

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

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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
- 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.