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 License 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

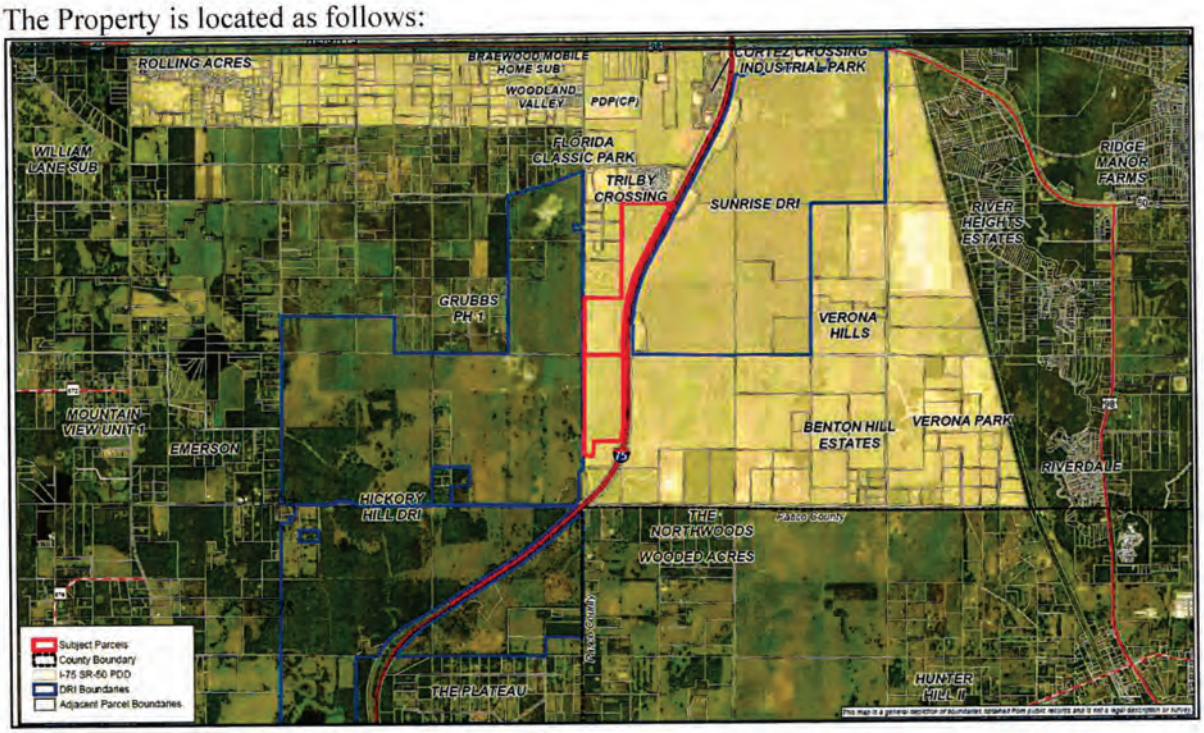
August 6, 2025

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**"):

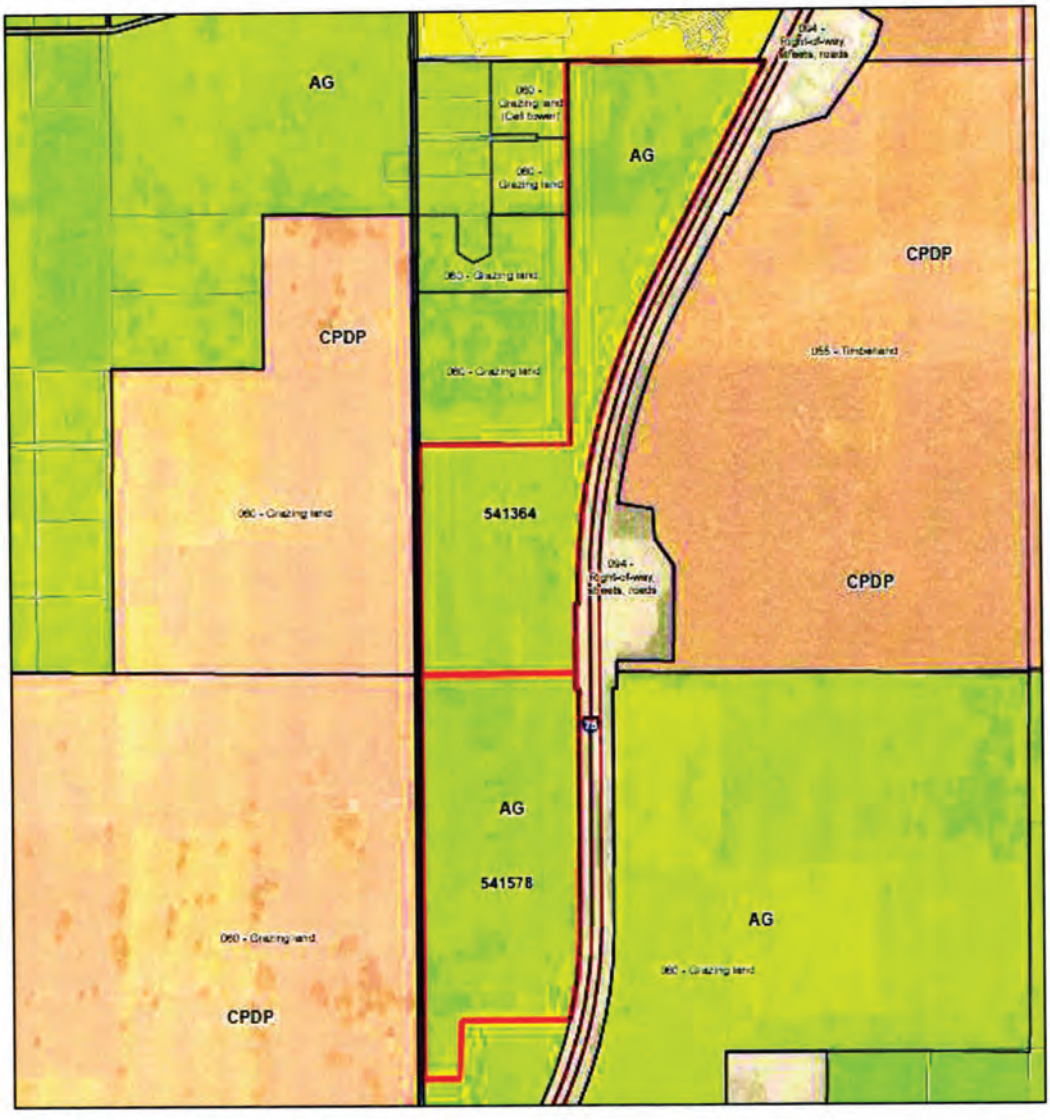
Parcel Key	Owner	Acreage
541564	Jack Melton Family, Inc	132.7
541578	Jack Melton Family, Inc	94.21
	Total:	**226.91**

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:

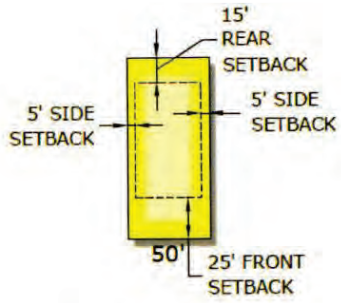
LAND USE TABLE			
LAND USE	ACRES	UNITS	DENSITY
SINGLE FAMILY PDP(SF)	137	907*	
DRAINAGE, RECREATION, BUFFERS, OPEN SPACE	82.9		
ROADS	7		
TOTAL:	+/- 226.9	907	APPROX. 4 UNITS/ACRE

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.

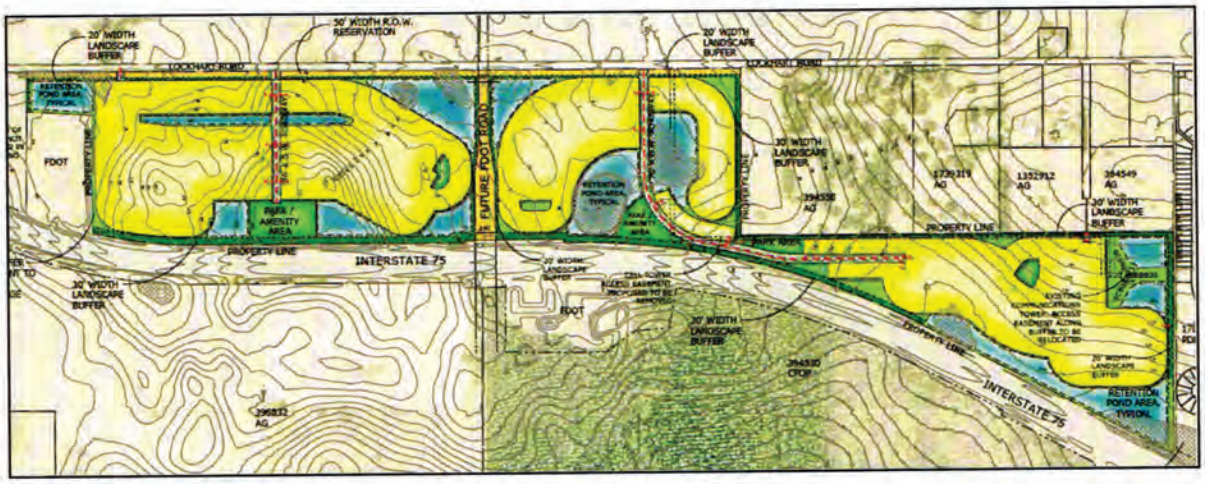
Only one type of single-family lot size is proposed:

	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. Consistency with Comprehensive Plan

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:

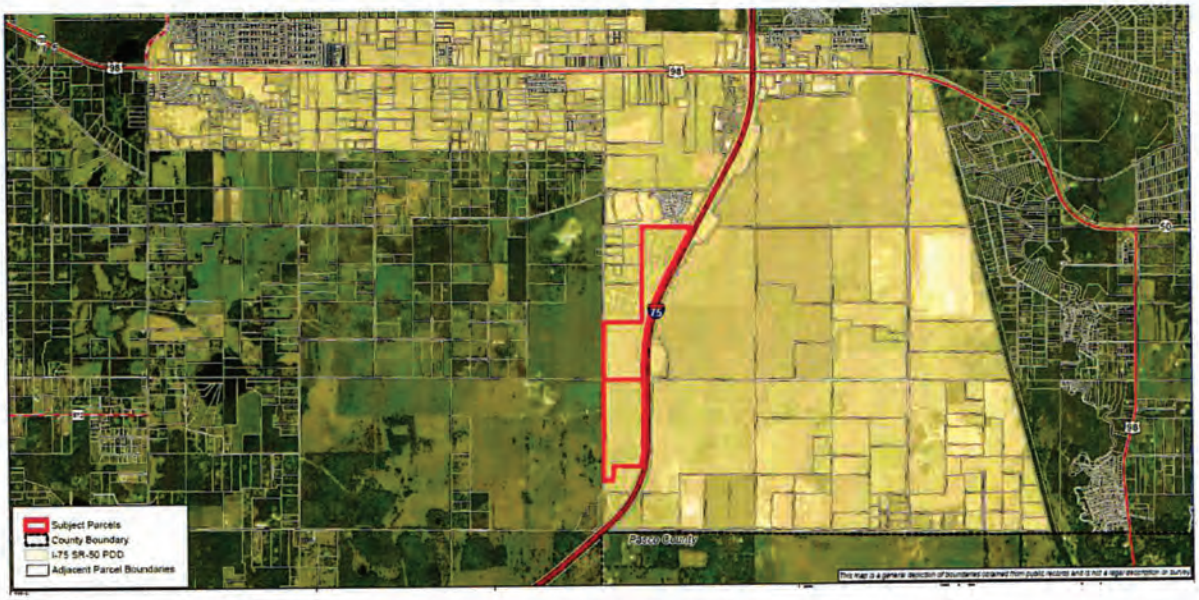
> ***GOAL 1.05 – Planned Development District***
> ***Planned Development District (PDD) is a Future Land Use Map Category that provides coordinated planning of new developments and redevelopments with proposed multiple uses or types that have specialized or unique characteristics, or would benefit from 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:



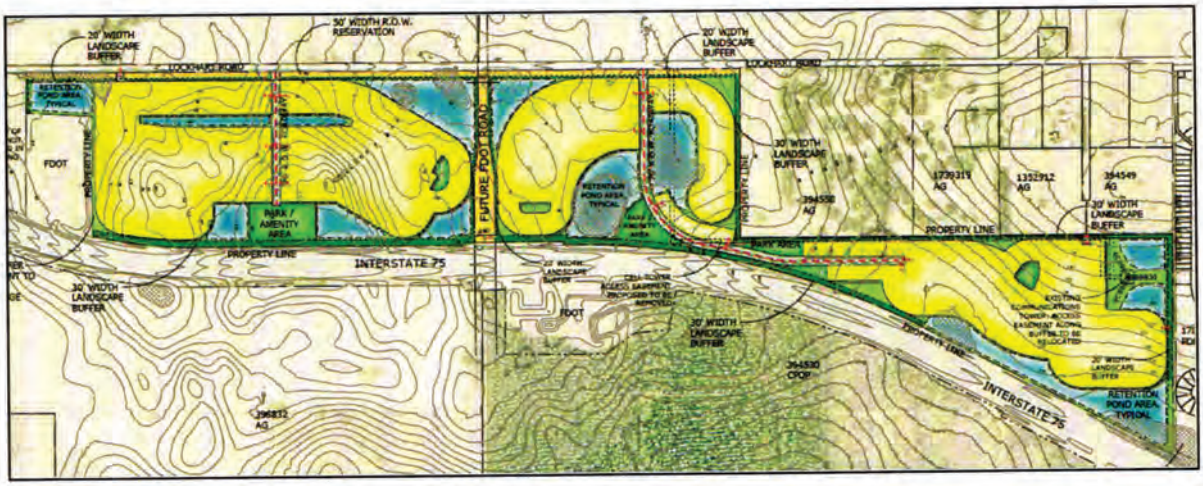
Strategy 1.05A(1): The I-75/SR-50 Planned Development District mapped area is characterized by significant potential for future development of multiple land use types. The I-75/SR-50 PDD shall seek to create, to the maximum extent practical, a largely self-contained internally functional concentration 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."

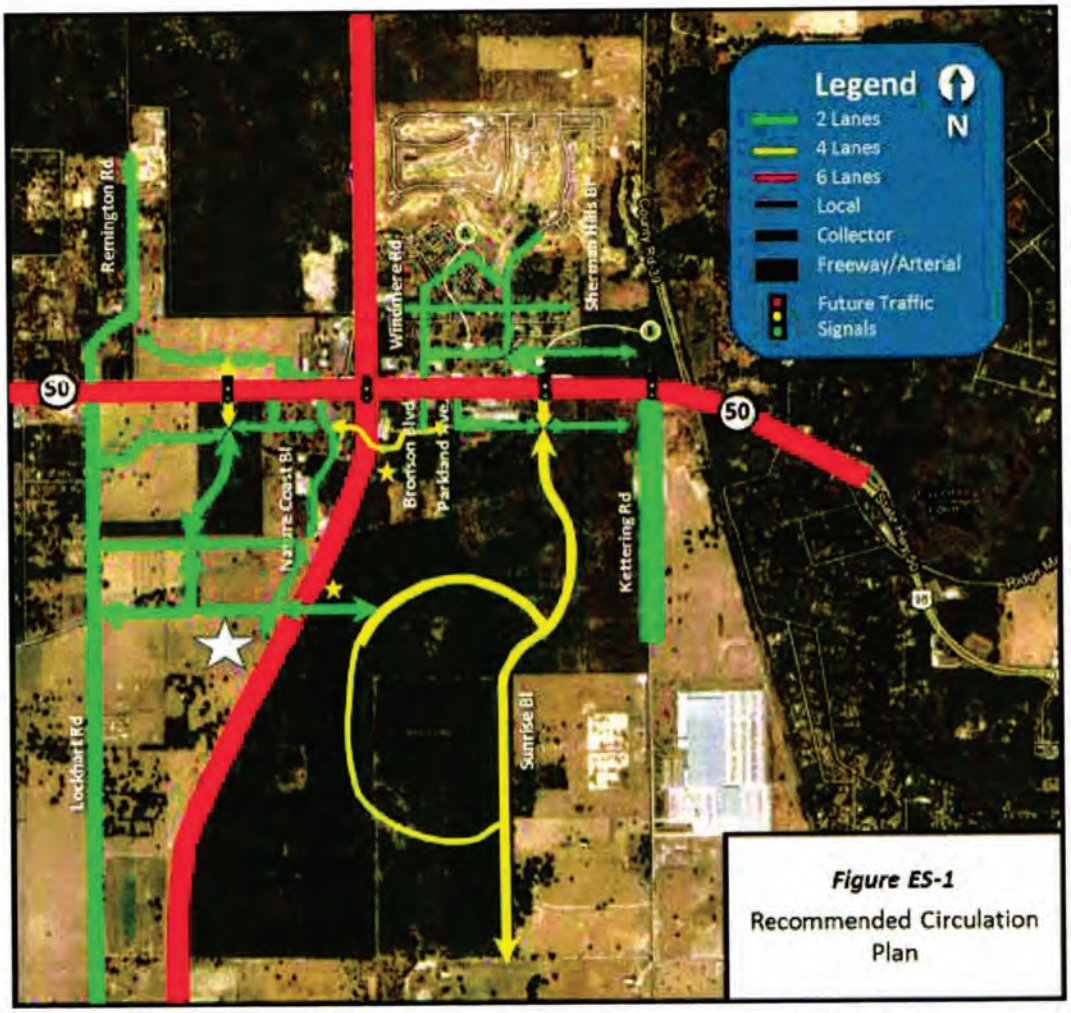
Discussion: The Project's unique features will be leveraged to ensure strategic locations of stormwater ponds and neighborhood parks. These together with the internal roadway network and sidewalk system will create the "sense of place" intended by this policy.

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 $1/125^{th}$ 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. Statement of Dimensional Standards & Proposed Deviations from Code.

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.

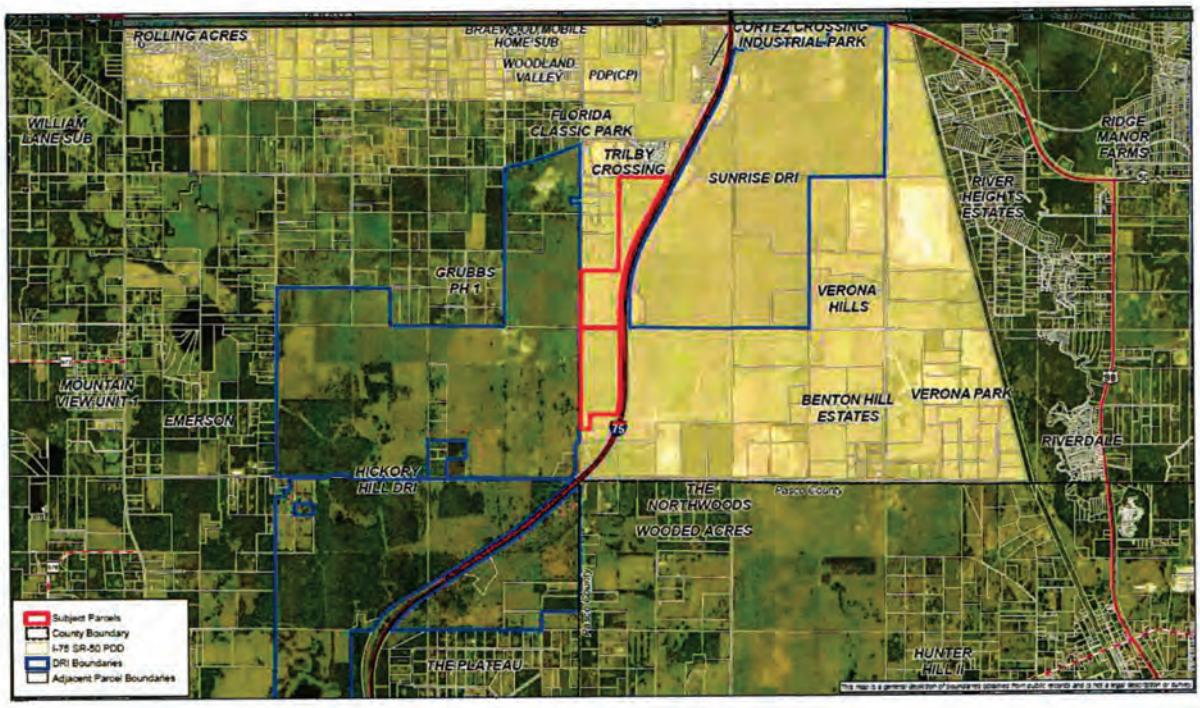
This will ensure compatibility internally and externally with the surrounding area.

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