

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)

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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,

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