commission Expires: 1/13/03

PREPARED BY: Virginia A. Wanat
RECORD & RETURN TO:
Hernando Title Services, Inc.
615 West Jefferson Street
Brooksville, Florida 34601
File No: H-4636

WD-1
5/93

Schedule A

Lots 88, 89, 90 and 91, RIDGE MANOR ESTATES, as per plat thereof, as recorded in Plat Book 9, Pages 1 through 3, Public Records of Hernando County, Florida;

AND

Commencing at the Southwest corner of Section 36, Township 22 South, Range 21 East, Hernando County, Florida; go thence N 88°43'05" E, along the South line of said Section 36, a distance of 1310.65 feet to its point of intersection with the easterly right of way line of U.S. Route No. 301; then N 10°20'50" E, along the said Easterly right of way line, a distance of 878.05 feet to the Point of Beginning; continue thence N 10°20'50" E, along said Easterly right of way line of U.S. Route No. 301, a distance of 500.00 feet; thence S 79°39'10" E, a distance of 285.00 feet; thence N 10°20'50" E, a distance of 300.00 feet; thence N 79°39'10" W, a distance of 285.00 feet to a point on the aforesaid Easterly right of way line of U.S. Route No. 301, thence N 10°20'50" E, along the said Easterly right of way line, a distance of 403.40 feet; thence N 89°27'25" E, a distance of 927.75 feet; thence S 01°39'42" E, a distance of 1477.09 feet; thence S 88°44'05" W, a distance of 667.32 feet; thence N 10"20'50" E, a distance of 126.99 feet; thence S 88°43'05" E, a distance of 301.05 feet; thence N 10"20'50" E, a distance of 192.60 feet; thence S 88°43'05" W, a distance of 276.05 feet to the Point of Beginning; said land lying in and being a part of Section 36, Township 22 South, Range 21 East, Hernando County, Florida.

File No: H-4636

LEGAL DESCRIPTION:

BEGIN AT THE SOUTHWEST CORNER OF LOT 88, RIDGE MANOR ESTATES, THENCE RUN N88°43'05"E, 570.79' TO A POINT OF CURVATURE OF A CURVE TURNING TO THE RIGHT, WITH A RADIUS OF 50.00', AND A CENTRAL ANGLE OF 180°00'00", THIS CURVE HAS A CHORD OF 100.00' THAT BEARS N88°43'05"E AND AN ARC OF 157.08'; THENCE RUNNING S01°39'42"E, 50.00' TO THE SOUTH SIDE OF THE RIGHT OF WAY OF MERRYHILL DRIVE; THENCE ALONG THAT SOUTHERN BOUNDARY OF SAID MERRYHILL DRIVE, S88°43'05"W, 621.12'; THENCE RUNNING N01°16'55"W, 50.00' TO THE POINT OF BEGINNING.
CONTAINING 32,029 S.F. OR 0.74 ACRE MORE OR LESS.

MOHAMMAD B. FAR
3152 LITTLE ROAD #333
NEW PORT RICHEY, FL 34655
(727) 375-1740 . FAX(727) 375-1741

32,029
35245
KEITH

PROJECT NO. 35

OWNER AFFIDAVIT

I, Charlotte Ann Hodel-Zaengle, HEREBY STATE AND AFFIRM THAT:

___ I am the owner of the property and am making this application OR

✓ I am the owner of the property and am authorizing the entity below to submit an application on the described property. The entity shall complete the affidavit below.

I have read the instructions for filing this application. All answers to the questions in said application, all sketches and data attached to and made part of this application are honest and true to the best of my knowledge and belief and are a matter of public record.

Charlotte Zaengle
Signature of property owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 9th day of January, 2026 by Charlotte Ann Hodel-Zaengle, who is (_____)personally known to me or who (X) has produced FLDL # H342 101 71 9460 as identification.

Laura Wilson
Signature of Notary Public

Laura Wilson
Stamp of Notary Public

NOTARY PUBLIC STATE OF FLORIDA
LAURA WILSON
Commission # HH 507454
Expires June 30, 2028

****

AGENT/REPRESENTATIVE AFFIDAVIT

I, Jennifer C. Rey, HEREBY STATE AND AFFIRM THAT:

✓ I am the legal representative of the owner or lessee of the property described, which is the subject matter of the application. I have been authorized by the owner identified above to proceed with this application.

I have read the instructions for filing this application. All answers to the questions in said application, all sketches and data attached to and made part of this application are honest and true to the best of my knowledge and belief and are a matter of public record.

Jennifer C Rey
Signature of representative

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 9th day of January, 2026 by Jennifer Rey, who is (X)personally known to me or who (_____) has produced _____ as identification.

Laura Wilson
Signature of Notary Public

Laura Wilson
Stamp of Notary Public

NOTARY PUBLIC STATE OF FLORIDA
LAURA WILSON
Commission # HH 507454
Expires June 30, 2028

OWNER AFFIDAVIT

I, Keith Freeman Zaengle, HEREBY STATE AND AFFIRM THAT:

____ I am the owner of the property and am making this application OR

✓ I am the owner of the property and am authorizing the entity below to submit an application on the described property. The entity shall complete the affidavit below.

I have read the instructions for filing this application. All answers to the questions in said application, all sketches and data attached to and made part of this application are honest and true to the best of my knowledge and belief and are a matter of public record.

Signature of property owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 9th day of January, 2026 by Keith Freeman Zaengle, who is (____)personally known to me or who (X) has produced FLDL # Z 524 506 65 00070 as identification.

Signature of Notary Public

Laura Wilson
Stamp of Notary Public

NOTARY PUBLIC STATE OF FLORIDA

LAURA WILSON
Commission # HH 507454
Expires June 30, 2028

***

RIDGE MANOR ESTATES

A SUBDIVISION OF A PORTION OF SECTION 36, TOWNSHIP 22 SOUTH, RANGE 21 EAST, HERNANDO COUNTY, FLORIDA

DESCRIPTION

BEGINNING AT THE SW CORNER OF SEC. 36, T22S, R21E, HERNANDO COUNTY, FLORIDA, GO THENCE N00°07'59"W, ALONG THE WEST LINE OF SAID SEC. 36, A DISTANCE OF 4103.34' (To the NW Cor. of the SW¼ of the NW¼ of Sec 36-22-21) THENCE S89°58'32"E, A DISTANCE OF 131.59'; THENCE S01°23'41"E, A DISTANCE OF 1354.47'; THENCE N89°26'33"E, A DISTANCE OF 436.40' TO A POINT ON THE WESTERLY R/W LINE OF U.S. ROUTE NO. 301; THENCE S10°20'50"W, ALONG THE SAID WESTERLY R/W LINE OF U.S. ROUTE NO. 301, A DISTANCE OF 2770.14' TO A POINT ON THE SOUTH LINE OF SAID SEC. 36; THENCE S88°43'05"W, ALONG THE SAID SOUTH LINE OF SEC. 36, A DISTANCE OF 1208.55' TO THE POINT OF BEGINNING.

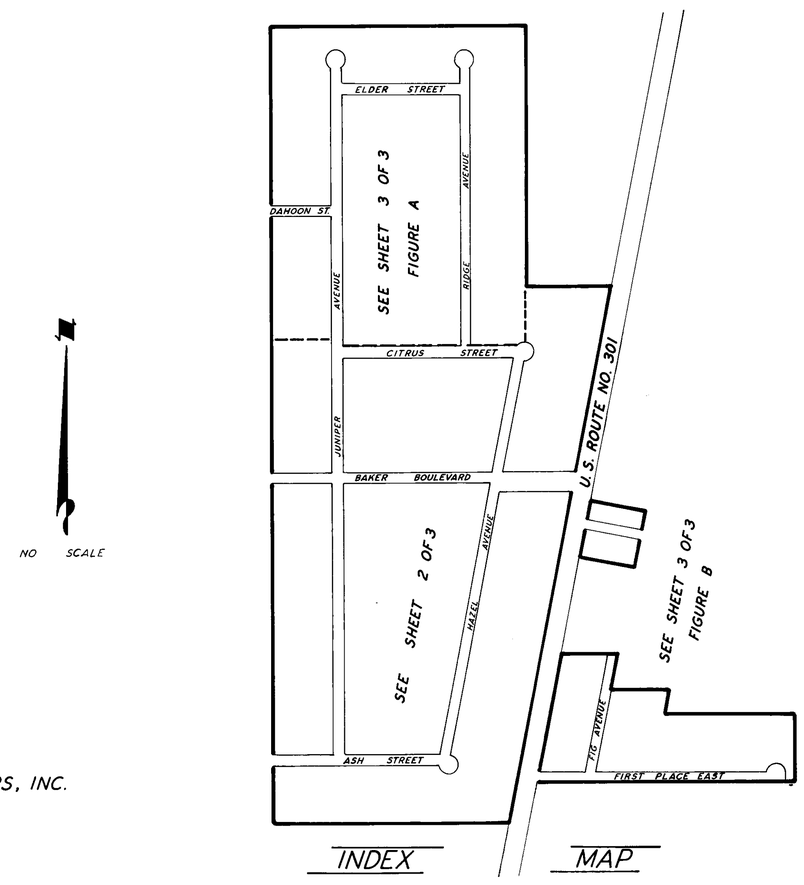
AND

COMMENCING AT THE SW CORNER OF SEC. 36, T22S, R21E, HERNANDO COUNTY, FLORIDA, GO THENCE N88°43'05"E, ALONG THE SOUTH LINE OF SEC. 36, A DISTANCE OF 1310.65' TO A POINT ON THE EASTERLY R/W LINE OF U.S. ROUTE NO. 301: THENCE N10°20'50"E, ALONG THE SAID EASTERLY R/W LINE OF U.S. ROUTE NO. 301, A DISTANCE OF 214.40' TO THE POINT OF BEGINNING: CONTINUE THENCE N10°20'50"E, ALONG THE SAID EASTERLY R/W LINE OF U.S. ROUTE NO. 301: A DISTANCE OF 666.19'; THENCE N88°43'05"E, A DISTANCE OF 276.05': THENCE S10°20'50"W, A DISTANCE OF 192.60'; THENCE N88°43'05"E, A DISTANCE OF 301.05'; THENCE S10°20'50"W, A DISTANCE OF 126.99': THENCE N88°43'05"E, A DISTANCE OF 667.32': THENCE S01°39'42"E, A DISTANCE OF 339.50': THENCE S88°43'05"W, A DISTANCE OF 1316.54' TO THE POINT OF BEGINNING.

AND

COMMENCING AT THE SW CORNER OF SEC. 36, T22S, R21E, HERNANDO COUNTY, FLORIDA, GO THENCE N88°43'05"E, ALONG THE SOUTH LINE OF SEC. 36, A DISTANCE OF 1310.65' TO A POINT ON THE EASTERLY R/W LINE OF U.S. ROUTE NO. 301: THENCE N10°20'50"E, ALONG THE SAID EASTERLY R/W LINE OF U.S. ROUTE NO. 301, A DISTANCE OF 1380.59' TO THE POINT OF BEGINNING: CONTINUE THENCE N10°20'50"E, ALONG THE SAID EASTERLY R/W LINE OF U.S. ROUTE NO. 301, A DISTANCE OF 300.00': THENCE S79°39'10"E, A DISTANCE OF 285.00': THENCE S10°20'50"W, A DISTANCE OF 300.00'; THENCE N79°39'10"W, A DISTANCE OF 285.00' TO THE POINT OF BEGINNING.

ALL LYING IN THE WEST 1/2 OF SEC. 36, T22S, R21E, HERNANDO COUNTY, FLORIDA.



INDEX MAP

PREPARED BY:

GULF LAND SURVEYORS, INC.
1714 HOWELL AVENUE
BROOKSVILLE, FLORIDA

DEDICATION

MIRIKIM CORP, A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, THE OWNER OF THE LANDS HEREIN PLATTED, AS DEDICATOR, DOES HEREBY DEDICATE TO THE PUBLIC AND THE PURCHASERS OF ANY LANDS SHOWN ON THIS PLAT, ALL STREETS, CANALS, AND OTHER PUBLIC PLACES SHOWN ON THIS PLAT AND HEREBY REQUEST THAT THIS PLAT BE RECORDED IN THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

IN WITNESS WHEREOF, THE SAID DEDICATOR HAS CAUSED ITS' NAME AND CORPORATE SEAL TO BE AFFIXED HERETO BY ITS' PRESIDENT, ATTESTED BY ITS' SECRETARY HERETOFORE DULY AUTHORIZED BY ITS' BOARD OF DIRECTORS, ON THIS 5 DAY OF April 1967.

BY Sam Sacks PRESIDENT

ATTEST Bernard Sacks SECRETARY

SEAL MIRIKIM CORP 1967

COUNTY OF HERNANDO
STATE OF FLORIDA

BEFORE THE UNDERSIGNED, AN OFFICER DULY AUTHORIZED AND ACTING, PERSONALLY APPEARED SAM SACKS AND BERNARD SACKS, TO ME KNOWN TO BE THE INDIVIDUALS WHO EXECUTED THE FOREGOING DEDICATION AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF MIRIKIM CORP, A CORPORATION, UNDER THE LAWS OF THE STATE OF FLORIDA, AND THEY BEING DULY SWORN, ACKNOWLEDGED THEN AND THERE BEFORE ME THAT THEY EXECUTED THE SAME AS SUCH OFFICERS OF SUCH CORPORATION HERETOFORE DULY AUTHORIZED BY THE BOARD OF DIRECTORS OF SUCH CORPORATION AS THE ACT AND DEED OF SUCH CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 5 DAY OF April 1967.

MY COMMISSION EXPIRES July 9, 1969 Gerry W. Manuel NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, NORMAN A. PAHL, HEREBY CERTIFY THAT I PREPARED THIS PLAT AND IT IS A CORRECT REPRESENTATION OF THE LANDS PLATTED, THAT THIS PLAT COMPLIES WITH ALL PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WITH ALL OF THE PLAT REQUIREMENTS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, ON THE 3RD DAY OF OCTOBER 1960.

FOR GULF LAND SURVEYORS, INC.
Norman A. Pahl
FLORIDA REGISTERED LAND SURVEYOR NO. 1349

ABSTRACTOR'S CERTIFICATE

I HEREBY CERTIFY THAT MIRIKIM CORP. IS THE APPARENT RECORD OWNER OF THE LANDS HEREBY PLATTED, THAT THERE ARE NO DELINQUENT TAXES ON SUCH LANDS AND THAT RECORD TITLE TO ALL ACCESS ROADS IS HELD BY HERNANDO COUNTY OR THE STATE OF FLORIDA.

DATE April 14 1967

GULF COAST ABSTRACT COMPANY
BY: G. L. Eppley

RESOLUTION

WHEREAS THIS PLAT WAS ON THE 17 DAY OF April, 1967, SUBMITTED TO THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, FOR APPROVAL FOR RECORD AND HAS BEEN APPROVED BY SAID BOARD, NOW THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, THAT SAID PLAT IS HEREBY APPROVED AND SHALL BE RECORDED IN THE PUBLIC RECORDS OF THIS COUNTY AND THAT THE DEDICATION OF ALL STREETS, CANALS, PARKS AND OTHER PUBLIC PLACES SHOWN THEREON IS HEREBY ACCEPTED BY SAID BOARD FOR HERNANDO COUNTY AND THE PUBLIC GENERALLY AND SHALL BE BINDING ON ALL PERSONS HEREAFTER.

BOARD OF COUNTY COMMISSIONERS
OF HERNANDO COUNTY, FLORIDA

ATTEST: Beth Varn McCoy CLERK

BY: Charles X. Smith CHAIRMAN

CLERK'S CERTIFICATE

I, BETH VARN MC COY, CLERK OF THE CIRCUIT COURT OF HERNANDO COUNTY, FLORIDA, HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT, THAT IT COMPLIES IN FORM WITH ALL OF THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, THAT IT WAS FILED FOR RECORD ON THE 17 DAY OF April 1967, FILE NO. 1645, AND RECORDED IN PLAT BOOK 9 PAGE 1-3.

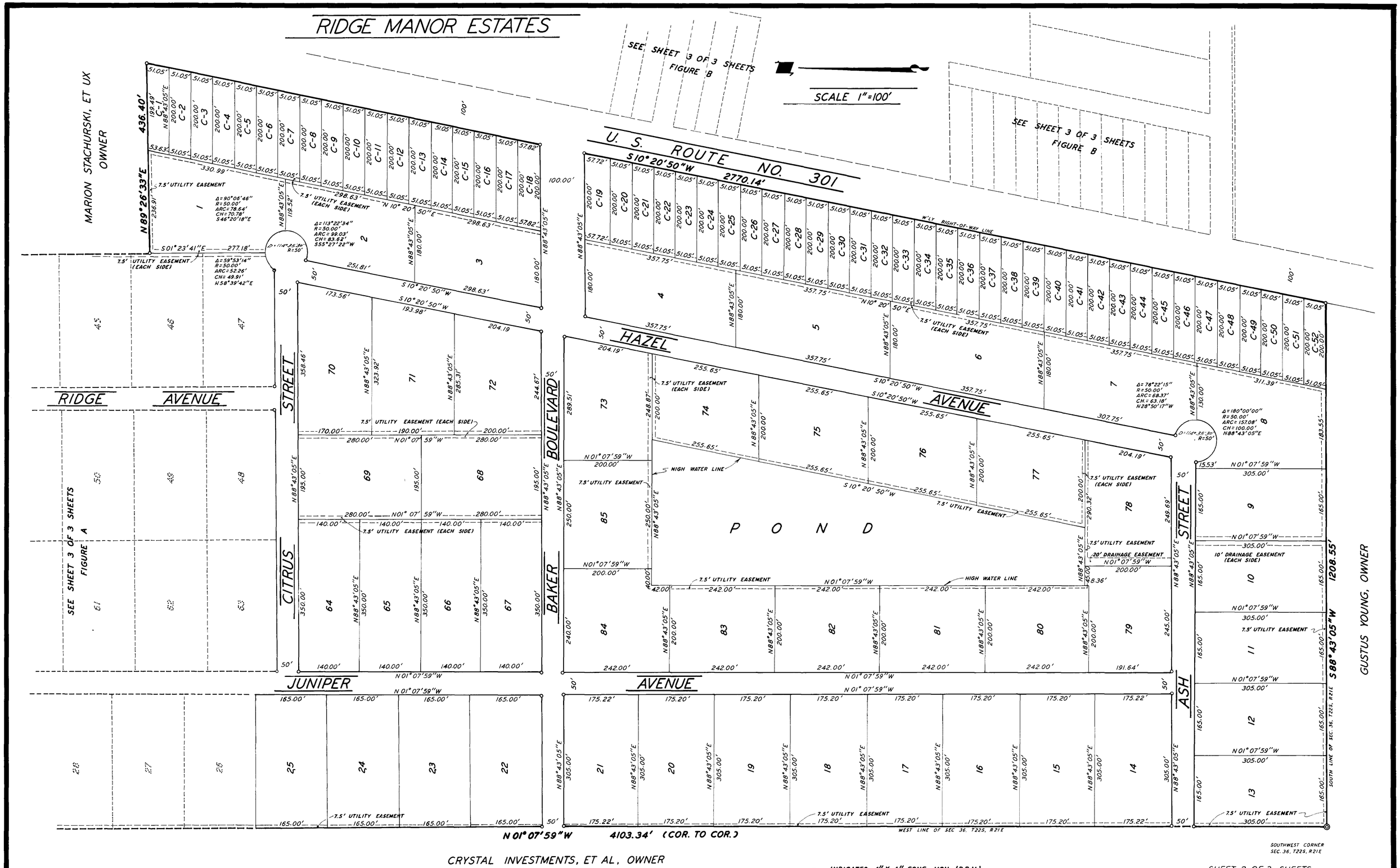
Beth Varn McCoy
CLERK OF CIRCUIT COURT
HERNANDO COUNTY, FLORIDA

4/14/67
Approved
C. E. Emanuel
County Engineer.

4/14/67
Approved
G. D. Madkins
County Attorney

SHEET 1 OF 3 SHEETS

RIDGE MANOR ESTATES



RIDGE MANOR ESTATES

SCALE 1" = 100'

MARION J. STACHURSKI, ET UX, OWNER

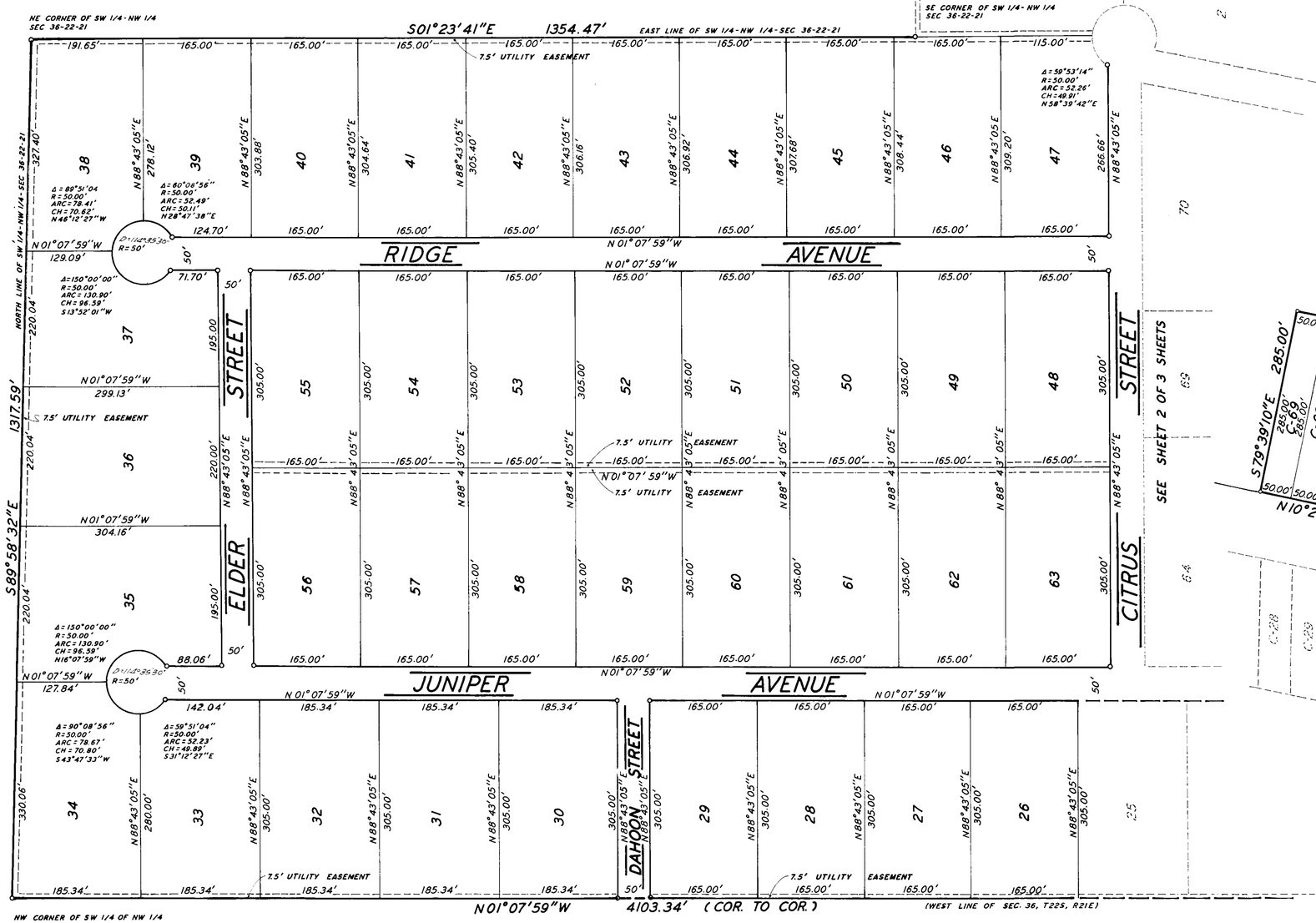


FIGURE A

CRYSTAL INVESTMENTS, ET AL, OWNER

J. P. MILLS, OWNER

SCALE 1" = 100'

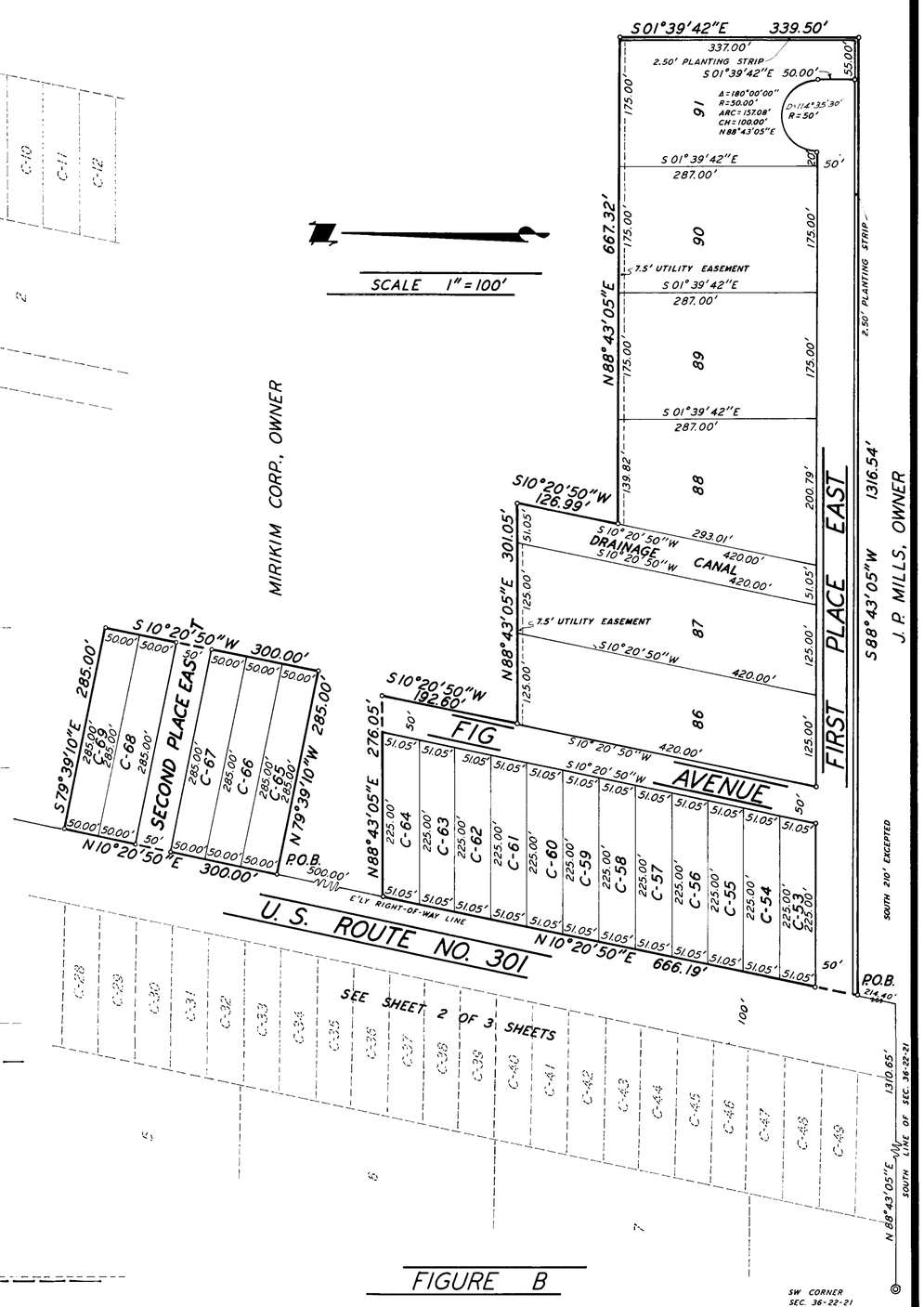


FIGURE B

o = INDICATES 4"x 4" CONC. MON. (P.R.M.)

SKETCH & LEGAL DESCRIPTION OF A RIGHT OF WAY TO BE VACATED

SECTION 36, TOWNSHIP 22 SOUTH, RANGE 21 EAST

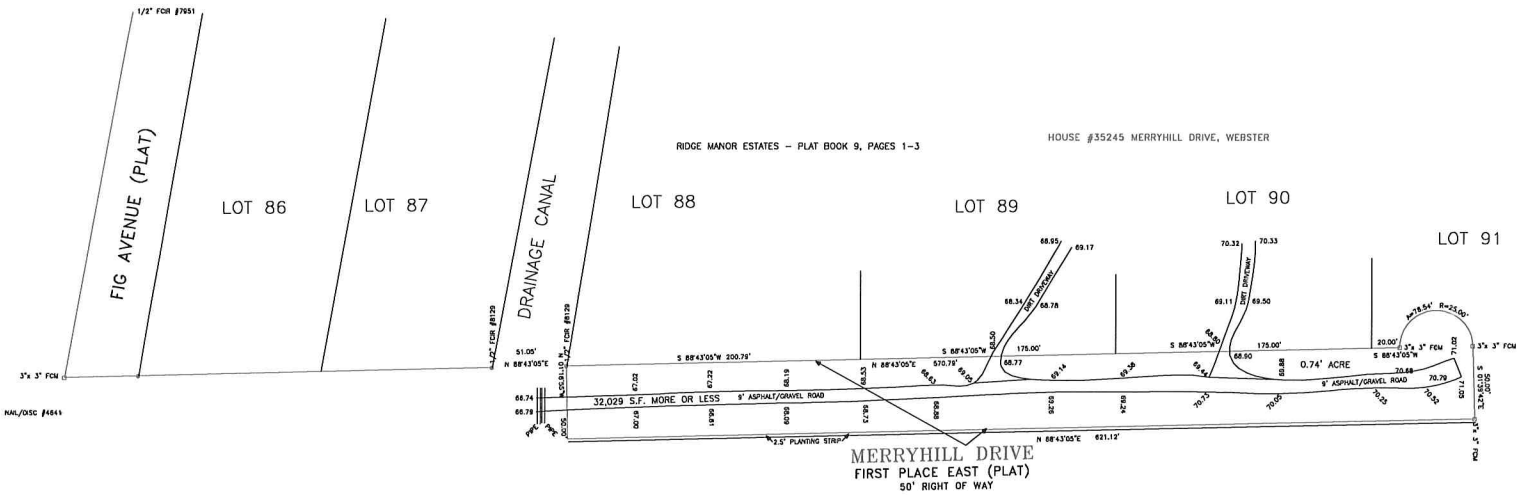
LEGEND

FIR =FOUND IRON ROD
P.Pipe =PINCHED PIPE
FOEP =FOUND OPEN END PIPE
FCM =FOUND CONC. MONUMENT
CONC. =CONCRETE
SCIR =SET 1/2" IRON ROD #5545
FCIR =FOUND CAPPED IRON ROD
A =ARC
C.B. =CHORD BEARING
R =RADIUS
CH =CHORD
P.Pole =POWER POLE
U/Pole =UTILITY POLE
L.Pole =LIGHT POLE
P.B. =PLAT BOOK
PG. =PAGE
HYD. = FIRE HYDRANT
-x-x-x- = FENCE LINE
-I-I-I- = FENCE LINE
(M & P) = MEASURED & PLAT
L.L.F.EL.= LOWEST LIVING FLOOR ELEV.
A/C = AIR CONDITIONER PAD
12x4 = EXISTING ELEVATION
12.4 = PROPOSED ELEVATION
C.L.F.= CHAIN LINK FENCE
GAR. EL.= GARAGE ELEVATION
P.O.B. = POINT OF BEGINNING
S.F. = SQUARE FEET
R/W = RIGHT OF WAY

GRAPHIC SCALE – FEET (40 0 40 80 120)

NOTES:

ALL ELEVATIONS SHOWN HERE ARE BASED ON N.A.V.D. 1988 UNLESS OTHERWISE NOTED.
ALL DIMENSIONS SHOWN HERE ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF.
ALL EASEMENTS ARE FOR UTILITY AND OR DRAINAGE UNLESS OTHERWISE NOTED.
UNDERGROUND STRUCTURES OR UTILITIES ARE NOT LOCATED ON THIS SURVEY.
THIS SURVEY IS ONLY FOR THE USE OF THE PARTIES THAT ARE BEING CERTIFIED TO.
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE POLICY.



LEGAL DESCRIPTION:

BEGIN AT THE SOUTHWEST CORNER OF LOT 88, RIDGE MANOR ESTATES, THENCE RUN N88°43'05"E, 570.79' TO A POINT OF CURVATURE OF A CURVE TURNING TO THE RIGHT, WITH A RADIUS OF 50.00', AND A CENTRAL ANGLE OF 180°00'00", THIS CURVE HAS A CHORD OF 100.00' THAT BEARS N88°43'05"E AND AN ARC OF 157.08'; THENCE RUNNING S01°39'42"E, 50.00' TO THE SOUTH SIDE OF THE RIGHT OF WAY OF MERRYHILL DRIVE; THENCE ALONG THAT SOUTHERN BOUNDARY OF SAID MERRYHILL DRIVE, S88°43'05"W, 621.12'; THENCE RUNNING N01°16'55"W, 50.00' TO THE POINT OF BEGINNING.
CONTAINING 32,029 S.F. OR 0.74 ACRE MORE OR LESS.

MOHAMMAD B. FAR
3152 LITTLE ROAD #333
NEW PORT RICHEY, FL 34655
(727) 375-1740 . FAX(727) 375-1741

32,029 S.F.
35245 MERRYHILL DRIVE, WEBSTER
KEITH & CHARLOTTE ZAENGLE

PROJECT NO. 250801 PERMIT NO.
HERNANDO COUNTY FLORIDA

NOT A BOUNDARY SURVEY

DATE: 08/01/2025 SCALE: 1"=40'
SHEET NO. 1 OF 1

This certifies that a sketch of this legal described hereon was made under my supervision and that the survey complies with the Standard and Practice set forth by the Florida Board of Professional Land Surveyors & Mappers in Chapter 5J-17 F.A.C, pursuant to Section 472.027, Florida Statutes. And, that the sketch hereon is true and accurate representation thereof to the best of my knowledge and belief, subject to notes and notations hereon.
NOT VALID UNLESS SIGNED, DATED AND STAMPED WITH MY EMBOSSED SEAL.

DATE: 08/01/2025

MOHAMMAD B. FAR, P.L.S. # 5545

End of MerryHill Dr Vacation

State of Florida, Maxar, Microsoft

HERNANDO COUNTY TAX COLLECTOR
AMY L. BLACKBURN, CFC
20 NORTH MAIN ST. ROOM 112 * BROOKSVILLE, FL 34601-2892
TELEPHONE (352) 754-4180 * FAX (352) 754-4189
www.hernandocounty.us/tc or www.hernandotax.us

Vacation Tax Clearance Form

Florida Statutes: Title XII
§177.101 Vacation and annulment of plats subdividing land.

§177.101 (4) Persons making application for vacations of plats either whole or in part shall give notice of their intention to apply to the governing body of the county to vacate said plat by publishing legal notice in a newspaper of general circulation in the county in which the tract or parcel of land is located, in not less than two weekly issues of said paper, and must attach to the petition for vacation the proof of such publication, together with certificates showing that all state and county taxes have been paid.

As a result of the above statute, you are required to provide this form signed by the Hernando County Tax Collector's Office certifying that the taxes on the property proposed to be vacated have been paid through the current tax year.

DATE: 10-20-2025

I hereby certify that the property taxes on parcel key number 29524

have been paid through the current tax year of 2024.

Amy L Blackburn, CFC
Hernando County Tax Collector
20 North Main Street, Room 112
Brooksville, FL 34601
(352) 754-4180

By: Tabatha Reagin
Print Name: Tabatha Reagin
Title: CSR

SEAL

HERNANDO COUNTY TAX COLLECTOR
AMY L. BLACKBURN, CFC
20 NORTH MAIN ST. ROOM 112 * BROOKSVILLE, FL 34601-2892
TELEPHONE (352) 754-4180 * FAX (352) 754-4189
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Vacation Tax Clearance Form

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As a result of the above statute, you are required to provide this form signed by the Hernando County Tax Collector's Office certifying that the taxes on the property proposed to be vacated have been paid through the current tax year.

DATE: 02/02/2026

I hereby certify that the property taxes on parcel key number 29524

have been paid through the current tax year of 2025.

Amy L Blackburn, CFC
Hernando County Tax Collector
20 North Main Street, Room 112
Brooksville, FL 34601
(352) 754-4180

By: Tabatha Reagin
Print Name: Tabatha Reagin
Title: CSR

SEAL

TAX COLLECTOR OFFICIAL SEAL HERNANDO COUNTY, FLORIDA

DEPARTMENT OF PUBLIC WORKS
ENGINEERING • FACILITIES • REAL PROPERTY • ROADS/BRIDGES • STORMWATER • TRAFFIC • TRANSIT
1525 EAST JEFFERSON STREET • BROOKSVILLE, FLORIDA 34601
P 352.754.4060 • F 352.754.4423 • W www.HernandoCounty.us

Date: November 24, 2025

Keith & Charlotte Zaengle
35245 Merryhill Drive
Webster, FL 33597-9174
Re: Approval of Application for Vacation of Easement – Merryhill Drive

Dear Mr. and Mrs. Zaengle,

The Hernando County Department of Public Works has reviewed your submitted Application for Vacation of Easement concerning the portion of Merryhill Drive that abuts your property. After evaluating the supporting documentation and proposed intent, the County has determined that the request meets the criteria for approval.

Your application to vacate the right-of-way located at the dead-end portion of Merryhill Drive—identified as a 50-foot platted right-of-way adjacent to your property—is hereby APPROVED. This approval authorizes the vacation of the right-of-way to eliminate unauthorized access, improve safety, and allow for proper use of your property as described in your submitted justification.

Please note:

1. Any future use within the vacated area must comply with County codes and permitting requirements.
2. This approval does not supersede any private easements, utility easements, or previously recorded agreements that may exist.

If you have any questions or require further documentation, please contact the Department of Public Works at 352-754-4060 or email DPW@hernandocounty.us.

Sincerely,

Elda Rodriguez | Engineering Site Plan Review Coordinator
Department of Public Works Hernando County
1525 E Jefferson Street, Brooksville FL 34601
Office: (352) 754-4060 ext. 17027
Email: ERodriguez@co.hernando.fl.us
Web: HTTPs://www.hernandocounty.us/departments/departments-n-z/public-works

Board of County Commissioners

Hernando County, Florida *Visit Us on the Internet: www.co.hernando.fl.us*

Development Services	352-754-4050	Health Departmen	352-540-6800
Engineering	352-754-4062	H. C. Utilities	352-754-4757
Hernando Co. Fire:	352-540-6405	Planning	352-754-4057
City of Brooksville Utiliti	352-540-3810		

Date: 02-12-2026

Application: 1517604 ZAENGLE CHARLOTTE
Department: ENGINEERING

APPLICATION REVIEW COMMENTS

APPLICATION REVIEW COMMENTS

Your application has been distributed to the following reviewing agencies for compliance with development codes and regulations: ENGINEERING, H.C.UTILITIES DEPT

You will receive separate notification of each agency's comments. Please be sure you have received all comments from all agencies before you resubmit. Please contact the reviewer listed below for questions on their review.

To facilitate completion of the review and issuance of your permit, please provide:
(1)A written response letter addressing each comment
(2)Revised plans addressing any necessary changes.
(3)Any additional documentation as requested in review comments

Comments of the most current plan review are listed below.

Review Agency: ENGINEERING

Reviewed By: MCCORKEL KANDICE
KMCCORKEL@CO.HERNANDO.FL.US

Phone #: (352) 754-4060 Ext: 17030 **Fax #:** (000) 000-0000

Comments:

Reported on: 02-12-2026

Department of Public Works Engineering 1st Review Comments: Approved.

Board of County Commissioners

Hernando County, Florida *Visit Us on the Internet: www.co.hernando.fl.us*

Development Services	352-754-4050	Health Departmen	352-540-6800
Engineering	352-754-4062	H. C. Utilities	352-754-4757
Hernando Co. Fire:	352-540-6405	Planning	352-754-4057
City of Brooksville Utiliti	352-540-3810		

Date: 02-13-2026

Application: 1517604 ZAENGLE CHARLOTTE
Department: H.C.UTILITIES DEPT

APPLICATION REVIEW COMMENTS

APPLICATION REVIEW COMMENTS

Your application has been distributed to the following reviewing agencies for compliance with development codes and regulations: ENGINEERING, H.C.UTILITIES DEPT

You will receive separate notification of each agency's comments. Please be sure you have received all comments from all agencies before you resubmit. Please contact the reviewer listed below for questions on their review.

To facilitate completion of the review and issuance of your permit, please provide:
(1)A written response letter addressing each comment
(2)Revised plans addressing any necessary changes.
(3)Any additional documentation as requested in review comments

Comments of the most current plan review are listed below.

Review Agency: HERNANDO COUNTY UTILITIES

Reviewed By: LAURIE ANDREW
ALAURIE@CO.HERNANDO.FL.US

Phone #: (352) 540-4368 Ext: 35147 **Fax #:** (352) 754-4485

Comments:

Reported on: 02-13-2026

The Hernando County Utility Department (HCUD) has reviewed the request to vacate the Right Of Way for lots 88, 89, 90, & 91 of Ridge Manor Estates shown on the survey provided and have no objection to this vacation request.

Outlook

RE: Vacation of Right of Way - Key 29524 - 35245 Merryhill Dr

From Clark, Hannah <hannah.clark@secoenergy.com>
Date Tue 2/17/2026 10:09 AM
To Stephanie Rose <SRose@co.hernando.fl.us>
Cc No Objection Requests <NoObjectionRequests@secoenergy.com>

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Stephanie,

Thank you for your time last week so I could gather additional information. SECO has facilities located on the southern edge of the parcel, so we will need an easement granted for access and maintenance, preferably before the vacate occurs.
Please see below additional questions.

- Will the vacated portion of road be conveyed to the Zaengles?
    - If so, will there be a recorded deed? And how long after the vacate is approved will the deed be recorded?
- Does the "Letter of No Objection" need to be issued to the property owner or Hernando County?

Please feel free to forward to the owner's representation if they would like to speak with me directly.

Thank you,

Hannah Clark | Land Rights Supervisor | E: hannah.clark@secoenergy.com | O: 352-569-9547 | C: 352-603-1006

From: Stephanie Rose <SRose@co.hernando.fl.us>
Sent: Friday, February 13, 2026 1:11 PM
To: Clark, Hannah <hannah.clark@secoenergy.com>
Subject: RE: Vacation of Right of Way - Key 29524 - 35245 Merryhill Dr

Outlook

35245 Merryhill Dr - Webster --RE: [EXTERNAL] RE: Vacation of Right of Way - Key 29524 - 35245 Merryhill Dr.

From Cuadra, Irma I. <Irma.Cuadra@duke-energy.com>
Date Tue 2/17/2026 3:45 PM
To Stephanie Rose <SRose@co.hernando.fl.us>

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

INTERNAL

Good afternoon Stephanie,

Duke Energy dose not serve this area, therefore, we have no objection to this vacate request.

Kind regards,
Irma Cuadra
Sr. Research Specialist
Real Estate Florida Distribution
452 East Crown Point Road
Winter Garden, Florida 34787
Office: 407 905 3310

DUKE ENERGY. FLORIDA

From: Stephanie Rose <SRose@co.hernando.fl.us>
Sent: Tuesday, February 10, 2026 11:26 AM
To: VACATIONS <VACATIONS@co.hernando.fl.us>; Elda Rodriguez <erodriguez@co.hernando.fl.us>; BVelez@tecoenergy.com; JB2379@att.com; Andrew Laurie <ALaurie@co.hernando.fl.us>
Subject: [EXTERNAL] RE: Vacation of Right of Way - Key 29524 - 35245 Merryhill Dr.

*** **CAUTION! EXTERNAL SENDER *** STOP. ASSESS. VERIFY!!** Were you expecting this email? Are grammar and spelling correct? Does the content make sense? Can you verify the sender? If suspicious report it, then do not click links, open attachments or enter your ID or password.
Good afternoon,

Please find attached the following documents for your review of a vacation of right of way at 35245 Merryhill Dr. Key number 29524:

1. Application

Outlook

Re: Vacation of Right of Way - Key 29524 - 35245 Merryhill Dr.

From BOCK, JASON A <JB2379@att.com>

Date Tue 2/10/2026 11:31 AM

To Stephanie Rose <SRose@co.hernando.fl.us>; VACATIONS <VACATIONS@co.hernando.fl.us>; Elda Rodriguez <erodriguez@co.hernando.fl.us>; Andrew Laurie <ALaurie@co.hernando.fl.us>

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Stephanie,

AT&T does not have any facilities at this address. We do not provide service in this area.

Jason Bock

Senior Specialist OSP Design Engineer

AT&T
5100 Steyr St, Orlando, FL 32819
O: 321-388-9707
M: 407-353-8446| jb2379@att.com

AT&T

- ***All correspondence and coordination herein is with regards to BellSouth Telecommunications, LLC d/b/a AT&T Florida (ATT-D) which is not which is not responsible for facilities owned and managed by AT&T Enterprises, LLC (ATT-T). Any questions with regards to ATT-T facilities should be addressed to Inquiries@pea-inc.net***
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From: Stephanie Rose <SRose@co.hernando.fl.us>

Sent: Tuesday, February 10, 2026 11:26 AM

To: VACATIONS <VACATIONS@co.hernando.fl.us>; Elda Rodriguez <erodriguez@co.hernando.fl.us>; BVelez@tecoenergy.com <bvelez@tecoenergy.com>; BOCK, JASON A <JB2379@att.com>; Andrew Laurie

Lacey Beier

Network Implemenation Engineer 1

501 McCormack St Leesburg, FL. 34748

telephone: 352-431-2214

Lacey.Beier@Lumen.com

Date: 03/13/2026

To: Keith and Charlotte Zaengle

Hi Keith and Charlotte,

Regarding the proposed Public Utility Vacate request at Parcel ID: R36 122 21 0860 0000 0880

1. Do you have any utility lines at this location? (Yes/No) NO
2. Do you anticipate the need for use of this subject property? (Yes/No) NO
3. If you answered Yes to either of the above questions, please explain:
4. Do you object to this request? (Yes/No) NO
5. If yes to question 4, please indicate reason(s) for objection: CenturyLink has **NO** objection to this Vacate of Parcel ID: #R36 122 21 0860 0000 0880

Thank you,

Lacey Beier

Network Implementation Engineer 1

Outlook

FW: [EXTERNAL] RE: Vacation of Right of Way - Key 29524 - 35245 Merryhill Dr.

From MacDonald, Dawn M <Dawn.MacDonald@charter.com>
Date Thu 2/12/2026 7:14 AM
To Stephanie Rose <SRose@co.hernando.fl.us>
Cc MacDonald, Dawn M <dawn.macdonald@charter.com>

3 attachments (2 MB)
Deed.pdf; Survey.pdf; Application.pdf;

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

There should be no issues with this vacate.

Spectrum

David Parrish | Construction Coordinator | 352.302.3190
16209 Flight Path Dr | Brooksville, FL 34604

From: Stephanie Rose <SRose@co.hernando.fl.us>
Sent: Tuesday, February 10, 2026 11:26 AM
To: VACATIONS <VACATIONS@co.hernando.fl.us>; Elda Rodriguez <erodriguez@co.hernando.fl.us>; BVelez@tecoenergy.com; JB2379@att.com; Andrew Laurie <ALaurie@co.hernando.fl.us>
Subject: [EXTERNAL] RE: Vacation of Right of Way - Key 29524 - 35245 Merryhill Dr.

CAUTION: The e-mail below is from an external source. Please exercise caution before opening attachments, clicking links, or following guidance.

Good afternoon,

Please find attached the following documents for your review of a vacation of right of way at 35245 Merryhill Dr. Key number 29524:

1. Application
2. Survey
3. Deed

Once your review is complete, please return your response to the email below.

February 12, 2026

To: Stephanie Rose | Zoning Technician III
Development Services Department
Zoning Division
1153 Blaise Dr., Brooksville, FL 34601
Phone: (352) 754-4048

Re: Vacate of Easement
Address: 35245 Merryhill Dr, Webster, FL, 33597
Key Number: 29524

To Whom It May Concern,

Thank you for contacting Peoples Gas System, Inc. ("PGS") regarding the vacate of easement at the above referenced location. After reviewing the documents provided, PGS has NO objection to this request. PGS does not have any active facilities in this specified area.

If you have further questions, please do not hesitate to call.

Sincerely,

Briana Velez
Peoples Gas Systems- Engineering
8416 Palm River Rd, Tampa Fl 33619
Office: (813)275-3700 ext:53700
Cell: (813)460-2040

From: Boyce, Cynthia <cynthia.boyce@secoenergy.com>
Sent: Thursday, June 25, 2026 1:19 PM
To: Stephanie Rose <SRose@co.hernando.fl.us>
Cc: Charlotte Zaengle <cazdiz2@hotmail.com>
Subject: No Objection - SECO - Merryhill Dr

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon, Stephanie,

I hope this email goes through without the issues we were having before. I have copied the applicants so they can forward this email if there is an issue with county firewall blocking SECO emails.

SECO has resolved the easement issues with property owners. SECO has no objection to the right-of-way vacation.

Thank you

Cynthia Boyce
Land Rights Specialist II
Office: 352-569-9570
Email: cynthia.boyce@secoenergy.com

SECO Energy is a not-for-profit electric cooperative organized under the laws of the State of Florida. The information in this email, including any attached files, is intended only for the use of the individual or entity to whom it is addressed and may contain personal information, proprietary confidential business information within the meanings of §§425.045 and 366.093, Florida Statutes, or other information protected by law. Unauthorized use, reproduction, or distribution is prohibited. Messages sent in reply to this email address may be subject to mandatory disclosure. If you have received this email in error, immediately notify the sender via telephone or by return email and delete this email and destroy any copies you have made. Nothing in this email should be interpreted to authorize a binding contract with SECO Energy.

Property Search GIS Map

West Florida Aggregates LLC
1 Office Park Cir Ste 300
Mountain Brk AL 35223

Key: 394086

Adjacent property owners

West Florida Aggregates LLC

1 Office Park Cir Ste

Mountain Brk AL 35223

DEVELOPMENT SERVICES DIVISION
BUILDING ◆ CODE COMPLIANCE ◆ PLANNING & ZONING

1653 BLAISE DRIVE ◆ BROOKSVILLE, FLORIDA 34601
P 352.754.4048 ◆ W www.HernandoCounty.us

September 16, 2026

West Florida Aggregates LLC
1 Office Park Cir Ste 300
Mountain Brk AL 35223

Re: **VACATE A PORTION OF THE RIGHT OF WAY OF MERRYHILL DR. BEGGING AT LOTS 88-91 IN RIDGE MANOR EST**

To whom it may concern.

This letter is to inform you as an adjoining property owner that the Hernando County Board of County Commissioners (BOCC) has received a petition from **Keith and Charlotte Zaengle** within **Ridge Manor Est.** The petitioner is seeking this vacation of right of way to have this potion added to their property A copy of the petitioners' survey is enclosed. Included also is a Notice of Public Hearing scheduled for **October 6, 2026,** located at **20 N Main St. Brooksville FL 34601**, during which the BOCC will consider vacating, abandoning, renouncing and disclaiming any ownership rights or interest of the County and the public in the easement / right of way which has the legal description of:

> **BEGIN AT THE SOUTHWEST CORNER OF LOT 88, RIDGE MANOR ESTATES, THENCE RUN N88°43'05"E, 570.79' TO A POINT OF CURVATURE OF A CURVE TURNING TO THE RIGHT, WITH A RADIUS OF 50.00', AND A CENTRAL ANGLE OF 180°00'00", THIS CURVE HAS A CHORD OF 100.00' THAT BEARS N88°43'05"E AND AN ARC OF 157.08'; THENCE RUNNING S01°39'42"E, 50.00' TO THE SOUTH SIDE OF THE RIGHT OF WAY MERRYHILL DRIVE; THENCE ALONG THAT SOUTHERN BOUNDARY OF SAID MERRYHILL DRIVE, S88°43'05"W, 621.12'; THENCE RUNNING N01°16'55"W, 50.00' TO THE POINT OF BEGINNING.**
>
> **CONTAINING 32,029 S.F. OR 0.74 ACRE MORE OR LESS.**

You have the right to appear at the Public Hearing and voice any comments and/or concerns you may have about the petition, or you can send a written response to this office at the above address. The petitioner and/or their agent may contact you regarding any objections.

Stephanie J Rose
Operations Coordinator
Hernando County Development Services
Phone: (352)754-4048 Email: Srose@hernandocounty.us

RESOLUTION NO. 2026 - _____

WHEREAS, CHARLOTTE ZAENGLE and **KEITH ZAENGLE**, have petitioned the Hernando County Board of County Commissioners to vacate, abandon, renounce and disclaim any right of the County and public in and to the hereinafter described right-of-way:

> BEGIN AT THE SOUTHWEST CORNER OF LOT 88, RIDGE MANOR ESTATES, THENCE RUN N88°43'05"E, 570.79' TO A POINT OF CURVATURE OF A CURVE TURNING TO THE RIGHT, WITH A RADIUS OF 50.00', AND A CENTRAL ANGLE OF 180°00'00", THIS CURVE HAS A CHORD OF 100.00' THAT BEARS N88°43'05"E AND AN ARC OF 157.08'; THENCE RUNNING S01°39'42"E, 50.00' TO THE SOUTH SIDE OF THE RIGHT OF WAY MERRYHILL DRIVE; THENCE ALONG THAT SOUTHERN BOUNDARY OF SAID MERRYHILL DRIVE, S88°43'05"W, 621.12'; THENCE RUNNING N01°16'55"W, 50.00' TO THE POINT OF BEGINNING.
>
> CONTAINING 32,029 S.F. OR 0.74 ACRE MORE OR LESS.

WHEREAS, the Petitioners have shown that they have complied with the provisions and requirements in accordance with Hernando County Board of County Commissioners' Policy No. 19-07; and

WHEREAS, it appears that the Clerk of the Circuit Court has advertised a notice of proceeding to vacate, abandon, discontinue, renounce and disclaim any right of the County and public in and to the above-described right-of-way pursuant to Section 177.101, *Florida Statutes*, as made and provided prior to the date set forth for hearing as to the vacating, abandoning, and discontinuing of said rights-of-way; and

WHEREAS, the above-described right-of-way is not situated within the incorporated city limits of any municipality within Hernando County, Florida, and the vacation of the above-described right-of-way will not affect the ownership or right of convenient access of persons owning other parts of the subdivision.

NOW, THEREFORE, BE IT RESOLVED BY THE HERNANDO COUNTY BOARD OF COUNTY COMMISSIONERS AS FOLLOWS:

SECTION 1. The above-described right-of-way is hereby vacated, abandoned, discontinued and closed, and the Board of County Commissioners of Hernando County, Florida hereby renounces any right of the County and the public in and to the land embraced in and constituting said rights-of-way.

[SPACE INTENTIONALLY LEFT BLANK—SIGNATURE PAGE FOLLOWS]

ADOPTED IN REGULAR SESSION THE _____ DAY OF _____ 2026.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____
Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

By: _____
Jerry Campbell
Chairman

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Natasha López Perez
County Attorney's Office

RESOLUTION NO. 2026 - _____

WHEREAS, CHARLOTTE ZAENGLE and **KEITH ZAENGLE**, have petitioned the Hernando County Board of County Commissioners to vacate, abandon, renounce and disclaim any right of the County and public in and to the hereinafter described right-of-way:

> BEGIN AT THE SOUTHWEST CORNER OF LOT 88, RIDGE MANOR ESTATES, THENCE RUN N88°43'05"E, 570.79' TO A POINT OF CURVATURE OF A CURVE TURNING TO THE RIGHT, WITH A RADIUS OF 50.00', AND A CENTRAL ANGLE OF 180°00'00", THIS CURVE HAS A CHORD OF 100.00' THAT BEARS N88°43'05"E AND AN ARC OF 157.08'; THENCE RUNNING S01°39'42"E, 50.00' TO THE SOUTH SIDE OF THE RIGHT OF WAY MERRYHILL DRIVE; THENCE ALONG THAT SOUTHERN BOUNDARY OF SAID MERRYHILL DRIVE, S88°43'05"W, 621.12'; THENCE RUNNING N01°16'55"W, 50.00' TO THE POINT OF BEGINNING.
>
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WHEREAS, the Petitioners have shown that they have complied with the provisions and requirements in accordance with Hernando County Board of County Commissioners' Policy No. 19-07; and

WHEREAS, it appears that the Clerk of the Circuit Court has advertised a notice of proceeding to vacate, abandon, discontinue, renounce and disclaim any right of the County and public in and to the above-described right-of-way pursuant to Section 177.101, *Florida Statutes*, as made and provided prior to the date set forth for hearing as to the vacating, abandoning, and discontinuing of said rights-of-way; and

WHEREAS, the above-described right-of-way is not situated within the incorporated city limits of any municipality within Hernando County, Florida, and the vacation of the above-described right-of-way will not affect the ownership or right of convenient access of persons owning other parts of the subdivision.

NOW, THEREFORE, BE IT RESOLVED BY THE HERNANDO COUNTY BOARD OF COUNTY COMMISSIONERS AS FOLLOWS:

SECTION 1. Following the public hearing, at which competent substantial evidence was presented supporting denial, and denial being in the best interest of Hernando County, the Petitioners' request to vacate, abandon, discontinue, and close the above-described right-of-way is hereby **DENIED**, and the Board of County Commissioners of Hernando County, Florida, hereby does NOT renounce or disclaim any right of the County and the public in and to the land embraced in and constituting said right-of-way.

[SPACE INTENTIONALLY LEFT BLANK—SIGNATURE PAGE FOLLOWS]

ADOPTED IN REGULAR SESSION THE _____ DAY OF _____ 2026.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____
Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

By: _____
Jerry Campbell
Chairman

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Natasha López Perez
County Attorney's Office

Board of County Commissioners

AGENDA ITEM

Meeting: 10/06/2026
Department: Planning
Prepared By: Victoria Via
Initiator: Omar DePablo
DOC ID: 17969
Legal Request Number: 2026-524-1
Bid/Contract Number:

TITLE
Rezoning Petition Submitted by MT Driftwood, LLC, for Property Located on Driftwood Drive (H2528)

BRIEF OVERVIEW
Rezoning Request:
Rezoning from AG/(Agricultural) and R-1B/(Residential) to PDP(RUR)/Planned Development Project (Rural) with specific AR/(Agricultural-Residential) and AG/(Agricultural) Uses

General Location:
South side of Driftwood Drive, approximately 467' west of Cortez Boulevard

Parcel Key Number:
1425354

Summary of Applicant's Request:
The petitioner is requesting a rezoning from AG/(Agricultural) and R-1B/(Residential) to PDP(RUR)/Planned Development Project (Rural) with specific AR/(Agricultural-Residential) and AG/(Agricultural) uses for the 10.8 acre subject site. The subject parcel is split zoned with approximately 4.5 acres in the R-1B/(Residential) district and the balance 6.3 acres in the AG/(Agriculture) District (predominately wetland). The petitioner has requested a PDP(RUR)/Planned Development Project (Rural) designation in order for the subject site to have a uniform zoning designation and be utilized for a home and permitted AG/(Agricultural) uses.

Public Hearing History:
On **August 17, 2026**, the Planning and Zoning Commissioners voted 5-0 to adopt a resolution approving the petitioner's request for a rezoning from AG/(Agricultural) and R-1B/(Residential) to PDP(RUR)/Planned Development Project (Rural) with specific AR/(Agricultural-Residential) and AG/(Agricultural) Uses with unmodified performance conditions.

STRATEGIC PLAN INITIATIVES
The request is consistent with Strategic Theme D, "Quality of Life".

FINANCIAL IMPACT
A matter of policy. There is no financial impact.

LEGAL NOTE
The Board of County Commissioners has the authority to make the requested rezoning decision pursuant to Chapters 125 and 163 Florida Statutes. The Applicable Criteria for a Zoning District Amendment are contained in Appendix A (Zoning Code), Article VI. The Applicable Criteria for a PDP are found in Appendix A (Zoning Code), Article VIII. The Zoning

District Amendment must be consistent with the Comprehensive Plan.

RECOMMENDATION

It is recommended that the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from AG/(Agricultural) and R-1B/(Residential) to PDP(RUR)/Planned Development Project (Rural) with specific AR/(Agricultural-Residential) and AG/(Agricultural) Uses performance conditions.

REVIEW PROCESS

Victoria L Via	Approved	09/15/2026	10:44 AM
Omar DePablo	Escalated	09/17/2026	5:18 PM
Danielle L Nigro	Approved	09/18/2026	7:48 AM
Stephanie Stevens	Approved	09/18/2026	8:00 AM
Erin Dohren	Approved	09/23/2026	12:42 PM
Pamela Hare	Approved	09/23/2026	1:06 PM
Natasha Lopez Perez	Approved	09/24/2026	10:23 AM
Heidi Prouse	Approved	09/24/2026	11:44 AM
Toni Brady	Approved	09/29/2026	8:55 AM
Jessica Wright	Approved	09/29/2026	9:45 AM

STAFF REPORT

HEARINGS:	Planning & Zoning Commission: August 17,2026 Board of County Commissioners: October 6, 2026
APPLICANT:	MT Driftwood, LLC
FILE NUMBER:	H-25-28
REQUEST:	Rezoning from AG/(Agricultural) and R-1B/(Residential) to PDP(RUR)/Planned Development Project (Rural) with specific Agricultural Uses
GENERAL LOCATION:	South side of Driftwood Drive, approximately 467' west of Cortez Boulevard
PARCEL KEY NUMBERS:	1425354

APPLICANT'S REQUEST:

The petitioner is requesting a rezoning from AG/(Agricultural) and R-1B/(Residential) to PDP(RUR)/Planned Development Project (Rural) with specific Agricultural uses for the 10.8 acre subject site. The subject parcel is split zoned with approximately 4.5 acres in the R-1B/(Residential) district and the balance 6.3 acres in the AG/(Agriculture) District (predominately wetland). The petitioner has requested a PDP(RUR)/Planned Development Project (Rural) designation in order for the subject site to have a uniform zoning designation and be utilized for a home and permitted AG/(Agricultural) uses.

The subject site is 10.8 acres with 2.45 acres of upland currently utilized for an apiary (bees) and for resource-oriented recreational activities (fishing, camping and duck hunting). The petitioner has indicated the current activities would continue, along with the following uses:

1. Retain the following Agricultural uses: farming, fisheries, horticultural specialty farms, hunting (i.e duck hunting), wildlife management activities, resource-oriented recreational activities (i.e. fishing and camping), and aquaculture. Aquaculture/fisheries activities may be conducted at the edge of the marsh if a sovereign submerged land lease can be obtained from the State.

2. Construct the following buildings/structures: single family home with a mother-in-law suite, boat dock with a boat lift, deck, enclosed barn (farm equipment), pole barn, gazebo, boathouse (with shower and toilet), irrigation well, a circular drive (two gates to Driftwood Drive), and a 6' high perimeter fence.

SITE CHARACTERISTICS:

Site Size:	10.8 acres
Surrounding Zoning; Land Uses:	North: R-1B; Single Family South: AG; Undeveloped East: R-1B, AG; Undeveloped West: AG; Undeveloped
Current Zoning:	AG/(Agriculture) and R-1B/(Residential)
Future Land Use Map Designation:	Residential
Flood Zone:	VE

ENVIRONMENTAL REVIEW:

The petitioner shall be required to comply with all applicable Southwest Florida Water Management District, Florida Fish and Wildlife Conservation Commission, and Florida Department of Environmental Protection permitting requirements.

UTILITIES REVIEW:

Hernando County Utilities Department (HCUD) does not currently supply water or wastewater to this parcel. Water service is available; wastewater is unavailable to this parcel. HCUD has no objection to the zoning change from AG/(Agricultural) and R-1B/(Residential) to PDP(RUR)/Planned Development Project (Rural) with specific Agricultural uses subject to Health Department approval of an appropriate Onsite Sewage Treatment and Disposal System for the project, and connection to the central water system at time of site development.

ENGINEERING & TRANSPORTATION REVIEW:

The subject site is located on the south side of Driftwood Drive, approximately 467' west of Cortez Boulevard. The County Engineer has reviewed the request and indicated that a paved driveway apron is required for residential access to property.

LAND USE REVIEW:

The petitioner is requesting a rezoning to PDP(RUR)/ Planned Development Project (Rural). The following uses are permitted in the PDP (Rural) designation: All permitted and special exception uses allowed in the AG, AR, A/R-1, A/R-2, Country 2.5 and A-C zoning districts which have been specifically designated or specified in the narrative or on the master plan. The following specific uses are included as part of this request:

> Farming, fisheries, horticultural specialty farms, hunting, wildlife management activities, resource-oriented recreational activities, and aquaculture.

Comments: Aquaculture/fisheries activities may be conducted at the edge of the marsh if a sovereign submerged land lease can be obtained from the State.

Minimum Building Setbacks:

Front:	75'
Side:	25'
Rear:	35'

COMPREHENSIVE PLAN REVIEW:

The subject property is located in the Residential Land Use classification as identified on the adopted Future Land Use Map. The area is characterized by single family parcels to the north and conservation (wetlands and shoreline) to the west and south.

Agricultural Lands Retention Strategies

Objective 1.04E: Agricultural pursuits are recognized as an important part of the economy and culture of Hernando County. The retention of agriculture will be pursued through multiple strategies in order to support traditional agriculture and changes in agricultural trends.

Comments: The proposed zoning designation is consistent with the low density character of the area and use of the site for agricultural pursuits.

FINDINGS OF FACT:

A rezoning from AG/(Agricultural) and R-1B/(Residential) to PDP(RUR)/Planned Development Project (Rural) with specific Agricultural uses, is appropriate based on the following conclusion:

The request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses subject to a reduction in density and increase in lot size, and compliance with all performance conditions.

NOTICE OF APPLICANT RESPONSIBILITY:

The rezoning process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowners associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

STAFF RECOMMENDATIONS:

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from AG/(Agricultural) and R-1B/(Residential) to PDP(RUR)/Planned Development Project (Rural) with specific Agricultural uses with the following performance conditions:

1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.

2. The petitioner shall be required to comply with all applicable Southwest Florida Water Management District, Florida Fish and Wildlife Conservation Commission, and Florida Department of Environmental Protection permitting requirements.

3. The subject site shall maintain a fifteen-foot Riverine Protection Ordinance (RPO) upland buffer with site specific stormwater treatment and erosion control measures.

4. Minimum Building Setbacks:
   Front: 75'
   Side: 25'
   Rear: 35'

5. A review by Florida Division of Historical Resources is required prior to vertical construction occurring on the property.

6. The petitioner shall be required to connect to the central water system at time of vertical construction occurring on the property.

7. The petitioner shall obtain approval from the Health Department for Onsite Sewage Treatment System (OSTS) prior to vertical construction occurring on the property.

8. The site is limited to the following AG/(Agricultural) District uses:
   1. Farming
   2. Fisheries
   3. Horticultural specialty farms
   4. Hunting
   5. Wildlife management activities
   6. Resource-oriented recreational activities
   7. Aquaculture

PLANNING AND ZONING COMMISSION RECOMMENDATION

On August 17, 2026, the Planning and Zoning Commissioners voted 5-0 to adopt a resolution approving the petitioner's request for a rezoning from AG/(Agricultural) and R-1B/(Residential) to PDP(RUR)/Planned Development Project (Rural) with specific Agricultural uses with the following unmodified performance conditions:

1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.

2. The petitioner shall be required to comply with all applicable Southwest Florida Water Management District, Florida Fish and Wildlife Conservation Commission, and Florida Department of Environmental Protection permitting requirements.

3. The subject site shall maintain a fifteen-foot Riverine Protection Ordinance (RPO) upland buffer with site specific stormwater treatment and erosion control measures.

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   1. Farming
   2. Fisheries
   3. Horticultural specialty farms
   4. Hunting
   5. Wildlife management activities
   6. Resource-oriented recreational activities
   7. Aquaculture

Amended

HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. _____ Official Date Stamp:

Application to Change a Zoning Classification

Application request *(check one)*:
Rezoning ☐ Standard ☑ PDP
Master Plan ☐ New ☐ Revised
PSFOD ☐ Communication Tower ☐ Other
PRINT OR TYPE ALL INFORMATION

Date: May 8, 2025

APPLICANT NAME: MT Driftwood LLC
Address: 4707 Ohio Avenue
City: Tampa State: FL Zip: 33616
Phone: _____ Email: _____
Property owner's name: *(if not the applicant)* _____

REPRESENTATIVE/CONTACT NAME: Darryl W. Johnston, Esq.
Company Name: Johnston Law Group, PA
Address: 29 S. Brooksville Avenue
City: Brooksville State: FL Zip: 34601
Phone: 352-796-5124 Email: dwj@djohnstonlaw.com

HOME OWNERS ASSOCIATION: ☐ Yes ☑ No *(if applicable provide name)* _____
Contact Name: _____
Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 1425354
2. SECTION 30, TOWNSHIP 22 South, RANGE 17 East
3. Current zoning classification: R1B/AG
4. Desired zoning classification: PDP Rural w/ AR and AG uses
5. Size of area covered by application: 10.79 acres
6. Highway and street boundaries: Driftwood Drive
7. Has a public hearing been held on this property within the past twelve months? ☐ Yes ☑ No
8. Will expert witness(es) be utilized during the public hearings? ☐ Yes ☑ No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? ☐ Yes ☑ No (Time needed: _____)

PROPERTY OWNER AFFIDIVAT

I, Milo Talokonnikoff, as Manager, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (**check one**):

☐ I am the owner of the property and am making this application **OR**

☑ I am the owner of the property and am authorizing *(applicant)*: Milo Talokonnikoff
and *(representative, if applicable)*: Darryl W. Johnston, Esq.
to submit an application for the described property.

X _____
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF ~~HERNANDO~~ Hillsborough
The foregoing instrument was acknowledged before me this 3 day of August, 20 26, by Milo Talokonnikoff who is personally known to me or produced FL DL as identification.

_____
Signature of Notary Public

ANDRES DARIO PERDOMO
Notary Public, State of Florida
Commission# HH 522631
My comm. expires April 30, 2028

Notary Seal/Stamp

Effective Date: 11/8/16 Last Revision: 11/8/16

LETTER OF AUTHORIZATION

Hernando County
Zoning Department
789 Providence Blvd
Brooksville, Fl. 34601

RE: Rezoning Application - Key No. 1425354
MT Driftwood LLC, Owner

To Whom it May Concern:

Please allow this to serve as a Letter of Authorization for Darryl W. Johnston, Esq., of Johnston Law Group, P.A., to represent me in the Application for to rezone the property on Driftwood Drive with key number 1425354.

MT Driftwood LLC

By:_____
Milo S. Talokonnikoff, as manager of
MT Investment Group, LLC, its manager

STATE OF FLORIDA
COUNTY OF Hernando

The foregoing instrument of sworn to and subscribed before me this 12 day May 2025, by means of ✓ physical presence or ___ online notarization by Milo S. Talokonnikoff, who is personally known to me or who has produced _____ as identification.

_____
NOTARY PUBLIC

DARRYL W. JOHNSTON
Commission # HH 148619
Expires July 10, 2025
Bonded Thru Troy Fain Insurance 800-385-7019

NARRATIVE – MT DRIFTWOOD LLC
PARCEL NO.: R30 422 17 0000 0030 0013

This is a request to rezone the parcel identified above from R1B/AG zoning to PDP Rural with AR and AG uses as discussed below:

- Retain the following AG uses: farming, fisheries, horticultural specialty farms, hunting, wildlife management activities, resource-oriented recreational activities, and aquaculture.
- Construct the following buildings/structures: one boat dock one deck, one enclosed barn, one pole barn, one house, one accessory dwelling unit, one swimming pool, one RV pad (parking only), one gazebo, one boathouse, one irrigation well, a driveway and a perimeter fence.
- Drill an irrigation well for crops.

AG Uses: This parcel is currently used for beekeeping/honey production and for resource-oriented recreational activities (fishing, camping and duck hunting). These activities would continue. It is possible that some aquaculture/fisheries activities may be conducted at the edge of the marsh if a sovereign submerged land lease can be obtained from the State of Florida. The viability of small-scale farming of a high-value crop is being investigated. The property has been classified as agricultural by the Hernando County Property Appraiser. For these reasons, we propose to retain various AG uses.

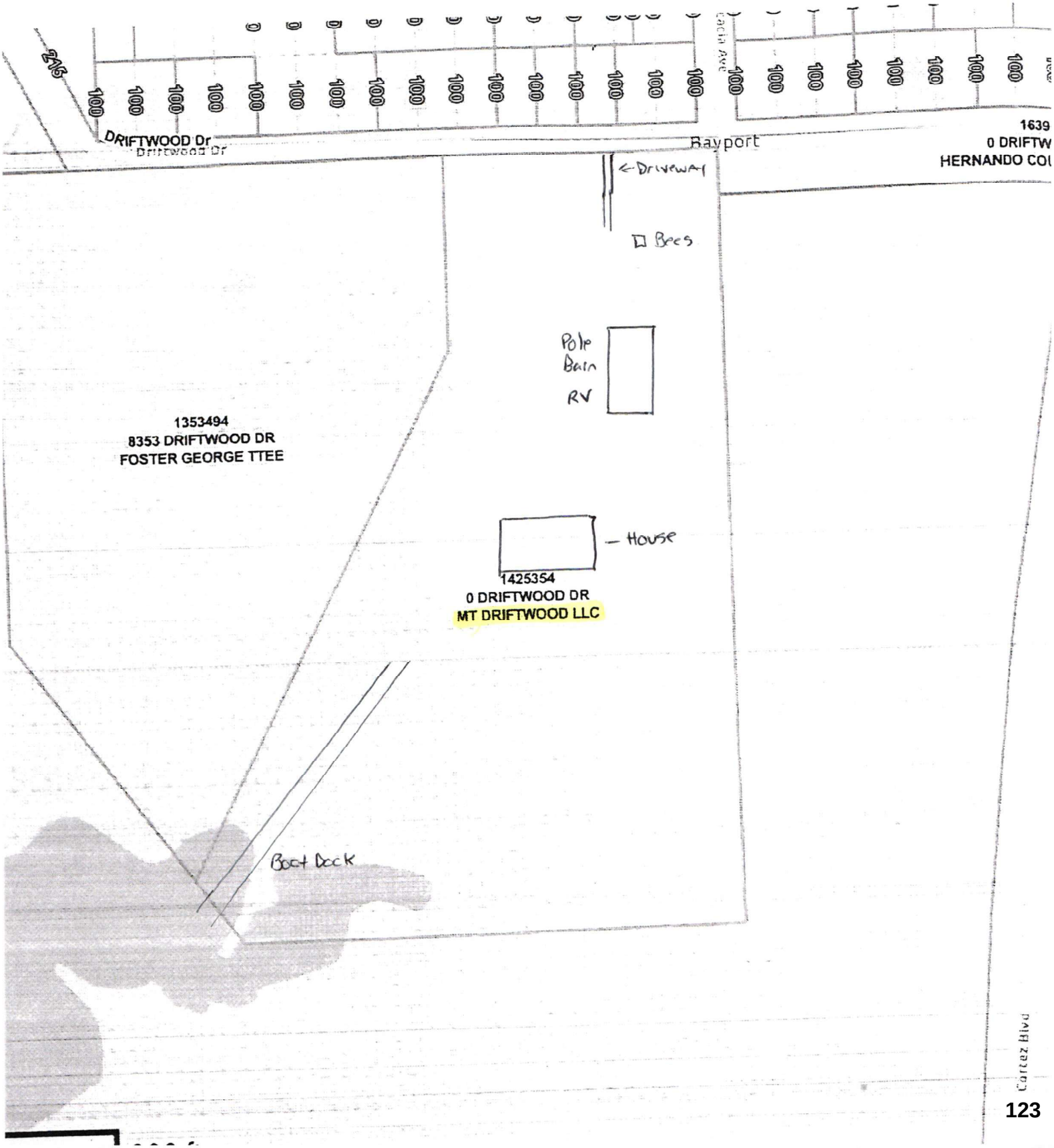
Buildings/Structures: An RV pad is requested for parking only (no hook up to electric or water or septic). A dock with a boat lift connected to a deck is requested. Permits from FDEP for the construction of a dock and lift would be required and possibly the Corp of Engineers. A variance may also be request from the County. We desire an enclosed barn and a pole barn for storing farm and other equipment. The enclosed barn is needed for those items that would otherwise be damaged by salt spray. The pole barn is needed for storage of less sensitive items. A gazebo is requested near the dock. We request a boathouse near the dock in which fishing and boating equipment would be stored, fish would be cleaned, and which would include a shower and a toilet. The boathouse plumbing would be connected to the onsite septic system planned for the house. We plan to install a six (6) foot high fence along the north property line that fronts Driftwood in order to prevent unauthorized entry to the AG operations. At some point, we plan to build a small single-family home; for this, we request a minimum size of 600 square feet and a maximum height of 45 feet, which would be consistent with AG zoning. We request an accessory dwelling unit (mother in law suite) that would be used for non-paying guests. The property is in the V-zone and we acknowledge that structures must be elevated or designed with break-away walls (including the enclosed barn and boat house).

The pole barn and enclosed barn would be in the front yard between the house and the street. This is allowed in AG zoning.

Utilities: There is County water adjacent to the property; however, there is no sewer service in the area. We would be required to install a septic system.

We respectfully request approval of this application.

Map


DRIFTWOOD Dr
Driftwood Dr
Bayport
Cacia Ave
1639
0 DRIFTW
HERNANDO CO
← Driveway
Bees
Pole Barn
RV
1353494
8353 DRIFTWOOD DR
FOSTER GEORGE TTEE
House
1425354
0 DRIFTWOOD DR
MT DRIFTWOOD LLC
Boat Dock
Cortez Blvd

H-25-28 Aerial Map

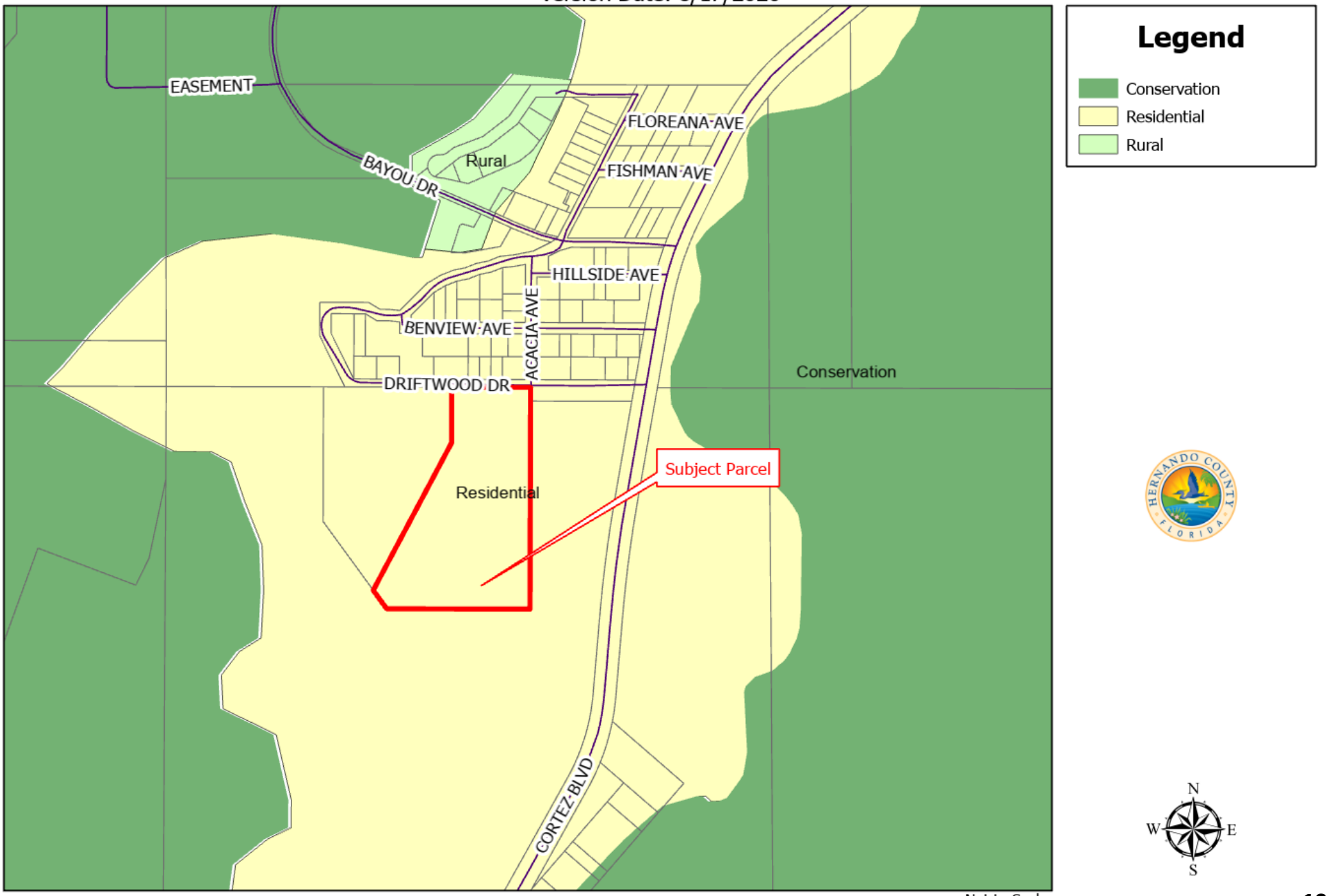
This map was prepared by this office to be used as aid and land parcel location and identification only. All land locations, right-of-ways widths, acreages, and utility locations are subject to field survey or other appropriate verification.

Not to Scale.

Hernando County Comprehensive Plan Map

Existing Future Land Use: H-25-28

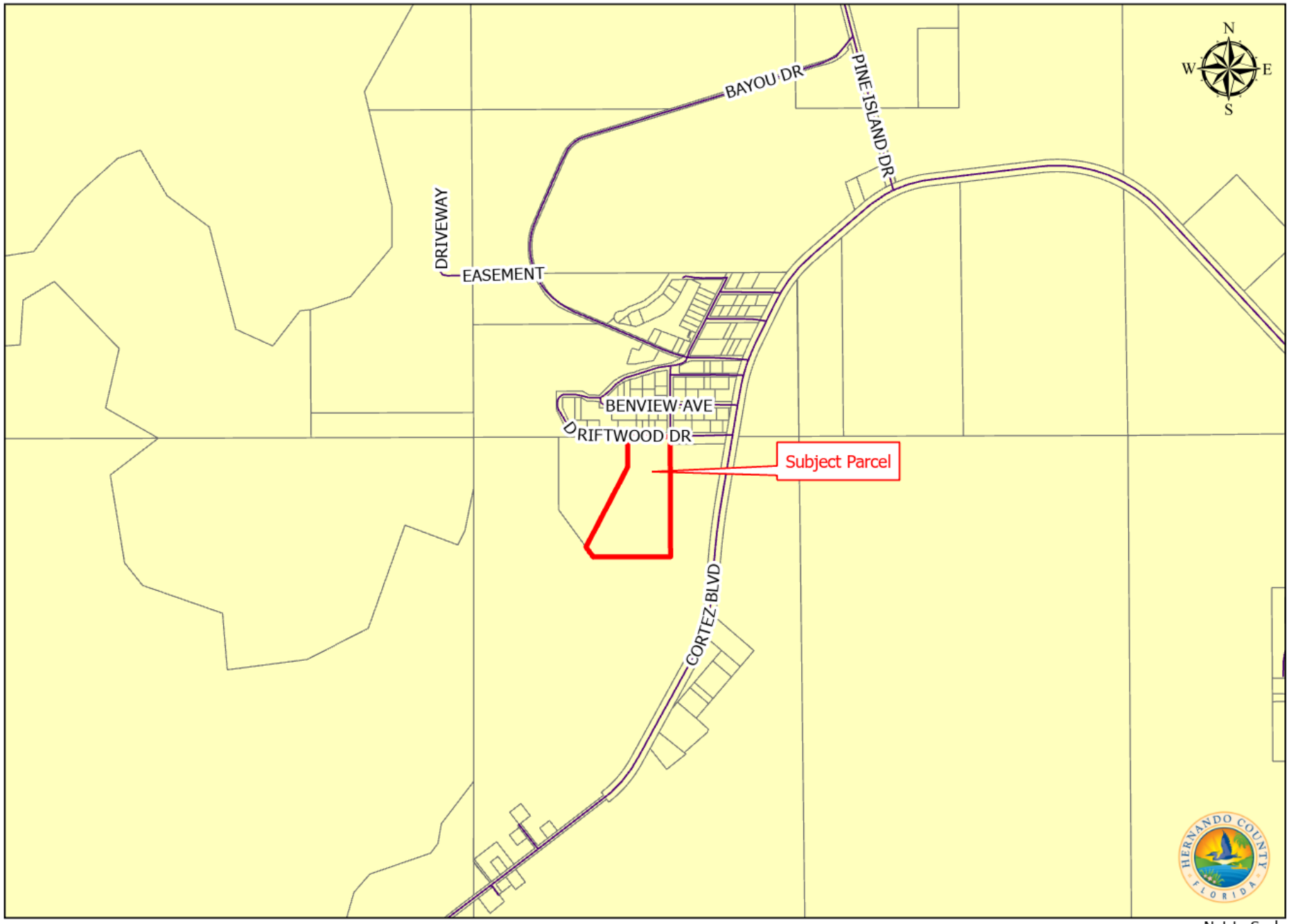
Version Date: 8/17/2026



Not to Scale.

H-25-28 Area Map

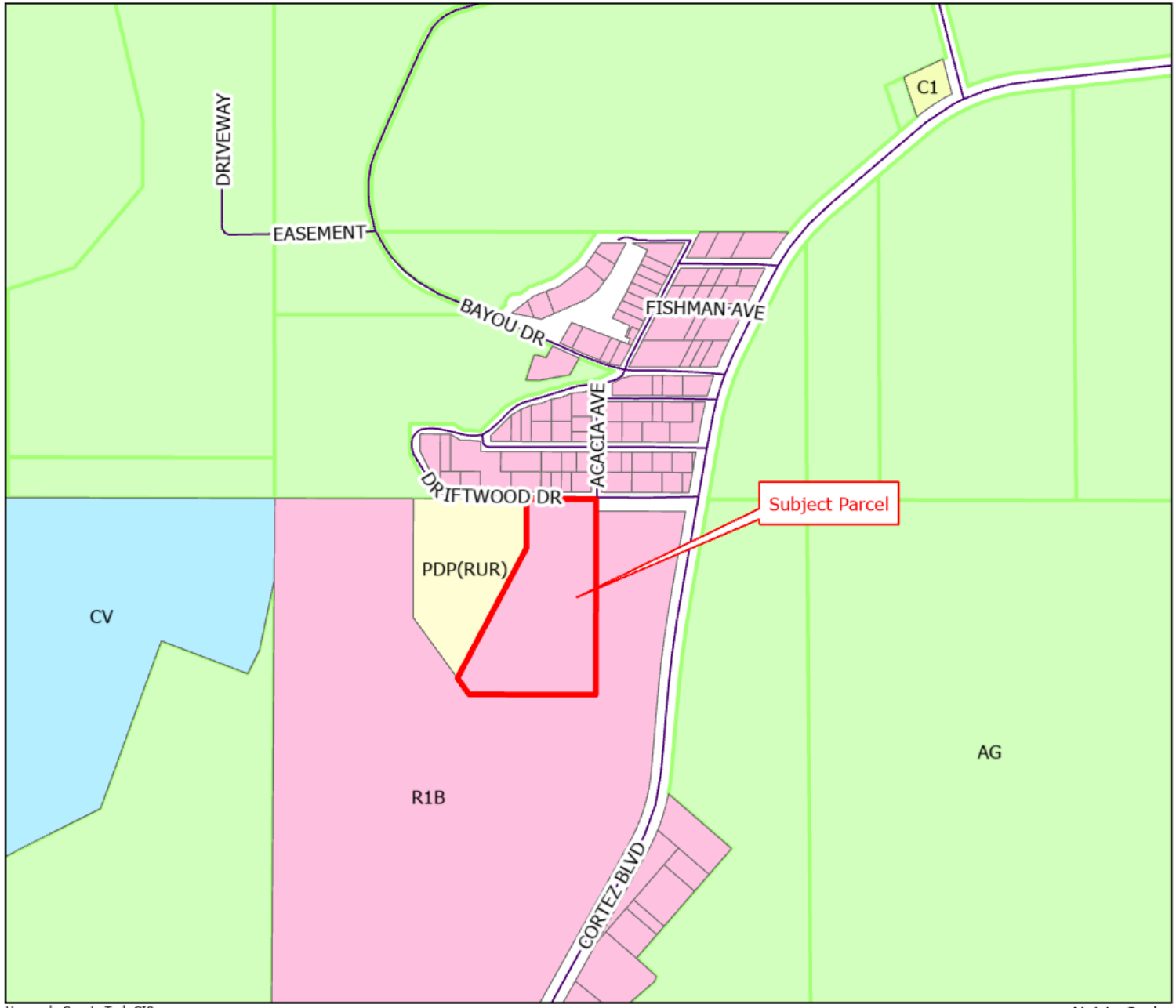
This map was prepared by this office to be used as aid and land parcel location and identification only. All land locations, right-of-ways widths, acreages, and utility locations are subject to field survey or other appropriate verification.



Not to Scale.

H-25-28 Zoning Map

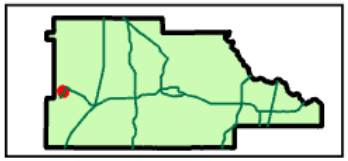
This map was prepared by this office to be used as aid and land parcel location and identification only. All land locations, right-of-ways widths, acreages, and utility locations are subject to field survey or other appropriate verification.



Legend

ZONING

- AG
- C1
- CV
- PDP(RUR)
- R1B



Hernando County Tech GIS
with Hernando County Planning Department
Project date: August 17, 2026

Not to Scale.

RESOLUTION NO. 2026 - _____

WHEREAS, Hernando County has adopted zoning regulations pursuant to Section 125.01(1) and Chapter 163, *Florida Statutes*, which authorize the County to regulate the use of land in the unincorporated areas of Hernando County, Florida, and take action on the request herein; and

WHEREAS, the Hernando County Board of County Commissioners (BOCC) conducted a duly advertised public hearing to consider the requested changes in zoning on the specified parcels in Hernando County, Florida, as more fully described below;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, AS FOLLOWS:

APPLICANT: MT Driftwood, LLC

FILE NUMBER: H-25-28

REQUEST: Rezoning from AG/(Agricultural) and R-1B/(Residential) to PDP(RUR)/Planned Development Project (Rural) with specific AR/(Agricultural-Residential) and AG/(Agricultural) Uses

GENERAL LOCATION: South side of Driftwood Drive, approximately 467' west of Cortez Boulevard

PARCEL KEY NUMBERS: 1425354

REQUEST: Rezoning from AG/(Agricultural) and R-1B/(Residential) to PDP(RUR)/Planned Development Project (Rural) with specific AR/(Agricultural-Residential) and AG/(Agricultural) Uses as enumerated in the BOCC Action, which is incorporated herein by reference and made a part hereof. The representations contained in the rezoning application are incorporated herein by reference and made a part hereof and are relied upon by the County to be true and correct. For purposes herein, it is presumed that all notice and advertising requirements have been satisfied.

FINDINGS OF FACT: ALL of the facts and conditions set forth in the County's staff memoranda and presented to the BOCC in connection with the public hearing in this matter are incorporated herein by reference and made a material part of this Resolution as integral to the BOCC's Action. The BOCC finds that the testimony and record supporting APPROVAL of the request to be credible and to constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings of fact:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

CONCLUSIONS OF LAW: The BOCC is authorized to act on this matter pursuant to Chapters 125 and 163, *Florida Statutes*. Accordingly, after public hearing and testimony, being fully advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

ACTION: After notice and public hearing, based upon the record in this matter and ALL of the findings of fact and conclusions of law above, the BOCC hereby APPROVES rezoning from AG/(Agricultural) and R-1B/(Residential) to PDP(RUR)/Planned Development Project (Rural) with specific AR/(Agricultural-Residential) and AG/(Agricultural) Uses as set forth in the BOCC Action, which is incorporated herein by reference and made a part hereof. Any requests, uses, variances or exceptions that were requested in connection with this rezoning application but not specifically approved herein are hereby deemed DENIED.

ADOPTED IN REGULAR SESSION THE _____ DAY OF _____ 2026.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____
Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

By: _____
Jerry Campbell
Chairman

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Natasha López Perez
County Attorney's Office

RESOLUTION NO. 2026 - _____

WHEREAS, Hernando County has adopted zoning regulations pursuant to Section 125.01(1) and Chapter 163, *Florida Statutes*, which authorize the County to regulate the use of land in the unincorporated areas of Hernando County, Florida, and take action on the request herein; and

WHEREAS, the Hernando County Board of County Commissioners (BOCC) conducted a duly advertised public hearing to consider the requested changes in zoning on the specified parcels in Hernando County, Florida, as more fully described below;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, AS FOLLOWS:

APPLICANT: MT Driftwood, LLC

FILE NUMBER: H-25-28

REQUEST: Rezoning from AG/(Agricultural) and R-1B/(Residential) to PDP(RUR)/Planned Development Project (Rural) with specific AR/(Agricultural-Residential) and AG/(Agricultural) Uses

GENERAL LOCATION: South side of Driftwood Drive, approximately 467' west of Cortez Boulevard

PARCEL KEY NUMBERS: 1425354

REQUEST: Rezoning from AG/(Agricultural) and R-1B/(Residential) to PDP(RUR)/Planned Development Project (Rural) with specific AR/(Agricultural-Residential) and AG/(Agricultural) Uses as enumerated in the BOCC Action, which is incorporated herein by reference and made a part hereof. The representations contained in the rezoning application are incorporated herein by reference and made a part hereof and are relied upon by the County to be true and correct. For purposes herein, it is presumed that all notice and advertising requirements have been satisfied.

FINDINGS OF FACT: ALL of the facts and conditions set forth in the County's staff memoranda and presented to the BOCC in connection with the public hearing in this matter are incorporated herein by reference and made a material part of this Resolution as integral to the BOCC's Action. The BOCC finds that the testimony and record supporting DENIAL of the request to be credible and to constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings of fact:

1. The proposed request is NOT consistent with the County's adopted Comprehensive Plan and is NOT compatible with the surrounding land uses.

CONCLUSIONS OF LAW: The BOCC is authorized to act on this matter pursuant to Chapters 125 and 163, Florida Statutes. Accordingly, after public hearing and testimony, being fully advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The proposed request is NOT consistent with the County's adopted Comprehensive Plan and is NOT compatible with the surrounding land uses.

ACTION: After notice and public hearing, based upon the record in this matter and ALL of the findings of fact and conclusions of law above, the BOCC hereby DENIES rezoning from AG/(Agricultural) and R-1B/(Residential) to PDP(RUR)/Planned Development Project (Rural) with specific AR/(Agricultural-Residential) and AG/(Agricultural) Uses as set forth in the BOCC Action, which is incorporated herein by reference and made a part hereof. Any requests, uses, variances or exceptions that were requested in connection with this rezoning application but not specifically approved herein are hereby deemed DENIED.

ADOPTED IN REGULAR SESSION THE _____ DAY OF _____ 2026.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____
Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

By: _____
Jerry Campbell
Chairman

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Natasha López Perez
County Attorney's Office

TITLE

Rezoning Petition Submitted by Ryan McClure and Joseph McClure for Property Located on Cortez Boulevard (REZ0000252026)

BRIEF OVERVIEW

Rezoning Request:
Rezoning from R1A (Residential) to PDP(HC)/ Planned Development Project (Highway Commercial) with outdoor storage with Deviations

General Location:
South side of Cortez Boulevard approximately 3,093 East of Fort Dade Avenue

Parcel Key Number:
1006609

Summary of Applicant's Request:
The petitioner is requesting to rezone from R1A (Residential) to PDP(HC)/ Planned Development Project (Highway Commercial) with outdoor storage with deviations. The intent is for a low intensity used automobile sales operation. The parcel is located along Cortez Boulevard and is consistent with the surrounding commercial properties. The petitioner proposes an accessory storage structure (40'x 48' x 20') which will intentionally be placed toward the rear of the property to minimize visibility from Cortez Boulevard.

Due to the existing placement of the structure on the property, the petitioner is requesting minor setback deviations to accommodate the continued utilization and adaptive reuse of the existing building without requiring demolition or substantial alteration to the existing site layout. The request is intended to allow reasonable redevelopment of the property while maintaining functional access, parking, circulation, and overall site usability within the constraints of the existing development footprint. The requested deviations are as follows:

- Front setback from 125 feet to 45 feet.
- Side setbacks from 20 feet to 10 feet.
- Front and rear buffers from 20 feet to 10 feet.
- Side buffers from 20 feet to 5 feet.

Public Hearing History:
On **August 17, 2026**, the Planning and Zoning Commissioners voted 5-0 to adopt a resolution approving the petitioner's request for a rezoning from R1A (Residential) to PDP(HC)/ Planned Development Project (Highway Commercial) with outdoor storage with deviations and <u>modified</u> performance conditions.

STRATEGIC PLAN INITIATIVES

The request is consistent with Strategic Theme A, "Economic and Workforce Development".

FINANCIAL IMPACT
A matter of policy. There is no financial impact.

LEGAL NOTE
The Board of County Commissioners has the authority to make the requested rezoning decision pursuant to Chapters 125 and 163 Florida Statutes. The Applicable Criteria for a Zoning District Amendment are contained in Appendix A (Zoning Code), Article VI. The Applicable Criteria for a PDP are found in Appendix A (Zoning Code), Article VIII. The Zoning District Amendment must be consistent with the Comprehensive Plan.

RECOMMENDATION
It is recommended that the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from R1A (Residential) to PDP(HC)/ Planned Development Project (Highway Commercial) with outdoor storage with deviations and performance conditions.

REVIEW PROCESS

Victoria L Via	Approved	09/15/2026	10:54 AM
Omar DePablo	Escalated	09/17/2026	5:18 PM
Danielle L Nigro	Approved	09/18/2026	7:50 AM
Stephanie Stevens	Approved	09/18/2026	8:02 AM
Erin Dohren	Approved	09/23/2026	12:43 PM
Pamela Hare	Approved	09/23/2026	1:19 PM
Natasha Lopez Perez	Approved	09/24/2026	10:12 AM
Heidi Prouse	Approved	09/24/2026	11:50 AM
Toni Brady	Approved	09/29/2026	8:57 AM
Jessica Wright	Approved	09/29/2026	10:12 AM

STAFF REPORT

HEARINGS:	Planning & Zoning Commission:	August 17, 2026
	Board of County Commissioners:	October 6, 2026
APPLICANT:	Ryan and Joseph McClure	
FILE NUMBER:	REZ 000025-2026	
REQUEST:	Rezoning from R1A (Residential) to PDP(HC)/ Planned Development Project (Highway Commercial) with outdoor storage with Deviations	
GENERAL LOCATION:	South side of Cortez Boulevard approximately 3,093 East of Fort Dade Avenue	
PARCEL KEY NUMBER(S):	1006609	

APPLICANT'S REQUEST

The petitioner is requesting to rezone from R1A (Residential) to PDP(HC)/ Planned Development Project (Highway Commercial) with outdoor storage with deviations. The intent is for a low intensity used automobile sales operation. The parcel is located along Cortez Boulevard and is consistent with the surrounding commercial properties. The petitioner proposes an accessory storage structure (40'x 48' x 20') which will intentionally be placed toward the rear of the property to minimize visibility from Cortez Boulevard.

Due to the existing placement of the structure on the property, the petitioner is requesting minor setback deviations to accommodate the continued utilization and adaptive reuse of the existing building without requiring demolition or substantial alteration to the existing site layout. The request is intended to allow reasonable redevelopment of the property while maintaining functional access, parking, circulation, and overall site usability within the constraints of the existing development footprint. The requested deviations are as follows:

- Front setback from 125 feet to 45 feet.
- Side setbacks from 20 feet to 10 feet.
- Front and rear buffers from 20 feet to 10 feet.
- Side buffers from 20 feet to 5 feet.

SITE CHARACTERISTICS

Site Size: 0.50 Acres

Surrounding Zoning; Land Uses:
North: AG (Agricultural)
South: R1A (Residential)
East: PDP (HC) Highway Commercial
West: C2 (Highway Commercial)

Current Zoning: R1A (Residential)

Future Land Use
Map Designation: Commercial

ENVIRONMENTAL REVIEW

The petitioner shall be required to comply with all applicable Southwest Florida Water Management District, Florida Fish and Wildlife Conservation Commission, and Florida Department of Environmental Protection permitting requirements.

UTILITIES REVIEW

Hernando County Utilities Department (HCUD) does not currently supply water or wastewater service to this parcel. Water service is available; there is also a 6' force main on the south side of Cortez Boulevard. HCUD has no objection to the zoning change from R1A to PDP(HC) to allow a used automobile sales operation on the parcel.

ENGINEERING REVIEW

The subject site is on the south side of Cortez Boulevard, approximately 3,093 feet East of Fort Dade Avenue. The County Engineer has reviewed the petitioner's request and provided the following comments:

- The parcels along Cortez Blvd./S.R. 50 require a frontage road per Ordinance. The existing structure is within frontage road area, therefore, cross access to neighboring parcels is required.

- The parcel has an existing access/driveway to Cortez Blvd./S.R.50 which is within the jurisdiction of FDOT/Florida Dept. of Transportation. Existing driveway appears to be located at turn lane. FDOT/Florida Dept. of Transportation will require an Access Management Permit and possibly a drainage permit.

LAND USE REVIEW

Setbacks:

- Cortez Boulevard 45' (deviation from 125')
- East 10' (deviation from 20')
- West 10' (deviation from 20')
- Rear: 35'

Buffers:

- Cortez Blvd 10' (deviation from 20')
- East 5' (deviation from 20')
- West 5' (deviation from 20')
- Rear: 10' (deviation from 20')

A buffer shall be required between a Planned Development Project land use which is multifamily or non-residential and a land use, external to the Planned Development Project, which is residential, agricultural-residential or agricultural.

The buffer shall consist of a minimum five-foot landscaped separation distance. The multifamily or nonresidential use located on such lot shall be permanently screened from the adjoining and contiguous properties by a wall, fence, and/or approved enclosures. Such screening shall have a minimum height of five (5) [feet] and a maximum height of eight (8) feet, or an evergreen hedge with a minimum height of five (5) feet at the time of planting.

Lighting:

County Land Development Regulations require lighting that enhances the visual impact of the project on the community and specifically address lighting intensity levels and glare accordingly. Commercial buildings and projects shall be designed to provide safe, convenient and efficient lighting for pedestrians and vehicles.

Comments: The petitioner has not indicated any provisions for lighting of the subject property. If approved, the petitioner should be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage.

Parking:

County Land Development Regulations require a minimum of three and a half (3.5) parking spaces per one thousand (1,000) square feet of gross-floor area. The petitioner is proposing 1,920 square feet and has an existing structure that's 1,357 square feet, equaling a total of 3,277 square feet. The petitioner will need to provide twelve (12) parking spaces.

Landscape:

The petitioner must meet the minimum requirements of Florida Friendly Landscaping publications and the Florida Yards and Neighborhoods Program for design techniques, principles, materials, and plantings for required landscaping.

Residential Protection Standards:

- The subject site shall be subject to the following Residential Protection Standards, in accordance with Appendix A, Article VIII, Section 6.
- There shall be no speakers or other sound equipment located within 100 feet of any single-family residential district property line.
- There shall be no buildings containing alcoholic beverage dispensation establishments, convenience stores, or automotive and truck repair establishments located within 100 feet of any single-family residential district property line.
- No commercial activities which include customer entrances, drive-up windows, ordering boxes, or loading/unloading areas shall be allowed to operate between the hours of 12 midnight and 7:00 a.m. within 100 feet of any single-family residential district property line.
- No building within 100 feet of any single-family residential district property line shall be more than 20 feet in height.

- All loading bays and loading docks must be a minimum of 100' from any single-family residential district property line. Additionally, all loading bays and loading docks must be screened from view from the public right-of-way or single-family residential district property line. Screening may include landscape plantings, berms, fences or walls.
- Air conditioning and/or other operational equipment must be oriented away from single family residentially zoned property or screened to minimize noise impacts and reduce visual incompatibility to the single family residentially zoned property. Screening may include landscape plantings, berms, fences or walls.

COMPREHENSIVE PLAN REVIEW

The subject property is located within the Commercial classification on the adopted Future Land Use map. The Hernando County 2040 Comprehensive Growth Strategy Plan provides the principles for guiding land development activities in the County and describes the related programs and strategies that provide the overall guidance for implementing the Plan.

Future Land Use Element, Residential Category

Strategy 1.04A(6): The Commercial Category provides commercial uses including products and services along major corridors and at roadway intersections to serve residents and visitors on both a localized and regionalized basis. The Commercial Category recognizes existing commercial use corridors along U.S. Highway 19 and State Route 50 and existing and planned commercial nodes at intersections of arterial and/or collector roads. The Commercial Category includes small unmapped existing commercial properties. The Commercial Category also recognizes the ability to designate infill parcels for commercial use lying in proximity to and between, but not necessarily contiguous to, other existing commercially designated properties. Publicly owned lands along the commercial use corridors that are made available for surplus may be considered to have a Commercial designation, if the agency proceeds through the Comprehensive Plan Amendment process to amend the future land use map, in accordance with Section 163.3184, F.S.

Objective 1.04G: The Commercial Category allows primarily retail, office, and commercial service uses with an overall average gross floor area ratio of 0.35 but also includes limited industrial, recreational, and institutional uses. Residential and mixed uses may be allowed subject to locational criteria and performance standards.

Strategy 1.04G(1): Commercial development as envisioned on the Future Land Use Map is intended primarily for locations at major intersections and along major corridors where service to local and regional markets are enhanced by transportation patterns. New commercial zoning is directed to these mapped areas. Commercial areas that are not mapped but are allowed under this Future Land Use Category include neighborhood commercial and specialty commercial uses as described in this Plan, commercial approved as part of mixed-use developments, commercial designated by planned development districts, the infill development of existing commercial areas, commercial areas extending from designated commercial nodes, and pre-existing commercially developed and designated areas. Frontage roads and cross-access between commercial uses is required where needed in accordance with the provisions of this Plan and adopted land development regulations.

Comments: The subject property is located within the Commercial classification on the adopted Future Land Use map and it sits between commercial properties.

FINDINGS OF FACT

The rezoning request from R1A to PDP(HC)/ Planned Development Project (Highway Commercial) with outdoor storage with deviations is appropriate due to the following:

1. The subject parcel is currently zoned R1A (Residential)
2. The proposed PDP(HC)/ Planned Development Project (Highway Commercial) zone is compatible with surrounding zoning districts.
3. Residential Protection Standards, as necessary, will apply to the subject site at the time of site development.

NOTICE OF APPLICANT RESPONSIBILITY

The rezoning process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

STAFF RECOMMENDATION

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from R1A (Residential) to PDP(HC)/ Planned Development Project (Highway Commercial) with outdoor storage with deviations and the following performance conditions.

1. A comprehensive wildlife survey shall be provided by a qualified professional. The petitioner is required to comply with all applicable FWC regulations and permitting.

2. The petitioner must meet the minimum requirements of Florida-Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for design techniques, principles, materials and plantings for required landscaping, as applicable.

3. The Builder/Developer shall provide new property owners with Florida-Friendly Landscaping™ (FFL) Program information and include FFL language in the HOAs covenants and restrictions. Information on the County's Fertilizer Ordinance and fertilizer use is to be included. Educational information is available through Hernando County Utilities Department.

4. The parcels along Cortez Blvd./S.R. 50 require a frontage road per Ordinance
   The existing structure is within frontage road area, therefore, cross access to neighboring parcels is required.

5. The parcel has an existing access/driveway to Cortez Blvd./S.R.50 which is within the jurisdiction of FDOT/Florida Dept. of Transportation. The existing driveway appears to be located at the turn lane. FDOT/Florida Department of Transportation will require an Access Management Permit and possibly a drainage permit.

6. **Setbacks:**

Cortez Boulevard	45' (deviation from 125')
East	10' (deviation from 20')
West	10' (deviation from 20')
Rear:	35'

7. **Buffers:**

Spring Hill Drive	10' (deviation from 20')
East	5' (deviation from 20')
West	5' (deviation from 20')
Rear:	10' (deviation from 20')

8. The driveways, parking spaces, and overall site layout shall be required to meet all applicable County standards, as outlined in the facility design guidelines.

9. The petitioner shall be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring properties.

10. In accordance with the Hernando County Land Development Regulations, retail uses are required to provide parking at a rate of 3.5 spaces per 1,000 Square feet. The applicant will be required to demonstrate compliance with all applicable parking requirements at the time of site plan review for the proposed commercial development.

11. A 10' wide vegetative buffer with 80% opacity and a six (6) foot wall or opaque fence shall be provided on the rear side of the property. The wall or fence shall be placed along the inside of the buffer with landscape facing residential uses.

12. The petitioner shall provide a Master Plan in compliance with all the performance conditions within 30 calendar days of receipt of Board of County Commissioners action from Development Services Staff. Failure to submit the revised plan will result in no further development permits being issued.

PLANNING AND ZONING COMMISSION RECOMMENDATION

On August 17, 2026, the Planning and Zoning Commissioners voted 5-0 to adopt a resolution approving the petitioner's request for a rezoning from R1A (Residential) to PDP(HC)/ Planned Development Project (Highway Commercial) with outdoor storage with deviations and the following modified performance conditions:

1. ~~A comprehensive wildlife survey shall be provided by a qualified professional.~~ The petitioner is required to comply with all applicable FWC regulations and permitting.

2. The petitioner must meet the minimum requirements of Florida-Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for design techniques, principles, materials and plantings for required landscaping, as applicable.

3. The Builder/Developer shall provide new property owners with Florida-Friendly Landscaping™ (FFL) Program information and include FFL language in the HOAs covenants and restrictions. Information on the County's Fertilizer Ordinance and fertilizer use is to be included. Educational information is available through Hernando County Utilities Department.

4. The parcels along Cortez Blvd./S.R. 50 require a frontage road per Ordinance
   The existing structure is within frontage road area, therefore, cross access to neighboring parcels ~~is required.~~ shall be reviewed by the County Engineer at the time of development.

5. The parcel has an existing access/driveway to Cortez Blvd./S.R.50 which is within the jurisdiction of FDOT/Florida Dept. of Transportation. The existing driveway appears to be located at the turn lane. FDOT/Florida Department of Transportation will require an Access Management Permit and possibly a drainage permit.

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Spring Hill Drive	10' (deviation from 20')
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West	5' (deviation from 20')
Rear:	10' (deviation from 20')

8. The driveways, parking spaces, and overall site layout shall be required to meet all applicable County standards, as outlined in the facility design guidelines.

9. The petitioner shall be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring properties.

10. In accordance with the Hernando County Land Development Regulations, retail uses are required to provide parking at a rate of 3.5 spaces per 1,000 Square feet. The applicant will be required to demonstrate compliance with all applicable parking requirements at the time of site plan review for the proposed commercial development.

11. A 10' wide vegetative buffer with 80% opacity and a six (6) foot wall or opaque fence shall be provided on the rear side of the property. The wall or fence shall be placed along the inside of the buffer with landscape facing residential uses.

12. The petitioner shall provide a Master Plan in compliance with all the performance conditions within 30 calendar days of receipt of Board of County Commissioners action from Development Services Staff. Failure to submit the revised plan will result in no further development permits being issued.

HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. _____ Official Date Stamp:

Application to Change a Zoning Classification

Application request *(check one)*:
Rezoning ☐ Standard ☒ PDP
Master Plan ☒ New ☐ Revised
PSFOD ☐ Communication Tower ☐ Other
PRINT OR TYPE ALL INFORMATION

Date: 05/06/2026

APPLICANT NAME: RYAN MCCLURE AND JOSEPH MCCLURE
Address: 16472 CORTEZ BLVD
City: BROOKSVILLE State: FL Zip: 34601
Phone: 352 428 5585 Email: ryanbradley@khw.com
Property owner's name: *(if not the applicant)* RYAN MCCLURE AND JOSEPH MCCLURE

REPRESENTATIVE/CONTACT NAME:
Company Name:
Address:
City: State: Zip:
Phone: Email:

HOME OWNERS ASSOCIATION: ☐ Yes ☒ No *(if applicable provide name)*
Contact Name:
Address: City: State: Zip:

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 01006609
2. SECTION 25, TOWNSHIP 22, RANGE 18
3. Current zoning classification: R1A
4. Desired zoning classification: PDP(HC) WITH OUTDOOR STORAGE
5. Size of area covered by application: 0.50 ACRES
6. Highway and street boundaries: CORTEZ BLVD
7. Has a public hearing been held on this property within the past twelve months? ☐ Yes ☒ No
8. Will expert witness(es) be utilized during the public hearings? ☐ Yes ☒ No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? ☐ Yes ☒ No (Time needed: _____)

PROPERTY OWNER AFFIDIVAT

I, RYAN MCCLURE AND JOSEPH MCCLURE, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (**check one**):

☒ I am the owner of the property and am making this application **OR**

☐ I am the owner of the property and am authorizing *(applicant)*: _____
and *(representative, if applicable)*: _____
to submit an application for the described property.

Ryan McClure Joseph A McClure
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24th day of April, 20 26, by _____ who is ☒ personally known to me or ☐ produced _____ as identification.

Lisa Hensley
Signature of Notary Public

LISA HENSLEY
NOTARY PUBLIC
MY COMMISSION EXPIRES 4-30-2027
STATE OF FLORIDA
COMMISSION NUMBER HH 370103

Effective Date: 05/15/20 Last Revision: 05/15/20

Notary Seal/Stamp

Narrative Description For 16472 Cortez Blvd, Brooksville, FL 34601

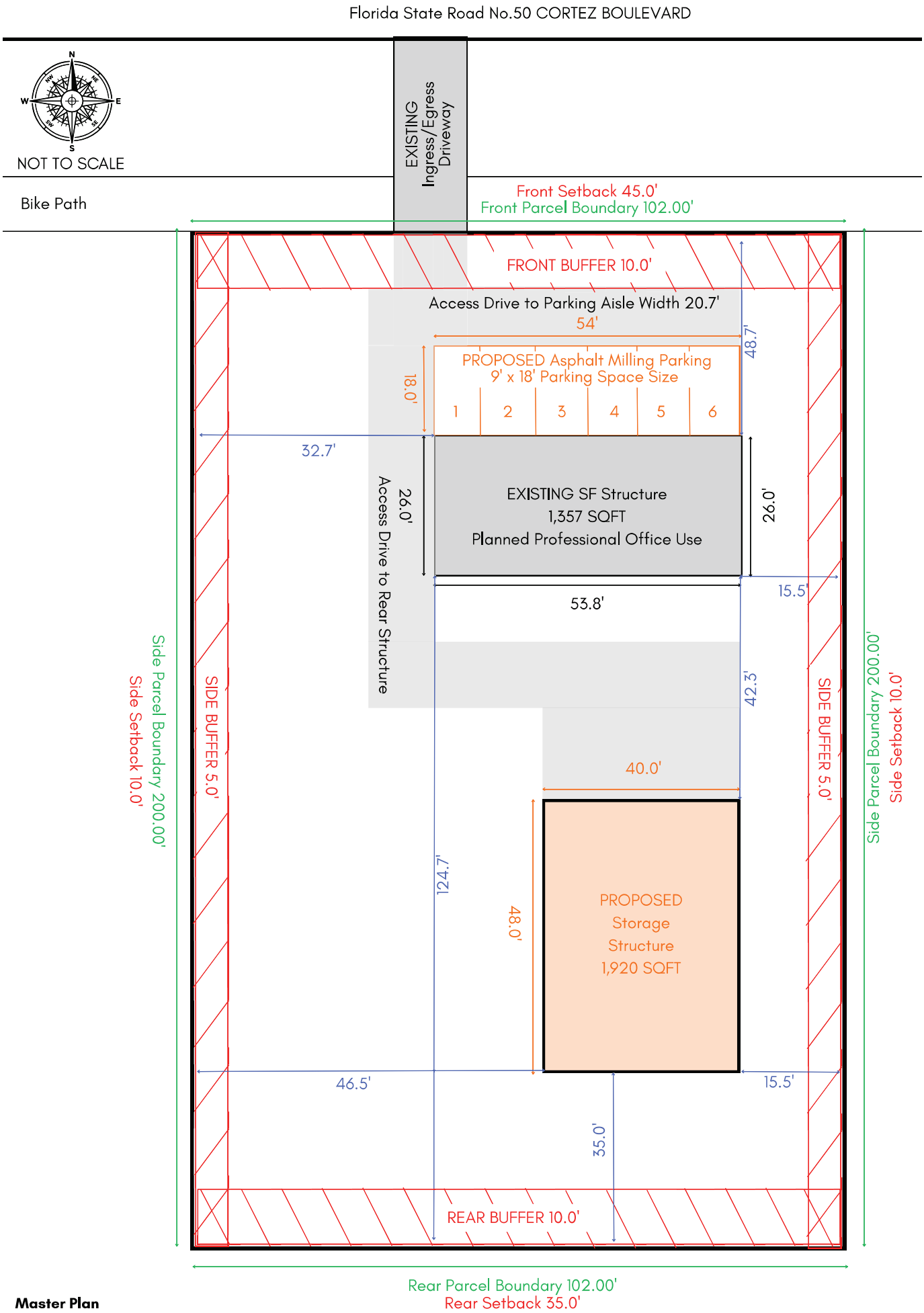
This application is a request to rezone Parcel Key #01006609 to PDP(HC) with Outdoor Storage to allow for commercial use of the subject property located along Cortez Boulevard (SR 50). The proposal includes the adaptive reuse of the existing 1,357 square-foot structure together with the addition of a proposed 1,920 square-foot accessory storage structure located toward the rear of the property. The property is situated within an established commercial corridor and is consistent with the surrounding pattern of highway commercial, office, automotive, service, and mixed commercial land uses along SR 50.

Due to the existing placement of the structure on the property, minor setback deviations are being requested to accommodate the continued utilization and adaptive reuse of the existing building without requiring demolition or substantial alteration to the existing site layout. The request is intended to allow reasonable redevelopment of the property while maintaining functional access, parking, circulation, and overall site usability within the constraints of the existing development footprint. Specifically, we are requesting:

- **A reduction of the front setback from 125 feet to 45 feet.**
- **A reduction of the side setbacks from 20 feet to 10 feet.**
- **A reduction of the required front and rear buffers from 20 feet to 10 feet.**
- **A reduction of the required side buffers from 20 feet to 5 feet.**

The immediate intended use of the property is for a low-intensity used automobile sales operation utilizing the existing structure for office and customer service functions together with accessory storage associated with the business. The property is also being positioned as a long-term commercial investment intended to support future professional office, service-based commercial, and other compatible low-intensity highway commercial uses permitted within the requested PDP(HC) zoning classification. The requested zoning will allow the property to adapt over time to future commercial opportunities along the corridor without requiring rezoning of the site.

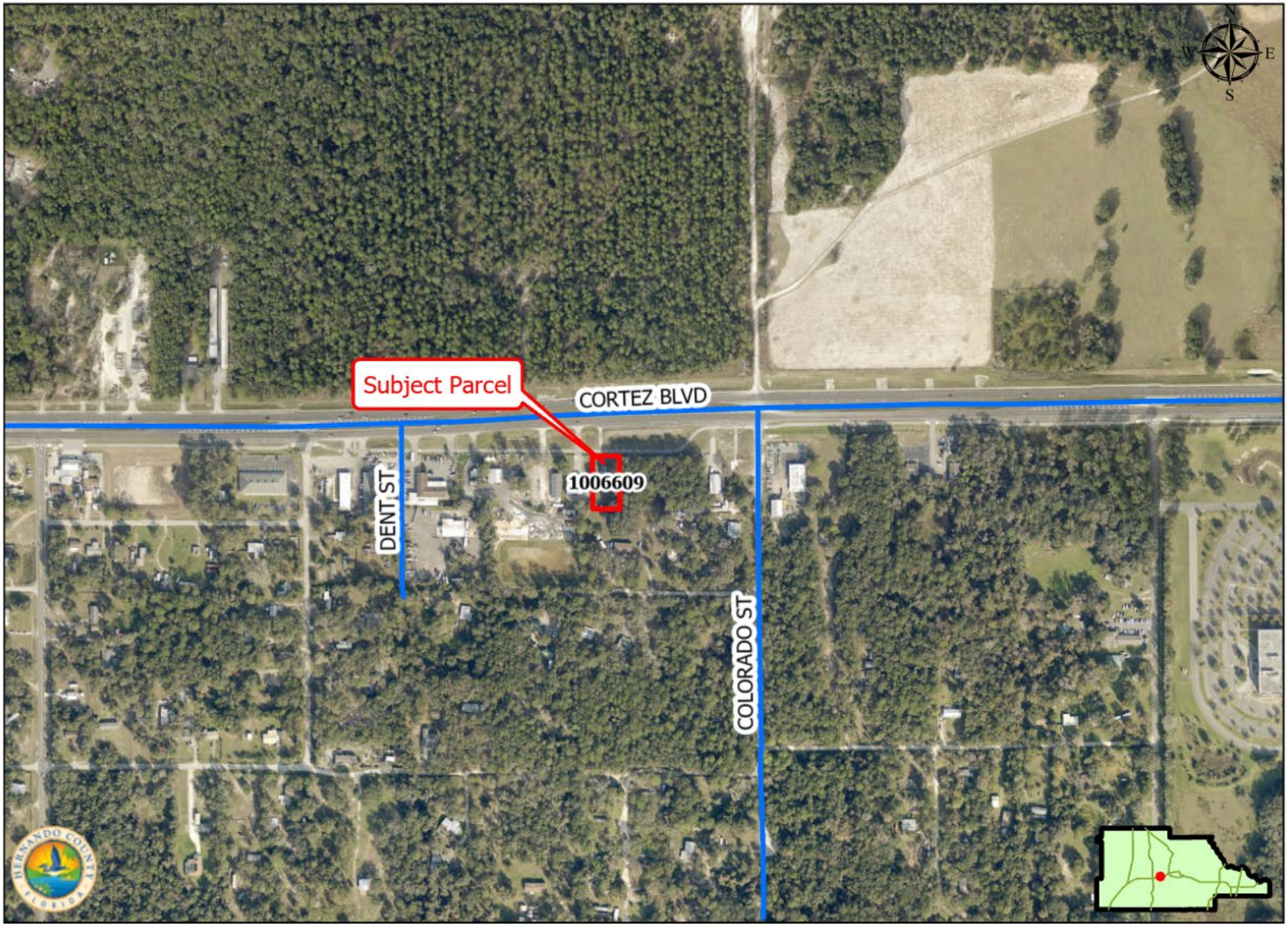
The proposed accessory storage structure **(40'x 48' x 20')** has been intentionally located toward the rear of the property to minimize visibility from Cortez Boulevard and maintain compatibility with surrounding development patterns. The proposed use is anticipated to have minimal impact on surrounding properties, public facilities, and infrastructure. The property will continue to utilize existing ingress and egress access from Cortez Boulevard, and any future site improvements will comply with applicable Hernando County Land Development Regulations and permitting requirements during final site planning and development review.



Master Plan
Parcel Key: 01006609
Proposed PDP (HC) With Outdoor Storage
Current R1C Zoning 0.50 Acres

REZ-000025-2026 Aerial Map

This map was prepared by this office to be used as aid and land parcel location and identification only. All land locations, right-of-ways widths, acreages, and utility locations are subject to field survey or other appropriate verification.

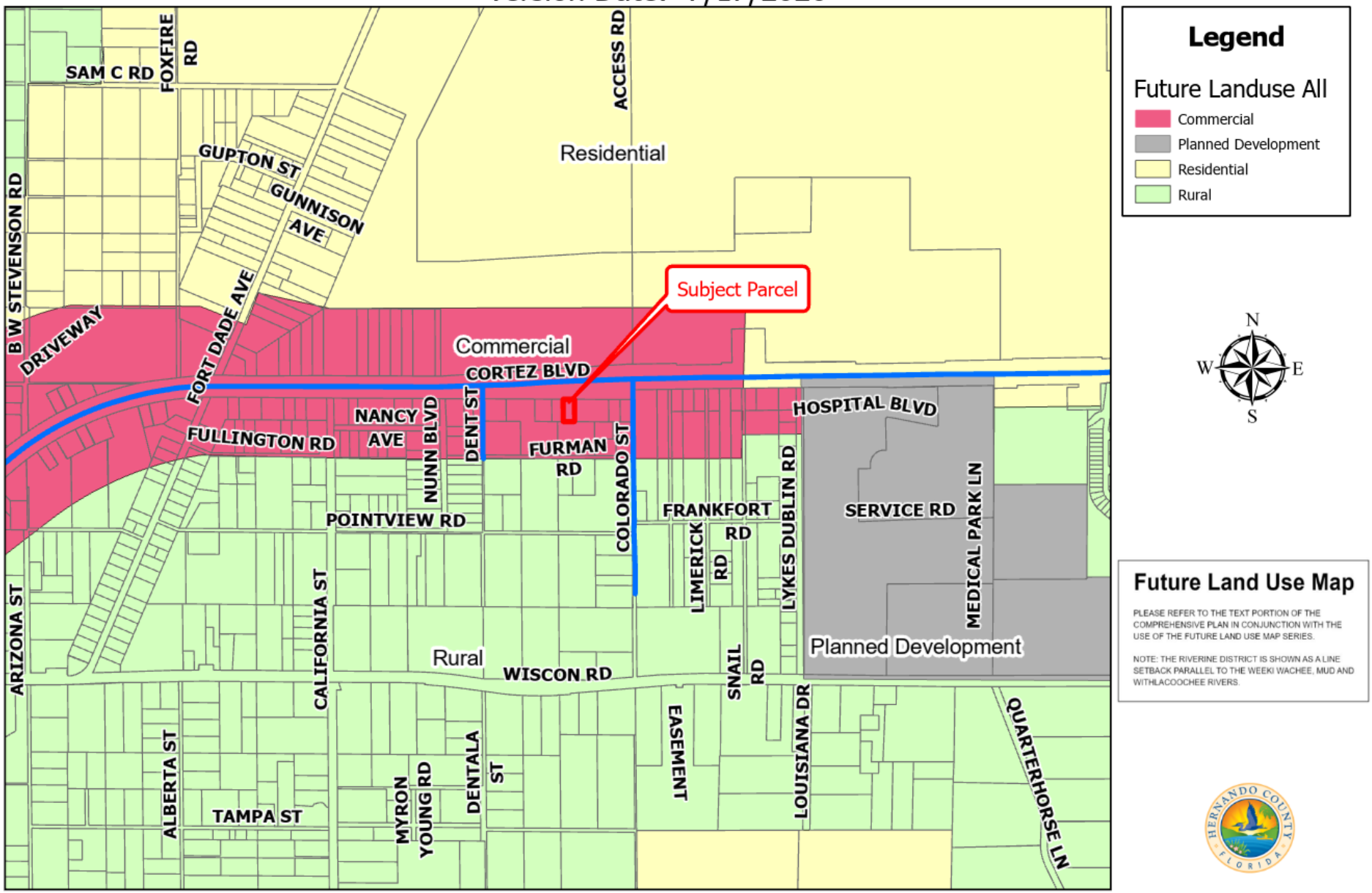


Not to Scale.

Hernando County Comprehensive Plan Map

Existing Future Land Use: REZ-000025-2026

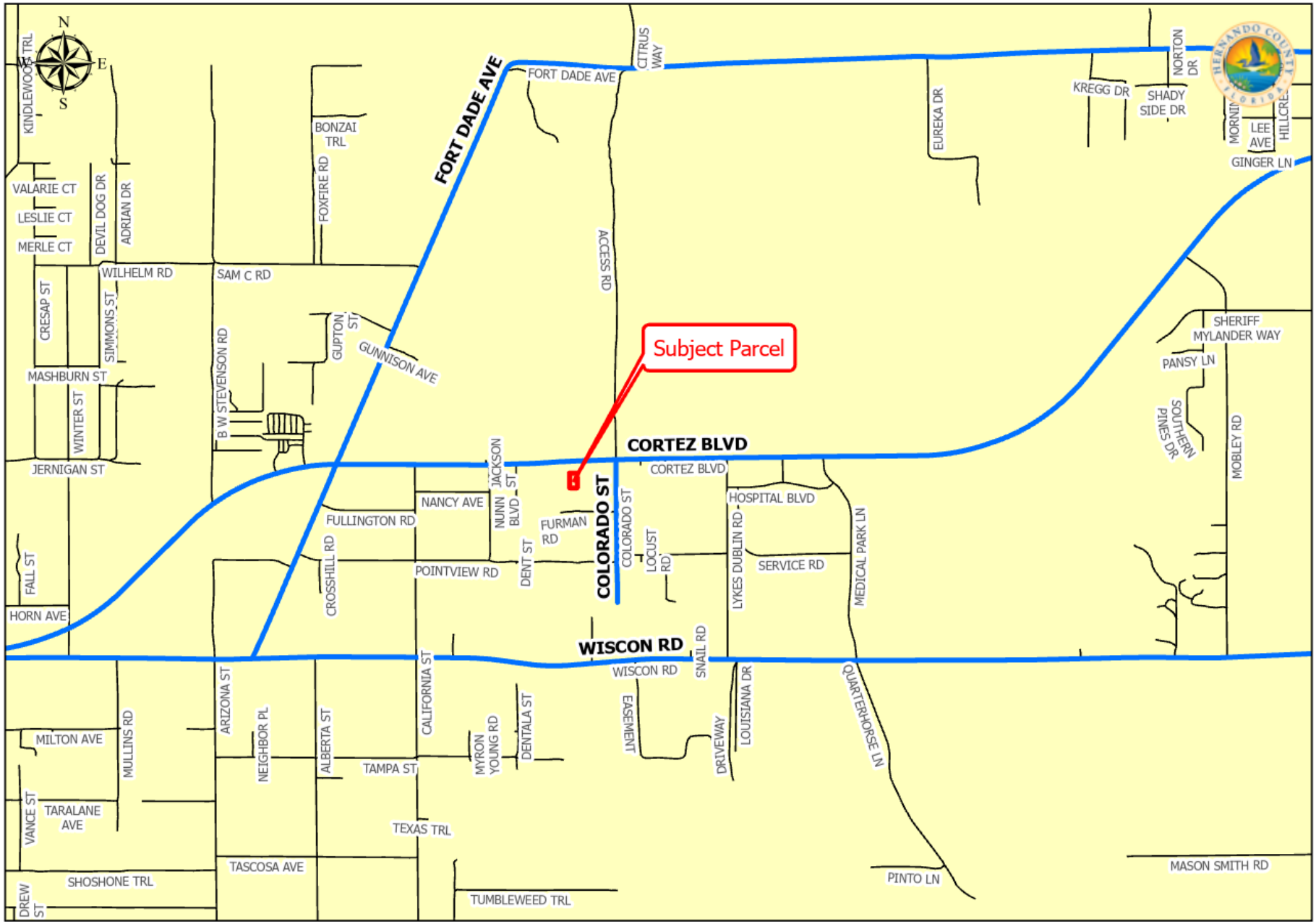
Version Date: 7/17/2026



Not to Scale.

REZ-000025-2026 Area Map

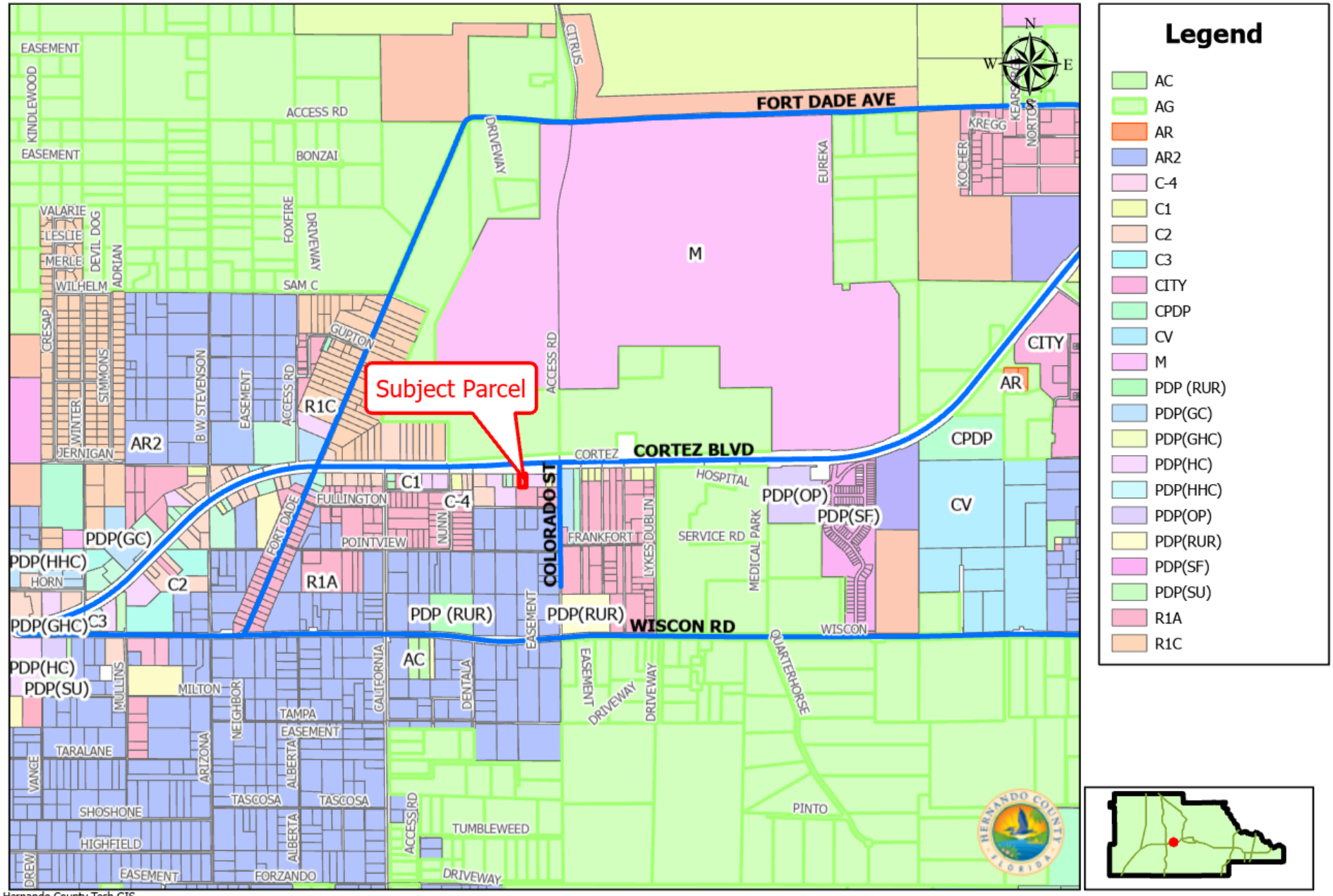
This map was prepared by this office to be used as aid and land parcel location and identification only. All land locations, right-of-ways widths, acreages, and utility locations are subject to field survey or other appropriate verification.



Not to Scale.

REZ-000025-2026 Zoning Map

This map was prepared by this office to be used as aid and land parcel location and identification only. All land locations, right-of-ways widths, acreages, and utility locations are subject to field survey or other appropriate verification.



Hernando County Tech GIS
with Hernando County Planning Department
Project date: August 17, 2026

Not to Scale.

RESOLUTION NO. 2026 - _____

WHEREAS, Hernando County has adopted zoning regulations pursuant to Section 125.01(1) and Chapter 163, *Florida Statutes*, which authorize the County to regulate the use of land in the unincorporated areas of Hernando County, Florida, and take action on the request herein; and

WHEREAS, the Hernando County Board of County Commissioners (BOCC) conducted a duly advertised public hearing to consider the requested changes in zoning on the specified parcels in Hernando County, Florida, as more fully described below;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, AS FOLLOWS:

APPLICANT: Ryan McClure and Joseph McClure

FILE NUMBER: REZ 000025-2026

REQUEST: Rezoning from R1-A/(Residential) to PDP(HC)/Planned Development Project (Highway Commercial) with Outdoor Storage with Deviations

GENERAL LOCATION: South side of Cortez Boulevard, approximately 3,093 East of Fort Dade Avenue

PARCEL KEY NUMBERS: 1006609

REQUEST: Rezoning from R1-A/(Residential) to PDP(HC)/Planned Development Project (Highway Commercial) with Outdoor Storage with Deviations as enumerated in the BOCC Action, which is incorporated herein by reference and made a part hereof. The representations contained in the rezoning application are incorporated herein by reference and made a part hereof and are relied upon by the County to be true and correct. For purposes herein, it is presumed that all notice and advertising requirements have been satisfied.

FINDINGS OF FACT: ALL of the facts and conditions set forth in the County's staff memoranda and presented to the BOCC in connection with the public hearing in this matter are incorporated herein by reference and made a material part of this Resolution as integral to the BOCC's Action. The BOCC finds that the testimony and record supporting APPROVAL of the request to be credible and to constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings of fact:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

CONCLUSIONS OF LAW: The BOCC is authorized to act on this matter pursuant to Chapters 125 and 163, *Florida Statutes*. Accordingly, after public hearing and testimony, being fully advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

ACTION: After notice and public hearing, based upon the record in this matter and ALL of the findings of fact and conclusions of law above, the BOCC hereby APPROVES rezoning from R1-A/(Residential) to PDP(HC)/Planned Development Project (Highway Commercial) with Outdoor Storage with Deviations as set forth in the BOCC Action, which is incorporated herein by reference and made a part hereof. Any requests, uses, variances or exceptions that were requested in connection with this rezoning application but not specifically approved herein are hereby deemed DENIED.

ADOPTED IN REGULAR SESSION THE _____ DAY OF _____ 2026.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____
Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

By: _____
Jerry Campbell
Chairman

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Natasha López Perez
County Attorney's Office

RESOLUTION NO. 2026 - _____

WHEREAS, Hernando County has adopted zoning regulations pursuant to Section 125.01(1) and Chapter 163, *Florida Statutes*, which authorize the County to regulate the use of land in the unincorporated areas of Hernando County, Florida, and take action on the request herein; and

WHEREAS, the Hernando County Board of County Commissioners (BOCC) conducted a duly advertised public hearing to consider the requested changes in zoning on the specified parcels in Hernando County, Florida, as more fully described below;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, AS FOLLOWS:

APPLICANT: Ryan McClure and Joseph McClure

FILE NUMBER: REZ 000025-2026

REQUEST: Rezoning from R1-A/(Residential) to PDP(HC)/Planned Development Project (Highway Commercial) with Outdoor Storage with Deviations

GENERAL LOCATION: South side of Cortez Boulevard, approximately 3,093 East of Fort Dade Avenue

PARCEL KEY NUMBERS: 1006609

REQUEST: Rezoning from R1-A/(Residential) to PDP(HC)/Planned Development Project (Highway Commercial) with Outdoor Storage with Deviations as enumerated in the BOCC Action, which is incorporated herein by reference and made a part hereof. The representations contained in the rezoning application are incorporated herein by reference and made a part hereof and are relied upon by the County to be true and correct. For purposes herein, it is presumed that all notice and advertising requirements have been satisfied.

FINDINGS OF FACT: ALL of the facts and conditions set forth in the County's staff memoranda and presented to the BOCC in connection with the public hearing in this matter are incorporated herein by reference and made a material part of this Resolution as integral to the BOCC's Action. The BOCC finds that the testimony and record supporting DENIAL of the request to be credible and to constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings of fact:

1. The proposed request is NOT consistent with the County's adopted Comprehensive Plan and is NOT compatible with the surrounding land uses.

CONCLUSIONS OF LAW: The BOCC is authorized to act on this matter pursuant to Chapters 125 and 163, Florida Statutes. Accordingly, after public hearing and testimony, being fully advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The proposed request is NOT consistent with the County's adopted Comprehensive Plan and is NOT compatible with the surrounding land uses.

ACTION: After notice and public hearing, based upon the record in this matter and ALL of the findings of fact and conclusions of law above, the BOCC hereby DENIES rezoning from R1-A/(Residential) to PDP(HC)/Planned Development Project (Highway Commercial) with Outdoor Storage with Deviations as set forth in the BOCC Action, which is incorporated herein by reference and made a part hereof. Any requests, uses, variances or exceptions that were requested in connection with this rezoning application but not specifically approved herein are hereby deemed DENIED.

ADOPTED IN REGULAR SESSION THE _____ DAY OF _____ 2026.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____
Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

By: _____
Jerry Campbell
Chairman

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Natasha López Perez
County Attorney's Office

Board of County Commissioners

AGENDA ITEM

Meeting: 10/06/2026
Department: Planning
Prepared By: Victoria Via
Initiator: Omar DePablo
DOC ID: 17973
Legal Request Number: 2026-524-1
Bid/Contract Number:

TITLE
Rezoning Petition Submitted by Emerson Capital Group, LLC, for Property Located on Emerson Drive (H2611)

BRIEF OVERVIEW
Rezoning Request:
Rezoning from CPDP/(Combined Planning Development Project) with GC/(General Commercial), SF/(Single-family), OP/(Office Professional) and Congregate Care Facility uses, to CPDP/(Combined Planned Development Project to include PDP(MF)/Planned Development Project (Multifamily) and PDP(SF)/Planned Development Project (Single Family) with deviations

General Location:
West side of Emerson Road approximately 1,540' south of its intersection with Cortez Boulevard (SR 50)

Parcel Key Number:
476407

Public Hearing History:
On **August 17, 2026**, the Planning and Zoning Commissioners voted 5-0 to adopt a resolution denying the petitioner's request for a rezoning on property CPDP/(Combined Planning Development Project) with GC/(General Commercial), SF/(Single family), OP/(Office Professional) and Congregate Care Facility uses, to CPDP/(Combined Planned Development Project to include PDP(MF)/Planned Development Project (Multifamily) and PDP(SF)/Planned Development Project (Single Family) with deviations.

STRATEGIC PLAN INITIATIVES
The request is consistent with Strategic Theme A, "Economic and Workforce Development".

FINANCIAL IMPACT
A matter of policy. There is no financial impact.

LEGAL NOTE
The Board of County Commissioners has the authority to make the requested rezoning decision pursuant to Chapters 125 and 163 Florida Statutes. The Applicable Criteria for a Zoning District Amendment are contained in Appendix A (Zoning Code), Article VI. The Applicable Criteria for a PDP are found in Appendix A (Zoning Code), Article VIII. The Zoning District Amendment must be consistent with the Comprehensive Plan.

RECOMMENDATION
It is recommended that the Board of County Commissioners adopt a resolution approving the

petitioner's request for a rezoning from CPDP/(Combined Planning Development Project) with GC/(General Commercial), SF/(Single-family), OP/(Office Professional) and Congregate Care Facility uses, to CPDP/(Combined Planned Development Project to include PDP(MF)/Planned Development Project (Multifamily) and PDP(SF)/Planned Development Project (Single Family) with deviations and performance conditions.

REVIEW PROCESS

Victoria L Via	Approved	09/15/2026	11:28 AM
Omar DePablo	Escalated	09/17/2026	5:18 PM
Danielle L Nigro	Approved	09/18/2026	7:53 AM
Stephanie Stevens	Approved	09/18/2026	8:04 AM
Erin Dohren	Approved	09/23/2026	12:44 PM
Pamela Hare	Approved	09/23/2026	2:35 PM
Natasha Lopez Perez	Approved	09/24/2026	10:14 AM
Heidi Prouse	Approved	09/24/2026	11:46 AM
Toni Brady	Approved	09/29/2026	9:00 AM
Jessica Wright	Approved	09/29/2026	10:00 AM

STAFF REPORT

HEARINGS: Planning & Zoning Commission: August 17, 2026
Board of County Commissioners: October 6, 2026

APPLICANT: Emerson Capital Group, LLC

FILE NUMBER: H-26-11

REQUEST: Rezoning from CPDP (Combined Planning Development Project) with GC (General Commercial) and SF (Single-family) uses, and CPDP (Combined Planning Development Project) with OP (Office Professional) and Congregate Care Facility uses, to CPDP (Combined Planned Development Project to include PDP(MF)/ Planned Development Project (Multifamily) and PDP(SF)/ Planned Development Project (Single Family) with deviations

GENERAL LOCATION: West side of Emerson Road approximately 1,540' south of its intersection with Cortez Boulevard (SR 50)

PARCEL KEY NUMBER(S): 476407

PUBLIC INQUIRY WORKSHOP: June 30, 2026

APPLICANT REQUEST:

The petitioner is requesting a rezoning/master plan revision of the subject property from CPDP (Combined Planning Development Project) with GC (General Commercial), SF (Single-family), OP (Office Professional) and Congregate Care Facility uses, to CPDP (Combined Planned Development Project to include PDP(MF)/ Planned Development Project (Multifamily) and PDP(SF)/ Planned Development Project (Single Family) with deviations. The petitioner has indicated a desire to revise the previous master plan and expand on the existing entitlements in order to provide more flexibility with the property. At this time the petitioner is proposing to develop the 23.8 acre site with 80 single family units, while retaining the existing vesting for the 180 multifamily units. The master plan revision would also include the elimination of the existing Office Professional and Assistant Living Facility uses. As part of the request the petitioner is requesting the following deviations:

Requested Single Family Deviations:

Rear Setback:	15’ (deviation from 20’)
Side Setback:	5’ (deviation from 10’)
Lot Size:	5,750 sq ft (deviation from 6,000 sq ft)
Lot Width:	50’ (deviation from 60’)
Lot Coverage (FAR):	65% (deviation from 35%)

Requested Multifamily Deviations:

Maximum Units/Building:	24 Units (deviation from 12 units)

HISTORY

On May 6, 2025, the Board of County Commissioners voted 5-0 to adopt a resolution denying the petitioner's previous request for a rezoning from CPDP (Combined Planning Development Project) with GC (General Commercial), SF (Single-family), OP (Office Professional) and Congregate Care Facility uses, to PDP(MF)/ Planned Development Project (Multifamily) for the development of a 215 townhome community. The previous included an additional 16.38 acres. Denial was based on the following:

1. Intensity
2. Environmental Impacts
3. School Capacity
4. Trip Generation

SITE CHARACTERISTICS

Site Size:	23.8 acres
Surrounding Zoning; Land Uses:	North: PDP(GHC), Cortez Boulevard (SR 50); Undeveloped South: AG, AR; Moton Elementary School East: AG; Undeveloped West: AR, CPDP; Single Family & Undeveloped
Current Zoning:	CPDP (Combined Planning Development Project) H-08-06/H-05-35
Future Land Use Map Designation:	Commercial
Comments:	The petitioner has submitted an accompanying request for a small scale Comprehensive Plan Amendment (CPAM2602) from Commercial to Residential.

ENVIRONMENTAL REVIEW

Soils:	Blichton Loamy Fine Sane and Flemington Fine Sandy Loam.
Protection Features:	There are neither protection features (Wellhead Protection Areas (WHPA) nor Special Protection Areas (Special Protected Areas (SPAs) on this site according to county data.
Hydrologic Features:	There are no Hydrologic Features (Sinkholes, Karst Sensitive Areas, and Wetlands) on this property according to county data.
Comments:	The petitioner shows wetlands located along the northwest corner and southeast corner of the project. The petitioner shall be required to establish a jurisdictional wetland line on the property; this line shall be included in all plans and drawings for this project. A 25' buffer shall be established adjacent to the wetlands. See land use section for specific requirements.

Habitat: The subject property is designated Mixed Hardwood-Coniferous according to FWC CLC mapping (Florida Cooperative Land Cover Classification System that combines Florida Land Use Cover and Classification System with fish and wildlife data).

Comments: This property has the potential to have the Red-cockaded Woodpecker, the Florida Black Bear, the Swallow-tail Kite, Gopher Tortoises, and the Cooper's Hawk. Invasive plant species, if present, are to be removed during the development process.

A comprehensive floral and faunal (wildlife) survey shall be prepared by a qualified professional and submitted as part of the conditional plat application stage of development. The petitioner is required to comply with all applicable FWC regulations and permitting.

Water Quality: The proposed development is within the Chassahowitzka River Basin Management Action Plan and subject to a nutrient Total Maximum Daily Load (TMDL) for nitrate. It is also within the Chassahowitzka Outstanding Florida Spring Group (OFS).

Comments: The proposed development must maintain a 15' buffer around all water bodies where fertilizers are not used to prevent contamination. The builder is required to provide information on Florida Friendly Landscaping™ techniques and proper fertilizer use to the homeowners. These materials are designed to address and help reduce nutrient pollution. These educational materials are available through the Hernando County Utilities Department (HCUD).

The implementation of Florida Friendly Landscaping™ principles, techniques, and materials designed to conserve water and reduce pollutant loading to Florida's waters for this property is required. This will be addressed during the permitting phase of development.

Flood Zone: The subject property is in flood zones X and AE.

Archaeology: This property has a potential of containing archaeological sites according to previous surveys.

Comments: An archaeological survey shall be performed by a qualified professional and shall be submitted with the site development permit or conditional plat. If evidence of archaeological sites are present, the petitioner shall be required to adhere to the State regulations regarding archaeological sites and development.

SCHOOL DISTRICT REVIEW

The applicant must apply for and receive a Finding of School Capacity from the School District prior to the approval of the conditional plat or the functional equivalent. The County will only issue a certificate of concurrency for schools upon the School District's written determination that adequate school capacity will be in place or under actual construction within three (3) years after

the issuance of subdivision approval or site plan approval (or functional equivalent) for each level of school without mitigation, or with the execution of a legally binding proportionate share mitigation agreement between the applicant, the School District, and the County.

Comments: The petitioner has been coordinating with the Hernando County School District on the capacity needs at the high school level. Final capacity determinations will be determined at the time of conditional plat review.

UTILITIES REVIEW

The Hernando County Utilities Department (HCUD) reviewed the petitioner's application and indicated the subject site is located within the City of Brooksville Utility Department's (CBUD) first right to serve district.

City of Brooksville Comments:
There is a 16" Force Main on the north side of SR 50, and a 12" potable water main on the south side of SR 50. Additionally, all subdivision and commercial sites connecting to City of Brooksville Water and/or Sewer are required to enter into a Utility Service Agreement with the City of Brooksville.

ENGINEERING REVIEW

The subject site is located on west side of Emerson Road approximately 1,540' south of its intersection with Cortez Boulevard (SR 50). The petitioner has indicated a single boulevard entrance for the project from Emerson Road. The County Engineer reviewed the petitioner's request and indicated the following:

- A Traffic Access Analysis shall be required, and all offsite improvements shall be the responsibility of the developer.
- All roadways and driveways shall meet Hernando County standards.
- Sidewalks shall be installed throughout this development.
- The petitioner shall construct a sidewalk from the entrance of the development to the edge of the right-of-way at the driveway entrance of Moton Elementary, along the west side of Emerson Road at the sole expense of the developer.
- The petitioner shall coordinate with the Engineering Department to provide a transit stop with amenities.

LAND USE REVIEW

Perimeter Setbacks and Buffers:

The petitioner has proposed the following perimeter setbacks (inclusive of buffers):

- Emerson Road: 75'
- North: 15' (adjacent to FDOT retention pond)
- South: 35'
- West: 35'

Within the perimeter setbacks, the petitioner has proposed the following perimeter buffers:

- North: 0' Adjacent to FDOT retention pond
- North: 20' Natural Vegetation (all other non FDOT)
- South: 15' Vegetative Buffer
- Emerson Road: 10' Landscape Buffer
- West 20' Vegetative Buffer (except adjacent to wetlands/park area)

***Comments*:** The petitioner shall maintain and/or enhance vegetation along all buffers to ensure that they are at 80% opacity within 18 months of planting.

Wetland Buffer:

The petitioner has recognized two (2) wetlands on the subject site. The petitioner shall be required to delineate the wetland jurisdictional line at the time of site development or conditional plat application submittal. A 25' buffer and building setback shall be set from the jurisdictional lines. No structures shall be permitted within this setback, and conservation easements shall be established in favor of the HOA or CDD, as applicable.

Lot Size and Setbacks:

Proposed Dimensional Standards:

Single Family

- Height: 35'
- Lot Size: 5,750 sq. ft. (deviation from 6,000 sq. ft.)
- Lot Width: 50' (deviation from 60')
- Lot Coverage (FAR): 65% (deviation from 35%)

Minimum Setbacks

- Front: 25'
- Rear: 15' (deviation from 20')
- Sides: 5' (deviation from 10')

Multifamily

- Units per building: 24 (deviation from 12)
- Height: 45'

Minimum Setbacks

- Front: 25'

Comments: The petitioner seeks to amend the subject property's entitlements to retain the existing 180 unit multifamily allocation while incorporating a single family residential use, allowing for the construction of up to 80 single family dwelling units. In conjunction with the single family request, the petitioner has formally requested multiple deviations from the established single family development standards, specifically including reductions in required setbacks. The petitioner has not provided justification to warrant these variances. Furthermore, the Board of County Commissioners has expressed explicit policy concerns regarding deviations of this nature.

Single Family Dimensional Recommendations:

- Lot Size: 6,000 sq. ft. (denial of the 5,750 sq. ft.)
- Side Setback: 10' (denial of the 5')

It should also be noted that the operational, infrastructure, and compatibility impacts generated by a 180 unit multifamily development are distinctly different from those of an 80 lot single family subdivision. The master plan submitted for review depicts exclusively the 80 single family lots; consequently, staff's technical review and impact analysis were limited solely to that configuration; therefore, staff would have concerns utilizing this request as the "right" to develop the multifamily in the future without specific review of the multifamily. As such, staff recommends the following:

Multifamily Recommendations:

- The Multifamily use, if selected as the alternative from the currently requested single family, shall require a master plan revision.

Access:

To establish minimum access requirements to single-family and multifamily subdivisions, the Board of County Commissioners adopted a policy requiring two (2) means of access for subdivisions. The policy serves to provide more than one-way in and one-way out for residents of a subdivision, alternate routes for emergency services, interconnection between subdivisions, a shortened drive time for residents to the entrance/exits, and access points for travel direction outside of the development. A minimum of two (2) access points must be provided to serve any new subdivision or development pod with more than 50 units.

Comments: The petitioner has identified a single boulevard entrance from Emerson Road. The Board of County Commissioners has considered boulevard entrances as an alternative/waiver of the two (2) means of access when the property presents natural constraints and when the proposed amount of dwelling does not excessively exceed the 50 unit threshold.

Neighborhood Park:

All developments with 50 dwelling units or more shall provide and maintain a neighborhood park system for use by the residents of the subdivision in accordance with the requirements of the LDRs. The proposed project contains more than 50 dwelling units. Neighborhood parks may count towards the minimum open space requirements.

The amount of land provided and maintained as a neighborhood park shall be 1.0 acre for the first 50 dwelling units plus 1/100th of an acre for each dwelling unit over 50 up to 250 dwelling units, for a maximum of 3.0 acres. If approved, the development must meet the minimum neighborhood park requirements as required by the County's LDRs. Individual single-family and multifamily pods that exceed 50 dwelling units must provide a neighborhood park. The approximate location and acreage of the neighborhood park system shall be identified within the project master plan.

Comments: If the master plan is approved, the petitioner shall be required to set aside 1.30 acres for a neighborhood park. The park should be located in such a way that it is easily accessible to all residents within the development.

Natural Vegetation:

Projects greater than twenty (20) acres shall designate an area of at least seven percent (7%) of the total project area as preserved natural vegetation and no construction activity can occur in this area. Preserved natural vegetation areas must be a minimum of twenty thousand (20,000) square feet.

Comments: If approved, the petitioner must provide a minimum of seven percent (7%) natural vegetation. Preserved natural vegetation and/or planted native vegetation may be used to meet all or part of the requirement for open space if it is a minimum of fifteen (15) feet in width. The natural vegetation of 1.66 acres (72,571 sq. ft.) shall be designated during the conditional plat phase of development.

Fire Protection Plan:

Hernando County LDRs require that a fire protection plan be completed for residential developments with lot sizes less than 60' in width.

Comments: If approved, the petitioner shall submit a fire protection plan with the Conditional Plat in accordance with Hernando County LDRs.

COMPREHENSIVE PLAN REVIEW

The subject site is currently located in a Commercial Land Use designation on the adopted Comprehensive Plan; however, there is a companion Small Scale Comprehensive Plan Amendment (CPAM2602) requesting a Land Use designation change from Commercial to Residential.

Residential Category

Objective 1.04B: The Residential Category allows primarily single family, duplex, resort and multi-family housing and associated ancillary uses such as recreational and institutional. Office and certain commercial uses may be allowed subject to the locational criteria and performance standards of this Plan. Residential density shall not exceed 22 dwelling units per gross acre.

Strategy 1.04B(1): Commercial and institutional uses within the Residential Category are generally associated with medium and high density residential development and may include neighborhood commercial, office professional, recreational, schools, and hospitals. Minor public facilities that do not unduly disturb the peaceful enjoyment of residential uses may also be allowed.

Strategy 1.04B(2): Future residential development will be planned to locate where the Residential Category predominates on the Future Land Use Map as determined by the availability of facilities and services, the need to accommodate future growth, the strategies to discourage the

proliferation of urban sprawl, and the impacts to natural resources, including groundwater.

Single-Family Housing

Strategy 1.04B(3): The Residential Category will include zoning for single-family housing, generally averaging a density of 2.5 dwelling units per gross acre to 6.0 dwelling units per gross acre comprised of varying lot sizes and dwelling unit types such as senior housing, villa housing, single family detached housing, and zero lot line housing.

Comments: The proposed single family project will generate 3.36 dwelling units per acre. The proposed density is consistent with the Strategy's of the Comprehensive Plan.

Multi-Family Housing

Strategy 1.04B(4): The Residential Category includes zoning for multi-family housing generally averaging 7.5 dwelling units per gross acre up to 22 dwelling units per gross acre in order to provide for a diversity of housing choices. Multifamily housing should be located within, or in close proximity to urban areas shown on the Adjusted Urbanized Area Map, or near shopping and employment centers or within Planned Development Projects.

Strategy 1.04B(5): High density zonings are intended for locations in the more intensely developed sections of the County. New residential development of high density housing shall utilize the Planned Development Project (PDP) process. Regulatory criteria shall include standards that evaluate and address suitability of the location including:

a. proximity to existing or designated commercial areas, corridors, or employment centers;

b. direct or limited local access to arterial or collector roadways;

c. availability of appropriate infrastructure and services capacity at the site including police, fire, emergency medical services, potable water utility supply, sewer utility supply, and primary and secondary school facilities;

d. protection of high quality environmentally sensitive resources or historic and archaeological resources;

e. the character and density of existing and approved residential development in the surrounding area.

Strategy 1.04B(6): Multi-family development may be allowed in the Commercial Category pursuant to a Planned Development Project (PDP) Master Plan and related strategies to accommodate infill and/or mixed use development.

Strategy 1.04B(7): All multi-family developments shall be located such that the integrity of nearby established single family neighborhoods is preserved:

a. multi-family development may serve as a density transition located on the periphery of single family neighborhoods and connecting to higher intensity uses;

b. multi-family developments at a density incompatible with surrounding land uses should not access arterial or collector roadway systems through established single family neighborhoods.

Comments: The master plan submitted for review exclusively depicts an 80 single family lot project; consequently, staff's technical review and impact analysis were limited solely to that configuration; therefore, staff recommends if the multifamily is selected as the alternative that a master plan revision be required to provide an analysis on the 180 units.

Land Use Compatibility

Strategy 1.10B(1): Future Land Use Map amendments should be compatible with surrounding development and minimize impact to natural resources without the need for mitigation measures that are extraordinary in scope or difficult to enforce.

Comments: The proposed use, with the appropriate performance conditions, is compatible with the surrounding development patterns (Residential, Institutional and Agricultural) and consistent with the Strategies outlined in the Comprehensive Plan.

Planned Development Project Standards

Objective 1.10C: Planned Development Project (PDP) zoning introduces flexibility to the land development process. The PDP is developed as a zoning district that may include multiple land uses and provides for the mitigation of impacts through performance standards. The PDP process may be used in any Future Land Use Category.

Strategy 1.10C(1): A Planned Development Project (PDP) is designed as an integral unit with one or more land uses utilizing a Master Plan to illustrate and describe the site layout and characteristics including, but not limited to, uses and use restrictions, density and intensity, site and building layout and design, site coverage and designated open space, construction and phasing plans, and other detailed information about the project.

Strategy 1.10C(2): Delineation of the allowable density and/or intensity of development shall be contingent upon the ability to provide the adopted level of service of public services and facilities concurrent with project development as outlined in the adopted land development regulations.

Objective 1.10D: Design criteria for Planned Development Projects (PDP) shall address as applicable building placement and height, parking, multi-modal circulation, drainage, landscaping, architectural standards, public space amenities, and energy efficiency. The PDP process allows flexibility in standards for projects that provide environmental protection, landscaping, increased open space, public facilities, innovative design, public benefits, or features that promote quality community design and land use compatibility.

Strategy 1.10D(4): Public space and amenity standards appropriate to the development context and consistent with the scale of development may be required where appropriate for new Planned Development Projects. Concepts such as the following may be utilized: a. wide sidewalks, courtyards, gardens or greens that enhance the walkability and expanded useful open space of the site; b. public space integrated with the drainage network, using low impact development (LID) standards where practical; c. public space integrated with multi-modal movement, resting and staging area amenities, such as transit stops and business fronting sidewalks; d. site amenities that encourage the use of outdoor public space using vegetation, furniture, architectural features, appropriate lighting and mobile vendor accommodation where appropriate.

Comments: The petitioner seeks to incorporate a single family residential use, allowing for the construction of up to 80 single family dwelling units. In conjunction with the single family request, the petitioner has formally requested multiple deviations from the established single family development standards, specifically including reductions in required setbacks. The petitioner has not provided justification to warrant these variances. Furthermore, the Board of County Commissioners has previously expressed explicit policy concerns regarding deviations of this nature.

FINDINGS OF FACT

The petitioner's request for a rezoning from CPDP (Combined Planning Development Project) with GC (General Commercial), SF (Single-family), OP (Office Professional) and Congregate Care Facility uses, to CPDP (Combined Planned Development Project to include PDP(MF)/ Planned Development Project (Multifamily) and PDP(SF)/ Planned Development Project (Single Family) with deviations is appropriate based on the following:

1. The request is companion to a small scale comprehensive plan amendment from Commercial to Residential. Should the Comprehensive Plan amendment be approved, the proposed residential use would be consistent with the strategies of the Comprehensive Plan.

2. The request for an 80 unit single family subdivision is compatible with the surrounding area subject to appropriate performance conditions and evaluation of the requested deviations.

   Single Family Dimensional Recommendations:
   - Lot Size: 6,000 sq. ft. (denial of the 5,750 sq. ft.)
   - Side Setback: 10' (denial of the 5')

3. If multifamily is selected as the alternative use, then a master plan revision should be required in order to provide a proper analysis on the 180 units.

NOTICE OF APPLICANT RESPONSIBILITY

The rezoning process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

The applicant, property owner, or developer is responsible for ensuring the performance conditions established herein are provided to all contractors performing work for this project. All applications submitted for development activity on this project are expected to comply with the performance conditions established herein.

STAFF RECOMMENDATIONS:

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a Resolution approving the petitioner's request for a rezoning on property zoned CPDP (Combined Planning Development Project) with GC (General Commercial), SF (Single family), OP (Office Professional) and Congregate Care Facility uses, to CPDP (Combined

Planned Development Project to include PDP(MF)/ Planned Development Project (Multifamily) and PDP(SF)/ Planned Development Project (Single Family) with deviations, and the following performance conditions:

1. The petitioner shall obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.

2. A wildlife survey shall be prepared by a qualified professional. The petitioner is required to comply with all applicable FWC regulations and permitting.

3. The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for design techniques, principles, materials and plantings for required landscaping.

4. The petitioner must apply for and receive a Finding of School Capacity from the School District prior to the approval of the conditional plat or the functional equivalent. The County will only issue a certificate of concurrency for schools upon the School District's written determination that adequate school capacity will be in place or under actual construction within three (3) years after the issuance of subdivision approval or site plan approval (or functional equivalent) for each level of school without mitigation, or with the execution of a legally binding proportionate share mitigation agreement between the applicant, the School District, and the County.

5. The petitioner shall coordinate with the City of Brooksville to validate the availability of utilities capacity. All subdivision and commercial sites connecting to City of Brooksville Water and/or Sewer are required to enter into a Utility Service Agreement with the City of Brooksville.

6. A Traffic Access Analysis shall be required, and all offsite improvements shall be the responsibility of the developer.

7. All roadways and driveways shall meet Hernando County standards.

8. Sidewalks shall be installed throughout this development.

9. The petitioner shall construct a sidewalk from the entrance of the development to the edge of the right-of-way at the driveway entrance of Moton Elementary, along the west side of Emerson Road at the sole expense of the developer.

10. The petitioner shall coordinate with the Engineering Department to provide a transit stop with amenities.

11. The development shall be limited to a total of 80 single family units.

12. If the 180 unit multifamily entitlement is selected, a master plan revision shall be required.

13. The development shall be required to follow the Class A subdivision requirements as identified in Chapter 26 of the Land Development Regulations.

14. Minimum Perimeter Setbacks (inclusive of buffers):
    - Emerson Road: 75'
    - North: 15' (adjacent to FDOT retention pond)
    - South: 35'
    - West: 35'

    Minimum Perimeter Buffers:

    - North: 0' Adjacent to FDOT retention pond
    - North: 20' Natural Vegetation (all other non FDOT)
    - South: 15' Vegetative Buffer
    - Emerson Road: 10' Landscape Buffer
    - West 20' Vegetative Buffer (except adjacent to wetlands/park area)

15. Single Family Dimensional Standards:
    - Height: 35'
    - Lot Size: 6,000 sq. ft.
    - Lot Width: 50' (deviation from 60')
    - Lot Coverage (FAR): 65% (deviation from 35%)

    Minimum Setbacks
    - Front: 25'
    - Rear: 15' (deviation from 20')
    - Sides: 10'

16. The petitioner shall be required to delineate the wetland jurisdictional line at the time of site development or conditional plat application submittal. A 25' buffer and building setback shall be set from the jurisdictional lines. No structures shall be permitted within this setback, and conservation easements shall be established in favor of the HOA or CDD, as applicable.

17. A boulevard entrance shall be permitted as an alternative to two (2) means of access.

18. The petitioner shall be required to set aside 1.30 acres for a neighborhood park, with the location identified at conditional plat.

19. The petitioner shall provide a minimum of seven percent (7%) natural vegetation. Preserved natural vegetation and/or planted native vegetation may be used to meet all or part of the requirement for open space if it is a minimum of fifteen (15)

feet in width. The natural vegetation of 1.66 acres shall be designated during the conditional plat phase of development.

20. The petitioner shall submit a fire protection plan with the Conditional Plat in accordance with the Hernando County Land Development Regulations.

21. The petitioner shall provide a Master Plan in compliance with all the performance conditions within 30 calendar days of receipt of the final Board of County Commissioners approval resolution and conditions from the Development Services staff. Failure to submit the revised plan will result in no further development permits being issued.

PLANNING AND ZONING COMMISSION RECOMMENDATION

On August 17, 2026, the Planning and Zoning Commissioners voted 5-0 to adopt a resolution denying the petitioner's request for a rezoning on property CPDP (Combined Planning Development Project) with GC (General Commercial), SF (Single family), OP (Office Professional) and Congregate Care Facility uses, to CPDP (Combined Planned Development Project to include PDP(MF)/ Planned Development Project (Multifamily) and PDP(SF)/ Planned Development Project (Single Family) with deviations.

NOTE:
Subsequent to the Planning and Zoning commission hearing, staff met with the petitioner to discuss the Planning and Zoning denial. During the subsequent meeting it was discovered that the master plan provided by staff at the Planning and Zoning was the not the revised and most up to date version previously agreed upon. The revised plan does not change the scope of the overall request. The petitioner clarified that the intent of the revised master plan was to illustrate the potential configuration if the additional use for "single family" homes was approved. The request for a master plan revision was only for the addition of single family homes and all previous approvals/entitlements were intended to be kept. Staff would recommend approval as requested with all associated performance conditions.

HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. H-26-11 Official Date Stamp:

RECEIVED
JAN 07 2026
HERNANDO COUNTY ZONING

Application to Change a Zoning Classification

Application request *(check one)*:
Rezoning ☐ Standard ☐ PDP
Master Plan ☐ New ☑ Revised
PSFOD ☐ Communication Tower ☐ Other
PRINT OR TYPE ALL INFORMATION

Date: 12/16/2025

APPLICANT NAME: Emerson Capital Group, LLC
Address: 17805 Crystal Cove Place
City: Lutz State: FL Zip: 33548
Phone: (256) 786-9087 Email: wingshtr@gmail.com
Property owner's name: *(if not the applicant)*

REPRESENTATIVE/CONTACT NAME:
Company Name: Coastal Engineering Associates, Inc.
Address: 966 Candlelight Blvd
City: Brooksville State: FL Zip: 34601
Phone: 352-796-9423 Email: permits@coastal-engineering.com

HOME OWNERS ASSOCIATION: ☐ Yes ☑ No *(if applicable provide name)*
Contact Name:
Address: City: State: Zip:

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 00476407
2. SECTION 26, TOWNSHIP 22S, RANGE 19E
3. Current zoning classification: CPDP including PDP(MF), PDP(OP) and Congregate Care/ALF/Nursing Home
4. Desired zoning classification: CPDP including PDP(MF) and PDP (SF)
5. Size of area covered by application: 23.8
6. Highway and street boundaries: West side of Emerson Road, South of SR 50
7. Has a public hearing been held on this property within the past twelve months? ☑ Yes ☐ No
8. Will expert witness(es) be utilized during the public hearings? ☐ Yes ☑ No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? ☐ Yes ☑ No (Time needed:)

PROPERTY OWNER AFFIDIVAT

I, W Parkinson Myers as Registered Agent for Emerson Capital Group, LLC, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (**check one**):

☑ I am the owner of the property and am making this application **OR**

☐ I am the owner of the property and am authorizing *(applicant)*:
and *(representative, if applicable)*:
to submit an application for the described property.

Signature of Property Owner

STATE OF FLORIDA
COUNTY OF ~~HERNANDO~~ Hillsborough
The foregoing instrument was acknowledged before me this 17th day of December, 2025, by William Myers who is personally known to me or produced FL DL as identification.

Notary Public State of Florida
Brenda Urbina
My Commission HH 428015
Expires 7/31/2027

Signature of Notary Public

Notary Seal/Stamp

Effective Date: 11/8/16 Last Revision: 11/8/16

Small Scale Comp Plan &

Rezoning Narrative

Emerson Capital Group LLC

Parcel Key 476407

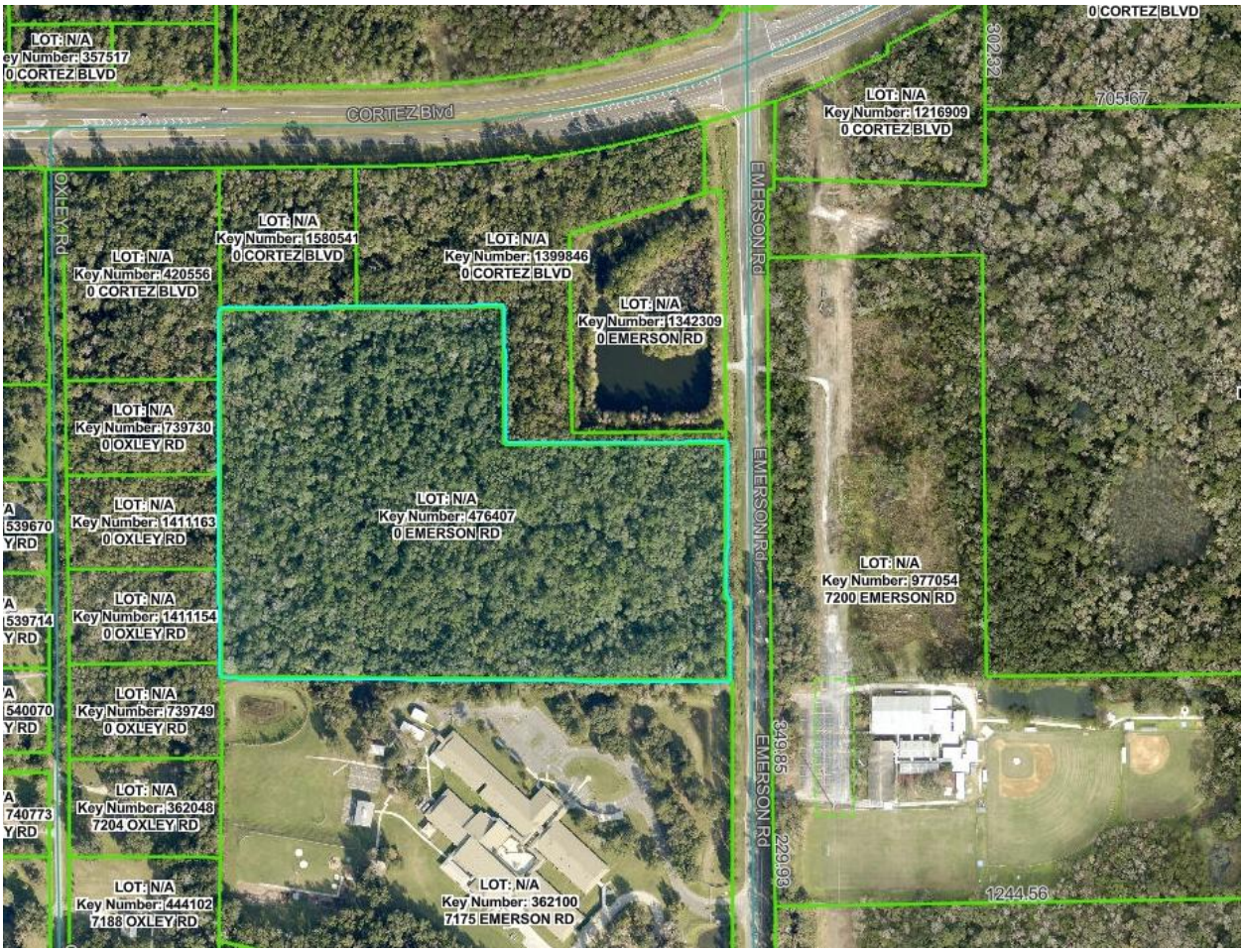


Figure 1. Parcel Key 476407- Aerial and Location Map

General:

The site totals 23.8 acres, is currently vacant and is located on the west side of Emerson Road, approximately 750 feet south of Cortez Boulevard.

Site Zoning and Land Use:

The site is currently zoned Combined Planned Development Project (CPDP) with approved vesting for 180 multifamily units, 36,000 square feet of office professional and 42 additional multifamily units **or** a 42 bed Congregate Care Facility/Nursing Home with 24,000 square feet of office professional (H08-06). Please refer to Figure 2 below for the site zoning and the Narrative Appendix for the previously approved master plan.

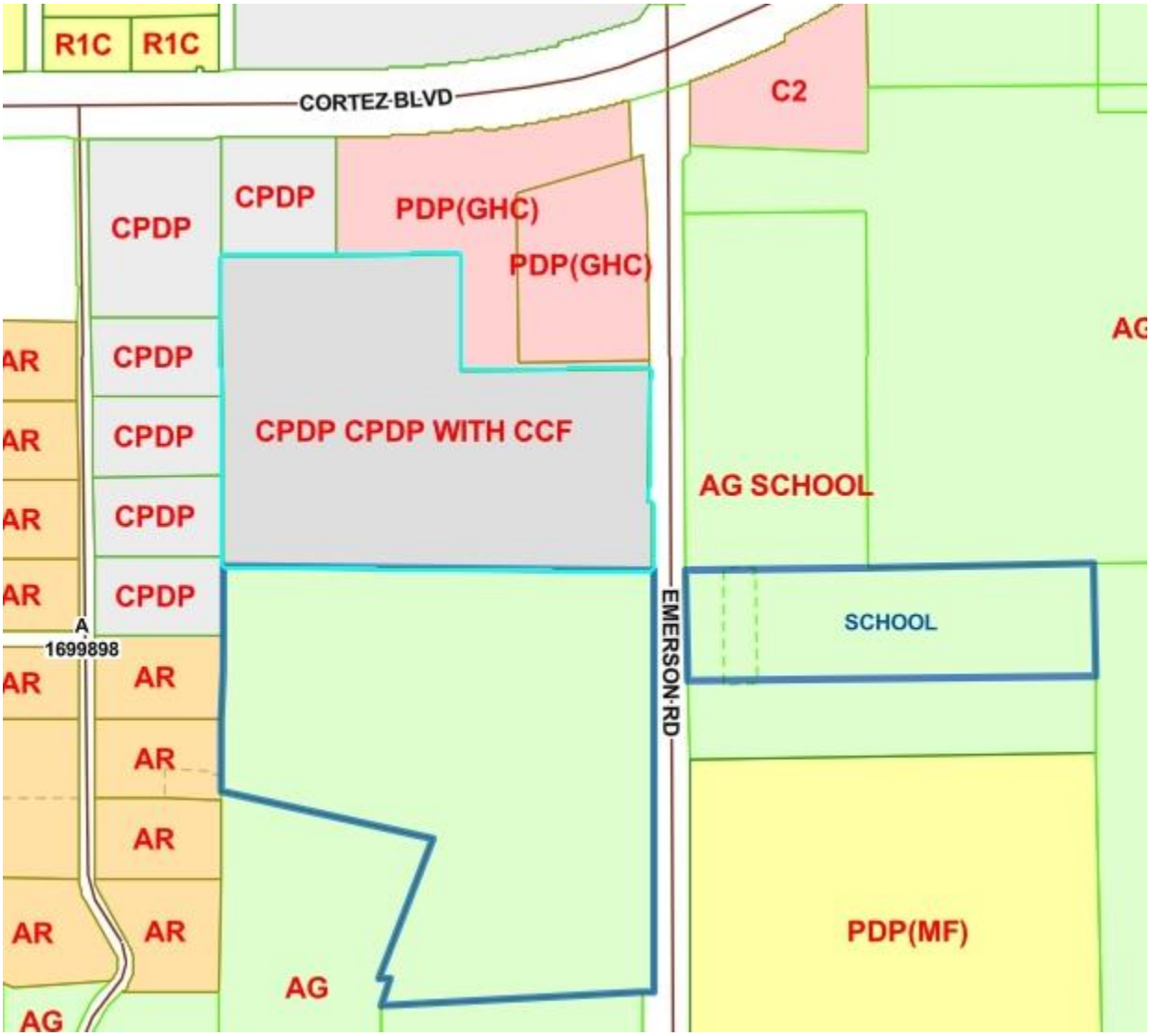


Figure 2. Parcel Key 476407- Zoning Map

The site is currently designated as Commercial on the Comprehensive Plan Future Land Use Map. Please refer to Figure 3 below for the Future Land Use Map (FLUM) designation.

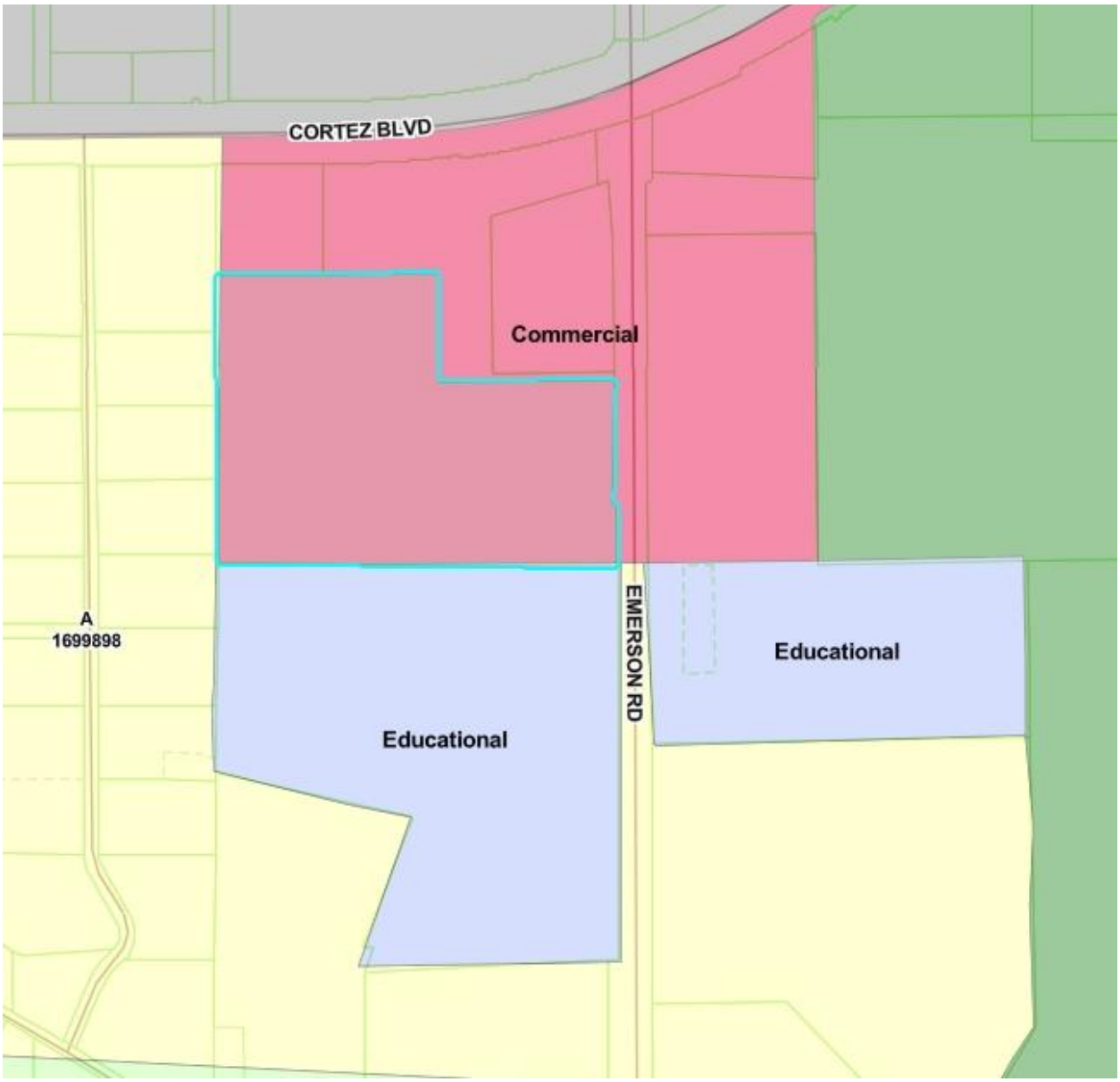


Figure 3. Parcel Key 476407- Future Land Use Map

The following table identifies adjacent zoning and the comprehensive plan's future land use map designations.

	Zoning	FLU	Property Use
North	CDPD and GHC/GHC	Commercial	FDOT Retention Pond/Vacant
South	AG	Commercial and PSP Educational	Vacant and School
East	AG	PSP Educational and Residential	School
West	CPDP	Residential	Vacant

Request:

The applicant is requesting to change the comprehensive plan designation from Commercial to Residential and a master plan revision to the existing Combined Planned Development District (CPDP) zoning that would allow the development of 82 single family dwelling units and the allowance of townhome/villas as part of the multifamily vesting, while retaining the existing vesting for 180 multifamily units, 36,000 square feet of office professional and 42 additional multifamily units **or** a 42 bed Congregate Care Facility/Nursing Home with 24,000 square feet of office professional . Adding the single family and townhome/villa options will provide the applicant with more flexibility in finding a development partner. The areas proposed for development are designated mixed use on the proposed master plan.

The request is further simplified in the following Land Use Table:

Vested Uses	Additional Uses	Number of Units	Density	Intensity
Multifamily	Townhomes/Villas	180-222	9.33 du/.ac	
OP Uses plus CCF/Nursing Home		42*	na	60,000 sq. ft. (.45 FAR)
	Single Family	82	3.4 du/ac	

*CCF/Nursing Home beds are allocated to the Multifamily land use if not built.

The above land uses represent alternative development scenarios. Only 1 use scenario shall be developed (mixed use Multifamily and nonresidential or single family). Final use

determination is established at the time of Conditional Plat or Site Plan, whichever is required.

Project Description:

As shown on the proposed zoning master plan, the project will have access directly from Emerson Road, via a proposed future frontage road consistent with the approved master plan. This future frontage road was reconfigured to eliminate the dogleg to the north which was eliminated to avoid an existing wetland area which will not be disturbed. The frontage road configuration is stubbed to the western property line for potential extension to Oxley Road by future development.

The topography of the property lends itself to placing the residential community along the southern portion of the site, with stormwater retention and recreation being provided in the northwestern leg of the property. In addition to the existing vesting, up to 82 single family detached lots 45 feet in width are proposed, with a minimum lot size of 4,950 square feet and setbacks of 25' (front), 15' (rear) and 7.5' (side) as an alternative development scenario. In addition, any combination of townhomes and/or villas are being added as a development option under the multifamily vesting.

20 foot-wide vegetative buffers will be provided along the southern boundary (Moton Elementary) and along the western boundary, where residential lots are adjacent to rural residential parcels. No buffer is proposed along the northern boundary adjacent to an existing FDOT drainage retention area. Other areas to the north will retain 20 feet of existing vegetation.

The project will be served by City of Brooksville potable water and wastewater infrastructure, Emerson Road has a good level of service and a traffic study will be provided to the County Engineer's office as part of the conditional platting process. A stormwater management plan will be submitted to the Southwest Florida Water Management District (SWFWMD) for review and permitting. As depicted on the zoning master plan, some wetland is located on the property and will be protected consistent with SWFWMD regulations.

If the property is developed as a multifamily project (up to a maximum of 222 units), the buffers will remain as shown on the master plan, while development of the site will adhere to standards provided below in **Proposed Dimensional Standards** portion of this submittal.

Comprehensive Plan:

The subject property is designated Commercial on the future land use map (FLUM). Changing the designation to Residential is consistent with the following Goals, Objectives and Strategies.

Strategy 1.04A(1): The Future Land Use Map is the guiding graphic document that shows the general character and locations of anticipated future development. The Future Land Use Map shall be used and interpreted in conjunction with the Goals, Objectives and Strategies of this Plan. The categories on the Future Land Use Map illustrate the predominant future character of the area indicated and are not intended to be parcel-specific and may not match the zoning designations or boundaries in existence at the time of Plan adoption. Rather, they indicate the anticipated future disposition of the land's character with which future zoning, rezoning, development and redevelopment will be generally consistent.

Strategy 1.04A(2): Review of rezoning requests shall be consistent with the overall intent of the Future Land Use Map (FLUM) and Comprehensive Plan strategies in terms of potential use or character and in terms of potential densities and intensities. Approval of changes to the FLUM requested by the property owner may be accompanied by a requirement to rezone the property in conformance with the new FLUM designation prior to development.

Strategy 1.04A(3): The Residential Category accommodates residential growth clustered in and around urbanized areas and those areas that maximize the efficient use of infrastructure contained in long range facilities plans of the County.

Residential Category

Objective 1.04B: The Residential Category allows primarily single family, duplex, resort and multi-family housing and associated ancillary uses such as recreational and institutional. Office and certain commercial uses may be allowed subject to the locational criteria and performance standards of this Plan. Residential density shall not exceed 22 dwelling units per gross acre.

Strategy 1.04B(1): Commercial and institutional uses within the Residential Category are generally associated with medium and high density residential development and may include neighborhood commercial, office professional, recreational, schools, and hospitals.

Analysis: The site previously received approvals to develop as a mixed use development to include a minimal amount of office professional, Congregate Care Facility (CCF)/Nursing

Care and multifamily residential, all of which are permitted the in Residential Future LandUuse Category. The addition of single family residential to the approved and vested uses is consistent with the proposed designation of the site to the Residential Category.

The site is contiguous to the Residential Category and consistent with the Strategy to locate residential development where that category predominates. The site is also located where services and facilities are available, and in close proximity to the City of Brooksville. Finally, the proposed change will leave a sufficient amount of commercially designated land along SR 50 and at the intersection of Emerson to provide for future conveniences to surrounding residences and pass through traffic.

Strategy 1.04B(7):... multi-family developments shall be located such that...

a. multi-family development may serve as a density transition located on the periphery of single family neighborhoods and connecting to higher intensity uses;

Analysis: The site location adjacent to commercially designated property along SR 50 and existing schools provides for a logical transition and justification to retain the current vesting for 180 multifamily units in the event development flexibility is needed.

Proposed Dimensional Standards:

Single Family

Maximum number of lots-82
Maximum Height-45 feet 2.5 stories
Minimum Lot Size-4,950 square feet (deviation from 6000)
Minimum Lot Width-45 feet (deviation from 60)
Minimum Frontage Along Curve-30 feet
Minimum Setbacks
Front- 25 feet
Rear-15 feet (deviation from 20 feet)
Sides-7.5 feet, 15-foot separation between buildings (previously approved deviation from 10 feet, 20-foot separation between buildings)
FAR- .65 (deviation from .35)

Multifamily and Congregate Care (CCF)/Nursing Home

Maximum number of units- 180 multifamily units plus 42 bed congregate care/nursing home or 222 multifamily units
Maximum units per building-24 (previously approved deviation from 12)
Maximum Height-60 feet (deviation from 45 feet)
Maximum Lot Coverage– 45% Building Area Coverage for Gross MF Acreage
Minimum Setbacks

Front- 25 feet
Rear-20 feet
Sides-0 feet Internal/7.5' External, 15-foot separation between buildings (previously approved deviation from 10 feet, 20-foot separation between buildings)

Townhomes and Villas as an additional Multifamily development option

Maximum units-any combination *of* 180 Townhome/Villa plus 42 bed congregate care/nursing home or 222 units

Townhomes
Maximum Height-45 feet or 3 stories
Minimum Lot Size-1800 sq. ft. (deviation from 12,000)
Minimum Lot Width-18 feet (deviation from 75 feet)
Minimum Setbacks
Front-25 feet
Sides-7.5 feet for end units/0 for internal units (deviation from 10 feet)
Rear-15 feet (deviation from 20 feet)
FAR-.70 (deviation from .45)

Villas
Maximum Height-45 feet or 2.5 stories
Minimum Lot Size-3850 sq. ft. (deviation from 12,000)
Minimum Lot Width-35 feet (deviation from 75 feet)
Minimum Setbacks
Front-25 feet
Sides-5 feet for end units/0 for internal units (deviation from 10 feet)
Rear-15 feet (deviation from 20 feet)
FAR-.70 (deviation from .45)

Office Professional

Maximum Size- 60,000 square feet
Maximum Height-60 feet (deviation from 45 feet)
Setbacks
Front- 25 feet
Sides- 10 feet
Rear- 20 feet

Perimeter Building Setbacks (Inclusive of Buffers)

Emerson Road-75 feet
North-15 feet (adjacent to FDOT retention pond)
South-35 feet

West-35 feet

Minimum Buffers

North-0 abutting the FDOT Retention Pond, in all other areas 20 feet of natural vegetation
South-20-foot Vegetative Buffer
East-10-foot Landscape Buffer (along Emerson Road)
West-20-foot Vegetative Buffer, except next to wetlands/park area

All buffers will meet or exceed the minimum buffer and landscape requirements of the Community Appearance Ordinance.

Site Conditions

Topography

The site ranges from elevation 103 in the northeast corner to 123 in the southwest corner of the site. Please refer to Figure 4 for topographic information.

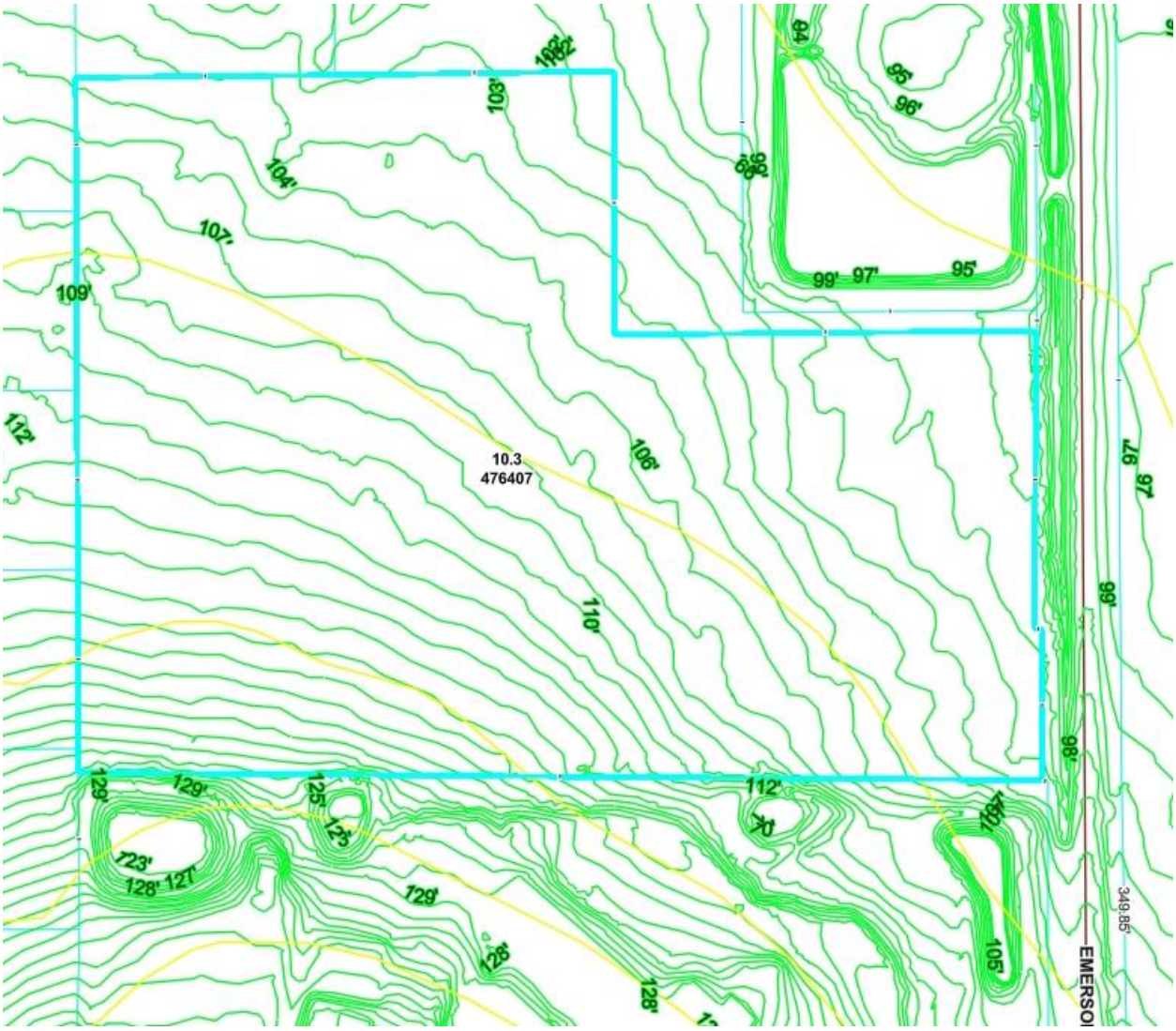


Figure 4. Parcel Key 476407- Topographic Map

Floodplain

The majority of the site is not located in a floodplain. A small area adjacent to Emerson Road is designated AE. Please refer to Figure 5.

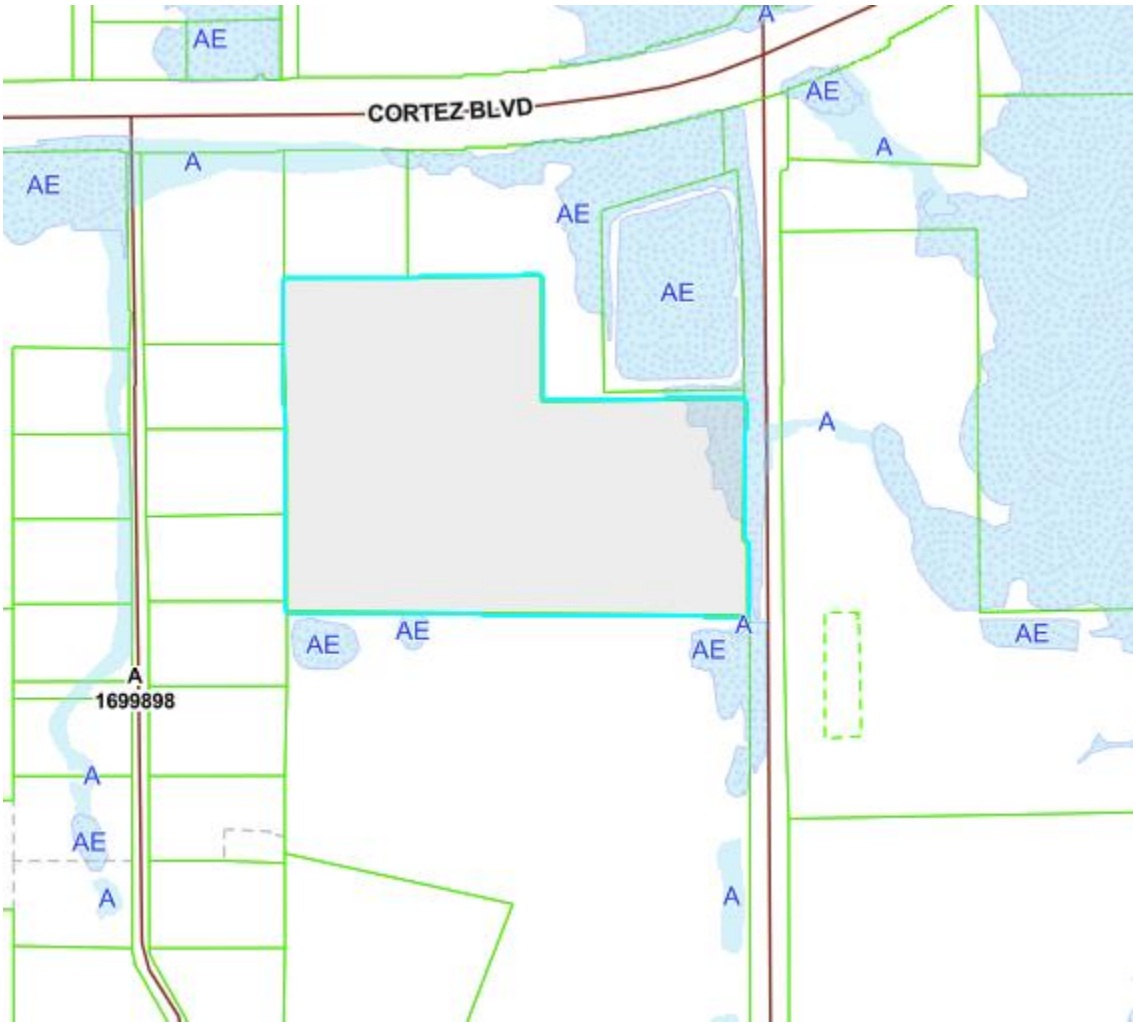


Figure 5. Parcel Key 476407- Floodplain Map

Soils

The site soils consist of Blichton Loamy Fine and Flemington Fine Sandy Loam. Refer to Figure 6 for the Soils Map. The Blichton series consists of very deep, very poorly drained, moderately slow or slowly permeable soils on uplands. The Flemington series consists of poorly drained, very slowly permeable soils formed in thick beds of clayey marine sediments on nearly level to strongly sloping areas.

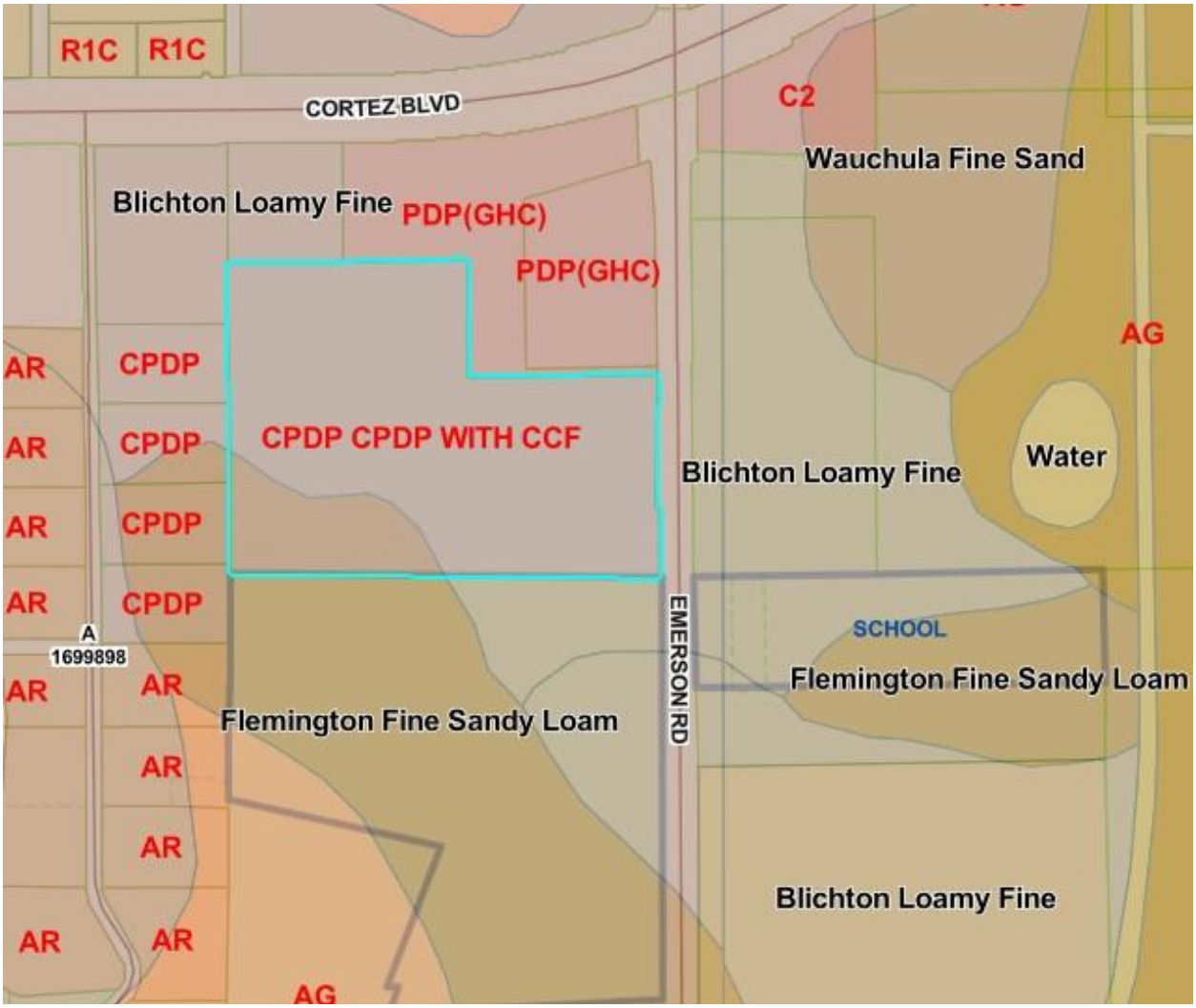


Figure 6. Parcel Key 476407- Soils Map

Site Environmental

The site consists of small jurisdictional wetlands in the northwest and southeast corners of the site, which are located on Figure 7. A cultural resource assessment was previously conducted on the site and no significant resources were found. Relative to protected flora and fauna, all required site assessments and required permits will be completed prior to site development.

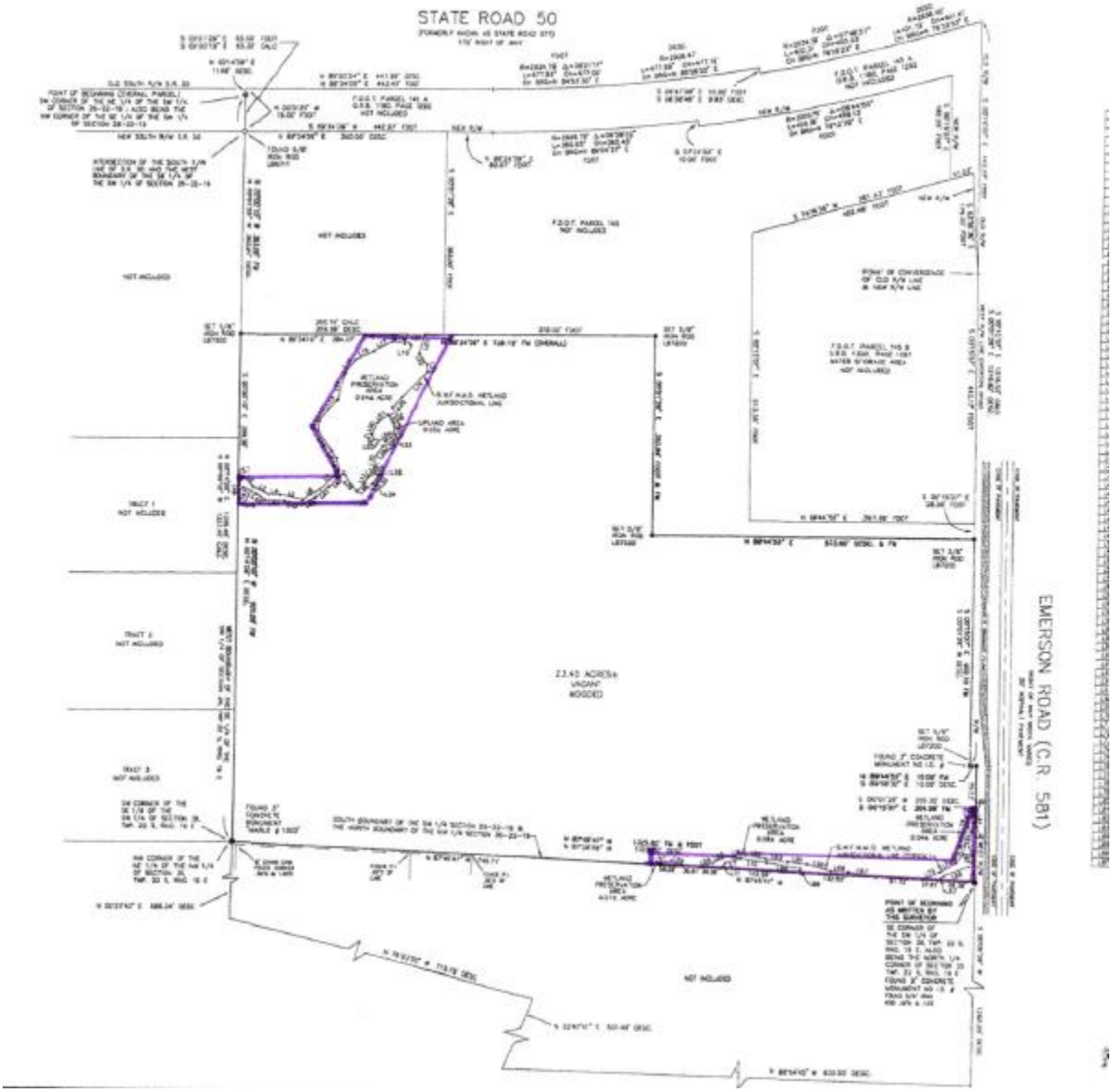


Figure 6. Parcel Key 476407- Wetlands Map

Infrastructure

Adequate Access/Transportation

The project has access to Emerson Road, a two lane collector roadway with a good level of service. Access to SR 50 (Cortez Boulevard) is provided from a signalized intersection at Emerson. SR 50 is a 4-lane arterial roadway with an excellent level of service. An access analysis will be completed for review and approval by Hernando County prior to development. Any required improvements will be determined at that time. A boulevard-style entrance is provided, thus addressing the need for a secondary point of access.

Utilities

The project is located in the City of Brooksville First Right to Refuse Service Area. Both potable water and central sewer will be provided by the City of Brooksville. If required, the applicant will complete a capacity analysis to the City of Brooksville specifications and service agreement to ensure the timing of connection to, and capacity of those facilities.

Drainage

The stormwater management system will be designed and constructed as permitted by the Southwest Florida Water Management District (SWFWMD).

Parks

A neighborhood park amenity in accordance with Hernando County requirements will be provided and maintained by the development. The development is located in close proximity to Coach Lorenzo Hamilton Sr. Park which consists of lighted fields, playgrounds, restrooms and an activity center.

Schools

A certification of concurrency will be obtained from The Hernando County School District demonstrating adequate capacity to serve the project at the time of development. The schools assigned to the property are Moton Elementary, Parrott Middle School Hernando High. Mitigation of public school impacts may be required by separate agreement with the School District.

Deviations

As indicated in the Narrative.

APPENDIX

PREVIOUSLY APPROVED MASTER PLAN

APPLICANT: The Richman Group of Florida, Inc.

FILE NUMBER: H-08-06

PURPOSE: Master Plan Revision and rezoning from PDP(MF)/Planned Development Project (Multifamily) to PDP(OP)/Planned Development Project (Office Professional) with a Congregate Care Facility and a reduction in setbacks

GENERAL LOCATION: West side of Emerson Road, approximately 1,200' south of Cortez Boulevard

LEGAL DESCRIPTION: A portion of Section 26, Township 22 South, Range 19 East of Hernando County, FL

STAFF RECOMMENDATION:

Approval of the petitioner's request for a master plan revision and rezoning from PDP(MF)/Planned Development Project (Multifamily) to PDP(OP)/Planned Development Project (Office Professional) with a Congregate Care Facility with performance conditions.

P&Z ACTION:

At the March 10, 2008 meeting, the Planning and Zoning Commission voted 5-0 to recommend the Board of County Commissioners adopt Resolution # _____ approving the petitioner's request for a master plan revision and rezoning from PDP(MF)/Planned Development Project (Multifamily) to PDP(OP)/Planned Development Project (Office Professional) with a Congregate Care Facility, with the following performance conditions:

1. The petitioner must obtain all permits from Hernando County and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.

2. The maximum allowable uses and units shall be limited as follows:

    1. 6.43 acre parcel: 36,000 square feet; PDP(OP) use
    2. 2.90 acre parcel: **either** 24,000 square feet of PDP(OP); **or** 42 ALF units use
    3. 5.00 acre parcel: 84 units; Age Restricted **or** Standard Multifamily use
    4. 9.32 acre parcel: 96 units, Standard Multifamily use

3. A master plan revision will be required should the petitioner desire to construct a nursing home in the future. A Certificate of Need for a specific number of beds shall be demonstrated at that time.

4. The maximum building height shall be in accordance with the LDR requirements.

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5. Minimum Perimeter Setbacks:

Emerson Road:	75'
North:	25'
South:	~~35'~~ 25' (STAFF AGREES)
West:	35'
Frontage:	35'

A minimum 15' separation between multifamily structures

6. The 100-year floodplain must be delineated and shown on all site plans; and all roadways, driveways, and finished floor elevations must meet the Facility Design Guidelines and adopted building codes.

7. The petitioner shall provide turn lanes on Emerson Road as required by the County Engineer.

8. The developer shall negotiate a water and sewer agreement with the City of Brooksville.

9. The frontage road shall line up with the frontage road on the commercial property to the northwest. In addition, the frontage shall be designed with a boulevard entrance at Emerson Road.

~~10. Additional parking spaces for visitors shall be provided throughout the multifamily portion of the development. The minimum number of additional spaces provided shall be at least 30% of the required parking.~~ (STAFF AGREES)

~~11.~~10. The petitioner shall provide a wildlife survey, prepared by a qualified professional prior to any development occurring on the property. Further, copies of any required permits shall be provided prior to the issuance of development permits by Hernando County.

~~12.~~11. An archaeological survey shall be performed by a qualified professional prior to development.

~~13.~~12. Florida Yards & Neighborhoods (FYN) principles shall be implemented for landscaping within the development.

~~14.~~13. The petitioner shall provide a second egress point from the 9.12 acre ~~two (2) access points to the~~ multifamily development areas ~~from~~ to the frontage road. (STAFF AGREES)

~~15.~~ 14. A treed roadway/access shall be provided in accordance with the requirements of the County LDR's.

~~16.~~15. The developer shall be responsible for the clearing of all exotic plant species from any portion of the drainage streams that is located on site in accordance with the requirements of the Community Appearance ordinance.

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~~17.~~16. A ~~35'~~ drainage easement shall be provided ~~along~~ centered on the drainage streams located on site as determined by the County Engineer, and the easement (s) shall be delineated and shown on all future plans. (STAFF AGREES)

~~18.~~17. The development shall comply with the open space requirements of the County LDR's.

~~19.~~18. The developer shall provide a transportation analysis for review and approval by the County Engineer prior to the issuance of any permits for the project. In addition, the developer shall be responsible for all improvements necessary, as determined by the approved transportation analysis.

~~20.~~19. A 10' buffer with a minimum 80% opacity shall be located along the south and west property lines.

~~21.~~20. If the County has not adopted a school concurrency ordinance by the time of development, the developer shall enter into a separate mitigation agreement with the School Board prior to development.

~~22.~~21. The petitioner shall provide a revised plan in compliance with all of the performance conditions within 30 calendar days of BCC approval. Failure to submit the revised plan within 30 business days from BCC approval will result in the zoning becoming null and void.

22. The applicant shall provide a sidewalk along Emerson Road from the frontage road to the school as determined by the County Engineer and the School Board's facility Maintenance Staff. (STAFF AGREES)

BCC ACTION:

The Board of County Commissioners voted 5-0 adopt Resolution #2008-89 approving the petitioner's request for a master plan revision and rezoning from PDP(MF)/Planned Development Project (Multifamily) to PDP(OP)/Planned Development Project (Office Professional) with a Congregate Care Facility, with the following performance conditions:

1. The petitioner must obtain all permits from Hernando County and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.

2. The maximum allowable uses and units shall be limited as follows:

    1. 6.43 acre parcel: 36,000 square feet; PDP(OP) use
    2. 2.90 acre parcel: **either** 24,000 square feet of PDP(OP); **or** 42 ALF units use
    3. 5.00 acre parcel: 84 units; Age Restricted **or** Standard Multifamily use
    4. 9.32 acre parcel: 96 units, Standard Multifamily use

3. A master plan revision will be required should the petitioner desire to construct a nursing home in the future. A Certificate of Need for a specific number of beds shall be demonstrated at that time.

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4. The maximum building height shall be in accordance with the LDR requirements.

5. Minimum Perimeter Setbacks:

Emerson Road:	75'
North:	25'
South:	~~35'~~ 25' (STAFF AGREES)
West:	35'
Frontage:	35'

A minimum 15' separation between multifamily structures

6. The 100-year floodplain must be delineated and shown on all site plans; and all roadways, driveways, and finished floor elevations must meet the Facility Design Guidelines and adopted building codes.

7. The petitioner shall provide turn lanes on Emerson Road as required by the County Engineer.

8. The developer shall negotiate a water and sewer agreement with the City of Brooksville.

9. The frontage road shall line up with the frontage road on the commercial property to the northwest. In addition, the frontage shall be designed with a boulevard entrance at Emerson Road.

10. The petitioner shall provide a wildlife survey, prepared by a qualified professional prior to any development occurring on the property. Further, copies of any required permits shall be provided prior to the issuance of development permits by Hernando County.

11. An archaeological survey shall be performed by a qualified professional prior to development.

12. Florida Yards & Neighborhoods (FYN) principles shall be implemented for landscaping within the development.

13. The petitioner shall provide a second egress point from the 9.12 acre multifamily development areas to the frontage road.

14. A treed roadway/access shall be provided in accordance with the requirements of the County LDRs.

15. The developer shall be responsible for the clearing of all exotic plant species from any portion of the drainage streams that is located on site in accordance with the requirements of the Community Appearance ordinance.

16. A drainage easement shall be provided centered on the drainage streams located on site as determined by the County Engineer, and the easement (s) shall be delineated and shown on all future plans.

17. The development shall comply with the open space requirements of the County LDRs.

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18. The developer shall provide a transportation analysis for review and approval by the County Engineer prior to the issuance of any permits for the project. In addition, the developer shall be responsible for all improvements necessary, as determined by the approved transportation analysis.

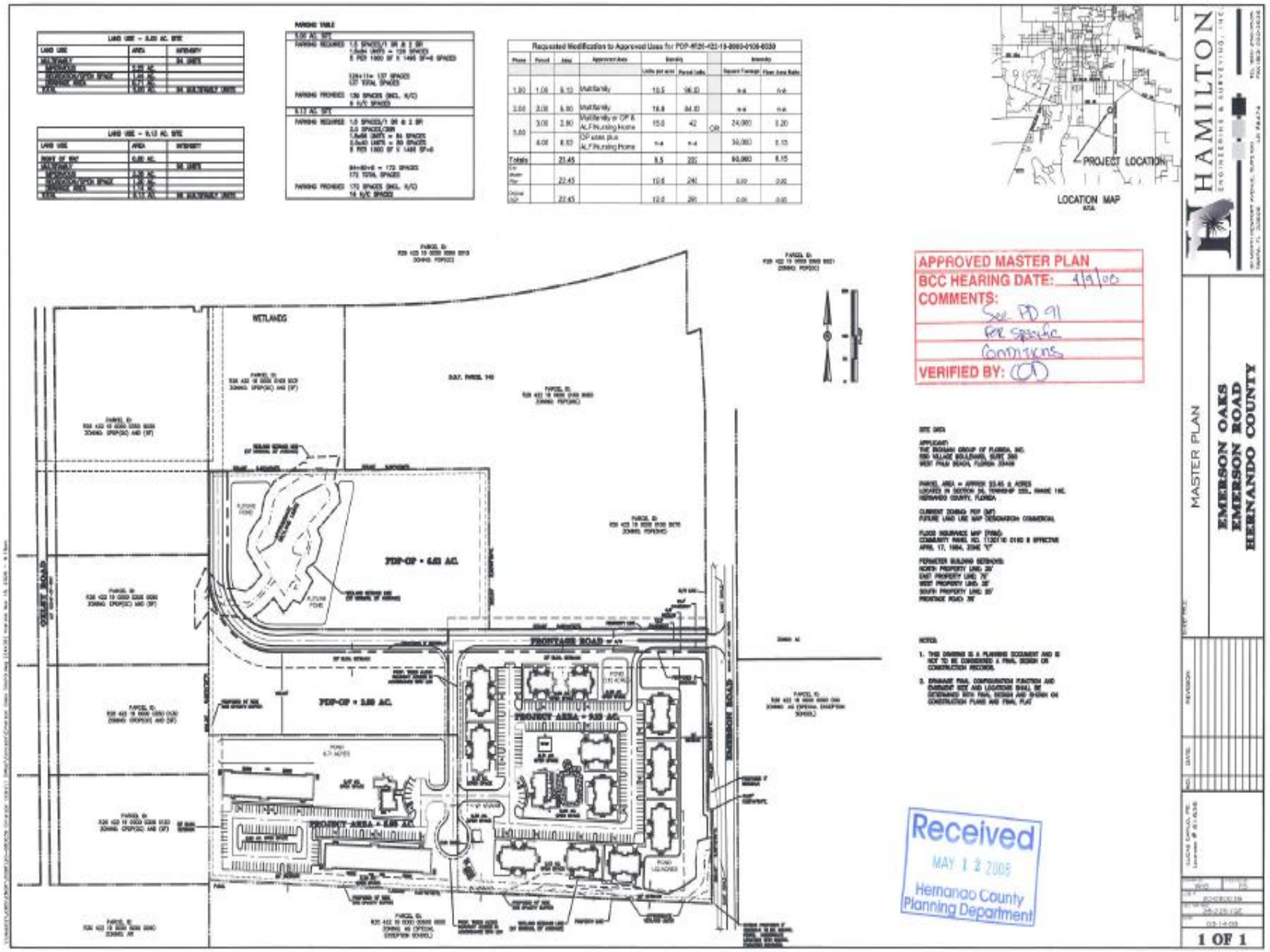
19. A 10' buffer with a minimum 80% opacity shall be located along the south and west property lines.

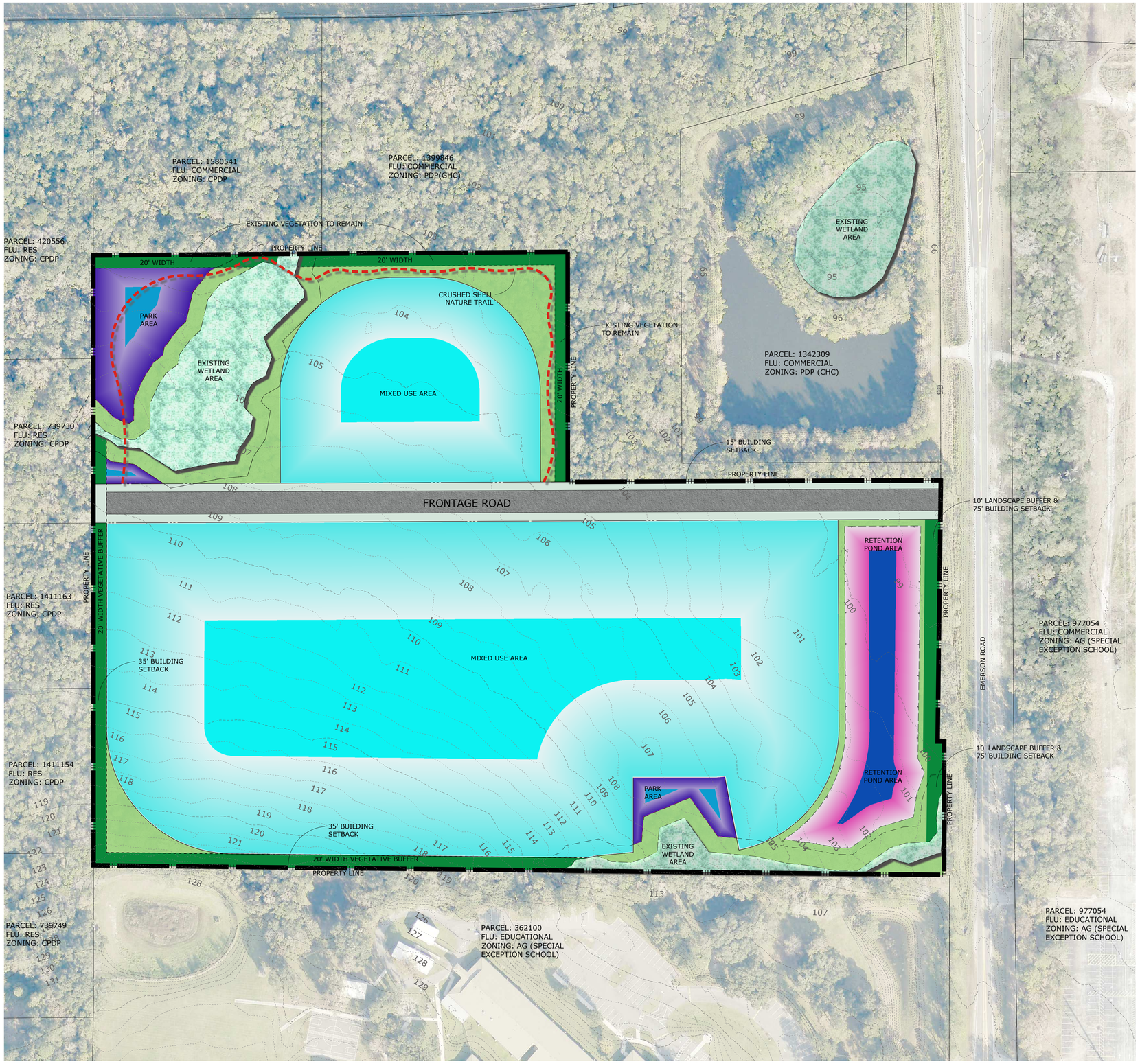
20. If the County has not adopted a school concurrency ordinance by the time of development, the developer shall enter into a separate mitigation agreement with the School Board prior to development.

21. The petitioner shall provide a revised plan in compliance with all of the performance conditions within 30 calendar days of BCC approval. Failure to submit the revised plan within 30 business days from BCC approval will result in the zoning becoming null and void.

22. The applicant shall provide a sidewalk along Emerson Road from the frontage road to the school as determined by the County Engineer and the School Board's facility Maintenance Staff.

NOTE: **PLEASE NOTE THAT DEVELOPMENT ACTIONS TAKEN IN RELIANCE ON THIS ZONING APPROVAL MUST BE CONSISTENT WITH THE APPROVED MASTER PLAN, DEVELOPER'S NARRATIVE, DEVELOPER'S REPRESENTATIONS ON THE RECORD, AND THE APPROVAL CONDITIONS BY THE BCC.**


LAND USE – 5.00 AC. SITE
LAND USE
AREA
INTENSITY
LAND USE – 9.13 AC. SITE
PARKING TABLE
Requested Modification to Approved Uses for
WETLANDS
GILLETT ROAD
FRONTAGE ROAD
PROJECT AREA
PROJECT LOCATION
LOCATION MAP
APPROVED MASTER PLAN
BCC HEARING DATE:
COMMENTS:
VERIFIED BY:
Received
MAY 12 2008
Hernando County
Planning Department
HAMILTON
MASTER PLAN
EMERSON OAKS
EMERSON ROAD
HERNANDO COUNTY
1 OF 1



N

0 80 160 Feet

LOCATION MAP

SITE DATA

TOTAL AREA = +/- 23.80 ACRES
UPLAND AREA: +/- 22.47 ACRES
WETLAND AREA: +/- 1.33 ACRES

OWNER / APPLICANT: EMERSON CAPITAL GROUP LLC
PARCEL KEY NO.: 476407
SITE ADDRESS: 0 EMERSON ROAD
SECTION / TOWNSHIP / RANGE: 26/23S/18E

CURRENT FLU: COMMERCIAL
PROPOSED FLU: RESIDENTIAL

CURRENT ZONING: CPDP WITH PDP(MF), PDP(OP), & CONCREGATE CARE / ALF
PROPOSED ZONING: CPDP WITH PDP(SF), PDP(MF), PDP(OP), AND CONGREGATE CARE FACILITY (ALF) USES

MINIMUM PERIMETER SETBACKS: (INCLUSIVE OF BUFFER)
EMERSON ROAD: 75'
NORTH: 35 FEET / 15 FEET (ADJACENT TO FDOT RETENTION POND)
SOUTH: 35 FEET
WEST: 35 FEET

PROPOSED BUFFERS:
NORTH- 0' ABUTTING FDOT PROPERTY, 20' OF EXISTING NATURAL VEGETATION TO REMAIN IN ALL OTHER AREAS.
SOUTH- 20' NATURAL VEGETATIVE BUFFER EXCEPT BY WETLAND
EAST- 10' LANDSCAPE BUFFER
WEST- 20' NATURAL VEGETATIVE BUFFER EXCEPT BY PARK AREA

LEGEND

- MIXED USE AREA
- PARK AND AMENITY AREA
- LANDSCAPE OR VEGETATIVE BUFFERS
- RETENTION POND AREA

Emerson Oaks

Area	Approved Uses	MF Density		Intensity		SF Density	
		Units per acre	Parcel Units	Square Footage	Gross Building Area	Units per acre	Parcel Units
23.8	Multifamily	9.33	222	n-a	n-a		
23.8	OP uses plus ALF/Nursing Home	n-a	n-a	60000	0.45		
23.8	Single Family	n-a	n-a	n-a	n-a	3.4	82.0
23.8		**9.33**	**222**	**60,000**	**0.45**	**3.4**	**82.0**

THE ABOVE LAND USES REPRESENT ALTERNATIVE DEVELOPMENT SCENARIOS. ONLY ONE (1) USE SCENARIO SHALL BE DEVELOPED. FINAL USE DETERMINATION SHALL BE ESTABLISHED AT THE TIME OF CONDITIONAL PLAT OR SITE PLAN APPROVAL, WHICHEVER COMES FIRST AS REQUIRED BY THE COUNTY FOR THE SELECTED USE.

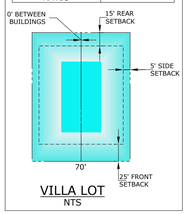
NOTES:
* ALL ACREAGES AND UNITS PROVIDED IN LAND USE TABLE ARE CONCEPTUAL. FOR PLANNING PURPOSES ONLY. FINAL NUMBER OF EACH TYPE OF USE AND ACREAGE WILL BE DETERMINED AT TIME OF PLATTING.

* LOCATIONS OF USES ARE CONCEPTUAL AND FOR PLANNING PURPOSES ONLY. THE EXACT LOCATION OF EACH USE WILL BE DETERMINED AT THE TIME OF PLATTING.

OFFICE PROFESSIONAL STANDARDS:
MAXIMUM LOT COVERAGE: 60,000 SQUARE FEET MAX.
MAXIMUM HEIGHT: 60'
SETBACKS
FRONT: 25'
SIDES: 10'
REAR: 20'

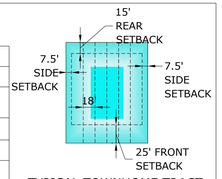
MULTI-FAMILY APARTMENT STANDARDS:
MAXIMUM UNITS PER BUILDING: 24 (PREVIOUSLY APPROVED DEVIATION FROM 12)
MAXIMUM LOT COVERAGE: 45% BUILDING AREA COVERAGE FOR GROSS MULTI-FAMILY ACREAGE
MAXIMUM HEIGHT: 60'
SETBACKS
FRONT: 25'
SIDES: 0' INTERNAL / 7.5' EXTERNAL
REAR: 20'
BUILDING SEPARATION: 15 FEET; 15 FEET SEPARATION BETWEEN BUILDINGS (PREVIOUSLY APPROVED DEVIATION FROM 10 FEET, 20 FEET SEPARATION BETWEEN BUILDINGS)

	VILLA
MINIMUM LOT WIDTH	35'
MINIMUM FRONTAGE ALONG CURVE	25'
MINIMUM LOT SQFT	3,850 SF
MAXIMUM BUILDING HEIGHT	45'
MAXIMUM BUILDING AREA RATIO	70%



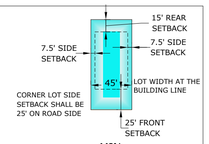
VILLA LOT
NTS

	TOWNHOME
MINIMUM LOT WIDTH	18'
MINIMUM FRONTAGE ALONG CURVE	15'
MINIMUM LOT SQFT	1,800 SF
MAXIMUM BUILDING HEIGHT	45'
MAXIMUM BUILDING AREA RATIO	70%



TYPICAL TOWNHOME TRACT
NTS

	SINGLE-FAMILY
MINIMUM LOT WIDTH	45'
MINIMUM FRONTAGE ALONG CURVE	30'
MINIMUM LOT SQFT	4,950 SF
MAXIMUM BUILDING HEIGHT	45'
MAXIMUM BUILDING AREA RATIO	65%



MIN.
45' SINGLE FAMILY LOT
NTS

REZONING MASTER PLAN

EMERSON OAKS

Coastal engineering associates, inc.
Engineering
Planning
Surveying
Environmental
Transportation
Construction Management
966 Candlelight Boulevard - Brooksville - Florida 34601
(352) 796-9423 - Fax (352) 799-6359
EB-0000142

REUSE OF DOCUMENT
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DRAWING INVALID UNLESS SIGNED, DATED & SEALED BY REGISTERED PROFESSIONAL

DATE	REV. BY	REV. NO.	REVISION

WHEN PRINTED TO SCALE, DRAWING SIZE SHALL BE 22" X 34"

SHEET
1

JOB No.: 25116

PRINTED: 06/12/2026 - 4:56pm PRINTED BY: RO PATH: L:\25116\Emerson Oaks\dwg\PLAN\prelim\25116_RZMP6.dwg

H-26-11 Aerial Map

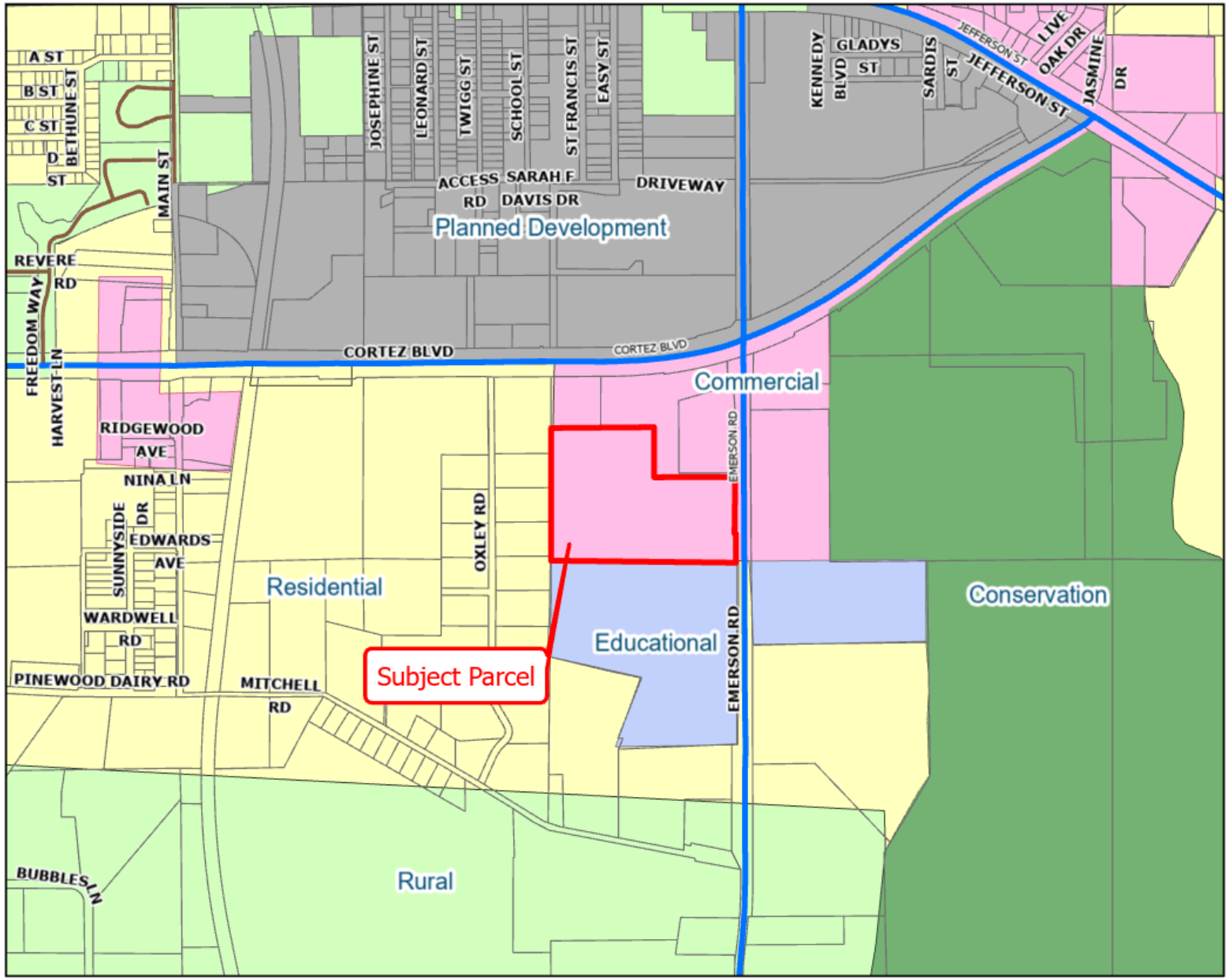
This map was prepared by this office to be used as aid and land parcel location and identification only. All land locations, right-of-ways widths, acreages, and utility locations are subject to field survey or other appropriate verification.

Not to Scale.

Hernando County Comprehensive Plan Map

Existing Future Land Use: H-26-11

Version Date: 8/17/2026



Not to Scale.

Legend

Future Landuse All

- Commercial
- Conservation
- Educational
- Planned Development
- Residential
- Rural

N
W E
S

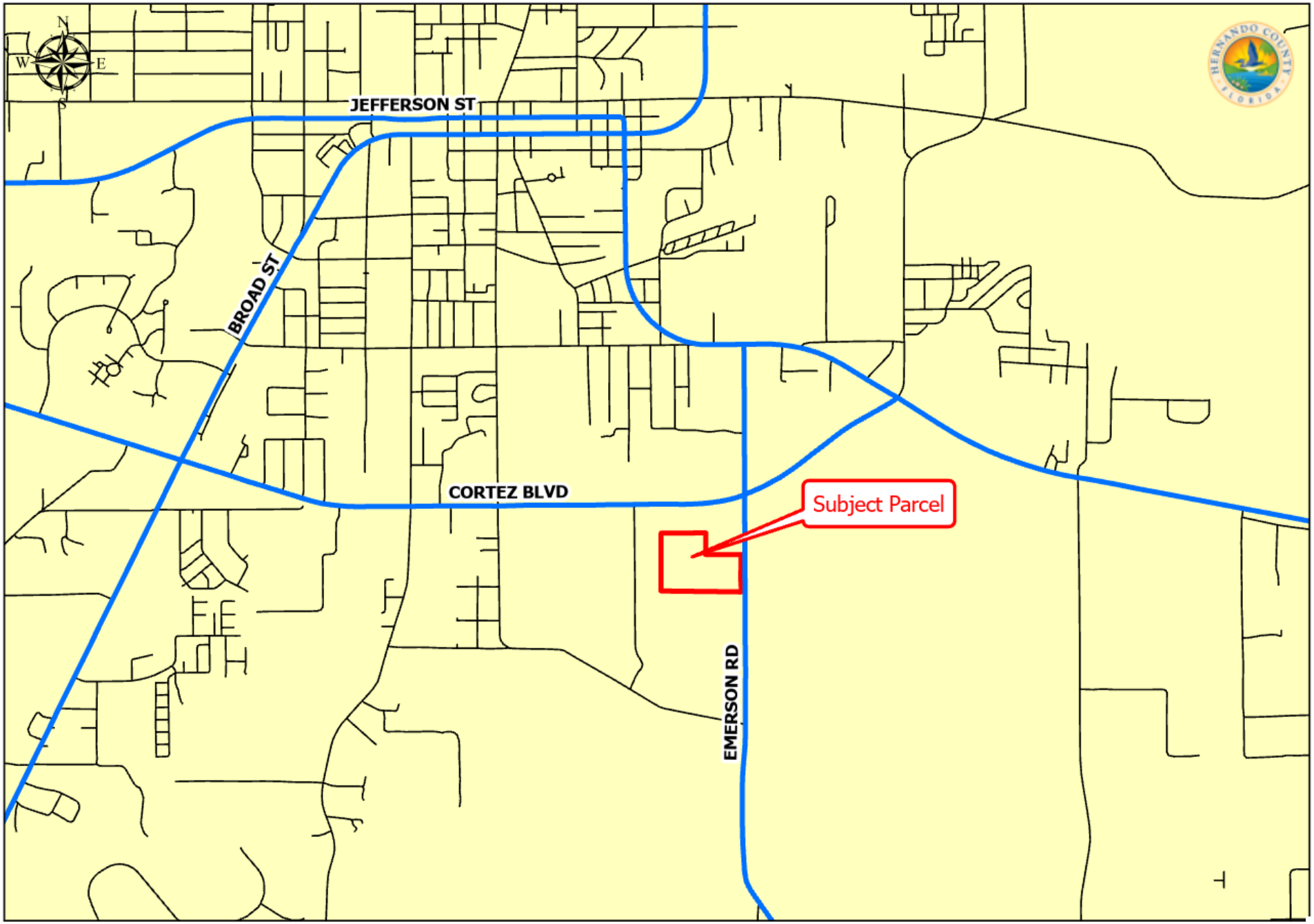
Future Land Use Map

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.

H-26-11 Area Map

This map was prepared by this office to be used as aid and land parcel location and identification only. All land locations, right-of-ways widths, acreages, and utility locations are subject to field survey or other appropriate verification.



Not to Scale

H-26-11 Zoning Map

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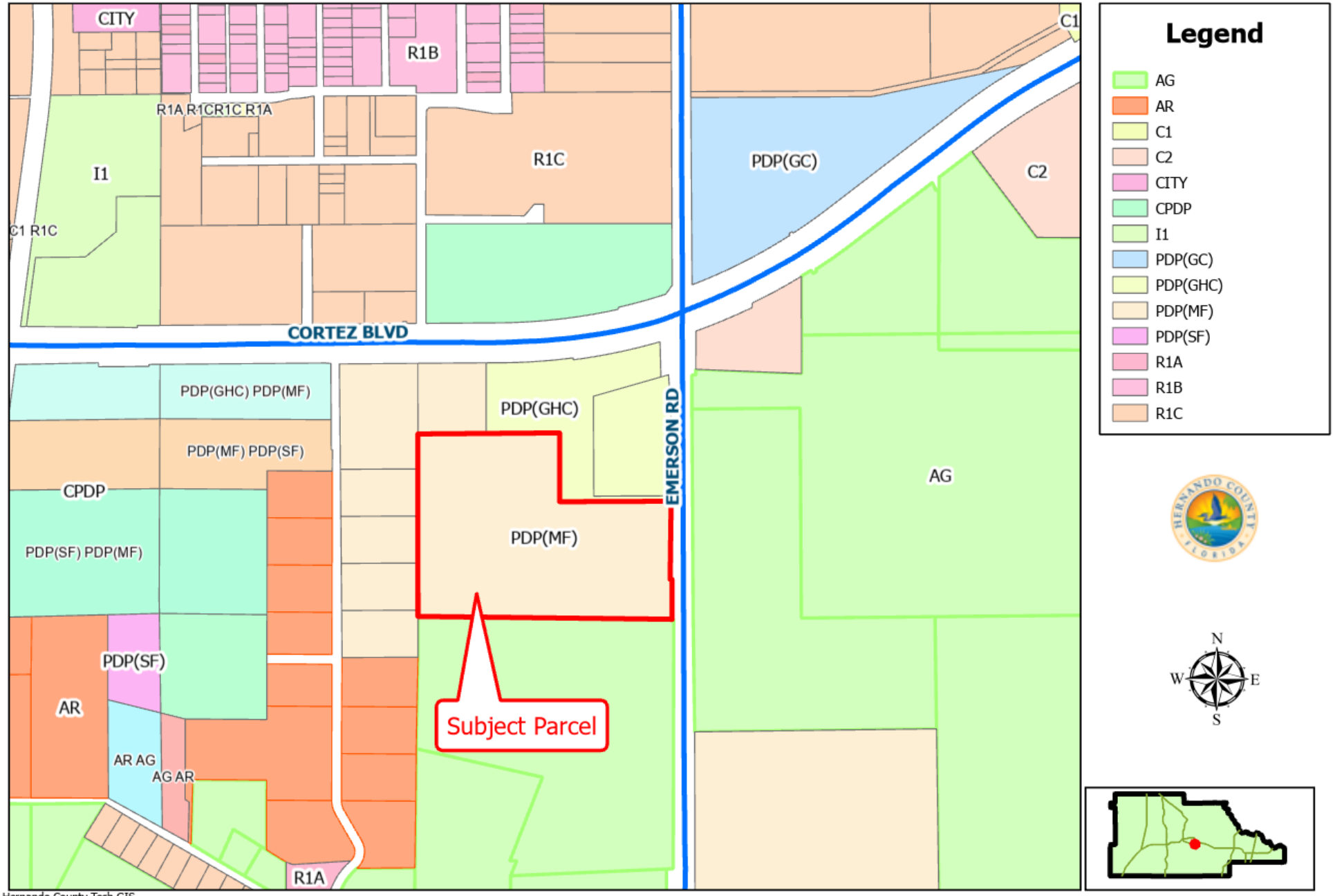


Hernando County Tech GIS
with Hernando County Planning Department
Project date: August 17, 2026

Not to Scale.

The School District of Hernando County, Florida
Facilities & Construction Department
8016 Mobley Road
Brooksville, FL 34601
Phone: (352) 797-7050
Fax: (352) 797-7150

HERNANDO SCHOOL DISTRICT

Learn it. Love it. Live it.

Superintendent: *Ray Pinder*
Board Chairperson: *Shannon Rodriguez*
Vice Chairperson: *Mark Johnson*
Board Members:
Michelle Bonczek
Susan Duval
Kayce Hawkins

August 13, 2026

Mr. Omar DePablo, Development Services Director
Hernando Co. Development Services Department
1653 Blaise Drive
Brooksville, Florida 34601

RE: EMERSON OAKS – H2611 (80 SFD + 180 MF)
Non-Binding School Capacity Analysis

Mr. DePablo,

The School District has conducted a non-binding capacity analysis for the zoning amendment petition referenced above. The application data and our revised findings are summarized below:

REVIEWING AUTHORITY	Hernando County School District		
PROJECT NAME / CASE NUMBER	Emerson Oaks – H2611		
APPLICATION TYPE	Non-Binding School Concurrency Analysis		
OWNER / DEVELOPER	Emerson Capital Group, LLC		
PARCEL KEY NUMBER(S)	476407		
LOCATION / ADDRESS	West side of Emerson Rd., approx. 750' south of Cortez Blvd.		
PROJECT ACREAGE	23.8 acres, more or less		
LAND USE DESIGNATION	**CURRENT:** Commercial	**PROPOSED:** Residential	
ZONING	**CURRENT:** CPDP (MF & OP)	**PROPOSED:** CPDP (MF & SF)	
PROPOSED DWELLING UNITS	**SINGLE FAM:** 80	**MULTI FAM:** 180	**TOWNHS:** 0

CAPACITY CALCULATIONS Student generation rates for each type of dwelling unit, distribution among grade levels, and resulting capacity utilizations are tabulated below:

DWELLING UNIT TYPE	NUMBER OF DWELLING UNITS	STUDENT GENERATION RATE 1	STUDENTS PER UNIT TYPE
Single Family	**80**	**0.300**	**24**
Multi Family	**180**	**0.188**	**34**
Townhouse	**0**	**0.159**	**0**
TOTAL NUMBER OF STUDENTS			**58**

AVERAGE GRADE LEVEL DISTRIBUTION		
GRADE	**DISTRIBUTION**	**STUDENTS**
PK - 5	46 %	**27**
6-8	23 %	**13**
9-12	31 %	**18**

[[1] Student generation rates based on *Hernando County Educational Facilities Impact Fee Update Study*, August 2022.]

It is the policy of the Hernando County School District not to illegally discriminate or allow its employees to illegally discriminate on the basis of race, color, religion, national origin, age, sex, marital status, disability or GINA in its educational programs or employment practices.

CONCURRENCY SERVICE AREA [2] (SCHOOL NAME)	A SCHOOL CAPACITY	B PLANNED CAPACITY	C STUDENTS ENROLLED [3]	D NET RESERVED CAPACITY	E PROPOSED STUDENTS	F TOTAL STUDENTS (C+D+E)	G RESULTING LEVEL OF SVC. (F ÷ (A+B))
Moton ES	835	0	646	189	0	835	100%
Eastside ES	798	440	769	350	27	1146	92%
DS Parrott MS	1040	0	716	324	0	1040	100%
West Hernando MS	1308	0	687	531	13	1231	94%
Hernando HS	1674	0	1316	366	0	1682	100%
Central HS	1886	0	1482	483	0	1965	104%
Weeki Wachee HS	1611	375	1438	548	0	1986	100%

[[2] There is no guarantee that students from the proposed development will attend the schools in the assigned CSAs.]
[[3] As published on the district's website, 10-11-2024.]

CAPACITY FINDINGS The Hernando County School District Level of Service (LOS) is 100% of school capacity.

At the elementary school level, adequate capacity is not available for any of 27 students in the assigned Concurrency Service Area (CSA) of Moton ES. However, adequate capacity is available in the adjacent CSA of Eastside ES, shown as shaded in the table above.

At the middle school level, adequate capacity is not available for any of 13 students in the assigned CSA of DS Parrott MS. However, adequate capacity is available in the adjacent CSA of West Hernando MS, shown as shaded in the table above.

At the high school level, adequate capacity is not available any of 18 students in the assigned CSA of Hernando HS. Neither is adequate capacity available in the adjacent CSAs of Central HS nor Weeki Wachee HS, shown as shaded in the table above. Consequently, **there is a capacity deficit of 18 students at the high school level.**

COMMENT A formal application for School Concurrency requesting a *Finding of Available School Capacity* should be submitted to the School District no less than thirty (30) days prior to submission for approval of a site plan, conditional plat, or functional equivalent. The administrative fee for this application is $500.00.

Should you have any questions concerning this report, please do not hesitate to contact me.

Regards,

James W. Lipsey, AICP-C
School Planner
Hernando County School District
PHONE: (352) 797-7050, ext. 71410
EMAIL: lipsey_j@hcsb.k12.fl.us

Copies to: Victoria Via, Agenda Coordinator, Hernando Co. Planning Dept.
Brian Ragan, Director of Facilities, HCSD
Steve Crognale, Executive Director of Support Operations, HCSD
Concetta Cook, Permit Coordinator, Coastal Engineering Associates, Inc.

RESOLUTION NO. 2026 - _____

WHEREAS, Hernando County has adopted zoning regulations pursuant to Section 125.01(1) and Chapter 163, *Florida Statutes*, which authorize the County to regulate the use of land in the unincorporated areas of Hernando County, Florida, and take action on the request herein; and

WHEREAS, the Hernando County Board of County Commissioners (BOCC) conducted a duly advertised public hearing to consider the requested changes in zoning on the specified parcels in Hernando County, Florida, as more fully described below;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, AS FOLLOWS:

APPLICANT: Emerson Capital Group, LLC

FILE NUMBER: H-26-11

REQUEST: Rezoning from CPDP/(Combined Planning Development Project) with GC/(General Commercial) and SF/(Single-family) Uses and CPDP/(Combined Planning Development Project) with OP/(Office Professional) and Congregate Care Facility Uses to CPDP/(Combined Planned Development Project) to include PDP(MF)/Planned Development Project (Multifamily) and PDP(SF)/Planned Development Project (Single Family) with deviations

GENERAL LOCATION: West side of Emerson Road, approximately 1,540' south of its intersection with Cortez Boulevard (SR 50)

PARCEL KEY NUMBERS: 476407

REQUEST: Rezoning from CPDP/(Combined Planning Development Project) with GC/(General Commercial) and SF/(Single-family) Uses and CPDP/(Combined Planning Development Project) with OP/(Office Professional) and Congregate Care Facility Uses to CPDP/(Combined Planned Development Project) to include PDP(MF)/Planned Development Project (Multifamily) and PDP(SF)/Planned Development Project (Single Family) with deviations as enumerated in the BOCC Action, which is incorporated herein by reference and made a part hereof. The representations contained in the rezoning application are incorporated herein by reference and made a part hereof and are relied upon by the County to be true and correct. For purposes herein, it is presumed that all notice and advertising requirements have been satisfied.

FINDINGS OF FACT: ALL of the facts and conditions set forth in the County's staff memoranda and presented to the BOCC in connection with the public hearing in this matter are incorporated herein by reference and made a material part of this Resolution as integral to the BOCC's Action. The BOCC finds that the testimony and record supporting APPROVAL of the request to be credible and to constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings of fact:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

CONCLUSIONS OF LAW: The BOCC is authorized to act on this matter pursuant to Chapters 125 and 163, *Florida Statutes*. Accordingly, after public hearing and testimony, being fully advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

ACTION: After notice and public hearing, based upon the record in this matter and ALL of the findings of fact and conclusions of law above, the BOCC hereby APPROVES rezoning from CPDP/(Combined Planning Development Project) with GC/(General Commercial) and SF/(Single-family) Uses and CPDP/(Combined Planning Development Project) with OP/(Office Professional) and Congregate Care Facility Uses to CPDP/(Combined Planned Development Project) to include PDP(MF)/Planned Development Project (Multifamily) and PDP(SF)/Planned Development Project (Single Family) with deviations as set forth in the BOCC Action, which is incorporated herein by reference and made a part hereof. Any requests, uses, variances or exceptions that were requested in connection with this rezoning application but not specifically approved herein are hereby deemed DENIED.

ADOPTED IN REGULAR SESSION THE _____ DAY OF _____ 2026.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____
Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

By: _____
Jerry Campbell
Chairman

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Natasha López Perez
County Attorney's Office

RESOLUTION NO. 2026 - _____

WHEREAS, Hernando County has adopted zoning regulations pursuant to Section 125.01(1) and Chapter 163, *Florida Statutes*, which authorize the County to regulate the use of land in the unincorporated areas of Hernando County, Florida, and take action on the request herein; and

WHEREAS, the Hernando County Board of County Commissioners (BOCC) conducted a duly advertised public hearing to consider the requested changes in zoning on the specified parcels in Hernando County, Florida, as more fully described below;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, AS FOLLOWS:

APPLICANT: Emerson Capital Group, LLC

FILE NUMBER: H-26-11

REQUEST: Rezoning from CPDP/(Combined Planning Development Project) with GC/(General Commercial) and SF/(Single-family) Uses and CPDP/(Combined Planning Development Project) with OP/(Office Professional) and Congregate Care Facility Uses to CPDP/(Combined Planned Development Project) to include PDP(MF)/Planned Development Project (Multifamily) and PDP(SF)/Planned Development Project (Single Family) with deviations

GENERAL LOCATION: West side of Emerson Road, approximately 1,540' south of its intersection with Cortez Boulevard (SR 50)

PARCEL KEY NUMBERS: 476407

REQUEST: Rezoning from CPDP/(Combined Planning Development Project) with GC/(General Commercial) and SF/(Single-family) Uses and CPDP/(Combined Planning Development Project) with OP/(Office Professional) and Congregate Care Facility Uses to CPDP/(Combined Planned Development Project) to include PDP(MF)/Planned Development Project (Multifamily) and PDP(SF)/Planned Development Project (Single Family) with deviations as enumerated in the BOCC Action, which is incorporated herein by reference and made a part hereof. The representations contained in the rezoning application are incorporated herein by reference and made a part hereof and are relied upon by the County to be true and correct. For purposes herein, it is presumed that all notice and advertising requirements have been satisfied.

FINDINGS OF FACT: ALL of the facts and conditions set forth in the County's staff memoranda and presented to the BOCC in connection with the public hearing in this matter are incorporated herein by reference and made a material part of this Resolution as integral to the BOCC's Action. The BOCC finds that the testimony and record supporting DENIAL of the request to be credible and to constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings of fact:

1. The proposed request is NOT consistent with the County's adopted Comprehensive Plan and is NOT compatible with the surrounding land uses.

CONCLUSIONS OF LAW: The BOCC is authorized to act on this matter pursuant to Chapters 125 and 163, Florida Statutes. Accordingly, after public hearing and testimony, being fully advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The proposed request is NOT consistent with the County's adopted Comprehensive Plan and is NOT compatible with the surrounding land uses.

ACTION: After notice and public hearing, based upon the record in this matter and ALL of the findings of fact and conclusions of law above, the BOCC hereby DENIES rezoning from CPDP/(Combined Planning Development Project) with GC/(General Commercial) and SF/(Single-family) Uses and CPDP/(Combined Planning Development Project) with OP/(Office Professional) and Congregate Care Facility Uses to CPDP/(Combined Planned Development Project) to include PDP(MF)/Planned Development Project (Multifamily) and PDP(SF)/Planned Development Project (Single Family) with deviations as set forth in the BOCC Action, which is incorporated herein by reference and made a part hereof. Any requests, uses, variances or exceptions that were requested in connection with this rezoning application but not specifically approved herein are hereby deemed DENIED.

ADOPTED IN REGULAR SESSION THE _____ DAY OF _____ 2026.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____
Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

By: _____
Jerry Campbell
Chairman

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Natasha López Perez
County Attorney's Office

Board of County Commissioners

AGENDA ITEM

Meeting: 10/06/2026
Department: Planning
Prepared By: Victoria Via
Initiator: Omar DePablo
DOC ID: 17999
Legal Request Number: 2026-143-1
Bid/Contract Number:

TITLE
Rezoning Petition Submitted by Jack Melton Family, Inc., for Property Located on Lockhart Road (H2539)

BRIEF OVERVIEW
Rezoning Request:
Rezoning from AG (Agricultural) to PDP(SF)/Planned Development Project (Single Family) with deviations

General Location:
East side of Lockhart Road and I-75

Parcel Key Number:
541364, 541578

Summary of Applicant's Request:
The applicant requests a rezoning of the subject property, consisting of approximately 226.9 acres, from AG (Agricultural) to PDP(SF) Planned Development Project (Single Family) to allow for the development of a subdivision containing up to 907 single family residential lots. The proposed project is located in the I-75/SR 50 Planned Development District.

Hearing History:
On **February 9, 2026,** the Planning and Zoning Commission voted 5-0 to approve the petitioners request to postpone their application.

On **March 9, 2026,** the Planning and Zoning Commission voted 5-0 to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from AG (Agricultural) to PDP(SF)/Planned Development Project (Single-Family) with deviations and modified performance conditions.

On **April 7, 2026,** the Board of County Commissioners voted 4-0 to Postpone the petitioners request to for a rezoning from AG (Agricultural) to PDP(SF)/Planned Development Project (Single Family) with deviations.

FINANCIAL IMPACT
A matter of policy. There is no financial impact.

LEGAL NOTE
The Board has the authority to make the requested rezoning decision pursuant to Chapters 125 and 163 Florida Statutes. The Applicable Criteria for a Zoning District Amendment are contained in Appendix A (Zoning Code), Article VI. The Applicable Criteria for a PDP are found in Appendix A (Zoning Code), Article VIII. The Zoning District Amendment must be

consistent with the Comprehensive Plan.

RECOMMENDATION

It is recommended that the Board adopt a Resolution approving the petitioner's request for a rezoning from AG (Agricultural) to PDP(SF)/Planned Development Project (Single Family) with deviations and performance conditions.

REVIEW PROCESS

Omar DePablo	Approved	09/23/2026 4:02 PM
Victoria L Via	Approved	09/24/2026 9:37 AM
Stephanie Stevens	Approved	09/24/2026 3:58 PM
Erin Dohren	Approved	09/24/2026 4:02 PM
Pamela Hare	Approved	09/25/2026 11:17 AM
Natasha Lopez Perez	Approved	09/28/2026 10:30 AM
Heidi Prouse	Approved	09/28/2026 10:48 AM
Toni Brady	Approved	09/29/2026 9:01 AM
Jessica Wright	Approved	09/29/2026 9:58 AM

STAFF REPORT

HEARINGS:	Planning & Zoning Commission: February 9, 2026 Planning & Zoning Commission: March 9, 2026 Board of County Commissioners: April 7, 2026 Board of County Commissioners: October 6, 2026
APPLICANT:	Jack Melton Family, Inc.
FILE NUMBER:	H-25-39
REQUEST:	Rezoning from AG (Agricultural) to PDP(SF)/ Planned Development Project (Single Family) with deviations
GENERAL LOCATION:	East side of Lockhart Road and I-75
PARCEL KEY NUMBER(S):	541364, 541578

APPLICANT'S REQUEST

The applicant requests a rezoning of the subject property, consisting of approximately 226.9 acres, from AG (Agricultural) to PDD (SF)/ Planned Development Project (Single Family) to allow for the development of a subdivision containing up to 907 single family residential lots located in the I-75/ SR 50 PDD.

As part of the request, the petitioner is working with the County to develop an associated Development Agreement that will be brought to the Board at a later date. Once completed, the Development Agreement will address the public facilities impacts of the development, including fire rescue, transportation, utilities and schools.

The petitioner has requested the following deviations:

Single Family Lot

- Front: 25'
- Side: 5' (deviation from 10')
- Rear: 15' (deviation from 20')
- Maximum Building Coverage: 65 % (Deviation from 35%)
- Maximum Building Height: 35'
- Minimum Lot Width: 50'
- Minimum Lot Size: 5,500 (deviation from 6,000)
- Minimum Frontage Along Curve: 35'
- Double Frontage Secondary Front: 10'

SITE CHARACTERISTICS

Site Size	226.9 Acres	
Surrounding Zoning; Land Uses	North:	PDP SF (Planned Development Project Single Family)
	South:	AG (Agricultural)
	East:	CPDP DRI (Combined Plan Development Project)
	West:	CPDP (Combined Plan Development Project)
Current Zoning:	AG (Agricultural)	
Future Land Use Map Designation:	I-75/SR 50 PDD	

LAND USE REVIEW

The petitioner is proposing a residential development, with 5,500 square foot minimum lot size. The proposed setbacks for the individual lots as follows:

Single Family Lot Requirements

- Front: 25’
- Side: 5’ (deviation from 10)
- Rear: 15’ (deviation from 20’)
- Maximum Building Coverage: 65 % (deviation from 35%)
- Maximum Building Height: 35’
- Minimum Lot Width: 50’
- Minimum Lot Size: 5,500 (deviation from 6,000)
- Minimum Frontage Along Curve: 35’
- Double Frontage Secondary Front: 10’

Comments: Based on the direction from the Board of County Commissioners, the minimum side setback recommended by staff is 7.5’. If the master plan is approved, the petitioner shall be required to meet the following setbacks:

- Front: 25’
- Side: 7.5’ (deviation from 10’)
- Rear: 15’ (deviation from 20’)

Perimeter Setbacks:

- North: 35’
- South: 35’
- East: 45’ (from I-75)
- West: 45’ (northern portion)
  35’ (southern portion from future R/W)

Buffers:

- North: 20’
- South: 20’
- East: 30’
- West: 30’

Natural Vegetation:

Projects greater than twenty (20) acres shall designate an area of at least seven percent (7%) of the total project area as preserved natural vegetation and no construction activity can occur in this area. Preserved natural vegetation areas must be a minimum of twenty thousand (20,000) square feet. If approved, the petitioner must provide a minimum of seven percent (7%) natural vegetation. Preserved natural vegetation and/or planted native vegetation may be used to meet all or part of the requirement for open space if it is a minimum of fifteen (15) feet in width.

Comments: The petitioner has set aside 89.5 acres for drainage, buffers, roads and open space on the proposed master plan; however, the acreage set aside for natural vegetation has not been clearly identified. If the master plan is approved, the petitioner shall be required to set aside a minimum of 15.88 acres for natural vegetation. The proposed buffers may count toward this minimum required vegetation.

Neighborhood Parks:

All developments with 50 dwelling units or more shall provide and maintain a neighborhood park system for use by the residents of the subdivision in accordance with the requirements of the Land Development Regulations (LDRs). The proposed project contains more than 50 dwelling units. Neighborhood parks may count towards the minimum open space requirements. The amount of land provided and maintained as a neighborhood park shall be 1.0 acre for the first 50 dwelling units plus 1/100th of an acre for each dwelling unit over 50 up to 250 dwelling units, for a maximum of 3.0 acres. If approved, the development must meet the minimum neighborhood park requirements as required by the County's LDRs.

Comments: The petitioner has set aside 89.5 acres for drainage, buffers, roads and open space on the proposed master plan; however, the acreage set aside for the park has not been clearly identified. If the master plan is approved, the petitioner shall be required to set aside a minimum of 3.0 acres for the neighborhood park.

Fire Protection Plan:

Hernando County LDRs require that a fire protection plan be completed for residential developments with lot sizes less than 60' in width.

Comments: If approved, the petitioner shall submit a fire protection plan with the Conditional Plat in accordance with Hernando County LDRs.

Access:

To establish minimum access requirements to single-family and multifamily subdivisions, the Board of County Commissioners adopted a policy requiring two (2) means of access for subdivisions. The policy serves to provide more than one-way in and one-way out for residents of a subdivision, alternate routes for emergency services, interconnection between subdivisions, a shortened drive time for residents to the entrance/exits, and access points for travel direction outside of the development. A minimum of two (2) access points must be provided to serve any new subdivision or development pod with more than fifty (50) units. If approved, individual single

family and multifamily pods that exceed fifty (50) units must meet the two (2) means of access per pod.

Additionally, Hernando County Land Development Regulations require that new single-family and multifamily developments with more than fifty (50) units provide at least one treed roadway/access way for motor vehicles extending through the length or width (whichever is greater) of the development with a vegetative buffer at least ten (10) foot in width.

COMPREHENSIVE PLAN REVIEW

<u>I-75/SR-50 Planned Development District</u>

Objective 1.05A: The I-75/SR-50 Planned Development District (I-75/SR-50 PDD) is hereby established for the purpose of implementing planning tools to maximize the potential economic value of the I-75 corridor through coordination of multiple land uses, roadway network configuration, new and upgraded public infrastructure and consistency of design. The PDD shall extend between the County's existing SR-50/I-75 interchange and where Lockhart Road crosses I-75 and from Lockhart Road to the Withlacoochee State Trail.

Strategy 1.05A(1): The I-75/SR-50 Planned Development District mapped area is characterized by a significant potential for future development of multiple land use types. The I-75/SR-50 PDD shall seek to create, to the maximum extent practical, a largely self-contained internally functional concentration of commercial, industrial, and mixed residential land uses supported by public infrastructure. The County intends to encourage and functionally integrate these land uses mainly through advance planning and programming of infrastructure that facilitates orderly development patterns.

Strategy 1.05A(2): Developments within the I-75/SR-50 PDD shall include a master plan utilizing the Planned Development Project (PDP) process for review. The County shall consider the following guidelines and criteria in the review of a PDP and associated master plan:

a. Standards for a multi-modal transportation network encompassing access, circulation and connection among and between public and private properties;
b. Planning for infrastructure needs to accommodate wastewater, potable water, fire and emergency medical service, recreation and schools;
c. Concentration of commercial uses, mixed uses and town-center type development along and/or easily accessed from SR-50, including park and ride opportunities for future inter-county transit;
d. Opportunities that include primary industrial uses compatible with the placement of commercial or town center areas in order to enhance employment opportunities;
e. Attractive, convenient and safe multi-modal connections to schools, parks and other identified community focal points;

f. Attractive, convenient and safe bike and pedestrian connection to the Withlacoochee State Trail;
g. Standards to create a "sense of place."

Strategy 1.05A(3): Plans for development approval shall include a frontage road network, alternative access, and easements in accordance with long-range transportation plans of the Hernando/Citrus Metropolitan Planning Organization, and other planning studies/transportation criteria for the I-75/SR-50 PDD.

Strategy 1.05A(4): The County shall coordinate with the plans of the Florida Department of Transportation for SR 50 and I-75 in order to ensure that the transportation network is closely coordinated with land uses in the PDD.

Strategy 1.05A(5): The County shall utilize the I-75/SR-50 Area Plan document dated September 4, 2007, and the I-75/SR-50 Area Circulation Plan Study dated April 2013, both hereby incorporated by reference, as a guide for the consistency of proposals for development, and the overall infrastructure needs and plans in the PDD.

Strategy 1.05A(6): The County shall identify and implement feasible funding mechanisms to accommodate public infrastructure needs for the PDD.

***Comments*:** The subject site is within the I-75/S.R. 50 PDD and is consistent with the PDD requirements for the area.

FINDINGS OF FACT

The requested rezoning from AG (Agricultural) to PDP(SF)/ Planned Development Project (Single Family) with deviations is appropriate based on the following findings of fact:

- The request is consistent with the County's adopted Comprehensive Plan and compatible with the surrounding land uses subject to compliance with all performance conditions.

NOTICE OF APPLICANT RESPONSIBILITY

The rezoning process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

STAFF RECOMMENDATION

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a Resolution approving the petitioner's request for a rezoning from AG (Agricultural) to PDP(SF)/Planned Development Project (Single Family) with deviations and the following performance conditions:

1. A comprehensive wildlife survey shall be provided by a qualified professional. The petitioner is required to comply with all applicable FWC regulations and permitting.

2. The petitioner must meet the minimum requirements of Florida-Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for design techniques, principles, materials and plantings for required landscaping, as applicable.

3. The Builder/Developer shall provide new property owners with Florida-Friendly Landscaping™ (FFL) Program information and include FFL language in the HOAs covenants and restrictions. Information on the County's Fertilizer Ordinance and fertilizer use is to be included. Educational information is available through Hernando County Utilities Department.

4. Geotechnical subsurface testing and reporting in accordance with Hernando County's Facility Design Guidelines shall be conducted for all proposed drainage retention or detention areas within the project.

5. The petitioner shall be required to enter into a Development Agreement with the County addressing the public facility impacts of the proposed development.

6. Minimum Lot Setbacks:
   - Front: 25'
   - Side: 7.5' (deviation from 10')
   - Rear: 15' (deviation from 20')
   - Maximum Building Coverage: 65% (deviation from 35%)
   - Minimum Lot Width: 50'
   - Maximum Building Height: 35'
   - Minimum Lot Size: 5,500 (deviation from 6,000)
   - Double Frontage Secondary Front: 10'
   - Minimum Frontage Along Curve: 35'

7. Perimeter Setbacks:
   - North: 35'
   - South: 35'
   - East: 45' (from I-75)
   - West: 45' (northern portion)
     35' (southern portion from future R/W)

8. Landscape Buffers:
   - North: 20'
   - South: 20'(Except adjacent to FDOT drainage parcel)
   - East: 30' (by I-75, except along northern retention pond)
   - West: 30' (northern portion)
     20' (southern portion and north and south of future FDOT road)

9. The petitioner shall preserve the minimum seven percent (7%) natural vegetation as required by the County's Land Development Regulations. The required natural vegetation may be included as part of the required open space.

10. The petitioner must apply for and receive a Finding of School Capacity from the School District prior to the approval of the Conditional Plat or the functional equivalent. The County will only issue a Certificate of Concurrency for schools upon the School District's written determination that adequate school capacity will be in place or under actual construction within three (3) years after the issuance of subdivision approval or site plan approval (or functional equivalent) for each level of school without mitigation, or with the execution of a legally binding proportionate share mitigation agreement between the applicant, the School District, and the County.

11. The petitioner shall provide a Master Plan in compliance with all the performance conditions within 30 calendar days of receipt of the final Board of County Commissioners approval resolution and conditions from the Development Services staff. Failure to submit the revised plan will result in no further development permits being issued.

PLANNING AND ZONING COMMISSION:

On February 9, 2026, the Planning and Zoning Commission voted 5-0 to approve the petitioners request to postpone their application.

PLANNING AND ZONING COMMISSION:

On March 9, 2026, the Planning and Zoning Commission voted 3-2 to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from AG (Agricultural) to PDP(SF)/Planned Development Project (Single Family) with deviations and the following modified performance conditions:

1. A comprehensive wildlife survey shall be provided by a qualified professional. The petitioner is required to comply with all applicable FWC regulations and permitting.

2. The petitioner must meet the minimum requirements of Florida-Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for design techniques, principles, materials and plantings for required landscaping, as applicable.

3. The Builder/Developer shall provide new property owners with Florida-Friendly Landscaping™ (FFL) Program information and include FFL language in the HOAs covenants and restrictions. Information on the County's Fertilizer Ordinance and fertilizer use is to be included. Educational information is available through Hernando County Utilities Department.

4. Geotechnical subsurface testing and reporting in accordance with Hernando County's Facility Design Guidelines shall be conducted for all proposed drainage retention or detention areas within the project.

5. The petitioner shall be required to enter into a Development Agreement with the County addressing the public facility impacts of the proposed development.

6. Minimum Lot Setbacks:
   - Front: 25'
   - Side: 7.5' (Deviation from 10')
   - <u>Rear:</u> ~~15 (Deviation from~~ 20')
   - Maximum Building Coverage: 65% (deviation from 35%)
   - Minimum Lot Width: 50'
   - Maximum Building Height: 35'
   - <u>Minimum Lot Size:</u> ~~5,500 (deviation) from~~ 6,000
   - Double Frontage Secondary Front: 10'
   - Minimum Frontage Along Curve: 35'

7. Perimeter Setbacks:
   - North: 35'
   - South: 35'
   - East: 45' (from I-75)
   - <u>West:</u> ~~45'~~ 50 (northern portion)
     35' (southern portion from future R/W)

8. Landscape Buffers:
   - North: 20'
   - South: 20'(except adjacent to FDOT drainage parcel)
   - East: 30' (by I-75, except along northern retention pond)

- West: 30' (northern portion)
  20' (southern portion and north and south of future FDOT road)

9. The petitioner shall preserve the minimum seven percent (7%) natural vegetation as required by the County's Land Development Regulations. The required natural vegetation may be included as part of the required open space.

10. The petitioner must apply for and receive a Finding of School Capacity from the School District prior to the approval of the Conditional Plat or the functional equivalent. The County will only issue a Certificate of Concurrency for schools upon the School District's written determination that adequate school capacity will be in place or under actual construction within three (3) years after the issuance of subdivision approval or site plan approval (or functional equivalent) for each level of school without mitigation, or with the execution of a legally binding proportionate share mitigation agreement between the applicant, the School District, and the County.

11. The petitioner shall provide a Master Plan in compliance with all the performance conditions within 30 calendar days of receipt of the final Board of County Commissioners approval resolution and conditions from the Development Services staff. Failure to submit the revised plan will result in no further development permits being issued.

12. <u>Perimeter buffers shall be preserved and enhanced to achieve a minimum of eighty percent (80%) visual opacity within thirty-six (36) months of completion of construction. The primary intent of this requirement is to preserve existing native vegetation within the buffer to the maximum extent practicable, with such native vegetation intended to satisfy the eighty percent (80%) opacity requirement. Buffers proposed to be disturbed during construction shall be clearly identified on the construction plans and accompanied by a revegetation plan included with the landscape plans. If existing native vegetation within a buffer does not achieve the required eighty percent (80%) opacity, the following options shall apply:</u>

    <u>The buffer may be selectively cleared and graded, as necessary, and replanted with landscape materials specifically designed to achieve the required eighty percent (80%) opacity. A planting landscape plan view and detailed cross-section shall be provided on the applicable phased conditional plat. For any portion of the buffer that does not meet the 80% criteria upon the initialization of construction, a construction barrier fence must be installed immediately adjacent to residential properties in accordance with the Hernando County Land Development Regulations.</u>

    <u>As an alternative, where the existing native vegetation does not meet the required opacity and the developer elects not to clear and replant the buffer, an eight-foot (8') opaque fence or wall may be installed along the interior edge of the buffer, in accordance with the Hernando County Land Development Regulations. In this case, existing native vegetation within the buffer shall remain undisturbed, no supplemental landscape plantings shall be required within the buffer, and only invasive vegetation may be removed.</u>

BOCC ACTION:

On April 7, 2026, the Board of County Commissioners voted 4-0 to Postpone the petitioners request to for a rezoning from AG (Agricultural) to PDP(SF)/Planned Development Project (Single Family) with deviations and performance conditions.

HERNANDO COUNTY ZONING AMENDMENT PETITION

Application to Change a Zoning Classification

Application request *(check one)*:
Rezoning ☐ Standard ☑ PDP
Master Plan ☐ New ☐ Revised
PSFOD ☐ Communication Tower ☐ Other
PRINT OR TYPE ALL INFORMATION

File No. H-25-39 Official Date Stamp:

RECEIVED
Aug. 06. 2025 CRT
Hernando County Development Services
Zoning Division

Date: 6/10/2025

APPLICANT NAME: Jack Melton Family, Inc.
Address: 24628 Lockhart Rd
City: Dade City State: FL Zip: 33523
Phone: 615-479-1355 Email: perry@heritagelandfl.com
Property owner's name: *(if not the applicant)*

REPRESENTATIVE/CONTACT NAME:
Company Name: Coastal Engineering Associates, Inc.
Address: 966 Candlelight Blvd
City: Brooksville State: FL Zip: 34601
Phone: 352-796-9423 Email: permits@coastal-engineering.com

HOME OWNERS ASSOCIATION: ☐ Yes ☑ No *(if applicable provide name)*
Contact Name:
Address: City: State: Zip:

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 00541364, 00541578
2. SECTION 07, 18, TOWNSHIP 23S, RANGE 18E, 21E
3. Current zoning classification: AG
4. Desired zoning classification: PDP/SF
5. Size of area covered by application: 226.9 acres
6. Highway and street boundaries: Lockhart Rd, I-75
7. Has a public hearing been held on this property within the past twelve months? ☐ Yes ☑ No
8. Will expert witness(es) be utilized during the public hearings? ☐ Yes ☑ No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? ☐ Yes ☑ No (Time needed:)

PROPERTY OWNER AFFIDIVAT

I, John E Melton Jr, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (**check one**):

☑ I am the owner of the property and am making this application **OR**

☐ I am the owner of the property and am authorizing *(applicant)*:
and *(representative, if applicable)*:
to submit an application for the described property.

John E Melton Jr
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 13th day of June, 2025, by John E. Melton Jr. who is personally known to me or produced Florida Drivers Lic as identification.

Signature of Notary Public

RAMOLA A. KIRBY
Notary Public, State of Florida
Commission# HH 462923
My comm. expires Jan. 21, 2028
Notary Seal/Stamp

Effective Date: 11/8/16 Last Revision: 11/8/16

REZONING NARRATIVE

H-25-xx

*****

GINNY GROVE
SINGLE-FAMILY RESIDENTIAL DEVELOPMENT

Submitted by:

Coastal Engineering
966 Candlelight Blvd.
Brooksville, Florida 34601
(352) 796-9426

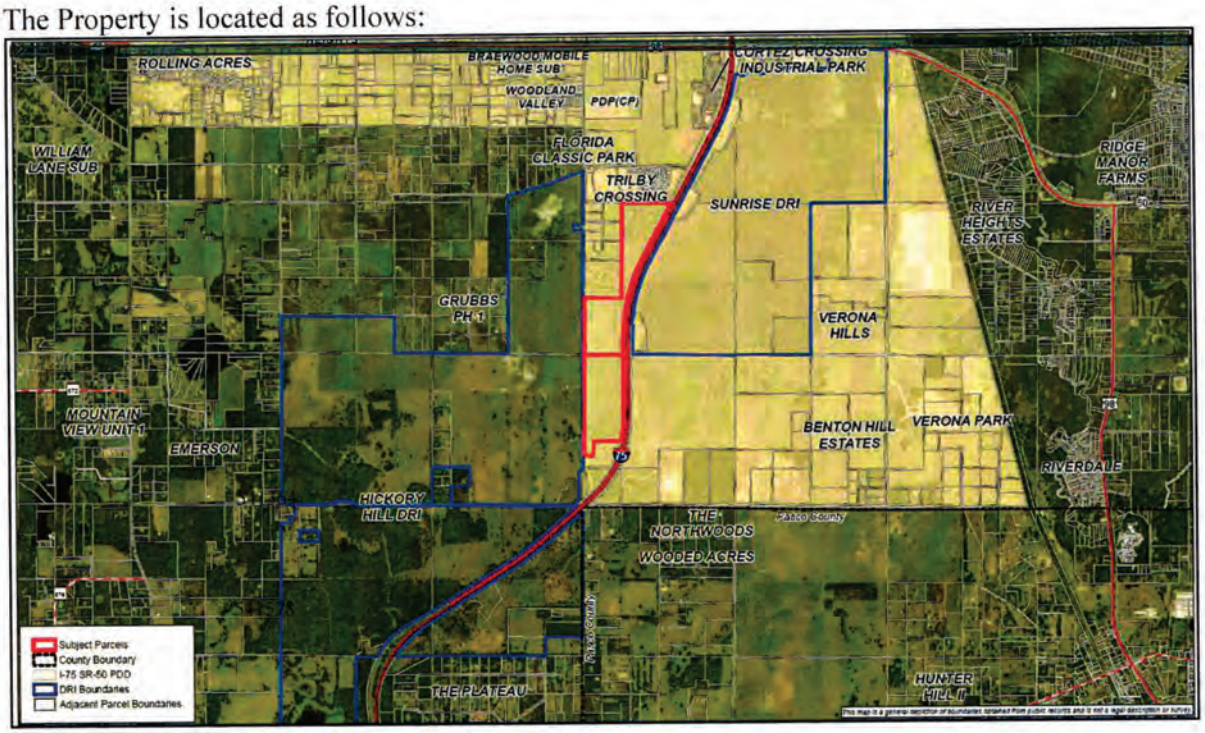
August 6, 2025

I. Introduction and Request

This is a request to rezone approximately 226.91 acres on Parcel Keys 541364 and 541578 (the "**Property**") in unincorporated Hernando County (the "**County**") from Agricultural District (AG), to Planned Development-Single Family District ("PDP(SF)") for a development to be known as Ginny Grove (the "**Project**").

In accordance with the County Zoning Code (the "**Code**") for PDP (SF), is intended for residential uses. Furthermore, the Code for PDPs requires a "narrative and a master plan providing a visual depiction and general layout of the project in conformance with PDP rules and any additional performance standards or specific deviations requested." Accordingly, the Master Plan (see **Exhibit "A"**) has been provided.

The Property is located as follows:



Both Parcel Keys 541564 and 541578 are owned by the Jack Melton Family, Inc. (the "**Applicant**"):

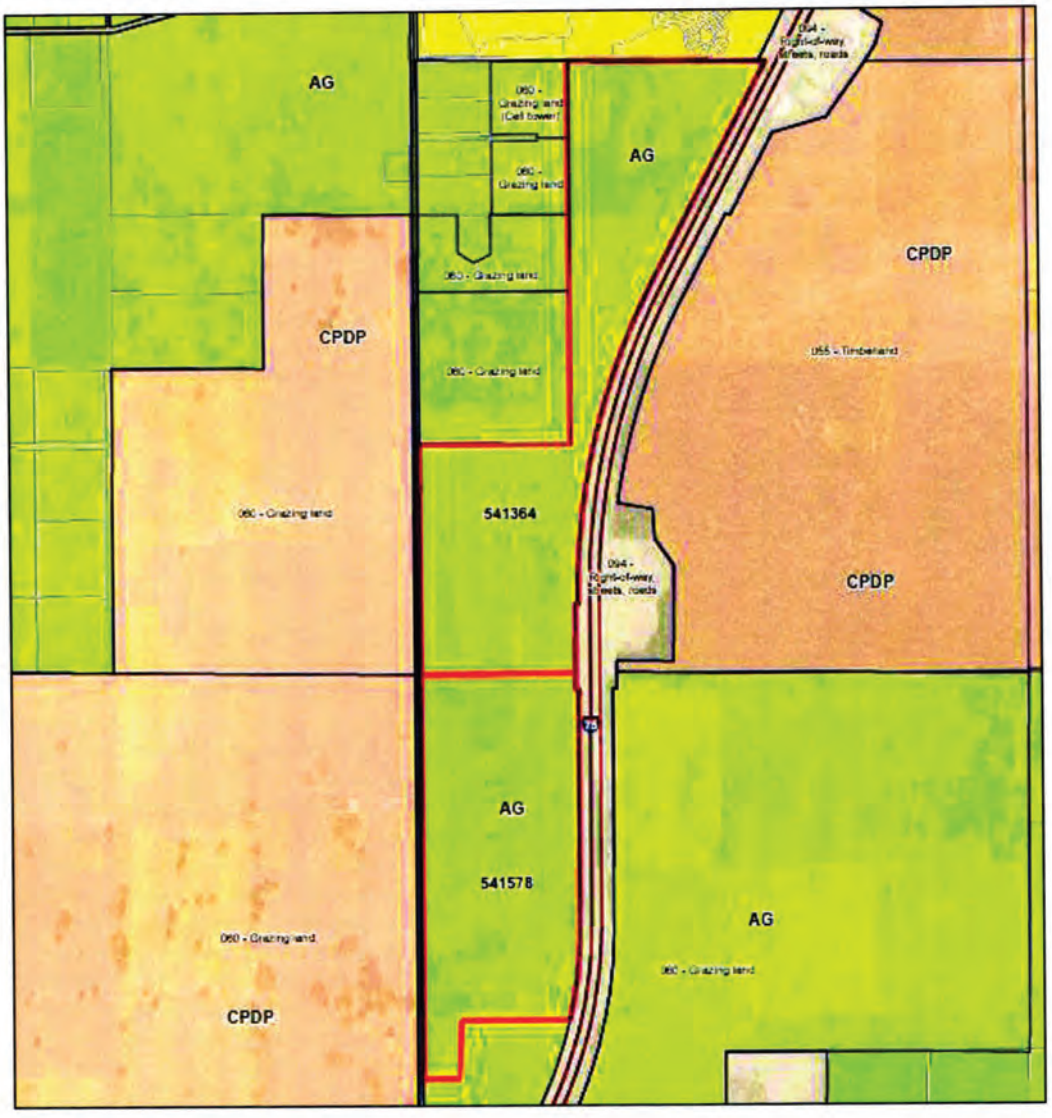
Parcel Key	Owner	Acreage
541564	Jack Melton Family, Inc	132.7
541578	Jack Melton Family, Inc	94.21
	Total:	**226.91**

The Property is currently being used for agriculture.

II. Proposal

a. Proposed Uses, Residential Density, and Commercial Intensity.

The current zoning district is Agriculture (AG).



This application proposes to rezone the Property from AG to PDP(SF) to accommodate a maximum of 907 single family dwelling units, with the following breakdown of land uses:

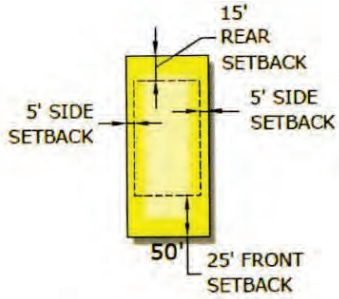
LAND USE TABLE			
LAND USE	ACRES	UNITS	DENSITY
SINGLE FAMILY PDP(SF)	137	907*	
DRAINAGE, RECREATION, BUFFERS, OPEN SPACE	82.9		
ROADS	7		
TOTAL:	+/- 226.9	907	APPROX. 4 UNITS/ACRE

NOTES:

* ALL ACREAGES AND DWELLING UNITS PROVIDED IN LAND USE ARE CONCEPTUAL. FOR PLANNING PURPOSES ONLY. FINAL NUMBER OF EACH TYPE OF LOT AND ACREAGE WILL BE DETERMINED AT THE TIME OF PLATTING.

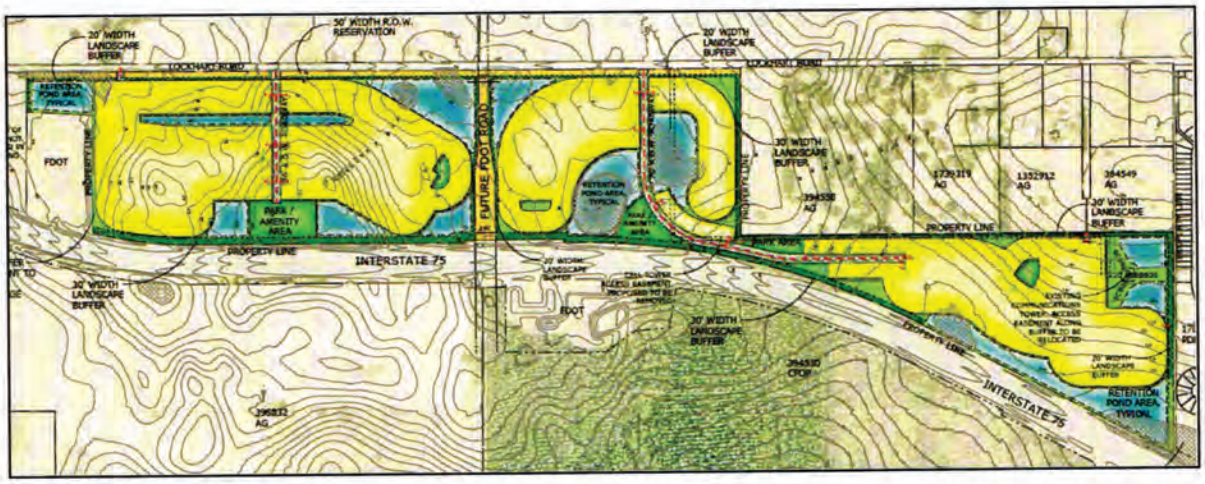
Only one type of single-family lot size is proposed:

	SINGLE-FAMILY
MINIMUM LOT WIDTH	50'
MINIMUM FRONTAGE ALONG CURVE	35'
MINIMUM LOT SQFT	5,500 SF
MAXIMUM BUILDING HEIGHT	35'
MAXIMUM BUILDING AREA RATIO	65%



TYPICAL
50' SINGLE FAMILY LOT
NTS

The Master Plan conceptually shows parks and stormwater ponds in strategic locations:



Although subject to additional engineering, the stormwater ponds and parks are intended to serve as natural buffering facilitating compatibility with surrounding uses, such as I-75 to the east. This is consistent with the County's strategy and policies for compatibility in the Hernando County Comprehensive Plan (the "**Comp Plan**"):

> **Strategy 1.10D(4):** Public space and amenity standards appropriate to the development context and consistent with the scale of development may be required where appropriate for new Planned Development Projects. Concepts such as the following may be utilized:
>
> a. wide sidewalks, courtyards, gardens or greens that enhance the walkability and expanded useful open space of the site;
> b. public space integrated with the drainage network, using low-impact development (LID) standards where practical;
> c. public space integrated with multi-modal movement, resting and staging area amenities, such as transit stops and business-fronting sidewalks;
> d. site amenities that encourage the use of outdoor public space using vegetation, furniture, architectural features, appropriate lighting and mobile vendor accommodation where appropriate.

b. <u>Consistency with Comprehensive Plan</u>

Pursuant to the Comp Plan, the underlying Future Land Use ("**FLU**") category is I-75/SR-50 Planned Development District (I-75/SR-50 PDD). The I-75/SR 50 PDD was established by the County in 2007[1] "to ***maximize the potential economic value of the I-75 corridor*** through coordination of multiple land uses, roadway network configuration, new and upgraded public infrastructure and consistency of design. The PDD shall extend between the County's existing SR-

[1] Hernando County PD-336, I-75/SR 50 PDD Area Plan Adoption, September 12, 2007.

50/I-75 interchange and where Lockhart Road crosses I-75 and from Lockhart Road to the Withlacoochee State Trail."[2]

The following Objectives, Goals and Policies from the Comp Plan apply to the I-75/SR-50 PDD:

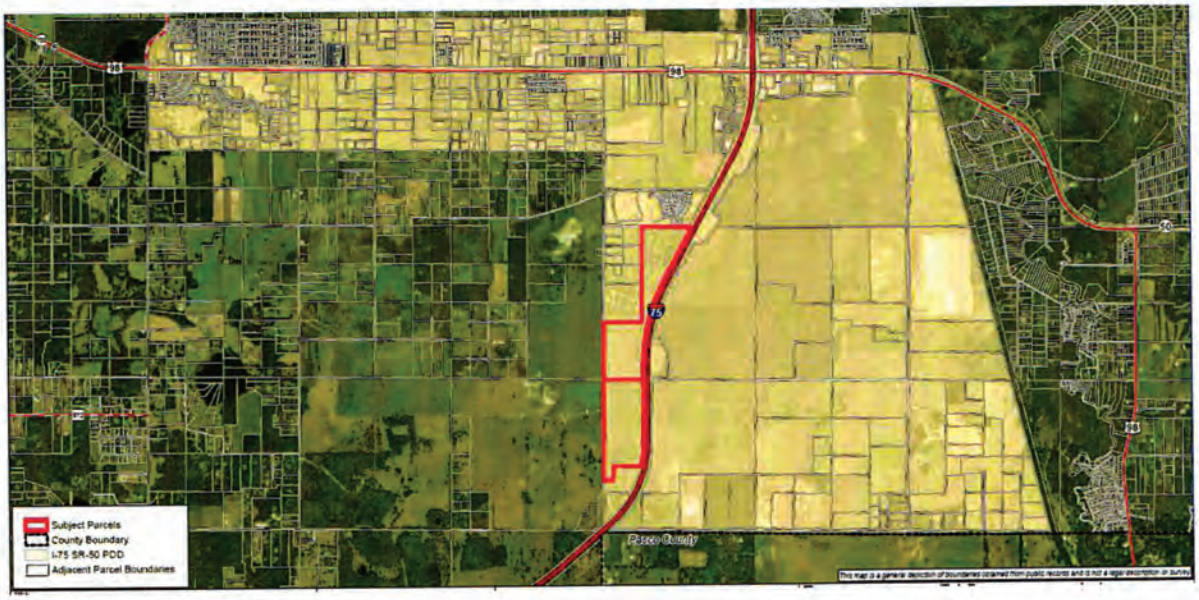
> ***GOAL 1.05 – Planned Development District***
> ***Planned Development District (PDD) is a Future Land Use Map Category that provides coordinated planning of new developments and redevelopments with proposed multiple uses or types that have specialized or unique characteristics, or would benefit from a relatively high level of planning control and coordination. PDDs envision a mixture of land uses with the locations of each land use determined through a master planning process.***
>
> ***Each individual PDD Category shall include an objective and strategy cluster formulated through the land use process specifically designed for the unique characteristics of the development, district or category. The densities and intensities assigned to each individual PDD are addressed in the Master Plan of the development. The designated PDD Categories and associated objective/strategy cluster are identified as follows:***

Discussion: This Project falls within an already designated PDD Category of I-75/SR-50 PDD as further described below. The Master Plan (see **Exhibit "A"**) addresses density. Proposed uses include a maximum of 907, minimum 50-foot-wide-lot single-family residential dwelling units.

> ***Objective 1.05A: The I-75/SR-50 Planned Development District (I-75/SR-50 PDD) is hereby established for the purpose of implementing planning tools to maximize the potential economic value of the I-75 corridor through coordination of multiple land uses, roadway network configuration, new and upgraded public infrastructure and consistency of design. The PDD shall extend between the County's existing SR-50/I-75 interchange and where Lockhart Road crosses I-75 and from Lockhart Road to the Withlacoochee State Trail.***

[2] Hernando County Comprehensive Plan, I-75/SR-50 PDD, Objective 1.05A (emphasis added).

Discussion: The Property is located within the I-75/SR-50 PDD category:



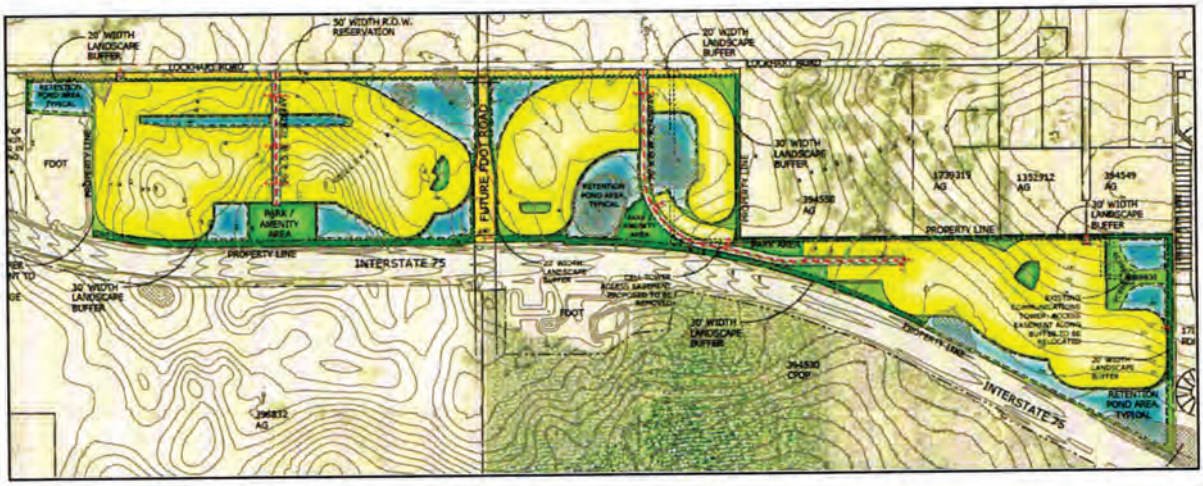
Strategy 1.05A(1): The I-75/SR-50 Planned Development District mapped area is characterized by significant potential for future development of multiple land use types. The I-75/SR-50 PDD shall seek to create, to the maximum extent practical, a largely self-contained internally functional concentration of commercial, industrial, and mixed residential land uses supported by public infrastructure. The County intends to encourage and functionally integrate these land uses mainly through advance planning and programming of infrastructure that facilitates orderly development patterns.

Discussion: The Property is located within the I-75/SR-50 PDD. The Project proposes a maximum of 907 single-family residential dwelling units. This Project serves this Comp Plan Strategy's purpose to seek and create a largely self-contained concentration and mix of uses supported by public infrastructure. Although, the Project is being rezoned to a single use, its proximity and relationship to the surrounding PD zonings, DRI's and Black Jack Ridge all serve the intent of this strategy for the I-75/SR-50 PDD to be a self-contained mix of uses. A corresponding development agreement (as required by Code Section 23-158) shall accompany this rezoning to ensure the advance planning and programming of infrastructure that facilitates orderly development patterns.

Strategy 1.05A(2): Developments within the I-75/SR-50 PDD shall include a master plan utilizing the Planned Development Project (PDP) process for review. The County shall consider the following guidelines and criteria in the review of a PDP and associated master plan:

a. Standards for a multi-modal transportation network encompassing access, circulation and connection among and between public and private properties;

Discussion: The Project's internal roadway network and sidewalk system will ensure connectivity from the residential neighborhoods to the neighborhood park systems. Additional right-of-way dedication is being shown along Lockhart Road. Such adjacency to Lockhart Road will also provide additional connectivity opportunities.



b. Planning for infrastructure needs to accommodate wastewater, potable water, fire and emergency medical service, recreation and schools;

Discussion: As required by Code Section 23-158, all residential developments within the I-75/SR-50 PDD that have 100 or more dwelling units are required to enter into a development agreement prior to the county issuing conditional plat approval. The Applicant is currently working on submittal of a proposed development agreement in compliance with this provision and to ensure adequate timing and phasing of infrastructure needs accommodating the proposed level of development. The Applicant intends for the development agreement to be considered by the County Commission at the same time as this rezoning application.

Additionally, the Master Plan shows areas where right-of-way along Lockhart Road will be dedicated for future widening of Lockhart Road.

c. Concentration of commercial uses, mixed uses and town-center type development along and/or easily accessed from SR-50, including park and ride opportunities for future inter-county transit;

Discussion: As this Project does not have direct access to SR-50 and its northern boundary is about 1 mile south of S.R. 50, no commercial uses are proposed.

d. Opportunities that include primary industrial uses compatible with the placement of commercial or town center areas in order to enhance employment opportunities;

Discussion: See response to "c." above.

e. Attractive, convenient and safe multi-modal connections to schools, parks and other identified community focal points;

Discussion: The Master Plan shows an internal roadway system that minimizes impacts to surrounding areas while leveraging conceptual locations for internal neighborhood park and residential amenity locations.

f. Attractive, convenient and safe bike and pedestrian connection to the Withlacoochee State Trail;

Discussion: N/A. The Project is not within direct proximity of S.R. 50 or the Withlachoochee Trail.

g. Standards to create a "sense of place."

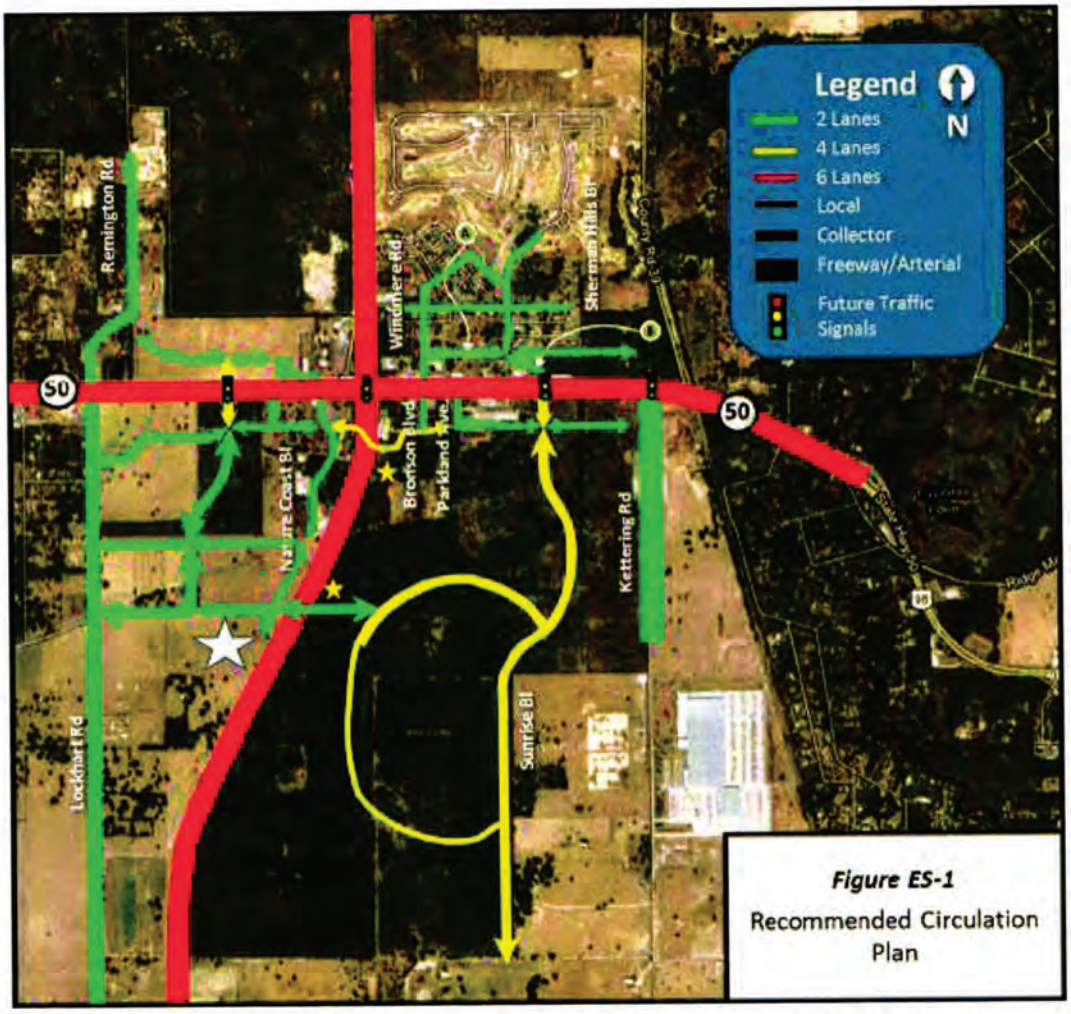
Discussion: The Project's unique features will be leveraged to ensure strategic locations of stormwater ponds and neighborhood parks. These together with the internal roadway network and sidewalk system will create the "sense of place" intended by this policy.

Strategy 1.05A(3): Plans for development approval shall include a frontage road network, alternative access, and easements in accordance with long-range transportation plans of the Hernando/Citrus Metropolitan Planning Organization, and other planning studies/transportation criteria for the I-75/SR-50 PDD.

Discussion: The roadway network is consistent with the I-75/SR-50 PDD Circulation Plan.[3] The Master Plan shows areas where right-of-way along Lockhart Road will be dedicated for future widening of Lockhart Road. As contemplated, the Project will connect directly to Lockhart Road, which is shown on such Circulation Plan:

[3] I-75/SR-50 Circulation Plan Study dated April 2013.

Figure ES-1: Study Area and Corridor Locations



Locations illustrated are for conceptual purposes only. Potential alignments are subject to further study.

Strategy 1.05A(4): The County shall coordinate with the plans of the Florida Department of Transportation for SR 50 and I-75 in order to ensure that the transportation network is closely coordinated with land uses in the PDD.

Discussion: The Applicant has historically coordinated and will continue to work closely with the County and FDOT to ensure the Project transportation plans are consistent with agency requirements as detailed in the 75/SR-50 PDD Circulation Plan and as implemented through the related proposed Development Agreement. The Master Plan shows an area reserved for a future FDOT roadway should FDOT intend to construct an overpass at some point.

Strategy 1.05A(5): The County shall utilize the I-75/SR-50 Area Plan document dated September 4, 2007 and the I-75/SR-50 Area Circulation Plan Study dated April 2013, both hereby incorporated by reference, as a guide for the consistency of proposals for development, and the overall infrastructure needs and plans in the PDD.

Discussion: As stated above, the Project is consistent with the I-75/SR-50 PDD Area Plan and Circulation Plan.

Strategy 1.05A(6): The County shall identify and implement feasible funding mechanisms to accommodate public infrastructure needs for the PDD.

Discussion: Consistent with this Strategy, the County adopted additional funding mechanisms to address public infrastructure needs. As the Property is located in the I-75/SR-50 PDD, it will be subject to the County's "Impact Fee Surcharge and Planning Overlay For Greater I-75/SR-50 Planned Development District" as enumerated in Chapter 23, Article III, Division 6 of the Code. The corresponding Development Agreement will detail the infrastructure required to enable the proposed development objective and will address surcharge related conditions. The County adopted the surcharge "to assist in the implementation of the Comp Plan and provide a source of funding for anticipated public infrastructure and facilities needed to accommodate the density and intensity of new development that is planned to occur within the I-75/SR-50 PDD and along the SR-50 corridor as pertaining to the additional benefitted properties."[4] The surcharge varies by departmental impact fee and is summarized as follows:

Description	Surcharge Amount	Code Comments
Schools	10%	Cash advance to HCSD prior to building permit unless otherwise stated in DA
Public Infrastructure	10%	Cash advance to County prior to issuance of building permit unless otherwise stated in DA; Applies to Library, Buildings, and Law Enforcement
Parks	60%	Cash advance to County prior to issuance of building permit unless otherwise stated in DA
Roads	50%	Cash advance to County prior to issuance of building permit unless otherwise stated in DA

c. **Parks, Buffering and Infrastructure:**

[4] Code Section 23-148(d).

Pursuant to the Code, the amount of parks acreage required for developments consisting of 501 units or more is minimum of five (5) acres up to a maximum of 20 acres or fraction thereof, based upon a calculation of 1/125th of an acre for each dwelling unit over 501. As this rezoning seeks a maximum of 907 dwelling units, the calculation is as follows:

Dwelling Units	Acreage
500 units	5 acres
Units 501-907	3.264 acres
Minimum Park Acreage:	(5 + 3.264) **8.264 acres**

Several neighborhood parks have been conceptually located internal to the Property to ensure easy access by residents. The maximum park size required for the entirety of the Project is 8.264 acres; however, it may be less depending on actual development. To provide the County with the level of certainty at the time of rezoning as intended by the Code, the following condition of approval is proposed:

> **The neighborhood parks as depicted on the Master Plan have not been reviewed or approved for consistency with Code Section 26-75, Neighborhood Parks. Compliance with Code Section 26-75, Neighborhood Parks, shall be required at the time of conditional plat.**

The Project also proposes perimeter buffers. The following table identifies adjacent zoning and FLU categories:

	Zoning	FLU	Property Use
North	PDP(SF)	I-75/S.R. 50 PDD	Residential Subdivision – Trilby Crossing
South	AG	I-75/S.R. 50 PDD	Vacant, FDOT pond, (Withlacoochee Parcel?)
East	I-75	I-75/S.R. 50 PDD	I-75
West	CPDP & AG	PD – Hickory Hill DRI	Roadway, Vacant, Hickory Hill DRI

To ensure compatibility with the perimeter of the Project, buffering has been provided:

Location	Neighbor Use	Project Use	Landscape Buffer Width
North	Trilby Crossings (residential)	Residential	20 Feet
East	I-75	Residential	30 Feet
West – Northern portion	Agriculture	Residential	30 Feet

West – Southern Portion	Lockhart ROW	Residential	20 Feet
South	FDOT DRA; Project DRA	Residential	20 Feet

Perimeter building setbacks are inclusive of the buffer, and proposed as follows:

Location	Neighbor Use	Project Use	Perimeter Setback
North	Trilby Crossings (residential)	Residential	35 Feet
East	I-75	Residential	45 Feet
West – Northern portion	Agriculture	Residential	45 Feet
West – Southern Portion	Lockhart ROW	Residential	35 Feet
South	FDOT DRA; Project DRA	Residential	35 Feet

The Project also proposes to include holiday/visitor parking within the single-family areas. To provide the County with the level of certainty at the time of rezoning, the following condition of approval is proposed:

At the time of conditional plat, single-family areas must demonstrate parking meeting the requirements of the Code plus an additional visitor parking spot for every 10 single-family detached homes.

d. <u>Statement of Dimensional Standards & Proposed Deviations from Code.</u>

The following dimensional standards and related deviations are hereby requested.

Single Family Detached: Dimension and Area Standards (corresponding code requirement is R-1A)				
LDC Section	**Description**	**LDC Requirement**	**Proposed Amount**	**Requested Deviation**
LDC App. A, Art. IV, Sec. 2, A: R-1A Residential District	Maximum Building Area	35%	65%	+30%
LDC App. A, Art. IV, Sec. 2, A: R-1A Residential District	Minimum Lot Width	60 feet	50 feet	(10) feet
LDC App. A, Art. IV, Sec. 2, A: R-1A Residential District	Minimum Lot Area	6,000 square feet	5,500 square feet	(500) square feet
LDC App. A, Art. IV, Sec. 2, A: R-1A Residential District	Maximum Height	35 feet and/or 2.5 stories	35 feet and/or 2.5 stories	N/A

LDC App. A, Art. IV, Sec. 2, A: R-1A Residential District	Minimum Front Yard	25 feet	25 feet	N/A
LDC App. A, Art. IV, Sec. 2, A: R-1A Residential District	Minimum Side Yard	10 feet	5 feet	(5) feet
LDC App. A, Art. IV, Sec. 2, A: R-1A Residential District	Minimum Rear Yard	20 feet	15 feet	(5) feet
LDC App. A, Art II, Sec. 3, General regulations for lots and yards	Double frontage and corner lots shall meet front yard regulations on all adjacent streets	2 Fronts	Request to have only one front: 20 feet on primary front yard and 10 feet on secondary front yard.	(15) feet for secondary front yard

In addition to the above noted deviations, a blanket deviation is requested for all commercial, multifamily, townhome, villa, and single-family lots from LDC App. A, Art II, Sec. 3, General Regulations for Lots and Yards, which requires double frontage and corner lots to meet front yard regulations on all adjacent streets. A deviation is requested to clarify the designation of yards on double frontage lots. Specifically, for all uses, the yard abutting the primary street or principal site entrance shall be designated as the front yard. The secondary front yard shall be treated as a side yard for setback purposes, rather than a secondary front yard. This deviation is intended to promote consistent site design and functional development patterns, particularly for lots oriented toward interior streets or project entrances.

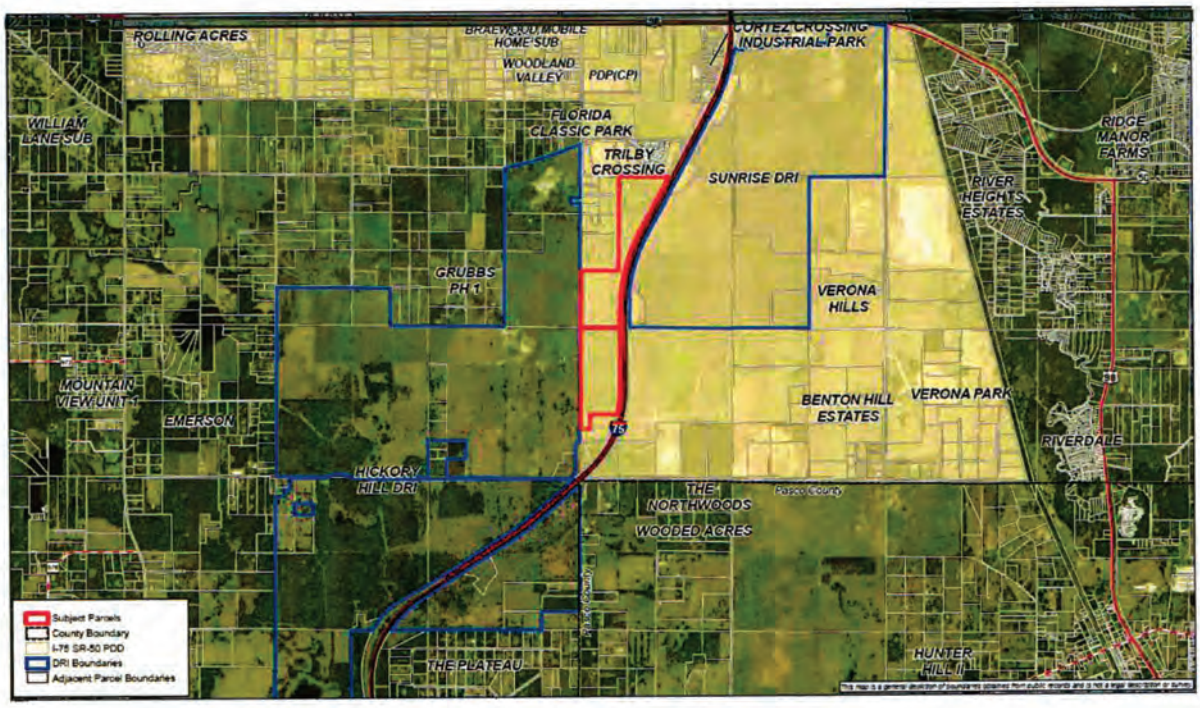
This will ensure compatibility internally and externally with the surrounding area.

e. Additional Considerations to ensure compatibility with surrounding area.

The Property is situated within the I-75/SR-50 PDD, a designated growth area identified in long-range County planning efforts. The proposed mix of uses, along with the associated density and intensity, aligns with the County's vision and planning objectives for this corridor.

III. Surrounding Area & Compatibility Considerations

The I-75/SR-50 PDD was established in anticipation of growth and to ensure that adequate infrastructure would be available to accommodate such growth. As outlined above and illustrated on the Master Plan, the Project meets the County's compatibility standards and supports the intended development pattern for the area.



IV. Environmental Considerations.

The Master Plan for development indicates existing environmental site influences, including flood zones, drainage areas, and open spaces. The Applicant will comply with all applicable County environmental permitting regulations, as follows:

1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.

2. The petitioner is required to comply with all applicable FWC regulations and permitting.

3. The petitioner must meet the minimum requirements of Florida Friendly-Landscaping™ publications and the Florida Yards and Neighborhoods Program for design techniques, principles, materials and plantings for required landscaping, as applicable.

4. The Builder/Developer shall provide new property owners with Florida-Friendly Landscaping™ (FFL) Program information and include FFL language in the HOAs covenants and restrictions. Information on the County's Fertilizer Ordinance and fertilizer use is to be included. Educational information is available through Hernando County Utilities Department.

5. A jurisdictional wetland line and buffers shall be shown on the conditional plats.

6. Geotechnical subsurface testing and reporting in accordance with Hernando County's Facility Design Guidelines shall be conducted for all proposed drainage retention or detention areas within the project.

7. Invasive plant species must be removed, including wetland areas, during the development process and controlled through the approved Association documents during the subdivision process for long-term maintenance and control.

Additionally, the Applicant will meet the requirements of Code Chapter 10, Community Appearance. However, because the Property lacks any significant areas of existing natural vegetation, the Applicant may install native vegetation using Florida Friendly Landscaping practices. Preserved natural vegetation and/or planted vegetation may be used to meet this requirement.

V. Public Facilities Impact Analysis.

a. **Water & Wastewater Analysis**. The following charts outline the potential impacts on water and wastewater:

Water		**Water Flow Per Unit (GPD)**	**Average Water Flow**
Residential	907 ERU	350	317,450
		TOTAL:	**317,450**

Wastewater/ Sewer		**Water Flow Per Unit (GPD)**	**Average Water Flow**
Residential	907 ERU	200	181,400
		TOTAL:	**181,400**

Solid Waste		**Solid Waste per Unit (lbs)**	**Average Water Flow**
Residential	907 ERU	11.26	10,211
		TOTAL:	**10,211**
***Residential Waste = #Units *2.37 persons per household x 4.75 lbs**			

b. **Schools.** School concurrency applies to residential development and thus shall apply to this Project. The Applicant will work with the school board to complete a school capacity application and shall comply with applicable school concurrency requirements in conjunction with development of the Project. The I-75/SR 50 PDD contemplates planned school facilities, and the Project shall comply with the school surcharge.

c. **Parks.** In accordance with Strategy 7.01B(4) of the Hernando County Comprehensive Plan, a project of more than 1,000 new residential units will require an analysis of the proximity and accessibility of a district or community park by the

proposed development to determine whether additional facilities are needed. As this project is a maximum of 907 dwelling units, an additional park analysis is not required. However, the following concurrency analysis is provided:

Parks & Recreation		Demand Rate (Per ERU)	Acres of Demand
Residential	907 ERU	.0047	4.30
Open Space	907 ERU	.0047	4.30
*This service applies to residential uses only *User-oriented Parks = ERU*2.37*(1/1000)*2 *Open Space parks – ERU*2.37*(1/1000)*2			

VI. Water and Sewer Services.

The proposed Development Agreement will detail the project required infrastructure improvements for potable water and wastewater services as required by the code for development in the I-75/SR-50 PDD. As part of the zoning and permitting process, the Applicant will request potable water and wastewater service from the County and work with the County to enter into a utility service agreement. The agreement will require the dedication of potable water and wastewater systems to the County and payment of connection fees for service.

VII. Senior, Age-Restricted or Affordable Housing.

While senior, age-restricted and affordable housing are not currently proposed, such may be incorporated into the Project. Should the Applicant decide to provide senior or age-restricted housing, the Applicant will request an exemption for school impact fees from the School District at the time of conditional plat (subdivision) or site plan (multifamily) review and demonstrate that there will be no impact to public schools (LDC, Sec. 23-73) to the satisfaction of the School District.

Exhibit List

Exhibit "A" – Ginny Grove Master Plan

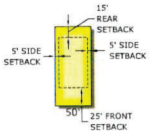
LAND USE TABLE			
LAND USE	ACRES	UNITS	DENSITY
SINGLE FAMILY PDP(SF)	137	907*	
DRAINAGE, RECREATION, BUFFERS, OPEN SPACE	82.9		
ROADS	7		
TOTAL:	+/- 226.9	907	APPROX. 4 UNITS/ACRE

NOTES:

* ALL ACREAGES AND DWELLING UNITS PROVIDED IN LAND USE ARE CONCEPTUAL. FOR PLANNING PURPOSES ONLY. FINAL NUMBER OF EACH TYPE OF LOT AND ACREAGE WILL BE DETERMINED AT THE TIME OF PLATTING.

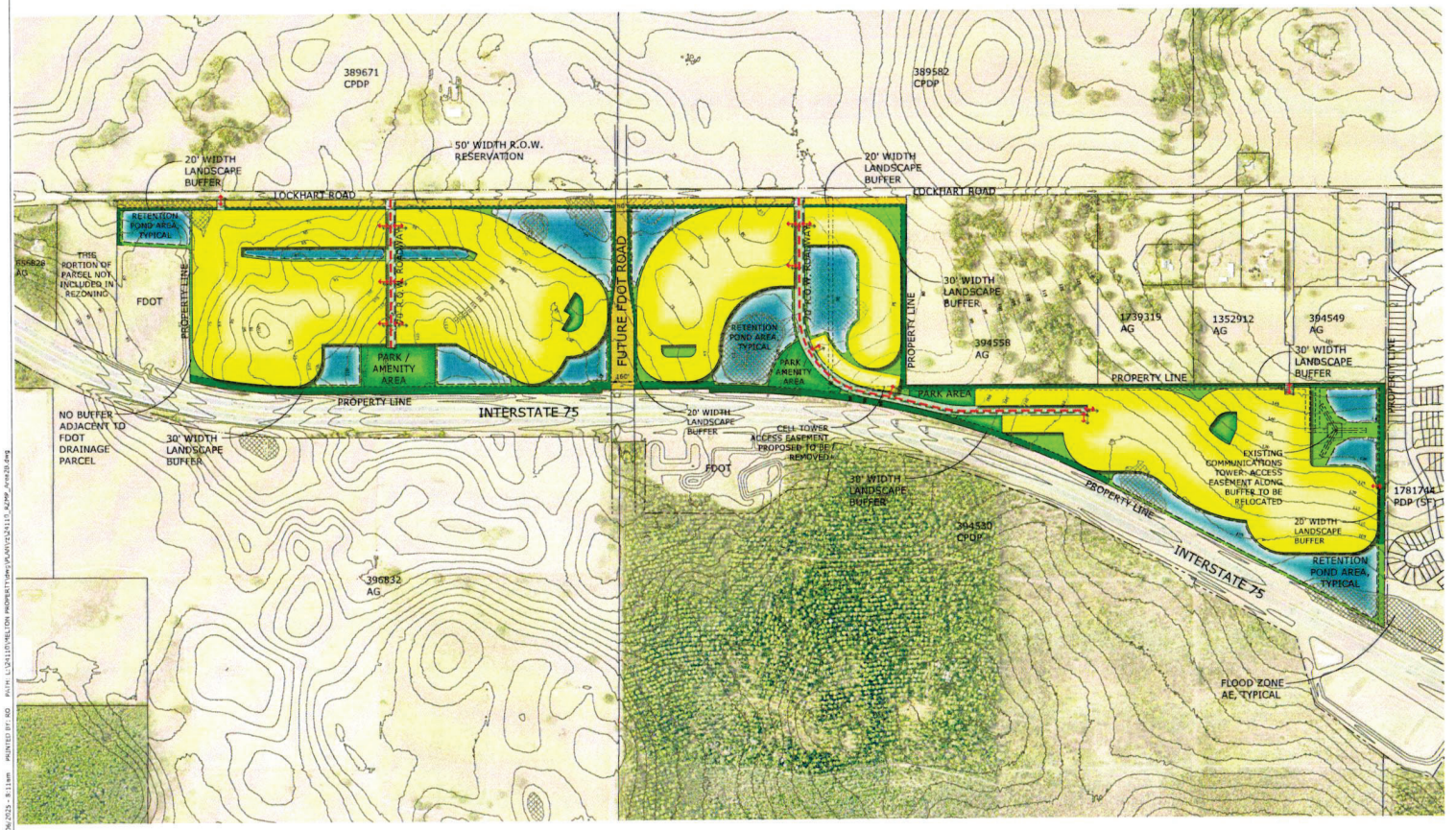
* LOCATIONS OF USES ARE CONCEPTUAL AND FOR PLANNING PURPOSES ONLY. THE EXACT LOCATION OF EACH USE WILL BE DETERMINED AT THE TIME OF PLATTING.

	SINGLE-FAMILY
MINIMUM LOT WIDTH	50'
MINIMUM FRONTAGE ALONG CURVE	35'
MINIMUM LOT SQFT	5,500 SF
MAXIMUM BUILDING HEIGHT	35'
MAXIMUM BUILDING AREA RATIO	65%



TYPICAL
50' SINGLE FAMILY LOT
NTS

LOCATION MAP



LEGEND

- RIGHT OF WAY DEDICATION
- SINGLE FAMILY PDP(SF)
- PARK AND/OR AMENITY AREA
- LANDSCAPED BUFFERS & INTERNAL LANDSCAPING
- RETENTION POND AREA

SITE DATA

OWNER: JACK MELTON FAMILY INC.
PARCEL KEY NO.: 541364 & 541578
SECTION / TOWNSHIP / RANGE: 07/23S/18E & 18/23S/21E

CURRENT ZONING: AG

PROPOSED ZONING: PLANNED DEVELOPMENT PROJECT (PDP/SF)

PROJECT AREA:
541364: ± 132.7 AC.
541578: ± 94.21 AC.
TOTAL: ± 226.9 AC.

BUILDING INFORMATION:
MAXIMUM BUILDING HEIGHT: 35'
MINIMUM DISTANCE BETWEEN BUILDINGS: 10'

PERIMETER SETBACKS: (INCLUSIVE OF BUFFERS)
NORTH: 35'
EAST: 49' (FROM I-75)
WEST: 45' NORTHERN PORTION
35' SOUTHERN PORTION (FROM FUTURE R/W)
SOUTH: 35'

PROPOSED BUFFERS:
NORTH: 20' LANDSCAPED BUFFER
EAST: 30' LANDSCAPE BUFFER BY INTERSTATE 75
WEST: 30' LANDSCAPE BUFFER NORTHERN PORTION
20' LANDSCAPE BUFFER ALONG LOCKHART
SOUTH: 20' LANDSCAPE BUFFER

*NO BUFFER IS REQUIRED ADJACENT TO DRAINAGE RETENTION AREAS.

NOTE: 180' R.O.W. WIDTH PROVIDED FOR FUTURE FDOT ROADWAY IN CENTER OF PROPERTY FOR FIRST 500'. THEN TAPERS DOWN TO 80' R.O.W. WIDTH. WITH A 20' LANDSCAPE BUFFER PROVIDED ON EACH SIDE.

GINNY GROVE
REZONING MASTER PLAN

JACK MELTON PARCELS

Coastal engineering associates, inc.
Engineering
Planning
Surveying
Environmental
Transportation
Construction Management
9958 Candelight Boulevard • Brooksville, Florida 34601
(352) 796-9422 • Fax (352) 796-8589
EB-0000142

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DATE	REV. BY	REV. NO.	REVISION
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WHEN PRINTED TO SCALE DRAWING SIZE SHALL BE 22" X 34"

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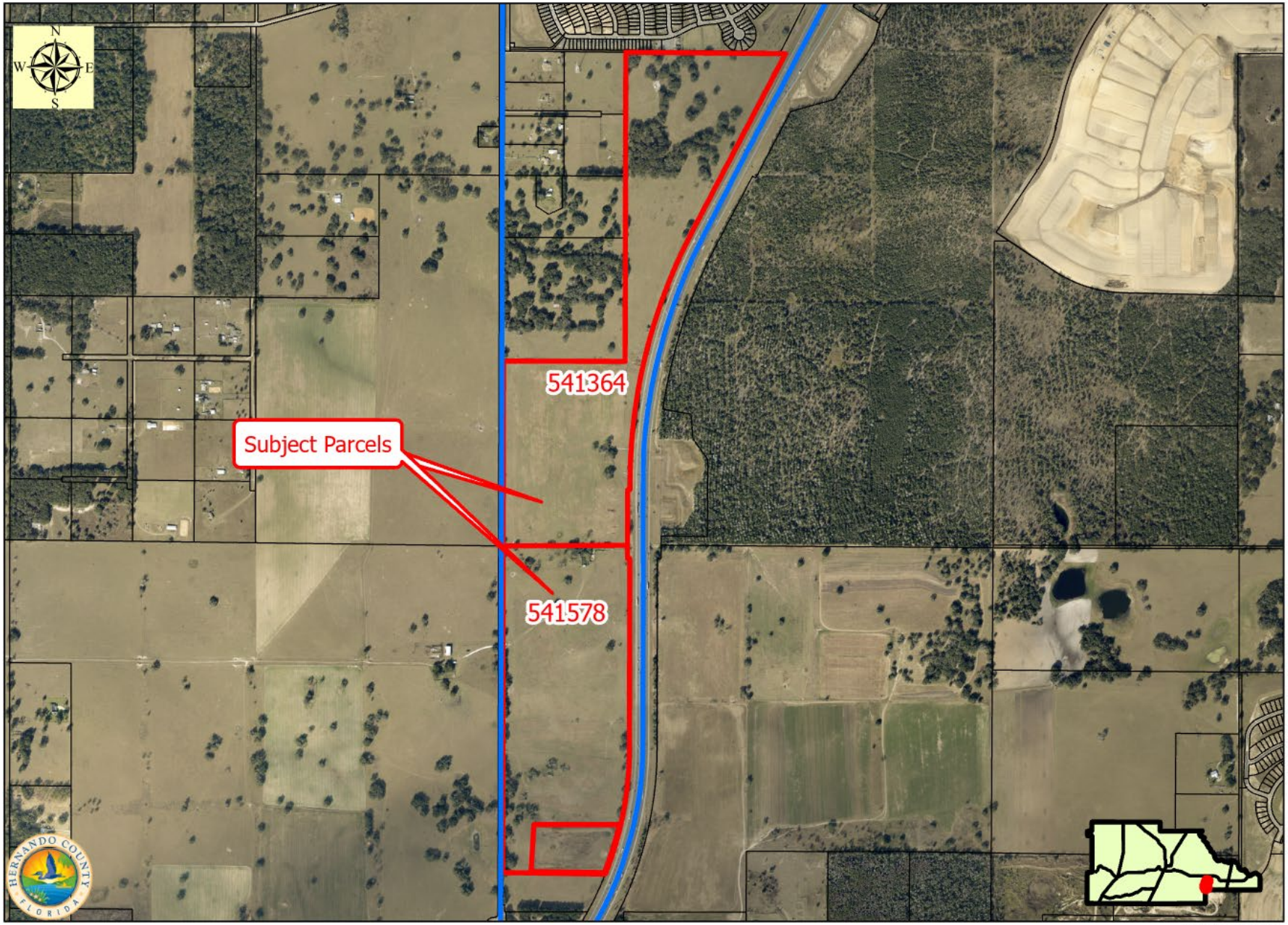
1

JOB No. 24110

PRINTED: 08/06/2025 - 8:11am PRINTED BY: RJD PATH: L:\24110\MELTON PROPERTY\dwg\PLAN\24110_RZMP_Area2B.dwg

H- 25-39 Aerial Map

This map was prepared by this office to be used as aid and land parcel location and identification only. All land locations, right-of-ways widths, acreages, and utility locations are subject to field survey or other appropriate verification.

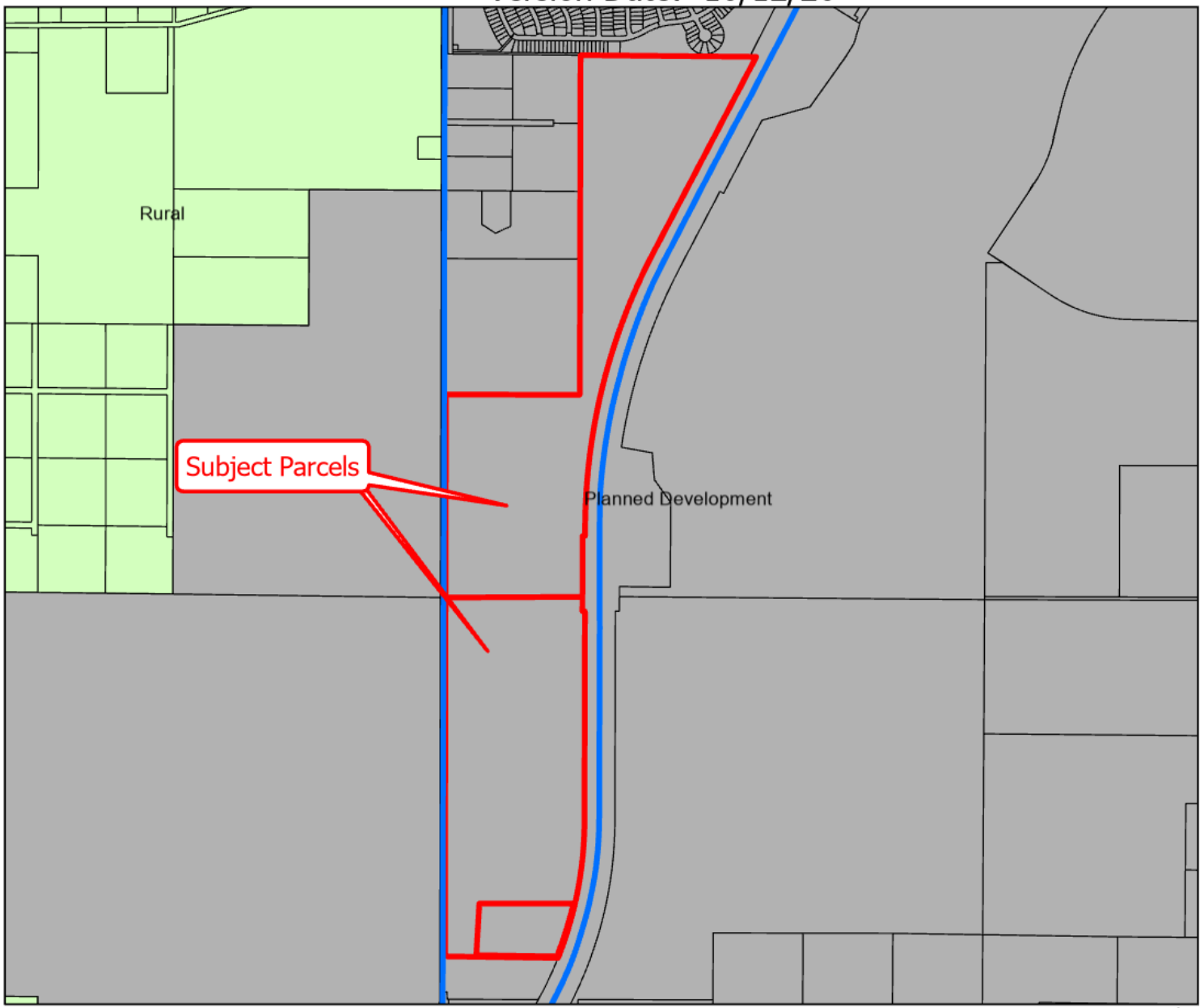


Not to Scale.

Hernando County Comprehensive Plan Map

Existing Future Land Use: H-25-39

Version Date: 10/12/26



Not to Scale.

Future Landuse All

- Planned Development
- Rural

N
W E
S

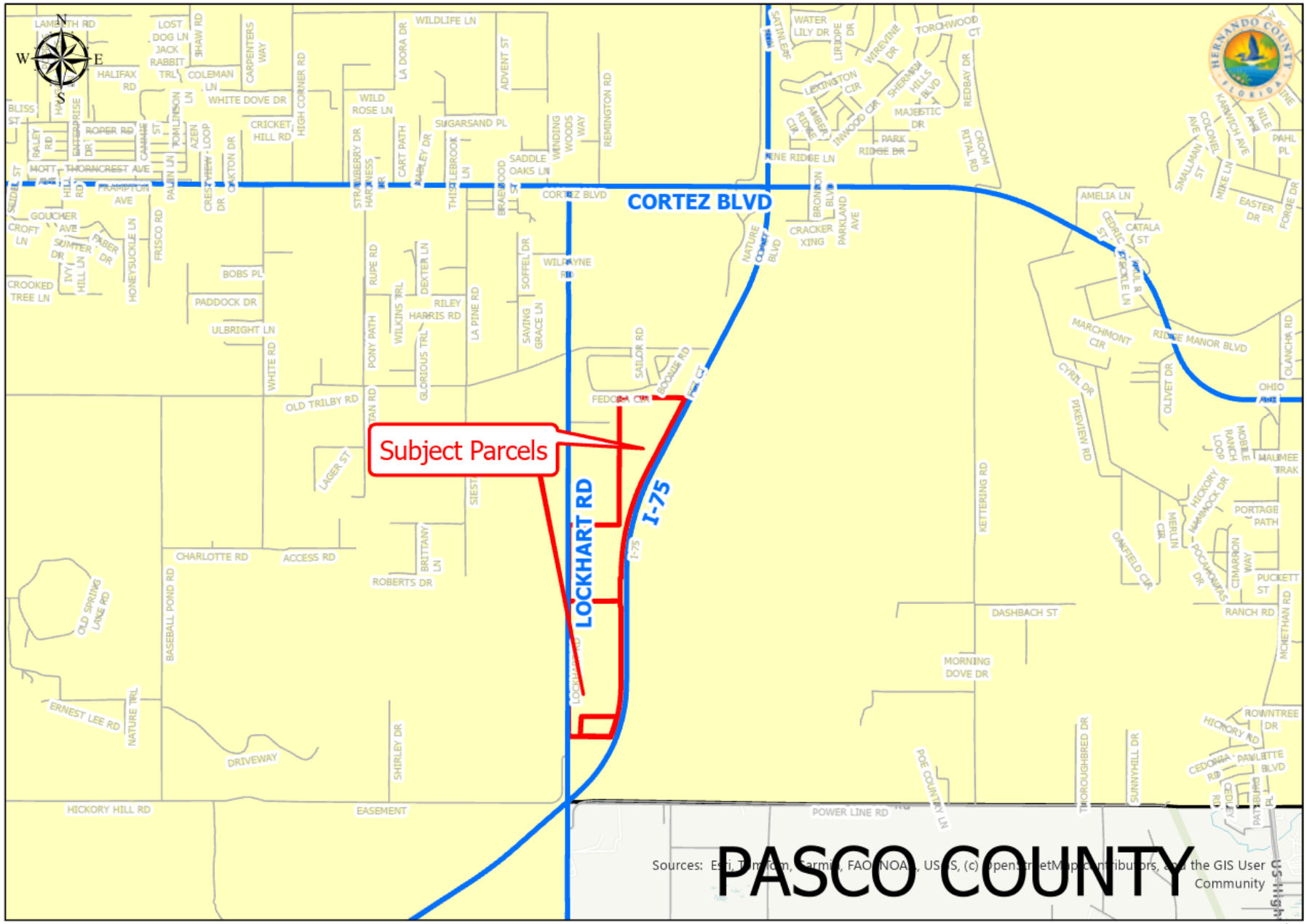
Future Land Use Map

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.

H-25-39 Area Map

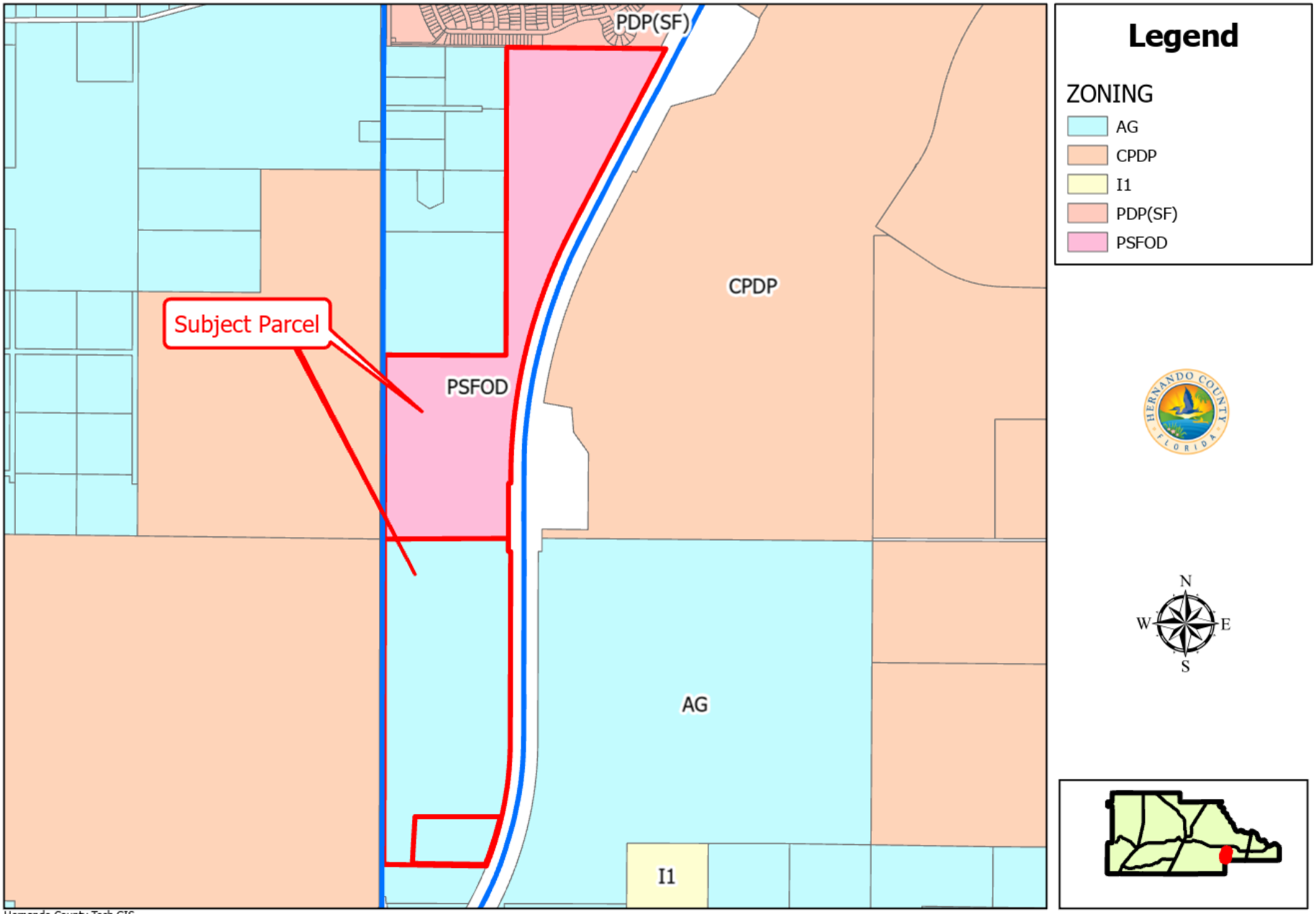
This map was prepared by this office to be used as aid and land parcel location and identification only. All land locations, right-of-ways widths, acreages, and utility locations are subject to field survey or other appropriate verification.



Not to Scale.

H-25-39 Zoning Map

This map was prepared by this office to be used as aid and land parcel location and identification only. All land locations, right-of-ways widths, acreages, and utility locations are subject to field survey or other appropriate verification.



Hernando County Tech GIS
with Hernando County Planning Department
Project date: October 12, 2026

Not to Scale.

STEARNS WEAVER MILLER
WEISSLER ALHADEFF & SITTERSON, P.A.

Jessica M. Icerman
401 East Jackson Street, Suite 2100
Post Office Box 3299
Tampa, FL 33601
Direct: (813) 222-5066
Email: jicerman@stearnsweaver.com

January 26, 2026

Via Electronic Mail: AKidd@co.hernando.fl.us and mlmiller@hernandocounty.us
Alaina Kidd
Michelle L. Miller, M.S.
Senior Planner
Planning Division
Development Services Department
1653 Blaise Drive
Brooksville, FL 34601

Re: H-25-39 – Jack Melton Family Rezoning Request – Ginny Grove

Dear Alaina and Michelle,

As you know, Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A. ("**SWM**") represents the Jack Melton Family, Inc. ("**Melton**") in seeking to rezone property in Hernando County. Thank you for the draft Staff Recommendation prepared in advance of the Planning & Zoning Commission meeting. I have worked with Coastal Engineering & Associates in reviewing the draft Staff Recommendation. We recognize that this is a complex project within a unique area of the County. The purpose of this letter is to offer additional information regarding the proposed rezoning to ensure a clear understanding of the proposed performance conditions. Included as **Attachment #1** are proposed edits to the draft Staff Recommendation. Below is a summary of the proposed changes and the rationale supporting these revisions.

1. **Clarify Request**

We proposed an edit in the introductory paragraph for the Staff Recommendations to clarify that this application is seeking a rezoning, and not a master plan revision.

2. **Add Residential Specifications**

We proposed to include residential specifications along with the noted deviations as a performance condition.

3. **Clarify Perimeter Setbacks and Buffers**

We proposed an edit to clarify that the proposed perimeter setbacks are inclusive of the buffers. We have also proposed an edit to clarify the various landscape buffers since the property is an unusual shape and different buffers are proposed depending on various circumstances.

Please let us know if you have any questions regarding the above and attached. We sincerely appreciate the opportunity to offer suggested revisions to the Staff Recommendation in advance.

Sincerely,

Jessica M. Icerman

JMI/vya

cc: Coastal Engineering & Associates
Client

ATTACHMENT 1

STAFF RECOMMENDATION

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a Resolution approving the petitioner's request for a Rezoning from AG Agricultural to ~~Master Plan Revision on property zoned~~ PDP(SF)/Planned Development Project (Single- Family) with deviations and the following performance conditions:

1. A comprehensive wildlife survey shall be provided by a qualified professional. The petitioner is required to comply with all applicable FWC regulations and permitting.

2. The petitioner must meet the minimum requirements of Florida-Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for design techniques, principles, materials and plantings for required landscaping, as applicable.

3. The Builder/Developer shall provide new property owners with Florida-Friendly Landscaping™ (FFL) Program information and include FFL language in the HOAs covenants and restrictions. Information on the County's Fertilizer Ordinance and fertilizer use is to be included. Educational information is available through Hernando County Utilities Department.

4. Geotechnical subsurface testing and reporting in accordance with Hernando County's Facility Design Guidelines shall be conducted for all proposed drainage retention or detention areas within the project.

5. The petitioner shall be required to enter into a Development Agreement with the County addressing the public facility impacts of the proposed development.

6. **Residential Specifications**

Single Family Lot
Front: 25'
Side: 5' (deviation from 10')
Rear: 15' (deviation from 20')
Maximum Building Coverage: 65 % (Deviation from 35%)
Minimum Lot Width: 50' (Deviation from 60')
Minimum Lot Size: 5,500 (Deviation from 6,000)
Minimum Frontage Along Curve: 35'
Maximum Building Height: 35'
Double frontage and corner lots shall be allowed to have only one front yard: 20' on the primary front yard and 10' on the secondary front yard (Deviation of 15' for secondary front yard)
~~6. Minimum Lot Sizes: 5500 square feet (deviation from 6,000 square feet).~~
The maximum number of lots is 907.

~~7. Minimum Lot~~
~~Setbacks: Front:25'~~
~~Side: 7.5' (Deviation from 10')~~
~~Rear: 15 (Deviation from 20')~~

~~8.~~7. Perimeter Setbacks (Inclusive of Buffers):

- North: 35'
- South: 35'
- East: 45' (from I-75)
- West: 45' (northern portion)
  35' (southern portion from future R/W)

~~9.~~8. Buffers:

- North: 20' Landscape Buffer
- South: 20' Landscape Buffer, except adjacent to FDOT drainage parcel
- East: 30' Landscape Buffer by I-75, except along northern retention pond area
- ~~o~~ West: 20' Landscape Buffer (southern portion) -30' Landscape Buffer (northern portion)
- North & South of Future FDOT Road: 20' Landscape Buffers

~~10.~~9. The petitioner shall preserve the minimum seven percent (7%) natural vegetation as required by the County's Land Development Regulations. The required natural vegetation may be included as part of the required open space.

~~11.~~10. The petitioner must apply for and receive a Finding of School Capacity from the School District prior to the approval of the conditional plat or the functional equivalent. The County will only issue a Certificate of Concurrency for schools upon the School District's written determination that adequate school capacity will be in place or under actual construction within three (3) years after the issuance of subdivision approval or site plan approval (or functional equivalent) for each level of school without mitigation, or with the execution of a legally binding proportionate share mitigation agreement between the applicant, the School District, and the County.

~~12.~~11. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.

Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Profit Corporation
JACK MELTON FAMILY, INC.

Filing Information

Document Number	473573
FEI/EIN Number	59-1588275
Date Filed	04/01/1975
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	02/19/2012

Principal Address

21628 LOCKHART RD
DADE CITY, FL 33523

Changed: 02/22/1999

Mailing Address

21628 LOCKHART RD
DADE CITY, FL 33523

Changed: 02/22/1999

Registered Agent Name & Address

MELTON, JOHN E JR
21628 LOCKHART RD.
DADE CITY, FL 33523

Name Changed: 03/12/2021

Address Changed: 02/22/1999

Officer/Director Detail

Name & Address

Title Director

MELTON, STEPHEN F
34226 HARRIS HILL RD
DADE CITY, FL 33523

Title President, Director

MELTON, JOHN E, Jr.
21616 LOCKHART RD
DADE CITY, FL 33523

Title VP, Director

MELTON, MARK G
1550 MYERS ROAD
BROOKSVILLE, FL 34602

Title Director

MELTON, JOSEPH P
28695 Bahia Hill Drive
BROOKSVILLE, FL, FL 34602

Title Secretary, Treasurer, Director

Worrell, Rebecca Melton
21628 LOCKHART RD
DADE CITY, FL 33523

Annual Reports

Report Year	Filed Date
2024	02/16/2024
2025	02/24/2025
2026	01/16/2026

Document Images

01/16/2026 -- ANNUAL REPORT	View image in PDF format
02/24/2025 -- ANNUAL REPORT	View image in PDF format
02/16/2024 -- ANNUAL REPORT	View image in PDF format
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01/10/2020 -- ANNUAL REPORT	View image in PDF format
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01/24/1996 -- ANNUAL REPORT	View image in PDF format
02/14/1995 -- ANNUAL REPORT	View image in PDF format

Florida Department of State, Division of Corporations

Jack Melton Family Inc. H24-39

Recommend Denial of this project at this time.

Approval at this time is premature, inconsistent with adopted policies and harmful to the character and infrastructure of the area.

1) **Inconsistent with the I-75/SR50 PDD vision in the Comp Plan (Objective 1.05A)**
   The entire purpose of the objective is to maximize the economic potential of the I-75/SR50 corridor through coordination of multiple land uses of commercial, industrial and mixed residential land uses. **This project fails that objective**. This project is 100% single family residential units. Pure 100% single family residential is inconsistent with the Planned Development District.

2) **Excessive Deviations**

Side Setbacks	5' requested	10' required
Rear Setbacks	15' requested	20' required
Lot Size	5500sf requested	6000sf required
Building Coverage	65% required	35% required

   Note: The compounded impact of the requested deviations has numerous drawbacks
   a) Dramatically increases impervious surfaces
   b) Intensifies water runoff and the potential for flooding
   c) Reduces open space character
   d) Loss of neighborhood character through crowding units together, closer to the road
   e) Increased safety concerns (fire, law enforcement)

3) **The Application is premature and incomplete, missing Developers Agreement**
   The Developers Agreement will address critical public facility impacts, including Fire Rescue, Utilities, Transportation and Schools. Approving the land use before the Developers Agreement puts the cart before the horse and violates Comp Plan Strategy 1.05A(2). Rezoning now without the Developers Agreement negates the County's leverage in negotiating the Developers Agreement.

Michelle Miller

From: James Lipsey <lipsey_j@hcsb.k12.fl.us>
Sent: Thursday, March 5, 2026 3:33 PM
To: Michelle Miller; Lashaundra Ellison
Cc: Brian Ragan; Caroline Mockler; Chris Wilson
Subject: Fw: March 9, 2026 Planning and Zoning Commission Agenda (H2439 & H2440)

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon, Michelle.

In reviewing Monday's P&Z agenda (from the link Victoria provided below), I compared the staff reports for the two Melton Property cases (H2439 pp. 319-325 & H2440 pp. 357-376).

For H2439, the staff report says:

1. *"The petitioner is working with the County to develop an associated Development Agreement that will be brought to the Board at a later date once completed that will address the public facilities impacts of the development, including fire rescue, transportation, utilities and schools."*
2. And performance condition 10 includes the standard verbiage, *"The petitioner must apply for and receive a Finding of School Capacity from the school district prior to the approval of conditional plat..."*

However, for H2440, although there appear to be a lot more detailed requirements and specifications for compliance with various standards, I didn't see any language addressing the public facilities impacts or a performance condition requiring a school concurrency application.

Is it possible to issue another agenda modification to ensure a written requirement for school concurrency is included for BOTH developments on the Melton Property?

Thanks,

Jim Lipsey, AICP-C
School Planner
Facilities & Construction Department
8016 Mobley Road
Brooksville, FL 34601
TEL (352) 797-7050, ext. 71410

HERNANDO
SCHOOL DISTRICT
Learn it. Love it. Live it.

Coastal Engineering Associates Inc.

Bio-Tech Consulting

An EnviroTrac Company

STEARNS WEAVER MILLER

Ginny Grove

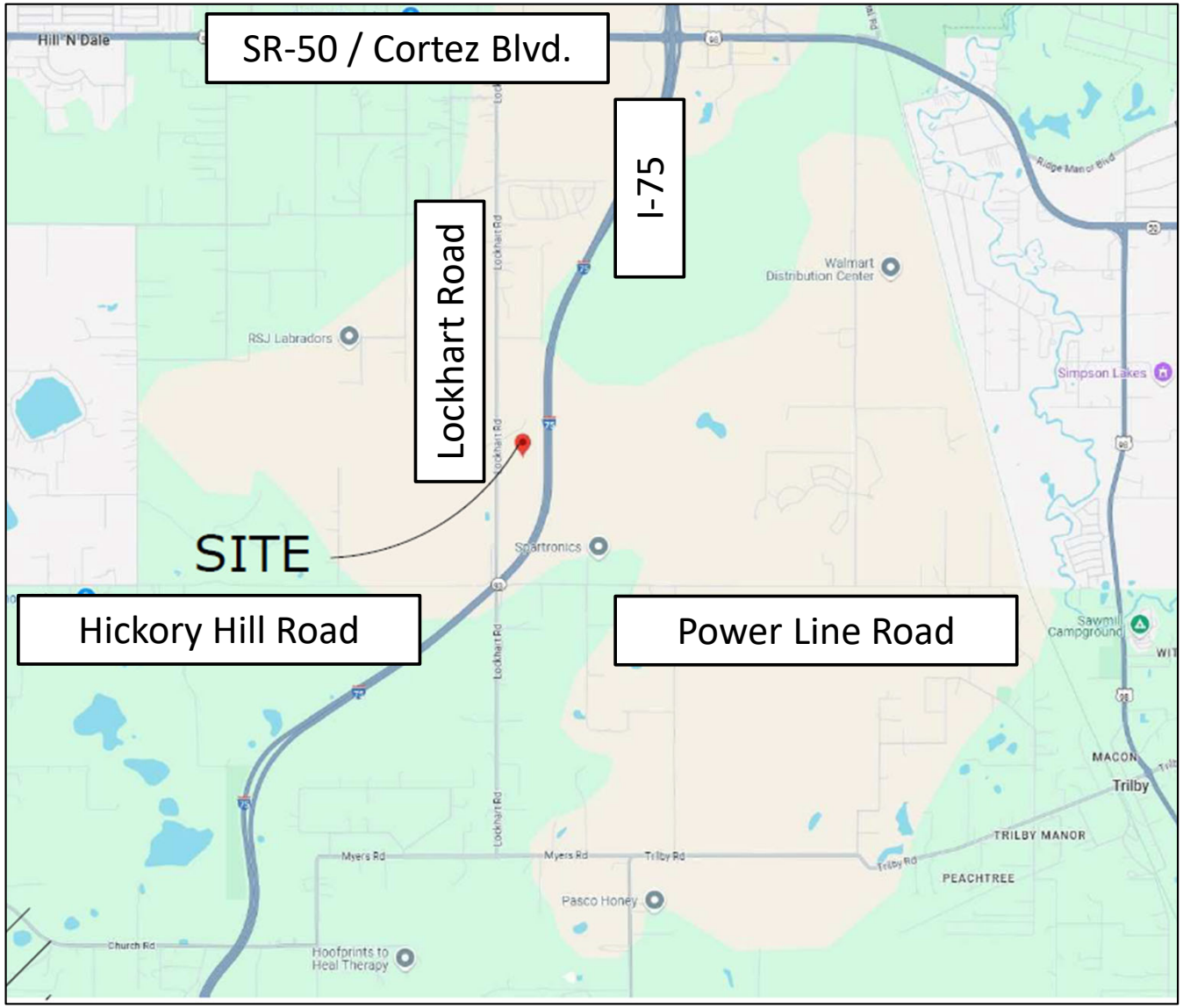
Single-Family Residential Development

H-25-39

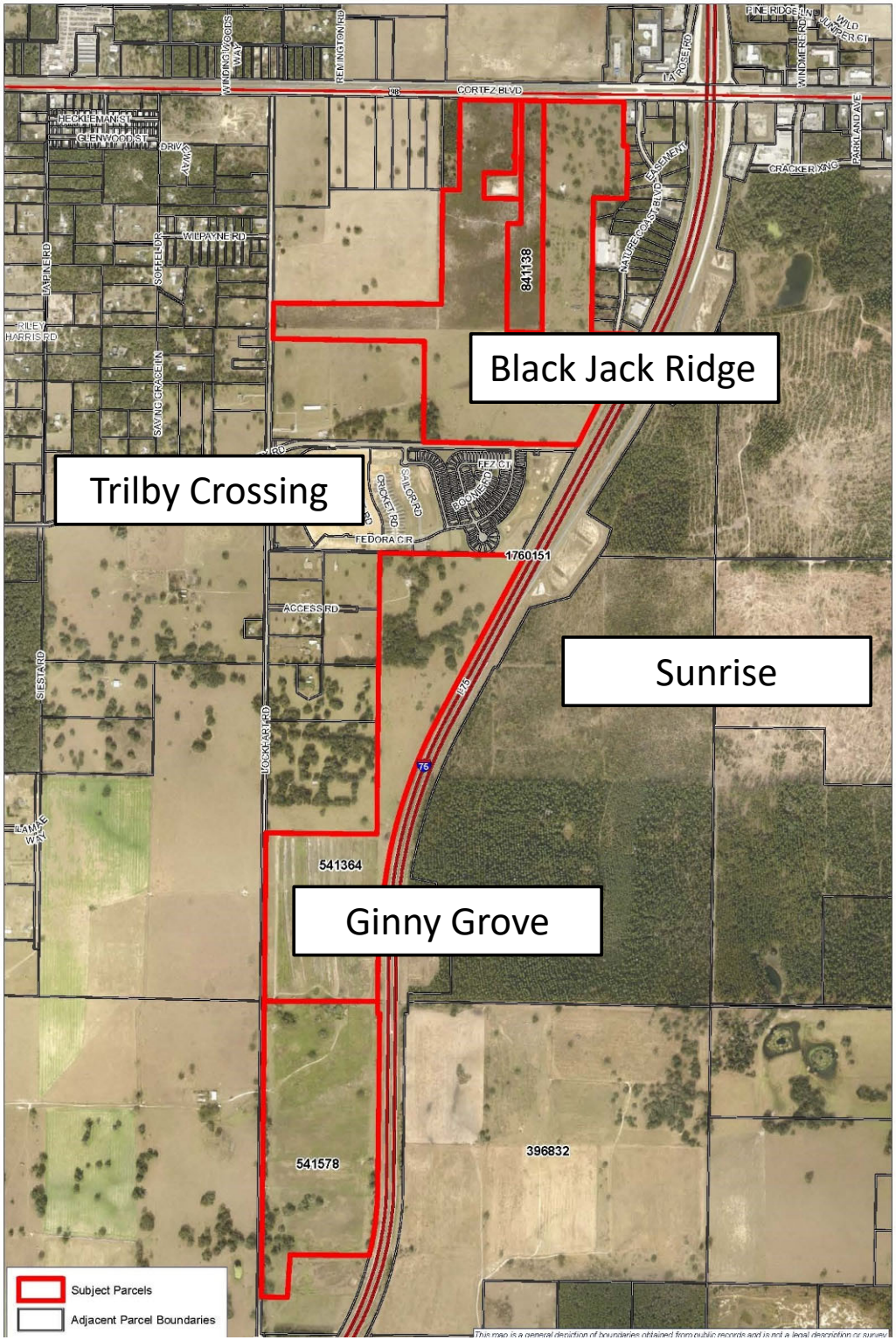
Hernando County
Planning & Zoning Commission
March 9, 2026

Location Map of Property

- Owned by Jack Melton Family, Inc.
- 226.91 acres
- Parcel Keys:
  - 541364: 132.7 acres
  - 541578: 94.21 acres



Location of Ginny Grove & Black Jack Ridge

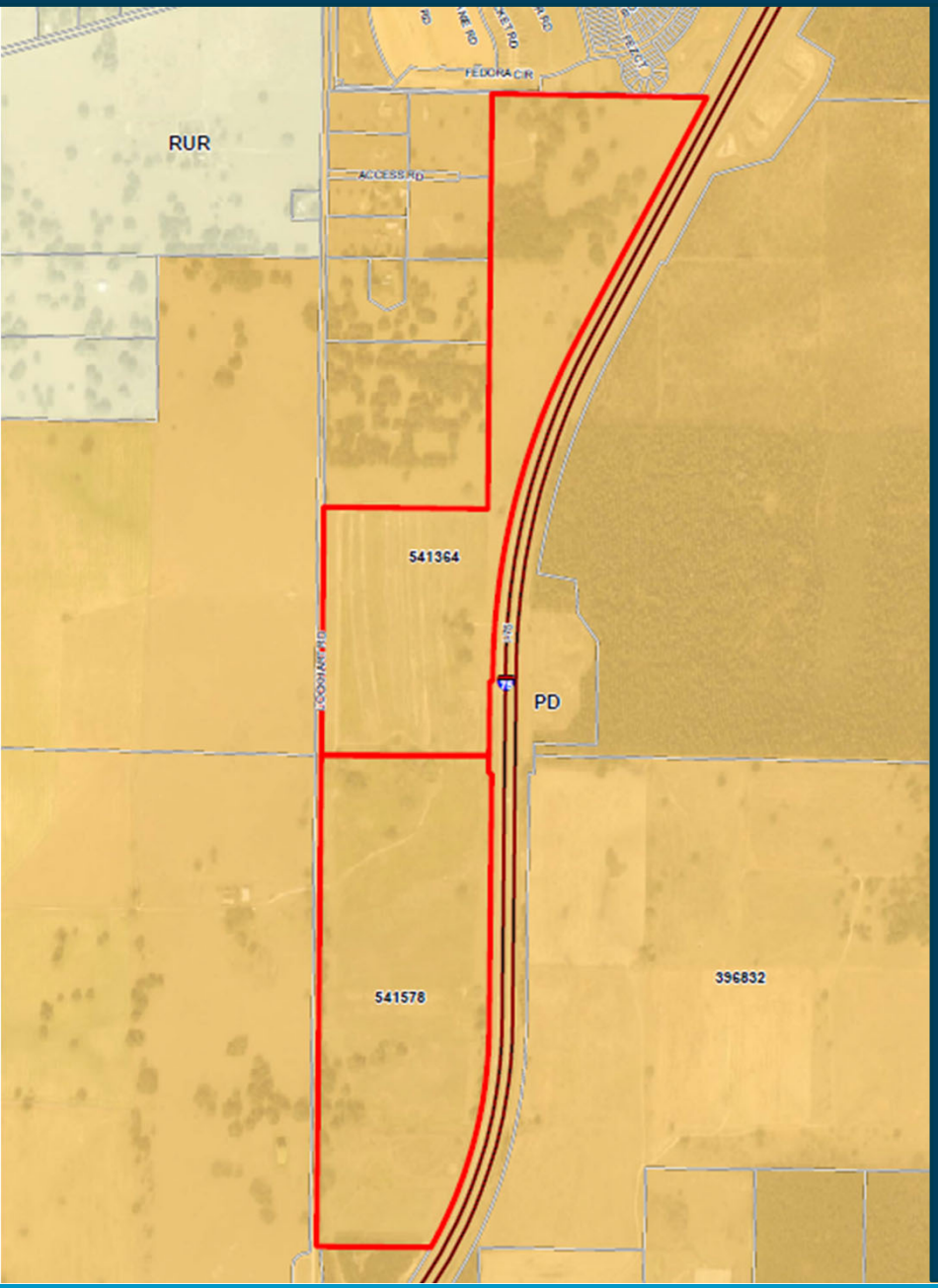


Request

- Agriculture (AG) to Planned Development – Single Family (PDP(SF))
- Maximum 907 units
  - 4 units/acre
- Minimum 50’ lots

FLU: I-75/SR-50 PDD

Zoning: AG (Agricultural)



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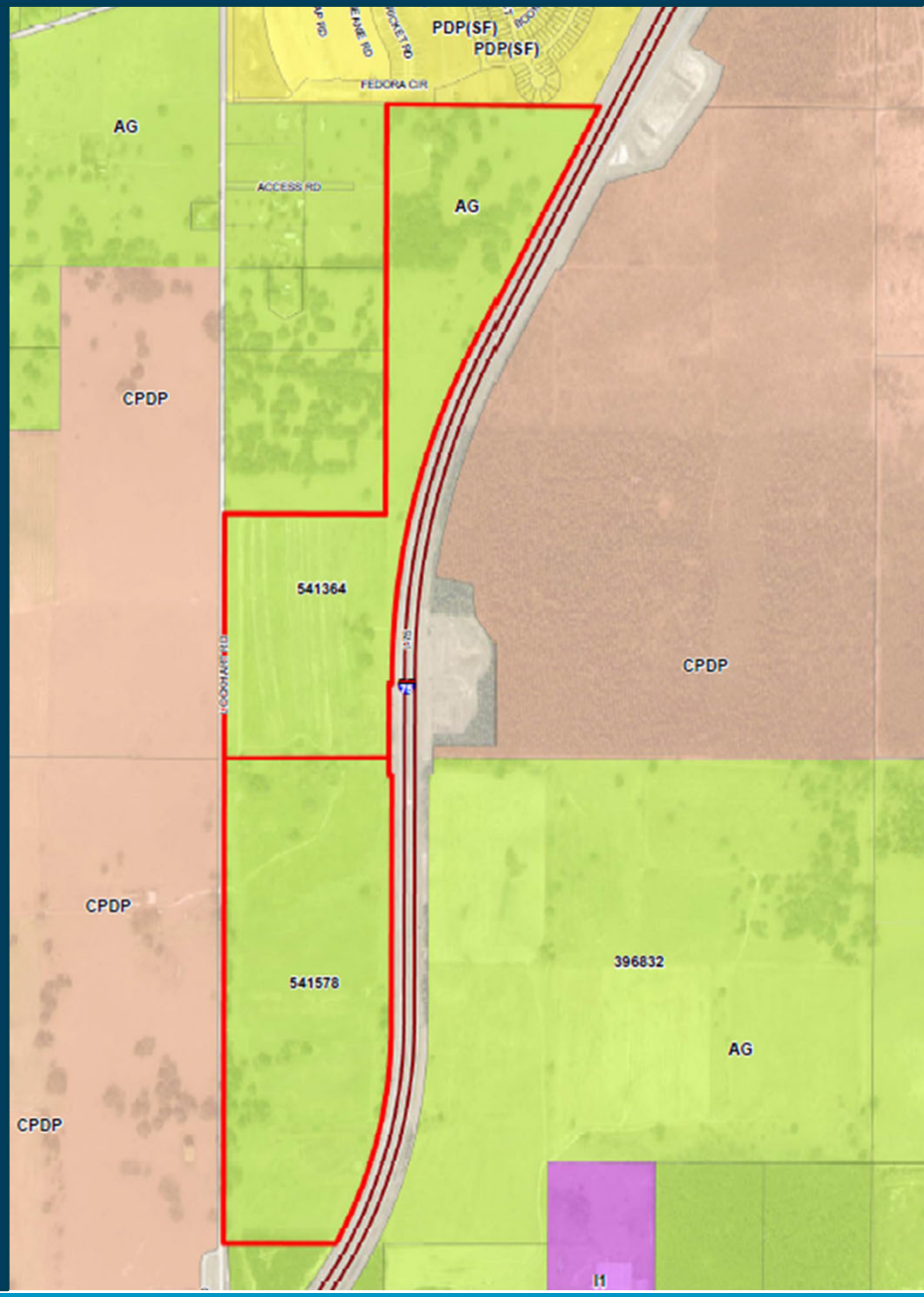
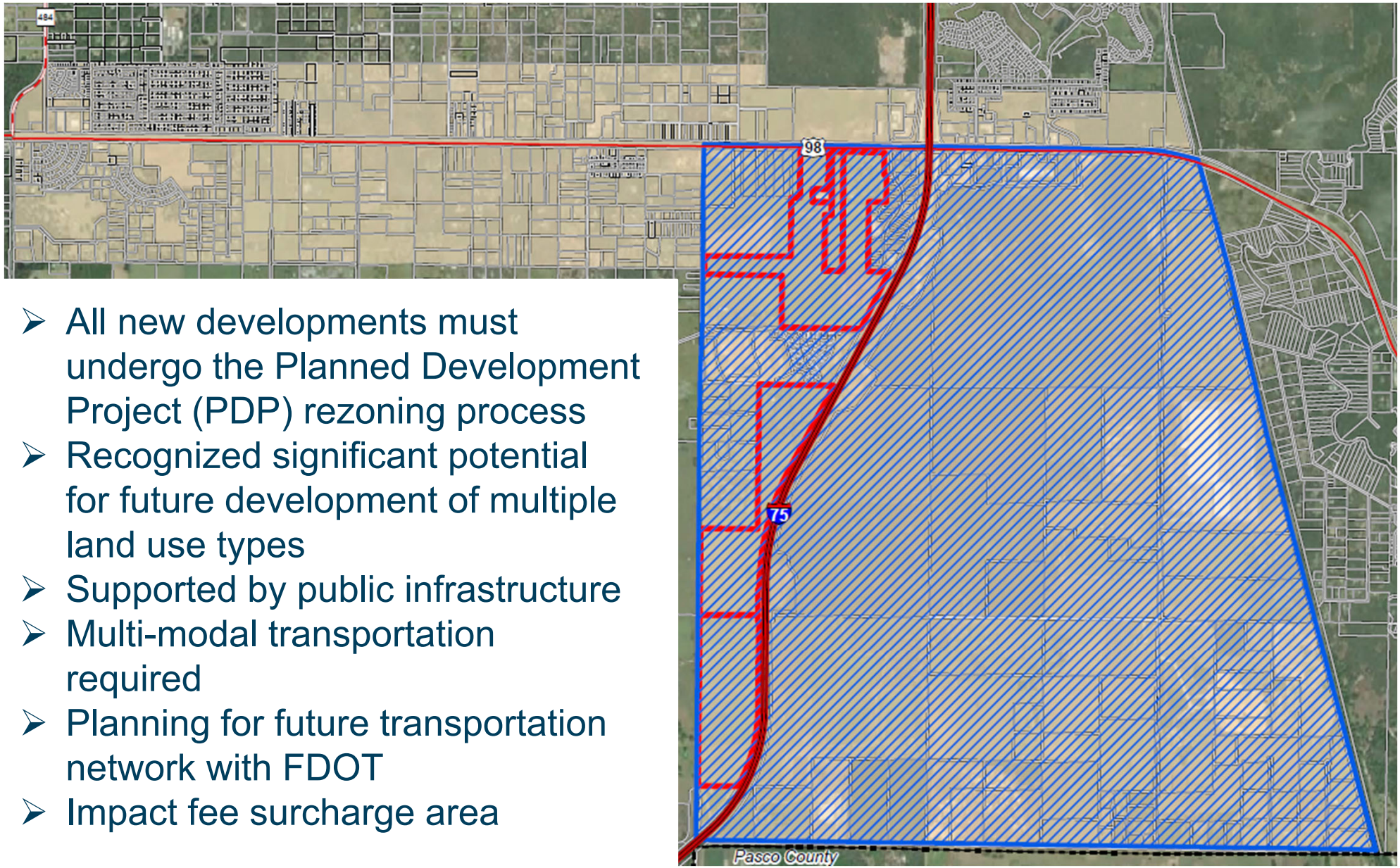
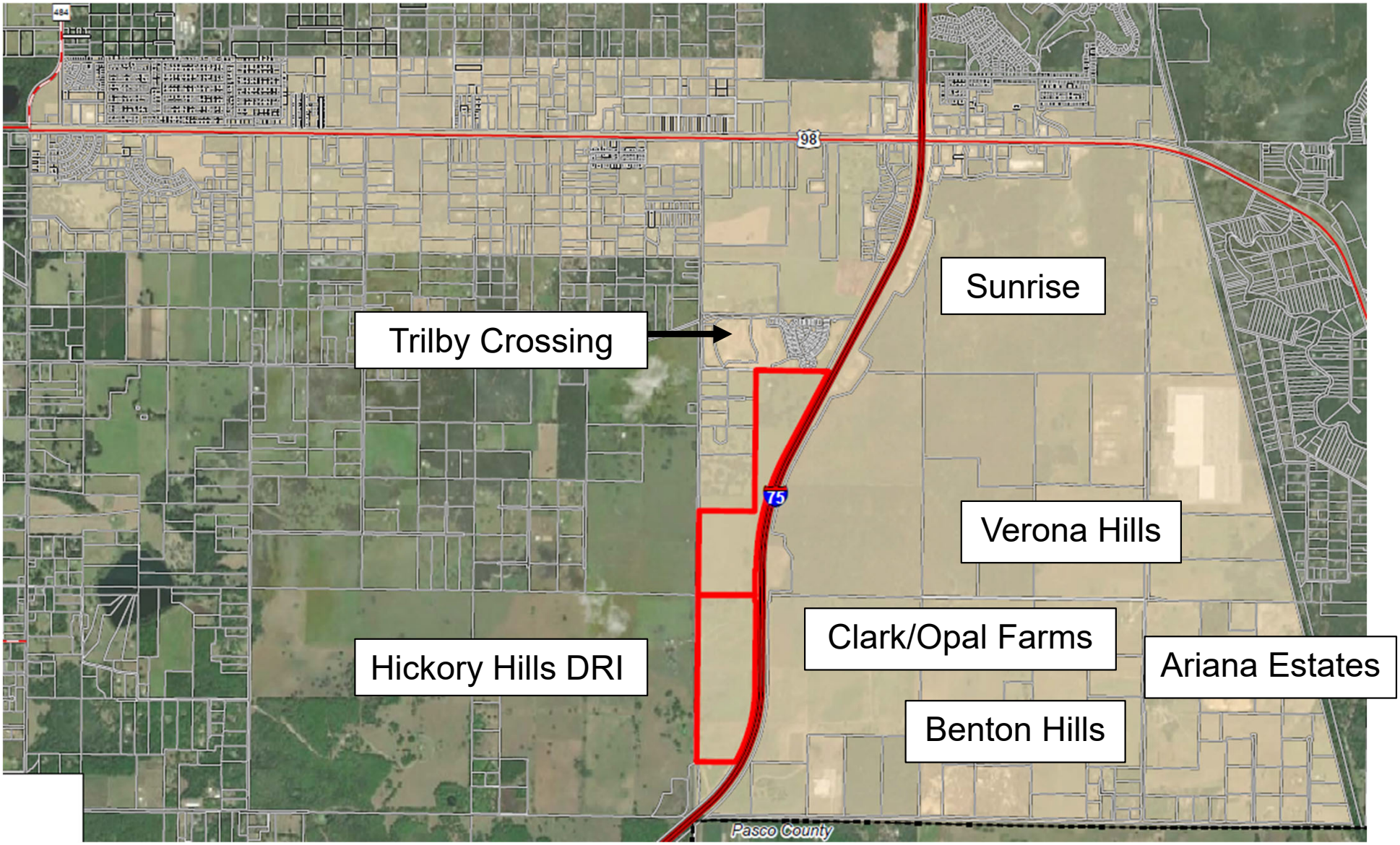


Comprehensive Plan
I-75/SR-50 Planned Development District



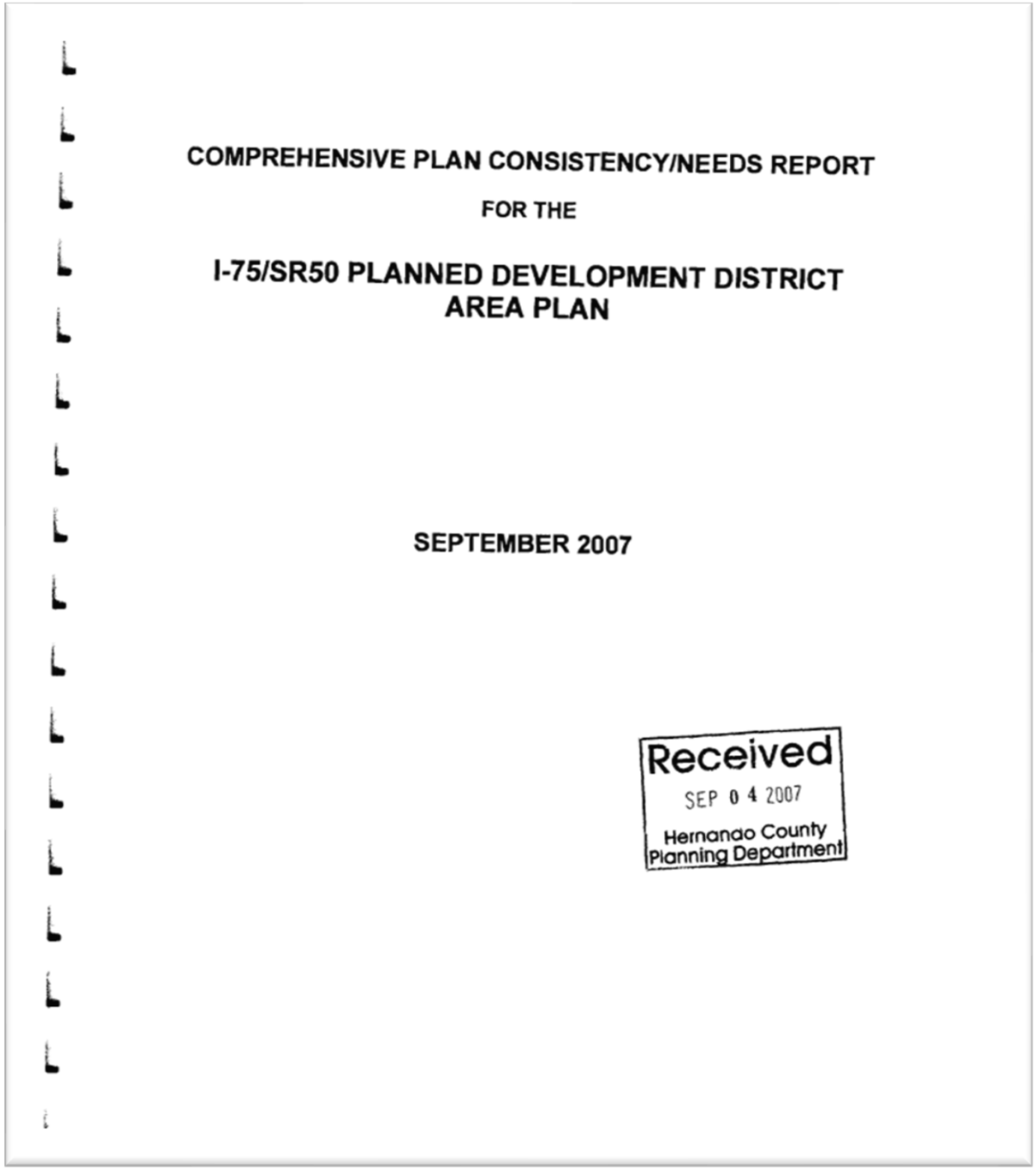
- All new developments must undergo the Planned Development Project (PDP) rezoning process
- Recognized significant potential for future development of multiple land use types
- Supported by public infrastructure
- Multi-modal transportation required
- Planning for future transportation network with FDOT
- Impact fee surcharge area

Comprehensive Plan
I-75/SR-50 Planned Development District



I-75/SR-50 PDD Future Land Use

- Designation applied to unique and specialized areas within the County
  - I-75/SR-50
  - Airport
  - World Woods
  - Hickory Hills
  - Brooksville Regional Medical Center
  - Quarry Preserve
  - South Brooksville
  - Spring Center
- I-75/SR-50 Area Plan developed in 2007
- Growth directed here
- Infrastructure Improvements
  - Impact Fee Surcharge



COMPREHENSIVE PLAN CONSISTENCY/NEEDS REPORT

FOR THE

I-75/SR50 PLANNED DEVELOPMENT DISTRICT AREA PLAN

SEPTEMBER 2007

Received
SEP 04 2007
Hernando County Planning Department

Comprehensive Plan
I-75/SR-50 Planned Development District

GOAL 1.05 – Planned Development District

Planned Development District (PDD) is a Future Land Use Map Category that provides coordinated planning of new developments and redevelopments with proposed multiple uses or types that have specialized or unique characteristics, or would benefit from a relatively high level of planning control and coordination. **PDDs envision a mixture of land uses with the locations of each land use determined through a master planning process**.

. . . **The densities and intensities assigned to each individual PDD are addressed in the Master Plan of the development**. . .

Comprehensive Plan
I-75/SR-50 Planned Development District

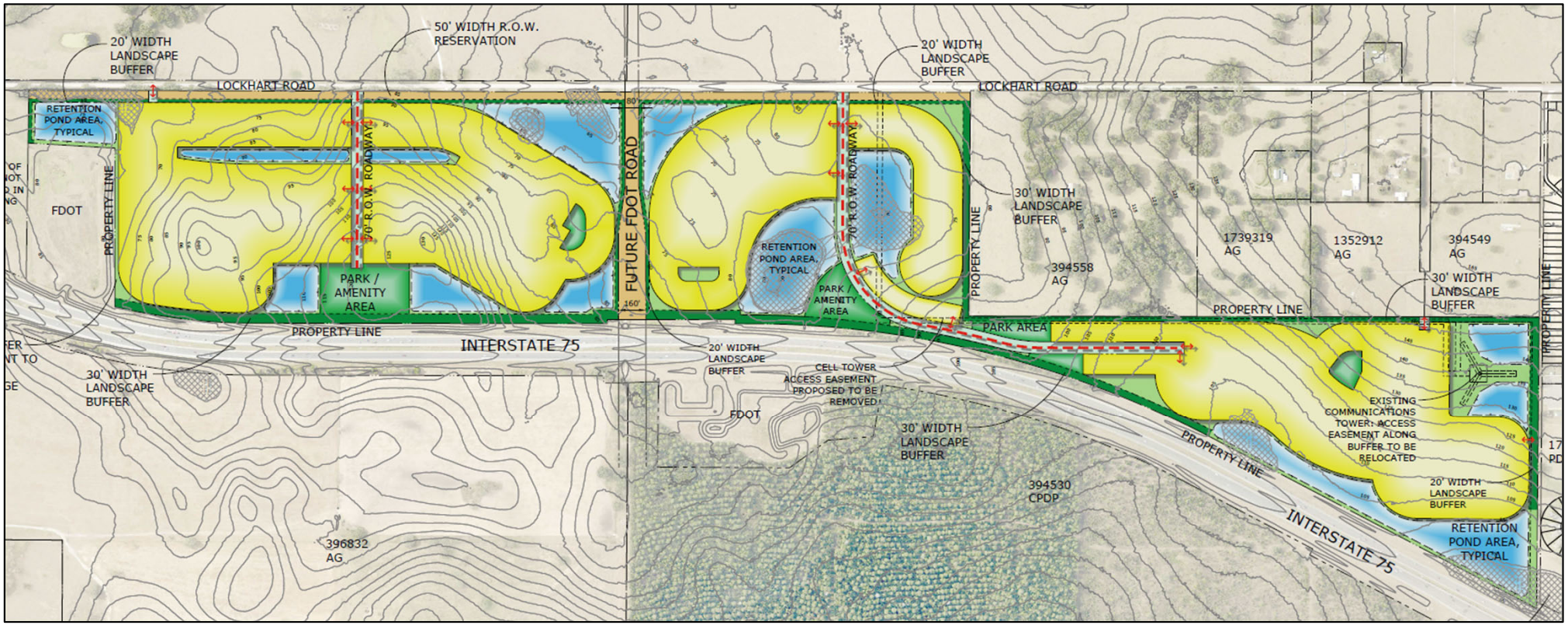
Objective 1.05A

The I-75/SR-50 Planned Development District (I-75/SR-50 PDD) is hereby established for the purpose of implementing planning tools to **maximize the potential economic value of the I-75 corridor** through coordination of **multiple land uses, roadway network configuration, new and upgraded public infrastructure and consistency of design**. . .

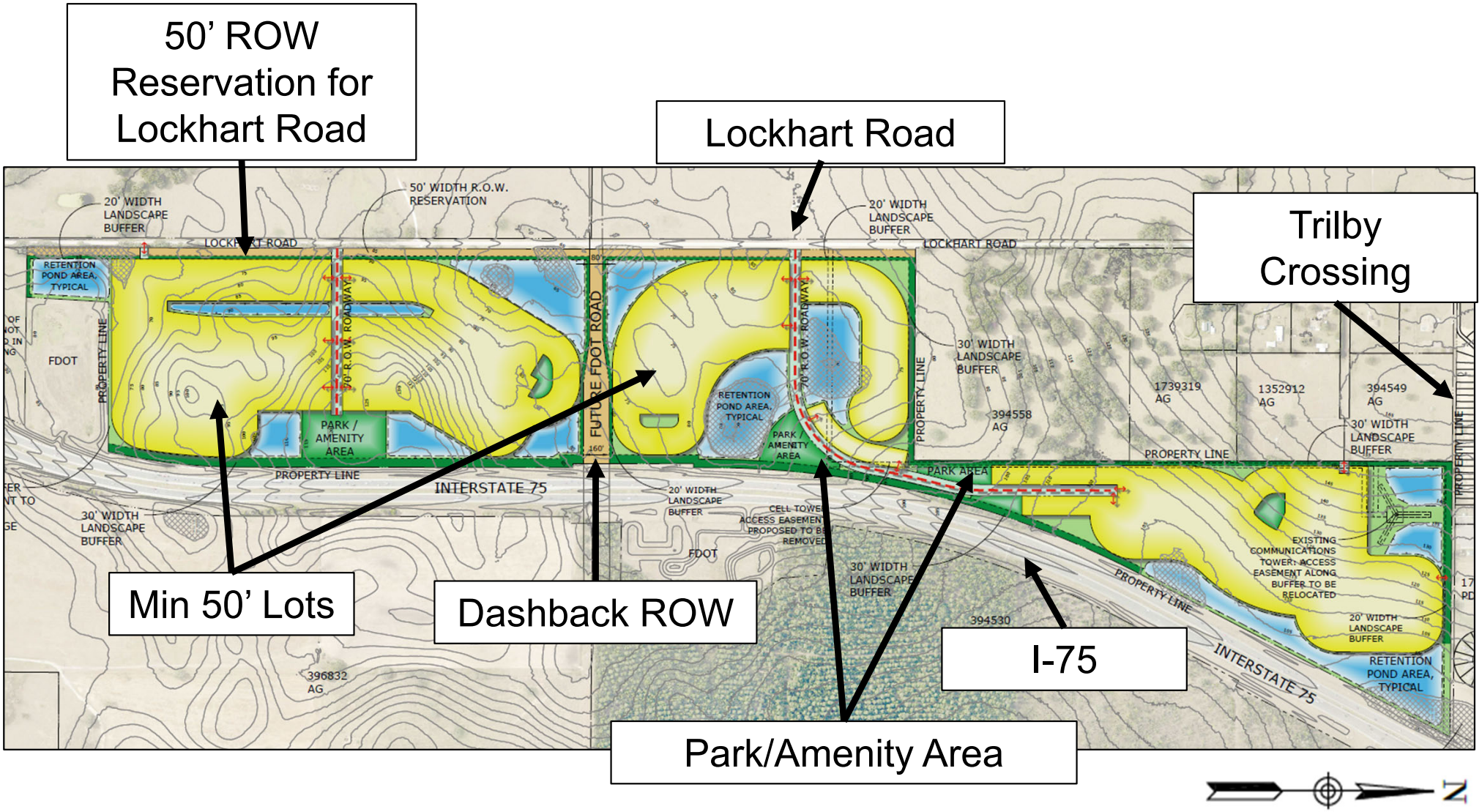
Strategy 1.05A(1)

The I-75/SR-50 Planned Development District mapped area is **characterized by significant potential for future development of multiple land use types**. The I-75/SR-50 PDD shall seek to create, to the maximum extent practical, **a largely self-contained internally functional concentration of commercial, industrial, and mixed residential land uses supported by public infrastructure**. . .

Master Site Plan



Master Site Plan

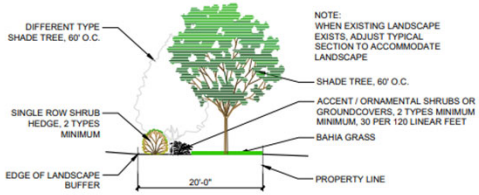


Permitted Uses

- Maximum of 907 single-family detached dwelling units
  - No mobile homes
- Recreational Amenities and Residential Ancillary and Accessory Uses

Buffers & Setbacks

- Perimeter buffers:
  - North – 20 feet
  - East – 30 feet
  - West (northern portion) – 30 feet
  - West (southern portion) – 20 feet
  - South – 20 feet

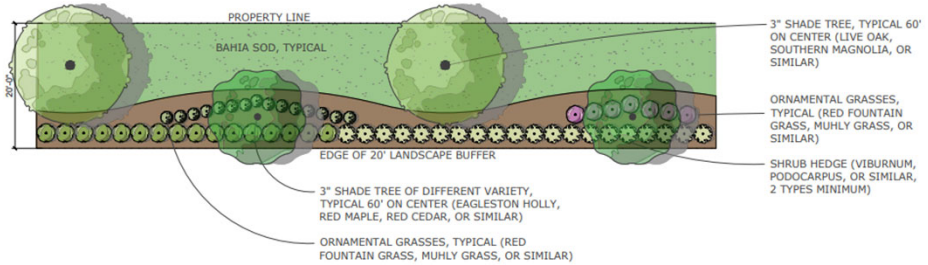


2 20' TYPICAL TYPE 2 BUFFER SECTION

TYPE 2 BUFFER SUMMARY

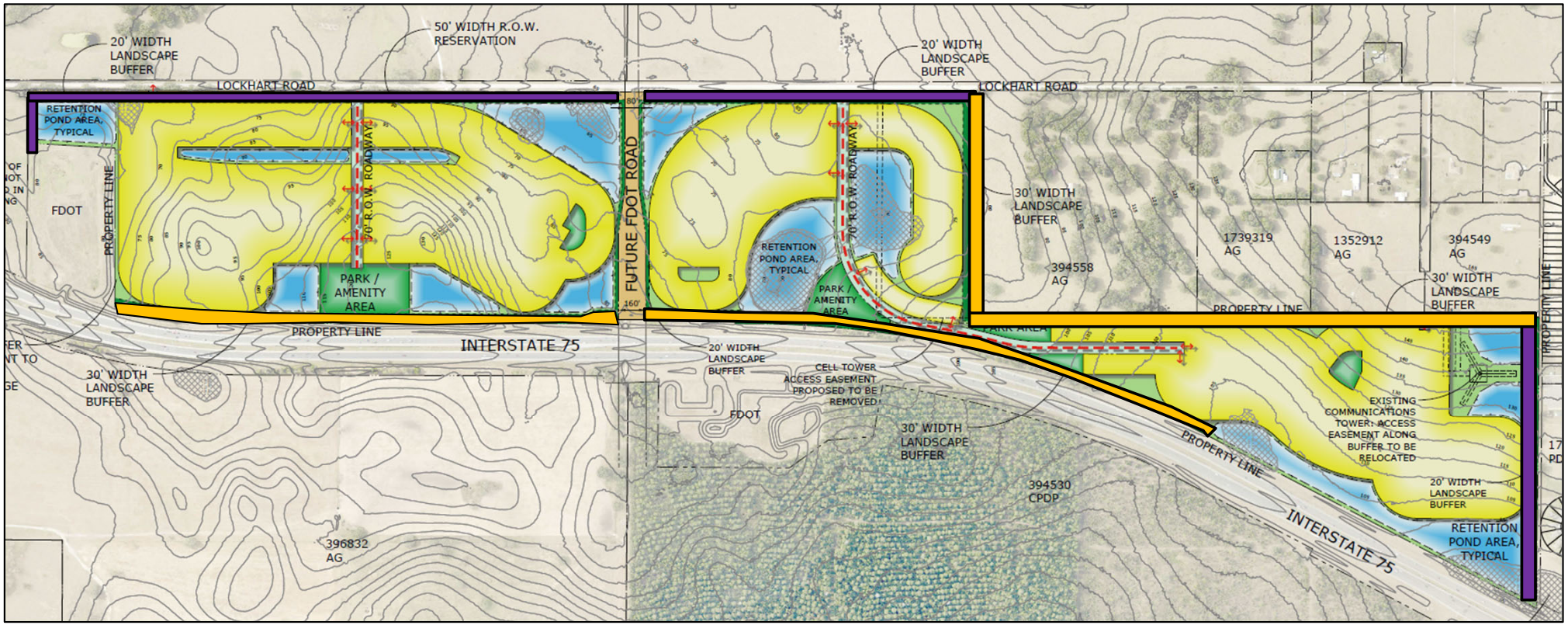
4 SHADE TREES (2 TYPES) PER 120 LF
SINGLE ROW SHRUB HEDGE
30 ORNAMENTAL GRASSES, SMALL SHRUBS PER 120 LF
BAHIA SOD WHERE NOT PLANTING BED

- Perimeter building setbacks (inclusive of buffer):
  - North – 35 feet
  - East – 45 feet
  - West (northern portion) – 45 feet
  - West (southern portion) – 35 feet
  - South – 35 feet



LANDSCAPE BUFFER TYPE 2 PLAN VIEW (SCALE: 1' = 10')

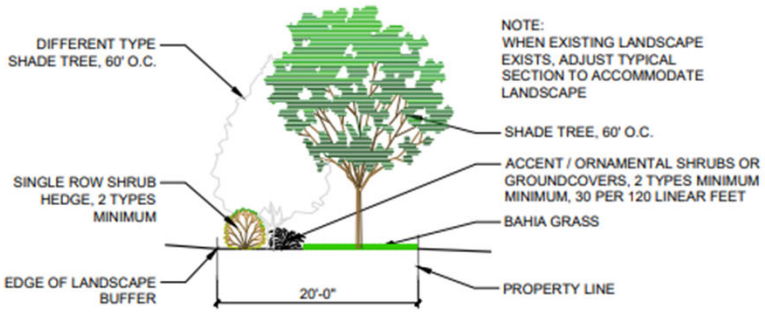
Buffers & Setbacks



Perimeter Buffer: 20'
Perimeter Building Setback: 35'

Perimeter Buffer: 30'
Perimeter Building Setback: 45'

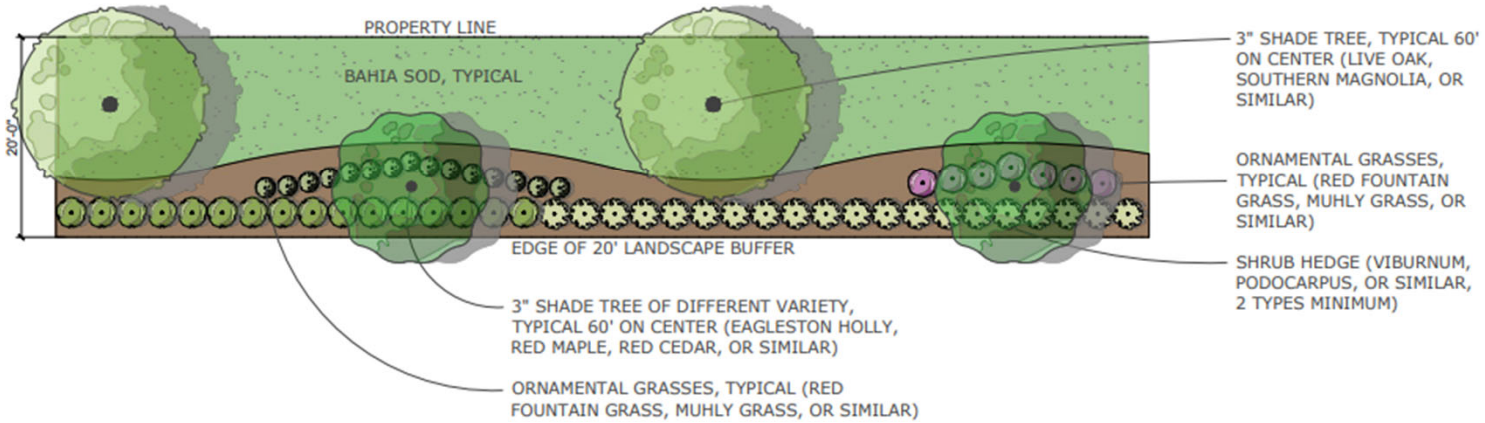
20’ Typical Buffer Cross Section



2 20' TYPICAL TYPE 2 BUFFER SECTION

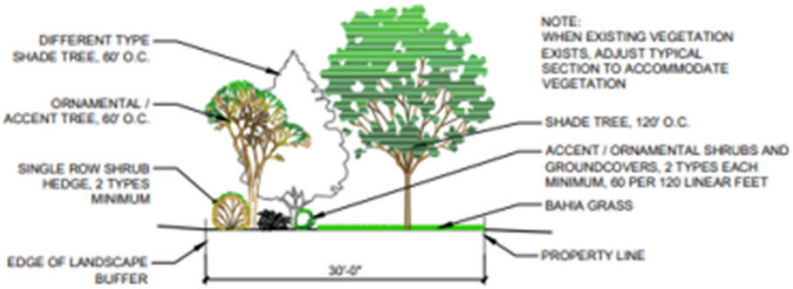
TYPE 2 BUFFER SUMMARY

4 SHADE TREES (2 TYPES) PER 120 LF
SINGLE ROW SHRUB HEDGE
30 ORNAMENTAL GRASSES, SMALL SHRUBS PER 120 LF
BAHIA SOD WHERE NOT PLANTING BED



LANDSCAPE BUFFER TYPE 2 PLAN VIEW (SCALE: 1' = 10')

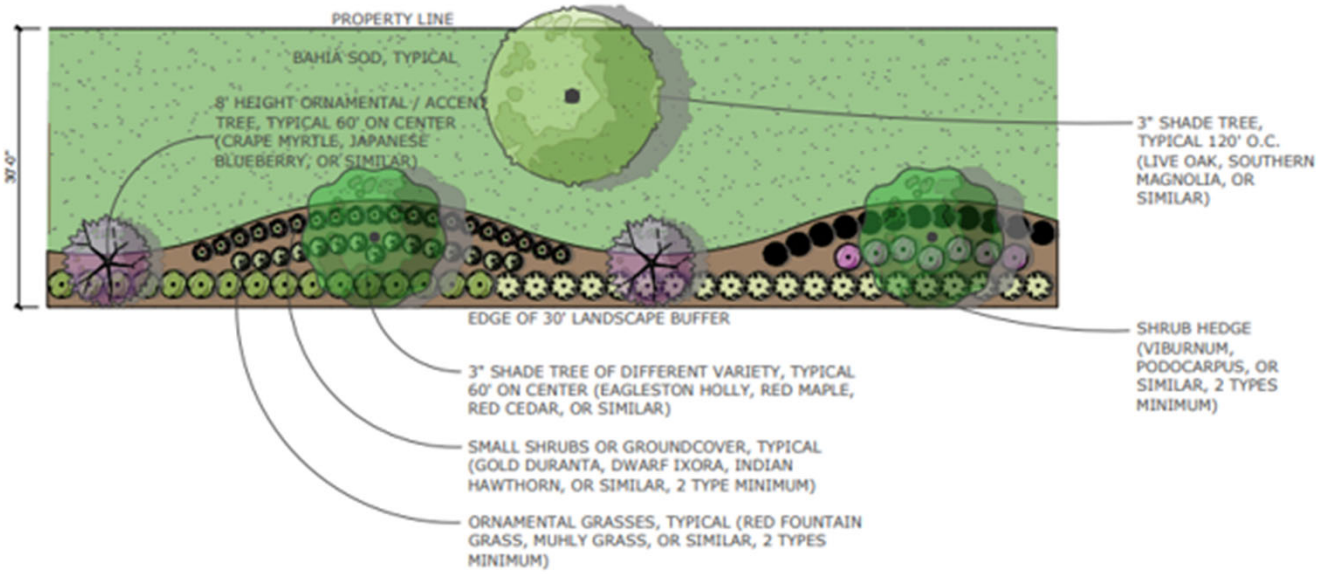
30’ Typical Buffer Cross Section



3 30' TYPICAL TYPE 3 BUFFER SECTION

TYPE 3 BUFFER SUMMARY

3 SHADE TREES (2 TYPES) PER 120 LF
2 ORNAMENTAL TREES PER 120 LF
SINGLE ROW SHRUB HEDGE
60 ORNAMENTAL GRASSES, SMALL SHRUBS PER 120 LF
BAHIA SOD WHERE NOT PLANTING BED



LANDSCAPE BUFFER TYPE 3 PLAN VIEW (SCALE: 1' = 10')

Proposed Condition: Perimeter Buffers

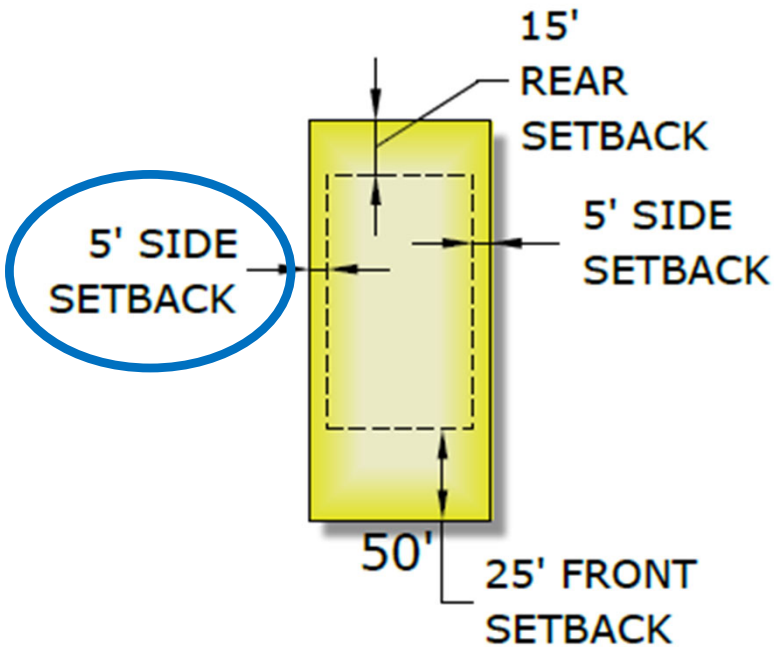
Perimeter buffers shall be preserved and enhanced to achieve a minimum of eighty percent (80%) visual opacity within thirty-six (36) months of completion of construction. The primary intent of this requirement is to preserve existing native vegetation within the buffer to the maximum extent practicable, with such native vegetation intended to satisfy the eighty percent (80%) opacity requirement. Buffers proposed to be disturbed during construction shall be clearly identified on the construction plans and accompanied by a revegetation plan included with the landscape plans. If existing native vegetation within a buffer does not achieve the required eighty percent (80%) opacity, the following options shall apply:

The buffer may be selectively cleared and graded, as necessary, and replanted with landscape materials specifically designed to achieve the required eighty percent (80%) opacity. A planting landscape plan view and detailed cross-section shall be provided on the applicable phased conditional plat. For any portion of the buffer that does not meet the 80% criteria upon the initialization of construction, a construction barrier fence must be installed where immediately adjacent to residential properties in accordance with the Hernando County Land Development Regulations.

As an alternative, where the existing native vegetation does not meet the required opacity and the developer elects not to clear and replant the buffer, an eight-foot (8') opaque fence or wall may be installed along the interior edge of the buffer, in accordance with the Hernando County Land Development Regulations. In this case, existing native vegetation within the buffer shall remain undisturbed, no supplemental landscape plantings shall be required within the buffer, and only invasive vegetation may be removed.

Dimensional Standards

	SINGLE-FAMILY
MINIMUM LOT WIDTH	50'
MINIMUM FRONTAGE ALONG CURVE	35'
MINIMUM LOT SQFT	5,500 SF
MAXIMUM BUILDING HEIGHT	35'
MAXIMUM BUILDING AREA RATIO	65%



TYPICAL
50' SINGLE FAMILY LOT
NTS

Alternative Condition: Side Setback

Condition #6: Minimum Lot Setbacks:

- Side: ~~7.~~5’ (Deviation from 10’)

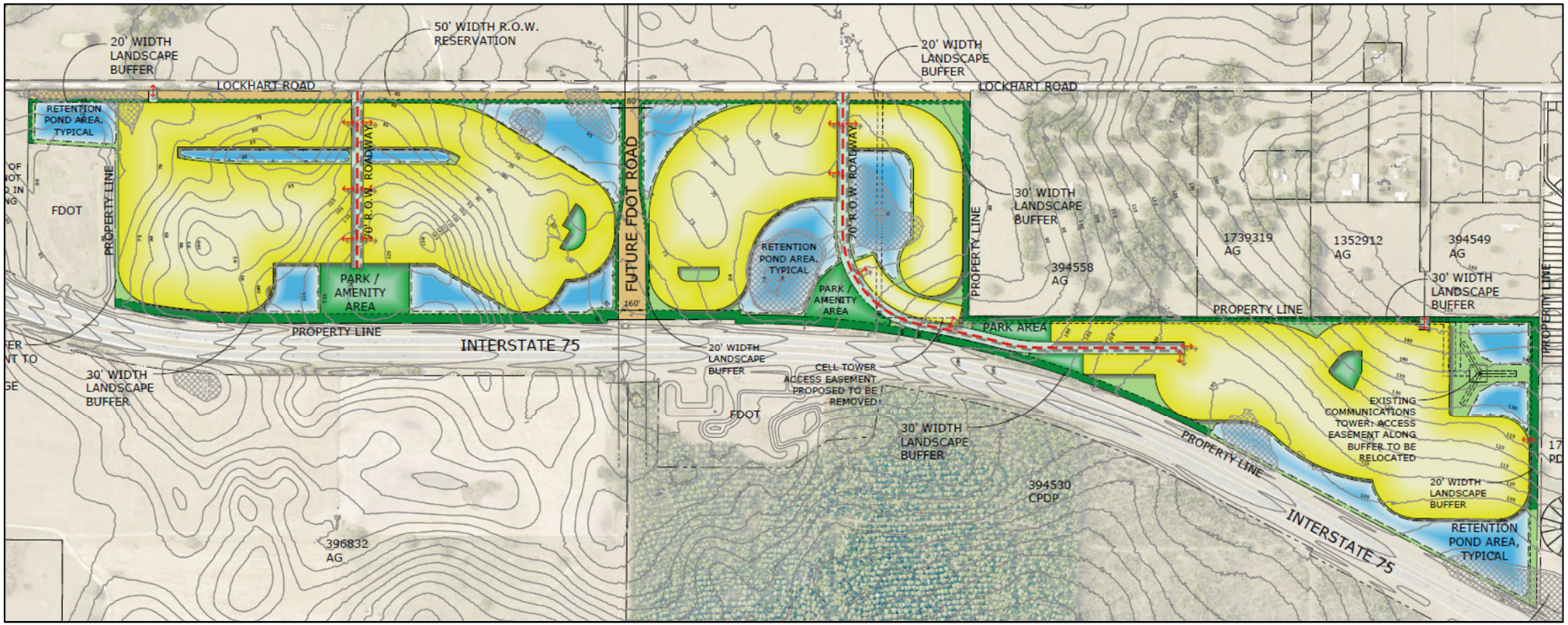
Parks

- First 500 dwelling units = 5 acres of parks
- Each additional dwelling unit = 1/125th of an acre
- At a maximum of 907 dwelling units:

Dwelling Units	Acreage
500 units	5 acres
Units 501-907	3.264 acres
Minimum Park Acreage:	(5 + 3.264) 8.264 acres

- Final acreage to be determined at conditional plat

Master Site Plan



Comp Plan PDD Criteria

Strategy 1.05A(2)

Developments within the I-75/SR-50 PDD shall include a master plan utilizing the Planned Development Project process for review.

a) Standards for a multi-modal transportation network encompassing access, circulation and connection among and between public and private properties;
b) Planning for infrastructure needs to accommodate wastewater, potable water, fire and emergency medical service, recreation and schools;
c) Concentration of commercial uses, mixed uses and town-center type development along and/or easily accessed from SR-50, including park and ride opportunities for future inter-county transit;
d) Opportunities that include primary industrial uses compatible with the placement of commercial or town center areas in order to enhance employment opportunities;
e) Attractive, convenient and safe multi-modal connections to schools, parks and other identified community focal points;
f) Attractive, convenient and safe bike and pedestrian connection to the Withlacoochee State Trail;
g) Standards to create a “sense of place.”

Comp Plan PDD Criteria

a) Standards for **a multi-modal transportation network** encompassing access, circulation and connection among and between public and private properties

- *Internal roadway network and sidewalk system connects the residential neighborhoods to the neighborhood parks and amenities and to Lockhart Road*
- *Additional right-of-way dedication along Lockhart Road*

Comp Plan PDD Criteria

b) Planning for **infrastructure** needs to accommodate wastewater, potable water, fire and emergency medical service, recreation and schools

- *Additional right-of-way dedication along Lockhart Road*
- *Impact Fee Surcharge area*
- *A proposed Development Agreement is under review by staff to address any infrastructure deficiencies*
- *Black Jack Ridge set aside of 5 acres for future Fire/EMS Station*

Comp Plan PDD Criteria

c) **Concentration of commercial uses**, mixed uses and town-center type development along and/or **easily accessed from SR-50**, including park and ride opportunities for future inter-county transit;

d) Opportunities that include primary industrial uses compatible with the placement of commercial or town center areas in order to enhance employment opportunities

- Property has no frontage along SR-50 and the northern boundary is one mile south of SR-50
- No commercial uses proposed
- Black Jack Ridge proposed up to 300,000 SF of commercial uses along SR-50

Comp Plan PDD Criteria

e) Attractive, convenient and **safe multi-modal connections** to schools, parks and other **identified community focal points**

- *Internal roadway network and sidewalk system connects the residential neighborhoods to the neighborhood parks and amenities and to Lockhart Road*

Comp Plan PDD Criteria

f) Attractive, convenient and safe bike and pedestrian connection to the Withlacoochee State Trail

- *The Property has no direct access to SR-50 and is not located near the Withlacoochee State Trail*

Comp Plan PDD Criteria

g) Standards to create a “sense of place.”

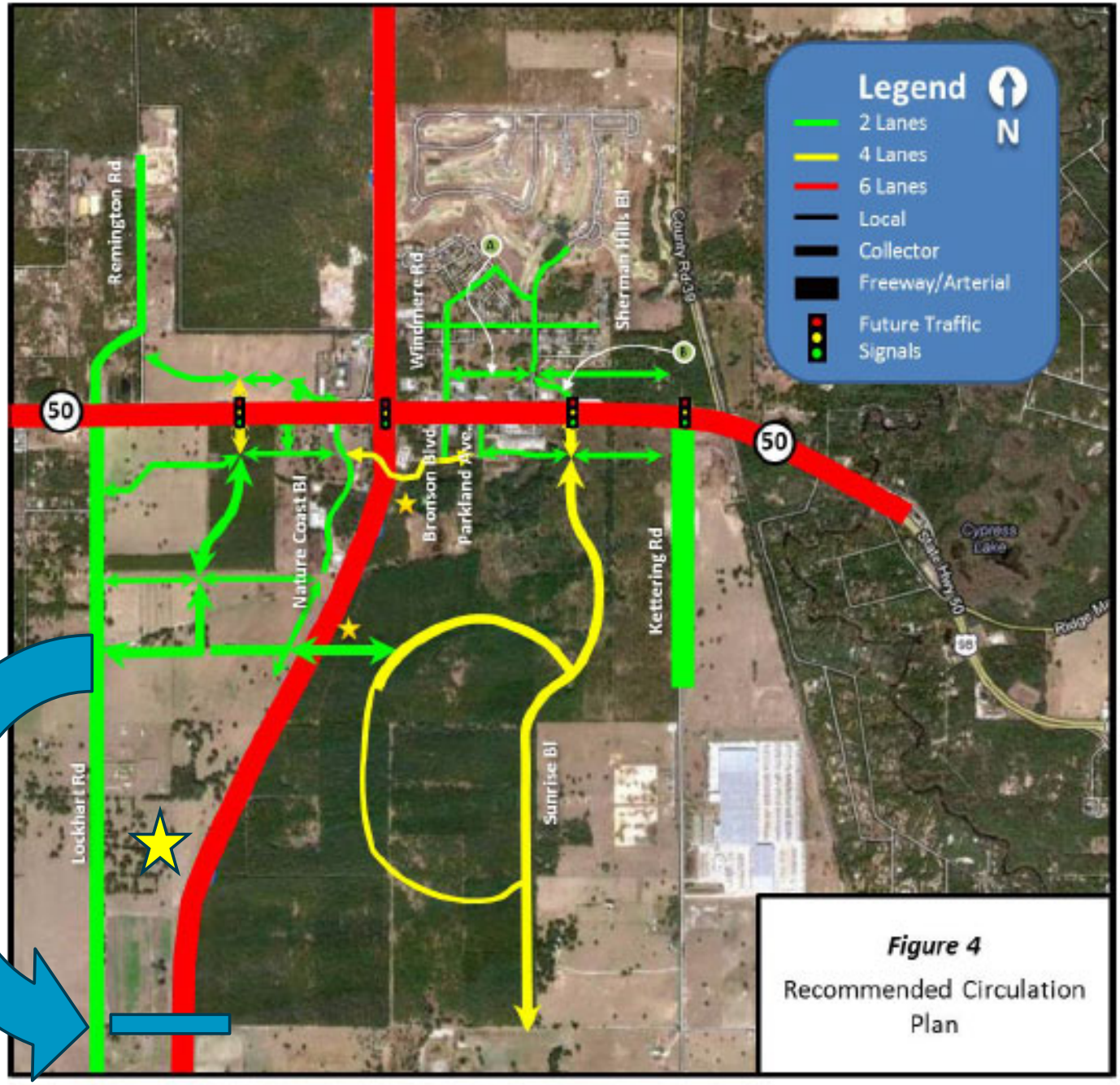
- *The Project is controlled by one owner, in connection with Black Jack Ridge*
- *Strategic location of stormwater ponds and neighborhood parks will create neighborhood focal points supported by a network of sidewalks to create a highly desirable community*

Comp Plan PDD Criteria

Strategy 1.05A(3): Plans for development approval shall include a **frontage road network**, **alternative access**, and easements **in accordance with** long-range transportation plans of the Hernando/Citrus Metropolitan Planning Organization, and **other planning studies/transportation criteria for the I-75/SR-50 PDD**

- *The Roadway network is consistent with the I-75/SR-50 PDD Circulation Plan Study*
- *Additional right-of-way dedication along Lockhart Road*
- *Impact Fee Surcharge area*
- *A proposed Development Agreement is under review by staff to address any infrastructure deficiencies*

Comp Plan Pl
Criteria



Locations illustrated are for conceptual purposes only. Potential alignments are subject to further study.

approval
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Comp Plan PDD Criteria

Strategy 1.05A(6) – The County shall identify and implement **feasible funding mechanisms** to accommodate public infrastructure needs for the PDD

Description	Surcharge Amount
Schools	10%
Public Infrastructure	10%
Parks	60%
Roads	50%

Conclusion

We respectfully request you recommend **approval** to the Board of County Commissioners.

Questions?

THANK YOU

From: Lashaundra Ellison
To: Victoria Via
Subject: H-25-39. Rezoning from Ag to PDP (SF))
Date: Friday, March 6, 2026 3:27:03 PM

Lashaundra Ellison | Concurrency Planner II
Planning and Zoning Division | Development Services Department
1653 Blaise Drive, Brooksville, FL 34601
Phone: (352) 754-4057 x 28019
Email: Lellison@hernandocounty.us
Website: http://www.hernandocounty.us/plan

*Hernando County Development Services Department business hours are **Monday – Friday 7:30am - 4:00pm**. The lobby closes at **3:30pm** to walk-in customers. The call center and all Development Services Division Employees' will be open and assisting customers during normal business hours.*

**Please Note: For Subdivision Intake Submittals, please use the new SubdivisionIntake@hernandocounty.us email address. For resubmittals, please reference the permit number and subdivision name in the subject line. **

From: Bill Smith <smithbill2455@yahoo.com>
Sent: Friday, March 6, 2026 3:20 PM
To: Lashaundra Ellison <LEllison@hernandocounty.us>
Subject: Re: TEST EMAIL

> **CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

On Friday, March 6, 2026 at 03:17:07 PM EST, Lashaundra Ellison <lellison@hernandocounty.us> wrote:

-
-
-
-
-

-
-
-
-
-

H-25-39. Rezoning from Ag to PDP (SF))

-

me

Tomimiller@hernandocounty.us

2:11 PM

Mar 6 at 2:11 PM

Opposed the rezoning from Ag to PDP because of Infrastructure insufficiency, please consider rezoning any new proposed developments along eastern Hernando county , especially along Lockhart rd Brooksville, west side of I/75 area, the development already in the area is more than the infrastructure in the area can't handle, And anymore developments in that district we be overwhelmed and not be able to handle that impact, There's already 10,000 + home planned in that area and the infrastructure cannot simply handle that impact, The lacking of roads , school's, fire departments and other infrastructure, we do not have enough to handle anymore developments, Lockhart rd, is already in poor condition, and we have no east and west roads at all, (Remember they closed Hickory Hill Rd in that area).

- **Costs to Taxpayers:** Opposition arises when developers fail to fully mitigate project impacts, forcing local taxpayers to shoulder the burden of upgrading roads, schools, and utilities. I'm asking the Hernando county planning department to please consider the (lack of Infrastructure) before approving any more planned developments in the Lockhart rd area , the roads and other infrastructure, utilities, schools , fire department, all of these concerns should be addressed before approving anymore developments in the area, and please please don't approve any more ugly developments like(Trilby Crossing)

Planning and Zoning Division | Development Services Department

1653 Blaise Drive, Brooksville, FL 34601

Phone: (352) 754-4057 x 28019

Email: Lellison@hernandocounty.us

Website: http://www.hernandocounty.us/plan

*Hernando County Development Services Department business hours are **Monday – Friday 7:30am - 4:00pm**. The lobby closes at **3:30pm** to walk-in customers. The call center and all Development Services Division Employees' will be open and assisting customers during normal business hours.*

****Please Note:** For Subdivision Intake Submittals, please use the new SubdivisionIntake@hernandocounty.us email address. For resubmittals, please reference the permit number and subdivision name in the subject line. **

From: Planning Resource Object
To: Victoria Via; Michelle Miller
Subject: FW: 907 new homes re zone
Date: Monday, March 9, 2026 7:17:08 AM

From: Pam Sell, Realtor GRI <sellpamela@gmail.com>
Sent: Saturday, March 7, 2026 8:25 PM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: 907 new homes re zone

> **CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Day,

I am unable to make this meeting, but I hope you hold the Jack Melton family accountable. Changing there land from agriculture to single family homes is completely out of range for our area! If the commissioners keep going down this road, farmers and ranchers and small hobbie farms will become a distant memory. Most of us have lived here our hole life and we have lots of history here in Brooksville and the surrounding area. This is a county area, not suburban. These developers need to stay south or out of Hernando County!! We have enough here. There are not enough medical doctors, schools and same on the Melton family. There grandparents will roll in there graves! They understood our way of life, cows, farms, so know they want to cash in for millions and heck with there neighbors and friends who made and kept them prosperous during there life. I understand it's there land, but please god keep it Agricultural Land. Devide it at least and sell in 3-5 acre lots!!

Applicant is Jack Melton Family Inc. Item is H2539

This project is 907 residential units located on Lockhart Rd, south of Cortez and west of I-75. The applicant requests a rezoning of the subject property, consisting of approximately 226.9 acres, from AG (Agriculture) to PDP-SF (Planned Development Project – Single Family) to allow for the development of a subdivision containing up to 907 single-family residential lots located in the I-75/ SR 50 PDD.

planning@hernandocounty.us

Pam Sell,
sellpamela@gmail.com
813-525-0872

From: Planning Resource Object
To: Victoria Via; Michelle Miller
Subject: FW: Development off I-75
Date: Monday, March 9, 2026 7:16:06 AM

-----Original Message-----
From: Matthew Patrick <mattypatty0308@gmail.com>
Sent: Friday, March 6, 2026 10:29 PM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: Development off I-75

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Members of the Planning & Zoning Commission,

I am writing to formally express my opposition to the proposed development by Jack Melton Family Inc., scheduled to be heard at the Planning & Zoning Meeting on March 9, 2026 at 9:00 a.m. at 20 N Main Street, Brooksville, FL.

The proposed project—907 residential units on approximately 226.9 acres located on Lockhart Road, south of Cortez and west of I-75—requires rezoning from AG (Agricultural) to PDP-SF (Planned Development Project – Single Family). I strongly object to this rezoning request.

This development is incompatible with the existing character and land use of the surrounding area. Converting agricultural land to a high-density single-family subdivision of this scale is inconsistent with the long-term vision and sustainability of our community.

I am deeply concerned about the strain this project would place on already inadequate county infrastructure, including roads, schools, and emergency services. Our water processing and wastewater treatment facilities are already operating at or near capacity. Approving a development of this magnitude without demonstrable and sufficient infrastructure expansion would place an unsustainable burden on current residents and public resources.

Additionally, the proposed development raises serious environmental concerns. Rezoning and clearing nearly 227 acres of agricultural land will further reduce the already diminishing habitat available to local wildlife. Florida keystone species such as the gopher tortoise—and the many other species that rely on its burrows—face continued displacement as development expands. Relocation is not a long-term solution to habitat loss, and the cumulative impact of removing natural land at this scale should not be minimized.

Furthermore, the extent of deviations being requested raises additional concerns regarding long-term compliance with building standards and responsible growth management.

For these reasons, I respectfully urge the Commission to deny the rezoning request and prioritize responsible planning that protects our infrastructure, natural resources, and quality of life.

Thank you for your time and consideration.

Sincerely,
Matthew Sullivan
14009 Amero Lane
Spring Hill, FL 34609

From:	Planning Resource Object
To:	Victoria Via; Michelle Miller
Subject:	FW: Hearing this morning about Melton property
Date:	Monday, March 9, 2026 9:39:20 AM

From: Sue Chaires <suechancey@aol.com>
Sent: Monday, March 9, 2026 8:15 AM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: Hearing this morning about Melton property

> **CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please, stop allowing more building of homes in our county. We have lived here for about 15 years, taxes keep going up, services keep going down. When the houses were built south of the Florida Classic Park on Lockhart, it tore up Lockhart, it has never been correctly repaired, our Old Trilby Rd which is not a paved road, it's crushed asphalt, has been torn up by the dump trucks that constantly race through our neighborhood. No repairs, just patches that make it worse.
How are we supposed to keep our water supply? Where is the wildlife supposed to live? Where are our tax dollars going? The tax base has grown substantially over the years and yet we have to take detours to get to our home because the road is so rough.

Please do not allow this zoning change. And please stop scheduling these meetings at 9 am for goodness sake. People have jobs.

Thank you and hoping for the best.
Sue Chaires

Sent from the all new AOL app for iOS

From: Planning Resource Object
To: Victoria Via; Michelle Miller
Subject: FW: Item H2539
Date: Monday, March 9, 2026 7:16:20 AM

-----Original Message-----
From: Alicia <aliciahare1209@gmail.com>
Sent: Saturday, March 7, 2026 11:48 AM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: Item H2539

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Members of the Planning & Zoning Commission,

I am writing to formally express my opposition to the proposed development by Jack Melton Family Inc., scheduled to be heard at the Planning & Zoning Meeting on March 9, 2026 at 9:00 a.m. at 20 N Main Street, Brooksville, FL.

The proposed project—907 residential units on approximately 226.9 acres located on Lockhart Road, south of Cortez and west of I-75—requires rezoning from AG (Agricultural) to PDP-SF (Planned Development Project – Single Family). I strongly object to this rezoning request.

This development is incompatible with the existing character and land use of the surrounding area. Converting agricultural land to a high-density single-family subdivision of this scale is inconsistent with the long-term vision and sustainability of our community.

I am deeply concerned about the strain this project would place on already inadequate county infrastructure, including roads, schools, and emergency services. Our water processing and wastewater treatment facilities are already operating at or near capacity. Approving a development of this magnitude without demonstrable and sufficient infrastructure expansion would place an unsustainable burden on current residents and public resources.

Additionally, the proposed development raises serious environmental concerns. Rezoning and clearing nearly 227 acres of agricultural land will further reduce the already diminishing habitat available to local wildlife. Florida keystone species such as the gopher tortoise—and the many other species that rely on its burrows—face continued displacement as development expands. Relocation is not a long-term solution to habitat loss, and the cumulative impact of removing natural land at this scale should not be minimized.

Furthermore, the extent of deviations being requested raises additional concerns regarding long-term compliance with building standards and responsible growth management.

For these reasons, I respectfully urge the Commission to deny the rezoning request and prioritize responsible planning that protects our infrastructure, natural resources, and quality of life.

Thank you for your time and consideration.

Sincerely,
Alicia Hare
Brooksville Florida 34602

Sent from my iPhone

From:	Planning Resource Object
To:	Victoria Via; Michelle Miller
Subject:	FW: Jack Melton family inc h2539, h2540
Date:	Monday, March 9, 2026 7:12:28 AM

From: Diana Preston <maggiepreston789@gmail.com>
Sent: Friday, March 6, 2026 8:08 AM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: Jack Melton family inc h2539, h2540

> **CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am asking you to vote no on proposal of rezoning for the property above. Our water supply cant handle any more building . Roads and schools cant handle the extra traffic and school children. I live on Lockhart rd. It would over load the 2 lane road and would make a hardship for us to get out of our property with this much traffic.

Sincerely,
Diana Preston
6171 Lockhart rd

From:	Planning Resource Object
To:	Victoria Via; Michelle Miller
Subject:	FW: Jack melton family inc, h2539& h2540
Date:	Monday, March 9, 2026 7:15:12 AM

From: Diana Preston <maggiepreston789@gmail.com>
Sent: Friday, March 6, 2026 11:10 AM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: Jack melton family inc, h2539& h2540

> **CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am asking you vote no on March 9@ the planning & zoning meeting. Our water supply is already jeopardized . Our schools are already crowded and our roads on 50 and Lockhart can't handle the extra traffic. Please people are saying no more developing please listen. I live at 6171 Lockhart rd. And the traffic would be a burden on the property owners trying to get out of our driveway and our well systems to have more water pumping out of our aquifer. That many homes and business's could dry up our wells and we would be without water.

Sincerely, Diana Preston

From:	Planning Resource Object
To:	Victoria Via; Michelle Miller
Subject:	FW: Jack Melton Family Project H2540
Date:	Monday, March 9, 2026 7:10:51 AM

From: DEANNA LUCAS <lucas163@comcast.net>
Sent: Thursday, March 5, 2026 4:35 PM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: Jack Melton Family Project H2540

> **CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I want to object to this project at this time. I live off of Lockhart. First of all there is already so much building in the area and not enough infrastructure to support it. This would increase so much traffic on Lockhart and getting on and off Lockhart on SR 50, especially during events at Family Classic Park.

Furthermore we are already in an extreme drought, this would put too much strain on our ecosystem.

I hope you consider voting against this project.

Thank you

Deanna Lucas
Resident of Trilby Crossing

Yahoo Mail: Search, Organize, Conquer

From:	Planning Resource Object
To:	Victoria Via; Michelle Miller
Subject:	FW: Opposition to rezoning
Date:	Monday, March 9, 2026 7:08:03 AM

From: Mr and Mrs Manuel <themanfam2025@gmail.com>
Sent: Sunday, March 8, 2026 2:11 PM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: Opposition to rezoning

> **CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Members of the Planning & Zoning Commission,

I am writing to formally express my opposition to the proposed development by Jack Melton Family Inc., scheduled to be heard at the Planning & Zoning Meeting on March 9, 2026 at 9:00 a.m. at 20 N Main Street, Brooksville, FL.

The proposed project—907 residential units on approximately 226.9 acres located on Lockhart Road, south of Cortez and west of I-75—requires rezoning from AG (Agricultural) to PDP-SF (Planned Development Project – Single Family). I strongly object to this rezoning request.

This development is incompatible with the existing character and land use of the surrounding area. Converting agricultural land to a high-density single-family subdivision of this scale is inconsistent with the long-term vision and sustainability of our community.

I am deeply concerned about the strain this project would place on already inadequate county infrastructure, including roads, schools, and emergency services. Our water processing and wastewater treatment facilities are already operating at or near capacity. Approving a development of this magnitude without demonstrable and sufficient infrastructure expansion would place an unsustainable burden on current residents and public resources.

Additionally, the proposed development raises serious environmental concerns. Rezoning and clearing nearly 227 acres of agricultural land will further reduce the already diminishing habitat available to local wildlife. Florida keystone species such as the gopher tortoise—and the many other species that rely on its burrows—face continued displacement as development expands. Relocation is not a long-term solution to habitat loss, and the cumulative impact of removing natural land at this scale should not be minimized.

Furthermore, the extent of deviations being requested raises additional concerns regarding long-term compliance with building standards and responsible growth management.

For these reasons, I respectfully urge the Commission to deny the rezoning request and prioritize responsible planning that protects our infrastructure, natural resources, and quality of life.

Thank you for your time and consideration.

Sincerely,
Brielle Manuel
407 Hillside Court
Brooksville, FL 34601

From:	Planning Resource Object
To:	Victoria Via; Michelle Miller
Subject:	FW: Proposed development by Jack Melton Family
Date:	Monday, March 9, 2026 7:16:32 AM

From: Thomas McFadden <thomasfmcfadden4799@icloud.com>
Sent: Saturday, March 7, 2026 4:11 PM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: Proposed development by Jack Melton Family

> **CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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Furthermore, the extent of deviations being requested raises additional concerns regarding long-term compliance with building standards and responsible growth

management.

For these reasons, I respectfully urge the Commission to deny the rezoning request and prioritize responsible planning that protects our infrastructure, natural resources, and quality of life.

Thank you for your time and consideration.

Sincerely,
Thomas McFadden
1491 Lockhart road
Brooksville, FL, 34602

From: Planning Resource Object
To: Victoria Via; Michelle Miller
Subject: FW: Proposed development by Jack Melton Family
Date: Monday, March 9, 2026 7:16:56 AM

From: Jennifer McFadden <jennm264@gmail.com>
Sent: Saturday, March 7, 2026 4:12 PM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: Proposed development by Jack Melton Family

> **CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Members of the Planning & Zoning Commission,

I am writing to formally express my opposition to the proposed development by Jack Melton Family Inc., scheduled to be heard at the Planning & Zoning Meeting on March 9, 2026 at 9:00 a.m. at 20 N Main Street, Brooksville, FL.

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expands. Relocation is not a long-term solution to habitat loss, and the cumulative impact of removing natural land at this scale should not be minimized.

Furthermore, the extent of deviations being requested raises additional concerns regarding long-term compliance with building standards and responsible growth management.

For these reasons, I respectfully urge the Commission to deny the rezoning request and prioritize responsible planning that protects our infrastructure, natural resources, and quality of life.

Thank you for your time and consideration.

Sincerely,

Jennifer McFadden

1491 Lockhart Road

Brooksville, FL 34602

From:	Planning Resource Object
To:	Victoria Via; Michelle Miller
Subject:	FW: Rezoning rejection
Date:	Monday, March 9, 2026 7:08:36 AM

From: Bronson Tafelski <bronsontafelski@gmail.com>
Sent: Sunday, March 8, 2026 12:35 PM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: Rezoning rejection

> **CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,
I've lived in brooksville fl 34602 for all my 25 years of life.
I would hate to see all this beautiful country land turned to houses and concrete.

Item of concern:
Applicant is Jack Melton Family Inc.
Item is H2539
This project is 907 residential units located on Lockhart Rd, south of Cortez and west of I-75. The applicant requests a rezoning of the subject property, consisting of approximately 226.9 acres, from AG (Agricultural) to PDP-SF (Planned Development Project – Single Family) to allow for the development of a subdivision containing up to 907 single-family residential lots located in the I-75/ SR 50 PDD.

From: Planning Resource Object
To: Victoria Via; Michelle Miller
Subject: FW: Item is H2539
Date: Thursday, March 5, 2026 11:25:55 AM
Importance: High

-----Original Message-----
From: William Costas <wbcacer@gmail.com>
Sent: Wednesday, March 4, 2026 10:04 PM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: Item is H2539
Importance: High

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

You need to change the time of the meeting from 9am to 5:30PM so people who work can be there to protest this ridiculous building

From:	Planning Resource Object
To:	Victoria Via; Michelle Miller
Subject:	FW: Jack melton family INC.
Date:	Thursday, March 5, 2026 11:26:02 AM

From: valdemar garza <valdemar.99@outlook.com>
Sent: Wednesday, March 4, 2026 8:49 PM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: Jack melton family INC.

> **CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am writing to formally express concern and opposition to the proposed zoning request. The cumulative impact of recent and ongoing developments in this area has already placed increasing strain on existing infrastructure, including roadway capacity, drainage systems, utilities, and public services. Approving additional high-density development—particularly with requested deviations from established building and zoning standards—without proportional infrastructure expansion presents long-term planning and safety concerns. Responsible growth requires alignment between development scale and infrastructure capacity. I respectfully request that this proposal be reconsidered until comprehensive infrastructure planning, traffic impact analysis, and code compliance standards are clearly demonstrated and addressed. I Speak For Multiple People/Families.

-sincerely,

A Concerned born & raised Florida resident(s)

From:	Planning Resource Object
To:	Victoria Via; Michelle Miller
Subject:	FW: Jack Melton Family
Date:	Thursday, March 5, 2026 11:25:15 AM

From: Stacy Hatcher <stacyehatcher69@gmail.com>
Sent: Wednesday, March 4, 2026 10:19 PM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: Jack Melton Family

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Members of the Planning & Zoning Commission,

I am writing to formally express my opposition to the proposed development by Jack Melton Family Inc., scheduled to be heard at the Planning & Zoning Meeting on March 9, 2026 at 9:00 a.m. at 20 N Main Street, Brooksville, FL.

The proposed project—907 residential units on approximately 226.9 acres located on Lockhart Road, south of Cortez and west of I-75—requires rezoning from AG (Agricultural) to PDP-SF (Planned Development Project – Single Family). I strongly object to this rezoning request.

This development is incompatible with the existing character and land use of the surrounding area. Converting agricultural land to a high-density single-family subdivision of this scale is inconsistent with the long-term vision and sustainability of our community.

I am deeply concerned about the strain this project would place on already inadequate county infrastructure, including roads, schools, and emergency services. Our water processing and wastewater treatment facilities are already operating at or near capacity. Approving a development of this magnitude without demonstrable and sufficient infrastructure expansion would place an unsustainable burden on current residents and public resources.

Additionally, the proposed development raises serious environmental concerns.

Rezoning and clearing nearly 227 acres of agricultural land will further reduce the already diminishing habitat available to local wildlife. Florida keystone species such as the gopher tortoise—and the many other species that rely on its burrows—face continued displacement as development expands. Relocation is not a long-term solution to habitat loss, and the cumulative impact of removing natural land at this scale should not be minimized.

Furthermore, the extent of deviations being requested raises additional concerns regarding long-term compliance with building standards and responsible growth management.

For these reasons, I respectfully urge the Commission to deny the rezoning request and prioritize responsible planning that protects our infrastructure, natural resources, and quality of life.

Thank you for your time and consideration.

Sincerely,
Stacy Hatcher
Ridge Manor FL

From:	Planning Resource Object
To:	Victoria Via; Michelle Miller
Subject:	FW: Lockhart road- 907 unit developments
Date:	Thursday, March 5, 2026 11:25:34 AM

From: Sara Ruisi <sara_ruisi@yahoo.com>
Sent: Wednesday, March 4, 2026 10:06 PM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: Lockhart road- 907 unit developments

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi,
I am writing you all to oppose the development of 907 units in Brooksville on Lockhart road. I am moving to Brooksville from Tampa and we do not need anymore green space destroyed. It is the whole reason I am moving there is because of Brooksville's natural wild life and charm. Florida is rapidly becoming over developed, and further development of homes when we already have too much of it is strongly discouraged, as it threatens the character of Brooksville. When I make the commute there, I am almost getting rear- ended on a daily basis due to all the volume of traffic. Further developments of this area will contribute to increased traffic issues and environmental issues that we are already experiencing. We are already having droughts, development on wetlands, and sinkhole issues; unnecessary over-development will only expedite it. The infrastructure, particularly two-lane roads and emergency services are struggling to keep pace with the current population density already. More concrete and unnecessary developments will significantly decrease the livelihood of its residents. It will also increase accidents and safety issues across Brooksville.
I strongly urge you to reconsider the state of the current and future residents, as that many units in condensed spaces will threaten and deteriorate the livelihood of those that live there. You can't put a price tag on green space and the natural beauty of Brooksville. I strongly encourage you to reconsider, as I promise you the residents will be in opposition of further mass development.

Regards,
Sara Ruisi
15314 E Pond Woods Dr
Tampa, Florida 33618.

From:	Planning Resource Object
To:	Victoria Via; Michelle Miller
Subject:	FW: March 9, 2026 meeting; Application by Jack Melton Family Inc. Item is H2539
Date:	Thursday, March 5, 2026 11:24:42 AM

From: Martin Denker <mdenker3@msn.com>
Sent: Thursday, March 5, 2026 10:38 AM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Cc: Richard Denker <richarddenker@yahoo.com>
Subject: March 9, 2026 meeting; Application by Jack Melton Family Inc. Item is H2539

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Members of the Planning & Zoning Commission,

I am writing to formally express my concerns about the proposed development by Jack Melton Family Inc., scheduled to be heard at the Planning & Zoning Meeting on March 9, 2026 at 9:00 a.m. at 20 N Main Street, Brooksville, FL.

The proposed project is 907 residential units on approximately 226.9 acres located on Lockhart Road, south of Cortez and west of I-75—requires rezoning from AG (Agricultural) to PDP-SF (Planned Development Project – Single Family).

Increased housing seems to be a need for this area. People are moving into this area in significant numbers.
For the convenience of future residents, it seems reasonable to add housing and related building in the intersection area of I-75 and Cortez.

I do not oppose development.
But, also, this is the area that I live in and farm.
I have concerns.

If development is necessary, it is best done in a high-quality manor and this proposal starts to approach that goal, in my opinion.

The proposed development will significantly change the existing character and land use of the surrounding area.
That concerns me.
Converting agricultural land to a high-density single-family subdivision of this scale is raises

questions about the long-term vision and sustainability of our community.

The proposed development does appear to be aimed at providing a relatively pleasant residential area.
Quality roads, trees, and ponds, and not too much crowding are included and are good ideas.

But this project would place significant strain on an already inadequate county infrastructure, including roads, schools, and emergency services. Our water processing and wastewater treatment facilities are already operating at or near capacity. Approving a development of this magnitude without demonstrable and sufficient infrastructure expansion would place an unsustainable burden on current residents and public resources.

I would like to see these deficiencies addressed in the planning process and I would like to see everyone in this area informed about these issues.

I am not sure Cortez Blvd. can handle the huge increases in traffic planned for this area (Lockhart to Kettering) and I am not aware if the State of Florida plans further improvements to Cortez.

Lockhart Road will have to have a MAJOR upgrade. At present it is little more than a series of asphalt patches.

Kettering Road and Power Line Road are bigger and in better condition. But they do not appear to be big enough for the increase in residents that is proposed or already in progress.

Currently there are nowhere near enough utility services such as water and sewer and power to handle this many new residents.

I don't know if the current Hernando County Fire and Emergency Services are sufficient to handle this increase in residents.

I don't know what is planned to provide enough schools.

I think that TGH Hospital Brooksville would have to expand to provide medical and emergency care for this many new residents.

Additionally, the proposed development raises serious environmental concerns. Rezoning and clearing nearly 227 acres of agricultural land will further reduce the already diminishing habitat available to local wildlife. Florida keystone species such as the gopher tortoise—and the many other species that rely on its burrows—face continued displacement as development expands.

Relocation will need to be addressed.
I would like to see the plans.
Relocation, if it is not done well, is not a long-term solution to habitat loss, and the cumulative impact of removing natural land at this scale should not be minimized.

I would like to see more details about what the County plans to do about long-term compliance with building standards, responsible growth management, and protection for both the environment and the current residents

Thank you for your time and consideration.

Sincerely,
Martin W. Denker
2177 Lockhart Road
Brooksville, FL 34602

From: Michelle Miller
To: Victoria Via
Subject: FW: Objection to Proposed Re-Zoning
Date: Thursday, March 5, 2026 8:35:32 AM

FYI.

Michelle L. Miller, M.S. | Planning Manager
Planning Division | Development Services Department
1653 Blaise Drive, Brooksville, FL 34601
Cell: 352-442-7448
Email: mlmiller@hernandocounty.us
Website: http://www.hernandocounty.us
Office Hours: Monday – Friday, 7:30 AM – 4:00 PM

"Believe in yourselves. Dream. Try. Do Good." – Mr. Feeny

From: Administration Resource Object <Administration@co.hernando.fl.us>
Sent: Thursday, March 5, 2026 8:30 AM
To: Omar DePablo <ODePablo@hernandocounty.us>; Michelle Miller <MLMiller@co.hernando.fl.us>
Subject: FW: Objection to Proposed Re-Zoning

FYI: This correspondence was sent to the ADMIN building

From: Cali Herrold <caliherrold@gmail.com>
Sent: Wednesday, March 4, 2026 8:54 PM
To: Administration Resource Object <Administration@co.hernando.fl.us>
Subject: Objection to Proposed Re-Zoning

> **CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Members of the Planning & Zoning Commission,

I am writing to formally express my opposition to the proposed development by Jack Melton Family Inc., scheduled to be heard at the Planning & Zoning Meeting on March 9, 2026 at 9:00 a.m. at 20 N Main Street, Brooksville, FL.

The proposed project—907 residential units on approximately 226.9 acres located on Lockhart Road, south of Cortez and west of I-75—requires rezoning from AG (Agricultural) to PDP-SF (Planned Development Project – Single Family). I strongly object to this rezoning request.

This development is incompatible with the existing character and land use of the surrounding area. Converting agricultural land to a high-density single-family subdivision of this scale is inconsistent with the long-term vision and sustainability of our community.

I am deeply concerned about the strain this project would place on already inadequate county infrastructure, including roads, schools, and emergency services. Our water processing and wastewater treatment facilities are already operating at or near capacity. Approving a development of this magnitude without demonstrable and sufficient infrastructure expansion would place an unsustainable burden on current residents and public resources.

Additionally, the proposed development raises serious environmental concerns. Rezoning and clearing nearly 227 acres of agricultural land will further reduce the already diminishing habitat available to local wildlife. Florida keystone species such as the gopher tortoise—and the many other species that rely on its burrows—face continued displacement as development expands. Relocation is not a long-term solution to habitat loss, and the cumulative impact of removing natural land at this scale should not be minimized.

Furthermore, the extent of deviations being requested raises additional concerns regarding long-term compliance with building standards and responsible growth management.

For these reasons, I respectfully urge the Commission to deny the rezoning request and prioritize responsible planning that protects our infrastructure, natural resources, and quality of life.

Thank you for your time and consideration.

Sincerely,
Cali Bogan

RESOLUTION NO. 2026 - _____

WHEREAS, Hernando County has adopted zoning regulations pursuant to Section 125.01(1) and Chapter 163, *Florida Statutes*, which authorize the County to regulate the use of land in the unincorporated areas of Hernando County, Florida, and take action on the request herein; and

WHEREAS, the Hernando County Board of County Commissioners (BOCC) conducted a duly advertised public hearing to consider the requested changes in zoning on the specified parcels in Hernando County, Florida, as more fully described below;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, AS FOLLOWS:

APPLICANT: Jack Melton Family, Inc.

FILE NUMBER: H-25-39

REQUEST: Rezoning from AG/(Agricultural) to PDP(SF)/Planned Development Project (Single Family) with deviations

GENERAL LOCATION: East side of Lockhart Road and I-75

PARCEL KEY NUMBERS: 541364, 541578

REQUEST: Rezoning from AG/(Agricultural) to PDP(SF)/Planned Development Project (Single Family) with deviations as enumerated in the BOCC Action, which is incorporated herein by reference and made a part hereof. The representations contained in the rezoning application are incorporated herein by reference and made a part hereof and are relied upon by the County to be true and correct. For purposes herein, it is presumed that all notice and advertising requirements have been satisfied.

FINDINGS OF FACT: ALL of the facts and conditions set forth in the County's staff memoranda and presented to the BOCC in connection with the public hearing in this matter are incorporated herein by reference and made a material part of this Resolution as integral to the BOCC's Action. The BOCC finds that the testimony and record supporting APPROVAL of the request to be credible and to constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings of fact:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

CONCLUSIONS OF LAW: The BOCC is authorized to act on this matter pursuant to Chapters 125 and 163, *Florida Statutes*. Accordingly, after public hearing and testimony, being fully advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

ACTION: After notice and public hearing, based upon the record in this matter and ALL of the findings of fact and conclusions of law above, the BOCC hereby APPROVES Rezoning from AG/(Agricultural) to PDP(SF)/Planned Development Project (Single Family) with deviations as set forth in the BOCC Action, which is incorporated herein by reference and made a part hereof. Any requests, uses, variances or exceptions that were requested in connection with this rezoning application but not specifically approved herein are hereby deemed DENIED.

ADOPTED IN REGULAR SESSION THE _____ DAY OF _____ 2026.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____
Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

By: _____
Jerry Campbell
Chairman

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Natasha López Perez
County Attorney's Office

RESOLUTION NO. 2026 - _____

WHEREAS, Hernando County has adopted zoning regulations pursuant to Section 125.01(1) and Chapter 163, *Florida Statutes*, which authorize the County to regulate the use of land in the unincorporated areas of Hernando County, Florida, and take action on the request herein; and

WHEREAS, the Hernando County Board of County Commissioners (BOCC) conducted a duly advertised public hearing to consider the requested changes in zoning on the specified parcels in Hernando County, Florida, as more fully described below;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, AS FOLLOWS:

APPLICANT: Jack Melton Family, Inc.

FILE NUMBER: H-25-39

REQUEST: Rezoning from AG/(Agricultural) to PDP(SF)/Planned Development Project (Single Family) with deviations

GENERAL LOCATION: East side of Lockhart Road and I-75

PARCEL KEY NUMBERS: 541364, 541578

REQUEST: Rezoning from AG/(Agricultural) to PDP(SF)/Planned Development Project (Single Family) with deviations as enumerated in the BOCC Action, which is incorporated herein by reference and made a part hereof. The representations contained in the rezoning application are incorporated herein by reference and made a part hereof and are relied upon by the County to be true and correct. For purposes herein, it is presumed that all notice and advertising requirements have been satisfied.

FINDINGS OF FACT: ALL of the facts and conditions set forth in the County's staff memoranda and presented to the BOCC in connection with the public hearing in this matter are incorporated herein by reference and made a material part of this Resolution as integral to the BOCC's Action. The BOCC finds that the testimony and record supporting DENIAL of the request to be credible and to constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings of fact:

1. The proposed request is NOT consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

CONCLUSIONS OF LAW: The BOCC is authorized to act on this matter pursuant to Chapters 125 and 163, Florida Statutes. Accordingly, after public hearing and testimony, being fully advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The proposed request is NOT consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

ACTION: After notice and public hearing, based upon the record in this matter and ALL of the findings of fact and conclusions of law above, the BOCC hereby DENIES Rezoning from AG/(Agricultural) to PDP(SF)/Planned Development Project (Single Family) with deviations as set forth in the BOCC Action, which is incorporated herein by reference and made a part hereof. Any requests, uses, variances or exceptions that were requested in connection with this rezoning application but not specifically approved herein are hereby deemed DENIED.

ADOPTED IN REGULAR SESSION THE _____ DAY OF _____ 2026.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____
Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

By: _____
Jerry Campbell
Chairman

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Natasha López Perez
County Attorney's Office

Board of County Commissioners

AGENDA ITEM

Meeting: 10/06/2026
Department: Planning
Prepared By: Victoria Via
Initiator: Omar DePablo
DOC ID: 18000
Legal Request Number: 26-143-1
Bid/Contract Number:

TITLE

Rezoning Petition Submitted by Jack Melton Family, Inc., on Behalf of Themselves and Florida Department of Transportation for Property Located on Cortez Boulevard (H2540)

BRIEF OVERVIEW

Rezoning Request:
Rezoning from AG(Agricultural), PDP(GHC)/Planned Development Project (General Highway Commercial), PDP(HC)/Planned Development Project (Highway Commercial) and C-2 (Highway Commercial) to CPDP/Combined Planned Development Project to include PDP(SF)/Planned Development Project (Single Family), PDP(MF)/Planned Development Project (Multifamily), PDP(GC)/Planned Development Project (General Commercial) and PDP(HC)/Planned Development Project (Highway Commercial)

General Location:
Southwest side of Cortez Road, East side of Lockhart Road approximately 944 feet from I-75

Parcel Key Number:
840923 and 841138 (owned by Jack Melton Family, Inc.), and 1760151 (owned by the Florida Department of Transportation)

Summary of Applicant's Request:
The petitioner is requesting to rezone from Rezoning from AG(Agricultural), PDP(GHC)/ Planned Development Project (General Highway Commercial), PDP(HC)/Planned Development Project (Highway Commercial) and C-2 (Highway Commercial) to CPDP/ Combined Planned Development Project to include PDP(SF)/Planned Development Project (Single Family), PDP(MF)/Planned Development Project (Multifamily), PDP(GC)/Planned Development Project (General Commercial) and PDP(HC)/Planned Development Project (Highway Commercial) with deviations.

Hearing History:
On **February 9, 2026**, the Planning and Zoning Commission voted 5-0 to approve the petitioners request to postpone their application.

On **March 9, 2026**, the Planning and Zoning Commission voted 5-0 to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request to rezone from AG(Agricultural), PDP(GHC)/Planned Development Project (General Highway Commercial), PDP(HC)/Planned Development Project (Highway Commercial) and C-2 (Highway Commercial) to CPDP/Combined Planned Development Project to include PDP(SF)/Planned Development Project (Single Family), PDP(MF)/Planned Development Project (Multifamily), PDP(GC)/Planned Development Project (General Commercial) and PDP(HC)/Planned Development Project (Highway Commercial) with deviations and <u>modified</u> performance conditions.

On **April 7, 2026**, the Board of County Commissioners voted 4-0 to postpone the petitioners request to establish a Master Plan on property zoned AG(Agricultural), PDP(GHC)/Planned Development Project (General Highway Commercial), PDP(HC)/ Planned Development Project (Highway Commercial) and C-2 (Highway Commercial) to CPDP/Combined Planned Development Project to include PDP(SF)/Planned Development Project (Single Family), PDP(MF)/Planned Development Project (Multifamily), PDP(GC)/Planned Development Project (General Commercial) and PDP(HC)/Planned Development Project (Highway Commercial) with deviations.

FINANCIAL IMPACT

A matter of policy. There is no financial impact.

LEGAL NOTE

The Board has the authority to make the requested rezoning decision pursuant to Chapters 125 and 163 Florida Statutes. The Applicable Criteria for a Zoning District Amendment are contained in Appendix A (Zoning Code), Article VI. The Applicable Criteria for a PDP are found in Appendix A (Zoning Code), Article VIII. The Zoning District Amendment must be consistent with the Comprehensive Plan.

RECOMMENDATION

It is recommended that the Board adopt a Resolution approving the petitioner's request to rezone from AG(Agricultural), PDP(GHC)/Planned Development Project (General Highway Commercial), PDP(HC)/Planned Development Project (Highway Commercial) and C-2 (Highway Commercial) to CPDP/Combined Planned Development Project to include PDP(SF)/Planned Development Project (Single Family), PDP(MF)/Planned Development Project (Multifamily), PDP(GC)/Planned Development Project (General Commercial) and PDP(HC)/Planned Development Project (Highway Commercial) with deviations and performance conditions.

REVIEW PROCESS

Omar DePablo	Approved	09/23/2026 4:56 PM
Victoria L Via	Approved	09/24/2026 9:39 AM
Stephanie Stevens	Approved	09/24/2026 3:59 PM
Erin Dohren	Approved	09/24/2026 4:01 PM
Pamela Hare	Approved	09/25/2026 11:59 AM
Natasha Lopez Perez	Approved	09/29/2026 10:47 AM
Heidi Prouse	Approved	09/29/2026 10:57 AM
Toni Brady	Approved	09/29/2026 11:08 AM
Jessica Wright	Approved	09/29/2026 11:12 AM

STAFF REPORT

HEARINGS: Planning & Zoning Commission: February 9, 2026
Planning & Zoning Commission: March 9, 2026
Board of County Commissioners: April 7, 2026
Board of County Commissioners: October 6, 2026

APPLICANT: Jack Melton Family, Inc

FILE NUMBER: H-25-40

REQUEST: Rezoning from AG (Agricultural), PDP (GHC) Planned Development Project (General Highway Commercial), PDP (HC) Planned Development Project (Highway Commercial) and C-2 (Highway Commercial) to CPDP Combined Planned Development Project to include PDP (SF) Planned Development Project (Single Family), PDP (MF) Planned Development Project (Multifamily), PDP (GC) Planned Development Project (General Commercial) and PDP (HC) Planned Development Project (Highway Commercial)

GENERAL LOCATION: South side of Cortez Road, East side of Lockhart Road approximately 944' from I-75

PARCEL KEY NUMBER(S): 840923, 841138, 1760151

APPLICANT'S REQUEST

The petitioner is requesting to rezone from AG (Agricultural), PDP (GHC) Planned Development Project (General Highway Commercial), PDP (HC) Planned Development Project (Highway Commercial) and C-2 (Highway Commercial) to CPDP Combined Planned Development Project to include PDP (SF) Planned Development Project (Single Family), PDP (MF) Planned Development Project (Multifamily), PDP (GC) Planned Development Project (General Commercial) and PDP (HC) Planned Development Project (Highway Commercial) with deviations.

The petitioner is requesting approval within the I 75/SR50 PDD, that may be constructed under one of two development scenarios. The ultimate configuration will be determined using an approved traffic land-use equivalency matrix, such that different mixes of residential units and commercial square footage may be substituted for one another provided overall traffic impacts do not exceed the approved thresholds.

Under this framework, the project may include up to a maximum of 978 total residential units and up to 300,000 square feet of commercial development. However, 100,000 square feet of commercial development and 320 residential units are mutually exclusive and may not be developed concurrently. Instead, these components may be exchanged on an equivalent basis pursuant to the traffic equivalency matrix. The development will consist of a mix of commercial, multifamily, and single-family uses, subject to the above limitations. Proposed commercial uses

include medical facilities such as a hospital or urgent care center, educational facilities, light wholesale and storage operations, microbreweries, and public or private recreational uses. Recreational amenities may include activities such as virtual golf and pickleball.

The petitioner is requesting the following deviations:

Single Family Lot 40'

- Front: 25'
- Side: 5' (deviation from 10')
- Rear: 15' (deviation from 20')
- Maximum Building Coverage: 65% (deviation from 35%)
- Minimum Lot Width: 40' (deviation from 60')
- Minimum Lot Size: 4,400 (deviation from 6,000)
- Secondary Front: 10' (deviation from 25')

Single Family Lot 50'

- Front: 25'
- Side: 5' (deviation from 10')
- Rear: 15' (deviation from 20')
- Maximum Building Coverage: 65% (deviation from 35%)
- Minimum Lot Width: 50' (deviation from 60')
- Minimum Lot Size: 5,500 (deviation from 6,000)
- Secondary Front: 10' (deviation from 25')

Villas

- Front: 25'
- Side: 5' (deviation from 10')
- Rear: 15' (deviation from 20')
- Maximum Building Coverage: 70% (deviation from 35%)
- Minimum Lot Width: 35'
- Minimum Lot Size: 3,850
- Secondary Front: 10' (deviation from 25')

Townhomes

- Front: 25'
- Side: 7.5 (deviation from 10')
- Rear: 15' (deviation from 20')
- Maximum Building Coverage: 70% (deviation from 35%)
- Minimum Lot Width: 18'
- Minimum Lot Size: 1,800
- Secondary Front 10' (deviation from 25')

Apartments

- Maximum units per Building: 48 (deviation from 12)
- Maximum Building Area: 45%
- Maximum Height: 60'/4 stories (deviation from 45'/3 stories)
- Front: 25'
- Side: 10'

- Rear: 20’
- Building Separation: 15’

Perimeter Setbacks:
- North: 75’ (deviation from 125’)
- East: 35’
- West: 35’
- South: 35’

SITE CHARACTERISTICS

Site Size	203.89 acres
Surrounding Zoning; Land Uses	North: C-2; Commercial South: PDP(REC) and PDP(SF) East: PDP(GC) West: PDP(CP) and AG
Current Zoning:	AG (Agricultural), PDP (GHC) Planned Development Project (General Highway Commercial), PDP (HC) Planned Development Project (Highway Commercial) and C-2 (Highway Commercial)
Future Land Use Map Designation:	I-75/SR50 PDD

LAND USE REVIEW

The petitioner is proposing a mixed use residential, multifamily and commercial development with highway commercial uses along the northern portion of the site, transitioning into mixed use in the central portion of the site with single-family uses along the southern border.

Project Specifications

The following specifications apply to the entire project, including perimeter setbacks and landscape buffers.

Perimeter Setbacks:
The petitioner is proposing the following perimeter setback:
- North (Cortez Blvd): 75’ (deviation from 125’)
- South: 35’
- East (Mixed Use Commercial and Residential): 35’
- East (I-75): 45’
- West (Recreation): 35’

Perimeter Landscape Buffers:

The petitioner is proposing the following buffers:

- North (Cortez Blvd): 35’
- South: 20’
- East (Mixed Use Commercial and Residential): 35’
- East (I-75): 30’
- West (Recreation): 20’

Residential Specifications

Single Family Lot 40’

- Front: 25’
- Side: 5’ (deviation from 10’)
- Rear: 15’ (deviation from 20’)
- Maximum Building Coverage: 65% (deviation from 35%)
- Minimum Lot Width: 40’ (deviation from 60’)
- Minimum Lot Size: 4,400 (deviation from 6000)
- Secondary Front: 10’ (deviation from 25’)

Single Family Lot 50’

- Front: 25’
- Side: 5’ (deviation from 10’)
- Rear: 15’ (deviation from 20’)
- Maximum Building Coverage: 65% (deviation from 35%)
- Minimum Lot Width: 40’ (deviation from 60’)
- Minimum Lot Size: 5,500 (deviation from 6,000)
- Secondary Front: 10’ (deviation from 25’)

Villas

- Front: 25’
- Side: 5’ (deviation from 10’)
- Rear: 15’ (deviation from 20’)
- Maximum Building Coverage: 70% (deviation from 35%)
- Minimum Lot Width: 35’
- Minimum Lot Size: 3,850
- Secondary Front: 10’ (deviation from 25’)

Townhomes

- Front: 25’
- Side: 7.5 (deviation from 10’)
- Rear: 15’ (deviation from 20’)
- Maximum Building Coverage: 70% (deviation from 35%)
- Minimum Lot Width: 18’
- Minimum Lot Size: 1,800
- Secondary Front: 10’ (deviation from 25’)

Apartments

- Maximum units per Building: 48 (deviation from 12)
- Maximum Building Area: 45%
- Maximum Height: 60'/4 stories (deviation from 45'/3 stories)
- Front: 25'
- Side: 10'
- Rear: 20'
- Building Separation: 15'

Comments: To maintain architectural consistency and prevent excessive building scale, staff recommends limiting each apartment building to 24 units. This reduction ensures the new structures remain compatible with the surrounding neighborhood rather than overshadowing it.

Holiday/Visitor Parking

The petitioner is proposing holiday/visitor parking within the residential mixed use development pod. If the master plan is approved, the petitioner shall set aside 10% of the required parking in common areas throughout the pod for additional parking.

Natural Vegetation:

Projects greater than twenty (20) acres shall designate an area of at least seven percent (7%) of the total project area as preserved natural vegetation and no construction activity can occur in this area. Preserved natural vegetation areas must be a minimum of twenty thousand (20,000) square feet. If approved, the petitioner must provide a minimum of seven percent (7%) natural vegetation. Preserved natural vegetation and/or planted native vegetation may be used to meet all or part of the requirement for open space if it is a minimum of fifteen (15) feet in width.

Comments: The petitioner has set aside 37.81 acres for drainage, buffers, recreation and open space on the proposed master plan; however, the acreage set aside for natural vegetation has not been clearly identified. If the master plan is approved, the petitioner shall be required to set aside a minimum of 14.21 acres for natural vegetation. The proposed buffers may count toward this minimum required vegetation.

Neighborhood Parks:

All developments with 50 dwelling units or more shall provide and maintain a neighborhood park system for use by the residents of the subdivision in accordance with the requirements of the Land Development Regulations (LDRs). The proposed project contains more than 50 dwelling units. Neighborhood parks may count towards the minimum open space requirements. The amount of land provided and maintained as a neighborhood park shall be 1.0 acre for the first 50 dwelling units plus 1/100th of an acre for each dwelling unit over 50 up to 250 dwelling units, for a maximum of 3.0 acres. If approved, the development must meet the minimum neighborhood park requirements as required by the County's LDRs.

Comments: The petitioner has set aside 37.1 acres for drainage, buffers, recreation and open space on the proposed master plan; however, the acreage set aside for the park has not been clearly identified. If the master plan is approved,

the petitioner shall be required to set aside a minimum of 3.0 acres for the neighborhood park.

Fire Protection Plan:

Hernando County LDRs require that a fire protection plan be completed for residential developments with lot sizes less than 60' in width.

Comments: If approved, the petitioner shall submit a fire protection plan with the Conditional Plat in accordance with Hernando County LDRs.

Access:

To establish minimum access requirements to single-family and multifamily subdivisions, the Board of County Commissioners adopted a policy requiring two (2) means of access for subdivisions. The policy serves to provide more than one-way in and one-way out for residents of a subdivision, alternate routes for emergency services, interconnection between subdivisions, a shortened drive time for residents to the entrance/exits, and access points for travel direction outside of the development. A minimum of two (2) access points must be provided to serve any new subdivision or development pod with more than fifty (50) units. If approved, individual single family and multifamily pods that exceed fifty (50) units must meet the two (2) means of access per pod.

Additionally, Hernando County Land Development Regulations require that new single-family and multifamily developments with more than fifty (50) units provide at least one treed roadway/access way for motor vehicles extending through the length or width (whichever is greater) of the development with a vegetative buffer at least ten (10) foot in width.

Commercial Specifications

Maximum Building Height: 60'

Internal Commercial Setback:

- North (Cortez Blvd): 75' (deviation from 125')
- Front (Not along Cortez Blvd): 35'
- South (Rear): 35'
- East (Side): 20'
- West (Side): 20'

Internal Commercial Buffers

- North (Cortez Blvd): 35'
- South (Rear): 35'
- East (Side): 5'
- West (Side): 5'

Maximum Building Height: 60'

Comment: The petitioner has requested that the buffers meet the minimum requirements of the Community Appearance Ordinance, which does not establish an opacity requirement. However, based on Board of County

Commissioners' direction and an established practice by the County, the landscape buffers shall be required to meet an 80% opacity within 18 months of planting. Any enhancement required to meet the opacity standards within the buffer shall be clearly identified in the construction drawings.

Lighting:

County Land Development Regulations require lighting that enhances the visual impact of the project on the community and to specifically address lighting intensity levels and glare accordingly. Commercial buildings and projects shall be designed to provide safe, convenient, and efficient lighting for pedestrians and vehicles.

Comments: The petitioner has not indicated any provisions for lighting of the subject property. If approved, the petitioner shall provide full or semi-cutoff fixtures as required by the County Land Development Regulations, to retain all light on site and prevent any light spillage onto neighboring residential uses.

Landscape:

The petitioner shall meet the minimum requirements of Florida Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for design techniques, principles, materials and plantings for required landscaping.

Parking:

The applicant shall be required to provide adequate parking in accordance with the Land Development Regulations at the time of site plan approval.

Large Retail Development Standards

The petitioner has indicated that the proposed project will consist of 300,00 square feet of office and/or commercial square footage. Due to the complexity and size of the project, it will be required to meet large retail development standards as specified below:

- Commercial development with any single building, or single site development with multiple buildings with the same use and owned and managed by the same entity, greater than 65,000 square feet of gross floor area is only allowable through approval as a Planned Development Project which otherwise satisfies these requirements and this article. This type of development may be compatible in each commercial zoning district but because of its size, intensity, increased traffic-generation, extended hours of operation, or proximity to residential areas/districts or public schools require additional conditions as a prerequisite for approval at a requested location. The applicant shall have the burden of adequately demonstrating compliance with all of the minimum standards set forth below and otherwise contained within this article. The governing body, in their sole discretion and following public hearing and notice, shall be the final arbiter of determining whether compliance with these minimum standards has been adequately demonstrated and whether to approve, approve in part or deny a particular request hereunder.

  Comments: The proposed commercial development shall consist of a maximum of 300,00 square feet of office professional, retail and

restaurant uses. These uses will be constructed among outparcels, all fronting Cortez Boulevard.

- Mechanical/operational equipment including HVAC located at ground level shall be set back at least one hundred (100) feet from any property line external to the development site and shall be visually shielded through enhanced screening or shall be located on the roof and shall be visually shielded with a parapet wall. All mechanical/operational equipment shall be sound attenuated as necessary to comply with the county's noise ordinance.

  Comments: Any noise producing machinery or equipment (refrigeration units, air conditioning, chillers, etc.) for the commercial outparcels shall be placed on the roof and screened by a parapet wall with a similar architectural style as the building.

- Where the proposed commercial development consists of multiple buildings (excluding out parcels), then loading areas and loading docks should be situated between said buildings in a manner which allows the buildings to act as screens. All loading areas/docks shall be set back at least one hundred (100) feet from any property line external to the development site and shall be screened at 100% opacity through the use of landscape plantings, berms, fences or walls. The County may require the use of absorptive noise barrier walls for commercial noise reduction.

- All outdoor lighting shall meet the specific use regulations for commercial lighting under Article III.

  Comments: The developer shall provide a lighting plan which complies with the lighting standards for Large Retail Development.

- All on-site advertising signs, including out parcels, shall be designed as part of a complete signage system and shall be limited to ground mounted monument type signs. Ground mounted monument type signs are signs where the bottom edge of the sign is no greater than ten (10) feet above grade and which otherwise meets all sign requirements in this code.

- The master plan shall meet the following increased setbacks and buffering requirements:

  - *Setbacks.* Where any side or rear lot line adjoins (excluding roads) a residential- or agricultural-zoned property or an existing residential use, then no building shall be located within one hundred (100) feet of said lot line.

  Comments: The frontage road creates a transition between the residential and commercial uses allowing for a 35' perimeter setback plus the ROW width for the commercial frontage road for a total of 85', which is reasonable.

  - *Buffering.* A thirty-five (35) foot wide buffer screened at 80% opacity at a height of six (6) feet above finished made shall run along each rear and/or side property line which abuts any residential or agricultural zoned property. This buffer shall be screened through the use of landscape planting and landscape berms and may be augmented through the use of fences or walls,

existing natural vegetation, and/or a combination thereof. The County may require the use of absorptive noise barrier walls for commercial noise reduction.

- The applicant shall demonstrate that the proposed use is appropriate to the property in question, is compatible with existing and planned uses in the area and demonstrate compliance with the County Comprehensive Plan.

Large Retail Development Signage:

County LDRs require that any commercially zoned parcel(s) with less than one hundred (100) linear feet of road frontage will be allowed one (1) sign not to exceed one hundred (100) square feet in sign area. Commercially zoned parcels with a road frontage in excess of one hundred (100) linear feet will be allowed one (1) square foot of sign area per linear foot of road frontage with a maximum of two hundred (200) square feet of sign area. For commercially zoned parcels on all other roads and for parcels within any zoning district other than commercial or residential there shall be a maximum of fifty (50) square feet of sign area.

Comments: The predominant sign material shall be like the material (e.g., brick, stone, etc.) of the buildings developed on the subject property. The signage for the project is limited to four (4) monument signs not to exceed the maximum spacing in the LDRs. A maximum of two (2) signs no more than 15' in height are allowed as indicated on the site plan. A maximum of two signs no more than 10' in height are allowed along the frontage road.

Shopping centers, malls, strip plazas and other buildings housing more than one (1) business or activity may display no more than one (1) sign for each two hundred (200) feet of frontage, provided they are at least two hundred (200) feet apart along public streets and provided each sign does not exceed the maximum allowed according to County LDRs. The petitioner must meet the minimum sign standards as required by the County LDRs.

Minimum County Required Sign Setbacks (based on total sign surface area):

Up to 75 square feet in area:	5' from property line
75 square feet and up to 150 square feet in area:	10' from property line
150 square feet or greater:	20' from property line

Residential Protection Standards

1. There shall be no speakers or other sound equipment located within 100 feet of any single-family residential district property line.

2. There shall be no buildings containing alcoholic beverage dispensation establishments, convenience stores, or automotive and truck repair establishments located within 100 feet of any single-family residential district property line.

3. No commercial activities which include customer entrances, drive-up windows, ordering boxes, or loading/unloading areas shall be allowed to operate between the hours of 12 midnight and 7:00 a.m. within 100 feet of any single-family residential district property line.

4. No building within 100 feet of any single-family residential district property line shall be more than 20 feet in height.

5. All loading bays and loading docks must be a minimum of 100' from any single-family residential district property line. Additionally, all loading bays and loading docks must be screened from view from the public right-of-way or single-family residential district property line. Screening may include landscape plantings, berms, fences or walls.

6. Air conditioning and/or other operational equipment must be oriented away from single family residentially zoned property or screened to minimize noise impacts and reduce visual incompatibility to the single family residential zoned property. Screening may include landscape plantings, berms, fences or walls.

Mixed-Use Specifications
The mixed-use area immediately south of the PDP(HC) Planned Development Project (Highway Commercial) pod is proposed to contain the following uses:

- Multifamily
- General Commercial
- Single-Family

Comments: Multifamily is also proposed in a pod south of the mixed use area; as single family is not an appropriate transition use between commercial and multifamily, it is recommended that this mixed-use area be limited to multifamily and general commercial.

COMPREHENSIVE PLAN REVIEW

Commercial Category

Objective 1.04G: The Commercial Category allows primarily retail, office, and commercial service uses with an overall average gross floor area ratio of 0.35 but also includes limited industrial, recreational, and institutional uses. Residential and mixed uses may be allowed subject to locational criteria and performance standards.

Land Use Compatibility

Objective 1.10B: The County shall establish standards by which land use compatibility is evaluated in the review of proposals for Future Land Use Map amendments, zoning changes, and other land development applications.

Strategy 1.10B(1): Future Land Use Map amendments should be compatible with surrounding development and minimize impact to natural resources without the need for mitigation measures that are extraordinary in scope or difficult to enforce.

Strategy 1.10B(2): Zoning changes should be compatible with surrounding development and minimize impact to natural resources. Impacts may be mitigated through design of building placement, buffers, noise reduction, setbacks and other appropriate planning techniques or performance measures.

Strategy 1.10B(3): Protect existing and future residential areas from encroachment of incompatible uses that are destructive to the character and integrity of the surrounding residential area.

Multi-Family Housing

Strategy 1.04B(7): All multi-family developments shall be located such that the integrity of nearby established single family neighborhoods is preserved:

a. multi-family development may serve as a density transition located on the periphery of single family neighborhoods and connecting to higher intensity uses;
b. multi-family developments at a density incompatible with surrounding land uses should not access arterial or collector roadway systems through established single family neighborhoods.

Comments: The subject site is proposed as a mixed use planned development project with commercial outparcels along Cortez Boulevard and a single-family subdivision to the rear. The development is proposed to contain Highway Commercial uses along Cortez Boulevard, transitioning into a mixed-use pod with single-family, multifamily and general commercial uses. The remainder of the site will contain pods of single-family and single-family/multifamily uses. Typically, multifamily is used as a transition use from commercial to single family for compatibility reasons. In this case, single-family is proposed between the commercial and multifamily uses within the mixed-use area. This is inconsistent with the Comprehensive Plan strategies and will disrupt the peaceful lifestyle anticipated for single-family residents. To avoid the incompatibility of commercial development adjacent to single-family, it is recommended that the mixed-use area be limited to multifamily and general commercial uses.

Planned Development Projects and Standards

Objective 1.10C: Planned Development Project (PDP) zoning introduces flexibility to the land development process. The PDP is developed as a zoning district that may include multiple land uses and provides for the mitigation of impacts through performance standards. The PDP process may be used in any Future Land Use Category.

Strategy 1.10C(1): A Planned Development Project (PDP) is designed as an integral unit with one or more land uses utilizing a Master Plan to illustrate and describe the site layout and characteristics including, but not limited to, uses and use restrictions, density and intensity, site and building layout and design, site coverage and designated open space, construction and phasing plans, and other detailed information about the project.

Objective 1.10D: Design criteria for Planned Development Projects (PDP) shall address as applicable building placement and height, parking, multi-modal circulation, drainage, landscaping, architectural standards, public space amenities, and energy efficiency. The PDP process allows flexibility in standards for projects that provide environmental protection, landscaping, increased open space, public facilities, innovative design, public benefits, or features that promote quality community design and land use compatibility.

Strategy 1.10D(3): Site circulation and multi-modal access standards are encouraged where appropriate for all new Planned Development Projects to provide for integration of multiple travel modes appropriate to the scale and context of the surrounding development. Concepts such as the following may be utilized:

a. relationships to community focal points such as schools, shopping centers, government offices, parks, and public gathering areas;
b. standards for traffic-calming techniques, Complete Streets, connected streets and blocks, and multi-modal layout focusing on attractive, safe, and convenient access to business fronts and transitions between residential and business areas.

Strategy 1.10D(5): Architectural standards and/or building construction standards are encouraged for Planned Development Projects where necessary to provide guidance for design elements appropriate to the scale of the development. Items to be considered for these types of projects may include the following:

a. architectural styles, building materials, design elements, roof shapes and architectural details;
b. building mass step-down scale;
c. street-visible and hidden facades;
d. accessory buildings;
e. doors, windows and storefronts;
f. awnings, canopies, and arcades
g. camouflage or covering of unsightly structures such as antennas, air conditioners and similar equipment.

Comments: To facilitate a viable single family residential community, it is recommended that a 6' foot vinyl fence or wall be installed along both the frontage road to the south and the east west collector roadway to the north, with a 20-foot-wide tract dedicated to the Homeowners Association as a landscape buffer between the use types. Within this landscape buffer, trees at 8' feet at planting located every 25' shall be planted along with appropriate groundcover or shrubbery. A single point of gated access to both the frontage road and east west collector road is also recommended.

Pedestrian accessibility for the subject property must be extended from the nonresidential areas along Cortez Boulevard to the single-family residential pod and connect to the neighborhood park. Residents living in the single-family pods must have safe and convenient access through sidewalks,

crosswalks, and bicycle/pedestrian paths to connect to the retail and commercial sites. The main boulevard entrance into the residential development shall be a complete street, allowing for pedestrian and bicycle access to the residential and commercial developments.

I-75/SR-50 Planned Development District

Objective 1.05A: The I-75/SR-50 Planned Development District (I-75/SR-50 PDD) is hereby established for the purpose of implementing planning tools to maximize the potential economic value of the I-75 corridor through coordination of multiple land uses, roadway network configuration, new and upgraded public infrastructure and consistency of design. The PDD shall extend between the County's existing SR-50/I-75 interchange and where Lockhart Road crosses I-75 and from Lockhart Road to the Withlacoochee State Trail.

Strategy 1.05A(1): The I-75/SR-50 Planned Development District mapped area is characterized by significant potential for future development of multiple land use types. The I-75/SR-50 PDD shall seek to create, to the maximum extent practical, a largely self-contained internally functional concentration of commercial, industrial, and mixed residential land uses supported by public infrastructure. The County intends to encourage and functionally integrate these land uses mainly through advance planning and programming of infrastructure that facilitates orderly development patterns.

Strategy 1.05A(2): Developments within the I-75/SR-50 PDD shall include a master plan utilizing the Planned Development Project (PDP) process for review. The County shall consider the following guidelines and criteria in the review of a PDP and associated master plan:

a. Standards for a multi-modal transportation network encompassing access, circulation and connection among and between public and private properties;
b. Planning for infrastructure needs to accommodate wastewater, potable water, fire and emergency medical service, recreation and schools;
c. Concentration of commercial uses, mixed uses and town-center type development along and/or easily accessed from SR-50, including park and ride opportunities for future inter-county transit;
d. Opportunities that include primary industrial uses compatible with the placement of commercial or town center areas in order to enhance employment opportunities;
e. Attractive, convenient and safe multi-modal connections to schools, parks and other identified community focal points;
f. Attractive, convenient and safe bike and pedestrian connection to the Withlacoochee State Trail;
g. Standards to create a "sense of place."

Strategy 1.05A(3): Plans for development approval shall include a frontage road network, alternative access, and easements in accordance with

long-range transportation plans of the Hernando/Citrus Metropolitan Planning Organization, and other planning studies/transportation criteria for the I-75/SR-50 PDD.

Strategy 1.05A(4): The County shall coordinate with the plans of the Florida Department of Transportation for SR 50 and I-75 in order to ensure that the transportation network is closely coordinated with land uses in the PDD.

Strategy 1.05A(5): The County shall utilize the I-75/SR-50 Area Plan document dated September 4, 2007, and the I-75/SR-50 Area Circulation Plan Study dated April 2013, both hereby incorporated by reference, as a guide for the consistency of proposals for development, and the overall infrastructure needs and plans in the PDD.

Strategy 1.05A(6): The County shall identify and implement feasible funding mechanisms to accommodate public infrastructure needs for the PDD.

Comments: The subject site is within the I-75/S.R. 50 PDD and is consistent with the PDD requirements for the area.

FINDINGS OF FACT

The requested rezoning from AG (Agricultural), PDP (GHC) Planned Development Project (General Highway Commercial), PDP (HC) Planned Development Project (Highway Commercial) and C-2 (Highway Commercial) to CPDP Combined Planned Development Project to include PDP (SF) Planned Development Project (Single Family), PDP (MF) Planned Development Project (Multifamily), PDP (GC) Planned Development Project (General Commercial) and PDP (HC) Planned Development Project (Highway Commercial) with deviations is appropriate based on the following:

- The request is consistent with the County's adopted Comprehensive Plan and compatible with the surrounding land uses subject to compliance with all performance conditions.

NOTICE OF APPLICANT RESPONSIBILITY

The rezoning process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

STAFF RECOMMENDATION

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a Resolution approving the petitioner's request to establish a Master Plan on property zoned AG (Agricultural), PDP (GHC) Planned Development Project (General Highway Commercial), PDP (HC) Planned Development Project (Highway Commercial) and C-2 (Highway Commercial) to CPDP Combined Planned Development Project to include PDP (SF) Planned Development Project (Single Family), PDP (MF) Planned Development Project (Multifamily), PDP (GC) Planned Development Project (General Commercial) and PDP (HC) Planned Development Project (Highway Commercial) with deviations and the following performance conditions:

1. A comprehensive wildlife survey shall be provided by a qualified professional. The petitioner is required to comply with all applicable FWC regulations and permitting.

2. The petitioner must meet the minimum requirements of Florida-Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for design techniques, principles, materials and plantings for required landscaping, as applicable.

3. The Builder/Developer shall provide new property owners with Florida-Friendly Landscaping™ (FFL) Program information and include FFL language in the HOAs covenants and restrictions. Information on the County's Fertilizer Ordinance and fertilizer use is to be included. Educational information is available through Hernando County Utilities Department.

4. Geotechnical subsurface testing and reporting in accordance with Hernando County's Facility Design Guidelines shall be conducted for all proposed drainage retention or detention areas within the project.

5. The master plan is approved for a maximum of 978 total residential units and up to 300,000 square feet of commercial development. However, 100,000 square feet of commercial development and 320 multi-family units are mutually exclusive and may not be developed concurrently. Instead. These components may be exchanged on an equivalent basis pursuant to the traffic equivalency matrix.

6. The petitioner shall be required to enter into a Development Agreement with the County addressing the public facility impacts of the proposed development.

7. If the Commercial mixed-use area is developed as solely multifamily, a 6-foot vinyl fence or wall be installed along the frontage road between the PDP(HC) Planned Development Project Highway Commercial pod with a 20-foot-wide tract (deviation from 35') dedicated to tan approved ownership and maintenance entity, as a landscape buffer between the use types. Within this landscape buffer, trees at 8' feet at planting located every 25' shall be planted along with appropriate groundcover or shrubbery. The 20-foot buffer shall be located on the inside of the buffer wall or vinyl fence. This buffer shall be a separate tract owned by an approved maintenance entity and maintained by the individual homeowner or approved maintenance entity.

8. A cross-access easement or agreement between the commercial outparcels shall be provided at the time of subdivision plat approval for the commercial development.

9. The predominant sign material shall be similar to the material (e.g., brick, stone, etc.) of the commercial buildings developed on the subject property. All on-site advertising signs, including outparcels and the subdivision entrance signs, shall be designed as part of a complete signage system, and shall be limited to ground mounted monument type signs. Ground mounted monument type signs are signs where the bottom edge of the sign is no greater than ten (10) feet above grade and which otherwise meets all sign requirements in this code. A master Signage Plan is required at the time of conditional plat.

10. Any noise producing machinery or equipment (refrigeration units, air conditioning, chillers, etc.) for nonresidential buildings shall be placed on the roof and screened by a parapet wall with a similar architectural style as the building, or placed behind the buildings, screened from view from the public right-of-way and enhanced by landscaping and/or wall.

11. The commercial properties shall provide 20% of the parking to the side and rear of the commercial development.

12. The commercial development shall provide a lighting plan at the time of development which complies with the lighting standards for Large Retail Development

13. The development must provide detailed elevation plans and/or renderings and site plans illustrating the proposed facade and site design at the time of permitting. The site and building design must demonstrate compliance with the County's design standards for large retail development, and shall use architectural features, textures and materials consistent with the other development in the area.

14. The site design shall provide that pedestrian circulation is coordinated onsite and between adjacent commercial properties and internally to the neighborhood park providing for pedestrian circulation between complementary uses.

15. The developer shall be responsible for distributing information to residents regarding the commercial activities that occur on site, including types of businesses, hours of operations, sound and lighting, etc.

16. Residential Specifications:

<u>Single Family Lot 40'</u>

- Front: 25'
- Side: 7.5 (deviation from 10')
- Rear: 15' (deviation from 20')
- Maximum Building Coverage: 65% (deviation from 35%)
- Minimum Lot Width: 40' (deviation from 60')
- Minimum Lot Size: 4,400 (deviation from 6,000)
- Minimum Frontage along Curve: 30'
- Maximum Building Height: 35'
- Corner Lots secondary Frontage: 10'

Single Family Lot 50’

- Front: 25’
- Side: 7.5’ (deviation from 10’)
- Rear: 15’ (deviation from 20’)
- Maximum Building Coverage: 65 % (deviation from 35%)
- Minimum Lot Width: 50’ (deviation from 60’)
- Minimum Lot Size: 5,500 (deviation from 6,000)
- Minimum Frontage along curve: 30’
- Maximum Building Height: 35’
- Corner Lots secondary Frontage: 10’

Villas

- Front: 25’
- Side: 0/7.5’ for end units (deviation from 10’)
- Rear: 15’ (deviation from 20’)
- Maximum Building Coverage: 70% (deviation from 35%)
- Minimum Lot Width: 35’
- Minimum Lot Size: 3,850
- Minimum Frontage along curve: 25’
- Maximum Building Height: 35’
- Corner Lots secondary Frontage: 10’

Townhomes

- Front: 25’
- Side: 0’/7.5 for end units (deviation from 10’)
- Rear: 15’ (deviation from 20’)
- Maximum Building Coverage: 70% (deviation from 35%)
- Minimum Lot Width: 18’
- Minimum Lot Size: 1,800
- Minimum Frontage along curve: 25’
- Maximum Building Height: 35’
- Corner Lots secondary Frontage 10’

Apartments

- Maximum units per building: 24 (deviation from 12)
- Maximum Building Area: 45%
- Maximum Height: 45’
- Front: 25’
- Side: 10’
- Rear; 20’
- Building Separation: 15’

17. Commercial Specifications:

Perimeter Setbacks (Inclusive of Buffers):

- North (Cortez Blvd): 75' (deviation from 125')
- South: 35'
- East (Mixed Use, Commercial and Residential): 35'
- East (I-75): 45'
- West (Recreation): 35'

Perimeter Landscape Buffers:

- North (Cortez Blvd): 35'
- South: 20'
- East (Mixed Use, Commercial and Residential): 35'
- East (I-75): 30'
- West (Recreation): 20'

Internal Commercial Setback:

- North (Cortez Blvd): 75' (deviation from 125')
- Front (Not along Cortez Blvd): 35'
- South (Rear): 35'
- East (Side): 20'
- West (Side): 20'

Internal Commercial Buffers

- North (Cortez Blvd): 35'
- South (Rear): 35'
- East (Side): 5'
- West (Side): 5'

18. The mixed-use area immediately adjacent to the Highway Commercial uses along Cortez Boulevard as identified in the master plan shall be limited to multifamily and general commercial uses including but not limited to the following uses:
    a) All C-1 Highway Commercial District Permitted Uses
    b) Hospital and/or Urgent Care/Stand-Alone Emergency Room
    c) Educational Facilities
    d) Light Wholesale and Storage
    e) Microbreweries
    f) Public/Private Recreation including Virtual Golf and/or Pickle Ball Facilities
    g) All R-3 Residential District Permitted Uses, except that no single-family detached dwellings are permitted.
    h) Recreational Amenities and Residential Ancillary Uses

19. The Highway Commercial Area shall allow up to seven (7) outparcels and the following commercial uses:
    a. All C-2 Highway Commercial District Permitted Uses
    b. Hospital and/or Urgent Care/Stand-Alone Emergency Room
    c. Educational Facilities
    d. Light Wholesale and Storage
    e. Microbreweries
    f. Public/Private Recreation including Virtual Golf and/or Pickle Ball Facilities

20. The Residential Mixed-Use Area shall allow the following commercial and residential uses:
    a. All R-3 Residential District Permitted Uses
    b. Educational Facilities
    c. Public/Private Recreation including Virtual Golf and/or Pickle Ball Facilities
    d. All R-1A Residential District Permitted Uses (minimum lot width of 40 feet), except that no mobile homes are permitted.
    e. Recreational Amenities and Residential Ancillary Uses

21. The Single Family area shall allow for the following residential uses:
    a. All R-1A Residential District Permitted Uses (minimum lot width of 50 feet), limited to single-family detached homes with a minimum lot width of 50 feet, except that no mobile homes are permitted.
    b. Recreational Amenities and Residential Ancillary Uses

22. The developer shall meet all the Large Retail Project design standards as indicated in the County's Land Development Regulations for any single use or site development that exceeds 65,000 square feet owned and managed by the same entity.

23. The petitioner shall provide a Master Plan in compliance with all the performance conditions within 30 calendar days of receipt of the final Board of County Commissioners approval resolution and conditions from the Development Services staff. Failure to submit the revised plan will result in no further development permits being issued.

PLANNING AND ZONING COMMISSION:

On February 9, 2026, the Planning and Zoning Commission voted 5-0 to approve the petitioners request to postpone their application.

PLANNING AND ZONING COMMISSION:

On March 9, 2026, the Planning and Zoning Commission voted 4-1 to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request to establish a Master Plan on property zoned AG (Agricultural), PDP (GHC) Planned Development Project (General Highway Commercial), PDP (HC) Planned Development Project (Highway Commercial) and C-2 (Highway Commercial) to CPDP Combined Planned Development Project to include PDP (SF) Planned Development Project (Single Family), PDP (MF) Planned Development Project (Multifamily), PDP (GC) Planned Development Project (General Commercial) and PDP (HC) Planned Development Project (Highway Commercial) with deviations and the following modified performance conditions:

1. A comprehensive wildlife survey shall be provided by a qualified professional. The petitioner is required to comply with all applicable FWC regulations and permitting.

2. The petitioner must meet the minimum requirements of Florida-Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for design techniques, principles, materials and plantings for required landscaping, as applicable.

3. The Builder/Developer shall provide new property owners with Florida-Friendly Landscaping™ (FFL) Program information and include FFL language in the HOAs covenants and restrictions. Information on the County's Fertilizer Ordinance and fertilizer use is to be included. Educational information is available through Hernando County Utilities Department.

4. Geotechnical subsurface testing and reporting in accordance with Hernando County's Facility Design Guidelines shall be conducted for all proposed drainage retention or detention areas within the project.

5. The master plan is approved for a maximum of 978 total residential units and up to 300,000 square feet of commercial development. However, 100,000 square feet of commercial development and 320 multi-family units are mutually exclusive and may not be developed concurrently. Instead. These components may be exchanged on an equivalent basis pursuant to the traffic equivalency matrix.

6. The petitioner shall be required to enter into a Development Agreement with the County addressing the public facility impacts of the proposed development.

7. If the Commercial mixed-use area is developed as solely multifamily, a 6-foot vinyl fence or wall be installed along the frontage road between the PDP(HC) Planned Development Project Highway Commercial pod with a 20-foot-wide tract (deviation from 35') dedicated to tan approved ownership and maintenance entity, as a landscape buffer between the use types. Within this landscape buffer, trees at 8' feet at planting located every 25' shall be planted along with appropriate groundcover or shrubbery. The 20-foot buffer shall be located on the inside of the buffer wall or vinyl fence. This buffer shall be a separate tract owned by an approved maintenance entity and maintained by the individual homeowner or approved maintenance entity.

8. A cross-access easement or agreement between the commercial outparcels shall be provided at the time of subdivision plat approval for the commercial development.

9. The predominant sign material shall be similar to the material (e.g., brick, stone, etc.) of the commercial buildings developed on the subject property. All on-site advertising signs, including outparcels and the subdivision entrance signs, shall be designed as part of a complete signage system, and shall be limited to ground mounted monument type signs. Ground mounted monument type signs are signs where the bottom edge of the sign is no greater than ten (10) feet above grade and which otherwise meets all sign requirements in this code. A master Signage Plan is required at the time of conditional plat.

10. Any noise producing machinery or equipment (refrigeration units, air conditioning, chillers, etc.) for nonresidential buildings shall be placed on the roof and screened by a parapet wall with a similar architectural style as the building, or placed behind the buildings, screened from view from the public right-of-way and enhanced by landscaping and/or wall.

11. The commercial properties shall provide 20% of the parking to the side and rear of the commercial development.

12. The commercial development shall provide a lighting plan at the time of development which complies with the lighting standards for Large Retail Development

13. The development must provide detailed elevation plans and/or renderings and site plans illustrating the proposed facade and site design at the time of permitting. The site and building design must demonstrate compliance with the County's design standards for large retail development, and shall use architectural features, textures and materials consistent with the other development in the area.

14. The site design shall provide that pedestrian circulation is coordinated onsite and between adjacent commercial properties and internally to the neighborhood park providing for pedestrian circulation between complementary uses.

15. The developer shall be responsible for distributing information to residents regarding the commercial activities that occur on site, including types of businesses, hours of operations, sound and lighting, etc.

16. Residential Specifications:

~~**Single Family Lot 40'**~~

- ~~Front: 25'~~
- ~~Side: 7.5 (deviation from 10')~~
- ~~Rear: 15' (deviation from 20')~~
- ~~Maximum Building Coverage: 65% (deviation from 35%)~~
- ~~Minimum Lot Width: 40' (deviation from 60')~~
- ~~Minimum Lot Size: 4,400 (deviation from 6,000)~~
- ~~Minimum Frontage along Curve: 30'~~
- ~~Maximum Building Height: 35'~~
- ~~Corner Lots secondary Frontage: 10'~~

Single Family Lot 50'

- Front: 25'
- Side: 7.5' (deviation from 10')
- Rear: 20' ~~15' (deviation from 20')~~
- Maximum Building Coverage: 65 % (deviation from 35%)
- Minimum Lot Width: 50' (Deviation from 60')
- Minimum Lot Size: ~~5,500 (Deviation from~~ 6,000)
- Minimum frontage along Curve: 30'
- Maximum Building Height: 35'
- Corner Lots Secondary Frontage 10'

Villas

- Front: 25'
- Side: 0/7.5' for end units (deviation from 10')
- Rear: 15' (deviation from 20')
- Maximum Building Coverage: 70% (deviation from 35%)
- Minimum Lot Width: 35'
- Minimum Lot Size: 3,850
- Minimum Frontage along Curve: 25'
- Maximum Building Height: 35'
- Corner Lots Secondary Frontage: 10'

Townhomes

- Front: 25'
- Side: 0'/7.5' for end units (deviation from 10')
- Rear: 15' (deviation from 20')
- Maximum Building Coverage: 70% (deviation from 35%)
- Minimum Lot Width: 18'
- Minimum Lot Size: 1,800
- Minimum Frontage along Curve: 25'
- Maximum Building Height: 35'
- Corner Lots secondary Frontage: 10'

Apartments

- Maximum units per Building: 24 (Deviation from 12)
- Maximum Building Area: 45%
- Maximum Height: 45'
- Front: 25'
- Side: 10'
- Rear: 20'
- Building Separation: 15'

17. Commercial Specifications:

Perimeter Setbacks (Inclusive of Buffers):

- North (Cortez Blvd): 75' (deviation from 125')
- South: 35'
- East (Mixed Use, Commercial and Residential): 35'
- East (I-75): 45'
- West (Recreation): 35'

Perimeter Landscape Buffers:

- North (Cortez Blvd): 35'
- South: 20'
- East (Mixed Use, Commercial and Residential): 35'
- East (I-75): 30'
- West (Recreation): 20'

Internal Commercial Setback:

- North (Cortez Blvd): 75' (deviation from 125')
- Front (Not along Cortez Blvd): 35'
- South (Rear): 35'
- East (Side): 20'
- West (Side): 20'

Internal Commercial Buffers

- North (Cortez Blvd): 35'
- South (Rear): 35'
- East (Side): 5'
- West (Side): 5'

18. The mixed-use area immediately adjacent to the Highway Commercial uses along Cortez Boulevard as identified in the master plan shall be limited to multifamily and general commercial uses including but not limited to the following uses:
    i) All C-1 Highway Commercial District Permitted Uses
    j) Hospital and/or Urgent Care/Stand-Alone Emergency Room
    k) Educational Facilities
    l) Light Wholesale and Storage
    m) Microbreweries
    n) Public/Private Recreation including Virtual Golf and/or Pickle Ball Facilities
    o) All R-3 Residential District Permitted Uses, except that no single-family detached dwellings are permitted.
    p) Recreational Amenities and Residential Ancillary Uses

19. The Highway Commercial area shall allow up to seven (7) outparcels and the following commercial uses:
    g. All C-2 Highway Commercial District Permitted Uses
    h. Hospital and/or Urgent Care/Stand-Alone Emergency Room
    i. Educational Facilities
    j. Light Wholesale and Storage
    k. Microbreweries
    l. Public/Private Recreation including Virtual Golf and/or Pickle Ball Facilities

20. The Residential Mixed-Use area shall be no more than 21 acres and allow the following commercial and residential uses:
    f. All R-3 Residential District Permitted Uses
    g. Educational Facilities
    h. Public/Private Recreation including Virtual Golf and/or Pickle Ball Facilities
    i. All R-1A Residential District Permitted Uses (minimum lot width of 50 ~~40~~ feet and lot size of 6,000 square feet), except that no mobile homes are permitted.
    j. Recreational Amenities and Residential Ancillary Uses

21. The Single Family area shall be no less than 88 acres and shall allow for the following residential uses:
    a. All R-1A Residential District Permitted Uses (minimum lot width of 50 feet), limited to single-family detached homes with a minimum lot width of 50 feet, except that no mobile homes are permitted.
    b. Recreational Amenities and Residential Ancillary Uses

22. The developer shall meet all the Large Retail Project design standards as indicated in the County's Land Development Regulations for any single use or site development that exceeds 65,000 square feet owned and managed by the same entity.

23. The petitioner is working with the County to develop an associated Developer Agreement that will be brought back to the Board at a later date once completed that will address the public facility impacts of the development, including fire rescue, transportation, utilities and schools.

24. The petitioner must apply for and receive a Finding of School Capacity from the Hernando County School District prior to the issuance of the Conditional Plat.

25. The petitioner shall provide a Master Plan in compliance with all the performance conditions within 30 calendar days of receipt of the final Board of County Commissioners approval resolution and conditions from the Development Services staff. Failure to submit the revised plan will result in no further development permits being issued.

BOCC ACTION:

On April 7, 2026, the Board of County Commissioners voted 4-0 to postpone the petitioners request to establish a Master Plan on property zoned AG (Agricultural), PDP (GHC) Planned Development Project (General Highway Commercial), PDP (HC) Planned Development Project (Highway Commercial) and C-2 (Highway Commercial) to CPDP Combined Planned Development Project to include PDP (SF) Planned Development Project (Single Family), PDP (MF) Planned Development Project (Multifamily), PDP (GC) Planned Development Project (General Commercial) and PDP (HC) Planned Development Project (Highway Commercial) with deviations.

HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. _____ Official Date Stamp:

Application to Change a Zoning Classification

Application request *(check one)*:
Rezoning ☐ Standard ☑ PDP
Master Plan ☒ New☒ Revised
PSFOD ☐ Communication Tower ☐ Other
PRINT OR TYPE ALL INFORMATION

Date: 7/11/2025 (Revised: 3/23/26)
H-25-40

APPLICANT NAME: Jack Melton Family, Inc.

Address: 24628 Lockhart Rd
City: Dade City State: FL Zip: 33523
Phone: 615-479-1355 Email: perry@heritagelandfl.com
Property owner's name: *(if not the applicant)* State of Florida DOT (see attached Agent of Record Letter)

REPRESENTATIVE/CONTACT NAME:

Company Name: Coastal Engineering Associates, Inc.
Address: 966 Candlelight Blvd
City: Brooksville State: FL Zip: 34601
Phone: 352-796-9423 Email: permits@coastal-engineering.com

HOME OWNERS ASSOCIATION: ☐ Yes ☑ No *(if applicable provide name)*

Contact Name:
Address: City: State: Zip:

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 00840923, 00841138, 1760151
2. SECTION 06, TOWNSHIP 23S, RANGE 18E
3. Current zoning classification: AG, PDP(GHC) & PDP(HC) and C-2
4. Desired zoning classification: C/PDP including PDP(HC), PDP(GC), PDP(MF) & PDP(SF)
5. Size of area covered by application: +/-203.89 acres
6. Highway and street boundaries: SR-50, Old Trilby, I-75
7. Has a public hearing been held on this property within the past twelve months? ☐ Yes ☑ No
8. Will expert witness(es) be utilized during the public hearings? ☐ Yes ☑ No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? ☐ Yes ☑ No (Time needed: _____)

PROPERTY OWNER AFFIDIVAT

I, Rebecca Melton Worrell, as Secretary/Treasurer/Director of Jack Melton Family, Inc., have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (**check one**):

☒ I am the owner of the property and am making this application **OR**

☐ I am the owner of the property and am authorizing *(applicant)*: _____
and *(representative, if applicable)*: _____
to submit an application for the described property.

Rebecca M. Worrell
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 23rd day of March, 2026, by Rebecca M Worrell who is personally known to me or produced Fl Drivers License as identification.

Jeremy Gustafson
Signature of Notary Public

JEREMY GUSTAFSON
Notary Public, State of Florida
Commission# HH 484079
My comm. expires Jan. 22, 2028

Notary Seal/Stamp

Effective Date: 11/8/16 Last Revision: 11/8/16

AGENT OF RECORD LETTER

To: **HERNANDO COUNTY/**

I, Laurie A. Pizzo, as Property Management Administrator of **State of Florida DOT**, as Property Owner of a portion of property filed for rezoning as File Number H25-__ by Jack Melton Family, Inc., Applicant, hereby designate and appoint **Jack Melton Family, Inc.**, **Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A.** and **Coastal Engineering Associates, Inc.**, as Agent of Record, with the authority to apply for and sign all documents; for the purpose of representing the entity during the Development Review Process, more specifically, Planning and Zoning Submittals/ Reviews/ Approvals (Rezoning), as well as Application/Permitting Reviews/Approvals (Hernando County Utilities Department), with regard to: **Parcel Key No. 1760151**.

Date: 9-18-25

Property Owner (Signature)

Laurie A Pizzo
Property Owner (Printed Name)

Applicant's Representative:

COASTAL ENGINEERING ASSOCIATES, INC.
966 CANDLELIGHT BLVD.
BROOKSVILLE, FL 34601
(352) 796-9423

STATE OF Florida:

COUNTY OF Hillsborough

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly qualified to administer oaths and take acknowledgments, Laurie A. Pizzo, to me known to be the person described in and who executed the above and foregoing Agent of Record Letter and who acknowledged before me that they executed the same for the purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 18th day of September, 20 25.

Lisandra Riendeau
NOTARY PUBLIC
State of Florida at Large

☑ Personally known to me

☐ Presented identification _____

☑ DID Take an oath ☐ DID NOT take an oath

My Commission Expires:

LISANDRA RIENDEAU
Notary Public - State of Florida
Commission # HH 372465
My Comm. Expires Mar 13, 2027
Bonded through National Notary Assn.

HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. H-2540 Official Date Stamp:

RECEIVED
AUG 06 2025
HERNANDO COUNTY ZONING

Application to Change a Zoning Classification

Application request *(check one)*:
Rezoning ☐ Standard ☑ PDP
Master Plan ☐ New ☐ Revised
PSFOD ☐ Communication Tower ☐ Other
PRINT OR TYPE ALL INFORMATION

Date: 7/11/2025

APPLICANT NAME: Jack Melton Family, Inc.
Address: 24628 Lockhart Rd
City: Dade City State: FL Zip: 33523
Phone: 615-479-1355 Email: perry@heritagelandfl.com
Property owner's name: *(if not the applicant)*

REPRESENTATIVE/CONTACT NAME:
Company Name: Coastal Engineering Associates, Inc.
Address: 966 Candlelight Blvd
City: Brooksville State: FL Zip: 34601
Phone: 352-796-9423 Email: permits@coastal-engineering.com

HOME OWNERS ASSOCIATION: ☐ Yes ☑ No *(if applicable provide name)*
Contact Name:
Address: City: State: Zip:

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 00840923, 00841138
2. SECTION 06, TOWNSHIP 23S, RANGE 18E
3. Current zoning classification: AG, PDP(GHC) & PDP(HC)
4. Desired zoning classification: C/PDP
5. Size of area covered by application: +/-203.89 acres
6. Highway and street boundaries: SR-50, Old Trilby, I-75
7. Has a public hearing been held on this property within the past twelve months? ☐ Yes ☑ No
8. Will expert witness(es) be utilized during the public hearings? ☐ Yes ☑ No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? ☐ Yes ☑ No (Time needed:)

PROPERTY OWNER AFFIDIVAT

I, Rebecca Melton Worrell, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (**check one**):

☑ I am the owner of the property and am making this application **OR**

☐ I am the owner of the property and am authorizing *(applicant)*:
and *(representative, if applicable)*:
to submit an application for the described property.

Rebecca Melton Worrell
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 5th day of August, 2025, by Rebecca Melton Worrell who is personally known to me or produced FL Dr Lic as identification.

Signature of Notary Public

RAMOLA A. KIRBY
Notary Public, State of Florida
Commission# HH 462923
My comm. expires Jan. 21, 2028

Notary Seal/Stamp

Effective Date: 11/8/16 Last Revision: 11/8/16

REZONING NARRATIVE

H-25-xx

*****

BLACK JACK RIDGE
MIXED-USE DEVELOPMENT

Submitted by:

Coastal Engineering
966 Candlelight Blvd.
Brooksville, Florida 34601
(352) 796-9426

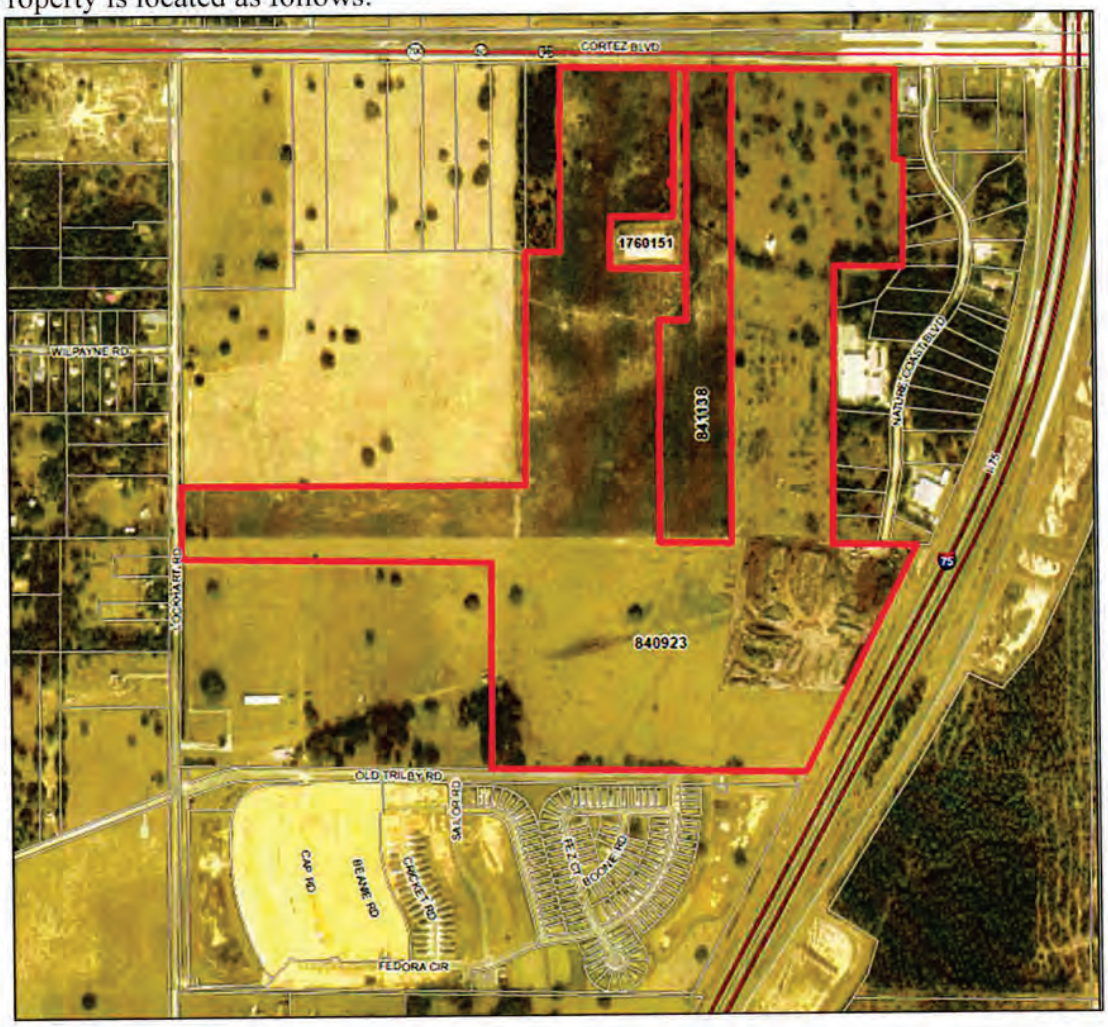
August 6, 2025

I. Introduction and Request

This is a request to rezone approximately 204 acres on Parcel Keys 840923, 841138, and 1760151 (the "**Property**") in unincorporated Hernando County (the "**County**") from Agricultural District (AG), Planned Development-Highway Commercial (PDP-HC), Planned Development – General Highway Commercial (PDP-GHC) and C-2 Highway Commercial District (C-2) to the Combined Planned Development (CPDP) District for a development to be known as Black Jack Ridge (the "**Project**").

In accordance with the County Zoning Code (the "**Code**") for the CPDP, also known as the PDP/(Combined) category, "[t]his category is for mapping purposes for PDPs that contain more than two (2) approved uses." Furthermore, the Code for PDPs requires a "narrative and a master plan providing a visual depiction and general layout of the project in conformance with PDP rules and any additional performance standards or specific deviations requested." Accordingly, the Master Plan (see **Exhibit "A"**) addresses the densities and intensities assigned to each area.

The Property is located as follows:



Parcel Keys 840923 and 841138 are owned by the Jack Melton Family, Inc. and Parcel Key 1760151 is owned by the Florida Department of Transportation (FDOT), collectively referred to as the "**Applicant**":

Parcel Key	Owner	Acreage
840923	Jack Melton Family, Inc	178.00
841138	Jack Melton Family, Inc	21.35
1760151	State of Florida DOT (FDOT)	4.52
	Total:	**203.87**

The Jack Melton Family, Inc. and the FDOT are in negotiations to potentially swap lands/vacate easements and/or co-mingle stormwater in conjunction with the development of the Property. Therefore, the FDOT parcel has been included as part of this rezoning application.

The Property is currently being used for agriculture and a mulching operation.

II. Proposal

a. Proposed Uses, Residential Density, and Commercial Intensity.

The current zoning district breakdown per Parcel Key is as follows:

Parcel Key	Owner	Acreage	FLU	Zoning	Acreage
840923	Jack Melton Family, Inc	178.00	PD	AG PDP(HC)	156.42 21.58
841138	Jack Melton Family, Inc	21.35	PD	PDP(GHC) PDP(HC) C2	12.45 6.61 2.29
1760151	State of Florida DOT (FDOT)	4.52	PD	AG PDP(HC)	2.66 1.86
	Total:	**203.87**		**Total:**	**203.87**

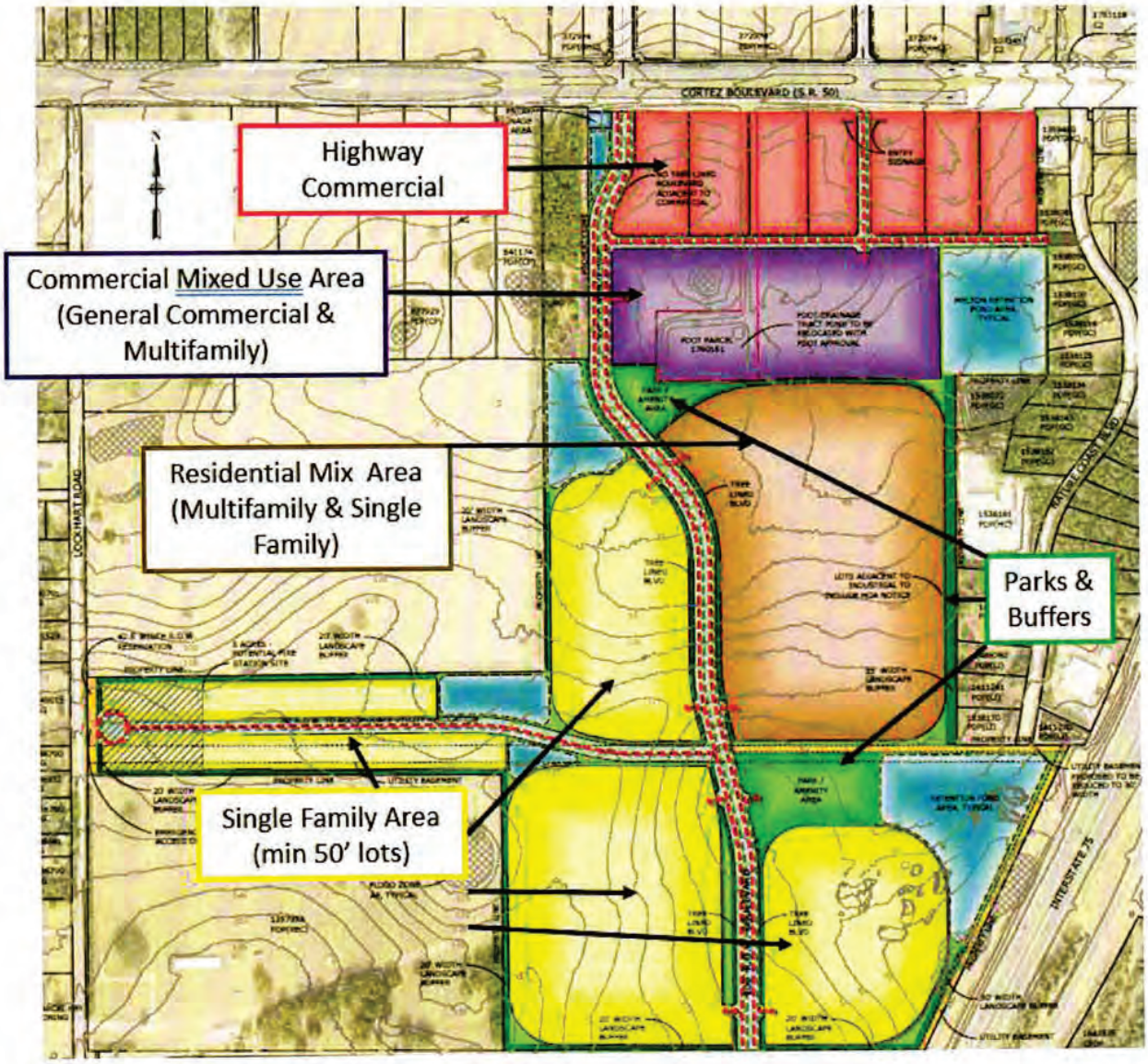
This application proposes to rezone the Property from AG, PDP-HC, PDP-GHC and C-2 to the CPDP District, with the following mix of uses:

LAND USE TABLE			
LAND USE	ACRES	UNITS	DENSITY
COMMERCIAL AREA PDP(HC)	20		200,000 SQ. FT.
COMMERCIAL MIXED USE PDP(GC), PDP(MF), PDP(SF)	19	320*	100,000 SQ. FT.
SINGLE FAMILY PDP(SF)	72	288*	
RESIDENTIAL MIXED USE PDP(MF) & PDP(SF)	37	370*	
DRAINAGE, RECREATION, BUFFERS, OPEN SPACE	37.81		
ROADS	18		
TOTAL:	+/- 203.89	978	

NOTES:

* ALL ACREAGES AND DWELLING UNITS PROVIDED IN LAND USE ARE CONCEPTUAL. FOR PLANNING PURPOSES ONLY. FINAL NUMBER OF EACH TYPE OF LOT AND ACREAGE WILL BE DETERMINED AT TIME OF PLATTING.

The Master Plan strategically places Highway Commercial uses along SR-50 followed by an intentional step down in density and intensity within the Project boundaries as the Project transitions north to south. Just south of the Highway Commercial uses along SR-50 is a Commercial Mixed-Use Area, which allows for commercial, multi-family, and single-family uses. Just south of this Commercial Mixed-Use Area is a Residential Mixed-Use Area, which allows for multifamily and single-family uses. The intent of these two areas is to allow for flexibility in uses and design to accommodate market shifts and end-user preferences, while creating a natural transition between the commercial area along SR-50 and the single-family areas further south. The Applicant has strategically placed buffers, open space, drainage and recreation areas to ensure compatibility between the developed areas and surrounding areas.



The **Highway Commercial Area (Red Area)** allows the following commercial uses, provided that the total commercial square footage, when combined with that of the Commercial Mixed-Use Area (Purple Area), does not exceed 300,000 square feet:

1) All C-2 Highway Commercial District Permitted Uses
2) Hospital and/or Urgent Care/Stand-Alone Emergency Room
3) Educational Facilities
4) Light Wholesale and Storage
5) Microbreweries
6) Public/Private Recreation including Virtual Golf and/or Pickle Ball Facilities

The **Commercial Mixed-Use Area (Purple Area)** allows the following commercial and residential uses, provided that the total commercial square footage, when combined with that of the Highway Commercial Area (Red Area), does not exceed 300,000 square feet, and the total

number of dwelling units, when combined with that of the Residential Mixed-Use Area (Brown Area) and the Single-Family Area (Yellow Area), does not exceed 978 dwelling units:

1) All C-1 Highway Commercial District Permitted Uses
2) Hospital and/or Urgent Care/Stand-Alone Emergency Room
3) Educational Facilities
4) Light Wholesale and Storage
5) Microbreweries
6) Public/Private Recreation including Virtual Golf and/or Pickle Ball Facilities
7) All R-3 Residential District Permitted Uses, except that no single-family detached dwellings are permitted.
8) Recreational Amenities and Residential Ancillary Uses

The **Residential Mixed-Use Area (Brown Area)** allows the following commercial and residential uses, provided that the total commercial square footage, when combined with that of the Highway Commercial Area (Red Area), does not exceed 300,000 square feet, and the total number of dwelling units, when combined with that of the Commercial Mixed-Use Area (Purple Area) and the Single-Family Area (Yellow Area), does not exceed 978 dwelling units:

1) All R-3 Residential District Permitted Uses
2) Educational Facilities
3) Public/Private Recreation including Virtual Golf and/or Pickle Ball Facilities
4) All R-1A Residential District Permitted Uses (minimum lot width of 40 feet), except that no mobile homes are permitted.
5) Recreational Amenities and Residential Ancillary Uses

The **Single-Family Area (Yellow Area)** allows for the following residential uses:

1) All R-1A Residential District Permitted Uses (minimum lot width of 50 feet), limited to single-family detached homes with a minimum lot width of 50 feet, except that no mobile homes are permitted.
2) Recreational Amenities and Residential Ancillary Uses

For clarity and ease of comparison, the information above is also organized in the table below.

Area	Permitted Uses	Commercial Sq. Ft. Limit	Residential Dwelling Unit Limit	Additional Notes
Highway Commercial Area (Red)	1. All **C-2** Highway Commercial District Permitted Uses 2. Hospital and/or Urgent Care /	**Part of combined 300,000 sq. ft.** with Commercial Mixed-Use Area (Purple) and Residential Mixed-Use Area (Brown)	Not applicable	Commercial only

Area	Permitted Uses	Commercial Sq. Ft. Limit	Residential Dwelling Unit Limit	Additional Notes
	Stand-Alone Emergency Room 3. Educational Facilities 4. Light Wholesale and Storage 5. Microbreweries 6. Public/Private Recreation incl. Virtual Golf and/or Pickleball			
Commercial Mixed-Use Area (Purple)	1. All **C-1** Highway Commercial District Permitted Uses 2. Hospital and/or Urgent Care / Stand-Alone Emergency Room 3. Educational Facilities 4. Light Wholesale and Storage 5. Microbreweries 6. Public/Private Recreation incl. Virtual Golf and/or Pickleball 7. All **R-3** Residential District Permitted Uses 8. Recreational Amenities and Residential Ancillary Uses	**Part of combined 300,000 sq. ft.** with Highway Commercial Area (Red) and Residential Mixed-Use Area (Brown)	**Part of combined 978 units** with Residential Mixed-Use Area (Brown) and Single-Family Area (Yellow)	Mixed-use (Commercial & Residential) Single-family detached dwellings not permitted
Residential Mixed-Use Area (Brown)	1. All **R-3** Residential District Permitted Uses 2. Educational Facilities 3. Public/Private Recreation incl.	**Part of combined 300,000 sq. ft.** with Highway Commercial Area (Red) and Commercial Mixed-	**Part of combined 978 units** with Commercial Mixed-Use Area (Purple) and Single-Family Area (Yellow)	Mixed-use (Primarily Residential) Single-family detached dwellings

Area	Permitted Uses	Commercial Sq. Ft. Limit	Residential Dwelling Unit Limit	Additional Notes
	Virtual Golf and/or Pickleball 4. Recreational Amenities and Residential Ancillary Uses	Use Area (Purple) Areas		minimum lot width 40' Mobile homes not permitted
Single-Family Area (Yellow)	1. All **R-1A** Residential District Permitted Uses 2. Recreational Amenities and Residential Ancillary Uses	Not applicable	**Part of combined 978 units** with Commercial Mixed-Use Area (Purple) and Residential Mixed-Use Area (Brown)	Residential only plus amenities Minimum 50' lot width Mobile homes not permitted

b. <u>Consistency with Comprehensive Plan</u>

Pursuant to the Hernando County Comprehensive Plan (the "**Comp Plan**"), the underlying Future Land Use ("**FLU**") category is I-75/SR-50 Planned Development District (I-75/SR-50 PDD). The I-75/SR 50 PDD was established by the County in 2007[1] "to ***maximize the potential economic value of the I-75 corridor*** through coordination of multiple land uses, roadway network configuration, new and upgraded public infrastructure and consistency of design. The PDD shall extend between the County's existing SR-50/I-75 interchange and where Lockhart Road crosses I-75 and from Lockhart Road to the Withlacoochee State Trail."[2]

The following Objectives, Goals and Policies from the Comp Plan apply to the I-75/SR-50 PDD:

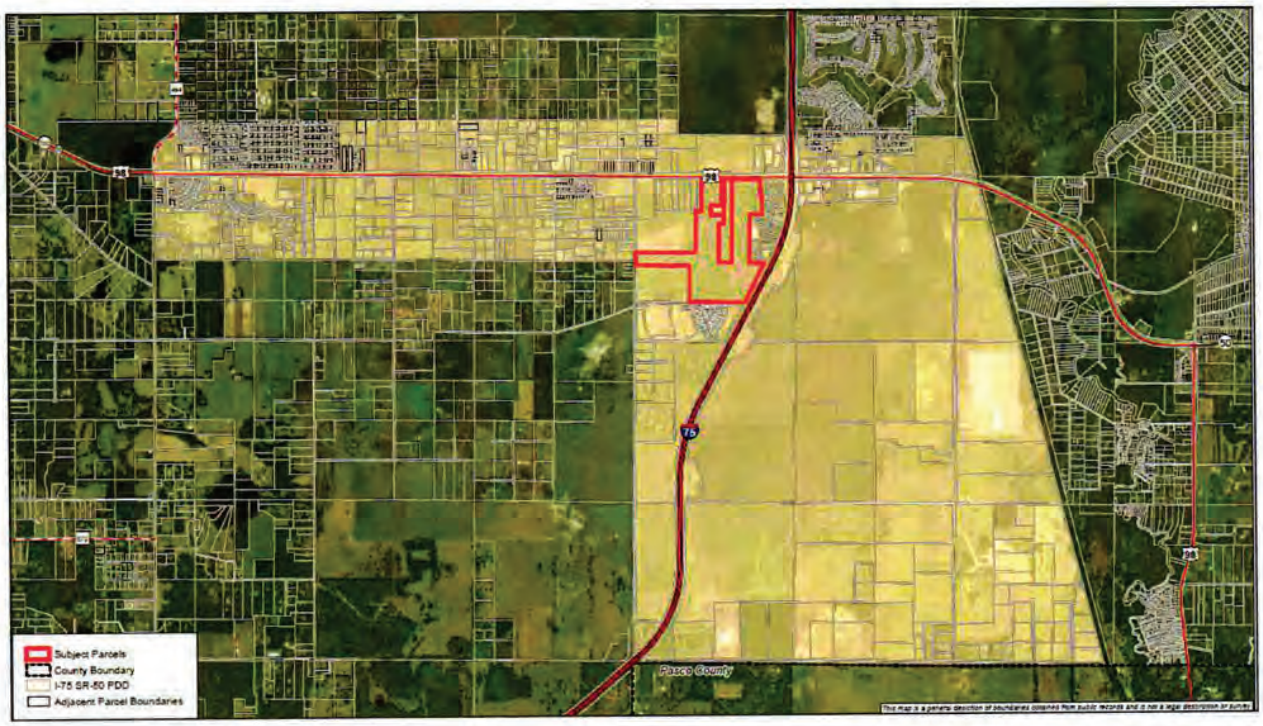
> ***GOAL 1.05 – Planned Development District***
> ***Planned Development District (PDD) is a Future Land Use Map Category that provides coordinated planning of new developments and redevelopments with proposed multiple uses or types that have specialized or unique characteristics, or would benefit from a relatively high level of planning control and coordination. PDDs envision a mixture of land uses with the locations of each land use determined through a master planning process.***
>
> ***Each individual PDD Category shall include an objective and strategy cluster formulated through the land use process specifically designed for the unique characteristics of the development, district or category. The densities and intensities assigned to each individual PDD are addressed in the Master Plan of the development. The designated PDD Categories and associated objective/strategy cluster are identified as follows:***

[1] Hernando County PD-336, I-75/SR 50 PDD Area Plan Adoption, September 12, 2007.
[2] Hernando County Comprehensive Plan, I-75/SR-50 PDD, Objective 1.05A (emphasis added).

Discussion: This Project falls within an already designated PDD Category of I-75/SR-50 PDD as further described below. The Master Plan (see **Exhibit "A"**) addresses the densities and intensities assigned. Proposed uses include a maximum of 978 residential dwelling units and 300,000 square feet of commercial.

> ***Objective 1.05A: The I-75/SR-50 Planned Development District (I-75/SR-50 PDD) is hereby established for the purpose of implementing planning tools to maximize the potential economic value of the I-75 corridor through coordination of multiple land uses, roadway network configuration, new and upgraded public infrastructure and consistency of design. The PDD shall extend between the County's existing SR-50/I-75 interchange and where Lockhart Road crosses I-75 and from Lockhart Road to the Withlacoochee State Trail.***

Discussion: The Property is located within the I-75/SR-50 PDD category:

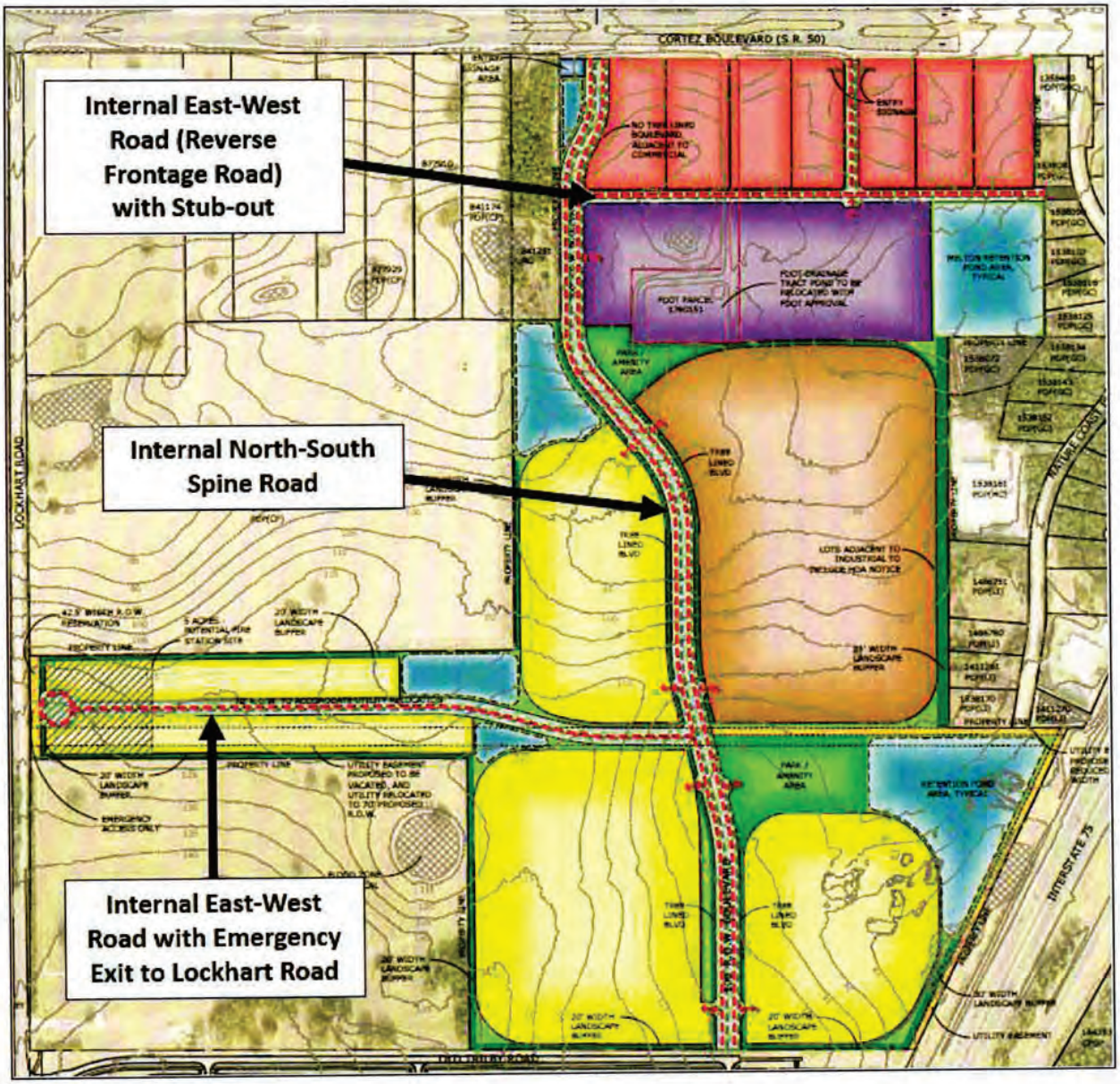


> ***Strategy 1.05A(1): The I-75/SR-50 Planned Development District mapped area is characterized by significant potential for future development of multiple land use types. The I-75/SR-50 PDD shall seek to create, to the maximum extent practical, a largely self-contained internally functional concentration of commercial, industrial, and mixed residential land uses supported by public infrastructure. The County intends to encourage and functionally integrate these land uses mainly through advance planning and programming of infrastructure that facilitates orderly development patterns.***

Discussion: The Property is located within the I-75/SR-50 PDD. The Project proposes a maximum of 978 residential dwelling units along with 300,000 square feet of commercial area. This Project serves this Comp Plan Strategy's purpose to seek and create a largely self-contained concentration and mix of uses supported by public infrastructure. A corresponding development agreement (as required by Code Section 23-158) shall accompany this rezoning to ensure the advance planning and programming of infrastructure that facilitates orderly development patterns.

> ***Strategy 1.05A(2): Developments within the I-75/SR-50 PDD shall include a master plan utilizing the Planned Development Project (PDP) process for review. The County shall consider the following guidelines and criteria in the review of a PDP and associated master plan:***
>
> > ***a. Standards for a multi-modal transportation network encompassing access, circulation and connection among and between public and private properties;***

Discussion: The Master Plan demonstrates transportation circulation and connectivity with an internal north/south spine road and two internal east/west roadways, one with emergency access to Lockhart Road and the other with a potential stub-out to Nature Coast Boulevard. The north/south spine road will include a 10-foot wide strategically placed multi-modal trail. The north/south road will not include an additional sidewalk on the opposite side of the road from the multi-modal trail; however, sidewalks will be incorporated in each area as required by Code.



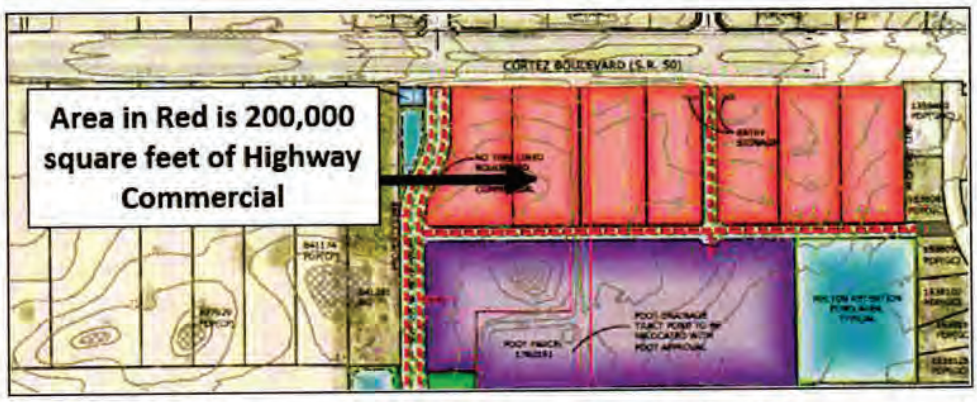
b. Planning for infrastructure needs to accommodate wastewater, potable water, fire and emergency medical service, recreation and schools;

Discussion: As required by Code Section 23-158, all residential developments within the I-75/SR-50 PDD that have 100 or more dwelling units are required to enter into a development agreement (or development order) prior to the county issuing conditional plat approval. The Applicant is currently working on submittal of a proposed development agreement in compliance with this provision and to ensure adequate timing and phasing of infrastructure needs accommodating the proposed level of development. The Applicant intends for the development agreement to be considered by the County Commission at the same time as this rezoning application.

Additionally, the Master Plan shows areas where right-of-way along Lockhart Road will be dedicated for future widening of Lockhart Road.

> ***c. Concentration of commercial uses, mixed uses and town-center type development along and/or easily accessed from SR-50, including park and ride opportunities for future inter-county transit;***

Discussion: Consistent with these criteria, a concentration of commercial uses is proposed along SR-50. The development agreement will include opportunities for bus transit pull-outs and shelters within the commercial or multifamily areas.



> ***d. Opportunities that include primary industrial uses compatible with the placement of commercial or town center areas in order to enhance employment opportunities;***

Discussion: See response to "c." above, the placement of 200,000 square feet of commercial is proposed along SR-50.

> ***e. Attractive, convenient and safe multi-modal connections to schools, parks and other identified community focal points;***

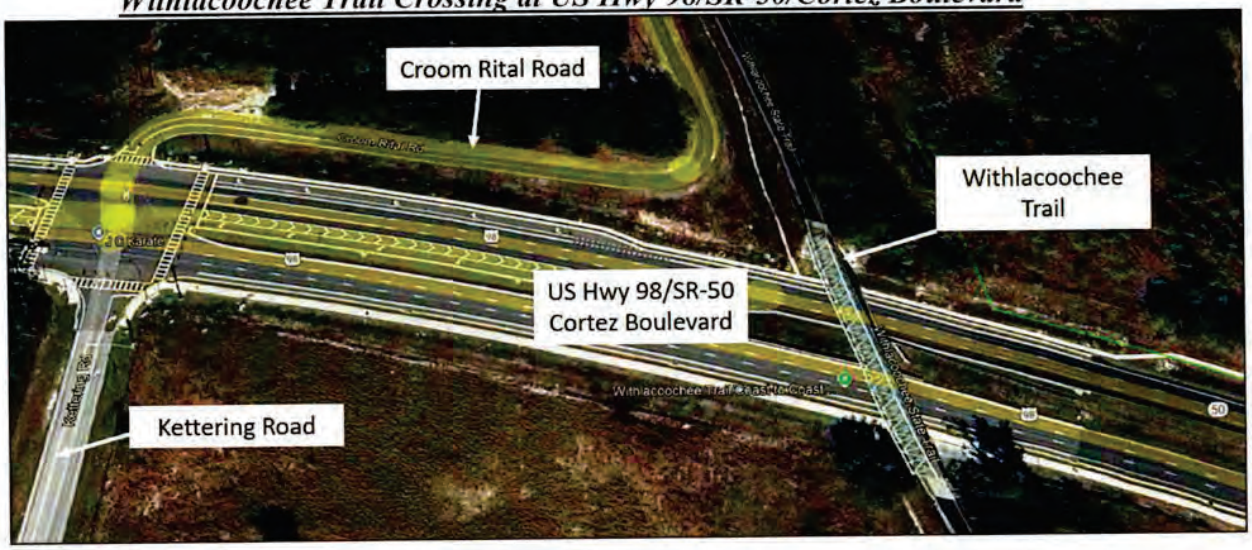
Discussion: The Master Plan shows an internal roadway system that minimizes impacts to surrounding areas while leveraging existing median cuts along SR-50. A 10-foot multi-use trail along the N/S Spine Road will facilitate safe multi-modal connections to surrounding uses consistent with this Policy.

f. Attractive, convenient and safe bike and pedestrian connection to the Withlacoochee State Trail;

Discussion: The Property is located approximately 1.4 miles from the Withlacoochee Trail. Sidewalks/multiuse trails will be provided throughout the Project and will connect residents with onsite recreational areas and to the existing sidewalk system on the south side of Cortez Boulevard/SR-50, which then connects to the Withlacoochee Trail System.

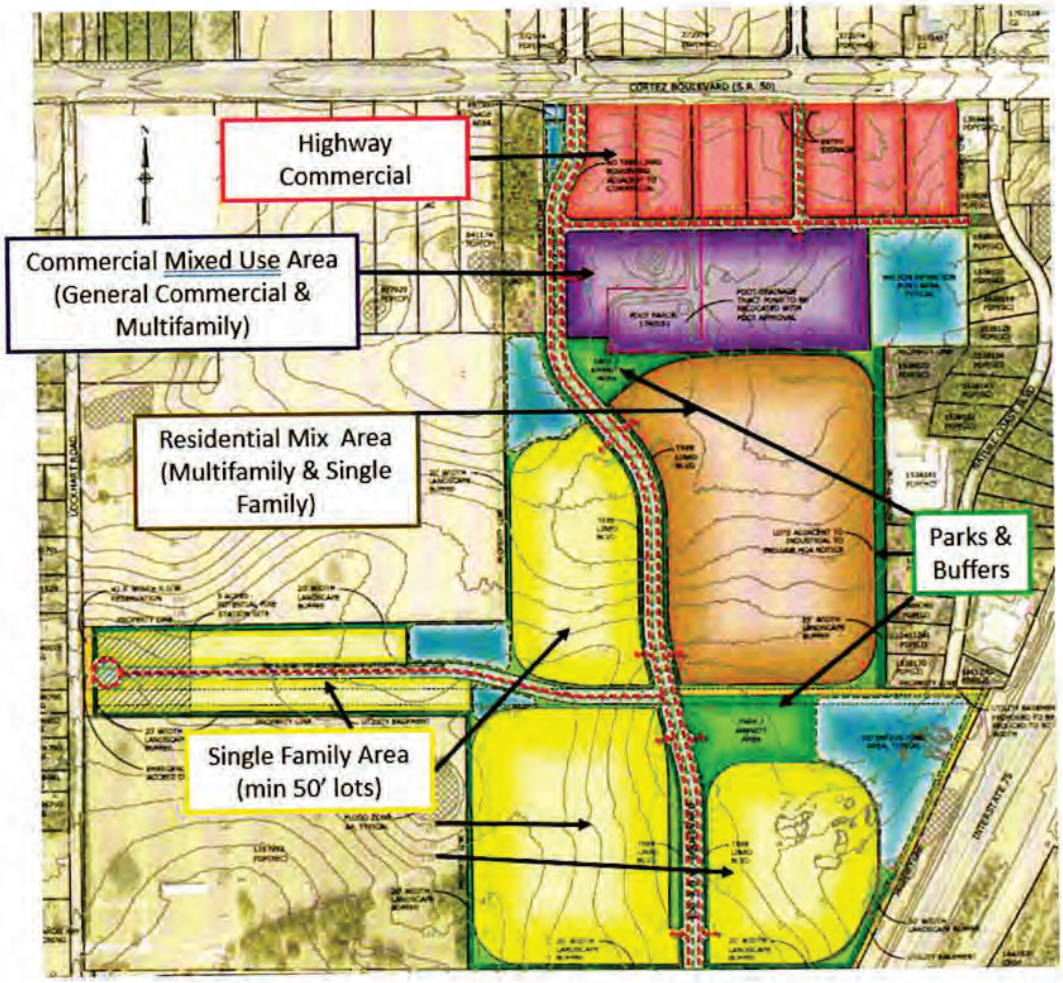
Property Distance from Withlacoochee Trail

Withlacoochee Trail Crossing at US Hwy 98/SR-50/Cortez Boulevard



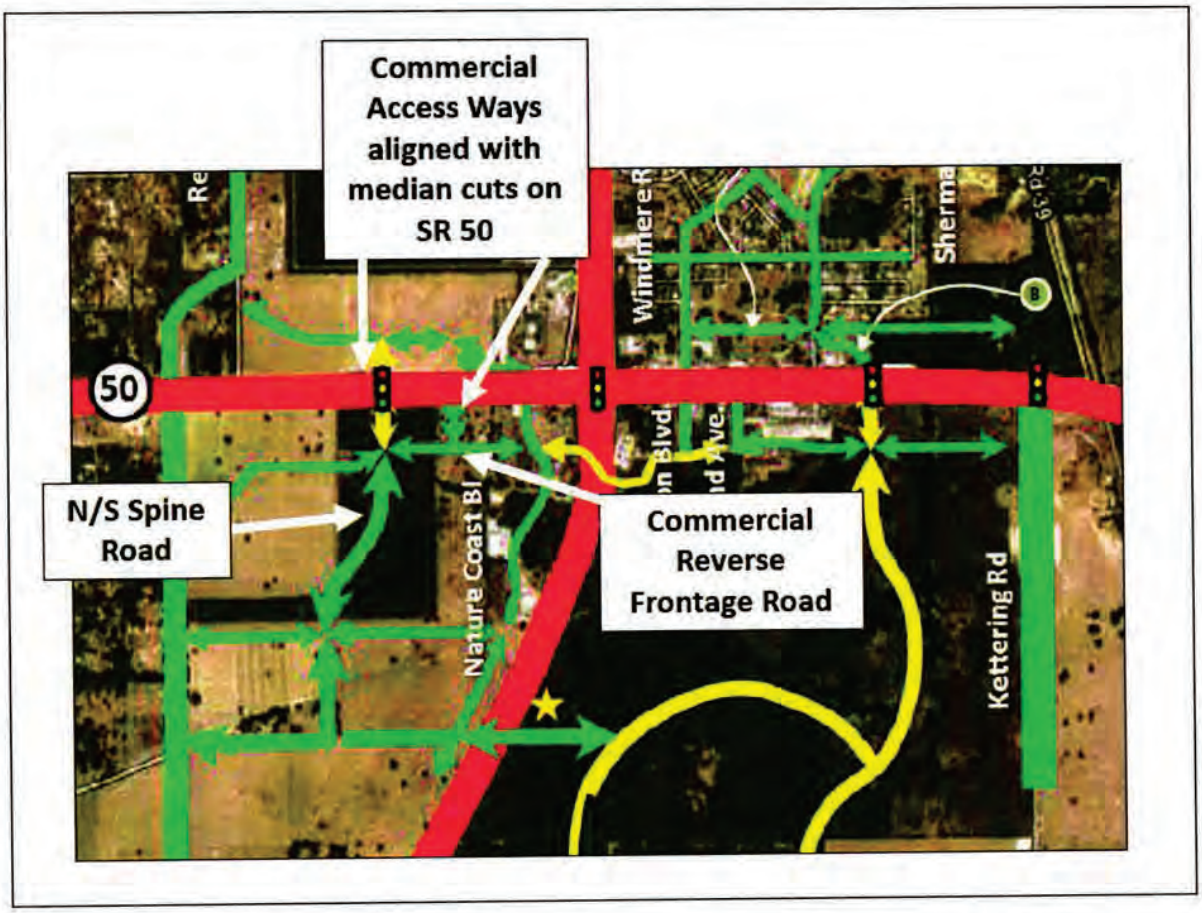
g. Standards to create a "sense of place."

Discussion: This rezoning to CPDP, aka PDP/(Combined), and related conditions of approval along with the Master Plan demonstrating a strategic transition of a mix of uses, internal transportation network and opportunities to connect to the Withlacoochee Trail, all contribute to creating a "sense of place". The Master Plan strategically places Highway Commercial uses along SR-50 followed by an intentional step down in density and intensity within the Project boundaries as the Project transitions north to south. Buffering has been strategically provided to ensure compatibility with the surrounding area. Neighborhood Parks have also been strategically located internal to the Project to maximize access by future residents.



Strategy 1.05A(3): Plans for development approval shall include a frontage road network, alternative access, and easements in accordance with long-range transportation plans of the Hernando/Citrus Metropolitan Planning Organization, and other planning studies/transportation criteria for the I-75/SR-50 PDD.

Discussion: See response to "a." above that shows the parallel internal roadways through the proposed development including a critical reverse frontage road[3] and alternative access roads connecting the community. Notably, the network was created to ensure consistency with the I-75/SR-50 PDD Circulation Plan.[4] The below Recommended Circulation Plan was utilized in the development of the Master Plan:



Strategy 1.05A(4): The County shall coordinate with the plans of the Florida Department of Transportation for SR 50 and I-75 in order to ensure that the transportation network is closely coordinated with land uses in the PDD.

Discussion: The Applicant has historically coordinated and will continue to work closely with the County and FDOT to ensure the Project transportation plans are consistent with agency requirements as detailed in the 75/SR-50 PDD Circulation Plan and related proposed Development Agreement. Consistent with these requirements, the Master Plan depicts access roads at both median cuts on SR-50 with the western access point to be signalized.

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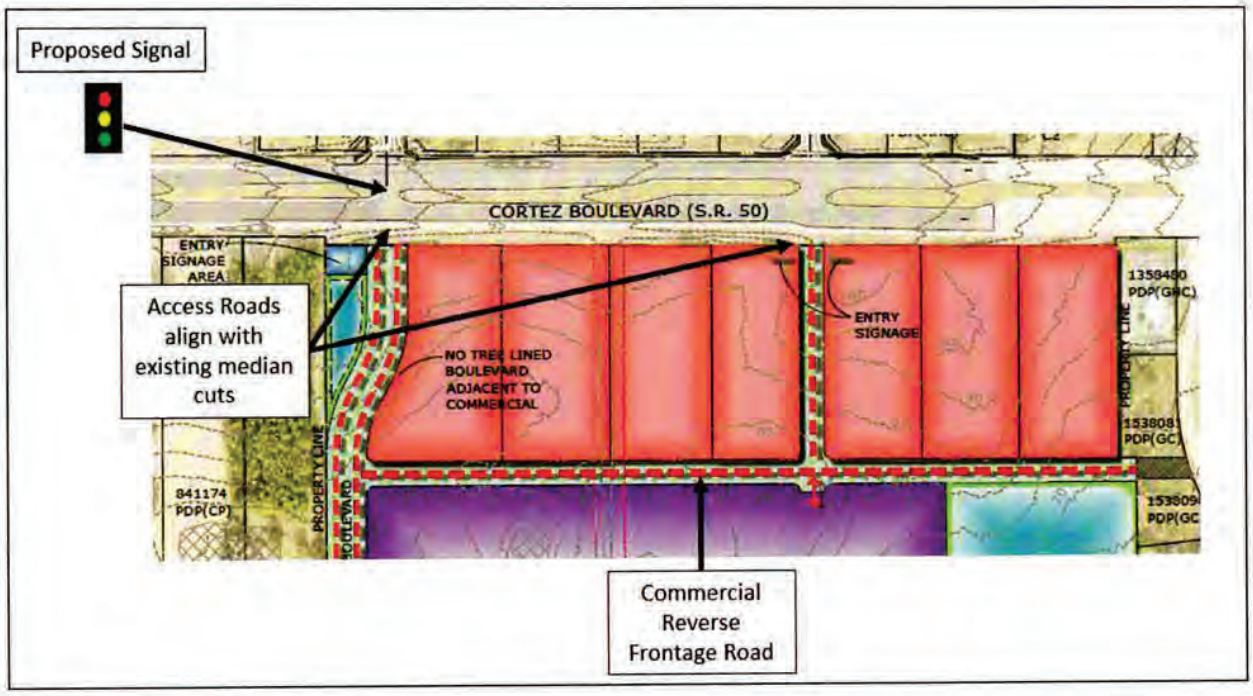
[3] Frontage/Backage Roads as defined by the US Department of Transportation, Federal Highway Administration, Safety Evaluation of Access Management Policies and Techniques.

[4] I-75/SR-50 Circulation Plan Study dated April 2013.



Strategy 1.05A(5): The County shall utilize the I-75/SR-50 Area Plan document dated September 4, 2007 and the I-75/SR-50 Area Circulation Plan Study dated April 2013, both hereby incorporated by reference, as a guide for the consistency of proposals for development, and the overall infrastructure needs and plans in the PDD.

Discussion: As stated above, the Project is consistent with the I-75/SR-50 PDD Area Plan and Circulation Plan.

Strategy 1.05A(6): The County shall identify and implement feasible funding mechanisms to accommodate public infrastructure needs for the PDD.

Discussion: Consistent with this Strategy, the County adopted additional funding mechanisms to address public infrastructure needs. As the Property is located in the I-75/SR-50 PDD, it will be subject to the County's "Impact Fee Surcharge and Planning Overlay For Greater I-75/SR-50 Planned Development District" as enumerated in Chapter 23, Article III, Division 6 of the Code. The corresponding Development Agreement will detail the infrastructure required to enable the proposed development objective and will address surcharge related conditions. The County adopted the surcharge "to assist in the implementation of the Comp Plan and provide a source of funding for anticipated public infrastructure and facilities needed to accommodate the density and intensity of new development that is planned to occur within the I-75/SR-50 PDD and along the SR-50 corridor as pertaining to the additional benefitted properties."[5] The surcharge varies by departmental impact fee and is summarized as follows:

[5] Code Section 23-148(d).

Description	Surcharge Amount	Code Comments
Schools	10%	Cash advance to HCSD prior to building permit unless otherwise stated in DA
Public Infrastructure	10%	Cash advance to County prior to issuance of building permit unless otherwise stated in DA; Applies to Library, Buildings, and Law Enforcement
Parks	60%	Cash advance to County prior to issuance of building permit unless otherwise stated in DA
Roads	50%	Cash advance to County prior to issuance of building permit unless otherwise stated in DA

c. **Parks, Buffering and Infrastructure:**

Pursuant to the Code, the amount of parks acreage required for developments consisting of 501 units or more is minimum of five (5) acres up to a maximum of 20 acres or fraction thereof, based upon a calculation of 1/125th of an acre for each dwelling unit over 501. As this rezoning seeks a maximum of 978 dwelling units, the calculation is as follows:

Dwelling Units	Acreage
500 units	5 acres
Units 501-978	3.824 acres
Minimum Park Acreage:	(5 + 3.824) **8.824 acres**

The two neighborhood parks have been conceptually located internal to the Property to ensure easy access by residents. The maximum park size required for the entirety of the Project is 8.824 acres; however, it may be less depending on actual development. To provide the County with the level of certainty at the time of rezoning as intended by the Code, the following condition of approval is proposed:

> **The neighborhood parks as depicted on the Master Plan have not been reviewed or approved for consistency with Code Section 26-75, Neighborhood Parks. Compliance with Code Section 26-75, Neighborhood Parks, shall be required at the time of conditional plat.**

The Project also proposes perimeter buffers. The following table identifies adjacent zoning and FLU categories:

	Zoning	FLU	Property Use
North	SR-50, PDP(HHC), C2, C1, AG, PDP(CP)	Commercial	Roadway, Agriculture, Single-Family and Commercial
South	PDP/SF	I-75/S.R. 50 PDD	Vacant, Old Trilby Road, Single-Family
East	I-75, C2, AG, Industrial	I-75/S.R. 50 PDD	Roadway, Vacant, Industrial, Commercial
West	PDP(CP), AG, R1C, Communication Tower	Commercial, Residential, Rural	Agriculture, Vacant

To ensure compatibility, perimeter buffering has been provided:

Location	Neighbor Use	Project Use	Landscape Buffer Width
North	SR-50	Commercial	35 Feet
East	Industrial	Commercial; Residential Mixed-Use; DRA	35 Feet
East	I-75	Residential; DRA	30 Feet
West	Recreation; Corporate Park	Residential; DRA	20 Feet
South	Residential	Residential	20 Feet

Perimeter building setbacks are inclusive of the buffer, and proposed as follows:

Location	Neighbor Use	Project Use	Perimeter Setback
North	SR-50	Commercial	75 Feet*
East	Industrial	Commercial; Residential Mixed-Use; DRA	35 Feet
East	I-75	Residential; DRA	45 Feet
West	Recreation; Corporate Park	Residential; DRA	35 Feet
South	Residential	Residential	35 Feet

* A deviation is requested from App. A., Art. VIII, Sec. 1, to reduce the required front setback from 125 feet to 75 feet.

The Project also proposes to include holiday/visitor parking within the single-family areas. To provide the County with the level of certainty at the time of rezoning, the following condition of approval is proposed:

> **At the time of conditional plat, single-family areas must demonstrate parking meeting the requirements of the Code plus an additional visitor parking spot for every 10 single-family detached homes.**

d. Statement of Dimensional Standards & Proposed Deviations from Code.

The following dimension and area standards and related deviations are hereby requested.

Commercial Uses: Dimension and Area Standards				
LDC Section	**Description**	**LDC Requirement**	**Proposed Amount**	**Requested Deviation**
LDC App. A, Art. IV, Sec. 3, D: Commercial	Minimum Front Yard along SR-50	125 feet	75 feet	(50) feet
LDC App. A, Art. IV, Sec. 3, D: Commercial	Minimum Front Yard not along SR-50	35 feet	35 feet	N/A
LDC App. A, Art. IV, Sec. 3, D: Commercial	Minimum Side Yard	20 feet	20 feet	N/A
LDC App. A, Art. IV, Sec. 3, D: Commercial	Minimum Rear Yard	35 feet	35 feet	N/A
LDC App. A, Art. IV, Sec. 3, D: Commercial	Maximum Building Height	60 feet	60 feet	N/A
N/A	Building Area Ratio	N/A	0.75	N/A

Multifamily: Dimension and Area Standards (corresponding code requirement is R-3)				
LDC Section	**Description**	**LDC Requirement**	**Proposed Amount**	**Requested Deviation**
LDC App. A, Art. IV, Sec. 2, G: R-3 Multifamily	Maximum Units Per Building	12 units per building	48 units per building	+36 units per building
LDC App. A, Art. IV, Sec. 2, G: R-3 Multifamily	Maximum Building Area	45%	45%	N/A
LDC App. A, Art. IV, Sec. 2, G: R-3 Multifamily	Maximum Height	45 feet and/or 3 stories	60 feet and/or 4 stories	15 feet and/or 1 story
LDC App. A, Art. IV, Sec. 2, G: R-3 Multifamily	Minimum Front Yard	25 feet	25 feet	N/A

LDC App. A, Art. IV, Sec. 2, G: R-3 Multifamily	Minimum Side Yard	10 feet	10 feet	N/A
LDC App. A, Art. IV, Sec. 2, G: R-3 Multifamily	Minimum Rear Yard	20 feet	20 feet	N/A
LDC App. A, Art. IV, Sec. 2, G: R-3 Multifamily	Building Separation	15 feet	15 feet	N/A

Townhomes: Dimension and Area Standards (corresponding code requirement is R-3)				
LDC Section	**Description**	**LDC Requirement**	**Proposed Amount**	**Requested Deviation**
LDC App. A, Art. IV, Sec. 2, G: R-3 Multifamily	Maximum Building Area	45%	70%*	+25%
LDC App. A, Art. IV, Sec. 2, G: R-3 Multifamily	Minimum Lot Width	75 feet	18 feet	(57) feet
LDC App. A, Art. IV, Sec. 2, G: R-3 Multifamily	Minimum Lot Area	12,000 square feet	1,800 square feet	(10,200) feet
LDC App. A, Art. IV, Sec. 2, G: R-3 Multifamily	Maximum Height	35 feet and/or 2 stories	45 feet and/or 3 stories	N/A
LDC App. A, Art. IV, Sec. 2, G: R-3 Multifamily	Minimum Front Yard	25 feet	25 feet	N/A
LDC App. A, Art. IV, Sec. 2, G: R-3 Multifamily	Minimum Side Yard	10 feet	7.5 feet for end units (0 for internal)	(2.5) feet for end units
LDC App. A, Art. IV, Sec. 2, G: R-3 Multifamily	Minimum Rear Yard	20 feet	15 feet	(5) feet

Villas: Dimension and Area Standards (corresponding code requirement is R-3)				
LDC Section	**Description**	**LDC Requirement**	**Proposed Amount**	**Requested Deviation**
LDC App. A, Art. IV, Sec. 2, G: R-3 Multifamily	Maximum Building Area	45%	70%	+25%

LDC App. A, Art. IV, Sec. 2, G: R-3 Multifamily	Minimum Lot Width	75 feet	35 feet	(40) feet
LDC App. A, Art. IV, Sec. 2, G: R-3 Multifamily	Minimum Lot Area	12,000 square feet	3,850 square feet	(8,150) feet
LDC App. A, Art. IV, Sec. 2, G: R-3 Multifamily	Maximum Height	35 feet and/or 2 stories	35 feet and/or 2 stories	N/A
LDC App. A, Art. IV, Sec. 2, G: R-3 Multifamily	Minimum Front Yard	25 feet	25 feet	N/A
LDC App. A, Art. IV, Sec. 2, G: R-3 Multifamily	Minimum Side Yard	10 feet	5 feet for end units (0 for internal)	(5) feet
LDC App. A, Art. IV, Sec. 2, G: R-3 Multifamily	Minimum Rear Yard	20 feet	15 feet	(5) feet

Single-Family Detached (Minimum 40' Lots): Dimension and Area Standards (corresponding code requirement is R-1A)				
LDC Section	**Description**	**LDC Requirement**	**Proposed Amount**	**Requested Deviation**
LDC App. A, Art. IV, Sec. 2, A: R-1A Residential District	Maximum Building Area	35%	65%	+30%
LDC App. A, Art. IV, Sec. 2, A: R-1A Residential District	Minimum Lot Width	60 feet	40 feet	(20) feet
LDC App. A, Art. IV, Sec. 2, A: R-1A Residential District	Minimum Lot Area	6,000 square feet	4,400 square feet	(1,600) square feet
LDC App. A, Art. IV, Sec. 2, A: R-1A Residential District	Maximum Height	35 feet and/or 2.5 stories	35 feet and/or 2.5 stories	N/A
LDC App. A, Art. IV, Sec. 2, A: R-1A Residential District	Minimum Front Yard	25 feet	25 feet	N/A
LDC App. A, Art. IV, Sec. 2, A: R-1A Residential District	Minimum Side Yard	10 feet	5 feet	(5) feet
LDC App. A, Art. IV, Sec. 2, A: R-1A Residential District	Minimum Rear Yard	20 feet	15 feet	(5) feet

Single-Family Detached (Minimum 50' Lots): Dimension and Area Standards (corresponding code requirement is R-1A)				
LDC Section	**Description**	**LDC Requirement**	**Proposed Amount**	**Requested Deviation**
LDC App. A, Art. IV, Sec. 2, A: R-1A Residential District	Maximum Building Area	35%	65%	+30%
LDC App. A, Art. IV, Sec. 2, A: R-1A Residential District	Minimum Lot Width	60 feet	50 feet	(10) feet
LDC App. A, Art. IV, Sec. 2, A: R-1A Residential District	Minimum Lot Area	6,000 square feet	5,500 square feet	(500) square feet
LDC App. A, Art. IV, Sec. 2, A: R-1A Residential District	Maximum Height	35 feet and/or 2.5 stories	35 feet and/or 2.5 stories	N/A
LDC App. A, Art. IV, Sec. 2, A: R-1A Residential District	Minimum Front Yard	25 feet	25 feet	N/A
LDC App. A, Art. IV, Sec. 2, A: R-1A Residential District	Minimum Side Yard	10 feet	5 feet	(5) feet
LDC App. A, Art. IV, Sec. 2, A: R-1A Residential District	Minimum Rear Yard	20 feet	15 feet	(5) feet

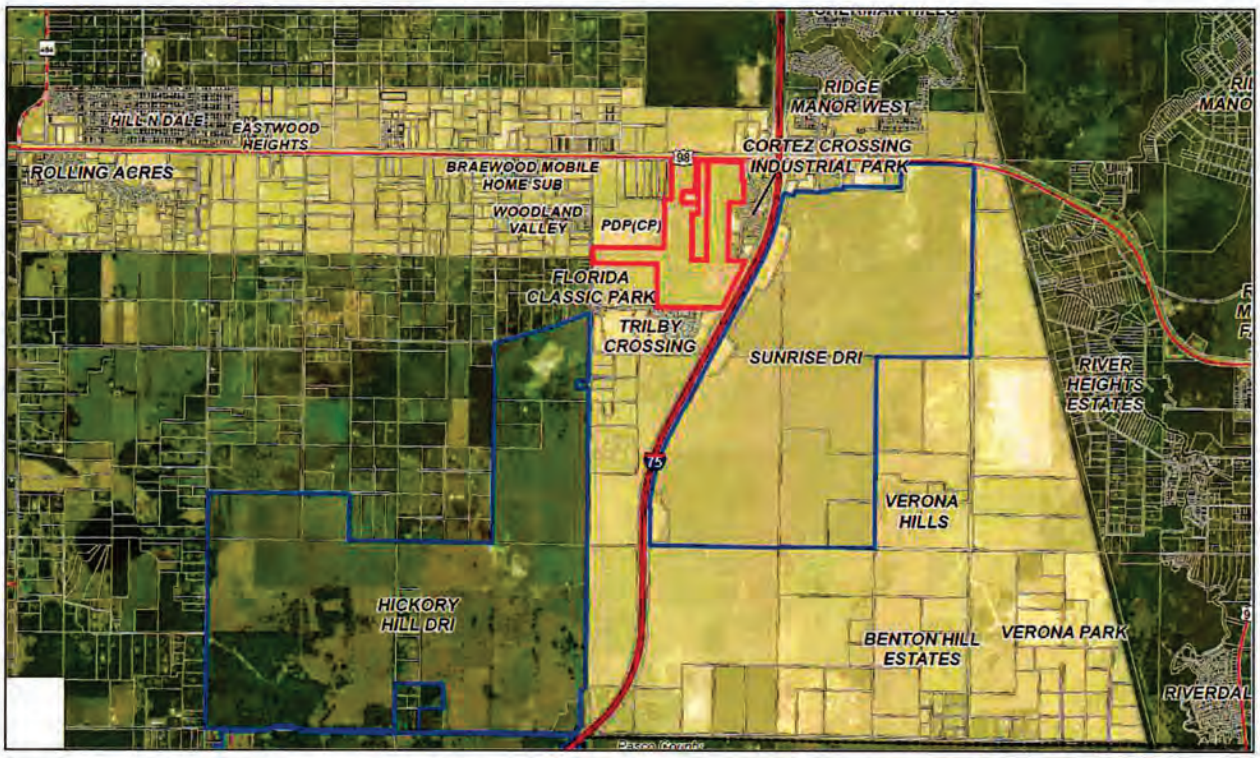
In addition to the above noted deviations, a blanket deviation is requested for all commercial, multifamily, townhome, villa, and single-family lots from LDC App. A, Art II, Sec. 3, *General Regulations for Lots and Yards*, which requires double frontage and corner lots to meet front yard regulations on all adjacent streets. A deviation is requested to clarify the designation of yards on double frontage lots. Specifically, for all uses, the yard abutting the primary street or principal site entrance shall be designated as the front yard. The secondary front yard shall be treated as a side yard for setback purposes, rather than a secondary front yard. This deviation is intended to promote consistent site design and functional development patterns, particularly for lots oriented toward interior streets or Project entrances.

e. Additional Considerations to ensure compatibility with surrounding area.

The Property is situated within the I-75/SR-50 PDD, a designated growth area identified in long-range County planning efforts. The proposed mix of uses, along with the associated density and intensity, aligns with the County's vision and planning objectives for this corridor.

III. Surrounding Area & Compatibility Considerations

The I-75/SR-50 PDD was established in anticipation of growth and to ensure that adequate infrastructure would be available to accommodate such growth. As outlined above and illustrated on the Master Plan, the Project meets the County's compatibility standards and supports the intended development pattern for the area.



IV. Environmental Considerations.

The Master Plan for development indicates existing environmental site influences, including flood zones, drainage areas, and open spaces. The Applicant will comply with all applicable County environmental permitting regulations, as follows:

1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.

2. The petitioner is required to comply with all applicable FWC regulations and permitting.

3. The petitioner must meet the minimum requirements of Florida Friendly-Landscaping™ publications and the Florida Yards and Neighborhoods Program for design techniques, principles, materials and plantings for required landscaping, as applicable.

4. The Builder/Developer shall provide new property owners with Florida-Friendly Landscaping™ (FFL) Program information and include FFL language in the HOAs covenants and restrictions. Information on the County's Fertilizer Ordinance and fertilizer use is to be included. Educational information is available through Hernando County Utilities Department.

5. A jurisdictional wetland line and buffers shall be shown on the conditional plats.

6. Geotechnical subsurface testing and reporting in accordance with Hernando County's Facility Design Guidelines shall be conducted for all proposed drainage retention or detention areas within the Project.

7. Invasive plant species must be removed, including wetland areas, during the development process and controlled through the approved Association documents during the subdivision process for long-term maintenance and control.

Additionally, the Applicant will meet the requirements of Code Chapter 10, *Community Appearance*. However, because the Property lacks any significant areas of existing natural vegetation, the Applicant may install native vegetation using Florida Friendly Landscaping practices. Preserved natural vegetation and/or planted vegetation may be used to meet this requirement.

V. Public Facilities Impact Analysis.

a. **Water & Wastewater Analysis**. The following charts outline the potential impacts on water and wastewater:

Water		Water Flow Per Unit (GPD)	Average Water Flow
Residential	978 ERU	350	342,300
Non-Residential (Commercial)	200,000 SF	.18	36,000
		TOTAL:	**378,300**

Wastewater/ Sewer		Water Flow Per Unit (GPD)	Average Water Flow
Residential	978 ERU	200	195,600
Non-Residential (Commercial)	200,000 SF	.12	24,000
		TOTAL:	**219,600**

Solid Waste		Solid Waste per Unit (lbs)	Average Water Flow
Residential	978 ERU	11.26	11,010
Non-Residential (Commercial)	200,000 SF	0.013	2,600

		TOTAL:	**13,610**
***Residential Waster = #Units *2.37 persons per household x 4.75 lbs** ***Commercial Retail = 0.013 lbs/SF/Day**			

b. **Schools.** School concurrency applies to residential development and thus shall apply to this Project. The Applicant will work with the school board to complete a school capacity application and shall comply with applicable school concurrency requirements in conjunction with development of the Project. The I-75/SR 50 PDD contemplates planned school facilities, and the Project shall comply with the school surcharge.

c. **Parks.** In accordance with Strategy 7.01B(4) of the Hernando County Comprehensive Plan, a project of more than 1,000 new residential units will require an analysis of the proximity and accessibility of a district or community park by the proposed development to determine whether additional facilities are needed. As this Project is a maximum of 978 dwelling units, an additional park analysis is not required. However, the following concurrency analysis is provided:

Parks & Recreation		**Demand Rate (Per ERU)**	**Acres of Demand**
Residential	978 ERU	.0047	4.64
Open Space	978 ERU	.0047	4.64
*This service applies to residential uses only *User-oriented Parks = ERU*2.37*(1/1000)*2 *Open Space Parks = ERU*2.37*(1/1000)*2			

VI. Water and Sewer Services.

The proposed Development Agreement will detail the Project-required infrastructure improvements for potable water and wastewater services as required by the code for development in the I-75/SR-50 PDD. As part of the zoning and permitting process, the Applicant will request potable water and wastewater service from the County and work with the County to enter into a utility service agreement. The utility service agreement will require the dedication of potable water and wastewater systems to the County and payment of connection fees for service.

VII. Senior, Age-Restricted or Affordable Housing.

While senior, age-restricted and affordable housing are not currently proposed, such may be incorporated into the Project. Should the Applicant decide to provide senior or age-restricted housing, the Applicant will request an exemption for school impact fees from the School District at the time of conditional plat (subdivision) or site plan (multifamily) review and demonstrate that there will be no impact to public schools (LDC, Sec. 23-73) to the satisfaction of the School District.

Exhibit List

Exhibit "A" – Black Jack Ridge Master Plan

STEARNS WEAVER MILLER
WEISSLER ALHADEFF & SITTERSON, P.A.

Jessica M. Icerman
401 East Jackson Street, Suite 2100
Post Office Box 3299
Tampa, FL 33601
Direct: (813) 222-5066
Email: jicerman@stearnsweaver.com

January 26, 2026

Via Electronic Mail: AKidd@co.hernando.fl.us and mlmiller@hernandocounty.us
Alaina Kidd
Michelle L. Miller, M.S.
Senior Planner
Planning Division
Development Services Department
1653 Blaise Drive
Brooksville, FL 34601

Re: H-25-40 – Jack Melton Family Rezoning Request – Black Jack Ridge

Dear Alaina and Michelle,

As you know, Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A. ("SWM") represents the Jack Melton Family, Inc. ("Melton") in seeking to rezone property in Hernando County. Thank you for the draft Staff Report prepared in advance of the Planning & Zoning Commission meeting. I have worked with Coastal Engineering & Associates in reviewing the draft Staff Recommendation. We recognize that this is a complex project within a unique area of the County. The purpose of this letter is to offer additional information regarding the proposed rezoning to ensure a clear understanding of the proposed performance conditions. Included as **Attachment #1** are proposed edits to the draft Staff Report. Below is a summary of the proposed changes and the rationale supporting these revisions.

1. **Clarify Current Zoning Districts**

The REQUEST section was clarified to add that a portion of the subject property is currently zoned C-2.

2. **Add Parcel Key Number 1760151**

The Florida Department of Transportation ("**FDOT**") has authorized Melton to pursue this rezoning. FDOT and Melton are in discussions to relocate the FDOT pond to accommodate future development of the site.

3. Two Development Alternatives

Under the APPLICANT'S REQUEST section of the staff report, clarification may be warranted. The petitioner is requesting approval within the I 75/SR50 PDD that may be constructed under one of two alternative development scenarios. The ultimate configuration will be determined using an approved traffic land-use equivalency matrix, such that different mixes of residential units and commercial square footage may be substituted for one another, provided overall traffic impacts do not exceed the approved thresholds. Under this framework, the project may include up to a maximum of 978 total residential units and up to 300,000 square feet of commercial development. However, 100,000 square feet of commercial development and 320 residential units are mutually exclusive and may not be developed concurrently. Instead, these components may be exchanged on an equivalent basis pursuant to the traffic equivalency matrix.

4. Requested Deviations & Land Use Review

Clarifications were added to show that certain proposed development standards are deviations from the Code and additional requested deviations were added, including the deviation for double frontage lots. Additionally, clarifications were added to show that two single family lot standards are offered. Minimum 40-foot lot widths are only proposed to be included within the Residential Mixed-Use Area of the Master Plan.

5. Comprehensive Plan Review

The subject property is not located within the Commercial Future Land Use category. We suggest that you remove discussions regarding Commercial Category policies as it may confuse the reader.

6. Performance Conditions – Commercial Mixed-Use Pod

One condition proposed by staff recommends the installation of a 6' vinyl fence or wall along the frontage road between the Commercial pod and the Commercial Mixed-Use pod. We have proposed a clarification to indicate that such a fence is only required if the Commercial Mixed-Use pod is developed as solely multi-family uses. No single-family uses are proposed within the Commercial Mixed-Use pod. The Commercial Mixed-Use pod is contemplated to include a mix of commercial and multi-family uses.

7. Performance Conditions – Signage

A clarification was added to propose a Master Signage Plan be required at the time of conditional plat.

8. Performance Conditions – Commercial Parking

Since we do not yet know the end users of the property, including the commercial component, we have suggested removing the requirement for commercial parking to provide a minimum of 20% along the rear or side of the commercial development.

9. Performance Conditions – Specifications

Clarifications and additions were included to clarify the lot standards for each type of contemplated development.

10. Performance Conditions – Uses

The proposes uses for each pod have been added.

11. Performance Conditions – Large Retail Project

Simple clarification was added to clarify that the Larg Retail Project standards will only be applicable for any single use that exceeds 65,000 SF owned and managed by the same entity.

Please let us know if you have any questions regarding the above and attached. We sincerely appreciate the opportunity to offer suggested revisions to the Staff Report in advance.

Sincerely,

Jessie Icerman

Jessica M. Icerman

JMI/vya

cc: Coastal Engineering
Client

ATTACHMENT 1

STAFF REPORT

HEARINGS: Planning & Zoning Commission: Febru ary 9, 2026 Board of County Commissioners: April 7, 2026

APPLICANT: Jack Melton Family, Inc

FILE NUMBER: H-25-40

REQUEST: Rezoning from AG (agricultural), PDP (GHC) Planned Development Project, General Highway Commercial and PDP (HC) Planned Development Project Highway Commercial and C-2 Highway Commercial District to CPDP Combined Planned Development Project to include PDP (SF) Planned Development Project Single Family, PDP (MF) Planned Development Project Multifamily, PDP (GC) Planned Development Project, General Commercial and PDP (HC) Planned Development Project Highway Commercial

GENERAL LOCATION: Southwest side of Cortez Road, West side of Lockhart Road approximately 944 feet from I 75

PARCEL KEY NUMBER(S): 840923, 841138, 1760151

APPLICANT'S REQUEST

The Petitioner is requesting to rezone from AG (Agricultural), PDP(GC) Planned Development Project, General Commercial and PDP(HC) Planned Development Project Highway Commercial to CPDP Combined Planned Development Project to include PDP(SF) Planned Development Project Single Family, PDP(MF) Planned Development Project Multifamily, PDP(GC) Planned Development Project, General Commercial and PDP(HC) Planned Development Project Highway Commercial.

The petitioner is requesting approval ~~for a total of 978 lots~~ within the I 75/SR50 PDD that may be constructed under one of two alternative development scenarios. The ultimate configuration will be determined using an approved traffic land-use equivalency matrix, such that different mixes of residential units and commercial square footage may be substituted for one another, provided overall traffic impacts do not exceed the approved thresholds.

Under this framework, the project may include up to a maximum of 978 total residential units and up to 300,000 square feet of commercial development. However, 100,000 square feet of commercial development and 320 residential units are mutually exclusive and may not be developed concurrently. Instead, these components may be exchanged on an equivalent basis pursuant to the traffic equivalency matrix.~~,~~

The development will consist~~ing~~ of a mix of commercial, multifamily, and single-family uses, subject to the above limitations~~ development~~. Proposed commercial uses include medical facilities such as a hospital or urgent care center, educational facilities, light wholesale and storage operations, microbreweries, and public or private recreational uses. Recreational amenities may include activities such as virtual golf and pickleball.

The Requested deviations include:

Single Family Lot – as applicable to min. 40' lots, which are limited to the Residential Mixed Use Area identified on the Master Plan

- Front: 25'
- Side: 5' (deviation from 10)
- Rear: 15' (deviation from 20')
- Maximum Building Coverage: 65 % (Deviation from 35%)
- Minimum Lot Width: 40' (Deviation from 60')
- Minimum Lot Size: 4,400 (Deviation from 6000)
- Double frontage and corner lots shall be allowed to have only one front yard: 20' on the primary front yard and 10' on the secondary front yard (Deviation of 15' for secondary front yard)

Single Family Lot – as applicable to min. 50' lots

- Front: 25'
- Side: 5' (deviation from 10)
- Rear: 15' (deviation from 20')
- Maximum Building Coverage: 65 % (Deviation from 35%)
- Minimum Lot Width: 50' (Deviation from 60')
- Minimum Lot Size: 5,500 (Deviation from 6,000)
- Double frontage and corner lots shall be allowed to have only one front yard: 20' on the primary front yard and 10' on the secondary front yard (Deviation of 15' for secondary front yard)

Villas

- Front: 25'
- Side: 5' (deviation from 10)
- Rear: 15' (deviation from 20')
- Maximum Building Coverage: 70 % (Deviation from 35%)
- Minimum Lot Width: 35' (deviation from 75')
- Minimum Lot Size: 3850 (deviation from 8150)

Townhomes

- Front: 25'
- Side: 7.5 (deviation from 10)

- Rear: 15' (deviation from 20')
- Maximum Building Coverage: 70 % (Deviation from 35%)
- Minimum Lot Width: 18' (deviation from 75')
- Minimum Lot Size: 1800 (deviation from 12,000)

Perimeter Setbacks (inclusive of buffers):

- North: 75' (deviation from 125)
- East: 35'
- West: 35'
- South: 35'

SITE CHARACTERISTICS

Site Size	203.89	
Surrounding Zoning; Land Uses	North:	C2 Commercial
	South:	PDP Rec (Planned Development Recreation) and PDPSF (Planned Development Project Single Family)
	East:	PDP GC (Planned Development Project General Commercial)
	West:	PDP CP (Planned Development Project Cooperate Park) and AG (Agricultural)

Current Zoning:	AG (Agricultural), PDP GC (Planned Development Project, General Highway Commercial) and PDP HC (Planned Development Project Highway Commercial)
Future Land Use Map Designation:	I-75/SR50 PDD

LAND USE REVIEW

The petitioner is proposing a mixed use residential, multifamily and commercial development with highway commercial uses along the northern portion of the site, transitioning into mixed use in the central portion of the site with single-family uses along the southern border.

Project Specifications

The following specifications apply to the entire project, including perimeter setbacks and landscape buffers.

Perimeter Setbacks (inclusive of buffers):

The petitioner is proposing the following perimeter setback:

- North (Cortez Blvd): 75' (Deviation from 125')
- South: 35'
- East (Mixed Use:
- Commercial and Residential): 35'
- East (I-75): 45'
- West (Recreation): 35'

Perimeter Landscape Buffers:

The petitioner is proposing the following buffers:

- North (Cortez Blvd): 35'
- South: 20'
- East (Mixed Use:
  Commercial and Residential): 35'
- East (I-75): 30'
- West (Recreation): 20'

Residential Specifications

Single Family Lot - as applicable to min 40' lots

- Front: 25'
- Side: 5' (deviation from 10)
- Rear: 15' (deviation from 20')
- Maximum Building Coverage: 65 % (Deviation from 35%)
- Minimum Lot Width: 40' (Deviation from 60')
- Minimum Lot Size: 4,400 (Deviation from 6000)
- Double frontage and corner lots shall be allowed to have only one front yard: 20' on the primary front yard and 10' on the secondary front yard (Deviation of 15' for secondary front yard)

Single Family Lot – as applicable to min. 50' lots

- Front: 25'
- Side: 5' (deviation from 10)
- Rear: 15' (deviation from 20')
- Maximum Building Coverage: 65 % (Deviation from 35%)
- Minimum Lot Width: 50' (Deviation from 60')
- Minimum Lot Size: 5,500 (Deviation from 6,000)
- Double frontage and corner lots shall be allowed to have only one front yard: 20' on the primary front yard and 10' on the secondary front yard (Deviation of 15' for secondary front yard)

Villas

- Front: 25'
- Side: 5' (deviation from 10)
- Rear: 15' (deviation from 20')
- Maximum Building Coverage: 70 % (Deviation from 35%)
- Minimum Lot Width: 35'
- Minimum Lot Size: 3850

Townhomes

- Front: 25'
- Side: 7.5 (deviation from 10)
- Rear: 15' (deviation from 20')
- Maximum Building Coverage: 70 % (Deviation from 35%)
- Minimum Lot Width: 18'
- Minimum Lot Size: 1800

Holiday/Visitor Parking

The petitioner is proposing holiday/visitor parking within the single-family development pod. If the master plan is approved, the petitioner shall set aside 10% of the required parking in common areas throughout the pod for additional parking.

Natural Vegetation:

Projects greater than twenty (20) acres shall designate an area of at least seven percent (7%) of the total project area as preserved natural vegetation and no construction activity can occur in this area. Preserved natural vegetation areas must be a minimum of twenty thousand (20,000) square feet. If approved, the petitioner must provide a minimum of seven percent (7%) natural vegetation. Preserved natural vegetation and/or planted native vegetation may be used to meet all or part of the requirement for open space if it is a minimum of fifteen (15) feet in width.

Comments: The petitioner has set aside 37.81 acres for drainage, buffers, recreation and open space on the proposed master plan; however, the acreage set aside for natural vegetation has not been clearly identified. If the master plan is approved, the petitioner shall be required to set aside a minimum of 14.21 acres for natural vegetation. The proposed buffers may count toward this minimum required vegetation.

Neighborhood Parks:

All developments with 50 dwelling units or more shall provide and maintain a neighborhood park system for use by the residents of the subdivision in accordance with the requirements of the Land Development Regulations (LDRs). The proposed project contains more than 50 dwelling units. Neighborhood parks may count towards the minimum open space requirements. The amount of land provided and maintained as a neighborhood park shall be 1.0 acre for the first 50 dwelling units plus 1/100th of an acre for each dwelling unit over 50 up to 250 dwelling units, for a maximum of 3.0 acres. If approved, the development must meet the minimum neighborhood park requirements as required by the County's LDRs.

Comments: The petitioner has set aside 37.1 acres for drainage, buffers, recreation and open space on the proposed master plan; however, the acreage set aside for the park has not been clearly identified. If the master plan is approved, the petitioner shall be required to set aside a minimum of 3.0 acres for the neighborhood park.

Fire Protection Plan:

Hernando County LDRs require that a fire protection plan be completed for residential developments with lot sizes less than 60' in width.

Comments: If approved, the petitioner shall submit a fire protection plan with the Conditional Plat in accordance with Hernando County LDRs.

Access:

To establish minimum access requirements to single-family and multifamily subdivisions, the Board of County Commissioners adopted a policy requiring two (2) means of access for subdivisions. The policy serves to provide more than one-way in and one-way out for residents of a subdivision, alternate routes for emergency services, interconnection between subdivisions, a shortened drive time for residents to the entrance/exits, and access points for travel direction outside of the development. A minimum of two (2) access points must be provided to serve any new subdivision or development pod with more than fifty (50) units. If approved, individual single family and multifamily pods that exceed fifty (50) units must meet the two (2) means of access per pod.

Additionally, Hernando County Land Development Regulations require that new single-family and multifamily developments with more than fifty (50) units provide at least one treed roadway/access way for motor vehicles extending through the length or width (whichever is greater) of the development with a vegetative buffer at least ten (10) foot in width.

Commercial Specifications

Maximum Building Height: 60’

Internal Commercial Setback:

- North (Cortez Blvd): 75’ (Deviation from 125’)
- Front (Not along Cortez Blvd): 35’
- South (Rear): 35’
- East (Side): 20’
- West (Side): 20’

Internal Commercial Buffers

- North (Cortez Blvd): 35’
- South (Rear): 35’
- East (Side): 5’
- West (Side): 5’

Maximum Building Height: 60’

Comment: The petitioner has requested that the buffers meet the minimum requirements of the Community Appearance Ordinance, which does not establish an opacity requirement. However, based on Board of County Commissioners’ direction and an established practice by the County, the landscape buffers shall be required to meet an 80% opacity within 18 months of planting. Any enhancement required to meet the opacity standards within the buffer shall be clearly identified in the construction drawings.

Lighting:

County Land Development Regulations require lighting that enhances the visual impact of the project on the community and to specifically address lighting intensity levels and glare accordingly. Commercial buildings and projects shall be designed to provide safe, convenient, and efficient lighting for pedestrians and vehicles.

Comment: The petitioner has not indicated any provisions for lighting of the subject property. If approved, the petitioner shall provide full or semi-cutoff fixtures as required by the County Land Development Regulations, to retain all light on site and prevent any light spillage onto neighboring residential uses.

Landscape:

The petitioner shall meet the minimum requirements of Florida Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for design techniques, principles, materials and plantings for required landscaping.

Parking:

The applicant shall be required to provide adequate parking in accordance with the Land Development Regulations at the time of site plan approval.

Large Retail Development Standards

The petitioner has indicated that the proposed project will consist of 300,00 square feet of office and/or commercial square footage. Due to the complexity and size of the project, it will be required to meet large retail development standards as specified below:

- Commercial development with any single building, or single site development with multiple buildings with the same use and owned and managed by the same entity, greater than 65,000 square feet of gross floor area is only allowable through approval as a Planned Development Project which otherwise satisfies these requirements and this article. This type of development may be compatible in each commercial zoning district but because of its size, intensity, increased traffic-generation, extended hours of operation, or proximity to residential areas/districts or public schools require additional conditions as a prerequisite for approval at a requested location. The applicant shall have the burden of adequately demonstrating compliance with all of the minimum standards set forth below and otherwise contained within this article. The governing body, in their sole discretion and following public hearing and notice, shall be the final arbiter of determining whether compliance with these minimum standards has been adequately demonstrated and whether to approve, approve in part or deny a particular request hereunder.

  Comments: The proposed commercial development shall consist of a maximum of 300,00 square feet of office professional, retail and restaurant uses. These uses will be constructed among outparcels, all fronting Cortez Boulevard.

- Mechanical/operational equipment including HVAC located at ground level shall be set back at least one hundred (100) feet from any property line external to the development site and shall be visually shielded through enhanced screening or shall be located on the roof and shall be visually shielded with a parapet wall. All mechanical/operational equipment shall be sound attenuated as necessary to comply with the county's noise ordinance.

  Comments: Any noise producing machinery or equipment (refrigeration units, air conditioning, chillers, etc.) for the commercial outparcels shall be placed on the roof and screened by a parapet wall with a similar architectural style as the building.

- Where the proposed commercial development consists of multiple buildings (excluding out parcels), then loading areas and loading docks should be situated between said buildings in a manner which allows the buildings to act as screens. All loading areas/docks shall be set back at least one hundred (100) feet from any property line external to the development site and shall be screened at 100% opacity through the use of landscape plantings, berms, fences or walls. The County may require the use of absorptive noise barrier walls for commercial noise reduction.

- All outdoor lighting shall meet the specific use regulations for commercial lighting under Article III.

  Comments: The developer shall provide a lighting plan which complies with the lighting standards for Large Retail Development.

- All on site advertising signs, including out parcels, shall be designed as part of a complete signage system and shall be limited to ground mounted monument type signs. Ground mounted monument type signs are signs where the bottom edge of the sign is no greater than ten (10) feet above grade and which otherwise meets all sign requirements in this code.

- The master plan shall meet the following increased setbacks and buffering requirements:
    - *Setbacks.* Where any side or rear lot line adjoins (excluding roads) a residential- or agricultural-zoned property or an existing residential use, then no building shall be located within one hundred (100) feet of said lot line.

    Comments: The frontage road creates a transition between the residential and commercial uses allowing for a 35' perimeter setback plus the ROW width for the commercial frontage road for a total of 85', which is reasonable.

    - *Buffering.* A thirty-five (35) foot wide buffer screened at 80% opacity at a height of six (6) feet above finished made shall run along each rear and/or side property line which abuts any residential or agricultural zoned property. This buffer shall be screened through the use of landscape planting and landscape berms and may be augmented through the use of fences or walls, existing natural vegetation, and/or a combination thereof. The County may require the use of absorptive noise barrier walls for commercial noise reduction.

- The applicant shall demonstrate that the proposed use is appropriate to the property in question, is compatible with existing and planned uses in the area and demonstrate compliance with the County Comprehensive Plan.

<u>Large Retail Development Signage:</u>

County LDRs require that any commercially zoned parcel(s) with less than one hundred (100) linear feet of road frontage will be allowed one (1) sign not to exceed one hundred (100) square feet in sign area. Commercially zoned parcels with a road frontage in excess of one hundred (100) linear feet will be allowed one (1) square foot of sign area per linear foot of road frontage with a maximum of two hundred (200) square feet of sign area. For commercially zoned parcels on all other roads and for parcels within any zoning district other than commercial or residential there shall be a maximum of fifty (50) square feet of sign area.

Comments: The predominant sign material shall be like the material (e.g., brick, stone, etc.) of the buildings developed on the subject property. The signage for the project is limited to four (4) monument signs not to exceed the maximum spacing in the LDRs. A maximum of two (2) signs no more than 15' in height are allowed as indicated on the site plan. A maximum of two signs no more than 10' in height are allowed along the frontage road.

Shopping centers, malls, strip plazas and other buildings housing more than one (1) business or activity may display no more than

one (1) sign for each two hundred (200) feet of frontage, provided they are at least two hundred (200) feet apart along public streets and provided each sign does not exceed the maximum allowed according to County LDRs. The petitioner must meet the minimum sign standards as required by the County LDRs.

Minimum County Required Sign Setbacks (based on total sign surface area):

Up to 75 square feet in area:	5' from property line
75 square feet and up to 150 square feet in area:	10' from property line
150 square feet or greater:	20' from property line

Residential Protection Standards

1. There shall be no speakers or other sound equipment located within 100 feet of any single-family residential district property line.
2. There shall be no buildings containing alcoholic beverage dispensation establishments, convenience stores, or automotive and truck repair establishments located within 100 feet of any single-family residential district property line.
3. No commercial activities which include customer entrances, drive-up windows, ordering boxes, or loading/unloading areas shall be allowed to operate between the hours of 12 midnight and 7:00 a.m. within 100 feet of any single-family residential district property line.
4. No building within 100 feet of any single-family residential district property line shall be more than 20 feet in height.
5. All loading bays and loading docks must be a minimum of 100' from any single-family residential district property line. Additionally, all loading bays and loading docks must be screened from view from the public right-of-way or single-family residential district property line. Screening may include landscape plantings, berms, fences or walls.
6. Air conditioning and/or other operational equipment must be oriented away from single family residentially zoned property or screened to minimize noise impacts and reduce visual incompatibility to the single family residential zoned property. Screening may include landscape plantings, berms, fences or walls.

Mixed-Use Specifications
The mixed use area immediately south of the PDP(HC) Planned Development Project (Highway Commercial) pod is proposed to contain the following uses:

- Multifamily
- General Commercial
- Single-Family

Comments: Multi-family is also proposed in a pod south of the mixed-use area; as single-family is not an appropriate transition use between commercial and multi-family, it is recommended that this mixed-use area be limited to multifamily and general commercial.

COMPREHENSIVE PLAN REVIEW

Commercial Category **[The Property is not within the Commercial FLU Category. Suggest removing]**

Objective 1.04G: The Commercial Category allows primarily retail, office, and commercial service uses with an overall average gross floor area ratio of 0.35 but also includes limited industrial, recreational, and institutional uses. Residential and mixed uses may be allowed subject to locational criteria and performance standards.

Strategy 1.04G(1): Commercial development as envisioned on the Future Land Use Map is intended primarily for locations at major intersections and along major corridors where service to local and regional markets are enhanced by transportation patterns. New commercial zoning is directed to these mapped areas. Commercial areas that are not mapped but are allowed under this Future Land Use Category include neighborhood commercial and specialty commercial uses as described in this Plan, commercial approved as part of mixed-use developments, commercial designated by planned development districts, the infill development of existing commercial areas, commercial areas extending from designated commercial nodes, and pre-existing commercially developed and designated areas. Frontage roads and cross-access between commercial uses is required where needed in accordance with the provisions of this Plan and adopted land development regulations.

Comments: The petitioner is proposing ~~125,000 square feet of commercial and/or office professional uses and 125 single family units~~ a~~s one~~ mixed use planned development project. The petitioner shall be required to provide recorded cross-access agreements between all non-residential uses on the subject site; additionally, access will solely be provided via the service road constructed between the non-residential and residential pods of the development. ~~The residential uses may be allowed in the Commercial Category subject to locational criteria and performance standards.~~

Land Use Compatibility

Objective 1.10B: The County shall establish standards by which land use compatibility is evaluated in the review of proposals for Future Land Use Map amendments, zoning changes, and other land development applications.

Strategy 1.10B(1): Future Land Use Map amendments should be compatible with surrounding development and minimize impact to natural resources without the need for mitigation measures that are extraordinary in scope or difficult to enforce.

Strategy 1.10B(2): Zoning changes should be compatible with surrounding development and minimize impact to natural resources. Impacts may be mitigated through design of building placement, buffers, noise reduction, setbacks and other appropriate planning techniques or performance measures.

Strategy 1.10B(3): Protect existing and future residential areas from encroachment of incompatible uses that are destructive to the character and integrity of the surrounding residential area.

Multi-Family Housing

Strategy 1.04B(7): All multi-family developments shall be located such that the integrity of nearby established single family neighborhoods is preserved:

a. multi-family development may serve as a density transition located on the periphery of single family neighborhoods and connecting to higher intensity uses;
b. multi-family developments at a density incompatible with surrounding land uses should not access arterial or collector roadway systems through established single family neighborhoods.

Comments: The subject site is proposed as a mixed use planned development project with commercial outparcels along Cortez Boulevard and a single-family subdivision to the rear. The development is proposed to contain Highway Commercial uses along Cortez Boulevard, transitioning into a mixed-use pod with single-family, multifamily and general commercial uses. The remainder of the site will contain pods of single-family and single-family/multifamily uses. Typically, multifamily is used as a transition use from commercial to single family for compatibility reasons. In this case, single-family is proposed between the commercial and multifamily uses within the mixed-use area. This is inconsistent with the Comprehensive Plan strategies and will disrupt the peaceful lifestyle anticipated for single-family residents. To avoid the incompatibility of commercial development adjacent to single-family, it is recommended that the mixed-use area be limited to multifamily and general commercial uses.

Planned Development Projects and Standards

Objective 1.10C: Planned Development Project (PDP) zoning introduces flexibility to the land development process. The PDP is developed as a zoning district that may include multiple land uses and provides for the mitigation of impacts through performance standards. The PDP process may be used in any Future Land Use Category.

Strategy 1.10C(1): A Planned Development Project (PDP) is designed as an integral unit with one or more land uses utilizing a Master Plan to illustrate and describe the site layout and characteristics including, but not limited to, uses and use restrictions, density and intensity, site and building layout and design, site coverage and designated open space, construction and phasing plans, and other detailed information about the project.

Objective 1.10D: Design criteria for Planned Development Projects (PDP) shall address as applicable building placement and height, parking, multi-modal circulation, drainage, landscaping, architectural standards, public space amenities, and energy efficiency. The PDP process allows flexibility in standards for projects that provide environmental protection, landscaping, increased open space, public facilities, innovative design, public benefits, or features that promote quality community design and land use compatibility.

Strategy 1.10D(3): Site circulation and multi-modal access standards are encouraged where appropriate for all new Planned Development Projects to provide for integration of multiple travel modes appropriate to the scale and context of the surrounding development. Concepts such as the following may be utilized:

a. relationships to community focal points such as schools, shopping centers, government offices, parks, and public gathering areas;
b. standards for traffic-calming techniques, Complete Streets, connected streets and blocks, and multi-modal layout focusing on attractive, safe, and convenient access to business fronts and transitions between residential and business areas.

Strategy 1.10D(5): Architectural standards and/or building construction standards are encouraged for Planned Development Projects where necessary to provide guidance for design elements appropriate to the scale of the development. Items to be considered for these types of projects may include the following:

a. architectural styles, building materials, design elements, roof shapes and architectural details;
b. building mass step-down scale;
c. street-visible and hidden facades;
d. accessory buildings;
e. doors, windows and storefronts;
f. awnings, canopies, and arcades
g. camouflage or covering of unsightly structures such as antennas, air conditioners and similar equipment.

Comments: To facilitate a viable single family residential community, it is recommended that a 6' foot vinyl fence or wall be installed along both the frontage road to the south and the east west collector roadway to the north, with a 20-foot-wide tract dedicated to the Homeowners Association as a landscape buffer between the use types. Within this landscape buffer, trees at 8' feet at planting located every 25' shall be planted along with appropriate groundcover or shrubbery. A single point of gated access to both the frontage road and east west collector road is also recommended.

Pedestrian accessibility for the subject property must be extended from the nonresidential areas along Cortez Boulevard to the single-family residential pod and connect to the neighborhood park. Residents living in the single-family pods must have safe and convenient access through sidewalks, crosswalks, and bicycle/pedestrian paths to connect to the retail and commercial sites. The main boulevard entrance into the residential development shall be a complete street, allowing for pedestrian and bicycle access to the residential and commercial developments.

I- 5/SR-50 Planned Development District

Objective 1.05A: The I-75/SR-50 Planned Development District (I-75/SR-50 PDD) is hereby established for the purpose of implementing planning tools to maximize the potential economic value of the I-75 corridor through coordination of multiple land uses, roadway network configuration, new and upgraded public infrastructure and consistency of design. The PDD shall extend between the County's existing SR-50/I-75 interchange and where Lockhart Road crosses I-75 and from Lockhart Road to the Withlacoochee State Trail.

Strategy 1.05A(1): The I-75/SR-50 Planned Development District mapped area is characterized by significant potential for future development of multiple land use types. The I-75/SR-50 PDD shall seek to create, to the maximum extent practical, a largely self-contained internally functional concentration of commercial, industrial, and mixed residential land uses supported by public infrastructure. The County intends to encourage and functionally integrate these land uses mainly through advance planning and programming of infrastructure that facilitates orderly development patterns.

Strategy 1.05A(2): Developments within the I-75/SR-50 PDD shall include a master plan utilizing the Planned Development Project (PDP) process for review. The County shall consider the following guidelines and criteria in the review of a PDP and associated master plan:

a. Standards for a multi-modal transportation network encompassing access, circulation and connection among and between public and private properties;
b. Planning for infrastructure needs to accommodate wastewater, potable water, fire and emergency medical service, recreation and schools;
c. Concentration of commercial uses, mixed uses and town-center type development along and/or easily accessed from SR-50, including park and ride opportunities for future inter-county transit;
d. Opportunities that include primary industrial uses compatible with the placement of commercial or town center areas in order to enhance employment opportunities;
e. Attractive, convenient and safe multi-modal connections to schools, parks and other identified community focal points;
f. Attractive, convenient and safe bike and pedestrian connection to the Withlacoochee State Trail;
g. Standards to create a "sense of place."

Strategy 1.05A(3): Plans for development approval shall include a frontage road network, alternative access, and easements in accordance with long-range transportation plans of the Hernando/Citrus Metropolitan Planning Organization, and other planning studies/transportation criteria for the I-75/SR-50 PDD.

Strategy 1.05A(4): The County shall coordinate with the plans of the Florida Department of Transportation for SR 50 and I-75 in order to ensure that the transportation network is closely coordinated with land uses in the PDD.

Strategy 1.05A(5): The County shall utilize the I-75/SR-50 Area Plan document dated September 4, 2007, and the I-75/SR-50 Area Circulation Plan Study dated April 2013, both hereby incorporated by reference, as a guide for the consistency of proposals for development, and the overall infrastructure needs and plans in the PDD.

Strategy 1.05A(6): The County shall identify and implement feasible funding mechanisms to accommodate public infrastructure needs for the PDD.

Comments: The subject site is within the I-75/S.R. 50 PDD and is consistent with the PDD requirements for the area.

FINDINGS OF FACT

The requested rezoning from AG (agricultural), PDP (GC) Planned Development Project, General Highway Commercial and PDP (HC) Planned Development Project Highway Commercial to CPDP Combined Planned Development Project to include PDP (SF) Planned Development Project Single Family, PDP (MF) Planned Development Project Multifamily, PDP (GC) Planned Development Project, General Commercial and PDP (HC) Planned Development Project Highway Commercial.

- The request is consistent with the County's adopted Comprehensive Plan and compatible with the surrounding land uses subject to compliance with all performance conditions.

NOTICE OF APPLICANT RESPONSIBILITY

The rezoning process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

STAFF RECOMMENDATION

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a Resolution approving the petitioner's request to establish a Master Plan on property zoned AG (agricultural), PDP (GHC) Planned Development Project, General Highway Commercial and PDP (HC) Planned Development Project Highway Commercial and C-2 Highway Commercial District to CPDP Combined Planned Development Project to include PDP (SF) Planned Development Project Single Family, PDP (MF) Planned Development Project Multifamily, PDP (GC) Planned Development Project, General Commercial and PDP (HC) Planned Development Project Highway Commercial with deviations and the following performance conditions:

1. A comprehensive wildlife survey shall be provided by a qualified professional. The petitioner is required to comply with all applicable FWC regulations and permitting.

2. The petitioner must meet the minimum requirements of Florida-Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for design techniques, principles, materials and plantings for required landscaping, as applicable.

3. The Builder/Developer shall provide new property owners with Florida-Friendly Landscaping™ (FFL) Program information and include FFL language in the HOAs covenants and restrictions. Information on the County's Fertilizer Ordinance and fertilizer use is to be included. Educational information is available through Hernando County Utilities Department.

4. Geotechnical subsurface testing and reporting in accordance with Hernando County's Facility Design Guidelines shall be conducted for all proposed drainage retention or detention areas within the project.

5. The petitioner shall be required to enter into a Development Agreement with the County addressing the public facility impacts of the proposed development.

6. If the Commercial Mixed Use area is developed as solely multifamily, ~~A~~a 6-foot vinyl fence or wall be installed along the frontage road ~~between the PDP(HC) Planned Development Project Highway Commercial pod~~ with a 20-foot-wide tract (deviation from 35') dedicated to ~~the Homeowners Association~~an approved ownership and maintenance entity as a landscape buffer between the use types. Within this landscape buffer, trees at 8' feet at planting located every 25' shall be planted along with appropriate groundcover or shrubbery. The 20- foot buffer shall be located on the inside of the buffer wall or vinyl fence. This buffer shall be a separate tract owned by ~~the Homeowners Association~~an approved ownership entity and maintained by the individual homeowner or approved maintenance entity. ~~Should the homeowner not maintain the buffer, it becomes the responsibility of the Homeowners Association to maintain.~~ If the Commercial Mixed Use Area is developed as Commercial, then a wall or fence is not required and the buffer will be a landscape buffer not required to meet 80% opacity.

7. A cross-access easement or agreement between the commercial outparcels shall be provided at the time of subdivision plat approval for the commercial development.

8. The predominant sign material shall be similar to the material (e.g., brick, stone, etc.) of the commercial buildings developed on the subject property. All on-site advertising signs, including outparcels and the subdivision entrance signs, shall be designed as part of a complete signage system, and shall be limited to ground mounted monument type signs. Ground mounted monument type signs are signs where the bottom edge of the sign is no greater than ten (10) feet above grade and which otherwise meets all sign requirements in this code. A Master Signage Plan is required at the time of conditional plat.

9. Any noise producing machinery or equipment (refrigeration units, air conditioning, chillers, etc.) for nonresidential buildings shall be placed on the roof and screened by a parapet wall with a similar architectural style as the building, or placed behind the buildings, screened from view from the public right-of-way and enhanced by landscaping and/or wall.

~~10. The commercial properties shall provide 20% of the parking to the side and rear of the commercial development.~~

~~11.~~10. The commercial development shall provide a lighting plan at the time of development which complies with the lighting standards for Large Retail Development

~~12.~~11. The development must provide detailed elevation plans and/or renderings and site plans illustrating the proposed facade and site design at the time of permitting. The site and building design must demonstrate compliance with the County's design standards for large retail development, and shall use architectural features, textures

and materials consistent with the other development in the area.

~~13.~~12. The site design shall provide that pedestrian circulation is coordinated onsite and between adjacent commercial properties and internally to the neighborhood park providing for pedestrian circulation between complementary uses.

~~14.~~13. The developer shall be responsible for distributing information to residents regarding the commercial activities that occur on site, including types of businesses, hours of operations, sound and lighting, etc.

~~15.~~14. Residential Specifications Single Family Lot – as applicable to min 40' lots (only permitted in Residential Mixed Use Area)

- Front: 25'
- Side: ~~7.~~5 (deviation from 10)
- Rear: 15' (deviation from 20')
- Maximum Building Coverage: 65 % (Deviation from 35%)
- Minimum Lot Width: 40' (Deviation from 60')
- Minimum Lot Size: 4,400 (Deviation from 6000)
- Minimum Frontage Along Curve: 30'
- Maximum Building Height: 35'
- Double frontage and corner lots shall be allowed to have only one front yard: 25' on the primary front yard and 10' on the secondary front yard (Deviation of 15' for secondary front yard)

Single Family Lot – as applicable to min. 50' lots

- Front: 25'
- Side: 5' (deviation from 10)
- Rear: 15' (deviation from 20')
- Maximum Building Coverage: 65 % (Deviation from 35%)
- Minimum Lot Width: 50' (Deviation from 60')
- Minimum Lot Size: 5,500 (Deviation from 6,000)
  - Minimum Frontage Along Curve: 30'
- Maximum Building Height: 35'
- Double frontage and corner lots shall be allowed to have only one front yard: 25' on the primary front yard and 10' on the secondary front yard (Deviation of 15' for secondary front yard)

Villas

- Front: 25'
- Side: 0'/~~7.~~5' for end units (deviation from 10)
- Rear: 15' (deviation from 20')
- Maximum Building Coverage: 70 % (Deviation from 35%)
- Minimum Lot Width: 35'
- Minimum Lot Size: 3850
- Minimum Frontage Along Curve: 25'
- Maximum Building Height: 35'

Townhomes

- Front: 25'
- Side: 0;'/7.5 for end units (deviation from 10)
- Rear: 15' (deviation from 20')

- Maximum Building Coverage: 70 % (Deviation from 35%)
- Minimum Lot Width: 18'
- Minimum Lot Size: 1800
- Minimum Frontage Along Curve: 25'
- Maximum Building Height: 35'

Multifamily

- Maximum number of units per building : 24 (deviation from 12)
- Front: 25'
- Side: 0'/10' external
- Rear: 20'
- Maximum Lot Coverage: 45% building area for multifamily acreage
- Minimum building separation: 15'
- Maximum Building Height: 60'

Perimeter Setbacks (Inclusive of Buffers):

- North (Cortez Blvd):75' (Deviation from 125')
- South: 35'
- East (Mixed Use, Commercial and Residential): 35'
- East (I-75): 45'
- West (Recreation): 35'

Perimeter Landscape Buffers:

- North (Cortez Blvd):35'
- South: 20'
- East (Mixed Use, Commercial and Residential): 35'
- East (I-75): 30'
- West (Recreation): 20'

15. Commercial Specifications

- Maximum Building Height: 60'
- Maximum SF/Building Area Ratio/FAR: 0.75
- The Highway Commercial Area and Commercial Mixed Use Area shall not exceed 300,000 s.f. total.

~~16.~~ Internal Commercial Setback:

- North (Cortez Blvd): 75' (Deviation from 125')
- Front (Not along Cortez Blvd): 35'
- South (Rear): 35'
- East (Side): 20'
- West (Side): 20'

Internal Commercial Buffers

- North (Cortez Blvd): 35'
- South (Rear): 35'
- East (Side): 5'
- West (Side): 5'

16. The Commercial ~~m~~Mixed-U~~u~~se A~~a~~rea immediately adjacent to the Highway Commercial uses along Cortez Boulevard as identified in the master plan shall ~~be limited to~~ allow

multifamily and general commercial uses~~.~~, as well as the following uses:

a. All C-1 Highway Commercial District Permitted Uses
b. Hospital and/or Urgent Care/Stand-Alone Emergency Room
c. Educational Facilities
d. Light Wholesale and Storage
e. Microbreweries
f. Public/Private Recreation including Virtual Golf and/or Pickle Ball Facilities
g. All R-3 Residential District Permitted Uses, except that no single-family detached dwellings are permitted.
h. Recreational Amenities and Residential Ancillary Uses

17. The Highway Commercial Area shall allow up to seven (7) outparcels and the following commercial uses:

a. All C-2 Highway Commercial District Permitted Uses
b. Hospital and/or Urgent Care/Stand-Alone Emergency Room
c. Educational Facilities
d. Light Wholesale and Storage
e. Microbreweries
f. Public/Private Recreation including Virtual Golf and/or Pickle Ball Facilities

18. The Residential Mixed-Use Area shall allow the following commercial and residential uses:

a. All R-3 Residential District Permitted Uses
b. Educational Facilities
c. Public/Private Recreation including Virtual Golf and/or Pickle Ball Facilities
d. All R-1A Residential District Permitted Uses (minimum lot width of 40 feet), except that no mobile homes are permitted.
~~a.~~e. Recreational Amenities and Residential Ancillary Uses

19. The Single Family Area shall allow for the following residential uses:

a. All R-1A Residential District Permitted Uses (minimum lot width of 50 feet), limited to single-family detached homes with a minimum lot width of 50 feet, except that no mobile homes are permitted.
b. Recreational Amenities and Residential Ancillary Uses.

~~17.~~

~~18.~~20. The developer shall meet all the Large Retail Project design standards as indicated in the County's Land Development Regulations for any single use or site development that exceeds 65,000 square feet owned and managed by the same entity.

~~19.~~21. The petitioner shall provide a revised plan in compliance with all of the performance conditions within 30 calendar days of receipt from County staff of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.

Detail by Entity Name

Florida Profit Corporation
JACK MELTON FAMILY, INC.

Filing Information

Document Number	473573
FEI/EIN Number	59-1588275
Date Filed	04/01/1975
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	02/19/2012

Principal Address

21628 LOCKHART RD
DADE CITY, FL 33523

Changed: 02/22/1999

Mailing Address

21628 LOCKHART RD
DADE CITY, FL 33523

Changed: 02/22/1999

Registered Agent Name & Address

MELTON, JOHN E JR
21628 LOCKHART RD.
DADE CITY, FL 33523

Name Changed: 03/12/2021

Address Changed: 02/22/1999

Officer/Director Detail

Name & Address

Title Director

MELTON, STEPHEN F
34226 HARRIS HILL RD
DADE CITY, FL 33523

Title President, Director

MELTON, JOHN E, Jr.
21616 LOCKHART RD
DADE CITY, FL 33523

Title VP, Director

MELTON, MARK G
1550 MYERS ROAD
BROOKSVILLE, FL 34602

Title Director

MELTON, JOSEPH P
28695 Bahia Hill Drive
BROOKSVILLE, FL, FL 34602

Title Secretary, Treasurer, Director

Worrell, Rebecca Melton
21628 LOCKHART RD
DADE CITY, FL 33523

Annual Reports

Report Year	Filed Date
2024	02/16/2024
2025	02/24/2025
2026	01/16/2026

Document Images

01/16/2026 -- ANNUAL REPORT	View image in PDF format
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01/10/2020 -- ANNUAL REPORT	View image in PDF format
03/22/2019 -- ANNUAL REPORT	View image in PDF format
03/09/2018 -- ANNUAL REPORT	View image in PDF format
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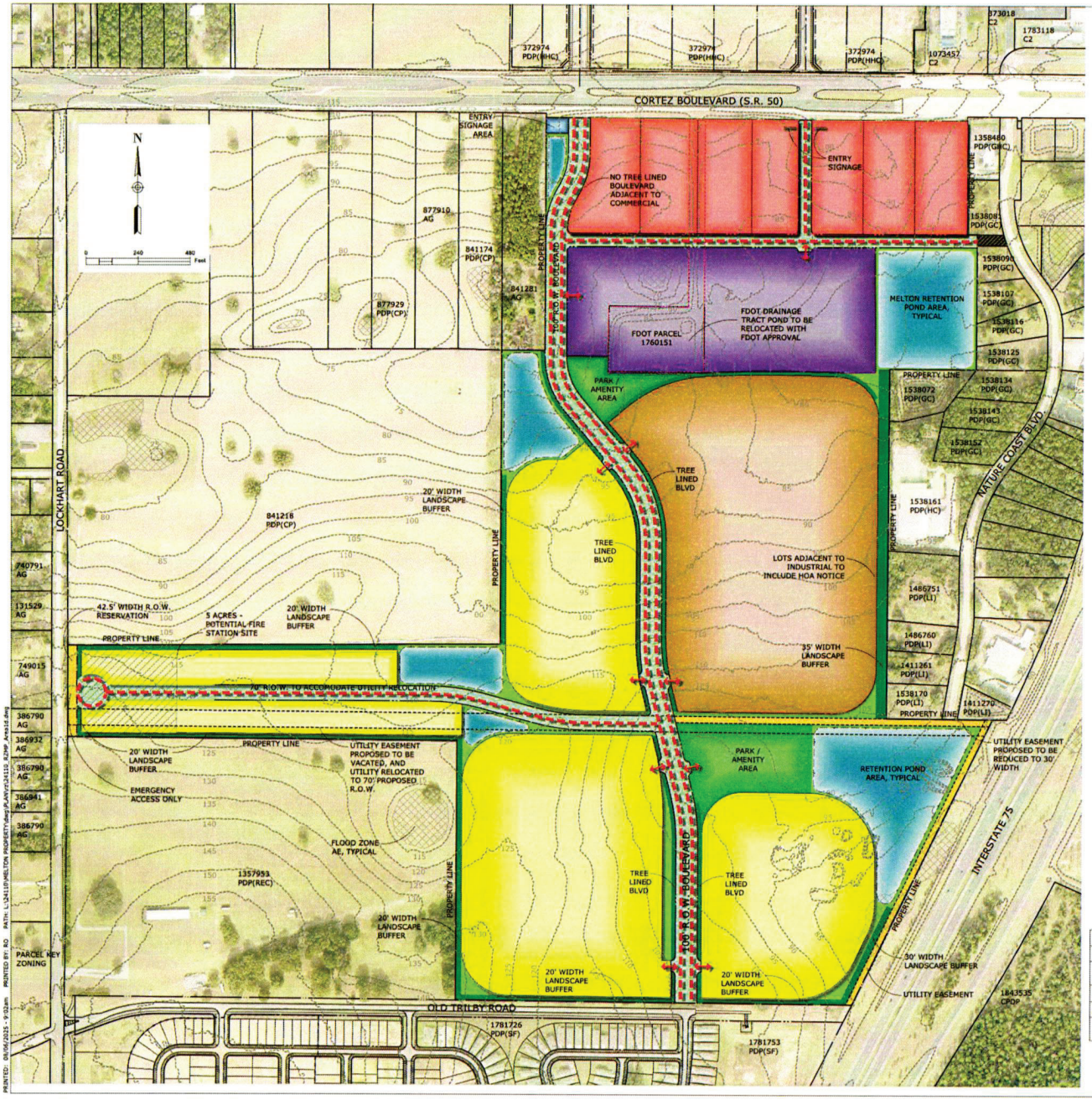
03/17/1998 -- ANNUAL REPORT	View image in PDF format
03/13/1997 -- ANNUAL REPORT	View image in PDF format
01/24/1996 -- ANNUAL REPORT	View image in PDF format
02/14/1995 -- ANNUAL REPORT	View image in PDF format

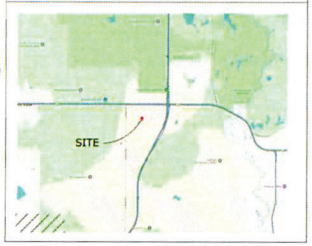
Florida Department of State, Division of Corporations



LEGEND

- COMMERCIAL AREA PDP(HC)
- RESIDENTIAL MIXED USE PDP(MF) & PDP(SF)
- COMMERCIAL MIXED USE PDP(GC), PDP(MF), & PDP(SF)
- POTENTIAL FIRE STATION SITE
- SINGLE FAMILY PDP(SF)
- PARK AND/OR AMENITY AREA
- LANDSCAPED BUFFERS & INTERNAL LANDSCAPING
- RETENTION POND AREA
- R.O.W. RESERVATION AREA

LOCATION MAP



LAND USE TABLE

LAND USE	ACRES	UNITS	DENSITY
COMMERCIAL AREA PDP(HC)	20		200,000 SQ. FT.
COMMERCIAL MIXED USE PDP(GC), PDP(MF), PDP(SF)	19	320*	100,000 SQ. FT.
SINGLE FAMILY PDP(SF)	72	288*	
RESIDENTIAL MIXED USE PDP(MF) & PDP(SF)	37	370*	
DRAINAGE, RECREATION, BUFFERS, OPEN SPACE	37.81		
ROADS	18		
TOTAL:	+/- 203.89	978	

NOTES:

* ALL ACREAGES AND DWELLING UNITS PROVIDED IN LAND USE ARE CONCEPTUAL FOR PLANNING PURPOSES ONLY. FINAL NUMBER OF EACH TYPE OF LOT AND ACREAGE WILL BE DETERMINED AT THE TIME OF PLATTING.

* LOCATIONS OF USES ARE CONCEPTUAL AND FOR PLANNING PURPOSES ONLY. THE EXACT LOCATION OF EACH USE WILL BE DETERMINED AT THE TIME OF PLATTING.

* JACK MELTON FAMILY, INC. AND THE FDOT ARE IN NEGOTIATIONS TO POTENTIALLY SWAP LANDS / VACATE EASEMENTS AND/OR CO-MINGLE STORMWATER IN CONJUCTION WITH THE DEVELOPMENT OF THE PROPERTY. THEREFORE, THE FDOT PARCEL KEY 1760151 HAS BEEN INCLUDED AS PART OF THIS REZONING APPLICATION.

SITE DATA

OWNER: JACK MELTON FAMILY INC.
PARCEL KEY NO.: 840923, 841138, & 1760151
SECTION / TOWNSHIP / RANGE: 06/23S/18E

CURRENT ZONING: SPLIT ZONING AG, PDP(GHC), & PDP(HC)
PROPOSED ZONING: COMBINED PLANNED DEVELOPMENT PROJECT (C/PDP)

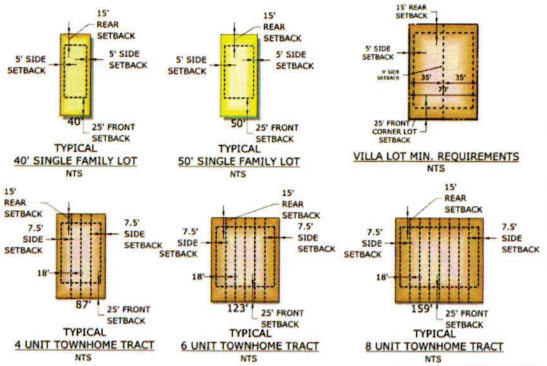
PROJECT AREA:

840923	± 179.16 AC.
841138	± 21.65 AC.
1760151	± 3.08 AC.
TOTAL:	**± 203.89 AC.**

PERIMETER SETBACKS: (INCLUSIVE OF BUFFERS)
NORTH: 75 (DEVIATION FROM 125')
EAST: 35'
WEST: 35'
SOUTH: 35'

PROPOSED BUFFERS:
COMMERCIAL - PER COUNTY CODE

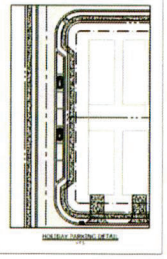
SEE MASTER PLAN FOR ALL OTHER BUFFERS
*NO BUFFER IS REQUIRED ADJACENT TO DRAINAGE RETENTION AREAS.



	SINGLE-FAMILY	MULTI-FAMILY	VILLAS	TOWNHOMES	COMMERCIAL
MINIMUM LOT WIDTH	40'	N/A	35'	18'	100'
MINIMUM FRONTAGE ALONG CURVE	30'	N/A	25'	15'	N/A
MINIMUM LOT SQFT	4,400 SF	N/A	3,850 SF	1,800 SF	N/A
MAXIMUM BUILDING HEIGHT	35'	50'	35'	35'	50'
MAXIMUM BUILDING AREA RATIO	65%	45%	70%	70%	0.75

SEE LOT DETAIL ABOVE FOR INTERNAL SETBACKS.

*MULTI-FAMILY MAXIMUM BUILDING AREA RATIO IS A % OF GROSS RESIDENTIAL ACREAGE.



BLACK JACK RIDGE REZONING MASTER PLAN

JACK MELTON PARCELS

Coastal Engineering Consultants, Inc.
Engineering Surveying Planning Transportation Construction Management
866 Candlelight Boulevard - Brooksville - Florida 34601
(352) 796-9423 - Fax (352) 799-4359
EB-0006142

RELEASE OF DOCUMENT
THIS DOCUMENT IS PROPRIETARY AND SHALL NOT BE INCORPORATED INTO ANY OTHER DOCUMENT OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION OF COASTAL ENGINEERING CONSULTANTS, INC. ANY REPRODUCTION MADE, USED, IN WHOLE OR IN PART FOR ANY PURPOSE WITHOUT THE WRITTEN AUTHORIZATION OF COASTAL ENGINEERING ASSOCIATES, INC.

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8/12/22	MRS	0	ADPD
"	"	"	"
"	"	"	"
"	"	"	"
"	"	"	"
"	"	"	"

DRAWING IS NOT TO SCALE UNLESS SIGNED, DATED & SEALED BY A LICENSED PROFESSIONAL ENGINEER.
WHEN PRINTED TO SCALE, DRAWING SIZE SHALL BE 22" X 34"

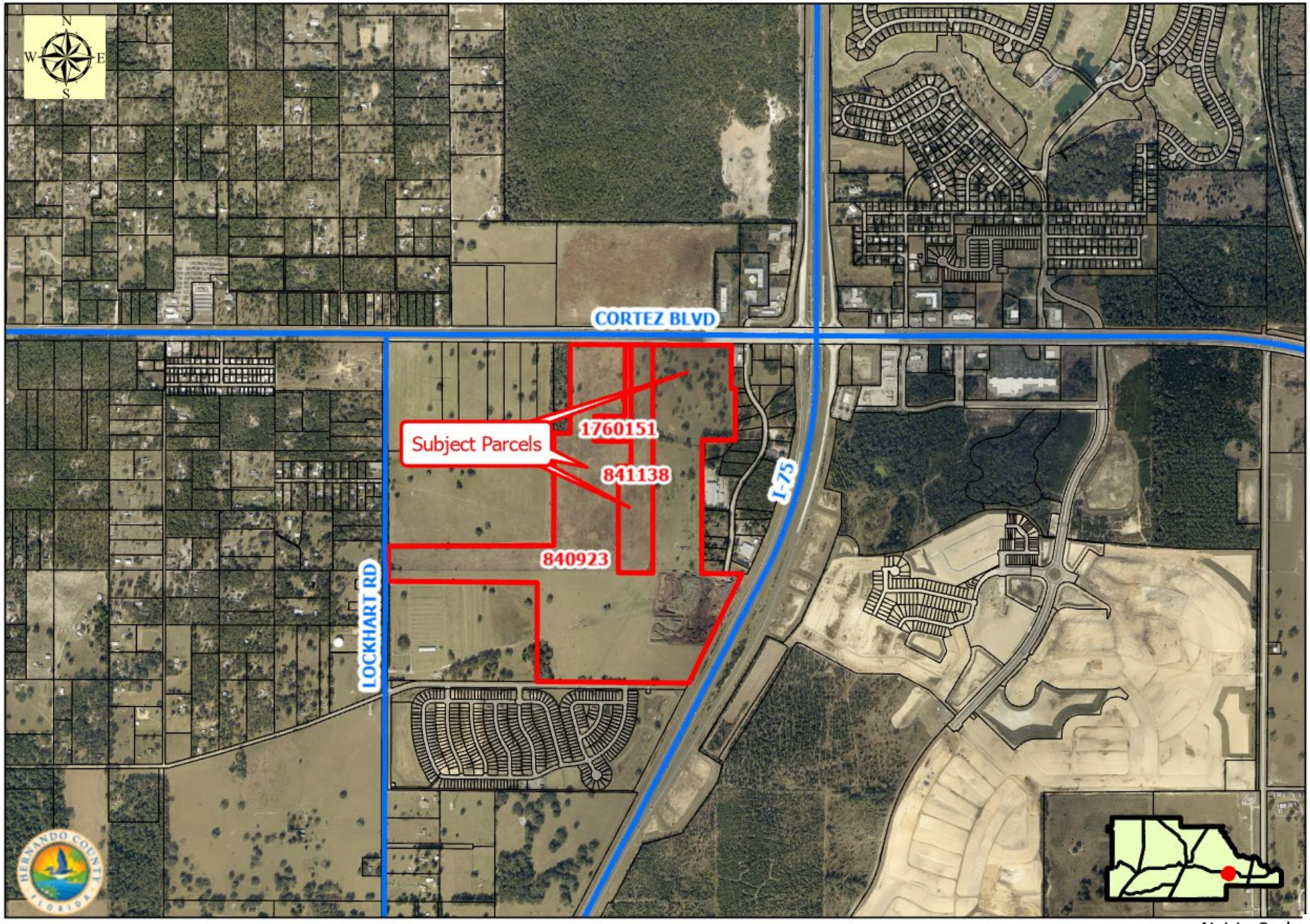
SHEET 1

JOB No. 24110

PRINTED: 08/05/2025 - 9:02am PRINTED BY: RD PATH: L:\24110\MELTON PROPERTY\dwg\PLAN\24110_PDP_Ex3b.dwg

H-25-40 Aerial Map

This map was prepared by this office to be used as aid and land parcel location and identification only. All land locations, right-of-ways widths, acreages, and utility locations are subject to field survey or other appropriate verification.

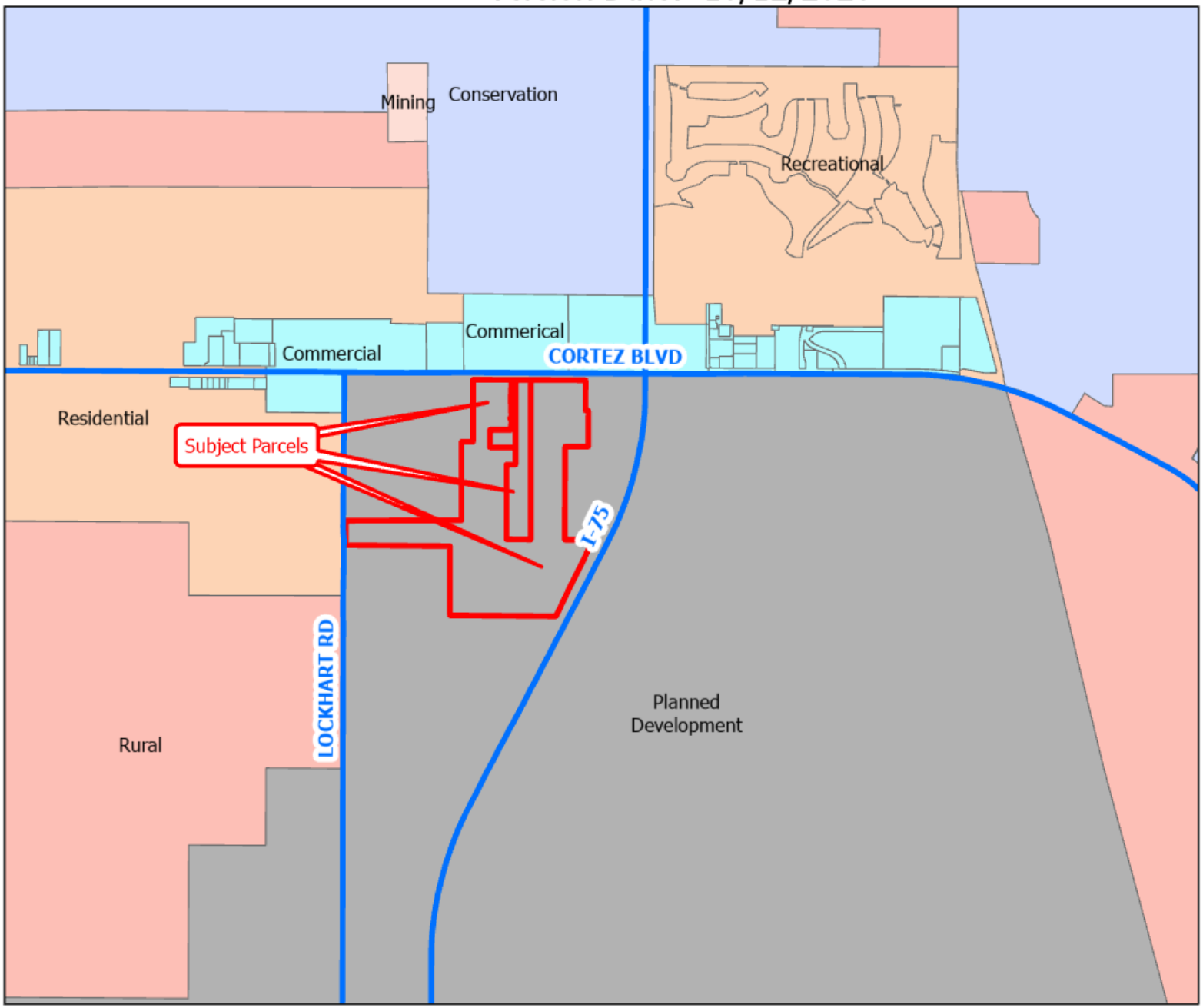


Not to Scale.

Hernando County Comprehensive Plan Map

Existing Future Land Use: H-25-40

Version Date: 10/12/2026



Legend

FLU_all091426

- Commercial
- Conservation
- Mining
- Planned Development
- Residential
- Rural

N
W E
S

Future Land Use Map

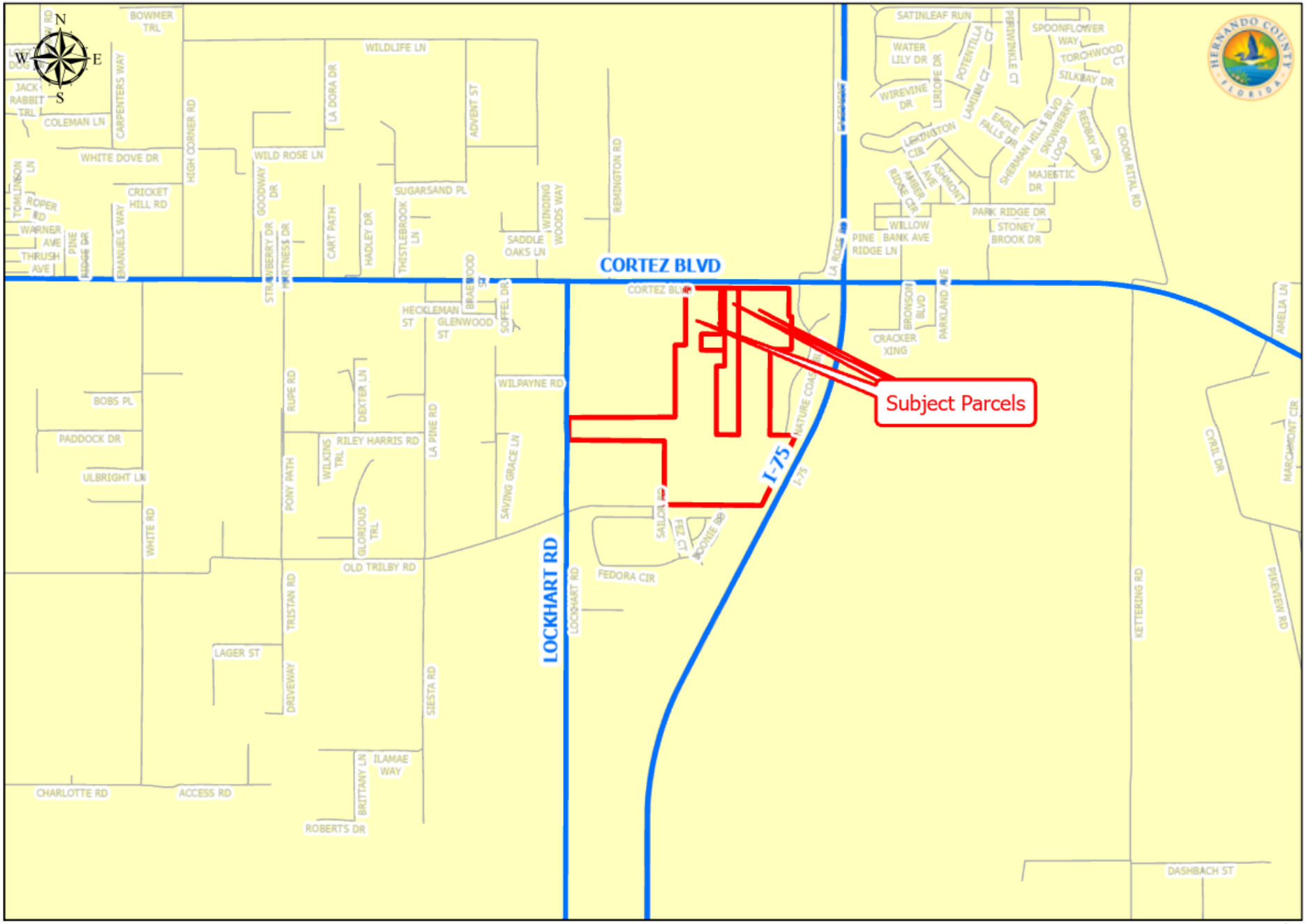
PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.

Not to Scale.

H-25-40 Area Map

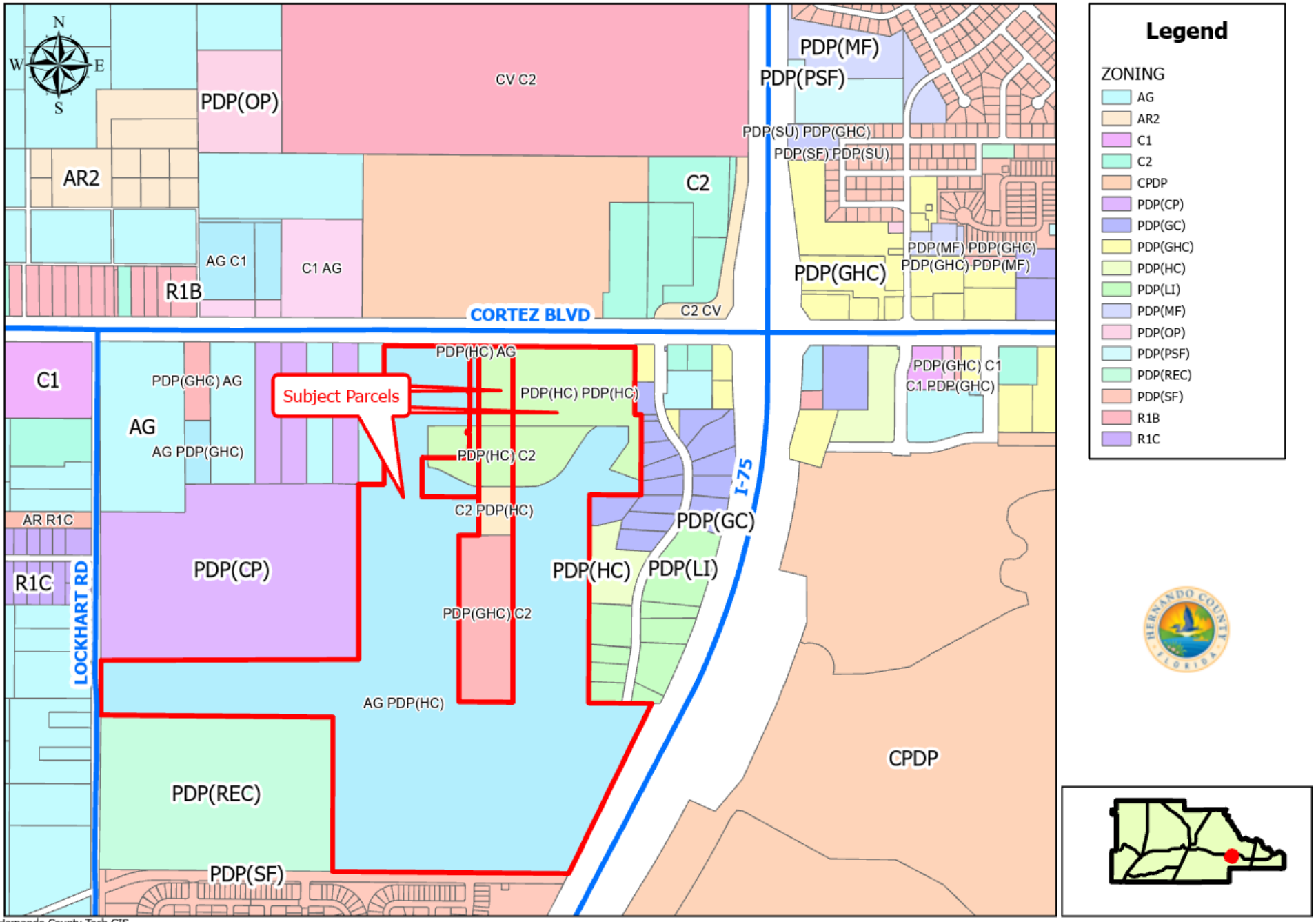
This map was prepared by this office to be used as aid and land parcel location and identification only. All land locations, right-of-ways widths, acreages, and utility locations are subject to field survey or other appropriate verification.



Not to Scale.

H-25-40 Zoning Map

This map was prepared by this office to be used as aid and land parcel location and identification only. All land locations, right-of-ways widths, acreages, and utility locations are subject to field survey or other appropriate verification.



Hernando County Tech GIS
with Hernando County Planning Department
Project date: October 12, 2026

Not to Scale.

Michelle Miller

From: James Lipsey <lipsey_j@hcsb.k12.fl.us>
Sent: Thursday, March 5, 2026 3:33 PM
To: Michelle Miller; Lashaundra Ellison
Cc: Brian Ragan; Caroline Mockler; Chris Wilson
Subject: Fw: March 9, 2026 Planning and Zoning Commission Agenda (H2439 & H2440)

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon, Michelle.

In reviewing Monday's P&Z agenda (from the link Victoria provided below), I compared the staff reports for the two Melton Property cases (H2439 pp. 319-325 & H2440 pp. 357-376).

For H2439, the staff report says:

1. *"The petitioner is working with the County to develop an associated Development Agreement that will be brought to the Board at a later date once completed that will address the public facilities impacts of the development, including fire rescue, transportation, utilities and schools."*
2. And performance condition 10 includes the standard verbiage, *"The petitioner must apply for and receive a Finding of School Capacity from the school district prior to the approval of conditional plat..."*

However, for H2440, although there appear to be a lot more detailed requirements and specifications for compliance with various standards, I didn't see any language addressing the public facilities impacts or a performance condition requiring a school concurrency application.

Is it possible to issue another agenda modification to ensure a written requirement for school concurrency is included for BOTH developments on the Melton Property?

Thanks,

Jim Lipsey, AICP-C
School Planner
Facilities & Construction Department
8016 Mobley Road
Brooksville, FL 34601
TEL (352) 797-7050, ext. 71410

HERNANDO
SCHOOL DISTRICT
Learn it. Love it. Live it.

The School District of Hernando County, Florida
Facilities & Construction Department
8016 Mobley Road
Brooksville, FL 34601
Phone: (352) 797-7050
Fax: (352) 797-7150

HERNANDO SCHOOL DISTRICT

Learn it. Love it. Live it.

Superintendent: *Ray Pinder*
Board Chairperson: *Kayce Hawkins*
Vice Chairperson: *Shannon Rodriguez*
Board Members:
Michelle Bonczek
Susan Duval
Mark Johnson

March 9, 2026

Hernando County Planning Department
Lashaundra Ellison, Planner II
1653 Blaise Drive
Brooksville, Florida 34601

RE: MELTON PROPERTY, BLACK JACK RIDGE – 978 DWELLING UNITS (H2540)
Non-Binding School Capacity Analysis

Ms. Ellison,

The School District has conducted a non-binding capacity analysis for the zoning amendment petition referenced above. The application data and our findings are summarized below:

REVIEWING AUTHORITY	Hernando County School District		
PROJECT NAME / CASE NUMBER	Black Jack Ridge / H2540		
APPLICATION TYPE	Rezoning (CPDP)		
OWNER / DEVELOPER	Jack Melton Family / Heritage Land Co.		
PARCEL KEY NUMBER(S)	840923, 841138, and 1760151		
LOCATION / ADDRESS	South of S.R. 50, between Lockhart Rd. and I-75		
PROJECT ACREAGE	204 acres, more or less		
ZONING	**CURRENT:** AG, PDP-HC, PDP-GHC		**PROPOSED:** CPDP
PROPOSED DWELLING UNITS	**SINGLE FAM:** 978	**MULTI FAM:** TBD	**TOWNHS:** TBD

CAPACITY CALCULATIONS Student generation rates for each type of dwelling unit, distribution among grade levels, and resulting capacity utilizations are tabulated below:

DWELLING UNIT TYPE	NUMBER OF DWELLING UNITS [1]	STUDENT GENERATION RATE [2]	STUDENTS PER UNIT TYPE
Single Family	**978**	**0.300**	**294**
Multi Family	**0**	**0.188**	**0**
Townhouse	**0**	**0.159**	**0**
TOTAL NUMBER OF STUDENTS			**294**

AVERAGE GRADE LEVEL DISTRIBUTION		
GRADE	**DISTRIBUTION**	**STUDENTS**
PK - 5	46 %	135
6-8	23 %	68
9-12	31 %	91

[[1] This analysis assumes 100% single family dwelling units to determine highest potential impact.]
[[2] Student generation rates based on *Hernando County Educational Facilities Impact Fee Update Study*, August 2022.]

It is the policy of the Hernando County School District not to illegally discriminate or allow its employees to illegally discriminate on the basis of race, color, religion, national origin, age, sex, marital status, disability or GINA in its educational programs or employment practices.

CONCURRENCY SERVICE AREA [2] (SCHOOL NAME)	A SCHOOL CAPACITY	B PLANNED CAPACITY	C STUDENTS ENROLLED [3]	D RESERVED CAPACITY	E PROPOSED STUDENTS	F TOTAL STUDENTS (C+D+E)	G RESULTING LEVEL OF SVC. (F ÷ (A+B))
Eastside ES	798	440	769	307	135	1211	98%
DS Parrott MS	1040	0	716	325	0	1041	100%
West Hernando MS	1308		687	499	68	1254	96%
Hernando HS	1674	0	1316	359	0	1675	100%
Central HS	1886	0	1482	483	0	1965	104%
Weeki Wachee HS	1611	375	1438	549	0	1987	100%

[[2] There is no guarantee that students from the proposed development will attend the schools in the assigned CSAs.]
[[3] As published on the district's website, 10-11-2024.]

CAPACITY FINDINGS The Hernando County School District Level of Service (LOS) is 100% of school capacity.

At the elementary school level, adequate capacity for all 135 students is currently available in the assigned Concurrency Service Area (CSA) of Eastside ES.

At the middle school level, adequate capacity is not available for any of 68 students in the assigned CSA of Parrott MS. However, capacity is currently available in the adjacent CSA of West Hernando MS, shown shaded in the table above.

At the high school level, adequate capacity is not available for any of 91 students in the assigned CSA of Hernando HS. Capacity is also not available in either of the two adjacent CSAs of Central HS and Weeki Wachee HS, shown shaded in the table above.

COMMENT A formal application for School Concurrency requesting a Finding of Available School Capacity should be submitted to the School District no less than thirty (30) days prior to submission for approval of a site plan, conditional plat, or functional equivalent. The administrative fee for this application is $500.00.

Should you have any questions concerning this analysis, please do not hesitate to contact me.

Regards,

James W. Lipsey, AICP-C
School Planner
Hernando County School District

Copies to: Michelle Miller, Senior Planner, Hernando Co. Development Services
Brian Ragan, Director of Facilities, HCSD
Steve Crognale, Executive Director of Support Operations, HCSD

Coastal Engineering Associates Inc.

Bio-Tech Consulting

An EnviroTrac Company

STEARNS WEAVER MILLER

Black Jack Ridge

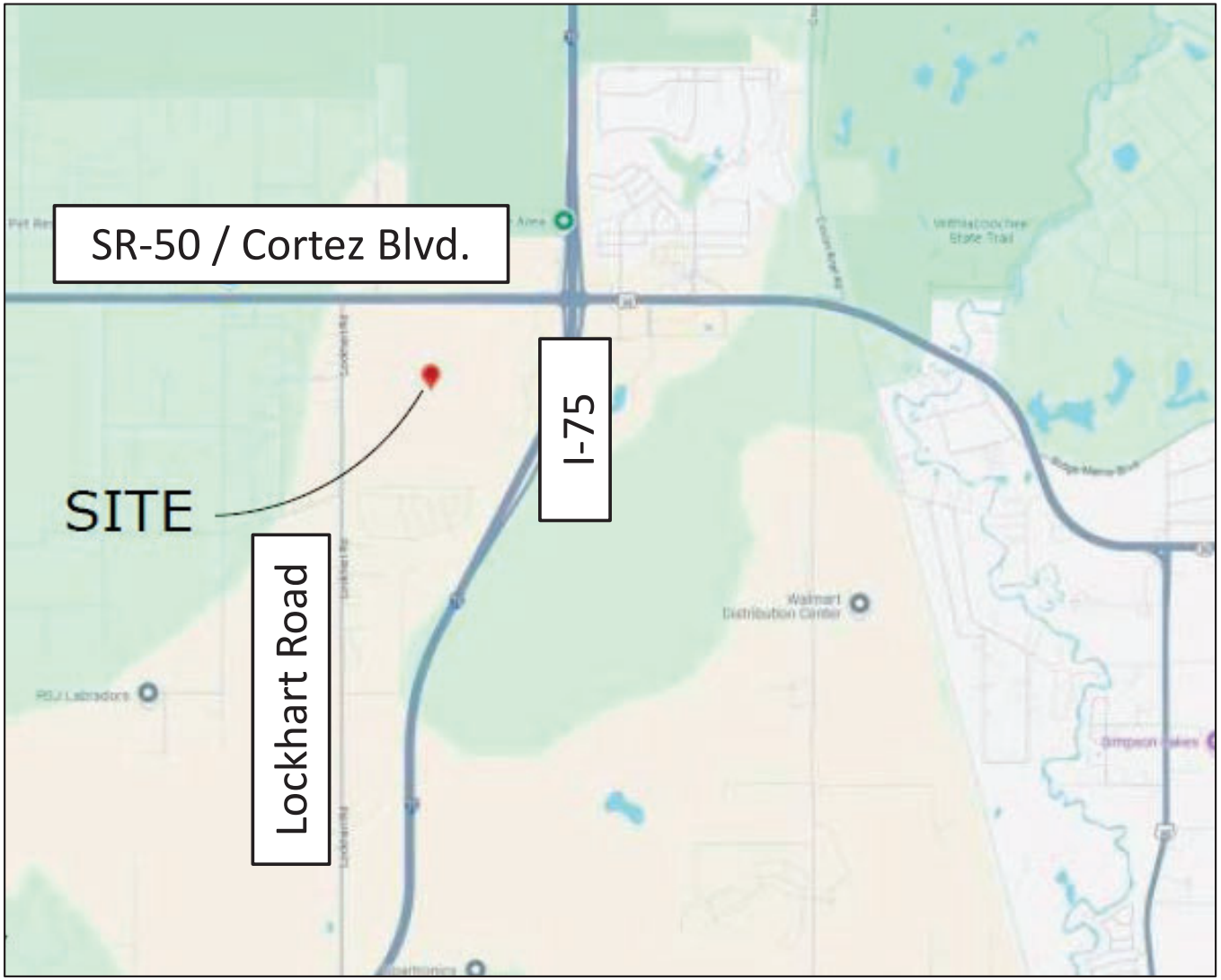
Mixed Use Development

H-25-40

Hernando County
Planning & Zoning Commission
March 9, 2026

Location Map of Property

- Owned by Jack Melton Family, Inc.
- 203.89 acres
- Parcel Keys:
  - 840923: 179.16 acres
  - 841138: 21.65 acres
  - 1760151: 3.08 acres



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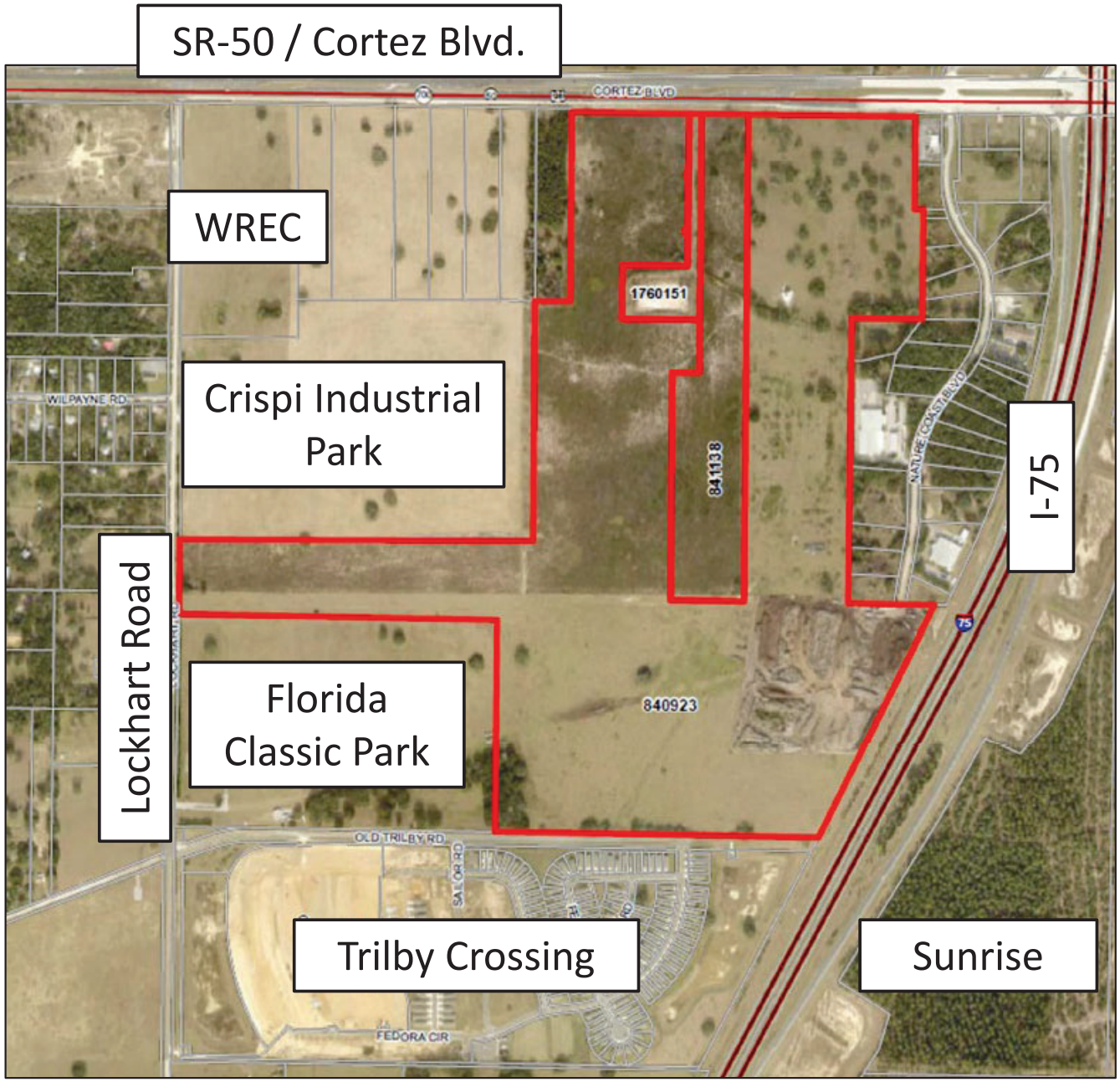
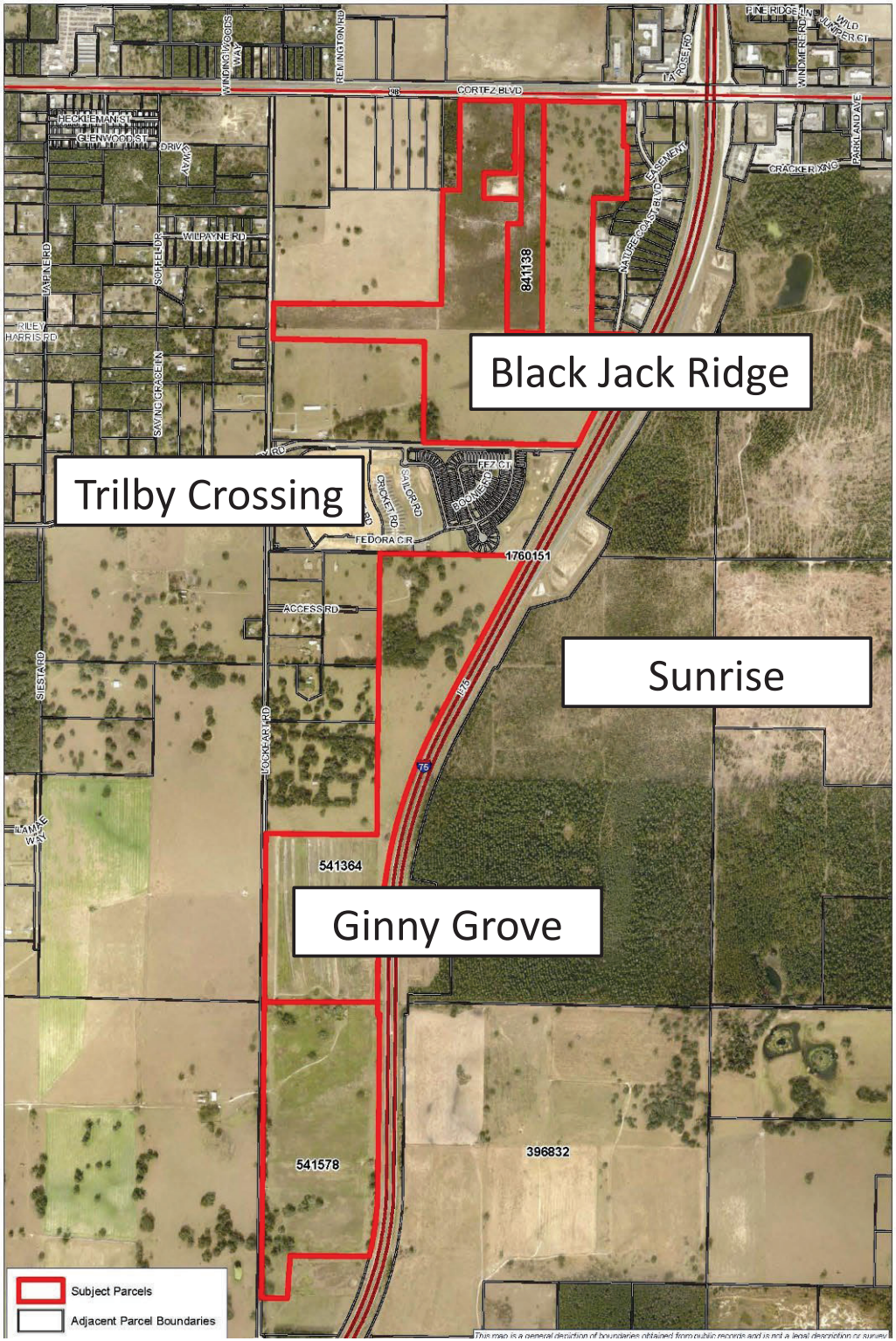


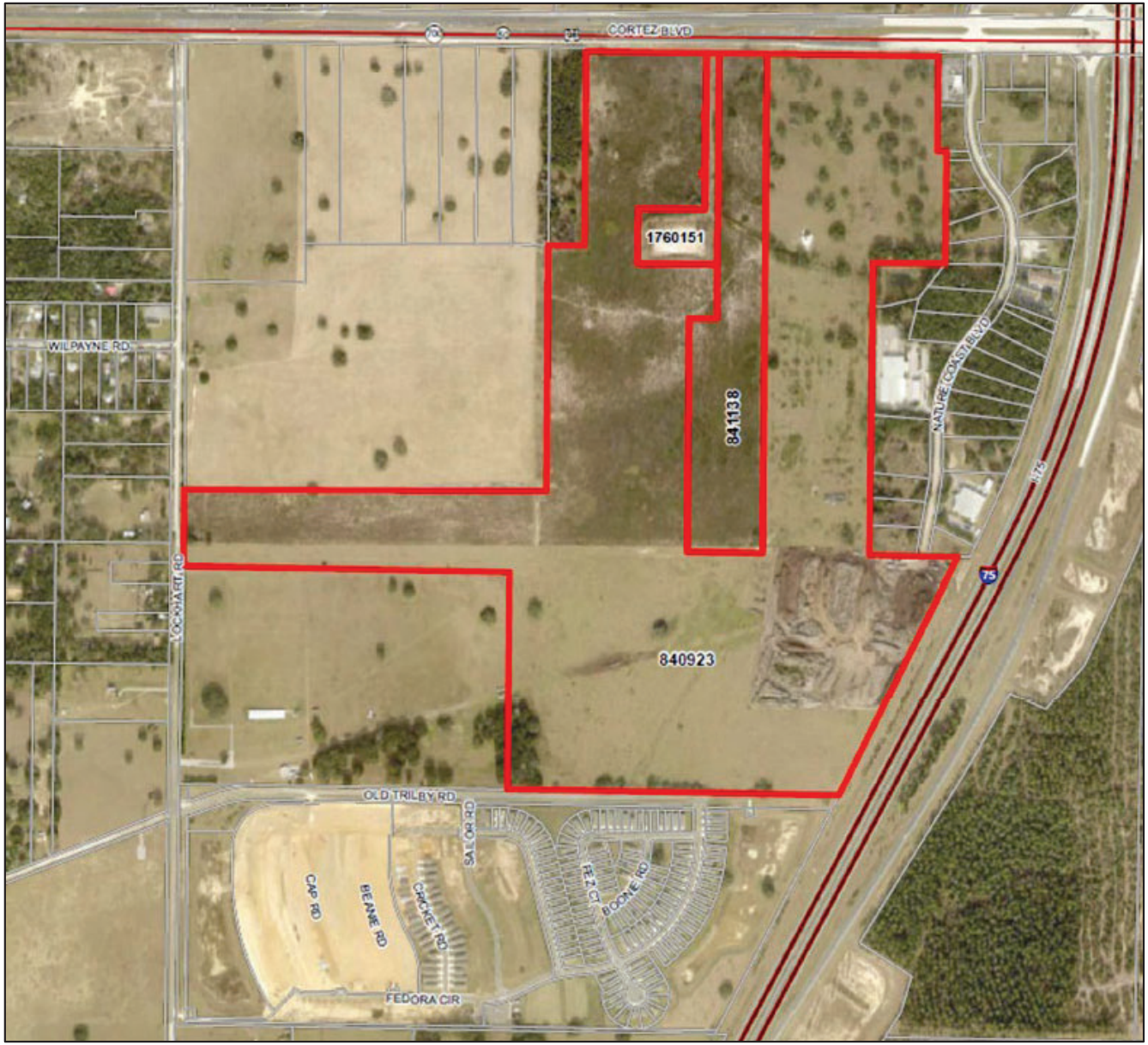
409

Location of Ginny Grove & Black Jack Ridge



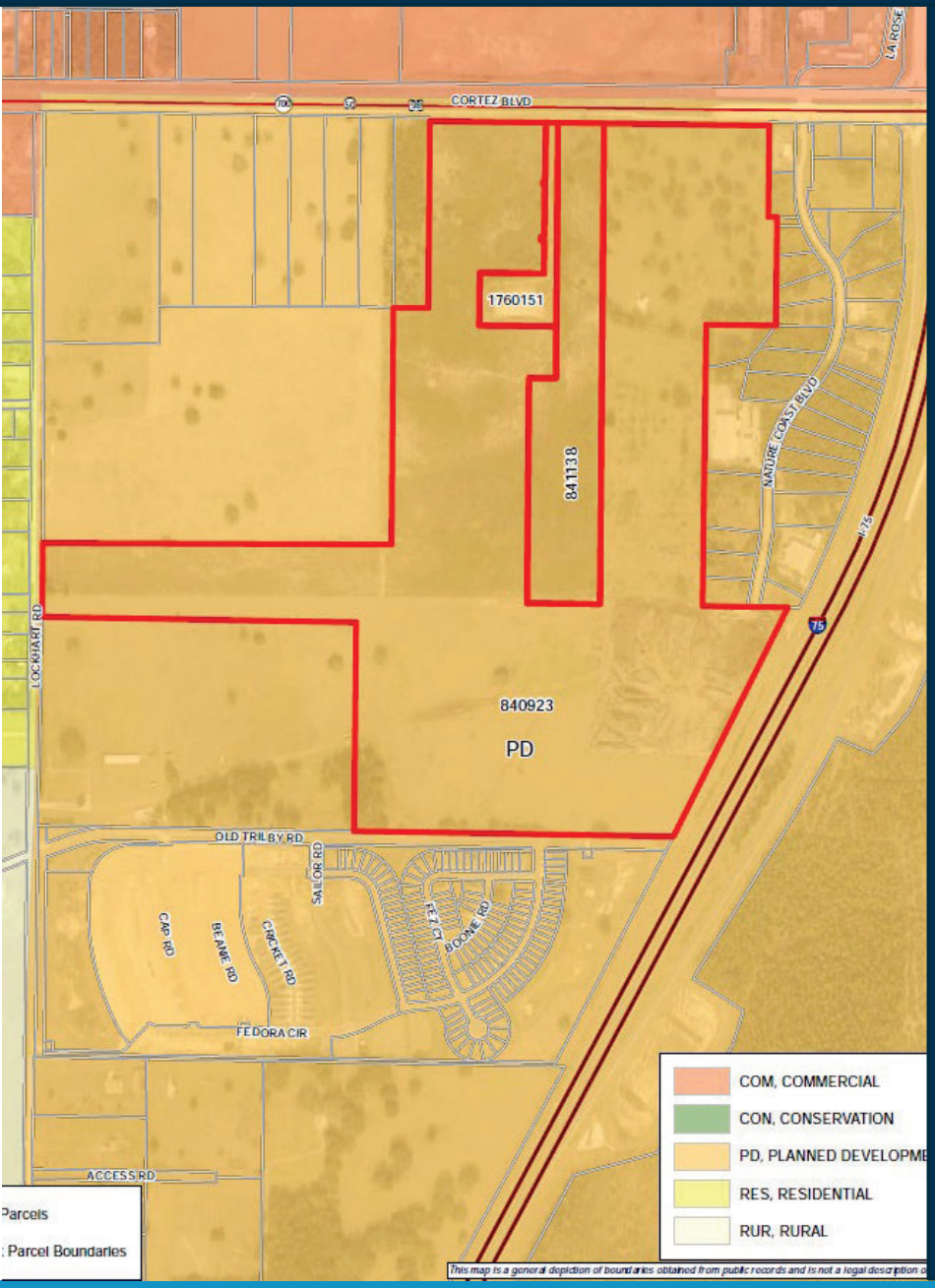
Request

- AG, PDP-HC, PDP-GC, and C-2 to a Combined Planned Development District (CPDP)
- Maximum 978 units
- Maximum 200,000 SF of commercial PDP(HC)
- Maximum of 100,000 SF of commercial PDP(GC)



411

FLU: I-75/SR-50 PDD



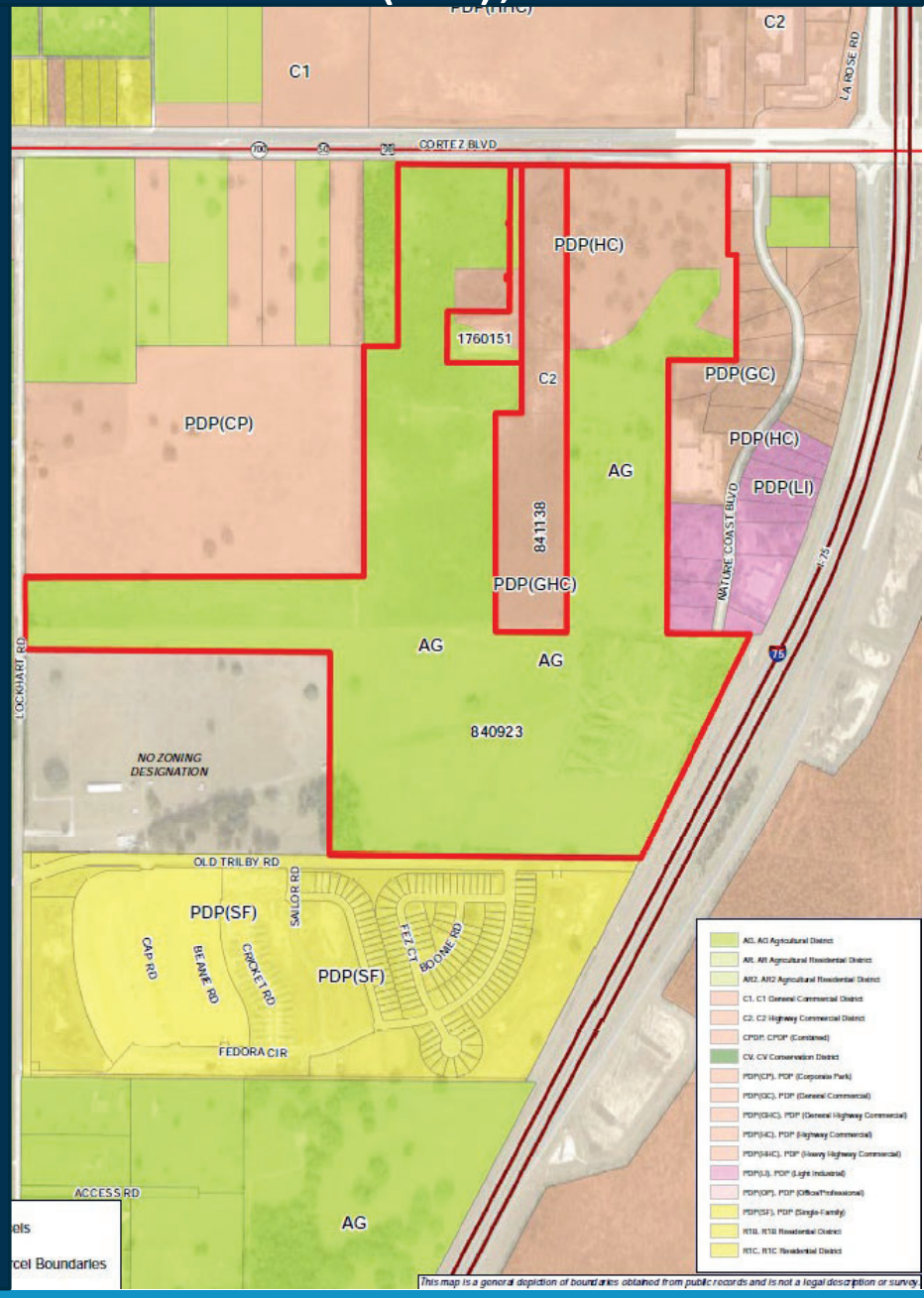
M

A

P

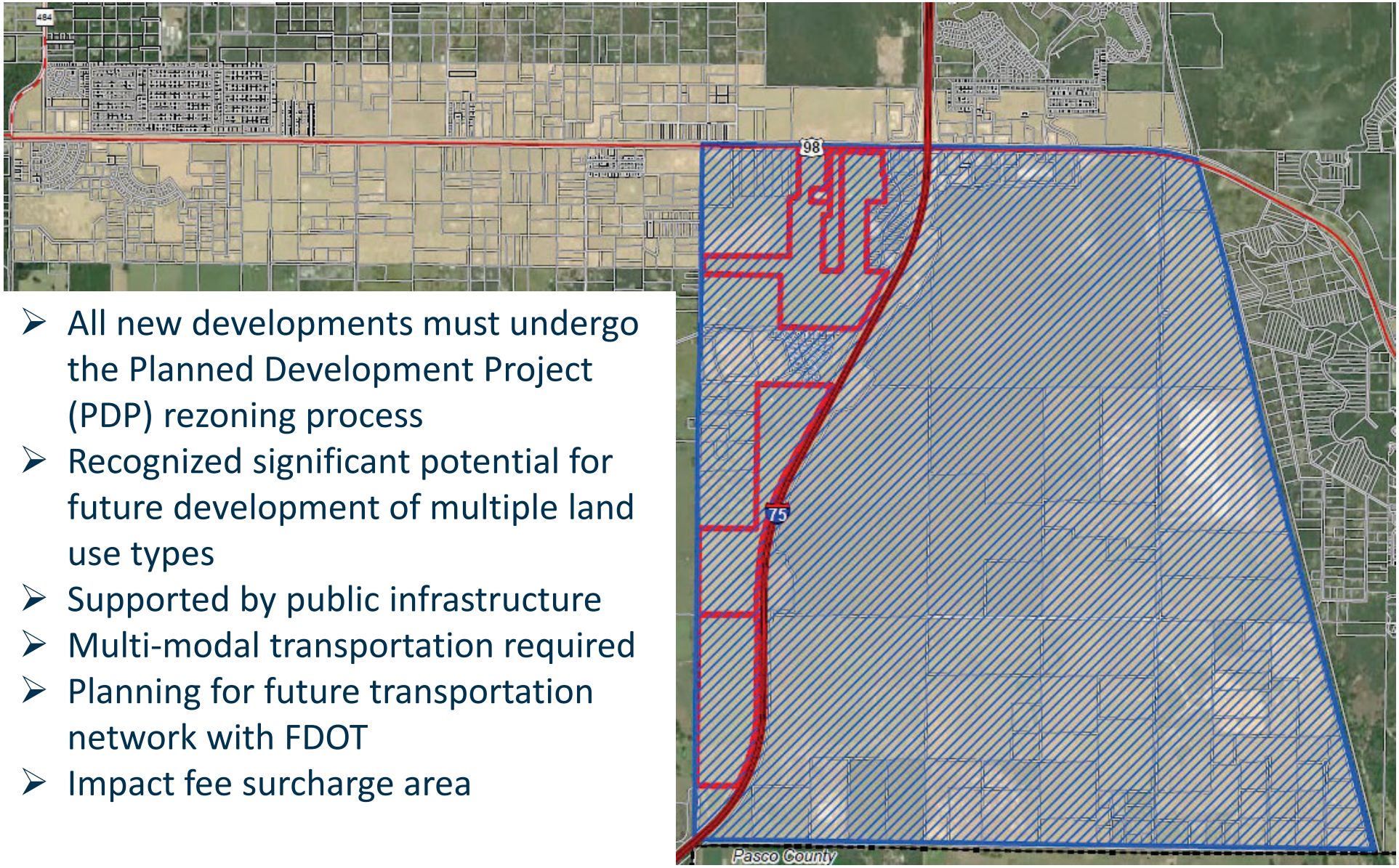
S

Zoning: AG; PDP (GHC); PDP (HC); C-2



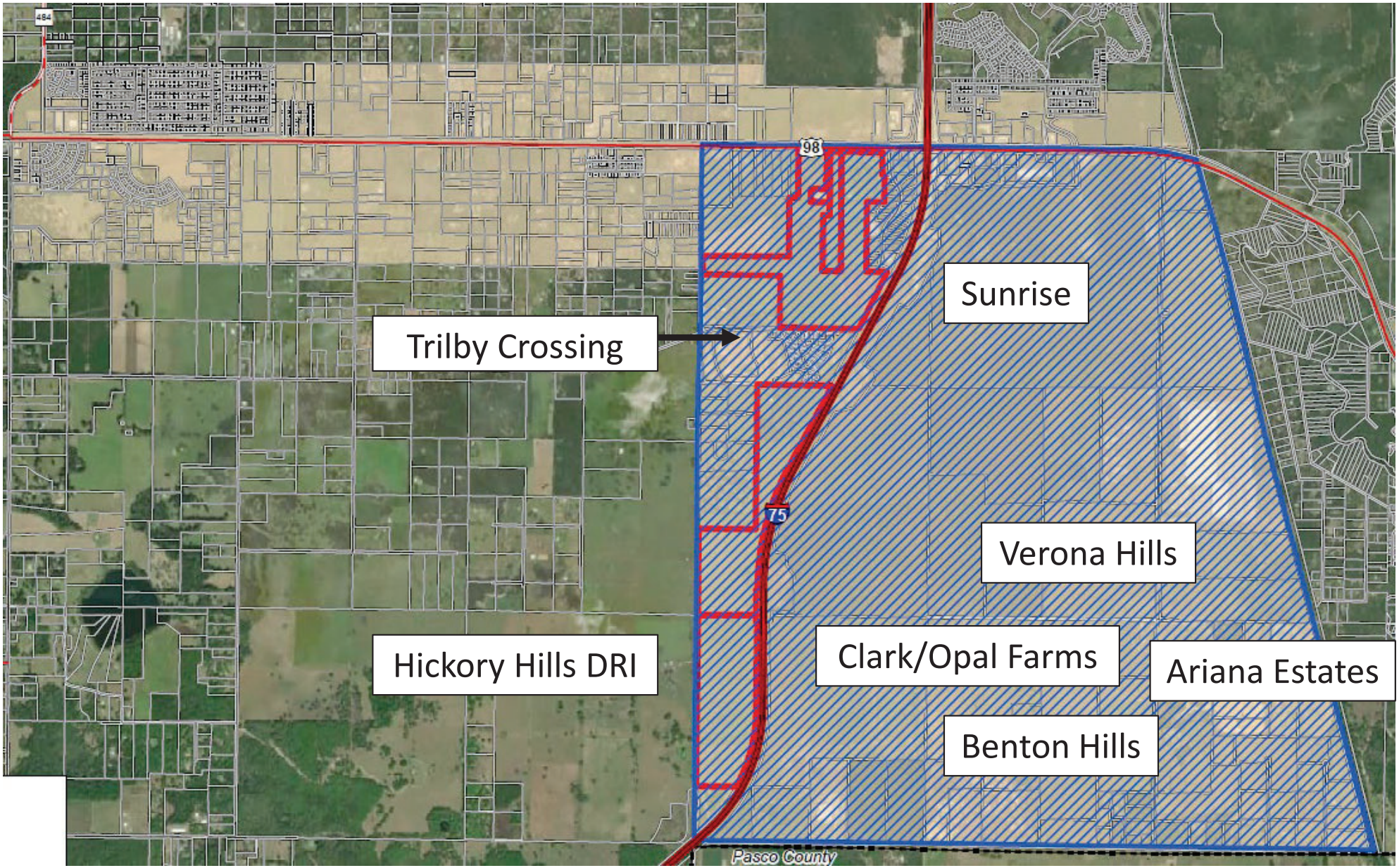
412

Comprehensive Plan
I-75/SR-50 Planned Development District



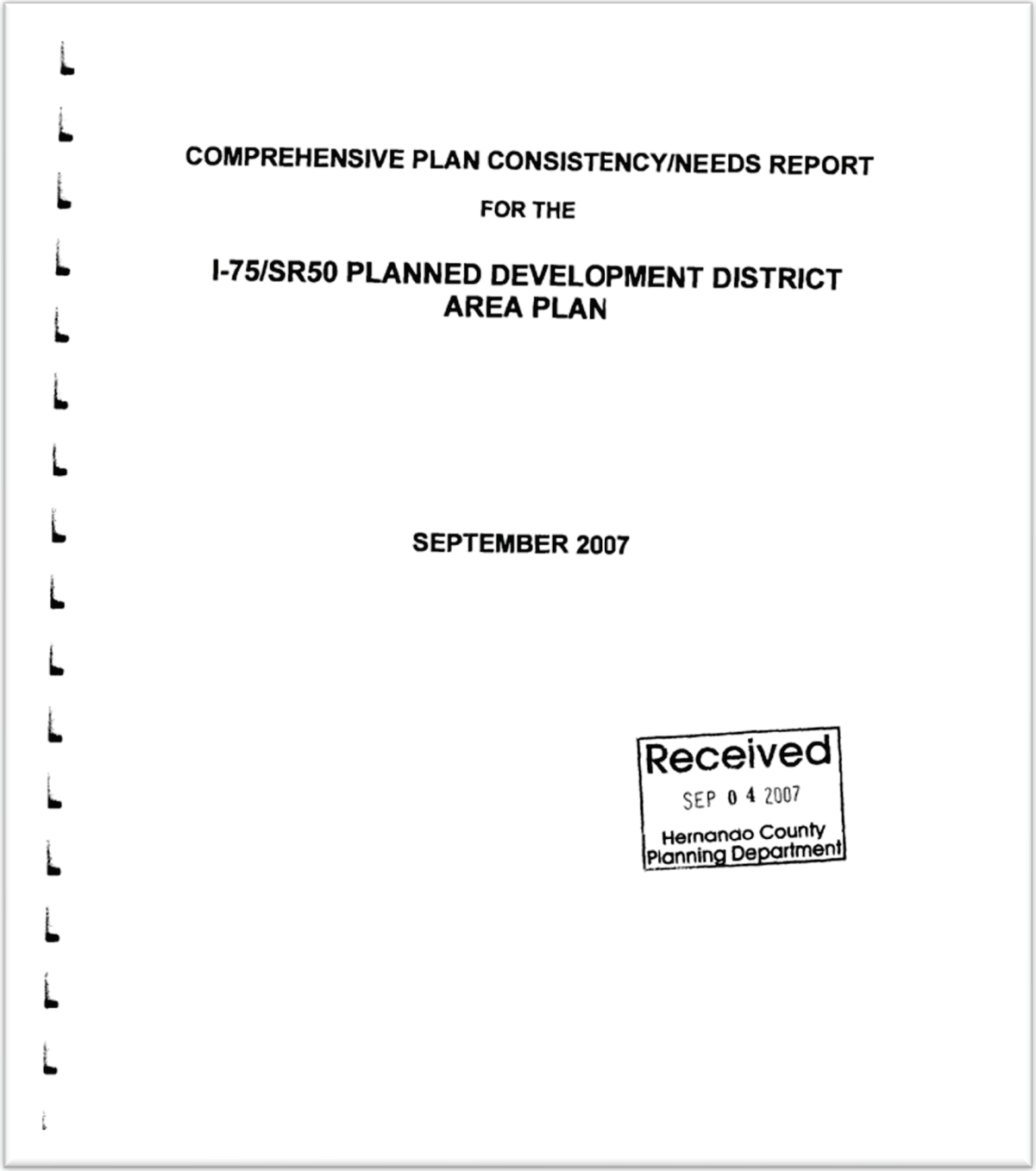
- All new developments must undergo the Planned Development Project (PDP) rezoning process
- Recognized significant potential for future development of multiple land use types
- Supported by public infrastructure
- Multi-modal transportation required
- Planning for future transportation network with FDOT
- Impact fee surcharge area

Comprehensive Plan
I-75/SR-50 Planned Development District – Surcharge Area



I-75/SR-50 PDD Future Land Use

- Designation applied to unique and specialized areas within the County
  - I-75/SR-50
  - Airport
  - World Woods
  - Hickory Hills
  - Brooksville Regional Medical Center
  - Quarry Preserve
  - South Brooksville
  - Spring Center
- I-75/SR-50 Area Plan developed in 2007
- Growth directed here
- Infrastructure Improvements
  - Impact Fee Surcharge



COMPREHENSIVE PLAN CONSISTENCY/NEEDS REPORT

FOR THE

I-75/SR50 PLANNED DEVELOPMENT DISTRICT AREA PLAN

SEPTEMBER 2007

Received
SEP 04 2007
Hernando County Planning Department

415

Comprehensive Plan
I-75/SR-50 Planned Development District

GOAL 1.05 – Planned Development District

Planned Development District (PDD) is a Future Land Use Map Category that provides coordinated planning of new developments and redevelopments with proposed multiple uses or types that have specialized or unique characteristics, or would benefit from a relatively high level of planning control and coordination. **PDDs envision a mixture of land uses with the locations of each land use determined through a master planning process**.

. . . **The densities and intensities assigned to each individual PDD are addressed in the Master Plan of the development**. . .

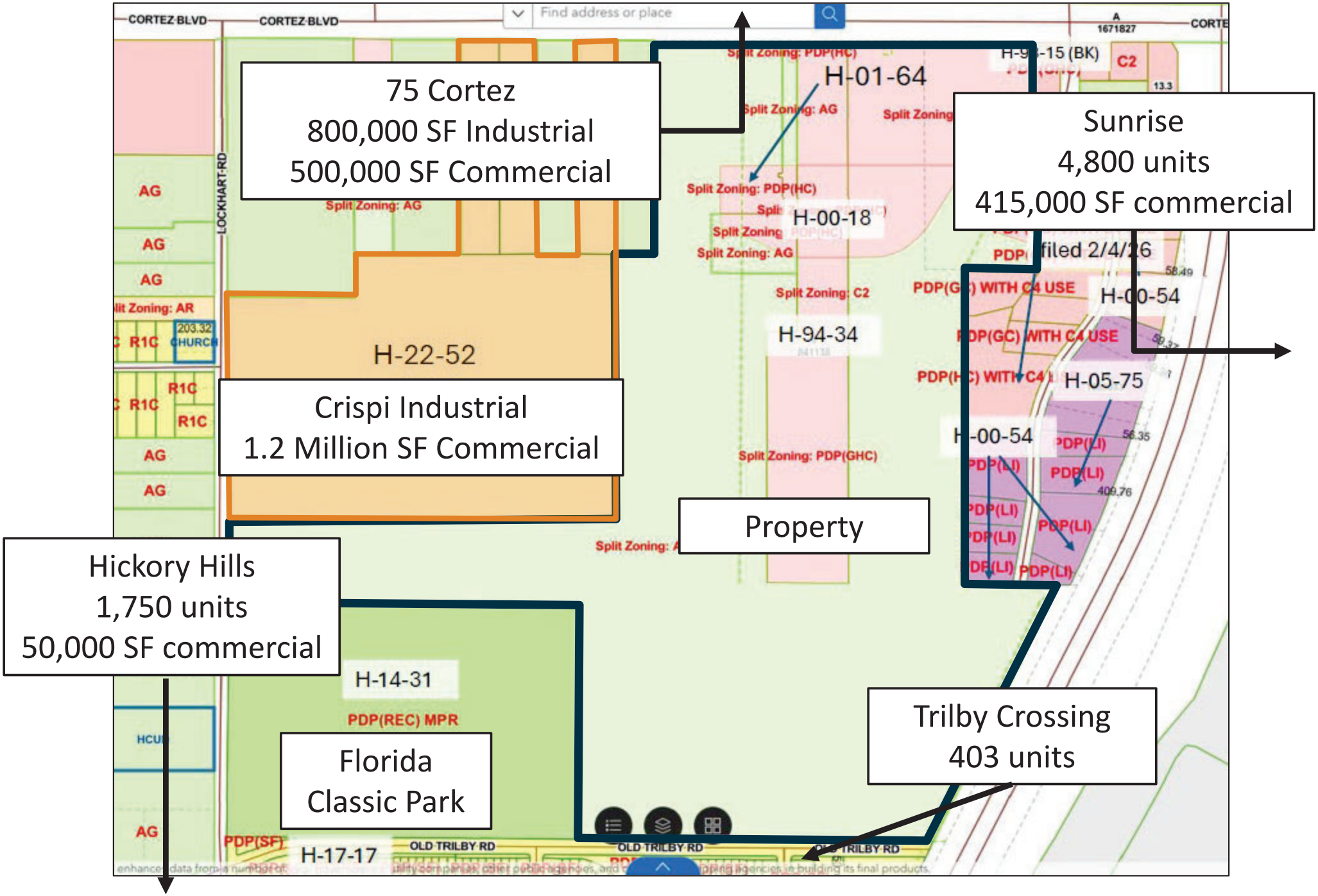
Comprehensive Plan
I-75/SR-50 Planned Development District

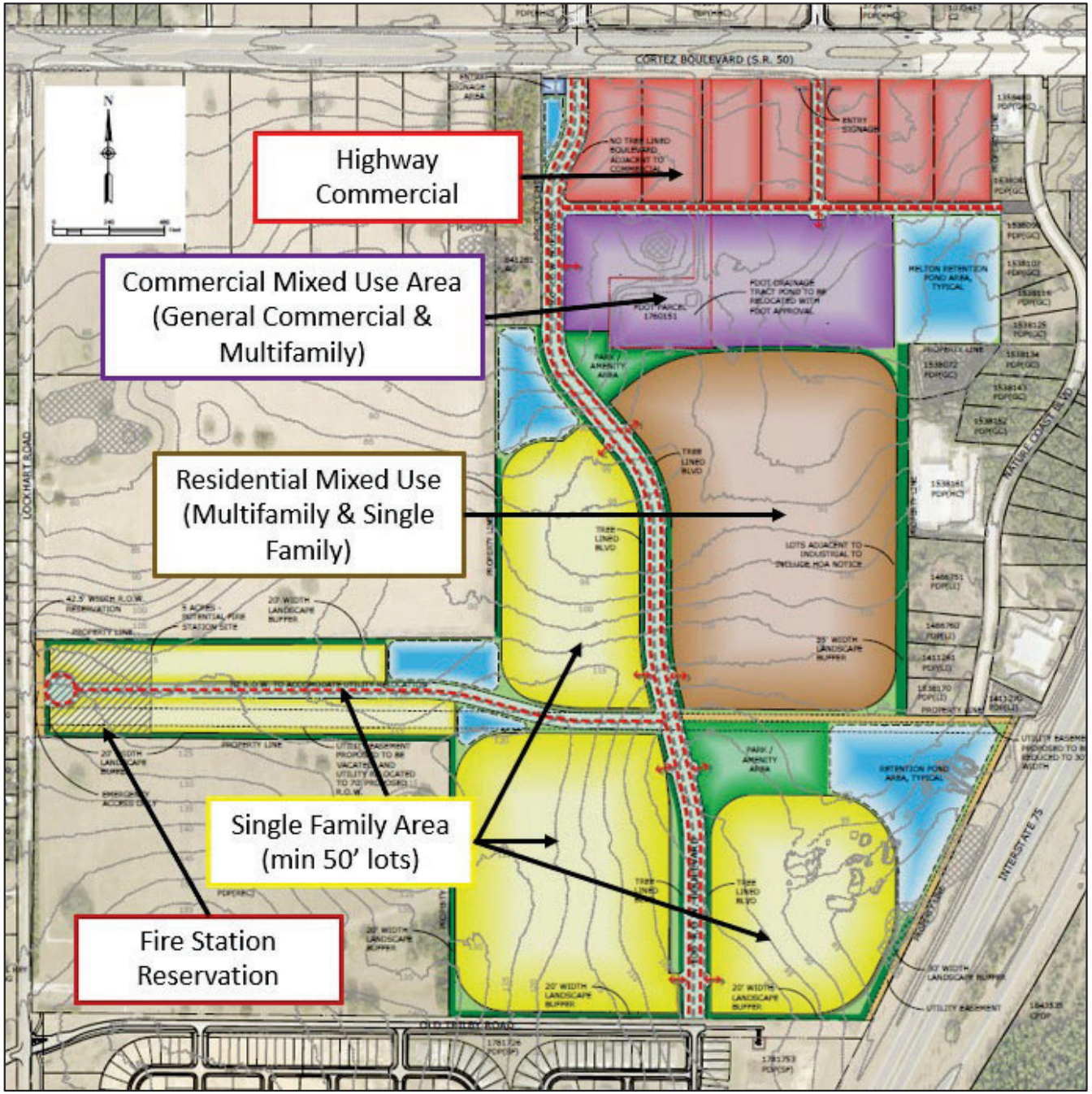
Objective 1.05A

The I-75/SR-50 Planned Development District (I-75/SR-50 PDD) is hereby established for the purpose of implementing planning tools to **maximize the potential economic value of the I-75 corridor** through coordination of **multiple land uses, roadway network configuration, new and upgraded public infrastructure and consistency of design**. . .

Strategy 1.05A(1)

The I-75/SR-50 Planned Development District mapped area is **characterized by significant potential for future development of multiple land use types**. The I-75/SR-50 PDD shall seek to create, to the maximum extent practical, **a largely self-contained internally functional concentration of commercial, industrial, and mixed residential land uses supported by public infrastructure**. . .


75 Cortez
800,000 SF Industrial
500,000 SF Commercial
Sunrise
4,800 units
415,000 SF commercial
Crispi Industrial
1.2 Million SF Commercial
Property
Hickory Hills
1,750 units
50,000 SF commercial
Florida
Classic Park
Trilby Crossing
403 units
CORTEZ BLVD
LOCKHART RD
OLD TRILBY RD
H-01-64
H-00-18
H-94-34
H-22-52
H-05-75
H-14-31
H-17-17
H-00-54
Split Zoning: PDP(HC)
Split Zoning: AG
Split Zoning: C2
Split Zoning: PDP(GHC)
PDP(REC) MPR
PDP(SF)
PDP(LI)
PDP(GC) WITH C4 USE
filed 2/4/26
AG
R1C
C2



Master Plan

Transition of land uses, from north to south:

- Highway Commercial
  - Max 200,000 SF
- Commercial Mixed Use
  - Max 100,000 SF
  - Or 320 multifamily units
  - apartments, townhomes, villas
- Residential Mixed Use
  - Townhomes, villas, single family detached
- Single Family Area
  - Single family detached
  - Min. 50' wide lots

LAND USE TABLE			
LAND USE	ACRES	UNITS	DENSITY
COMMERCIAL AREA PDP(HC)	20		200,000 SQ. FT.
COMMERCIAL MIXED USE PDP(GC), PDP(MF)	19	320*	100,000 SQ. FT.
SINGLE FAMILY PDP(SF)	72	288*	
RESIDENTIAL MIXED USE PDP(MF) & PDP(SF)	37	370*	
DRAINAGE, RECREATION, BUFFERS, OPEN SPACE	37.81		
ROADS	18		
TOTAL:	+/- 203.89	978	

Request Details

Transition of land uses, from north to south:

- Highway Commercial
  - Max 200,000 SF
- Commercial Mixed Use
  - Max 100,000 SF
  - Or 320 multifamily units
  - apartments, townhomes, villas
- Residential Mixed Use
  - Townhomes, villas, single family detached
- Single Family Area
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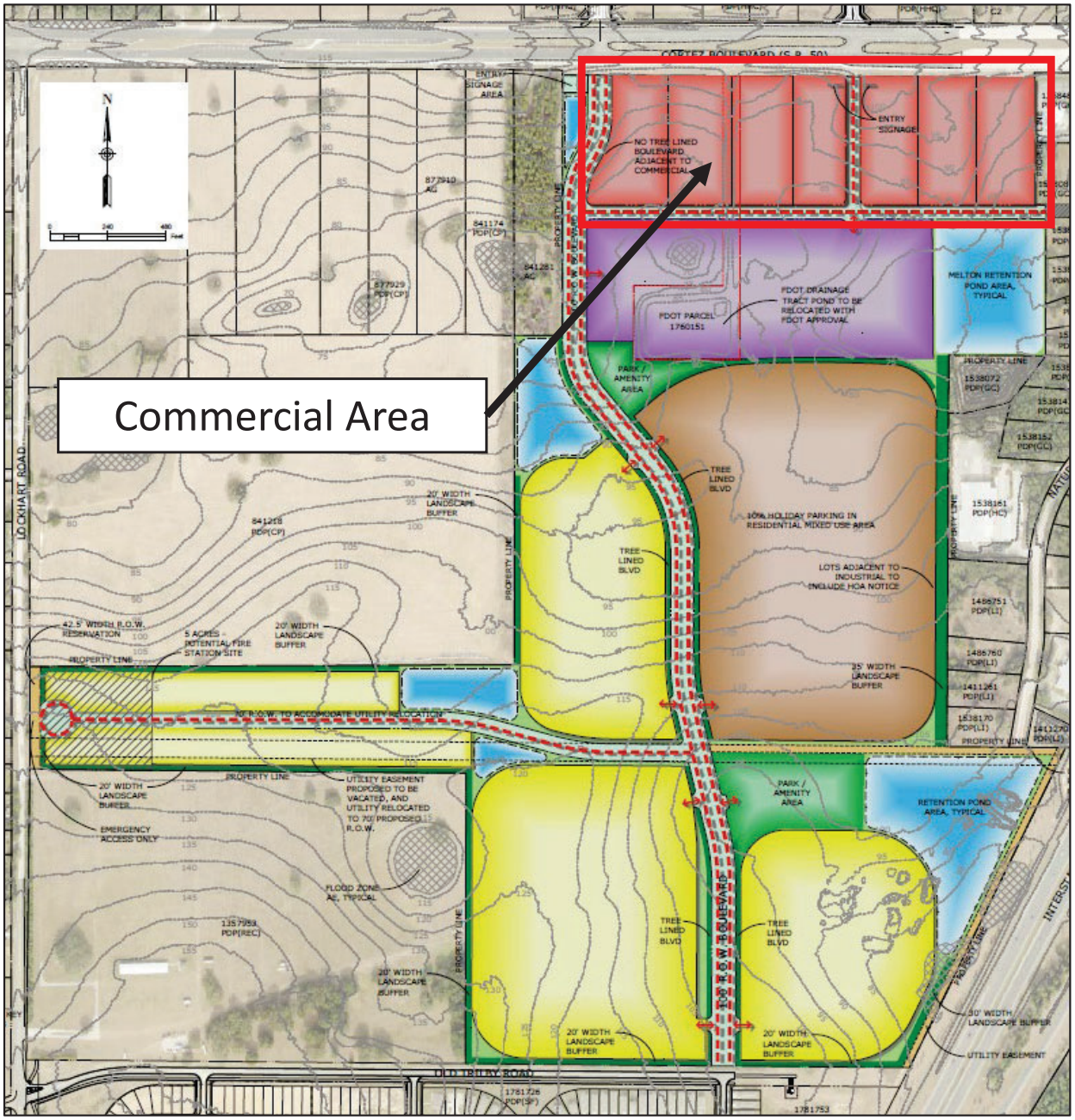
  - Min. 50’ wide lots

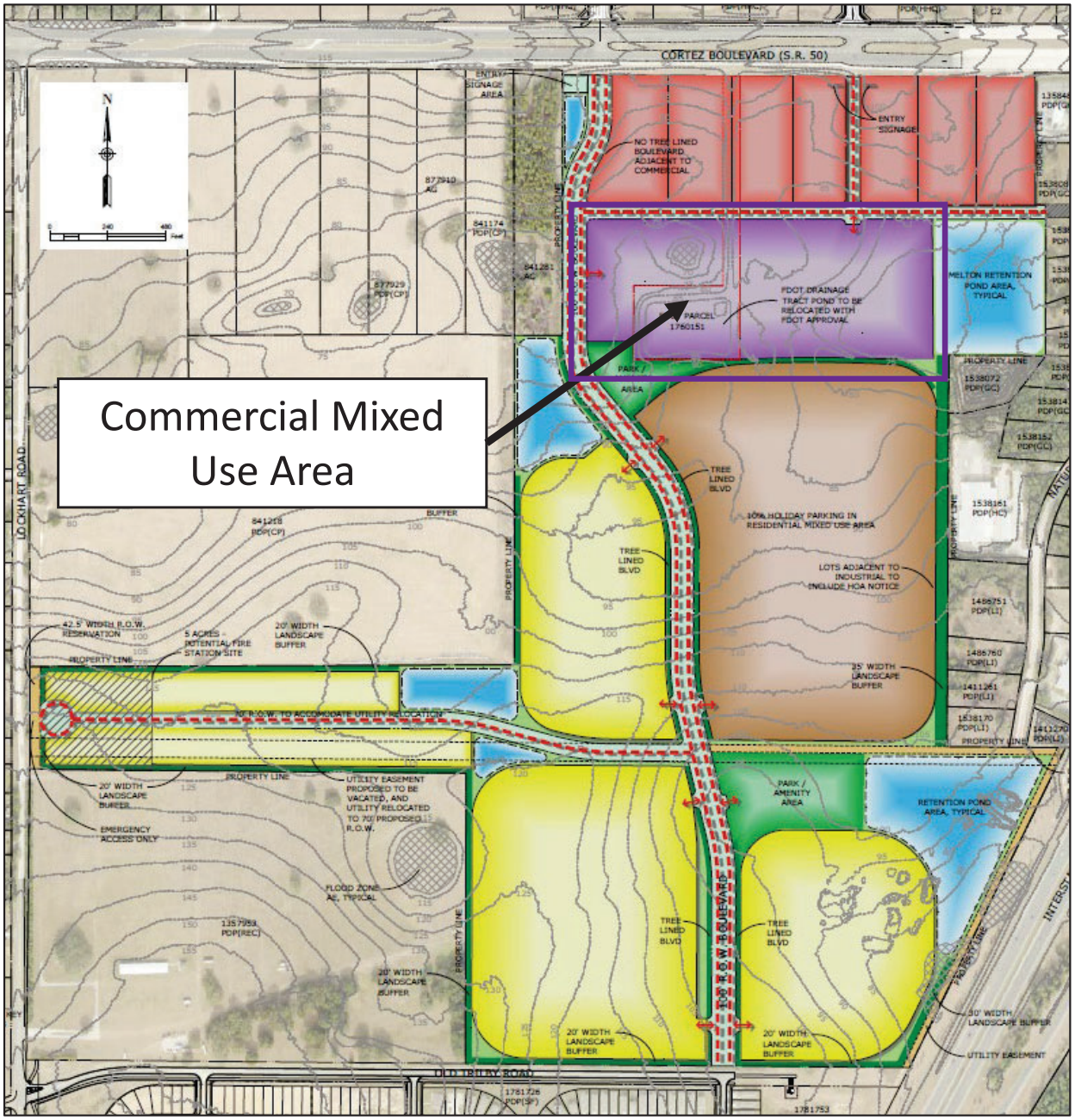
Permitted Uses



Commercial Area (Red)

Proposed Uses:

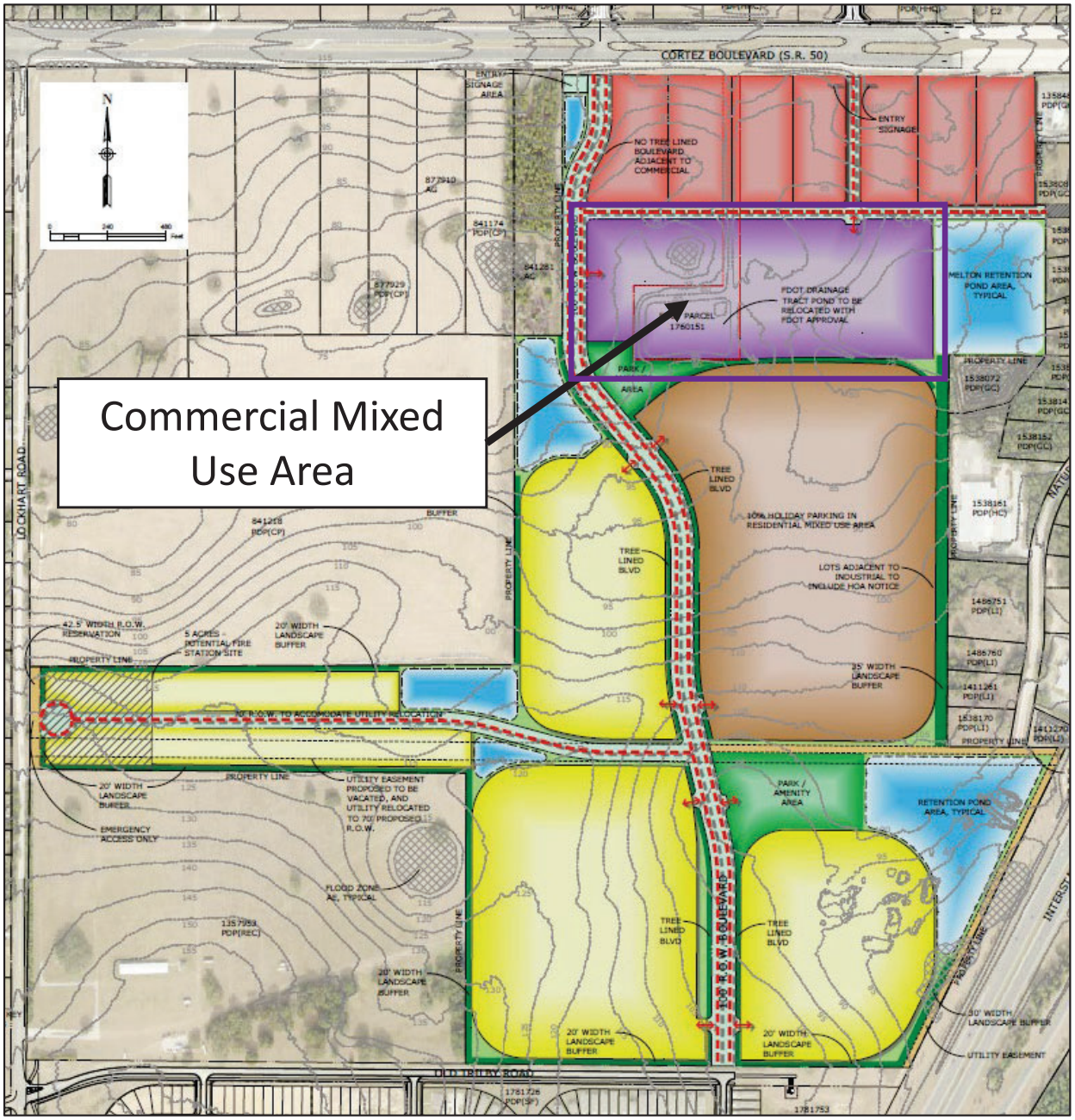
- 1) All permitted uses in the C-2 zoning district
- 2) Hospital and/or Urgent Care/ Stand-Alone ER
- 3) Educational Facilities
- 4) Light Wholesale and Storage
- 5) Microbreweries
- 6) Public/Private Recreation including Virtual Golf and/or Pickle Ball Facilities



Commercial Mixed Use Area (Purple)

Proposed Uses:

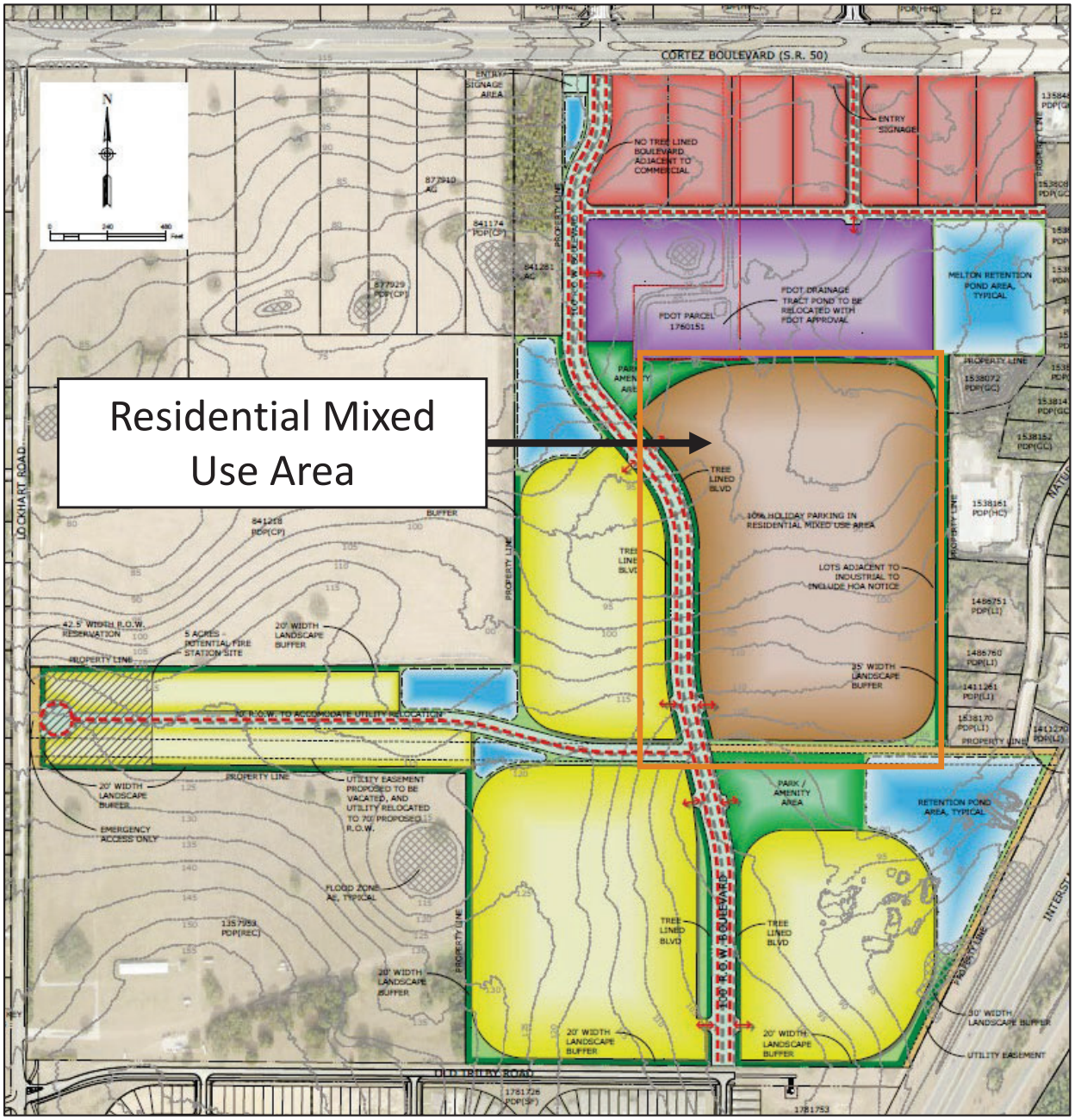
- 1) All C-1 Highway Commercial District Permitted Uses
- 2) Hospital and/or Urgent Care/Stand-Alone Emergency Room
- 3) Educational Facilities
- 4) Light Wholesale and Storage
- 5) Microbreweries
- ….



Commercial Mixed Use Area (Purple)

Proposed Uses (continued):

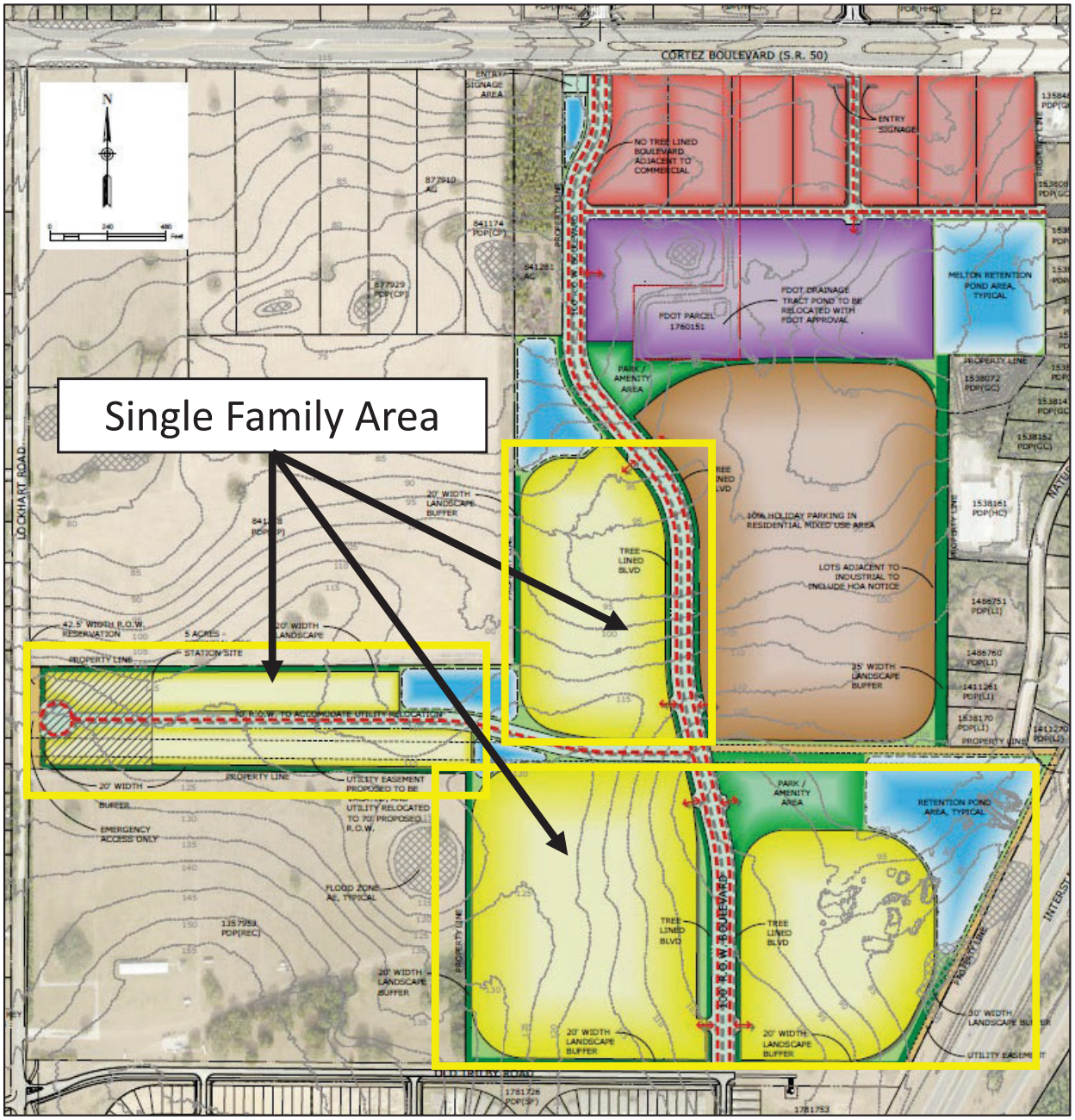
- 6) Microbreweries
- 7) Public/Private Recreation including Virtual Golf and/or Pickle Ball Facilities
- 8) All R-3 Residential District Permitted Uses, including apartments, townhomes and villas, and including condominium forms of ownership, but excluding single-family detached dwellings
- 9) Recreational Amenities and Residential Ancillary and Accessory Uses



Residential Mixed Use Area (Brown)

Proposed Uses:

- 1) All R-3 Residential District Permitted Uses, including townhomes and villas, and including condominium forms of ownership, but excluding apartments
- 2) Educational Facilities
- 3) Public/Private Recreation including Virtual Golf and/or Pickle Ball Facilities
- 4) All R-1A Residential District Permitted Uses (minimum lot width of 40 feet), except that no mobile homes are permitted
- 5) Recreational Amenities and Residential Ancillary and Accessory Uses



Single Family Area (Yellow)

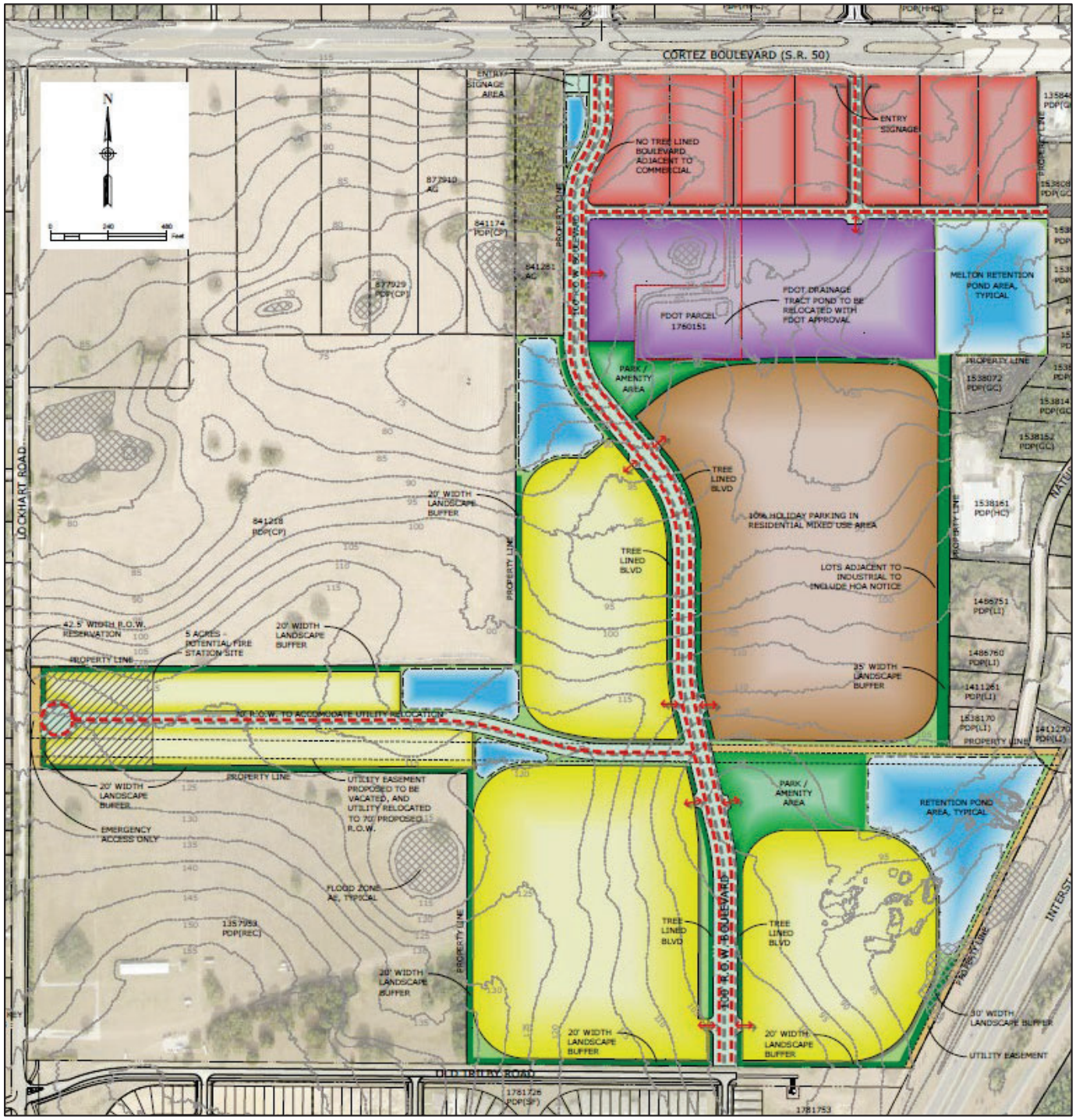
Proposed Uses:

- 1) All R-1A Residential District Permitted Uses (minimum lot width of 50 feet), except that no mobile homes are permitted
- 2) Recreational Amenities and Residential Ancillary and Accessory Uses

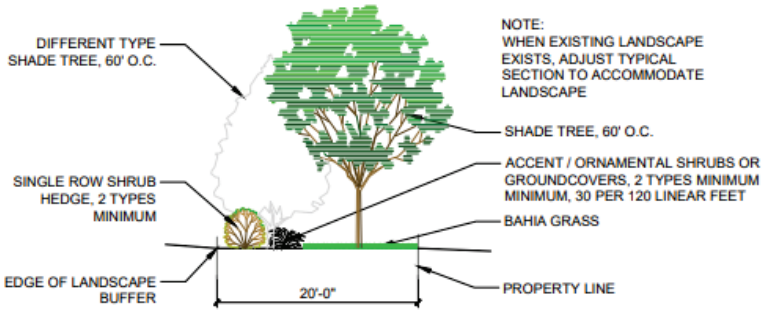
Buffers & Setbacks

Perimeter Buffers & Setbacks

- Perimeter buffers:
  - North – 35 feet
  - East (Industrial) – 35 feet
  - East (I-75) – 30 feet
  - West – 20 feet
  - South – 20 feet
- Perimeter building setbacks (inclusive of buffer):
  - North – 75 feet
  - East (Industrial) – 35 feet
  - East (I-75) – 45 feet
  - West – 35 feet
  - South – 35 feet



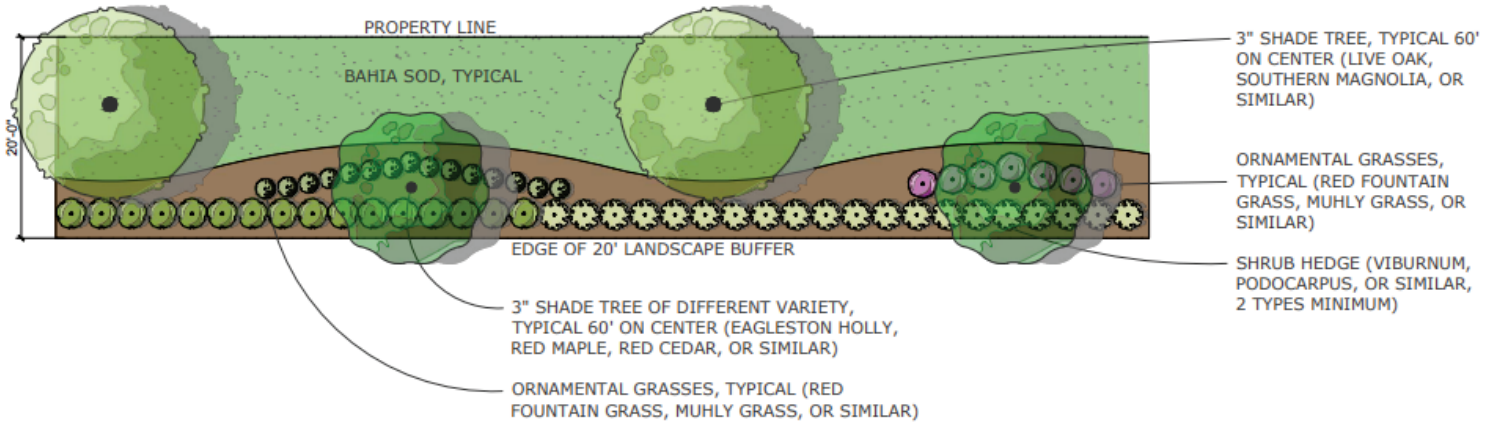
20’ Typical Buffer Cross Section



2 20' TYPICAL TYPE 2 BUFFER SECTION

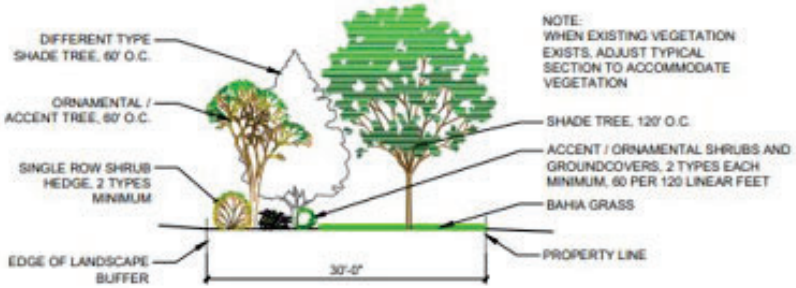
TYPE 2 BUFFER SUMMARY

4 SHADE TREES (2 TYPES) PER 120 LF
SINGLE ROW SHRUB HEDGE
30 ORNAMENTAL GRASSES, SMALL SHRUBS PER 120 LF
BAHIA SOD WHERE NOT PLANTING BED



LANDSCAPE BUFFER TYPE 2 PLAN VIEW (SCALE: 1' = 10')

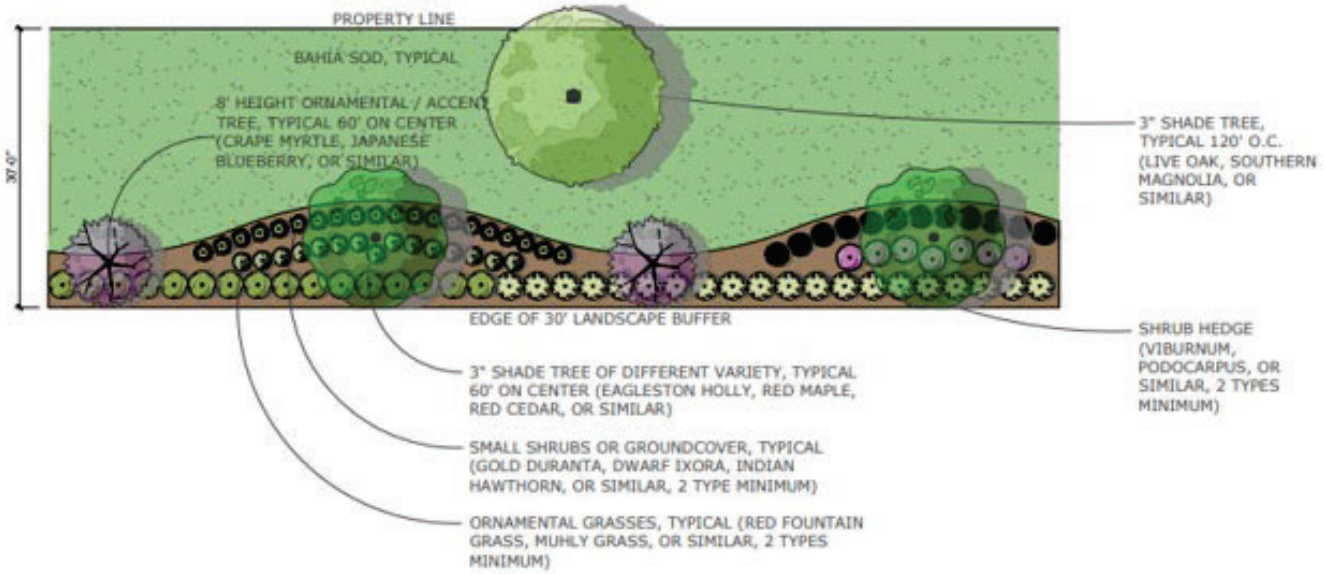
30’ Typical Buffer Cross Section



3 30' TYPICAL TYPE 3 BUFFER SECTION

TYPE 3 BUFFER SUMMARY

3 SHADE TREES (2 TYPES) PER 120 LF
2 ORNAMENTAL TREES PER 120 LF
SINGLE ROW SHRUB HEDGE
60 ORNAMENTAL GRASSES, SMALL SHRUBS PER 120 LF
BAHIA SOD WHERE NOT PLANTING BED

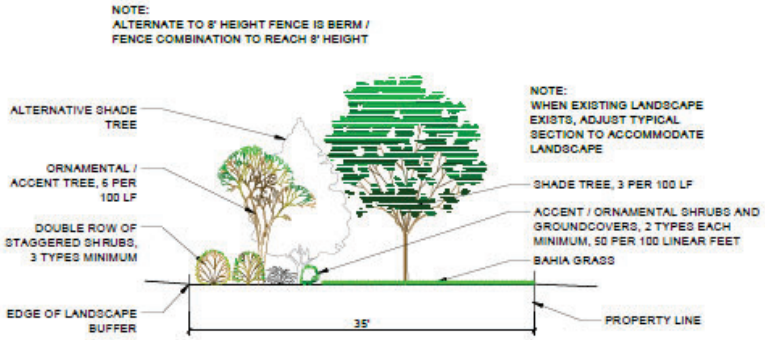


LANDSCAPE BUFFER TYPE 3 PLAN VIEW (SCALE: 1' = 10')

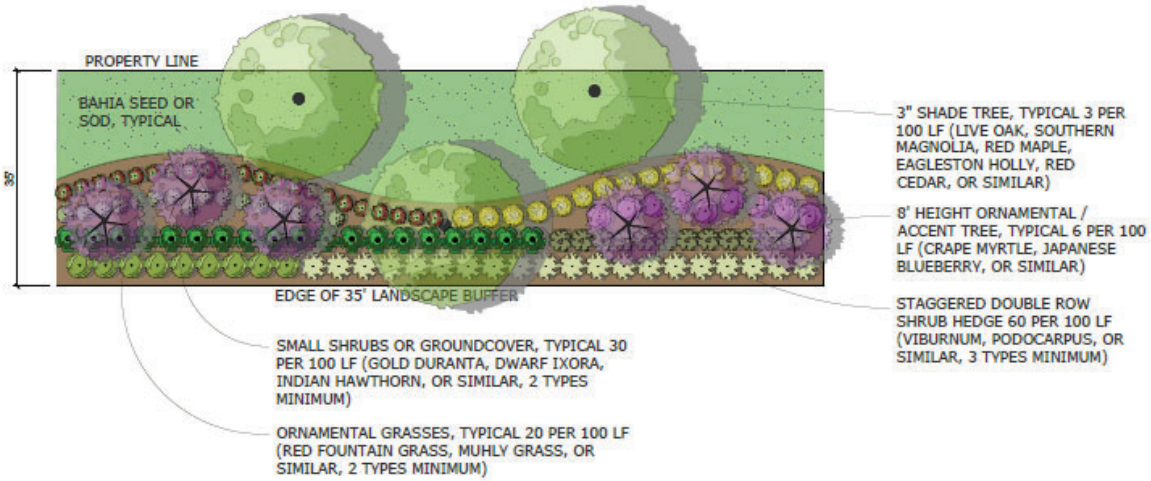
35’ Typical Buffer Cross Section

TYPE 4 BUFFER SUMMARY

3 SHADE TREES (2 TYPES) PER 100 LF
6 ORNAMENTAL TREES PER 100 LF
STAGGERED DOUBLE ROW SHRUB HEDGE
50 ORNAMENTAL GRASSES, SMALL SHRUBS PER 100 LF
8' FENCE OR COMBINATION BERM / FENCE
BAHIA SEED / SOD WHERE NOT PLANTING BED



4 35' TYPICAL TYPE 4 BUFFER SECTION



LANDSCAPE BUFFER TYPE 4 PLAN VIEW (NTS)

Proposed Condition: Perimeter Buffers

Perimeter buffers shall be preserved and enhanced to achieve a minimum of **eighty percent (80%) visual opacity within thirty-six (36) months** of completion of construction. The primary intent of this requirement is to preserve existing native vegetation within the buffer to the maximum extent practicable, with such native vegetation intended to satisfy the eighty percent (80%) opacity requirement. Buffers proposed to be disturbed during construction shall be clearly identified on the construction plans and accompanied by a revegetation plan included with the landscape plans. Opacity requirements are not required to be met within the commercial buffer areas. **If existing native vegetation within a buffer does not achieve the required eighty percent (80%) opacity, the following options shall apply**:

The buffer may be selectively cleared and graded, as necessary, and replanted with landscape materials specifically designed to achieve the required eighty percent (80%) opacity. A planting landscape plan view and detailed cross-section shall be provided on the applicable phased conditional plat. For any portion of the buffer that does not meet the 80% criteria upon the initialization of construction, a construction barrier fence must be installed where immediately adjacent to residential properties in accordance with the Hernando County Land Development Regulations.

As an alternative, where the existing native vegetation does not meet the required opacity and the developer elects not to clear and replant the buffer, an eight-foot (8’) opaque fence or wall may be installed along the interior edge of the buffer, in accordance with the Hernando County Land Development Regulations. In this case, existing native vegetation within the buffer shall remain undisturbed, no supplemental landscape plantings shall be required within the buffer, and only invasive vegetation may be removed.

Parks

- First 500 dwelling units = 5 acres of parks
- Each additional dwelling unit = 1/125th of an acre
- At a maximum of 978 dwelling units:

Dwelling Units	Acreage
500 units	5 acres
Units 501-978	3.824 acres
Minimum Park Acreage:	(5 + 3.824) **8.824 acres**

- Final acreage to be determined at conditional plat

Dimension & Lot Standards

Dimension & Lot Standards

Commercial Standards

	COMMERCIAL
MINIMUM LOT WIDTH	100'
MINIMUM FRONTAGE ALONG CURVE	N/A
MINIMUM LOT SQFT	N/A
MAXIMUM BUILDING HEIGHT	60'
MAXIMUM BUILDING AREA RATIO	0.75

Dimension & Lot Standards

Apartment Standards

	MULTI-FAMILY
MINIMUM LOT WIDTH	N/A
MINIMUM FRONTAGE ALONG CURVE	N/A
MINIMUM LOT SQFT	N/A
MAXIMUM BUILDING HEIGHT	60'
MAXIMUM BUILDING AREA RATIO	45%

Alternative Condition: Multifamily Standards

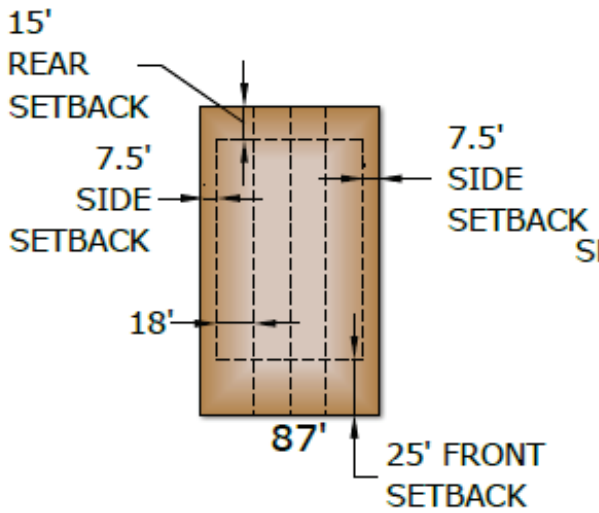
Condition #16 – Residential Specifications:

Apartments

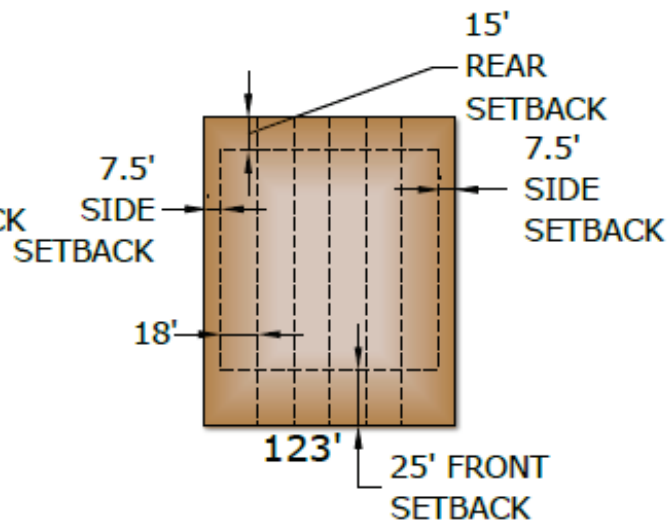
- Maximum units per building: ~~24~~ 48 (Deviation from 12)
- Maximum height: ~~45~~ 60’ (Deviation from 45’)

Dimension & Lot Standards

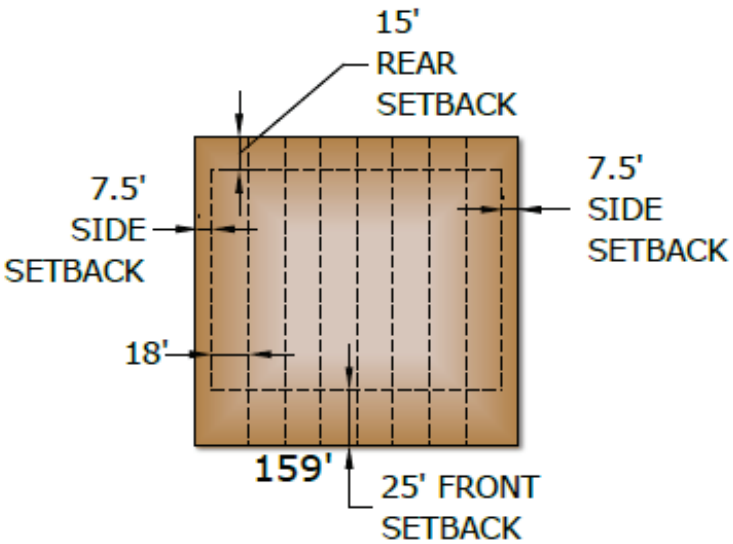
Residential Mixed Use Area (Purple & Brown): Townhome Standards



TYPICAL
4 UNIT TOWNHOME TRACT
NTS



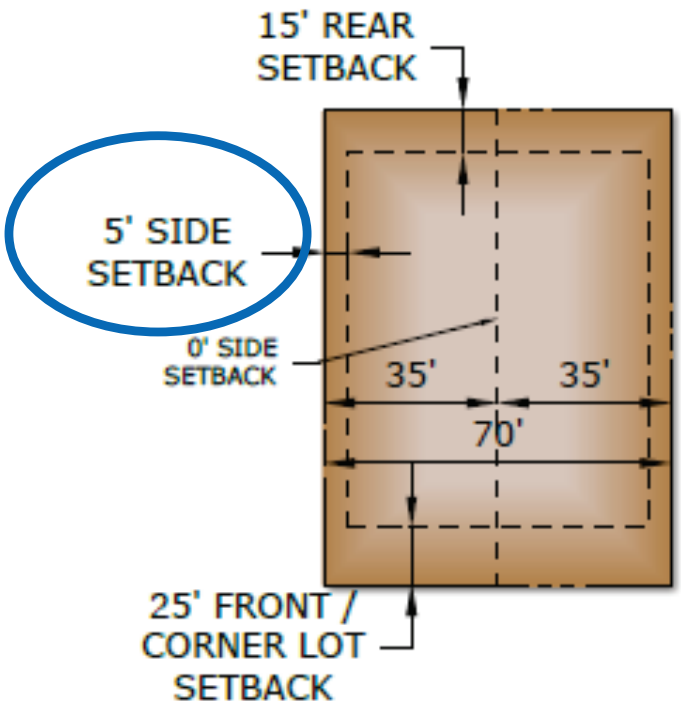
TYPICAL
6 UNIT TOWNHOME TRACT
NTS



TYPICAL
8 UNIT TOWNHOME TRACT
NTS

Dimension & Lot Standards

Residential Mixed Use Area (Purple & Brown): Villa Standards

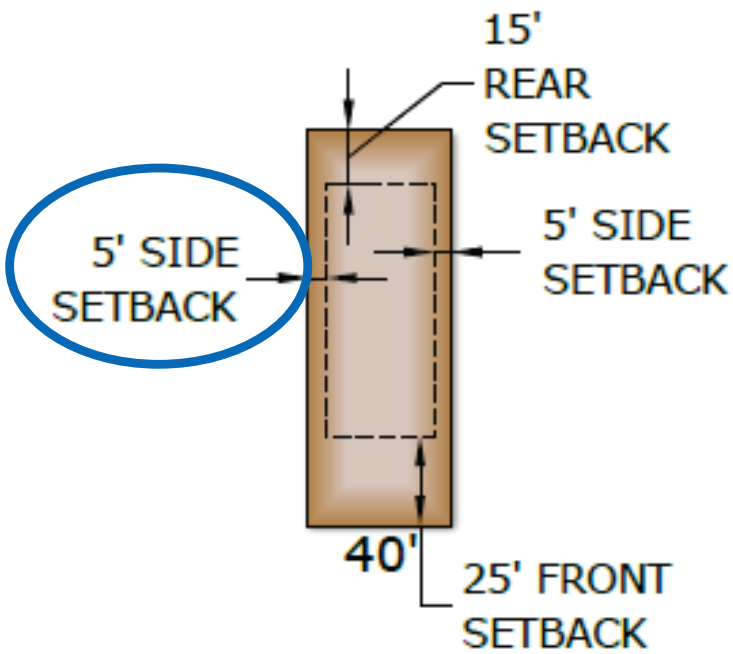


VILLA LOT MIN. REQUIREMENTS

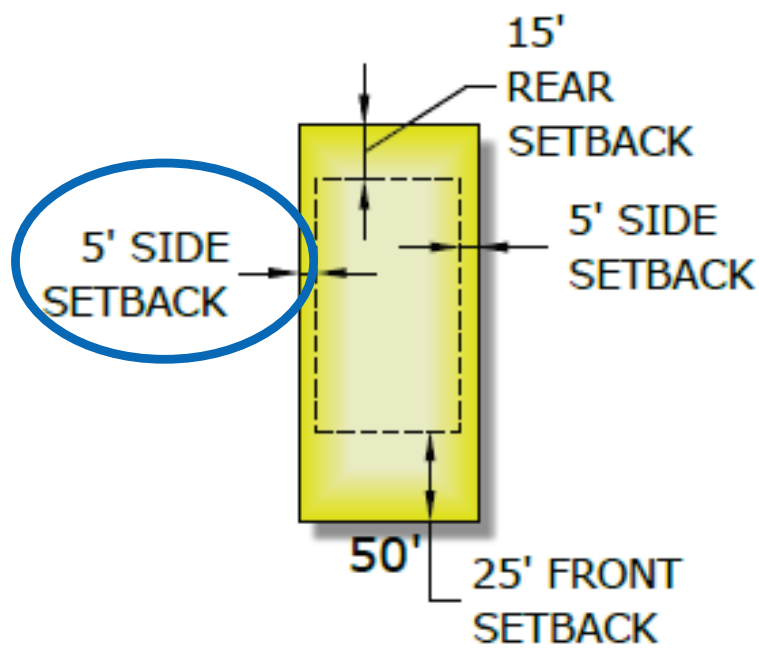
NTS

Dimension & Lot Standards

Residential Mixed Use Area (Brown): Single Family Standards



TYPICAL
40' SINGLE FAMILY LOT
NTS



TYPICAL
50' SINGLE FAMILY LOT
NTS

Alternative Condition: Side Setback

Condition #16 – Residential Specifications:

Single Family Lot 40’

- Side: ~~7.~~5’ (Deviation from 10’)

Single Family Lot 50’

- Side: ~~7.~~5’ (Deviation from 10’)

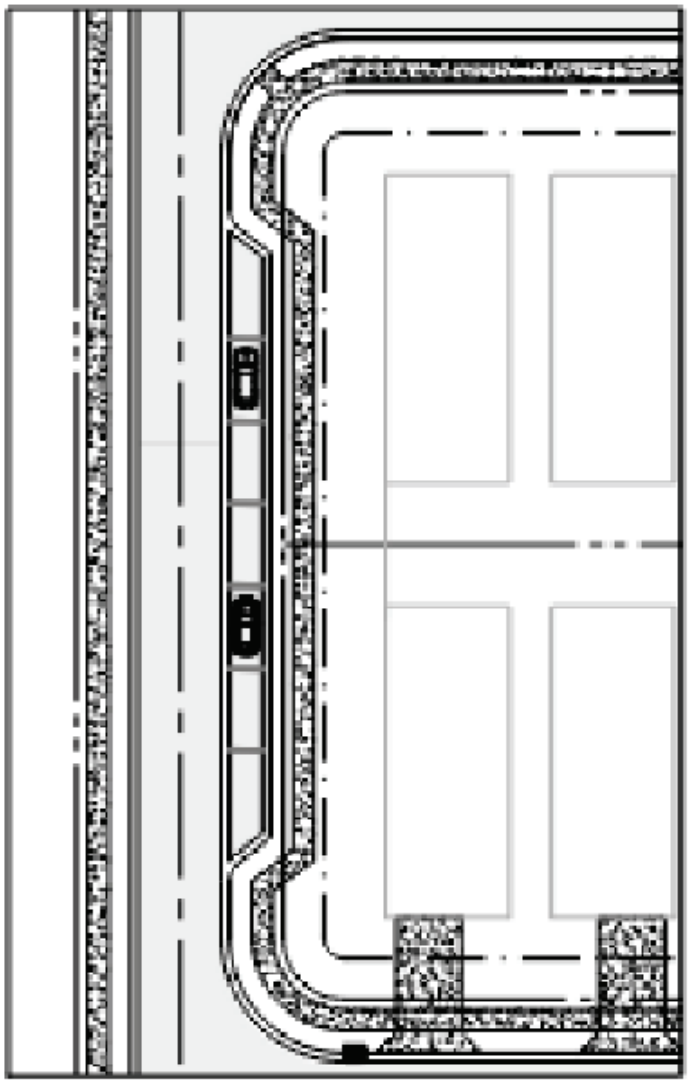
Villas

- Side: 0/~~7.~~5’ for end units(Deviation from 10’)

Parking Standards

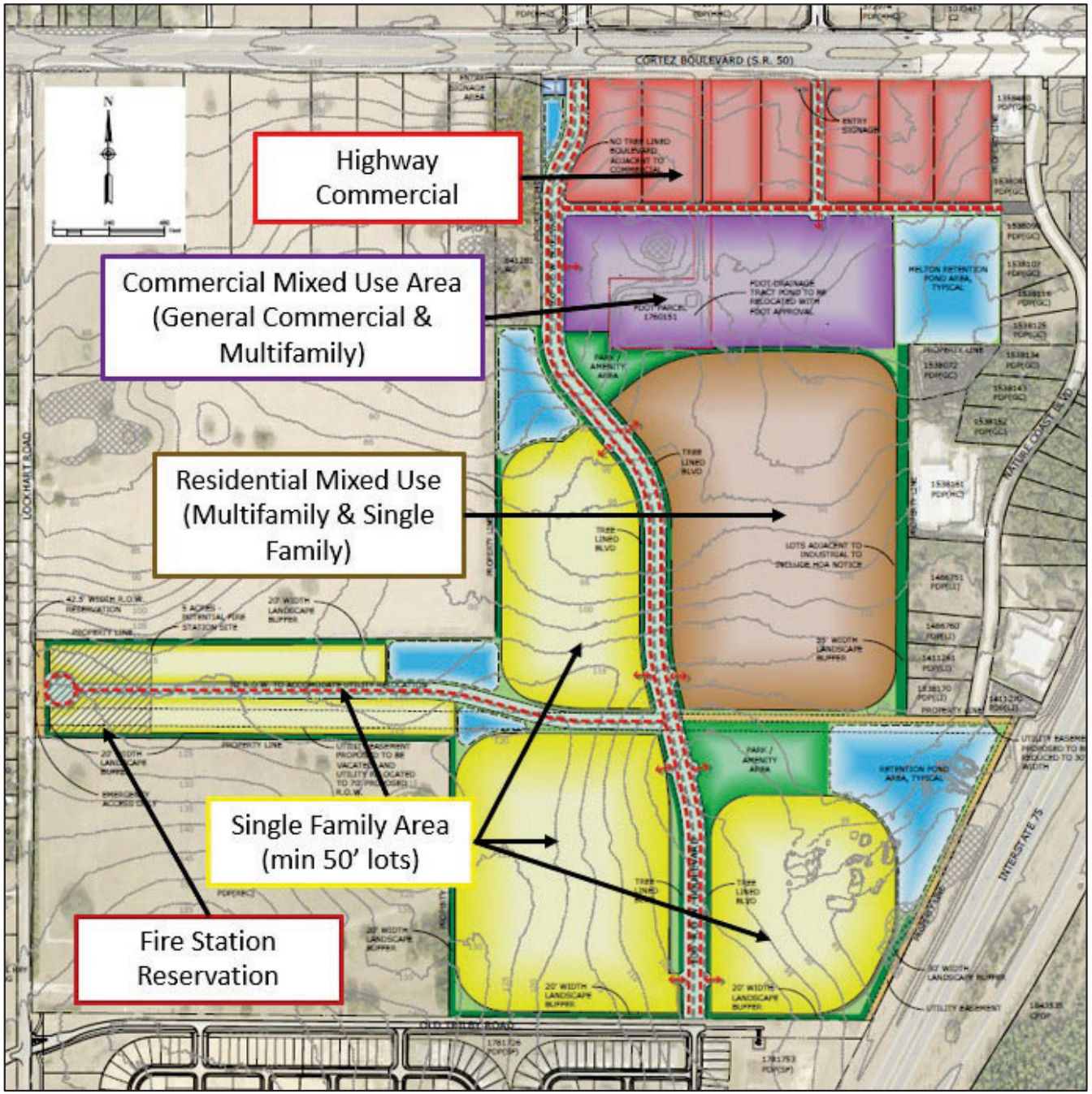
Residential Mixed Use Area (Brown)

- Proposed condition: 10% additional holiday/visitor parking of the total parking required for the Residential Mixed-Use Area
  - 40' single family lots
  - Townhomes
  - Villas



HOLIDAY PARKING DETAIL

N.T.S.



Master Plan

Transition of land uses, from north to south:

- Highway Commercial
  - Max 200,000 SF
- Commercial Mixed Use
  - Max 100,000 SF
  - Or 320 multifamily units
  - apartments, townhomes, villas
- Residential Mixed Use
  - Townhomes, villas, single family detached
- Single Family Area
  - Single family detached
  - Min. 50' wide lots

Comp Plan PDD Criteria

Strategy 1.05A(2)

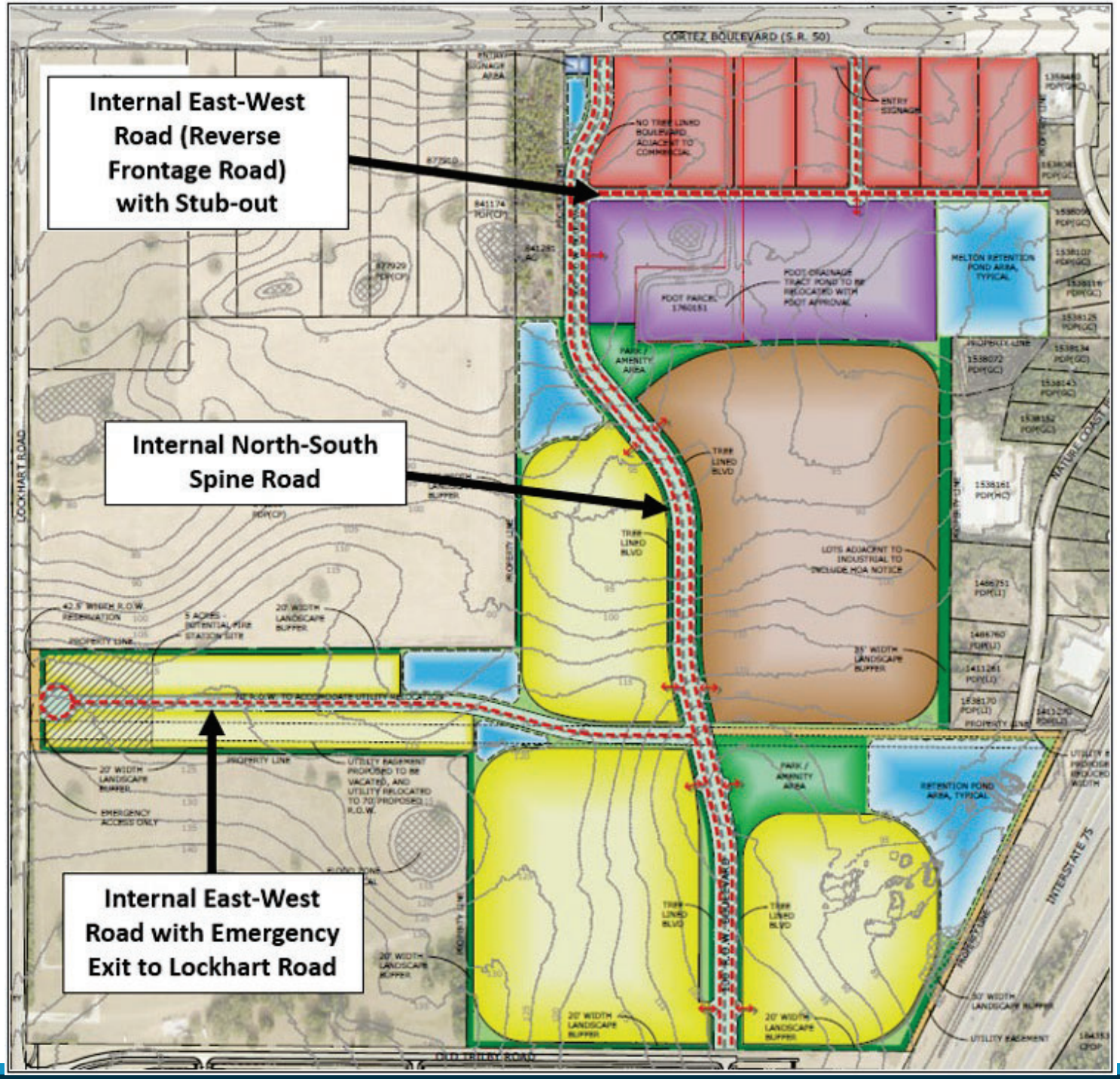
Developments within the I-75/SR-50 PDD shall include a master plan utilizing the Planned Development Project process for review.

a) Standards for a multi-modal transportation network encompassing access, circulation and connection among and between public and private properties;
b) Planning for infrastructure needs to accommodate wastewater, potable water, fire and emergency medical service, recreation and schools;
c) Concentration of commercial uses, mixed uses and town-center type development along and/or easily accessed from SR-50, including park and ride opportunities for future inter-county transit;
d) Opportunities that include primary industrial uses compatible with the placement of commercial or town center areas in order to enhance employment opportunities;
e) Attractive, convenient and safe multi-modal connections to schools, parks and other identified community focal points;
f) Attractive, convenient and safe bike and pedestrian connection to the Withlacoochee State Trail;
g) Standards to create a “sense of place.”

Comp Plan PDD Criteria

a) Standards for **a multi-modal transportation network** encompassing access, circulation and connection among and between public and private properties

- *Internal roadway network and sidewalk system connects the residential neighborhoods to the neighborhood parks and amenities and to SR-50*
- *Additional right-of-way dedication along Lockhart Road*


Internal East-West Road (Reverse Frontage Road) with Stub-out
Internal North-South Spine Road
Internal East-West Road with Emergency Exit to Lockhart Road
CORTEZ BOULEVARD (S.R. 50)
LOCKHART ROAD
OLD TRILBY ROAD
INTERSTATE 75
NATURE COAST
MELTON RETENTION POND AREA, TYPICAL
RETENTION POND AREA, TYPICAL
PARK / AMENITY AREA
TREE LINED BLVD
LOTS ADJACENT TO INDUSTRIAL TO INCLUDE HOA NOTICE
20' WIDTH LANDSCAPE BUFFER
EMERGENCY ACCESS ONLY
PROPERTY LINE
UTILITY EASEMENT

Comp Plan PDD Criteria

b) Planning for **infrastructure** needs to accommodate wastewater, potable water, fire and emergency medical service, recreation and schools

- *Additional right-of-way dedication along Lockhart Road*
- *Impact Fee Surcharge area*
- *A proposed Development Agreement is under review by staff to address any infrastructure deficiencies*
- *Black Jack Ridge set aside of 5 acres for future Fire/EMS Station*

Comp Plan PDD Criteria

c) **Concentration of commercial uses**, mixed uses and town-center type development along and/or **easily accessed from SR-50**, including park and ride opportunities for future inter-county transit;

d) Opportunities that include primary industrial uses compatible with the placement of commercial or town center areas in order to enhance employment opportunities

- *Property has concentrated all commercial uses along SR-50 and reverse frontage road*
- *Up to 300,000 SF of commercial uses*

Comp Plan PDD Criteria

e) Attractive, convenient and **safe multi-modal connections** to schools, parks and other **identified community focal points**

- *Internal roadway network and sidewalk system connects the residential neighborhoods to the neighborhood parks and amenities and to SR-50*
- *Multi-modal path along North-South Spine Road*

Comp Plan PDD Criteria

f) Attractive, convenient and safe bike and pedestrian connection to the Withlacoochee State Trail

- *The Property is located ~1.4 miles from the Withlacoochee State Trail*
- *Will connect residents via the onsite multi-modal path to the existing sidewalk system on the southside of SR-50*

Comp Plan PDD Criteria

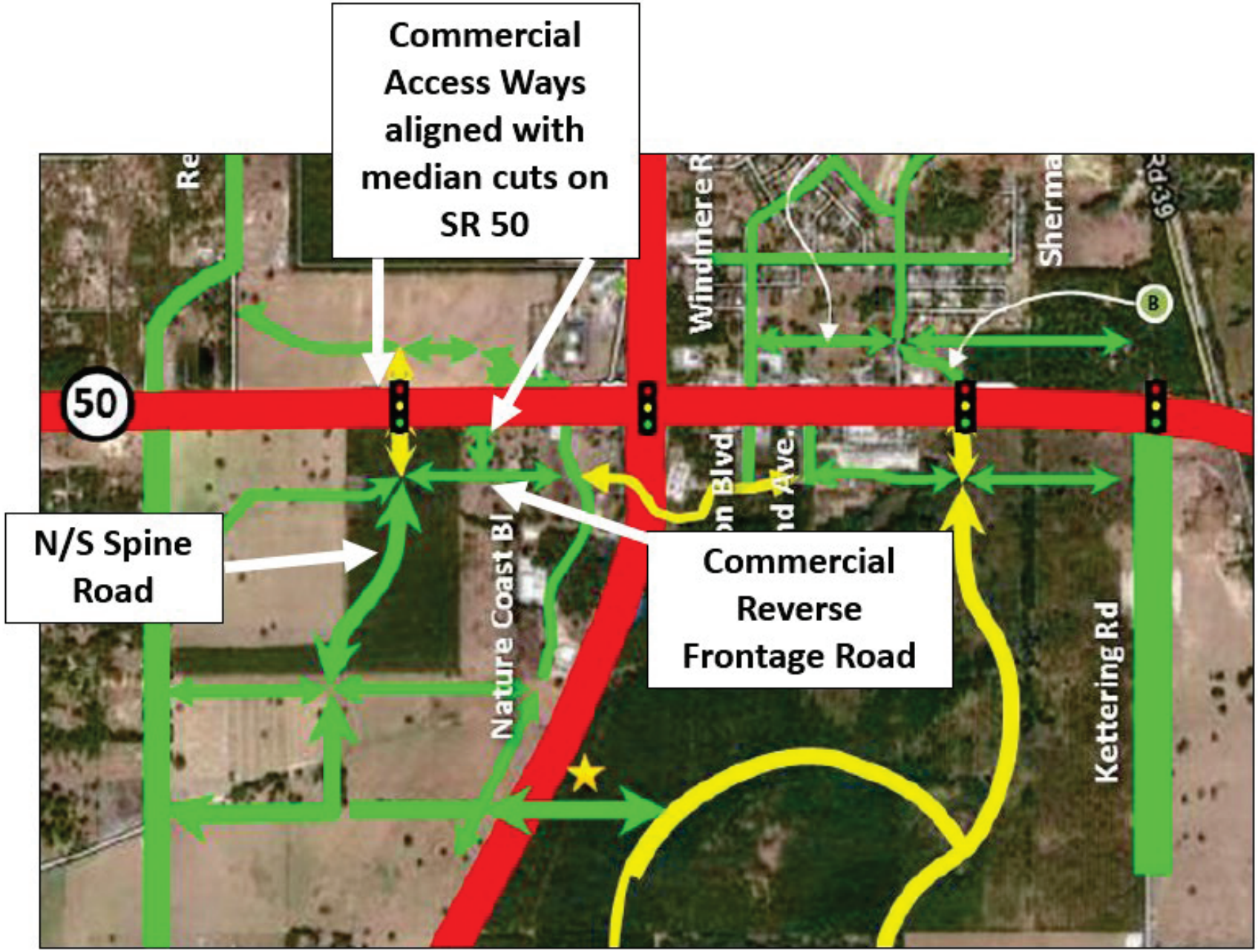
g) Standards to create a “sense of place.”

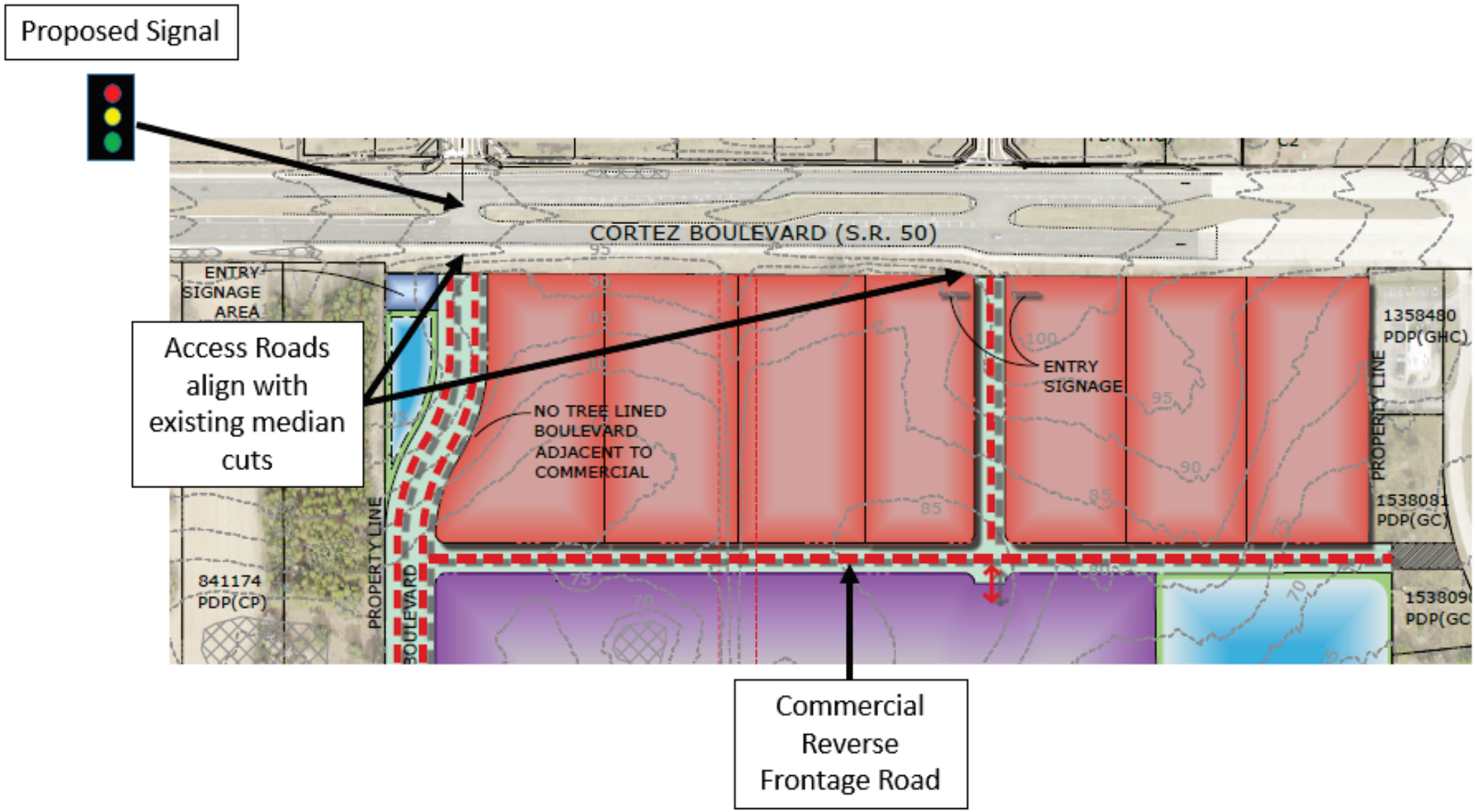
- *The Project is controlled by one owner, in connection with Ginny Grove*
- *Strategic location of stormwater ponds and neighborhood parks will create neighborhood focal points supported by a network of multi modal paths, sidewalks to create a highly desirable community*

Comp Plan PDD Criteria

Strategy 1.05A(3): Plans for development approval shall include a **frontage road network**, **alternative access**, and easements **in accordance with** long-range transportation plans of the Hernando/Citrus Metropolitan Planning Organization, and **other planning studies/transportation criteria for the I-75/SR-50 PDD**

- *The Roadway network is consistent with the I-75/SR-50 PDD Circulation Plan Study*
- *Additional right-of-way dedication along Lockhart Road*
- *Impact Fee Surcharge area*
- *A proposed Development Agreement is under review by staff to address any infrastructure deficiencies*


Commercial Access Ways aligned with median cuts on SR 50
N/S Spine Road
Commercial Reverse Frontage Road
50
Nature Coast Bl
Windmere R
Sherma
Kettering Rd
B


Proposed Signal
CORTEZ BOULEVARD (S.R. 50)
ENTRY SIGNAGE AREA
Access Roads align with existing median cuts
NO TREE LINED BOULEVARD ADJACENT TO COMMERCIAL
ENTRY SIGNAGE
PROPERTY LINE
BOULEVARD
841174 PDP(CP)
1358480 PDP(GHC)
1538081 PDP(GC)
Commercial Reverse Frontage Road

Comp Plan PDD Criteria

Strategy 1.05A(6) – The County shall identify and implement **feasible funding mechanisms** to accommodate public infrastructure needs for the PDD

Description	Surcharge Amount
Schools	10%
Public Infrastructure	10%
Parks	60%
Roads	50%

Conclusion

We respectfully request you recommend **approval** to the Board of County Commissioners.

Questions?

THANK YOU

From:	Planning Resource Object
To:	Victoria Via; Michelle Miller
Subject:	FW: H2540 - Cortez, Lockhart and 75 plot of land
Date:	Monday, March 9, 2026 7:07:32 AM

From: Tiffany Effer <tiffany.effer@gmail.com>
Sent: Sunday, March 8, 2026 8:13 PM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: H2540 - Cortez, Lockhart and 75 plot of land

> **CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello -

As a resident residing off Old Trilby and Lockhart area I completely object to turning this plot of land into a development. Brooksville is being so built up and it's not what any of us as residents want. We live here for the country life not the city life and that's what you are all turning it into. It's sad. It makes me mad that I didn't move further north as it's getting out of hand. We don't have the infrastructure for all of this development nor do we want it. And they are not even done building in Trilby Crossing yet which people are not buying and selling after living there for only a short time. We are known for our farmland and rolling hills. So I completely object to this being allowed to proceed. I personally know of a lot of people who are emailing in the same thing and will be showing up to this 9am meeting Monday morning. It's also pretty convenient that you plan this meeting during people's normal working hours, my guess is so less people would show up. We the people do not want this. And we have all convened and decided that if you continue to push through this type of stuff , we will vote you out of office and vote in people that are not for developing all of our farmland. Keep Brooksville how it is. People move here for land not to be able to high five their neighbor out their bedroom windows as the houses are built so close together. Let alone all the trees you cut down and burn to build said cheaply built houses. Stop the nonsense.

Thank you,

A concerned resident- Tiffany Effer

From:	Planning Resource Object
To:	Victoria Via; Michelle Miller
Subject:	FW: H2540 cortez . Lockhart land
Date:	Monday, March 9, 2026 7:07:22 AM

From: Dee Micenec <zendee420@gmail.com>
Sent: Sunday, March 8, 2026 9:17 PM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: H2540 cortez . Lockhart land

> **CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning, as a home owner in Hernando county... Off of old trilby to be exact. I STRONGLY oppose the rezoning of the land at Cortez and Lockhart. Why do we need to sacrifice our farmland and country life to build more homes. Soon Hernando county will resemble Pinellas.
Regards
Dianna micenec

From:	Planning Resource Object
To:	Victoria Via; Michelle Miller
Subject:	FW: Jack Melton family inc h2539, h2540
Date:	Monday, March 9, 2026 7:12:28 AM

From: Diana Preston <maggiepreston789@gmail.com>
Sent: Friday, March 6, 2026 8:08 AM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: Jack Melton family inc h2539, h2540

> **CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am asking you to vote no on proposal of rezoning for the property above. Our water supply cant handle any more building . Roads and schools cant handle the extra traffic and school children. I live on Lockhart rd. It would over load the 2 lane road and would make a hardship for us to get out of our property with this much traffic.

Sincerely,
Diana Preston
6171 Lockhart rd

From:	Planning Resource Object
To:	Victoria Via; Michelle Miller
Subject:	FW: Jack melton family inc, h2539& h2540
Date:	Monday, March 9, 2026 7:15:12 AM

From: Diana Preston <maggiepreston789@gmail.com>
Sent: Friday, March 6, 2026 11:10 AM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: Jack melton family inc, h2539& h2540

> **CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am asking you vote no on March 9@ the planning & zoning meeting. Our water supply is already jeopardized . Our schools are already crowded and our roads on 50 and Lockhart can't handle the extra traffic. Please people are saying no more developing please listen. I live at 6171 Lockhart rd. And the traffic would be a burden on the property owners trying to get out of our driveway and our well systems to have more water pumping out of our aquifer. That many homes and business's could dry up our wells and we would be without water.

Sincerely, Diana Preston

From:	Planning Resource Object
To:	Victoria Via; Michelle Miller
Subject:	FW: Jack Melton Family Project H2540
Date:	Monday, March 9, 2026 7:10:51 AM

From: DEANNA LUCAS <lucas163@comcast.net>
Sent: Thursday, March 5, 2026 4:35 PM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: Jack Melton Family Project H2540

> **CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I want to object to this project at this time. I live off of Lockhart. First of all there is already so much building in the area and not enough infrastructure to support it. This would increase so much traffic on Lockhart and getting on and off Lockhart on SR 50, especially during events at Family Classic Park.

Furthermore we are already in an extreme drought, this would put too much strain on our ecosystem.

I hope you consider voting against this project.

Thank you

Deanna Lucas
Resident of Trilby Crossing

Yahoo Mail: Search, Organize, Conquer

From:	Planning Resource Object
To:	Victoria Via; Michelle Miller
Subject:	FW: Jack Melton Family #2
Date:	Thursday, March 5, 2026 11:25:04 AM

From: Stacy Hatcher <stacyehatcher69@gmail.com>
Sent: Wednesday, March 4, 2026 10:24 PM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: Jack Melton Family #2

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Members of the Planning & Zoning Commission,

I am writing to formally express my opposition to the proposed development by Jack Melton Family Inc., scheduled to be heard at the Planning & Zoning Meeting on March 9, 2026 at 9:00 a.m. at 20 N Main Street, Brooksville, FL.

The proposed project—978 residential units, including mixed commercial use, located on Lockhart Road, south of Cortez and west of I-75—requires rezoning from AG (Agricultural) to PDP-SF (Planned Development Project – Single Family). I strongly object to this rezoning request.

This development is incompatible with the existing character and land use of the surrounding area. Converting agricultural land to a high-density single-family subdivision of this scale is inconsistent with the long-term vision and sustainability of our community.

I am deeply concerned about the strain this project would place on already inadequate county infrastructure, including roads, schools, and emergency services. Our water processing and wastewater treatment facilities are already operating at or near capacity. Approving a development of this magnitude without demonstrable and sufficient infrastructure expansion would place an unsustainable burden on current residents and public resources.

Additionally, the proposed development raises serious environmental concerns.

Rezoning and clearing nearly 227 acres of agricultural land will further reduce the already diminishing habitat available to local wildlife. Florida keystone species such as the gopher tortoise—and the many other species that rely on its burrows—face continued displacement as development expands. Relocation is not a long-term solution to habitat loss, and the cumulative impact of removing natural land at this scale should not be minimized.

Furthermore, the extent of deviations being requested raises additional concerns regarding long-term compliance with building standards and responsible growth management.

For these reasons, I respectfully urge the Commission to deny the rezoning request and prioritize responsible planning that protects our infrastructure, natural resources, and quality of life.

Thank you for your time and consideration.

Sincerely,
Stacy Hatcher
Ridge Manor FL

RESOLUTION NO. 2026 - _____

WHEREAS, Hernando County has adopted zoning regulations pursuant to Section 125.01(1) and Chapter 163, *Florida Statutes*, which authorize the County to regulate the use of land in the unincorporated areas of Hernando County, Florida, and take action on the request herein; and

WHEREAS, the Hernando County Board of County Commissioners (BOCC) conducted a duly advertised public hearing to consider the requested changes in zoning on the specified parcels in Hernando County, Florida, as more fully described below;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, AS FOLLOWS:

APPLICANT: Jack Melton Family, Inc. on behalf of themselves and the Florida Department of Transportation

FILE NUMBER: H-25-40

REQUEST: Rezoning from AG (agricultural), PDP(GC)/Planned Development Project General Highway Commercial, and PDP (HC)/Planned Development Project Highway Commercial to CPDP/Combined Planned Development Project to include PDP(SF)/Planned Development Project Single Family, PDP(MF)/Planned Development Project Multifamily, PDP(GC)/Planned Development Project, General Commercial, and PDP(HC)/Planned Development Project Highway Commercial

GENERAL LOCATION: South side of Cortez Road, East side of Lockhart Road approximately 944 feet from I-75

PARCEL KEY NUMBERS: 840923 and 841138 (owned by Jack Melton Family, Inc.), and 1760151 (owned by the Florida Department of Transportation)

REQUEST: Rezoning from AG (agricultural), PDP(GC)/Planned Development Project General Highway Commercial, and PDP (HC)/Planned Development Project Highway Commercial to CPDP/Combined Planned Development Project to include PDP(SF)/Planned Development Project Single Family, PDP(MF)/Planned Development Project Multifamily, PDP(GC)/Planned Development Project, General Commercial, and PDP(HC)/Planned Development Project Highway Commercial as enumerated in the BOCC Action, which is incorporated herein by reference and made a part hereof. The representations contained in the rezoning application are incorporated herein by reference and made a part hereof and are relied upon by the County to be true and correct. For purposes herein, it is presumed that all notice and advertising requirements have been satisfied.

FINDINGS OF FACT: ALL of the facts and conditions set forth in the County's staff memoranda and presented to the BOCC in connection with the public hearing in this matter are incorporated herein by reference and made a material part of this Resolution as integral to the BOCC's Action. The BOCC finds that the testimony and record supporting APPROVAL of the request to be credible and to constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings of fact:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

CONCLUSIONS OF LAW: The BOCC is authorized to act on this matter pursuant to Chapters 125 and 163, *Florida Statutes*. Accordingly, after public hearing and testimony, being fully advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

ACTION: After notice and public hearing, based upon the record in this matter and ALL of the findings of fact and conclusions of law above, the BOCC hereby APPROVES Rezoning from AG (agricultural), PDP(GC)/Planned Development Project General Highway Commercial, and PDP (HC)/Planned Development Project Highway Commercial to CPDP/Combined Planned Development Project to include PDP(SF)/Planned Development Project Single Family, PDP(MF)/Planned Development Project Multifamily, PDP(GC)/Planned Development Project, General Commercial, and PDP(HC)/Planned Development Project Highway Commercial as set forth in the BOCC Action, which is incorporated herein by reference and made a part hereof. Any requests, uses, variances or exceptions that were requested in connection with this rezoning application but not specifically approved herein are hereby deemed DENIED.

ADOPTED IN REGULAR SESSION THE _____ DAY OF _____ 2026.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____
Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

By: _____
Jerry Campbell
Chairman

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Natasha López Perez
County Attorney's Office

RESOLUTION NO. 2026 - _____

WHEREAS, Hernando County has adopted zoning regulations pursuant to Section 125.01(1) and Chapter 163, *Florida Statutes*, which authorize the County to regulate the use of land in the unincorporated areas of Hernando County, Florida, and take action on the request herein; and

WHEREAS, the Hernando County Board of County Commissioners (BOCC) conducted a duly advertised public hearing to consider the requested changes in zoning on the specified parcels in Hernando County, Florida, as more fully described below;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, AS FOLLOWS:

APPLICANT: Jack Melton Family, Inc. on behalf of themselves and the Florida Department of Transportation

FILE NUMBER: H-25-40

REQUEST: Rezoning from AG (agricultural), PDP(GC)/Planned Development Project General Highway Commercial, and PDP (HC)/Planned Development Project Highway Commercial to CPDP/Combined Planned Development Project to include PDP(SF)/Planned Development Project Single Family, PDP(MF)/Planned Development Project Multifamily, PDP(GC)/Planned Development Project, General Commercial, and PDP(HC)/Planned Development Project Highway Commercial

GENERAL LOCATION: South side of Cortez Road, East side of Lockhart Road approximately 944 feet from I-75

PARCEL KEY NUMBERS: 840923 and 841138 (owned by Jack Melton Family, Inc.), and 1760151 (owned by the Florida Department of Transportation)

REQUEST: Rezoning from AG (agricultural), PDP(GC)/Planned Development Project General Highway Commercial, and PDP (HC)/Planned Development Project Highway Commercial to CPDP/Combined Planned Development Project to include PDP(SF)/Planned Development Project Single Family, PDP(MF)/Planned Development Project Multifamily, PDP(GC)/Planned Development Project, General Commercial, and PDP(HC)/Planned Development Project Highway Commercial as enumerated in the BOCC Action, which is incorporated herein by reference and made a part hereof. The representations contained in the rezoning application are incorporated herein by reference and made a part hereof and are relied upon by the County to be true and correct. For purposes herein, it is presumed that all notice and advertising requirements have been satisfied.

FINDINGS OF FACT: ALL of the facts and conditions set forth in the County's staff memoranda and presented to the BOCC in connection with the public hearing in this matter are incorporated herein by reference and made a material part of this Resolution as integral to the BOCC's Action. The BOCC finds that the testimony and record supporting DENIAL of the request to be credible and to constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings of fact:

1. The proposed request is NOT consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

CONCLUSIONS OF LAW: The BOCC is authorized to act on this matter pursuant to Chapters 125 and 163, Florida Statutes. Accordingly, after public hearing and testimony, being fully advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The proposed request is NOT consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

ACTION: After notice and public hearing, based upon the record in this matter and ALL of the findings of fact and conclusions of law above, the BOCC hereby DENIES Rezoning from AG (agricultural), PDP(GC)/Planned Development Project General Highway Commercial, and PDP (HC)/Planned Development Project Highway Commercial to CPDP/Combined Planned Development Project to include PDP(SF)/Planned Development Project Single Family, PDP(MF)/Planned Development Project Multifamily, PDP(GC)/Planned Development Project, General Commercial, and PDP(HC)/Planned Development Project Highway Commercial as set forth in the BOCC Action, which is incorporated herein by reference and made a part hereof. Any requests, uses, variances or exceptions that were requested in connection with this rezoning application but not specifically approved herein are hereby deemed DENIED.

ADOPTED IN REGULAR SESSION THE _____ DAY OF _____ 2026.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____
Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

By: _____
Jerry Campbell
Chairman

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Natasha López Perez
County Attorney's Office

Board of County Commissioners

AGENDA ITEM

Meeting: 10/06/2026
Department: Planning
Prepared By: Victoria Via
Initiator: Omar DePablo
DOC ID: 17972
Legal Request Number: 2026-524-1
Bid/Contract Number:

TITLE
Small Scale Comprehensive Plan Amendment Petition Submitted by Emerson Capital Group, LLC, for Property Located on Emerson Road (CPAM2602)

BRIEF OVERVIEW
Request:
Small Scale Comprehensive Plan Amendment to Change the Future Land Use Map on 23.8 acres from Commercial to Residential

General Location:
West side of Emerson Road approximately 1,540' south of its intersection with Cortez Boulevard (SR 50)

Parcel Key:
476407

Public Hearing History:
On **August 17, 2026**, the Planning and Zoning Commission reviewed the proposed amendment and recommended approval to the Local Planning Agency and the Board of County Commissioners as a small-scale amendment.

FINANCIAL IMPACT
A matter of policy. There is no financial impact.

LEGAL NOTE
The Board of County Commissioners has the ability to conduct a public hearing pursuant to Appendix A, Article V, Section 5 of the Hernando County Code of Ordinances. Comprehensive Plan Amendments must be internally consistent with the Comprehensive Plan and comply with applicable Florida Statutes and Rules.

RECOMMENDATION
It is recommended that the Board of County Commissioners decide whether to approve the small-scale amendment. If the vote is for approval, the attached ordinance should be adopted.

REVIEW PROCESS

Victoria L Via	Approved	09/15/2026 11:27 AM
Omar DePablo	Escalated	09/17/2026 5:18 PM
Danielle L Nigro	Approved	09/18/2026 7:52 AM
Stephanie Stevens	Approved	09/21/2026 10:16 AM
Erin Dohren	Approved	09/23/2026 12:43 PM
Pamela Hare	Approved	09/23/2026 1:31 PM

Jon Jouben	Approved	09/24/2026 12:19 PM
Heidi Prouse	Approved	09/24/2026 12:28 PM
Toni Brady	Approved	09/29/2026 8:58 AM
Jessica Wright	Approved	09/29/2026 10:09 AM

STAFF REPORT

HEARINGS:	Planning & Zoning Commission:	August 17, 2026
	Local Planning Agency:	October 6, 2026
	Board of County Commissioners:	October 6, 2026
APPLICANT:	Emerson Capital Group, LLC	
FILE NUMBER:	CPAM2602	
REQUEST:	Small Scale Comprehensive Plan Amendment to Change the Future Land Use Map on 23.8 acres from Commercial to Residential	
GENERAL LOCATION:	West side of Emerson Road approximately 1,540' south of its intersection with Cortez Boulevard (SR 50)	
PARCEL KEY NUMBER(S):	476407	

DESCRIPTION OF PROPOSED AMENDMENT

The proposed amendment would change the Future Land Use Map designation of the approximately 23.8 acre subject property from Commercial to Residential. If approved, the amendment would bind the subject parcel to the goals, objectives, and policies applicable to the Residential Future Land Use designation of the Hernando County Comprehensive Plan. This application is a companion to rezoning petition H-26-11, submitted by the petitioner, which requests the corresponding zoning change consistent with the proposed Future Land Use amendment.

DESCRIPTION OF PROPOSED PROJECT

A companion application has been submitted for a Master Plan revision to the existing (CPDP) Combined Planned Development Project. The proposed revision would add single family as a use to the existing CPDP (Combined Planned Development Project) entitlements in order to allow the option for up to 80 single family dwelling units (3.36 DU/AC). The addition of the single family residential option is intended to provide the petitioner with greater flexibility in pursuing future development opportunities. The petitioner at this time has opted to move forward with the single family option.

Current/Existing Entitlements:

- 180 Multifamily Units
- 36,000 Sq Ft of Office Professional
- 42 Multifamily or 42 Congregate Care Beds
- 24,000 Sq. Ft. Congregate Care Facility/Nursing Home

SITE CHARACTERISTICS

Site Size: 23.8 acres

Surrounding Zoning:

North:	PDP(GHC); Undeveloped, FDOT Drainage Retention
South:	AG; Moton Elementary School
East:	AG; Undeveloped, Private School
West:	AR, CPDP; Single-family houses, & undeveloped

Surrounding Future Land Use:

North:	Commercial
South:	Education
East:	Commercial
West:	Residential

Current Zoning: CPDP (Combined Planning Development Project) H-08-06/H-05-35

IMPACTS OF PROPOSED AMENDMENT

According to the Hernando County Comprehensive Plan, the subject parcel is classified as Commercial on the Future Land Use Map. In accordance with the Comprehensive Plan, the subject 23.8 acre parcel would generate approximately 362,854 square feet of nonresidential development (i.e. commercial) based on the buildout Strategy of 0.35 Floor Area Ratio (FAR).

The requested amendment from Commercial to Residential would shift the impact from square footage to dwelling units and generate up to 523 units based on Residential Land Use category allotment of 22 units per acre. These density and intensity calculations do not take into consideration any mixed-use development proposals, zoning conditions of approval, or site constraints such as environmental considerations, access, and other land development requirements.

COMPREHENSIVE PLAN CONSISTENCY

Residential Category

Objective 1.04B: The Residential Category allows primarily single family, duplex, resort and multi-family housing and associated ancillary uses such as recreational and institutional. Office and certain commercial uses may be allowed subject to the locational criteria and performance standards of this Plan. Residential density shall not exceed 22 dwelling units per gross acre.

Strategy 1.04B(1): Commercial and institutional uses within the Residential Category are generally associated with medium and high density residential development and may include neighborhood commercial, office professional, recreational, schools, and hospitals. Minor public

facilities that do not unduly disturb the peaceful enjoyment of residential uses may also be allowed.

Strategy 1.04B(2): Future residential development will be planned to locate where the Residential Category predominates on the Future Land Use Map as determined by the availability of facilities and services, the need to accommodate future growth, the strategies to discourage the proliferation of urban sprawl, and the impacts to natural resources, including groundwater.

Single-Family Housing

Strategy 1.04B(3): The Residential Category will include zoning for single-family housing, generally averaging a density of 2.5 dwelling units per gross acre to 6.0 dwelling units per gross acre comprised of varying lot sizes and dwelling unit types such as senior housing, villa housing, single family detached housing, and zero lot line housing.

Multi-Family Housing

Strategy 1.04B(4): The Residential Category includes zoning for multi-family housing generally averaging 7.5 dwelling units per gross acre up to 22 dwelling units per gross acre in order to provide for a diversity of housing choices. Multifamily housing should be located within, or in close proximity to urban areas shown on the Adjusted Urbanized Area Map, or near shopping and employment centers or within Planned Development Projects.

Strategy 1.04B(5): High density zonings are intended for locations in the more intensely developed sections of the County. New residential development of high density housing shall utilize the Planned Development Project (PDP) process. Regulatory criteria shall include standards that evaluate and address suitability of the location including:

a. proximity to existing or designated commercial areas, corridors, or employment centers;

b. direct or limited local access to arterial or collector roadways;

c. availability of appropriate infrastructure and services capacity at the site including police, fire, emergency medical services, potable water utility supply, sewer utility supply, and primary and secondary school facilities;

d. protection of high quality environmentally sensitive resources or historic and archaeological resources;

e. the character and density of existing and approved residential development in the surrounding area.

Strategy 1.04B(6): Multi-family development may be allowed in the Commercial Category pursuant to a Planned Development Project (PDP) Master Plan and related strategies to accommodate infill and/or mixed use development.

Strategy 1.04B(7): All multi-family developments shall be located such that the integrity of nearby established single family neighborhoods is preserved:

a. multi-family development may serve as a density transition located on the periphery of single family neighborhoods and connecting to higher intensity uses;

b. multi-family developments at a density incompatible with surrounding land uses should not access arterial or collector roadway systems through established single family neighborhoods.

Land Use Compatibility

Strategy 1.10B(1): Future Land Use Map amendments should be compatible with surrounding development and minimize impact to natural resources without the need for mitigation measures that are extraordinary in scope or difficult to enforce.

Comments: The proposed use is compatible with the surrounding development patterns (Residential, Institutional and Agricultural) and consistent with the Strategies outlined in the Comprehensive Plan.

FINDINGS

The request for a Comprehensive Plan Amendment to amend the Future Land Use Map from Commercial to Residential on a 23.8 acre tract (MOL) is appropriate based on the following conclusions:

1. The request is consistent with the County's Comprehensive Plan Strategies for the location of residential development.

2. The request is compatible with the area and surrounding development trends.

STAFF RECOMMENDATION

It is recommended that the Planning and Zoning Commission review the proposed amendment and determine whether to recommend approval to the Local Planning Agency and the Board of County Commissioners as a small-scale amendment.

PLANNING AND ZONING COMMISSION ACTION

At the August 17, 2026, meeting, the Planning and Zoning Commission reviewed the proposed amendment and recommend approval to the Local Planning Agency and the Board of County Commissioners as a small-scale amendment.

HERNANDO COUNTY COMPREHENSIVE PLAN AMENDMENT PETITION (CPAM)

File No. CPAM 26-02 Official Date Stamp:

RECEIVED
JAN 07 2026
HERNANDO COUNTY ZONING

Application request *(check one)*:

- ☑ **Small Scale – Map Only (10 acres or less)**
- ☐ **Large Scale Text Amendment (More than 10 acres)**
- ☐ **Large Scale Map Amendment (More than 10 acres)**

PRINT OR TYPE ALL INFORMATION

Date: 12/23/2025

APPLICANT NAME: Emerson Capital Group, LLC

Address: 17805 Crystal Cove Place
City: Lutz State: FL Zip: 33548
Phone: (256) 786-9087 Email: wingshtr@gmail.com
Property owner's name: *(if not the applicant)*

REPRESENTATIVE/CONTACT NAME: Coastal Engineering Associates, Inc.

Company Name: Coastal Engineering Associates, Inc.
Address: 966 Candlelight Blvd
City: Brooksville State: FL Zip: 34601
Phone: 352-796-9423 Email: permits@coastal-engineering.com

HOME OWNERS ASSOCIATION: ☐ Yes ☑ No *(if applicable provide name)*

Contact Name:
Address: City: State: Zip:

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 00476407
2. SECTION 26, TOWNSHIP 22S, RANGE 19E
3. Size of area covered by application: 23.8
4. Future Land Use Map Classification (if applicable): Commercial
5. Desired Map Classification: Residential
6. Desired Text Amendment:
7. Has a public hearing been held on this property within the past twelve months? ☑ Yes ☐ No
8. Will expert witness(es) be utilized during the public hearings? ☐ Yes ☑ No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? ☐ Yes ☑ No (Time needed: _____)

PROPERTY OWNER AFFIDIVAT

I, W Parkinson Myers as Registered Agent for Emerson Capital Group, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (**check one**):

- ☐ I am the owner of the property and am making this application **OR**
- ☑ I am the owner of the property and am authorizing *(applicant)*: _____
  and *(representative, if applicable)*: Coastal Engineering Associates, Inc.
  to submit an application for the described property.

Signature of Property Owner

STATE OF FLORIDA
COUNTY OF ~~HERNANDO~~ Hillsborough

The foregoing instrument was acknowledged before me this 2nd day of January, 2026, by William Myers who is personally known to me or produced FL DL as identification.

Signature of Notary Public

Notary Public State of Florida
Brenda Urbina
My Commission HH 428015
Expires 7/31/2027

Notary Seal/Stamp

Effective Date: 11/8/16 Last Revision: 6/2/17

CPAM Application Form_06-02-17.Docx

Small Scale Comp Plan &

Rezoning Narrative

Emerson Capital Group LLC

Parcel Key 476407

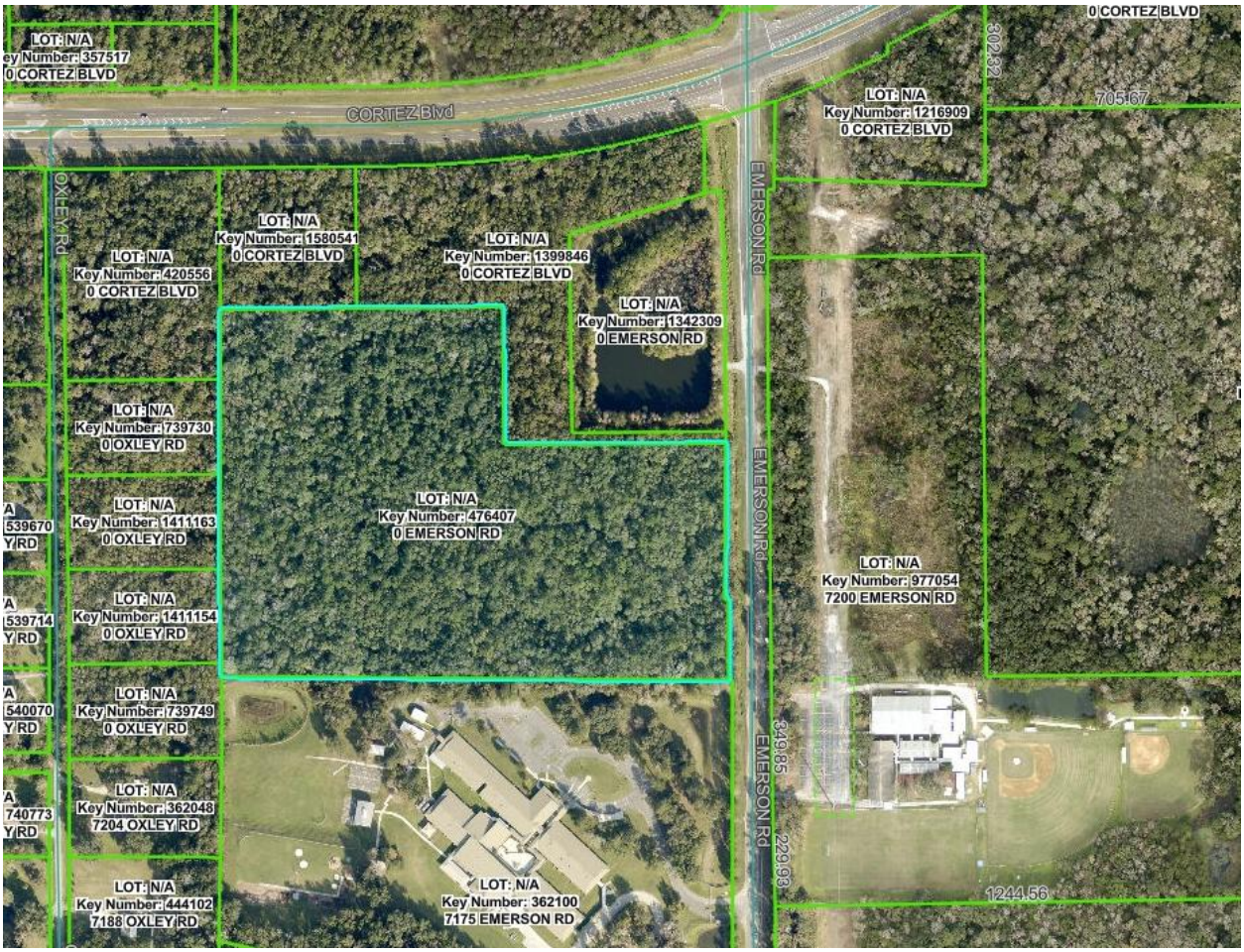


Figure 1. Parcel Key 476407- Aerial and Location Map

General:

The site totals 23.8 acres, is currently vacant and is located on the west side of Emerson Road, approximately 750 feet south of Cortez Boulevard.

Site Zoning and Land Use:

The site is currently zoned Combined Planned Development Project (CPDP) with approved vesting for 180 multifamily units, 36,000 square feet of office professional and 42 additional multifamily units **<u>or</u>** a 42 bed Congregate Care Facility/Nursing Home with 24,000 square feet of office professional (H08-06). Please refer to Figure 2 below for the site zoning and the Narrative Appendix for the previously approved master plan.

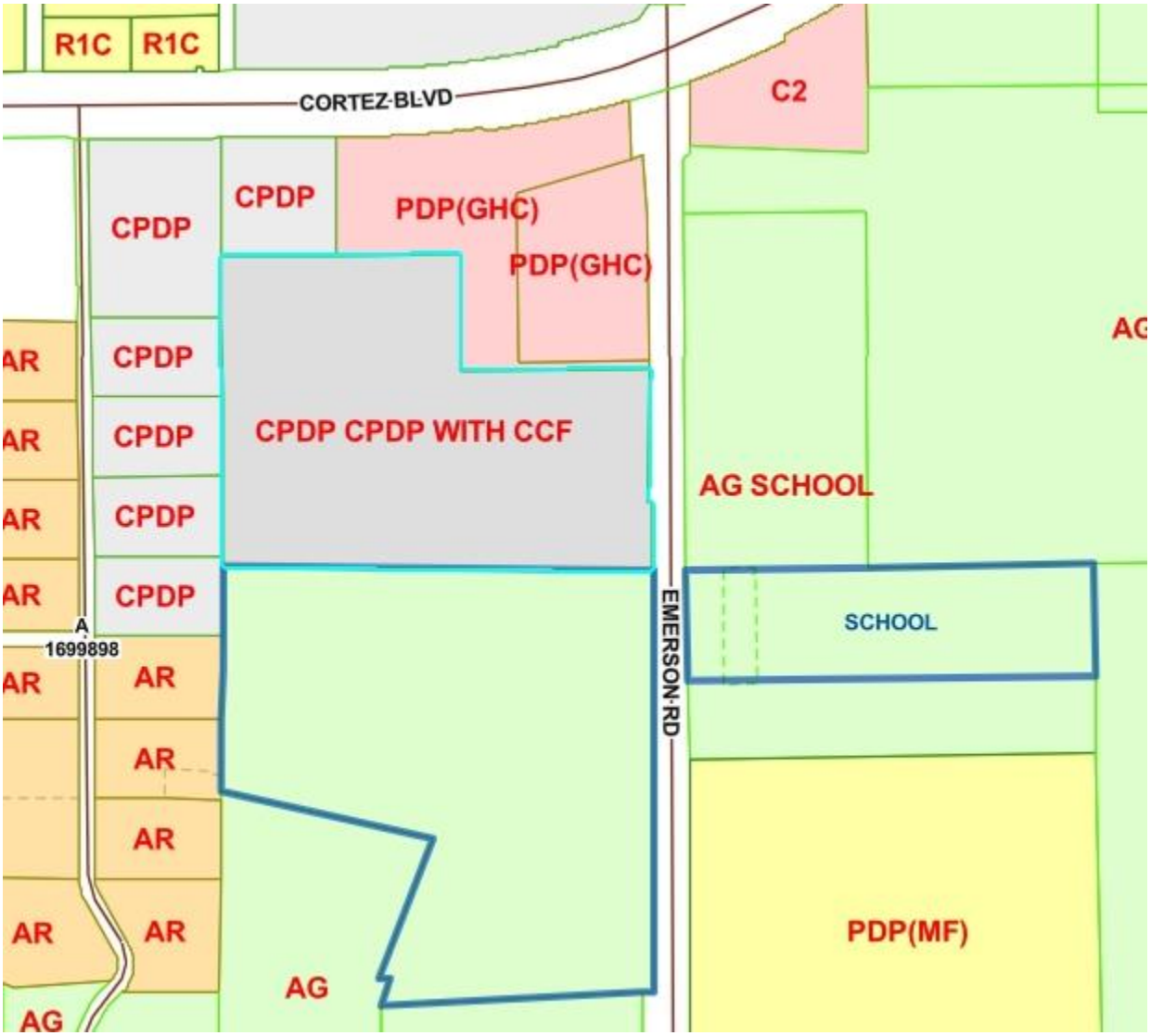


Figure 2. Parcel Key 476407- Zoning Map

The site is currently designated as Commercial on the Comprehensive Plan Future Land Use Map. Please refer to Figure 3 below for the Future Land Use Map (FLUM) designation.

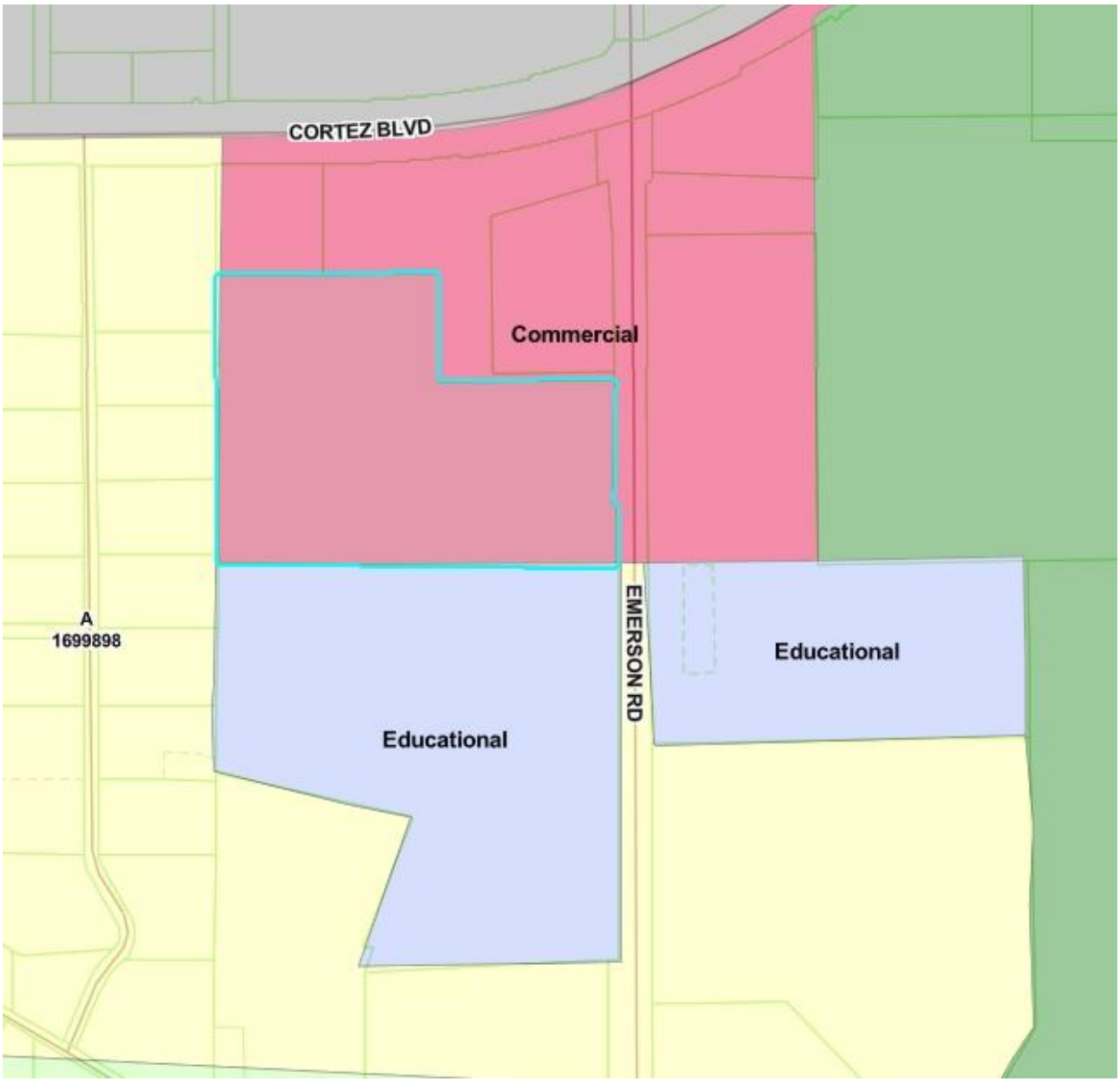


Figure 3. Parcel Key 476407- Future Land Use Map

The following table identifies adjacent zoning and the comprehensive plan's future land use map designations.

	Zoning	FLU	Property Use
North	CDPD and GHC/GHC	Commercial	FDOT Retention Pond/Vacant
South	AG	Commercial and PSP Educational	Vacant and School
East	AG	PSP Educational and Residential	School
West	CPDP	Residential	Vacant

Request:

The applicant is requesting to change the comprehensive plan designation from Commercial to Residential and a master plan revision to the existing Combined Planned Development District (CPDP) zoning that would allow the development of 82 single family dwelling units and the allowance of townhome/villas as part of the multifamily vesting, while retaining the existing vesting for 180 multifamily units, 36,000 square feet of office professional and 42 additional multifamily units **or** a 42 bed Congregate Care Facility/Nursing Home with 24,000 square feet of office professional . Adding the single family and townhome/villa options will provide the applicant with more flexibility in finding a development partner. The areas proposed for development are designated mixed use on the proposed master plan.

The request is further simplified in the following Land Use Table:

Vested Uses	Additional Uses	Number of Units	Density	Intensity
Multifamily	Townhomes/Villas	180-222	9.33 du/.ac	
OP Uses plus CCF/Nursing Home		42*	na	60,000 sq. ft. (.45 FAR)
	Single Family	82	3.4 du/ac	

*CCF/Nursing Home beds are allocated to the Multifamily land use if not built.

The above land uses represent alternative development scenarios. Only 1 use scenario shall be developed (mixed use Multifamily and nonresidential or single family). Final use

determination is established at the time of Conditional Plat or Site Plan, whichever is required.

Project Description:

As shown on the proposed zoning master plan, the project will have access directly from Emerson Road, via a proposed future frontage road consistent with the approved master plan. This future frontage road was reconfigured to eliminate the dogleg to the north which was eliminated to avoid an existing wetland area which will not be disturbed. The frontage road configuration is stubbed to the western property line for potential extension to Oxley Road by future development.

The topography of the property lends itself to placing the residential community along the southern portion of the site, with stormwater retention and recreation being provided in the northwestern leg of the property. In addition to the existing vesting, up to 82 single family detached lots 45 feet in width are proposed, with a minimum lot size of 4,950 square feet and setbacks of 25' (front), 15' (rear) and 7.5' (side) as an alternative development scenario. In addition, any combination of townhomes and/or villas are being added as a development option under the multifamily vesting.

20 foot-wide vegetative buffers will be provided along the southern boundary (Moton Elementary) and along the western boundary, where residential lots are adjacent to rural residential parcels. No buffer is proposed along the northern boundary adjacent to an existing FDOT drainage retention area. Other areas to the north will retain 20 feet of existing vegetation.

The project will be served by City of Brooksville potable water and wastewater infrastructure, Emerson Road has a good level of service and a traffic study will be provided to the County Engineer's office as part of the conditional platting process. A stormwater management plan will be submitted to the Southwest Florida Water Management District (SWFWMD) for review and permitting. As depicted on the zoning master plan, some wetland is located on the property and will be protected consistent with SWFWMD regulations.

If the property is developed as a multifamily project (up to a maximum of 222 units), the buffers will remain as shown on the master plan, while development of the site will adhere to standards provided below in **Proposed Dimensional Standards** portion of this submittal.

Comprehensive Plan:

The subject property is designated Commercial on the future land use map (FLUM). Changing the designation to Residential is consistent with the following Goals, Objectives and Strategies.

Strategy 1.04A(1): The Future Land Use Map is the guiding graphic document that shows the general character and locations of anticipated future development. The Future Land Use Map shall be used and interpreted in conjunction with the Goals, Objectives and Strategies of this Plan. The categories on the Future Land Use Map illustrate the predominant future character of the area indicated and are not intended to be parcel-specific and may not match the zoning designations or boundaries in existence at the time of Plan adoption. Rather, they indicate the anticipated future disposition of the land's character with which future zoning, rezoning, development and redevelopment will be generally consistent.

Strategy 1.04A(2): Review of rezoning requests shall be consistent with the overall intent of the Future Land Use Map (FLUM) and Comprehensive Plan strategies in terms of potential use or character and in terms of potential densities and intensities. Approval of changes to the FLUM requested by the property owner may be accompanied by a requirement to rezone the property in conformance with the new FLUM designation prior to development.

Strategy 1.04A(3): The Residential Category accommodates residential growth clustered in and around urbanized areas and those areas that maximize the efficient use of infrastructure contained in long range facilities plans of the County.

Residential Category

Objective 1.04B: The Residential Category allows primarily single family, duplex, resort and multi-family housing and associated ancillary uses such as recreational and institutional. Office and certain commercial uses may be allowed subject to the locational criteria and performance standards of this Plan. Residential density shall not exceed 22 dwelling units per gross acre.

Strategy 1.04B(1): Commercial and institutional uses within the Residential Category are generally associated with medium and high density residential development and may include neighborhood commercial, office professional, recreational, schools, and hospitals.

Analysis: The site previously received approvals to develop as a mixed use development to include a minimal amount of office professional, Congregate Care Facility (CCF)/Nursing

Care and multifamily residential, all of which are permitted the in Residential Future LandUuse Category. The addition of single family residential to the approved and vested uses is consistent with the proposed designation of the site to the Residential Category.

The site is contiguous to the Residential Category and consistent with the Strategy to locate residential development where that category predominates. The site is also located where services and facilities are available, and in close proximity to the City of Brooksville. Finally, the proposed change will leave a sufficient amount of commercially designated land along SR 50 and at the intersection of Emerson to provide for future conveniences to surrounding residences and pass through traffic.

Strategy 1.04B(7):... multi-family developments shall be located such that...

a. multi-family development may serve as a density transition located on the periphery of single family neighborhoods and connecting to higher intensity uses;

Analysis: The site location adjacent to commercially designated property along SR 50 and existing schools provides for a logical transition and justification to retain the current vesting for 180 multifamily units in the event development flexibility is needed.

Proposed Dimensional Standards:

Single Family

Maximum number of lots-82
Maximum Height-45 feet 2.5 stories
Minimum Lot Size-4,950 square feet (deviation from 6000)
Minimum Lot Width-45 feet (deviation from 60)
Minimum Frontage Along Curve-30 feet
Minimum Setbacks
Front- 25 feet
Rear-15 feet (deviation from 20 feet)
Sides-7.5 feet, 15-foot separation between buildings (previously approved deviation from 10 feet, 20-foot separation between buildings)
FAR- .65 (deviation from .35)

Multifamily and Congregate Care (CCF)/Nursing Home

Maximum number of units- 180 multifamily units plus 42 bed congregate care/nursing home or 222 multifamily units
Maximum units per building-24 (previously approved deviation from 12)
Maximum Height-60 feet (deviation from 45 feet)
Maximum Lot Coverage– 45% Building Area Coverage for Gross MF Acreage
Minimum Setbacks

Front- 25 feet
Rear-20 feet
Sides-0 feet Internal/7.5' External, 15-foot separation between buildings (previously approved deviation from 10 feet, 20-foot separation between buildings)

Townhomes and Villas as an additional Multifamily development option

Maximum units-any combination *of* 180 Townhome/Villa plus 42 bed congregate care/nursing home or 222 units

Townhomes
Maximum Height-45 feet or 3 stories
Minimum Lot Size-1800 sq. ft. (deviation from 12,000)
Minimum Lot Width-18 feet (deviation from 75 feet)
Minimum Setbacks
Front-25 feet
Sides-7.5 feet for end units/0 for internal units (deviation from 10 feet)
Rear-15 feet (deviation from 20 feet)
FAR-.70 (deviation from .45)

Villas
Maximum Height-45 feet or 2.5 stories
Minimum Lot Size-3850 sq. ft. (deviation from 12,000)
Minimum Lot Width-35 feet (deviation from 75 feet)
Minimum Setbacks
Front-25 feet
Sides-5 feet for end units/0 for internal units (deviation from 10 feet)
Rear-15 feet (deviation from 20 feet)
FAR-.70 (deviation from .45)

Office Professional

Maximum Size- 60,000 square feet
Maximum Height-60 feet (deviation from 45 feet)
Setbacks
Front- 25 feet
Sides- 10 feet
Rear- 20 feet

Perimeter Building Setbacks (Inclusive of Buffers)

Emerson Road-75 feet
North-15 feet (adjacent to FDOT retention pond)
South-35 feet

West-35 feet

Minimum Buffers

North-0 abutting the FDOT Retention Pond, in all other areas 20 feet of natural vegetation
South-20-foot Vegetative Buffer
East-10-foot Landscape Buffer (along Emerson Road)
West-20-foot Vegetative Buffer, except next to wetlands/park area

All buffers will meet or exceed the minimum buffer and landscape requirements of the Community Appearance Ordinance.

Site Conditions

Topography

The site ranges from elevation 103 in the northeast corner to 123 in the southwest corner of the site. Please refer to Figure 4 for topographic information.

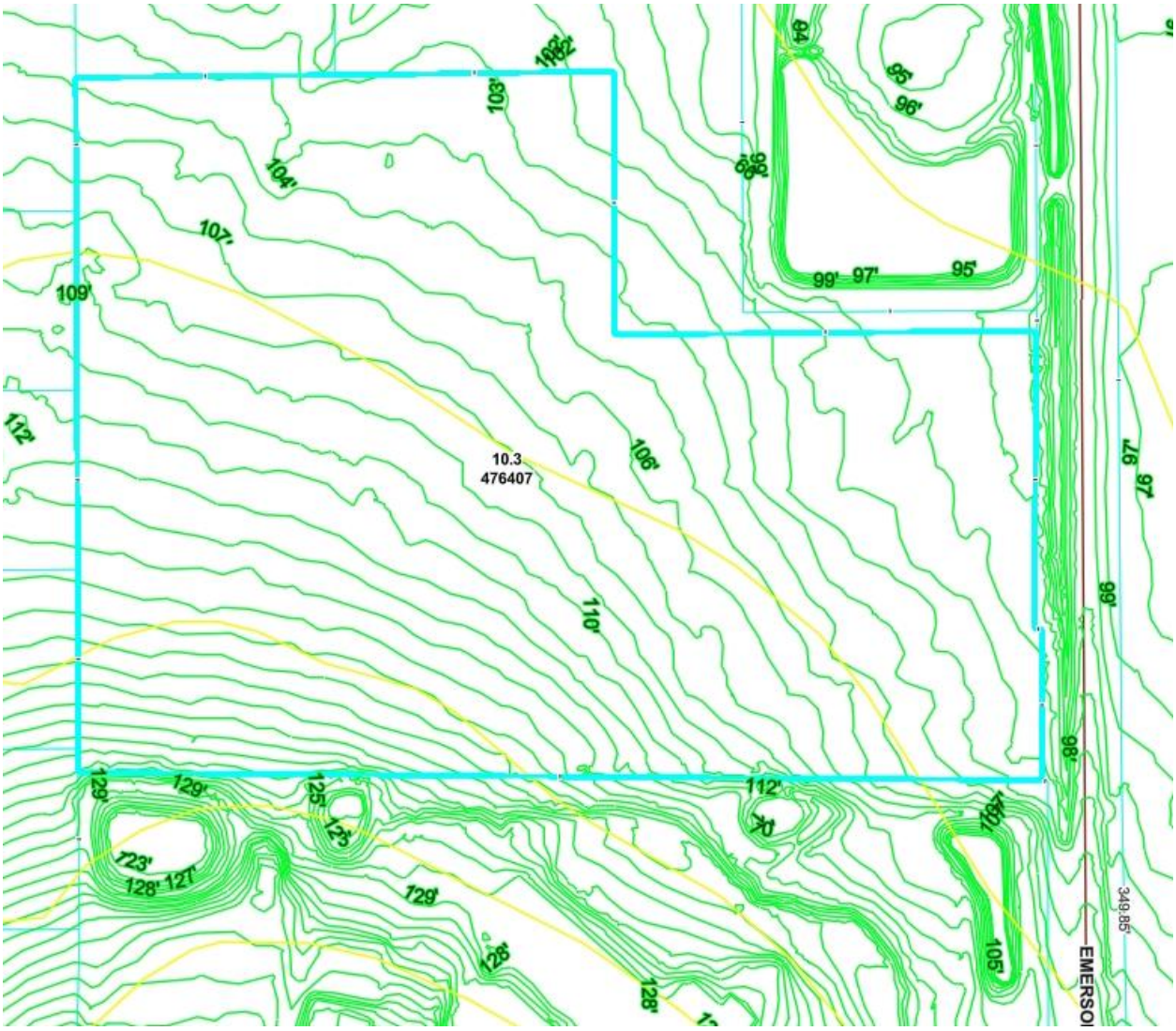


Figure 4. Parcel Key 476407- Topographic Map

Floodplain

The majority of the site is not located in a floodplain. A small area adjacent to Emerson Road is designated AE. Please refer to Figure 5.

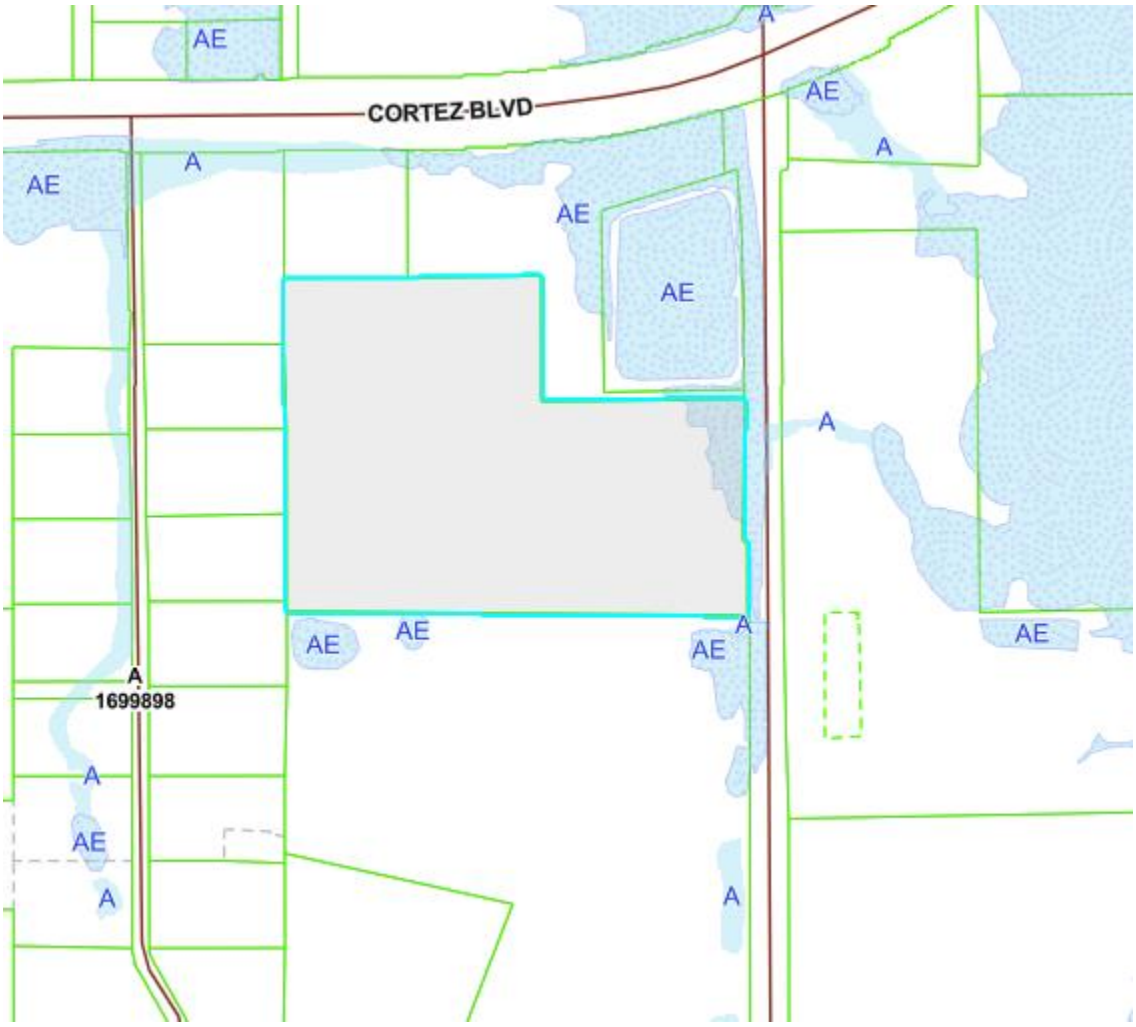


Figure 5. Parcel Key 476407- Floodplain Map

Soils

The site soils consist of Blichton Loamy Fine and Flemington Fine Sandy Loam. Refer to Figure 6 for the Soils Map. The Blichton series consists of very deep, very poorly drained, moderately slow or slowly permeable soils on uplands. The Flemington series consists of poorly drained, very slowly permeable soils formed in thick beds of clayey marine sediments on nearly level to strongly sloping areas.

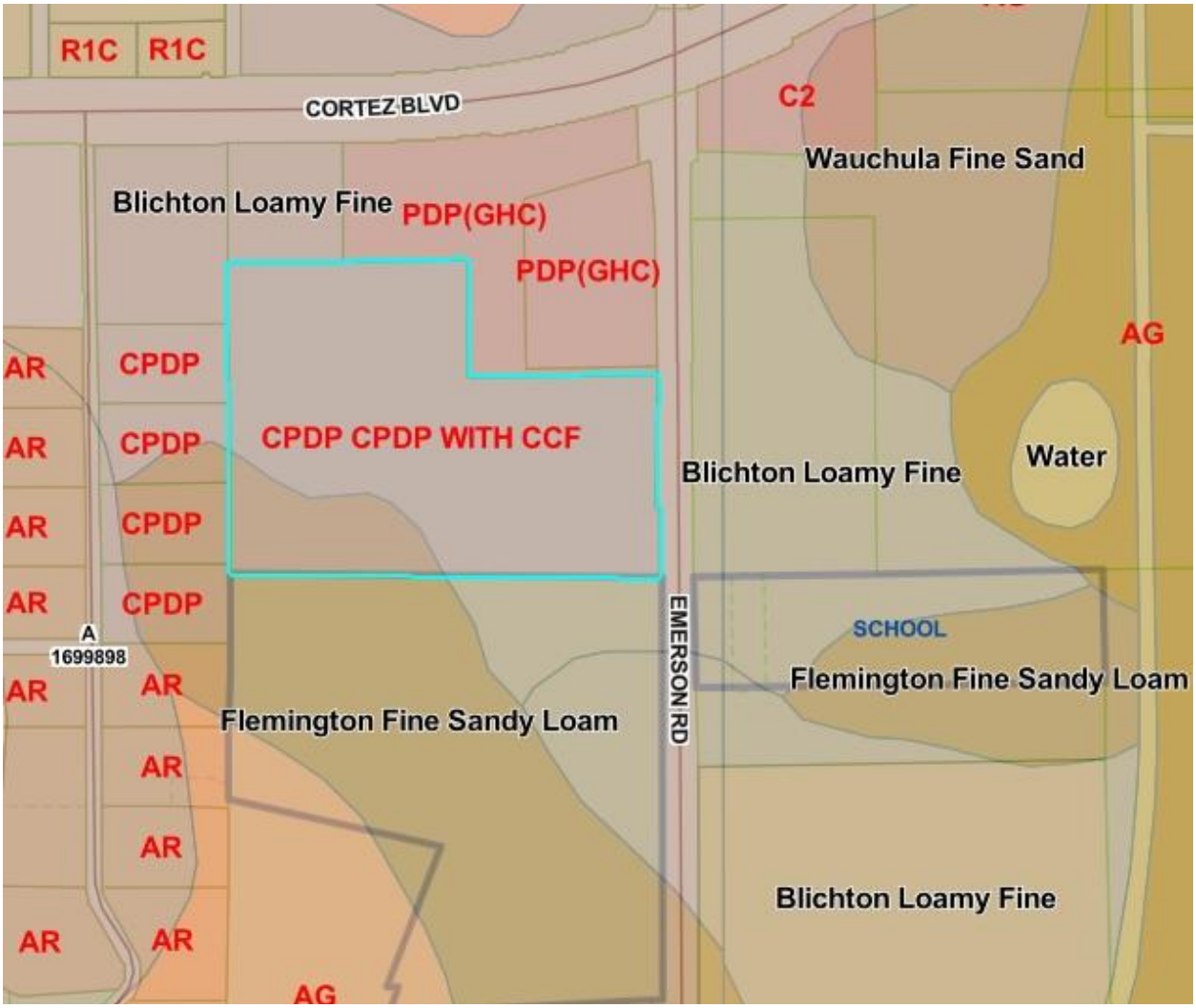


Figure 6. Parcel Key 476407- Soils Map

Site Environmental

The site consists of small jurisdictional wetlands in the northwest and southeast corners of the site, which are located on Figure 7. A cultural resource assessment was previously conducted on the site and no significant resources were found. Relative to protected flora and fauna, all required site assessments and required permits will be completed prior to site development.

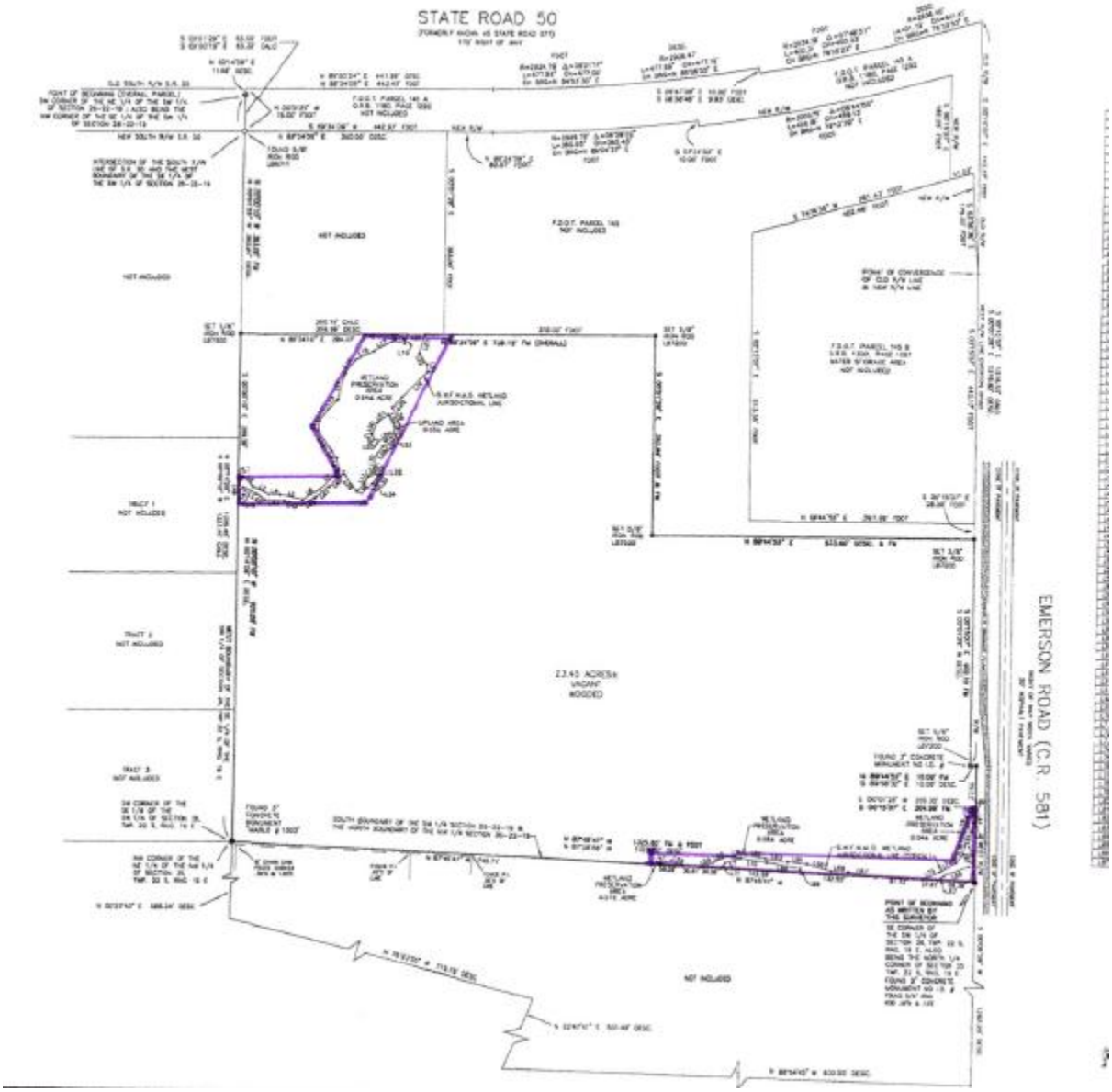


Figure 6. Parcel Key 476407- Wetlands Map

Infrastructure

Adequate Access/Transportation

The project has access to Emerson Road, a two lane collector roadway with a good level of service. Access to SR 50 (Cortez Boulevard) is provided from a signalized intersection at Emerson. SR 50 is a 4-lane arterial roadway with an excellent level of service. An access analysis will be completed for review and approval by Hernando County prior to development. Any required improvements will be determined at that time. A boulevard-style entrance is provided, thus addressing the need for a secondary point of access.

Utilities

The project is located in the City of Brooksville First Right to Refuse Service Area. Both potable water and central sewer will be provided by the City of Brooksville. If required, the applicant will complete a capacity analysis to the City of Brooksville specifications and service agreement to ensure the timing of connection to, and capacity of those facilities.

Drainage

The stormwater management system will be designed and constructed as permitted by the Southwest Florida Water Management District (SWFWMD).

Parks

A neighborhood park amenity in accordance with Hernando County requirements will be provided and maintained by the development. The development is located in close proximity to Coach Lorenzo Hamilton Sr. Park which consists of lighted fields, playgrounds, restrooms and an activity center.

Schools

A certification of concurrency will be obtained from The Hernando County School District demonstrating adequate capacity to serve the project at the time of development. The schools assigned to the property are Moton Elementary, Parrott Middle School Hernando High. Mitigation of public school impacts may be required by separate agreement with the School District.

Deviations

As indicated in the Narrative.

APPENDIX

PREVIOUSLY APPROVED MASTER PLAN

APPLICANT: The Richman Group of Florida, Inc.

FILE NUMBER: H-08-06

PURPOSE: Master Plan Revision and rezoning from PDP(MF)/Planned Development Project (Multifamily) to PDP(OP)/Planned Development Project (Office Professional) with a Congregate Care Facility and a reduction in setbacks

GENERAL LOCATION: West side of Emerson Road, approximately 1,200' south of Cortez Boulevard

LEGAL DESCRIPTION: A portion of Section 26, Township 22 South, Range 19 East of Hernando County, FL

STAFF RECOMMENDATION:

Approval of the petitioner's request for a master plan revision and rezoning from PDP(MF)/Planned Development Project (Multifamily) to PDP(OP)/Planned Development Project (Office Professional) with a Congregate Care Facility with performance conditions.

P&Z ACTION:

At the March 10, 2008 meeting, the Planning and Zoning Commission voted 5-0 to recommend the Board of County Commissioners adopt Resolution # _____ approving the petitioner's request for a master plan revision and rezoning from PDP(MF)/Planned Development Project (Multifamily) to PDP(OP)/Planned Development Project (Office Professional) with a Congregate Care Facility, with the following performance conditions:

1. The petitioner must obtain all permits from Hernando County and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.

2. The maximum allowable uses and units shall be limited as follows:

    1. 6.43 acre parcel: 36,000 square feet; PDP(OP) use
    2. 2.90 acre parcel: **either** 24,000 square feet of PDP(OP); **or** 42 ALF units use
    3. 5.00 acre parcel: 84 units; Age Restricted **or** Standard Multifamily use
    4. 9.32 acre parcel: 96 units, Standard Multifamily use

3. A master plan revision will be required should the petitioner desire to construct a nursing home in the future. A Certificate of Need for a specific number of beds shall be demonstrated at that time.

4. The maximum building height shall be in accordance with the LDR requirements.

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5. Minimum Perimeter Setbacks:

Emerson Road:	75'
North:	25'
South:	~~35'~~ 25' (STAFF AGREES)
West:	35'
Frontage:	35'

A minimum 15' separation between multifamily structures

6. The 100-year floodplain must be delineated and shown on all site plans; and all roadways, driveways, and finished floor elevations must meet the Facility Design Guidelines and adopted building codes.

7. The petitioner shall provide turn lanes on Emerson Road as required by the County Engineer.

8. The developer shall negotiate a water and sewer agreement with the City of Brooksville.

9. The frontage road shall line up with the frontage road on the commercial property to the northwest. In addition, the frontage shall be designed with a boulevard entrance at Emerson Road.

~~10. Additional parking spaces for visitors shall be provided throughout the multifamily portion of the development. The minimum number of additional spaces provided shall be at least 30% of the required parking.~~ (STAFF AGREES)

~~11.~~10. The petitioner shall provide a wildlife survey, prepared by a qualified professional prior to any development occurring on the property. Further, copies of any required permits shall be provided prior to the issuance of development permits by Hernando County.

~~12.~~11. An archaeological survey shall be performed by a qualified professional prior to development.

~~13.~~12. Florida Yards & Neighborhoods (FYN) principles shall be implemented for landscaping within the development.

~~14.~~13. The petitioner shall provide a second egress point from the 9.12 acre ~~two (2) access points to the~~ multifamily development areas ~~from~~ to the frontage road. (STAFF AGREES)

~~15.~~ 14. A treed roadway/access shall be provided in accordance with the requirements of the County LDR's.

~~16.~~15. The developer shall be responsible for the clearing of all exotic plant species from any portion of the drainage streams that is located on site in accordance with the requirements of the Community Appearance ordinance.

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~~17.~~16. A ~~35'~~ drainage easement shall be provided ~~along~~ centered on the drainage streams located on site as determined by the County Engineer, and the easement (s) shall be delineated and shown on all future plans. (STAFF AGREES)

~~18.~~17. The development shall comply with the open space requirements of the County LDR's.

~~19.~~18. The developer shall provide a transportation analysis for review and approval by the County Engineer prior to the issuance of any permits for the project. In addition, the developer shall be responsible for all improvements necessary, as determined by the approved transportation analysis.

~~20.~~19. A 10' buffer with a minimum 80% opacity shall be located along the south and west property lines.

~~21.~~20. If the County has not adopted a school concurrency ordinance by the time of development, the developer shall enter into a separate mitigation agreement with the School Board prior to development.

~~22.~~21. The petitioner shall provide a revised plan in compliance with all of the performance conditions within 30 calendar days of BCC approval. Failure to submit the revised plan within 30 business days from BCC approval will result in the zoning becoming null and void.

22. The applicant shall provide a sidewalk along Emerson Road from the frontage road to the school as determined by the County Engineer and the School Board's facility Maintenance Staff. (STAFF AGREES)

BCC ACTION:

The Board of County Commissioners voted 5-0 adopt Resolution #2008-89 approving the petitioner's request for a master plan revision and rezoning from PDP(MF)/Planned Development Project (Multifamily) to PDP(OP)/Planned Development Project (Office Professional) with a Congregate Care Facility, with the following performance conditions:

1. The petitioner must obtain all permits from Hernando County and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.

2. The maximum allowable uses and units shall be limited as follows:

    1. 6.43 acre parcel: 36,000 square feet; PDP(OP) use
    2. 2.90 acre parcel: **either** 24,000 square feet of PDP(OP); **or** 42 ALF units use
    3. 5.00 acre parcel: 84 units; Age Restricted **or** Standard Multifamily use
    4. 9.32 acre parcel: 96 units, Standard Multifamily use

3. A master plan revision will be required should the petitioner desire to construct a nursing home in the future. A Certificate of Need for a specific number of beds shall be demonstrated at that time.

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4. The maximum building height shall be in accordance with the LDR requirements.

5. Minimum Perimeter Setbacks:

Emerson Road:	75'
North:	25'
South:	~~35'~~ 25' (STAFF AGREES)
West:	35'
Frontage:	35'

A minimum 15' separation between multifamily structures

6. The 100-year floodplain must be delineated and shown on all site plans; and all roadways, driveways, and finished floor elevations must meet the Facility Design Guidelines and adopted building codes.

7. The petitioner shall provide turn lanes on Emerson Road as required by the County Engineer.

8. The developer shall negotiate a water and sewer agreement with the City of Brooksville.

9. The frontage road shall line up with the frontage road on the commercial property to the northwest. In addition, the frontage shall be designed with a boulevard entrance at Emerson Road.

10. The petitioner shall provide a wildlife survey, prepared by a qualified professional prior to any development occurring on the property. Further, copies of any required permits shall be provided prior to the issuance of development permits by Hernando County.

11. An archaeological survey shall be performed by a qualified professional prior to development.

12. Florida Yards & Neighborhoods (FYN) principles shall be implemented for landscaping within the development.

13. The petitioner shall provide a second egress point from the 9.12 acre multifamily development areas to the frontage road.

14. A treed roadway/access shall be provided in accordance with the requirements of the County LDRs.

15. The developer shall be responsible for the clearing of all exotic plant species from any portion of the drainage streams that is located on site in accordance with the requirements of the Community Appearance ordinance.

16. A drainage easement shall be provided centered on the drainage streams located on site as determined by the County Engineer, and the easement (s) shall be delineated and shown on all future plans.

17. The development shall comply with the open space requirements of the County LDRs.

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18. The developer shall provide a transportation analysis for review and approval by the County Engineer prior to the issuance of any permits for the project. In addition, the developer shall be responsible for all improvements necessary, as determined by the approved transportation analysis.

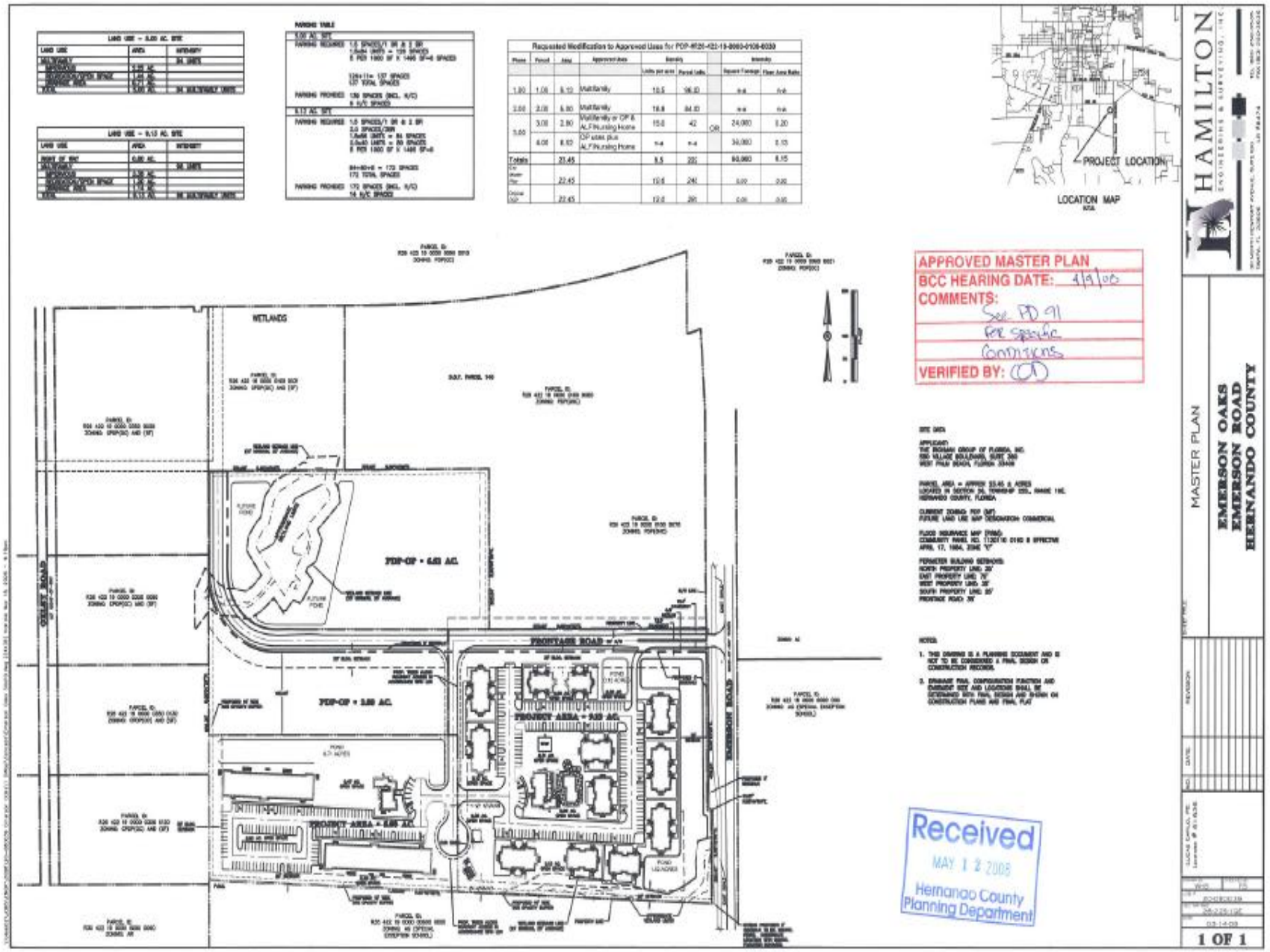
19. A 10' buffer with a minimum 80% opacity shall be located along the south and west property lines.

20. If the County has not adopted a school concurrency ordinance by the time of development, the developer shall enter into a separate mitigation agreement with the School Board prior to development.

21. The petitioner shall provide a revised plan in compliance with all of the performance conditions within 30 calendar days of BCC approval. Failure to submit the revised plan within 30 business days from BCC approval will result in the zoning becoming null and void.

22. The applicant shall provide a sidewalk along Emerson Road from the frontage road to the school as determined by the County Engineer and the School Board's facility Maintenance Staff.

NOTE: **PLEASE NOTE THAT DEVELOPMENT ACTIONS TAKEN IN RELIANCE ON THIS ZONING APPROVAL MUST BE CONSISTENT WITH THE APPROVED MASTER PLAN, DEVELOPER'S NARRATIVE, DEVELOPER'S REPRESENTATIONS ON THE RECORD, AND THE APPROVAL CONDITIONS BY THE BCC.**


LOCATION MAP
PROJECT LOCATION
APPROVED MASTER PLAN
BCC HEARING DATE: 4/9/08
COMMENTS:
See PD 91
for specific
Conditions
VERIFIED BY:
Received
MAY 12 2008
Hernando County
Planning Department
WETLANDS
FRONTAGE ROAD
PROJECT AREA
MASTER PLAN
EMERSON OAKS
EMERSON ROAD
HERNANDO COUNTY
HAMILTON
1 OF 1

CPAM-26-02 Aerial Map

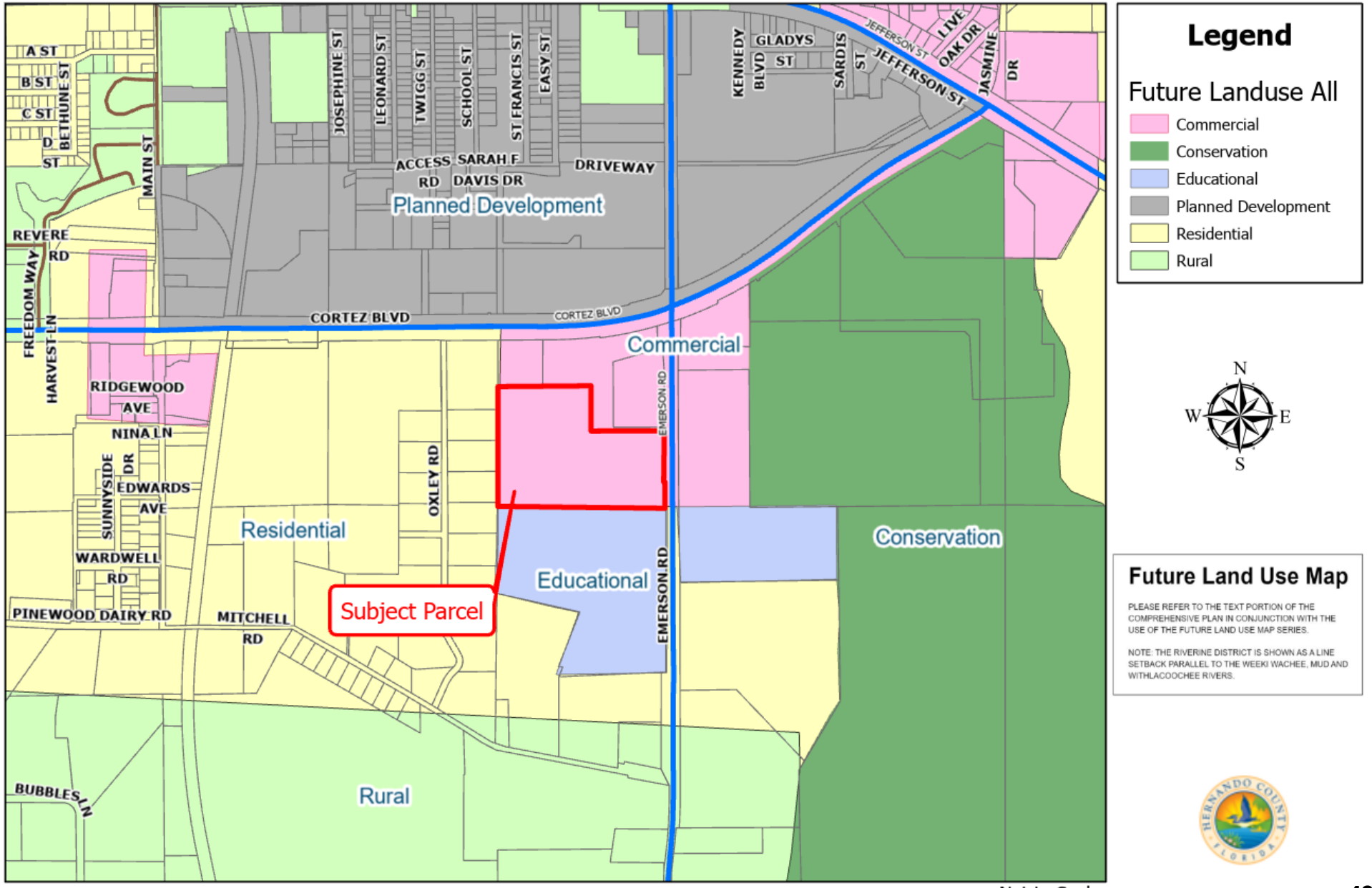
This map was prepared by this office to be used as aid and land parcel location and identification only. All land locations, right-of-ways widths, acreages, and utility locations are subject to field survey or other appropriate verification.

Not to Scale.

Hernando County Comprehensive Plan Map

Existing Future Land Use: CPAM-26-02

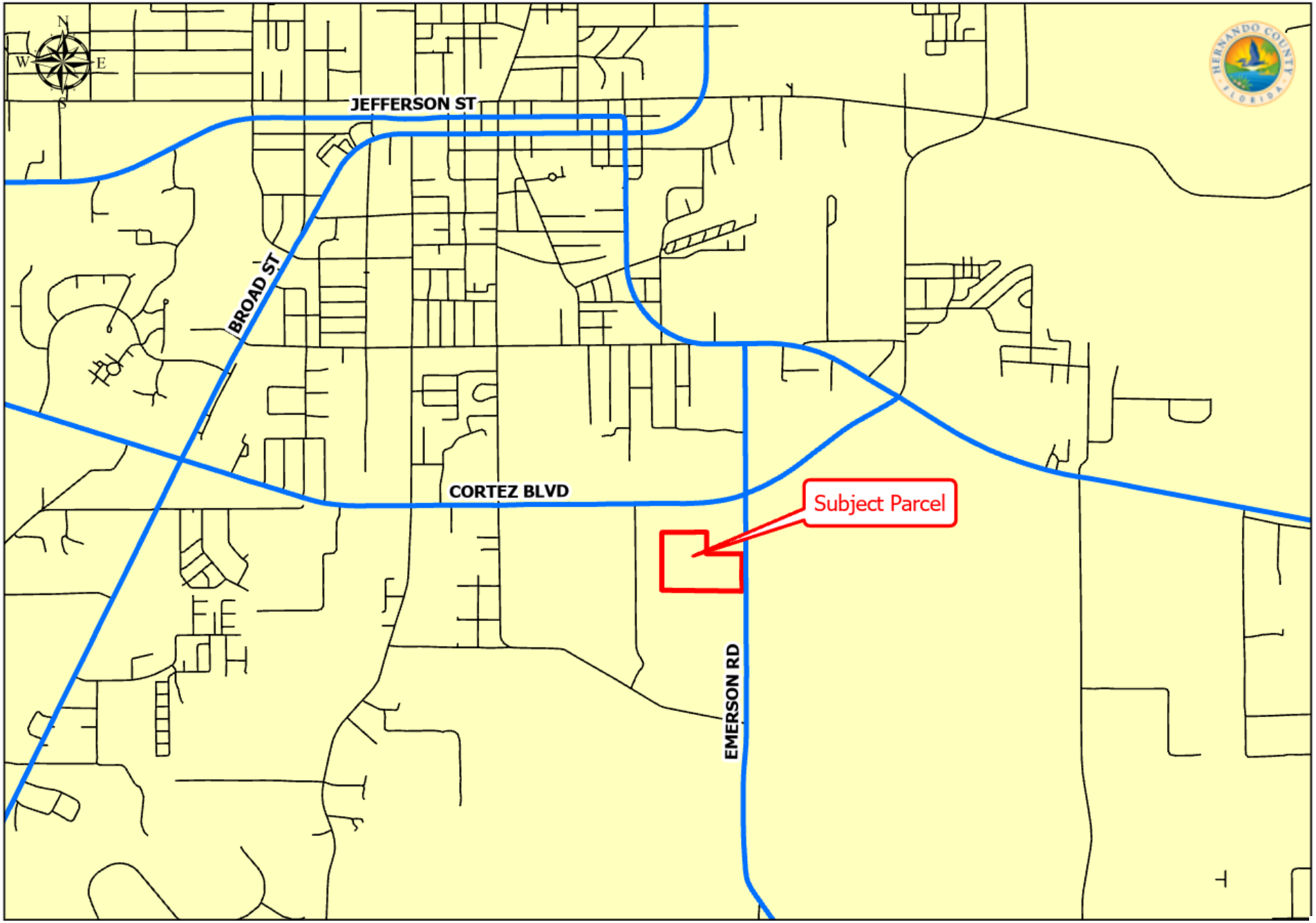
Version Date: 8/17/2026



Not to Scale.

CPAM-26-02 Area Map

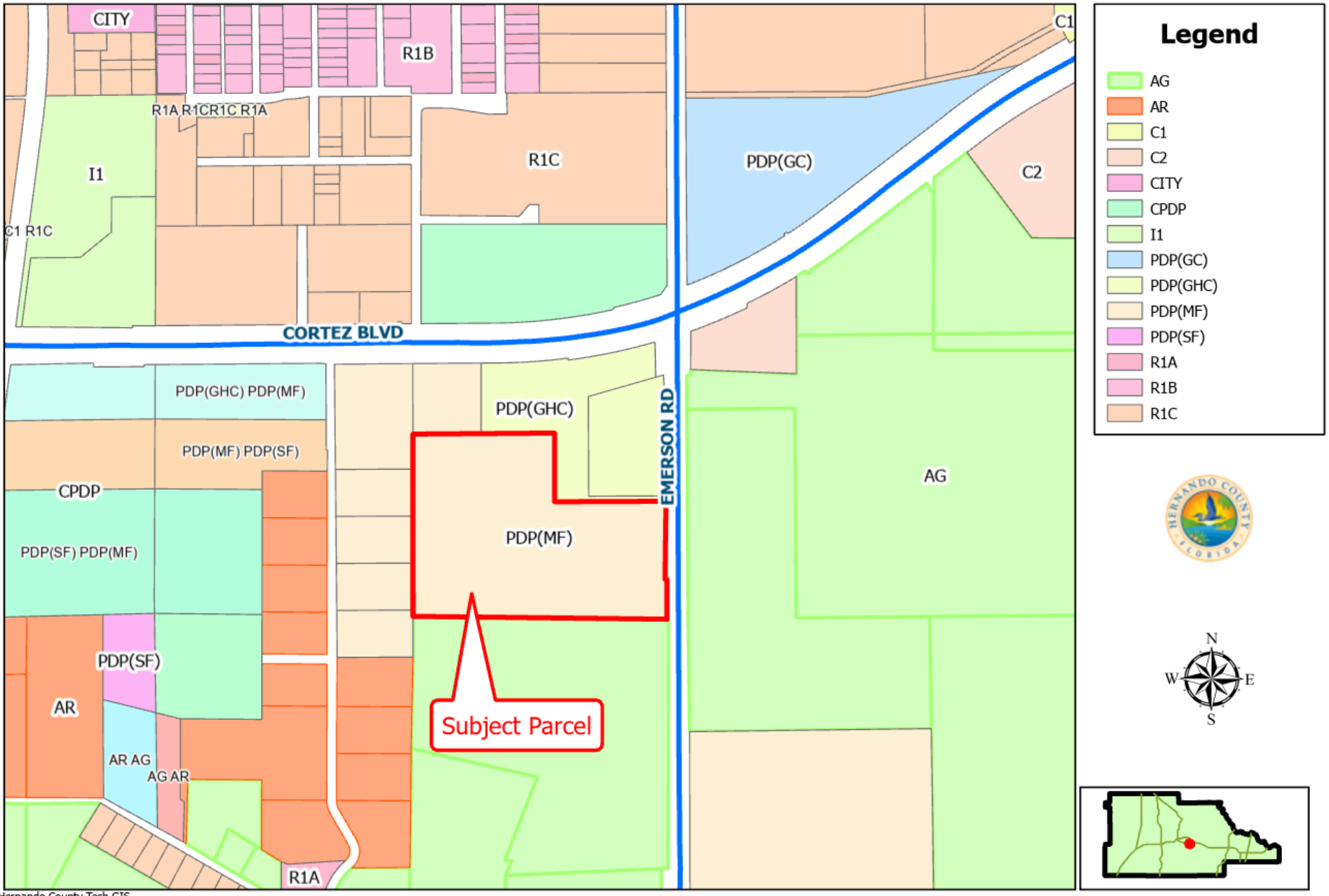
This map was prepared by this office to be used as aid and land parcel location and identification only. All land locations, right-of-ways widths, acreages, and utility locations are subject to field survey or other appropriate verification.



Not to Scale.

CPAM-26-02 Zoning Map

This map was prepared by this office to be used as aid and land parcel location and identification only. All land locations, right-of-ways widths, acreages, and utility locations are subject to field survey or other appropriate verification.



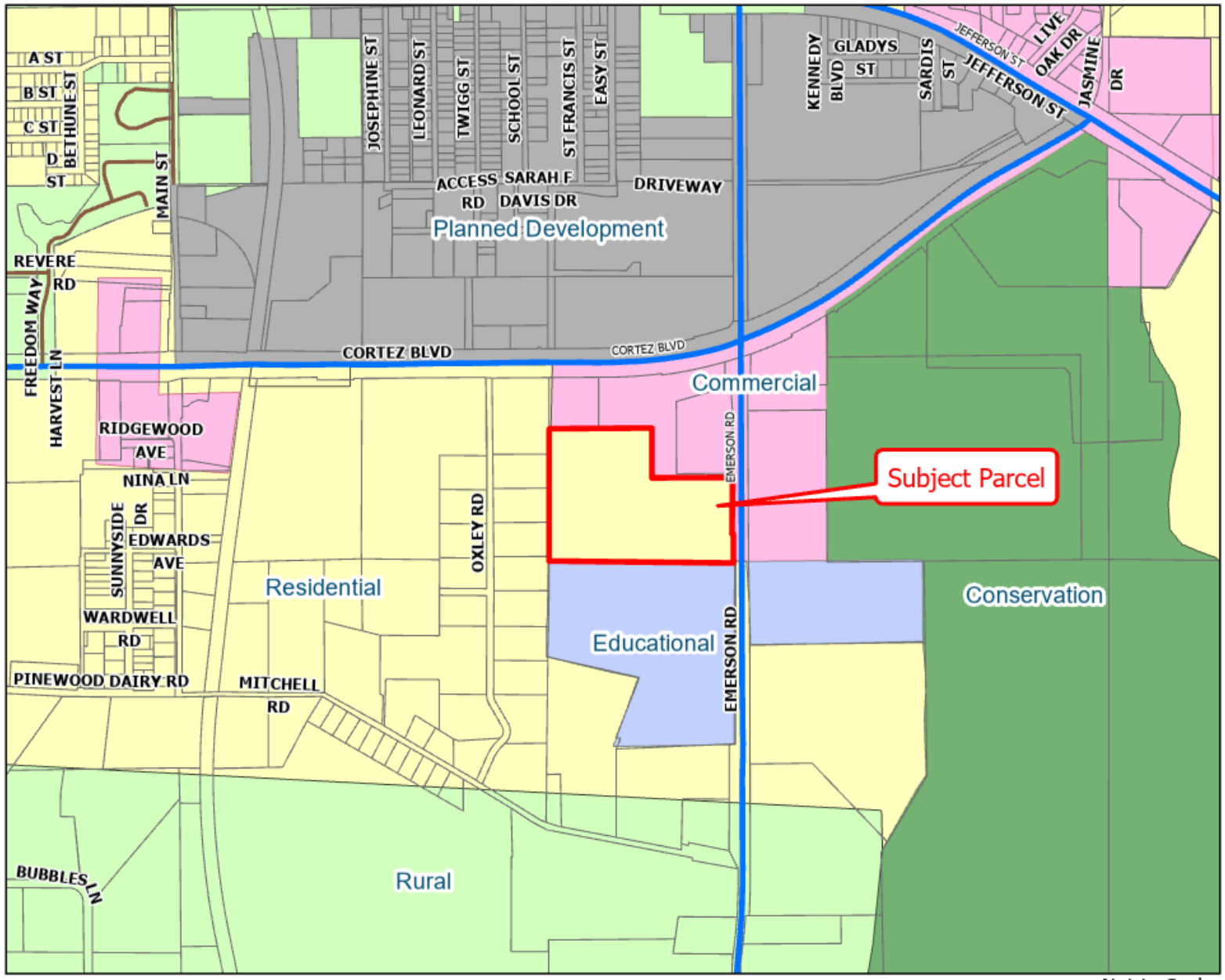
Hernando County Tech GIS
with Hernando County Planning Department
Project date: August 17, 2026

Not to Scale.

Hernando County Comprehensive Plan Map

Proposed Future Land Use: CPAM-26-02

Version Date: 8/17/2026



Legend

Future Landuse All

- Commercial
- Conservation
- Educational
- Planned Development
- Residential
- Rural

N W E S

Future Land Use Map

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.

Not to Scale.

ORDINANCE NO. 2026 - ____

AN ORDINANCE AMENDING THE 2040 HERNANDO COUNTY COMPREHENSIVE PLAN BY AMENDING SECTION B RELATING TO THE FUTURE LAND USE MAP AS AFFECTING 23.8 ACRES OF LAND GENERALLY LOCATED WEST SIDE OF EMERSON ROAD APPROXIMATELY 1,540' SOUTH OF ITS INTERSECTION WITH CORTEZ BOULEVARD (SR 50); PROVIDING FOR TRANSMITTAL OF ADOPTED CPAM2501 TO THE STATE LAND PLANNING AGENCY AND REVIEW AGENCIES; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in 1985, the Florida Legislature adopted the Local Government Comprehensive Planning and Land Development Regulation Act (now known as the Community Planning Act), as set forth in Sections 163.3161 through 163.3215, Florida Statutes (the "Act"); and,

WHEREAS, on September 25, 2018, the Hernando County Board of County Commissioners ("BOCC") adopted the 2040 Hernando County Comprehensive Plan (Ordinance 2018-16), within which, are included goals, objectives, and strategies used to guide future growth; and,

WHEREAS, the instant request is for the BOCC to amend Section B of the 2040 Hernando County Comprehensive Plan relating to the Future Land Use Map (attached as **Exhibit "A"** hereto and incorporated herein by this reference) hereinafter referred to as **CPAM2602**; and,

WHEREAS, CPAM2602 is an amendment to the County's Future Land Use Map involving land that is 23.8 acres or less in size and which has been determined by the Hernando County Planning Department to constitute a "small scale development amendment" based upon the criteria set forth in Section 163.3187, Florida Statutes; and,

WHEREAS, small scale development amendments are exempt from state and regional review pursuant to Section 163.3187, Florida Statutes; and,

WHEREAS, the BOCC conducted a public hearing on October 6, 2026, in connection with the adoption of **CPAM2602** as an amendment to the 2040 Hernando County Comprehensive Plan; and,

WHEREAS, upon enactment of this Ordinance, **CPAM2602** will be transmitted as an adopted comprehensive plan amendment to the State Land Planning Agency and the other Review Agencies for filing.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA:

SECTION I. Recitals. The recitals set forth above are true and correct and incorporated herein by this reference.

SECTION II. Adopting CPAM2602. CPAM2602 (attached as **Exhibit "A"** hereto and incorporated herein by this reference) is hereby approved and adopted and the 2040 Hernando County Comprehensive Plan is amended accordingly, subject to the Effective Date provision (Section X) below.

SECTION III. Execution. The Chairman of the Hernando County Board of County Commissioners is hereby authorized to execute this Ordinance, and all related documents.

SECTION IV. Transmittal of Adopted CPAM2602 to State Land Planning Agency and Review Agencies. County staff shall transmit an executed copy of this Ordinance adopting **CPAM2602** to the State Land Planning Agency and the other Review Agencies within ten (10) days of adoption hereof pursuant to Section 163.3184, Florida Statutes.

SECTION V. Publication. This Ordinance shall be published as required by law.

SECTION VI. Applicability. This Ordinance shall be applicable throughout the unincorporated area of Hernando County.

SECTION VII. Severability. It is declared to be the intent of the Board of County Commissioners that if any section, subsection, clause, sentence, phrase, or provision of this Ordinance is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect the validity of the remaining portions of this Ordinance.

SECTION VIII. Conflicting Provisions. Special acts of the Florida Legislature applicable only to unincorporated areas of Hernando County, Hernando County ordinances, County resolutions, or parts thereof, in conflict with this Ordinance are hereby superseded by this Ordinance to the extent of such conflict except for ordinances concerning either adoption or amendment of the Comprehensive Plan, pursuant to Chapter 163, Part II, Florida Statutes.

SECTION IX. Filing with the Department of State. The clerk shall be and is hereby directed forthwith to send a certified copy of this Ordinance, or electronically transmit this Ordinance by email, to the Bureau of Administrative Code, Department of State, R.A. Gray Building, Room 101, 500 South Bronough Street, Tallahassee, Florida 32399-0250.

SECTION X. Effective Date. This Ordinance shall take effect upon filing with the Florida Secretary of State; however, the adopted amendment (**CPAM2602**) shall take effect and be considered an amendment to the 2040 Hernando County Comprehensive Plan, if the amendment is not timely challenged, 31 days after the State Land Planning Agency notifies the local government that the plan amendment package is complete or as otherwise provided in Sections 163.3184 and 163.3187, Florida Statutes. If timely challenged, this amendment shall become effective on the date the State Land Planning Agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or

commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the State Land Planning Agency.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, ADOPTED IN REGULAR SESSION THIS ____ DAY OF OCTOBER 2026.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____
DOUGLAS A. CHORVAT, JR.
CLERK OF CIRCUIT COURT
AND COMPTROLLER

By: _____
JERRY CAMPBELL
CHAIRMAN

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Jon Jouben
County Attorney's Office

EXHIBIT “A”

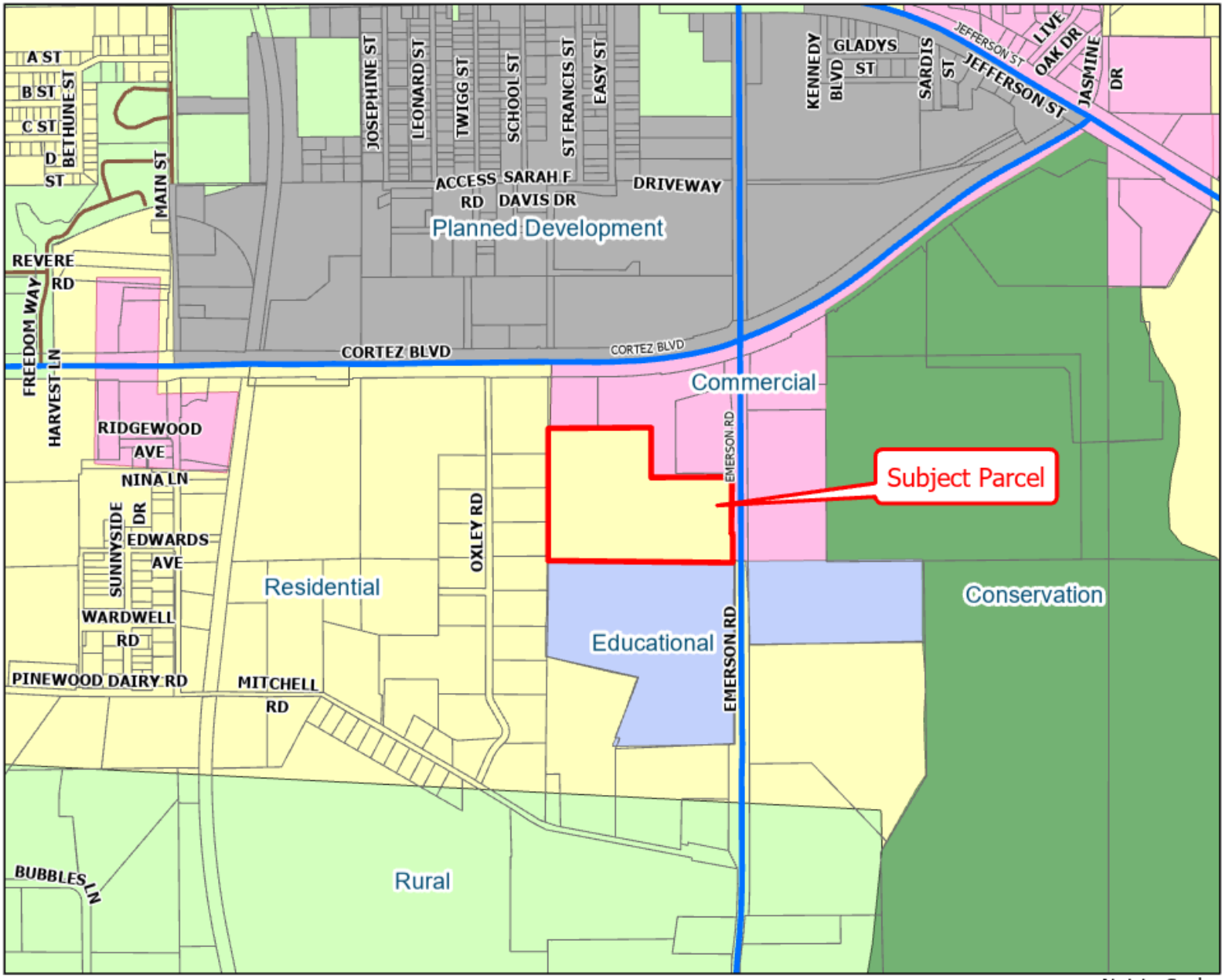
Hernando County Comprehensive Plan Map

Proposed Future Land Use: CPAM-26-02

Hernando County Comprehensive Plan Map

Proposed Future Land Use: CPAM-26-02

Version Date: 8/17/2026



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NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.

Business Impact Estimate

Directions: *Pursuant to Fla. Stat. s. 125.66(3)(c), as most recently amended by Ch. 2024-145, Laws of Florida, the County is required to prepare a Business Impact Statement for a range of ordinances. A list of ordinance exemptions is provided below. Please check all exemption boxes that apply to the proposed ordinance and provide the name/title date where indicated below.*

- [x] The proposed ordinance is required for compliance with Federal or State law or regulation;
- [ ] The proposed ordinance relates to the issuance or refinancing of debt;
- [ ] The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- [ ] The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- [ ] The proposed ordinance is an emergency ordinance;
- [ ] The ordinance relates to procurement; or
- [x] The proposed ordinance is enacted to implement the following:
  - a. Development orders and development permits, as those terms are defined in Fla. Stat. s. 163.3164;
  - b. Comprehensive plan amendments and land development regulation amendments initiated by an application submitted by a private party other than the municipality;
  - c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
  - d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
  - e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

Prepared by: Jon Jouben, County Attorney, CAO Date: 9/24/2026

Printed Name/Title/Department

Regardless of whether any of the boxes are checked, Include this completed page in the agenda packet.

If none of the boxes above are checked, complete the attached Business Impact Statement, and include the completed Business Impact Statement as part of the agenda package. ***The completed Statement must be posted on the County's web site not later than the time notice of the proposed ordinance is published.***

See Proof on Next Page

AFFIDAVIT OF PUBLICATION

Hernando County
20 N. Main St. Rm. 362, Brooksville, FL 34601
(352) 754-4180

State of New Jersey, County of Camden, ss:

I, Anjana Bhadoriya, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Hernando County, a Daily newspaper of general circulation, printed and published in City of Brooksville, Hernando County, State of Florida; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates.

Publication Dates:
- Sep 25, 2026

Notice ID: Q5GaWdMbXFBoyLFyWnyG

Notice Name: Notice of Public Hearing 10.6.26 Mtg

Publication Fee: $0.00

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Anjana Bhadoriya

Agent

SHARONN E THOMAS-POPE
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires January 23, 2027

VERIFICATION

State of New Jersey
County of Camden

Signed or attested before me on this: 09/29/2026

Notary Public

Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARING
HERNANDO COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS

The Board of County Commissioners of Hernando County, Florida, will hold a Public Hearing in the John Law Ayers County Commission Chambers, Hernando County Government Center, 20 North Main Street, Room 160, Brooksville, Florida, on October 6, 2026, to consider a proposed Development Agreement for the Ginny Grove PDP(SF)/Planned Development Project (single-family . **The meeting starts at 9:00 AM and this matter will be heard thereafter in the order established when the Board agenda is published.**

The proposed Development Agreement between Hernando County and Jack Melton Family, Inc., memorializes certain terms and conditions of the development approval.

The property subject to this development agreement is approximately 226.92 acres located in Hernando County, Florida, lying south of S.R. 50, west of Interstate 75, east of Lockhart Road, and south of Old Trilby Road and contains the following parcel keys: 541364 and 541578.

The development agreement is proposing single family uses approved by the C/PDP Rezoning and Master Plan, not to exceed nine hundred and seven (907) dwelling units at a maximum density of four (4) dwelling units per acre; recreational amenities and residential ancillary uses; and existing communications tower. Building height shall not exceed thirty-five (35) feet in height.
Interested parties may appear at the meeting and be heard on these matters. You are further advised that if a person decides to appeal any quasi-judicial decision made by the Board, Agency or Commission with respect to any matter considered at such hearing or meeting, he or she will need a record of the proceeding, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

The proposed Development Agreement may be reviewed by the public at the Hernando County Planning Department, 1653 Blaise Drive, Brooksville, Florida 34601, between the hours of 7:30 AM - 4:00 PM, Monday through Friday, legal holidays excepted or may be viewed one week prior to the meeting via the County's website at www.hernandocounty.us – follow the Board Agendas and Minutes link to the specified public hearing. If you should have any additional questions regarding this issue, please contact the Planning Department at planning@hernandocounty.us, 352-754-4057, or in writing at: Hernando County Planning Department, 1653 Blaise Drive, Brooksville, Florida 34601.

In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding should contact Maryellen Waite, Hernando County Risk Management Manager, 15470 Flight Path Drive, Brooksville, FL 34604, (352) 442-7787, no later than three (3) days prior to the proceedings. If hearing impaired, please call 1-800-676-3777.

/s/ Omar DePablo
Development Services Director
Hernando County Planning Division

Publish: September 25, 2026

See Proof on Next Page

AFFIDAVIT OF PUBLICATION

Hernando County
20 N. Main St. Rm. 362, Brooksville, FL 34601
(352) 754-4180

State of New Jersey, County of Camden, ss:

I, Anjana Bhadoriya, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Hernando County, a Daily newspaper of general circulation, printed and published in City of Brooksville, Hernando County, State of Florida; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates.

Publication Dates:
- Sep 25, 2026

Notice ID: lnidpYbt7Kn1yqpoVDig

Notice Name: Business Impact Statement 10.6.26 Mtg

Publication Fee: $0.00

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Anjana Bhadoriya

Agent

SHARONN E THOMAS-POPE
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires January 23, 2027

VERIFICATION

State of New Jersey
County of Camden

Signed or attested before me on this: 09/29/2026

Notary Public

Notarized remotely online using communication technology via Proof.

Business Impact Estimate

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- [ ] The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- [ ] The proposed ordinance is an emergency ordinance;
- [ ] The ordinance relates to procurement; or
- [x] The proposed ordinance is enacted to implement the following:
  - a. Development orders and development permits, as those terms are defined in Fla. Stat. s. 163.3164;
  - b. Comprehensive plan amendments and land development regulation amendments initiated by an application submitted by a private party other than the municipality;
  - c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
  - d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
  - e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

Prepared by: Jon Jouben, County Attorney, CAO
Printed Name/Title/Department

Date: 9/24/2026

Regardless of whether any of the boxes are checked, Include this completed page in the agenda packet.

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Board of County Commissioners

AGENDA ITEM

Meeting: 10/06/2026
Department: Planning
Prepared By: Victoria Via
Initiator: Omar DePablo
DOC ID: 17280
Legal Request Number: 26-224-2
Bid/Contract Number:

TITLE

Development Agreement With Jack Melton Family, Inc., and School Board of Hernando County for Black Jack Ridge, a Combined-Planned Development Project Located on Cortez Boulevard

BRIEF OVERVIEW

The property subject to this Development Agreement is approximately 203.89 acres located in Hernando County, Florida, lying south of SR 50, west of Interstate 75, east of Lockhart Road, and north of Old Trilby Road and contains the following parcel keys:

1. 840923 and 841138 (owned by the Jack Melton Family, Inc.); and
2. 1760151 (owned by the Florida Department of Transportation, with ongoing negotiations for transfer with the Jack Melton Family, Inc.).

The Development Agreement is proposing single family and multifamily uses approved by the C/PDP rezoning and Master Plan, not to exceed 978 dwelling units; Highway Commercial uses approved by the C/PDP Rezoning and Master Plan, not to exceed 200,000 square feet; General Commercial uses approved by the C/PDP Rezoning and Master Plan, not to exceed 100,000 square feet; hospital and/or urgent care/stand-alone emergency rooms; educational facilities; light wholesale and storage; microbreweries; public/private recreation including virtual golf and/or pickleball facilities; and recreational amenities and residential ancillary uses. For the overall development, single family and multifamily uses are proposed at a maximum density of 5.3 dwelling units per acre. Single family building height shall not exceed thirty-five (35) feet in height. Multifamily and commercial building height shall not exceed sixty (60) feet in height.

The Hernando County School Board is a party to this Development Agreement with respect to school concurrency.

The Black Jack Ridge Combined-Planned Development Project includes an associated rezoning petition that vests the residential and nonresidential entitlements, which is being considered separately as agenda item no. 18000.

The requirements for a Development Agreement are set forth in Section 163.3227, Florida Statutes, two of the requirements which are not included in the present Development Agreement, which is against advice of counsel, as is the lack of inclusion of information, authorization, or instructions regarding how to proceed if negotiations with the Florida Department of Transportation ("FDOT") do not come to fruition pertaining to the parcel owned by the FDOT, who is not a Party to this Development Agreement.

FINANCIAL IMPACT

A matter of policy.

LEGAL NOTE

The Board has the authority to take this action pursuant to Chapters 125 and 163, Florida Statutes.

RECOMMENDATION

It is recommended that the Board consider the Development Agreement for the Jack Melton Family, Inc., Black Jack Ridge Project, take public comment, and approve scheduling the second public hearing for adoption on November 10, 2026.

REVIEW PROCESS

Omar DePablo	Approved	09/23/2026	4:04 PM
Victoria L Via	Approved	09/24/2026	9:38 AM
Stephanie Stevens	Approved	09/24/2026	3:58 PM
Erin Dohren	Approved	09/24/2026	4:01 PM
Pamela Hare	Approved	09/25/2026	11:42 AM
Natasha Lopez Perez	Approved	09/28/2026	12:59 PM
Heidi Prouse	Approved	09/28/2026	1:05 PM
Toni Brady	Approved	09/29/2026	8:46 AM
Jessica Wright	Approved	09/29/2026	9:52 AM

DEVELOPMENT AGREEMENT

BLACK JACK RIDGE
(COMBINED-PLANNED DEVELOPMENT PROJECT)

HERNANDO COUNTY, FLORIDA

THIS DEVELOPMENT AGREEMENT is made and entered into on the ____ day of _____, 2026, by and between **JACK MELTON FAMILY, INC.**, a Florida corporation, whose address is 21628 Lockhart Road, Dade City, Florida 33523, and its successors and assigns (the "**Developer**"), **HERNANDO COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 15470 Flight Path Drive, Brooksville, Florida 34604 ("**County**" or "**Hernando County**"), and the School Board of Hernando County, Florida, a public corporate body organized and existing under the Constitution and laws of the State of Florida ("**School Board**") (Developer and Hernando County shall collectively be the "**Parties**"), regarding the Developer's proposed development known as "**Black Jack Ridge**."

RECITALS

WHEREAS, the Developer owns approximately 203.89 acres located in Hernando County, Florida, lying south of S.R. 50, west of Interstate 75, east of Lockhart Road, and north of Old Trilby Road ("**Melton Property**")[1], and which is legally described in **EXHIBIT "A**," attached hereto and made a part hereof; and

WHEREAS, the Developer is negotiating with the Florida Department of Transportation ("**FDOT**") to take ownership of a parcel[2], approximately 4.50 acres, currently owned by FDOT and completely surrounded by the Melton Property ("**FDOT Parcel**"), and which is legally described in **EXHIBIT "B,"** attached hereto and made a part hereof; and

WHEREAS the Melton Property and the FDOT Parcel (taken together, the "**Property**") were the subject of a Rezoning Application (File Number H2540); and

WHEREAS, on _____, the Hernando County Board of County Commissioners ("**BOCC**") approved a Rezoning (File Number H2540) to Planned Development Project (Combined) (C/PDP) for a mixed-use development on the Property (as may be amended, "**C/PDP Rezoning**"), with a companion Master Plan (as may be amended, "**Master Plan**"), with deviations, as described therein; and

WHEREAS, as used herein, the term "**Development**" or "**Black Jack Ridge Development**" shall mean the Property as developed pursuant to the approved C/PDP Rezoning and Master Plan, as both may be amended from time to time; and

[1] Parcel Key No's. 840923 and 841138.
[2] Parcel Key No.1760151.

WHEREAS, Code of Ordinances, Hernando County, Florida ("**Code**") Chapter 23, Article III, Division 6, Section 23-158 requires the Developer and the County to enter into a development agreement to address certain provisions; and

WHEREAS, the Parties desire to enter into this Development Agreement ("**DA**" or "**Development Agreement**") to satisfy the requirement set forth in Section 23-158 of the Code and to memorialize the conditions of the C/PDP Rezoning, required infrastructure improvements and/or dedications, applicable impact fees and surcharges, concurrency satisfaction, and certain project details, and further mutually agree that the conditions, terms, restrictions, and other requirements set forth herein are necessary for the public health, safety, and welfare of the County's citizens; and

WHEREAS, the County finds the Development, the terms of this Development Agreement, and future development orders consistent with this Development Agreement, are consistent with the County's Comprehensive Plan and Appendix A of the Code (Zoning Ordinance); and

WHEREAS, the County is authorized to enter into this Development Agreement; and

WHEREAS, on _____, the County approved this Development Agreement and authorized the Chairman of the BOCC to execute it on behalf of the County; and

NOW, **THEREFORE**, in consideration of the mutual promises and covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

SECTION I - FINDINGS OF FACT; INCORPORATED DOCUMENTS; AND COMPLIANCE

A. Incorporation of Recitals. The above recitals are true and correct and are incorporated herein by reference and made a part hereof.

B. Findings. The BOCC specifically finds the Development consistent with the County's adopted Comprehensive Plan and with the County's Land Development Regulations, subject to the terms of the C/PDP Rezoning and Master Plan, and this Development Agreement, all as approved by the BOCC.

C. Incorporation of Approved Rezoning and Master Plan. The approved Master Plan, pursuant to the approved C/PDP Rezoning (approved on _____ by the BOCC), is attached as **EXHIBIT "C"** and made a part hereof; provided, however, that any subsequent revision to the C/PDP Rezoning and/or Master Plan approved by the BOCC shall be deemed automatically incorporated herein, unless an amendment to this DA is required based upon the terms of this DA.

D. Delegation of Private Facility Responsibilities. In each instance where the Developer is responsible for construction, operation and/or ongoing maintenance of privately owned facilities or infrastructure, the Developer may assign any or all of its responsibilities regarding those facilities to an appropriate entity, which may include a designated Property

Owners' Association ("**POA**"), Homeowners' Association ("**HOA**"), or Community Development District ("**CDD**"), authorized by law and able to fulfill such responsibilities consistent with statutory requirements. As used herein, the term "**Developer**" shall include any POA, HOA, or CDD organized by the Developer and approved by the County, and/or other agencies having jurisdiction, to the extent the Developer elects to delegate any design, permitting, construction, operation, and/or maintenance responsibilities of the Developer under this DA, and to the extent such POA, HOA, and/or CDD delegation is authorized by applicable law.

E. County Monitoring of Development. The County shall monitor the Development to ensure compliance with the terms, general provisions, and conditions of this Development Agreement. The County Administrator or his/her designee shall monitor the Development through the review of the site plans, building permits, certificates of occupancy, plats, if applicable, and any other relevant and factual information. However, in no event shall the County's monitoring deter or relieve the Developer of its obligation to comply with the terms, general provisions, and conditions of this Development Agreement.

F. Compliance Review of Development. The County shall review the Development at least once every twelve (12) months to determine if there has been demonstrated good faith compliance with the terms of the Development Agreement. If the County finds, on the basis of substantial competent evidence, that there has been a failure to comply with the terms of this Development Agreement, the Development Agreement may be revoked or modified by the County.

G. Compliance with Applicable Law. The failure of this Development Agreement to address a particular permit, condition, term, or restriction shall not relieve the Developer of the necessity of complying with the law governing said permitting requirements, conditions, term, or restriction.

SECTION II - EFFECTIVE DATE AND DURATION; ENTITLEMENTS

A. Effective Date. This Development Agreement shall take effect after approval by the BOCC and upon recording in the public records of the Hernando County Clerk of Court, which shall be the responsibility of the County and occur within fourteen (14) days of the final public hearing ("**Effective Date**").

B. Term. The term of this Development Agreement shall be for a period of thirty (30) years after the Effective Date ("**Term**") unless modified in writing and executed by the Parties. The Term of this Development Agreement shall also vest the C/PDP Rezoning and Master Plan for the same length of time in accordance with Appendix A (Zoning), Article VIII, Section 1 of the Code.

C. Construction Plan Approval. Upon final approval of a conditional plat, the Developer shall have five (5) years from the original date of approval to be granted construction plan approval.

D. Governing Development Regulations. Except as specifically set forth in this DA, the C/PDP Rezoning (including any modifications approved by the County from time to time), or

the Master Plan (including any modifications approved by the County from time to time), and the standard provisions of the County's Land Development Regulations shall apply, which are in effect at the time of the execution of the Development Agreement; provided, however, that in the event of any conflict, the terms and conditions of this DA shall control. Notwithstanding the above, the Developer may comply with the County's Land Development Regulations in effect at the time of the conditional plat, development permit or other applicable approval required to commence development for each phase of the Development, in its ultimate and sole discretion; provided, however, that in the event of any conflict, the terms and conditions of this DA shall control.

E. Controlling Mitigation Requirements. The requirements and deadlines for all terms of mitigation required for the Development shall be as set forth in this DA, which shall prevail over any other existing or future Hernando County Land Development Regulations provisions, or other requirements for pursuit of the Development as vested and authorized in this DA.

F. Property. The Melton Property is, and shall remain, subject to this Development Agreement. For ease of reference, the Melton Property and the FDOT Parcel are collectively defined together as the "Property." Notwithstanding the foregoing, the FDOT Parcel shall not be subject to, nor encumbered by, this Development Agreement, and no rights or obligations hereunder shall attach thereto, unless and until fee simple title to all or any portion of the FDOT Parcel is acquired by the Developer or any successor or assign. Upon such acquisition, this Development Agreement shall automatically apply to and run with the land as to the acquired portion of the FDOT Parcel, without the necessity of further action; provided, however, that (i) this Agreement shall not apply retroactively to any period prior to the date of acquisition, and (ii) no act or omission of the current owner of the FDOT Parcel shall be deemed a default hereunder.

G. Development Entitlements. This Development Agreement constitutes final approval for the Developer to develop the Property, subject to all required land development and permitting regulations and in accordance with the terms of this Development Agreement, and in accordance with the permissible uses, population densities, building intensities and height, set forth in the C/PDP Rezoning and Master Plan, (collectively the "**Development Entitlements**"):

1. Single family (R-1A) and multifamily (R-3) uses approved by the C/PDP Rezoning and Master Plan, not to exceed 978 dwelling units;

2. Highway commercial (C-2) uses approved by the C/PDP Rezoning and Master Plan, not to exceed 200,000 square feet;

3. General commercial (C-1) uses approved by the C/PDP Rezoning and Master Plan, not to exceed 100,000 square feet;

4. Hospital and/or urgent care/stand-alone emergency rooms;

5. Educational facilities;

6. Light wholesale and storage;

7. Microbreweries;

8. Public/private recreation including virtual golf and/or pickleball facilities; and

9. Recreational amenities and residential ancillary uses.

H. Vested Development Entitlements. Notwithstanding any other provision of the County's Land Development Regulations, or other laws or regulations, the Development's entitlements as set forth in the C/PDP Rezoning and Master Plan approved concurrently herewith, shall be vested for the Term of this DA, including any extensions of this DA.

I. Land Use Exchange Matrix ("**LUEM**") Conversions. The foregoing uses may be exchanged to their trip-equivalent uses pursuant to the LUEM set forth in **EXHIBIT "D**," attached hereto and made a part hereof, and in accordance with Section III R. below.

J. Transportation Approval. The Traffic Impact Analysis ("**TIA**") submitted by Lincks & Associates, Inc., Tampa, Florida, Project No. 25079, as last revised in October 2025 for the Development above has been approved by the County, subject to the transportation mitigation requirements as set forth in Section III of this DA.

SECTION III - SPECIFIC CONDITIONS AND REQUIREMENTS

A. General Environmental Matters. The Developer shall comply with all Hernando County Land Development Regulations environmental requirements, and those of other regulatory agencies having jurisdiction over the Development, to the extent applicable to the Property.

1. The Developer shall prepare, or cause to be prepared, a comprehensive wildlife survey, prepared by a qualified professional, prior to conditional plat for each phase. Furthermore, copies of any permits shall be provided prior to site alteration or the commencement of construction and the issuance of building permits by the County for each phase.

B. Geotechnical Analysis. A geotechnical report prepared by a Florida Registered Geotechnical Professional Engineer shall be used in the design and layout of the Development, and shall be submitted to the County at the time of, and in connection with, the construction plan, or functional equivalent, of each phase in order to ascertain that the Developer has used its best efforts to avoid adverse impacts to sensitive karst and subsurface features in the overall design and layout of the Development.

C. Best Management Practices ("**BMPs**"). In addition to being in compliance with all applicable requirements of the regulatory agencies (such as the Florida Department of Environmental Protection ("**FDEP**") and the Southwest Florida Water Management District ("**SWFWMD**"), without limitation), the Developer shall utilize BMPs to control siltation and prevent turbidity during construction activities. These standards can be achieved by utilizing the best available construction techniques for erosion and sedimentation control, as well as meeting the minimum standards for National Pollution Discharge Elimination System ("**NPDES**") permitting.

D. Drainage, Stormwater and Groundwater.

1. Stormwater Pollution Prevention ("**SWPP**"). The Developer shall implement SWPP methods for each set of construction plans for the Development, incorporating requirements such as: (1) clearing and grading areas only as they are being prepared for construction; (2) stabilizing areas immediately after construction completion; (3) potential limiting of watering for dust control at the time of construction due to hydrologic conditions; and (4) meeting SWFWMD compliance standards.

2. Stormwater/Drainage Retention Areas ("**DRAs**"). DRAs, including either "wet" or "dry" DRAs, shall be designed and constructed according to accepted engineering practices, and all applicable regulatory standards of SWFWMD and the Hernando County Facility Design Guidelines.

3. Low Impact Development ("**LID**"). Stormwater management facilities shall adhere to SWFWMD criteria for the design, construction, operation and maintenance of such facilities in karst sensitive areas, as determined by SWFWMD. Where reasonably feasible, the Development shall utilize LID methods to reduce the impact of nutrients on natural wetlands systems. These LID methods may include low impact stormwater design consisting of vegetated swales and buffers, where reasonably feasible, prior to discharge of treated stormwater, tree cluster-rain gardens, pervious pavement, conserving natural areas and wetlands, minimizing development impacts, attempting to maintain site runoff rates, the use of integrated management practices, the implementation of pollution prevention, proper maintenance, and public education.

4. Karst Cover. Soil boring(s) shall be used to verify that suitable soil cover is maintained between each DRA bottom and any subsurface limestone rock strata, limestone pinnacles, or potential karst connections, consistent with applicable regulatory criteria.

5. Periodic Inspections. Once the on-site surface water management system is constructed in accordance with SWFWMD permit requirements, the Developer's engineer shall certify that the on-site surface water management system is in substantial conformity with the local and state regulations. Thereafter, periodic inspections shall be conducted to ensure that the system is being properly maintained in keeping with its permitted design, and can accomplish the permitted level of stormwater storage/treatment for which it was designed and intended.

E. Wetlands and Invasive Species.

1. The Developer shall protect wetland areas through a combination of (1) BMPs; (2) SWFWMD and FDEP Environmental Resource Program ("**ERP**") permitting criteria; (3) compliance with the rules and regulations of the U.S. Environmental Protection Agency ("**EPA**"); (4) NPDES compliance; (5) compliance with applicable mitigation requirements for any wetland impacts approved by the County and applicable permitting agencies; (6) conservation easements in favor of the POA, HOA or CDD, as applicable, which shall include a third-party right of enforcement in favor of the County pursuant to Section 704.06(8), *Florida Statutes*, where required by the C/PDP Rezoning, the Master

Plan, or this DA; and (7) wetland/upland buffers as specified in this Development Agreement.

2. The Developer shall protect on-site surface waters from construction impacts through various measures, including the use of staked hay bales and silt screen fences, to protect wetlands from erosion and sediment transport.

3. Invasive exotic species shall be removed from all areas as required by the County's Land Development Regulations or the approved C-PDP Rezoning or Master Plan during horizontal site development construction. These areas shall also be maintained as needed by the POA, HOA or CDD, as applicable, with invasive plant management techniques approved by any applicable agency development permit(s).

F. Flood Plains. The Developer shall comply with the County's Flood Damage Prevention and Protection Ordinance, the County's Buildings and Building Regulations Ordinance, Federal Emergency Management Agency ("**FEMA**") regulations and SWFWMD regulations, and shall use the best available data regarding flood plains/flood-prone areas, as authorized by law and accepted by SWFWMD and the County at the time of construction plans approval.

G. Common Area Maintenance and Resident Education.

1. The Developer agrees to include in its HOA Covenants, Conditions and Restrictions ("**CC&Rs**") a requirement that where the use of pesticides and/or chemicals are necessary for grounds maintenance within the Development (specifically including open spaces and common areas), such pesticides and chemicals shall be used sparingly and only in accordance with BMPs and provisions of the Florida Yards and Neighborhoods Program. The CC&Rs shall be recorded at the time of approval of each final subdivision plat against those portions of the Development subject to such plat. Furthermore, the Developer agrees that during the period of ownership or control of all portions of the Development where the use of pesticides and/or chemicals are necessary for grounds maintenance, within those portions of the Development it continues to own or control, such pesticides and chemicals shall be used sparingly and only in accordance with BMPs and the provisions in this Paragraph.

2. The Developer (or its designated builders) shall provide new residential property owners with materials and information regarding the Florida-Friendly Landscaping Program, a University of Florida/IFAS Extension program in cooperation with the Hernando County Utilities Department ("**Florida-Friendly Landscaping Program**"), and the County's Fertilizer Ordinance (Ch. 28, Article XII), and encourage use of the principles, techniques, and landscaping recommendations within such materials and information. Such guidelines shall be included in the HOA CC&Rs for the Property as well.

H. Soils and Erosion.

1. Grading Plan. The Developer shall develop a grading plan, which shall be provided to the County at the time of, and in connection with, each set of construction plans, or functional equivalent, application.

2. Site Disturbance/Erosion.

a. The Development shall be designed to minimize site disturbance and erosion by construction phasing, limiting site clearance while maximizing retention of existing vegetation, and timely revegetating cleared areas.

b. The Developer shall use BMPs (*i.e.*, those BMPs generated by FDEP and SWFWMD) to control soil erosion.

c. The Developer shall protect on-site surface waters from construction impacts through various measures, including the use of staked hay bales and silt screen fences to reduce both erosion and sediment transport into wetland areas.

d. The Developer shall minimize wind erosion from clearing and grubbing operations by performing such operations only on individual parcels of land where construction is scheduled to proceed.

e. The Developer shall minimize fugitive dust through sodding, water sprinkling, seeding, mulching or planting of landscaped material in cleared and disturbed areas.

f. Should any noticeable soil slumping or sinkhole formation become evident before or during construction activities, the Developer shall comply with the permit conditions of SWFWMD to develop a plan of action and corrective measures to correct the problem. Once a plan of action and corrective measures are determined, the Developer shall complete the required actions/measures in accordance with any permit requirements.

g. A geotechnical report prepared by a Florida Registered Geotechnical Professional Engineer shall be provided for review by the County Engineer at the time of construction plans review to identify and recommend BMPs and professionally recognized engineering practices that address the identification of unsuitable soils, if present, to include the following:

i. The stripping of existing topsoil and vegetation/roots and undercutting pockets of organic soils and/or deleterious material, if encountered.

ii. The backfilling and compaction with structural fill in required lifts.

iii. The compaction and densification of the ground surface to recommended standards and depths.

I. Buffers, Open Space and Natural Vegetation.

1. Open Space. Open space shall meet the minimum requirements of the Code and shall generally include the buffer areas, neighborhood parks, drainage areas, preserved natural vegetation, and pedestrian trails, as set forth in the C/PDP Rezoning Master Plan, conditional plat, construction plans review and/or site development review.

a. The Developer shall provide the County an accounting upon each application for conditional plat, of the allocation of open space acreage for that conditional plat and an accounting of the total cumulative open space at that point in the development process.

b. Passive recreational activities, including but not limited to boardwalks, pervious and impervious trails, picnic areas, and wildlife viewing, may be permitted in open space and drainage areas as designated at the time of conditional plat review.

2. Natural Vegetation. Preserved natural vegetation shall meet the minimum requirements of the Code and may include the buffer areas identified in the approved C/PDP Rezoning and Master Plan, as ultimately approved in conjunction with the C/PDP Rezoning Master Plan, conditional plat, construction plans review and/or site development review.

a. The Developer shall provide the County an accounting upon each application for conditional plat, of the allocation of preserved natural vegetation acreage for that conditional plat and an accounting of the total cumulative preserved natural vegetation at that point in the development process.

b. Because the Property lacks any significant areas of existing natural vegetation, the Developer may install native vegetation using Florida Friendly Landscaping practices. Preserved natural vegetation and/or planted vegetation may be used to meet this requirement.

3. Incorporation of Buffers, Open Space, and Natural Vegetation. The Developer shall incorporate into its POA, HOA and/or CDD documents, at a minimum: management provisions for all perimeter natural buffers, open spaces and pedestrian trails; identification and protection of any listed animal and plant species; and provisions for the distribution of educational materials to the Development's residents.

J. Native Habitat Within Designated Buffer Areas and Open Spaces. To the extent there is existing, native vegetation identified for preservation by this DA in the designated wetland buffers, conservation easement areas, and perimeter buffers maintained by the HOA and/or CDD which attract pollinators or provide food, shelter or habitat for wildlife, such native vegetation shall be preserved, to the extent reasonably feasible.

K. Pesticides. The use of pesticides within conservation areas shall be consistent with Florida Fish and Wildlife Conservation Commission ("FWC") requirements. Pesticides with a high toxicity to wildlife, wetlands or surface waters shall not be permitted.

L. Water Supply and Conservation.

1. Water Supply. The Hernando County Utilities Department ("**HCUD**") shall provide water supply for the Development, as required in Section IV below, subject to the following terms and conditions:

a. No individual resident wells shall be allowed; however, non-potable wells or reclaim water service shall be allowed for multi-family or commercial parcel sites under a single ownership, and common area irrigation managed by the POA, HOA or CDD, as applicable.

b. The Developer shall provide HCUD with a phasing schedule for the projected delivery of occupied residential units and non-residential square footage anticipated on an annual basis for a ten (10) year forecast period, which projections shall be updated annually by the Developer to enable HCUD to plan and to construct capital improvements to its water and wastewater treatment facilities, as required to meet the service commitment to the Development set forth in Section IV below. An initial phasing schedule is attached hereto as **EXHIBIT "E"**, and made a part hereof, for the purposes stated above.

c. In consideration for the County's commitment to reserve utility service capacity for the Development pursuant to Section IV below, the Developer has agreed to reserve an approximate one-quarter (0.25) acre well site in a location along the western boundary of the Development and near Lockhart Road for potential acquisition by HCUD as part of its regional potable water supply system ("**Well Site**"), subject to the following terms and conditions:

i. The County shall commence immediately and then complete its feasibility analysis for the Well Site prior to the Developer's request for approval of its conditional plat for the first phase of development within the Development, including, without limitation, any soils composition, water quantity, or water quality analysis.

ii. In the event the initial proposed site does not satisfy the County's soils composition or water quality requirements, the Parties shall cooperate in good faith to locate an alternative location for the Well Site, which in any event shall be determined prior to the Developer's request of its conditional plat approval for the first phase of development within the Development, such that the development plan schedule is not adversely impacted by the County's feasibility analysis. Any mutually agreed relocation of the Well Site shall not require any Master Plan amendment, C-PDP Rezoning Amendment, or Development Agreement amendment for the Development.

iii. The County shall not delay, impede, or condition the Developer's conditional plat approval for the first phase of development within the Development by reason of any County delay in completing its feasibility analysis for the Well Site.

iv. Once the location is approved by the County, the Developer shall reserve for a period of five (5) years the Well Site, or in such acreage and at such location as otherwise mutually agreed by the parties. If the County elects to acquire the site, the land valuation shall be at fair market value (pursuant to appraisal performed in accordance with Uniform Standards of Professional Appraisal Practice). If the County accepts the land, the County acknowledges that the Well Site shall be deemed a "public facility" and, therefore, not part of the retail, commercial, or office development entitlements authorized for the Development (in other words, the square footage in the public facility shall not be counted against the Development's approved entitlements). Should the County elect to not acquire the site, it shall revert to the approved use(s) set forth in the Master Plan.

v. Effective immediately upon execution and approval of this Development Agreement, the owners and Developer shall grant HCUD access to the site to perform soil, water quantity and water quality testing to verify adequacy for public water use.

vi. The Developer shall disclose the domestic supply Well Site location in the Homeowner Association Documents for the residential portions of the Development, so that residents are aware of such future well location.

vii. In the event HCUD elects to acquire, close upon and construct the Well Site facilities, and in the event there is not public roadway access to the Well Site, the Developer shall provide the County with permanent, non-exclusive access and utility easements over applicable private roadways within the adjacent portion(s) of the Development, for ingress and egress for operation and maintenance of the Well Site facilities. Developer agrees to grant a separate Temporary Construction Easement (TCE) for a reasonable size adjacent to the Well Site facility for its construction.

d. The Developer and HCUD shall enter into a Water and Sewer Service Agreement ("**W&S Agreement**") pursuant to standard terms and conditions applicable within Hernando County; provided, however, that the service commitment shall be consistent with the foregoing terms herein and Section IV below. The Developer shall be responsible for extending all water lines to the Development to serve such Development.

e. The Developer acknowledges that wastewater treatment capacity for the Development is limited until the Ridge Manor Water Reclamation Facility Expansion Project is substantially completed (anticipated June of 2028). Despite such limitation, HCUD agrees to review and approve conditional plat(s) and construction drawing(s) submitted for the Development and provide general inspections for utility infrastructure during construction.

f. The Developer (or its designated builders) shall be liable for all water connection fees and other standard fees and costs in accordance with the terms of the W&S Agreement.

2. Water Conservation. The Development shall utilize the following water conservation techniques:

a. Minimum flush volume toilets shall be standard in residential and non-residential construction.

b. "WaterSense" fixtures shall be used on interior plumbing for residential construction and used where applicable in non-residential construction.

c. Automatic shut-off faucets shall be used where applicable in non-residential construction.

d. "WaterSense" irrigation controllers shall be installed on all residential and non-residential irrigation systems.

e. Low-volume irrigation spray heads, as well as drip systems, shall be used where appropriate for both residential and non-residential landscaping. Residents shall be encouraged to use water-conserving devices for additions they might make to their irrigation systems.

f. Drought tolerant landscaping shall be utilized. The Developer (or its designated builders) shall ensure that all landscape design and maintenance throughout the Development on Developer maintained property conforms to the Florida-Friendly Landscaping Program.

g. The use of high maintenance sod, such as St. Augustine, or high-water use landscaped common areas, shall be discouraged.

h. Residential lot landscaping requirements shall comply with Chapter 10, Article II, Section 29 of the Code.

i. The Developer (or its designated builders) shall ensure that irrigation systems operated for Developer common or controlled areas utilize and maintain computerized irrigation based on weather station information, moisture sensing systems to determine existing soil moisture, evapotranspiration rates, and zone control, to ensure water conservation.

j. The Developer (or its designated builders) shall encourage that irrigation systems installed for single-family residences in the Development, and fertilizer and pesticides practices, conform to the Florida-Friendly Landscaping Program standards at the time of initial installation of the irrigation system.

k. The Developer (or its designated builders) shall encourage that the Development's grounds maintenance staff and/or landscape installation/maintenance firms are trained and educated in the practices mandated by the Florida-Friendly Landscaping Program. The staff and/or firms shall ensure that ongoing landscape maintenance activities shall continue to adhere to such Program.

l. The Developer (or its designated builders) shall encourage ENERGY STAR certified laundry machines and dishwashers where hook-ups are provided in individual units, and in all common laundry rooms.

m. The Developer (or its designated builders) shall provide water use education materials to Development residents and highlight the role of residents in the protection of the ground and surface water resources consistent with Florida-Friendly Landscaping.

M. Wastewater. The HCUD shall provide wastewater service to the Development as required in Section IV below, subject to the following terms and conditions:

1. The Developer and HCUD shall enter into a W&S Agreement pursuant to standard terms and conditions applicable within Hernando County; provided, however, that the service commitment shall be consistent with the foregoing terms herein and Section IV below. The Developer shall be responsible for extending all wastewater lines to the Development to serve such Development.

2. The Developer (or its designated builders) shall be liable for all wastewater connection fees and other fees and costs in accordance with the terms of the W&S Agreement.

N. Fire Protection, Emergency Medical Services, and Public Capital Facilities.

1. The Development shall pay all applicable Fire Protection and Emergency Medical Services and Public Capital Facilities Impact Fees for the Development.

2. The Development also shall pay the Public Capital Facilities Impact Fee Surcharge(s) for Development within the I-75/SR 50 PDD.

O. Neighborhood Parks.

1. For the purposes of this Development Agreement, a “neighborhood park” is a small park designed to serve the residents within the Development or a portion thereof with basic recreational amenities, such as playgrounds, play fields, and picnic areas. An

amenity center, which may include a community pool, meeting room, and/or fitness center, shall be considered a neighborhood park.

2. Based upon the total number of single family detached residential lots within each conditional plat, the Developer shall provide the minimum neighborhood park acreage as follows:

Dwelling Units	**Requirement**
0 – 50 dwelling units	1 acre
51 – 250 dwelling units	1 acre plus 0.01 acres for each dwelling unit over 50, for a maximum of 3 acres
251 – 500 dwelling units	1 acre of land per 100 dwelling units, with a minimum of 3 acres and a maximum of 5 acres, or fraction thereof
501 dwelling units or more	5 acres for the first 500 dwelling units plus 0.0125 acres for each dwelling unit over 500, for a maximum of 20 acres

3. The required neighborhood park system may consist of single or multiple neighborhood park sites, but in no event shall the required site be less than one (1) acre in size.

4. Notwithstanding anything to the contrary, a neighborhood park may serve multiple single-family communities within the Development ("**Semi-Regional Park/Amenity**"). Should a single family community seek to use a previously approved Semi-Regional Park/Amenity, the Developer shall provide the County an accounting upon each application for conditional plat, of the acreage allocation of the Semi-Regional Park/Amenity utilized for that conditional plat and an accounting of the total cumulative Semi-Regional Park/Amenity acreage utilized thus far in the development process.

5. The above on-site park site requirements are in addition to, and not in lieu of, the payment of Parks Impact Fees. Such Fees shall be paid at the prevailing rate.

6. The Development also shall pay the Parks Impact Fee Surcharge(s) required for the Development within the I-75/SR 50 PDD.

P. Fire and Emergency Medical Service ("EMS") Site. The Development shall reserve for a period of five (5) years the five (5) acre area reserved on the Master Plan for a future fire and EMS station, or in such acreage and at such location as otherwise mutually agreed by the parties. If the County elects to acquire the site, the land valuation shall be at fair market value (pursuant to appraisal performed in accordance with Uniform Standards of Professional Appraisal Practice); provided, however, that the parties may negotiate such compensation in the form of cash consideration or impact fee/PDD Area Plan surcharge fee credits applicable against the Fire Protection and Emergency Medical Services Capital Facilities Impact Fees, "buildings" portion of the County's public capital facilities impact fees and public capital facilities impact fee surcharges, or a combination thereof. If the County accepts the land, the County acknowledges that the fire/EMS station shall be deemed a "public facility" and, therefore, not part of the retail, commercial, or office development entitlements authorized for the Development (in other words,

the square footage in the public facility shall not be counted against the Development's approved entitlements). Should the County elect to not acquire the site, it shall revert to single family (PDP(SF)).

Q. Schools.

1. School Concurrency. With respect to school concurrency, the following shall apply to the Development:

a. For informational purposes only, the Developer shall generate a Development absorption schedule, with each approved conditional plat differentiating age restricted and non-age restricted dwelling units and updated on an annual basis based upon actual home occupancy, and shall provide the same to the Hernando County School District and the Hernando County Planning Department.

b. The Developer shall apply for a school concurrency determination prior to conditional platting for each phase of the Development pursuant to the then current interlocal agreement in force and Hernando County Code. If there is insufficient school capacity at such time for the then-proposed phase(s), the Developer, the County, and the Hernando County School District shall enter into a written agreement for mitigation as required by the Public School Facilities Element of the Hernando County Comprehensive Plan, the then current Interlocal Agreement, and Hernando County Code. Any such required mitigation agreement shall be consistent with Section 163.3180, Florida Statutes, as amended, and the then current countywide school concurrency ordinance, which establishes uniform school concurrency mitigation payment requirements for all residential projects within Hernando County, and which ordinance shall apply to the Development from and after the effective date of such ordinance.

2. Educational Facilities Impact Fee. Independent from any concurrency requirements above, the Development shall pay applicable countywide Educational Facilities Impact Fees, except, so long as required by Florida law, that any mitigation payment made to the Hernando County School District shall be credited against the collection of the Educational Facilities Impact Fees in accordance with the then current Interlocal Agreement.

3. PDD Surcharges. The Development also shall pay the ten percent (10%) Educational Facilities Impact Fee Surcharge(s) for Development within the I-75/SR 50 PDD, except, so long as required by Florida law, that any mitigation payment to Hernando County School District shall be credited against the collection of the Educational Facilities Impact Fee Surcharge(s) in accordance with the then current Interlocal Agreement.

4. Conflict. In the event there is a conflict between the above sections and the then current Interlocal Agreement in force between the Hernando County School District and Hernando County, the Interlocal Agreement shall control.

R. Bicycle/Pedestrian Connectivity.

1. The Developer shall provide a network of trails, sidewalks, and bicycle/pedestrian facilities to interconnect the Development. A conceptual connectivity plan shall be provided with each conditional plat or phase of development, and further defined during the construction plans process. Connectivity may use open/recreation space, and perimeter buffer areas, as permitted by this Development Agreement, in the Developer's discretion. Trails may be designed to be pervious or impervious, as determined by the Developer. The Development may include gated/restricted-access communities which may limit access appropriately.

2. All sidewalks shall be designed and constructed in accordance with the requirements of the Florida Accessibility Code and Hernando County Facilities Design Guidelines.

S. Transportation Mitigation Requirements.

1. Required Right-of-Way Dedications. The Developer shall convey to the County for public use, by plat or warranty deed (in such form and with such legal description and sketch as approved by the County) those lands within the Development related to the rights-of-way specified below as required by the I-75/SR 50 PDD Area Plan and/or as conceptually depicted on the C/PDP Master Plan:

a. Lockhart Road. The right-of-way for any portion of Lockhart Road contiguous with and adjacent to the Development's western boundary, to the extent necessary to provide a right of way width of 80 feet from the existing centerline of Lockhart Road adjacent to the Development.

b. North-South Spine Road. The right-of-way for a north-south spine road connecting SR 50 and Old Trilby Road at a width of 100 feet.

c. Reverse Frontage Road and Secondary Access Road. The right-of-way for a east-west reverse frontage road connecting the north-south spine road and the eastern property boundary and a secondary access road between SR 50 and the east-west reverse frontage road at a minimum width of 50 feet.

2. Terms for Right-of-Way Conveyances. The foregoing rights-of-way conveyances are collectively referred to in this Development Agreement as the "**Right-of-Way Dedications**," as identified in Paragraph (1) above. Where required, the Right-of-Way Dedications also shall include retention/detention areas for any adjacent roadway segment; provided, however, that such roadway drainage may be commingled with Development drainage. Any required roadway drainage for adjacent roadway segments shall be determined not later than the conditional plat, or functional equivalent, approval for the adjacent Development phase. Unless required sooner by the County for roadway improvements to be made by the County or others, the Right-of-Way Dedications shall be made as each adjacent land phase is platted for the Development, or as such roadway segment otherwise is required for access to the Development.

3. Additional Transportation Mitigation Measures. The TIA identified certain required transportation improvements. Additionally, the County's approval letter dated March 20, 2026 identified additional traffic mitigation requirements. Specifically, the following improvements must occur when warranted:

a. If the Development, or any phase thereof, warrants the signalization of the intersection of SR-50 and Project Access "A" (as identified in the TIA), in accordance with FDOT standards, the Developer shall be responsible for such signalization. If other developments will cause an impact contemporaneously with the impact caused by the Development, warranting such signalization, the Developer shall enter into a proportionate cost-share agreement with such contributing parties. Once such intersection is signalized, and when warranted as a result of the Development, the Developer must construct dual westbound left turn lanes from Project Access "A".

b. The Developer must construct a 475-foot eastbound right turn lane at Project Access "A" (as identified in the TIA).

c. The Developer must construct a 430-foot eastbound right turn lane at Project Access "B" (as identified in the TIA).

T. Street Lighting Alternative and Requirements

1. Lighting throughout the Development shall be designed to shield the night sky. Shielding means that fixtures, either directly from the lamp or indirectly from a fixture, are projected below a horizontal plane running through the lowest point on the fixture where light is emitted.

2. Solar street lighting shall be allowed within public or private road rights of way areas and may be privately owned and/or operated by the HOA, CDD or the Developer, at the Developer's discretion.

3. Street and parking lot lighting shall be oriented downward with cut-off fixtures.

4. Neighborhood/Retail, Office, Recreation/Clubhouse and public or private recreational facility lighting shall not exceed thirty-five (35) feet in height and shall be full cut-off fixtures.

5. Searchlights used for advertising purposes are prohibited.

U. Land Use Exchange Matrix ("**LUEM**").

1. LUEM Conversions. The Parties agree that this Development Agreement constitutes final approval for the Developer to develop the Property as described in the approved C/PDP Rezoning and Master Plan. The Parties further agree that the Developer may increase certain land uses, with corresponding reductions in other land uses, pursuant

to the LUEM under the C/PDP Rezoning and Master Plan, and subject to the limitations set forth therein, without requiring any amendment to this Development Agreement.

2. Allowed Land Use Exchanges. The LUEM attached hereto as **EXHIBIT "D**," and made a part hereof, contains the only land use exchanges recognized under this Development Agreement.

3. No Waiver of Zoning or Master Plan Review or Approval. The Parties agree that the land use exchanges identified above do not grant the Developer any Zoning or Master Plan entitlement as a matter of right, but are merely to avoid the amendment of this Development Agreement where there are no resulting increases in external vehicle trips per the LUEM.

V. Historic and Archeological Resources. In the event any archaeological artifacts are discovered during construction, the Developer shall stop construction in that area and immediately notify the County and the Division of Historical Resources of the Florida Department of State. Proper protection measures, under the supervision of a qualified professional, shall be undertaken to the satisfaction of the County and the Division of Historical Resources of the Florida Department of State, and shall be provided by the Developer.

W. Solid Waste Collection. The Development shall be deemed a Universal Collection Service Area, pursuant to Section 14-46(d) of the Code (as the same may be amended or renumbered from time to time), for purposes of the pick-up and disposal of solid waste and recyclables.

X. Transit. The Developer agrees to provide an appropriate transit stop location within or adjacent to a mixed-use, multi-family, or other non-residential use area within the Development. The transit location shall be mutually agreed upon by the County and the Developer and shall include a pull-out lane, protective shelter, and such other appurtenances as mutually agreed by the County and the applicable Developer.

Y. Affordable Housing. The Developer may, but shall not be required to, designate and construct a portion of the residential dwelling units within the Development as affordable or workforce housing units. Any such designation shall be made at the sole discretion of the Developer and may occur at the time of conditional plat or site plans for the applicable phase or parcel. An inclusionary housing plan shall be included as part of the application submittal for site plan or conditional plat approval, outlining the total number of affordable units, income levels, etc. If the Developer elects to provide affordable or workforce housing units, such units shall comply with the applicable income eligibility standards, affordability periods, and regulatory requirements established by the County's affordable or workforce housing regulations or policies in effect at the time of approval, unless otherwise approved by the County. The Developer shall be eligible for incentives to construct affordable units, which may be negotiated with the County as such time the Developer seeks a conditional plat or site plan for the applicable phase or parcel.

SECTION IV - CONCURRENCY

Subject to the terms and conditions of this Development Agreement, the Development shall remain vested for concurrency as to the following matters:

A. Potable Water. Pursuant to the County's Adequate Public Facilities Ordinance, the County hereby deems that concurrency for potable water to serve the Development Entitlements, with an estimated demand of:

GPD for Residential	342,300
978 residential units	
GPD for Non-Residential	36,000
(i.e., Commercial)	
200,000 SF	
TOTAL	378,300

has been satisfied, subject to full compliance with the W&S Agreement and the terms of this Development Agreement, and assuming that no substantial deviation occurs which would require concurrency under this Paragraph to be reevaluated, or would require additional mitigation.

B. Sewage Treatment (Wastewater). Pursuant to the County's Adequate Public Facilities Ordinance, the County hereby deems that concurrency for sewage treatment (wastewater) for the Development Entitlements, with an estimated demand of:

GPD for Residential	195,600
978 residential units	
GPD for Non-Residential	24,000
(i.e., Commercial)	
200,000 SF	
TOTAL	219,600

has been satisfied, subject to full compliance with the W&S Agreement and the terms of this Development Agreement, and assuming that no substantial deviation occurs which would require concurrency under this Paragraph to be reevaluated, or would require additional mitigation.

C. Drainage/Stormwater Management Facilities. Pursuant to the County's Adequate Public Facilities Ordinance, the County hereby deems that concurrency for stormwater management to serve the Development Entitlements, together with the proposed construction of the necessary drainage/stormwater management facilities and DRAs, has been satisfied, conditioned upon the Developer obtaining all applicable state and local permits and further subject to full compliance with the terms of this Development Agreement, and assuming that no substantial deviation occurs which would require concurrency under this Paragraph to be reevaluated, or would require additional mitigation. Notwithstanding the foregoing, no building permit shall be issued for development unless and until the Developer provides evidence to the satisfaction of the County that adequate drainage/stormwater management facilities shall be available concurrent with the impacts of the Development at the levels of service adopted in the Hernando County Comprehensive Plan and all applicable County codes and regulations.

D. Solid Waste. Pursuant to the County's Adequate Public Facilities Ordinance, the County hereby deems that concurrency for solid waste for the Development Entitlements, with an estimated demand of:

Pounds Per Day for Residential *978 residential units*	11,010
Pounds Per Day for Non-Residential (i.e., Commercial) *200,000 SF*	2,600
TOTAL	13,610

has been satisfied, subject to full compliance with the terms of this Development Agreement, and assuming that no substantial deviation occurs which would require concurrency under this Paragraph to be reevaluated, or would require additional mitigation.

E. Parks and Open Space. Pursuant to the County's Adequate Public Facilities Ordinance, the County hereby deems that concurrency for parks and open space for the Development and/or their aggregate equivalent on the Property, with an estimated demand of:

User-Oriented Parks	4.64 acres
Open Space	4.64 acres

has been satisfied, subject to full compliance with the terms of this Development Agreement, and assuming that no substantial deviation occurs which would require concurrency under this Paragraph to be reevaluated, or would require additional mitigation.

F. Transportation. Pursuant to the County's Adequate Public Facilities Ordinance, the County hereby deems that concurrency for transportation (roads) for the Development is satisfied by the Developer's compliance with this Development Agreement.

G. Substantial Modification. In the event a substantial modification (in accordance with the County's Land Development Regulations) occurs in the course of developing the Development necessitating an amendment to this Development Agreement (see Section V below), then the County reserves the right to reevaluate its concurrency approvals under this Section, and to require additional data, analysis, studies, and mitigation, without limitation, from the Developer, pursuant to applicable laws, ordinances and regulations.

SECTION V - FURTHER PROVISIONS

A. This Development Agreement shall run with the land and shall be binding upon all affected persons, including the successors and assigns of the Owner and/or Developer.

B. The County shall record this Development Agreement, in the Official Records of Hernando County, Florida, within fourteen (14) days after the adoption date hereof by the BOCC, and shall provide a copy of the recorded documents to the Developer and to the Hernando County School District.

C. In the event any portion or section of this Development Agreement is determined to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such decision shall in no manner affect the remaining portions or sections of this Development Agreement, which shall remain in full force and effect.

D. The Development (as approved under this Development Agreement) shall not be subject to down-zoning, unit density reduction, or intensity reduction from the Effective Date of this Development Agreement until the development approvals granted hereunder terminate pursuant to this Development Agreement, or applicable law.

E. The School Board is joined in this Development Agreement solely as to Section III(Q) and Section V. The Parties may amend this Development Agreement, without the approval of the School Board, with respect to any provisions which the School Board has not joined.

F. This Development Agreement shall expire as provided in Section II above.

G. The approval of this Development Agreement shall not exempt any portion or unit of the Development from the payment of all required impact fees or impact fee surcharges at the prevailing rate. Impact fees and impact fee surcharges shall be due in full without credit or offset, except as expressly provided for in this Development Agreement or as provided in State law or Hernando County Code.

H. The Chairman of the BOCC is authorized to execute this Development Agreement on behalf of Hernando County, Florida.

I. Nothing herein shall be construed as prohibiting the Developer from requesting that the BOCC review the interpretation, implementation or enforcement of this Development Agreement.

J. The Parties may execute this Development Agreement in duplicate originals, with separate signature pages, all of which shall constitute and comprise the same original Development Agreement. The fully executed original Development Agreement shall be recorded in the Official Records of Hernando County, Florida, as provided herein.

[SIGNATURES ON FOLLOWING PAGES]

ADOPTED IN REGULAR SESSION THIS _____DAY OF _____, 2026.

ACCEPTED AND AGREED TO BY
HERNANDO COUNTY, FLORIDA:

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____
Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

By: _____
Jerry Campbell
Chairman

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Natasha López Perez
County Attorney's Office

ACCEPTED AND AGREED
TO BY THE DEVELOPER:

The Developer (by and through its Agent named below) hereby accepts and agrees to all terms, conditions and restrictions contained in the Development Agreement set forth above and further agrees to be bound by the same for itself, and its heirs, successors and/or assigns as long as this Development Agreement remains effective. Notwithstanding anything herein, the terms, conditions and restrictions above shall terminate when this Development Agreement expires, unless the Development Agreement expressly provides for the term, condition or restriction to remain in effect following the expiration of the Development Agreement.

WITNESSES:

_____
Print Name:_____

_____
Print Name: _____

JACK MELTON FAMILY, INC., a Florida corporation

By: _____
Name: _____
Title: _____

Date: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 20__, by _____ of JACK MELTON FAMILY, INC., a Florida corporation, who is personally known to me or who has produced _____ as identification.

[Notary Seal]

_____
Notary Public

_____
Name printed
My Commission Expires:_____

ACCEPTED AND AGREED TO
BY THE SCHOOL BOARD OF
HERNANDO COUNTY, FLORIDA
Solely as to Section III(O) and Section V

Attest:

_____

SCHOOL BOARD OF HERNANDO COUNTY, FLORIDA

By: _____
Name: _____
Title: _____
Date: _____

Approved as to form and legality by legal counsel to the School Board of Hernando County, Florida, exclusively for its use and reliance.

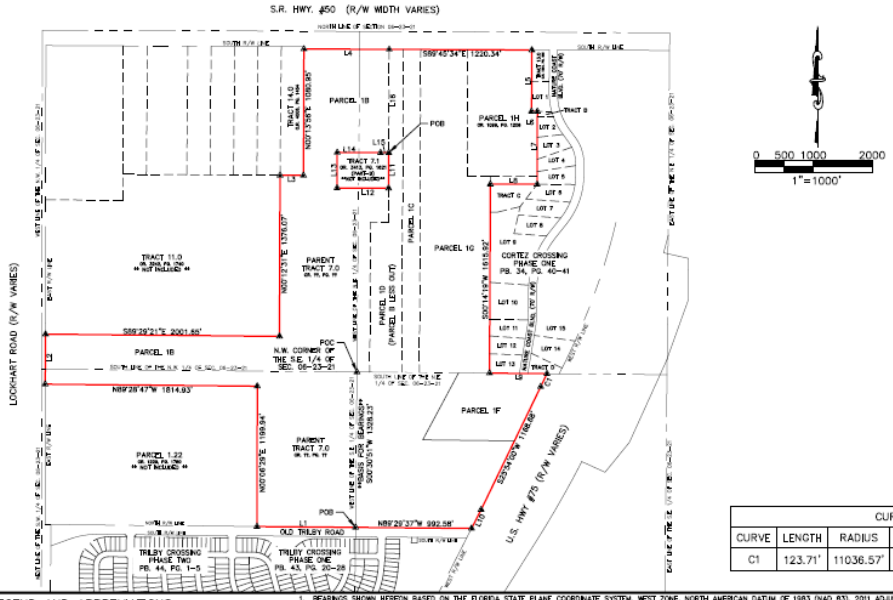
By:_____
Christopher J. Wilson
Date: _____

SCHEDULE OF EXHIBITS

EXHIBIT "A"	Legal Description of the Property
EXHIBIT "B"	Legal Description of the FDOT Parcel
EXHIBIT "C"	Approved Master Plan per Approved C/PDP Rezoning (BOCC Approved on _____)
EXHIBIT "D"	Land Use Exchange Matrix ("**LUEM**")
EXHIBIT "E"	Initial Phasing Schedule

EXHIBIT "A"

SECTION 06, TOWNSHIP 23 SOUTH, RANGE 21 EAST
HERNANDO COUNTY, FLORIDA



LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°29'27"W	842.76'
L2	N00°23'11"E	426.97'
L3	S89°37'33"E	200.00'
L4	S89°45'34"E	729.62'
L5	S00°15'24"W	524.78'
L6	S89°49'25"E	49.99'
L7	S00°14'43"W	623.25'
L8	N89°45'31"W	399.96'
L9	S89°28'46"E	491.16'
L10	S27°02'46"W	179.15'
L11	S00°14'37"W	304.00'
L12	N89°45'52"W	441.00'
L13	N00°15'40"E	303.99'
L14	S89°45'55"E	371.03'
L15	S89°45'52"E	69.87'
L16	S00°14'37"W	882.64'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	123.71'	11036.57'	0°38'32"	S25°34'44"W	123.71'

LEGEND AND ABBREVIATIONS

C1 = SEE CURVE TABLE
L1 = SEE LINE TABLE
(C) = CALCULATED
(R) = RECORD OR PLAT
R/W = RIGHT OF WAY
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
SEC = SECTION
C.L.F. = CHAIN LINK FENCE
O.R. = OFFICIAL RECORD
P.G. = PAGE
FN&D = FOUND NAIL AND DISK
SIPC = SET IRON PIN AND CAP
FIPC = FOUND IRON PIN AND CAP
FCM = FOUND CONCRETE MONUMENT
= DESCRIPTIVE POINT
= FOUND CONCRETE MONUMENT (AS SHOWN)
= FOUND IRON PIN AND CAP (AS SHOWN)
= FOUND NAIL AND DISK (AS SHOWN)
= FORCEMAIN GATE VALVE

1. BEARINGS SHOWN HEREON BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT, ESTABLISHING AN ASSUMED BEARING OF S00°20'51"W ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 06-23-21. BEARINGS SHOWN HEREON ARE GRID BEARINGS.
2. BASIS FOR SURVEY IS DESCRIPTION, RECORD PLAT, AND MONUMENTATION FOUND IN PLACE.
3. NO UNDERGROUND IMPROVEMENTS OR UTILITIES HAVE BEEN LOCATED EXCEPT AS NOTED. THE HORIZONTAL LOCATION OF UNDERGROUND IMPROVEMENTS IS BASED ON THE FLAGGED LOCATION PROVIDED BY THE CONTRACTOR. SOFT DIGS TO CONFIRM SAID LOCATIONS WERE NOT PERFORMED EXCEPT WHERE TOP OF PIPE ELEVATIONS ARE INDICATED.
4. THIS SURVEY IS OF VISIBLE FEATURES ONLY. UNDERGROUND ENCROACHMENTS, IF ANY, WERE NOT LOCATED. GUTTERS, OVERHANGS, WINDOW SILLS, OR UNDERGROUND FOUNDATIONS NOT LOCATED.
5. THE OWNERSHIP OF FENCES, IF ANY EXIST, ON OR NEAR THE PROPERTY LINES IS NOT KNOWN BY THIS SURVEYOR.
6. ADDITIONS, DELETIONS REPRODUCTION OF SURVEY DRAWINGS BY OTHER THAN THE SIGNED PARTY OR PARTIES IS PROHIBITED BY LAW WITHOUT WRITTEN CONSENT OF THE SIGNED PARTY OR PARTIES.
7. THIS SURVEY MAP IS VALID ONLY TO THOSE PERSONS OR ENTITIES NAMED HEREON. COASTAL ENGINEERING ASSOCIATES, INC. WILL ASSUME NO RESPONSIBILITY FOR THE UNAUTHORIZED REPRODUCTION AND/OR REDISTRIBUTION OF THIS SURVEY MAP.
8. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A COMPLETE TITLE REPORT OR TITLE ABSTRACT AND THEREFORE MAY NOT NECESSARILY SHOW ALL RIGHT-OF-WAYS, EASEMENTS OR OTHER ENCUMBRANCES OF RECORD.
9. THIS PROPERTY IS SUBJECT TO ANY DEDICATION, LIMITATIONS, RESERVATIONS, RESTRICTIONS, AND/OR EASEMENTS OF RECORD AND NOT OF RECORD.
10. THE EXPECTED USE OF THE PROPERTY AS DESCRIBED HEREON, AS CLASSIFIED IN THE STANDARDS OF PRACTICE (5J-17 OF THE FLORIDA ADMINISTRATIVE CODE), IS "SUBURBAN". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO MEET OR EXCEED THIS REQUIREMENT.
11. THE PROPERTY DESCRIBED HEREON APPEARS TO BE IN FLOOD ZONE X (AREA DETERMINED TO FALL OUTSIDE OF THE 1% CHANCE ANNUAL FLOODPLAIN), FLOOD ZONE X-SHADED (AREA DETERMINED TO FALL INSIDE OF THE 2% CHANCE ANNUAL FLOODPLAIN) & FLOOD ZONE AE (AREA DETERMINED TO FALL INSIDE OF THE 1% CHANCE ANNUAL FLOODPLAIN) AS SCALED FROM THE FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 120110, MAP NUMBER 12053C, PANEL NUMBER 0219-D & 0238-D, EFFECTIVE DATE 02/02/2012.

DATE	DRAWN BY	SURVEYOR
04/02/25	RAA	SMO

REVISION

DATE	COMMENTS

SHEET 1 OF 2

REUSE OF DOCUMENT

THIS DOCUMENT, COMPRISED OF THE INCORPORATED IDEAS AND DESIGNS, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF COASTAL ENGINEERING ASSOCIATES, INC. AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN AUTHORIZATION OF COASTAL ENGINEERING ASSOCIATES, INC.

Coastal engineering associates, inc
Engineering
Planning
Surveying
Environmental
Transportation
Construction Management
966 Candlelight Boulevard • Brooksville • Florida 34601
(352) 799-9423 - Fax (352) 799-8359
EB-0000142

SURVEYOR'S CERTIFICATE

THIS SURVEY MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS OF THE FLORIDA STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

Scott M Osborne

SCOTT M. OSBORNE, PSM
PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA CERTIFICATE NO. LS 6236
SURVEY NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. FOR PAPER COPIES OR SCANNED SURVEYS ONLY, SIGN, ACCEPTANCE OF A CAD ELECTRONIC SURVEYS OF A FLORIDA LICENSED SURVEYOR AND MAPPER FOR REVIEWING SIGNED

SKETCH ONLY
FOR LEGAL DESCRIPTION OF
BLACK JACK RIDGE
** NOT A BOUNDARY SURVEY **

PREPARED FOR AND CERTIFIED TO: JACK MELTON FAMILY, INC.

EXHIBIT "A"

BLACK JACK RIDGE LEGAL DESCRIPTION

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 21 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 6, RUN S00°30'51"W, 1328.23 FEET TO THE NORTH RIGHT-OF-WAY LINE OF OLD TRILBY ROAD AND THE POINT OF BEGINNING; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, RUN N89°29'27"W, 842.76 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, RUN N00°06'29"E, 1199.94 FEET; THENCE N89°28'47"W, 1814.93 FEET TO THE EAST RIGHT-OF-WAY LINE OF LOCKHART ROAD; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, RUN N00°23'11"E, 426.97 FEET; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE, RUN S89°29'21"E, 2001.65 FEET; THENCE N00°12'31"E 1376.07 FEET; THENCE S89°37'33"E, 200.00 FEET; THENCE N00°13'56"E, 1080.95 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF S.R. HWY. #50; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, RUN S89°45'34"E, 729.62 FEET; THENCE CONTINUE S89°45'34"E, 1220.34 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE, RUN S00°15'24"W, 524.78 FEET TO THE SOUTH LINE OF LOT 1 OF CORTEZ CROSSING, PHASE ONE, AS RECORDED IN PLAT BOOK 34, PAGES 40 THROUGH 41 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, RUN S89°49'25"E, 49.99 FEET TO THE WEST LINE OF TRACT B OF SAID CORTEZ CROSSING, PHASE ONE; THENCE ALONG THE WEST LINE OF SAID CORTEZ CROSSING, PHASE ONE, RUN S00°14'43"W, 623.25 FEET TO THE NORTH LINE OF TRACT C OF SAID CORTEZ CROSSING, PHASE ONE; THENCE ALONG SAID NORTH LINE, RUN N89°45'31"W, 399.96 FEET TO THE WEST LINE OF SAID TRACT C; THENCE CONTINUE ALONG THE WEST LINE OF SAID CORTEZ CROSSING, PHASE ONE, S00°14'19"W, 1615.92 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 6 AND THE SOUTH LINE OF SAID CORTEZ CROSSING PHASE ONE; THENCE ALONG SAID SOUTH LINE, RUN S89°28'46"E, 491.16 FEET TO THE WEST RIGHT-OF-WAY LINE OF U.S. HWY. #75. SAID POINT BEING ON A NON-TANGENT CURVE TO THE RIGHT. SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 11036.57 FEET, A CENTRAL ANGLE OF 00°38'32", AND A CHORD BEARING AND DISTANCE OF S25°34'44"W, 123.71 FEET; THENCE ALONG THE ARC OF SAID CURVE 123.71 FEET; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE S25°54'00"W, 1168.68 FEET; THENCE S27°02'46"W, 179.15 FEET TO THE NORTH RIGHT-OF-WAY LINE OF OLD TRILBY ROAD; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE, RUN ALONG THE NORTH RIGHT-OF-WAY LINE OF OLD TRILBY ROAD, N89°29'37"W, 992.58 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 21 EAST, HERNANDO COUNTY, FLORIDA AND THE POINT OF BEGINNING.

CONTAINING 203.89 ACRES MORE OR LESS.

LESS THE FOLLOWING DESCRIBED PARCEL OF LAND: (TRACT 7.1)

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 21 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 6, RUN S00°30'51"W, 1328.23 FEET TO THE NORTH RIGHT-OF-WAY LINE OF OLD TRILBY ROAD AND THE POINT OF BEGINNING; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, RUN N89°29'27"W, 842.76 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, RUN N00°06'29"E, 1199.94 FEET; THENCE N89°28'47"W, 1814.93 FEET TO THE EAST RIGHT-OF-WAY LINE OF LOCKHART ROAD; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, RUN N00°23'11"E, 426.97 FEET; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE, RUN S89°29'21"E, 2001.65 FEET; THENCE N00°12'31"E 1376.07 FEET; THENCE S89°37'33"E, 200.00 FEET; THENCE N00°13'56"E, 1080.95 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF S.R. HWY. #50; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, RUN S89°45'34"E, 729.62 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE, RUN S00°14'37"W, 882.64 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00°14'37"W, 304.00 FEET; THENCE N89°45'52"W, 441.00 FEET; THENCE N00°15'40"E, 303.99 FEET; THENCE S89°45'55"E, 371.03 FEET; THENCE CONTINUE S89°45'52"E, 69.87 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.08 ACRES MORE OR LESS.

NET AREA CONTAINING 200.81 ACRES MORE OR LESS.

LEGEND AND ABBREVIATIONS

C1 = SEE CURVE TABLE
L1 = SEE LINE TABLE
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= DESCRIPTIVE POINT
= FOUND CONCRETE MONUMENT (AS SHOWN)
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= FOUND NAIL AND DISK (AS SHOWN)
= FORCEMAIN GATE VALVE

1. BEARINGS SHOWN HEREON BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT, ESTABLISHING AN ASSUMED BEARING OF S00°30'51"W ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 06-23-21. BEARINGS SHOWN HEREON ARE GRID BEARINGS.
2. BASIS FOR SURVEY IS DESCRIPTION, RECORD PLAT, AND MONUMENTATION FOUND IN PLACE.
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4. THIS SURVEY IS OF VISIBLE FEATURES ONLY. UNDERGROUND ENCROACHMENTS, IF ANY, WERE NOT LOCATED. GUTTERS, OVERHANGS, WINDOW SILLS, OR UNDERGROUND FOUNDATIONS NOT LOCATED.
5. THE OWNERSHIP OF FENCES, IF ANY EXIST, ON OR NEAR THE PROPERTY LINES IS NOT KNOWN BY THIS SURVEYOR.
6. ADDITIONS, DELETIONS REPRODUCTION OF SURVEY DRAWINGS BY OTHER THAN THE SIGNED PARTY OR PARTIES IS PROHIBITED BY LAW WITHOUT WRITTEN CONSENT OF THE SIGNED PARTY OR PARTIES.
7. THIS SURVEY MAP IS VALID ONLY TO THOSE PERSONS OR ENTITIES NAMED HEREON. COASTAL ENGINEERING ASSOCIATES, INC. WILL ASSUME NO RESPONSIBILITY FOR THE UNAUTHORIZED REPRODUCTION AND/OR REDISTRIBUTION OF THIS SURVEY MAP.
8. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A COMPLETE TITLE REPORT OR TITLE ABSTRACT AND THEREFORE MAY NOT NECESSARILY SHOW ALL RIGHT-OF-WAYS, EASEMENTS OR OTHER ENCUMBRANCES OF RECORD.
9. THIS PROPERTY IS SUBJECT TO ANY DEDICATION, LIMITATIONS, RESERVATIONS, RESTRICTIONS, AND/OR EASEMENTS OF RECORD AND NOT OF RECORD.
10. THE EXPECTED USE OF THE PROPERTY AS DESCRIBED HEREON, AS CLASSIFIED IN THE STANDARDS OF PRACTICE (5J-17 OF THE FLORIDA ADMINISTRATIVE CODE) IS "SUBURBAN". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO MEET OR EXCEED THIS REQUIREMENT.
11. THE PROPERTY DESCRIBED HEREON APPEARS TO BE IN FLOOD ZONE X (AREA DETERMINED TO FALL OUTSIDE OF THE 1% CHANCE ANNUAL FLOODPLAIN), FLOOD ZONE X-SHADED (AREA DETERMINED TO FALL INSIDE OF THE .2% CHANCE ANNUAL FLOODPLAIN) & FLOOD ZONE AE (AREA DETERMINED TO FALL INSIDE OF THE 1% CHANCE ANNUAL FLOODPLAIN) AS SCALED FROM THE FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 120110, MAP NUMBER 12053C, PANEL NUMBER 0219-G & 0236-G, EFFECTIVE DATE 03/02/2012.

	DATE	DRAWN BY	SURVEYOR
	04/02/25	RAA	SMO
REVISION			
DATE	COMMENTS		

SHEET 2 OF 2

REUSE OF DOCUMENT
THIS DOCUMENT, COMPRISED OF THE INCORPORATED IDEAS AND DESIGNS, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF COASTAL ENGINEERING ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR IN PART FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN AUTHORIZATION OF COASTAL ENGINEERING ASSOCIATES, INC.

Coastal engineering associates, inc.
Engineering
Planning
Surveying
Environmental
Transportation
Construction Management
966 Candlelight Boulevard • Brooksville • Florida 34601
(352) 796-9423 - Fax (352) 799-8359
EB-0000142

SURVEYOR CERTIFICATE
THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

Scott M Osborne

SCOTT M. OSBORNE, PSM
PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA CERTIFICATE NO. LS 4638
COASTAL ENGINEERING ASSOCIATES, INC. 966 CANDLELIGHT BOULEVARD, BROOKSVILLE, FLORIDA 34601
FLORIDA LICENSED SURVEYOR AND MAPPER FOR THIS COPY OF SURVEY
SURVEYOR FOR SUBORDINATE OF A CIVIL ENGINEERING SURVEYOR OF A FLORIDA LICENSED SURVEYOR AND MAPPER FOR BOUNDARY COPIES

SKETCH ONLY
FOR LEGAL DESCRIPTION OF
BLACK JACK RIDGE
** NOT A BOUNDARY SURVEY **

PREPARED FOR AND CERTIFIED TO: JACK MELTON FAMILY, INC.

[Insert Legal Description]

EXHIBIT "B"

[Insert Legal Description of the FDOT Parcel]

EXHIBIT "C"

[Insert Approved Master Plan]

EXHIBIT "D"

LAND USE EQUIVALENCY MATRIX

	Trade To			
Trade From	Single Family (DU)	Townhomes (DU)	Retail (KSF)	Multi-Family (DU)
Single Family (DU)	-	1.586	0.225	1.796
Townhomes (DU)	0.631	-	0.142	1.133
Retail (KSF)	4.443	7.046	-	7.981
				-

(1) Source - Based on ITE Trip Generation Manual, 12th Edition (PM Peak hour Gross Trips) utilized in Access Management Analysis dated Oct. 2025.

(2) Trip Rates

Single Family (210)	0.934	TE/DU
Townhomes (215)	0.589	TE/DU
Retail (820)	4.150	TE/KSF
Multi-Family (220)	0.520	TE/DU

Convert (Trade From) 100 Single Family Homes to Townhomes (Trade To)
100 x 1.586 = 159 Townhomes

EXHIBIT "E"

Black Jack Ridge
Initial Phasing Schedule

Year	**Units**
2028	150
2029	250
2030	250
2031	200
2032	128
Total Units	**978**

From: Natasha Lopez Perez
To: Victoria Via
Cc: Pamela Hare; Rebecca McDow; Cheryl Carr
Subject: RE: LR 26-224-2 Blackridge Development Agreement
Date: Thursday, September 17, 2026 4:55:05 PM
Attachments: image003.png
26-224-2 Black Jack Ridge Development Agreement - CAO APPROVED.pdf

---

Good afternoon,

Please see attached.

However, please note that my position remains the same as to the following:

1. This Agreement does not address the following, as required by *Section 163.3227, Florida Statutes*:

    a. The development uses permitted on the land, specifically including the population densities, and building intensities and height.

    As currently written, the Agreement includes the development uses permitted on the land and incorporates the Master Plan to address population densities, and building intensities and height. However, the statute requires this information be included in the Development Agreement as well, and it is not.

    b. A description of all local development permits approved or needed to be approved for the development of the land.

    This is not presently included in the Agreement.

2. Lastly, I previously indicated that because the FDOT parcel is not yet owned by the Developer's, it may be best to incorporate the FDOT agent of record letter and an additional letter confirming the ongoing negotiations as an exhibit. It may also be worthwhile to address what occurs if the negotiations do not come to fruition.

    This issue was not addressed.

As always, most of these points are simply comments and concerns; no changes are necessary for most of these comments/concerns if they reflect what was agreed upon (and with the knowledge of legal's position). If no changes are going to be made, that is within the Department's discretion, which is why I have affixed my signature to the attached Agreement.

This email closes out LR 26-224-2. Should you have any questions, please submit another LR.

Natasha Lopez Perez
Assistant County Attorney
Hernando County Attorney's Office
20 North Main Street, Suite 462
Brooksville, FL 34601-2850
Phone: (352) 754-4122 Ext. 20136
Email: NLopezPerez@Co.Hernando.FL.US

From: Victoria Via <VVia@co.hernando.fl.us>
Sent: Tuesday, September 15, 2026 2:20 PM
To: Rebecca McDow <rmcdow@co.hernando.fl.us>
Cc: Pamela Hare <phare@co.hernando.fl.us>
Subject: LR 26-224-2

Good afternoon,

Please review the updated development agreement from Jack Melton Family, Inc. they have submitted an application for the development of a new subdivision within the i-75/SR 50 PDD to be called Black Jack Ridge.

key nos. 840923, 841138 and 1760151

This is for the October 6, 2026, Board of County Commissioners Meeting.

Thank you,

Victoria Via | Agenda Coordinator
Hernando County Planning Department
1653 Blaise Drive, Brooksville, FL 34601
Phone: (352) 754-4057
Email: vvia@hernandocounty.us
Website: http://www.hernandocounty.us

IMPORTANT SECURITY NOTICE: Please Be Aware of Potential Fraudulent Activity
Official communications and invoices from the Development Services Department will only come from email addresses ending in @co.hernando.fl.us or @hernandocounty.us.

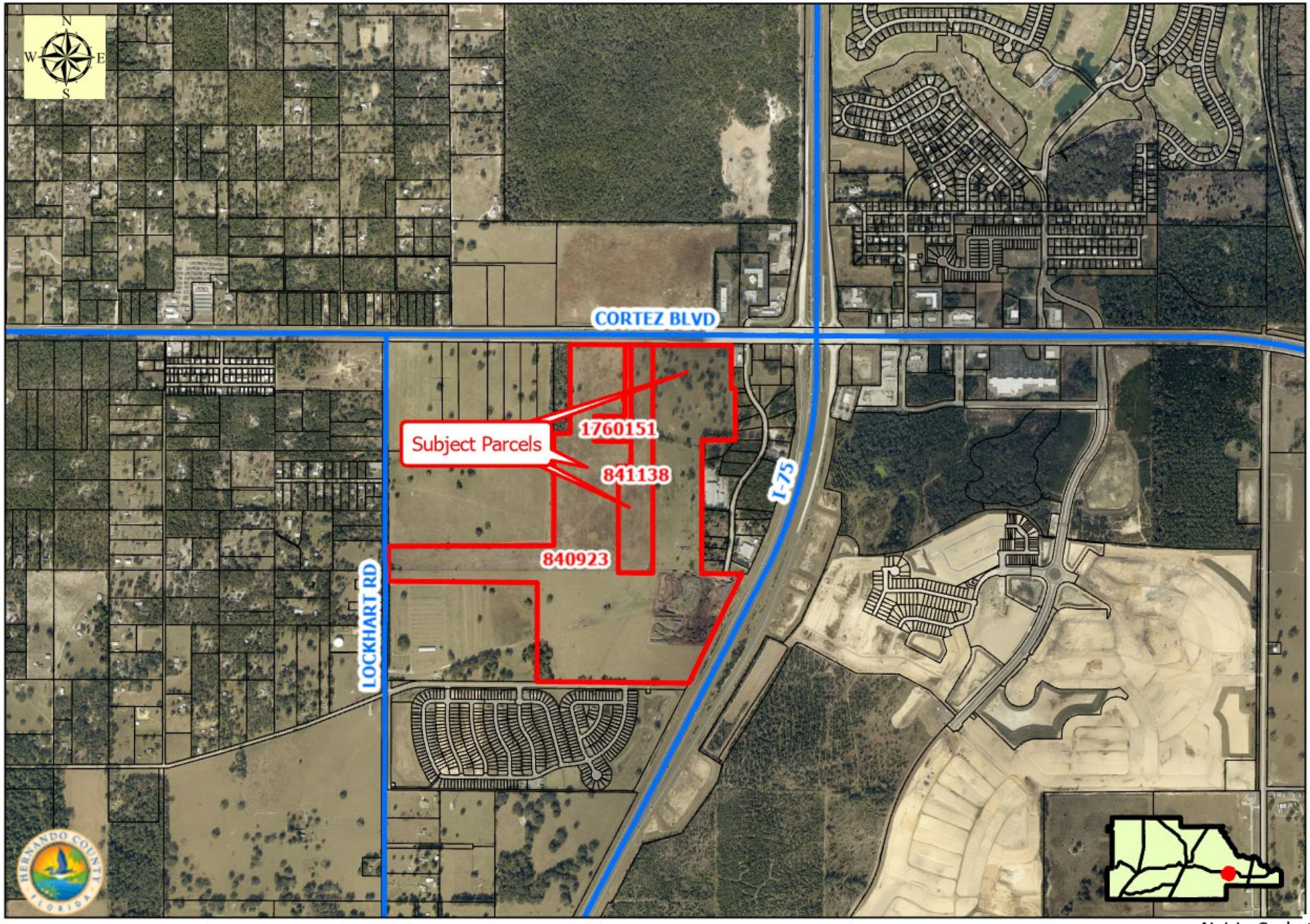
- Fraud Alert (@usa.com): Invoices sent from a @usa.com address are fraudulent and designed to solicit unauthorized payments. Always verify the authenticity of any unexpected invoice before making a payment.
- Tyler Technologies Invoices: Hernando County is not currently utilizing the invoice email

notification feature in Tyler Technologies. To securely verify your balance and make a payment, please log directly into your official Civic Access account portal.

- Wire Transfer Scam Warning: Hernando County Development Services does not utilize wire transfers as a payment method. Any request asking you to wire funds for fees or services is fraudulent and should be reported immediately.

H-25-40 Aerial Map

This map was prepared by this office to be used as aid and land parcel location and identification only. All land locations, right-of-ways widths, acreages, and utility locations are subject to field survey or other appropriate verification.

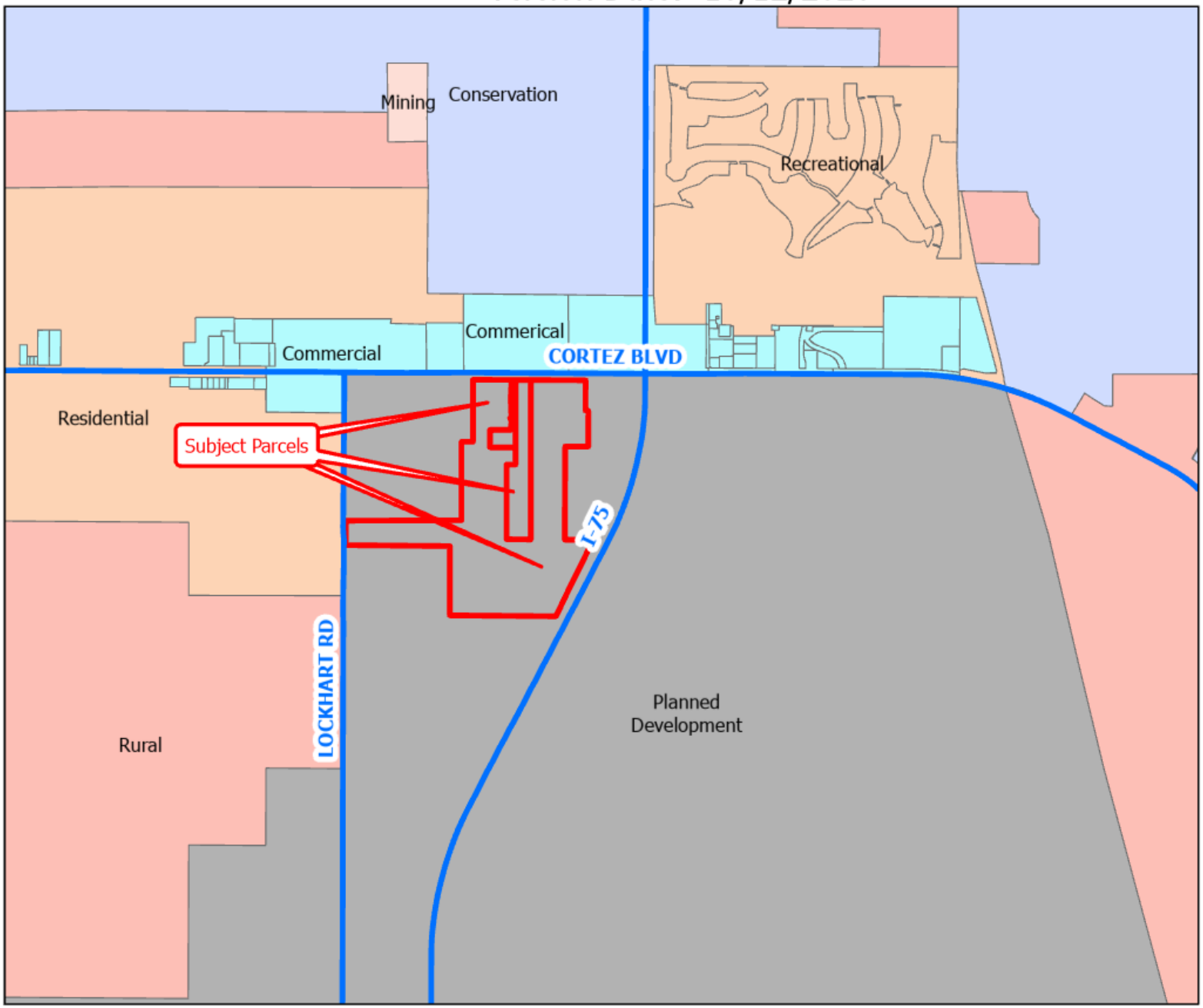


Not to Scale.

Hernando County Comprehensive Plan Map

Existing Future Land Use: H-25-40

Version Date: 10/12/2026



Legend

FLU_all091426

- Commercial
- Conservation
- Mining
- Planned Development
- Residential
- Rural

N
W E
S

Future Land Use Map

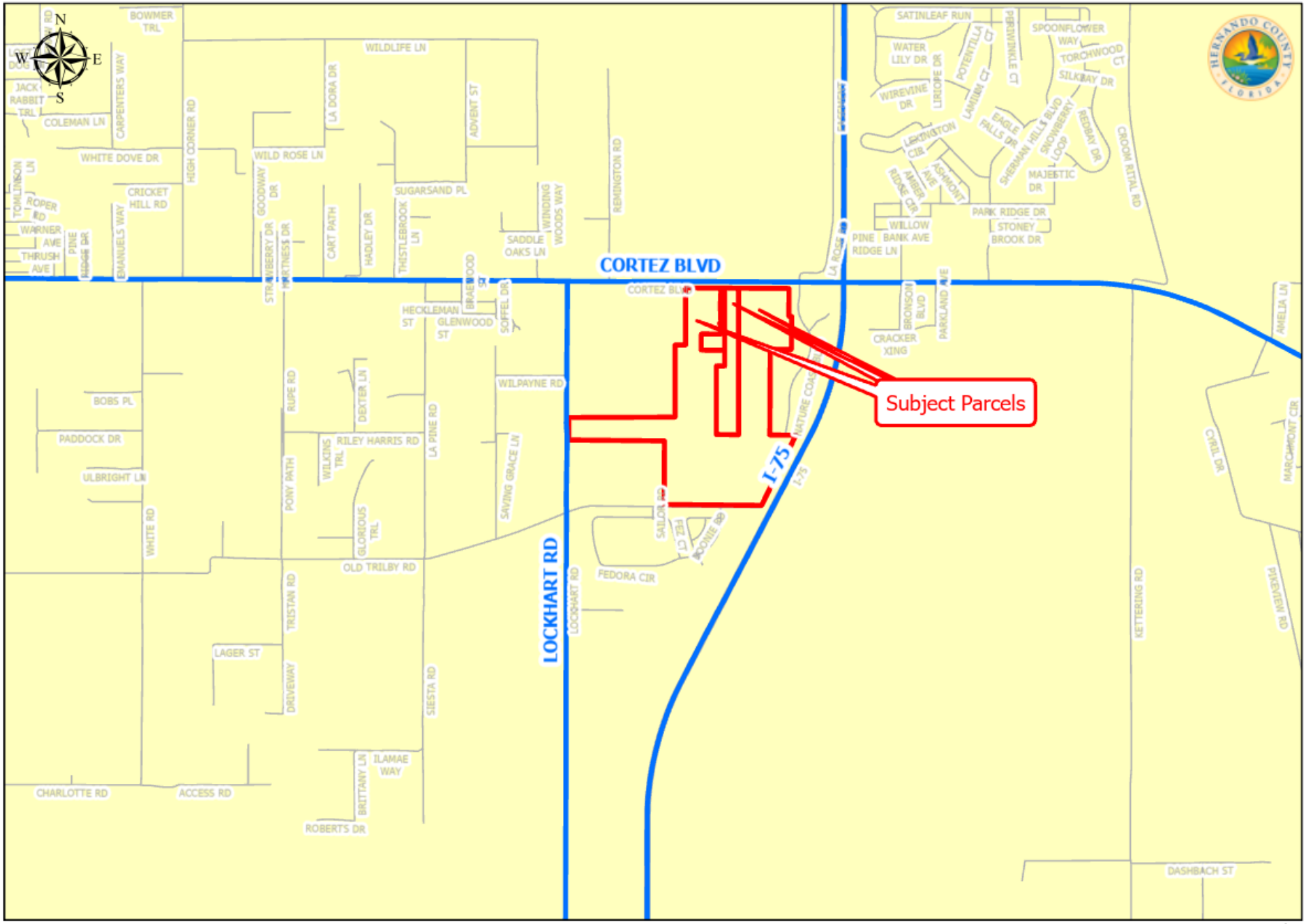
PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.

Not to Scale.

H-25-40 Area Map

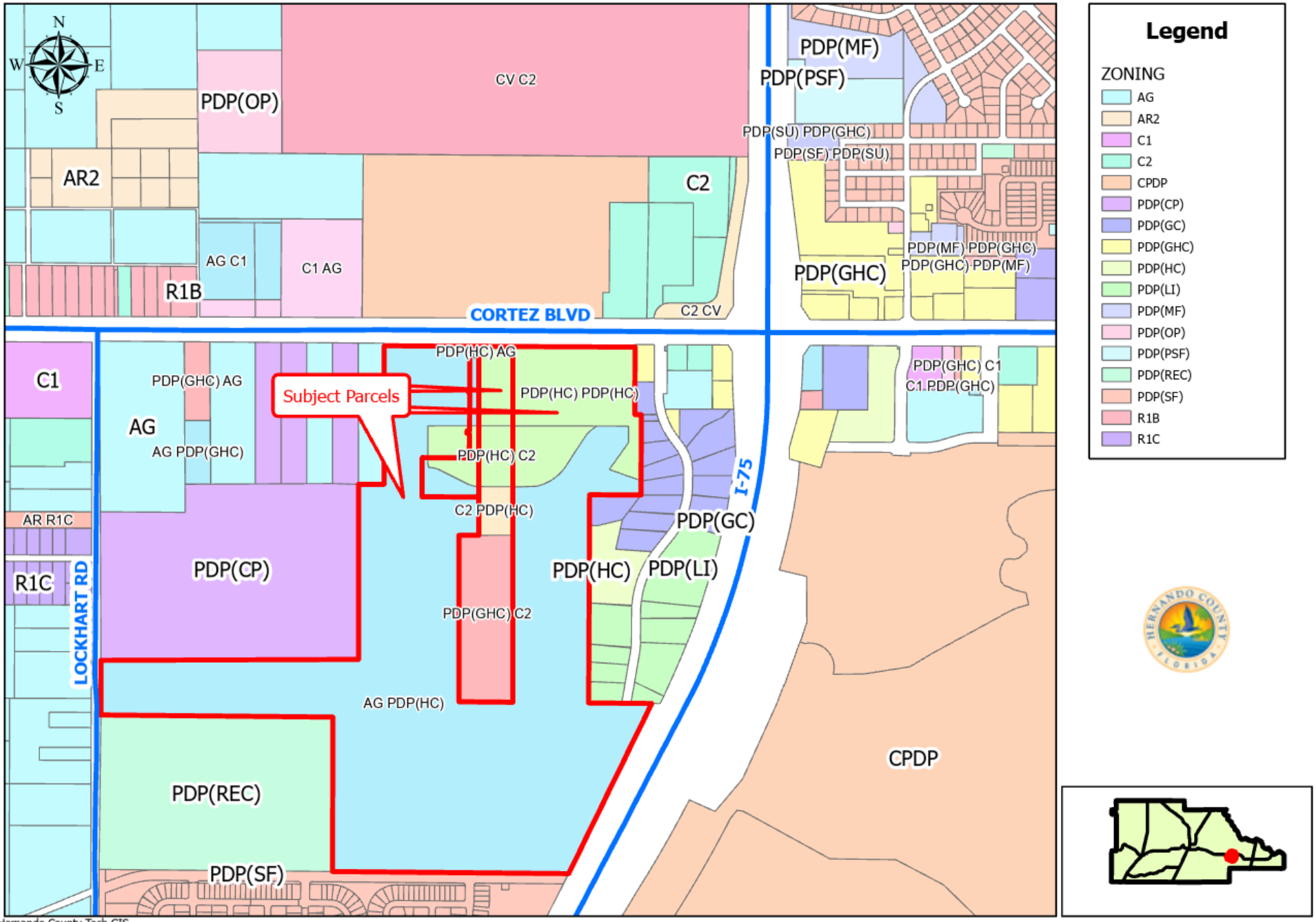
This map was prepared by this office to be used as aid and land parcel location and identification only. All land locations, right-of-ways widths, acreages, and utility locations are subject to field survey or other appropriate verification.



Not to Scale.

H-25-40 Zoning Map

This map was prepared by this office to be used as aid and land parcel location and identification only. All land locations, right-of-ways widths, acreages, and utility locations are subject to field survey or other appropriate verification.



Hernando County Tech GIS
with Hernando County Planning Department
Project date: October 12, 2026

Not to Scale.

Board of County Commissioners

AGENDA ITEM

Meeting: 10/06/2026
Department: Planning
Prepared By: Victoria Via
Initiator: Omar DePablo
DOC ID: 17281
Legal Request Number: 26-222-2
Bid/Contract Number:

TITLE
Development Agreement With Jack Melton Family, Inc., and School Board of Hernando County for Ginny Grove, a Combined-Planned Development Project Located on Lockhart Road

BRIEF OVERVIEW
The property subject to this development agreement is approximately 226.92 acres located in Hernando County, Florida, lying south of S.R. 50, west of Interstate 75, east of Lockhart Road, and south of Old Trilby Road and contains the following parcel keys: 541364 and 541578.

The development agreement is proposing single family uses approved by the C/PDP rezoning and Master Plan, not to exceed nine hundred and seven (907) dwelling units at a maximum density of four (4) dwelling units per acre; recreational amenities and residential ancillary uses; and existing communications tower. Building height shall not exceed thirty-five (35) feet in height.

The Hernando County School Board is a party to this development agreement with respect to school concurrency.

The Ginny Grove Combined-Planned Development Project includes an associated rezoning petition for the site that vests the residential and nonresidential entitlements which is being considered separately as agenda item no. 17999.

The requirements for a Development Agreement are set forth in Section 163.3227, Florida Statutes, two of the requirements which are not included in the present Development Agreement, which is against advice of counsel.

FINANCIAL IMPACT
A matter of policy.

LEGAL NOTE
The Board has the authority to take this action pursuant to Chapters 125 and 163, Florida Statutes.

RECOMMENDATION
It is recommended that the Board consider the Development Agreement for the Jack Melton Family, Inc., Ginny Grove Project, take public comment, and approve scheduling the second public hearing for adoption on November 10, 2026.

REVIEW PROCESS

Omar DePablo	Approved	09/23/2026	4:21 PM
Victoria L Via	Approved	09/24/2026	9:38 AM

Stephanie Stevens	Approved	09/24/2026 3:59 PM
Erin Dohren	Approved	09/24/2026 4:01 PM
Pamela Hare	Approved	09/25/2026 11:35 AM
Natasha Lopez Perez	Approved	09/28/2026 12:31 PM
Heidi Prouse	Approved	09/28/2026 1:08 PM
Toni Brady	Approved	09/29/2026 8:48 AM
Jessica Wright	Approved	09/29/2026 9:56 AM

DEVELOPMENT AGREEMENT

GINNY GROVE
(COMBINED-PLANNED DEVELOPMENT PROJECT)

HERNANDO COUNTY, FLORIDA

THIS DEVELOPMENT AGREEMENT is made and entered into on the ____ day of _____, 2026, by and between **JACK MELTON FAMILY, INC.**, a Florida corporation, whose address is 21628 Lockhart Road, Dade City, Florida 33523, and its successors and assigns (the "**Developer**"); **HERNANDO COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 15470 Flight Path Drive, Brooksville, Florida 34604 ("**County**" or "**Hernando County**") and the School Board of Hernando County, Florida, a public corporate body organized and existing under the Constitution and laws of the State of Florida ("**School Board**") (Developer and Hernando County shall collectively be the "**Parties**"), regarding the Developer's proposed development known as "**Ginny Grove**."

RECITALS

WHEREAS, the Developer owns approximately 226.92 acres located in Hernando County, Florida, lying south of S.R. 50, west of Interstate 75, east of Lockhart Road, and north of Old Trilby Road ("**Property**"), and which is legally described in **EXHIBIT "A**," attached hereto and made a part hereof; and

WHEREAS, on _____, the Hernando County Board of County Commissioners ("**BOCC**") approved a Rezoning (File Number H25-39) to Planned Development Project (Combined) (C/PDP) for a mixed-use development on the Property (as may be amended, "**C/PDP Rezoning**"), with a companion Master Plan (as may be amended, "**Master Plan**"), with deviations, as described therein; and

WHEREAS, as used herein, the term "**Development**" or "**Ginny Grove Development**" shall mean the Property as developed pursuant to the approved C/PDP Rezoning and Master Plan, as both may be amended from time to time; and

WHEREAS, Code of Ordinances, Hernando County, Florida ("**Code**") Chapter 23, Article III, Division 6, Section 23-158 requires the Developer and the County to enter into a development agreement to address certain provisions; and

WHEREAS, the Parties desire to enter into this Development Agreement ("**DA**" or "**Development Agreement**") to satisfy the requirement set forth in Section 23-158 of the Code and to memorialize the conditions of the C/PDP Rezoning, required infrastructure improvements and/or dedications, applicable impact fees and surcharges, concurrency satisfaction, and certain project details, and further mutually agree that the conditions, terms, restrictions, and other requirements set forth herein are necessary for the public health, safety, and welfare of the County's citizens; and

WHEREAS, the County finds the Development, the terms of this Development Agreement, and future development orders consistent with this Development Agreement, are consistent with the County's Comprehensive Plan and Appendix A of the Code (Zoning Ordinance); and

WHEREAS, the County is authorized to enter into this Development Agreement; and

WHEREAS, on _____, the County approved this Development Agreement and authorized the Chairman of the BOCC to execute it on behalf of the County; and

NOW, **THEREFORE**, in consideration of the mutual promises and covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

SECTION I - FINDINGS OF FACT; INCORPORATED DOCUMENTS; AND COMPLIANCE

A. Incorporation of Recitals. The above recitals are true and correct and are incorporated herein by reference and made a part hereof.

B. Findings. The BOCC specifically finds the Development consistent with the County's adopted Comprehensive Plan and with the County's Land Development Regulations, subject to the terms of the C/PDP Rezoning and Master Plan, and this Development Agreement, all as approved by the BOCC.

C. Incorporation of Approved Rezoning and Master Plan. The approved Master Plan, pursuant to the approved C/PDP Rezoning (approved on _____ by the BOCC), is attached as **EXHIBIT "B"** and made a part hereof; provided, however, that any subsequent revision to the C/PDP Rezoning and/or Master Plan approved by the BOCC shall be deemed automatically incorporated herein, unless an amendment to this DA is required based upon the terms of this DA.

D. Delegation of Private Facility Responsibilities. In each instance where the Developer is responsible for construction, operation and/or ongoing maintenance of privately owned facilities or infrastructure, the Developer may assign any or all of its responsibilities regarding those facilities to an appropriate entity, which may include a designated Property Owners' Association ("**POA**"), Homeowners' Association ("**HOA**"), or Community Development District ("**CDD**"), authorized by law and able to fulfill such responsibilities consistent with statutory requirements. As used herein, the term "**Developer**" shall include any POA, HOA, or CDD organized by the Developer and approved by the County, and/or other agencies having jurisdiction, to the extent the Developer elects to delegate any design, permitting, construction, operation, and/or maintenance responsibilities of the Developer under this DA, and to the extent such POA, HOA, and/or CDD delegation is authorized by applicable law.

E. County Monitoring of Development. The County shall monitor the Development to ensure compliance with the terms, general provisions, and conditions of this Development

Agreement. The County Administrator or his/her designee shall monitor the Development through the review of the site plans, building permits, certificates of occupancy, plats, if applicable, and any other relevant and factual information. However, in no event shall the County's monitoring deter or relieve the Developer of its obligation to comply with the terms, general provisions, and conditions of this Development Agreement.

F. Compliance Review of Development. The County shall review the Development at least once every twelve (12) months to determine if there has been demonstrated good faith compliance with the terms of the Development Agreement. If the County finds, on the basis of substantial competent evidence, that there has been a failure to comply with the terms of this Development Agreement, the Development Agreement may be revoked or modified by the County.

G. Compliance with Applicable Law. The failure of this Development Agreement to address a particular permit, condition, term, or restriction shall not relieve the Developer of the necessity of complying with the law governing said permitting requirements, conditions, term, or restriction.

SECTION II - EFFECTIVE DATE AND DURATION; ENTITLEMENTS

A. Effective Date. This Development Agreement shall take effect after approval by the BOCC and upon recording in the public records of the Hernando County Clerk of Court, which shall be the responsibility of the County and occur within fourteen (14) days of the final public hearing ("**Effective Date**").

B. Term. The term of this Development Agreement shall be for a period of thirty (30) years after the Effective Date ("**Term**") unless modified in writing and executed by the Parties. The Term of this Development Agreement shall also vest the C/PDP Rezoning and Master Plan for the same length of time in accordance with Appendix A (Zoning), Article VIII, Section 1 of the Code.

C. Construction Plan Approval. Upon final approval of a conditional plat, the Developer shall have five (5) years from the original date of approval to be granted construction plan approval.

D. Governing Development Regulations. Except as specifically set forth in this DA, the C/PDP Rezoning (including any modifications approved by the County from time to time), or the Master Plan (including any modifications approved by the County from time to time), and the standard provisions of the County's Land Development Regulations shall apply, which are in effect at the time of the execution of the Development Agreement; provided, however, that in the event of any conflict, the terms and conditions of this DA shall control. Notwithstanding the above, the Developer may comply with the County's Land Development Regulations in effect at the time of the conditional plat, development permit, or other applicable approval required to commence development for each phase of the Development, in its ultimate and sole discretion; provided, however, that in the event of any conflict, the terms and conditions of this DA shall control.

E. Controlling Mitigation Requirements. The requirements and deadlines for all terms of mitigation required for the Development shall be as set forth in this DA, which shall prevail over any other existing or future Hernando County Land Development Regulations provisions, or other requirements for pursuit of the Development as vested and authorized in this DA.

F. Development Entitlements. This Development Agreement constitutes final approval for the Developer to develop the Property, as described in **EXHIBIT "A**," subject to all required land development and permitting regulations and in accordance with the terms of this Development Agreement, and in accordance with the permissible uses, population densities, building intensities and height, set forth in the C/PDP Rezoning and Master Plan, (collectively the "**Development Entitlements**"):

1. Single family uses approved by the C/PDP Rezoning and Master Plan, not to exceed nine hundred and seven (907) dwelling units;

2. Recreational amenities and residential ancillary uses; and

3. Existing communications tower.

G. Vested Development Entitlements. Notwithstanding any other provision of the County's Land Development Regulations, or other laws or regulations, the Development's entitlements as set forth in the C/PDP Rezoning and Master Plan approved concurrently herewith, shall be vested for the Term of this DA, including any extensions of this DA.

H. Transportation Approval. The Traffic Impact Analysis ("**TIA**") submitted by Lincks & Associates, Inc., Tampa, Florida, Project No. 25078, as last revised in September 2025 for the Development above has been approved by the County, subject to the transportation mitigation requirements as set forth in Section III of this DA.

SECTION III - SPECIFIC CONDITIONS AND REQUIREMENTS

A. General Environmental Matters. The Developer shall comply with all Hernando County Land Development Regulations environmental requirements, and those of other regulatory agencies having jurisdiction over the Development, to the extent applicable to the Property.

1. The Developer shall prepare, or cause to be prepared, a comprehensive wildlife survey, prepared by a qualified professional, prior to conditional plat for each phase. Furthermore, copies of any permits shall be provided prior to site alteration or the commencement of construction and the issuance of building permits by the County for each phase.

B. Geotechnical Analysis. A geotechnical report prepared by a Florida Registered Geotechnical Professional Engineer shall be used in the design and layout of the Development, and shall be submitted to the County at the time of, and in connection with, the construction plan, or functional equivalent, of each phase in order to ascertain that the Developer has used its best efforts to avoid adverse impacts to sensitive karst and subsurface features in the overall design and layout of the Development.

C. Best Management Practices ("**BMPs**"). In addition to being in compliance with all applicable requirements of the regulatory agencies (such as the Florida Department of Environmental Protection ("**FDEP**") and the Southwest Florida Water Management District ("**SWFWMD**"), without limitation), the Developer shall utilize BMPs to control siltation and prevent turbidity during construction activities. These standards can be achieved by utilizing the best available construction techniques for erosion and sedimentation control, as well as meeting the minimum standards for National Pollution Discharge Elimination System ("**NPDES**") permitting.

D. Drainage, Stormwater and Groundwater.

1. Stormwater Pollution Prevention ("**SWPP**"). The Developer shall implement SWPP methods for each set of construction plans for the Development, incorporating requirements such as: (1) clearing and grading areas only as they are being prepared for construction; (2) stabilizing areas immediately after construction completion; (3) potential limiting of watering for dust control at the time of construction due to hydrologic conditions; and (4) meeting SWFWMD compliance standards.

2. Stormwater/Drainage Retention Areas ("**DRAs**"). DRAs, including either "wet" or "dry" DRAs, shall be designed and constructed according to accepted engineering practices, and all applicable regulatory standards of SWFWMD and the Hernando County Facility Design Guidelines.

3. Low Impact Development ("**LID**"). Stormwater management facilities shall adhere to SWFWMD criteria for the design, construction, operation and maintenance of such facilities in karst sensitive areas, as determined by SWFWMD. Where reasonably feasible, the Development shall utilize LID methods to reduce the impact of nutrients on natural wetlands systems. These LID methods may include low impact stormwater design consisting of vegetated swales and buffers, where reasonably feasible, prior to discharge of treated stormwater, tree cluster-rain gardens, pervious pavement, conserving natural areas and wetlands, minimizing development impacts, attempting to maintain site runoff rates, the use of integrated management practices, the implementation of pollution prevention, proper maintenance, and public education.

4. Karst Cover. Soil boring(s) shall be used to verify that suitable soil cover is maintained between each DRA bottom and any subsurface limestone rock strata, limestone pinnacles, or potential karst connections, consistent with applicable regulatory criteria.

5. Periodic Inspections. Once the on-site surface water management system is constructed in accordance with SWFWMD permit requirements, the Developer's engineer shall certify that the on-site surface water management system is in substantial conformity with the local and state regulations. Thereafter, periodic inspections shall be conducted to ensure that the system is being properly maintained in keeping with its permitted design, and can accomplish the permitted level of stormwater storage/treatment for which it was designed and intended.

E. Wetlands and Invasive Species.

1. The Developer shall protect wetland areas through a combination of (1) BMPs; (2) SWFWMD and FDEP Environmental Resource Program ("**ERP**") permitting criteria; (3) compliance with the rules and regulations of the U.S. Environmental Protection Agency ("**EPA**"); (4) NPDES compliance; (5) compliance with applicable mitigation requirements for any wetland impacts approved by the County and applicable permitting agencies; (6) conservation easements in favor of the POA, HOA or CDD, as applicable, which shall include a third-party right of enforcement in favor of the County pursuant to Section 704.06(8), *Florida Statutes*, where required by the C/PDP Rezoning, the Master Plan, or this DA; and (7) wetland/upland buffers as specified in this Development Agreement.

2. The Developer shall protect on-site surface waters from construction impacts through various measures, including the use of staked hay bales and silt screen fences, to protect wetlands from erosion and sediment transport.

3. Invasive exotic species shall be removed from all areas as required by the County's Land Development Regulations or the approved C-PDP Rezoning or Master Plan during horizontal site development construction. These areas shall also be maintained as needed by the POA, HOA or CDD, as applicable, with invasive plant management techniques approved by any applicable agency development permit(s).

F. Flood Plains. The Developer shall comply with the County's Flood Damage Prevention and Protection Ordinance, the County's Buildings and Building Regulations Ordinance, Federal Emergency Management Agency ("**FEMA**") regulations and SWFWMD regulations, and shall use the best available data regarding flood plains/flood-prone areas, as authorized by law and accepted by SWFWMD and the County at the time of construction plans approval.

G. Common Area Maintenance and Resident Education.

1. The Developer agrees to include in its HOA Covenants, Conditions and Restrictions ("**CC&Rs**") a requirement that where the use of pesticides and/or chemicals are necessary for grounds maintenance within the Development (specifically including open spaces and common areas), such pesticides and chemicals shall be used sparingly and only in accordance with BMPs and provisions of the Florida Yards and Neighborhoods Program. The CC&Rs shall be recorded at the time of approval of each final subdivision plat against those portions of the Development subject to such plat. Furthermore, the Developer agrees that during the period of ownership or control of all portions of the Development where the use of pesticides and/or chemicals are necessary for grounds maintenance, within those portions of the Development it continues to own or control, such pesticides and chemicals shall be used sparingly and only in accordance with BMPs and the provisions in this Paragraph.

2. The Developer (or its designated builders) shall provide new residential property owners with materials and information regarding the Florida-Friendly Landscaping Program, a University of Florida/IFAS Extension program in cooperation with the Hernando County Utilities Department ("**Florida-Friendly Landscaping**

Program"), and the County's Fertilizer Ordinance (Ch. 28, Article XII), and encourage use of the principles, techniques, and landscaping recommendations within such materials and information. Such guidelines shall be included in the HOA CC&Rs for the Property as well.

H. Soils and Erosion.

1. Grading Plan. The Developer shall develop a grading plan, which shall be provided to the County at the time of, and in connection with, each set of construction plans, or functional equivalent, application.

2. Site Disturbance/Erosion.

a. The Development shall be designed to minimize site disturbance and erosion by construction phasing, limiting site clearance while maximizing retention of existing vegetation, and timely revegetating cleared areas.

b. The Developer shall use BMPs (*i.e.*, those BMPs generated by FDEP and SWFWMD) to control soil erosion.

c. The Developer shall protect on-site surface waters from construction impacts through various measures, including the use of staked hay bales and silt screen fences to reduce both erosion and sediment transport into wetland areas.

d. The Developer shall minimize wind erosion from clearing and grubbing operations by performing such operations only on individual parcels of land where construction is scheduled to proceed.

e. The Developer shall minimize fugitive dust through sodding, water sprinkling, seeding, mulching or planting of landscaped material in cleared and disturbed areas.

f. Should any noticeable soil slumping or sinkhole formation become evident before or during construction activities, the Developer shall comply with the permit conditions of SWFWMD to develop a plan of action and corrective measures to correct the problem. Once a plan of action and corrective measures are determined, the Developer shall complete the required actions/measures in accordance with any permit requirements.

g. A geotechnical report prepared by a Florida Registered Geotechnical Professional Engineer shall be provided for review by the County Engineer at the time of construction plans review to identify and recommend BMPs and professionally recognized engineering practices that address the identification of unsuitable soils, if present, to include the following:

i. The stripping of existing topsoil and vegetation/roots and undercutting pockets of organic soils and/or deleterious material, if encountered.

ii. The backfilling and compaction with structural fill in required lifts.

iii. The compaction and densification of the ground surface to recommended standards and depths.

I. Buffers, Open Space, and Natural Vegetation.

1. Open Space. Open space shall meet the minimum requirements of the Code and shall generally include the buffer areas, neighborhood parks, drainage areas, preserved natural vegetation, and pedestrian trails, as set forth in the C/PDP Rezoning Master Plan, the conditional plat, construction plans review and/or site development review.

a. The Developer shall provide the County an accounting upon each application for conditional plat, of the allocation of open space acreage for that conditional plat and an accounting of the total cumulative open space at that point in the development process.

b. Passive recreational activities, including but not limited to boardwalks, pervious and impervious trails, picnic areas, and wildlife viewing, may be permitted in open space and drainage areas as designated at the time of conditional plat review.

2. Natural Vegetation. Preserved natural vegetation shall meet the minimum requirements of the Code and may include the buffer areas identified in the approved C/PDP Rezoning and Master Plan, as ultimately approved in conjunction with the C/PDP Rezoning Master Plan, conditional plat, construction plans review and/or site development review.

a. The Developer shall provide the County an accounting upon each application for conditional plat, of the allocation of preserved natural vegetation acreage for that conditional plat and an accounting of the total cumulative preserved natural vegetation at that point in the development process.

b. Because the Property lacks any significant areas of existing natural vegetation, the Developer may install native vegetation using Florida Friendly Landscaping practices. Preserved natural vegetation and/or planted vegetation may be used to meet this requirement.

3. Incorporation of Buffers, Open Space, and Natural Vegetation. The Developer shall incorporate into its POA, HOA and/or CDD documents, at a minimum: management provisions for all perimeter natural buffers, open spaces and pedestrian trails;

identification and protection of any listed animal and plant species; and provisions for the distribution of educational materials to the Development's residents.

J. Native Habitat Within Designated Buffer Areas and Open Spaces. To the extent there is existing, native vegetation identified for preservation by this DA in the designated wetland buffers, conservation easement areas, and perimeter buffers maintained by the HOA and/or CDD which attract pollinators or provide food, shelter or habitat for wildlife, such native vegetation shall be preserved, to the extent reasonably feasible.

K. Pesticides. The use of pesticides within conservation areas shall be consistent with Florida Fish and Wildlife Conservation Commission ("FWC") requirements. Pesticides with a high toxicity to wildlife, wetlands or surface waters shall not be permitted.

L. Water Supply and Conservation.

1. Water Supply. The Hernando County Utilities Department ("**HCUD**") shall provide water supply for the Development, as required in Section IV below, subject to the following terms and conditions:

a. No individual resident wells shall be allowed; however, non-potable wells or reclaim water service shall be allowed for multi-family or commercial parcel sites under a single ownership, and common area irrigation managed by the POA, HOA or CDD, as applicable.

b. The Developer shall provide HCUD with a phasing schedule for the projected delivery of occupied residential units and non-residential square footage anticipated on an annual basis for a ten (10) year forecast period, which projections shall be updated annually by the Developer to enable HCUD to plan and to construct capital improvements to its water and wastewater treatment facilities, as required to meet the service commitment to the Development set forth in Section IV below. An initial phasing schedule is attached hereto as **EXHIBIT "C"**, and made a part hereof, for the purposes stated above.

c. In consideration for the County's commitment to reserve utility service capacity for the Development pursuant to Section IV below, the Developer has agreed to reserve an approximate one-quarter (0.25) acre well site in a location along the western boundary of the Development and near Lockhart Road for potential acquisition by HCUD as part of its regional potable water supply system ("**Well Site**"), subject to the following terms and conditions:

i. The County shall commence immediately and then complete its feasibility analysis for the Well Site prior to the Developer's request for approval of its conditional plat for the first phase of development within the Development, including, without limitation, any soils composition, water quantity, or water quality analysis.

ii. In the event the initial proposed site does not satisfy the County's soils composition or water quality requirements, the Parties shall cooperate in good faith to locate an alternative location for the Well Site, which in any event shall be determined prior to the Developer's request of its conditional plat approval for the first phase of development within the Development, such that the development plan schedule is not adversely impacted by the County's feasibility analysis. Any mutually agreed relocation of the Well Site shall not require any Master Plan amendment, C-PDP Rezoning Amendment, or Development Agreement amendment for the Development.

iii. The County shall not delay, impede, or condition the Developer's conditional plat approval for the first phase of development within the Development by reason of any County delay in completing its feasibility analysis for the Well Site.

iv. Once the location is approved by the County, the Developer shall reserve for a period of five (5) years the Well Site, or in such acreage and at such location as otherwise mutually agreed by the parties. If the County elects to acquire the site, the land valuation shall be at fair market value (pursuant to appraisal performed in accordance with Uniform Standards of Professional Appraisal Practice). If the County accepts the land, the County acknowledges that the Well Site shall be deemed a "public facility" and, therefore, not part of the retail, commercial, or office development entitlements authorized for the Development (in other words, the square footage in the public facility shall not be counted against the Development's approved entitlements). Should the County elect to not acquire the site, it shall revert to the approved use(s) set forth in the Master Plan.

v. Effective immediately upon execution and approval of this Development Agreement, the owners and Developer shall grant HCUD access to the site to perform soil, water quantity and water quality testing to verify adequacy for public water use.

vi. The Developer shall disclose the domestic supply Well Site location in the Homeowner Association Documents for the residential portions of the Development, so that residents are aware of such future well location.

vii. In the event HCUD elects to acquire, close upon and construct the Well Site facilities, and in the event there is not public roadway access to the Well Site, the Developer shall provide the County with permanent, non-exclusive access and utility easements over applicable private roadways within the adjacent portion(s) of the Development, for ingress and egress for operation and maintenance of the Well Site facilities. Developer agrees to grant a separate Temporary Construction Easement

(TCE) for a reasonable size adjacent to the Well Site facility for its construction.

d. The Developer and HCUD shall enter into a Water and Sewer Service Agreement ("**W&S Agreement**") pursuant to standard terms and conditions applicable within Hernando County; provided, however, that the service commitment shall be consistent with the foregoing terms herein and Section IV below. The Developer shall be responsible for extending all water lines to the Development to serve such Development.

e. The Developer agrees to design and construct a water main from the County water distribution system located on Lockhart Road to the Development's primary entrance, including internal distribution lines with an external stub to the eastern boundary of the Property (I-75) within the area designated for Dashback Street in accordance with the terms of the W&S Agreement to be negotiated.

f. The Developer acknowledges that wastewater treatment capacity for the Development is limited until the Ridge Manor Water Reclamation Facility Expansion Project is substantially completed (anticipated June of 2028). Despite such limitation, HCUD agrees to review and approve conditional plat(s) and construction drawing(s) submitted for the Development and provide general inspections for utility infrastructure during construction.

g. The Developer (or its designated builders) shall be liable for all water connection fees and other standard fees and costs in accordance with the terms of the W&S Agreement.

2. Water Conservation. The Development shall utilize the following water conservation techniques:

a. Minimum flush volume toilets shall be standard in residential and non-residential construction.

b. "WaterSense" fixtures shall be used on interior plumbing for residential construction and used where applicable in non-residential construction.

c. Automatic shut-off faucets shall be used where applicable in non-residential construction.

d. "WaterSense" irrigation controllers shall be installed on all residential and non-residential irrigation systems.

e. Low-volume irrigation spray heads, as well as drip systems, shall be used where appropriate for both residential and non-residential landscaping. Residents shall be encouraged to use water-conserving devices for additions they might make to their irrigation systems.

f. Drought tolerant landscaping shall be utilized. The Developer (or its designated builders) shall ensure that all landscape design and maintenance throughout the Development on Developer maintained property conforms to the Florida-Friendly Landscaping Program

g. The use of high maintenance sod, such as St. Augustine, or high-water use landscaped common areas, shall be discouraged.

h. Residential lot landscaping requirements shall comply with Chapter 10, Article II, Section 29 of the Code.

i. The Developer (or its designated builders) shall ensure that irrigation systems operated for Developer common or controlled areas utilize and maintain computerized irrigation based on weather station information, moisture sensing systems to determine existing soil moisture, evapotranspiration rates, and zone control, to ensure water conservation.

j. The Developer (or its designated builders) shall encourage that irrigation systems installed for single-family residences in the Development, and fertilizer and pesticides practices, conform to the Florida-Friendly Landscaping Program standards at the time of initial installation of the irrigation system.

k. The Developer (or its designated builders) shall encourage that the Development's grounds maintenance staff and/or landscape installation/maintenance firms are trained and educated in the practices mandated by the Florida-Friendly Landscaping Program. The staff and/or firms shall ensure that ongoing landscape maintenance activities shall continue to adhere to such Program.

l. The Developer (or its designated builders) shall provide water use education materials to Development residents and highlight the role of residents in the protection of ground and surface water resources, consistent with Florida-Friendly Landscaping.

m. The Developer (or its designated builders) shall encourage low volume ENERGY STAR certified laundry machines and dishwashers where hook-ups are provided in individual units, and in all common laundry rooms.

M. Wastewater. The HCUD shall provide wastewater service to the Development as required in Section IV below, subject to the following terms and conditions:

1. The Developer and HCUD shall enter into a W&S Agreement pursuant to standard terms and conditions applicable within Hernando County; provided, however, that the service commitment shall be consistent with the foregoing terms herein and Section VI Below. The Developer shall be responsible for extending all wastewater lines to the Development to serve such Development.

2. The Developer agrees to design and construct a wastewater force main from the 16" force main located at the western edge of the I-75 right-of-way and Old Trilby Road to serve the Development, with such connection subject to HCUD approval of the wastewater model, which will be submitted at the time of conditional plat.

3. The Developer agrees to provide right-of-way and utility easement accommodations to allow for a force main connection under I-75 within the future Dashback Street right-of-way.

4. The Developer (or its designated builders) shall be liable for all wastewater connection fees and other fees and costs in accordance with the terms of the W&S Agreement.

N. Fire Protection, Emergency Medical Services, and Public Capital Facilities.

1. The Development shall pay all applicable Fire Protection and Emergency Medical Services, and Public Capital Facilities Impact Fees for the Development.

2. The Development also shall pay the Public Capital Facilities Impact Fee Surcharge(s) for Development within the I-75/SR 50 PDD.

O. Neighborhood Parks.

1. For the purposes of this Development Agreement, a "neighborhood park" is a small park designed to serve the residents within the Development or a portion thereof with basic recreational amenities, such as playgrounds, play fields, and picnic areas. An amenity center, which may include a community pool, meeting room, and/or fitness center, shall be considered a neighborhood park.

2. Based upon the total number of single family detached residential lots within each conditional plat, the Developer shall provide the minimum neighborhood park acreage as follows:

Dwelling Units	**Requirement**
0 – 50 dwelling units	1 acre
51 – 250 dwelling units	1 acre plus 0.01 acres for each dwelling unit over 50, for a maximum of 3 acres
251 – 500 dwelling units	1 acre of land per 100 dwelling units, with a minimum of 3 acres and a maximum of 5 acres, or fraction thereof
501 dwelling units or more	5 acres for the first 500 dwelling units plus 0.0125 acres for each dwelling unit over 500, for a maximum of 20 acres

3. The required neighborhood park system may consist of single or multiple neighborhood park sites, but in no event shall the required site be less than one (1) acre in size.

4. Notwithstanding anything to the contrary, a neighborhood park may serve multiple single-family communities within the Development ("**Semi-Regional Park/Amenity**"). Should a single family community seek to use a previously approved Semi-Regional Park/Amenity, the Developer shall provide the County an accounting upon each application for conditional plat, of the acreage allocation of the Semi-Regional Park/Amenity utilized for that conditional plat and an accounting of the total cumulative Semi-Regional Park/Amenity acreage utilized thus far in the development process.

5. The above on-site park site requirements are in addition to, and not in lieu of, the payment of Parks Impact Fees. Such Fees shall be paid at the prevailing rate.

6. The Development also shall pay the Parks Impact Fee Surcharge(s) required for the Development within the I-75/SR 50 PDD.

P. Schools.

1. School Concurrency. With respect to school concurrency, the following shall apply to the Development:

a. For information purposes only, the Developer shall generate a Development absorption schedule, with each approved conditional plat differentiating age restricted and non-age restricted dwelling units and updated on an annual basis based upon actual home occupancy, and shall provide the same to HCSD and the Hernando County Planning Department.

b. The Developer shall apply for a school concurrency determination prior to conditional platting for each phase of the Development pursuant to then current interlocal agreement in force and Hernando County Code. If there is insufficient school capacity at such time for the then-proposed phase(s), the Developer the County, and the Hernando County School District shall enter into a written agreement for mitigation as required by the Public School Facilities Element of the Hernando County Comprehensive Plan. Any such required mitigation agreement shall be consistent with Section 163.3180, Florida Statutes, as amended, and the then current countywide school concurrency ordinance, which establishes uniform school concurrency mitigation payment requirements for all residential projects within Hernando County, and which ordinance shall apply to the Development from and after the effective date of such ordinance.

2. Educational Facilities Impact Fee. Independent from any concurrency requirements above, the Development shall pay applicable countywide Educational Facilities Impact Fees, except, so long as required by Florida law, that any mitigation payment made to the Hernando County School District shall be credited against the collection of the Educational Facilities Impact Fees in accordance with the then current Interlocal Agreement.

3. PDD Surcharges. The Development also shall pay the ten percent (10%) Educational Facilities Impact Fee Surcharge(s) for Development within the I-75/SR 50

PDD, except, so long as required by Florida law, that any mitigation payment shall be credited against the collection of the Educational Facilities Impact Fee Surcharge(s) in accordance with the then current Interlocal Agreement.

4. Conflict. In the event there is a conflict between the above sections and the then current Interlocal Agreement in force between the Hernando County School District and Hernando County, the Interlocal Agreement shall control.

Q. Bicycle/Pedestrian Connectivity.

1. The Developer shall provide a network of trails, sidewalks, and bicycle/pedestrian facilities to interconnect the Development. A conceptual connectivity plan shall be provided with each conditional plat or phase of development, and further defined during the construction plans process. Connectivity may use open/recreation space, and perimeter buffer areas, as permitted by this Development Agreement, in the Developer's discretion. Trails may be designed to be pervious or impervious, as determined by the Developer. The Development may include gated/restricted-access communities which may limit access appropriately.

2. All sidewalks shall be designed and constructed in accordance with the requirements of the Florida Accessibility Code and Hernando County Facilities Design Guidelines.

R. Transportation Mitigation Requirements.

1. Required Right-of-Way Dedications. The Developer shall convey to the County for public use, by plat or warranty deed (in such form and with such legal description and sketch as approved by the County) those lands within the Development related to the rights-of-way specified below as required by the I-75/SR 50 PDD Area Plan and as conceptually depicted on the C/PDP Master Plan:

a. Lockhart Road. The right-of-way for any portion of Lockhart Road contiguous with and adjacent to the Development's western boundary, to the extent necessary to provide a right of way width of 80 feet from the existing centerline of Lockhart Road adjacent to the Development.

b. Future Dashback Street. The right-of-way for a future east-west roadway to cross I-75 (Dashback Street) at a width ranging from 80 feet near Lockhart Road to 160 feet near I-75.

2. Terms for Right-of-Way Conveyances. The foregoing rights-of-way conveyances are collectively referred to in this Development Agreement as the "**Right-of-Way Dedications**," as identified in Paragraph (1) above. Where required, the Right-of-Way Dedications shall include retention/detention areas for any adjacent roadway segment; provided, however, that such roadway drainage may be commingled with Development drainage. Any required roadway drainage for adjacent roadway segments shall be determined not later than the conditional plat, or functional equivalent, approval for the

adjacent Development phase. Unless required sooner by the County for roadway improvements to be made by the County or others, the Right-of-Way Dedications shall be made as each adjacent land phase is platted for the Development, or as such roadway segment otherwise is required for access to the Development.

3. Additional Transportation Mitigation Measures. The TIA identified certain required transportation improvements. Additionally, the County's approval letter dated April 1, 2026, identified additional traffic mitigation requirements. Specifically, the following improvements must occur when warranted:

a. The Developer must construct a 505-foot southbound left turn lane at Project Access "A" (as identified in the TIA), unless otherwise approved by the County.

b. The Developer must construct a 290-foot northbound right turn lane at Project Access "A" (as identified in the TIA).

S. Street Lighting Alternative and Requirements

1. Lighting throughout the Development shall be designed to shield the night sky. Shielding means that fixtures, either directly from the lamp or indirectly from a fixture, are projected below a horizontal plane running through the lowest point on the fixture where light is emitted.

2. Solar street lighting shall be allowed within public or private road rights of way areas and may be privately owned and/or operated by the HOA, CDD or the Developer, at the Developer's discretion.

3. Street and parking lot lighting shall be oriented downward with cut-off fixtures.

4. Neighborhood/Retail, Office, Recreation/Clubhouse and public or private recreational facility lighting shall not exceed thirty-five (35) feet in height and shall be full cut-off fixtures.

5. Searchlights used for advertising purposes are prohibited.

T. Historic and Archeological Resources. In the event any archaeological artifacts are discovered during construction, the Developer shall stop construction in that area and immediately notify the County and the Division of Historical Resources of the Florida Department of State. Proper protection measures, under the supervision of a qualified professional, shall be undertaken to the satisfaction of the County and the Division of Historical Resources of the Florida Department of State, and shall be provided by the Developer.

U. Solid Waste Collection. The Development shall be deemed a Universal Collection Service Area, pursuant to Section 14-46(d) of the Code (as the same may be amended or

renumbered from time to time), for purposes of the pick-up and disposal of solid waste and recyclables.

V. Transit. The Developer agrees to provide an appropriate transit stop location within or adjacent to a mixed-use, multi-family, or other non-residential use area within the Development. The transit location shall be mutually agreed upon by the County and the Developer and shall include a pull-out lane, protective shelter, and such other appurtenances as mutually agreed by the County and the applicable Developer.

W. Affordable Housing. The Developer may, but shall not be required to, designate and construct a portion of the residential dwelling units within the Development as affordable or workforce housing units. Any such designation shall be made at the sole discretion of the Developer and may occur at the time of conditional plat or site plans for the applicable phase or parcel. An inclusionary housing plan shall be included as part of the application submittal for site plan or conditional plat approval, outlining the total number of affordable units, income levels, etc. If the Developer elects to provide affordable or workforce housing units, such units shall comply with the applicable income eligibility standards, affordability periods, and regulatory requirements established by the County's affordable or workforce housing regulations or policies in effect at the time of approval, unless otherwise approved by the County. The Developer shall be eligible for incentives to construct affordable units, which may be negotiated with the County as such time the Developer seeks a conditional plat or site plan for the applicable phase or parcel.

SECTION IV - CONCURRENCY

Subject to the terms and conditions of this Development Agreement, the Development shall remain vested for concurrency as to the following matters:

A. Potable Water. Pursuant to the County's Adequate Public Facilities Ordinance, the County hereby deems that concurrency for potable water to serve the Development Entitlements, with an estimated demand of:

GPD for Residential	317,450
TOTAL	317,450

has been satisfied, subject to full compliance with the W&S Agreement and the terms of this Development Agreement, and assuming that no substantial deviation occurs which would require concurrency under this Paragraph to be reevaluated, or would require additional mitigation.

B. Sewage Treatment (Wastewater). Pursuant to the County's Adequate Public Facilities Ordinance, the County hereby deems that concurrency for sewage treatment (wastewater) for the Development Entitlements, with an estimated demand of:

GPD for Residential	181,400
TOTAL	181,400

has been satisfied, subject to full compliance with the W&S Agreement and the terms of this Development Agreement, and assuming that no substantial deviation occurs which would require concurrency under this Paragraph to be reevaluated, or would require additional mitigation.

C. Drainage/Stormwater Management Facilities. Pursuant to the County's Adequate Public Facilities Ordinance, the County hereby deems that concurrency for stormwater management to serve the Development Entitlements, together with the proposed construction of the necessary drainage/stormwater management facilities and DRAs, has been satisfied, conditioned upon the Developer obtaining all applicable state and local permits and further subject to full compliance with the terms of this Development Agreement, and assuming that no substantial deviation occurs which would require concurrency under this Paragraph to be reevaluated, or would require additional mitigation. Notwithstanding the foregoing, no building permit shall be issued for development unless and until the Developer provides evidence to the satisfaction of the County that adequate drainage/stormwater management facilities shall be available concurrent with the impacts of the Development at the levels of service adopted in the Hernando County Comprehensive Plan and all applicable County codes and regulations.

D. Solid Waste. Pursuant to the County's Adequate Public Facilities Ordinance, the County hereby deems that concurrency for solid waste for the Development Entitlements, with an estimated demand of:

Pounds Per Day for Residential	10,211
TOTAL	10,211

has been satisfied, subject to full compliance with the terms of this Development Agreement, and assuming that no substantial deviation occurs which would require concurrency under this Paragraph to be reevaluated, or would require additional mitigation.

E. Parks and Open Space. Pursuant to the County's Adequate Public Facilities Ordinance, the County hereby deems that concurrency for parks and open space for the Development and/or their aggregate equivalent on the Property, with an estimated demand of:

User-Oriented Parks	4.30 acres
Open Space	4.30 acres

has been satisfied, subject to full compliance with the terms of this Development Agreement, and assuming that no substantial deviation occurs which would require concurrency under this Paragraph to be reevaluated, or would require additional mitigation.

F. Transportation. Pursuant to the County's Adequate Public Facilities Ordinance, the County hereby deems that concurrency for transportation (roads) for the Development is satisfied by the Developer's compliance with this Development Agreement.

G. Substantial Modification. In the event a substantial modification (in accordance with the County's Land Development Regulations) occurs in the course of developing the Development necessitating an amendment to this Development Agreement (see Section V below),

then the County reserves the right to reevaluate its concurrency approvals under this Section, and to require additional data, analysis, studies, and mitigation, without limitation, from the Developer, pursuant to applicable laws, ordinances and regulations.

SECTION V - FURTHER PROVISIONS

A. This Development Agreement shall run with the land and shall be binding upon all affected persons, including the successors and assigns of the Owner and/or Developer.

B. The County shall record this Development Agreement, in the Official Records of Hernando County, Florida, within fourteen (14) days after the adoption date hereof by the BOCC, and shall provide a copy of the recorded documents to the Developer and to the School Board.

C. In the event any portion or section of this Development Agreement is determined to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such decision shall in no manner affect the remaining portions or sections of this Development Agreement, which shall remain in full force and effect.

D. The Development (as approved under this Development Agreement) shall not be subject to down-zoning, unit density reduction, or intensity reduction from the Effective Date of this Development Agreement until the development approvals granted hereunder terminate pursuant to this Development Agreement, or applicable law.

E. The School Board is joined in this Development Agreement solely as to Section III(P) and Section V. The Parties may amend this Development Agreement, without the approval of the School Board, with respect to any provisions which the School Board has not joined.

F. This Development Agreement shall expire as provided in Section II above.

G. The approval of this Development Agreement shall not exempt any portion or unit of the Development from the payment of all required impact fees or impact fee surcharges at the prevailing rate. Impact fees and impact fee surcharges shall be due in full without credit or offset, except as expressly provided for in this Development Agreement or as provided in State law or Hernando County Code.

H. The Chairman of the BOCC is authorized to execute this Development Agreement on behalf of Hernando County, Florida.

I. Nothing herein shall be construed as prohibiting the Developer from requesting that the BOCC review the interpretation, implementation or enforcement of this Development Agreement.

J. The Parties may execute this Development Agreement in duplicate originals, with separate signature pages, all of which shall constitute and comprise the same original Development Agreement. The fully executed original Development Agreement shall be recorded in the Official Records of Hernando County, Florida, as provided herein.

[SIGNATURES ON FOLLOWING PAGES]

ADOPTED IN REGULAR SESSION THIS ____ DAY OF _____, 2026.

ACCEPTED AND AGREED TO BY
HERNANDO COUNTY, FLORIDA:

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____
Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

By: _____
Jerry Campbell
Chairman

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Natasha López Perez
County Attorney's Office

ACCEPTED AND AGREED
TO BY THE DEVELOPER:

The Developer (by and through its Agent named below) hereby accepts and agrees to all terms, conditions and restrictions contained in the Development Agreement set forth above and further agrees to be bound by the same for itself, and its heirs, successors and/or assigns as long as this Development Agreement remains effective. Notwithstanding anything herein, the terms, conditions and restrictions above shall terminate when this Development Agreement expires, unless the Development Agreement expressly provides for the term, condition, or restriction to remain in effect following the expiration of the Development Agreement.

WITNESSES:

_____
Print Name:_____

_____
Print Name: _____

JACK MELTON FAMILY, INC., a Florida corporation

By: _____
Name: _____
Title: _____

Date: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 20__, by _____ of JACK MELTON FAMILY, INC., a Florida corporation, who is personally known to me or who has produced _____ as identification.

[Notary Seal]

_____
Notary Public

_____
Name printed
My Commission Expires:_____

ACCEPTED AND AGREED TO
BY THE SCHOOL BOARD OF
HERNANDO COUNTY, FLORIDA
Solely as to Section III(N) and Section V

Attest:

_____

SCHOOL BOARD OF HERNANDO COUNTY, FLORIDA

By: _____
Name: _____
Title: _____
Date: _____

Approved as to form and legality by legal counsel to the School Board of Hernando County, Florida, exclusively for its use and reliance.

By:_____
Christopher J. Wilson
Date: _____

SCHEDULE OF EXHIBITS

EXHIBIT "A"	Legal Description of the Property
EXHIBIT "B"	Approved Master Plan per Approved C/PDP Rezoning (BOCC Approved on _____)
EXHIBIT "C"	Initial Phasing Schedule

EXHIBIT "A"

SECTION 07 & 18, TOWNSHIP 23 SOUTH, RANGE 21 EAST
HERNANDO COUNTY, FLORIDA

GINNY GROVE LEGAL DESCRIPTION

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 23 SOUTH, RANGE 21 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 7, RUN S89°27'56"E, 367.71 FEET TO THE WEST RIGHT-OF-WAY LINE OF U.S. HWY #75; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, RUN S27°39'25"W, 2145.77 FEET TO A POINT OF CURVATURE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 5879.58 FEET, A CENTRAL ANGLE OF 27°35'08", AND A CHORD BEARING AND DISTANCE OF S13°52'28"W, 2803.50 FEET; THENCE ALONG THE ARC OF SAID CURVE 2830.76 FEET; THENCE S00°36'44"W, 75.80 FEET; THENCE S89°40'31"W, 24.69 FEET; THENCE S00°01'18"E, 749.95 FEET; THENCE N89°29'46"E, 24.28 FEET; THENCE S00°04'53"W, 2059.30 FEET TO A POINT OF CURVATURE TO THE RIGHT. SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 3669.72 FEET, A CENTRAL ANGLE OF 13°02'19", AND A CHORD BEARING AND DISTANCE OF S06°35'40"W, 833.31 FEET; THENCE ALONG THE ARC OF SAID CURVE 835.11 FEET; THENCE N89°57'49"W, 928.03 FEET; THENCE S03°17'36"W, 510.09 FEET; THENCE N89°10'19"W, 307.87 FEET TO THE EAST RIGHT-OF-WAY LINE OF LOCKHART ROAD; THENCE N00°06'10"E, 907.96 FEET TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 23 SOUTH, RANGE 21 EAST, HERNANDO COUNTY, FLORIDA; THENCE CONTINUE ALONG SAID EAST RIGHT-OF-WAY LINE, N00°10'35"E, 2645.68 FEET TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 7; THENCE CONTINUE ALONG SAID EAST RIGHT-OF-WAY LINE, N00°03'51"E, 1966.99 FEET; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE, RUN S89°31'21"E, 1307.97 FEET; THENCE N00°06'32"E, 657.61 FEET; THENCE N00°06'05"E, 2687.55 FEET TO THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7; THENCE ALONG SAID NORTH LINE, RUN S89°28'40"E, 1339.47 FEET TO THE POINT OF BEGINNING.

CONTAINING 226.92 ACRES MORE OR LESS.

LEGEND AND ABBREVIATIONS

C1 = SEE CURVE TABLE
L1 = SEE LINE TABLE
(C) = CALCULATED
(R) = RECORD OR PLAT
R/W = RIGHT OF WAY
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
SEC = SECTION
C.L.F. = CHAIN LINK FENCE
O.R. = OFFICIAL RECORD

P.G. = PAGE
FN&D = FOUND NAIL AND DISK
SIPC = SET IRON PIN AND CAP
FIPC = FOUND IRON PIN AND CAP
FCM = FOUND CONCRETE MONUMENT
= DESCRIPTIVE POINT
□ = FOUND CONCRETE MONUMENT (AS SHOWN)
○ = FOUND IRON PIN AND CAP (AS SHOWN)
△ = FOUND NAIL AND DISK (AS SHOWN)
= FORCEMAIN GATE VALVE

1. BEARINGS SHOWN HEREON BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT, ESTABLISHING AN ASSUMED BEARING OF S89°28'40"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 07-23-21. BEARINGS SHOWN HEREON ARE GRID BEARINGS.
2. BASIS FOR SURVEY IS DESCRIPTION, RECORD PLAT, AND MONUMENTATION FOUND IN PLACE.
3. NO UNDERGROUND IMPROVEMENTS OR UTILITIES HAVE BEEN LOCATED EXCEPT AS NOTED. THE HORIZONTAL LOCATION OF UNDERGROUND IMPROVEMENTS IS BASED ON THE FLAGGED LOCATION PROVIDED BY THE CONTRACTOR. SOFT DIGS TO CONFIRM SAID LOCATIONS WERE NOT PERFORMED EXCEPT WHERE TOP OF PIPE ELEVATIONS ARE INDICATED.
4. THIS SURVEY IS OF VISIBLE FEATURES ONLY. UNDERGROUND ENCROACHMENTS, IF ANY, WERE NOT LOCATED. GUTTERS, OVERHANGS, WINDOW SILLS, OR UNDERGROUND FOUNDATIONS NOT LOCATED.
5. THE OWNERSHIP OF FENCES, IF ANY EXIST, ON OR NEAR THE PROPERTY LINES IS NOT KNOWN BY THIS SURVEYOR.
6. ADDITIONS, DELETIONS REPRODUCTION OF SURVEY DRAWINGS BY OTHER THAN THE SIGNED PARTY OR PARTIES IS PROHIBITED BY LAW WITHOUT WRITTEN CONSENT OF THE SIGNED PARTY OR PARTIES.
7. THIS SURVEY MAP IS VALID ONLY TO THOSE PERSONS OR ENTITIES NAMED HEREON. COASTAL ENGINEERING ASSOCIATES, INC. WILL ASSUME NO RESPONSIBILITY FOR THE UNAUTHORIZED REPRODUCTION AND/OR REDISTRIBUTION OF THIS SURVEY MAP.
8. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A COMPLETE TITLE REPORT OR TITLE ABSTRACT AND THEREFORE MAY NOT NECESSARILY SHOW ALL RIGHT-OF-WAYS, EASEMENTS OR OTHER ENCUMBRANCES OF RECORD.
9. THIS PROPERTY IS SUBJECT TO ANY DEDICATION, LIMITATIONS, RESERVATIONS, RESTRICTIONS, AND/OR EASEMENTS OF RECORD AND NOT OF RECORD.
10. THE EXPECTED USE OF THE PROPERTY AS DESCRIBED HEREON, AS CLASSIFIED IN THE STANDARDS OF PRACTICE (5J-17 OF THE FLORIDA ADMINISTRATIVE CODE), IS "SUBURBAN". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO MEET OR EXCEED THIS REQUIREMENT.
11. THE PROPERTY DESCRIBED HEREON APPEARS TO BE IN FLOOD ZONE X (AREA DETERMINED TO FALL OUTSIDE OF THE 1% CHANCE ANNUAL FLOODPLAIN), FLOOD ZONE AE (AREA DETERMINED TO FALL INSIDE OF THE 1% CHANCE ANNUAL FLOODPLAIN) AND FLOOD ZONE A (AREA DETERMINED TO FALL INSIDE OF THE 1% CHANCE ANNUAL FLOODPLAIN) AS SCALED FROM THE FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 12011D, MAP NUMBER 12053C, PANEL NUMBER 0219-D, 0236-D, 0357-D & 0376-D EFFECTIVE DATE 03/02/2012.

DATE	DRAWN BY	SURVEYOR
04/06/06	RAA	SMO

REVISION

DATE	COMMENTS

SHEET 4 OF 4

JOB NO. 24110-SKT-2

REUSE OF DOCUMENT
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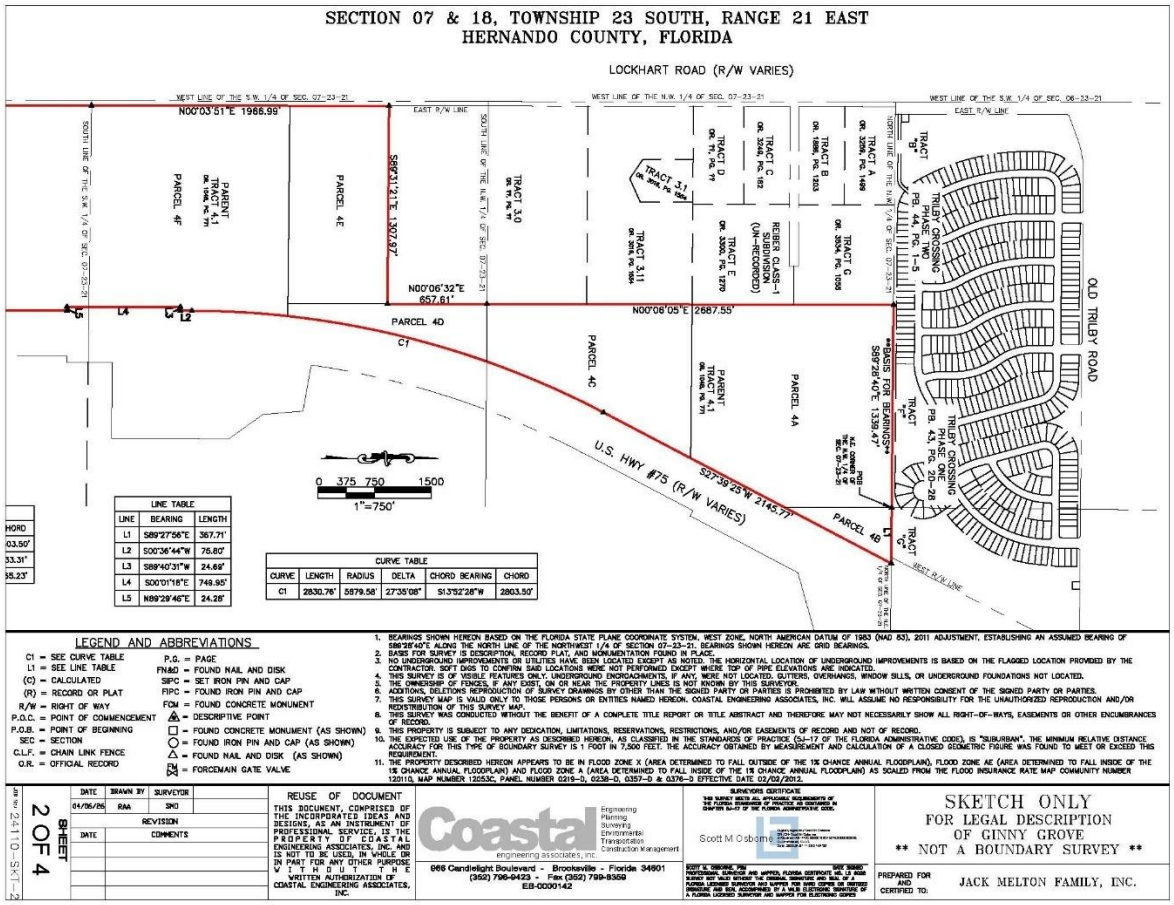
EB-0000142

SURVEYORS CERTIFICATE
THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA STATE BOARD OF PROFESSIONAL ENGINEERS AS CONTAINED IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.
Scott M Osborne
NOT VALID WITHOUT THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. FLORIDA CERTIFICATE NO. 5146 SURVEY NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER FOR HARD COPIES OR VERIFIED SIGNATURE AND SEAL ACCOMPANIED BY A VALID ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER FOR ELECTRONIC COPIES

SKETCH ONLY
FOR LEGAL DESCRIPTION
OF GINNY GROVE
** NOT A BOUNDARY SURVEY **

PREPARED FOR AND CERTIFIED TO: JACK MELTON FAMILY, INC.

EXHIBIT "A"



LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°27'56"E	367.71'
L2	S00°36'44"W	76.80'
L3	S89°40'31"W	24.69'
L4	S00°01'18"E	749.95'
L5	N89°29'46"E	24.26'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	2830.76'	5879.58'	27°35'08"	S13°52'28"W	2803.50'

LEGEND AND ABBREVIATIONS

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JOB NO. 24110-SKT-2

SHEET 2 OF 4

DATE	DRAWN BY	SURVEYOR
04/06/26	RAA	SMO

REVISION

DATE	COMMENTS

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Scott M Osborne

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SKETCH ONLY
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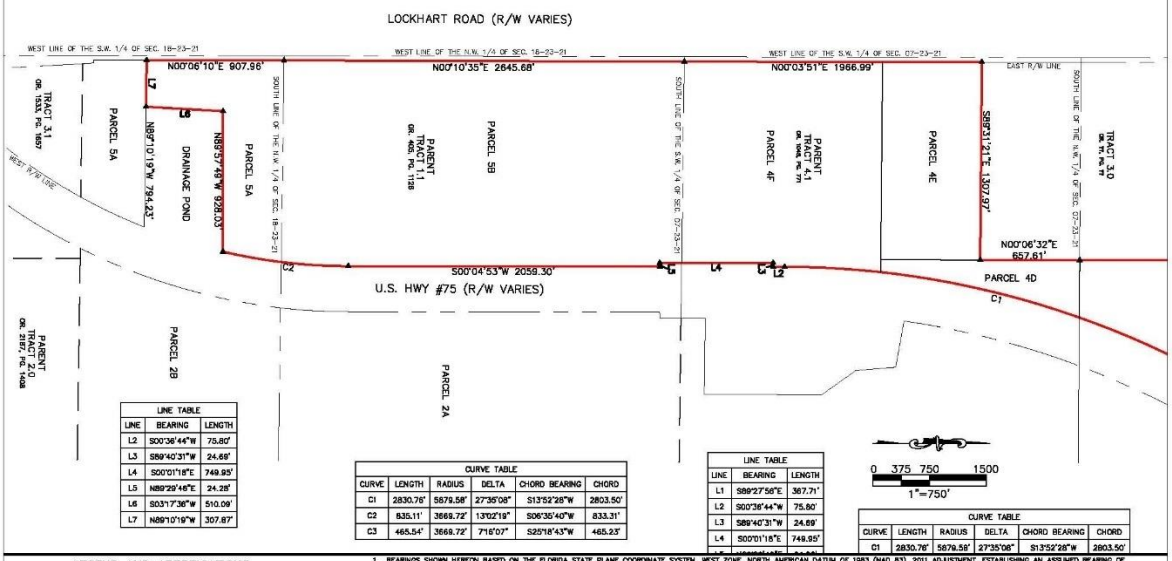
PREPARED FOR AND CERTIFIED TO: JACK MELTON FAMILY, INC.

EXHIBIT "A"

SECTION 07 & 18, TOWNSHIP 23 SOUTH, RANGE 21 EAST
HERNANDO COUNTY, FLORIDA



LINE TABLE		
LINE	BEARING	LENGTH
L2	S00°36'44"W	75.80'
L3	S89°40'31"W	24.69'
L4	S00°01'18"E	749.95'
L5	N89°29'46"E	24.28'
L6	S03°17'36"W	510.09'
L7	N89°10'19"W	307.87'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	2830.76'	5679.58'	27°35'08"	S13°52'28"W	2803.50'
C2	835.11'	3669.72'	13°02'19"	S06°35'40"W	833.31'
C3	465.54'	3669.72'	7°16'07"	S25°18'43"W	465.23'

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JOB NO. 24110-SKT-2

SHEET 3 OF 4

DATE	DRAWN BY	SURVEYOR
04/06/26	RAA	SMO

REVISION

DATE	COMMENTS

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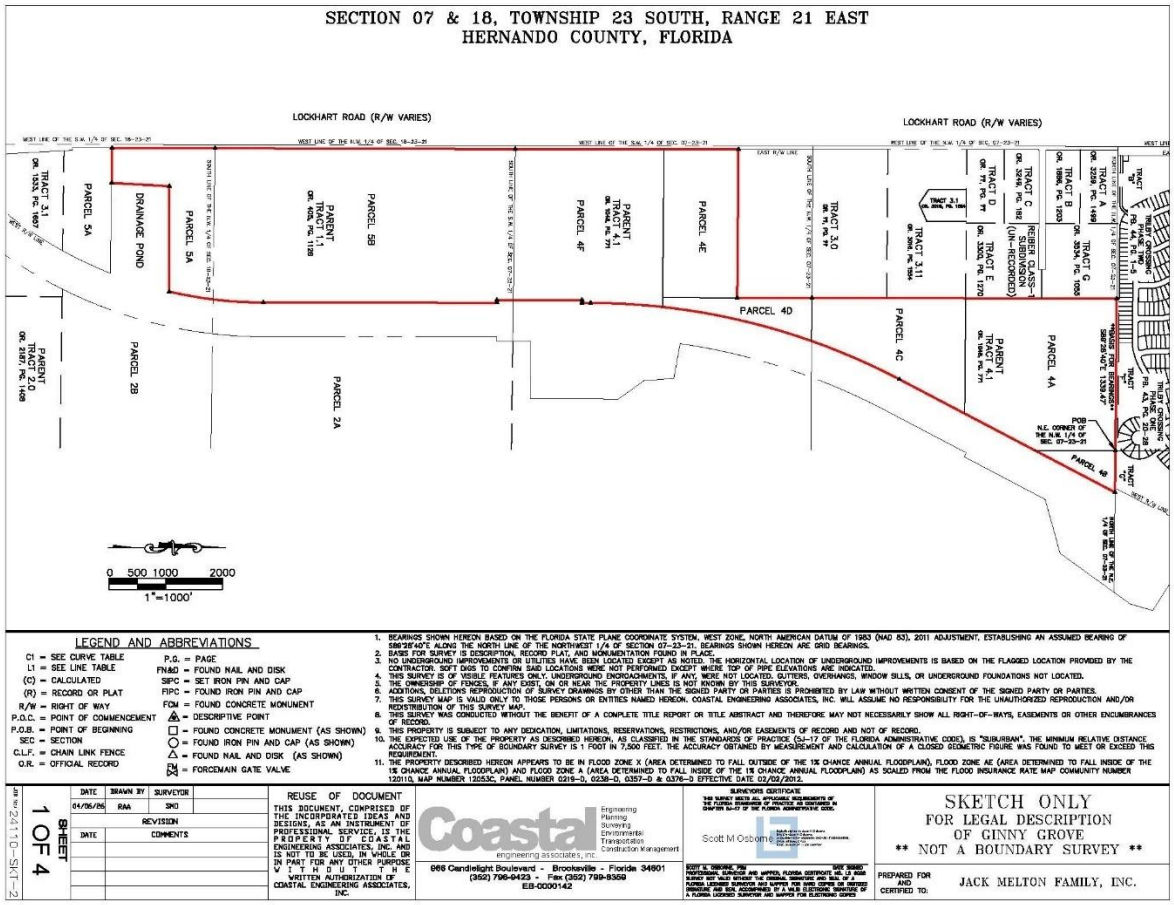

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DATE	DRAWN BY	SURVEYOR
04/06/06	RAA	SMO

REVISION

DATE	COMMENTS

SHEET 1 OF 4

JOB NO: 2411D-SKT-2

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PREPARED FOR AND CERTIFIED TO: JACK MELTON FAMILY, INC.

[Insert Legal Description]

EXHIBIT "B"

[Insert Approved Master Plan]

EXHIBIT "C"

Ginny Grove
Initial Phasing Schedule

Year	**Units**
2028	150
2029	200
2030	200
2031	200
2032	157
Total Units	**907**

From:	Natasha Lopez Perez
To:	Victoria Via
Cc:	Pamela Hare; Rebecca McDow; Cheryl Carr
Subject:	RE: LR 26-222-2 Ginny Grove Development Agreement
Date:	Friday, September 18, 2026 9:03:34 AM
Attachments:	image003.png 26-222-2 Ginny Grove Development Agreement - CAO APPROVED.pdf

---

Good morning,

Please see attached.

However, please note that my position remains the same as to the following:

1. This Agreement does not address the following, as required by *Section 163.3227, Florida Statutes*:

    a. The development uses permitted on the land, specifically including the population densities, and building intensities and height.

    As currently written, the Agreement includes the development uses permitted on the land and incorporates the Master Plan to address population densities, and building intensities and height. However, the statute requires this information be included in the Development Agreement as well, and it is not.

    b. A description of all local development permits approved or needed to be approved for the development of the land.

    This is not presently included in the Agreement.

As always, most of these points are simply comments and concerns; no changes are necessary for most of these comments/concerns if they reflect what was agreed upon (and with the knowledge of legal's position). If no changes are going to be made, that is within the Department's discretion, which is why I have affixed my signature to the attached Agreement.

This email closes out LR 26-222-2. Should you have any questions, please submit another LR.

Natasha Lopez Perez
Assistant County Attorney
Hernando County Attorney's Office
20 North Main Street, Suite 462
Brooksville, FL 34601-2850
Phone: (352) 754-4122 Ext. 20136
Email: NLopezPerez@Co.Hernando.FL.US

From: Victoria Via <VVia@co.hernando.fl.us>
Sent: Tuesday, September 15, 2026 2:20 PM
To: Rebecca McDow <rmcdow@co.hernando.fl.us>
Cc: Pamela Hare <phare@co.hernando.fl.us>
Subject: LR 26-222-2

Good afternoon,

Please review the updated development agreement from Jack Melton Family, Inc. they have submitted an application for the development of a new subdivision within the i-75/SR 50 PDD to be called Ginny Grove.

parcel key nos. 541364 and 541578

This is for the October 6, 2026, Board of County Commissioners Meeting.

Thank you,

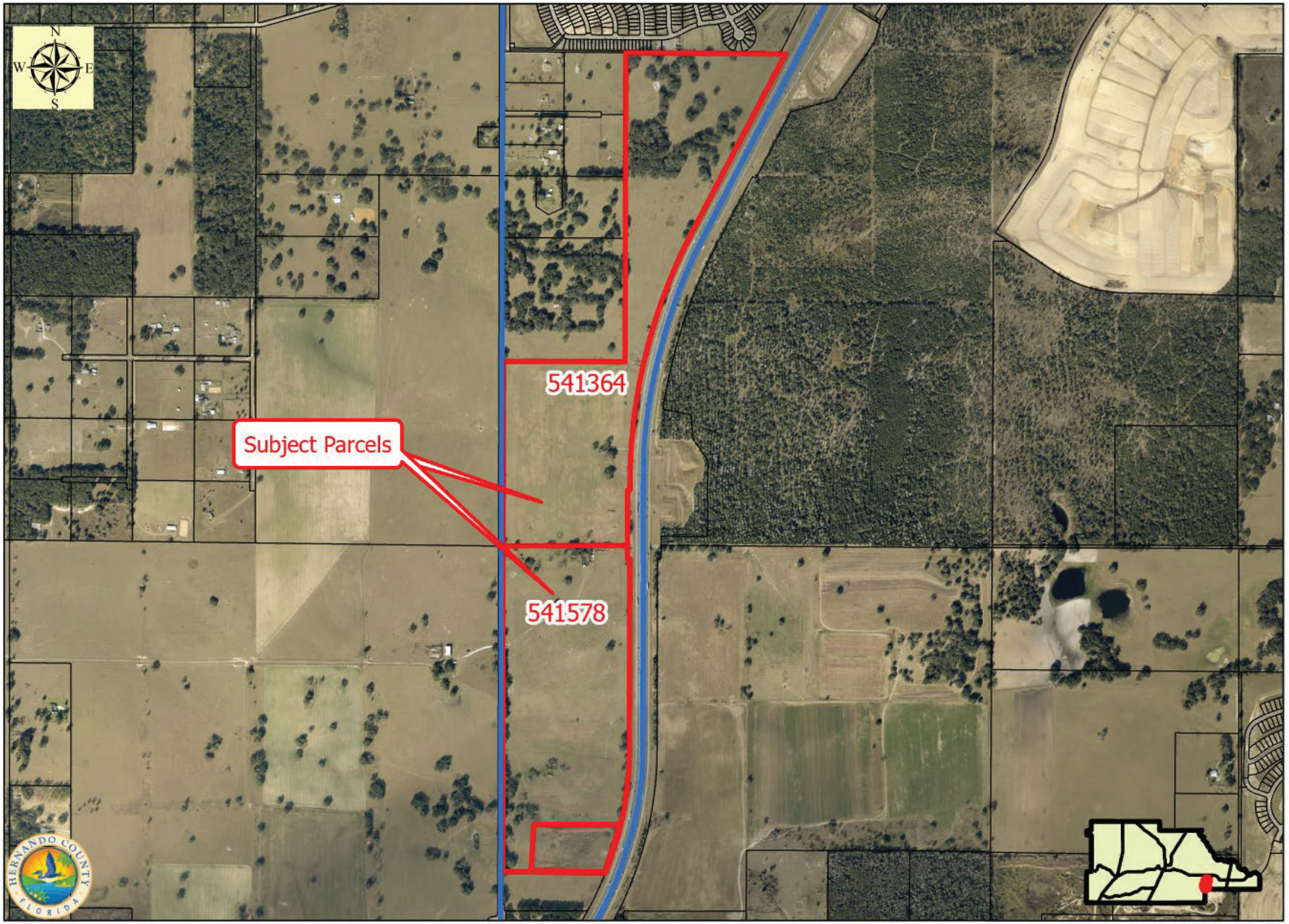
Victoria Via | Agenda Coordinator
Hernando County Planning Department
1653 Blaise Drive, Brooksville, FL 34601
Phone: (352) 754-4057
Email: vvia@hernandocounty.us
Website: http://www.hernandocounty.us

IMPORTANT SECURITY NOTICE: Please Be Aware of Potential Fraudulent Activity
Official communications and invoices from the Development Services Department will only come from email addresses ending in @co.hernando.fl.us or @hernandocounty.us.

- Fraud Alert (@usa.com): Invoices sent from a @usa.com address are fraudulent and designed to solicit unauthorized payments. Always verify the authenticity of any unexpected invoice before making a payment.
- Tyler Technologies Invoices: Hernando County is not currently utilizing the invoice email notification feature in Tyler Technologies. To securely verify your balance and make a payment, please log directly into your official Civic Access account portal.
- Wire Transfer Scam Warning: Hernando County Development Services does not utilize wire transfers as a payment method. Any request asking you to wire funds for fees or services is fraudulent and should be reported immediately.

H- 25-39 Aerial Map

This map was prepared by this office to be used as aid and land parcel location and identification only. All land locations, right-of-ways widths, acreages, and utility locations are subject to field survey or other appropriate verification.

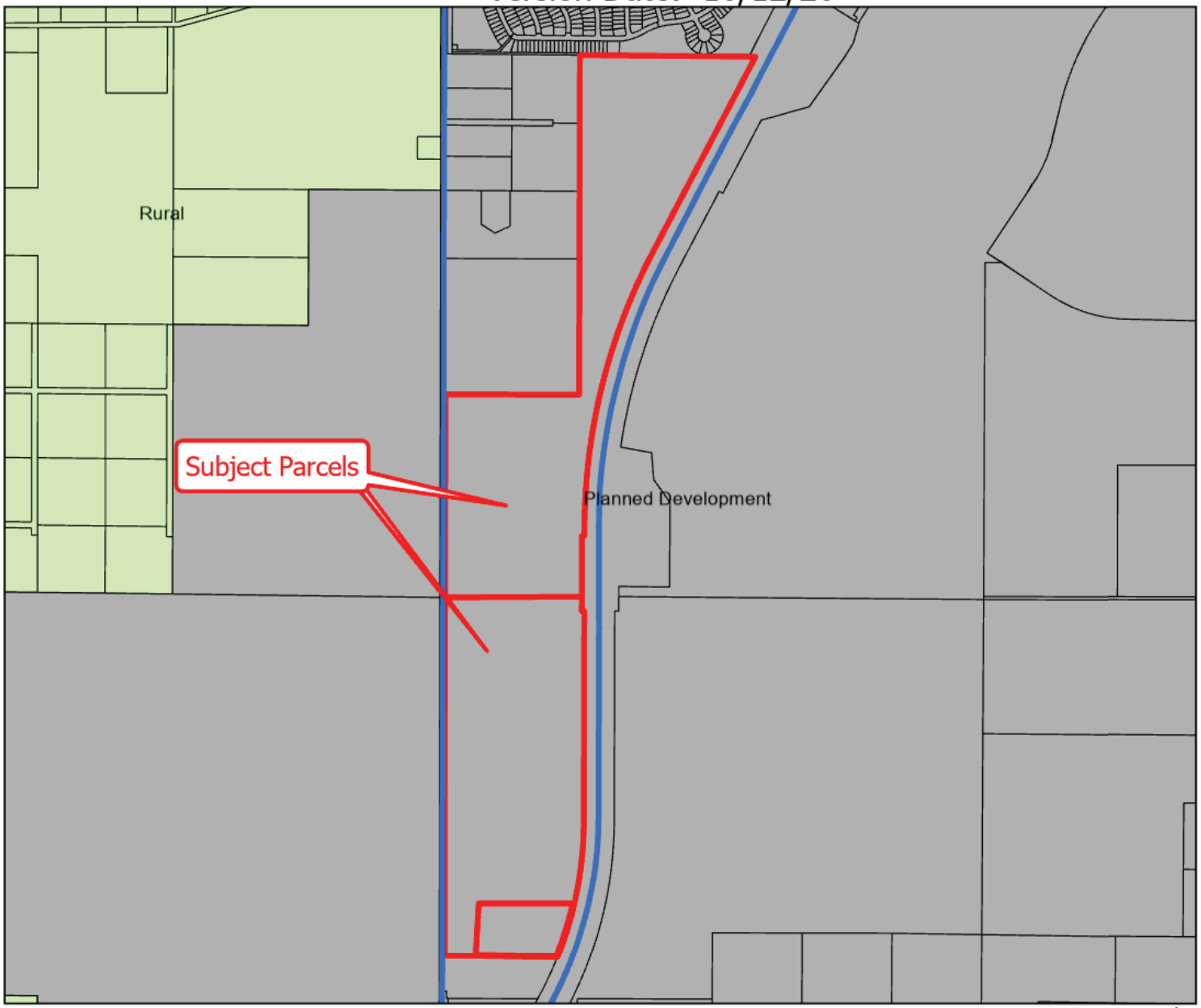


Not to Scale.

Hernando County Comprehensive Plan Map

Existing Future Land Use: H-25-39

Version Date: 10/12/26



Not to Scale.

Future Landuse All

- Planned Development
- Rural

N
W E
S

Future Land Use Map

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.

H-25-39 Area Map

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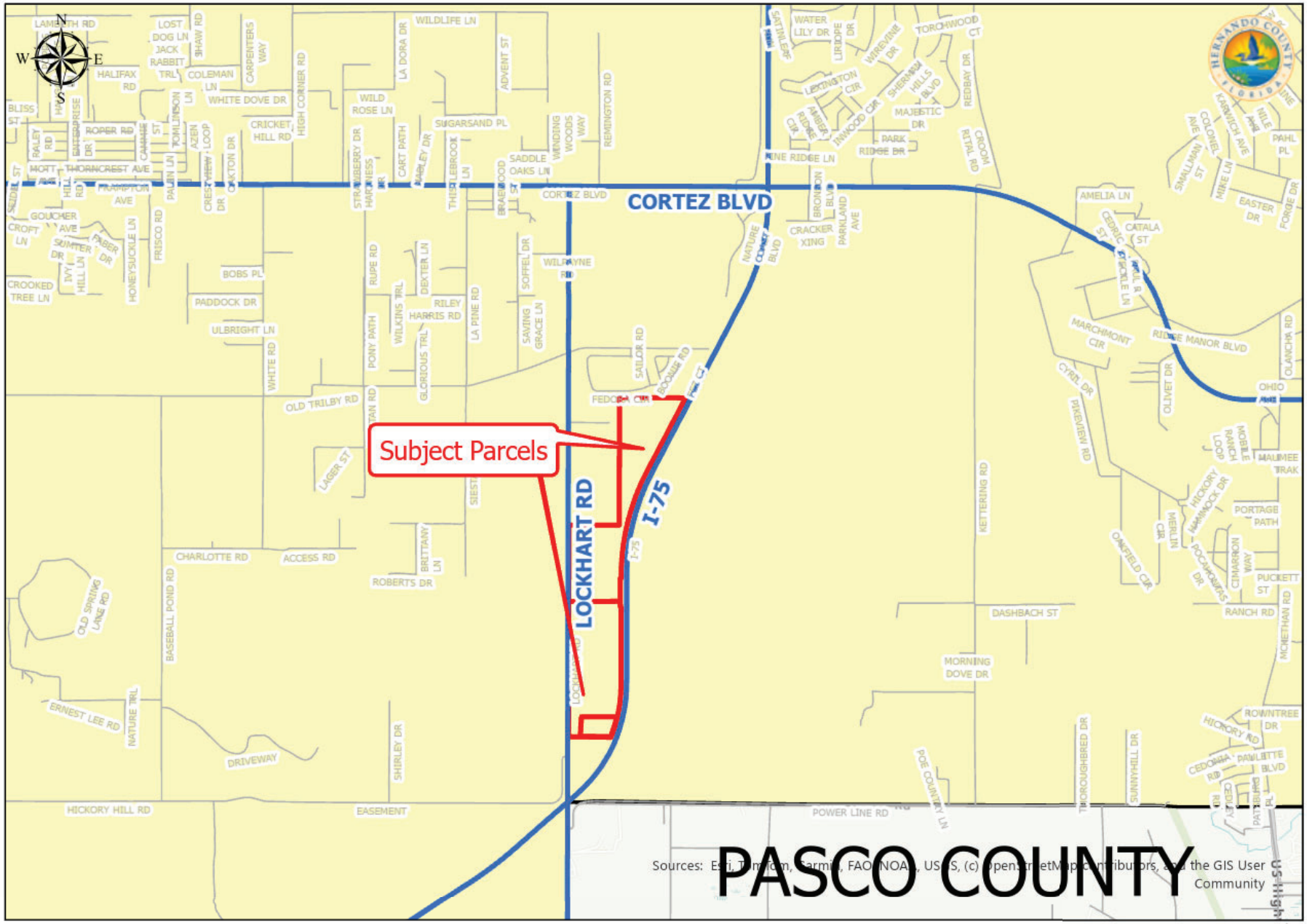
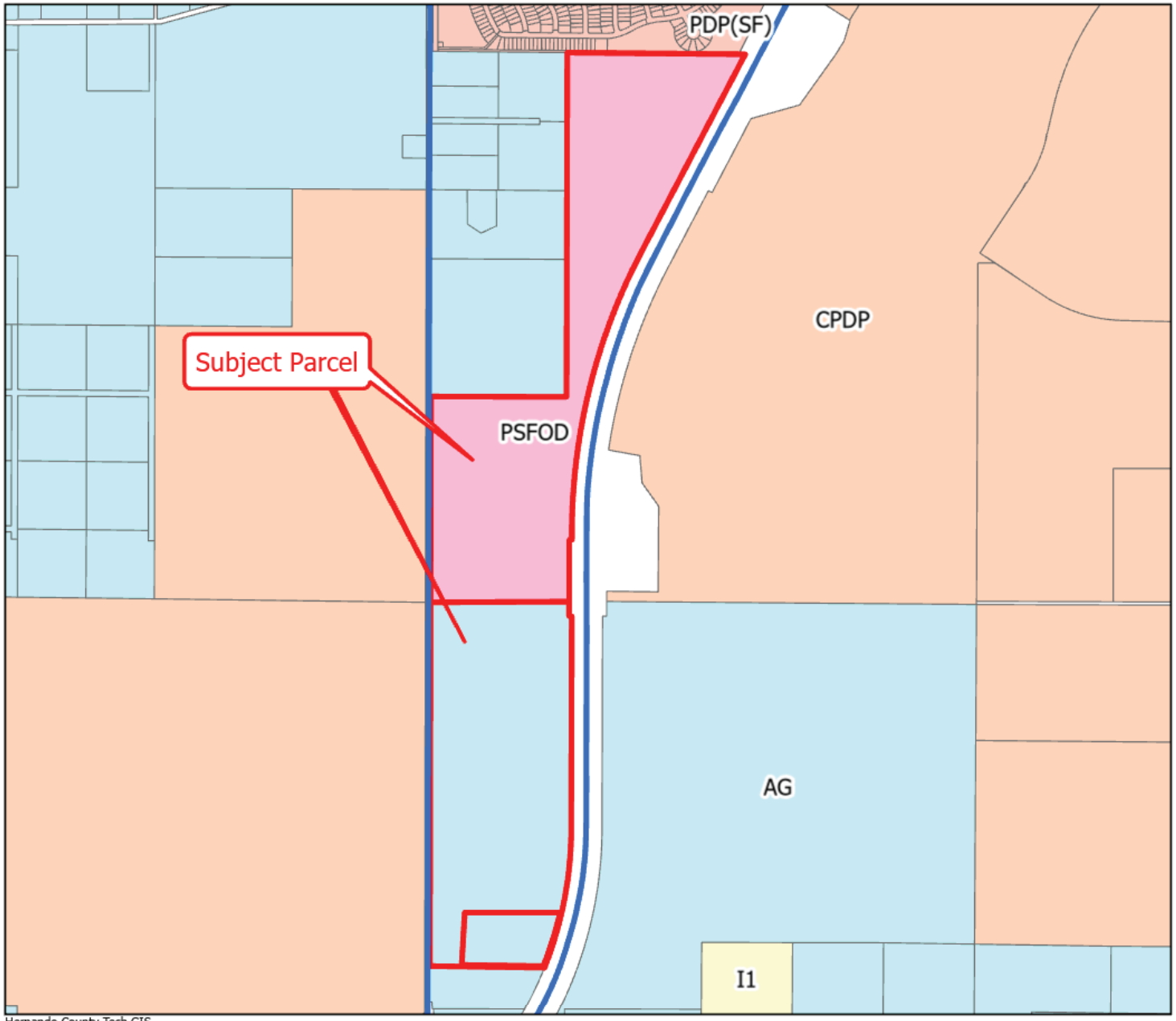


Not to Scale.

H-25-39 Zoning Map

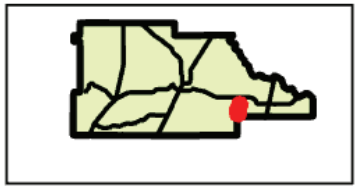
This map was prepared by this office to be used as aid and land parcel location and identification only. All land locations, right-of-ways widths, acreages, and utility locations are subject to field survey or other appropriate verification.



Legend

ZONING

- AG
- CPDP
- I1
- PDP(SF)
- PSFOD



Hernando County Tech GIS
with Hernando County Planning Department
Project date: October 12, 2026

Not to Scale.