

From: [Michelle Miller](#)
To: [Kyle Benda](#)
Cc: [Robin Reinhart](#); [Victoria Via](#)
Subject: RE: Postponement Needed - H2506
Date: Wednesday, May 6, 2026 11:36:58 AM

Hi Kyle,

This email will suffice. Thank you so much for all of your assistance and flexibility. We will keep you on the July BOCC meeting.



Michelle L. Miller, M.S. | Planning Manager
Planning Division | Development Services Department
1653 Blaise Drive, Brooksville, FL 34601
Cell: 352-442-7448
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“Believe in yourselves. Dream. Try. Do Good.” – Mr. Feeny

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The link to **submit applications** through Tyler is: www.HernandoCounty.us/CivicAccess

From: Kyle Benda <kylebenda@bendalawfirm.com>
Sent: Wednesday, May 6, 2026 11:33 AM
To: Michelle Miller <MLMiller@co.hernando.fl.us>
Cc: Robin Reinhart <RReinhart@co.hernando.fl.us>; Victoria Via <VVia@co.hernando.fl.us>
Subject: RE: Postponement Needed - H2506

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Hey Michelle, Robin, and Victoria,

I spoke with my client and we consent to postponing our P and Z hearing until June so long as we stay on the July BOCC hearing. Do you need me to attend the May hearing to formally request this?

Sincerely,



Kyle J. Benda, Esq.

■ [\(352\) 232-5757](tel:(352)232-5757)
■ kyle@bendalawfirm.com
■ www.bendalawfirm.com
■ 270 North Broad Street,
Brooksville, Florida 34601

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From: Kyle Benda

Sent: Wednesday, May 6, 2026 9:54 AM

To: 'Michelle Miller' <MLMiller@co.hernando.fl.us>

Cc: 'Robin Reinhart' <RReinhart@co.hernando.fl.us>; 'Victoria Via' <VVia@co.hernando.fl.us>

Subject: RE: Postponement Needed - H2506

Hey Michelle,

I spoke with Natasha and it looks like we are going to have to postpone our P and Z hearing on this matter to the June meeting. It is my understanding that we will still be able to keep the BOCC hearing for July, right?

What I discussed with Natasha is that I will update the application form to show that the request is from Beecher Jacobsen on behalf of BDJ Sales, LLC (the company that owns Jacobsen Property Investment, LLC). I will also update the application form to show that we are requesting a rezoning from PDP(GC) with limited C-2 uses, C-2, and R1-A to a new master plan rezoning for all parcels being PDP(GC) as set forth in the site plan. I will then update the narrative just to clarify what parcels are vested and what new parcels are being added (essentially to accommodate the new SWFWMD stormwater rules for the site).

I will also submit a formal notice of the traffic engineer that will appear along with his contact information.

Is there a deadline I need to get you all of this by? I am trying to get it as soon as possible, but I want to make sure we get everything to you in time for the June P and Z meeting.

Let me know if you have any questions.

Sincerely,



Kyle J. Benda, Esq.

■ [\(352\) 232-5757](tel:(352)232-5757)
■ kyle@bendalawfirm.com
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■ 270 North Broad Street,
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From: Kyle Benda

Sent: Wednesday, May 6, 2026 9:15 AM

To: 'Michelle Miller' <MLMiller@co.hernando.fl.us>

Cc: Robin Reinhart <RReinhart@co.hernando.fl.us>; Victoria Via <VVia@co.hernando.fl.us>

Subject: RE: Postponement Needed - H2506

Hey Michelle,

Thank you for providing me this information. I heard from my client that we will not be able to get the updated signature from Mr. Jacobsen but I just want to clear some things up with you and ultimately Natasha to see if we can still stay on the P and Z agenda for Monday. I'm going to run some things by you but then I'm going to call Natasha directly as well.

First, I'm not sure why we need to update who Beecher is signing on behalf of. He clearly has the authority to bind all of the companies listed. I'm not sure what the concern is about adding "on behalf of BDJ Sales, Inc."

Second, we only have a traffic expert coming, so I can get you his name really easily, it is Michael Raysor.

Lastly, any confusion about the rezoning being requested and the effect on the vested entitlements for the property can be cleared up at our hearing on Monday, so I'm not sure why anything with the narrative needs to be revised. Everyone will be at the hearing on Monday and I will be prepared to answer any technical questions about the change sought.

If I can clear things up with Natasha, are you comfortable keeping this on for Monday?

Sincerely,



Kyle J. Benda, Esq.

■ [\(352\) 232-5757](tel:(352)232-5757)
■ kyle@bendalawfirm.com
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From: Michelle Miller <MLMiller@co.hernando.fl.us>

Sent: Tuesday, May 5, 2026 4:01 PM

To: Kyle Benda <kylebenda@bendalawfirm.com>

Cc: Robin Reinhart <RReinhart@co.hernando.fl.us>; Victoria Via <VVia@co.hernando.fl.us>

Subject: Postponement Needed - H2506

Hi Kyle,

I apologize for the very late request, but unfortunately, we are going to have to postpone this application.

The County Attorney's Office has reviewed the application and has a list of questions and concerns that need to be addressed before they will approve the item for the Planning and Zoning Commission. Unfortunately, there is not enough time to finalize everything in time.

Please see below:

A few matters to address:

- a. Deed: The deeds reflects that Jacobsen Property Investments, LLC, is the owner of some of the properties; however, Jacobsen Property Investments, LLC, is not listed under Sunbiz. Rather, Jacobsen Property Investment, LLC, appears as an active company under Sunbiz. The only difference is the "s" after "Investment" that differs in the names. It appears to be a minor error, but I just wanted to bring it to your attention in the event issues arise.
- b. Signature: Great job getting signatures from all required parties. The only issue with signature is property owned by Jacobsen Property Investment, LLC, signed by Beecher Jacobsen. Given that the authorized representatives are BDJ Sales, LLC, and WCJ, Inc., please have Beecher Jacobsen signs the application again to reflect

as “Beecher Jacobsen of BDJ Sales, LLC.” Of course, because there’s a change to the application, it would need to be re-executed and re-notarized.

- c. Expert Witnesses: The application indicates that they intend to have expert witnesses testify. Please ensure they provide a list of their expert witnesses, as required.
- d. Revision Request: I am confused with the request as stated in the agenda. The application does not specify their request, but the narrative states they seek “to modify the external access points, change the permitted setbacks, and alter the proposed concept or design of the development.”

The agenda, instead, states that the petitioner is requesting a master plan revision on their 14.2-acre property to include several parcel key numbers, indicating that the revision is to include those parcels, as they were not previously in the master plan.

I’m just confused on what is requested considering the difference in requests. Are they including all those parcels because they were not previously included in it, or are they seeking the specified changes quoted in the narrative?

Also, just seeking confirmation: is the Master Plan zoned PDP(GC) with specific C-2 uses, or just PDP(GC)?

Let’s plan on discussing so we can address and get this on the June P&Z. I will do what I can to keep the item scheduled for the July BOCC meeting so the final action is not delayed.



Michelle L. Miller, M.S. | Planning Manager
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