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, April 7, 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) 540-6289. 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, April 14, 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

1. **17205** Release of Maintenance Bond for Avalon East

Attachments: Avalon East Maintenance Bond

2. **17174** Resolution Ratifying Denial of Rezoning Petition Submitted by Arsany 66th Street, LLC, for Property Located on County Line Road (H2501)

Attachments: H2501 Application Packet
H2501 Staff Report
H2501 Master Plan
H2501 Maps
H2501 Petitioner Exhibit With Detailed Layout
H2501 Department of Public Works Correspondence
H2501 Citizen Correspondence
Affidavit of Publication of Legal Ad From PNZ for 8-5-2025 Meeting
Affidavit of Publication of Legal Ad From PNZ for 8-5-2025 Meeting
Affidavit of Publication of Legal Ad CLK25-128
Request for Additional Postponement - Submitted 9-18-2025
Affidavit of Publication of Legal Ad
H2501 Denial Resolution

3. **17274** Resolution Ratifying Denial of Rezoning Petition Submitted by Lydia M. Cruz for Property Located on Blanford Street (H2548)

Attachments: H2548 Application
H2548 Narrative
H2548 Staff Report
H2548 Master Plan
H2548 Zoning/Location Map
H2548 Aerial Map
H2548 Future Land Use Map
Affidavit of Publication of Legal Ad
H2548 Denial Resolution

4. **17301** School Concurrency Proportionate Share Mitigation Agreement With The School Board of Hernando County, Florida, and Shady Oaks Project, LLC, for Shady Oaks Project Subdivision

Attachments: School Concurrency Proportionate Share Mitigation Agreement - Shady Oaks Project

D. CORRESPONDENCE TO NOTE

17265 Notice of Conditional Use Permit Actions Taken by Planning and Zoning Commission on March 9, 2026

Attachments: P&Z Conditional Use Permit Actions of 03.09.2026

E. DEVELOPMENT SERVICES DIRECTOR OMAR DEPABLO

17306 Petition Submitted by Kenneth Wicker for Hardship Relief From Subdivision Regulations for Property Located on Spirit Woods Trail

Attachments:
Class D Subdivision Review Application
Hardship Letter
Class D Denial Letter
Class D - Staff Report
Class D Subdivision Application #1517274 - Aerial Map
Class D Subdivision Application #1517274 - Zoning Map
Class D Subdivision Department of Public Works Clearance Form
Corrective Warranty Deed
Plans With Driveway
Property Split Tax Clearance Form
Acknowledgement
Class D Subdivision Appeal: Petition for Relief of Hardship
Appeal Plans
Approval Resolution
Denial Resolution

F. 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. **17278** Rezoning Petition Submitted by Jack Melton Family, Inc., for Property Located on Lockhart Road (H2539)

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

2. **17279** Rezoning Petition Submitted by Jack Melton Family, Inc., on Behalf of Themselves and Florida Department of Transportation for Property Located on Cortez Boulevard/State Road 50 (H2540)

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

3. **17277** Request to Postpone Rezoning Petition Submitted by APC Towers IV, LLC, on Behalf of The Grace Brethren Church of Brooksville, Inc., to Establish Public Services Facility Overlay District for Communication Tower Located on Faber Road (H2529)

Attachments:
H2529 Revised Application Packet
H2529 Staff Report
H2529 Agent of Record Letter - Vandiver & Hitchcock
H2529 Agent of Record Letter - Cravens
H2529 T Mobile Letter of Intent
H2529 FAA Letter - Determination of No Hazard to Air Navigation
Grace Brethren Church of Brooksville Letter of Ownership
Law Office of Mattaniah S. Jahn, P.A., Letter - APC Towers IV, LLC
H2529 Drawings
H2529 Aerial Map
H2529 Zoning Map
H2529 Petitioner Exhibit
H2529 Petitioner Presentation
H2529 Neighboring Citizen Petition Exhibit
H2529 Citizen Correspondence

4. **17275** Special Exception Use Permit for Family Mausoleum Submitted by Julie Vadell and Sabato Del Pozzo (SE2602)

Attachments:
SE2602 Revised Application Packet
SE2602 Staff Report
SE2602 Site Plan
SE2602 Aerial Map
SE2602 Zoning Map

LEGISLATIVE (BOARD SITTING AS THE LOCAL PLANNING AGENCY / BOARD OF COUNTY COMMISSIONERS)

5. **17256** Second Public Hearing to Consider Ordinance Amending Ordinance Relations to Conditional Use Permits

Attachments:
Ordinance Amending Conditional Use Permit Regulations

6. **17257** Second Public Hearing to Consider Ordinance Amending Ordinance Relating to Zoning Permit and Certificate of Use; Amending Size Requirements for Structures With Impervious Roof Coverings That Require Zoning Permit Prior to Construction or Permit

   Attachments: Ordinance Revising Zoning Permit and Certificate of Use

7. **17255** Second Public Hearing to Consider Ordinance Amending Ordinance Relating to Residential Lot Landscaping Requirements and Compliance Inspections for Vacant Residential Lots/Parcels

   Attachments: 26-37 Ordinance Revising Residential Lot Landscaping

8. **17220** Second Public Hearing to Consider Ordinance Amending Ordinance Relating to Specific Regulations and Sidewalks

   Attachments: Ordinance Revising Specific Regulations and Sidewalks

G. BOARD OF COUNTY COMMISSIONERS

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

H. ADJOURNMENT

Board of County Commissioners

AGENDA ITEM

Meeting: 04/07/2026
Department: Planning
Prepared By: Carrie Cline
Initiator: Omar DePablo
DOC ID: 17205
Legal Request Number:
Bid/Contract Number:

TITLE
Release of Maintenance Bond for Avalon East

BRIEF OVERVIEW
Avalon East subdivision is at the end of the maintenance period and has been found to be in acceptable condition by the Hernando County Department of Public Works, Utilities Development and Fire and Emergency Services. Developer Lennar Homes, LLC, will have maintenance responsibility for roads, water and sewer infrastructure.

FINANCIAL IMPACT
No financial impact as the County is not maintaining the infrastructure.

LEGAL NOTE
The Board has authority to act on this matter pursuant to Chapter 125, Florida Statutes.

RECOMMENDATION
It is recommended that the Board approve the release of the $181,762.50 maintenance bond for Avalon East subdivision.

REVIEW PROCESS

Omar DePablo	Escalated	02/24/2026 6:18 PM
KayMarie Griffith	Escalated	02/25/2026 6:18 PM
Michelle Miller	Approved	02/26/2026 12:34 PM
Michelle Miller	Approved	02/26/2026 12:34 PM
Erin Dohren	Approved	02/26/2026 3:46 PM
Pamela Hare	Approved	02/26/2026 5:23 PM
Natasha Lopez Perez	Approved	02/27/2026 10:21 AM
Heidi Prouse	Approved	03/03/2026 11:26 AM
Toni Brady	Approved	03/19/2026 6:08 PM
Jeffrey Rogers	Approved	03/30/2026 4:32 PM
Colleen Conko	Approved	03/30/2026 4:34 PM

MAINTENANCE BOND

BY THIS BOND WE, Lennar Homes, LLC, as Principal, and Hartford Fire Insurance Company, as Surety, are bound to Hernando County, Florida, a political subdivision of the State of Florida, hereinafter "County", in the sum of One Hundred Eighty One Thousand Seven Hundred Sixty Two and 50/100 Dollars ($181,762.50) 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 Avalon East (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, Lennar Homes, LLC (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 20th day of May, 20 24 .

PRINCIPAL Lennar Homes, LLC, a Florida limited liability company

Witness
Print Name: Kathy A Deml

By:
Name: Holly Gallagher
Title: Vice President

SURETY Harford Fire Insurance Company

Witness
Print Name: Krista M. Lee

By:
Name: Ratthanatevy Lor
Title: Attorney-In-Fact

POWER OF ATTORNEY

Direct Inquiries/Claims to:
THE HARTFORD
BOND, T-11
One Hartford Plaza
Hartford, Connecticut 06155
Bond.Claims@thehartford.com
call: **888-266-3488** *or fax:* **860-757-5835**

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Agency Name: MARSH USA INC
Agency Code: 52-817622

- [X] **Hartford Fire Insurance Company**, a corporation duly organized under the laws of the State of Connecticut
- [X] **Hartford Casualty Insurance Company**, a corporation duly organized under the laws of the State of Indiana
- [X] **Hartford Accident and Indemnity Company**, a corporation duly organized under the laws of the State of Connecticut
- [ ] **Hartford Underwriters Insurance Company**, a corporation duly organized under the laws of the State of Connecticut
- [ ] **Twin City Fire Insurance Company**, a corporation duly organized under the laws of the State of Indiana
- [ ] **Hartford Insurance Company of Illinois**, a corporation duly organized under the laws of the State of Illinois
- [ ] **Hartford Insurance Company of the Midwest**, a corporation duly organized under the laws of the State of Indiana
- [ ] **Hartford Insurance Company of the Southeast,** a corporation duly organized under the laws of the State of Florida

having their home office in Hartford, Connecticut, (hereinafter collectively referred to as the "Companies") do hereby make, constitute and appoint, ***up to the amount of*** Unlimited :

Heidi Bockus, Krista M. Lee, Ratthanatevy Lor of SEATTLE, Washington

their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign its name as surety(ies) only as delineated above by ☒, and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

In Witness Whereof, and as authorized by a Resolution of the Board of Directors of the Companies on May 23, 2016 the Companies have caused these presents to be signed by its Assistant Vice President and its corporate seals to be hereto affixed, duly attested by its Assistant Secretary. Further, pursuant to Resolution of the Board of Directors of the Companies, the Companies hereby unambiguously affirm that they are and will be bound by any mechanically applied signatures applied to this Power of Attorney.

Shelby Wiggins

Shelby Wiggins, Assistant Secretary

Joelle L. LaPierre, Assistant Vice President

STATE OF FLORIDA
COUNTY OF SEMINOLE } ss. Lake Mary

On this 20th day of May, 2021, before me personally came Joelle LaPierre, to me known, who being by me duly sworn, did depose and say: that (s)he resides in Seminole County, State of Florida; that (s)he is the Assistant Vice President of the Companies, the corporations described in and which executed the above instrument; that (s)he knows the seals of the said corporations; that the seals affixed to the said instrument are such corporate seals; that they were so affixed by authority of the Boards of Directors of said corporations and that (s)he signed his/her name thereto by like authority.

Jessica Ciccone
My Commission HH 122280
Expires June 20, 2025

I, the undersigned, Assistant Vice President of the Companies, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is still in full force effective as of May 20, 2024.

Signed and sealed in Lake Mary, Florida.

Keith D. Dozois, Assistant Vice President

Meeting: 04/07/2026
Department: Planning
Prepared By: Victoria Via
Initiator: Omar DePablo
DOC ID: 17174
Legal Request Number: LR 25-315-17
Bid/Contract Number:

TITLE

Resolution Ratifying Denial of Rezoning Petition Submitted by Arsany 66th Street, LLC, for Property Located on County Line Road (H2501)

BRIEF OVERVIEW

Request:
Rezoning from AR-2 (Agricultural/Residential 2) to PDP(MF) Planned Development Project (Multifamily), PDP(GC) Planned Development Project (General Commercial), and PDP(SF)Planned Development Project (Single Family) with deviations.

General Location:
North of County Line Road, South of Pot O' Gold Lane, approximately 1,000' west of the intersection of County Line Road and Suncoast Boulevard

Parcel Key Nos.:
189940, 189959

Public Hearing History:
P&Z Action:
On June 9, 2025, meeting, the Planning and Zoning Commission voted 3-2 to approve the recommendation to rezone from AR-2 (Agricultural/Residential 2) to PDP(MF) Planned Development Project (Multifamily), PDP(GC) Planned Development Project (General Commercial), and PDP(SF) Planned Development Project (Single Family) with deviations.

BCC Action:
On August 5, 2025, the Board of County Commissioners voted 5-0 to approve the petitioner's request for a postponement to October 7, 2025, to allow the petitioner the opportunity to discuss impacts of County Line Road on the proposed development with all readvertising costs being the burden of the applicant.

On October 7, 2025, the Board of County Commissioners approved a postponement to a future hearing date to allow the petitioner and County staff the opportunity to finalize their recommendations on the application based on the current level of service on County Line Road.

On February 3, 2026, the Board of County Commissioners voted 5-0 to deny the petitioner's request for a rezoning from AR-2 (Agricultural/Residential 2) to PDP(MF) Planned Development Project (Multifamily), PDP(GC) Planned Development Project (General Commercial), and PDP(SF) Planned Development Project (Single Family) with deviations.

FINANCIAL IMPACT

Matter of policy; there is no financial impact associated with this request.

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 and authorize the Chairman's signature on the attached resolution ratifying the Board's action to deny the petitioner's request for a rezoning from AR-2 (Agricultural/Residential 2) to PDP(MF) Planned Development Project (Multifamily), PDP(GC) Planned Development Project (General Commercial), and PDP(SF)Planned Development Project (Single Family).

REVIEW PROCESS

Omar DePablo	Approved	03/11/2026 8:16 AM
Michelle Miller	Approved	03/11/2026 11:37 AM
Stephanie Stevens	Approved	03/11/2026 3:12 PM
Erin Dohren	Approved	03/16/2026 7:32 AM
Pamela Hare	Approved	03/16/2026 1:36 PM
Natasha Lopez Perez	Approved	03/17/2026 3:01 PM
Heidi Prouse	Approved	03/18/2026 9:52 AM
Toni Brady	Approved	03/19/2026 6:18 PM
Jeffrey Rogers	Approved	03/30/2026 4:32 PM
Colleen Conko	Approved	03/30/2026 4:34 PM

HERNANDO COUNTY ZONING AMENDMENT PETITION

Application to Change a Zoning Classification

File No. 04125 Official Date Stamp:
H-25-01
RECEIVED
JAN 02 2025
Hernando County Development Services
Zoning Division

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

Date: 01/02/2025

APPLICANT NAME: Arsany 66th Street, LLC
Address: 2801 Leprechaun Lane
City: Palm Harbor State: FL Zip: 34683
Phone: ~~321-732-1086~~ 201-602-4813 201-400-7223 Email: ~~renee_booker19@yahoo.com~~ Haledimetry@Gmail.com
Property owner's name: *(if not the applicant)*

REPRESENTATIVE/CONTACT NAME: Frank DiCaro
Company Name: ProCivil 360, LLC
Address: 12 S. Main Street
City: Brooksville State: FL Zip: 34601
Phone: 352-593-4255 Email: permitting@procivil360.com

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

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 189940 & 189959
2. SECTION 35, TOWNSHIP 23S, RANGE 17E
3. Current zoning classification: AR2
4. Desired zoning classification: Combined PDP (Mixed Use)
5. Size of area covered by application: 18.89 Acres
6. Highway and street boundaries: County Line Road and Pot O' Gold Lane
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, Hale Dimetry, 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)*: Hale Dimetry and *(representative, if applicable)*: ProCivil 360, LLC to submit an application for the described property.

Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 30 day of December, 2024, by Hale Dimetry who is personally known to me or produced as identification.

FRANK DICARO, JR.
MY COMMISSION # HH 260877
EXPIRES: August 6, 2026

Signature of Notary Public

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

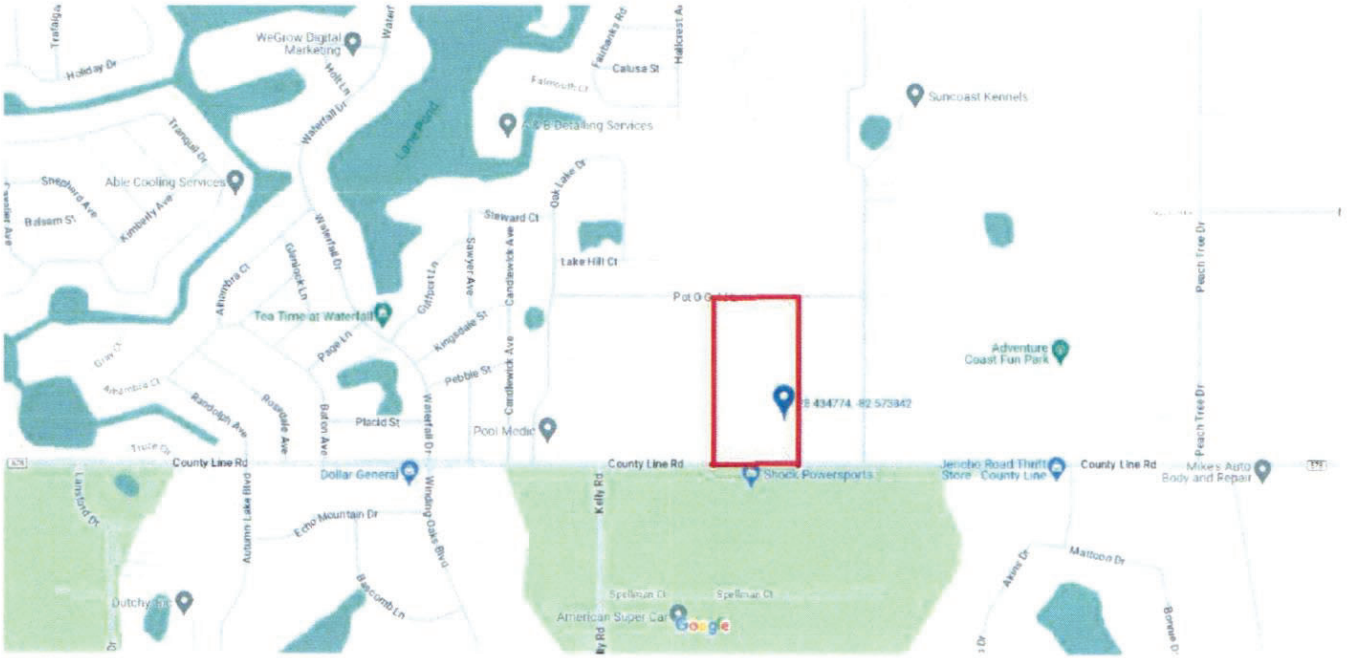
PRINT FORM CLEAR FORM

Notary Seal/Stamp

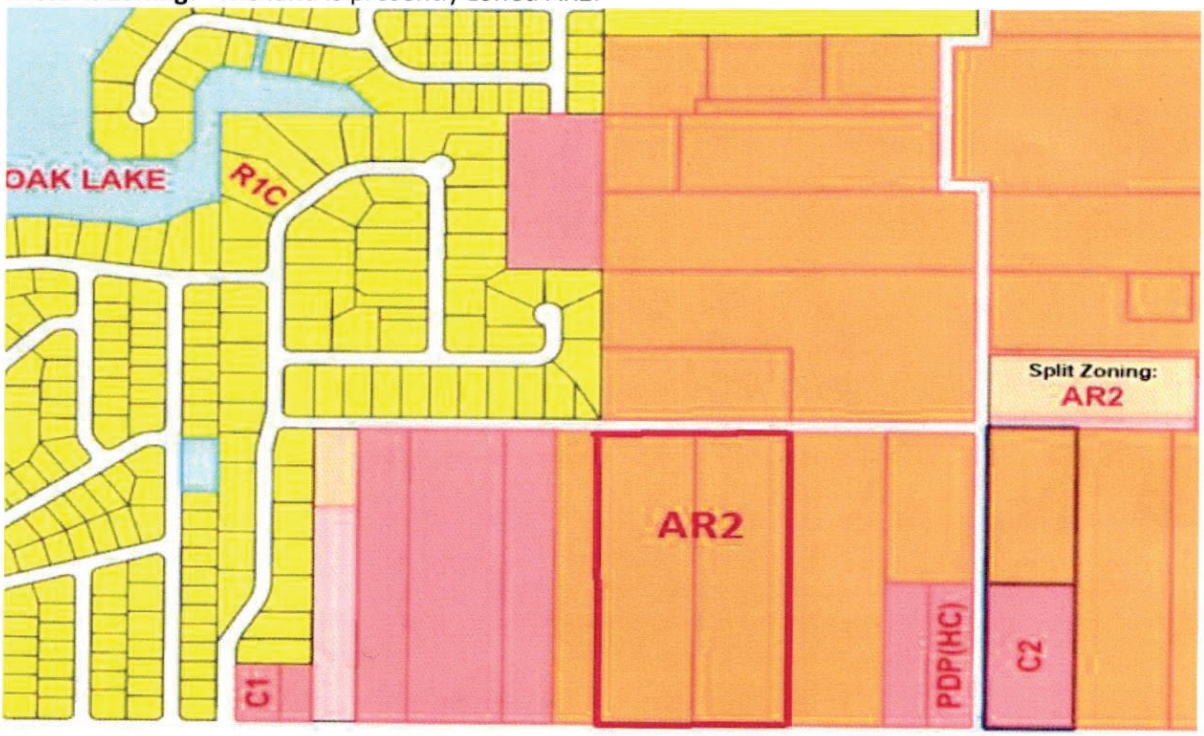
NARRATIVE
FOR
Dimetry Combined PDP
Rezoning
January 2025

RECEIVED
APR 01 2025
HERNANDO COUNTY DEVELOPMENT SERVICES
ZONING DIVISION

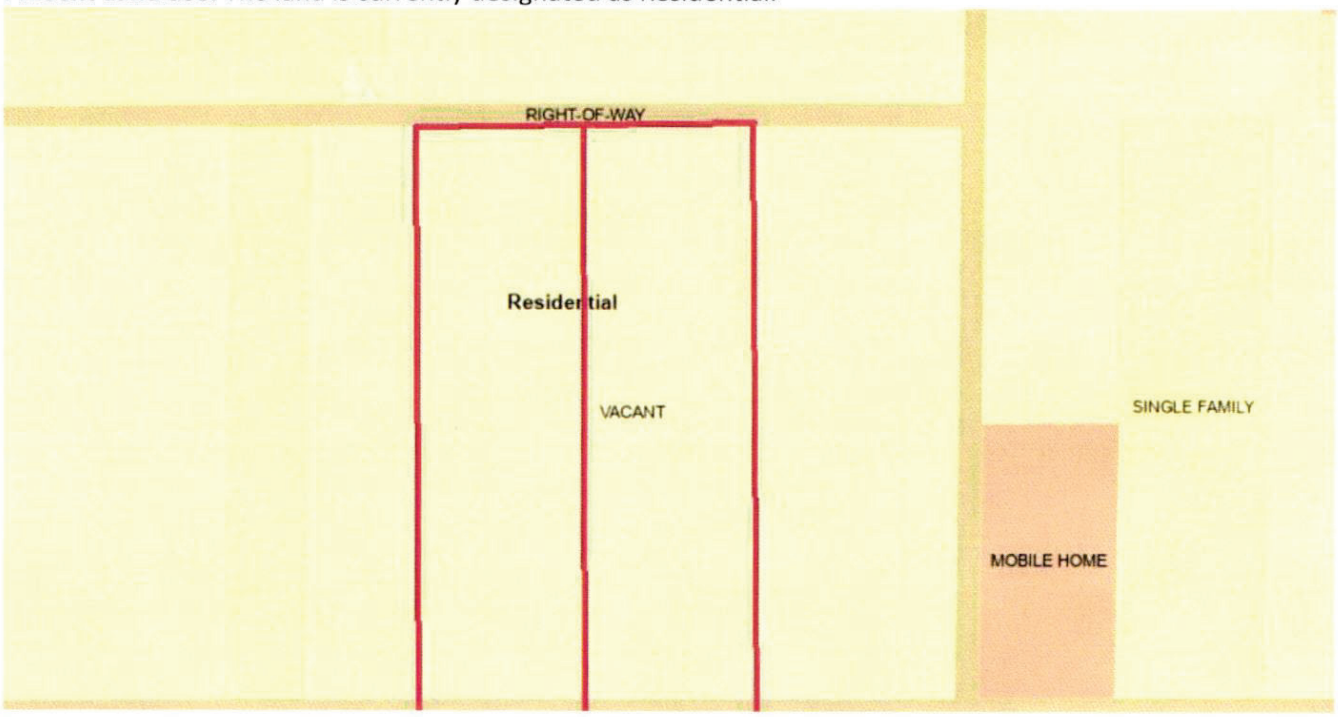
Project Location: The property in question is 18.89 acres. It is located on the North side of County Line Road, and the South side of Pot O' Gold Lane. It is west of Suncoast Blvd, and east of Oak Lake Drive. The area is knows as El Pico. For the most part, El Pico is an old, unrecorded subdivision.



Present Zoning: The land is presently zoned AR2.



Present Land use: The land is currently designated as Residential.



Desired Zoning: The applicant is desirous to rezone the property to PDP(MF), PDP(GC), PDP(SF). The mixed use would incorporate General Highway Commercial along County Line Road, 0.5 acre single family lots on the north (accessing Pot O' Gold Lane), and multifamily townhomes in between. There will be 15 Units of Apartments above the Commercial pieces.
The residential homes on the north side of the project are to blend the intensity against the land to the north.

Summary of Request: The applicant is desirous to rezone the property to PDP(MF), PDP(GC), PDP(SF).

Proposed External Setbacks: Front: 75'
Sides: 20'
Rear: 35'

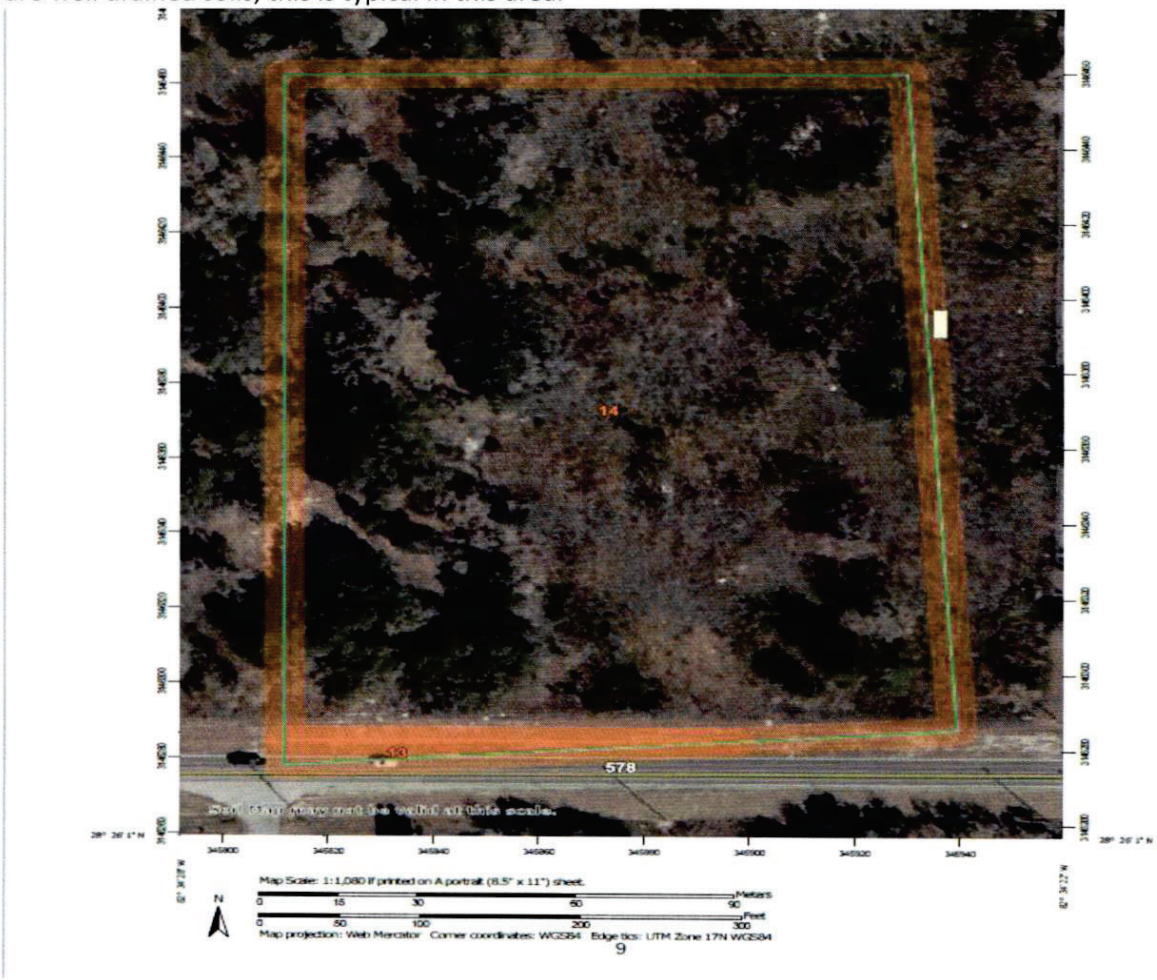
Commercial Setbacks: Front: 75' (Deviation from 125') due to reverse frontage road**

Setback Deviation: Front setback to be 75'; this is a deviation from the 125' setback due to the reverse frontage road.

**** : The plan depicts a reverse frontage road from West to East through the project. The townhomes and commercial will both abut the proposed frontage road. A round-about is proposed for the intersection of the reverse frontage road and the main roadway through the project.**

Buffers: The buffers on the project would be a 20' Right-of-Way Enhanced Natural buffer along County Line Road. The east and west sides would have a six foot vinyl fence with enhanced vegetation within the 10' buffer. There will be internal buffering between the project's changes in use. Buffers will be maintained by the proposed HOA.

Soils: According to information found on the NRCS database, the existing soils are Candler fine sand. The soils are well drained soils, this is typical in this area.



Sanitary Sewer: County line Road has an existing 16" Force Main located on the North Side of its right of way. The infrastructure for the complete build-out would be designed with a master pumping station to connect to the existing HCUD 16" forcemain. A sewer analysis would be completed for connection to the HCUD system during the Construction Permitting.

Potable Water: County Line Road also has an existing 8" water main along the northern side of the Right-Of-Way. The infrastructure for the complete build out would be designed with a connection to the existing 8" water line. A water Analysis would be completed for connection to the HCUD system during the Construction Permitting. It is planned that this connection would be routed to the north through the project and available to connect in the future to County water on Pot O' Gold Lane.

Environmental: The existing soils and vegetation support habitat for gopher tortoise. The Developer shall, prior to any construction, conduct a wildlife assessment. Available mapping and site inspection ensure there are no wetlands or surface waters on-site.

Floodplain: According to FEMA mapping as well as SWFWMD Basin research, there are no flood plains existing on or adjacent to the project area. The entire Project area is located in Flood zone "x".

Drainage: The master plan includes ample provision for an on-site retention areas to meet the following requirements:

1. Water Quality
2. 25 Year – 24 hour event
3. 100 Year – 24 hour event.

Streets: County Line Road is an existing Roadway which will provide connection to the project. Pot O' Gold Lane on the north side of the project is an existing lime rock County owned roadway, which can be utilized as an emergency exit if needed. Due to the volumes of traffic expected, the Developer will consider improving Pot O' Gold Lane from his connection, east to Suncoast Blvd.

Access: The site is accessed from County Line Road and Pot O' Gold Lane.

Traffic: Based on the latest tables from the ITE manual, the proposed project may generate up to 310 Peak PM Trips. A traffic study will be completed and be further addressed at the time of concurrency. The Developer understands off-site traffic improvements which may be recommended by the traffic study, may be at his sole expense.

Dedicated Public Improvements: Under the discretion of Hernando County, an independent traffic study and the water/sewer analysis, future improvements may be necessary for this project. The full length of requirements to this point are unknown until all reports are completed.

It is assumed Hernando County will request an additional 60 feet of right-of-way along County Line Road. The Developer is aware of this due to researching other zoning requests in the area. The Developer will request traffic impact fee credits in lieu of payment from Hernando County for this land. The Developer may also request traffic impact fee credits for work performed on Pot O' Gold Lane, since land-owners to the north and west will also be utilizing this roadway if improved.

STAFF REPORT

HEARINGS:	Planning & Zoning Commission:	June 9, 2025
	Board of County Commissioners:	August 5, 2025
	Board of County Commissioners:	February 3, 2026
APPLICANT:	Arsany 66th Street, LLC	
FILE NUMBER:	H-25-01	
REQUEST:	Rezoning from AR-2 (Agricultural/Residential 2) to PDP(MF) Planned Development Project (Multifamily), PDP(GC) Planned Development Project (General Commercial), and PDP(SF)Planned Development Project (Single Family) with deviations	
GENERAL LOCATION:	North of County Line Road, South of Pot O' Gold Lane, approximately 1000' west of the intersection of County Line Road and Suncoast Boulevard.	
PARCEL KEY NUMBER(S):	189940, 189959	

APPLICANT'S REQUEST

The petitioner is requesting a rezoning of the subject property from AR-2 (Agricultural/Residential 2) to PDP(MF) Planned Development Project (Multifamily), PDP(GC) Planned Development Project (General Commercial), and PDP(SF) Planned Development Project (Single Family) with deviations. The petitioner proposes developing single-family lots on the northern portion of the site, accessed via Pot O' Gold Lane, with multi-family townhomes in the central area and commercial uses on the southern end. The single-family homes on the north will provide a gradual transition in intensity to the adjacent land.

The total proposed development density and intensity is as follows:

Development Type	Number of Units	Square Footage
Single-Family Homes	4	
Townhomes	170	
Commercial		23,500 square feet
Apartments (Based on R-3 Development Standards)	15	

Deviations Requested:

- Setback Deviation (County Line Road): 75' (Deviation from 125')
- Maximum Lot Coverage (Single Family): 60% (Deviation from 35%)

SITE CHARACTERISTICS

Site Size:	18.89 acres	
Surrounding Zoning; Land Uses:	North:	AR-2(Agricultural/Residential); Single family Residence
	South:	Pasco County
	East:	AR-2 (Agricultural/Residential); Undeveloped
	West:	AR-2 (Agricultural/ Residential); Undeveloped
Current Zoning:	AR-2 (Agricultural/ Residential 2)	
Future Land Use Map Designation:	Residential	

ENVIRONMENTAL REVIEW

The petitioner shall be required to comply with all applicable FWC (Florida Fish and Wildlife Conservation Commission) permitting requirements.

UTILITIES REVIEW

The Hernando County Utilities Department (HCUD) reviewed the petitioner's application and provided the following comments:

- HCUD does not currently supply water or sewer service to the subject site.
- Water and sewer service are available via 8" water main and 16" force main that runs along County Line Road.
- The proposed project will be subject to a utility capacity analysis and connection to the central water and sewer system at time of vertical construction.
- HCUD has no objection to the requested zoning change from AR-2 (Agricultural/Residential) to PDP(MF) Planned Development Project (Multifamily), PDP(GC) Planned Development Project (General Commercial), and PDP(SF)Planned Development Project (Single Family) with deviations.

ENGINEERING REVIEW

The subject property is located north of County Line Road, south of Pot O' Gold Lane, approximately 1,000' west of the intersection of County Line Road and Suncoast Boulevard. The petitioner is proposing a bisecting access drive from north to south from Pot O' Gold to County Line Road. The County Engineer has reviewed the petitioner's request and provided the following comments:

- The project lies within the Spring Hill Lakes watershed, within three basins. The BFE ranges from 30.4' to 34.0 NAVD 88.
- The petitioner shall provide a Traffic Access Analysis as per the Hernando County Facility Design Guidelines.

- Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer.
- The petitioner shall be required to improve Pot O' Gold Lane in accordance with the current Hernando County Facility Design Guideline standards, extending from Suncoast Boulevard to the western boundary property line.
- The driveway connections, parking spaces and overall parking lot layout shall be designed and constructed to comply with current Hernando County Facility Design Guideline standards.
- A dedication of 60' of right-of-way along County Line Road shall be required.
- Traffic impact fee credits shall only be in accordance with the Traffic Impact Fee Ordinance.
- Traffic impact fee credits for work performed on Pot O' Gold Lane shall be in accordance with the Traffic Impact Fee Ordinance.
- The County Engineer's office has expressed concerns about the requested setback reduction along County Line Road, citing potential issues related to future road widening plans

Comments: Due to the County Engineer's concern about the setback reduction along County Line Road, Planning staff will not support this deviation request. Details on this request and the Planning staff recommendation are located within the Land Use Review section.

Note: Subsequent to the County Engineer's initial comments, the petitioner discussed the setback reduction along County Line Road with Department of Public Works staff. The County Engineer updated his comments to state that the setback distance of 75' is adequate with the required right of dedication of 60' and a provided 50' reverse frontage road. Planning staff recommendation has been revised to incorporate these updated comments.

LAND USE REVIEW

The petitioner is proposing a mixed-use development incorporating multi-family, general commercial, and residential single-family components. The plan would include general commercial along County Line Road, four (4) half acre single family lots on the northern portion of the site with access via Pot O' Gold Lane, and 120 multi-family townhomes situated between the commercial and single-family areas. The commercial component will consist of 23,500 square feet of space, including 2,500 square feet designated for restaurant use, with 15 residential apartments proposed above the commercial units.

GENERAL PROJECT REQUIREMENTS

Proposed Perimeter Setbacks:

The petitioner has proposed the following perimeter setbacks for the subject site:

Perimeter Setback	Setback Width
North/ Rear (Pot O' Gold Lane	35'
South /Front (County Line Road)	75' (Deviation from 125')
West & East Sides	20'

Comments: The County Engineer has approved the setback deviation request submitted by the petitioner, if 60' along County Line Road is dedicated for right of way and the reverse frontage road is constructed to County standards.

Buffers:

The petitioner has proposed the following perimeter buffers for the subject site:

Buffer Location	Buffer Width
South (County Line Road)	20'
East & West	10'

Comments: The east and west buffers shall be supplemented with a 6' vinyl fence with on the inside buffer.

RESIDENTIAL REQUIREMENTS

The petitioner has proposed single-family residential units along the north end of the project, with townhome units in the center portion of the site. At the front of the site, above commercial uses, apartments are proposed.

Proposed Single Family Setbacks:

The petitioner has proposed the following setbacks and lot coverage for the single-family homes.

Unit Type/Setback	Single Family
Front Setback	25'
Side Setback	10'
Rear Setback	20'
Lot Coverage	60% (Deviation from 35%)

Townhomes Unit Parameters:

The petitioner has not provided minimum setback criteria for the townhomes. Should the master plan receive approval, the petitioner shall be obligated to meet the minimum R-3 setback requirements as follows:

Unit Type/Setback	Townhomes
Front Setback	25'
Side Setback	10'
Rear Setback	20'

The petitioner shall be limited to 120 townhome units with a density of 10.25 unit per acre.

Apartment Parameters:

The petitioner has not specified unit sizes for the apartments proposed above the commercial uses at the front of the site. If the master plan is approved and apartments are constructed, the apartments shall be required to meet the unit size requirements in accordance with the R-3 Residential zoning district.

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. If approved, individual single family and multifamily pods that exceed 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 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 10' in width.

Comments: The petitioner shall provide a treed entranceway into the development; this entranceway must be shown on the master plan and conditional plat.

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.

Comments: If approved, the petitioner shall provide appropriate recreation amenities for the townhomes and apartments. These amenities shall be specified at the time of site development/construction drawings for the site. Additionally, the site shall be designed to provide multipurpose pathways to integrate the neighborhood parks within the development and provide for bicycle/pedestrian access throughout neighborhood. The multipurpose pathways shall be a minimum of eight (8) feet wide with an appropriate landscape buffer on both sides based upon the scale and intensity of adjoining uses. These pathways shall incorporate pedestrian scale lighting and, where possible, take advantage of drainage features and other open space opportunities, incorporating pedestrian scale landscaping and seating areas.

Natural Vegetation:

Projects two (2) to twenty (20) acres must designate an area of at least five (5) percent 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 two thousand (2,000) square feet and no more than two (2) non-contiguous areas shall be allowed.

Comments: No multipurpose pathways shall be placed within the vegetated buffers along the perimeter of the development or within those areas reserved for the preservation of natural vegetation.

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.

Parking

Multi-Family County Land Development Regulations (LDRs) require a minimum of 1.5 spaces per unit for (1) one and (2) two bedrooms and (2) two spaces for (3) three or more bedrooms.

Comments: The applicant shall be required to provide adequate parking in accordance with the Land Development Regulations at the time of site plan approval.

COMMERCIAL REQUIREMENTS:

Proposed Commercial Building Setbacks:

The petitioner has proposed the following setbacks for the commercial buildings:

Commercial Setback Location	Setback Width
North/Rear	35’
South /Front (County Line Road)	75’ (Deviation from 125’)
West & East Sides	20’

Retail Development Standards:

The petitioner has indicated that the proposed project will consist of 23,500 square feet of commercial which will be integrated with the proposed multifamily. Although the project does not meet the Large Retail development square footage of 65,000, specific standards are being applied from the Large Retail Development Standards due to the mixed-use complexity and size of the project.

- 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.

Comment: 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.
- County LDRs 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

- 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.

Comments: 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. Size sizes and location shall meet the minimum requirements of the County LDR's.

Parking

County Land Development Regulations (LDRs) require a minimum of 4.0 parking spaces per 1,000 square feet of commercial use, and 0.5 parking spaces per seat for restaurant and fast-food establishments. The petitioner is proposing 23,500 square feet of commercial, which requires 94 parking spaces. In addition, 2,500 square feet of restaurant space with 48 seats require 24 parking spaces, totaling 118 parking spaces including 5 spaces allocated to handicapped parking.

Comments: The applicant shall be required to provide adequate parking in accordance with the Land Development Regulations (LDRs) at the time of site plan approval. If the commercial use has changed the parking calculations shall be required to meet the LDRs.

Buffering

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 PDP, 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.

Comments: The petitioner proposes a 20' right-of-way enhanced natural buffer along County Line Road. On both the east and west sides of the site, a six-foot vinyl fence is proposed, accompanied by a 10' enhanced vegetation buffer. The petitioner is requesting a deviation from the required 5' landscaped buffer to 0'. The buffers will be owned and maintained by the proposed HOA.

Landscaping

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

This property is within 100' of a residential zoning district which requires the implementation of the residential protection standards. Those standards are as follows:

- There shall be no speakers or other sound equipment located within 100' 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' 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' of any single-family residential district property line.

- No building within 100' of any single-family residential district property line shall be more than 20' 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.

Comments: The residential protection standards are included in the performance conditions.

COMPREHENSIVE PLAN REVIEW

Future Land Use Map

The subject property is located within the Residential land use classification on the adopted Future Land Use Map. Neighborhood Commercial is a consistent land use in the Residential Category.

Residential

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.

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.

Objective 1.08B: County Line Road is recognized as a principal arterial roadway where transportation level of service and efficiency may be compromised by the intensification of land uses. Planning for this corridor is intended to manage development for transportation efficiency and to protect residential neighborhoods.

Comments: The proposed rezoning is consistent with the Comprehensive Plan as the Residential Land Use classification allows for residential and commercial uses to be developed through a mixed-use community. The commercial uses are located immediately adjacent to County Line Road transitioning in multi-family units with large single-family lots adjacent to agricultural residential uses. The uses proposed are consistent with the objectives and strategies for County Line Road.

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 AR-2 (Agricultural/Residential) to PDP(MF) Planned Development Project (Multifamily), PDP(GC) Planned Development Project (General Commercial), and PDP(SF)Planned Development Project (Single Family) with deviations, 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 Florida Fish and Wildlife Conservation Commission permitting requirements.

3. The developer shall provide a water and sewer capacity analysis at the time of Conditional Plat in accordance with the requirements of the Hernando County Utilities Department.

4. 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, as applicable.

5. A comprehensive floral and faunal (wildlife) survey shall be performed and provided with the construction plans. Invasive species shall be included in this survey. Invasive plant species shall be removed during the development process.

6. A connection to the central water and sewer system shall be made at the time of vertical

construction.

7. The petitioner shall provide a Traffic Study in accordance with the requirements of the County Engineer at the time of permitting. Any improvements identified and required by the Traffic Access Analysis, which could include off-site public improvements, will be the responsibility of the developer.

8. The developer shall be responsible for the improvement of Pot O' Gold Lane to comply with the current Hernando County Facility Design Guideline standards, extending from Suncoast Boulevard to the western property line.

9. All driveway connections, parking stalls, and overall parking layout shall be designed and constructed to comply with the current Hernando County Facility Design Guideline standards.

10. A dedication of 60' of right of way along County Line Road shall be required.

11. **Planning**
    A. Allowable uses: Single Family, Multi-Family, General Commercial
    B. Maximum number of multi-family units: 120
    C. Maximum number of apartment units: 15
    D. Maximum number of single-family units: 4
    E. Maximum square footage of commercial use: 26,000 square feet
    F. Single Family Lot Coverage: 60% (Deviation from 35%)
    G. Single Family Setbacks:
        - Front: 25'
        - Side: 10'
        - Rear: 20'
    H. Townhomes Setbacks:
        - Front :25'
        - Side: 10'
        - Rear: 20'
    I. Perimeter Setbacks:
        - North/Rear (Pot O' Gold Lane): 35'
        - South/Front (County Line Road): 75' (Deviation from 125')
        - West & East Sides: 20'

12. **Buffers and Permanent Screening**
    A. Buffer Location & Width
        - South/Front (County Line Road): 20'
        - West & East Sides: 10'
        - North: 10'
        - Buffers along the eastern and western perimeters shall be supplemented with a 6' opaque fence, interior to the landscaping.
    B. Internal Commercial Landscape Buffers
        - Internal: 0' (deviation from 5')

13. The petitioner shall meet the minimum requirements for neighborhood parks for multi-family development.

14. The petitioner shall provide a treed entrance into the development; this entranceway must be shown on the master plan and conditional plat.

15. The petitioner shall be required to provide a minimum of 5% of the total project as preserved natural vegetation. No multipurpose pathways shall be placed within the vegetated buffers along the perimeter of the development or within those areas reserved for the preservation of natural vegetation.
16. The petitioner shall submit a fire protection plan with the conditional plat in accordance with Hernando County LDRs.
17. The applicant shall be required to provide adequate parking in accordance with the Land Development Regulation at the time of site plan approval.

18. Residential Protection Standards shall be adhered to (*Appendix A, Article 7, Section 6*):
    - There shall be no speakers or other sound equipment located within 100' 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' 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' of any single-family residential district property line shall be more than 20' 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.

19. The development shall meet the minimum LDR design standards for Large Retail Development in Article III, Appendix A (Zoning)

20. The petitioner shall dedicate 60’ along County Line Road for right-of-way for the future expansion of the roadway.

21. The petitioner shall construct the reverse frontage road within the development in accordance with the Hernando County Facility Design Guidelines.

22. The petitioner shall provide a master plan in compliance with all performance conditions within 30 calendar days of receiving staff comments related to the county BOCC approval.

Failure to submit the revised plan will result in no further development permits being issued.

Planning and Zoning Commission:

On June 9, 2025, meeting the Planning and Zoning Commission voted 3-2 to approve the recommendation to rezone from AR-2 (Agricultural/Residential 2) to PDP(MF) Planned Development Project (Multifamily), PDP(GC) Planned Development Project (General Commercial), and PDP(SF) Planned Development Project (Single Family) with deviations.

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 Florida Fish and Wildlife Conservation Commission permitting requirements.

3. The developer shall provide a water and sewer capacity analysis at the time of Conditional Plat in accordance with the requirements of the Hernando County Utilities Department.

4. 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, as applicable.

5. A comprehensive floral and faunal (wildlife) survey shall be performed and provided with the construction plans. Invasive species shall be included in this survey. Invasive plant species shall be removed during the development process.

6. A connection to the central water and sewer system shall be made at the time of vertical construction.

7. The petitioner shall provide a Traffic Study in accordance with the requirements of the County Engineer at the time of permitting. Any improvements identified and required by the Traffic Access Analysis, which could include off-site public improvements, will be the responsibility of the developer.

8. The developer shall be responsible for the improvement of Pot O' Gold Lane to comply with the current Hernando County Facility Design Guideline standards, extending from Suncoast Boulevard to the western property line.

9. All driveway connections, parking stalls, and overall parking layout shall be designed and constructed to comply with the current Hernando County Facility Design Guideline standards.

10. A dedication of 60' of right of way along County Line Road shall be required.

11. **Planning**
    J. Allowable uses: Single Family, Multi-Family, General Commercial
    K. Maximum number of multi-family units: 120
    L. Maximum number of apartment units: 15
    M. Maximum number of single-family units: 4

N. Maximum square footage of commercial use: 26,000 square feet
O. Single Family Lot Coverage: 60% (Deviation from 35%)
P. Single Family Setbacks:
    - Front: 25’
    - Side: 10’
    - Rear: 20’
Q. Townhomes Setbacks:
    - Front :25’
    - Side: 10’
    - Rear: 20’
R. Perimeter Setbacks:
    - North/Rear (Pot O’ Gold Lane): 35’
    - South/Front (County Line Road): 75’ (Deviation from 125’)
    - West & East Sides: 20’

12. **Buffers and Permanent Screening**
    C. Buffer Location & Width
        - South/Front (County Line Road): 20’
        - West & East Sides: 10’
        - North: 10’
        - Buffers along the eastern and western perimeters shall be supplemented with a 6’ opaque fence, interior to the landscaping.
    D. Internal Commercial Landscape Buffers
        - Internal: 0' (deviation from 5')

13. The petitioner shall meet the minimum requirements for neighborhood parks for multi-family development.

14. The petitioner shall provide a treed entrance into the development; this entranceway must be shown on the master plan and conditional plat.

15. The petitioner shall be required to provide a minimum of 5% of the total project as preserved natural vegetation. No multipurpose pathways shall be placed within the vegetated buffers along the perimeter of the development or within those areas reserved for the preservation of natural vegetation.
16. The petitioner shall submit a fire protection plan with the conditional plat in accordance with Hernando County LDRs.
17. The applicant shall be required to provide adequate parking in accordance with the Land Development Regulation at the time of site plan approval.

18. Residential Protection Standards shall be adhered to (*Appendix A, Article 7, Section 6*):
    - There shall be no speakers or other sound equipment located within 100' 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' 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' of any single-family residential district property line shall be more than 20' 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.

19. The development shall meet the minimum LDR design standards for Large Retail Development in Article III, Appendix A (Zoning)

20. The petitioner shall dedicate 60’ along County Line Road for right-of-way for the future expansion of the roadway.

21. The petitioner shall construct the reverse frontage road within the development in accordance with the Hernando County Facility Design Guidelines.

22. The petitioner shall provide a master plan in compliance with all performance conditions within 30 calendar days of receiving staff comments related to the county BOCC approval. Failure to submit the revised plan will result in no further development permits being issue

Board of County Commissioners:

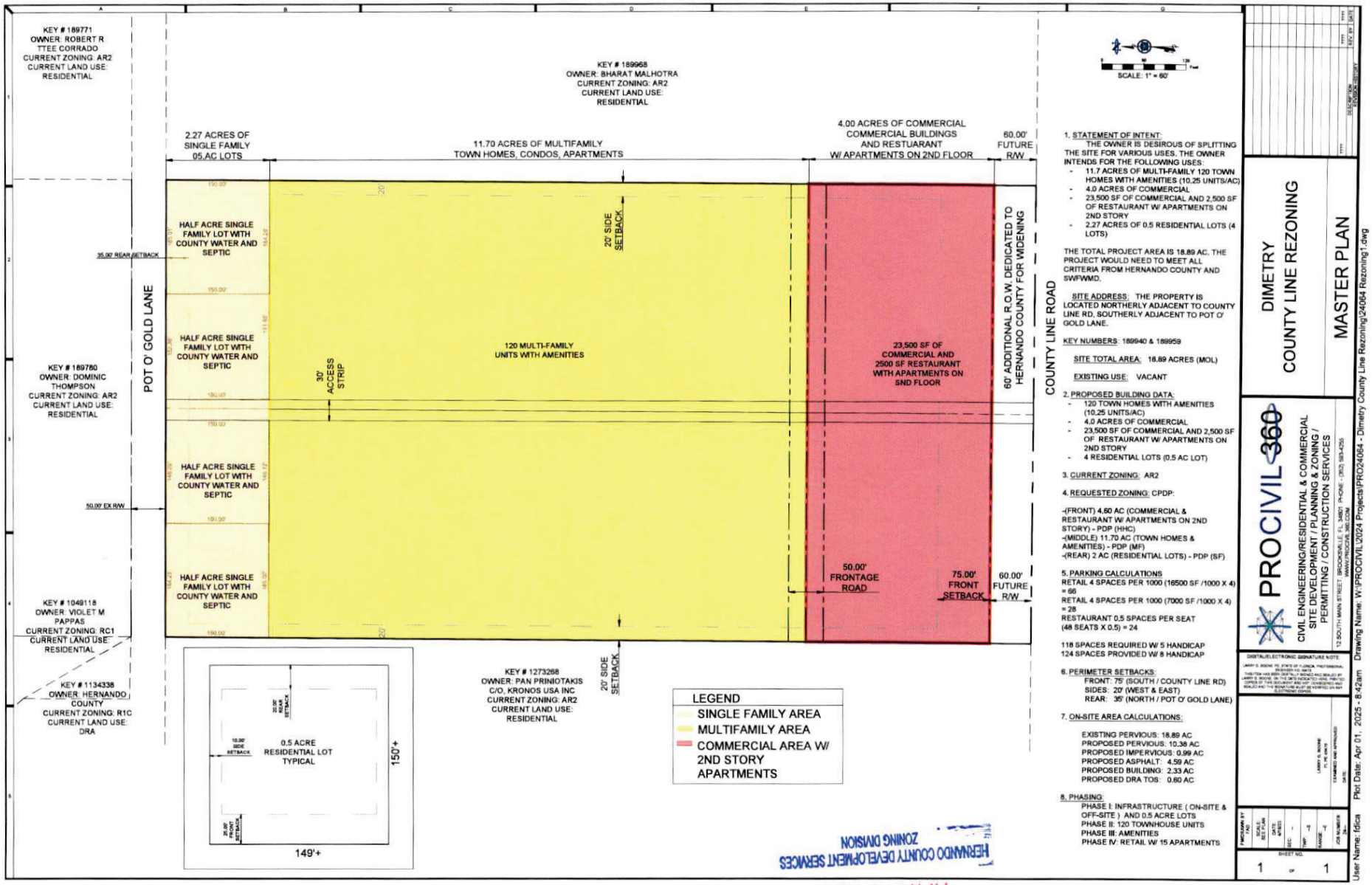
On **August 5, 2025,** the Board of County Commissioners voted 5-0 to approve the petitioner's request for a postponement to the October 7, 2025, hearing date to allow the petitioner the opportunity to discuss impacts of County Line Road on the proposed development. All readvertising costs shall be the burden of the applicant.

On **October 7, 2025**, the Board of County Commissioners voted 5-0 to approve the petitioner's request for a postponement to a future hearing date.

Staff Note: Subsequent to the Board of County Commissioners' postponement of this item due to concerns regarding the condition and Level of Service of County Line Road, staff consulted with the Department of Public Works. It was determined that the petitioner/property owner retains the right to proceed with development notwithstanding the existing conditions of County Line Road. Any development shall remain subject to applicable requirements, including, but not limited to, fair-share contributions, development agreements, or other conditions as may be deemed appropriate by the Board of County Commissioners

BOCC Action

On February 3, 2026, the Board of County Commissioners voted 5-0 to deny the petitioners request for a rezoning from AR-2 (Agricultural/Residential 2) to PDP(MF) Planned Development Project (Multifamily), PDP(GC) Planned Development Project (General Commercial), and PDP(SF) Planned Development Project (Single Family) with deviations.



1. STATEMENT OF INTENT:
THE OWNER IS DESIROUS OF SPLITTING THE SITE FOR VARIOUS USES. THE OWNER INTENDS FOR THE FOLLOWING USES:
- 11.7 ACRES OF MULTI-FAMILY 120 TOWN HOMES WITH AMENITIES (10.25 UNITS/AC)
- 4.0 ACRES OF COMMERCIAL
- 23,500 SF OF COMMERCIAL AND 2,500 SF OF RESTAURANT W/ APARTMENTS ON 2ND STORY
- 2.27 ACRES OF 0.5 RESIDENTIAL LOTS (4 LOTS)

THE TOTAL PROJECT AREA IS 18.89 AC. THE PROJECT WOULD NEED TO MEET ALL CRITERIA FROM HERNANDO COUNTY AND SWFWMD.

SITE ADDRESS: THE PROPERTY IS LOCATED NORTHERLY ADJACENT TO COUNTY LINE RD, SOUTHERLY ADJACENT TO POT O' GOLD LANE.

KEY NUMBERS: 189940 & 189959

SITE TOTAL AREA: 18.89 ACRES (MOL)

EXISTING USE: VACANT

2. PROPOSED BUILDING DATA:
- 120 TOWN HOMES WITH AMENITIES (10.25 UNITS/AC)
- 4.0 ACRES OF COMMERCIAL
- 23,500 SF OF COMMERCIAL AND 2,500 SF OF RESTAURANT W/ APARTMENTS ON 2ND STORY
- 4 RESIDENTIAL LOTS (0.5 AC LOT)

3. CURRENT ZONING: AR2

4. REQUESTED ZONING: CPDP:

-(FRONT) 4.60 AC (COMMERCIAL & RESTAURANT W/ APARTMENTS ON 2ND STORY) - PDP (HHC)
-(MIDDLE) 11.70 AC (TOWN HOMES & AMENITIES) - PDP (MF)
-(REAR) 2 AC (RESIDENTIAL LOTS) - PDP (SF)

5. PARKING CALCULATIONS
RETAIL 4 SPACES PER 1000 (16500 SF /1000 X 4) = 66
RETAIL 4 SPACES PER 1000 (7000 SF /1000 X 4) = 28
RESTAURANT 0.5 SPACES PER SEAT (48 SEATS X 0.5) = 24

118 SPACES REQUIRED W/ 5 HANDICAP
124 SPACES PROVIDED W/ 8 HANDICAP

6. PERIMETER SETBACKS:
FRONT: 75' (SOUTH / COUNTY LINE RD)
SIDES: 20' (WEST & EAST)
REAR: 35' (NORTH / POT O' GOLD LANE)

7. ON-SITE AREA CALCULATIONS:

EXISTING PERVIOUS: 18.89 AC
PROPOSED PERVIOUS: 10.38 AC
PROPOSED IMPERVIOUS: 0.99 AC
PROPOSED ASPHALT: 4.59 AC
PROPOSED BUILDING: 2.33 AC
PROPOSED DRA TOS: 0.60 AC

8. PHASING:
PHASE I: INFRASTRUCTURE (ON-SITE & OFF-SITE) AND 0.5 ACRE LOTS
PHASE II: 120 TOWNHOUSE UNITS
PHASE III: AMENITIES
PHASE IV: RETAIL W/ 15 APARTMENTS

DIMETRY
COUNTY LINE REZONING

MASTER PLAN

PROCIVIL 360
CIVIL ENGINEERING/RESIDENTIAL & COMMERCIAL SITE DEVELOPMENT / PLANNING & ZONING / PERMITTING / CONSTRUCTION SERVICES
12 SOUTH MAIN STREET BROOKSVILLE, FL 34601 PHONE: (352) 593-4255
WWW.PROCIVIL360.COM

DIGITAL/ELECTRONIC SIGNATURE NOTE:

SCALE: 1" = 60'
DATE: APR 2025
SEC: - TWP: -T RANGE: -T
JOB NUMBER: 24-
SHEET NO. 1 OF 1

RECEIVED
APR 01 2025
HERNANDO COUNTY DEVELOPMENT SERVICES
ZONING DIVISION

User Name: fdica Plot Date: Apr 01, 2025 - 8:42am Drawing Name: W:\PROCIVIL\2024 Projects\PRO24064 - Dimetry County Line Rezoning\24064 Rezoning1.dwg

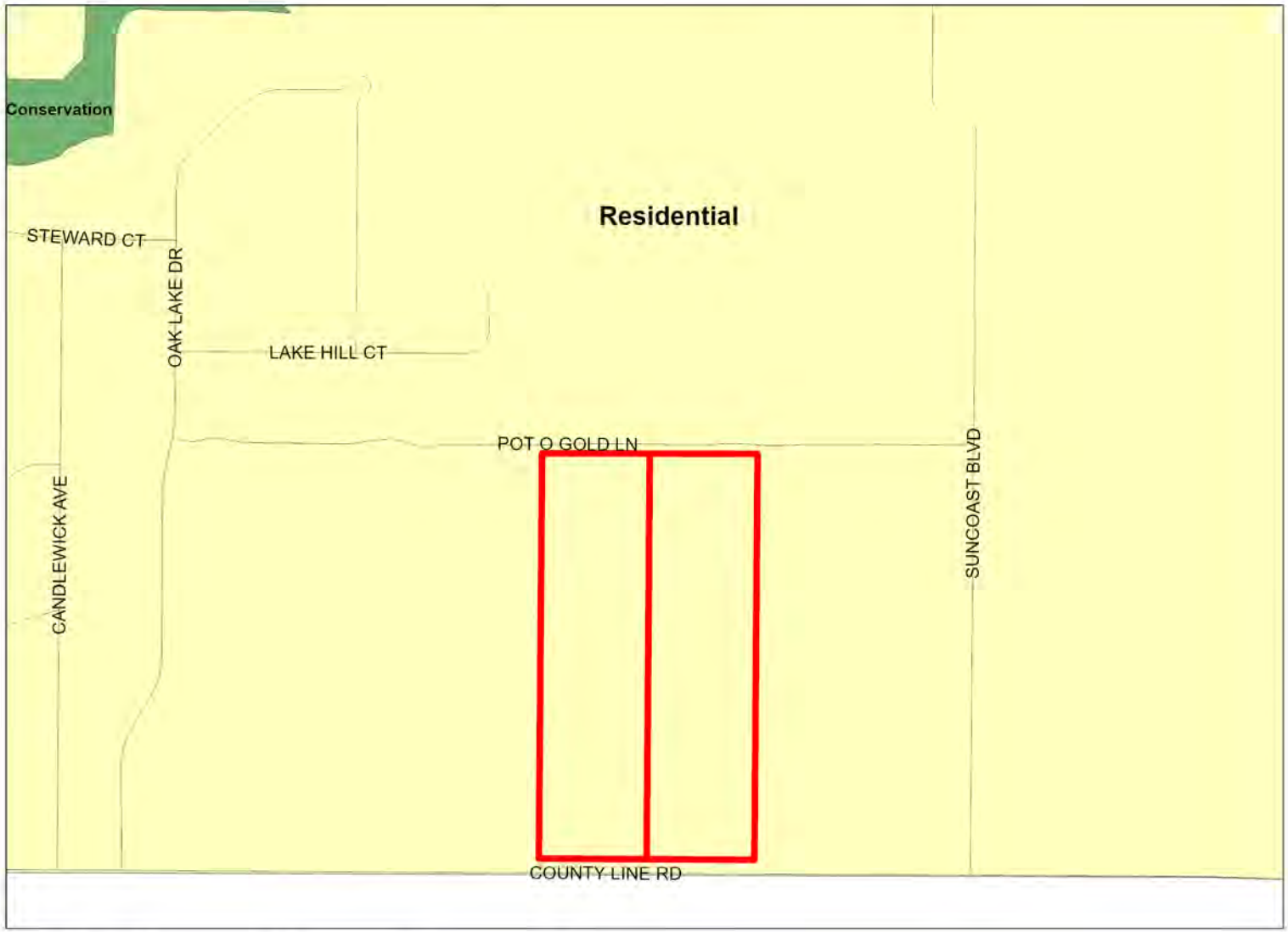
H-25-01

Photo date: 2023

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

Hernando County Comprehensive Plan Map

Existing Future Land Use: H-25-01
Version Date: 12/09/2022



H-25-01
FLU Riverine District
Regional Commercial

FLU

- CITY
- COMMERCIAL
- CONSERVATION
- EDUCATION
- INDUSTRIAL
- MINING
- PLANNED DEVELOPMENT
- PUBLIC FACILITIES
- RECREATION
- RESIDENTIAL
- RURAL

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.

0 0.04 0.08 0.16 0.24 0.32 Miles

N W E S

Date of mapping: 02/05/2025

HERNANDO COUNTY CENTRAL GIS

H-25-01 AREA MAP

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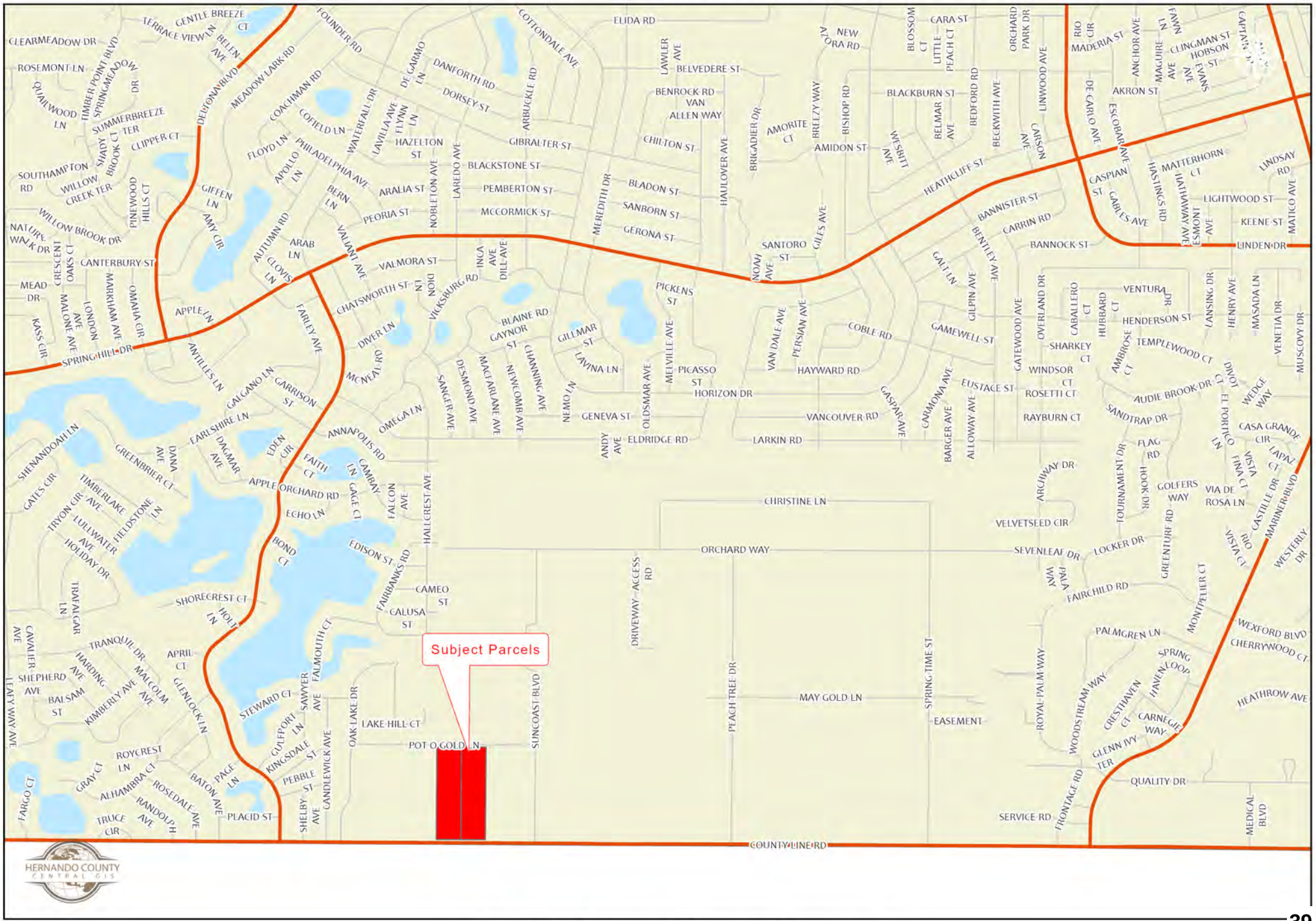

H-25-01

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HERNANDO COUNTY
CENTRAL GIS

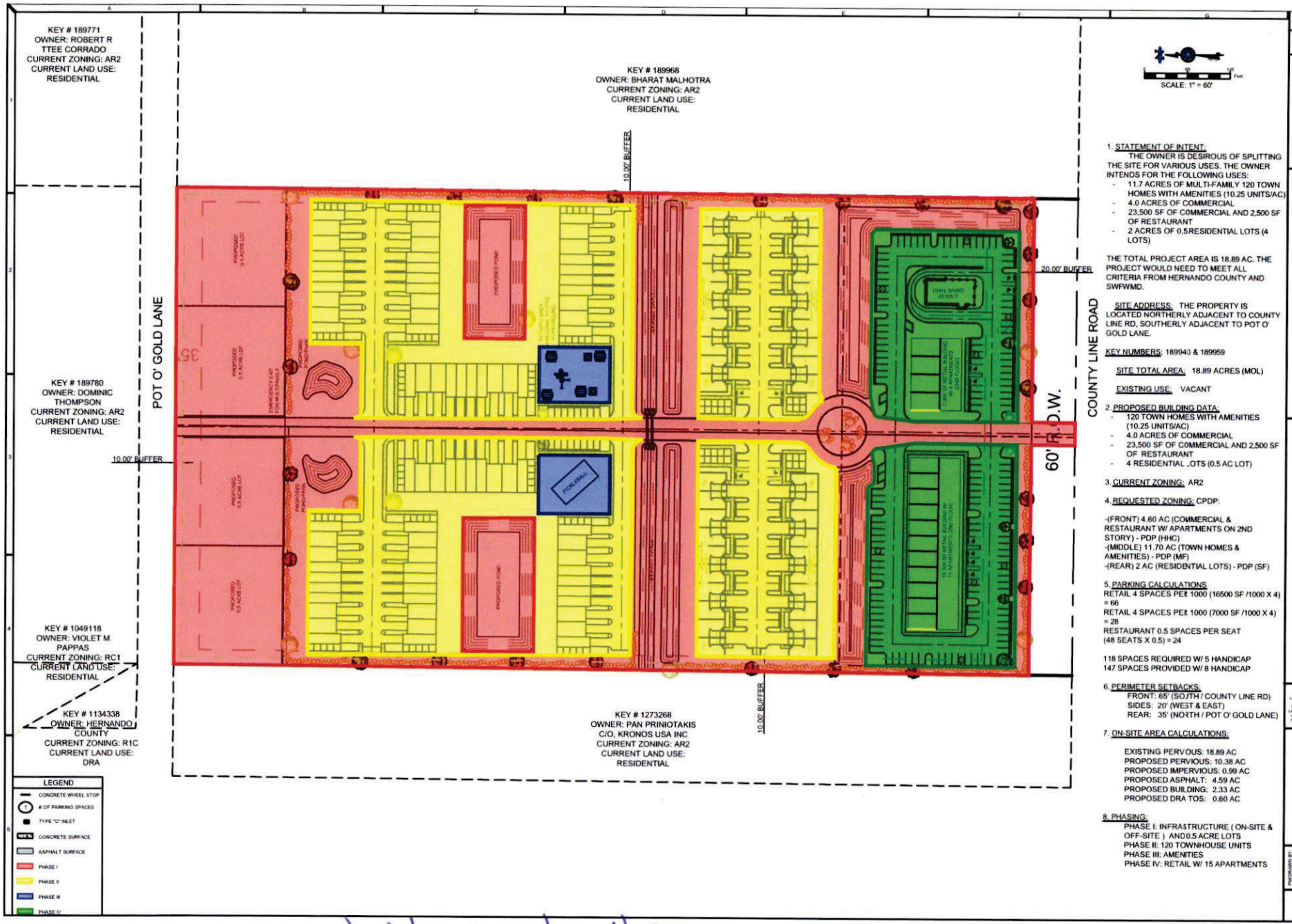
Zoning:

- AC
- AG
- AR
- AR1
- AR2
- C1
- C2
- C3
- C4
- CITY
- CM1
- CM2
- CPDP
- CV
- I1
- I2
- M
- OP
- PDP(AF)
- PDP(CM)
- PDP(CP)
- PDP(GC)
- PDP(GHC)
- PDP(HC)
- PDP(HHC)
- PDP(HID)
- PDP(IND)
- PDP(LI)
- PDP(MF)
- PDP(MH)
- PDP(NC)
- PDP(OP)
- PDP(PSF)
- PDP(REC)
- PDP(RR)
- PDP(RUR)
- PDP(SF)
- PDP(SU)
- R1A
- R1B
- R1C
- R1MH
- R2
- R2.5
- R3
- RC
- RM

City Zoning Pending

Hernando County Planning Department
Project date: 02/05/25

0 0.03 0.07 0.13 0.2 0.26 Miles



SCALE: 1" = 60'

1. STATEMENT OF INTENT:
THE OWNER IS DESIROUS OF SPLITTING THE SITE FOR VARIOUS USES. THE OWNER INTENDS FOR THE FOLLOWING USES:
- 11.7 ACRES OF MULTI-FAMILY 120 TOWN HOMES WITH AMENITIES (10.25 UNITS/AC)
- 4.0 ACRES OF COMMERCIAL
- 23,500 SF OF COMMERCIAL AND 2,500 SF OF RESTAURANT
- 2 ACRES OF 0.5RESIDENTIAL LOTS (4 LOTS)

THE TOTAL PROJECT AREA IS 18.89 AC. THE PROJECT WOULD NEED TO MEET ALL CRITERIA FROM HERNANDO COUNTY AND SWFWMD.

SITE ADDRESS: THE PROPERTY IS LOCATED NORTHERLY ADJACENT TO COUNTY LINE RD, SOUTHERLY ADJACENT TO POT O' GOLD LANE.

KEY NUMBERS: 189940 & 189959

SITE TOTAL AREA: 18.89 ACRES (MOL)

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PROPOSED BUILDING: 2.33 AC
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PHASE IV: RETAIL W/ 15 APARTMENTS

DIMETRY
COUNTY LINE REZONING

REZONING PLAN

PROCIVIL 360
CIVIL ENGINEERING/RESIDENTIAL & COMMERCIAL SITE DEVELOPMENT / PLANNING & ZONING / PERMITTING / CONSTRUCTION SERVICES
12 SOUTH MAIN STREET, BROOKSVILLE, FL. 34601 PHONE: (352) 593-4255
WWW.PROCIVIL360.COM

DIGITAL/ELECTRONIC SIGNATURE NOTE:
LARRY G. BOONE, PE, STATE OF FLORIDA, PROFESSIONAL ENGINEER NO. 49470
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY LARRY G. BOONE, ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

LARRY G. BOONE FL PE 49470
EXAMINED AND APPROVED
DATE

PROGRAM BY: FAP
DRAWN BY: ALANG
DATE: 4/18/23
SEC: -
TWP: -S
RANGE: -E
JOB NUMBER: 24-

SHEET NO.
1 OF 1

User Name: alang Plot Date: Jun 06, 2025 - 4:50pm Drawing Name: W:\PROCIVIL\2024 Projects\PRO24064 - Dimetry County Line Rezoning\24064 Rezoning.dwg

H2501- Presented by applicant@P&Z

From: Kandi McCorkel
To: Michelle Miller; Lashaundra Ellison
Cc: Todd Crosby
Subject: RE: Arsany 66th Street LLC (H-25-01)- County Line Road Recommendations
Date: Thursday, January 15, 2026 4:38:06 PM

Hi Michelle,

DPW does not have any additional pertinent information for the staff report. The LOS of County Line Rd. is a planning/concurrency/legal issue rather than a DPW issue.

The property owner has a right to proceed with development of their parcel as do all property owners along County Line Rd. and are subject to any requirements, (such as a fair share contribution or development agreement), as the Board may desire.

Respectfully,

Kandi McCorkel
Engineering Development Coordinator
Department of Public Works
1525 E. Jefferson St.
Brooksville, FL 34601
Office: 352-754-4060 ext. 17030
Direct: 352-754-4826
kmccorkel@hernandocounty.us
Website: https://www.hernandocounty.us/county-government/engineering/

The Hernando County Facility Design Guidelines can be found online at: https://hernandocounty-us.govstack.com/media/kfuh2use/facility-design-guidelines.pdf

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From: Michelle Miller <MLMiller@co.hernando.fl.us>
Sent: Friday, January 9, 2026 2:19 PM
To: Kandi McCorkel <KMcCorkel@co.hernando.fl.us>; Lashaundra Ellison <LEllison@hernandocounty.us>
Cc: Todd Crosby <TCrosby@co.hernando.fl.us>
Subject: RE: Arsany 66th Street LLC (H-25-01)- County Line Road Recommendations

Hi Kandi,

Thank you so very much for your help with this! Have a great weekend.

Michelle L. Miller, M.S. | Senior Planner
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

For **Subdivision Intake Submittals**, please email SubdivisionIntake@hernandocounty.us. For resubmittals, please reference the permit number and subdivision name in the subject line.

To schedule a **zoning inspection**, please email ZoningInspections@hernandocounty.us. Indicate the permit # and project name in the subject line.

From: Kandi McCorkel <KMcCorkel@co.hernando.fl.us>
Sent: Friday, January 9, 2026 2:18 PM
To: Michelle Miller <MLMiller@co.hernando.fl.us>; Lashaundra Ellison <LEllison@hernandocounty.us>
Cc: Todd Crosby <TCrosby@co.hernando.fl.us>
Subject: RE: Arsany 66th Street LLC (H-25-01)- County Line Road Recommendations

Michelle, Lashaundra,

There is a statue that pertains to this—something about property owner can proceed … the current level of service is not because of them…

We will review with Mr. Herring, hopefully Monday and provide a statement so that the staff report can be completed before the end of next week.

Kandi McCorkel
Engineering Development Coordinator
Department of Public Works
1525 E. Jefferson St.
Brooksville, FL 34601
Office: 352-754-4060 ext. 17030
Direct: 352-754-4826
kmccorkel@hernandocounty.us
Website: https://www.hernandocounty.us/county-government/engineering/

The Hernando County Facility Design Guidelines can be found online at: https://hernandocounty-us.govstack.com/media/kfuh2use/facility-design-guidelines.pdf

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

Sent: Thursday, January 8, 2026 2:14 PM
To: Lashaundra Ellison <LEllison@hernandocounty.us>; Kandi McCorkel <KMcCorkel@co.hernando.fl.us>
Cc: Todd Crosby <TCrosby@co.hernando.fl.us>
Subject: RE: Arsany 66th Street LLC (H-25-01)- County Line Road Recommendations

Hi Kandi and Todd,

ProCivil is requesting to be heard at the February P&Z meeting. We need to have staff reports finalized no later than the end of next week. A critical piece of this application's puzzle is the issue of County Line Road. Can we get any comments or recommendations from DPW to include in the staff report? I do not want to have the discussion of the condition of CLR at the BOCC meeting without having any documentation included in our recommendation.

Michelle L. Miller, M.S. | Senior Planner
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

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To schedule a **zoning inspection,** please email ZoningInspections@hernandocounty.us**.** Indicate the permit # and project name in the subject line.

From: Lashaundra Ellison <LEllison@hernandocounty.us>
Sent: Monday, January 5, 2026 3:15 PM
To: Kandi McCorkel <KMcCorkel@co.hernando.fl.us>
Cc: Todd Crosby <TCrosby@co.hernando.fl.us>; Michelle Miller <MLMiller@co.hernando.fl.us>
Subject: RE: Arsany 66th Street LLC (H-25-01)- County Line Road Recommendations

Thank you for your prompt response, Kandi.
The Planning Department will await further input from Todd before proceeding.
Thank you,

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.*

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From: Kandi McCorkel <KMcCorkel@co.hernando.fl.us>
Sent: Monday, January 5, 2026 3:07 PM
To: Lashaundra Ellison <LEllison@hernandocounty.us>
Cc: Todd Crosby <TCrosby@co.hernando.fl.us>
Subject: RE: Arsany 66th Street LLC (H-25-01)- County Line Road Recommendations

Happy New Year Lashaundra!

DPW Engineering met with project representative (Pro Civil 360) 9/29/25 and discussed the postponement of the rezoning due to traffic concerns to County Line Rd.

My notes indicate that improvements should be via a fair share contribution , as each parcel along County Line Rd has land rights and that Todd was going respond to your email dated 9/15/25, inquiring on LOS of County Line Rd., coping to Todd- so he can forward his response.

I do not have any additional pertinent information for the staff report. to return to the Board.

Kindly,

Kandi McCorkel
Engineering Development Coordinator
Hernando County Department of Public Works
1525 East Jefferson St. Brooksville, FL 34601
Office: 352-754-4062 ext 17030
Direct: 352-754-4826
Email: KMcCorkel@co.hernando.fl.us
Website: Public Works | Hernando County, FL

Hernando County Facility Design Guidelines can be found online at:
http://www.hernandocounty.us/departments/departments-n-z/public-works/facility-design-guidelines

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From: Lashaundra Ellison <LEllison@hernandocounty.us>
Sent: Monday, January 5, 2026 2:09 PM
To: Kandi McCorkel <KMcCorkel@co.hernando.fl.us>
Subject: Arsany 66th Street LLC (H-25-01)- County Line Road Recommendations

Good afternoon Kandi,

Happy New Year!

I wanted to follow up regarding the discussion the applicant had with DPW about the impacts to County Line Road. Is there a summary of the recommendations that were provided to the applicant? I'd like to ensure I have all pertinent information when preparing the staff report to return to the Board.

Thank you,

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

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Submitted @ PEZ H6501 Public Comment

1 of 1

File # H-25-01

Steven & Raysa Anderson

8390 Lake Hill Ct.
Spring Hill, FL 34608
andesol@yahoo.com

June 9, 2025

Hernando County Development Services Department
1653 Blaise Dr.
Brooksville, FL 34601

To whom it may concern,

When we decided to move to FL in 2022, we made an important list of "must have" features that our future home should have. We did not want to compromise on the inclusion of any of the "must have" items because we believed this would be our final home purchase. Having the property overlook a natural setting was one such "must have" on our list. Raysa took on the huge task of finding some properties that checked off all the "must haves", and we were lucky enough to find our current home at 8390 Lake Hill Ct.

Changing the zoning on the land behind our home from AR-2 to PDP(GC) and PDP(SF) would completely eliminate what is one of the finest features of our home: the beautiful back yard that's bounded only by nature. Once we saw it, we knew we had found our home.

To eliminate that feature of our home is to eliminate the feature that drew us there in the first place. It was so difficult to find, and it would be a shame for it to be gone so shortly after our purchase. Virtually every day of the week, we enjoy the beautiful views

of nature from our backyard. Among the trees and bushes just beyond our yard, we have seen gopher tortoises, rabbits, coyotes, and wild turkeys and numerous other species who also call this small, wooded area home. For the peace and safety of us all, please reconsider this proposed zoning change.

Sincerely yours,

Steven and Raysa Anderson
8390 Lake Hill Ct
Spring Hill, FL 34608

Lynne E summers
199 Oak Lake Drive
Spring Hill FL 34608

Hernando County Planning Department
1653 Blaise Drive
Brooksville FL 34601

June 9, 2025

To the Zoning Department,

I attended the June 9th zoning hearing regarding File Number H-25-01 and took the opportunity to speak about the alarming traffic conditions on County Line Road and the serious environmental impact this development will bring. I fully understand that development is inevitable—but what I strongly object to is the lack of thoughtful, proactive planning from the county when it comes to these large-scale projects.

It's no secret that Hernando County has been trying for years to transfer jurisdiction of County Line Road to the state, but those efforts have been unsuccessful, leaving the road in what's still referred to as "yellow." What's more concerning is learning that essential infrastructure—such as fire departments—has not even been allocated for these expansive developments.

Where is the common sense? In many counties across the country, developers are required to share the burden of infrastructure. They must install turn lanes, additional road capacity that aligns with future highway plans, and even contribute to—or build—fire stations when developments exceed a certain size. That's just responsible planning, especially in a disaster-prone state like Florida.

Unfortunately, at the hearing, I was not permitted to offer rebuttal after my three minutes. So I'll offer it here. A representative for the zoning request stated that residents of this new community could make left turns onto County Line Road either from the new development's entrance or via Suncoast Blvd. That suggestion is not only naive—it's dangerous. It makes no difference what road you use to take a left onto County Line; it's a daily hazard.

Currently, residents in Rainbow Hills Estates cut through neighboring subdivisions just to reach Waterfall Road and access a traffic light. But even that is no solution—Waterfall is a narrow two-lane road with an inadequate turn lane. Drivers impatiently swerve onto the shoulder to pass left-turning vehicles, often without slowing down. This is already a recipe for disaster, and we haven't even added the volume from the proposed development.

It was also mentioned that a portion of the undeveloped dirt road, "Pot of Gold," will be paved to the east. Even if the developer attempts to block access through the remaining undeveloped

section, people will find a way through. We already see drivers going off-road to bypass traffic—they won't hesitate to go around a blockade.

Without Hernando County taking a lead role in planning critical infrastructure, we are paving the way to chaos. Traffic collisions, delayed emergency responses, and preventable tragedies will follow. It doesn't have to be this way. With real planning and true partnerships—where developers contribute to the infrastructure they benefit from—growth can happen in a responsible, community-first manner.

Let's not wait for a catastrophe to act. Let's plan like our safety depends on it—because it does.

Thank you for your time<

Lynne E Summers

Opposition to proposal based on planning and zoning standards

I am here today representing the Rainbow Hills Estates HOA which is a community on the northwest corner on the proposal.

I respectfully ask that you vote 'NO' on the proposed development on County Line Rd.

This plan conflicts with Hernando's Future Land Use Element, specifically strategies 1.10B4 and 1.11B4, which prioritize controlled, low-intensity growth to preserve rural character and address urban sprawl prevention. This area known as El Pico is largely rural/agricultural, or single family homes . Many of its residents came to the area to escape exactly this type of development. Adjacent AR-zoned properties lack adequate buffers to manage the abrupt shift to this high-density urban use. The proposed six-foot vinyl fencing fails to protect the rural visual character, violating buffering standards meant to soften such transitions. No wetland study or environmental impact assessment has been conducted, leaving potential ecological harm unaddressed, which is reckless given the area's natural features. The high density and impervious surface coverage will strain storm water management systems, heightening flood risks and damaging wildlife habitats

critical to local biodiversity. Noise and light pollution from this intense development will disrupt the quiet, rural lifestyle of nearby residents. Surrounding property values will likely decline due to this incompatible use, as it clashes with the area's established character. Strategies 1.04B4 and 1.04B5 of the Future Land Use plan emphasize protecting rural zones and ensuring compatible development, but this project disregards those principles, pushing an urbanized footprint that erodes the community's identity. This fits the definition of 'urban sprawl' that the county's own plan tries to prevent. Approving this would set a precedent for ignoring the county's own planning framework. This development, as proposed, must be rejected to uphold Hernando's land use standards.

Thank You,

Signed,

Robert Weaver

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

CPAM2202 - Proposed Revisions to the Future Land Use Element

Land Use Compatibility

Strategy 1.10 B (4): Review all land use applications for compatibility to include:

a. Evaluation of existing uses of land, zonings, and Future Land Uses, including the existing and potential densities and intensities;
b. Consideration of existing development patterns and approved development in the area;
c. Evaluation of existing proposed and anticipated transitions between land uses;
d. Consideration of environmental and cultural features and community characters;
e. Appropriate timing based on the availability of adequate public facilities/services;
f. Consistency with applicable specific area plans, corridor plans and redevelopment plans;
g. Limitations on building height and/or use of increased setbacks; and
h. Transition of density and intensity.

Strategy 1.10B (5): To promote compatible lot size and design and to mitigate potential incompatibilities, residential Master Plan applications will be reviewed for the following:

a. Use of undisturbed native vegetation as a suitable buffer;
b. Use of enhanced buffers to include supplemental trees and shrubs and/or perimeter fencing/walls;
c. Requirements for increased opacity of screening on the site perimeter;
d. Increased setbacks on the site perimeter;
e. The placement of smaller lots internal to the site;
f. The placement of larger lots, similar in size to adjoining lots, on the site perimeter;
g. Increased width of buffers on the site perimeter;
h. Limitations on density consistent with adjoining land uses;
i. Gradual transition of density and lot size; and
j. Proposed residential developments adjacent to residential uses shall demonstrate compatibility through the creation of a similar lot pattern, enhanced screening/buffering or other means. Maintenance and enhancement of rural, scenic, or natural view corridors shall also be a consideration in evaluating compatibility in this area.

Urban Sprawl Prevention

Strategy 1.11 B (4): The following information shall be required when considering rezoning requests in Rural neighborhoods:

a. A narrative describing how the proposed development will maintain and/or protect the existing rural neighborhood, to include:
    1. An analysis of adjacent conditions and proposed development which illustrates protection of the rural character;
    2. An analysis of the existing roadway network and other infrastructure which demonstrates minimal impact;
    3. The applicant shall conduct one (1) neighborhood meeting prior to the Planning and Zoning Commission hearing for citizen input on the proposed petition.

4. A description of the methods proposed protecting rural neighborhoods from the impacts upon adjacent uses that may affect the long-term viability of those neighborhoods. The impacts to be analyzed include unwanted light, noise, physical access, odor, and other disruptions;
5. An analysis of the impact upon, and compatibility with adjoining agricultural uses.; and
6. The need to include a homeowners or deed restriction for lots in the development that the development is adjacent to agricultural uses

Good afternoon Commissioners. My name is Brett LaFreniere...*(spell last name)*, and I have been sworn in.

As a voice for 61 families of Rainbow Hills Estates, I'm here to express strong opposition to the proposed rezoning petition on County Line Road.

While the residents of Rainbow Hills understand the importance of economic growth, this proposal is incompatible with both current infrastructure realities and the county's long-term planning documents.

First, as identified by the Florida Senate's Local Funding Initiative Request #2528 for FY24-25, County Line Road is not just another roadway...it's a major east-west artery linking US-19 to the Suncoast Parkway to US-41. It serves a critical role in our regional transportation network and also functions as a designated emergency evacuation route. As indicated in the last Florida Department of Transportation Traffic Engineering Analysis in 2000, this section of road is already strained. FDOT identified it is operating at a Level-D and projected it would decline to a Level-F by 2025, the lowest rating on their scale. Significant traffic congestion, further wear-and-tear, and increased accidents will be a certainty if this project moves forward.

Second, the Metropolitan Planning Organization's Long Range Transportation Plan specifically calls for widening this section of County Line into four lanes with a sidewalk. However, the proposed development directly conflicts. As an example, the developer is requesting a setback deviation of 75 feet, reducing the County's planning setback by 50 feet. Approving this would either compromise that expansion or force costly redesigns, placing an unnecessary burden on taxpayers and further delaying necessary improvements.

Third, the county's Future Land Use Element, Section 1.08B, explicitly requires that new development along this stretch produce low to moderate trip generation rates. This policy is not just a suggestion-it's a guideline intended to protect the long-term functionality and safety of County Line Road. Currently, there are two segments of County Line that are only 2 lanes, one of those is directly in front of the proposed development! The total development's density and intensity of 170 townhomes, 15 apartments, etc. which brings a minimum planning factor of 378 more vehicles to this stretch of road, which will amplify an already congested roadway, worsen commuter travel time, and increase evacuation times. This level of density is completely out of scale with what is currently appropriate for the area.

Finally, approving this development would set a dangerous precedent: allowing incompatible projects to override long-term planning, public safety concerns, and existing land use policy. We owe it to our

residents-and our first responders-to make decisions that are not only forward-looking, but grounded in the principles we've already agreed to as a community.

We strongly urge you to deny this proposal and ask the applicant to bring forward a plan that aligns with both our infrastructure capacity and our long-term vision for the area.

Thank you for your time and consideration.

FDOT Tampa Bay
Florida Department of Transportation

CR 578 (County Line Road) from east of East Road to Spring Time Street 257298-3-52-01

Project Details	
Work Type	Reconstruction
Phase	Design
Limits	From east of East Rd. to Spring Time St.
Length	2.6 miles
City	Spring Hill
County	Hernando Pasco
Road	County Line Rd
Design Cost	$3.6M
ROW Cost	$7M

Contact Information

Design Manager
Mary Lou Godfrey
813-981-3811
Marylou.Godfrey@dot.state.fl.us

Media Contact
Kris Carson
813-975-6060
Kristen.Carson@dot.state.fl.us

About

This project will reconstruct CR 578 (County Line Road) from east of East Rd. to Spring Time St. from a two-lane road to a four-lane divided roadway along the border of Pasco and Hernando counties. A new sidewalk will be built on the north side and a shared-use path will be built on the south side of the road.

Right of way acquisition will be required for the roadway and drainage ponds.

The project is currently under design. Construction is not funded at this time.

FDOT design 257298-3-52-01

Hernando Sun
Your Weekly Local Newspaper.

THE HERNANDO SUN; Published Weekly

Brooksville Hernando County FLORIDA

PUBLISHER'S AFFIDAVIT OF PUBLICATION
STATE OF FLORIDA
COUNTY OF HERNANDO :

Before the undersigned authority, Julie B. Maglio, personally appeared, who on oath, says that she is Editor of the Hernando Sun, a weekly newspaper published at Brooksville in Hernando County, Florida, that the attached copy of the advertisement, being a
NOTICE OF PUBLIC HEARING

in the matter of
APPLICANT: Southern Valley Homes, LLC

was published in said newspaper by print in the issue(s) of:
May 30, 2025

and/or by publication on the newspaper's publicly available website, if authorized, on May 30, 2025

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

(Signature of Affiant)

Sworn to and subscribed before me
This 2nd day of June, 2025.

(Signature of Notary Public) LISA M. MACNEIL
NOTARY PUBLIC STATE OF FLORIDA
Commission # HH 254975
Expires April 19, 2026

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally known ✓ or

produced identification_____

Type of identification produced_____

NOTICE OF PUBLIC HEARING
HERNANDO COUNTY, FLORIDA

PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission 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 June 9, 2025. **The meeting starts at 9:00 AM and the cases will be heard thereafter in the order established when the agenda is published.**

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 August 5, 2025. **The meeting starts at 9:00 AM and the cases will be heard thereafter in the order established when the Board agenda is published.**

APPLICANT:	Southern Valley Homes, LLC
FILE NUMBER:	H-24-71
REQUEST:	AR-2(Agricultural Residential 2) to AC(Agricultural Commercial)
GENERAL LOCATION:	North side of Wiscon Road, approximately 670' east of California Street
PARCEL KEY NUMBER:	345736
APPLICANT:	Lance Lowery
FILE NUMBER:	H-24-81
REQUEST:	Rezoning from R1-A (Residential) and C-2 (Highway Commercial) to PDP(GC) Planned Development Project (General Commercial) with a specific C-2 use for outdoor storage
GENERAL LOCATION:	Approximately 175' north of Cortez Boulevard, bounded by Mondon Hill Road and Raley Road.
PARCEL KEY NUMBER:	1181090, 1181081, 1181125, 822872
APPLICANT:	Meridien Development LLC Mark Keschl
FILE NUMBER:	H-24-82
REQUEST:	Rezoning from PDP(SU)/Planned Development Project (Special Use) to PDP(GC)/Planned Development Project (General Commercial) with a Specific C-2 use for drive in restaurant with deviations
GENERAL LOCATION:	Northeast corner of Commercial Way and Spring Hill Drive
PARCEL KEY NUMBER:	411931
APPLICANT:	Arsany 66th Street, LLC
FILE NUMBER:	H-25-01
REQUEST:	Rezoning from AR-2 (Agricultural/Residential) to PDP(MF) Planned Development Project (Multifamily), PDP(GC) Planned Development Project (General Commercial), and PDP(SF)Planned Development Project (Single Family) with deviations
GENERAL LOCATION:	North of County Line Road, South of Pot O Gold Lane, approximately 1000' west of the intersection of County Line Road and Suncoast Boulevard
PARCEL KEY NUMBER:	189940, 189959

Notice Continues on Page 2

APPLICANT:	Alton B. Wingate
FILE NUMBER:	H-25-05
REQUEST:	Rezoning from AG (Agricultural) to PD-P(GC) Planned Development Project with a Special Exception for an Educational Facility
GENERAL LOCATION:	Northwest corner of Citrus Way and Ponce De Leon Boulevard
PARCEL KEY NUMBER:	332367

APPLICANT:	Sunny Pines of Hernando LLC
FILE NUMBER:	H-25-07
REQUEST:	Re-Establish Master Plan on Property Zoned Combined Planned Development Project with C2 and R1MH Uses and deviations
GENERAL LOCATION:	Northwest corner of SR 50 and Mondon Hill Road
PARCEL KEY NUMBER:	370360

APPLICANT:	Britton and Kayla Cox
FILE NUMBER:	H-25-11
REQUEST:	Rezoning from R-1C (Residential) to AR (Agricultural/Residential)
GENERAL LOCATION:	Double frontage on Yellow Frog Ave and Palmdale Road
PARCEL KEY NUMBER:	610173

APPLICANT:	Jorge Sabater
FILE NUMBER:	H-25-12
REQUEST:	Rezoning from C-4 (Heavy Highway Commercial) to C-2 (Highway Commercial)
GENERAL LOCATION:	North side of Chambord St, approximately 690 Feet from Sunshine Grove Rd.
PARCEL KEY NUMBER:	998870

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.

Documentation 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 Jessica Wright, County Administration Building, 15470 Flight Path Drive Brooksville, FL 34604, telephone 352-754-4002, no later than three (3) days prior to the proceedings. If hearing impaired, please call 1-800-676-3777 for assistance.

/s/ Omar DePablo
Development Services Director
Hernando County Planning Division

Published: May 30, 2025

Hernando Sun
Your Weekly Local Newspaper.

THE HERNANDO SUN; Published Weekly

Brooksville Hernando County FLORIDA

PUBLISHER'S AFFIDAVIT OF PUBLICATION
STATE OF FLORIDA
COUNTY OF HERNANDO :

Before the undersigned authority, Julie B. Maglio, personally appeared, who on oath, says that she is Editor of the Hernando Sun, a weekly newspaper published at Brooksville in Hernando County, Florida, that the attached copy of the advertisement, being a
NOTICE OF PUBLIC HEARING

in the matter of
APPLICANT: Southern Valley Homes, LLC

was published in said newspaper by print in the issue(s) of:
May 30, 2025

and/or by publication on the newspaper's publicly available website, if authorized, on May 30, 2025

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

(Signature of Affiant)

Sworn to and subscribed before me
This 2nd day of June, 2025.

(Signature of Notary Public) LISA M. MACNEIL
Commission # HH 254975
Expires April 19, 2026

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally known ✓ or

produced identification_____

Type of identification produced_____

NOTICE OF PUBLIC HEARING
HERNANDO COUNTY, FLORIDA

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APPLICANT:	Lance Lowery
FILE NUMBER:	H-24-81
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FILE NUMBER:	H-25-01
REQUEST:	Rezoning from AR-2 (Agricultural/Residential) to PDP(MF) Planned Development Project (Multifamily), PDP(GC) Planned Development Project (General Commercial), and PDP(SF)Planned Development Project (Single Family) with deviations
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Notice Continues on Page 2

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FILE NUMBER:	H-25-05
REQUEST:	Rezoning from AG (Agricultural) to PD-P(GC) Planned Development Project with a Special Exception for an Educational Facility
GENERAL LOCATION:	Northwest corner of Citrus Way and Ponce De Leon Boulevard
PARCEL KEY NUMBER:	332367
APPLICANT:	Sunny Pines of Hernando LLC
FILE NUMBER:	H-25-07
REQUEST:	Re-Establish Master Plan on Property Zoned Combined Planned Development Project with C2 and R1MH Uses and deviations
GENERAL LOCATION:	Northwest corner of SR 50 and Mondon Hill Road
PARCEL KEY NUMBER:	370360
APPLICANT:	Britton and Kayla Cox
FILE NUMBER:	H-25-11
REQUEST:	Rezoning from R-1C (Residential) to AR (Agricultural/Residential)
GENERAL LOCATION:	Double frontage on Yellow Frog Ave and Palmdale Road
PARCEL KEY NUMBER:	610173
APPLICANT:	Jorge Sabater
FILE NUMBER:	H-25-12
REQUEST:	Rezoning from C-4 (Heavy Highway Commercial) to C-2 (Highway Commercial)
GENERAL LOCATION:	North side of Chambord St, approximately 690 Feet from Sunshine Grove Rd.
PARCEL KEY NUMBER:	998870

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/s/ Omar DePablo
Development Services Director
Hernando County Planning Division

Published: May 30, 2025

Hernando Sun
Your Weekly Local Newspaper.

THE HERNANDO SUN; Published Weekly

Brooksville Hernando County FLORIDA

PUBLISHER'S AFFIDAVIT OF PUBLICATION
STATE OF FLORIDA
COUNTY OF HERNANDO :

Before the undersigned authority, Julie B. Maglio, personally appeared, who on oath, says that she is Editor of the Hernando Sun, a weekly newspaper published at Brooksville in Hernando County, Florida, that the attached copy of the advertisement, being a
CLK25-128 NOTICE OF PUBLIC HEARING HERNANDO COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

in the matter of
BOCC Public Hearing on October 7, 2025

was published in said newspaper by print in the issue(s) of:
September 26, 2025

and/or by publication on the newspaper's publicly available website, if authorized, on September 26, 2025

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

(Signature of Affiant)

Sworn to and subscribed before me
This 29th day of September, 2025.

(Signature of Notary Public)

LISA M. MACNEIL
Commission # HH 254975
Expires April 19, 2026

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally known ✓ or

produced identification_____

Type of identification produced_____

CLK25-128

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 7, 2025. **The meeting starts at 9:00 AM and the cases will be heard thereafter in the order established when the Board agenda is published.**

APPLICANT: Arsany 66th Street, LLC
FILE NUMBER: H-25-01
REQUEST: Rezoning from AR-2 (Agricultural/Residential) to PDP(MF) Planned Development Project (Multifamily), PDP(GC) Planned Development Project (General Commercial), and PDP(SF)Planned Development Project (Single Family) with deviations
GENERAL LOCATION: North of County Line Road, South of Pot O Gold Lane, approximately 1000' west of the intersection of County Line Road and Suncoast Boulevard
PARCEL KEY NUMBER: 189940, 189959

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.

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/s/ Omar DePablo
Development Services Director
Hernando County Planning Division

Published: September 26, 2025

From: Lashaundra Ellison
To: Michelle Miller
Subject: FW: October BOCC Meetings H-25-01 Arsany 66th, LLC Advertising Costs
Date: Thursday, September 18, 2025 3:48:44 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: permitting@procivil360.com <permitting@procivil360.com>
Sent: Thursday, September 18, 2025 3:22 PM
To: Victoria Via <VVia@co.hernando.fl.us>; Lashaundra Ellison <LEllison@hernandocounty.us>
Cc: 'Alan Garman' <agarman@procivil360.com>; frontdesk@procivil360.com
Subject: RE: October BOCC Meetings H-25-01 Arsany 66th, LLC Advertising Costs

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.

We just had a conference call with the owner and want to postpone our item for October. Not sure who I need to reach out to. There fore we will not be picking up the signs. Please call me if you have any questions or concerns.

Thank you,
Holly

From: Victoria Via <VVia@co.hernando.fl.us>
Sent: Wednesday, September 17, 2025 3:40 PM
To: Lashaundra Ellison <LEllison@hernandocounty.us>; permitting@procivil360.com
Subject: RE: October BOCC Meetings H-25-01 Arsany 66th, LLC Advertising Costs

Good afternoon,

The signs have to be posted by Friday September 26, 2025, with the sign affidavit returned no later than Monday September 29, 2025.
The signs can be picked up starting Monday.

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

From: Lashaundra Ellison <LEllison@hernandocounty.us>
Sent: Wednesday, September 17, 2025 3:30 PM
To: Victoria Via <VVia@co.hernando.fl.us>
Subject: FW: October BOCC Meetings H-25-01 Arsany 66th, LLC Advertising Costs

Hi Victoria,

See below.. can you advise of the pickup date?

Thank you,

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
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number and subdivision name in the subject line. **

From: permitting@procivil360.com <permitting@procivil360.com>
Sent: Wednesday, September 17, 2025 2:51 PM
To: Lashaundra Ellison <LEllison@hernandocounty.us>
Cc: frontdesk@procivil360.com; helliott@procivil360.com
Subject: RE: October BOCC Meetings H-25-01 Arsany 66th, LLC Advertising Costs

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.

What day next week can we pick up the signs?

Holly

From: Lashaundra Ellison <LEllison@hernandocounty.us>
Sent: Wednesday, September 17, 2025 11:41 AM
To: permitting@procivil360.com
Subject: RE: October BOCC Meetings H-25-01 Arsany 66th, LLC Advertising Costs

Holly,

Yes, you can bring the check when picking up the signs.

See the requirements for sign posting below:

Section 7. - Required notices for public hearing.

B. Required sign notice:

The applicant shall, upon fixing a date for public hearing on a proposed zoning amendment involving a change in Zoning district classification and **not less than ten (10) days prior to the date set for the first public hearing**, provide sign notice by posting sign(s) on the parcel of land for which the change in Zoning district classification is proposed.

https://library.municode.com/fl/hernando_county/codes/code_of_ordinances?nodeId=PTIICOOR_APXAZO_ARTVIAM_S7RENOPUHE

Thank you,

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
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From: permitting@procivil360.com <permitting@procivil360.com>
Sent: Wednesday, September 17, 2025 11:18 AM
To: Lashaundra Ellison <LEllison@hernandocounty.us>
Subject: RE: October BOCC Meetings H-25-01 Arsany 66th, LLC Advertising Costs

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.

Can I bring the check when I pick up the signs? Also, do they have to be posted 10 business days prior of just 10 days?

Holly

From: Lashaundra Ellison <LEllison@hernandocounty.us>
Sent: Wednesday, September 17, 2025 8:31 AM
To: PERMITTIN <permitting@procivil360.com>
Subject: RE: October BOCC Meetings H-25-01 Arsany 66th, LLC Advertising Costs

Good Morning Holly,

See attached the invoice associated with the advertising cost of H-25-01.

Payment must be received prior to signs being released.

Thank you,

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

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From: Nichole Street <nstreet@co.hernando.fl.us>
Sent: Wednesday, September 17, 2025 8:23 AM
To: Lashaundra Ellison <LEllison@hernandocounty.us>; Michelle Miller <MLMiller@co.hernando.fl.us>
Subject: FW: October BOCC Meetings

Can you help with this one.

Thank you,

Nichole Street | Planner II
Planning And Zoning Division | Development Services Department
1653 Blaise Drive, Brooksville, FL 34601
Phone: (352) 754-4057 ext. 28033
Fax: (352) 754-4420
Email: NStreet@hernandocounty.us
Website: https://www.hernandocounty.us/departments/departments-n-z/planning
Office Hours: 7:30AM-4:00PM- Lobby Closes at 3:30pm

**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: permitting@procivil360.com <permitting@procivil360.com>
Sent: Wednesday, September 17, 2025 8:11 AM
To: Nichole Street <nstreet@co.hernando.fl.us>
Subject: RE: October BOCC Meetings

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.

H-25-01; this is the one that keeps getting postponed

From: Nichole Street <nstreet@co.hernando.fl.us>
Sent: Wednesday, September 17, 2025 8:10 AM
To: permitting@procivil360.com
Subject: RE: October BOCC Meetings

Hi Holly,

The owner or their representative is responsible. What is your file number?

Thank you,

Nichole Street | Planner II
Planning And Zoning Division | Development Services Department
1653 Blaise Drive, Brooksville, FL 34601
Phone: (352) 754-4057 ext. 28033
Fax: (352) 754-4420
Email: NStreet@hernandocounty.us
Website: https://www.hernandocounty.us/departments/departments-n-z/planning
Office Hours: 7:30AM-4:00PM- Lobby Closes at 3:30pm

**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: permitting@procivil360.com <permitting@procivil360.com>
Sent: Tuesday, September 16, 2025 3:21 PM
To: Nichole Street <nstreet@co.hernando.fl.us>
Subject: RE: October BOCC Meetings

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.

Thank you; if I remember correctly, the owner is responsible for the advertising. What do I need to do?

Holly

From: Nichole Street <nstreet@co.hernando.fl.us>
Sent: Tuesday, September 16, 2025 2:46 PM
To: permitting@procivil360.com
Subject: RE: October BOCC Meetings

October land use meeting is October 7, 2025

Thank you,

Nichole Street | Planner II
Planning And Zoning Division | Development Services Department
1653 Blaise Drive, Brooksville, FL 34601
Phone: (352) 754-4057 ext. 28033
Fax: (352) 754-4420
Email: NStreet@hernandocounty.us
Website: https://www.hernandocounty.us/departments/departments-n-z/planning
Office Hours: 7:30AM-4:00PM- Lobby Closes at 3:30pm

**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: permitting@procivil360.com <permitting@procivil360.com>
Sent: Tuesday, September 16, 2025 11:34 AM
To: Nichole Street <nstreet@co.hernando.fl.us>
Subject: October BOCC Meetings

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'm not sure if I'm supposed to reach out to and if not maybe you can direct me in the right direction. We have project that was postponed to October; do you know which date is the Land Use Hearing?

Thank you,
Holly

See Proof on Next Page

AFFIDAVIT OF PUBLICATION

Hernando County
20 N. Main St. Rm. 362, Brooksville, FL 34601
(352) 754-4180

State of Florida, County of Broward, 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:
- Jan 23, 2026

Notice ID: tKMlG9vy2VM64nncYrfv

Notice Name: Notice of Public Hearing

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

SHERI SMITH
Notary Public - State of Florida
Commission # HH269383
Expires on May 31, 2026

VERIFICATION

State of Florida
County of Broward

Signed or attested before me on this: 01/30/2026

S Smith

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 February 3, 2026. **The meeting starts at 9:00 AM and the case will be heard thereafter in the order established when the Board agenda is published.**

APPLICANT: Arsany 66th Street, LLC
FILE NUMBER: H-25-01
REQUEST: Rezoning from AR-2 (Agricultural/Residential) to PDP(MF) Planned Development Project (Multifamily), PDP(GC) Planned Development Project (General Commercial), and PDP(SF)Planned Development Project (Single Family) with deviations
GENERAL LOCATION: North of County Line Road, South of Pot O Gold Lane, approximately 1000' west of the intersection of County Line Road and Suncoast Boulevard
PARCEL KEY NUMBER: 189940, 189959

Interested parties may appear at the meeting and be heard on this matter. 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.

Documentation 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 Dave Aura, County Administration Building, 15470 Flight Path Drive Brooksville, FL 34604, telephone 352-442-7787, no later than three (3) days prior to the proceedings. If hearing impaired, please call 1-800-676-3777 for assistance.

/s/ Omar DePablo
Development Services Director
Hernando County Planning Division

Publish: January 23, 2026

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: Arsany 66th Street, LLC

FILE NUMBER: H-25-01

REQUEST: Rezoning from AR-2/(Agricultural/Residential 2) to PDP(MF)/Planned Development Project (Multifamily), PDP(GC)/Planned Development Project (General Commercial), and PDP(SF)/Planned Development Project (Single Family) with deviations

GENERAL LOCATION: North of County Line Road, South of Pot O' Gold Lane, approximately 1000' west of the intersection of County Line Road and Suncoast Boulevard

PARCEL KEY NUMBERS: 189940, 189959

REQUEST: Rezoning from AR-2/(Agricultural/Residential 2) to PDP(MF)/Planned Development Project (Multifamily), PDP(GC)/Planned Development Project (General Commercial), 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 INCONSISTENT 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 INCONSISTENT 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 AR-2/(Agricultural/Residential 2) to PDP(MF)/Planned Development Project (Multifamily), PDP(GC)/Planned Development Project (General Commercial), 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

TITLE
Resolution Ratifying Denial of Rezoning Petition Submitted by Lydia M. Cruz for Property Located on Blanford Street (H2548)

BRIEF OVERVIEW
Rezoning Request:
Rezoning from AG (Agricultural) to AR-2 (Agricultural/Residential 2)

General Location:
Northern apex of Blanford Street approximately 715 feet west of Daly Road

Parcel Key Number:
1057509

Public Hearing History
On December 8, 2025, 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 AR-2 (Agricultural/Residential 2).

On February 3, 2026, the Board of County Commissioners voted 5-0 to deny the petitioner's request for a rezoning from AG (Agricultural) to AR-2 (Agricultural/Residential 2).

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 Zoning District Amendment must be consistent with the Comprehensive Plan.

RECOMMENDATION
It is recommended that the Board adopt and authorize the Chairman's signature on the attached resolution ratifying the Board's action to deny the petitioner's request for a rezoning from AG (Agricultural) to AR-2 (Agricultural/Residential 2).

REVIEW PROCESS

Omar DePablo	Approved	03/11/2026 9:05 AM
Michelle Miller	Approved	03/11/2026 11:38 AM
Stephanie Stevens	Approved	03/11/2026 3:12 PM
Erin Dohren	Approved	03/16/2026 7:31 AM
Pamela Hare	Approved	03/16/2026 1:00 PM

Natasha Lopez Perez	Approved	03/17/2026 2:59 PM
Heidi Prouse	Approved	03/18/2026 9:54 AM
Toni Brady	Approved	03/19/2026 6:15 PM
Jeffrey Rogers	Approved	03/30/2026 4:33 PM
Colleen Conko	Approved	03/30/2026 4:35 PM

HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. _____ Official Date Stamp:

RECEIVED

SEP 03 2025

Hernando County Development Services
Zoning Division

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: Sept. 2 2025

APPLICANT NAME: LYDIA M. CRUZ
Address: 15375 Blanford St.
City: Brooksville State: FL Zip: 34601
Phone: 786 423 5565 Email: Lmcruz58@gmail.com
Property owner's name: *(if not the applicant)* _____

REPRESENTATIVE/CONTACT NAME: LYDIA M CRUZ
Company Name: _____
Address: 15375 Blanford St
City: Brooksville State: FL Zip: 34601
Phone: 786 423 5565 Email: Lmcruz58@gmail.com

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

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 01057509 PARCEL# R 21 421 20 0000 0190 0030
2. SECTION _____, TOWNSHIP _____, RANGE _____
3. Current zoning classification: AG
4. Desired zoning classification: AR2
5. Size of area covered by application: 108,900 Squasl feet (2.5 acres)
6. Highway and street boundaries: Blanford St
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, LYDIA M CRUZ, 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
The foregoing instrument was acknowledged before me this 3rd day of September, 2025, by Lydia Cruz who is personally known to me or produced Fl DL as identification.

REDACTED

_____
Signature of Notary Public

JESSICA LANE VARGAS
Notary Public
State of Florida
Comm# HH265410
Expires 6/6/2026

Notary Seal/Stamp

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

Lydia Cruz
KEY # 0105709
PARCEL # R21 421 20 0000 0190 0030

15375 Branford St
Brooksville, FL 34601

Zoning Department

Narrative Description of the Request

- Rezoning from AG to AR2

Proposal

a. Land will be used for residential purposes, approximately 1.1 and 1.4 acres.
b. One home per site
c. A house about 1200-1500 square feet.
d. None

Site characteristics

A. Current lot size is 2.5 acres
B. Residential
C. None

Environmental considerations

a. Non-flood zone
b. N/A
c. Well for water and septic tank on site.
d. None

Site plan Discussion in the Narrative

A. I wish to rezone my property so I can do a Division application. I want to give part of my property to my sister.
B. More than 100 ft.
C. Proposed setbacks or front 183 ft., side 40 ft., back 60 ft. Minimum size is 1 acre.
D. Improving existing easement
E. N/A

Impacts to Public Facilities

A. No impact
B. No impact

On Branford St. there are a series of 1 acre lots.

STAFF REPORT

HEARINGS:	Planning & Zoning Commission: Board of County Commissioners:	December 8, 2025 February 3, 2026
APPLICANT:	Lydia M Cruz	
FILE NUMBER:	H-25-48	
REQUEST:	Rezoning from AG (Agricultural) to AR-2 (Agricultural/Residential 2)	
GENERAL LOCATION:	Northern apex of Blanford Street approximately 715 feet west of Daly Road	
PARCEL KEY NUMBER(S):	1057509	

APPLICANT'S REQUEST

The petitioner is requesting a rezoning of their 4.7-acre parcel from AG (Agricultural) to AR-2 (Agricultural/Residential 2). If the rezoning is approved, the petitioner plans to submit a Class D subdivision to split the parcel into 2 lots. The minimum size of a newly created agricultural parcel is one unit per 10.0 acres. The parcel currently does not meet the size requirements to subdivide. Rezoning the parcel to AR-2 (Agricultural Residential 2) would allow one unit per acre.

Site Size	2.5 Acres	
Surrounding Zoning; Land Uses	North:	AG (Agricultural)
	South:	R1A (Residential)
	East:	AG (Agricultural)
	West:	AG (Agricultural)
Current Zoning:	AG	
Future Land Use Map Designation:	Rural	

ENVIRONMENTAL REVIEW

The petitioner shall be required to comply with all applicable Southwest Florida Water management district and FWC permits.

UTILITIES REVIEW

Hernando County Utilities Department (HCUD) does not currently supply water or wastewater service to this parcel. Water and wastewater are not available to this parcel. HCUD has no objection to the zoning change from AG to AR2.

ENGINEERING REVIEW

The subject site is located Blanford Street approximately 715 feet from Daly Road. The County Engineer has reviewed the petitioner's request and has the following comments:

- Clarify how will new parcel have access.
- Driveway connections must be built to county standards, paved driveway aprons required for connection to paved county roadway.

Comments: At the time of the Class D subdivision application, the petitioner shall be required to provide a Public Works Clearance form that shows the driveway access and means of access to the newly created parcel.

LAND USE REVIEW

Minimum AR-2 (Agricultural/Residential)2 Building Setbacks:

- Front: 50'
- Side: 10'
- Rear: 35'

The AR-2 district is designed to allow the continued development of low-density, single-family housing. The Hernando County Code of Ordinances, Appendix A, Article IV, Section 13 identifies the permitted uses within the AR zoning district as follows:

A. The following regulations apply to agricultural/residential districts as indicated:

(1) Permitted uses:

(a) All agricultural/residential districts:

i. Aquaculture
ii. Grazing livestock at the rate of one mature animal and offspring less than one year of age, per acre.
iii. Poultry and swine for home consumption maintained at least seventy-five (75) feet from adjacent property.
iv. Horticultural specialty farms, including the cultivation of crops.
v. Accessory structures related to the principal use of the land.
vi. Pigeon aviaries with a maximum of 1,500 square feet of area devoted to housing pigeons per acre.
vii. Sales on the premises of permitted agricultural products produced on the premises: provided that where such products are sold from roadside stands, such stand shall be set back a safe distance from any public street right-of-way and shall provide for automobile access and off-street parking space in such a manner so as to not create an

undue traffic hazard on the street on which such roadside stand is located.

(d) Agricultural/residential-2:

i. Single-family dwellings

ii. Mobile homes

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

The subject property is located within the Rural Land Use designation on the County's adopted Comprehensive Plan. The petitioner's parcel is located on Sunshine Grove Road; the parcels immediately across the street are AG (Agricultural); however, they are similar in size to the anticipated lot size to be created through this rezoning and subsequent subdivision.

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.

Comments: The proposed rezoning is consistent with the strategies for rural density and the pattern of land development on the surrounding parcels.

FINDINGS OF FACT

A rezoning from AG (Agricultural) to AR-2 (Agricultural/Residential 2) is appropriate based on consistency with the Objectives for the Rural Land Use Classification within the County's adopted Comprehensive Plan.

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 AR-2 (Agricultural/Residential 2).

PLANNING AND ZONING RECOMMENDATION

On December 8, 2025, 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 AR-2 (Agricultural/Residential 2).

BOCC ACTION

On February 3, 2026, the Board of County Commissioners voted 5-0 to deny the petitioners request for a Rezoning from AG (Agricultural) to AR-2 (Agricultural/Residential 2).

MASTER PLAN # KEY # 1057509

PARCEL # R21 421 20 0000 0190 0030

ADDRESS:
15375 Blanford St
Brooksville, FL 34601

Tyler St

easeway

gate

entrance for 2nd property

gate

proposed home

proposed setback

about 10 ft

61 ft

setback ≈ 103ft

setback

Shed

setback 82 ft

PROPOSED SPLIT LAND IN GREEN

15375

setback ≈ 178ft

proposed setback ≈ 76ft

Pool

setback ≈ 116ft

setback ≈ 183ft

320 ft

320 ft

1 Square = 6 ft ≈

Shed

going zone - AG. to. AR2

House 15341

gate

Blanford St

see attach easeway printed by Public works

N

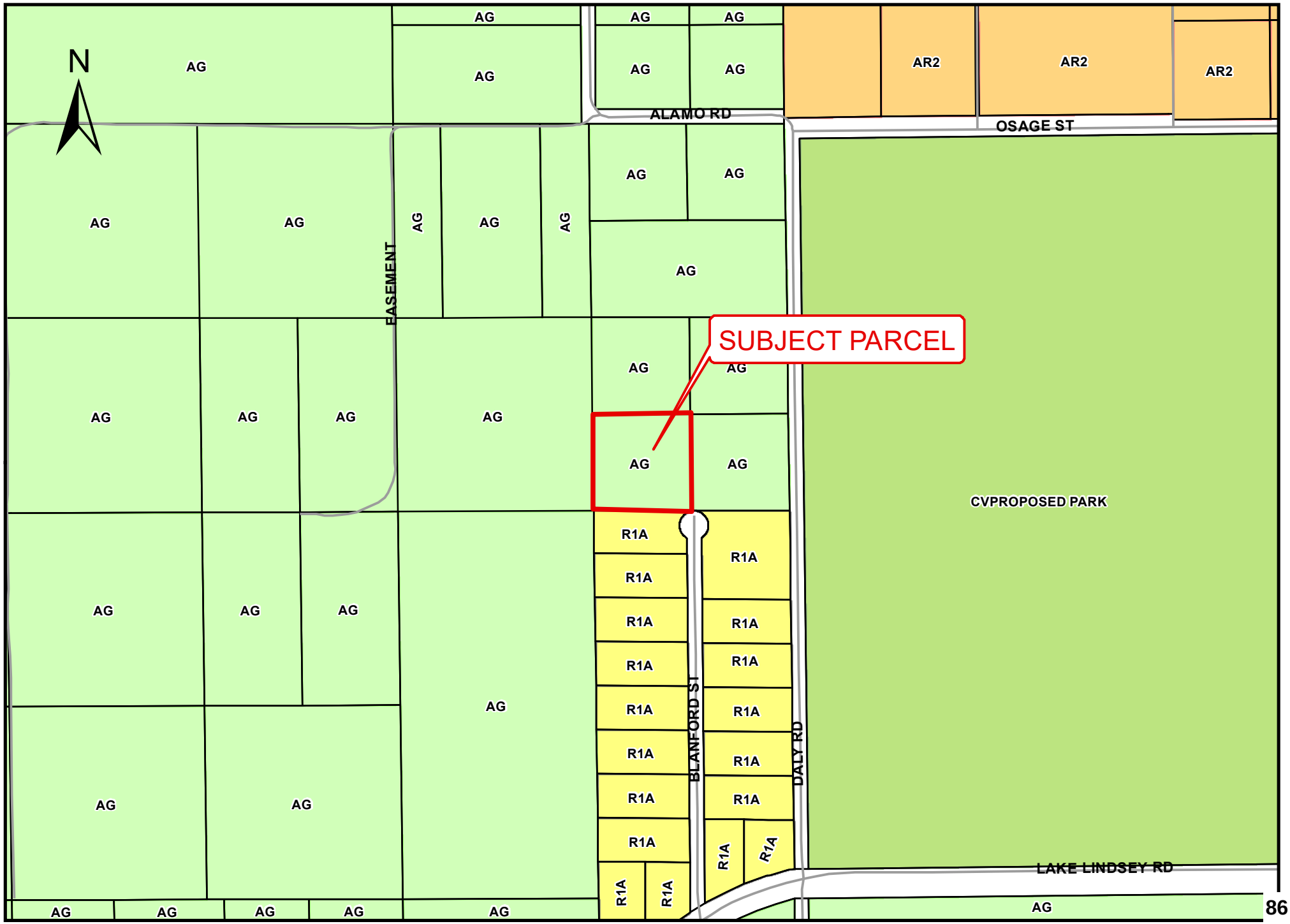
W E

S

Total area 2.5

H-25-48

This map was prepared by this office to be used as an aid in 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.



H-25-48

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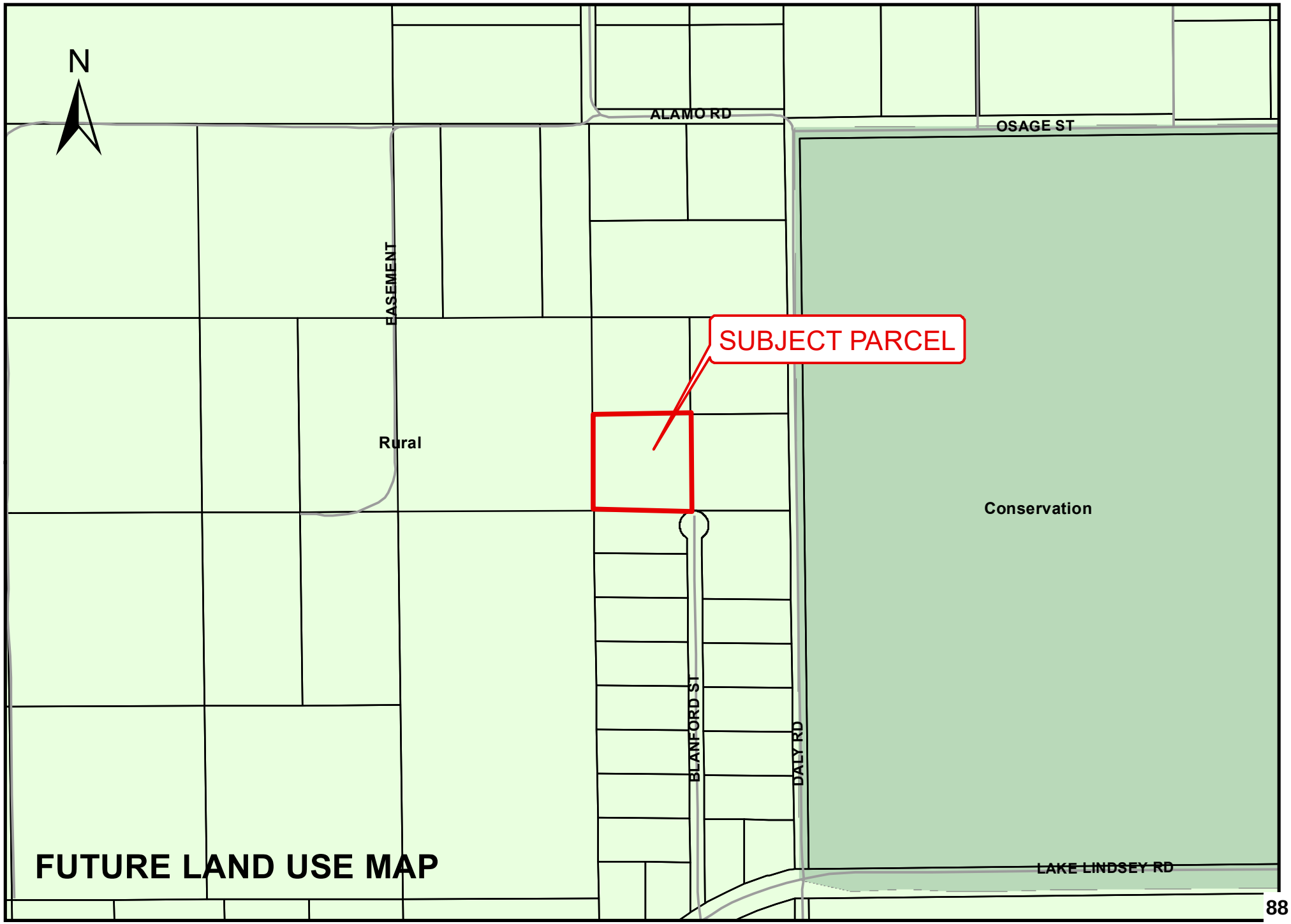
H-25-48

This map was prepared by this office to be used as an aid in 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 Sun
Your Weekly Local Newspaper.

THE HERNANDO SUN; Published Weekly

Brooksville Hernando County FLORIDA

PUBLISHER'S AFFIDAVIT OF PUBLICATION
STATE OF FLORIDA
COUNTY OF HERNANDO :

Before the undersigned authority, Julie B. Maglio, personally appeared, who on oath, says that she is Editor of the Hernando Sun, a weekly newspaper published at Brooksville in Hernando County, Florida, that the attached copy of the advertisement, being a
Hernando County Planning & Zoning - Rezoning & Master Plan Public Hearings

in the matter of
Rezoning and master plan requests before the Hernando County Planning and Zoning Commission and Board of County Commissioners

was published in said newspaper by print in the issue(s) of:
November 28, 2025

and/or by publication on the newspaper's publicly available website, if authorized, on November 28, 2025

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

(Signature of Affiant)

Sworn to and subscribed before me
This 1st day of December, 2025.

(Signature of Notary Public)

NOTARY PUBLIC STATE OF FLORIDA
LISA M. MACNEIL
Commission # HH 254975
Expires April 19, 2026

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally known ✓ or

produced identification_____

Type of identification produced_____

NOTICE OF PUBLIC HEARING
HERNANDO COUNTY, FLORIDA

PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission 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 December 8, 2025. **The meeting starts at 9:00 AM and the cases will be heard thereafter in the order established when the agenda is published.**

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 February 3, 2026. **The meeting starts at 9:00 AM and the cases will be heard thereafter in the order established when the Board agenda is published.**

APPLICANT:	Medhat Kodsi
FILE NUMBER:	H-24-77
REQUEST:	Rezoning from R1C (Residential) to PDP(GC) Planned Development Project (General Commercial) and PD-P(MF) Planned Development Project (Multifamily) and to Establish an Associated Master Plan with deviations
GENERAL LOCATION:	East side of Commercial Way approximately 0.14 miles south of Zebrafinch Avenue.
PARCEL KEY NUMBER:	62345, 634353, 634406
APPLICANT:	Richard Roach and Kimberly Roach
FILE NUMBER:	H-25-35
REQUEST:	Rezoning from R-1C(Residential) to AR(Agricultural/Residential)
GENERAL LOCATION:	South side of Faculty Street, approximately 325' west of the intersection of Split Stone Drive and Faculty Street
PARCEL KEY NUMBER:	22521
APPLICANT:	Lisa Tabbert
FILE NUMBER:	H-25-46
REQUEST:	Rezoning from AG (Agricultural) to AR-2 (Agricultural /Residential 2)
GENERAL LOCATION:	Northeast corner of the intersection of Blackjack Street and Pineda Avenue
PARCEL KEY NUMBER:	401238
APPLICANT:	Lydia M Cruz
FILE NUMBER:	H-25-48
REQUEST:	Rezoning from AG (Agricultural) to AR-2 (Agricultural/Residential 2)
GENERAL LOCATION:	Northern apex of Blanford Street approximately 715 feet west of Daly Road
PARCEL KEY NUMBER:	1057509
APPLICANT:	Soffron Holdings, LLC
FILE NUMBER:	H-25-51
REQUEST:	Master Plan Revision on Property Zoned PDP(GC) Planned Development Project (General Commercial) with specific C-2 uses for mini-warehouses and outdoor storage with deviations to remove outdoor storage use
GENERAL LOCATION:	Southeast corner of Alcan Avenue and Landover Boulevard
PARCEL KEY NUMBER:	417481
APPLICANT:	APD Advanced Stabilization dba APD Foundation Repair
FILE NUMBER:	H-25-53
REQUEST:	Rezoning from AG (Agricultural) to C-2 (Highway Commercial) for a Foundation Repair business
GENERAL LOCATION:	Northwest corner of Manecke Road and Ponce De Leon Boulevard
PARCEL KEY NUMBER:	350907

Notice Continues on Page 2

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.

Documentation 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 Lissette Gardner, Hernando County Risk Management, 15470 Flight Path Drive Brooksville, FL 34604, telephone 352-754-4000, no later than three (3) days prior to the proceedings. If hearing impaired, please call 1-800-676-3777 for assistance.

/s/ Omar DePablo
Development Services Director
Hernando County Planning Division

Published: November 28, 2025

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: Lydia M. Cruz

FILE NUMBER: H-25-48

REQUEST: Rezoning from AG (Agricultural) to AR-2 (Agricultural/Residential 2)

GENERAL LOCATION: Northern apex of Blanford Street approximately 715 feet west of Daly Road

PARCEL KEY NUMBERS: 1057509

REQUEST: Rezoning from AG (Agricultural) to AR-2 (Agricultural/Residential 2) 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 INCONSISTENT 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 INCONSISTENT 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) to AR-2 (Agricultural/Residential 2) 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: 04/07/2026
Department: Planning
Prepared By: Michelle Miller
Initiator: Omar DePablo
DOC ID: 17301
Legal Request Number:
Bid/Contract Number:

TITLE
School Concurrency Proportionate Share Mitigation Agreement With The School Board of Hernando County, Florida, and Shady Oaks Project, LLC, for Shady Oaks Project Subdivision

BRIEF OVERVIEW
Shady Oaks Project, LLC submitted an application for a Conditional Plat for the Shady Oaks Project (Application No. 1514955) for 196 single-family units to be constructed on the project site, referenced in Exhibit B to the attached agreement. The conditional plat was reviewed by various County agencies and found to be consistent with County standards.

During the School Board of Hernando County, Florida's review of the School Concurrency application, it was found that, based on the adopted Level of Service Standards, adequate school capacity for 18 high school students projected to be generated by the development is not available within the school Concurrency Service Area(s) in which the Proposed Development is located nor within any contiguous school Concurrency Service Area(s). Additionally, adequate school capacity was found not to be in place or under actual construction within three (3) years after the Local Government's approval of the Proposed Development.

Hernando County, the School Board, and Shady Oaks Project, LLC must enter into the attached School Concurrency Proportionate Share Agreement to provide mitigation options to satisfy the deficit in available school capacity and allow the Certificate of Concurrency to be issued for the subject development.

FINANCIAL IMPACT
There is no financial impact for the subject agreement.

LEGAL NOTE
The Board is authorized to act on this matter pursuant to Chapter 125, Florida Statutes.

RECOMMENDATION
It is recommended that the Board approve and authorize the Chairman's signature on the attached School Currency Proportionate Share Mitigation Agreement - Shady Oaks Project, LLC for the Shady Oaks Project Subdivision.

REVIEW PROCESS

Omar DePablo	Escalated	03/18/2026 5:18 PM
KayMarie Griffith	Escalated	03/19/2026 5:18 PM
Michelle Miller	Approved	03/24/2026 10:32 AM
Michelle Miller	Approved	03/24/2026 10:32 AM
Stephanie Stevens	Approved	03/25/2026 11:00 AM
Erin Dohren	Approved	03/25/2026 11:12 AM

Pamela Hare	Approved	03/25/2026 12:57 PM
Heidi Prouse	Approved	03/30/2026 10:15 AM
Natasha Lopez Perez	Approved	03/30/2026 10:16 AM
Toni Brady	Approved	03/30/2026 10:17 AM
Jeffrey Rogers	Approved	03/30/2026 4:33 PM
Colleen Conko	Approved	03/30/2026 4:35 PM

After recording return to:
Hernando County Public Schools
Attn: Facilities and Construction Department
8016 Mobley Road
Brooksville, Florida, 34601

SCHOOL CONCURRENCY PROPORTIONATE SHARE MITIGATION AGREEMENT

SHADY OAKS PROJECT

THIS SCHOOL CONCURRENCY PROPORTIONATE SHARE MITIGATION AGREEMENT ("**Agreement**"), is made by and among **HERNANDO COUNTY,** a political subdivision of the State of Florida, whose address is 20 North Main St., Brooksville, Florida 34601, hereinafter referred to as **"Local Government"**; **THE SCHOOL BOARD OF HERNANDO COUNTY, FLORIDA**, a body corporate of the State of Florida, hereinafter referred to as the "**School Board**", whose address is 919 North Broad St., Brooksville, FL 34601; and **SHADY OAKS PROJECT, LLC,** hereinafter referred to as the "**Applicant**" whose address is **4912 TURNBURY WOOD DRIVE, TAMPA, FLORIDA 33647**; and

WHEREAS, Applicant is **SHADY OAKS PROJECT, LLC, the FEE SIMPLE OWNER** of a **165-acre** parcel of real property located in Hernando County and generally located at **East of U.S. Highway 301, and south of Oak Hammock Drive** ("**Project Site**"), the complete legal description for which is attached hereto as EXHIBIT "A." The Project Site is illustrated with a map appearing in EXHIBIT "B"; and

WHEREAS, the **Applicant** has applied for **CONDITIONAL PLAT** approval from the **Local Government** pursuant to Application No. **1514955** and to allow **ONE HUNDRED NINETY-SIX (196) SINGLE FAMILY DETACHED DWELLING UNITS** to be constructed on the Project Site ("**Proposed Development**"); and

WHEREAS, the **Local Government** has determined the Proposed Development is consistent with the future land use designation of its Comprehensive Plan and pertinent portions of the Comprehensive Plan; and

WHEREAS, the **Local Government** and **School Board** utilize data and methodologies contained in Florida Statutes, Department of Education, and the Hernando County Educational Facilities Impact Fee, as periodically updated; and

WHEREAS, the **Local Government** and the **School Board** have adopted and implemented a public school concurrency management system to assure the future availability of public school facilities to serve new development consistent with level of service standards, as defined in the

Interlocal Agreement ("Standards" or "Level of Service" or "Level of Service Standards") and consistent with the terms of the current Interlocal Agreement for Public School Facility Planning between the **School Board** and the **Local Governments**, as may be amended from time to time (the "Interlocal Agreement") and the Local Government's public school facilities element, and capital improvement elements of the respective comprehensive plans; and

WHEREAS, at the adopted Level of Service Standards, adequate school capacity for **eighteen (18) high school students** projected to be generated by the development is not available within the school Concurrency Service Area(s) ("Concurrency Service Area(s)" shall have the meaning as set forth in the Interlocal Agreement) in which the Proposed Development is located; Proposed Development within any contiguous school Concurrency Service Area(s); and adequate school capacity will not be in place or under actual construction within three (3) years after the **Local Government's** approval of the Proposed Development; and

WHEREAS, authorizing these new residential dwelling units without the mitigation provided for in this Agreement would result in a failure of the Level of Service Standard for public school facilities in one or more applicable school Concurrency Service Area(s); and

WHEREAS, the **parties** agree that public school concurrency shall be satisfied by the **Applicant's** execution of this legally binding Agreement and payment of a mitigation amount proportionate to the demand for public school facilities to be created by these new residential dwelling units ("**Proportionate Share Mitigation**"); and

WHEREAS, it is the policy of the State of Florida that public educational facilities and services needed to support new residential development shall be available concurrently with the impact of such new residential development; and

WHEREAS, an appropriate mitigation option necessary to satisfy public school concurrency is payment of a Proportionate Share Mitigation for the Proposed Development, as more specifically described herein; and

WHEREAS, the **Local Government** has authority to issue a Certificate of Concurrency ("COC") for the Proposed Development contingent upon the payment of Proportionate Share Mitigation being guaranteed in an enforceable development agreement; and

WHEREAS, the **Applicant** is eligible for Educational Facilities Impact Fee credits for the payment of the Proportionate Share Mitigation for the Proposed Development in such amounts as are authorized by Hernando County Ordinance 2024-10, § IV (Ex. A).

NOW, THEREFORE, in consideration of the foregoing described Proportionate Share Mitigation, the mutual covenants contained herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the **parties** hereto, intending to be legally bound, hereby agree as follows:

1. **INCORPORATION OF RECITALS:** The foregoing recitals are true and correct and are hereby incorporated into this Agreement by reference as if fully set forth herein.

2. **PARTIES:** The **Local Government**, the **School Board** and the **Applicant** shall be collectively referred to as the "**parties**."

3. **LEGALLY BINDING COMMITMENT:** This Agreement constitutes a legally binding commitment by the **Applicant** to provide Proportionate Share Mitigation for the deficiency of school capacity needed for the number and type of new residential dwelling units on the Project Site for the Proposed Development sought to be approved by the **Local Government**.

4. **DESCRIPTION OF DEVELOPMENT USES:** The Proposed Development shall be developed to include a maximum of **ONE HUNDRED NINETY-SIX (196) SINGLE FAMILY DETACHED DWELLING UNITS**. Construction of dwelling units within the Proposed Development is anticipated to begin in the year **2028** and is anticipated to be complete in the year **2030**.

5. **PROPORTIONATE SHARE MITIGATION:**
   a. The **parties** agree the formula to calculate the total amount of the Proportionate Share Mitigation shall be: $p = (s - a) \times (c + (c \times f))$, where
      i. p = Proportionate Share Mitigation Amount, and
      ii. s = Students (by school type) that will be generated by the Proposed Development (by housing type), and
      iii. a = Available FISH capacity (by school type) or ***zero*** if no capacity is available, and
      iv. c = Total Facility Cost per Student Station for **high school level**, as published in the Educational Facilities Impact Fee Update Study adopted by the **School Board** and in effect at the time when the Proportionate Share Mitigation is accepted plus authorized ancillary facility costs per student, and
      v. f = Student Station Cost Adjustment Factor (indexed to 2022=100) for the year in which the Proportionate Share Mitigation is accepted, as published by the Florida Legislative Office of Economic and Demographic Research (EDR).

   b. The **parties** agree that the payment of a Proportionate Share Mitigation in the total amount of **EIGHT HUNDRED SEVENTEEN THOUSAND SIX HUNDRED TWENTY-SEVEN AND 00/100 DOLLARS ($817,627.00)** for the Proposed Development, is proportionate to the demand for public school facilities to be created by the actual development of the property and based on existing and actual school capacity deficit as determined pursuant to the Amended and Restated Interlocal Agreement.

6. **SCHOOL CONCURRENCY ANALYSIS:** Upon the final execution of this Agreement, the Superintendent shall provide the **Local Government** with a *Finding of Available School Capacity*, encumbering capacity for **twenty-seven (27) elementary, fourteen (14) middle, and eighteen (18) high school students** for the Proposed Development.

7. **TIMING:** The execution of this Agreement shall be a condition of the Conditional Plat approval, Site Plan approval, or its functional equivalent. The payment of the Proportionate Share Mitigation in full shall occur at the time of, and shall be a condition of the final plat approval, or its functional equivalent for the Proposed Development, but in no event later than the issuance of the first building permit. This payment shall be made directly to the **School Board**.

8. **EDUCATIONAL FACILITIES IMPACT FEE CREDIT:**
   a. In accordance with Section 163.3180(6)(h)(2)(b) and 163.31801(5)(a), Florida Statutes, as consideration for the payment of the Proportionate Share Mitigation as described in Section 5 above, the **Parties** agree that the **School Board** shall provide the **Applicant** a credit on a dollar-for-dollar credit basis at fair market value, in the amount of **EIGHT HUNDRED SEVENTEEN THOUSAND SIX HUNDRED TWENTY-SEVEN AND 00/100 DOLLARS ($817,627.00)** toward Educational Facilities impact fees ("Impact Fee Credits") in the form of the Hernando County Educational Facilities Impact Fee Voucher attached hereto as Exhibit "C" (the "Voucher"). The number of units set forth in the Voucher will be based upon the rate of Impact Fees at the time of the Proportionate Share Mitigation payment and shall be rounded down to the nearest unit. In no event will the dollar amount of the Proportionate Share Mitigation exceed the dollar amount of the Impact Fees due for the Proposed Development.
      i. As an example, the Educational Impact Fee as of July 1, 2025, is $6,135.00 per single family home. Assuming the payment is in the amount of $350,000.00, it would result in a voucher for 57.04 single family home units, which would be rounded down to 57 units and the actual payment would be $349,695. If the impact fee rate is increased after the issuance of the Voucher, the Voucher would nevertheless be valued at 57 single family residential units. The same calculation method would apply to other housing types, such as multi-family.
   b. **Applicant** may assign the Voucher, in whole or in part, pursuant to Section 163.31801(10). To accomplish said transaction, the **School Board** shall, within thirty (30) days of receipt of a written request from the **Applicant**, reassign the Voucher in whole or in part, to any other development or parcel within the school district. Should, at any time, the total number of units set forth in the Proposed Development exceed the number of units set forth in Voucher(s) issued, the **Applicant** shall pay the then current impact fee amount for each unit above the total amount of units in the issued vouchers. The **Applicant** shall provide the Voucher(s) to the **Local Government** at the time of impact fee payment.

9. **SCHOOL CAPACITY IMPROVEMENT:** The **School Board** agrees to apply the Proportionate Share Mitigation contributed by the **Applicant** toward a school capacity improvement identified in its 5-year Educational Facilities Work Program and if no project has been identified, the **School Board** shall set aside the funds, and not spend same until an improvement has been identified which satisfies the demands created by the Development Proposal in accordance with this Agreement.

10. **IMPACT FEES**. The payment of Educational Facilities impact fees shall be the responsibility of the **Applicant** for each dwelling unit constructed on the Property and shall be due at the time of building permit issuance. The **Applicant's** payment of Educational Facilities impact fees shall be collected, transmitted, and reported in conformance with and according to the Educational Facilities Impact Fee Ordinance, and as set forth on EXHIBIT "D" attached hereto and incorporated herein by reference.

11. **TERMINATION.** This Agreement shall terminate, and **Applicant** shall forfeit any administrative fees paid, as well as any capacity encumbered or reserved under the following circumstances, unless the **School Board** agrees to an extension of this Agreement, if one of the following occurs:
    a. A conditional plat or site plan approval is not issued within twelve (12) months of the Effective Date of this Agreement; or
    b. Construction plan approval is not issued within two (2) years of Conditional Plat or Site Plan approval; or
    c. The **Applicant** fails to fully pay the Proportionate Share Mitigation Payment when due hereunder and such breach remains uncured for a period of thirty (30) days; or
    d. The **Applicant** fails to obtain at least one building permit for a unit other than a model home within three (3) years of recording of the plat or, if a plat is not required, within three (3) years of final approval of the site plan, or its equivalent. In such case, unless for good cause shown by the **Applicant**, this Agreement shall be terminated and, other than capacity associated with a payment of Proportionate Share Mitigation, any encumbered or reserved school capacity shall be returned to its applicable capacity bank.
    e. The **Applicant** shall not be entitled to a refund of any portion of the Proportionate Share Mitigation paid under this Agreement prior to termination.

12. **NO GUARANTEE OF LAND USE/ZONING:** Nothing in the Agreement shall require the **Local Government** to approve any land use amendment or rezoning application associated with the Project Site.

13. **EFFECTIVE DATE:** This Agreement shall become effective immediately upon the occurrence of all the following:
    a. Signatory execution by the **Applicant**
    b. Adoption and approval of this Agreement by the **Local Government**;
    c. Adoption and approval of this Agreement by the **School Board**;
    d. The recordation of a fully executed original of this Agreement in the official records of Hernando County, Florida, at the expense of **Applicant**; and
    e. The expiration of any and all appeal periods for any challenge to the approval of this Agreement.

14. **TERM:** This Agreement shall automatically terminate and expire upon the first occurrence of any of the following:
    a. The full performance by all **parties** hereto of each and every one of their respective obligations arising under the terms of this Agreement.

b. The execution of a written agreement by all **parties**, or their successors in interest, providing for the cancellation and termination of this Agreement.
c. The expiration or termination of either the COC or permitted authorization of related horizontal or vertical construction.
d. Ten (10) years from the Effective Date.

15. **DEFAULT:** If any party to this Agreement materially defaults under the terms hereof, then the **Local Government or School Board** shall give the defaulting party thirty (30) days' notice and a right to cure such breach. Should the **Applicant** of the property described herein fail to timely cure a default in meeting their obligations set forth herein, the COC, issued based upon payment and/or performance hereunder, this Agreement shall be voided and the **Applicant** and the property described herein shall lose their right to school concurrency under this Agreement and their right to any Educational Facilities Impact Fee credits under this Agreement. Further, in the case of such default, any development upon that property site dependent upon such COC shall cease and no further permits shall be issued by the **Local Government**, until and unless the agreement is reinstated or the default is cured or capacity becomes available and a new COC is issued. Should the **Local Government** or the **School Board** fail to timely cure a default in meeting their obligations set forth herein, **Applicant** may seek any and all remedies available to it by law.

16. **VENUE; CHOICE OF LAW:** Any controversies or legal issues arising out of this Agreement, and any action involving the enforcement or interpretation of any rights hereunder, shall be submitted to the jurisdiction of the Circuit Court of Hernando County, Florida, and shall be governed by the laws of the State of Florida.

17. **RELEASE**. Upon the performance of all obligations of all **Parties** hereto, the **School Board** and the **Local Government** shall release the **Applicant** from this Agreement, and the **Applicant** shall release the **School Board** and the **Local Government** from all future claims, costs or liabilities arising out of the provision of Proportionate Share Mitigation in accordance with this Agreement. These releases shall be recorded at the **Applicant's** expense in the Official Records of Hernando County, Florida, evidencing such performance.

18. **CAPTIONS AND PARAGRAPH HEADINGS:** Captions and paragraph headings contained in this Agreement are for convenience and reference only. They in no way define, describe, extend or limit the scope or intent of this Agreement.

19. **NO WAIVER:** No waiver of any provision of this Agreement shall be effective unless it is in writing and signed by the party against whom it is asserted. Any such written waiver shall only be applicable to the specific instance to which it relates and shall not be deemed to be a continuing or future waiver.

20. **EXHIBITS:** All Exhibits attached hereto contain additional terms of this Agreement and are incorporated herein by reference.

21. **FURTHER ASSURANCES:** The **parties** hereby agree to execute, acknowledge and deliver and cause to be done, executed, acknowledged and delivered all further assurances and to perform such acts as shall reasonably be requested of them in order to carry out this Agreement.

22. **AMENDMENTS:** No modification, amendment, or alteration in the terms or conditions contained herein shall be effective, unless contained in a written document prepared with the same or similar formality as this Agreement and executed be all the **parties** to this Agreement.

23. **ASSIGNMENT:** This Agreement runs with the land. The **Applicant** may assign its rights, obligations and responsibilities under this Agreement to a third-party purchaser of all or any part of fee simple title to the Property. Any such assignment shall be in writing and shall require the prior acknowledgement of all of the **parties**. At the election of the **School Board**, such acknowledgement may be conditioned upon the written agreement of the assignee to comply with conditions and procedures to aid in the monitoring and enforcement of the assignee's performance of the Proportionate Share Mitigation under this Agreement. The assignor under such assignment shall furnish the **parties** with a copy of the written assignment within ten (10) days of the date of execution of same.

24. **NO THIRD-PARTY BENEFICIARIES:** This Agreement is made for the sole benefit and protection of the **parties**, their successors and assigns, and no other persons shall have any right of action hereunder.

25. **COUNTERPARTS:** This Agreement may be executed in three (3) counterparts, each of which may be deemed to be an original.

26. **RECORDING OF THIS AGREEMENT:** The **Applicant** shall record this Agreement, at its expense in the Hernando County Public Records. The **Applicant** shall provide a copy to the **Local Government** and the **School Board**.

27. **MERGER CLAUSE:** This Agreement sets forth the entire agreement among the **parties**, and it supersedes all prior and contemporaneous negotiations, understandings and agreements, written or oral, among the **parties**.

28. **SEVERABILITY:** If any provision of this Agreement is declared invalid or unenforceable by a court of competent jurisdiction, the invalid or unenforceable provision will be stricken from the Agreement, and the balance of this Agreement will remain in full force and effect as long as doing so would not affect the overall purpose or intent of the Agreement.

29. **STATUTORY COMPLIANCE:** This Agreement satisfies the requirements for a binding Proportionate Share Mitigation Agreement in Section 163.3180(6)(h), Florida Statutes (2024), as amended from time to time.

30. **NOTICES:** Whenever any of the **parties** desire to give notice to the other, such notice must be in writing, sent by U.S. Mail, postage prepaid, addressed to the party for who it is intended at the place last specified, delivered via overnight mail signature required (FEDEX), or via electronic mail with delivery receipt provided. The place for giving of notice shall remain such until it is changed by written notice in compliance with the provisions of this paragraph. Until otherwise designated by amendment to this Agreement, the **parties** designate the following as the respective places for giving notice:

FOR HERNANDO COUNTY:	County Administrator 20 North Main St. Brooksville, FL 34601
With a Copy to:	County Attorney Hernando County 20 North Main St. Brooksville, FL 34601
FOR SCHOOL BOARD:	Superintendent Hernando County School District 919 North Broad Street Brooksville, FL 34601
With a Copy to:	School Board Attorney School Board of Hernando County 919 North Broad Street Brooksville, FL 34601 School Planner Hernando County School District 8016 Mobley Road Brooksville, FL 34601
FOR APPLICANT:	**Shady Oaks Project, LLC** **c/o Robert Melsom** **4912 Turnbury Wood Drive** **Tampa, Fl. 33637** **Robert@NewStrategyHoldings.com**

IN WITNESS WHEREOF, the **parties** have made and executed this Agreement on the respective dates above each signature:

SCHOOL DISTRICT

Signed, witnessed, executed, and acknowledged on this____day of_____, 20____.

WITNESSES:	**SCHOOL DISTRICT OF HERNANDO COUNTY, FLORIDA, a body corporate and politic existing under the laws of the State of Florida**
_____ **Print Name:** _____ **Address:** _____ _____	_____ **Kayce Hawkins** Title: School Board Chair
_____ **Print Name:** _____ **Address:** _____ _____	**Approved as to form and legality by legal Counsel to The School District of Hernando County, Florida, exclusively for its use and reliance.** Caroline Mockler _____ **Caroline Mockler, Esq.** Date: 3-3-26

STATE OF FLORIDA

COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of ☐ physical present or ☐ online notarization, this _____day of _____, 20____, by Kayce Hawkins, as Chair of the School Board of Hernando County, Florida.

{AFFIX NOTARY STAMP}

Notary Public of Florida

_____
PRINT, TYPE OR STAMP NAME OF NOTARY

Personally known _____
OR Produced Identification _____
Type of Identification Produced _____

APPLICANT

Signed, witnessed, executed, and acknowledged on this 5th day of March, 2026.

WITNESSES:	**APPLICANT:**
Print Name: Tony Tabshe **Address:** 4912 Turnbury Wood Dr Tampa, FL 33647	**By:** Joe Tabshe **Printed Name** MGR **Title**
Print Name: Victor Mesa Vazquez **Address:** 13452 Silvercreek Dr Riverview, FL 33579	

STATE OF FLORIDA

COUNTY OF ~~HERNANDO~~ Hillsborough

The foregoing instrument was acknowledged before me by means of ☑ physical present or ☐ online notarization, this 5th day of March, 2026, by Joseph Tabshe.

{AFFIX NOTARY STAMP}

Notary Public of Florida

Pablo Toranzo

PRINT, TYPE OR STAMP NAME OF NOTARY

NOTARY PUBLIC STATE OF FLORIDA
PABLO DE JESUS TORANZO
Commission # HH 437388
Expires August 24, 2027

Personally known ✓
OR Produced Identification _____
Type of Identification Produced _____

LOCAL GOVERNMENT

Signed, witnessed, executed, and acknowledged on this____day of_____, 20____.

HERNANDO COUNTY,
a political subdivision of the
State of Florida

ATTEST:

By: _____
Douglas A. Chorvat, Jr., Clerk

By: _____
Jerry Campbell, Chairman

WITNESSES:	**Approved as to form and legal sufficiency by County Attorney's Office with LR 25-267.**
_____	
Print Name: _____	
Address: _____	
_____	
_____	
Print Name: _____	
Address: _____	
_____	

STATE OF FLORIDA

COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of ☐ physical present or ☐ online notarization, this _____day of _____, 20____, by Jerry Campbell, as Chairman of the Hernando County Board of County Commissioners.

{AFFIX NOTARY STAMP}

Notary Public of Florida

_____
PRINT, TYPE OR STAMP NAME OF NOTARY

Personally known _____
OR Produced Identification _____
Type of Identification Produced_____

EXHIBIT "A"

Parcel ID# and Legal Description

PARCEL ID:

R13 423 21 0000 0030 0019

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF HERNANDO, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:
PARCEL 1:
THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 23 SOUTH, RANGE 21 EAST, HERNANDO COUNTY, FLORIDA.
PARCEL 2:
THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 23 SOUTH, RANGE 21 EAST, LYING NORTH OF REYNOLDS STREET. LESS THAT PORTION PLATTED AS TALISMAN ESTATES EAST PHASE 1, AS RECORDED IN PLAT BOOK 19, PAGE 77, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.
PARCEL 3:
THE SOUTH 1/2 OF THE NORTH 1/2 LYING WEST OF THE RIGHT-OF-WAY OF THE S.A.L. RAILROAD, LESS THE NORTH 200 FEET THEREOF; AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 LYING WEST OF THE S.A.L. RAILROAD RIGHT-OF-WAY, SECTION 13, TOWNSHIP 23 SOUTH, RANGE 21 EAST; LESS THAT PORTION DESCRIBED IN OFFICIAL RECORD BOOK 706, PAGE 919; AND LESS ANY PORTION PLATTED AS TALISMAN ESTATES EAST PHASE 1, RECORDED IN PLAT BOOK 19, PAGE 77; AND LESS ANY PORTION PLATTED AS TALISMAN ESTATES UNIT IV, AS RECORDED IN PLAT BOOK 17, PAGE 35; ALL IN THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.
PARCEL 4:
ALL THAT PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 23 SOUTH, RANGE 21 EAST, LYING NORTH OF FORT DADE MOBILE HOME PARK UNIT 1, AS RECORDED IN PLAT BOOK 16, PAGE 31 THROUGH 34, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA. LESS THE NORTH 200.00 FEET THEREOF.
AND
PARCEL 5:
COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 23 SOUTH, RANGE 21 EAST, THENCE ALONG THE WEST LINE THEREOF RUN N 00°15'01" W, 789.76 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH BOUNDARY OF TALISMAN ESTATES EAST PHASE 1 AS RECORDED IN PLAT BOOK 19, PAGE 77, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, FOR A POINT OF BEGINNING; THENCE ALONG SAID LINE AND ALONG THE BOUNDARY OF SAID SUBDIVISION, N 89°44'59" E, 536.98 FEET, THENCE S 68°41'13" E, 157.08 FEET, THENCE S 74°15'01" E, 708.00 FEET,THENCE S 78°41'30" E, 206.13 FEET TO THE NORTHWEST CORNER OF THE DRAINAGE RETENTION AREA AS SHOWN ON SAID PLAT, THENCE S 04°03'47" W, 200.00 FEET, THENCE S 85°56'17" E, 110.00 FEET, THENCE S 04°03'47" W 60.00 FEET, THENCE LEAVING SAID SUBDIVISION BOUNDARY AND RUNNING PARALLEL WITH THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 13, RUN N 89°41'55" E, 412.00 FEET; THENCE N 00°15'01" W, 903.20 FEET TO THE SOUTH LINE OF THE NORTH 200.00 FEET OF THE SOUTH 1/2 OF THE NORTHWEST 1/4, THENCE ALONG SAID LINE S 89°41'55" W, 2067.72 FEET TO THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 13, THENCE ALONG SAID LINE, S 00°15'01" E, 340.00 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B"

Map or Plan Identifying Property

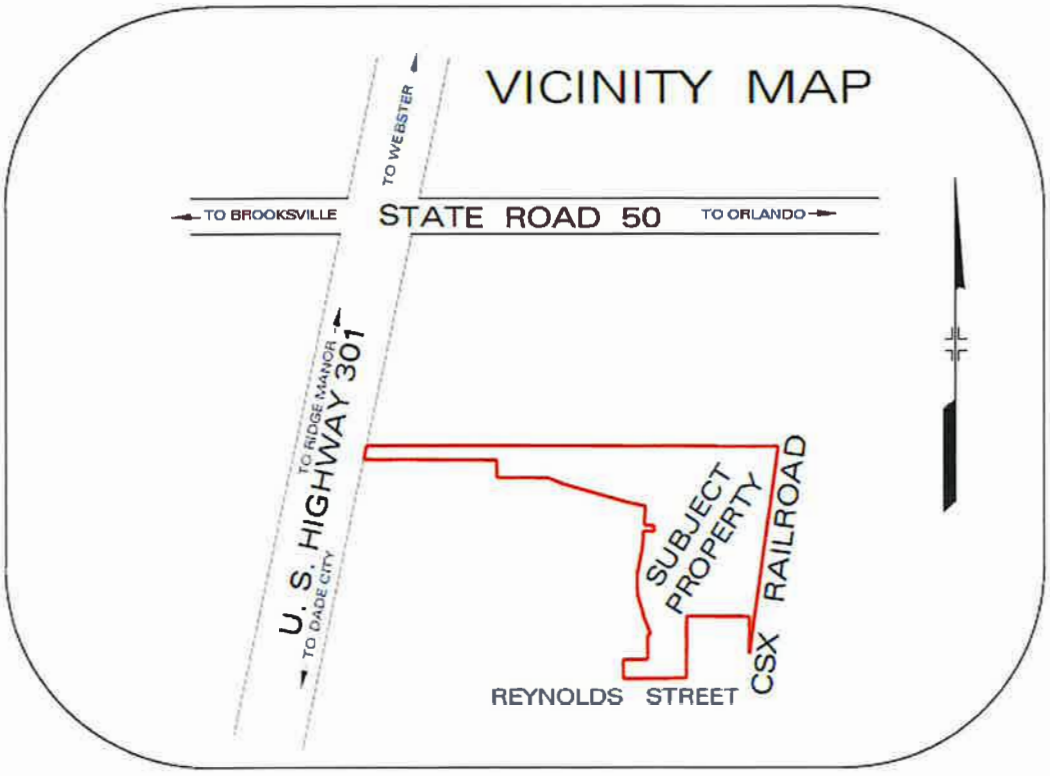


EXHIBIT "C"

Hernando County School Board
Educational Facilities Impact Fee Credit Voucher
SHADY OAKS PROJECT

1. Date of Finding of Available School Capacity: _____
2. Number of dwelling units associated with application: _____
3. Type of dwelling units associated with application: _____
4. Name of Developer/Applicant: _____
5. Address of Developer/Applicant: _____
6. Legal description of subject property: **See Exhibit "A"**
7. Subdivision or Master Plan Development Name: _____
8. Local Government Development Application Number: _____

The undersigned School Board Official confirms that it has received from the above-named Developer/Applicant a Proportionate Share Mitigation payment for **high school capacity** on the _____ day of _____, 20____, as shown below.

The School Board Official gives notice to Local Government that the following sums should be credited towards the Educational Facilities Impact Fee obligations of the Developer/Applicant.

1. Date of Proportionate Share Payment	
2. Amount of Proportionate Share Payment	
3. Impact Fee per unit at Time of Proportionate Share Payment	
4. Impact Fee Credits issued (Line 2 divided by line 3.)	

By: _____

Print: _____

Title: _____

Impact Fee Credit Redemption Ledger
SHADY OAKS PROJECT

Date Credits Redeemed	Available Credits	Credits Redeemed	Remaining Credits	County/City Staff Accepting Credits	Signature of County/City Staff Accepting Credits

EXHIBIT "D"

EDUCATIONAL FACILITIES IMPACT FEE

1. **Impact Fees Established.** The County has adopted the Hernando County Educational Facilities Impact Fee Ordinance (the "Impact Fee Ordinance"), codified at Chapter 23, Article III, of the Hernando County Code, to assure that new development which creates a need for educational facilities bears a proportionate share of the cost of capital expenditures necessary to provide the educational facilities necessitated by such development ("Impact Fee"). The Impact Fee amount is established pursuant to the Impact Fee Ordinance and is due and payable upon the issuance of a building permit by the respective **Local Governments** except as otherwise provided in the Impact Fee Ordinance.

2. **Collection of Impact Fees.** Each **Local Government** shall collect the Impact Fee for each building permit resulting in a new impact generated by ordinance or resolution. The ultimate calculation of the Impact Fee amount shall be based on the timing of the submittal of a complete building permit application, with the Impact Fee payable at the time of building permit issuance. The permitting **Local Government** shall be solely responsible for determining the amount of any Impact Fee due at the time of building permit issuance.

3. **Administrative Costs.** In accordance with the Florida Impact Fee Act, it is agreed by the **Parties** that the **Local Governments** may retain the actual costs incurred in collecting the Impact Fees. Each **Local Government** is responsible for providing for accounting and reporting of impact fee collections and expenditures and account for the revenues and expenditures of such impact fee in a separate accounting fund and providing same to the **School Board** on an annual basis.

4. **Remittance of Impact Fees.** The **Local Governments** shall remit the collected Impact Fees minus the administrative fee, as described above, to the **School Board** pursuant to Hernando County Code of Ordinance, Chapter 23, Article III, Section 23-71. as prescribed by Ordinance or Resolution. Remittance may be through wire transfer to the **School Board**, through check payable to the Hernando County School Board, or through other method mutually agreed to between the **Local Government** as payor and the **School Board** as payee.

5. **Reporting.** Each **Local Government** shall, in addition to the monthly transfer of the Impact Fees, remit to the **School Board** a report accounting for the total Impact Fees collected for the month and the administrative fees retained by the **Local Government**. The reports shall specify the dates the fees were paid, Parcel Identification Number, Impact Fee paid per parcel, total Impact Fee paid including allocations, **Applicant's** name, property description, use code, and the financial payment history (including date of payment to the **School Board** and check number). Should no Impact Fees be collected for the month, the **Local Government** shall report to the **School Board** that no Impact Fees are to be remitted because no Impact Fees were collected by the **Local Government**.

Board of County Commissioners

AGENDA ITEM

Meeting: 04/07/2026
Department: Administration
Prepared By: Colleen Conko
Initiator: Jeffrey Rogers
DOC ID: 17265
Legal Request Number:
Bid/Contract Number:

TITLE
Notice of Conditional Use Permit Actions Taken by Planning and Zoning Commission on March 9, 2026

BRIEF OVERVIEW
Attached is a memorandum from Development Services Director Omar DePablo regarding Conditional Use Permit Actions taken by the Planning and Zoning Commission (P&Z) on March 9, 2026.

On that date, the P&Z voted to approve the petitioner's request for a temporary security residence as petitioned by Robert Best (CU2603) and voted to approve the petitioners' request for a second residence due to medical hardship as petitioned by Richard and Debra Deroxtro (CU2606).

According to Appendix A, Article V, Section 4F of the Hernando County Code of Ordinances, the Board, by a majority vote, may decide to review any conditional use decision rendered by the P&Z. The Board's decision to review must be made within thirty (30) days of the decision rendered by the P&Z. If at least a majority of the Board 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 circuit court.

FINANCIAL IMPACT
NA

LEGAL NOTE
NA

RECOMMENDATION
For informational purposes only; no action is required by the Board.

REVIEW PROCESS

Omar DePablo	Escalated	03/13/2026 5:18 PM
KayMarie Griffith	Approved	03/17/2026 2:01 PM
Pamela Hare	Approved	03/19/2026 12:55 PM
Heidi Prouse	Approved	03/24/2026 11:11 AM
Toni Brady	Approved	03/30/2026 10:15 AM
Jeffrey Rogers	Approved	03/30/2026 4:38 PM
Colleen Conko	Approved	03/30/2026 4:41 PM

March 9, 2026

MEMORANDUM

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

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

FROM: Cesar Omar DePablo, Development Services Director

SUBJECT: **Conditional Use Actions by the Planning and Zoning Commission on March 9, 2026**

For the Board's information, on March 9, 2026, the Planning and Zoning Commission (P&Z) held a duly advertised public hearing to consider an advertised request for a Conditional Use Permit(s). Attached to this memorandum is (are) the staff report(s) and action(s) of the P&Z on the Conditional Use Permit request(s) at that scheduled public hearing.

A notification letter was sent on Wednesday, March 11, 2026, to inform the petitioner(s) of the P&Z action(s). According to Appendix A, Zoning, Article V, Section 4(F) of the Hernando County Code of Ordinances, the Board of County Commissioners, by a majority vote, may decide to review any conditional use permit 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, April 8, 2026, the P&Z decision shall be deemed final and subject only to review by the circuit court.

The review of decision by the BCC would occur on the regular BCC hearing date of Tuesday, May 5, 2026. "Public notice" for this hearing shall mean publication of notice of the time, place and purpose of such hearing one (1) time in a newspaper of general circulation in the county, such publication to be at least five (5) days prior to such hearing, and such notice shall be posted in a conspicuous place or places around such lots, parcels, or tracts of land as may be involved in the hearing. 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: March 9, 2026

APPLICANT: Robert Best

FILE NUMBER: CU-26-03

REQUEST: Conditional Use Permit for a Temporary Security Residence

GENERAL LOCATION: End of Circle Drive

PARCEL KEY NUMBER: 94365

APPLICANT'S REQUEST

The petitioner is requesting approval of a Conditional Use Permit for a Temporary Structure to allow the use of a Recreational Vehicle (RV) as a temporary security residence and storage building. The Petitioner currently does not have a residence and is requesting to stay on site while they build his family home.
According to Appendix A, Article I, Section 3, Paragraph 129 of the Hernando County Code of Ordinance, a "structure" is defined as "any combination of materials fabricated to fulfill a function in a fixed location on the land includes buildings and signs."

SITE CHARACTERISTICS

Site Size	.2 Acres	
Surrounding Zoning; Land Uses	North:	R1A; Residential
	South:	R1A; Residential
	East:	River/ R1A; River / Residential
	West:	R1A; Residential
Current Zoning:	Residential	

P&Z CONDITIONAL USE RESULTS FROM P&Z DATE, 2025

Future Land Use Map Designation: Residential

UTILITIES REVIEW

Hernando County Utilities Department (HCUD) currently supplies water and wastewater service to this parcel. HCUD has no objection to the conditional use to allow security and storage building while the home is being built on parcel.

ENGINEERING REVIEW

The subject site is located at the end of Circle Drive. A driveway apron meeting the requirements of Hernando County Facility Design Guidelines will be required in conjunction with the single-family residential permit.

LAND USE REVIEW

Minimum Building Setbacks Required in the R1A/Residential District:

- Front: 25'
- Side: 10'
- Rear: 20'

A Conditional Use Permit is intended to be used as a special permit which temporarily allows uses not otherwise permitted by the ordinance. The Commission can grant a conditional use permit for a period up to two years if they determine that a hardship exists.

NOTICE OF APPLICANT RESPONSIBILITY

The conditional use permit process is a land use determination and does not constitute a permit for either construction, 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.

P&Z CONDITIONAL USE RESULTS FROM P&Z DATE, 2025

STAFF RECOMMENDATION:

It is recommended that the Planning and Zoning Commission determine whether a Recreational Vehicle (RV) qualifies as a structure; if such a determination is made, the Planning & Zoning Commission may approve the request for a Conditional Use Permit for a Temporary Structure for a Recreational Vehicle (RV) as a temporary security residence with 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. No attachments or other structures shall be erected on the property or attached to the RV.

3. The proposed RV shall meet the setbacks of the R1A (Residential) zoning district.
   Front: 25'
   Side: 10'
   Rear: 20'

4. The petitioner shall obtain water and sewer from the Hernando County Utilities Department.

5. The petitioner shall install a driveway apron connection in accordance with single-family residential permit requirements.

6. County personnel shall have the ability to inspect the property periodically for the duration of the permit to verify that performance conditions are being followed, and the use has not been abandoned. A final inspection by county staff will occur within thirty (30) days immediately following the expiration of this permit to verify that the use has been discontinued.

7. The Conditional Use Permit shall expire on March 9, 2027.

P&Z CONDITIONAL USE RESULTS FROM P&Z DATE, 2025

PLANNING AND ZONING ACTON:

On March 9, 2026, the Planning and Zoning Commission voted 5-0 to approve the petitioners request for a Conditional Use Permit Vehicle (RV) qualifies as a structure; if such a determination is made, the Planning & Zoning Commission may approve the request for a Conditional Use Permit for a Temporary Structure for a Recreational Vehicle (RV) as a temporary security residence with 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. No attachments or other structures shall be erected on the property or attached to the RV.

3. The proposed RV shall meet the setbacks of the R1A (Residential) zoning district.
   Front: 25'
   Side: 10'
   Rear: 20'

4. The petitioner shall obtain water and sewer from the Hernando County Utilities Department.

5. The petitioner shall install a driveway apron connection in accordance with single-family residential permit requirements.

6. County personnel shall have the ability to inspect the property periodically for the duration of the permit to verify that performance conditions are being followed, and the use has not been abandoned. A final inspection by county staff will occur within thirty (30) days immediately following the expiration of this permit to verify that the use has been discontinued.

7. The Conditional Use Permit shall expire on March 9, 2027.

STAFF REPORT

HEARINGS: Planning & Zoning Commission: March 9, 2026

APPLICANT: Richard Deroxtro and Debra S. Deroxtro

FILE NUMBER: CU-26-06

REQUEST: Conditional Use Permit for a Second Residence Due to Medical Hardship

GENERAL LOCATION: Eastern Terminus of Sandpiper Avenue

PARCEL KEY NUMBER: 01308169

APPLICANT'S REQUEST

Southern Valley Homes subsequently submitted a subdivision application on behalf of the petitioner. However, during the Board of County Commissioners hearing held on February 3, 2026, the petitioner clarified that the intent of the request was to allow his mother to reside on the property to assist with her well-being and daily activities.

Based on this clarification, the Development Services Director determined that the request would be more appropriately processed as a Conditional Use Permit rather than continuing with the subdivision application.

The petitioner has submitted a request for a Conditional Use Permit for a second residence due to medical hardship. The family's physician has recommended that the petitioners' son move into the second residence to provide for an on-site caregiver.

SITE CHARACTERISTICS

Site Size	9.9 Acres	
Surrounding Zoning; Land Uses	North:	AG; Agricultural
	South:	AG; Agricultural

	East:	AG; Agricultural
	West:	R1C; Residential
Current Zoning:	Rural	
Future Land Use Map Designation:	Rural	

UTILITIES REVIEW

Hernando County Utilities Department (HCUD) does not currently supply water or wastewater service to this parcel. Water and wastewater are not available to this parcel.

ENGINEERING REVIEW

The subject site is located at the end of Sandpiper Avenue. The Department of Public Works Engineering has no objections to the Conditional Use of property for the purpose of 2nd residence for the purpose as described in application.

LAND USE REVIEW

Minimum Building Setbacks Required in the AG/Rural District:

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

A Conditional Use Permit is intended to be used as a special permit which temporarily allows uses not otherwise permitted by the ordinance. The Commission can grant a conditional use permit for a period up to two years if they determine that a hardship exists.

NOTICE OF APPLICANT RESPONSIBILITY

The conditional use permit process is a land use determination and does not constitute a permit for either construction, 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 determine whether a hardship exists; if such a determination is made, the Planning & Zoning Commission may approve the request for a Temporary security residence with the following performance conditions:

8. 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.

9. The petitioner shall remove the second residence upon expiration of the permit, or when the hardship no longer exists.

10. The proposed second residence shall meet the setbacks of the AG (Agricultural zoning district. The petitioner shall remove the second residence upon expiration of the permit, or when the hardship no longer exists.

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

12. The petitioner shall permit onsite well and septic through the Florida Department of Health in Hernando County.

13. The petitioner shall install a driveway apron connection in accordance with single-family residential permit requirements.

14. County personnel shall have the ability to inspect the property periodically for the duration of the permit to verify that performance conditions are being followed, and the use has not been abandoned. A final inspection by county staff will occur within thirty (30) days immediately following the expiration of this permit to verify that the use has been discontinued.

15. The Conditional Use Permit shall expire on March 9, 2028.

P&Z CONDITIONAL USE RESULTS FROM P&Z DATE, 2025

PLANNING AND ZONING ACTON:

On March 9, 2026, the Planning and Zoning Commission voted 5-0 to approve the petitioners request for a for a Temporary security residence with 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. The petitioner shall remove the second residence upon expiration of the permit, or when the hardship no longer exists.

3. The proposed second residence shall meet the setbacks of the AG (Agricultural zoning district. The petitioner shall remove the second residence upon expiration of the permit, or when the hardship no longer exists.

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

5. The petitioner shall permit onsite well and septic through the Florida Department of Health in Hernando County.

6. The petitioner shall install a driveway apron connection in accordance with single-family residential permit requirements.

7. County personnel shall have the ability to inspect the property periodically for the duration of the permit to verify that performance conditions are being followed, and the use has not been abandoned. A final inspection by county staff will occur within thirty (30) days immediately following the expiration of this permit to verify that the use has been discontinued.

8. The Conditional Use Permit shall expire on March 9, 2028.

TITLE

Petition Submitted by Kenneth Wicker for Hardship Relief From Subdivision Regulations for Property Located on Spirit Woods Trail

BRIEF OVERVIEW

This subject property (Key No. 1763835) is lying on Spirit Woods Trail. The applicant, Kenneth Wicker, submitted a Class D Subdivision application to create two (2) parcels from the approximate 2.5 +/- acre parcel: Parcel A would be approximately 1.21 +/- acres and Parcel B would be 1.21 +/- acres.

Section 26-3(e) Class D(2)b.i of the Hernando County Code of Ordinances requires that Class D Subdivisions created in a residential zoning district shall meet the following:

- Each lot must be created from a parent parcel with frontage on an existing county maintained street or private street built and maintained to county standards.

The proposed parcels do not meet the above requirements, so the parcel subdivision was denied. As a result, the applicant filed a Petition for Relief from Hardship, seeking the Board's approval for relief from the requirement.

Should the Board determine that a hardship is warranted, Section 26-3(f) of the Hernando County Code of Ordinances requires compliance with items (1) through (3) listed in the Legal Note, and the Board should authorize the Chairman's signature upon the approval resolution, which will be recorded in the official records.

Likewise, if the petition for hardship is denied, the Board should authorize the Chairman's signature on the denial resolution.

The owner's application and appeal letter provided therein sufficiently meet the requirements of the Hernando County Land Development Regulations for a Class D subdivision.

FINANCIAL IMPACT

There is no identified financial impact.

LEGAL NOTE

The Board has the authority to act on the request for relief from the Class D Subdivision regulations due to hardship in accordance with Chapter 26, Article I, Section 26-3(f) of the Hernando County Code of Ordinances. A petition for such relief may be filed by any person who feels the provisions of the Class D Subdivision regulations, if complied with, would place upon them an undue burden on their ability to transfer land.

The governing body, upon review of the petition, may approve the subdivision provided that

the governing body has determined that the provisions of the Class D Subdivision regulations have placed an undue burden on the petitioners' ability to transfer land to and:

1) All lots proposed to be created under the Board of County Commissioner's approval meet the minimum lot size of the zoning district in which the subdivision is to be located and conforms with the policies of the comprehensive plan.

2) All lots have a minimum of a fifteen-foot access/utility easement to provide access to the parcel(s).

3) Each deed of conveyance entered into and executed shall contain a legend setting forth in bold type a reference to the subdivision regulations and a statement that the "subject land is contained within a subdivision which has not been formally platted and said county has absolutely no obligation to maintain or improve roads and thoroughfares within the subdivision."

RECOMMENDATION

It is recommended that the Board, as the sole authority, determine whether the provisions of the Class D Subdivision regulations, if complied with, would place an undue burden on the petitioner. Should the Board determine that a hardship is warranted, Section 26-3(f) of the Hernando County Code of Ordinances requires compliance with items (1) through (3) as listed in the Legal Note above. It is further recommended that the Board approve and authorize the Chairman's signature on the attached associated resolution.

REVIEW PROCESS

Omar DePablo	Escalated	03/19/2026 5:18 PM
KayMarie Griffith	Escalated	03/21/2026 5:18 PM
Michelle Miller	Approved	03/24/2026 10:36 AM
Michelle Miller	Approved	03/24/2026 10:36 AM
Stephanie Stevens	Approved	03/25/2026 11:00 AM
Erin Dohren	Approved	03/25/2026 11:09 AM
Pamela Hare	Approved	03/25/2026 12:10 PM
Natasha Lopez Perez	Approved	03/26/2026 11:36 AM
Heidi Prouse	Approved	03/30/2026 10:18 AM
Toni Brady	Approved	03/30/2026 10:57 AM
Jeffrey Rogers	Approved	03/30/2026 4:40 PM
Colleen Conko	Approved	03/30/2026 4:41 PM

1S17274

RECEIVED
JAN 21 2026
Hernando County Development Services
Zoning Division

HERNANDO COUNTY PLANNING DEPARTMENT
CLASS D SUBDIVISION REVIEW APPLICATION

1653 Blaise Dr
Brooksville, FL 34601
(352)754-4057 Ext. 28020
Carrie Cline, Planner I – Email: ccline@hernandocounty.us

Date: 11/19/25

APPLICANT: Kenneth Wicker

Mailing Address: 9484 Spirit Woods Trail

City, State, Zip Code: Brooksville, FL 34601

Daytime Phone: 727 534 2335 Email: KennethWicker1965@gmail.com

REPRESENTATIVE: _____

~~Mailing Address:~~ 9484 Spirit Woods Trail

City, State, Zip Code: Brooksville, FL 34601

Daytime Phone: _____ Email: _____

Legal Description: Write the complete legal description of the property below. Include Section, Township and Range, Subdivision Name, Lot, Block, and Unit Number. Attach additional sheet if necessary.

PARCEL KEY NUMBER Key 1763835 parent R15 422 20 0000 0220 0011 SEC_____ TWP_____(S) RANGE _____(E)

Size of Area Covered by Application: 2.53 Acres

Highway & Street Boundaries: Richburn Rd and Spirit Woods Trail

Number of Parcels Proposed: 2 each 1.265 acres

Minimum Size(s) of Lot(s) Created: 1.26

Not A Parent Parcel

Board Of County Commissioners
Hernando County Planning and Zoning Department
Brooksville, Florida

Key 1763835

RECEIVED FROM Kenneth Wicker $ 150.00 DOLLARS
Planning Only $150.00
PURPOSE OF PAYMENT ☐ RENT ☐ GOODS ☐ DEPOSIT ☒ Class D Subdivision

AMOUNT DUE	
THIS PAYMENT	
BALANCE DUE	

PAYMENT METHOD
☐ CREDIT CARD ☒ CHECK
☐ MONEY ORDER ☐ CASH

DATE 1/21/26
1215
RECEIVED BY HBig
No. 34436

RECEIVED
JAN 21 2026
Hernando County Development Services
Zoning Division

1517274

HERNANDO COUNTY CLASS D SUBDIVISION INTAKE FORM

List of Documents

File# Key 00334720

- ☑ Complete Application (Page 2)
- ☑ Acknowledgement Letter From All Owners for Representative to Sign Paperwork(if applicable)
- ☑ Proof of Ownership (copy recorded deed)
- ☑ Completed Property Split Clearance Form
- ☑ Signed and Sealed Survey
- ☑ Filing Fee $150.00
- ☐ Check# _____ $_____
- ☑ Cash _____ $150.00

Hello, my name is Kenneth Wicker.

my plan is to build new 1200 Sq.ft. home and Sell existing manufactured home and garage. This will allow me to have a knee Surgery and also future retirement plans.

Will pull All permits, Septic, Well and building. I will be doing most of the project myself. Any parts of project I Cannot do will Contract Licensed Contractors; roof, Well, Septic, plumbing, Electrical.

By me participating will Save money on project.

I will be my own General Contractor.

DEPARTMENT OF DEVELOPMENT SERVICES
PLANNING & ZONING DIVISION

1653 BLAISE DRIVE ▯ BROOKSVILLE, FLORIDA 34601
P 352.754.4057 www.HernandoCounty.us

February 5, 2026

Kenneth Wicker
9484 Spirit Woods Trail
Brooksville, FL 34601-6400

RE: Key No. 1763835
Section 15, Township 22, Range 20 East
File No: 1517274 - Class D Subdivision

Dear NAME,

This letter is the formal notice to you of County denial of your request to create a Class D subdivision requesting the creation of two (2) parcels. Your request is denied because the proposed subdivision does not meet Hernando County's Ordinance regarding Class D subdivision, to-wit:

1. **Sec. 26-3(e) Class D (2)i – Each lot must be created from a parent parcel and each lot must have frontage on an existing county maintained street or private street built and maintained to county standards.**

Under Chapter 26 of the Hernando County Ordinance Code, there is a mechanism in the subdivision regulations by which you may appeal this denial to the Board of County Commissioners. Chapter 26-3(f) states:

(f) Petition for relief from hardship. A petition for relief from hardship shall be made by any developer who feels the provisions of this chapter, if complied with, would place upon them an undue burden. The petition shall include all data and other information required by the board of county commissioners including at least the following:

(1) A complete set of plans and specifications in accordance with which the construction has been or is being accomplished, if such exists, or a general written explanation of the construction effort with a complete description of all provisions the developer is making to assure construction quality.

(2) A written proposal defining the developer's desired methods of completing the project. The proposal shall indicate specifically which provisions of this chapter the developer wishes to be excepted from.

The governing body, upon review of the petition, may approve the subdivision provided the governing body has determined that the ordinance has placed an undue hardship upon the developer and:

(1) All lots proposed to be created under the board of county commissioner's approval meet the minimum lot size of the zoning district in which the subdivision is to be located and conforms with the policies of the comprehensive plan.

(2) All lots have a minimum of a fifteen-foot access/utility easement to provide access to the parcel.

(3) Each deed of conveyance entered into and executed shall contain a legend setting forth in bold type a reference to the subdivision regulations and a statement that **"subject land is contained within a subdivision which has not been formally platted and said county has absolutely no obligation to maintain or improve roads and thoroughfares within the subdivision."**

(g) Petition for relief from family hardship. A petition for relief from family hardship may be filed by any person who feels the provisions of this chapter, if complied with, would place upon them an undue burden on their ability to transfer land to family members. The petition shall include all data and other information required by the board of county commissioners including at least the following:

(1) A map on which is indicated an accurate representation of the proposed subdivision. The map shall clearly indicate the access to be provided and any improvements to be provided in the project. The petition will include the prospective recipient of each tract and his/her relationship to the grantor.

The governing body, upon review of the petition, may approve the subdivision provided the governing body has determined that the ordinance has placed an undue hardship upon the family and:

(1) All lots proposed to be created under the board of county commissioner's approval meet the minimum lot size of the zoning district in which the subdivision is to be located and conforms with the policies of the comprehensive plan.

(2) All lots have a minimum of a fifteen-foot access/utility easement to provide access to the parcel.

(3) Each deed of conveyance entered into and executed shall contain a legend setting forth in bold type a reference to the subdivision regulations and a statement that **"subject land is contained within a subdivision which has not been formally platted and said county has absolutely no obligation to maintain or improve roads and thoroughfares within the subdivision."**

(4) **All lots must be transferred to an immediate family member and must provide for a reverter clause in the deed returning the land to the grantor if the transferred parcel does not remain in the ownership of a family member for a minimum of two (2) years from the date of transfer.**

If you appeal the denial to the Board of County Commissioners, please submit the following:

1. A letter requesting to appeal the denial to the Board with the **requirement as indicated above**; and
2. A filing fee of $ 100.00.

If an appeal is filed and approved by the Board of County Commissioners, conditions as stated above will be included in the resolution as well as the following:

1. Provide a final original signed/sealed survey including the flood hazard areas delineated and existing structure setback compliance prior to final subdivision approval.
2. Subsequent lot owners should be advised of potential for listed protected species and state/federal permit requirements. Prior to site development of each lot, a gopher tortoise burrow survey by a qualified professional is required to determine presence or absence. If present, follow FWC permitting and regulation requirements.

If I may be of further assistance in this matter, please contact me.

Sincerely,

Carrie L. Cline
Subdivisions - Planner I

STAFF REPORT

HEARINGS: Board of County Commissioners: April 07, 2026

APPLICANT: Kenneth Wicker

FILE NUMBER: 1517274

PURPOSE: Class D Subdivision Appeal

GENERAL LOCATION: Approximately 550 feet north of Richbarn Rd.

PARCEL KEY NUMBER: 1763835

APPLICANT'S REQUEST:

The petitioner is requesting relief from the strict application standards of the subdivision regulations on the specified parcel(s) in Hernando County, Florida, due to HARDSHIP, as more fully described below.

The subject site is a 2.5-acre AR-2 (Agricultural Residential) parcel. The Class D Subdivision for Kenneth Wicker is to create (2) two parcels: Parcel A – 1.21 acres +/- and Parcel B – 1.21 acres +/-. It is the petitioner's desire to split the parcel into two as he has upcoming medical needs and wants to sell off one portion of the land and reside on the other half. The parcel is located approximately 550 feet north of Richbarn Rd.

The survey has been reviewed by the Planning Department and found not to be within County standards for a Class D Subdivision according to Sec. 26-3. Class D (2) a. i. "Each lot must be created from a parent parcel". The Department of Public Works has Approved the driveway location.

STAFF RECOMMENDATION:

It is recommended that the Board of County Commissioners approve the Class D subdivision with the following conditions:

(1) Petition for relief from hardship. A petition for relief from hardship shall be made by any developer who feels the provisions of this chapter, if complied with, would place upon them an undue burden. The petition shall include all data and other information required by the board of county commissioners including at least the following:

(2) A complete set of plans and specifications in accordance with which the construction has been or is being accomplished, if such exists, or a general written explanation of the construction effort with a complete description of all provisions the developer is making to assure construction quality.

(3) A written proposal defining the developer's desired methods of completing the project. The proposal shall indicate specifically which provisions of this chapter the developer wishes to be excepted from.

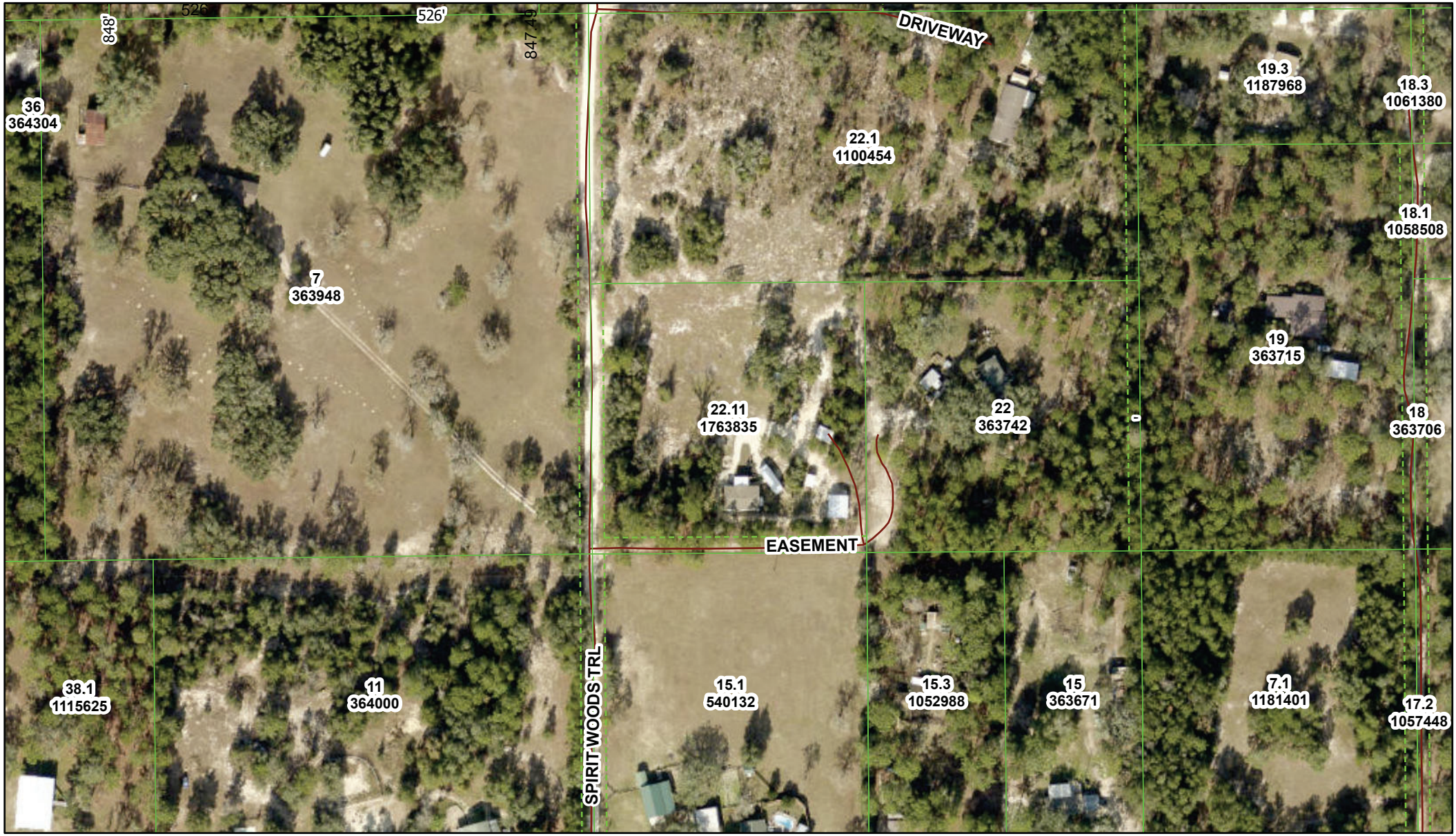
(4) The governing body, upon review of the petition, may approve the subdivision provided the governing body has determined that the ordinance has placed an undue hardship upon the developer and:

(5) All lots proposed to be created under the board of county commissioner's approval meet the minimum lot size of the zoning district in which the subdivision is to be located and conforms with the policies of the comprehensive plan.

(6) All lots have a minimum of a fifteen-foot access/utility easement to provide access to the parcel.

(7) Each deed of conveyance entered into and executed shall contain a legend setting forth in bold type a reference to the subdivision regulations and a statement that "subject land is contained within a subdivision which has not been formally platted and said county has absolutely no obligation to maintain or improve roads and thoroughfares within the subdivision."

Class D Subdivision Application # 1517274 - Aerial Map



3/3/2026, 10:05:55 AM

1:2,212

0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

State of Florida, Vantor

Parcels

Parcels (Labels)

Parcel Dimensions

Parcel Lines (Easement Historic)

Easement

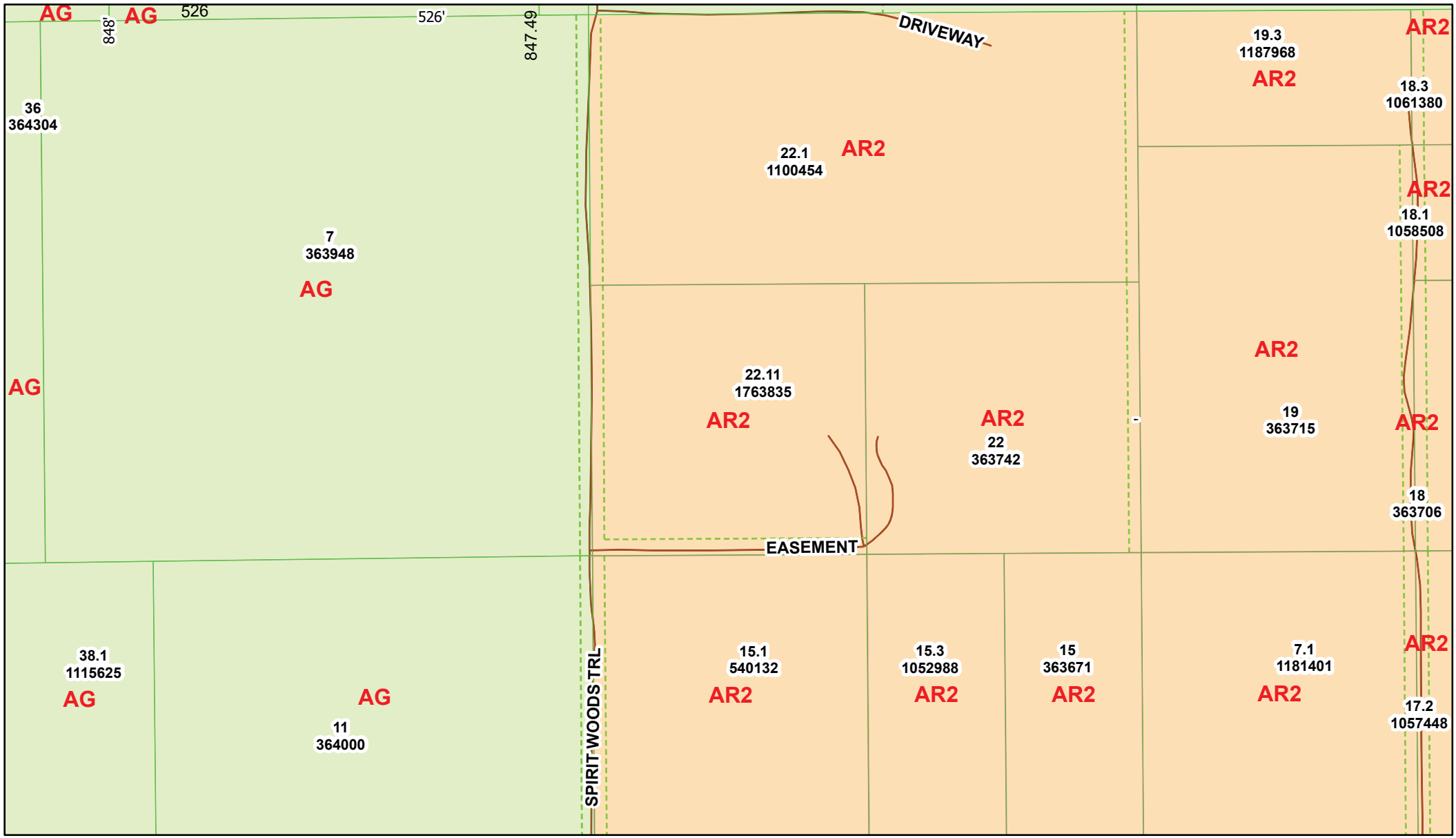
Streets

130

Hernando County Central GIS

© Hernando County Central GIS

Class D Subdivision Application # 1517274 - Zoning Map



3/3/2026, 10:06:38 AM

1:2,212

0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Zoning (Hernando Builders)

- Agricultural
- Agricultural Residential

Parcels

Parcels (Labels)

Parcel Dimensions

Parcel Lines (Easement Historic)

- Easement
- Streets

131

Hernando County Central GIS

© Hernando County Central GIS

Class D Subdivision Department of Public Works Clearance Form

RCVD ENGINEERING
JAN 21 '26 PM12:12

Pursuant to Hernando County Ordinance, Chapter 26, Section 26-3, Class D (1), Applicants must receive driveway location approval by the Department of Public Works prior to approval of the Class D subdivision. Department of Public Works is located at 1525 E. Jefferson St., Brooksville, FL 34601.

Please submit this form with one copy of the survey showing proposed driveway and access locations to the Department Of Public Works for review. The review results will be returned to the Subdivision Review Technician. A fee set by the Department of Public Works will be collected with the clearance form submittal.

Date: 11/19/25 Parcel Key: 1763835

Print Applicant Name: Kenneth Wicker

Applicant Address: 9484 Spirit Woods Trail

Applicant Phone Number: 727-534-2335

Applicant Email address: KennethWicker1965@gmail.com

Review Results:

Department of Public Works inspector Name: Kristie McCabe

✓ The proposed driveway location is **approved** by the Department of Public Works. At such time a driveway installation or Right-of-Way improvement is proposed, a Right-of-Way permit or Building Department driveway permit will be required prior to construction.

____ The proposed driveway location is **not approved**.

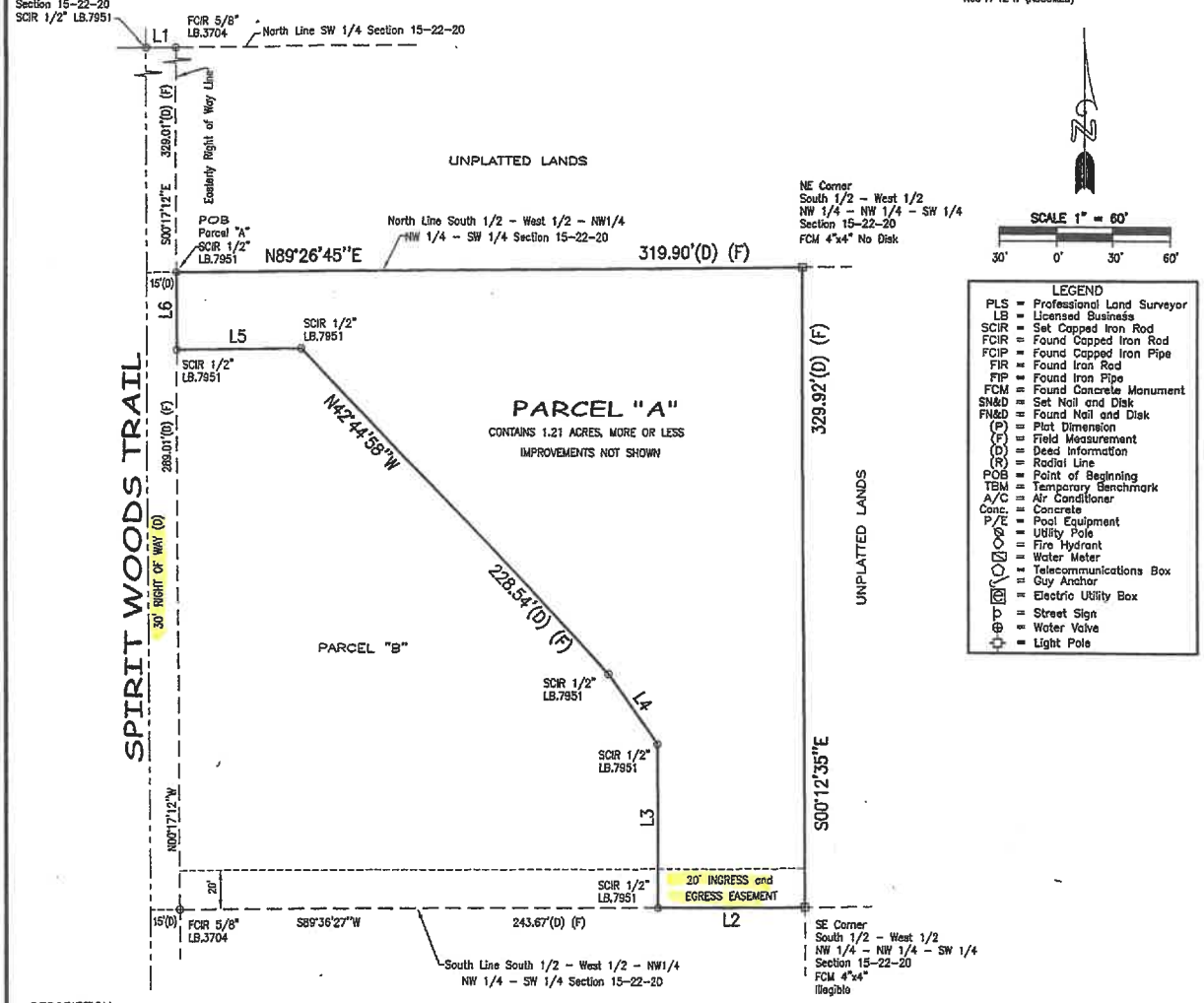
Notes: _____

Receipt #4624 CK#1216 #100.00

BOUNDARY SURVEY

SECTION 15, TOWNSHIP 22 SOUTH RANGE 20
HERNANDO COUNTY, FLORIDA

MERIDIAN BASED ON THE EASTERLY RIGHT OF WAY LINE OF SPIRIT WOODS TRAIL AS BEARING N00°17'12"W (ASSUMED)



LEGEND

PLS	= Professional Land Surveyor
LB	= Licensed Business
SCIR	= Set Capped Iron Rod
FCIR	= Found Capped Iron Rod
FCIP	= Found Capped Iron Pipe
FIR	= Found Iron Rod
FIP	= Found Iron Pipe
FCM	= Found Concrete Monument
SN&D	= Set Nail and Disk
FN&D	= Found Nail and Disk
(P)	= Plat Dimension
(F)	= Field Measurement
(D)	= Deed Information
(R)	= Radial Line
POB	= Point of Beginning
TBM	= Temporary Benchmark
A/C	= Air Conditioner
Conc.	= Concrete
P/E	= Pool Equipment
	= Utility Pole
	= Fire Hydrant
	= Water Meter
	= Telecommunications Box
	= Guy Anchor
	= Electric Utility Box
	= Street Sign
	= Water Valve
	= Light Pole

DESCRIPTION:

PARCEL "A"

A portion of the South 1/2 of the West 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 15, Township 22 South, Range 20 East, Hernando County, Florida, described as follows:

Commence at the Northwest corner of the Southwest 1/4 of said Section 15; thence N89°34'22"E, along the North line thereof a distance of 15 feet to the Easterly right of way line of Spirit Woods Trail; thence S00°17'12"E, along said right of way, 329.01 feet to a point on the North line of the South 1/2 of the West 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 15 and the Point of Beginning; thence N89°26'45"E, 319.90 feet to the Northeast corner of the South 1/2 of the West 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 15; thence S00°12'35"E, 329.92 feet to the Southeast corner of the South 1/2 of the West 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 15; thence S89°36'27"W, along the South line thereof, 75.78 feet; thence N00°12'35"W, 84.23 feet; thence N35°27'44"W, 44.08 feet; thence N42°44'58"W, 228.54 feet; thence S89°26'45"W, 64.10 feet to the Easterly right of way line of Spirit Woods Trail; thence N00°17'12"W, along said right of way line, 40.00 feet to the Point of Beginning.

Subject to a 20 foot wide ingress and egress easement across the South 20 feet thereof.

Contains 52,606 Square Feet, (1.21 Acres), more or less.

LINE	BEARING	DISTANCE
L1	N89°34'22"E	15.00'(D) (F)
L2	S89°36'27"W	75.78'(D) (F)
L3	N00°12'35"W	84.23'(D) (F)
L4	N35°27'44"W	44.08'(D) (F)
L5	S89°26'45"W	64.10'(D) (F)
L6	N00°17'12"W	40.00'(D) (F)

NOTES:
1. Certifying Surveyor accepts no responsibility for right of way, easement restrictions or other matters affecting title to land surveyed other than those recited in the current deed and or instruments of records furnished by the client and or their agents.
2. Underground encroachments, if any, NOT located.
3. Unless it bears the original signature and seal of a Florida licensed Surveyor and Mapper, this drawing, sketch, plat or map is for informational purposes only and is not valid.
4. Occupation other than shown, not measured.

According to the National Flood Insurance Program 'Flood Insurance Rate Map' (FIRM), Community No. 120110, Panel No.12053C0208D, with an effective date of 2/2/12, the subject property lies in Zone "X".

Prepared for and Certified to:
Kenneth Wicker

Property Address:
9484 Spirit Woods Trail
Brooksville, Florida 34601

JEFFERY A. COPELAND CERTIFICATE No.5279 STATE OF FLORIDA REGISTERED LAND SURVEYOR

I hereby certify that this Survey of the property described hereon, as surveyed and drawn under my supervision, complies with the Standards of Practice as set forth by the Florida Board of Professional Land Surveyors in Chapter 5J-17.050 through .053, Florida Administrative Code, pursuant to 472.027, Florida Statutes.

JEFFERY A. COPELAND, PLS No.5279

Jeffery A Copeland

Digitally signed by Jeffery A Copeland
Date: 2026.01.15 14:45:01 -05'00'

JEFF COPELAND SURVEYING, INC.
LB.7951 email: jeff@jcsurveying.com
17216 LAKE LINDSEY ROAD
BROOKSVILLE, FLORIDA 34601
PHONE: (352) 596-4111

JOB NO. 22-473-A

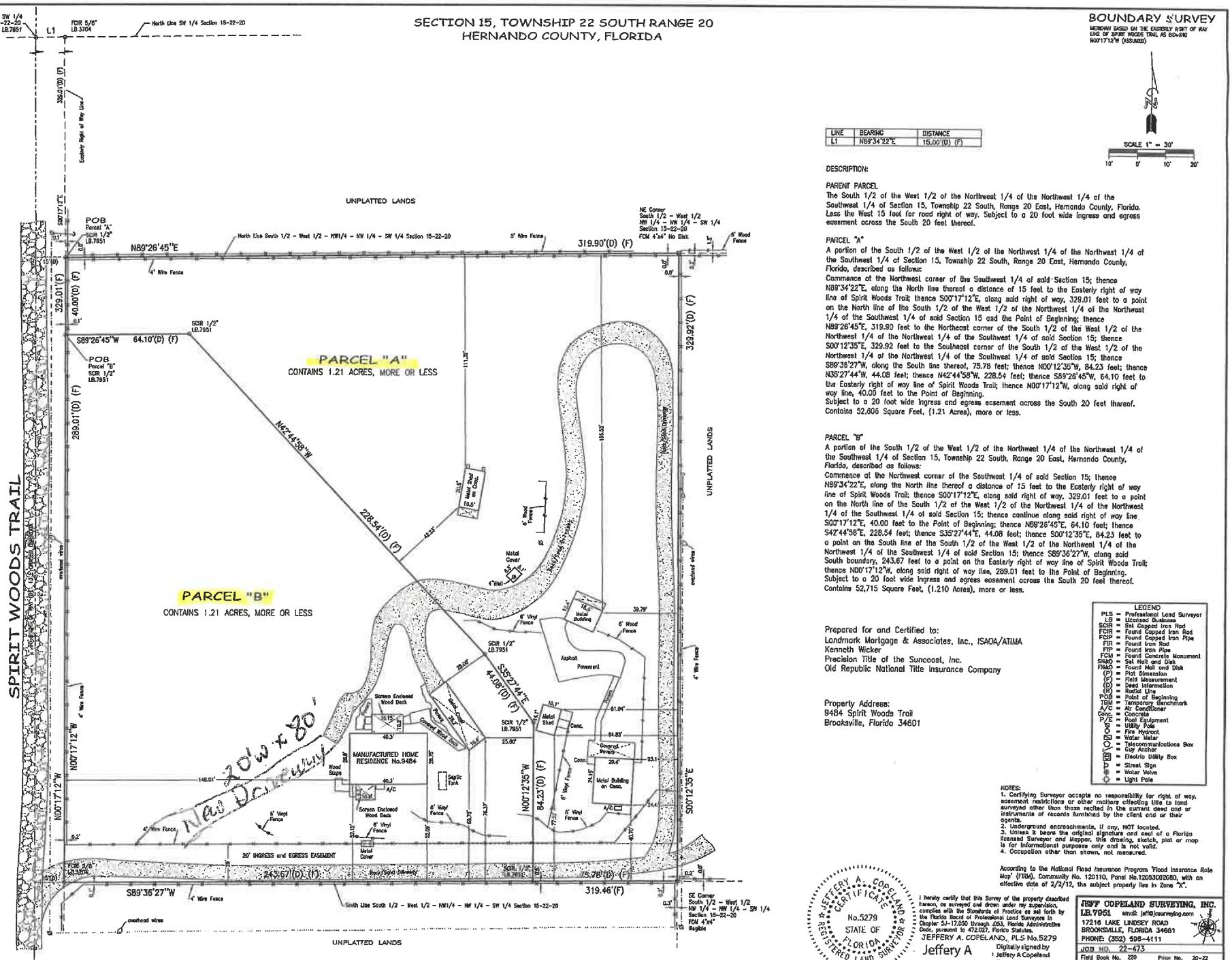
220 20-22
Field Book No. 175 Page No. 4-8

DATE	Party Chief	Drawn By	Checked By
1/14/26	JBC	JAC	JBC

SECTION 15, TOWNSHIP 22 SOUTH RANGE 20
HERNANDO COUNTY, FLORIDA

BOUNDARY SURVEY

MERIDIAN BASED ON THE EASTERLY RIGHT OF WAY LINE OF SPIRIT WOODS TRAIL AS BEARING N00°17'12"W (ASSUMED)



SCALE 1" = 30'

LINE	BEARING	DISTANCE
L1	N89°34'22"E	15.00'(D) (F)

DESCRIPTION:

PARENT PARCEL
The South 1/2 of the West 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 15, Township 22 South, Range 20 East, Hernando County, Florida. Less the West 15 feet for road right of way. Subject to a 20 foot wide ingress and egress easement across the South 20 feet thereof.

PARCEL "A"
A portion of the South 1/2 of the West 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 15, Township 22 South, Range 20 East, Hernando County, Florida, described as follows:
Commence at the Northwest corner of the Southwest 1/4 of said Section 15; thence N89°34'22"E, along the North line thereof a distance of 15 feet to the Easterly right of way line of Spirit Woods Trail; thence S00°17'12"E, along said right of way, 329.01 feet to a point on the North line of the South 1/2 of the West 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 15 and the Point of Beginning; thence N89°26'45"E, 319.90 feet to the Northeast corner of the South 1/2 of the West 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 15; thence S00°12'35"E, 329.92 feet to the Southeast corner of the South 1/2 of the West 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 15; thence S89°36'27"W, along the South line thereof, 75.78 feet; thence N00°12'35"W, 84.23 feet; thence N35°27'44"W, 44.08 feet; thence N42°44'58"W, 228.54 feet; thence S89°26'45"W, 64.10 feet to the Easterly right of way line of Spirit Woods Trail; thence N00°17'12"W, along said right of way line, 40.00 feet to the Point of Beginning.
Subject to a 20 foot wide ingress and egress easement across the South 20 feet thereof.
Contains 52,806 Square Feet, (1.21 Acres), more or less.

PARCEL "B"
A portion of the South 1/2 of the West 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 15, Township 22 South, Range 20 East, Hernando County, Florida, described as follows:
Commence at the Northwest corner of the Southwest 1/4 of said Section 15; thence N89°34'22"E, along the North line thereof a distance of 15 feet to the Easterly right of way line of Spirit Woods Trail; thence S00°17'12"E, along said right of way, 329.01 feet to a point on the North line of the South 1/2 of the West 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 15; thence continue along said right of way line S00°17'12"E, 40.00 feet to the Point of Beginning; thence N89°26'45"E, 64.10 feet; thence S42°44'58"E, 228.54 feet; thence S35°27'44"E, 44.08 feet; thence S00°12'35"E, 84.23 feet to a point on the South line of the South 1/2 of the West 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 15; thence S89°36'27"W, along said South boundary, 243.67 feet to a point on the Easterly right of way line of Spirit Woods Trail; thence N00°17'12"W, along said right of way line, 289.01 feet to the Point of Beginning.
Subject to a 20 foot wide ingress and egress easement across the South 20 feet thereof.
Contains 52,715 Square Feet, (1.210 Acres), more or less.

Prepared for and Certified to:
Landmark Mortgage & Associates, Inc., ISAOA/ATIMA
Kenneth Wicker
Precision Title of the Suncoast, Inc.
Old Republic National Title Insurance Company

Property Address:
9484 Spirit Woods Trail
Brooksville, Florida 34601

LEGEND

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	= Fire Hydrant
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	= Telecommunications Box
	= Guy Anchor
	= Electric Utility Box
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2. Underground encroachments, if any, NOT located.
3. Unless it bears the original signature and seal of a Florida licensed Surveyor and Mapper, this drawing, sketch, plat or map is for informational purposes only and is not valid.
4. Occupation other than shown, not measured.

According to the National Flood Insurance Program Flood Insurance Rate Map® (FIRM), Community No. 120110, Panel No.12053C0260D, with an effective date of 2/2/12, the subject property lies in Zone "X".

JEFFERY A. COPELAND CERTIFICATE No.5279 STATE OF FLORIDA REGISTERED LAND SURVEYOR

I hereby certify that this Survey of the property described hereon, as surveyed and drawn under my supervision, complies with the Standards of Practice as set forth by the Florida Board of Professional Land Surveyors in Chapter 5J-17.050 through .053, Florida Administrative Code, pursuant to 472.027, Florida Statutes.
JEFFERY A. COPELAND, PLS No.5279
Jeffery A Copeland
Digitally signed by Jeffery A Copeland
Date: 2026.01.15 14:10:55 -05'00'

JEFF COPELAND SURVEYING, INC.
LB.7951 email: jeff@jcsurveying.com
17216 LAKE LINDSEY ROAD
BROOKSVILLE, FLORIDA 34601
PHONE: (352) 596-4111

JOB NO. 22-473			
Field Book No. 220		Page No. 20-22	
DATE	Party Chief	Drawn By	Checked By
1/14/26	JBC	GENT	PC

526
DRIVEWAY
LOT: N/A
Key Number: 1187968
26451 RICHBARN RD
LOT: N/A
Key Number: 1100454
9488 SPIRIT WOODS TRL
EASEMENT
LOT: N/A
Key Number: 363948
10015 SPIRIT WOODS TRL
SPIRIT WOODS Tr
LOT: N/A
Key Number: 363715
26443 RICHBARN RD
LOT: N/A
Key Number: 1763835
9484 SPIRIT WOODS TRL
LOT: N/A
Key Number: 363742
9480 SPIRIT WOODS TRL
DRIVEWAY
EASEMENT
LOT: N/A
Key Number: 1181401
26433 RICHBARN RD
LOT: N/A
Key Number: 1052988
26401 RICHBARN RD
LOT: N/A
Key Number: 540132
26385 RICHBARN RD
LOT: N/A
Key Number: 364000
26377 RICHBARN RD
SPIRIT WOODS Tr
N/A
: 1115625
BARN RD
RICHBARN Rd
RICHBARN Rd
RICHBARN Rd
LOT: N/A
Key Number: 363591
26434 RICHBARN RD
LOT: N/A
Key Number: 1052979
0 RICHBARN RD
208.27

ug Chorvat, Jr.,Clerk of the Circuit Court Hernando CO FL Rec Fees: $10.00 Deed Doc Stamp: $0.70
OTE: SOME ENTRIES ARE OF POOR QUALITY AND MAY NOT BE LEGIBLE.

CERTIFIED TO BE A TRUE COPY
DOUG CHORVAT, JR.
CLERK OF COURTS
BY: [signature] D.C.
THIS 20 DAY OF Jan 2026

Wendy J Rowthorn
Precision Title of the Suncoast, Inc.
5337 S. Suncoast Blvd.
Homosassa, Florida 34446
File Number: 2022-0147
Parcel ID No: 01763835

Corrective Warranty Deed

Made this January 25, 2023 A.D. by Carol Ann Jackson, an unremarried widow and surviving spouse of Wesley Edward Jackson, Individually and as Trustee of the Wesley Edward Jackson and Carol Ann Jackson Revocable Trust, Dated 10/10/1995, whose post office address is: 9488 Spirit Woods Trail Brooksville, Fl 34601, hereinafter called the grantor, to Kenneth Wicker, a single man whose post office address is: 9484 Spirit Woods Trail, Brooksville, Florida 34601 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)

Witnesseth, that the grantor, for and in consideration of the sum of $ TEN AND NO/100 DOLLARS ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the grantee forever, all the right, title, interest, claim and demand which the said grantor has in and to, all that certain land situate in Hernando County, Florida, viz:

The South 1/2 of the West 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 15, Township 22 South, Range 20 East, Hernando County, Florida. Less the West 15 feet for road right of way. Subject to a 20 foot wide ingress and egress easement across the South 20 feet thereof.

This Corrective Warranty Deed is correcting the Warranty Deed in O.R. Book 4107 and 1081, And Corrective Warranty Deed in O.R. Book 4207, Page 1244, which omitted grantor, grantors marital status, and the conveyance out of the trust and also to correct the legal description.

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

To Have and to Hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behoof of the said grantee forever.

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:

Wendy Rowthorn — Carol Ann Jackson (Seal)
Witness Printed Name: Wendy J. Rowthorn — Carol Ann Jackson, Individually and as Trustee
Address:

(Seal)
Witness Printed Name: Mike Fornabio — Address:

State of Florida
County of Hernando

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 25th day of January, 2023 by Carol Ann Jackson, an unremarried widow, individually and as Trustee of The Wesley Edward Jackson and Carol Ann Jackson Revocable Trust, Dated 10/10/1995, who is personally known to me or who has produced Driver's License as identification.

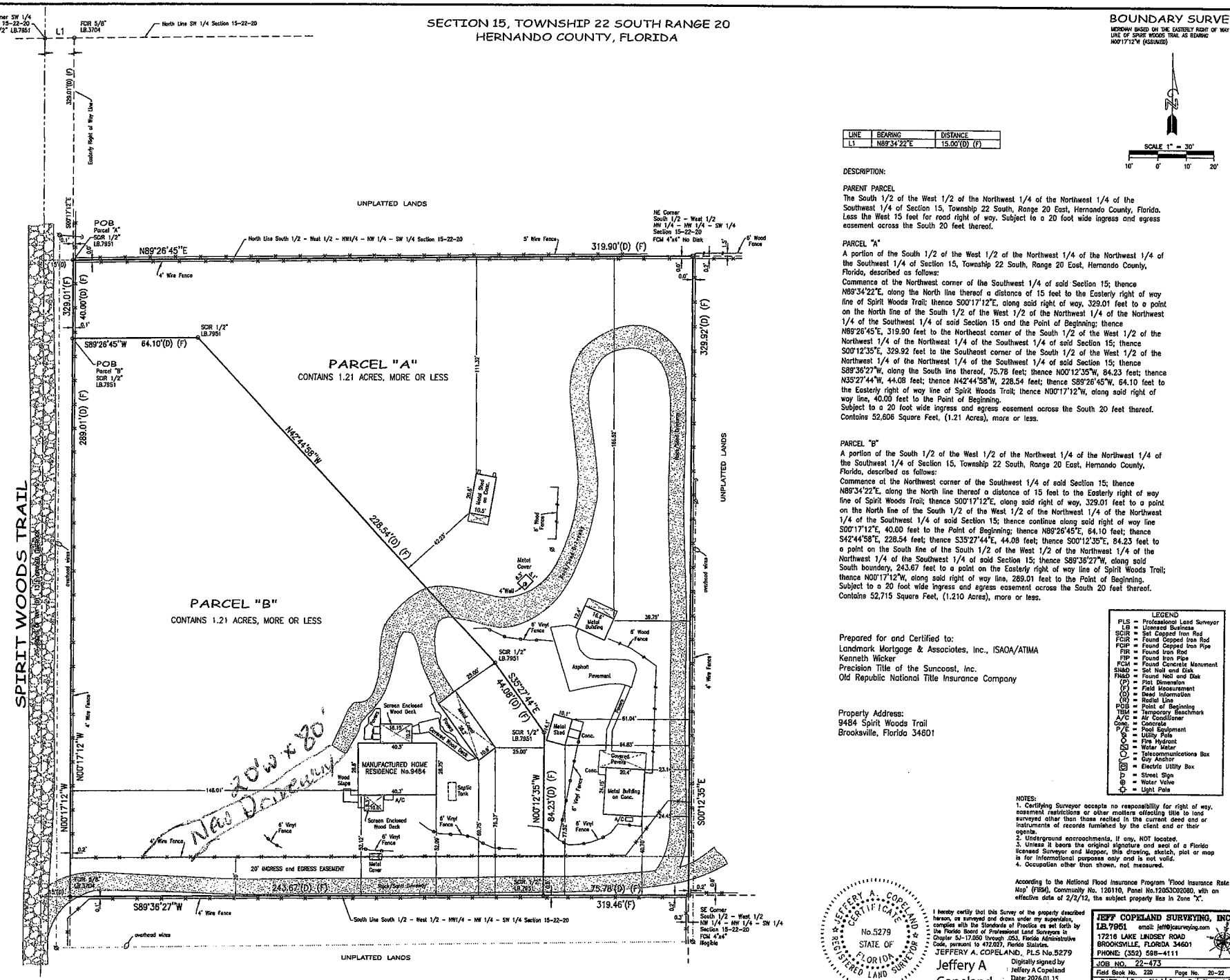
WENDY J ROWTHORN
Notary Public - State of Florida
Commission # GG 984220
My Comm. Expires Jul 6, 2024
Bonded through National Notary Assn.

Wendy Rowthorn
Notary Public
Print Name: Wendy J. Rowthorn
My Commission Expires: 7-6-2024

SECTION 15, TOWNSHIP 22 SOUTH RANGE 20
HERNANDO COUNTY, FLORIDA

BOUNDARY SURVEY

MERIDIAN BASED ON THE EASTERLY RIGHT OF WAY LINE OF SPIRIT WOODS TRAIL AS BEARING N00°17'12"W (ASSUMED)



LINE	BEARING	DISTANCE
L1	N89°34'22"E	15.00'(D) (F)

SCALE 1" = 30'

10' 0' 10' 20'

DESCRIPTION:

PARENT PARCEL
The South 1/2 of the West 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 15, Township 22 South, Range 20 East, Hernando County, Florida. Less the West 15 feet for road right of way. Subject to a 20 foot wide ingress and egress easement across the South 20 feet thereof.

PARCEL "A"
A portion of the South 1/2 of the West 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 15, Township 22 South, Range 20 East, Hernando County, Florida, described as follows:
Commence at the Northwest corner of the Southwest 1/4 of said Section 15; thence N89°34'22"E, along the North line thereof a distance of 15 feet to the Easterly right of way line of Spirit Woods Trail; thence S00°17'12"E, along said right of way, 329.01 feet to a point on the North line of the South 1/2 of the West 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 15 and the Point of Beginning; thence N89°26'45"E, 319.90 feet to the Northeast corner of the South 1/2 of the West 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 15; thence S00°12'35"E, 329.92 feet to the Southeast corner of the South 1/2 of the West 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 15; thence S89°36'27"W, along the South line thereof, 75.78 feet; thence N00°12'35"W, 84.23 feet; thence N35°27'44"W, 44.08 feet; thence N42°44'58"W, 228.54 feet; thence S89°26'45"W, 64.10 feet to the Easterly right of way line of Spirit Woods Trail; thence N00°17'12"W, along said right of way line, 40.00 feet to the Point of Beginning.
Subject to a 20 foot wide ingress and egress easement across the South 20 feet thereof.
Contains 52,606 Square Feet, (1.21 Acres), more or less.

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Subject to a 20 foot wide ingress and egress easement across the South 20 feet thereof.
Contains 52,715 Square Feet, (1.210 Acres), more or less.

Prepared for and Certified to:
Landmark Mortgage & Associates, Inc., ISAOA/ATIMA
Kenneth Wicker
Precision Title of the Suncoast, Inc.
Old Republic National Title Insurance Company

Property Address:
9484 Spirit Woods Trail
Brooksville, Florida 34601

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LB = Licensed Business
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JEFFERY A. COPELAND, PLS No.5279
Jeffery A Copeland
Digitally signed by Jeffery A Copeland
Date: 2026.01.15 14:10:55 -05'00'

JEFF COPELAND SURVEYING, INC.
LB.7951 email: jeff@jcsurveying.com
17216 LAKE LINDSEY ROAD
BROOKSVILLE, FLORIDA 34601
PHONE: (352) 598-4111

JOB NO. 22-473			
Field Book No. 220		Page No.	20-22
DATE	Party Chief	Drawn By	Checked By
1/14/26	JBC	GENE	PC

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

Property Split Tax Clearance Form

Florida Statutes: Title XIV
§197 Taxation and Finance

§197.192 Land not to be divided or plat filed until taxes paid. *No land shall be divided or subdivided and no drawing or plat of the division or subdivision of any land, or declaration of condominium of such land, shall be filed or recorded in the public records of any court until all taxes have been paid on the land.*

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 split have been paid through the current tax year.

DATE: 1/20/2026

I hereby certify that the property taxes on parcel key number 1763835

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: Teresa Albarella
Print Name: Teresa Albarella
Title: Customer Service Rep

SEAL

ACKNOWLEDGMENT

This acknowledgment must be signed in the presence of a Notary Public.

I, Kenneth Wicker, hereby state and affirm that I have read the instructions for filing this application and that:

☒ I am the owner of the property covered under this application.

☐ I am the legal representative of the owner of the property described, which is the subject matter of this application.

All answers to the questions in said application, all sketches and data attached and made part of this application are honest and true to the best of my knowledge and belief.

Ken Wicker

Signature of Applicant or Representative

STATE OF FLORIDA

COUNTY OF HERNANDO

On this the 21st day of January, 2026, before me, the undersigned Notary Public of the State of Florida, personally appeared Kenneth Wicker and whose name(s) is/are subscribed to the within instrument, and acknowledge that he/she/they executed it.

WITNESS my hand and official seal

Carrie L. Cline

Notary Signature

NOTARY PUBLIC STATE OF FLORIDA

CARRIE L. CLINE
Commission # HH 259804
Expires May 1, 2026

NOTARY SEAL & COMMISSION EXPIRATION:

The individual(s) are ☐ personally known to me or, ☒ presented the following Identification: FL DL Photo ID.

Ken Wicker

Class D Subdivision Appeal: Petition for Relief from Hardship

This form is for developers seeking relief from hardship under Hernando County Code, Chapter 26, Article II, Section 26-3, Class D Subdivision, subsection (f). Relief is requested because compliance with the provisions of this Chapter is believed to place an undue burden upon the applicant.

RECEIVED
FEB 06 2026
Hernando County Development Services
Zoning Division

1. Applicant/Developer Information

Field	Detail
Owner/Developer Name(s):	Kenneth Wicker
Mailing Address:	9484 Spirit Woods Trail
City, State, Zip:	Brooksville, FL 34601
Phone Number:	727-534-2335
Email Address:	Kennethwicker1965@gmail.com
Name of Subdivision/Project:	Spirit Woods Trail
Parcel Key # (if applicable):	1763835
Parcel Location/Address:	9484 Spirit Woods Trail, Brooksville

2. Description of Hardship

Please provide a detailed explanation of why complying with the provisions of Chapter 26 would place an undue burden upon the owner/developer.

I'm a Sixty year old Single homeowner. I Cannot remain in my home unless I my Split my property in order to reduce monthly expenses. My Mortgage and Heloc total $2300-month. Trying to establish future budget going into retirement. I am also planning a Knee Surgery in the Next 12 months and need Cash to pay deductibles.

Keeping parcel A to Build on.

3. Required Documentation

In accordance with Section 26-3(f), you must submit the following information as part of this petition:

A. Project Plans and Quality Assurance

- Check ONE:

☐ Complete set of plans and specifications in accordance with which the construction has been or is being accomplished (attached).

☒ General written explanation of the construction effort with a complete description of all provisions the developer is making to assure construction quality (attached).

B. Proposal for Completion (Desired Methods)

- Check ONE of the following options, and complete the requirements for the selected option:

☒ Proposed Construction/Completion Plan (Required by Code Section 26-3(f)(2)): A Written proposal defining the developer's desired methods of completing the project is attached.

☐ No Construction Schedule or Intent to Build Currently: The owner/developer is not currently pursuing construction and has no immediate construction schedule or method of completion to propose at this time.

4. Provisions Requested for Exception

This proposal must indicate specifically which provisions of Chapter 26 the developer wishes to be excepted from. Please check the boxes that apply to this request.

Chapter 26 Provision(s) Requested for Exception	Requested
(i) Lot Frontage on Existing County or Private Street Built to Standards. (Each lot must be created from a parent parcel and each lot must have frontage on an existing county maintained street or private street built and maintained to county standards.)	✓ Done
(ii) Access/Utility Easement Requirement. (One lot must front on an existing county/private street built to standards; the other must be provided access to it by a minimum 15-foot access and utility easement clear and passable by automobile traffic.)	✓ Done

5. Certification and Signature

I, the undersigned developer, hereby certify that the information contained in this Petition for Relief from Hardship and all attached documentation is true and correct to the best of my knowledge. I understand that any misrepresentation of facts may result in the denial of this petition. I acknowledge that the Hernando County Board of County Commissioners may require additional data and information.

Kenneth Wicker

Printed Name of Applicant/Authorized Agent

Ken Wicker

Signature

2-6-26

Date

Please submit this appeal with the Filing Fee of $150.00.

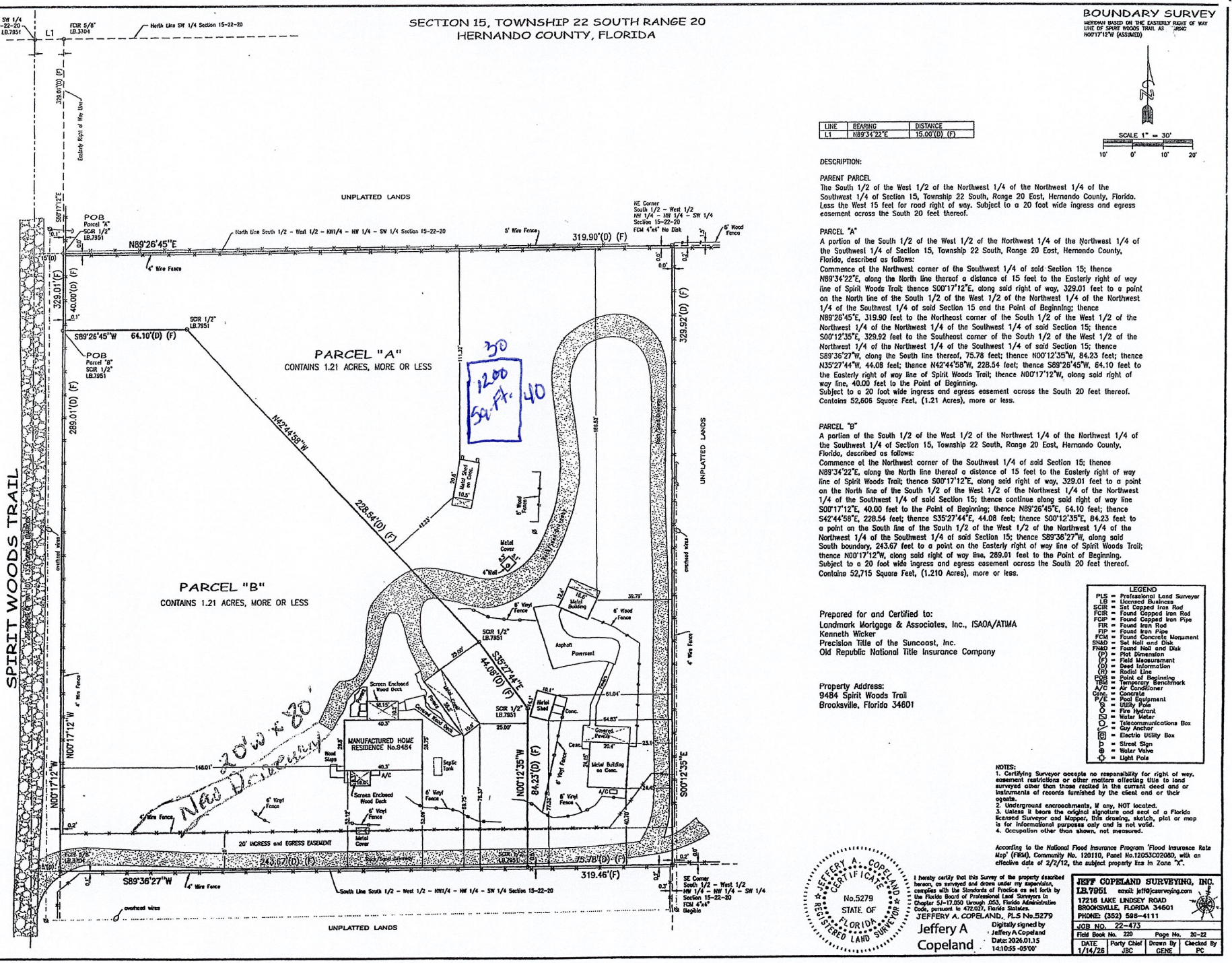
*Acceptable forms of payment include Cash, Check or Money Order Made Payable to Hernando County Planning Department.

Hernando County Planning Department
1653 Blaise Drive
Brooksville, FL 34601
(352)754-5057
Open: Monday – Friday
Lobby Hours: 7:30 AM – 3:30 PM

BOUNDARY SURVEY

SECTION 15, TOWNSHIP 22 SOUTH RANGE 20
HERNANDO COUNTY, FLORIDA

MERIDIAN BASED ON THE EASTERLY RIGHT OF WAY LINE OF SPIRIT WOODS TRAIL AS BEING N00°17'12"W (ASSUMED)



LINE	BEARING	DISTANCE
L1	N89°34'22"E	15.00'(D) (F)

SCALE 1" = 30'
10' 0' 10' 20'

DESCRIPTION:

PARENT PARCEL
The South 1/2 of the West 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 15, Township 22 South, Range 20 East, Hernando County, Florida. Less the West 15 feet for road right of way. Subject to a 20 foot wide ingress and egress easement across the South 20 feet thereof.

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Kenneth Wicker
Precision Title of the Suncoast, Inc.
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Property Address:
9484 Spirit Woods Trail
Brooksville, Florida 34601

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According to the National Flood Insurance Program 'Flood Insurance Rate Map' (FIRM), Community No. 120110, Panel No.12053C0208D, with an effective date of 2/2/12, the subject property lies in Zone "X".

JEFFERY A. COPELAND CERTIFICATE No.5279 STATE OF FLORIDA REGISTERED LAND SURVEYOR

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JEFFERY A. COPELAND, PLS No.5279
Digitally signed by Jeffery A Copeland
Date: 2026.01.15 14:10:55 -05'00'

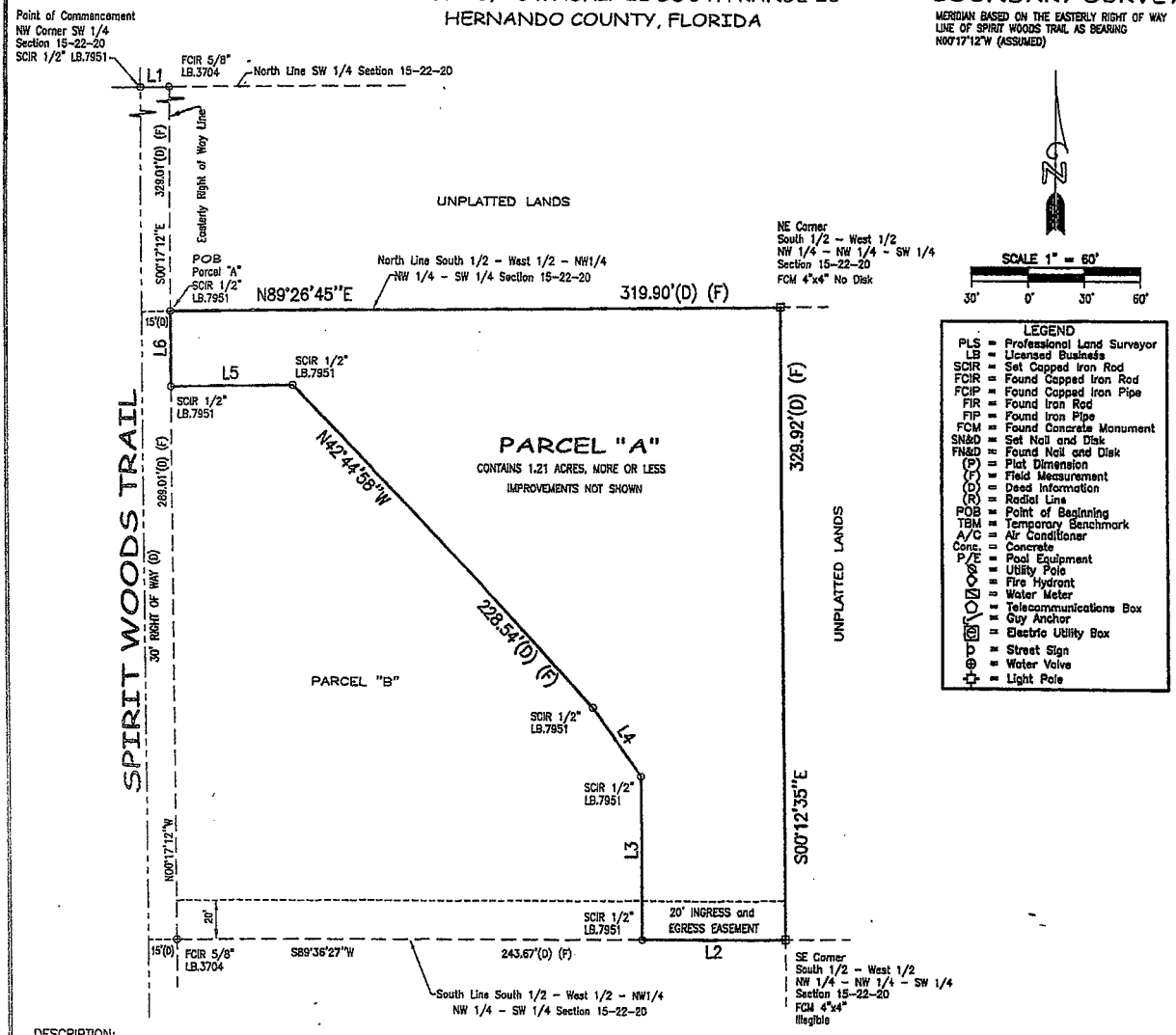
JEFF COPELAND SURVEYING, INC.
LB.7951 email: jeff@jcsurveying.com
17216 LAKE LINDSEY ROAD
BROOKSVILLE, FLORIDA 34601
PHONE: (352) 596-4111

JOB NO. 22-473			
Field Book No. 220		Page No.	20-22
DATE	Party Chief	Drawn By	Checked By
1/14/26	JBC	GENE	PC

SECTION 15, TOWNSHIP 22 SOUTH RANGE 20
HERNANDO COUNTY, FLORIDA

BOUNDARY SURVEY

MERIDIAN BASED ON THE EASTERLY RIGHT OF WAY LINE OF SPIRIT WOODS TRAIL AS BEARING N00°17'12"W (ASSUMED)



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DESCRIPTION:

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Prepared for and Certified to:
Kenneth Wicker

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Jeffery A Copeland

Digitally signed by Jeffery A Copeland
Date: 2026.01.15 14:06:01 -05'00'

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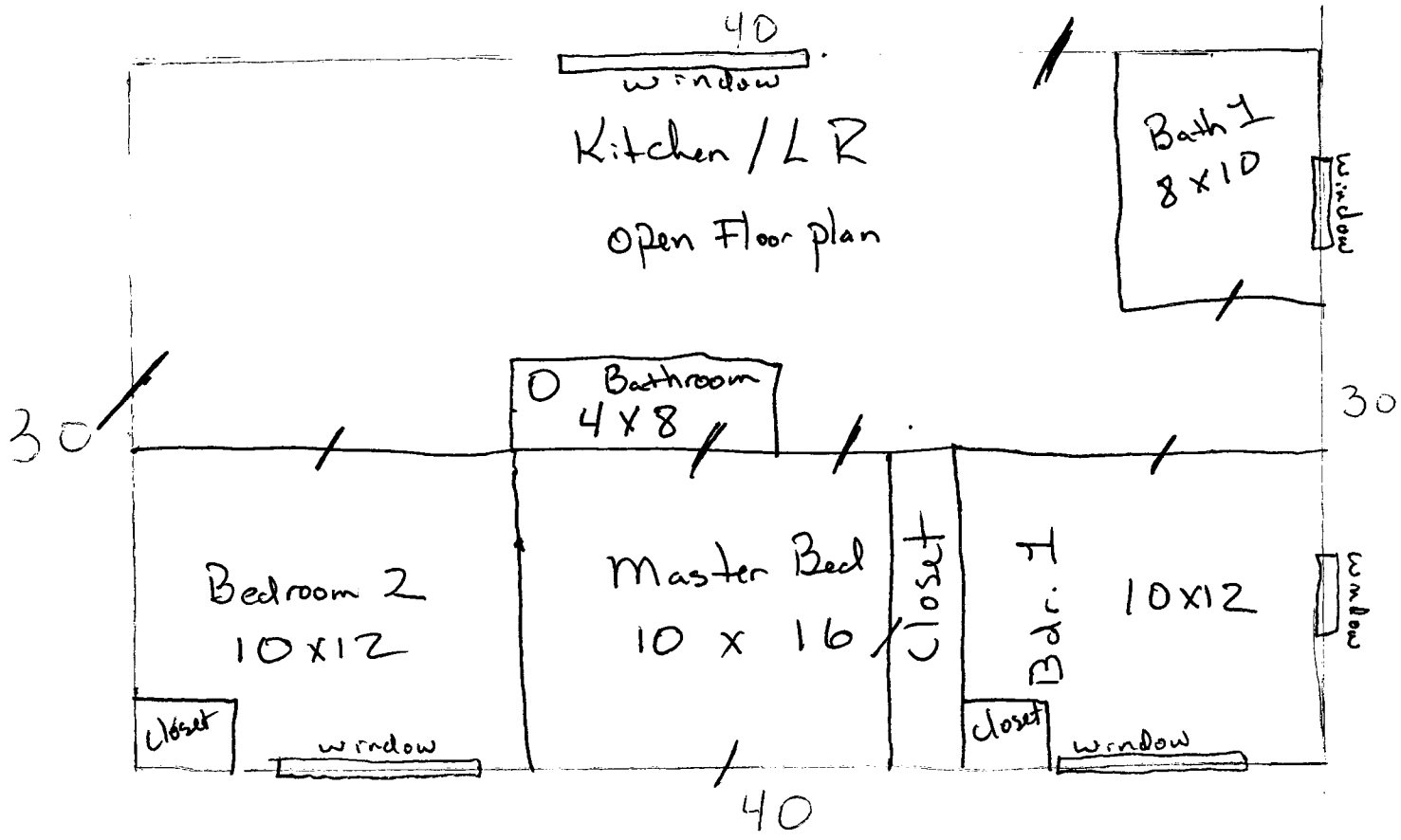
PHONE: (352) 596-4111

JOB NO. 22-473-A

Field Book No.	220 / 175	Page No.	20-22 / 4-8

DATE	Party Chief	Drawn By	Checked By
1/14/26	JBC	JAC	JBC

1,200 Sq ft. 3 bedroom 2 Bath Proposed Home 1200 Sq. ft.



RESOLUTION NO. 2026-_____

WHEREAS, Hernando County has adopted subdivision regulations pursuant to Chapters 125, 163 and 177, *Florida Statutes*, which authorize the County to regulate the division 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) considered the requested Petition for relief from the strict application of the subdivision regulations on the specified parcel(s) in Hernando County, Florida, due to **HARDSHIP**, as more fully described below.

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

PETITIONER: Kenneth Wicker

FILE NUMBER: 1517274

PURPOSE: To divide 2.50 acres into two parcels creating Parcel A (1.2+/- acres) and Parcel B (1.21+/- acres)

GENERAL LOCATION: A portion of Section 15, Township 22 South, Range 20 East, lying approximately 565 feet north of Richbarn Rd.

PARCEL KEY: 1763835

REQUEST: The Petitioner was denied a Class D Subdivision to divide 2.50 acres into two parcels creating Parcel A (1.21+/- acres) and Parcel B (1.21+/- acres) for failing to meet all of the requirements for a Class D Subdivision Section 26-3(e) of the Hernando County Ordinance Code. Therefore, the Petitioner request relief from the strict application of the Class D Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code due to **HARDSHIP**, pursuant to Section 26-3(f) of the Hernando County Ordinance Code.

FINDINGS OF FACT: ALL of the facts and conditions presented to the BOCC in connection with 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 Petitioner's 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 Petition meets the application requirements in Section 26-3(f) of the Hernando County Ordinance Code for relief due to **HARDSHIP**.

2. The strict application of the Class D Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code would place an undue burden on the Petitioner.

CONCLUSIONS OF LAW: The BOCC is authorized to act on this matter pursuant to Chapters 125, 163 and 177, *Florida Statutes*. Accordingly, after hearing testimony, being fully advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The Petition meets the application requirements in Section 26-3(f) of the Hernando County Ordinance Code for relief due to **HARDSHIP**.

2. The strict application of the Class D Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code would place an undue burden on the Petitioner.

ACTION: Based upon the record in this matter and ALL of the findings of fact and conclusions of law above, the BOCC hereby APPROVES the Petitioner's request for relief from the strict application of the Class D Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code due to **HARDSHIP**, subject to the following conditions, pursuant to Section 26-3(f) of the Hernando County Ordinance Code:

1. All lots shall meet the minimum lot size of the zoning district in which the subdivision is located and shall conform with the policies of the comprehensive plan.

2. All lots shall have a minimum fifteen-foot access/utility easement to provide access to the parcel(s).

3. Each deed of conveyance entered into and executed shall contain a legend setting forth in bold type a reference to the subdivision regulations and a statement that "subject land is contained within a subdivision which has not been formally platted and said county has absolutely no obligation to maintain or improve roads and thoroughfares within the subdivision."

[SPACE INTENTIONALLY LEFT BLANK—SIGNATURE PAGE FOLOWS]

ADOPTED IN REGULAR SESSION THE ____ DAY OF _____, 2026.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____ By: _____

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

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 subdivision regulations pursuant to Chapters 125, 163 and 177, *Florida Statutes*, which authorize the County to regulate the division 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) considered the requested Petition for relief from the strict application of the subdivision regulations on the specified parcel(s) in Hernando County, Florida, due to **HARDSHIP**, as more fully described below.

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

PETITIONER: Kenneth Wicker

FILE NUMBER: 1517274

PURPOSE: To divide 2.50 acres into two parcels creating Parcel A (1.21+/- acres) and Parcel B (1.21+/- acres)

GENERAL LOCATION: A portion of Section 15, Township 22 South, Range 20 East, lying approximately 565 feet north of Richbard Rd.

PARCEL KEY: 1763835

REQUEST: The Petitioner was denied a Class D Subdivision to divide 2.50 acres into two parcels creating Parcel A (1.21+/- acres) and Parcel B (1.21+/- acres) for failing to meet all of the requirements for a Class D Subdivision Section 26-3(e) of the Hernando County Ordinance Code. Therefore, the Petitioner request relief from the strict application of the Class D Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code due to **HARDSHIP**, pursuant to Section 26-3(f) of the Hernando County Ordinance Code.

FINDINGS OF FACT: ALL of the facts and conditions presented to the BOCC in connection with 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 Petitioner's 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 strict application of the Class D Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code would NOT place an

undue burden on the Petitioner.

CONCLUSIONS OF LAW: The BOCC is authorized to act on this matter pursuant to Chapters 125, 163 and 177, *Florida Statutes*. Accordingly, after hearing testimony, being fully advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The strict application of the Class D Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code would NOT place an undue burden on the Petitioner.

ACTION: Based upon the record in this matter and all of the findings of fact and conclusions of law above, the BOCC hereby DENIES the Petitioner's request for relief from the strict application of the Class D Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code due to **HARDSHIP**.

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 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 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.

Note: Subsequent to the Planning and Zoning Commission action, staff notified the applicant that the rezoning petition will need to be postponed due to the Development Agreement not yet being finalized. The rezoning petition will be heard at a future hearing date.

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 postpone the petitioner's request for a rezoning from AG (Agricultural) to PDP(SF)/Planned Development Project (Single Family) with deviations and performance conditions to a future hearing date with all readvertising fees paid by the applicant.

REVIEW PROCESS

Omar DePablo	Approved	03/16/2026 8:40 AM
Michelle Miller	Approved	03/16/2026 9:11 AM
Stephanie Stevens	Approved	03/16/2026 9:32 AM
Erin Dohren	Approved	03/16/2026 10:08 AM
Pamela Hare	Approved	03/16/2026 1:47 PM
Natasha Lopez Perez	Approved	03/17/2026 3:07 PM
Heidi Prouse	Approved	03/18/2026 9:44 AM
Toni Brady	Approved	03/19/2026 6:12 PM
Jeffrey Rogers	Approved	03/30/2026 4:41 PM
Colleen Conko	Approved	03/30/2026 4:41 PM

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

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

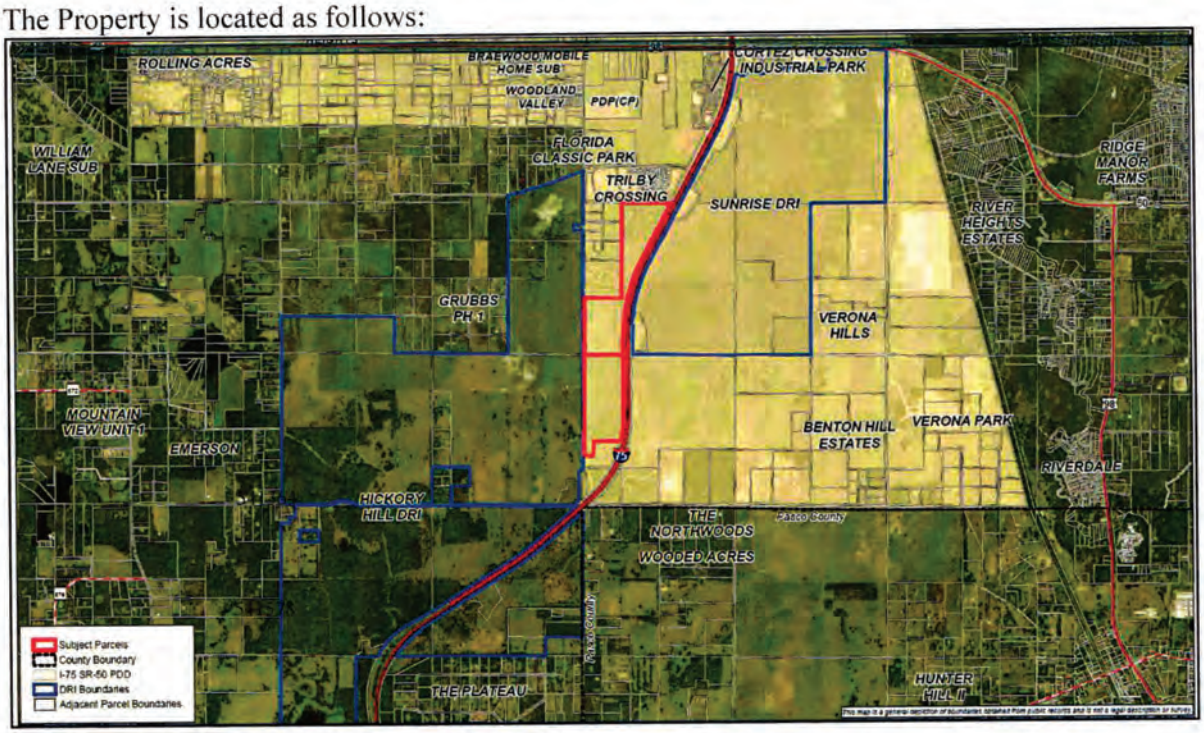
August 6, 2025

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**"):

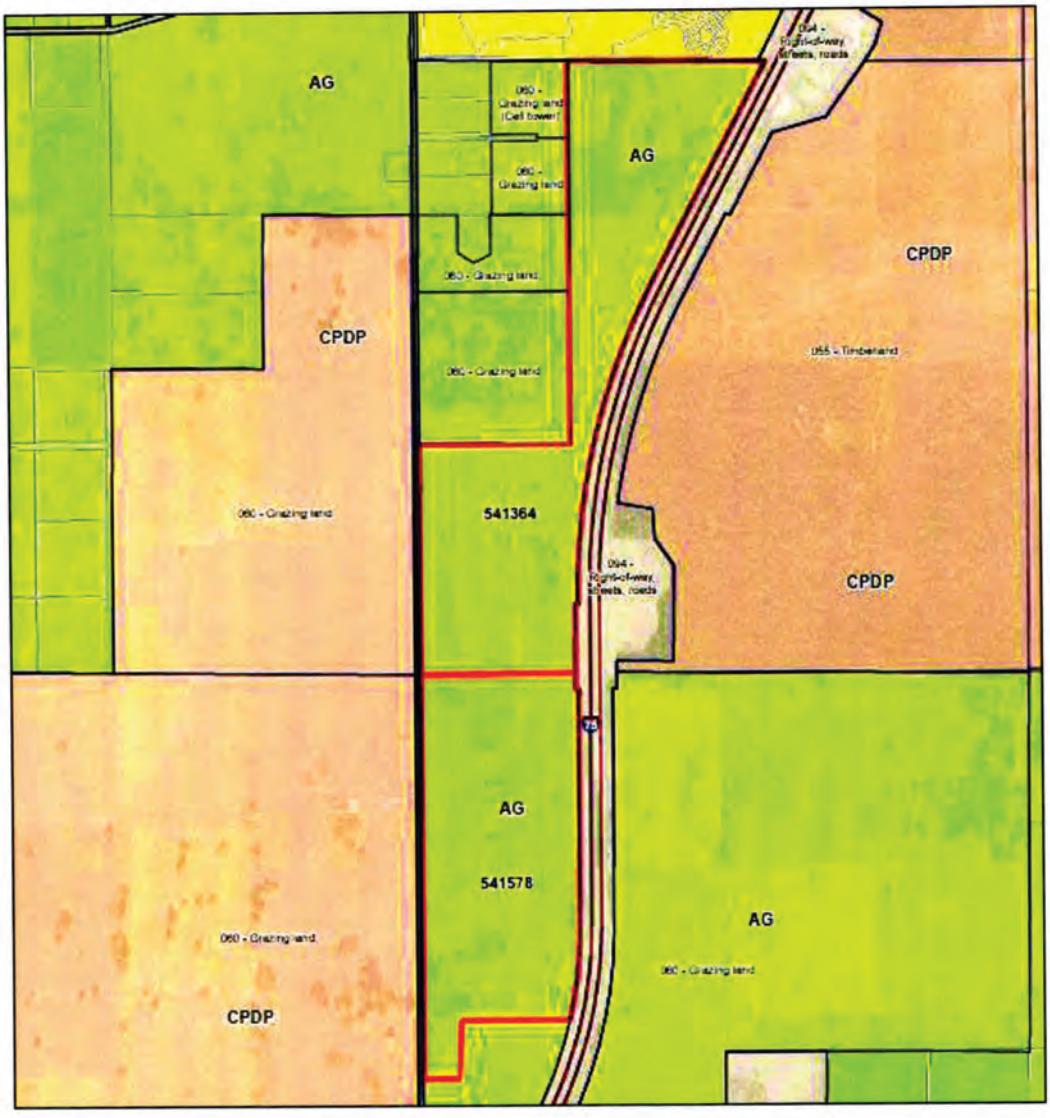
Parcel Key	Owner	Acreage
541564	Jack Melton Family, Inc	132.7
541578	Jack Melton Family, Inc	94.21
	Total:	**226.91**

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:

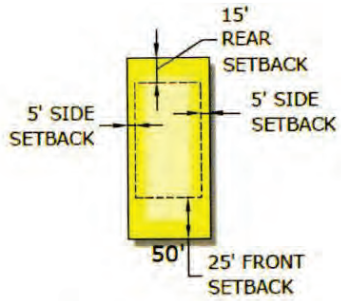
LAND USE TABLE			
LAND USE	ACRES	UNITS	DENSITY
SINGLE FAMILY PDP(SF)	137	907*	
DRAINAGE, RECREATION, BUFFERS, OPEN SPACE	82.9		
ROADS	7		
TOTAL:	+/- 226.9	907	APPROX. 4 UNITS/ACRE

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.

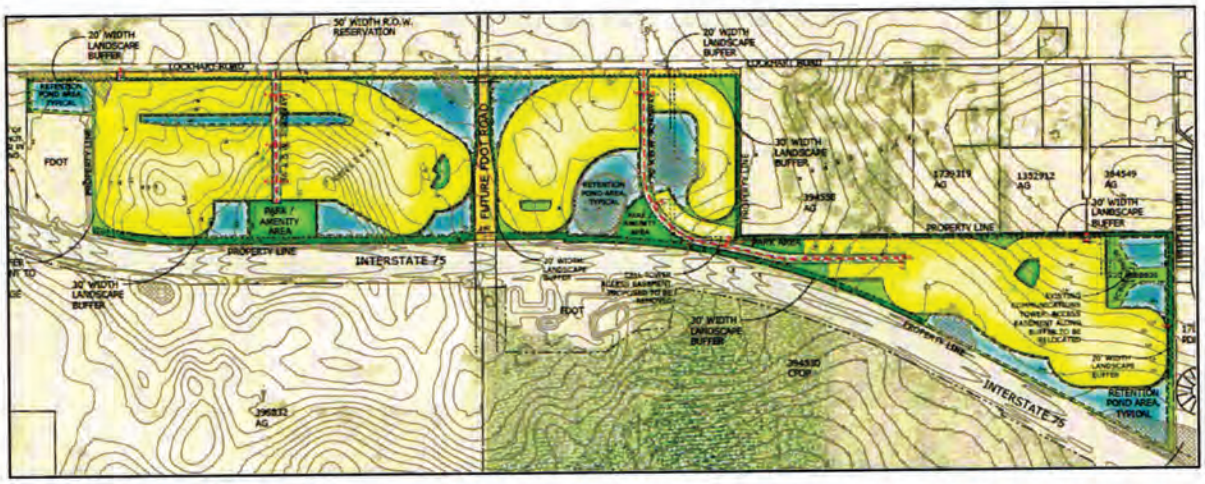
Only one type of single-family lot size is proposed:

	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:

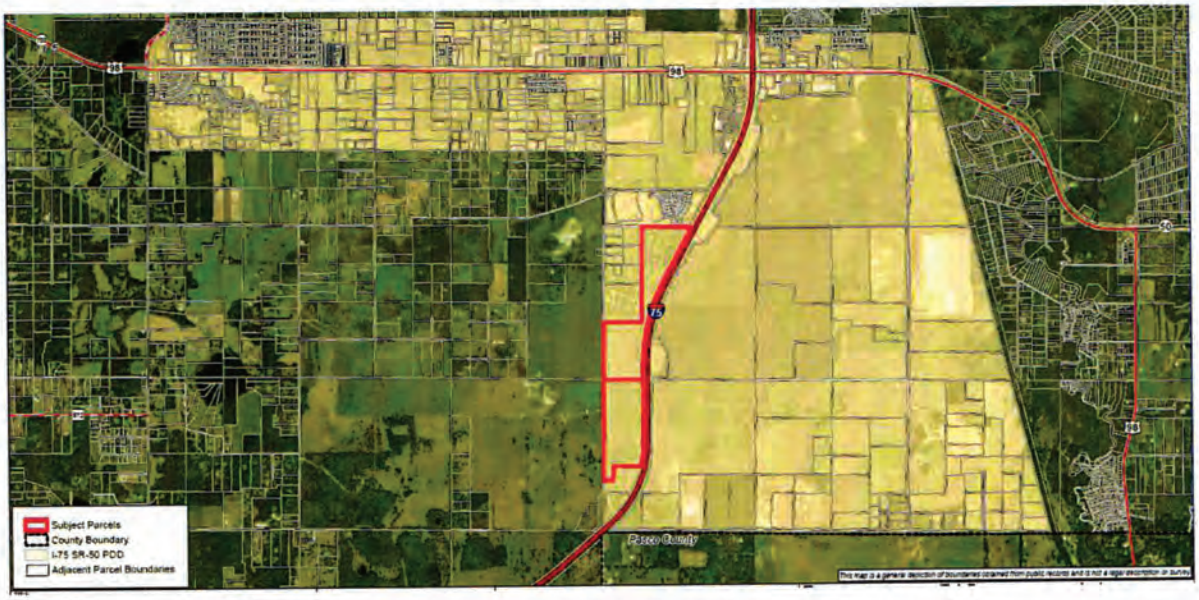
> ***GOAL 1.05 – Planned Development District***
> ***Planned Development District (PDD) is a Future Land Use Map Category that provides coordinated planning of new developments and redevelopments with proposed multiple uses or types that have specialized or unique characteristics, or would benefit from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



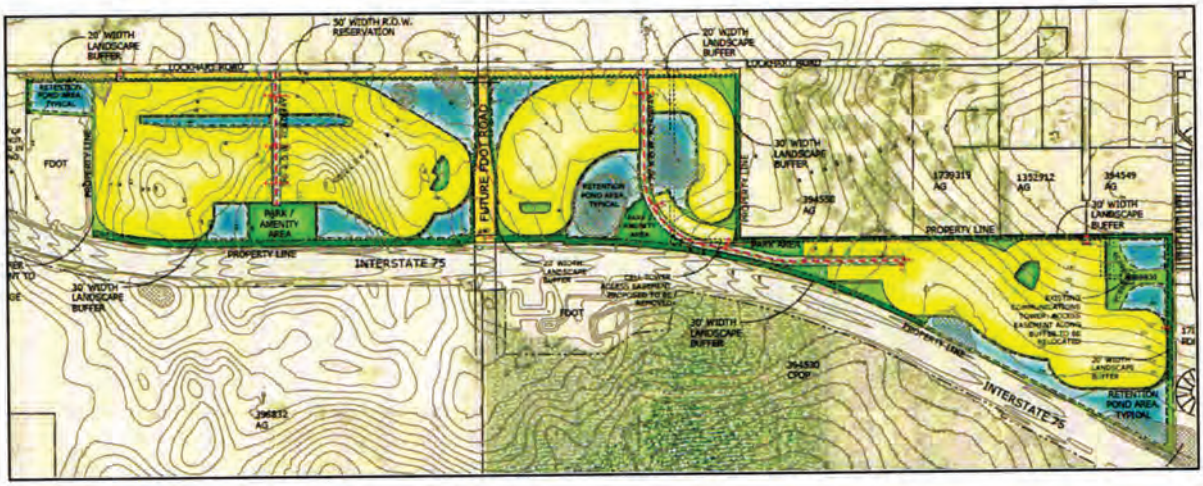
> ***Strategy 1.05A(1): The I-75/SR-50 Planned Development District mapped area is characterized by significant potential for future development of multiple land use types. The I-75/SR-50 PDD shall seek to create, to the maximum extent practical, a largely self-contained internally functional concentration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

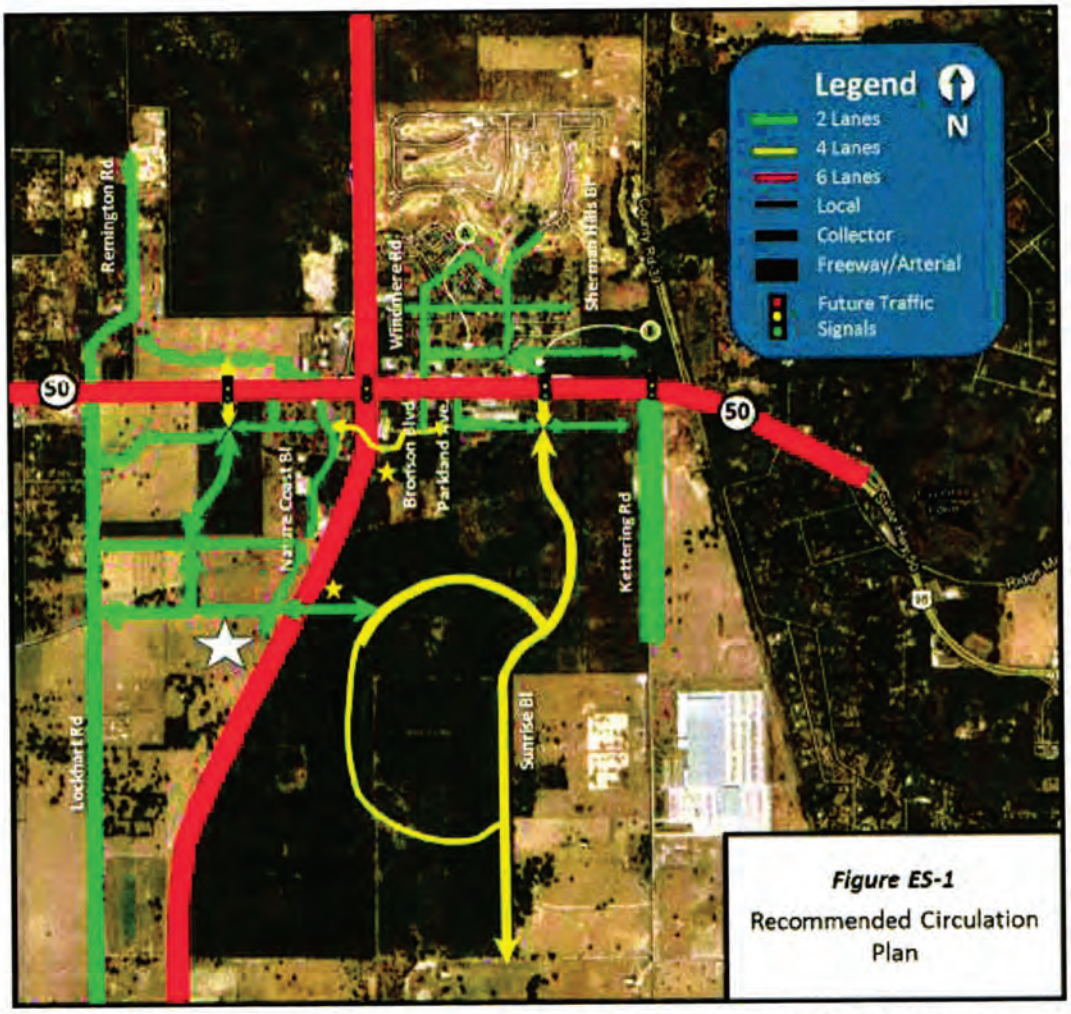
Discussion: The Project's unique features will be leveraged to ensure strategic locations of stormwater ponds and neighborhood parks. These together with the internal roadway network and sidewalk system will create the "sense of place" intended by this policy.

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.

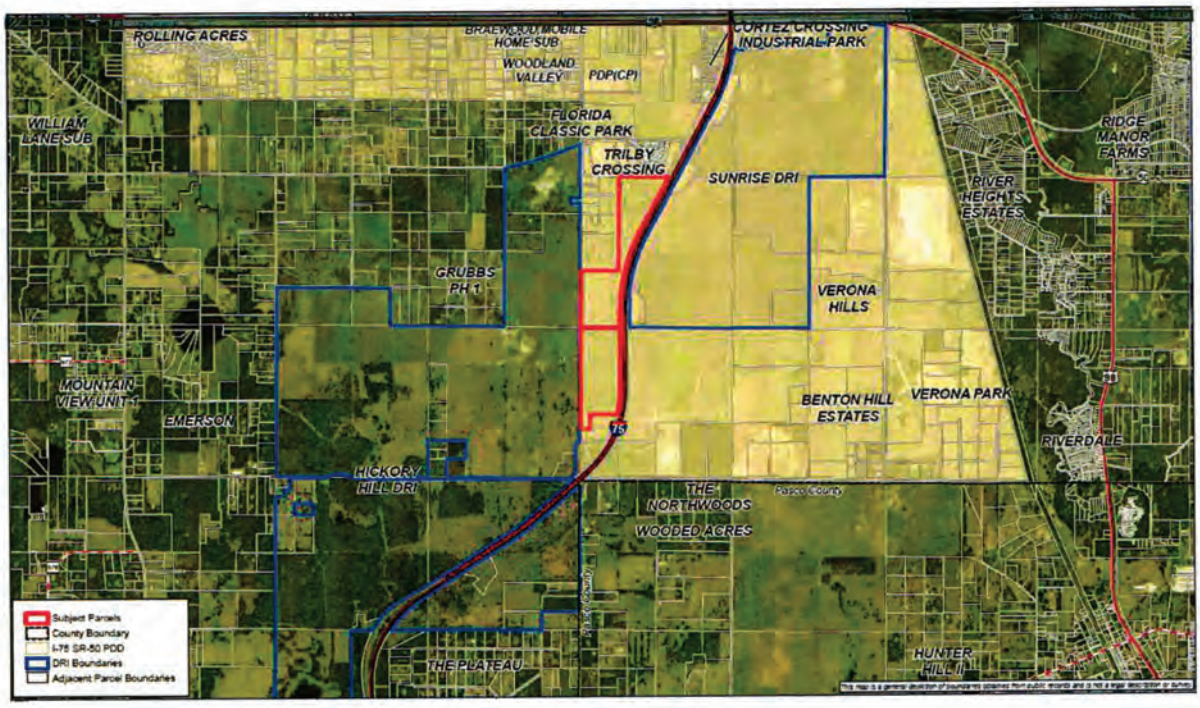
This will ensure compatibility internally and externally with the surrounding area.

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

STAFF REPORT

HEARINGS:	Planning & Zoning Commission: February 9, 2026 Planning & Zoning Commission: March 9, 2026 Board of County Commissioners: April 7, 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 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.

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.

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 6000)
- Minimum Frontage Along Curve 35'
- Double Frontage Secondary Front 10'

Site Size	226.9 Acres	
Surrounding Zoning;	North:	PDP SF (Planned Development Project Single Family)
	South:	AG (Agricultural)

Land Uses	East:	CPDP DRI (Combined Plan Development Project)
	West:	CPDP (Combined Plan Development Project)
Current Zoning:	AG (Agricultural)	
Future Land Use Map Designation:	I-75/S.R. 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 are:

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 6000)
- 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

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 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 to PDP SF 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 6000
   - 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 revised plan in compliance with all performance conditions within thirty (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.

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 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 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.

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   - 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'~~ 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 revised plan in compliance with all performance conditions within thirty (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.

GINNY GROVE REZONING MASTER PLAN

JACK MELTON PARCELS

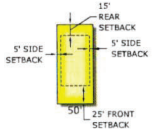
LAND USE TABLE			
LAND USE	ACRES	UNITS	DENSITY
SINGLE FAMILY PDP(SF)	137	907*	
DRAINAGE, RECREATION, BUFFERS, OPEN SPACE	82.9		
ROADS	7		
TOTAL:	+/- 226.9	907	APPROX. 4 UNITS/ACRE

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.

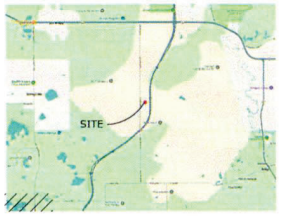
* LOCATIONS OF USES ARE CONCEPTUAL AND FOR PLANNING PURPOSES ONLY. THE EXACT LOCATION OF EACH USE WILL BE DETERMINED AT THE TIME OF PLATTING.

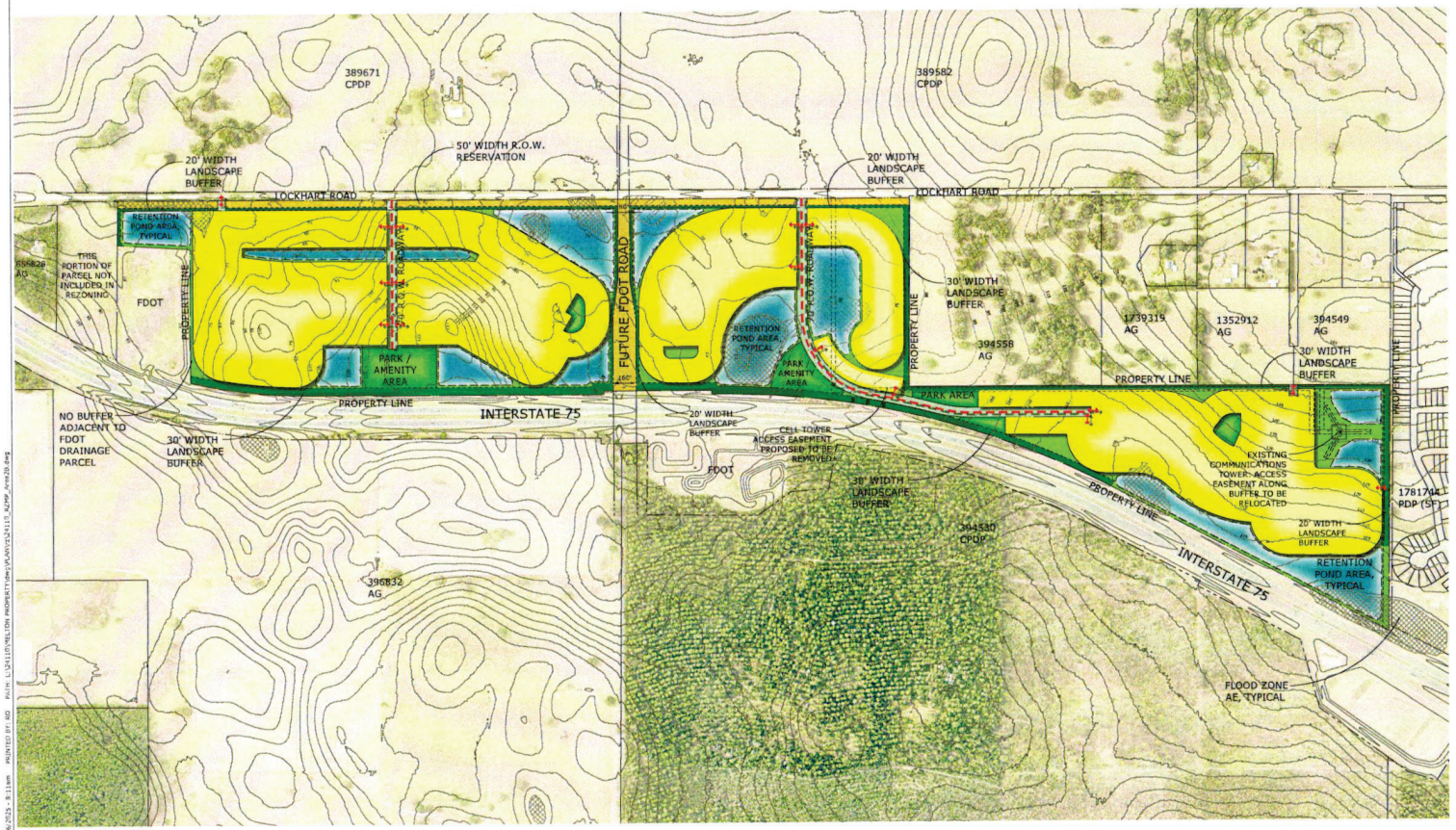
	SINGLE-FAMILY
MINIMUM LOT WIDTH	50'
MINIMUM FRONTAGE ALONG CURVE	35'
MINIMUM LOT SQFT	5,500 SF
MAXIMUM BUILDING HEIGHT	35'
MAXIMUM BUILDING AREA RATIO	65%



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: 45' (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.

N

0 200 400 Feet

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Planning
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Jessica M. Icerman
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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
- ~~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.

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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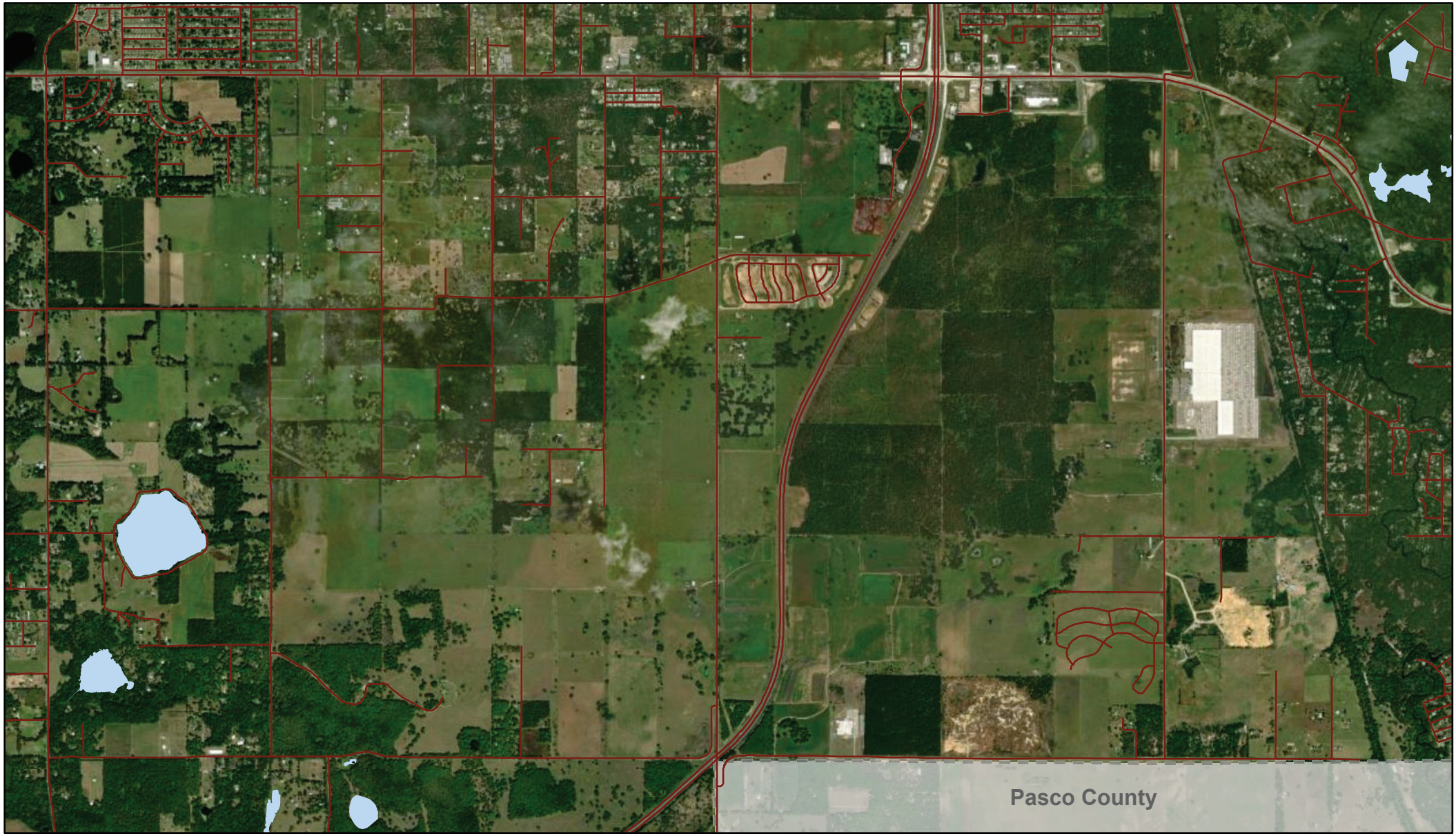
01/24/1996 -- ANNUAL REPORT	View image in PDF format
02/14/1995 -- ANNUAL REPORT	View image in PDF format

Florida Department of State, Division of Corporations

H2539 Aerial Map



1/29/2026, 8:30:39 AM

Streets

Lakes

Surrounding Counties

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

9.6m Resolution Metadata

1:43,084

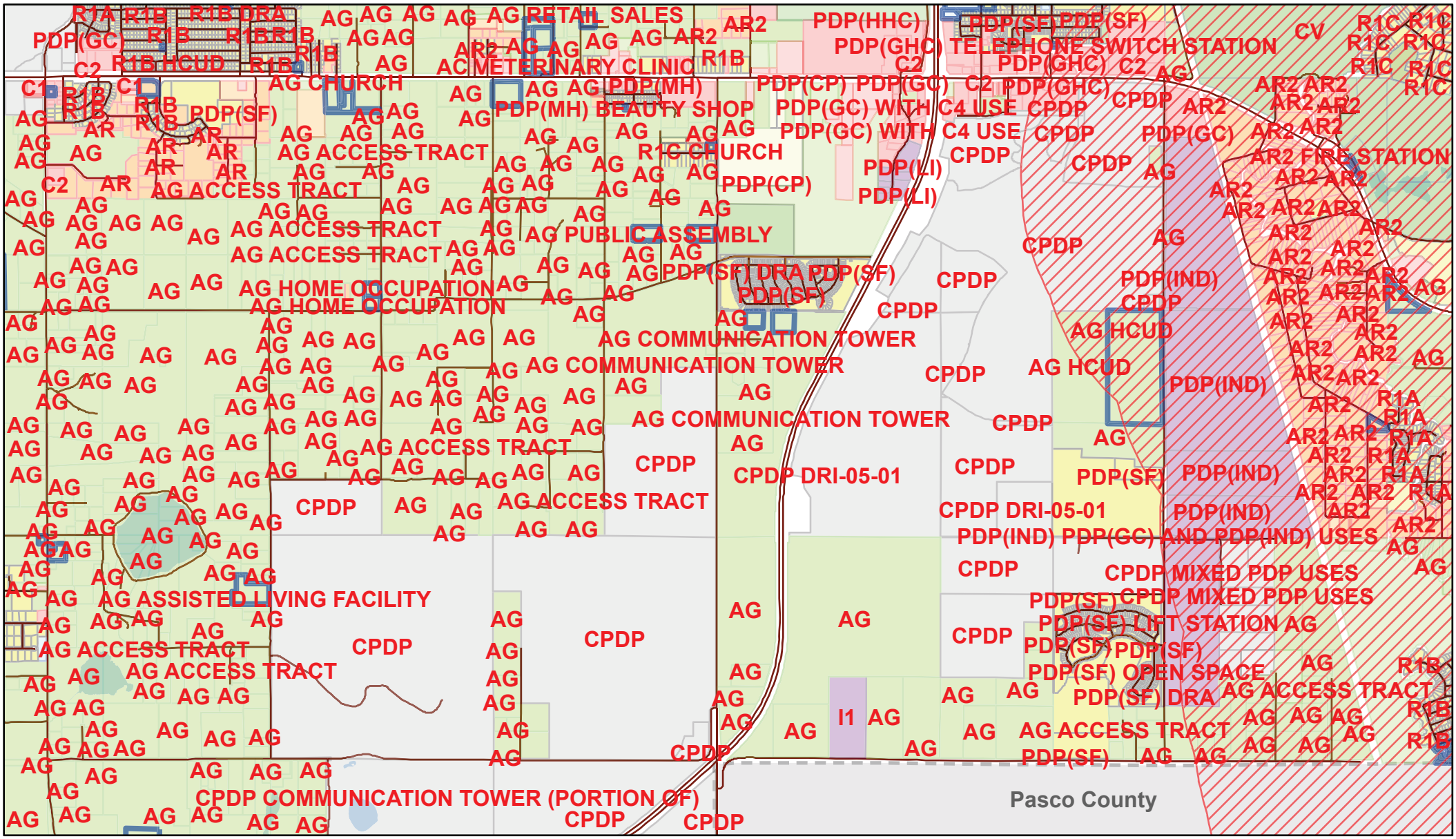
0 0.33 0.65 1.3 mi

0 0.5 1 2 km

State of Florida, Earthstar Geographics

Hernando County Central GIS
© Hernando County Central GIS

H2539 Zoning Map



1/29/2026, 8:30:21 AM

Riverine Protection Ordinance
Special Use Zoning
Split Zoning
Agricultural
ricultural Residential

Commercial
Planned Development
Conservation
Residential
Special Use

Zoning (Hernando Builders)
Agricultural
Agricultural Residential
Commercial
Planned Development

Conservation
Industrial
Airport
Residential
Recreation

Special Use
Streets
Lakes
Surrounding Counties

1:43,084

0 0.33 0.65 1.3 mi
0 0.5 1 2 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Hernando County Central GIS

© Hernando County Central GIS

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

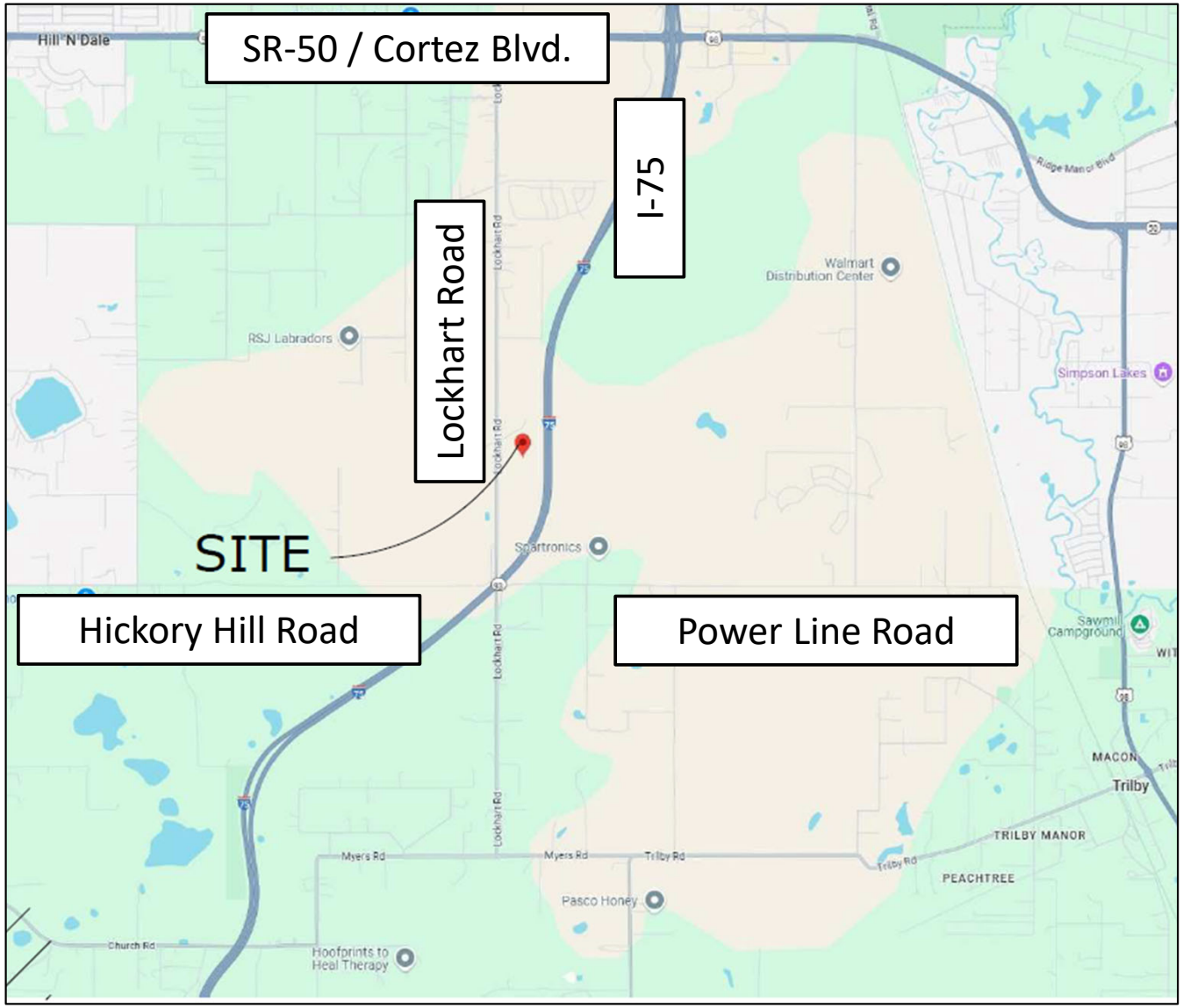
Ginny Grove

Single-Family Residential Development
H-25-39

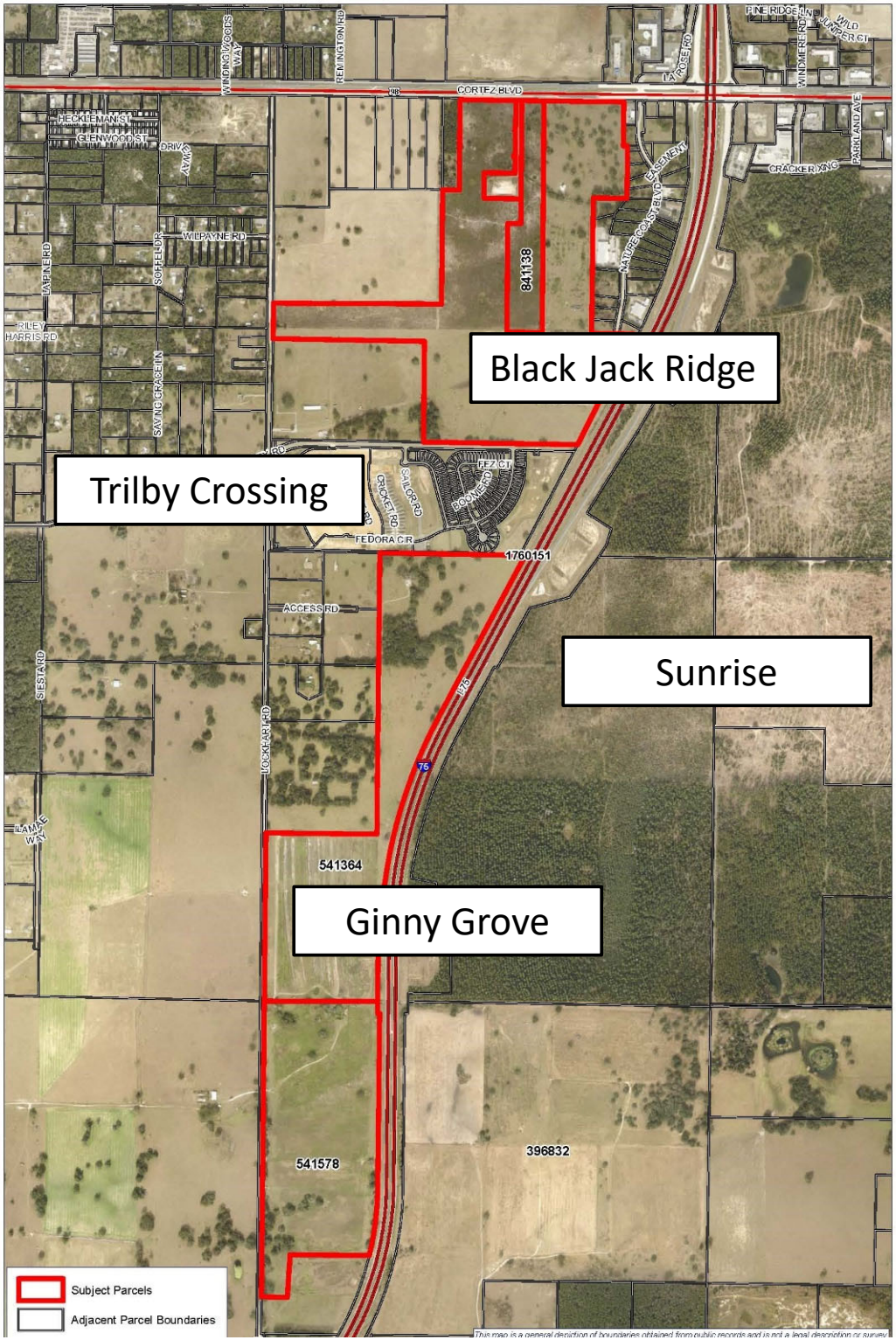
Hernando County
Planning & Zoning Commission
March 9, 2026

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

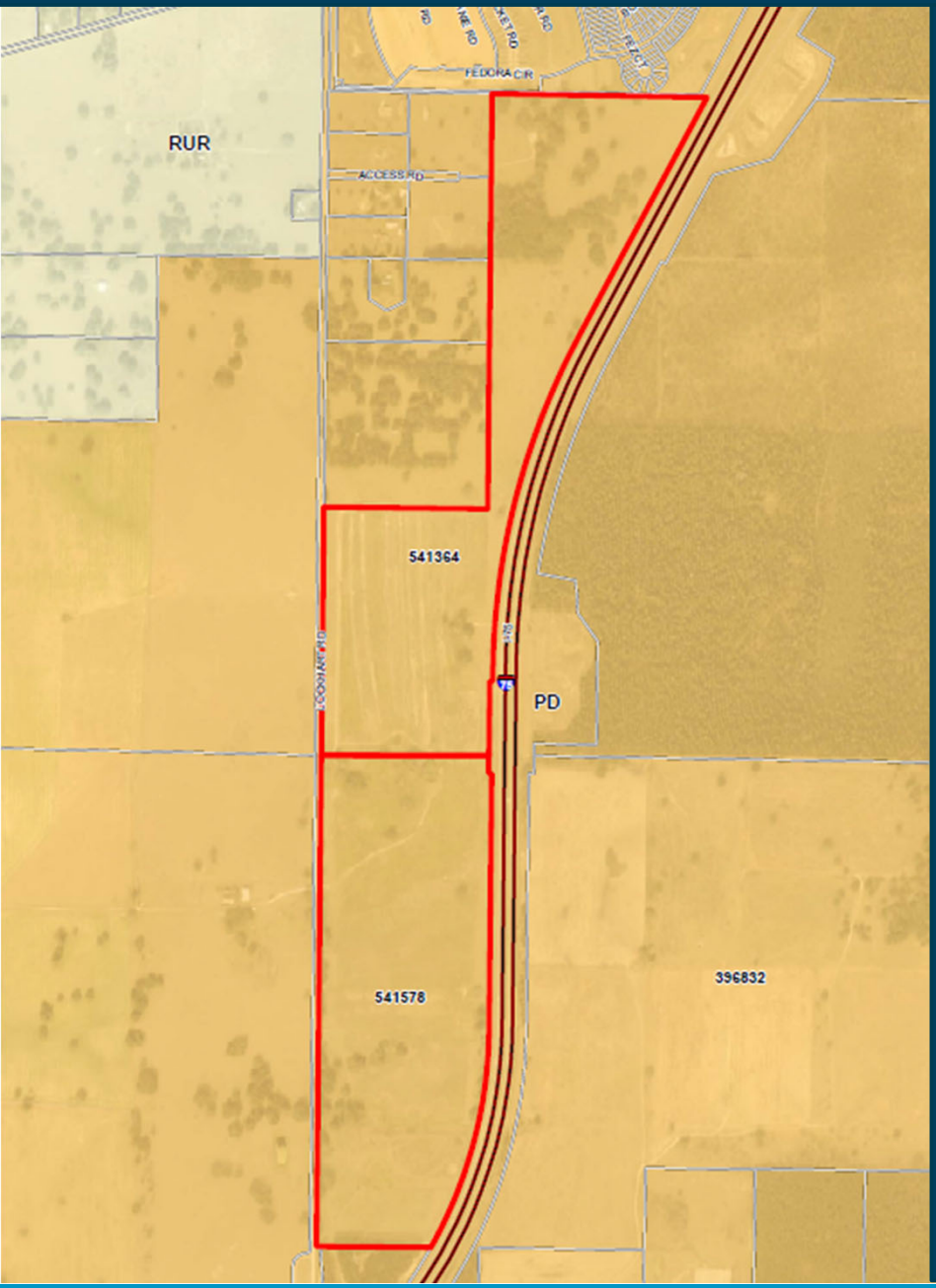


Request

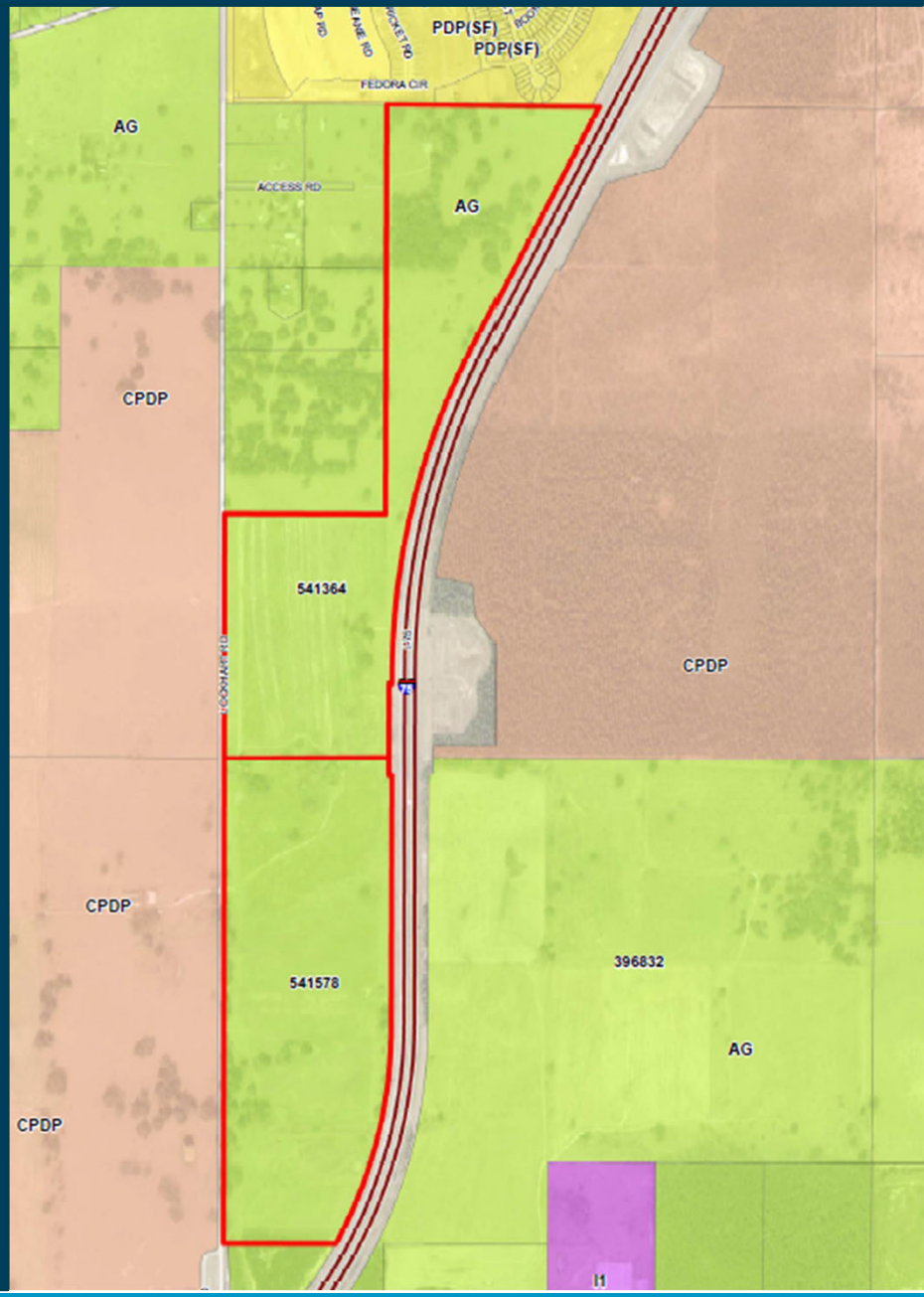
- Agriculture (AG) to Planned Development – Single Family (PDP(SF))
- Maximum 907 units
  - 4 units/acre
- Minimum 50’ lots

FLU: I-75/SR-50 PDD

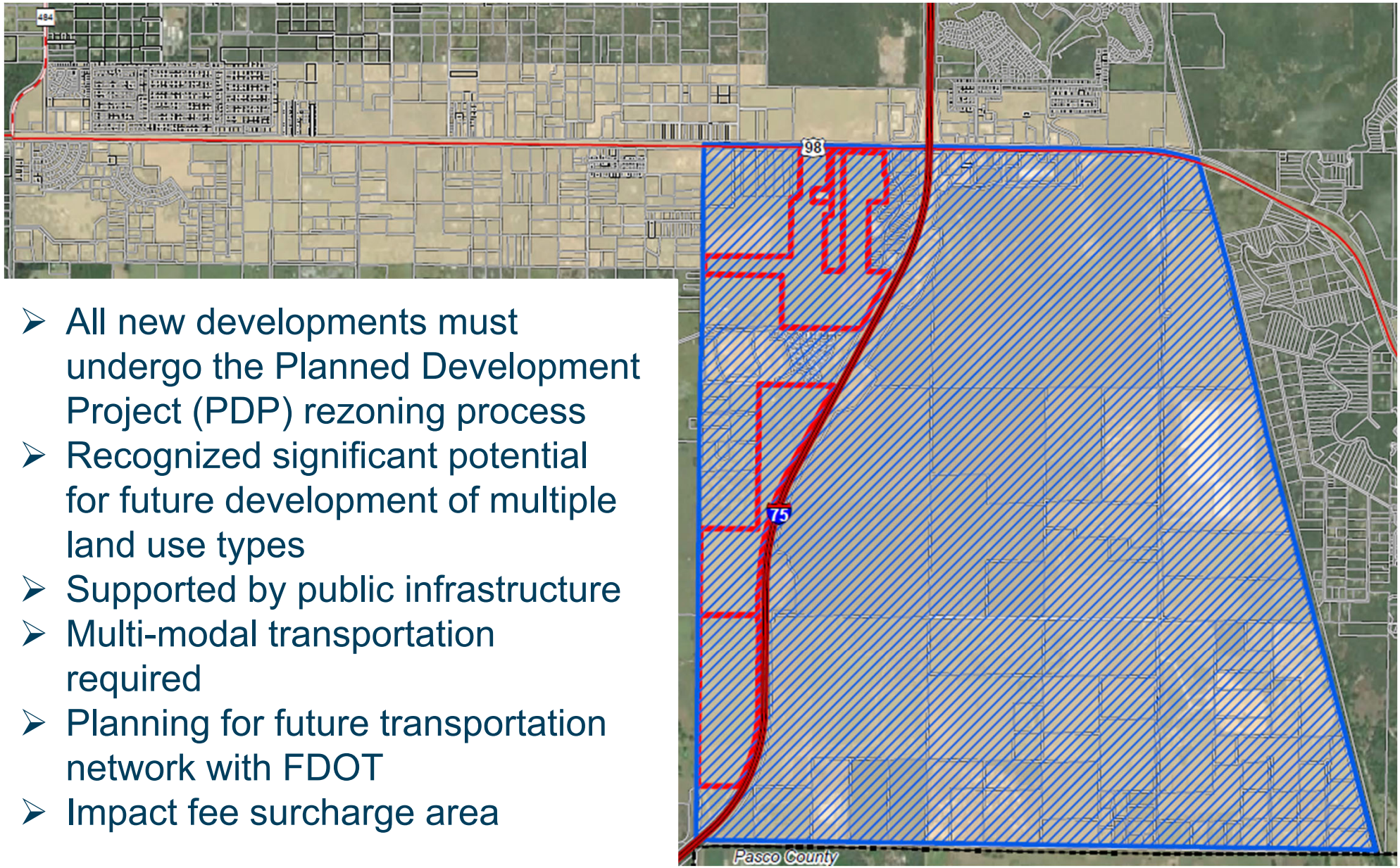
Zoning: AG (Agricultural)



M A P S

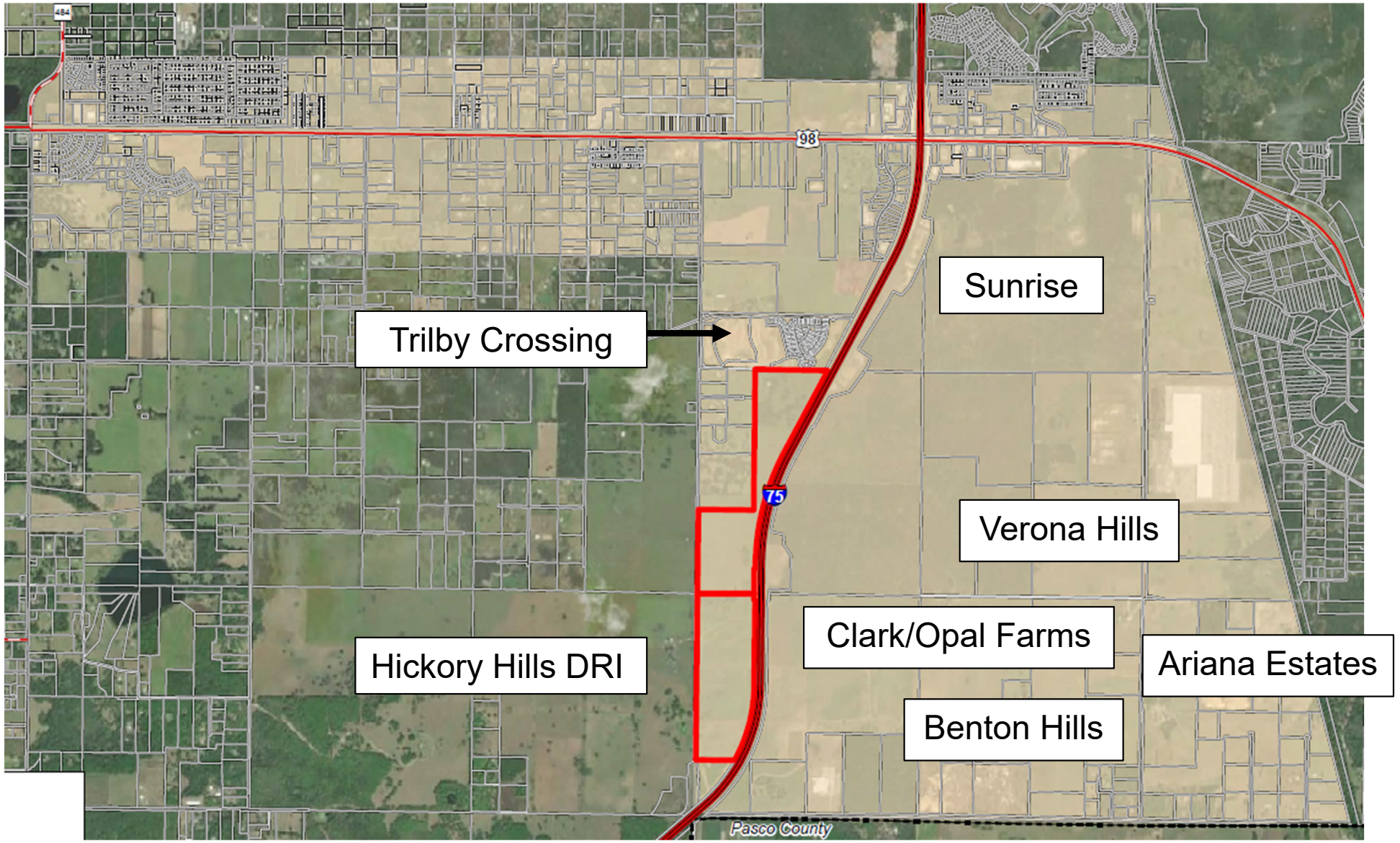


Comprehensive Plan
I-75/SR-50 Planned Development District



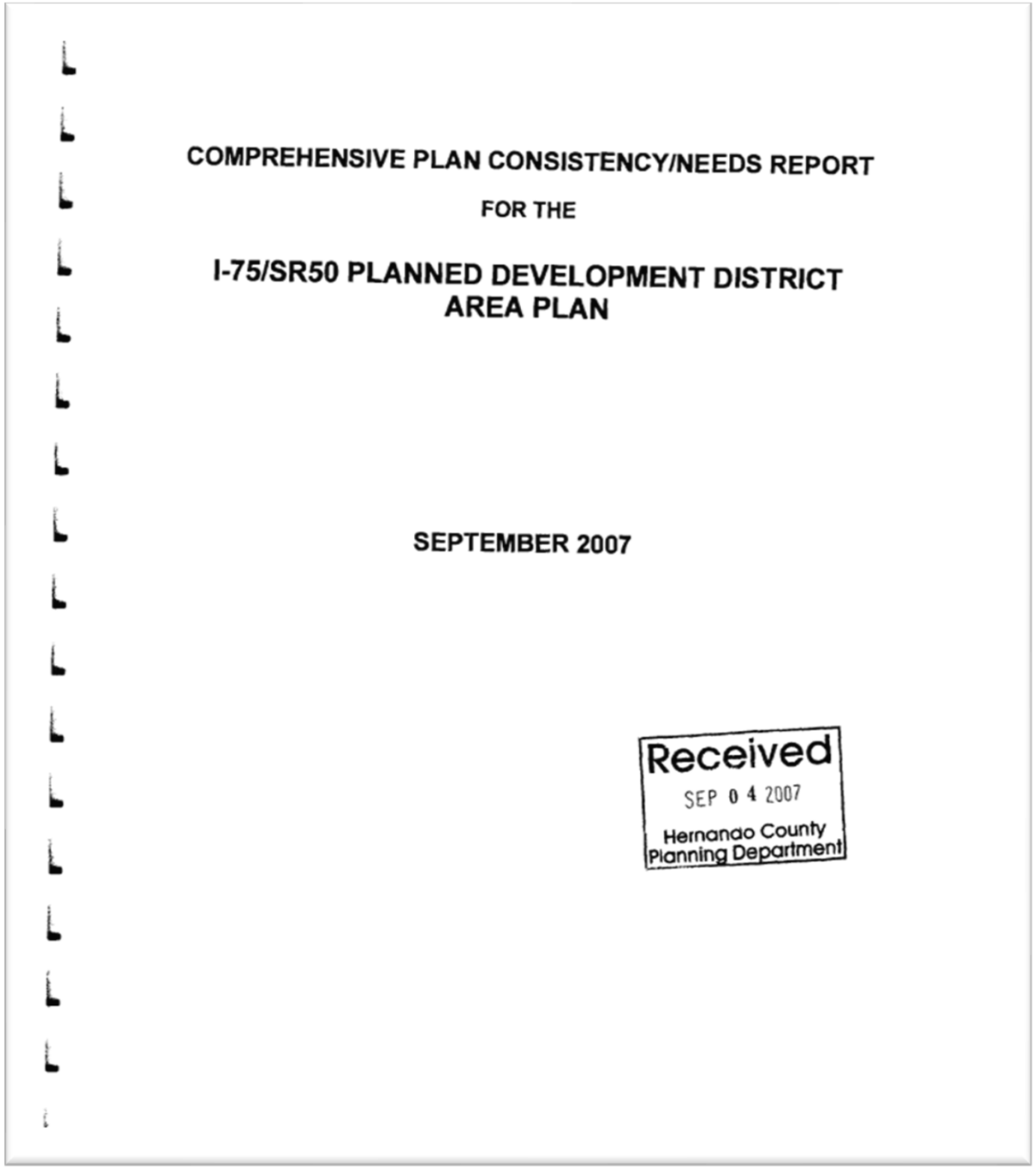
- All new developments must undergo the Planned Development Project (PDP) rezoning process
- Recognized significant potential for future development of multiple land use types
- Supported by public infrastructure
- Multi-modal transportation required
- Planning for future transportation network with 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

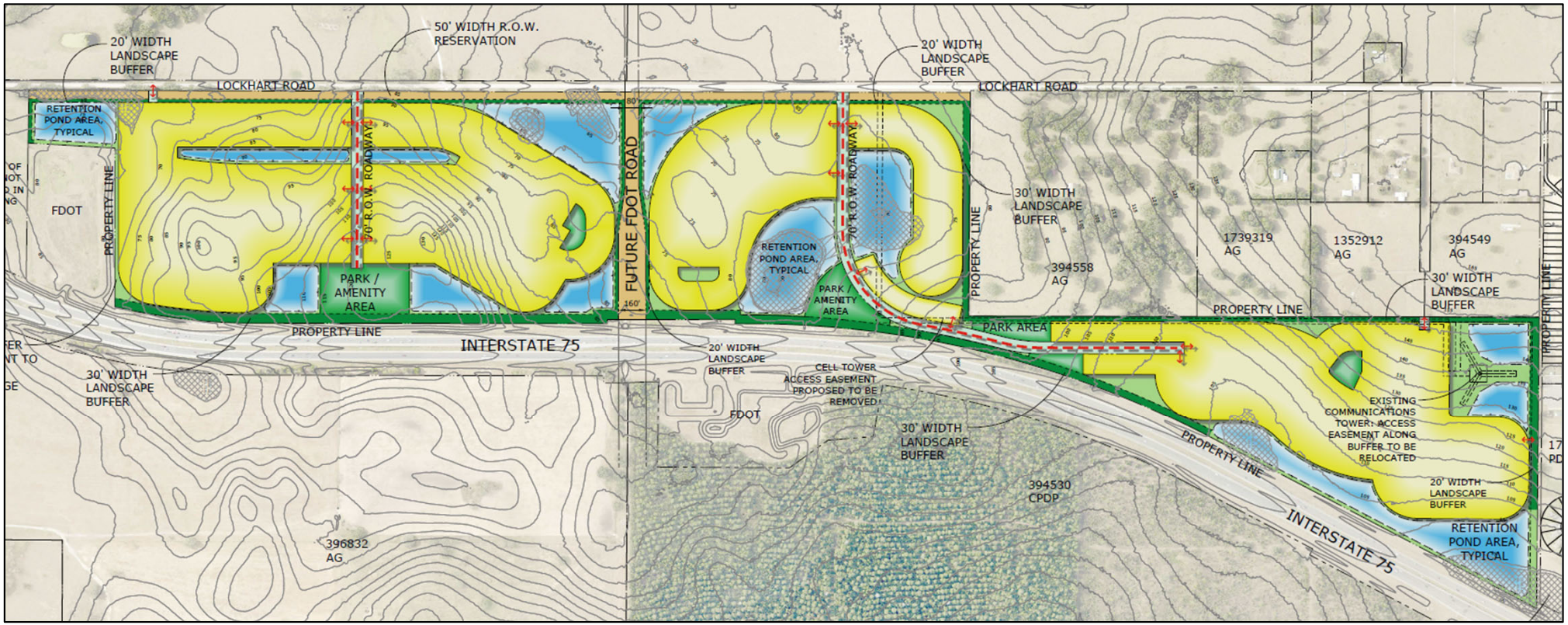
Objective 1.05A

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**. . .

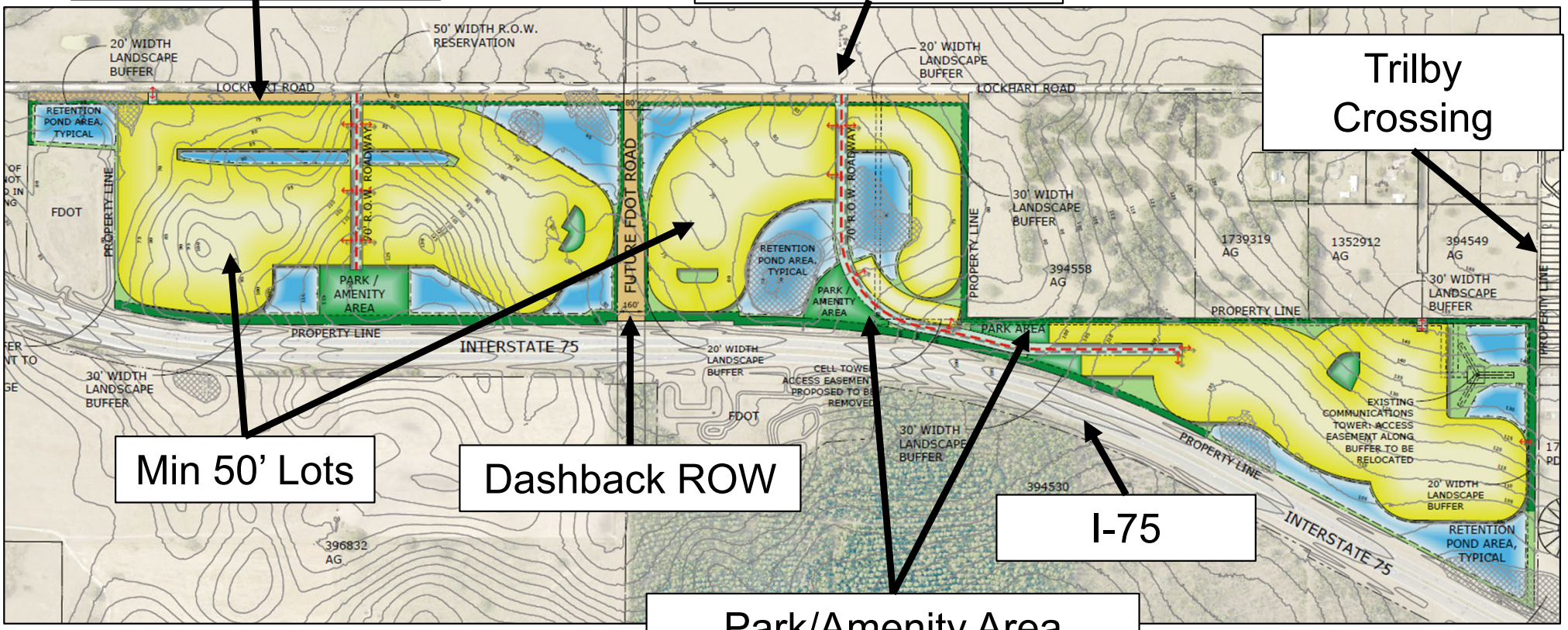
Strategy 1.05A(1)

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

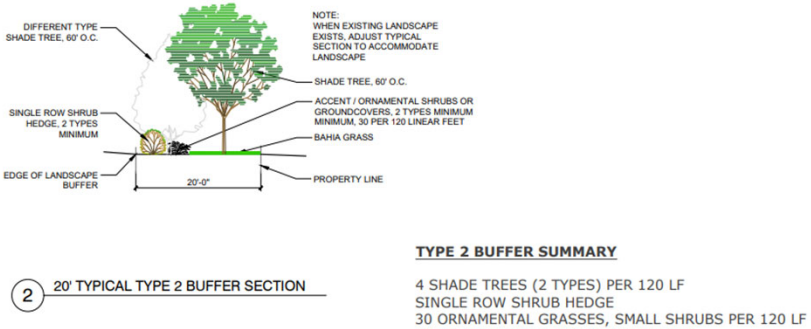


Permitted Uses

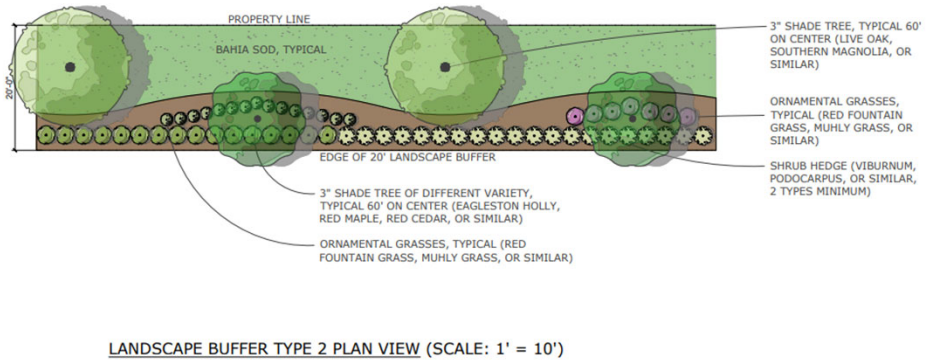
- Maximum of 907 single-family detached dwelling units
  - No mobile homes
- Recreational Amenities and Residential Ancillary and Accessory Uses

Buffers & Setbacks

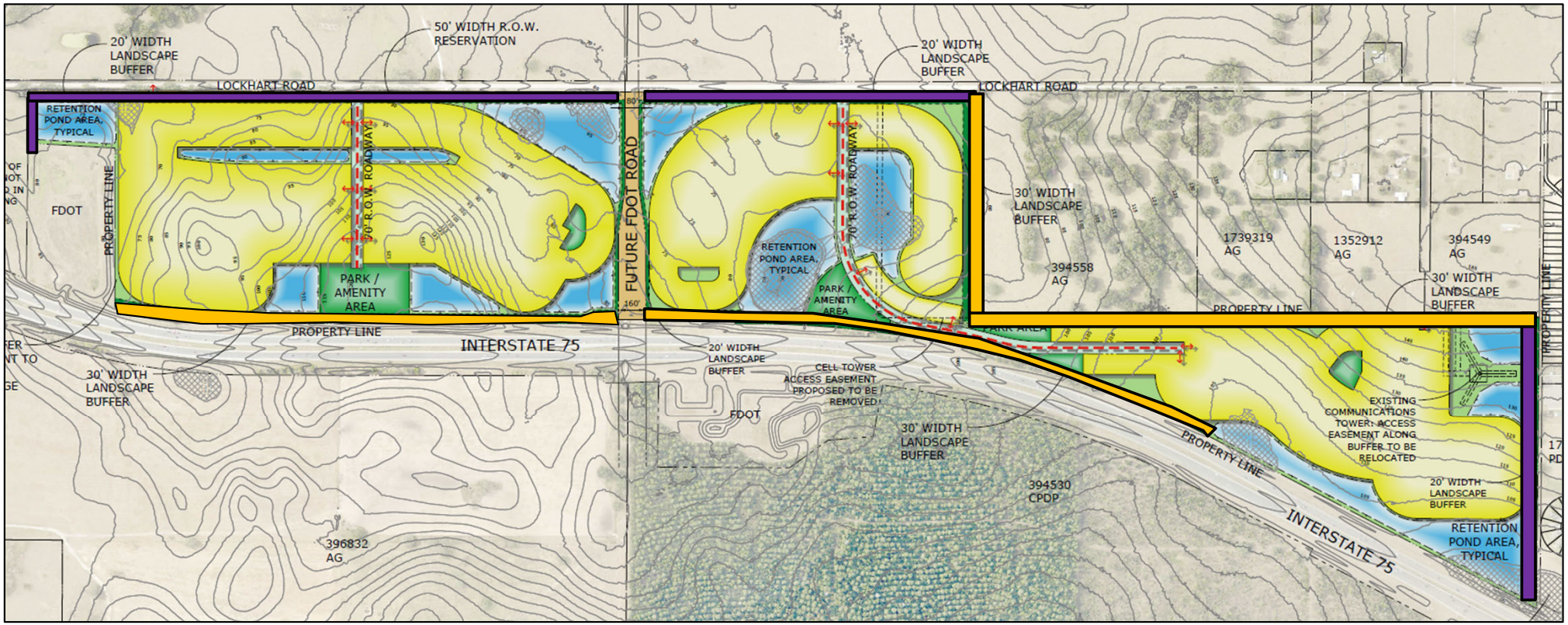
- Perimeter buffers:
  - North – 20 feet
  - East – 30 feet
  - West (northern portion) – 30 feet
  - West (southern portion) – 20 feet
  - South – 20 feet



- 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



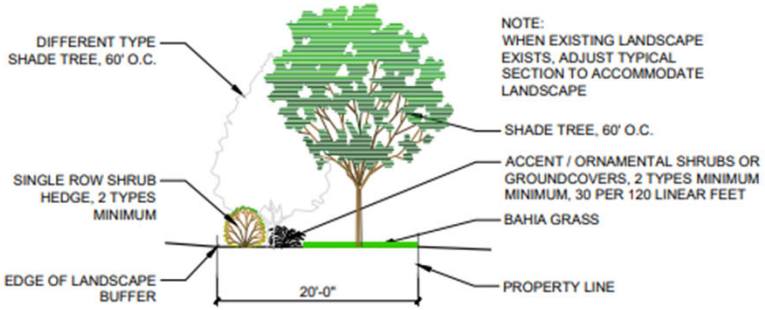
Buffers & Setbacks



Perimeter Buffer: 20'
Perimeter Building Setback: 35'

Perimeter Buffer: 30'
Perimeter Building Setback: 45'

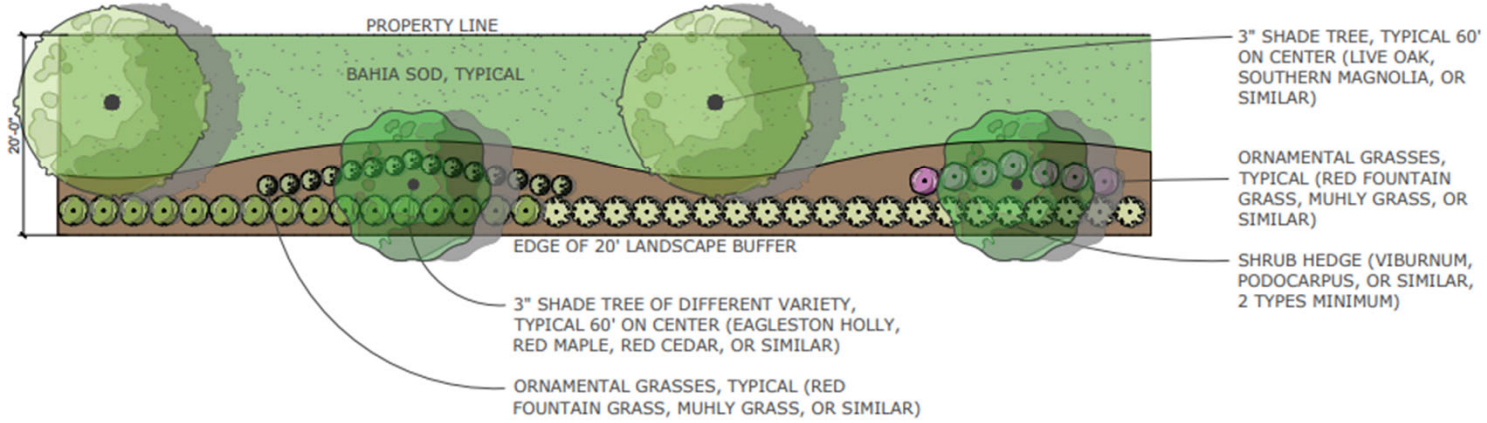
20’ Typical Buffer Cross Section



2 20' TYPICAL TYPE 2 BUFFER SECTION

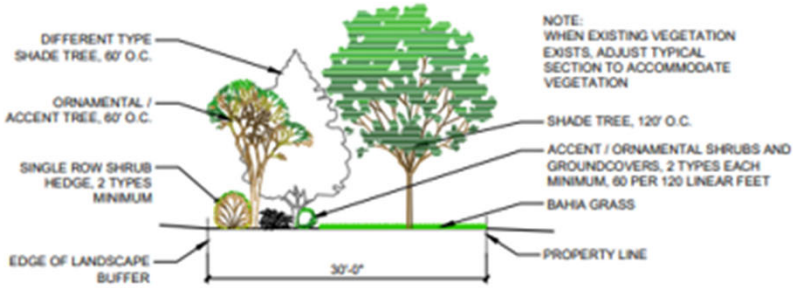
TYPE 2 BUFFER SUMMARY

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')

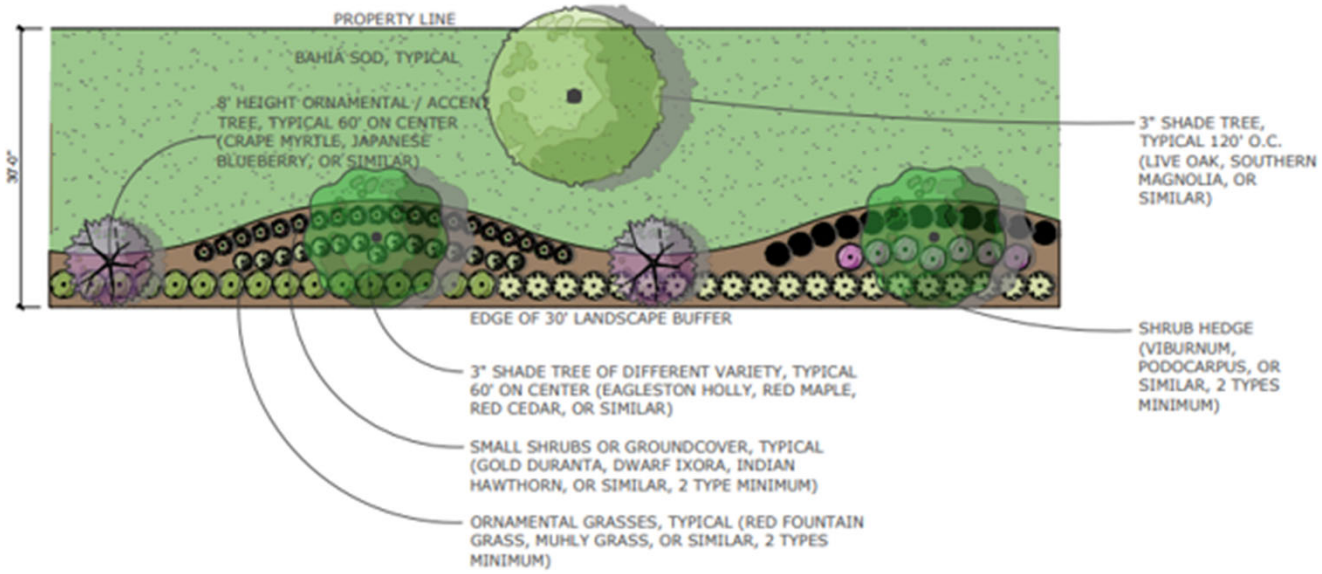
30’ Typical Buffer Cross Section



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

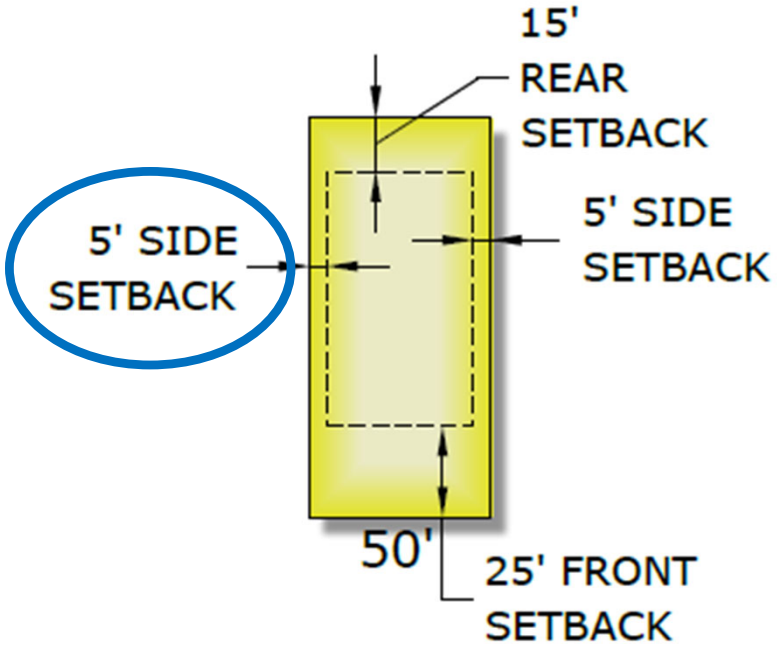
Perimeter buffers shall be preserved and enhanced to achieve a minimum of eighty percent (80%) visual opacity within thirty-six (36) months of completion of construction. The primary intent of this requirement is to preserve existing native vegetation within the buffer to the maximum extent practicable, 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’)

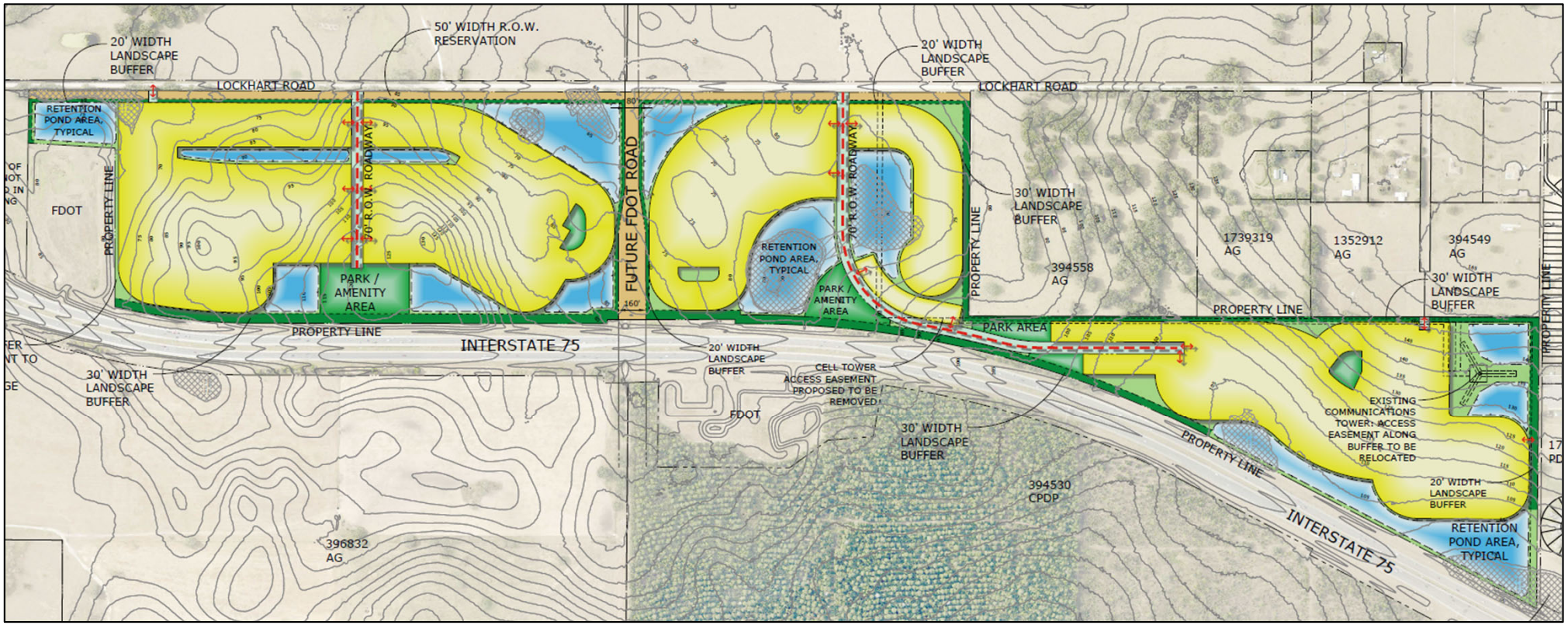
Parks

- 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*

215

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*

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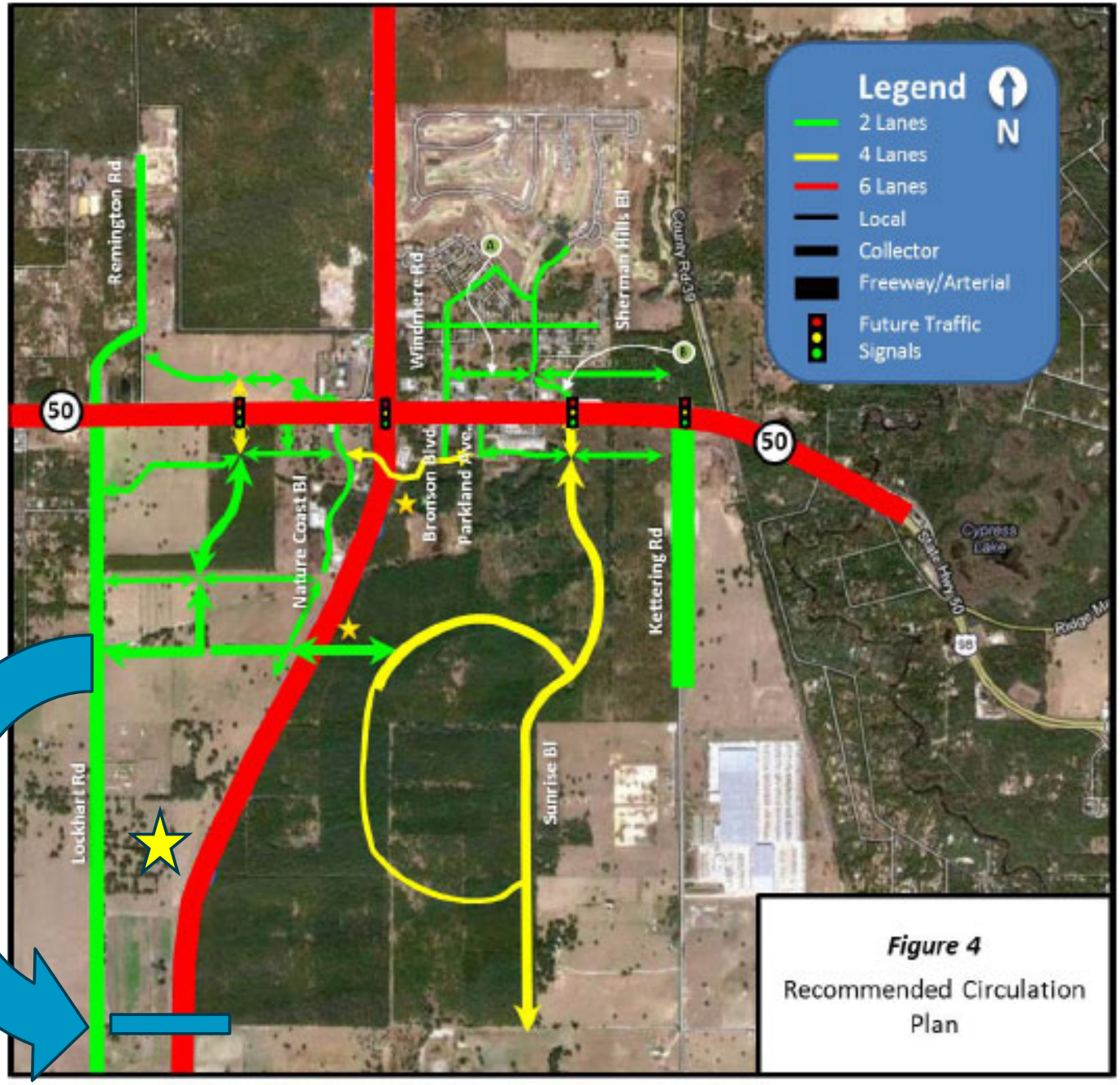
Comp Plan PDD Criteria

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.

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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:

-
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-

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)

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:	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.

Dear Members of the Planning & Zoning Commission,

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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.

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,

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

TITLE

Rezoning Petition Submitted by Jack Melton Family, Inc., on Behalf of Themselves and Florida Department of Transportation for Property Located on Cortez Boulevard/State Road 50 (H2540)

BRIEF OVERVIEW

Rezoning 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:
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 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.

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 establish a Master Plan on property zoned 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 with deviations and modified performance conditions.

Note: Subsequent to the Planning and Zoning Commission action, staff notified the applicant that the rezoning petition will need to be postponed due to the Development Agreement not yet being finalized. The rezoning petition will be heard at a future hearing date.

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 approve the postponement of this petition to a future hearing date.

REVIEW PROCESS

Michelle Miller	Approved	03/16/2026 9:08 AM
Omar DePablo	Escalated	03/18/2026 5:18 PM
KayMarie Griffith	Escalated	03/19/2026 5:18 PM
Michelle Miller	Approved	03/24/2026 10:24 AM
Stephanie Stevens	Approved	03/25/2026 10:59 AM
Erin Dohren	Approved	03/25/2026 11:11 AM
Pamela Hare	Approved	03/25/2026 12:25 PM
Natasha Lopez Perez	Approved	03/26/2026 9:18 AM
Heidi Prouse	Approved	03/30/2026 10:24 AM
Toni Brady	Approved	03/30/2026 10:56 AM
Jeffrey Rogers	Approved	03/30/2026 4:42 PM
Colleen Conko	Approved	03/30/2026 4:43 PM

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 Driv 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

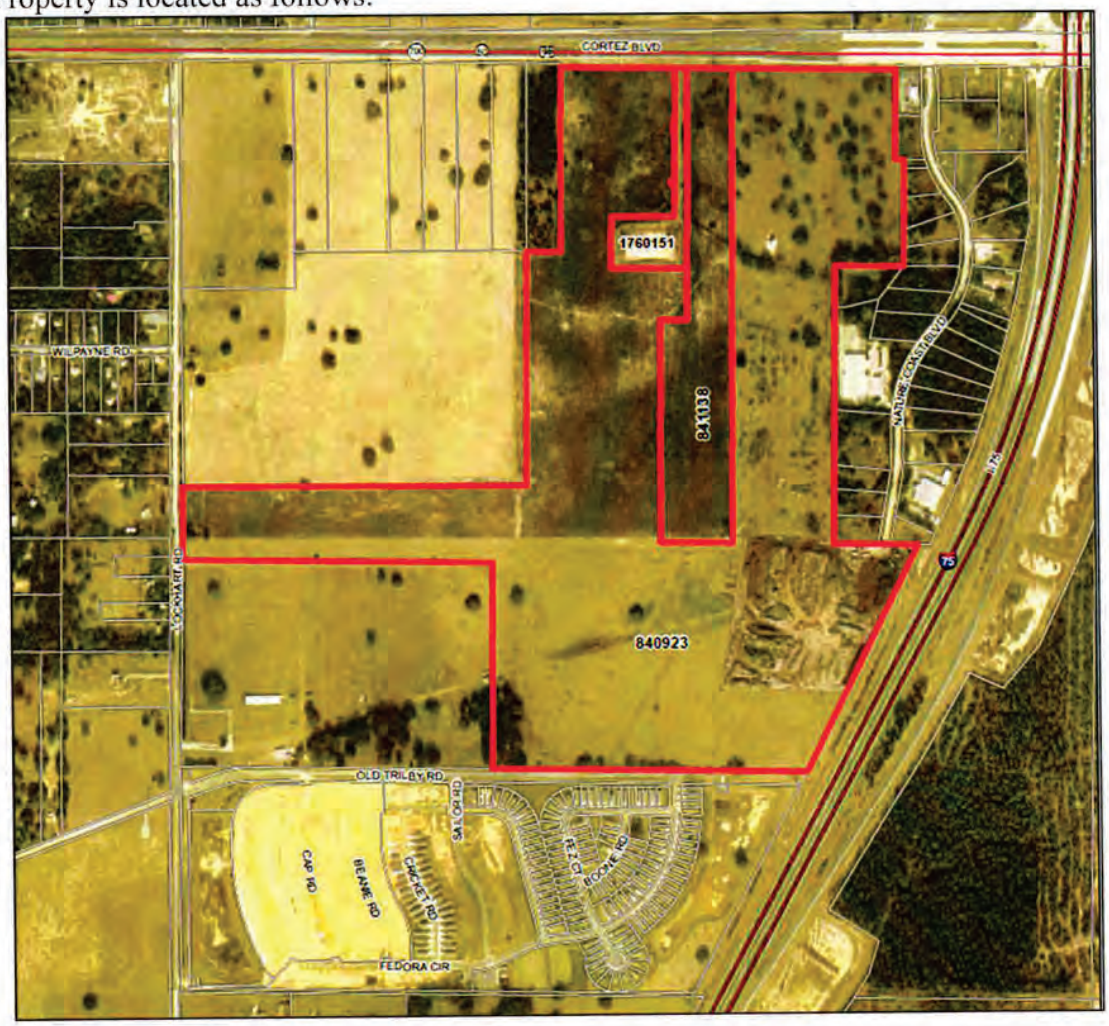
August 6, 2025

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**

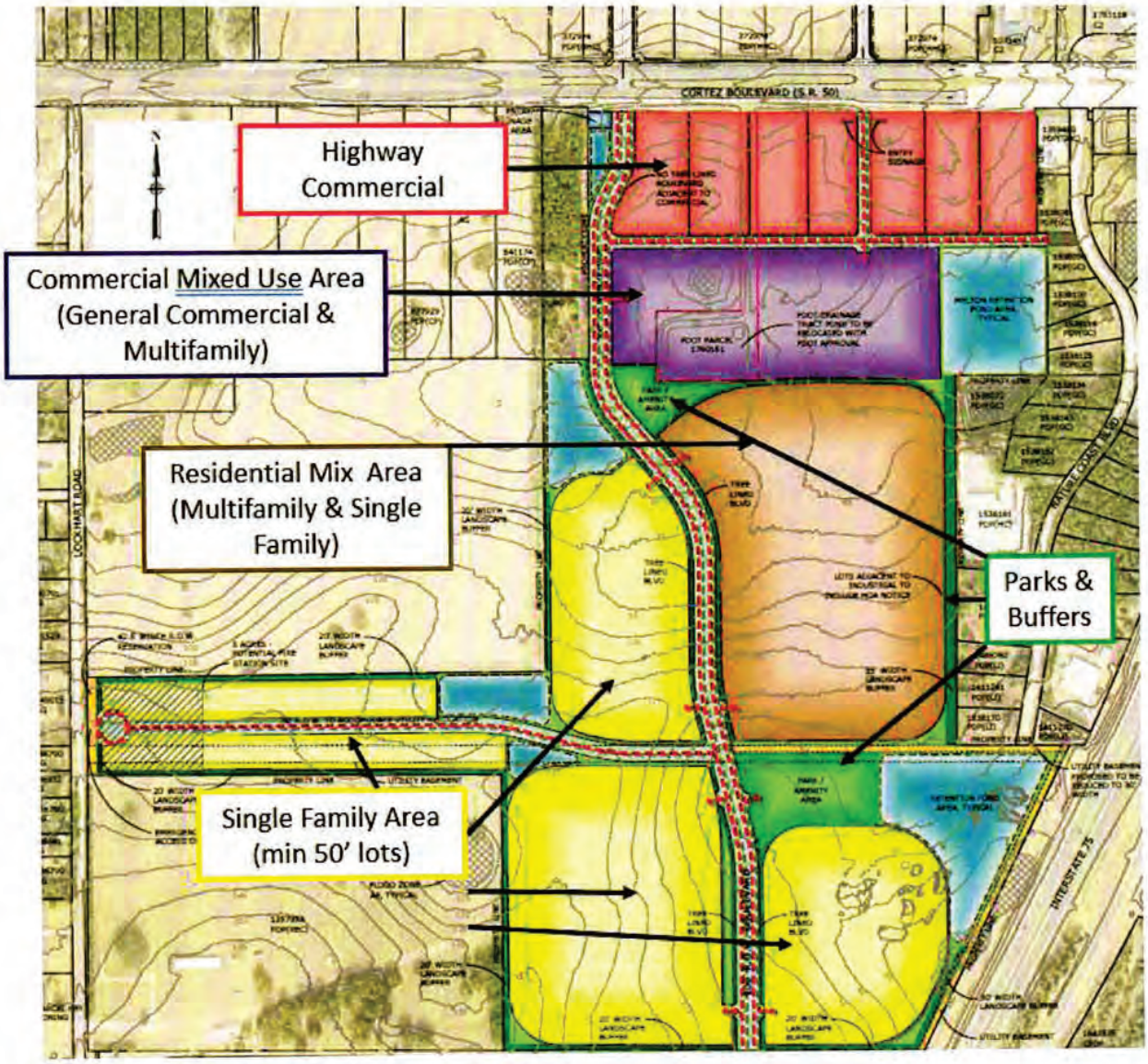
This application proposes to rezone the Property from AG, PDP-HC, PDP-GHC and C-2 to the CPDP District, with the following mix of uses:

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. Consistency with Comprehensive Plan

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:

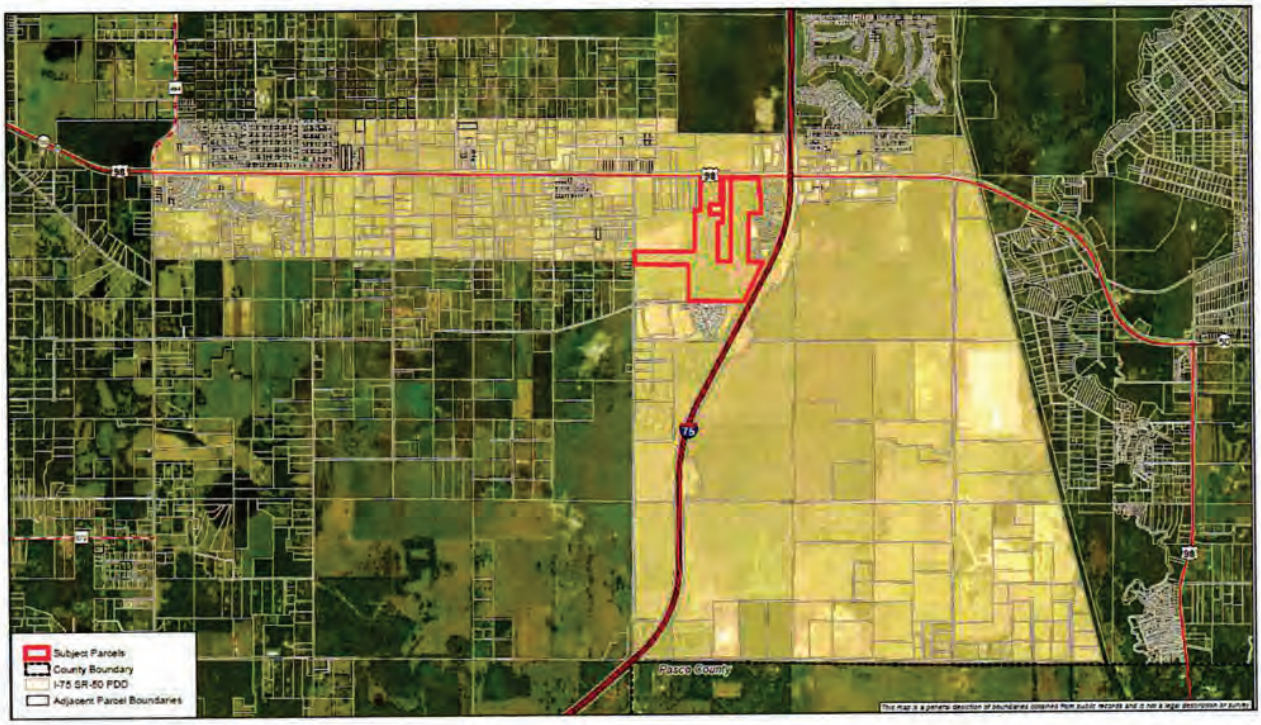
> ***GOAL 1.05 – Planned Development District***
> ***Planned Development District (PDD) is a Future Land Use Map Category that provides coordinated planning of new developments and redevelopments with proposed multiple uses or types that have specialized or unique characteristics, or would benefit from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

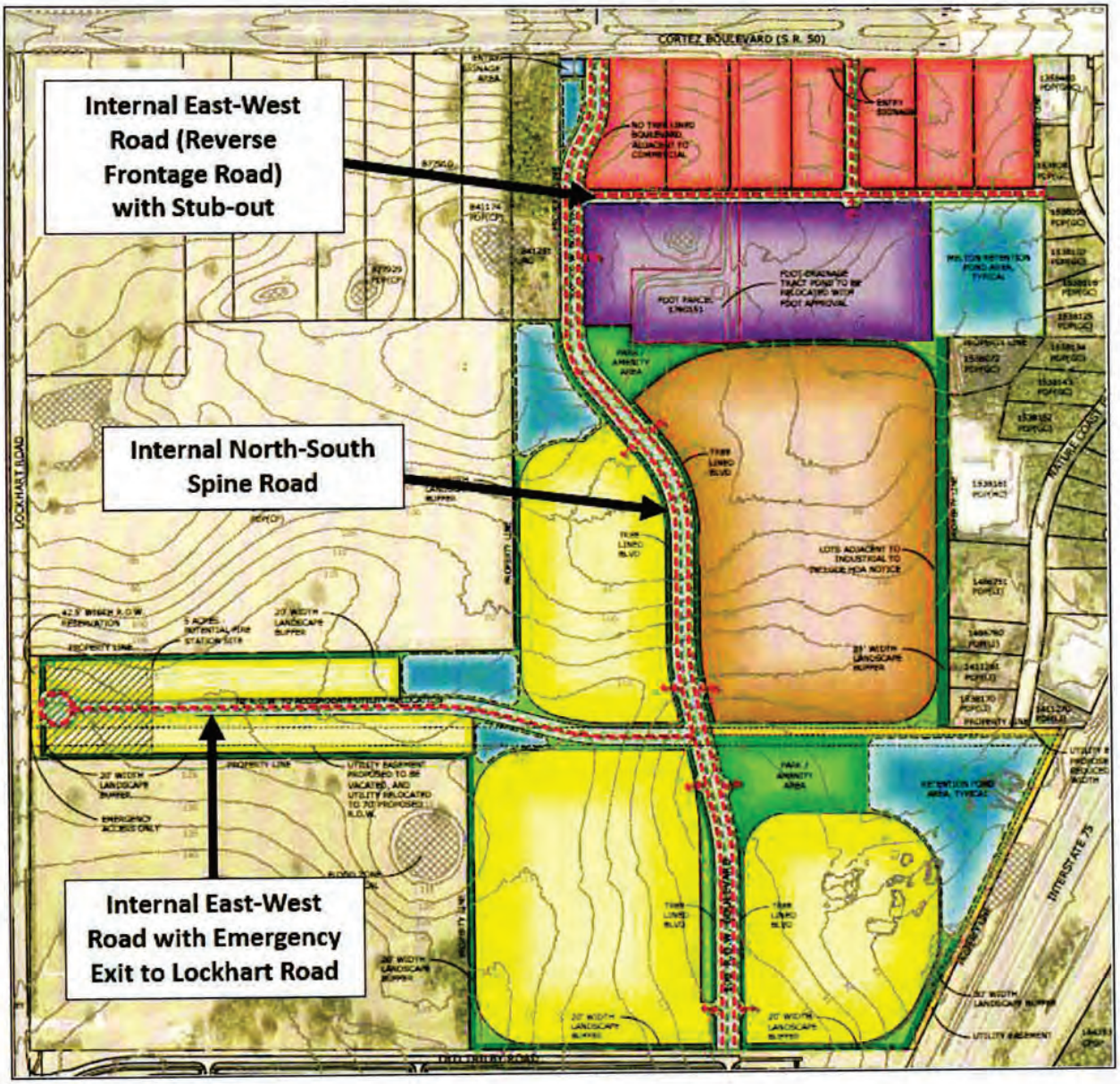


Strategy 1.05A(1): The I-75/SR-50 Planned Development District mapped area is characterized by significant potential for future development of multiple land use types. The I-75/SR-50 PDD shall seek to create, to the maximum extent practical, a largely self-contained internally functional concentration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



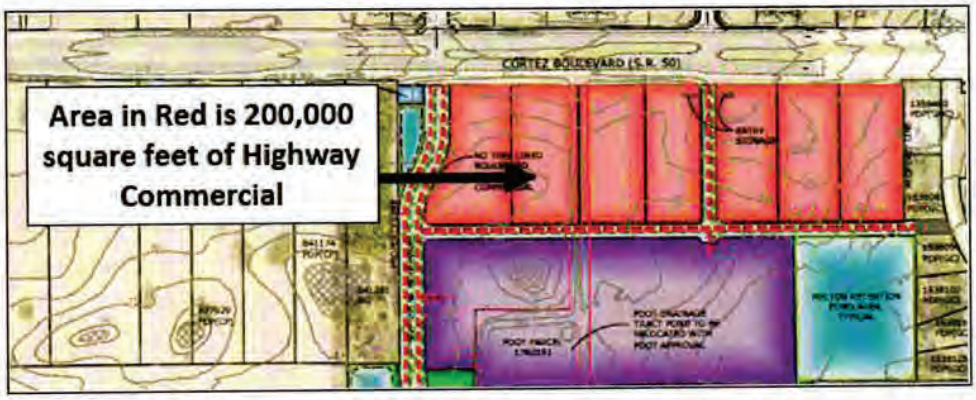
b. Planning for infrastructure needs to accommodate wastewater, potable water, fire and emergency medical service, recreation and schools;

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;

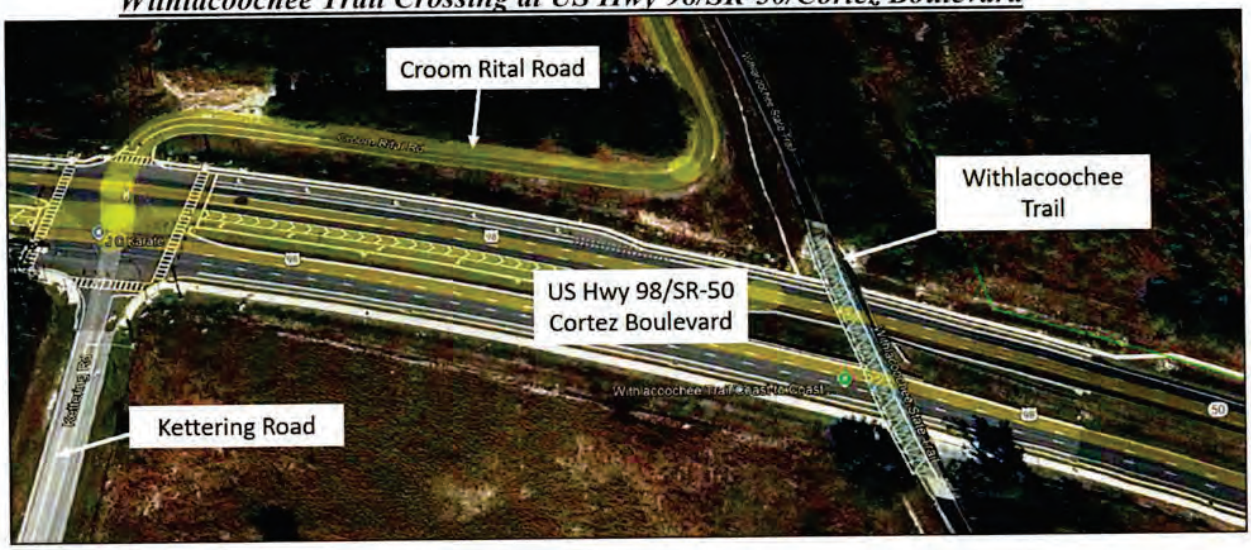
Discussion: The Master Plan shows an internal roadway system that minimizes impacts to surrounding areas while leveraging existing median cuts along SR-50. A 10-foot multi-use trail along the N/S Spine Road will facilitate safe multi-modal connections to surrounding uses consistent with this Policy.

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.

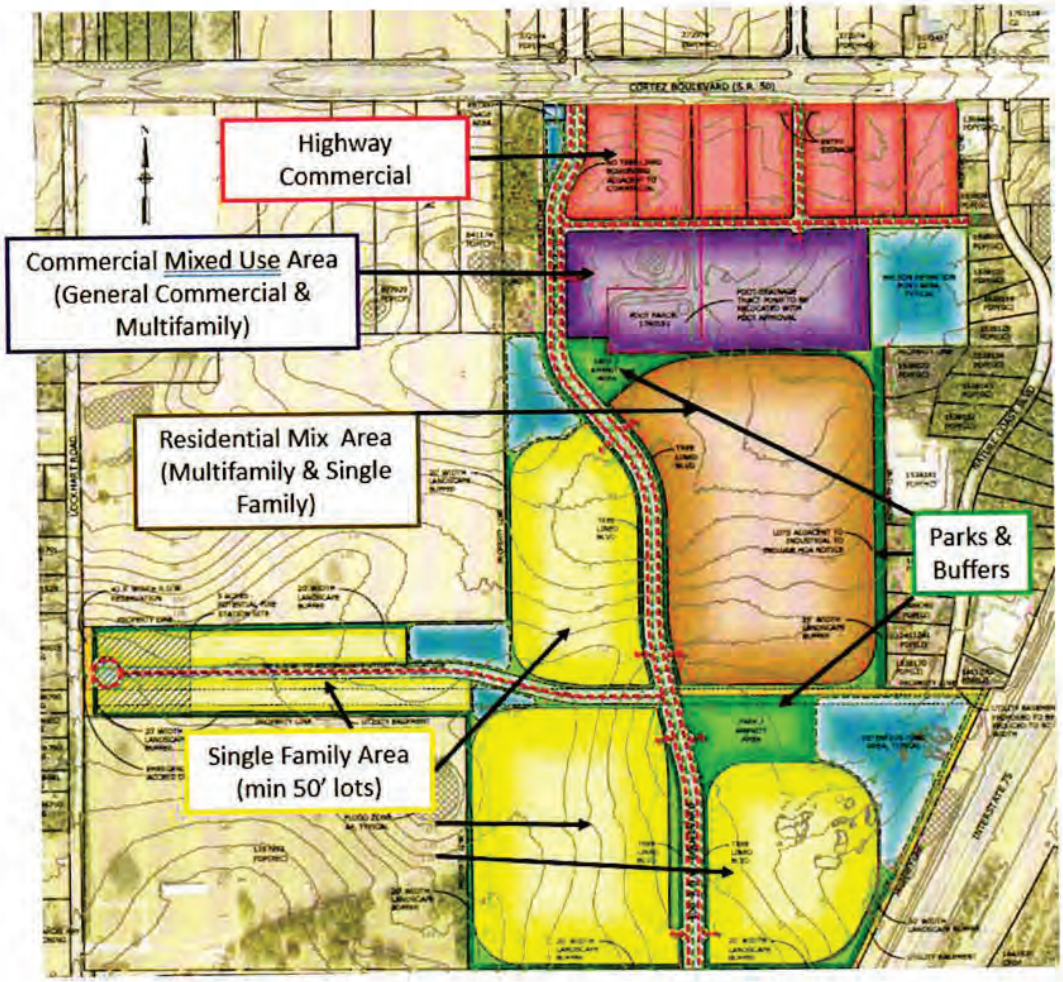
Property Distance from Withlacoochee Trail

Withlacoochee Trail Crossing at US Hwy 98/SR-50/Cortez Boulevard



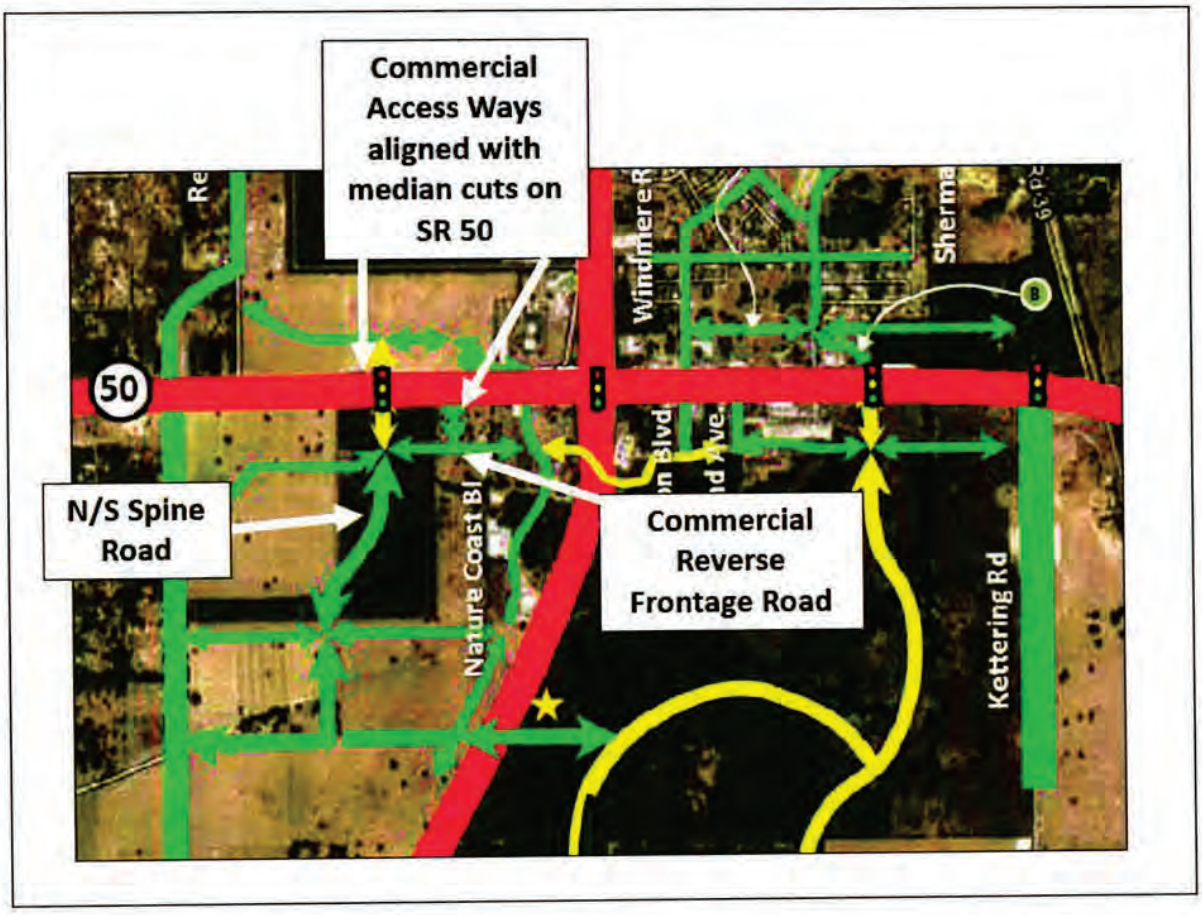
g. Standards to create a "sense of place."

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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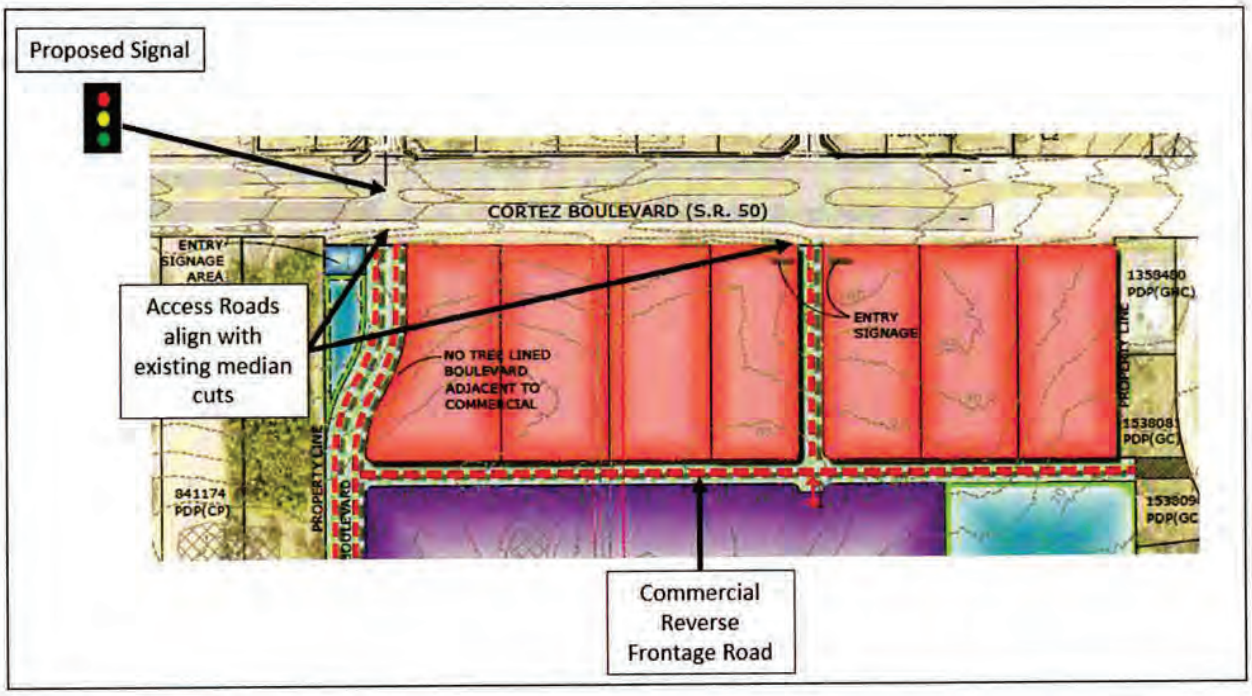
[3] Frontage/Backage Roads as defined by the US Department of Transportation, Federal Highway Administration, Safety Evaluation of Access Management Policies and Techniques.

[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

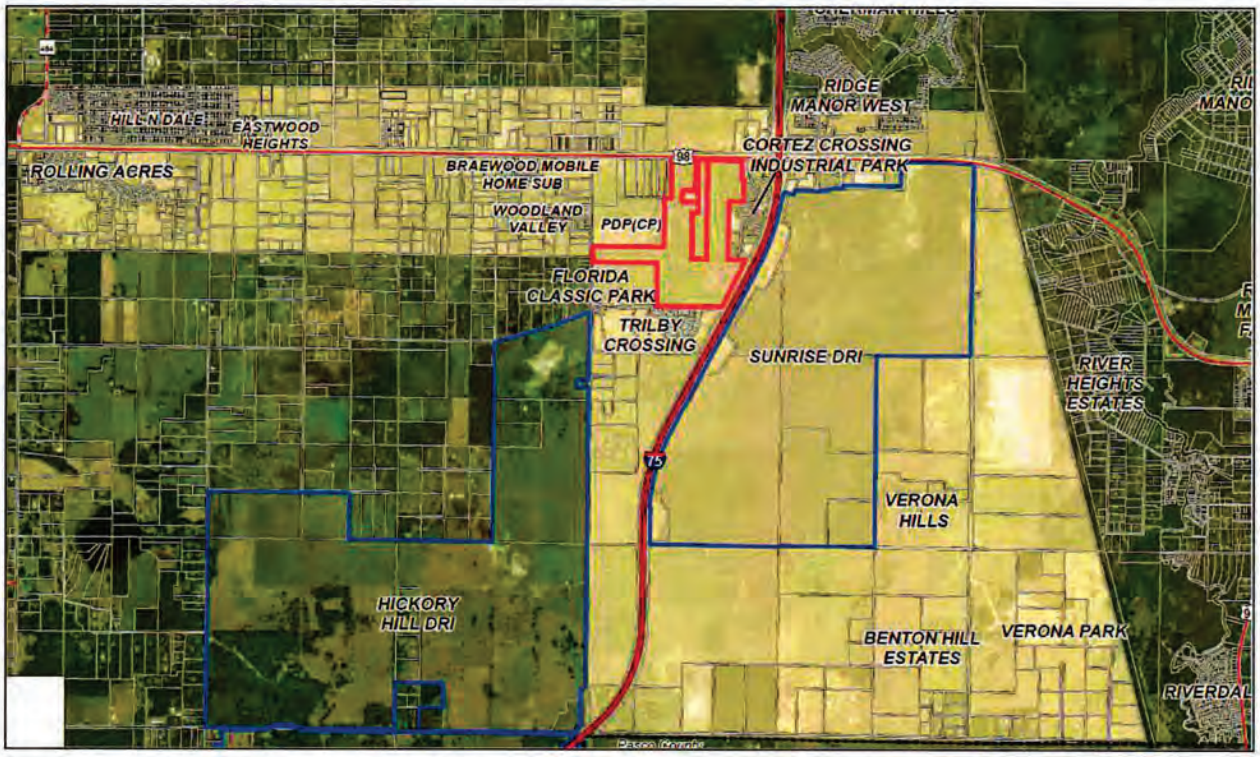
In addition to the above noted deviations, a blanket deviation is requested for all commercial, multifamily, townhome, villa, and single-family lots from LDC App. A, Art II, Sec. 3, *General Regulations for Lots and Yards*, which requires double frontage and corner lots to meet front yard regulations 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

STAFF REPORT

HEARINGS:	Planning & Zoning Commission: Board of County Commissioners:	February 9, 2026 April 7, 2026
APPLICANT:	Jack Melton Family, Inc	
FILE NUMBER:	H-25-40	
REQUEST:	Rezoning from AG (agricultural) to 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 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 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 Requested deviations include:

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: 50' (Deviation from 60')
- Minimum Lot Size: 5,500 (Deviation from 6000)
- 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: 3850
- 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: 1800
- Secondary Front 10' (deviation from 25')

Apartments

- Maximum units per building 48 (Deviation from 12)
- Maximum building area 45%
- Maximum height 60' or 4 stories (Deviation from 45 and 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	
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:

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 6000)
- 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: 3850
- 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: 1800
- Secondary Front 10’ (deviation from 25’)

Apartments

- Maximum units per building 48 (Deviation from 12)
- Maximum building area 45%
- Maximum height 60’ or 4 stories (Deviation from 45 and 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.

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.

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: 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

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 (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 (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 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:

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 6000)
- 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 6000)
- 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: 3850
- 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: 1800
- 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 revised plan in compliance with all 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.

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 5-0 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 (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 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 6000)~~
- ~~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~~ 6000)
- 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: 3850
- 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: 1800
- 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 revised plan in compliance with all 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.

STEARNS WEAVER MILLER
WEISSLER ALHADEFF & SITTERSON, P.A.

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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.

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: 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 as 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.

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Principal Address

21628 LOCKHART RD
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Changed: 02/22/1999

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Changed: 02/22/1999

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Name Changed: 03/12/2021

Address Changed: 02/22/1999

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Name & Address

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Annual Reports

Report Year	Filed Date
2024	02/16/2024
2025	02/24/2025
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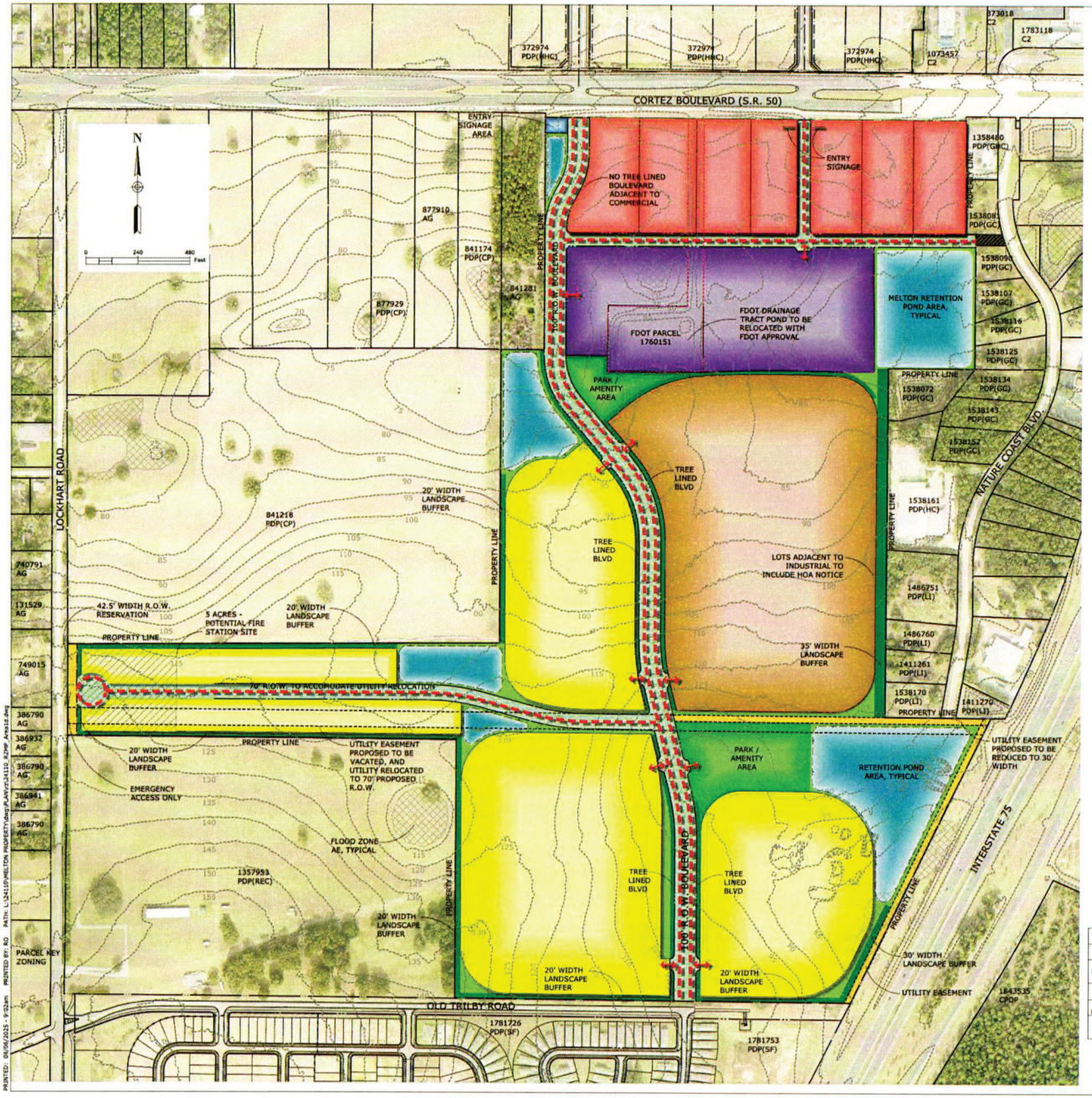
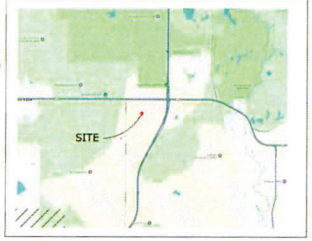
Florida Department of State, Division of Corporations



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 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)

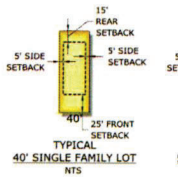
PROJECT AREA:

840923	± 179.16 AC.
841138	± 21.65 AC.
1760151	± 3.08 AC.
TOTAL:	**± 203.89 AC.**

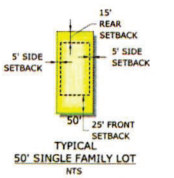
PERIMETER SETBACKS: (INCLUSIVE OF BUFFERS)
NORTH: 75' (DEVIATION FROM 125')
EAST: 35'
WEST: 35'
SOUTH: 35'

PROPOSED BUFFERS:
COMMERCIAL - PER COUNTY CODE

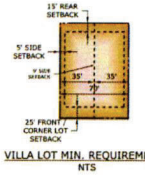
SEE MASTER PLAN FOR ALL OTHER BUFFERS
*NO BUFFER IS REQUIRED ADJACENT TO DRAINAGE RETENTION AREAS.



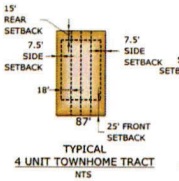
TYPICAL 40' SINGLE FAMILY LOT
NTS



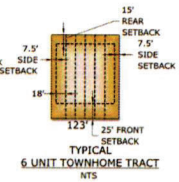
TYPICAL 50' SINGLE FAMILY LOT
NTS



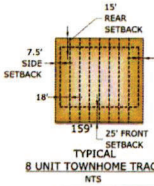
VILLA LOT MIN. REQUIREMENTS
NTS



TYPICAL 4 UNIT TOWNHOME TRACT
NTS



TYPICAL 6 UNIT TOWNHOME TRACT
NTS

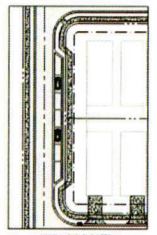


TYPICAL 8 UNIT TOWNHOME TRACT
NTS

	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.



HOLIDAY PARKING DETAIL

BLACK JACK RIDGE
REZONING MASTER PLAN

JACK MELTON PARCELS

Coastal Engineering Surveying Environmental Transportation Construction Management
engineering associates, inc.
866 Candlelight Boulevard - Brooksville - Florida 34601
(352) 796-8423 - Fax (352) 796-4359
EB-0000142

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DATE	REV. BY	REV. NO.	REVISION
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SHEET 1

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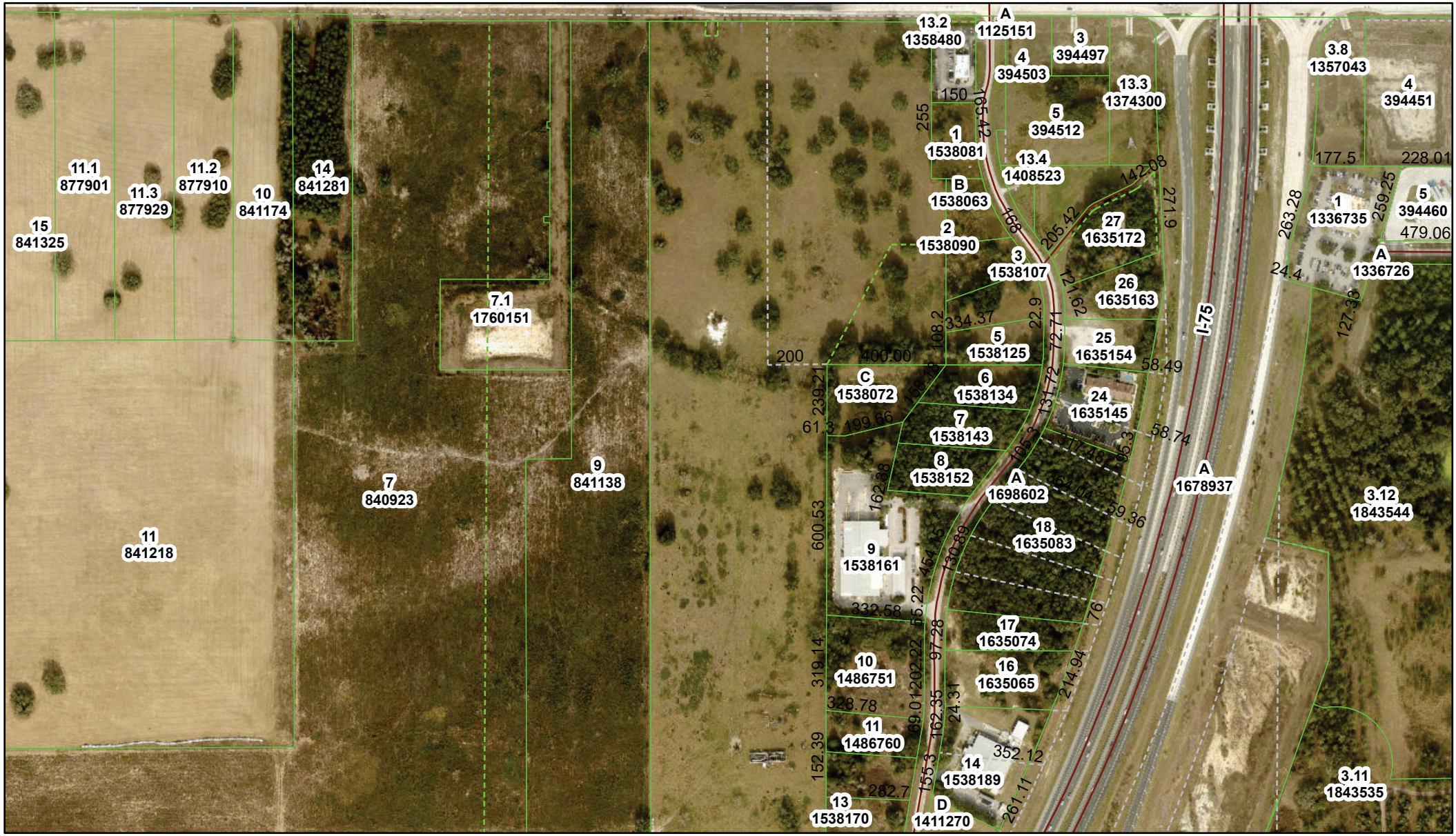
PRINTED: 08/05/2025 - 9:02am PRINTED BY: AD PATH: L:\24110\PELTON PROPERTY\dwg\PLAN\PC24110 PDP Js3d.dwg

H2540 Aerial Map



1/29/2026, 8:49:18 AM

Parcels

Parcels (Labels)

Parcel Lines (Easement Historic)

Easement

Historic

Streets

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

1.2m Resolution Metadata

1:6,087

0 0.04 0.09 0.18 mi

0 0.05 0.1 0.2 km

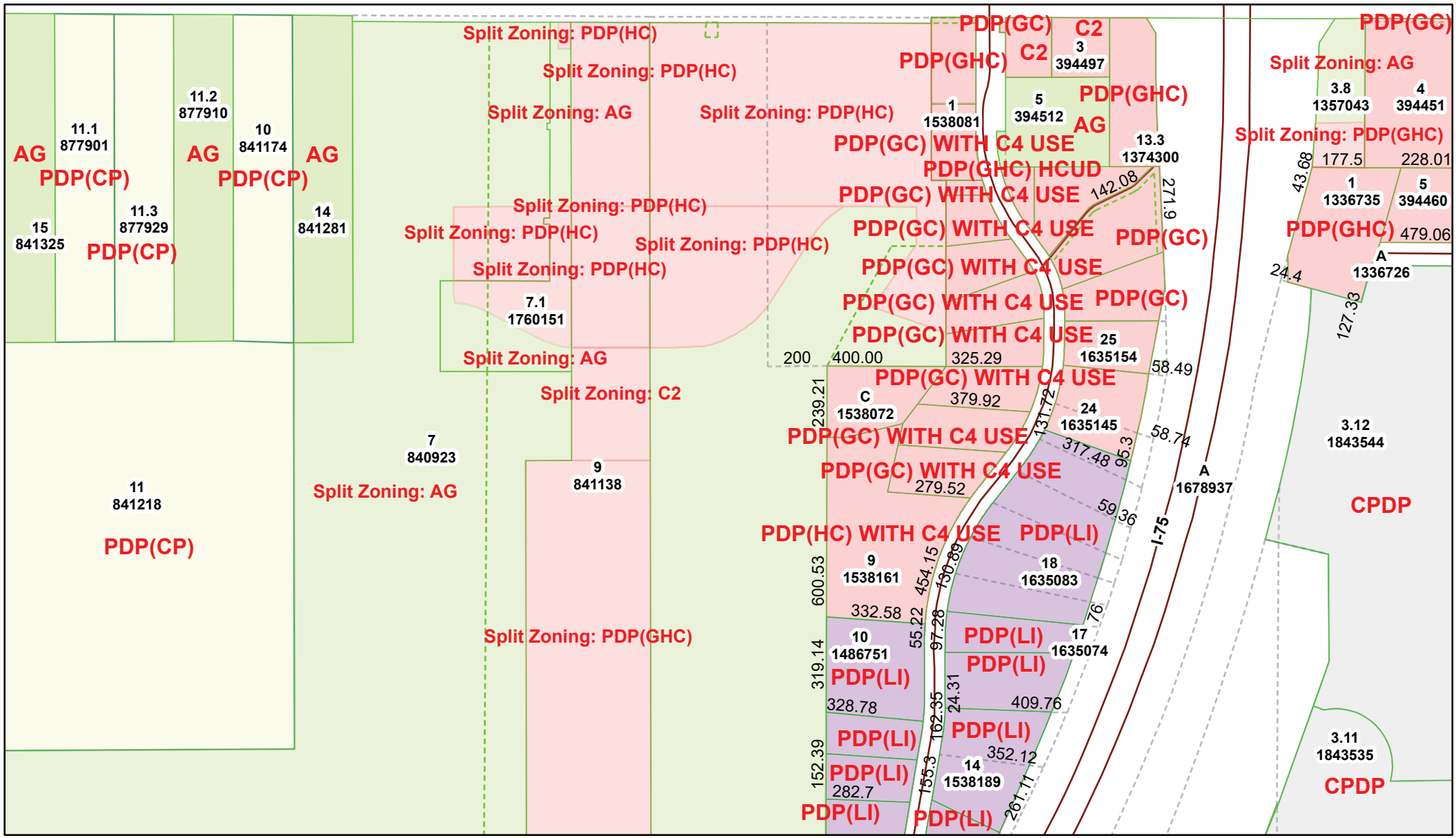
State of Florida, Vantor

340

Hernando County Central GIS

© Hernando County Central GIS

H2540 Zoning Map



1/29/2026, 8:48:58 AM

1:6,087

0 0.04 0.09 0.18 mi

0 0.05 0.1 0.2 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Split Zoning
- Agricultural
- Commercial

Zoning (Hernando Builders)
- Agricultural
- Commercial
- Planned Development
- Industrial
- Airport
- Parcels

Parcels (Labels)

Parcel Lines (Easement Historic)
- Easement
- Historic
- Streets

Hernando County Central GIS
© Hernando County Central GIS

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

Superintendent: *Ray Pinder*
Board Chairperson: *Kayce Hawkins*
Vice Chairperson: *Shannon Rodriguez*
Board Members:
Michelle Bonczek
Susan Duval
Mark Johnson

HERNANDO SCHOOL DISTRICT
Learn it. Love it. Live it.

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

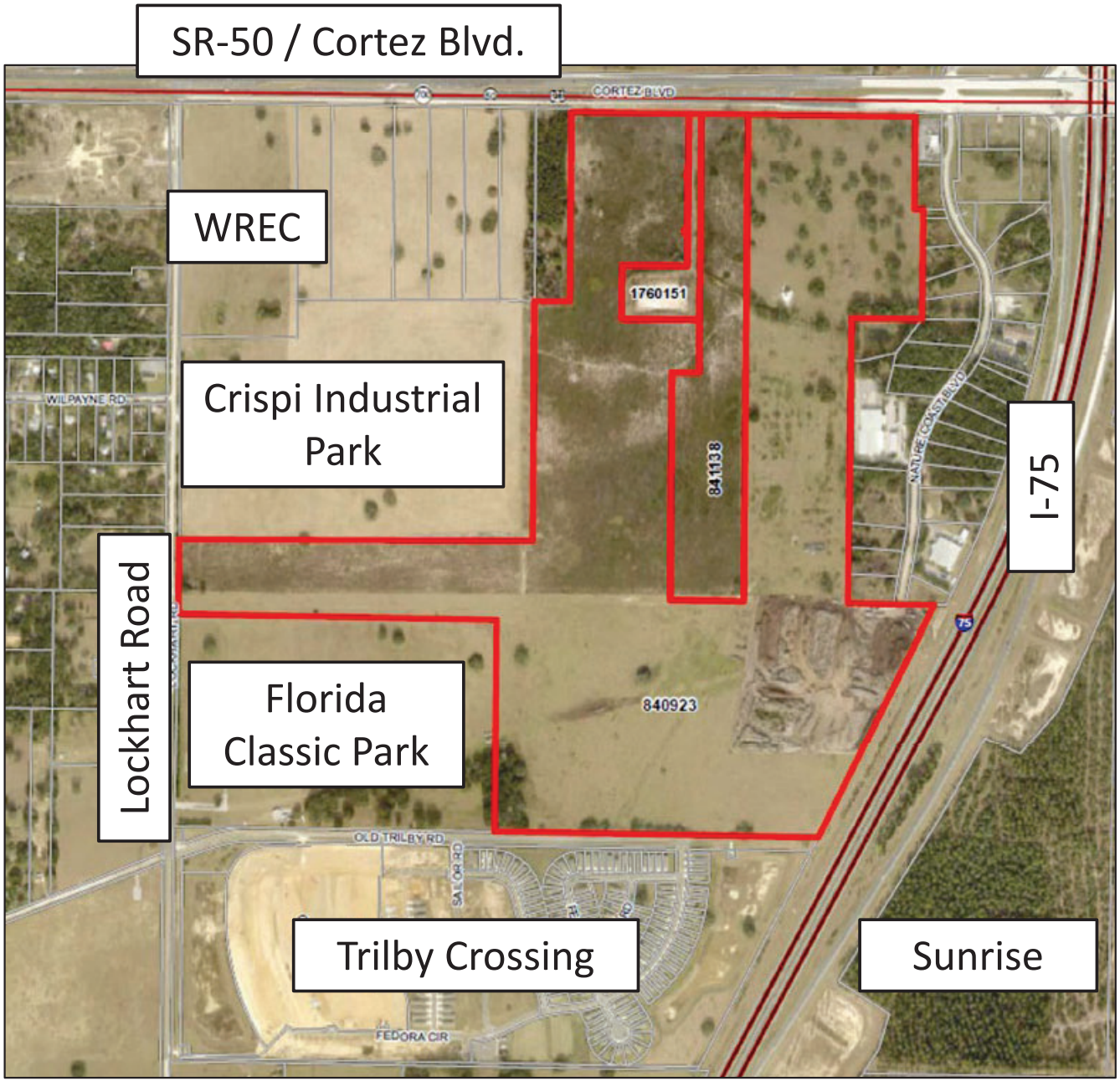
Location Map of Property

- Owned by Jack Melton Family, Inc.
- 203.89 acres
- Parcel Keys:
  - 840923: 179.16 acres
  - 841138: 21.65 acres
  - 1760151: 3.08 acres

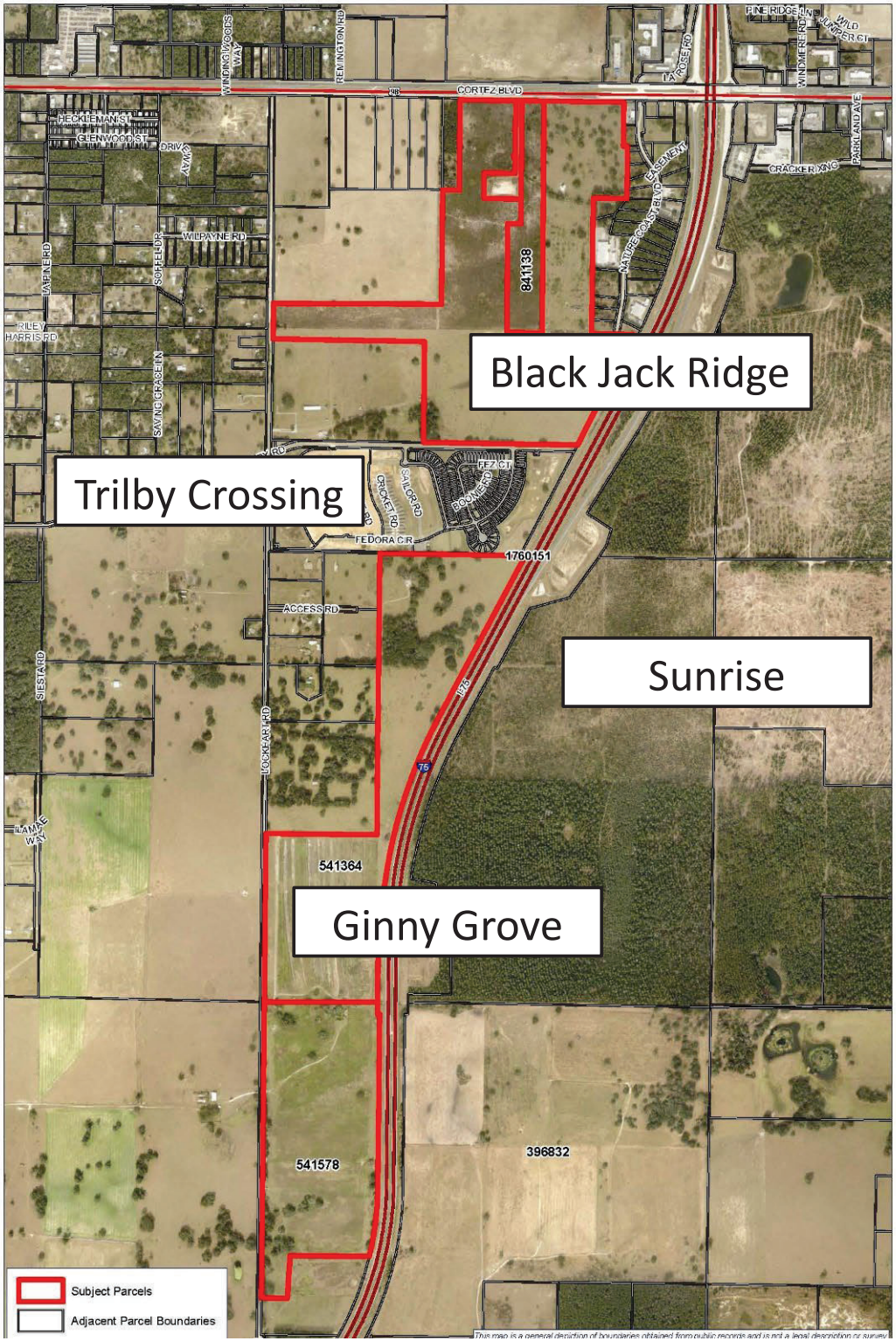
346

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

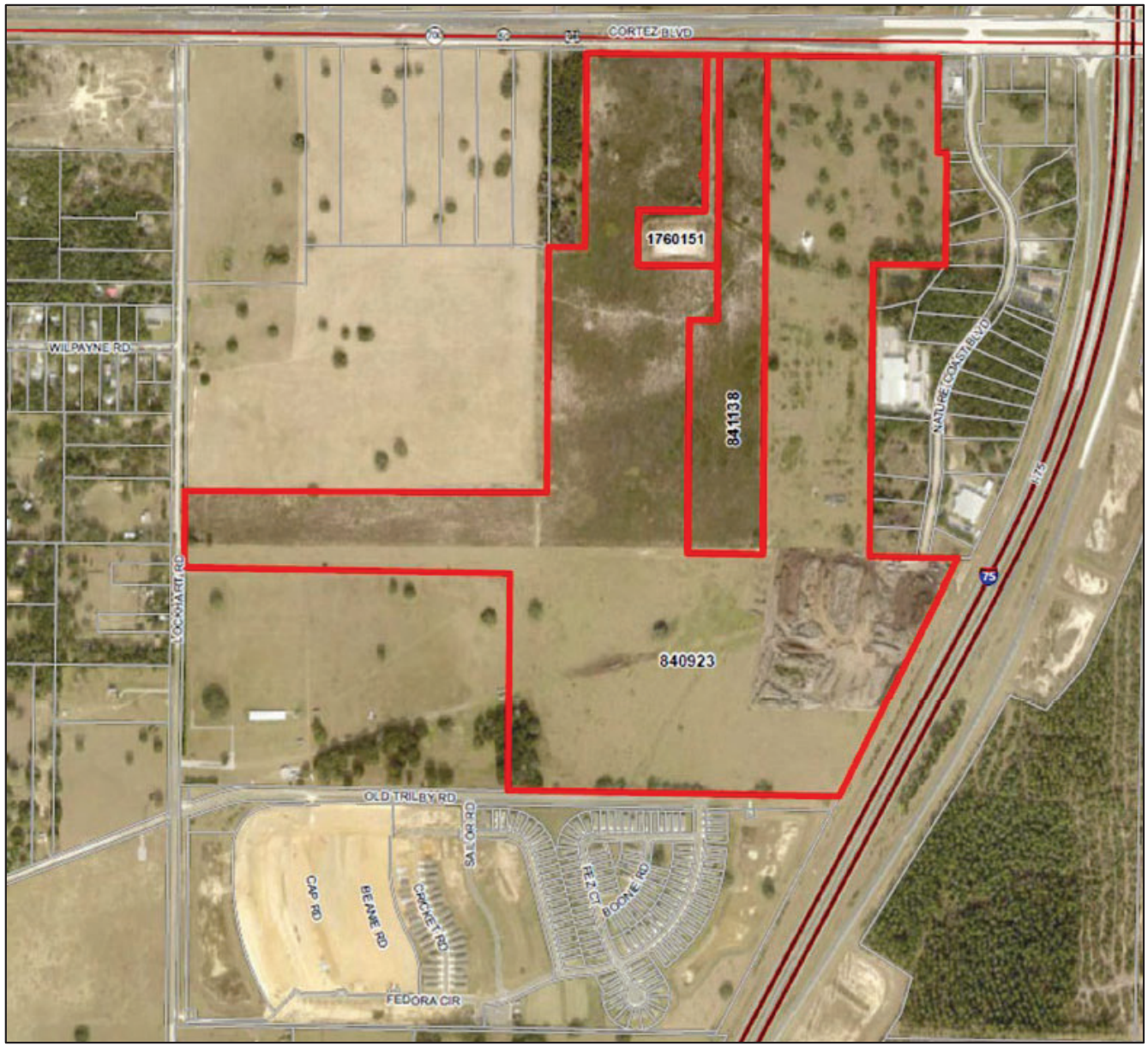


Location of Ginny Grove & Black Jack Ridge



Request

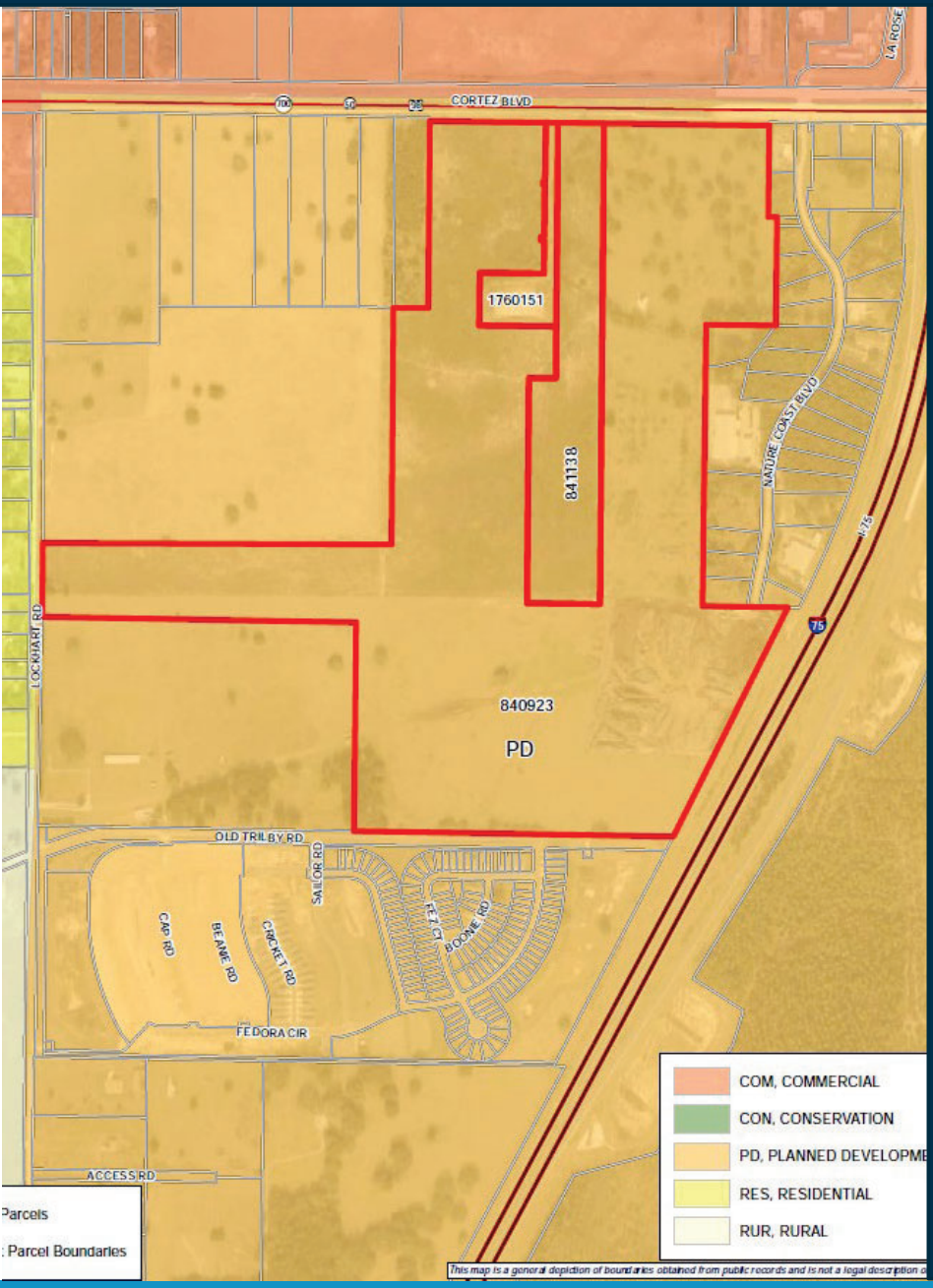
- AG, PDP-HC, PDP-GC, and C-2 to a Combined Planned Development District (CPDP)
- Maximum 978 units
- Maximum 200,000 SF of commercial PDP(HC)
- Maximum of 100,000 SF of commercial PDP(GC)

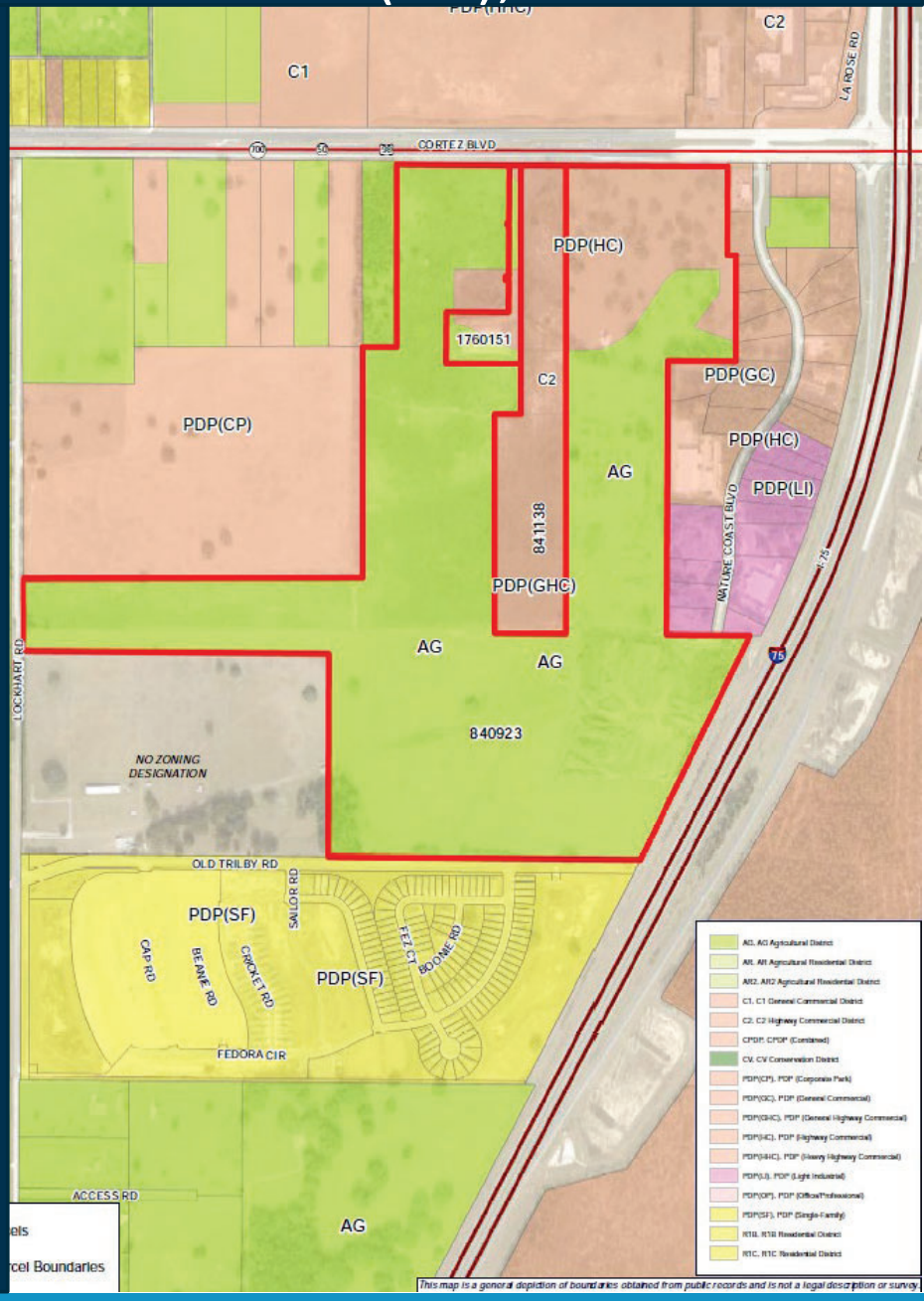


FLU: I-75/SR-50 PDD

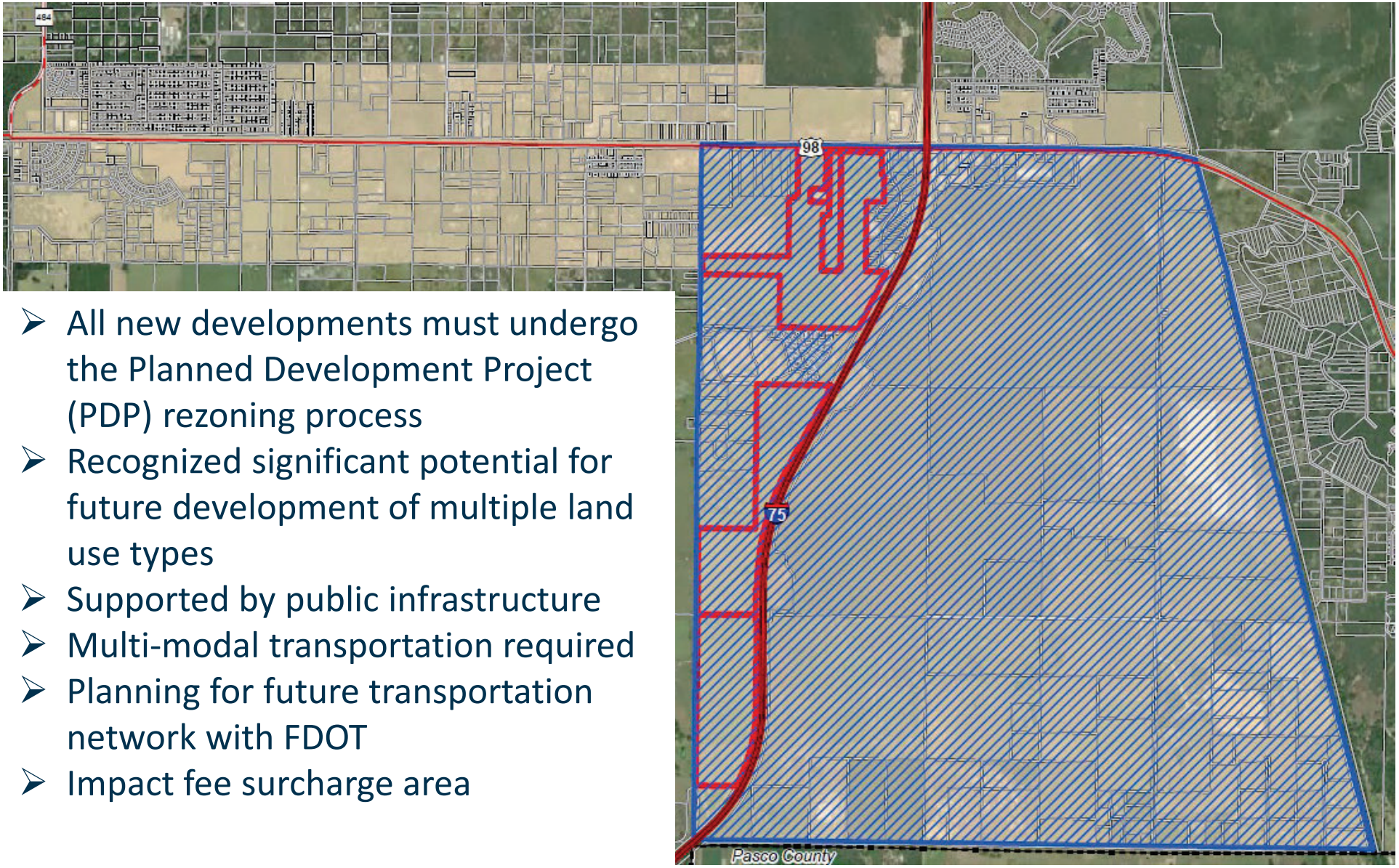
Zoning: AG; PDP (GHC); PDP (HC); C-2

MAPS



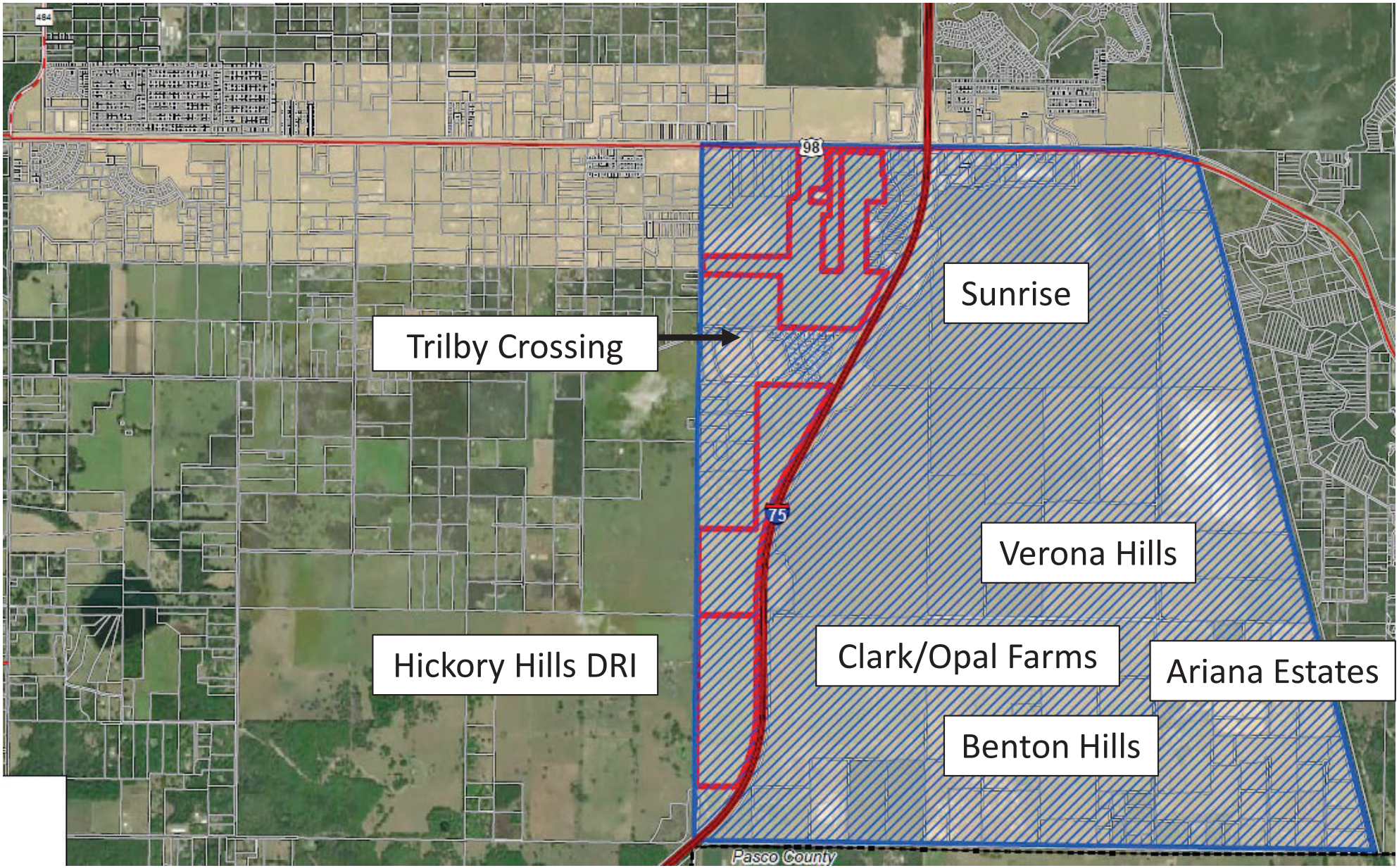


Comprehensive Plan
I-75/SR-50 Planned Development District



- 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

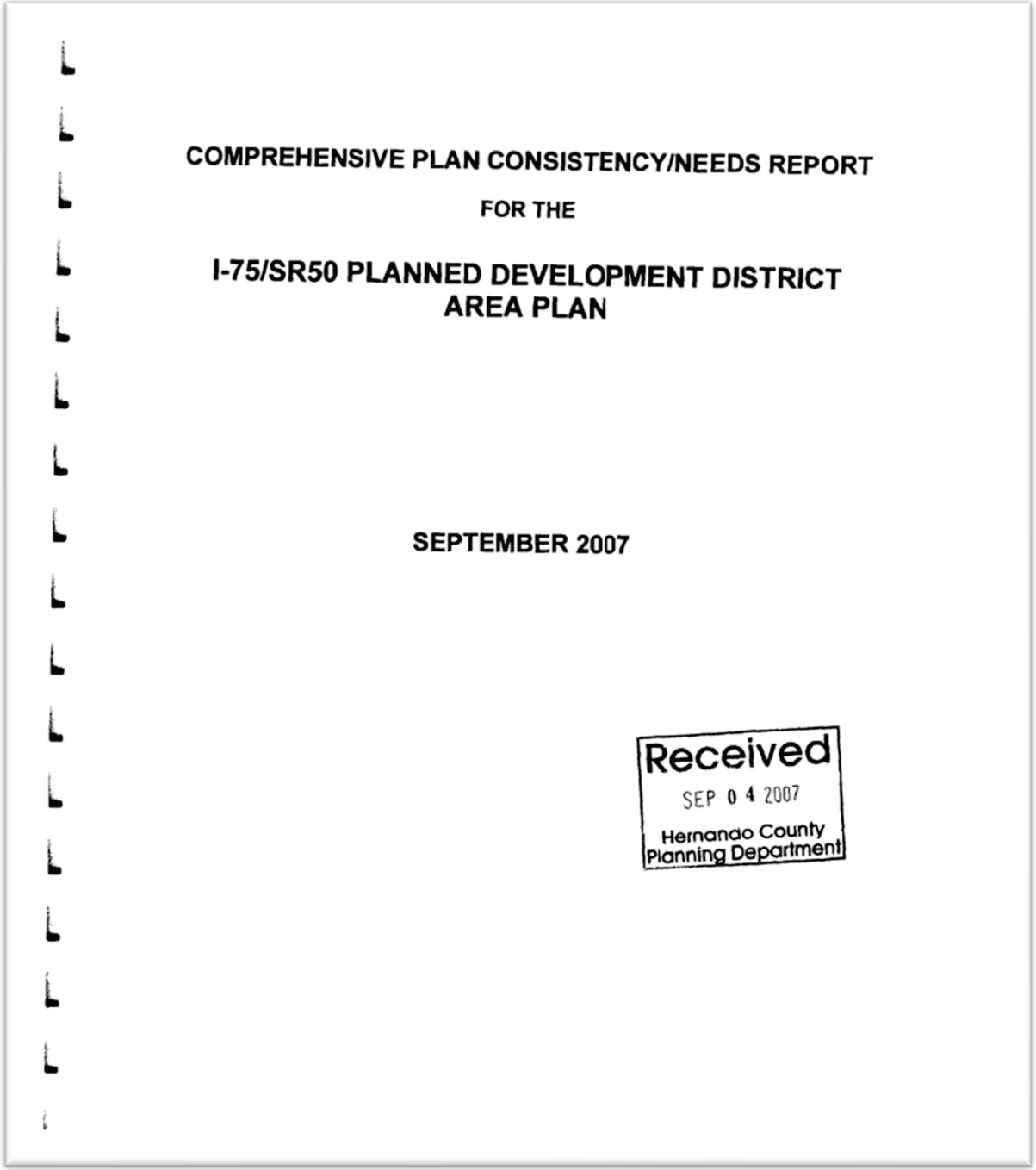
Comprehensive Plan
I-75/SR-50 Planned Development District – Surcharge Area



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

353



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**. . .

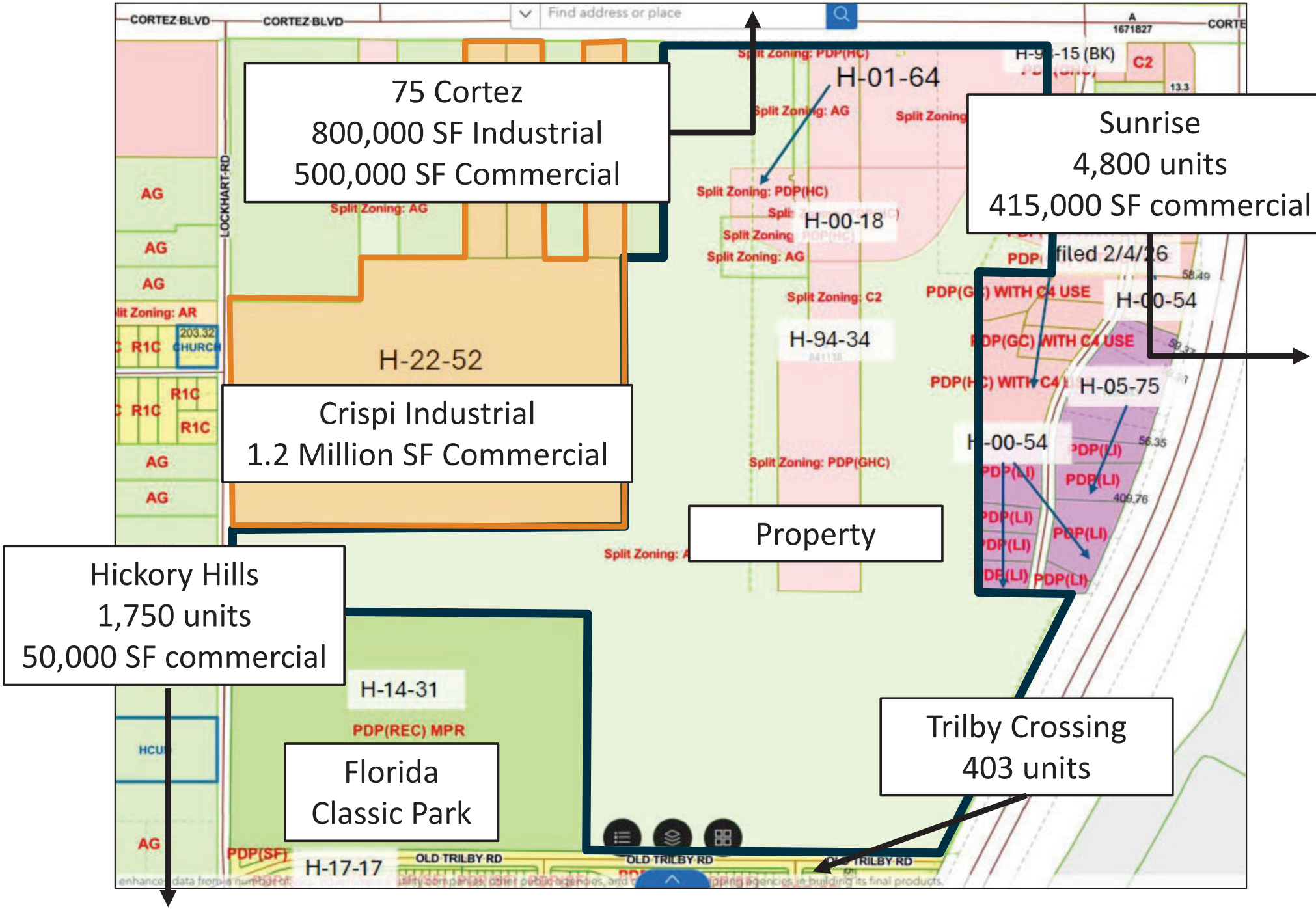
Comprehensive Plan
I-75/SR-50 Planned Development District

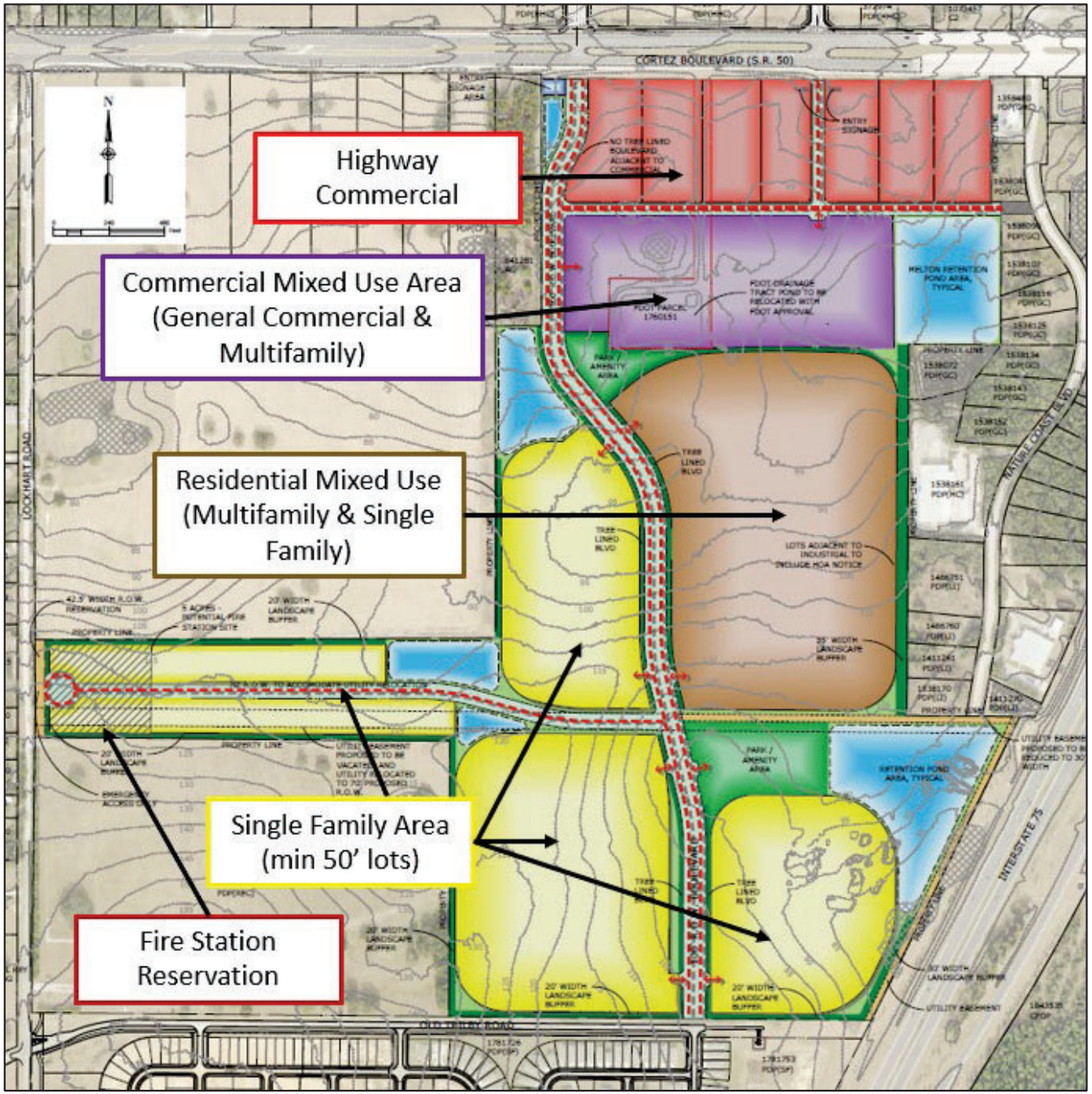
Objective 1.05A

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**. . .


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-00-54
H-05-75
H-14-31
H-17-17
PDP(REC) MPR
PDP(SF)
PDP(LI)
PDP(GC) WITH C4 USE
Split Zoning: AG
Split Zoning: PDP(HC)
Split Zoning: C2
Split Zoning: PDP(GHC)
R1C
AG
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.
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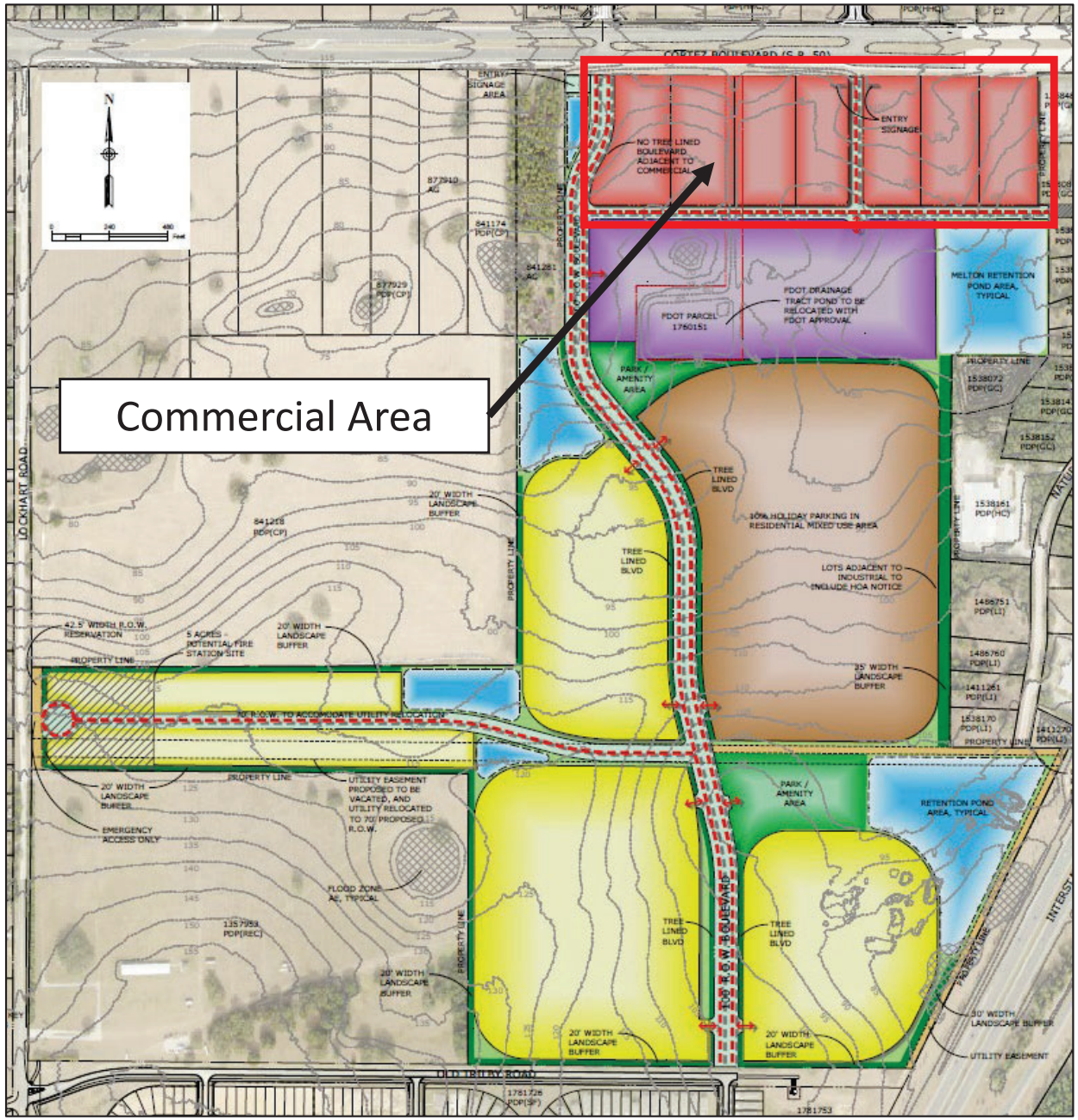
ROADS	18		
TOTAL:	+/- 203.89	978	

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
  - Single family detached
  - Min. 50’ wide lots

Permitted Uses

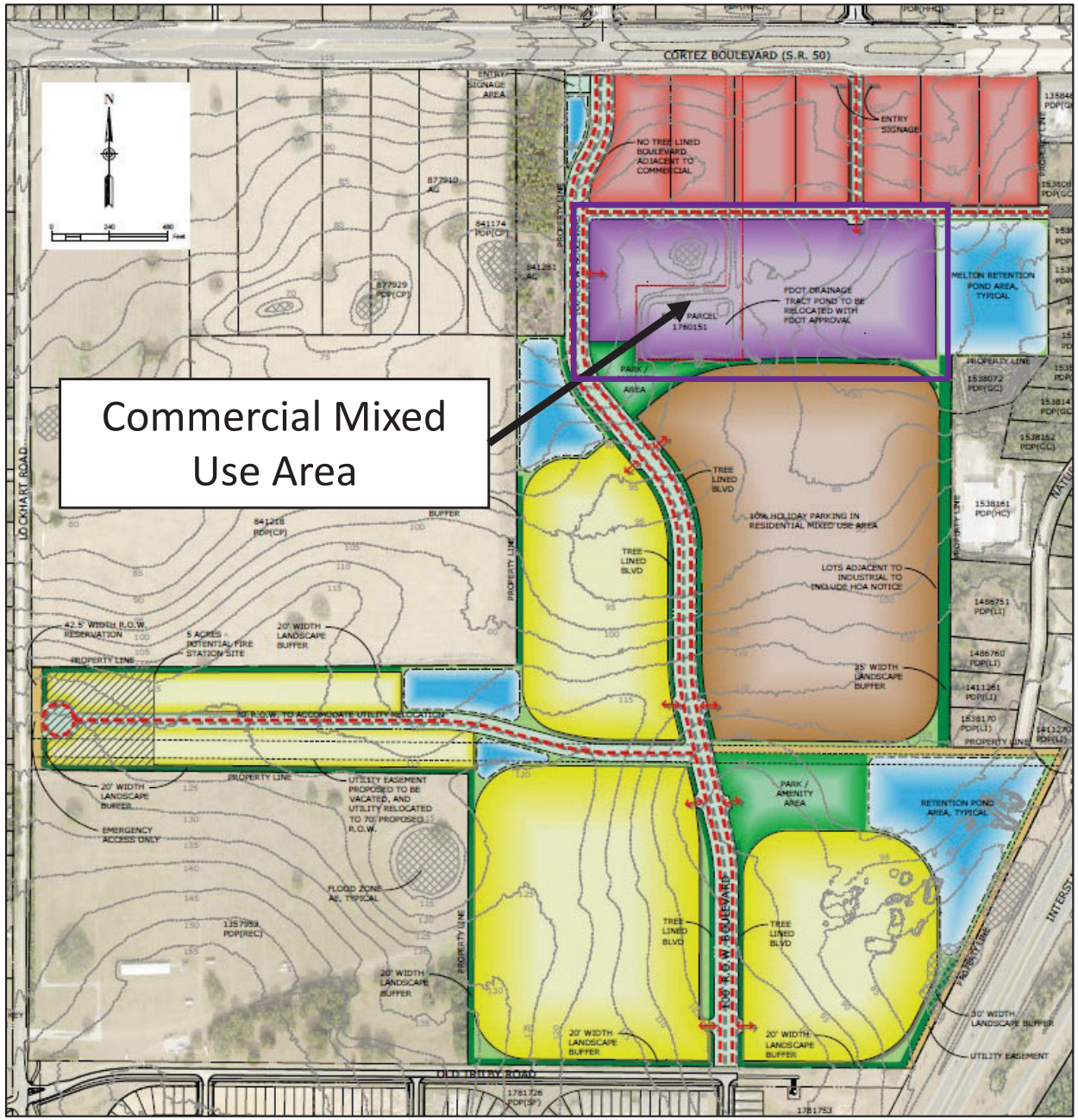


Commercial Area (Red)

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

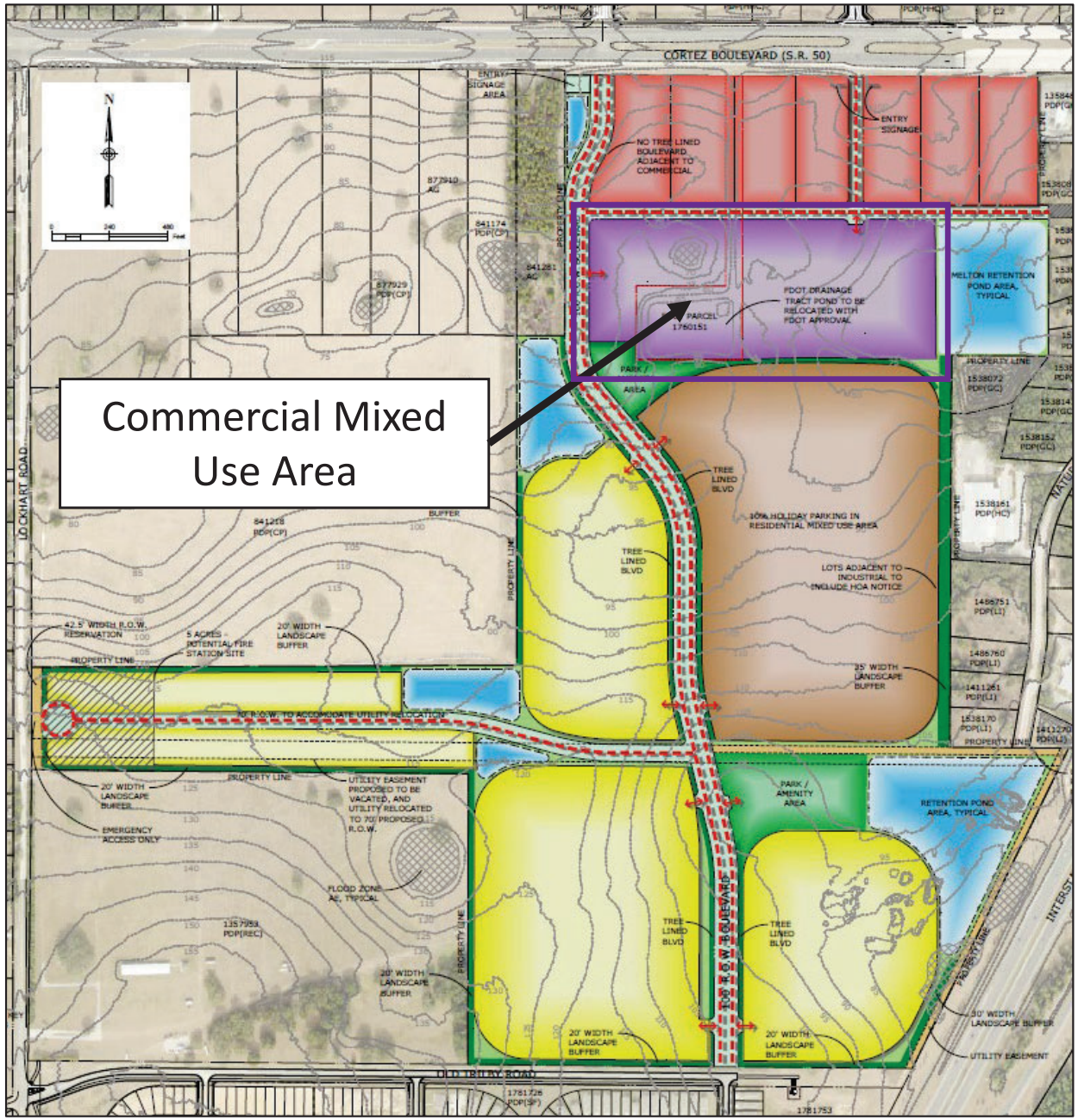
360



Commercial Mixed Use Area (Purple)

Proposed Uses:

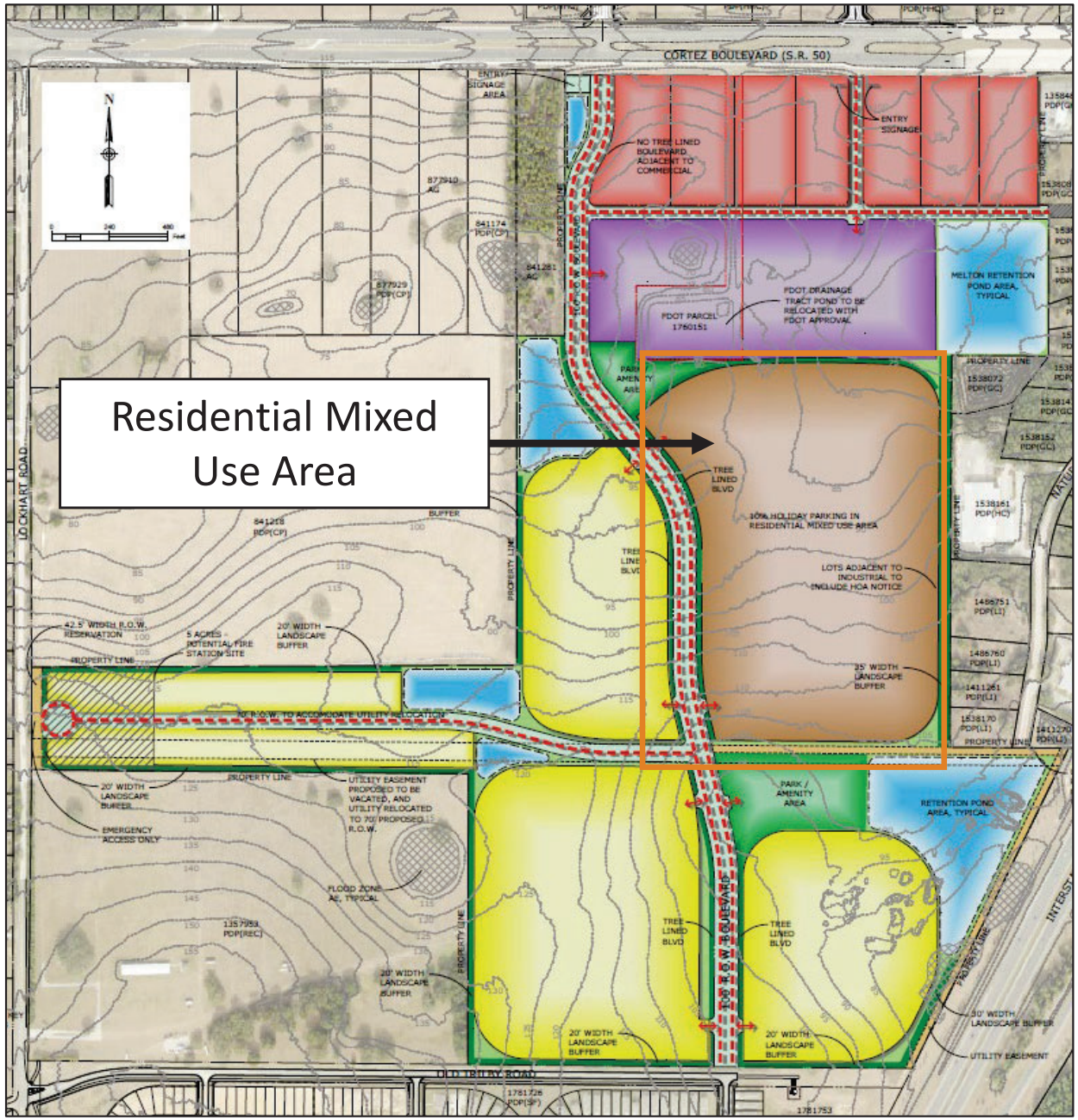
- 1) All C-1 Highway Commercial District Permitted Uses
- 2) Hospital and/or Urgent Care/Stand-Alone Emergency Room
- 3) Educational Facilities
- 4) Light Wholesale and Storage
- 5) Microbreweries
- ….



Commercial Mixed Use Area (Purple)

Proposed Uses (continued):

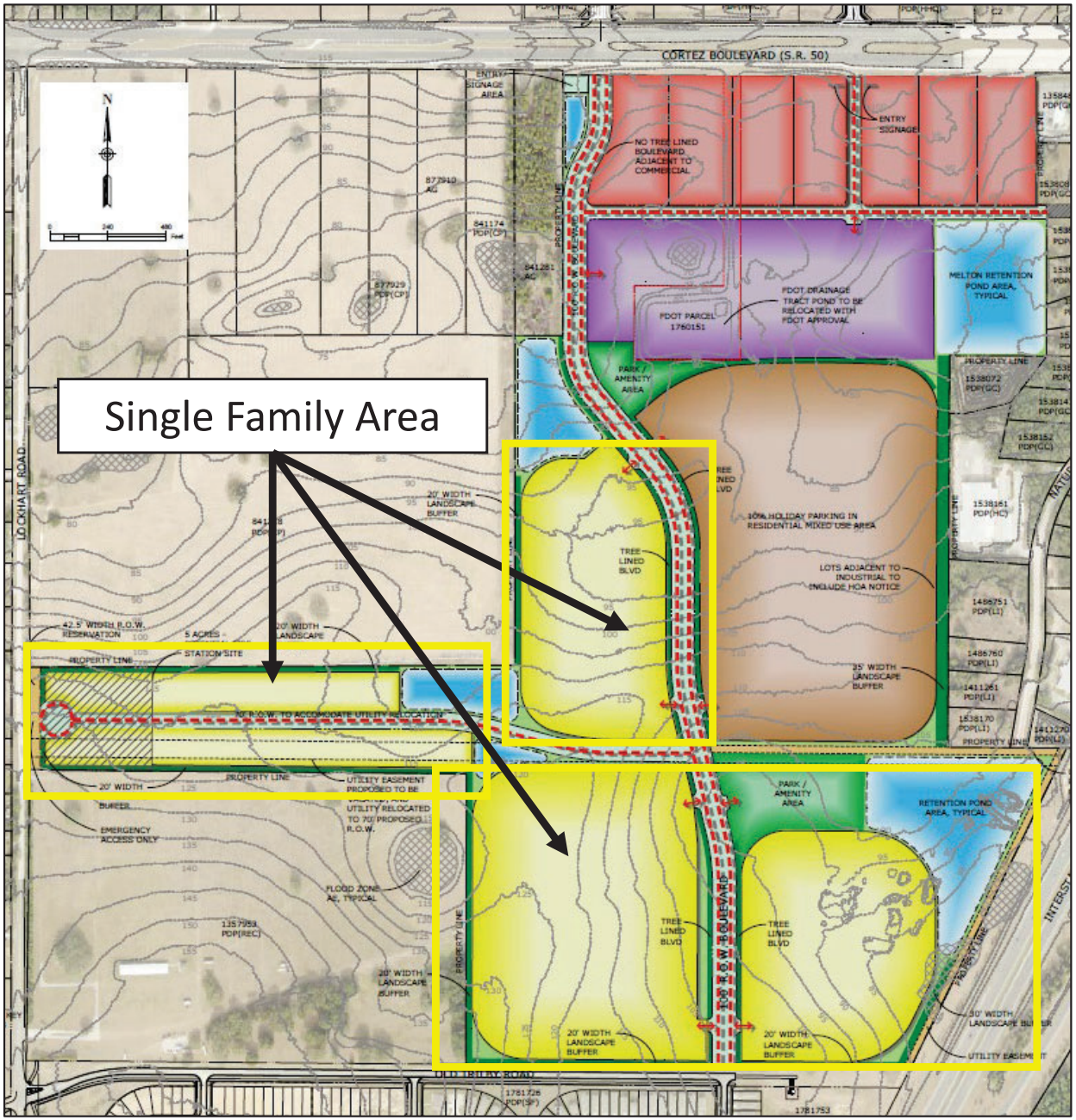
- 6) Microbreweries
- 7) Public/Private Recreation including Virtual Golf and/or Pickle Ball Facilities
- 8) All R-3 Residential District Permitted Uses, including apartments, townhomes and villas, and including condominium forms of ownership, but excluding single-family detached dwellings
- 9) Recreational 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)

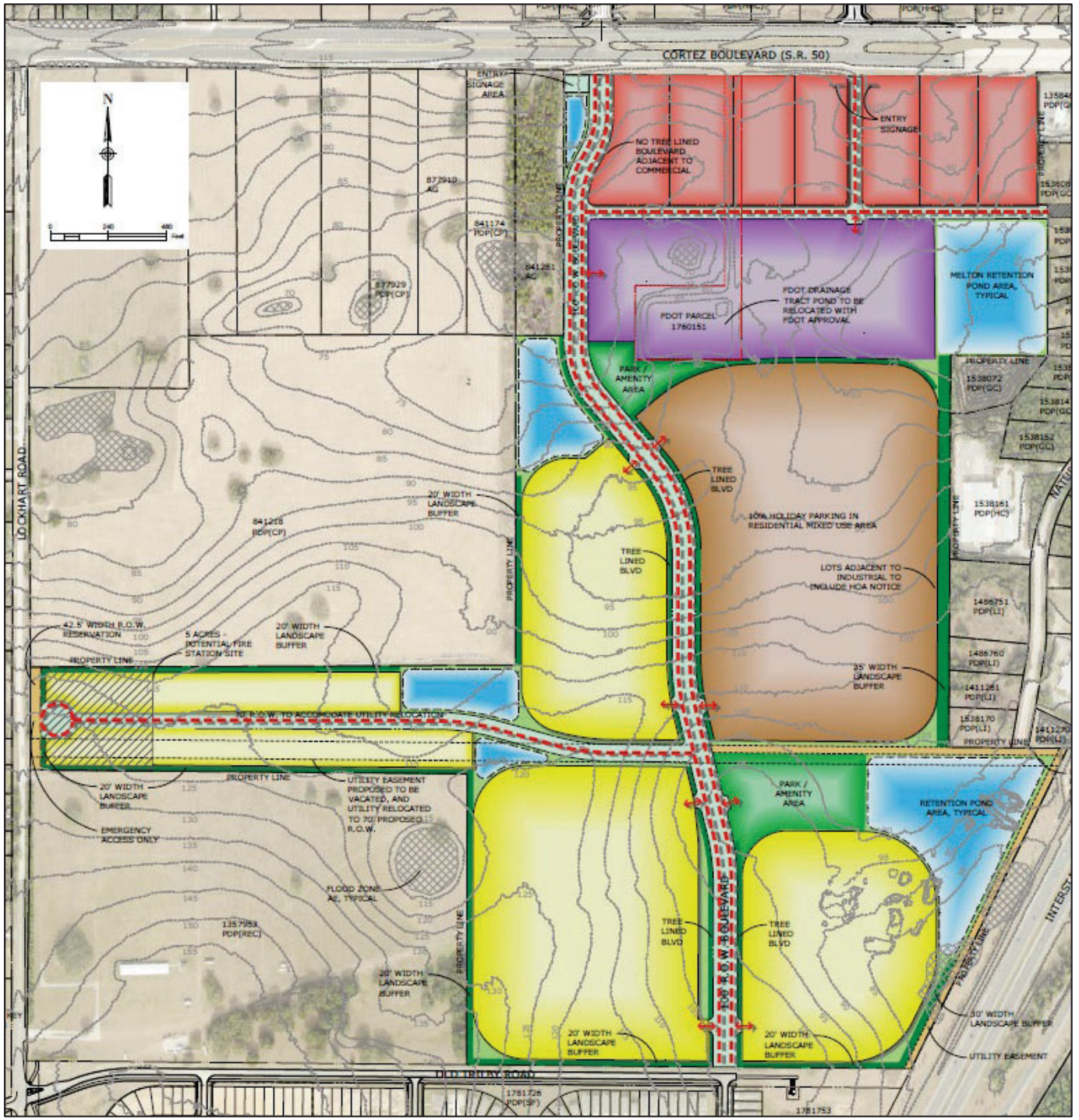
Proposed Uses:

- 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

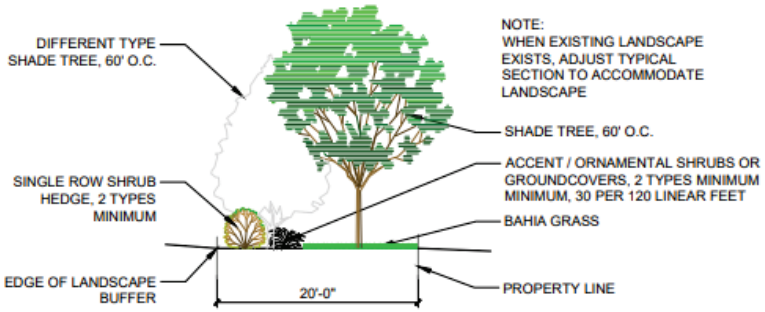
Buffers & Setbacks

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



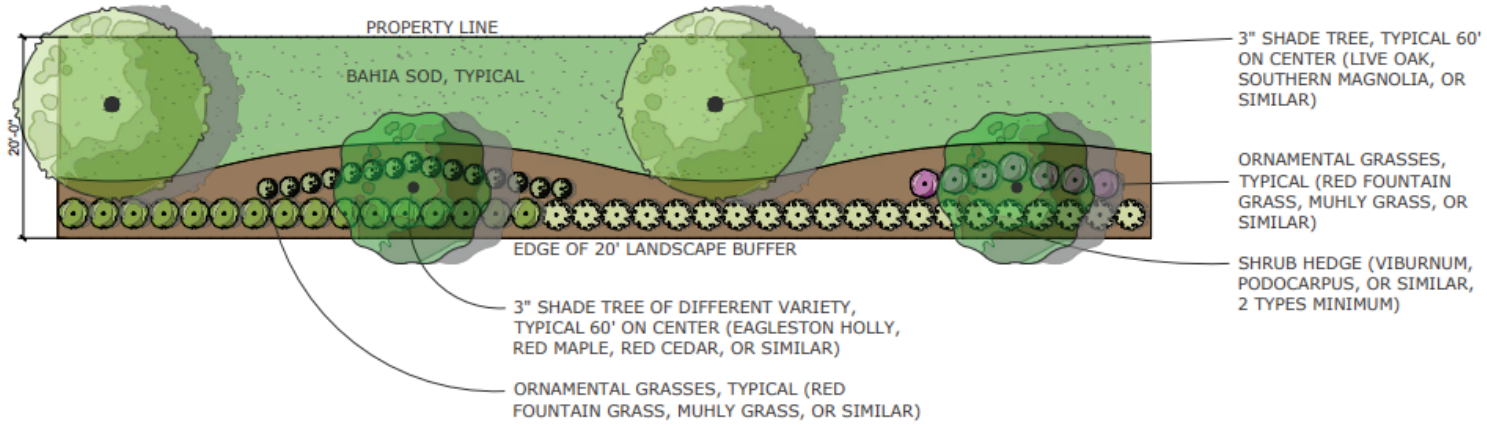
20’ Typical Buffer Cross Section



2 20' TYPICAL TYPE 2 BUFFER SECTION

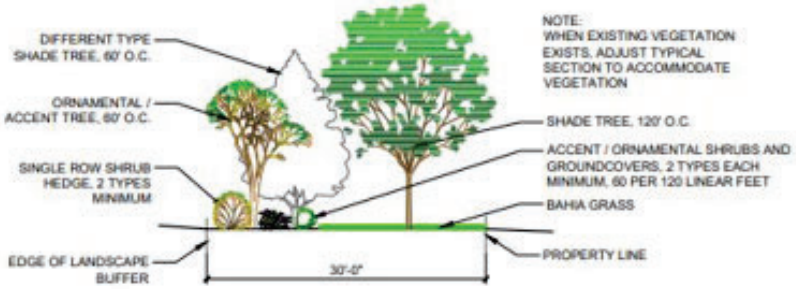
TYPE 2 BUFFER SUMMARY

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')

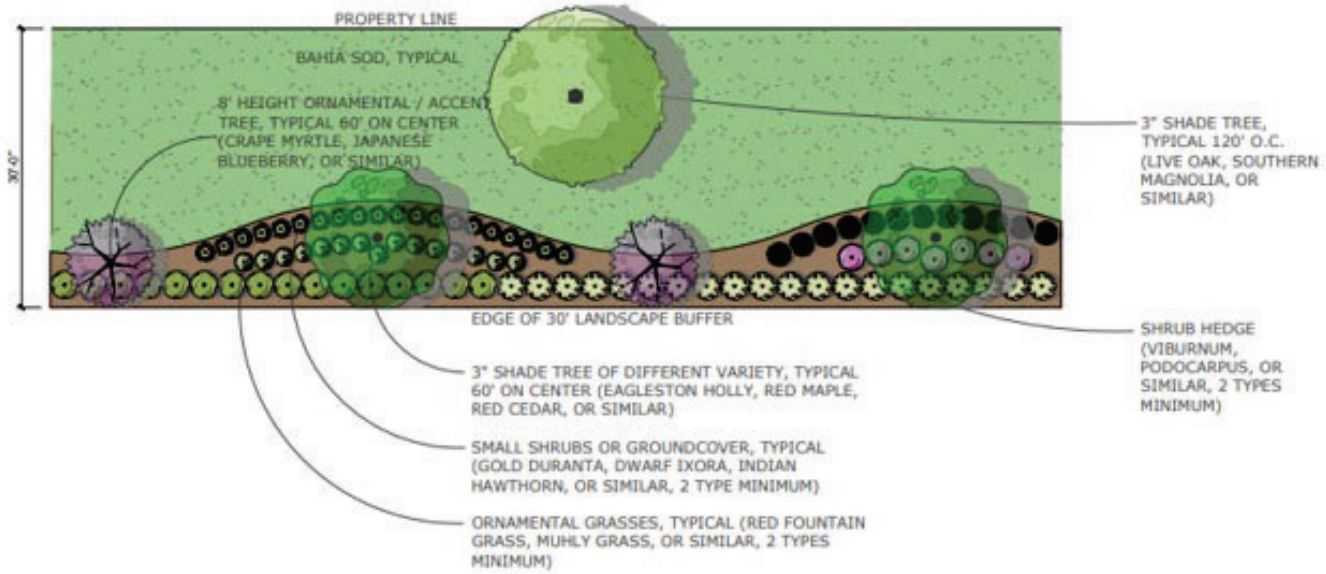
30’ Typical Buffer Cross Section



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

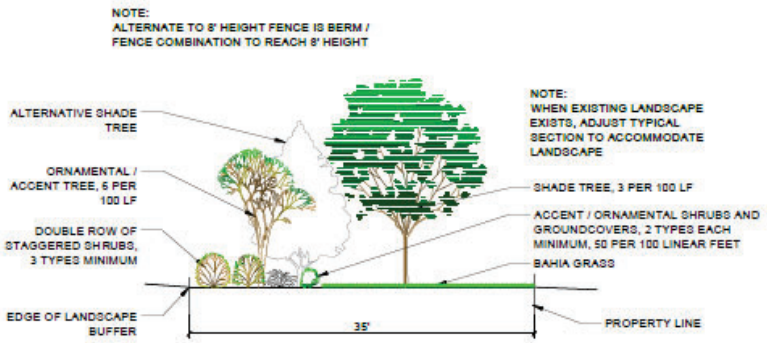


LANDSCAPE BUFFER TYPE 3 PLAN VIEW (SCALE: 1' = 10')

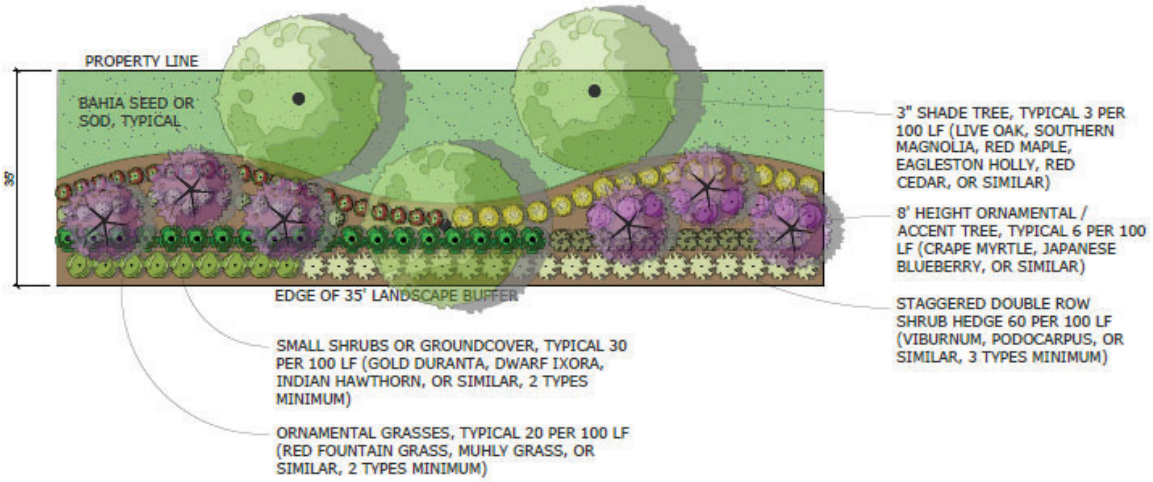
35’ Typical Buffer Cross Section

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

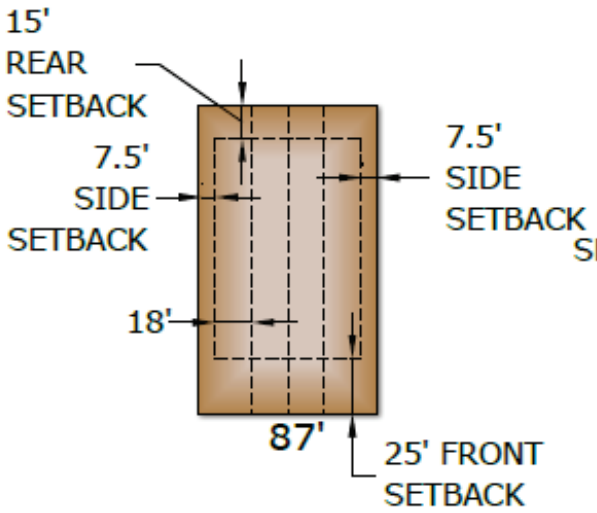
Condition #16 – Residential Specifications:

Apartments

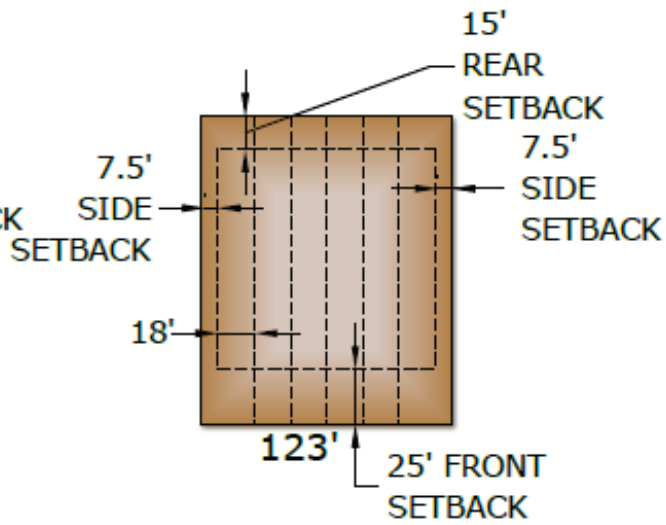
- Maximum units per building: ~~24~~ 48 (Deviation from 12)
- Maximum height: ~~45~~ 60’ (Deviation from 45’)

Dimension & Lot Standards

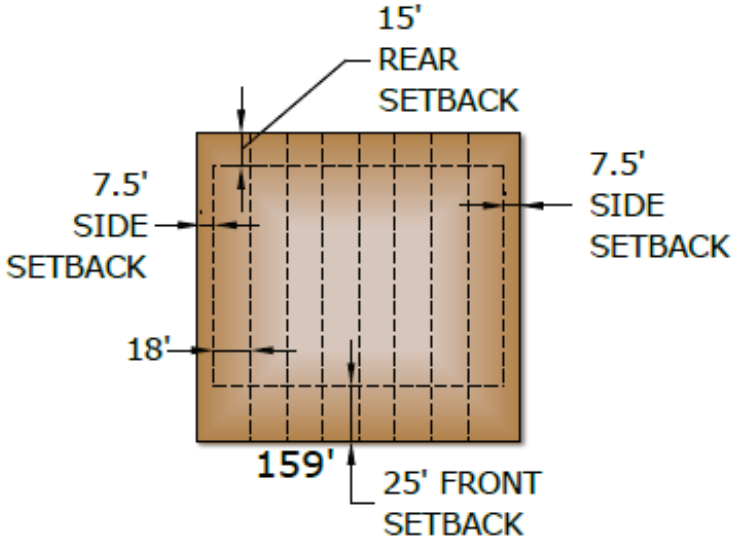
Residential Mixed Use Area (Purple & Brown): Townhome Standards



TYPICAL
4 UNIT TOWNHOME TRACT
NTS



TYPICAL
6 UNIT TOWNHOME TRACT
NTS



TYPICAL
8 UNIT TOWNHOME TRACT
NTS

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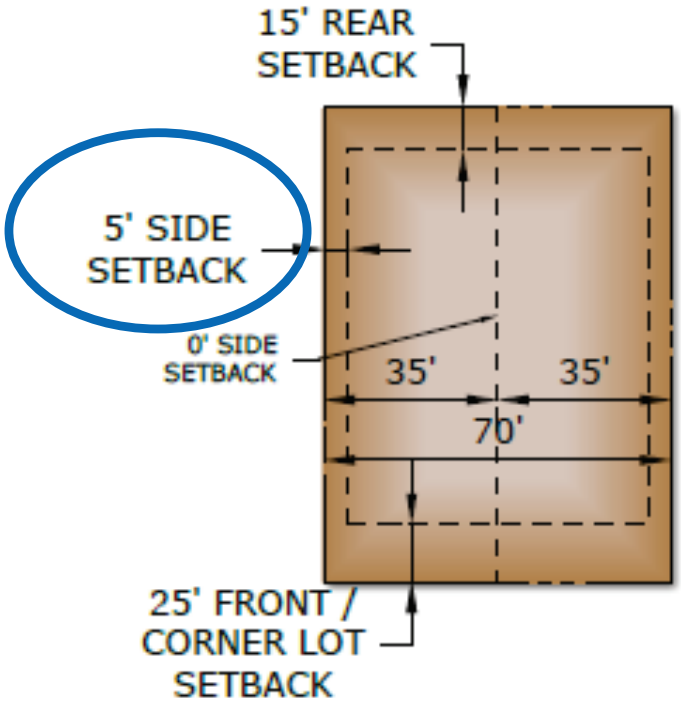
Dimension & Lot Standards

Residential Mixed Use Area (Purple & Brown): Villa Standards

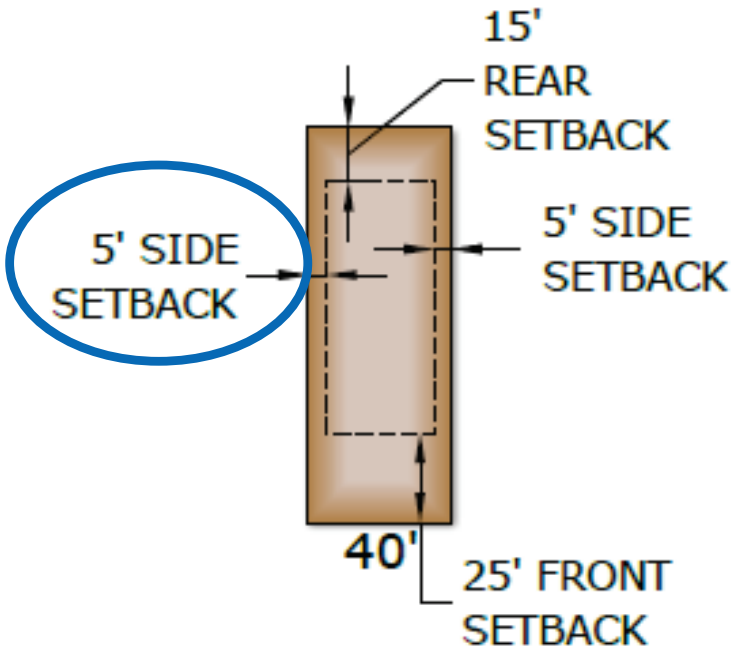


VILLA LOT MIN. REQUIREMENTS

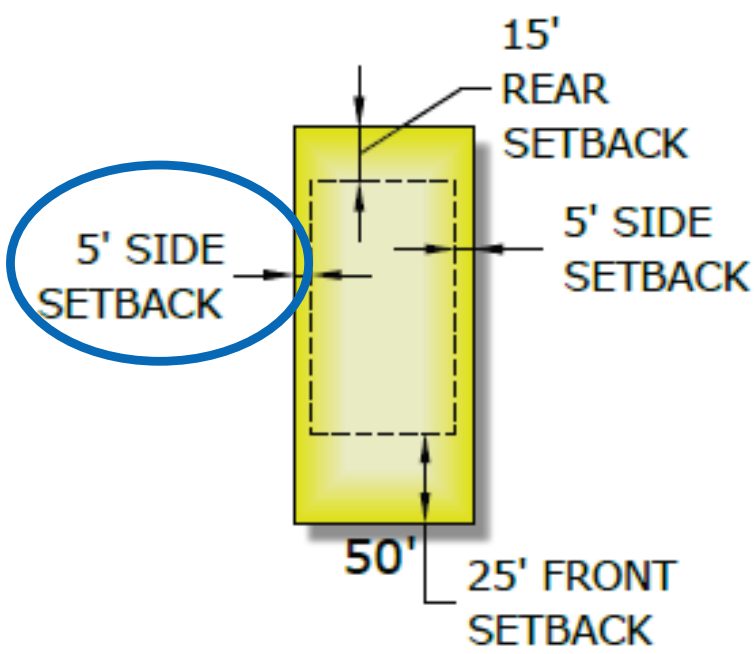
NTS

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’)

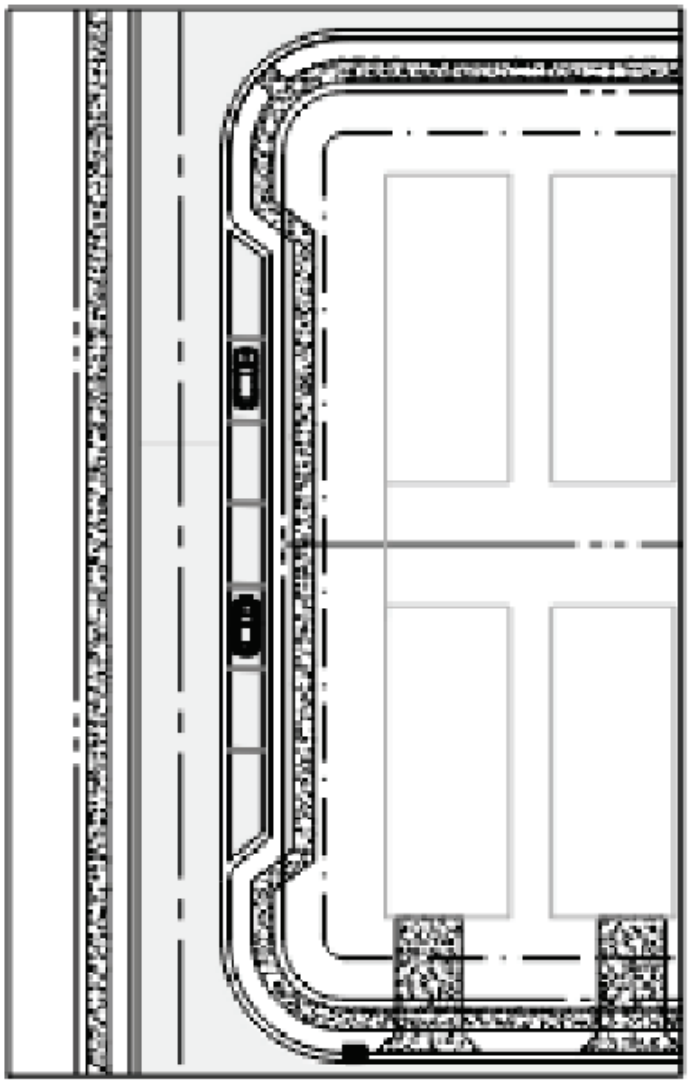
Villas

- Side: 0/~~7.~~5’ for end units(Deviation from 10’)

Parking Standards

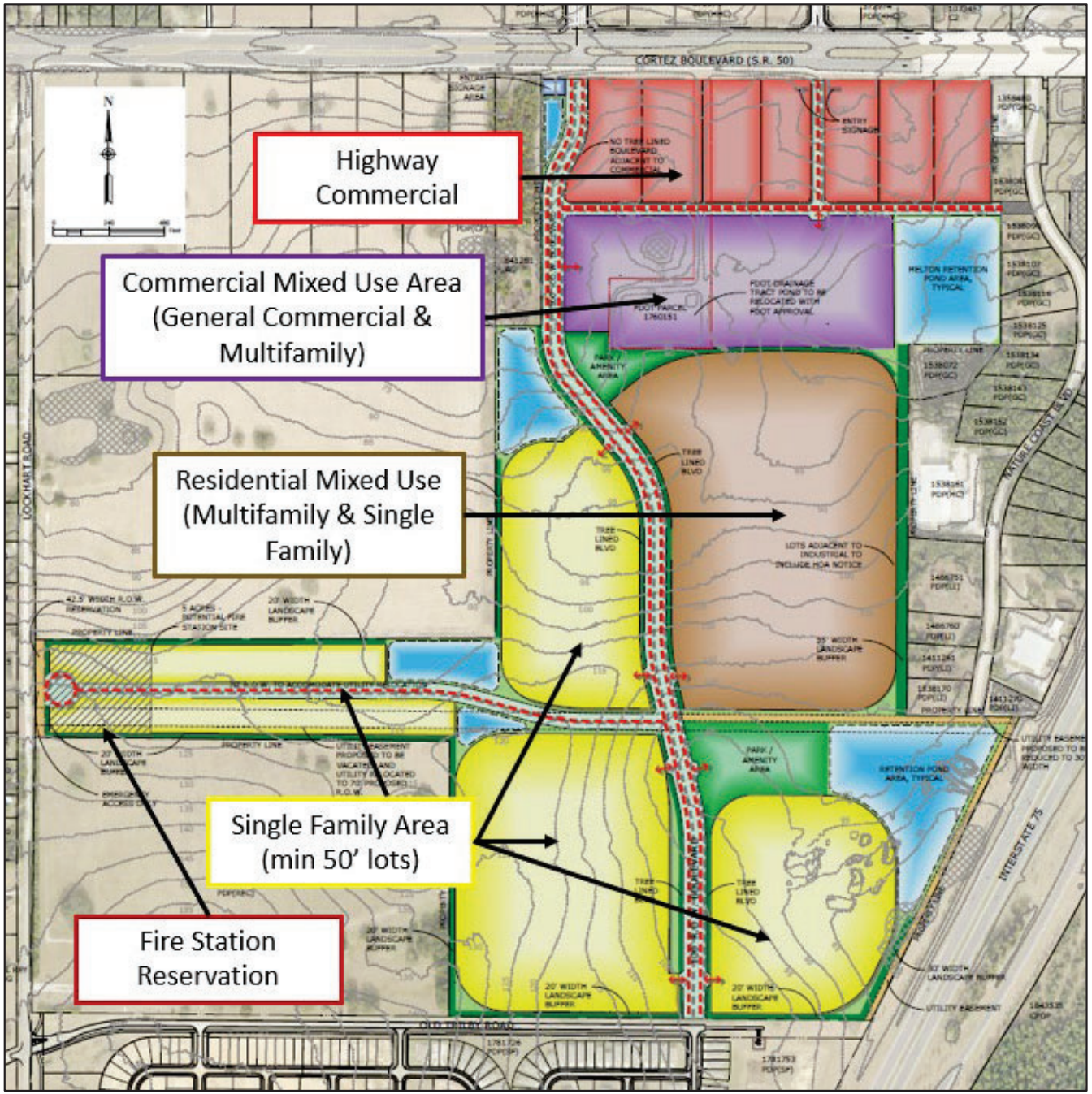
Residential Mixed Use Area (Brown)

- 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*

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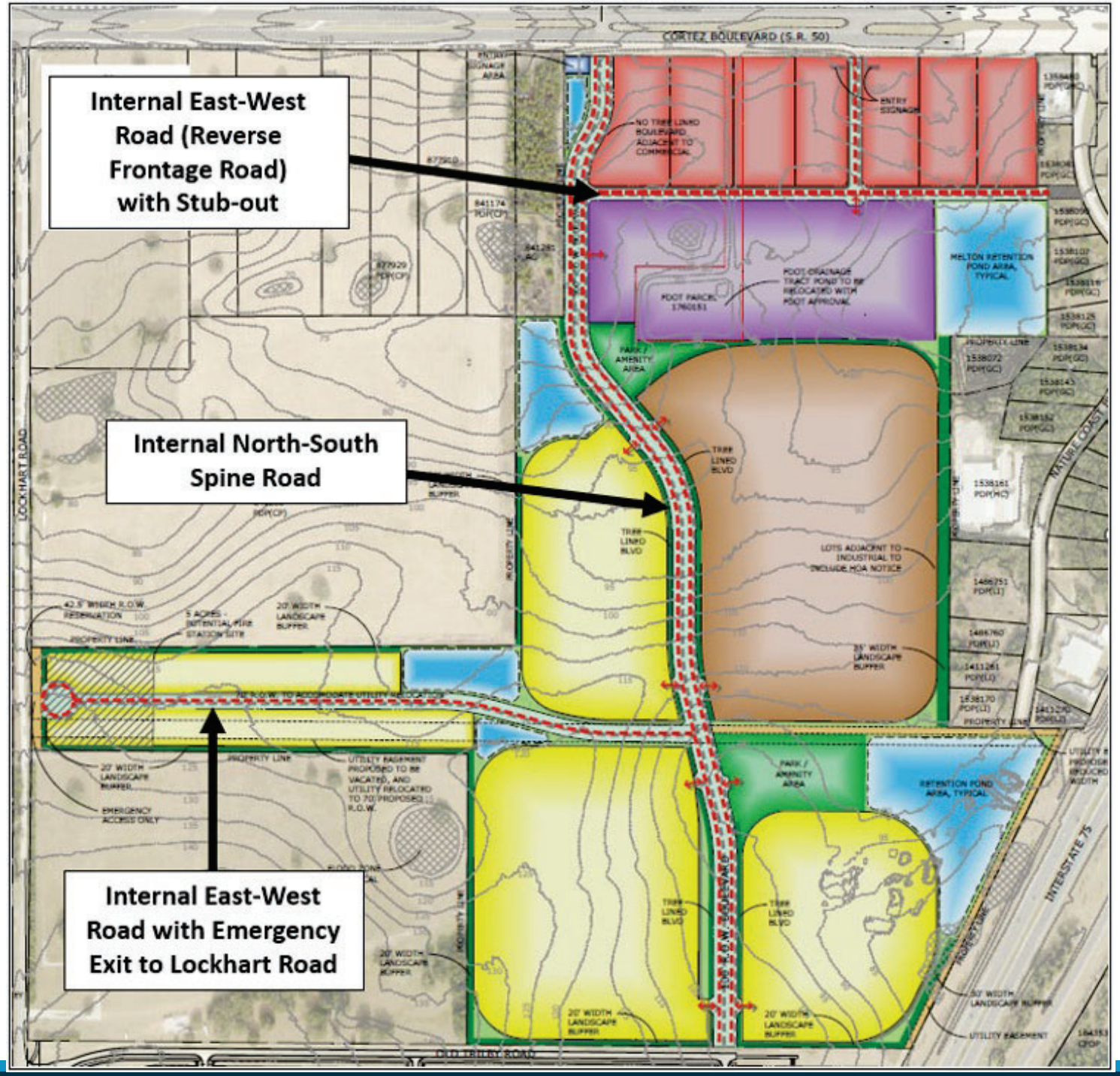
Internal East-West Road (Reverse Frontage Road) with Stub-out
Internal North-South Spine Road
Internal East-West Road with Emergency Exit to Lockhart Road
CORTEZ BOULEVARD (S.R. 50)
LOCKHART ROAD
OLD TROY ROAD
INTERSTATE 75
MELTON RETENTION POND AREA, TYPICAL
PARK / AMENITY AREA
TREE LINED BLVD
LOTS ADJACENT TO INDUSTRIAL TO INCLUDE HOA NOTICE
20' WIDTH LANDSCAPE BUFFER
35' WIDTH LANDSCAPE BUFFER
EMERGENCY ACCESS ONLY
UTILITY EASEMENT PROPOSED TO BE VACATED, AND UTILITY RELOCATED TO 70' PROPOSED R.O.W.
RETENTION POND AREA, TYPICAL
NATURE COAST

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*

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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*

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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*

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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*

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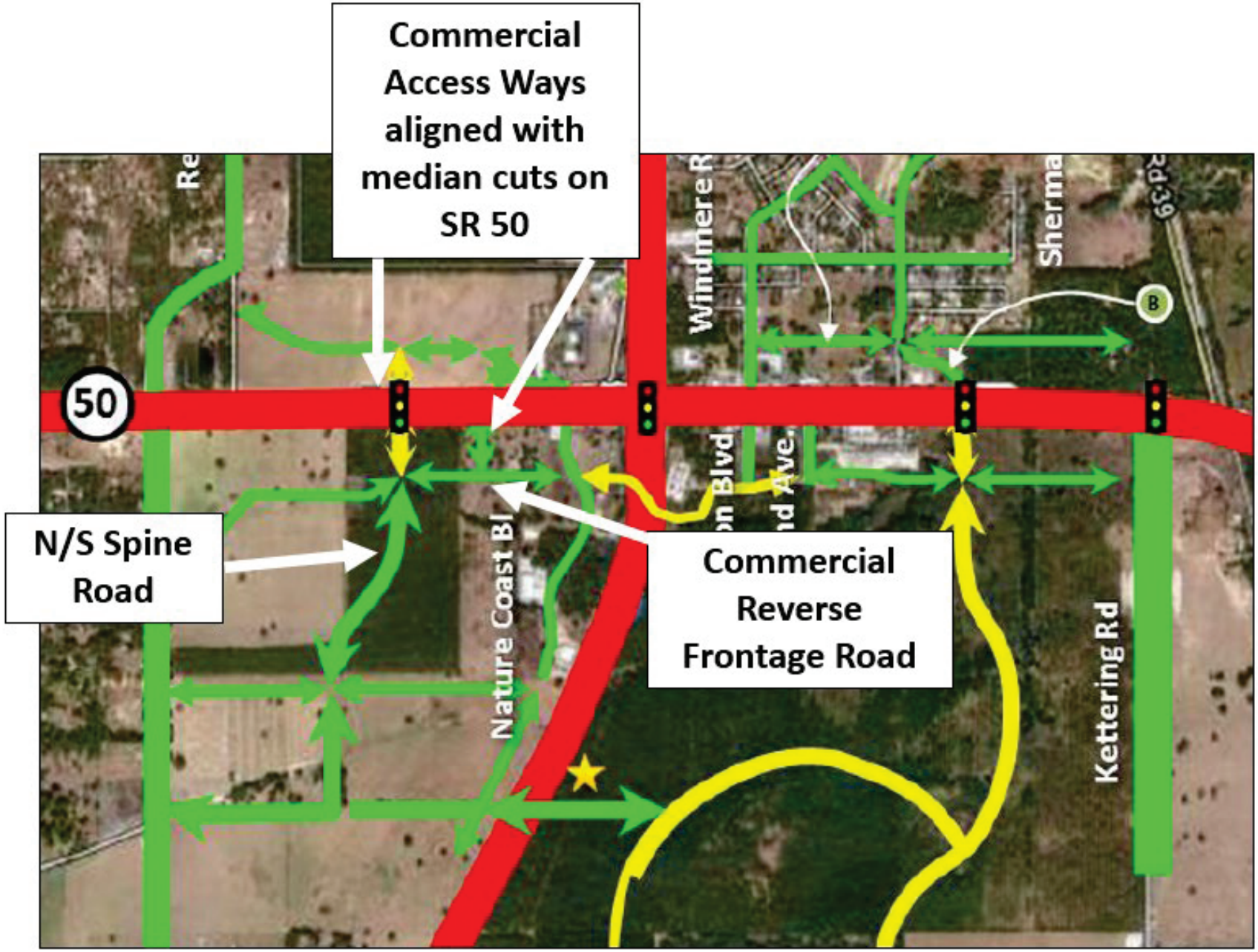
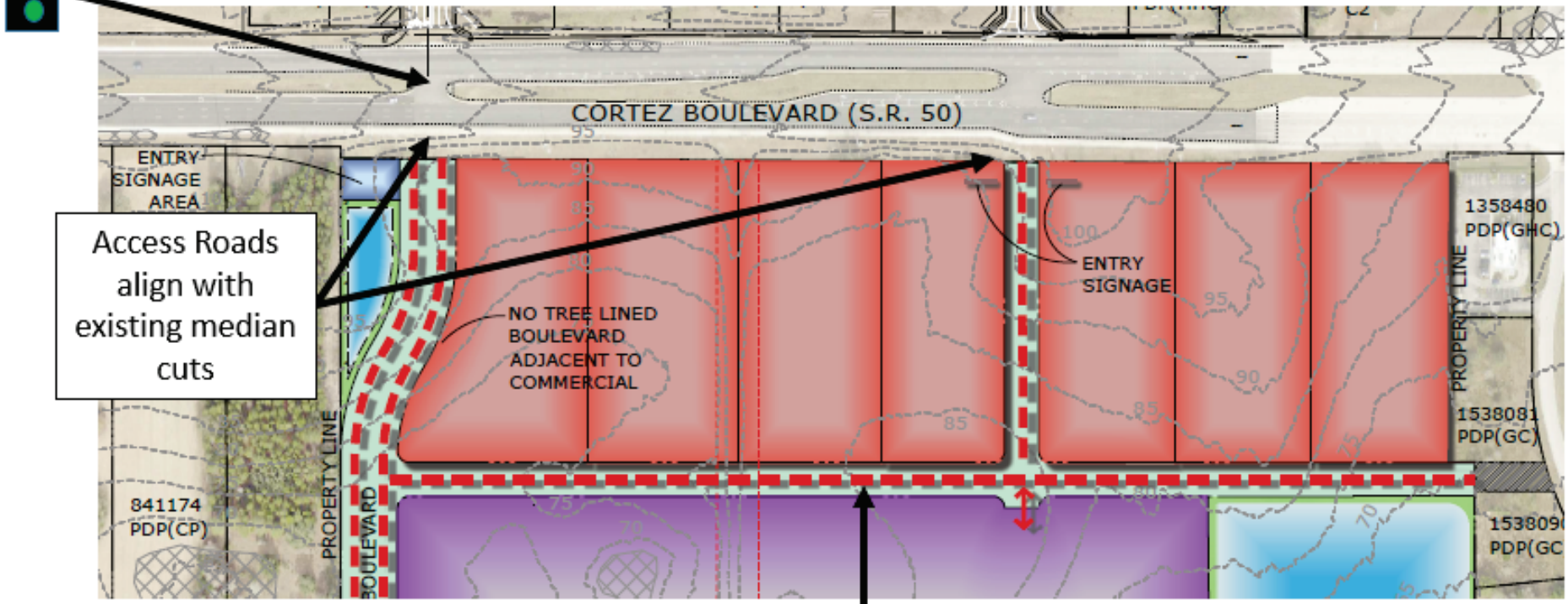

Commercial Access Ways aligned with median cuts on SR 50
N/S Spine Road
Commercial Reverse Frontage Road
50
Windmere R
Sherma
Nature Coast Bl
Kettering Rd
B

Proposed Signal



Access Roads align with existing median cuts

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%

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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

TITLE

Request to Postpone Rezoning Petition Submitted by APC Towers IV, LLC, on Behalf of The Grace Brethren Church of Brooksville, Inc., to Establish Public Services Facility Overlay District for Communication Tower Located on Faber Road (H2529)

BRIEF OVERVIEW

Rezoning Request:
Public Service Facility Overlay District (PSFOD) for a Communications Tower

General Location:
Southwest corner of Cortez Boulevard and Faber Drive

Parcel Key Number:
656953

Summary of Applicant's Request:
The applicant is submitting a Public Service Facility Overlay District (PSFOD) to allow the construction of a 199' AGL monopole style communication tower ("Monopole") and related support facility. The Monopole will support the T-Mobile antennas and will be able to collocate three additional sets of antennas for a total of four collocations.

Hearing History:
On **February 9, 2026**, the Planning and Zoning approved the Petitioners request 5-0 to adopt a resolution approving a Public Service Facility Overlay District (PSFOD) for a Communications Tower with performance conditions.

Note: Subsequent to the Planning and Zoning Commission action, the petitioner has requested a postponement to a future hearing date due to a schedule conflict. This petition will be re-advertised with all readvertising costs being the responsibility of the applicant.

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 Public Service Facility (PSF) Overlay District Standards are contained in Article IV, Section 11 together with Communication Tower standards in Article II, Section 2(F). The Zoning District Amendment must be consistent with the Comprehensive Plan.

The regulation of communication towers shall not have the effect of prohibiting the provision of

telecommunications service, shall not have the effect of discriminating among providers, and shall not regulate the placement of facilities based upon the environmental effects of radio frequency emissions if they comply with FCC rules on radio emissions. All communication towers shall comply with the requirements of the Federal Aviation Administration (FAA), the Federal Communications Commission (FCC) and shall be subject to regulations Article II, Section 2(F), except where otherwise provided for in the Zoning Ordinance.

According to Article II, Section 2(F)9, it is the desire of the Board that communication towers are not located within residential areas or residential zoning districts wherever feasible; and instead encourage that communication towers are located within commercial, industrial and non-residential zoning districts provided that all other requirements of this zoning code can be met. In the event that it is not reasonably possible to provide wireless service to a particular residential area or residential zoning district without locating a communication tower in said area or district, then it shall be the **applicant's burden** to affirmatively demonstrate that said residential area or district cannot be adequately served from outside said area or district and that alternate locations (including all non-residential locations capable of servicing the targeted wireless service area) are not available.

Pursuant to Article II, Section 2(F)15, at the public hearing on the application, should the Board vote to deny an application to place, construct or modify a communications tower, the Board's decision shall be reflected in a resolution giving the reason or reasons for the denial which shall be supported by substantial evidence. However, where a communications tower is sought to be located in a residential area or district, the applicant's failure to meet its burden under subsection 9 above shall constitute substantial evidence for purposes of a denial vote; for all non-residential areas or districts, the county shall have the burden to support its position by substantial evidence.

RECOMMENDATION

It is recommended that the Board postpone the petitioners' request for a Public Service Facility Overlay District (PSFOD) for a Communications Tower with performance conditions to a future hearing date, with all re-advertising costs being the responsibility of the applicant.

REVIEW PROCESS

Michelle Miller	Approved	03/24/2026 10:35 AM
Stephanie Stevens	Approved	03/25/2026 11:06 AM
Erin Dohren	Approved	03/25/2026 11:08 AM
Pamela Hare	Approved	03/25/2026 12:04 PM
Natasha Lopez Perez	Approved	03/26/2026 11:32 AM
Heidi Prouse	Approved	03/26/2026 5:01 PM
Toni Brady	Approved	03/30/2026 10:17 AM
Jeffrey Rogers	Approved	03/30/2026 4:51 PM
Colleen Conko	Approved	03/30/2026 4:52 PM

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: June 18, 2025

APPLICANT NAME: APC Towers IV, LLC c/o Mattaniah S. Jahn, P.A.

Address: 935 Main Street, Suite C4, Safety Harbor, FL 34695
City: Safety Harbor State: FL Zip: 34695
Phone: 727-773-2221 Email: mjahn@thelawmpowered.com; vclark@thelawmpowered.com
Property owner's name: *(if not the applicant)* Grace Brethren Church of Brooksville, Florida, Inc.

REPRESENTATIVE/CONTACT NAME: Mattaniah S. Jahn

Company Name: Mattaniah S. Jahn, P.A.
Address: 935 Main Street, Suite C4, Safety Harbor, FL 34695
City: Safety Harbor State: FL Zip: 34695
Phone: 727-773-2221 Email: mjahn@thelawmpowered.com; vclark@thelawmpowered.com

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

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 00656953
2. SECTION 03, TOWNSHIP 23J, RANGE 20E
3. Current zoning classification: AG
4. Desired zoning classification: AG - PSFOD
5. Size of area covered by application: 2500 sq ft
6. Highway and street boundaries: Cortez and Faber Road
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: 20 Minutes)

PROPERTY OWNER AFFIDIVAT

I, JOHN VANDIVER, 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

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 16th day of March, 2026, by John Vandiver who is ☒ personally known to me or ☐ produced _____ as identification.

Carla Gail Donato
Signature of Notary Public

CARLA GAIL DONATO
Commission # HH 735627
Expires December 15, 2029

Notary Seal/Stamp

Effective Date: 05/15/20 Last Revision: 05/15/20

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: June 18, 2025

APPLICANT NAME: APC Towers, LLC c/o Mattaniah S. Jahn, P.A.

Address: 935 Main Street, Suite C4, Safety Harbor, FL 34695
City: Safety Harbor State: FL Zip: 34695
Phone: 727-773-2221 Email: mjahn@thelawmpowered.com; vclark@thelawmpowered.com
Property owner's name: *(if not the applicant)* Grace Brethren Church of Brooksville, Florida, Inc.

REPRESENTATIVE/CONTACT NAME: Mattaniah S. Jahn

Company Name: Mattaniah S. Jahn, P.A.
Address: 935 Main Street, Suite C4, Safety Harbor, FL 34695
City: Safety Harbor State: FL Zip: 34695
Phone: 727-773-2221 Email: mjahn@thelawmpowered.com; vclark@thelawmpowered.com

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

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 00656953
2. SECTION 03, TOWNSHIP 23J, RANGE 20E
3. Current zoning classification: AG
4. Desired zoning classification: AG - PSFOD
5. Size of area covered by application: 2500 sq ft
6. Highway and street boundaries: Cortez and Faber Road
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: 20 Minutes)

PROPERTY OWNER AFFIDIVAT

I, Mattaniah Jahn, 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)*: APC Towers, LLC and *(representative, if applicable)*: Mattaniah S. Jahn, P.A. to submit an application for the described property.

_____
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 18th day of June, 2025, by Mattaniah S. Jahn who is ☒personally known to me or ☐produced _____ as identification.

_____
Signature of Notary Public

CINDY-JEAN LE BLANC
Notary Public-State of Florida
Commission # HH 589063
My Commission Expires
September 16, 2028

Notary Seal/Stamp

Effective Date: 05/15/20 Last Revision: 05/15/20

LAW OFFICE OF
Mattaniah S. Jahn, P.A.

935 Main Street, Suite C4
Safety Harbor, FL 34695
Telephone: (727) 773-2221
Facsimile: (727) 773-2616

SENT VIA OVERNIGHT DELIVERY

June 23, 2025

Robin Reinhart
Commercial Planner I
Hernando County Planning and Zoning Division
1653 Blaise Dr.
Brooksville, FL 34601

RE: APC Towers, LLC – FL-1885 SR-50
6259 Faber Dr, Brooksville, FL; Parcel Key #00656953
PSFOD Request for 199' AGL Monopole Communication Tower

Dear Ms. Reinhart:

On behalf of my client, APC Towers IV, LLC (APC), please find the included PSFOD application to allow a 199' AGL monopole style communication tower and support facility at 6259 Faber Dr, Brooksville, FL; Parcel Key #00656953; Parcel # R03 423 20 0000 0010 0910, along with supporting documentation:

1. Cover Letter/Narrative (This Letter)
2. Rezoning/PSFOD Application
3. Prop Card
4. Prop Card Aerial
5. Agent of Record Affidavits
    - Grace Brethren Church of Brooksville to Mattaniah S. Jahn, Esq. (MSJPA Form)
    - APC Towers to Mattaniah S. Jahn, Esq. (MSJPA Form)
6. Deed
7. Memorandum of Lease
8. Title Commitment and Supporting Documents
9. FAA Determination of No Hazard
10. T-Mobile RF Package:
    - LOI and Non-Interference Letter
    - Propagation Maps
    - Search Ring
    - Certificate of AM Regulatory Compliance
11. Fall Zone Letter

- Copy of Signed and Sealed Letter
- 1 Signed and Sealed on Jump Drive

12. Photo-Simulations
13. Colocation Affidavit
14. Legal Descriptions – 1 set in Word format
15. Boundary and Topographic Survey (Bound into Site Plan Set)
    - 1 Set Signed and Sealed at 11 x 17
    - 1 Set Signed and Sealed at 8.5 x 11
    - 1 Digitally Signed and Sealed Set on Jump Drive
16. ZDs - Site Plan Set
    - 1 Set Signed and Sealed at 11 x 17
    - 1 Set Signed and Sealed at 8.5 x 11
    - 1 Digitally Signed and Sealed Set on Jump Drive
17. Orange County 911 Call Statistics
18. Mailing List for Notices

Summary of Request

APC respectfully requests a Conditional Use approval at 6259 Faber Dr, Brooksville, FL; Parcel Key #00656953, to allow the construction of a 199' AGL monopole style communication tower ("Monopole") and related support facility. The Monopole will support the antennas for T-Mobile and will be able to collocate three additional sets of antennas for a total of four collocations. The approximately 3.73 Acre parent parcel, is currently developed as a church. APC's leased area consists of 5,500 square feet and will contain a 50' x 50' fenced equipment compound. The parent parcel carries a Private Institutional future land use designation and is zoned AG, it is located at the intersection of Cortez Blvd. and Faber Dr.

The Monopole will be set back from the property lines as follows: North: 64', South: 280', East 418', and West: 86'. APC respectfully requests the following deviations:

- Monopole North Setback: 64' in lieu of 125' (61' relief)
- Compound North Setback: 52' in lieu of 125' (73' relief)
- Compound West Setback: 13' in lieu of 35' (22' relief)

The Monopole and its compound will meet all other requirements of the Hernando County LDC.

[Continued on Next Page]

Applicable Land Development Code (LDC) Sections

Section 11. PSF Public Service Facility Overlay District.

A. *Permitted Uses:*

(1) Any use permitted in the underlying zoning district.

(2) Governmental uses and structures consistent with the PSF approval.

(3) Public service uses and structures consistent with the PSF approval.

APC respectfully requests a PSFOD approval to allow a Monopole on the parent parcel so that T-Mobile may solve a significant gap in their service to the public. Please see the enclosed RF Package.

(4) Lime Stabilization and Residual Management Treatment Facilities in the C-4 Heavy Highway Commercial District, the I-1 Light Industrial District and the I-2 Heavy Industrial District only.

B. *Special regulations:*

(1) No building, structure or use within a public service facility overlay district shall be located closer than fifty (50) feet to the property line of an adjoining parcel containing a residence or the property line of a residentially zoned parcel.

The nearest residentially developed parcels are located 280' to the South and 418' to the East. Therefore, the Monopole exceeds the required 50' setback from residential properties.

(2) No odor- or dust-producing substance or use, except in connection with the cultivation of permitted uses, shall be permitted within one hundred (100) feet of a property line if the adjoining property is being used for residential purposes.

N/A – The Monopole will support antennas, radios, and computers to run them. As such, it will not create odor or dust. Please see Sheet C-3, as well as the enclosed RF Package.

(3) ...

(6) The following criteria must be met prior to the approval of a Public Service Facility Overlay District (PSFOD) for a communication tower site:

(a) The minimum setbacks provided for in this ordinance must be met, and the PSF Overlay shall apply to a defined compound area for that tower and associated facilities only.

APC respectfully proposes to construct the Monopole within a 50' x 50' fenced equipment compound on the parent parcel. The Monopole and its compound will be set back as follows:

Monopole:

	Required:	Provided:	Relief Required:
North:	**125'**	**64'**	**61'**
South:	**245'**	**280'**	**N/A**
East:	**245'**	**418'**	**N/A**
West:	**35'**	**35'**	**N/A**

Compound:

	Required:	Provided:	Relief Required:
North:	**125'**	**52'**	**73'**
South:	**50'**	**248'**	**N/A**
East:	**50'**	**408'**	**N/A**
West:	**35'**	**13'**	**22'**

APC respectfully requests the following deviations:

- **Monopole North Setback: 64' in lieu of 125' (61' relief)**
- **Compound North Setback: 52' in lieu of 125' (73' relief)**
- **Compound West Setback: 13' in lieu of 35' (22' relief)**

The Monopole and its compound will meet all other requirements of the Hernando County LDC. Please see Sheet C-2.

(b) As part of the procedure when applying for a PSF, an applicant shall provide proof that a provider is connected with the application if the provider is not the applicant by the provision of a lease agreement or other documentation that commits a provider to locate on the proposed tower and submit to the County for inclusion in the record of any subsequent public hearing on the application the following materials:

T-Mobile will be the anchor tenant on the Monopole and will be collocated at the top. Please see Sheets C-3 and C-4 as well as the enclosed RF Package.

(1) A map showing the search ring utilized by the applicant in determining the appropriate location; and, in the case of a PSF in a residential area, a depiction of how the proposed location permits provision of service that cannot reasonably be provided from outside the residential area;

Please see the enclosed RF Package.

(2) An inventory and a map showing all existing structures and towers within the search ring that are available for collocation;

There are no existing towers or tall structures of sufficient height to support T-Mobile's antennas within the search ring. Please see the enclosed RF Package.

(3) A map showing all existing Public Service Facility Overlay Districts (PSFOD) and towers or existing structures of an appropriate height, within the search ring The map shall also indicate all PSFODs which have been approved for the placement of communication towers.

Please see the enclosed County GIS Map, showing three PSFOD's within T-Mobile's Search Ring, as well T-Mobile's Search Ring, contained in the RF Package. Two PSFOD's are for religious institutions, one is for a congregate care facility. Only one of the PSFOD's appear large enough to provide residential separations similar to the parent parcel. There are no existing towers or tall structures of sufficient height to support T-Mobile's antennas within the search ring.

(4) An analysis by an engineer licensed by the State of Florida, demonstrating how the tower location enhances the provision of service to areas not served or underserved by existing facilities and attesting that he/she has reviewed the propagation maps and radio frequency data, and that the submitted search ring is an accurate representation of the location and height requirements for the antenna array. The applicant shall also attest that coverage can not be provided from an existing structure or tower site.

Please see the enclosed RF Package.

(5) Provide evidence that the applicant has pursued collocation, use of approved sites, and use of existing structures of an appropriate height. Evidence shall consist of copies of all correspondence between the petitioner and the owner, operator, or manager of other structures, towers or land which can be utilized for collocation or the construction of a communication tower. Evidence shall also be provided as to the following matters, to the extent applicable to the application:

i. No existing towers or structures are located within the geographic area required to meet the provider's engineering requirements;
ii. Existing towers and structures are not of a sufficient height to meet the provider's engineering requirements;
iii. Existing towers or structures do not have sufficient structural strength to support the provider's proposed antenna requirements;
iv. Existing towers or structures would cause electromagnetic interference;
v. The costs to add to an existing tower or structure exceed the development costs for a new tower; and/or

vi. The applicant demonstrates other limiting factors that render existing towers or structures unsuitable.

There are no towers or existing structures of sufficient height to support T-Mobile's antennas. Please see the enclosed RF Package.

(6) A visual line of sight analysis, including photo-simulated post construction renderings, to enable the County to assess the visual impact upon surrounding properties. Photo simulations shall depict the tower and antenna arrays for all potential collocated users.

Please see the enclosed Photo Simulations.

(7) A description of viable alternatives for utilizing camouflage techniques.

While monopine style camouflaging would provide adequate space and ventilation for T-Mobile's antennas, APC respectfully submits that a 199' tall tree in an open field would lack the context necessary for the camouflaging to be successful in this instance. Shrouding could also be implemented on the Monopole and, while it would create clean lines to the appearance of the structure, it would also add bulk to the Monopole. As such, APC respectfully submits that a monopole style communication tower, with its single gray pole, antennas mounted on external headframes at the top, and all cabling routed within the Monopole itself, will provide the most contextually logical design for a parcel located adjacent to a 4-lane divided highway. Please see Sheet C-1 as well as the enclosed Photo Simulations.

(8) Proper access and parking for service vehicles must be demonstrated.

The Monopole will be accessed via a driveway connection to Faber Drive. A parking space for the technicians will be provided in the driveway. Please see Sheets C-1 and C-3.

(c) For residential areas or districts the applicant must demonstrate to the satisfaction of the County that service cannot be provided from outside the residential area and that no alternative locations are available.

N/A – APC proposes to construct the Monopole upon land zoned AR. Further, T-Mobile's signal propagation is local in nature, therefore, T-Mobile would be unable to solve the gap in service with a tower located outside of the general area. Please see Sheet C-2 as well as the enclosed RF Package.

(d) Be compatible with the surrounding land uses:

(1) Shall not have a negative material impact on surrounding land uses;

The contrary is true. The Monopole will have the positive impact of providing reliable wireless service to the surrounding land uses. Nowhere is this more evident than when looking at 911 call statistics. For context, in 2021, over 89% of all 911 calls received in Orange County came from wireless numbers. This shows that reliable wireless service is no longer a luxury, it is a necessity. Please see the enclosed RF Package and the Orange County 911 call statistics.

(2) Shall not have a negative material impact on infrastructure; or

The Monopole will require only power and telco connections. Further, it will typically generate no more than one trip per carrier per month, typically in a pickup truck sized vehicle. Therefore, APC respectfully submits the Monopole will have no material impact to the County's infrastructure. Please see Sheets C-2 and C-3.

(3) Shall not have negative material environmental impacts as allowed to be reviewed by applicable laws.

N/A – the Monopole is proposed on a parent parcel that is cleared and developed as a church. Please see Sheet C-1.

(4) Shall have minimal visual and functional conflict between the proposed use and nearby neighborhood uses.

The Monopole will be located as far North and West as possible on the parent parcel, maximizing separation from the residential uses to the South and East. Further, the Monopole's location, next to a 4-lane divided highway, is where an infrastructure oriented use like the Monopole would be logically expected to be placed. The Monopole will be the minimum height necessary to solve T-Mobile's gap in service to the public in the area, minimizing its visual presence. Further, the Monopole's design, with its slim gray pole, externally mounted antennas, and all cabling routed within the Monopole itself, will minimize the structure's physical bulk and as much as possible while providing adequate airflow for T-Mobile's antennas and radios to function. Finally, the Monopole will be completely dark at night. Please see Sheets C-1 and C-4, as well as the enclosed Photo Simulations and FAA Determination of No Hazard to air navigation.

(e) Submit a balloon test, which will allow the Board of County Commissioners to evaluate the impact of the communication tower on the surrounding land uses and the compatibility of the communication tower. This test shall consist of:

(1) A balloon colored red, orange, or yellow and be no less than four feet in diameter;
(2) The balloon is to be flown at the height of the proposed tower or a maximum of 199 feet if the tower is greater than 199 feet;

(3) The balloon is to be flown for three consecutive days; except in the event of inclement weather, with the petitioner notifying the County of the delay. Nothing in this requirement should be construed as not having to fly the balloon for three days.
(4) The balloon is to be flown for a period of at least three hours per day between the hours of 7:00 am and 10:00 am;
(5) The balloon test can not commence until after the posting and mailing of notice to the public;
(6) The applicant shall provide the Planning Department with 24-hour notice prior to the commencement of the balloon test; and,
(7) The applicant shall provide the Planning Department a signed affidavit, prior to the Planning and Zoning Commission meeting, attesting to the applicant having conducted the balloon test.

The Balloon Test will be conducted after staff accepts the application packet and completes its initial review.

(f) All other requirements of this ordinance.

Noted.

C. All activities shall be in conformance with standards established by the county, state and/or federal government.

APC will comply.

D. All development must meet, at a minimum, the dimension and area regulations of the underlying zoning district and the standards and criteria in this section. The board of county commissioners may increase the minimum dimension and area regulations for the proposed use if it is deemed necessary to protect the health, safety and welfare of the citizens of Hernando County. Any reduction of the minimum dimension and area regulations or other development standards and criteria contained in this section must be specifically enumerated in the application and would require the approval of a deviation by the board of county commissioners.

APC respectfully requests the following deviations:

- **Monopole North Setback: 64' in lieu of 125' (61' relief)**
- **Compound North Setback: 52' in lieu of 125' (73' relief)**
- **Compound West Setback: 13' in lieu of 35' (22' relief)**

The requested deviations will maximize separation between the Monopole and residential uses to the South and East. The Monopole and its compound will meet all other requirements of the Hernando County LDC.

E. An impact statement describing the current condition of adjacent natural resources and land uses to the proposed subject site, the projected impacts on these areas and mitigation plans if appropriate shall be submitted for review as part of the public facility overlay district application.

APC respectfully proposes to construct the Monopole on a parent parcel that is cleared and developed as a church. Further, the parent parcel is adjacent to a 4- lane divided highway. It is neighbored to the East and South by residentially developed properties and to the West by a commercially developed parcel. As such, APC respectfully submits the Monopole will not create impacts on natural resources. Please see Sheet C-1.

Thank you in advance for your assistance in this matter. Please do not hesitate to contact me if I am able to provide you with additional information.

Sincerely,

Mattaniah S. Jahn

Mattaniah S. Jahn, Esq.

MSJ/vlc
Enclosures

STAFF REPORT

HEARINGS:	Planning & Zoning Commission: Board of County Commissioners:	February 9, 2026 April 7, 2025
APPLICANT:	APC Towers LLC (c/o Mattaniah S. Jahn, P.A.)	
FILE NUMBER:	H-25-29	
REQUEST:	Public Service Facility Overlay District (PSFOD) for a communications tower	
GENERAL LOCATION:	Southwest corner of Cortez Blvd and Faber Drive	
PARCEL KEY NUMBER(S):	656953	

APPLICANT'S REQUEST

The applicant is submitting a Public Service Facility Overlay District (PSFOD to allow the construction of a 199' AGL monopole style communication tower ("Monopole") and related support facility. The Monopole will support the antennas for T-Mobile and will be able to collocate three additional sets of antennas for a total of four collocations.

The approximately 3.73 Acre parent parcel, is currently developed as a church. APC's leased area consists of 5,500 square feet and will contain a 50' x 50' fenced equipment compound. The parent parcel carries a Private Institutional future land use designation and is zoned AG, it is located at the intersection of Cortez Blvd. and Faber Dr.

Deviations Requested:

- Monopole North Setback: 64' in lieu of 125' (61' relief)
- Compound North Setback: 52' in lieu of 125' (73' relief)
- Compound West Setback: 13' in lieu of 35' (22' relief)

SITE CHARACTERISTICS

Site Size	5,500 square foot portion of a 3.73 acre parcel	
Surrounding Zoning; Land Uses	North:	R1B
	South:	R1B
	East:	PDP(SF)
	West:	C-1; AR
Current Zoning:	AR with a Special Exception for a Church	
Future Land Use Map Designation:	Rural	

UTILITIES REVIEW

HCUD currently supplies water to this parcel, there is a 4" force main that is adjacent to the parcel that runs along Cortez Blvd. HCUD has no objection to the zoning change from AG to AG–PSFOD (Public Service Overlay District) to allow a monopole communication tower and support facility for T-Mobile to solve the significant gap in service to the public.

ENGINEERING REVIEW

- A Detailed Site Plan will need to be submitted to the Engineering Department prior to approval.
- The tower is 199-feet tall, and a fall radius plan must depict if Cortez Blvd. is within the fall zone.
- The tower should be relocated 125 to 150-feet South of Cortez Blvd. depending on the fall radius of the tower.
- There is a 50-foot easement for a future Frontage Road already reserved.
- FDOT approval will be required as parcel is adjacent to State Road 50.

Comments: The petitioner has coordinated with the Department of Public Works to address the Department's concerns. The 50' easement as initially identified in the comments has been determined to be a nonissue and no further action is necessary by the applicant.

LAND USE REVIEW

Permitted Uses

The following uses are permitted within a Public Service Facility Overlay District:

- Any use permitted in the underlying zoning district.
- Governmental uses and structures consistent with the PSF approval.
- Public service uses and structures consistent with the PSF approval.
- Lime Stabilization and Residual Management Treatment Facilities in the C-4 Heavy Highway Commercial District, the I-1 Light Industrial District and the I-2 Heavy Industrial District only.

Special Regulations

- 1. Any use permitted in the underlying zoning district.
- 2. Governmental uses and structures consistent with the PSF approval.
- 3. Public service uses and structures consistent with the PSF approval.
- 4. Lime Stabilization and Residual Management Treatment Facilities in the C-4 Heavy Highway Commercial District, the I-1 Light Industrial District and the I-2 Heavy Industrial District only.

Comments: The communications tower as requested by the applicant is a permitted use within the PSFOD zoning district.

Specific Criteria – PSFOD for Communication Tower Site

The following criteria must be met prior to the approval of a Public Service Facility Overlay District (PSFOD) for a communication tower site:

- The minimum setbacks provided for in this ordinance must be met, and the PSF Overlay shall apply to a defined compound area for that tower and associated facilities only.
- As part of the procedure when applying for a PSF, an applicant shall provide proof that a provider is connected with the application if the provider is not the applicant by the provision of a lease agreement or other documentation that commits a provider to locate on the proposed tower and submit to the County for inclusion in the record of any subsequent public hearing on the application the following materials:
- A map showing the search ring utilized by the applicant in determining the appropriate location; and, in the case of a PSF in a residential area, a depiction of how the proposed location permits provision of service that cannot reasonably be provided from outside the residential area;
- An inventory and a map showing all existing structures and towers within the search ring that are available for collocation;
- A map showing all existing Public Service Facility Overlay Districts (PSFOD) and towers or existing structures of an appropriate height, within the search ring The map shall also indicate all PSFODs which have been approved for the placement of communication towers.
- An analysis by an engineer licensed by the State of Florida, demonstrating how the tower location enhances the provision of service to areas not served or underserved by existing facilities and attesting that he/she has reviewed the propagation maps and radio frequency data, and that the submitted search ring is an accurate representation of the location and height requirements for the antenna array. The applicant shall also attest that coverage can not be provided from an existing structure or tower site.
- Provide evidence that the applicant has pursued collocation, use of approved sites, and use of existing structures of an appropriate height. Evidence shall consist of copies of all correspondence between the petitioner and the owner, operator, or manager of other structures, towers or land which can be utilized for collocation or the construction of a communication tower. Evidence shall also be provided as to the following matters, to the extent applicable to the application:
    - No existing towers or structures are located within the geographic area required to meet the provider's engineering requirements;
    - Existing towers and structures are not of a sufficient height to meet the provider's engineering requirements;
    - Existing towers or structures do not have sufficient structural strength to support the provider's proposed antenna requirements;
    - Existing towers or structures would cause electromagnetic interference;
    - The costs to add to an existing tower or structure exceed the development costs for a new tower; and/or
    - The applicant demonstrates other limiting factors that render existing towers or structures unsuitable.
- A visual line of sight analysis, including photo-simulated post construction renderings, to enable the County to assess the visual impact upon surrounding properties. Photo simulations shall depict the tower and antenna arrays for all potential collocated users.
- A description of viable alternatives for utilizing camouflage techniques.
- Proper access and parking for service vehicles must be demonstrated.

- For residential areas or districts the applicant must demonstrate to the satisfaction of the County that service cannot be provided from outside the residential area and that no alternative locations are available.
- (d) Be compatible with the surrounding land uses:
- Shall not have a negative material impact on surrounding land uses;
- Shall not have a negative material impact on infrastructure; or
- Shall not have negative material environmental impacts as allowed to be reviewed by applicable laws.
- Shall have minimal visual and functional conflict between the proposed use and nearby neighborhood uses.

Comments: The petitioner has provided the necessary documentation to support the application. The petitioner has proposed the following setback deviations to accommodate the construction of the tower:

- Monopole North Setback: 64' (Deviation from 125')
- Compound North Setback: 52' (Deviation from 125')
- Compound West Setback: 13' (Deviation from 35')

Staff has no objection to the proposed setback deviations.

Balloon Test Requirements

- Submit a balloon test, which will allow the Board of County Commissioners to evaluate the impact of the communication tower on the surrounding land uses and the compatibility of the communication tower. This test shall consist of:
- A balloon colored red, orange, or yellow and be no less than four feet in diameter;
- The balloon is to be flown at the height of the proposed tower or a maximum of 199 feet if the tower is greater than 199 feet;
- The balloon is to be flown for three consecutive days; except in the event of inclement weather, with the petitioner notifying the County of the delay. Nothing in this requirement should be construed as not having to fly the balloon for three days.
- The balloon is to be flown for a period of at least three hours per day between the hours of 7:00 am and 10:00 am;
- The balloon test cannot commence until after the posting and mailing of notice to the public;
- The applicant shall provide the Planning Department with 24-hour notice prior to the commencement of the balloon test; and,
- The applicant shall provide the Planning Department a signed affidavit, prior to the Planning and Zoning Commission meeting, attesting to the applicant having conducted the balloon test.

Comments: The petitioner has completed the balloon test and provided the requisite documentation.

Additional Requirements

- All other requirements of this ordinance.
- All activities shall be in conformance with standards established by the county, state and/or federal government.
- All development must meet, at a minimum, the dimension and area regulations of the underlying zoning district and the standards and criteria in this section. The board of county commissioners may increase the minimum dimension and area regulations for the proposed use if it is deemed necessary to protect the health, safety and welfare of the citizens of Hernando County. Any reduction of the minimum dimension and area regulations or other development standards and criteria contained in this section must be specifically enumerated in the application and would require the approval of a deviation by the board of county commissioners.
- An impact statement describing the current condition of adjacent natural resources and land uses to the proposed subject site, the projected impacts on these areas and mitigation plans if appropriate shall be submitted for review as part of the public facility overlay district application.

COMPREHENSIVE PLAN REVIEW

Strategy 1.04K(1): Minor public facilities that do not need to be designated with the Public Facilities Category may be allowed in any Future Land Use Map Category. These include local facilities such as wellfields, sewage collection facilities, water distribution facilities, communication towers, public buildings, schools and other governmental or public service structures and uses.

Comments: The tower is a minor public facility and is therefore allowed in any land use district.

FINDINGS OF FACT

The Public Service Facility Overlay District (PSFOD) for a communications tower is appropriate based on consistency with the Comprehensive Plan and compatibility with the surrounding uses.

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 a Public Service Facility Overlay District (PSFOD) for a communications tower with the following performance conditions:

1. Minimum Setbacks:
   Monopole North Setback: 64' (Deviation from 125')
   Compound North Setback: 52' (Deviation from 125')
   Compound West Setback: 13' (Deviation from 35')
2. The tower shall be designed as a monopole and will support the antennas for T-Mobile may collocate three additional sets of antennas for a total of four collocations.
3. The tower compound must be fenced, signed and buffered in accordance with commercial design standards.
4. The monopole shall be designed with a collapsible hinge to protect adjacent structures.
5. The maximum height of the pole is 199 feet.

PLANNING AND ZONING COMMISSION RECCOMENDATION

On February 9, 2026, the Planning and Zoning approved the Petitioners request 5-0 to adopt a resolution approving a Public Service Facility Overlay District (PSFOD) for a communications tower with the following performance conditions:

1. Minimum Setbacks:
   Monopole North Setback: 64' (Deviation from 125')
   Compound North Setback: 52' (Deviation from 125')
   Compound West Setback: 13' (Deviation from 35')

2. The tower shall be designed as a monopole and will support the antennas for T-Mobile may collocate three additional sets of antennas for a total of four collocations.

3. The tower compound must be fenced, signed and buffered in accordance with commercial design standards.

4. The monopole shall be designed with a collapsible hinge to protect adjacent structures.

5. The maximum height of the pole is 199 feet.

AGENT OF RECORD LETTER

I, JOHN VANDIVER, as TREASURER of The Grace Brethren Church of Brooksville, Inc. ("Grace Brethren") have the authority to execute this document. Grace Brethren owns Parcel # R03 423 20 0000 0010 0910 in Hernando County, Florida. I hereby designate and appoint the Law Office of Mattaniah S. Jahn, P.A. and/or Mattaniah S. Jahn, Esquire, 935 Main Street, Suite C4, Safety Harbor, Florida 34695, Phone 727-773-2221, Facsimile 727-773-2616, Email mjahn@thelawmpowered.com; vclark@thelawmpowered.com as Grace Brethren's Agent of Record for the purpose of any and all permitting, zoning, and/or land use applications, hearings, or processes in connection to a Wireless Communication Support Tower contemplated upon said parcel.

The Agent of Record is hereby vested with authority to make any representations, agreements, or promises which are necessary or desirable in conjunction with any of the aforementioned processes; provided such representations, agreements, or promises are consistent with—and do not exceed the scope of—that certain Option and Ground Lease Agreement executed by Grace Brethren on or about May 2025. The Agent of Record is also authorized to accept or reject any conditions imposed by any reviewing board or entity. The Agent of Record has the authority to execute documents relating to any of the above-described processes on my behalf.

Any and all representations, agreements, or promises which are, in fact, made by the Agent of Record must be approved of by Grace Brethren Church.

Signed: _____

Printed Name: JOHN VANDIVER

Date: 5/26/25

STATE OF FLORIDA
COUNTY OF Hernando

The foregoing instrument was acknowledged before me this 26th day of May, 2025 by JOHN VANDIVER, of The Grace Brethren Church of Brooksville, Inc., who X is personally known to me or __ who has produced _____ as identification.

Carla Gail Donato
Notary Public

CARLA GAIL DONATO
Commission # HH 165942
Expires December 15, 2025
Bonded Thru Budget Notary Services

Carla Gail Donato
Printed Name of Notary

AGENT OF RECORD LETTER

I Michael Hitchcock, as Director of Development for APC Towers, LLC ("APC") have the authority to execute this document. APC leases the property located in Hernando County, Florida; identified by parcel # R03 423 20 0000 0010 0910 and hereby designate and appoint the Law Office of Mattaniah S. Jahn, P.A. and/or Mattaniah S. Jahn, Esquire, 935 Main Street., Suite C4, Safety Harbor, Florida 34695, Phone 727-773-2221, Facsimile 727-773-2616, Email mjahn@thelawmpowered.com; vclark@thelawmpowered.com, as my Agent of Record for the purpose of any and all permitting, zoning, and/or land use applications, hearings, or processes in association with the development of a communication facility on the aforementioned property.

My Agent of Record is hereby vested with authority to make any representations, agreements, or promises which are necessary or desirable in conjunction with any of the aforementioned processes. My Agent of Record is also authorized to accept or reject any conditions imposed by any reviewing board or entity. My Agent of Record has the authority to execute documents relating to any of the above-described processes on APC's behalf.

Signature

Michael R. Hitchcock
Printed Name

Director of Development
Title

4/1/2025

Date

STATE OF NORTH CAROLINA
COUNTY OF WAKE

The foregoing instrument was acknowledged before me this 1st day of April, 2025, by Michael Hitchcock who is personally known to me or who has produced N/A. as identification.

Notary Public

Talicia C. Neal
Printed Name of Notary

TALICIA C. NEAL
Notary Public
Wake
County
My Comm. Exp.
04-12-2028
NORTH CAROLINA

AGENT OF RECORD LETTER

I, Mark Cravens as Chief Development Officer of APC Towers IV, LLC ("APC") have the authority to execute this document. APC leases the property located in Hernando County, Florida; identified by parcel # R03 423 20 0000 0010 0910 and hereby designate and appoint the Law Office of Mattaniah S. Jahn, P.A. and/or Mattaniah S. Jahn, Esquire, 935 Main Street., Suite C4, Safety Harbor, Florida 34695, Phone 727-773-2221, Facsimile 727-773-2616, Email mjahn@thelawmpowered.com; vclark@thelawmpowered.com, as my Agent of Record for the purpose of any and all permitting, zoning, and/or land use applications, hearings, or processes in association with the development of a communication facility on the aforementioned property.

My Agent of Record is hereby vested with authority to make any representations, agreements, or promises which are necessary or desirable in conjunction with any of the aforementioned processes. My Agent of Record is also authorized to accept or reject any conditions imposed by any reviewing board or entity. My Agent of Record has the authority to execute documents relating to any of the above-described processes on APC's behalf.

Signature

Mark Cravens
Printed Name

Chief Development Officer
Title

3/11/26
Date

STATE OF NORTH CAROLINA
COUNTY OF WAKE

The foregoing instrument was acknowledged before me this 11th day of March, 2025, by Mark Cravens who is personally known to me or who has produced N/A as identification.

TALICIA C. NEAL
Notary Public
Wake
County
My Comm. Exp.
04-12-2028
NORTH CAROLINA
(SEAL)

Talicia C. Neal
Notary Public

Talicia C. Neal
Printed Name of Notary

T-Mobile

Wednesday, April 2, 2025

RE: Letter of Intent – T-Mobile at 6259 Faber Road, Brooksville, FL 34602 (A2G0137B)

To Whom It May Concern:

To better serve our customers, T-Mobile Engineering continuously analyzes existing network coverage and deficiencies. T-Mobile Engineering uses several sources of data, including Customer Service logged customer complaints and service-level prediction data. These metrics and techniques hold a great amount of weight in determining the focus of T-Mobile's limited resources to best serve the needs of our customers, efficiently and effectively.

While analyzing our network in Hernando County, T-Mobile Engineering has determined there is a need for improved capacity and coverage in the Hill 'N Dale area east of Brooksville. This area needs improved N1900 in building and expanded in vehicle coverage.

There are no other sites or structures in the search area, that would allow T-Mobile to address the capacity and coverage needs of this area. T-Mobile has determined that there is an appropriate cellular site candidate location that would meet our needs related to service enhancements required in Hernando County.

APC Towers, on behalf of T-Mobile USA, is proposing the construction of a 185ft Monopole Tower to address this need. This telecommunication facility is proposed to be located at 6259 Faber Road, Brooksville, FL 34602.

T-Mobile is requesting an antenna center line of 180ft A.G.L. to provide improved cell site coverage and increased capacity in the surrounding area.

T-Mobile only operates on the specific frequencies licensed or transferred to T-Mobile by the Federal Communications Commission (FCC), and operating these will not interfere with or obstruct any public safety telecommunications.

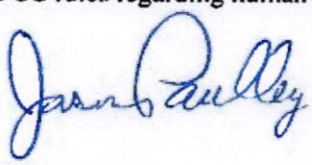
T-Mobile operates on FCC licensed spectrum at A2G0317B as follows:

Band	Transmit	Receive	(in MHz)
E-UTRA band 7	617-622	663-668	
n71	627-642	673-688	
E-UTRA band 1	728-734	698-704	
E-UTRA band 2	1930-1950	1850-1870	
n25	1980-1995	1900-1915	
E-UTRA band 4	2130-2145	1730-1745	
n41	2496-2502	2496-2502	
n41	2518.5-2586	2518.5-2586	
n41	2569-2572	2569-2572	
n41	2578-2690	2578-2690	

The bands allocated by the FCC for public safety telecommunications are (a): well-guarded by the "Guard Band" separation, dictated by the FCC; and (b): transmission and reception of Public Safety telecommunication takes place in a separate portion of the RF spectrum from the AWS, PCS, 700MHz, 600MHz, and B41 spectrum used by T-Mobile.

Equipment used by T-Mobile complies with strict standards contained in Code of Federal Regulations 47 part 24. This sets limits on emissions out of T-Mobile's licensed bands to ensure no adverse effects to any other frequency band.

T-Mobile complies with FCC rules regarding interference to other telecommunication services and all FCC rules regarding human exposure to radio frequency.



Thank you.
Respectfully,
Jason Paulley
RF Engineer, T-Mobile

Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2025-ASO-6876-OE

Issued Date: 05/14/2025

Paul Alvarez
APC Towers
8601 Six Forks Road
Suite 250
Raleigh, NC 27615

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Monopole FL-1885 SR 50
Location:	Brooksville, FL
Latitude:	28-31-21.99N NAD 83
Longitude:	82-17-45.87W
Heights:	96 feet site elevation (SE)
	199 feet above ground level (AGL)
	295 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/ lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M Change 1.

This determination expires on 11/14/2026 unless:

(a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
(b) extended, revised, or terminated by the issuing office.
(c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO

SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (817) 222-4832, or Michael.J-CTR.Costanzi@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2025-ASO-6876-OE.

Signature Control No: 652525460-659441049 (DNE)
Michael Costanzi
Technician

Attachment(s)
Frequency Data
Map(s)

cc: FCC

Frequency Data for ASN 2025-ASO-6876-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
6	7	GHz	55	dBW
6	7	GHz	42	dBW
10	11.7	GHz	55	dBW
10	11.7	GHz	42	dBW
17.7	19.7	GHz	55	dBW
17.7	19.7	GHz	42	dBW
21.2	23.6	GHz	55	dBW
21.2	23.6	GHz	42	dBW
614	698	MHz	1000	W
614	698	MHz	2000	W
698	806	MHz	1000	W
806	901	MHz	500	W
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
929	932	MHz	3500	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1670	1675	MHz	500	W
1710	1755	MHz	500	W
1850	1910	MHz	1640	W
1850	1990	MHz	1640	W
1930	1990	MHz	1640	W
1990	2025	MHz	500	W
2110	2200	MHz	500	W
2305	2360	MHz	2000	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W
2496	2690	MHz	500	W

Verified Map for ASN 2025-ASO-6876-OE

Grace Brethren Church of Brooksville
6259 Faber Drive • Brooksville, FL 34602
P.O. Box 746 • Brooksville, FL 34605
352-796-7172

March 16, 2026

Mike Hitchcock
Director of Development
APC Towers

Mike,
Per your request, the entity "Grace Brethren Church of Brooksville" is the owner of parcel R03-423-20-0000-0010-0910 and they are listed on the deed to the land as "The Grace Brethren Church of Brooksville Inc."

Best regards,
John Vandiver

Treasurer
Grace Brethren Church

LAW OFFICE OF
Mattaniah S. Jahn, P.A.

935 Main Street, Suite C4
Safety Harbor, FL 34695
Telephone: (727) 773-2221
Facsimile: (727) 773-2616

SENT VIA EMAIL ONLY

March 17, 2026

Michelle Miller
Planning Manager
Hernando County Planning and Zoning Division
1653 Blaise Drive
Brooksville, FL 34601

RE: APC Towers IV, LLC – FL-1885 SR-50
6259 Faber Dr, Brooksville, FL; Parcel Key #00656953
PSFOD Request for 199' AGL Monopole Communication Tower

Dear Ms. Miller:

On behalf of my client, APC Towers IV, LLC (APC), please find the included PSFOD application to allow a 199' AGL monopole style communication tower and support facility at 6259 Faber Dr, Brooksville, FL; Parcel Key #00656953; Parcel # R03 423 20 0000 0010 0910, along with supporting documentation:

1. Cover Letter/Narrative (This Letter)
2. Rezoning/PSFOD Application
3. Prop Card
4. Prop Card Aerial
5. Agent of Record Affidavits
    - Grace Brethren Church of Brooksville to Mattaniah S. Jahn, Esq. (MSJPA Form)
    - APC Towers to Mattaniah S. Jahn, Esq. (MSJPA Form)
6. Deed
7. Memorandum of Lease
8. Title Commitment and Supporting Documents
9. FAA Determination of No Hazard
10. T-Mobile RF Package:
    - LOI and Non-Interference Letter
    - Propagation Maps
    - Search Ring
    - Certificate of AM Regulatory Compliance
11. Fall Zone Letter

- Copy of Signed and Sealed Letter
- 1 Signed and Sealed on Jump Drive

12. Photo-Simulations
13. Colocation Affidavit
14. Legal Descriptions – 1 set in Word format
15. Boundary and Topographic Survey (Bound into Site Plan Set)
    - 1 Set Signed and Sealed at 11 x 17
    - 1 Set Signed and Sealed at 8.5 x 11
    - 1 Digitally Signed and Sealed Set on Jump Drive
16. ZDs - Site Plan Set
    - 1 Set Signed and Sealed at 11 x 17
    - 1 Set Signed and Sealed at 8.5 x 11
    - 1 Digitally Signed and Sealed Set on Jump Drive
17. Orange County 911 Call Statistics
18. Mailing List for Notices

Summary of Request

APC respectfully requests a Conditional Use approval at 6259 Faber Dr, Brooksville, FL; Parcel Key #00656953, to allow the construction of a 199' AGL monopole style communication tower ("Monopole") and related support facility. The Monopole will support the antennas for T-Mobile and will be able to collocate three additional sets of antennas for a total of four collocations. The approximately 3.73 Acre parent parcel, is currently developed as a church. APC's leased area consists of 5,500 square feet and will contain a 50' x 50' fenced equipment compound. The parent parcel carries a Private Institutional future land use designation and is zoned AG, it is located at the intersection of Cortez Blvd. and Faber Dr.

The Monopole will be set back from the property lines as follows: North: 64', South: 280', East 418', and West: 86'. APC respectfully requests the following deviations:

- Monopole North Setback: 64' in lieu of 125' (61' relief)
- Compound North Setback: 52' in lieu of 125' (73' relief)
- Compound West Setback: 13' in lieu of 35' (22' relief)

The Monopole and its compound will meet all other requirements of the Hernando County LDC.

[Continued on Next Page]

Applicable Land Development Code (LDC) Sections

Section 11. PSF Public Service Facility Overlay District.

A. *Permitted Uses:*

(1) Any use permitted in the underlying zoning district.

(2) Governmental uses and structures consistent with the PSF approval.

(3) Public service uses and structures consistent with the PSF approval.

APC respectfully requests a PSFOD approval to allow a Monopole on the parent parcel so that T-Mobile may solve a significant gap in their service to the public. Please see the enclosed RF Package.

(4) Lime Stabilization and Residual Management Treatment Facilities in the C-4 Heavy Highway Commercial District, the I-1 Light Industrial District and the I-2 Heavy Industrial District only.

B. *Special regulations:*

(1) No building, structure or use within a public service facility overlay district shall be located closer than fifty (50) feet to the property line of an adjoining parcel containing a residence or the property line of a residentially zoned parcel.

The nearest residentially developed parcels are located 280' to the South and 418' to the East. Therefore, the Monopole exceeds the required 50' setback from residential properties.

(2) No odor- or dust-producing substance or use, except in connection with the cultivation of permitted uses, shall be permitted within one hundred (100) feet of a property line if the adjoining property is being used for residential purposes.

N/A – The Monopole will support antennas, radios, and computers to run them. As such, it will not create odor or dust. Please see Sheet C-3, as well as the enclosed RF Package.

(3) ...

(6) The following criteria must be met prior to the approval of a Public Service Facility Overlay District (PSFOD) for a communication tower site:

(a) The minimum setbacks provided for in this ordinance must be met, and the PSF Overlay shall apply to a defined compound area for that tower and associated facilities only.

APC respectfully proposes to construct the Monopole within a 50' x 50' fenced equipment compound on the parent parcel. The Monopole and its compound will be set back as follows:

Monopole:

	Required:	Provided:	Relief Required:
North:	**125'**	**64'**	**61'**
South:	**245'**	**280'**	**N/A**
East:	**245'**	**418'**	**N/A**
West:	**35'**	**35'**	**N/A**

Compound:

	Required:	Provided:	Relief Required:
North:	**125'**	**52'**	**73'**
South:	**50'**	**248'**	**N/A**
East:	**50'**	**408'**	**N/A**
West:	**35'**	**13'**	**22'**

APC respectfully requests the following deviations:

- **Monopole North Setback: 64' in lieu of 125' (61' relief)**
- **Compound North Setback: 52' in lieu of 125' (73' relief)**
- **Compound West Setback: 13' in lieu of 35' (22' relief)**

The Monopole and its compound will meet all other requirements of the Hernando County LDC. Please see Sheet C-2.

(b) As part of the procedure when applying for a PSF, an applicant shall provide proof that a provider is connected with the application if the provider is not the applicant by the provision of a lease agreement or other documentation that commits a provider to locate on the proposed tower and submit to the County for inclusion in the record of any subsequent public hearing on the application the following materials:

T-Mobile will be the anchor tenant on the Monopole and will be collocated at the top. Please see Sheets C-3 and C-4 as well as the enclosed RF Package.

(1) A map showing the search ring utilized by the applicant in determining the appropriate location; and, in the case of a PSF in a residential area, a depiction of how the proposed location permits provision of service that cannot reasonably be provided from outside the residential area;

Please see the enclosed RF Package.

(2) An inventory and a map showing all existing structures and towers within the search ring that are available for collocation;

There are no existing towers or tall structures of sufficient height to support T-Mobile's antennas within the search ring. Please see the enclosed RF Package.

(3) A map showing all existing Public Service Facility Overlay Districts (PSFOD) and towers or existing structures of an appropriate height, within the search ring The map shall also indicate all PSFODs which have been approved for the placement of communication towers.

Please see the enclosed County GIS Map, showing three PSFOD's within T-Mobile's Search Ring, as well T-Mobile's Search Ring, contained in the RF Package. Two PSFOD's are for religious institutions, one is for a congregate care facility. Only one of the PSFOD's appear large enough to provide residential separations similar to the parent parcel. There are no existing towers or tall structures of sufficient height to support T-Mobile's antennas within the search ring.

(4) An analysis by an engineer licensed by the State of Florida, demonstrating how the tower location enhances the provision of service to areas not served or underserved by existing facilities and attesting that he/she has reviewed the propagation maps and radio frequency data, and that the submitted search ring is an accurate representation of the location and height requirements for the antenna array. The applicant shall also attest that coverage can not be provided from an existing structure or tower site.

Please see the enclosed RF Package.

(5) Provide evidence that the applicant has pursued collocation, use of approved sites, and use of existing structures of an appropriate height. Evidence shall consist of copies of all correspondence between the petitioner and the owner, operator, or manager of other structures, towers or land which can be utilized for collocation or the construction of a communication tower. Evidence shall also be provided as to the following matters, to the extent applicable to the application:

i. No existing towers or structures are located within the geographic area required to meet the provider's engineering requirements;
ii. Existing towers and structures are not of a sufficient height to meet the provider's engineering requirements;
iii. Existing towers or structures do not have sufficient structural strength to support the provider's proposed antenna requirements;
iv. Existing towers or structures would cause electromagnetic interference;
v. The costs to add to an existing tower or structure exceed the development costs for a new tower; and/or

vi. The applicant demonstrates other limiting factors that render existing towers or structures unsuitable.

There are no towers or existing structures of sufficient height to support T-Mobile's antennas. Please see the enclosed RF Package.

(6) A visual line of sight analysis, including photo-simulated post construction renderings, to enable the County to assess the visual impact upon surrounding properties. Photo simulations shall depict the tower and antenna arrays for all potential collocated users.

Please see the enclosed Photo Simulations.

(7) A description of viable alternatives for utilizing camouflage techniques.

While monopine style camouflaging would provide adequate space and ventilation for T-Mobile's antennas, APC respectfully submits that a 199' tall tree in an open field would lack the context necessary for the camouflaging to be successful in this instance. Shrouding could also be implemented on the Monopole and, while it would create clean lines to the appearance of the structure, it would also add bulk to the Monopole. As such, APC respectfully submits that a monopole style communication tower, with its single gray pole, antennas mounted on external headframes at the top, and all cabling routed within the Monopole itself, will provide the most contextually logical design for a parcel located adjacent to a 4-lane divided highway. Please see Sheet C-1 as well as the enclosed Photo Simulations.

(8) Proper access and parking for service vehicles must be demonstrated.

The Monopole will be accessed via a driveway connection to Faber Drive. A parking space for the technicians will be provided in the driveway. Please see Sheets C-1 and C-3.

(c) For residential areas or districts the applicant must demonstrate to the satisfaction of the County that service cannot be provided from outside the residential area and that no alternative locations are available.

N/A – APC proposes to construct the Monopole upon land zoned AR. Further, T-Mobile's signal propagation is local in nature, therefore, T-Mobile would be unable to solve the gap in service with a tower located outside of the general area. Please see Sheet C-2 as well as the enclosed RF Package.

(d) Be compatible with the surrounding land uses:

(1) Shall not have a negative material impact on surrounding land uses;

The contrary is true. The Monopole will have the positive impact of providing reliable wireless service to the surrounding land uses. Nowhere is this more evident than when looking at 911 call statistics. For context, in 2021, over 89% of all 911 calls received in Orange County came from wireless numbers. This shows that reliable wireless service is no longer a luxury, it is a necessity. Please see the enclosed RF Package and the Orange County 911 call statistics.

(2) Shall not have a negative material impact on infrastructure; or

The Monopole will require only power and telco connections. Further, it will typically generate no more than one trip per carrier per month, typically in a pickup truck sized vehicle. Therefore, APC respectfully submits the Monopole will have no material impact to the County's infrastructure. Please see Sheets C-2 and C-3.

(3) Shall not have negative material environmental impacts as allowed to be reviewed by applicable laws.

N/A – the Monopole is proposed on a parent parcel that is cleared and developed as a church. Please see Sheet C-1.

(4) Shall have minimal visual and functional conflict between the proposed use and nearby neighborhood uses.

The Monopole will be located as far North and West as possible on the parent parcel, maximizing separation from the residential uses to the South and East. Further, the Monopole's location, next to a 4-lane divided highway, is where an infrastructure oriented use like the Monopole would be logically expected to be placed. The Monopole will be the minimum height necessary to solve T-Mobile's gap in service to the public in the area, minimizing its visual presence. Further, the Monopole's design, with its slim gray pole, externally mounted antennas, and all cabling routed within the Monopole itself, will minimize the structure's physical bulk and as much as possible while providing adequate airflow for T-Mobile's antennas and radios to function. Finally, the Monopole will be completely dark at night. Please see Sheets C-1 and C-4, as well as the enclosed Photo Simulations and FAA Determination of No Hazard to air navigation.

(e) Submit a balloon test, which will allow the Board of County Commissioners to evaluate the impact of the communication tower on the surrounding land uses and the compatibility of the communication tower. This test shall consist of:

(1) A balloon colored red, orange, or yellow and be no less than four feet in diameter;

(2) The balloon is to be flown at the height of the proposed tower or a maximum of 199 feet if the tower is greater than 199 feet;

(3) The balloon is to be flown for three consecutive days; except in the event of inclement weather, with the petitioner notifying the County of the delay. Nothing in this requirement should be construed as not having to fly the balloon for three days.
(4) The balloon is to be flown for a period of at least three hours per day between the hours of 7:00 am and 10:00 am;
(5) The balloon test can not commence until after the posting and mailing of notice to the public;
(6) The applicant shall provide the Planning Department with 24-hour notice prior to the commencement of the balloon test; and,
(7) The applicant shall provide the Planning Department a signed affidavit, prior to the Planning and Zoning Commission meeting, attesting to the applicant having conducted the balloon test.

The Balloon Test will be conducted after staff accepts the application packet and completes its initial review.

(f) All other requirements of this ordinance.

Noted.

C. All activities shall be in conformance with standards established by the county, state and/or federal government.

APC will comply.

D. All development must meet, at a minimum, the dimension and area regulations of the underlying zoning district and the standards and criteria in this section. The board of county commissioners may increase the minimum dimension and area regulations for the proposed use if it is deemed necessary to protect the health, safety and welfare of the citizens of Hernando County. Any reduction of the minimum dimension and area regulations or other development standards and criteria contained in this section must be specifically enumerated in the application and would require the approval of a deviation by the board of county commissioners.

APC respectfully requests the following deviations:

- **Monopole North Setback: 64' in lieu of 125' (61' relief)**
- **Compound North Setback: 52' in lieu of 125' (73' relief)**
- **Compound West Setback: 13' in lieu of 35' (22' relief)**

The requested deviations will maximize separation between the Monopole and residential uses to the South and East. The Monopole and its compound will meet all other requirements of the Hernando County LDC.

E. An impact statement describing the current condition of adjacent natural resources and land uses to the proposed subject site, the projected impacts on these areas and mitigation plans if appropriate shall be submitted for review as part of the public facility overlay district application.

APC respectfully proposes to construct the Monopole on a parent parcel that is cleared and developed as a church. Further, the parent parcel is adjacent to a 4- lane divided highway. It is neighbored to the East and South by residentially developed properties and to the West by a commercially developed parcel. As such, APC respectfully submits the Monopole will not create impacts on natural resources. Please see Sheet C-1.

Thank you in advance for your assistance in this matter. Please do not hesitate to contact me if I am able to provide you with additional information.

Sincerely,

Mattaniah S. Jahn

Mattaniah S. Jahn, Esq.

MSJ/vlc
Enclosures

SITE NAME:

SR-50

SITE NUMBER: SITE ID

FL-1885 A2G0137

6259 FABER ROAD
BROOKSVILLE, FL 34602

PROPOSED 199' MONOPOLE TOWER

ZONING DRAWINGS

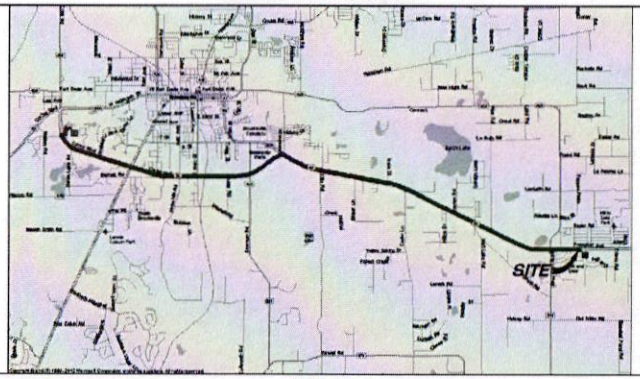
APC Towers

T-Mobile

PROJECT SUMMARY

SITE NAME:	SR-50
SITE NUMBER:	FL-1885
TAX MAP PROPERTY ID:	R03 423 20 0000 0010 0910
SITE ADDRESS:	6259 FABER ROAD BROOKSVILLE, FL 34602
911 ADDRESS:	–
JURISDICTION:	HERNANDO COUNTY
TOWER OWNER:	APC TOWERS IV, LLC. 8601 SIX FORKS ROAD SUITE 250 RALEIGH, NC 27615
NAD83	
LATITUDE:	28° 31' 21.99" N (28.5227750°)
LONGITUDE:	-82° 17' 45.87" W (-82.2960750°)
APPLICANT:	APC TOWERS IV, LLC 8601 SIX FORKS ROAD SUITE 250 RALEIGH, NC 27615
CO-APPLICANT:	N/A
OCCUPANCY TYPE:	UNMANNED
A.D.A. COMPLIANCE:	FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION

LOCATION MAP



NO SCALE

DRAWING INDEX

SHEET #	SHEET DESCRIPTION
T-1	TITLE SHEET
1-2	SURVEY
C-1	AERIAL SHEET
C-2	OVERALL SITE PLAN
C-3	ENLARGED COMPOUND LAYOUT
C-4	TOWER ELEVATION
C-5	CONSTRUCTION DETAILS
C-6	SIGNAGE DETAILS
C-7	FENCE DETAIL
L-1	LANDSCAPE PLAN
L-2	LANDSCAPE DETAILS

DESIGN INFORMATION

A&E FIRM:	B+T GROUP 1717 S. BOULDER, SUITE 300 TULSA, OK 74119 MIKE A. SPEEDIE, PE (918) 587-4630	ELECTRIC PROVIDER:	DUKE ENERGY
SURVEYOR:	STONECYPHER SURVEYING INC. 1225 NW 16TH AVENUE GAINESVILLE, FL 32601 PH. (352) 379-0948	TELCO PROVIDER:	AT&T

DRIVING DIRECTIONS

DEPART HERNANDO COUNTY PLANNING DEPT. AT 1653 BLAISE DR, BROOKSVILLE, FL 34601 ON BLAISE DR (WEST) 200 FT
ROAD NAME CHANGES TO PROVIDENCE BLVD 0.1 MI
TURN RIGHT (WEST) ONTO CLINTON BLVD 260 FT
KEEP STRAIGHT ONTO LOCAL ROAD(S) 60 FT
TURN LEFT (SOUTH) ONTO SR-50 [CORTEZ BLVD] 3.4 MI
TAKE LOCAL ROAD(S) (RIGHT) ONTO US-98 [SR-50] 4.7 MI
TURN RIGHT (SOUTH) ONTO LOCAL ROAD(S) 130 FT
ARRIVE 28.52277°N -82.29608°W

CODE COMPLIANCE

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

CODE TYPE	CODE
BUILDING/DWELLING	FBC 2023 8TH EDITION
STRUCTURAL	FBC 2023 8TH EDITION
MECHANICAL	FBC 2023 8TH EDITION
ELECTRICAL	FBC 2023 8TH EDITION CH. 27
TIA	TIA-222-H
WIND SPEED	120 MPH

PROJECT DESCRIPTION

THE PROPOSED PROJECT INCLUDES:

- CONSTRUCT (1) NEW 199' MONOPOLE TOWER
- CONSTRUCT FENCED GRAVEL UTILITY COMPOUND WITH LOCKING ACCESS GATE, 50' X 50' WITHIN 50' X 110' LEASE AREA.
- INSTALL (1) H-FRAME W/ UTILITY EQUIPMENT.
- INSTALL NEW POWER & TELCO UTILITY SERVICES.
- CONSTRUCT 15' WIDE GRAVEL ACCESS ROAD

DO NOT SCALE DRAWINGS

ALL DRAWINGS CONTAINED HEREIN ARE FORMATTED FOR 11X17. CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

CALL FLORIDA ONE CALL
(800) 432-4770
CALL 3 WORKING DAYS
BEFORE YOU DIG!

811

B+T GRP

APC Towers
8601 SIX FORKS RD., SUITE 250
RALEIGH, NC 27615
(919) 249-7732

APC TOWERS
SR-50
PARCEL ID: R03 423 20 0000 0010 0910
6259 FABER ROAD
BROOKSVILLE, FL 34602
HERNANDO COUNTY
PROPOSED 199' MONOPOLE TOWER

PROJECT NO: G0171394.001.01
CHECKED BY: DLS

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION
A	05/13/25	MAS	PRELIMINARY
B	05/16/25	DRT	PRELIMINARY
0	05/19/25	MAS	SUBMITTAL

B&T ENGINEERING, INC.
1717 S. BOULDER AVENUE
TULSA, OK 74119

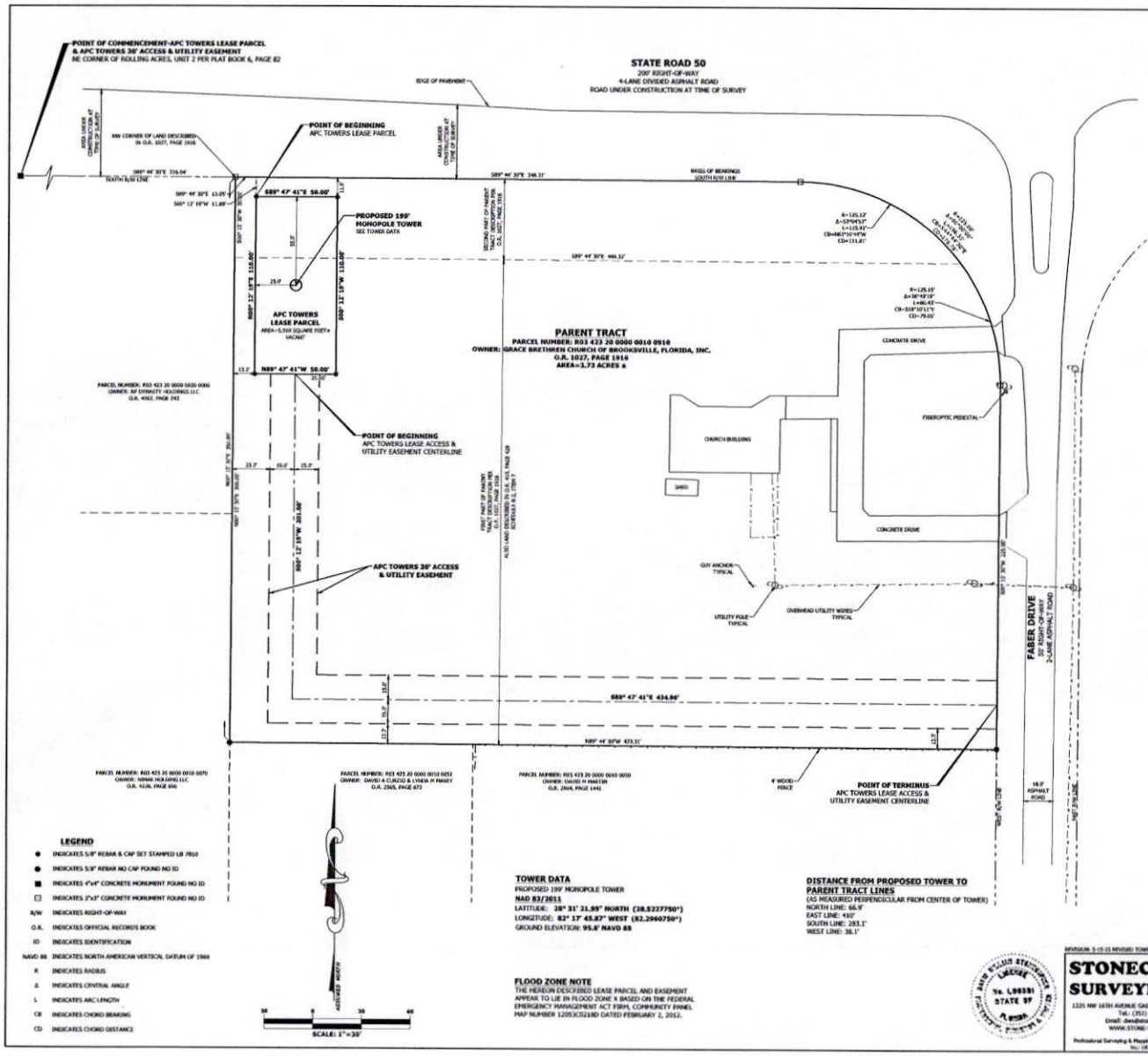
CHAD E. TUTTLE
LICENSE
No. 57199
STATE OF FLORIDA
PROFESSIONAL ENGINEER
5/19/25

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

TITLE SHEET

SHEET NUMBER:
T-1

171394_FL-1885_A2G0137 SR-50 - 2D (0).dwg - SheetT-1 - User: mspeedie - May 19, 2025 - 5:44pm



LEGEND

- ● INDICATES 5/8" REBAR & CAP SET STAMPED LB 7810
- ● INDICATES 5/8" REBAR NO CAP FOUND NO ID
- ■ INDICATES 4"x4" CONCRETE MONUMENT FOUND NO ID
- □ INDICATES 3"x3" CONCRETE MONUMENT FOUND NO ID
- R/W INDICATES RIGHT-OF-WAY
- O.R. INDICATES OFFICIAL RECORDS BOOK
- ID INDICATES IDENTIFICATION
- NAVD 88 INDICATES NORTH AMERICAN VERTICAL DATUM OF 1988
- R INDICATES RADIUS
- Δ INDICATES CENTRAL ANGLE
- L INDICATES ARC LENGTH
- CB INDICATES CHORD BEARING
- CD INDICATES CHORD DISTANCE

TOWER DATA
PROPOSED 199' MONOPOLE TOWER
NAD 83/2011
LATITUDE: **28° 31' 21.99" NORTH (28.5227750°)**
LONGITUDE: **82° 17' 45.87" WEST (82.2960750°)**
GROUND ELEVATION: **95.8' NAVD 88**

DISTANCE FROM PROPOSED TOWER TO PARENT TRACT LINES
(AS MEASURED PERPENDICULAR FROM CENTER OF TOWER)
NORTH LINE: 66.9'
EAST LINE: 490'
SOUTH LINE: 283.1'
WEST LINE: 38.1'

FLOOD ZONE NOTE
THE HEREON DESCRIBED LEASE PARCEL AND EASEMENT APPEAR TO LIE IN FLOOD ZONE X BASED ON THE FEDERAL EMERGENCY MANAGEMENT ACT FIRM, COMMUNITY PANEL MAP NUMBER 12053C0218D DATED FEBRUARY 2, 2012.

BOUNDARY & TOPOGRAPHIC SURVEY
OF APC TOWERS LEASE PARCEL
IN SECTION 3, TOWNSHIP 23 SOUTH, RANGE 20 EAST,
HERNANDO COUNTY, FLORIDA

PARENT TRACT DESCRIPTION (PER REFERENCED TITLE COMMITMENT)
SITUATED IN THE COUNTY OF HERNANDO, STATE OF FLORIDA

COMMENCING AT THE NORTHEAST CORNER OF LOT 58, ROLLING ACRES, UNIT #2, AS RECORDED IN PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; GO THENCE SOUTH 89° 44' 30" EAST A DISTANCE OF 100.00 FEET; THENCE NORTH 00° 15' 30" EAST A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF STATE ROAD #50; THENCE GO SOUTH 89° 44' 30" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY OF STATE ROAD #50 A DISTANCE OF 417.42 FEET; THENCE GO SOUTH 00° 15' 30" WEST A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING;

THENCE GO SOUTH 89° 44' 30" EAST A DISTANCE OF 448.32 FEET TO THE P.C. OF A CURVE; CURVE HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 36° 52' 11", A CORD AND BEARING OF SOUTH 18° 10' 37" EAST 79.05 FEET, THENCE GO ALONG ARC OF SAID CURVE 80.44 FEET TO THE P. T.;

THENCE GO SOUTH 00° 15' 30" WEST A DISTANCE OF 225.00 FEET
THENCE GO NORTH 89° 44' 30" WEST A DISTANCE OF 473.31 FEET,
THENCE GO NORTH 00° 15' 30" EAST A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING.

AND

COMMENCING AT THE NORTHEAST CORNER OF LOT 58, ROLLING ACRES, UNIT #2, AS RECORDED IN PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; GO THENCE SOUTH 89°44'30" EAST, A DISTANCE OF 100.00 FEET; THENCE NORTH 00°15'30" EAST, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF STATE ROAD #50, A DISTANCE OF 417.42 FEET; THENCE GO SOUTH 00°15'30" WEST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING. THENCE GO SOUTH 89°44'30" EAST A DISTANCE OF 448.32 FEET TO THE P.C. OF A CURVE; CURVE HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 53°07'49", A CHORD AND BEARING OF N 63°19'36" W, 111.80 FEET; THENCE GO ALONG THE ARC OF SAID CURVE 115.91 FEET TO A POINT ON THE SOUTHERLY. RIGHT-OF-WAY OF SR #50: THENCE N89°44'30"W 346.32 FEET; THENCE S 00°15'30"W 50 FEET TO THE POINT OF BEGINNING.

TAX ID: R03-423-20-0000-0010-0910

BEING THE SAME PROPERTY CONVEYED TO THE GRACE BRETHREN CHURCH OF BROOKSVILLE, FLORIDA, INC., GRANTEE, FROM THE GRACE BRETHREN HOME MISSIONS COUNCIL, INC., (F.K.A. THE BRETHREN HOME MISSIONS COUNCIL, INC.), GRANTOR, BY DEED RECORDED 08/14/1995, IN BOOK 1027, PAGE 1916 OF THE COUNTY RECORDS.

APC TOWERS LEASE PARCEL
A PARCEL OF LAND LYING IN SECTION 3, TOWNSHIP 23 SOUTH, RANGE 20 EAST, HERNANDO COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 4"x4" CONCRETE MONUMENT AT THE NORTHEAST CORNER OF ROLLING ACRES, UNIT 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 82 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, SAID CORNER ALSO LYING ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 50; THENCE S89° 44' 30"E ALONG SAID RIGHT-OF-WAY LINE FOR 516.04 FEET TO A 3"x3" CONCRETE MONUMENT FOUND AT THE NORTHWEST CORNER OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1027, PAGE 1916 OF SAID PUBLIC RECORDS; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE FOR 13.05 FEET; THENCE S00° 15' 19"W FOR 11.89 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE S89° 47' 41"E FOR 50.00 FEET; THENCE S00° 12' 19"W FOR 110.00 FEET; THENCE N89° 47' 41"W FOR 50.00 FEET; THENCE N00° 12' 19"E FOR 110.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND SITUATE, LYING AND BEING IN SUMTER COUNTY, FLORIDA, CONTAINING 5,500 SQUARE FEET MORE OR LESS.

APC TOWERS 30' ACCESS AND UTILITY EASEMENT
A 30-FEET WIDE EASEMENT STRIP OF LAND FOR THE PURPOSES OF ACCESS AND UTILITIES LYING IN SECTION 3, TOWNSHIP 23 SOUTH, RANGE 20 EAST, HERNANDO COUNTY, FLORIDA; SAID EASEMENT STRIP OF LAND LYING 15.00 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED EASEMENT CENTERLINE:

COMMENCE AT A 4"X4" CONCRETE MONUMENT AT THE NORTHEAST CORNER OF ROLLING ACRES, UNIT 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 82 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, SAID CORNER ALSO LYING ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 50; THENCE S89° 44' 30"E ALONG SAID RIGHT-OF-WAY LINE FOR 516.04 FEET TO A 3"X3" CONCRETE MONUMENT FOUND AT THE NORTHWEST CORNER OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1027, PAGE 1916 OF SAID PUBLIC RECORDS; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE FOR 13.05 FEET; THENCE S00° 12' 19"W FOR 11.89 FEET; THENCE S89° 47' 41"E FOR 50.00 FEET; THENCE S00° 12' 19"W FOR 110.00 FEET; THENCE N89° 47' 41"W FOR 25.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT CENTERLINE; THENCE S00° 12' 19"W FOR 201.08 FEET; THENCE S89° 47' 41"E FOR 434.86 FEET TO AN INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF FABER ROAD (A 50' WIDE PUBLIC RIGHT-OF-WAY) AND THE POINT OF TERMINUS. THE SIDELINES OF SAID EASEMENT TO BE SHORTENED AND PROLONGED TO MEET AT ANGLE POINTS, LEASE PARCEL LINES AND RIGHT-OF-WAY LINES.

SURVEYOR'S NOTES
1. BEARINGS SHOWN HEREON ARE ASSUMED AND REFERENCED TO THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 50 AS BEARING S89° 44' 30"E.

2. THE BOUNDARY AND TOPOGRAPHIC SURVEY SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS AND OBSERVATIONS DATED MARCH 20, 2025.

3. THIS SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

4. ELEVATIONS ARE NAVD 88 AND ARE REFERENCED TO THE STATE OF FLORIDA PERMANENT CONTROL NETWORK.

5. CENTER OF PROPOSED TOWER LATITUDE, LONGITUDE AND ELEVATION SHOWN HEREON WERE ESTABLISHED FROM RTK GPS OBSERVATIONS. THE VALUES FOR THE PROPOSED TOWER LATITUDE, LONGITUDE AND ELEVATION SHOWN HEREON EXCEED FAA "1-A" ACCURACY REQUIREMENTS.

6. THE PURPOSE OF THIS SURVEY IS TO SHOW IMPROVEMENTS ASSOCIATED WITH A PROPOSED TELECOMMUNICATIONS FACILITY AND PROVIDE LEGAL DESCRIPTIONS FOR SAID FACILITY AND ASSOCIATED EASEMENTS. THIS IS NOT A SURVEY OF THE PARENT TRACT, PARENT TRACT DATA IS FOR INFORMATION ONLY.

7. MEASURED BEARINGS AND DISTANCES WERE IN SUBSTANTIAL AGREEMENT WITH RECORD DATA UNLESS OTHERWISE NOTED.

8. PROPERTY TIES ARE PERPENDICULAR MEASURE UNLESS OTHERWISE NOTED.

9. UNDERGROUND FOUNDATIONS AND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY UNLESS OTHERWISE NOTED HEREON.

10. THE APC TOWERS LEASE PARCEL AND EASEMENT ARE LOCATED ENTIRELY WITHIN THE DESCRIBED PARENT TRACT.

11. THIS SURVEY CONSISTS OF 2 SHEETS.

TITLE COMMITMENT
THIS SURVEY MAP DEPICTS THE LOCATION OF RECORDED ENCUMBRANCES, EASEMENTS, AND OTHER MATTERS LISTED IN SCHEDULE B - SECTION 2 OF THE TITLE COMMITMENT, COMMITMENT NUMBER 01-24071112-01T, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED NOVEMBER 11, 2024.

ITEMS 1-6 - NOT THE TYPE TO BE SHOWN ON SURVEY MAP

ITEM 7 - O.R. 419, PAGE 429 AFFECTS THE SOUTHERN PORTION OF THE PARENT TRACT (THE FIRST PART OF THE PARENT TRACT DESCRIPTION PER O.R. 1027, PAGE 1916). PLOTTED AND NOTED HEREON. AFFECTS APC LEASE PARCEL AND EASEMENT.

REVISION: 5-15-25 REVISED TOWER HEIGHT

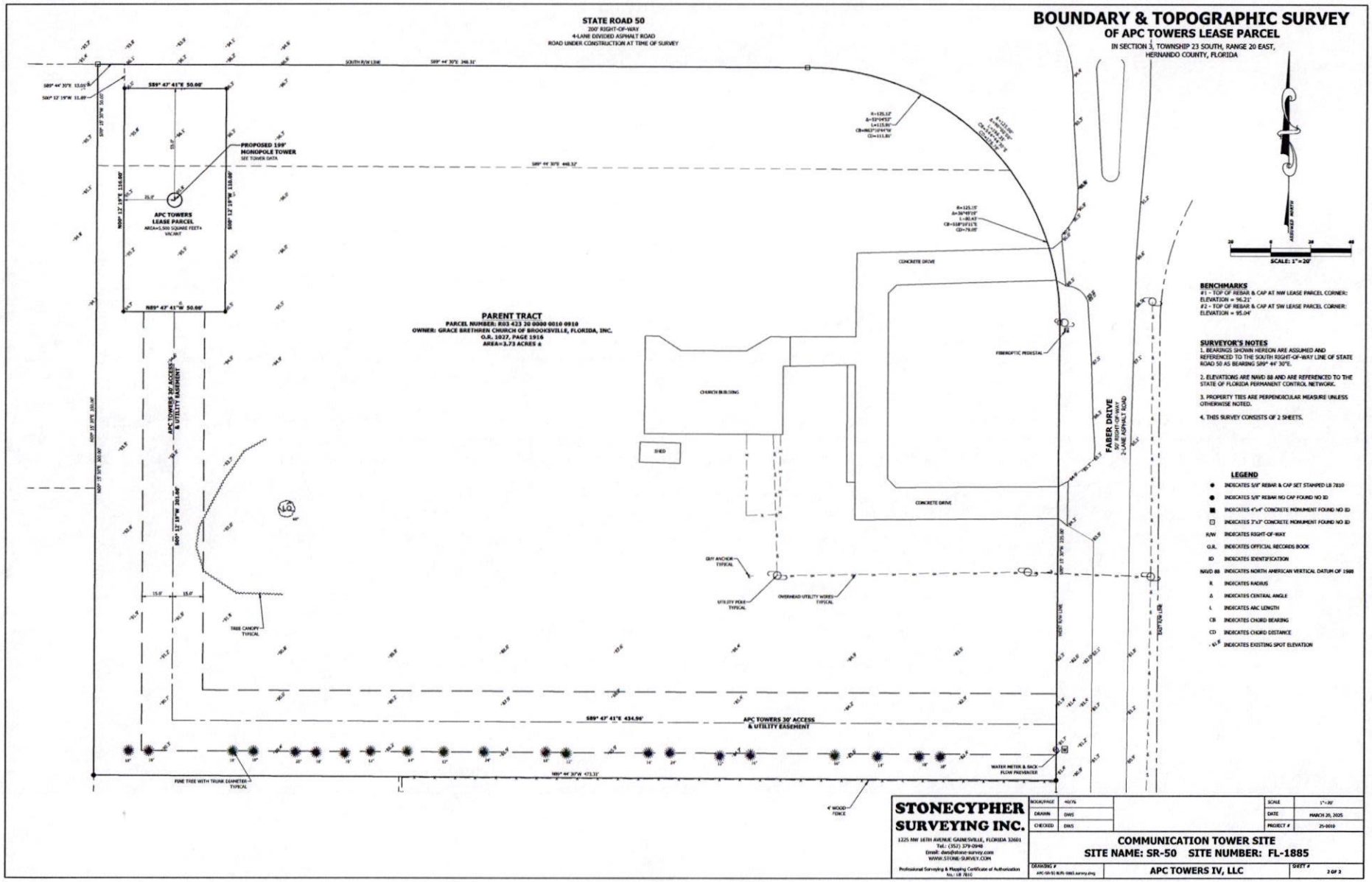
STONECYPHER SURVEYING INC.
1225 NW 16TH AVENUE GAINESVILLE, FLORIDA 32601
Tel.: (352) 379-0948
Email: dws@stone-survey.com
WWW.STONE-SURVEY.COM
Professional Surveying & Mapping Certificate of Authorization No.: LB 7810

BOOK/PAGE	4976	SCALE	1"=30'
DRAWN	DWS	DATE	MARCH 20, 2025
CHECKED	DWS	PROJECT #	25-0010

This map prepared by:
DAVID W. STONECYPHER
PROFESSIONAL SURVEYOR & MAPPER FLA. LICENSE NO. 6261
5-15-2025

COMMUNICATION TOWER SITE
SITE NAME: SR-50 SITE NUMBER: FL-1885

DRAWING # APC-SR-50-FL-1885 survey.dwg
APC TOWERS IV, LLC
SHEET # 1 OF 2



BOUNDARY & TOPOGRAPHIC SURVEY
OF APC TOWERS LEASE PARCEL

IN SECTION 3, TOWNSHIP 23 SOUTH, RANGE 20 EAST,
HERNANDO COUNTY, FLORIDA

BENCHMARKS
#1 - TOP OF REBAR & CAP AT NW LEASE PARCEL CORNER:
ELEVATION = 96.21'
#2 - TOP OF REBAR & CAP AT SW LEASE PARCEL CORNER:
ELEVATION = 95.04'

SURVEYOR'S NOTES
1. BEARINGS SHOWN HEREON ARE ASSUMED AND REFERENCED TO THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 50 AS BEARING S89° 44' 30"E.

2. ELEVATIONS ARE NAVD 88 AND ARE REFERENCED TO THE STATE OF FLORIDA PERMANENT CONTROL NETWORK.

3. PROPERTY TIES ARE PERPENDICULAR MEASURE UNLESS OTHERWISE NOTED.

4. THIS SURVEY CONSISTS OF 2 SHEETS.

LEGEND

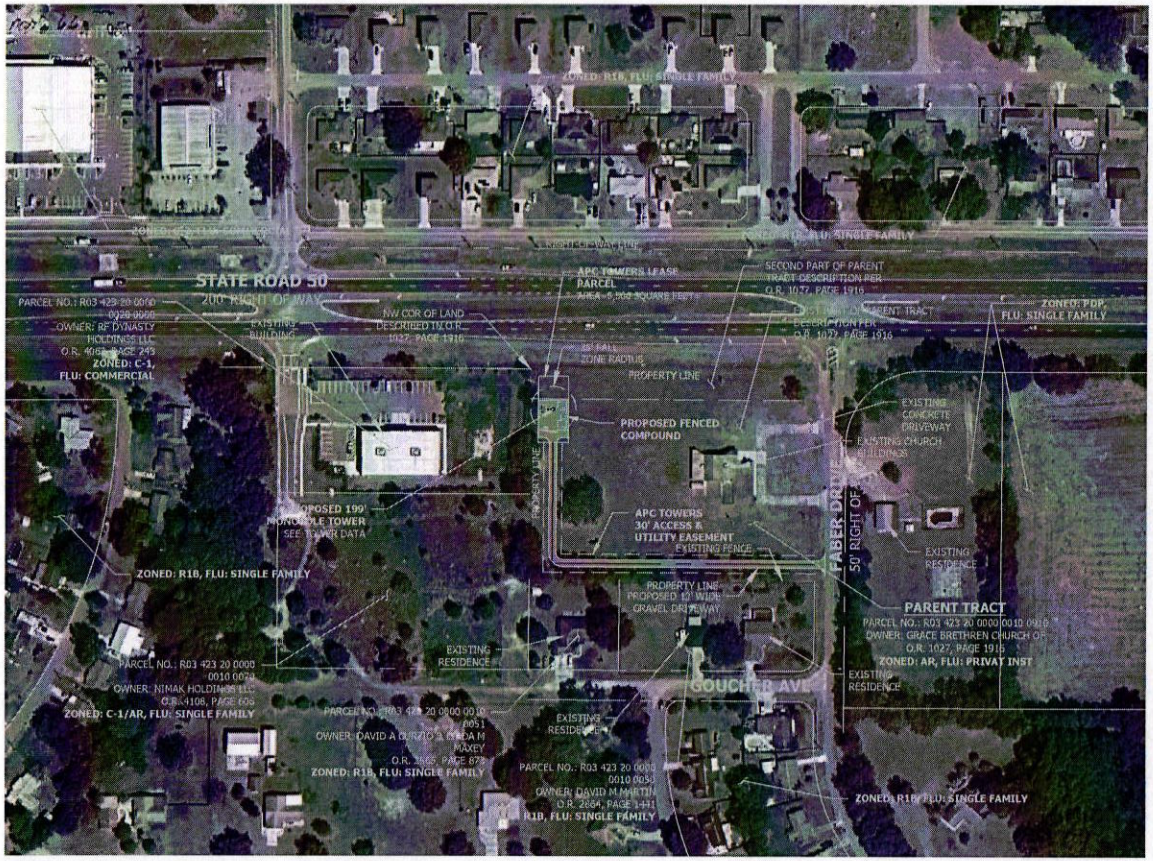
●	INDICATES 5/8" REBAR & CAP SET STAMPED LB 7810
●	INDICATES 5/8" REBAR NO CAP FOUND NO ID
■	INDICATES 4"x4" CONCRETE MONUMENT FOUND NO ID
⊡	INDICATES 3"x3" CONCRETE MONUMENT FOUND NO ID
R/W	INDICATES RIGHT-OF-WAY
O.R.	INDICATES OFFICIAL RECORDS BOOK
ID	INDICATES IDENTIFICATION
NAVD 88	INDICATES NORTH AMERICAN VERTICAL DATUM OF 1988
R	INDICATES RADIUS
Δ	INDICATES CENTRAL ANGLE
L	INDICATES ARC LENGTH
CB	INDICATES CHORD BEARING
CD	INDICATES CHORD DISTANCE
95.8	INDICATES EXISTING SPOT ELEVATION

STONECYPHER SURVEYING INC.
1225 NW 16TH AVENUE GAINESVILLE, FLORIDA 32601
Tel.: (352) 379-0940
Email: dws@stone-survey.com
WWW.STONE-SURVEY.COM
Professional Surveying & Mapping Certificate of Authorization No.: LB 7810

BOOK/PAGE	49/76	SCALE	1"=20'
DRAWN	DWS	DATE	MARCH 20, 2025
CHECKED	DWS	PROJECT #	25-0010

COMMUNICATION TOWER SITE
SITE NAME: SR-50 SITE NUMBER: FL-1885

DRAWING # APC-50-91 R/R-1885 survey.dwg
APC TOWERS IV, LLC
SHEET # 2 OF 2



1 AERIAL SHEET
SCALE: 0' 100' 200' 300' 400' 1"=200'

N

NOTES:

1. TOWER LATITUDE, LONGITUDE & ELEVATION MEET FAA"1-A" ACCURACY REQUIREMENTS.
2. EXISTING FEATURES SHOWN HEREON ARE BASED ON ACTUAL FIELD MEASUREMENTS AND OBSERVATIONS PERFORMED BY STONECYPHER SURVEYING INC., DATED MARCH 20, 2025.
3. THE CONTRACTOR SHALL FIELD-VERIFY THE LOCATION OF ALL EXISTING ABOVE GROUND AND UNDERGROUND IMPROVEMENTS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY NECESSARY RELOCATION OR REPAIR OF EXISTING IMPROVEMENTS DUE TO DAMAGE CAUSED DURING CONSTRUCTION.
5. ALL SITE WORK SHALL BE CAREFULLY COORDINATED BY THE CONTRACTOR WITH LOCAL GAS, ELECTRIC, TELEPHONE AND ANY OTHER UTILITY COMPANIES HAVING JURISDICTION OVER THIS PROJECT.
6. CONTRACTOR TO VERIFY POWER & TELCO DEMARCS WITH UTILITY PROVIDERS PRIOR TO BIDDING PROJECT.

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8601 SIX FORKS RD., SUITE 250
RALEIGH, NC 27615
(919) 249-7732

APC TOWERS
SR-50
PARCEL ID: R03 423 20 0000 0010 0910
6259 FABER ROAD
BROOKSVILLE, FL 34602
HERNANDO COUNTY
PROPOSED 199' MONOPOLE TOWER

PROJECT NO:	G0171394.001.01
CHECKED BY:	DLS

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION
A	05/13/25	MAS	PRELIMINARY
B	05/16/25	DRT	PRELIMINARY
0	05/19/25	MAS	SUBMITTAL

B&T ENGINEERING, INC.
[illegible] AVENUE
TULSA, OK [illegible]

CHAD E. TUTTLE
LICENSE
No. 57199
STATE OF FLORIDA
PROFESSIONAL ENGINEER
5/19/25

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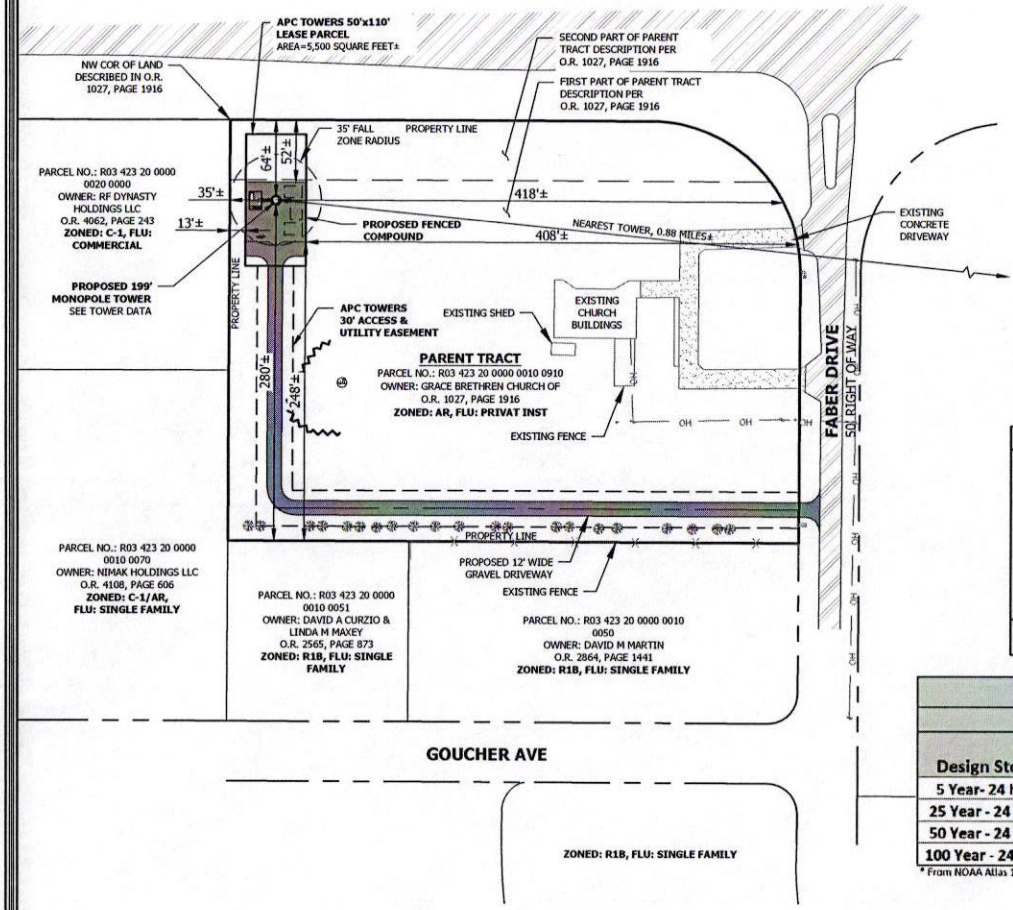
AERIAL SHEET

SHEET NUMBER:
C-1

171394_FL_1885_A260137 SR-50 - 2D (0).dwg - Sheet:C-1 - User: mapeada - May 19, 2025 - 5:44pm



1 OVERALL SITE PLAN
SCALE: 0' 50' 100' 150' 200' 1"=100'

N

FLOOD ZONE NOTE
THE HEREON DESCRIBED LEASE PARCEL AND EASEMENTS APPEARS TO LIE IN FLOOD ZONE X BASED ON THE FEDERAL EMERGENCY MANAGEMENT ACT FIRM, COMMUNITY PANEL MAP NUMBER 12053C0218D DATED FEBRUARY 2, 2012.

TOWER DATA

PROPOSED 199' MONOPOLE

NAD 83
LATITUDE: 28° 31' 21.99" N (28.5227750°) N
LONGITUDE: -82° 17' 45.87" W (-82.2960750°) W
GROUND ELEVATION: 95.8' NAVD 1988 (AVERAGE)

TOWER SETBACKS

PARENT TRACK	REQUIRED	PROVIDED	RELIEF
NORTH	100'	64'±	36'±
SOUTH	245'	280'±	N/A
EAST	245'	418'±	N/A
WEST	50'	35'±	15'±

COMPOUND SETBACKS

PARENT TRACK	REQUIRED	PROVIDED	RELIEF
NORTH	50'	52'±	N/A
SOUTH	50'	248'±	N/A
EAST	50'	408'±	N/A
WEST	50'	13'±	37'±

TOWER SEPARATION

NO LATTICE TOWERS ARE WITHIN 1,500' OF THE PROPOSED TOWER.

NO GUYED TOWERS WITHIN 1,500 OF THE PROPOSED TOWER.

NO MONOPOLE TOWERS ARE WITHIN 1000' OF THE PROPOSED TOWER.

NO CAMOUFLAGED TOWER OBSERVED

OPEN SPACE

TOTAL PARCEL AREA	=	162,305 SF (100%)
CURRENT OPEN SPACE	=	153,492 SF (94.6%)
NEW DEVELOPMENT (1)	=	11,046 SF (6.8%)
POST DEVELOPMENT OPEN SPACE (1)	=	142,446 SF (86.9%)

(1) TOTAL AREA INCLUDES NEW COMPOUND LEASE AREA AND ACCESS/UTILITIES EASEMENTS.

IMPERVIOUS AREA

TOTAL SITE AREA	=	162,305 SF
EXISTING IMPERVIOUS AREA (BUILDINGS, DRIVEWAY, SIDEWALK)	=	8,813 SF
NEW COMPOUND & DRIVEWAY	=	11,046 SF
TOTAL IMPERVIOUS	=	19,859 SF
PERCENT NEW IMPERVIOUS AREA(1)	=	12.2%

(1) TOTAL AREA INCLUDES NEW COMPOUND AND NEW ACCESS DRIVEWAY.

Drainage Calculations: Pre vs Post Development Flow Rate (cfs)

Site Information			Pre-Development		Post Development		Difference
Design Storm	Intensity (in/hr)*	Developed Area (ac)	Weighted C	Flow rate (cfs)	Weighted C	Flow Rate (cfs)	(cfs)
5 Year- 24 hour	0.244	3.726	0.477	0.434	0.511	0.465	0.031
25 Year - 24 Hour	0.371	3.726	0.477	0.659	0.511	0.706	0.047
50 Year - 24 Hour	0.441	3.726	0.477	0.784	0.511	0.840	0.056
100 Year - 24 Hour	0.520	3.726	0.477	0.924	0.511	0.990	0.066

* From NOAA Atlas 14

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811

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APC TOWERS
SR-50
PARCEL ID: R03 423 20 0000 0010 0910
6259 FABER ROAD
BROOKSVILLE, FL 34602
HERNANDO COUNTY
PROPOSED 199' MONOPOLE TOWER

PROJECT NO: G0171394.001.01
CHECKED BY: DLS

ISSUED FOR:

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B	05/16/25	DRT	PRELIMINARY
0	05/19/25	MAS	SUBMITTAL

B&T ENGINEERING, INC.
1717 S. BOULDER AVENUE
TULSA, OK 74119

CHAD E. TUTTLE
LICENSE
No. 57199
STATE OF FLORIDA
PROFESSIONAL ENGINEER
5/19/25

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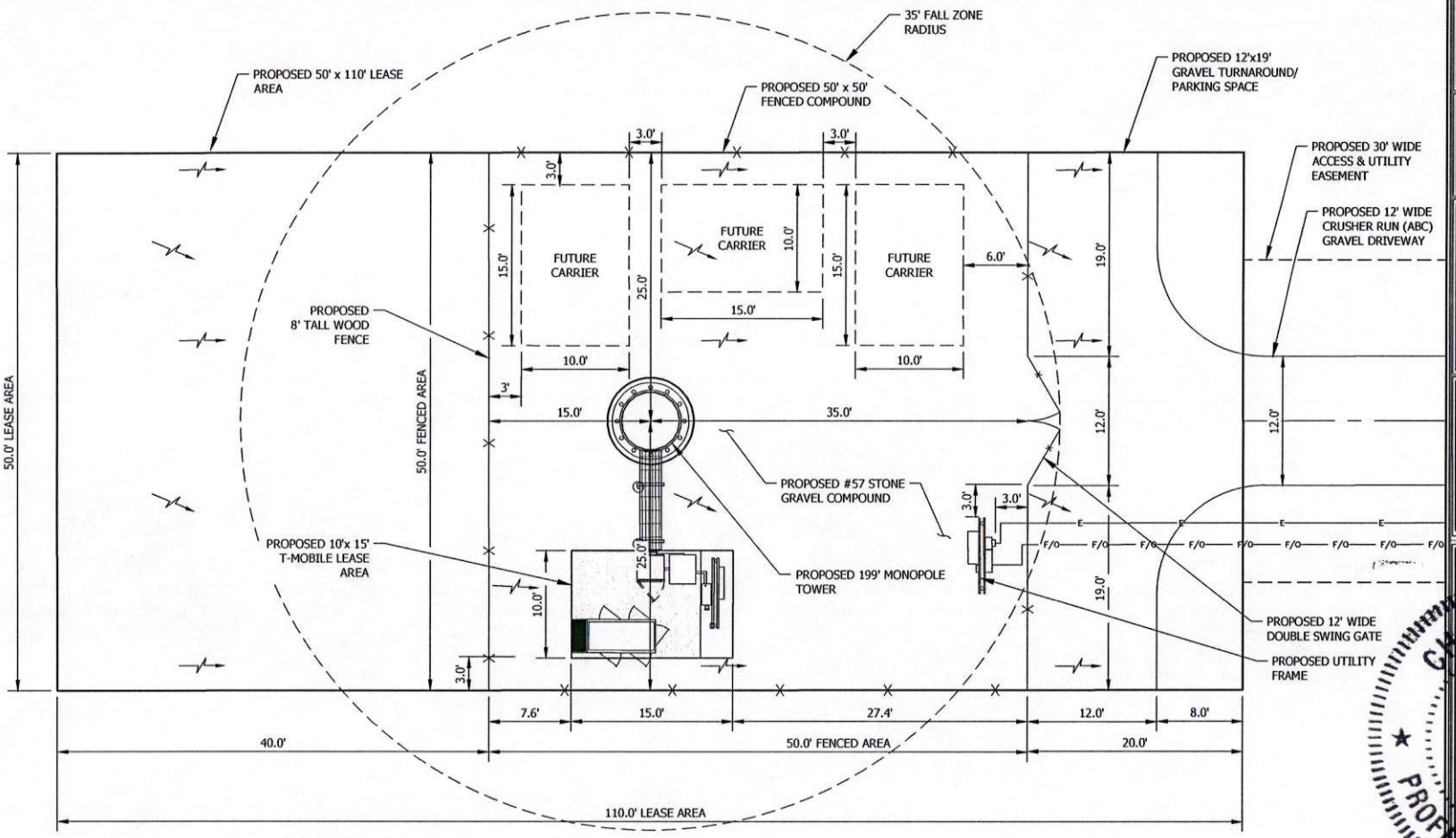
OVERALL SITE PLAN

SHEET NUMBER:
C-2

171394_FL-1885_A200137 SR-50 - ZD (0).dwg - SheetC-2 - User: mapedia - May 19, 2025 - 5:44pm



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APC TOWERS
SR-50
PARCEL ID: R03 423 20 0000 0010 0910
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1717 S. BOULDER AVENUE
TULSA, OK 74119

CHAD E. TUTTLE LICENSE No. 57199 STATE OF FLORIDA PROFESSIONAL ENGINEER

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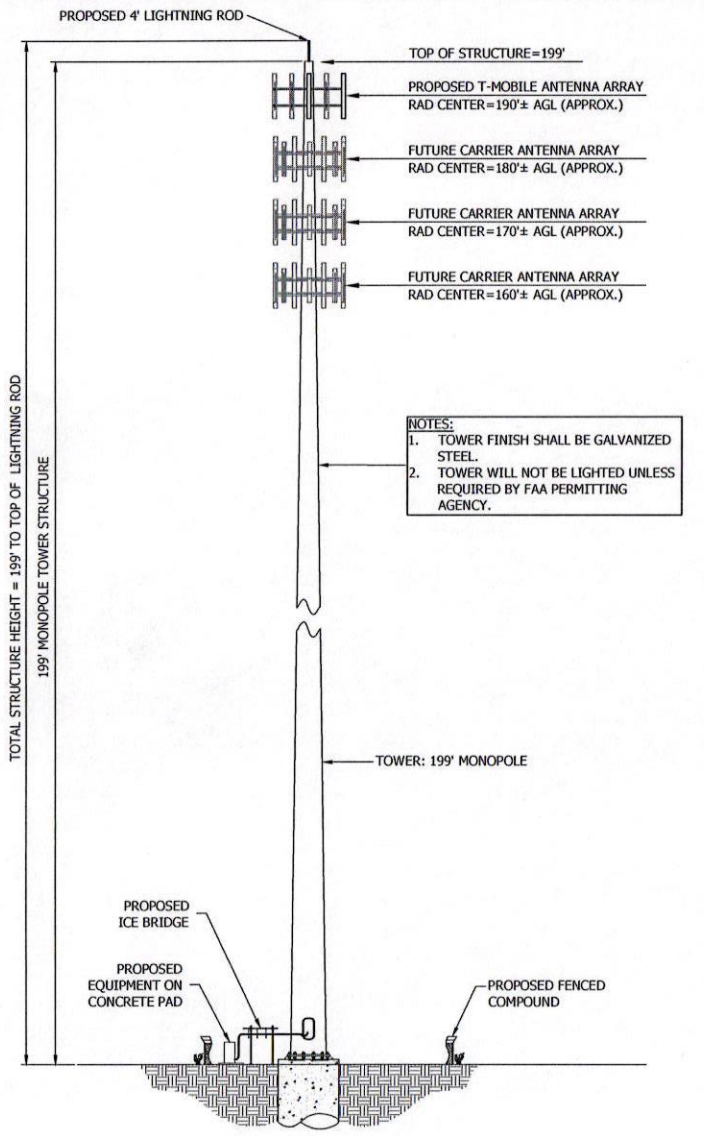
ENLARGED COMPOUND LAYOUT

SHEET NUMBER:
C-3

171394_FL_1885_A20137 SR-50 - 2D (0).dwg - Sheet:C-3 - User: mapeeda - May 19, 2025 - 5:44pm



1 TOWER ELEVATION
SCALE: N.T.S.

171394_FL_16585_A2001137 SR-50 - 2D (0).dwg - Sheet:C-4 - User: mapiedra - May 19, 2025 - 5:44pm

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B+T GROUP ENGINEERING, INC.
1717 S. BOULDER AVENUE
TULSA, OK 74119

CHAD E. TUTTLE
LICENSE
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PROFESSIONAL ENGINEER
5/19/25

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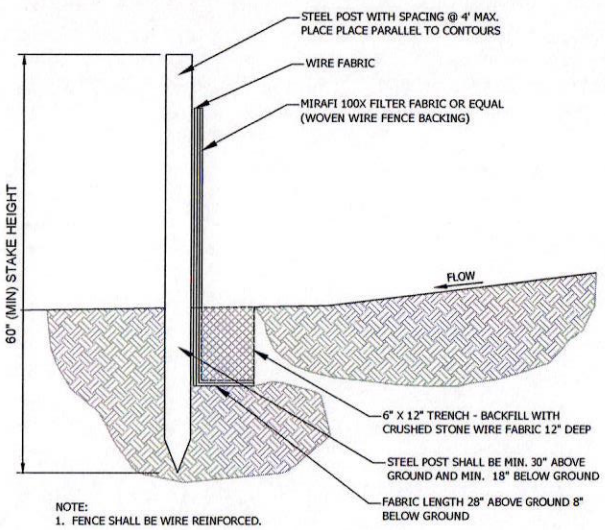
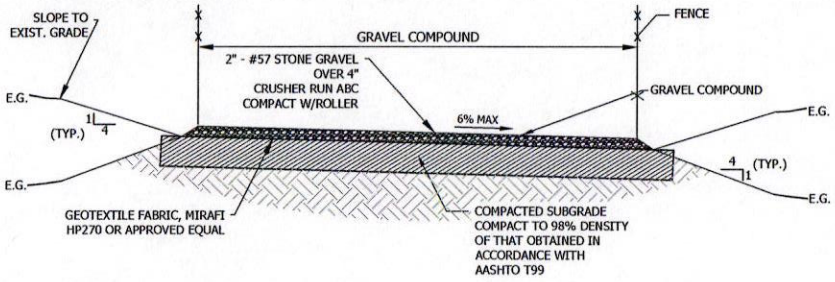
TOWER ELEVATION

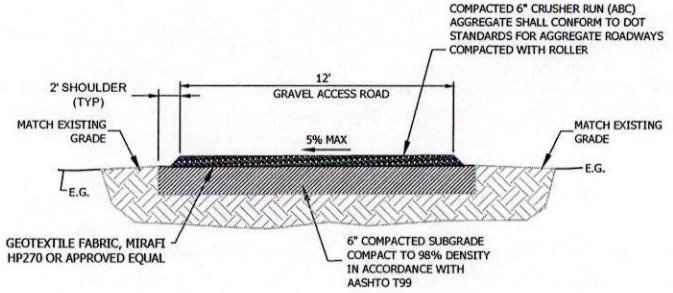
SHEET NUMBER:
C-4



3 SILT FENCE DETAIL - TYPE A
SCALE: N.T.S.



1 ON GRADE GRAVEL COMPOUND SECTION
SCALE: N.T.S.



NOTES:

1. THE CONTRACTOR MUST EITHER SUPER-ELEVATE OR CROWN ALL ROAD SECTIONS.
2. THE MAXIMUM SUPER-ELEVATION SHALL NOT EXCEED 5% CROSS SLOPE.

2 ON GRADE GRAVEL ROAD SECTION
SCALE: N.T.S.

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APC Towers
8601 SIX FORKS RD., SUITE 250
RALEIGH, NC 27615
(919) 249-7732

APC TOWERS
SR-50
PARCEL ID: R03 423 20 0000 0010 0910
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CHAD E. TUTTLE LICENSE No. 57199 STATE OF FLORIDA PROFESSIONAL ENGINEER
5/19/25

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CONSTRUCTION DETAILS

SHEET NUMBER:
C-5

171394_FL_1885_A060137 SR-50 - 2D (0).dwg - SheetC-5 - User: mapesdla - May 19, 2025 - 5:44pm

BLACK TEXT

APC Towers

SITE NAME: SR-50

FCC Tower Registration #

SITE NUMBER: FL-1885

SITE ADDRESS:

6259 FABER ROAD
BROOKSVILLE FL 34602

In case of Emergency, dial 911

NO TRESSPASSING

For Leasing Information:

For Operations & Access:
TBD

WHITE BACKGROUND

RED TEXT

24"

30"

WHITE BACKGROUND, RED/BLACK LETTERING
MOUNTING LOCATION: SHELTER OR TENANT IMPROVEMENT ROOM DOOR. IF OUTDOOR CABINET SITE PLACE ON END CABINET CLOSEST TO SITE ACCESS POINT. PLACE ON GENERATOR
QUANTITY: 1 TO 2

1 PROPERTY OF APC TOWERS
NOT TO SCALE

SIGNAGE NOTES:

1. SIGNS SHALL BE FABRICATED FROM CORROSION RESISTANT PRESSED METAL & PAINTED WITH LONG LASTING UV RESISTANT COATING.
2. SIGNS (EXCEPT WHERE NOTED OTHERWISE) SHALL BE MOUNTED TO THE TOWER, GATE & FENCE USING A MINIMUM OF 9 GAUGE ALUMINUM WIRE, HOG RINGS (FENCE) OR BRACKETS. WHERE NECESSARY. BRACKETS SHALL BE OF SIMILAR METAL AS THE STRUCTURE TO AVOID GALVANIC CORROSION.
3. ADDITIONAL E911 ADDRESS & FCC REGISTRATION SIGNS SHALL BE MOUNTED AT EACH ACCESS ROAD GATE LEADING TO THE COMPOUND AS WELL AS ON THE COMPOUND GATE ITSELF.
4. SIGNS NEED NOT BE PLACED IF ACCURATE AND APPROPRIATE SIGNAGE ALREADY EXISTS.

WHITE TEXT

GREEN BACKGROUND

INFORMATION

Federal Communications Commission
Tower Registration Number

1234567

BLACK TEXT

WHITE BACKGROUND

8"

12"

WHITE/GREEN BACKGROUND, WHITE/BLACK LETTERING
MOUNTING LOCATION: GATE & BASE OF TOWER
QUANTITY: 2

2 FCC REGISTRATION SIGN
NOT TO SCALE

BLACK TEXT

8"

GREEN BACKGROUND

INFORMATION

ACTIVE ANTENNAS ARE MOUNTED
☐ ON THE OUTSIDE OF THIS BUILDING
☐ BEHIND THIS PANEL
☐ ON THIS STRUCTURE

STAY BACK A MINIMUM OF 3 FEET FROM THESE ANTENNAS

Contact APC TOWERS and follow their instructions prior to performing any maintenance or repairs closer than 3 feet from the antennas.

Site Number : FL-1885

WHITE BACKGROUND

12"

WHITE/GREEN BACKGROUND, BLACK LETTERING
MOUNTING LOCATION: GATE & BASE OF TOWER
QUANTITY: 2

3 RF EXPOSURE INFORMATION SIGN
NOT TO SCALE

BLACK TEXT

8"

GREEN BACKGROUND

INFORMATION

INFORMACION

WHITE BACKGROUND

12"

WHITE/GREEN BACKGROUND, BLACK LETTERING
MOUNTING LOCATION: GATE & BASE OF TOWER
QUANTITY: 2

4 RF EXPOSURE INFORMATION SIGN
NOT TO SCALE

WHITE TEXT

8"

BLUE BACKGROUND

NOTICE

WHITE BACKGROUND

12"

BLACK TEXT

Beyond This Point you are entering an area where RF Emissions *may exceed* the FCC General Population Exposure Limits

Follow all posted signs and site guidelines for working in a RF environment

WHITE/BLUE BACKGROUND, BLACK/WHITE LETTERING
MOUNTING LOCATION: GATE & BASE OF TOWER
QUANTITY: 1

5 RF EXPOSURE NOTICE SIGN
NOT TO SCALE

BLACK TEXT

8"

YELLOW BACKGROUND

CAUTION

WHITE BACKGROUND

12"

On this tower:
Radio frequency fields near some antennas may exceed FCC rules for human exposure.

Personnel climbing this tower should be trained for working in radio frequency environments and use a personal RF monitor if working near active antennas.

BLACK TEXT

YELLOW BACKGROUND

WHITE/YELLOW BACKGROUND, BLACK LETTERING
MOUNTING LOCATION: BASE OF TOWER
QUANTITY: 1

6 RF EXPOSURE CAUTION SIGN
NOT TO SCALE

8"

RED BACKGROUND

WARNING

WHITE BACKGROUND

12"

BLACK TEXT

Beyond this point:
Radio frequency fields at this site exceed the FCC rules for human exposure.

Failure to obey all posted signs and site guidelines for working in radio frequency environments could result in serious injury.

WHITE/RED BACKGROUND, BLACK LETTERING
MOUNTING LOCATION: GATE & BASE OF TOWER
QUANTITY: 1

7 RF EXPOSURE WARNING SIGN
NOT TO SCALE

B+T GRP

APC Towers
8601 SIX FORKS RD., SUITE 250
RALEIGH, NC 27615
(919) 249-7732

APC TOWERS
SR-50
PARCEL ID: R03 423 20 0000 0010 0910
6259 FABER ROAD
BROOKSVILLE, FL 34602
HERNANDO COUNTY
PROPOSED 199' MONOPOLE TOWER

PROJECT NO:	G0171394.001.01
CHECKED BY:	DLS

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION
A	05/13/25	MAS	PRELIMINARY
B	05/16/25	DRT	PRELIMINARY
0	05/19/25	MAS	SUBMITTAL

B+T GROUP ENGINEERING, INC.
1717 S. BOULDER AVE.
TULSA, OK 74119

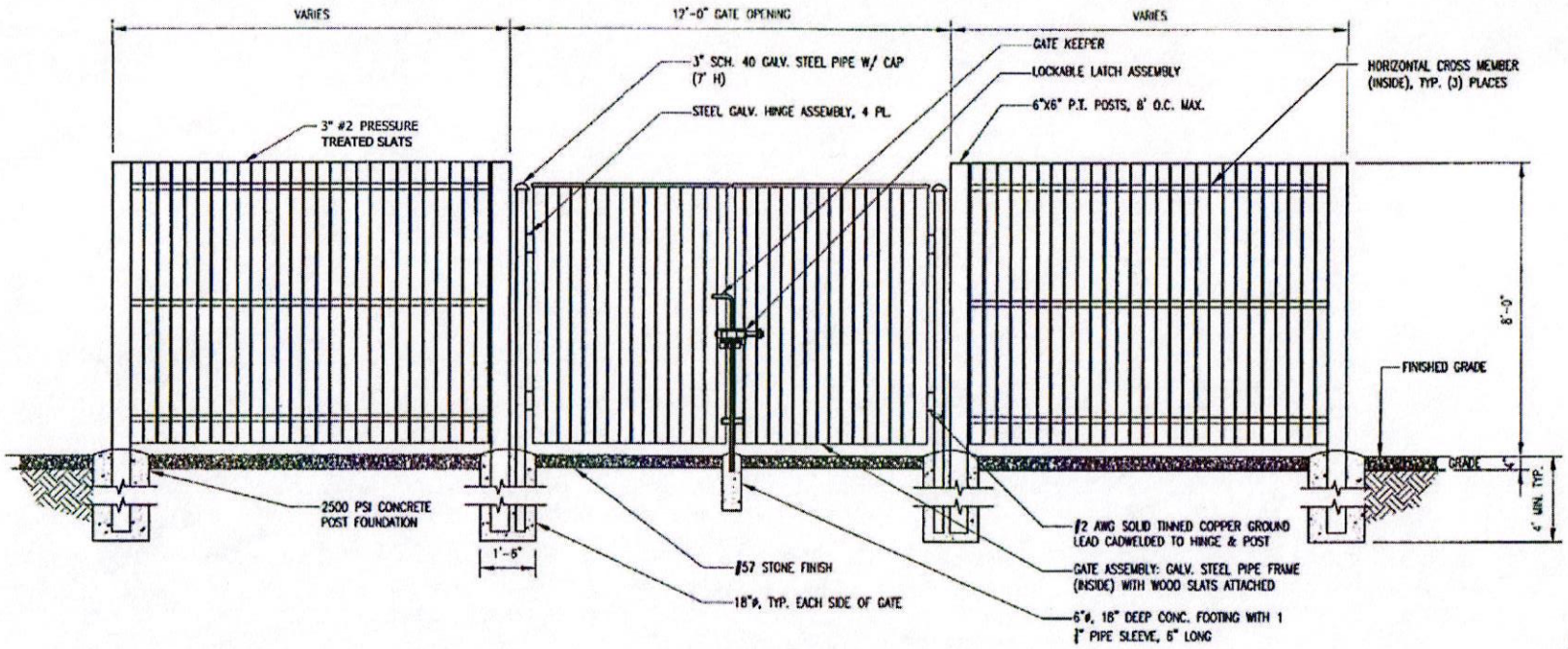
CHAD E. TUTTLE
LICENSE
No. 57199
STATE OF FLORIDA
PROFESSIONAL ENGINEER
5/19/25

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SIGNAGE DETAILS

SHEET NUMBER:
C-6

171394_FL-1885_A260137_SR-50 - ZD (0).dwg - SheetC-6 - User: mapeadie - May 19, 2025 - 5:44pm



1 TYPICAL 8' WOOD FENCE DETAIL
SCALE: N.T.S.

B+T GRP

APC Towers
8601 SIX FORKS RD., SUITE 250
RALEIGH, NC 27615
(919) 249-7732

APC TOWERS
SR-50
PARCEL ID: R03 423 20 0000 0010 0910
6259 FABER ROAD
BROOKSVILLE, FL 34602
HERNANDO COUNTY
PROPOSED 199' MONOPOLE TOWER

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B	05/16/25	DRT	PRELIMINARY
0	05/19/25	MAS	SUBMITTAL

B&T ENGINEERING, INC.
6111 E. 32nd PLACE AVENUE
TULSA, OK 74135

CHAD E. TUTTLE
LICENSE
No. 57199
STATE OF FLORIDA
PROFESSIONAL ENGINEER
5/19/25

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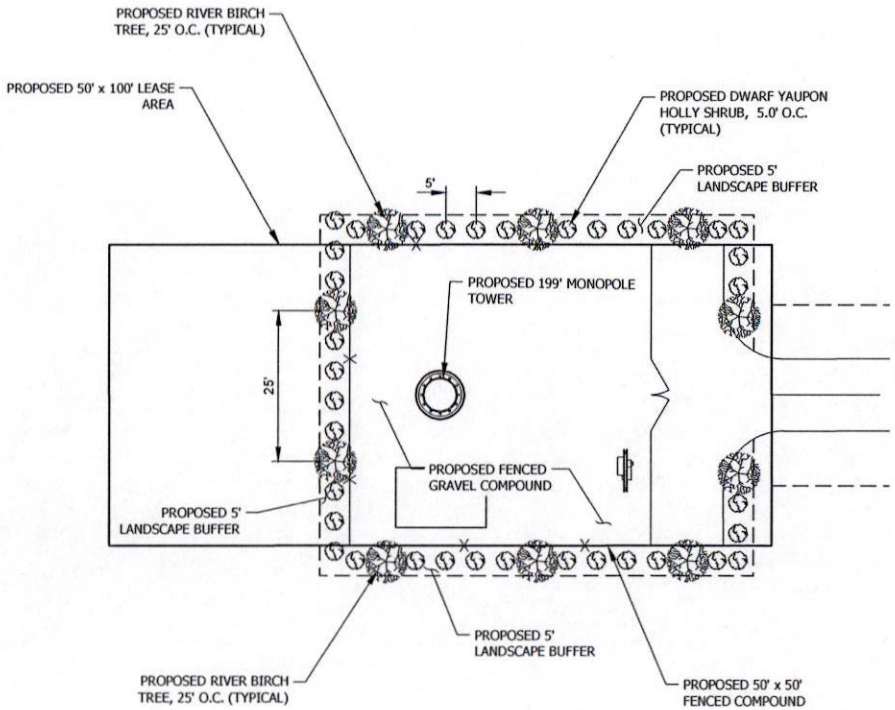
FENCE DETAIL

SHEET NUMBER:
C-7

171394_FL-1885_A260137 SR-50 - ZD (0).dwg - Sheet:C-7 - User: mapeede - May 19, 2025 - 5:44pm



1 LANDSCAPE PLAN
SCALE: 0' 10' 20' 30' 40' 1"=20'

N

LANDSCAPE NOTES:

1. SEE SHEET L-2 FOR LANDSCAPE PLANTING DETAILS.
2. EXISTING VEGETATION SHALL BE PRESERVED TO MAXIMUM EXTENT PRACTICABLE.
3. VEGETATION SHALL BE MAINTAINED IN A HEALTHY STATE AND VEGETATION THAT PERISHES OR FAILS TO THRIVE SHALL BE REPLACED.
4. TREES AND SHRUBS SHALL BE WARRANTED FOR 1 YEAR AGAINST DEATH, UNSATISFACTORY GROWTH, DISEASE AND INSECT INFESTATION.
5. CONTRACTOR SHALL APPLY WATER TO TREES AND SHRUBS UNTIL THEY ARE ESTABLISHED AND CAN SURVIVE ON THEIR OWN. PER THE MANUAL WATERING SCHEDULE ON SHEET L-2.
6. SUBSTITUTION OF PLANT MATERIAL WILL NOT BE PERMITTED UNLESS AUTHORIZED BY THE OWNER OR OWNER'S REPRESENTATIVE.
7. SEE PLANTING DETAILS ON L-2 FOR OTHER INSTALLATION NOTES.
8. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL EXISTING ABOVE GROUND IMPROVEMENTS.
9. THE CONTRACTOR IS RESPONSIBLE FOR ANY NECESSARY RELOCATION OR REPAIR DUE TO DAMAGE CAUSED DURING CONSTRUCTION.

CALL FLORIDA ONE CALL
(800) 432-4770
CALL 3 WORKING DAYS
BEFORE YOU DIG!

811

B+T GRP

APC Towers
8601 SIX FORKS RD., SUITE 250
RALEIGH, NC 27615
(919) 249-7732

APC TOWERS
SR-50
PARCEL ID: R03 423 20 0000 0010 0910
6259 FABER ROAD
BROOKSVILLE, FL 34602
HERNANDO COUNTY
PROPOSED 199' MONOPOLE TOWER

PROJECT NO:	G0171394.001.01
CHECKED BY:	DLS

ISSUED FOR:

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A	05/13/25	MAS	PRELIMINARY
B	05/16/25	DRT	PRELIMINARY
0	05/19/25	MAS	SUBMITTAL

B&T ENGINEERING, INC.
17171 PARK ROW AVENUE
HOUSTON, TX 77084

CHAD E. TUTTLE
LICENSE
No. 57199
STATE OF FLORIDA
PROFESSIONAL ENGINEER
5/19/25

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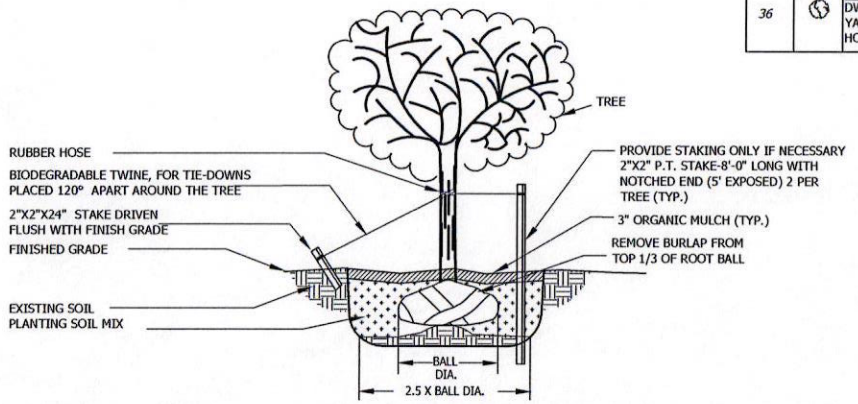
LANDSCAPE PLAN

SHEET NUMBER:
L-1

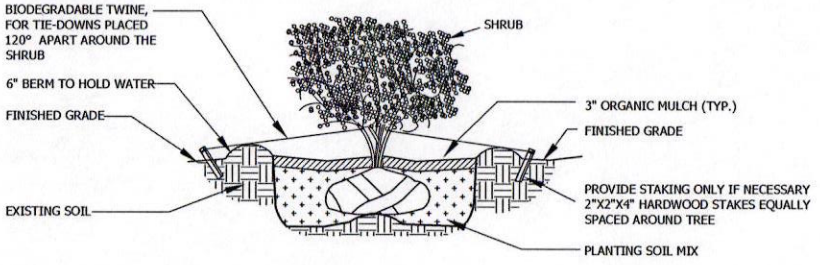
171394_FL-1885_A260137 SR-50 - 2D (0).dwg - SheetL-1 - User: mspeedie - May 19, 2025 - 5:44pm

PLANT SCHEDULE

QTY.	SYM.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
10		TREE LONGLEAF PINE	PINUS PALUSTRIS	MINIMUM OF TEN FT. IN HEIGHT AND THREE INCHES DIAMETER AT BREAST HEIGHT (DBH) AT THE TIME OF PLANTING	PLANT 2.5' FROM FENCE, 25' O.C. MIN.
36		SHRUB DWARF YAUPON HOLLY	ILEX VOMITORIA "NANA"	24" MIN. HEIGHT AT PLANTING	PLANT 60" O.C. MIN.



1 TREE PLANTING DETAIL
SCALE: N.T.S.



2 SHRUB PLANTING DETAIL
SCALE: N.T.S.

MANUAL WATERING SCHEDULE:

1. WATER DAILY FOR FIRST 30 DAYS, PROVIDE 5 GALLONS PER TREE PER CALIPER INCH, SHRUBS TO RECEIVE 5 GALLONS EACH PER WATERING.
2. WATER EVERY OTHER DAY FROM 30 DAYS TO 3 MONTHS, AT SAME RATE.
3. WATER WEEKLY FROM 3 MONTHS UNTIL ESTABLISHED, TYPICALLY 4 MONTHS AFTER PLANTING, AT SAME RATE.
4. APPLY WATER DIRECTLY TO ROOT BALL.
5. AT EACH WATERING CHECK FOR EXCESSIVE OR INEFFICIENT WATER.

PLANTING NOTES:

1. MULCH WITH 4" MIN. ORGANIC MULCH.
2. LANDSCAPE CONTRACTOR TO GUARANTEE AND MAINTAIN TREES AND SHRUBS FOR 180 DAYS.
3. ALL TRIMMING OF EXISTING TREES TO BE PERFORMED BY LICENSED ARBORIST.
4. ALL NEW PLANT MATERIAL WILL BE FLORIDA GRADE #1 OR BETTER, HEALTHY, DISEASE FREE, AND PEST FREE.
5. ALL PROPOSED LANDSCAPING IS REQUIRED AND SHALL BE PROPERLY MAINTAINED TO ENSURE GOOD HEALTH & VITALITY.
6. SEED, MULCH AND FERTILIZE ALL DISTURBED AREAS.
7. REFER TO LANDSCAPE PLAN, SHEET L-1 FOR PLANTING LOCATION.

CALL FLORIDA ONE CALL
(800) 432-4770
CALL 3 WORKING DAYS
BEFORE YOU DIG!

811

B+T GRP

APC Towers
8601 SIX FORKS RD., SUITE 250
RALEIGH, NC 27615
(919) 249-7732

APC TOWERS
SR-50
PARCEL ID: R03 423 20 0000 0010 0910
6259 FABER ROAD
BROOKSVILLE, FL 34602
HERNANDO COUNTY
PROPOSED 199' MONOPOLE TOWER

PROJECT NO:	G0171394.001.01
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A	05/13/25	MAS	PRELIMINARY
B	05/16/25	DRT	PRELIMINARY
0	05/19/25	MAS	SUBMITTAL

B&T ENGINEERING, INC.
1077 S. 101st AVENUE
TULSA, OK 74128

CHAD E. TUTTLE
LICENSE
No. 57199
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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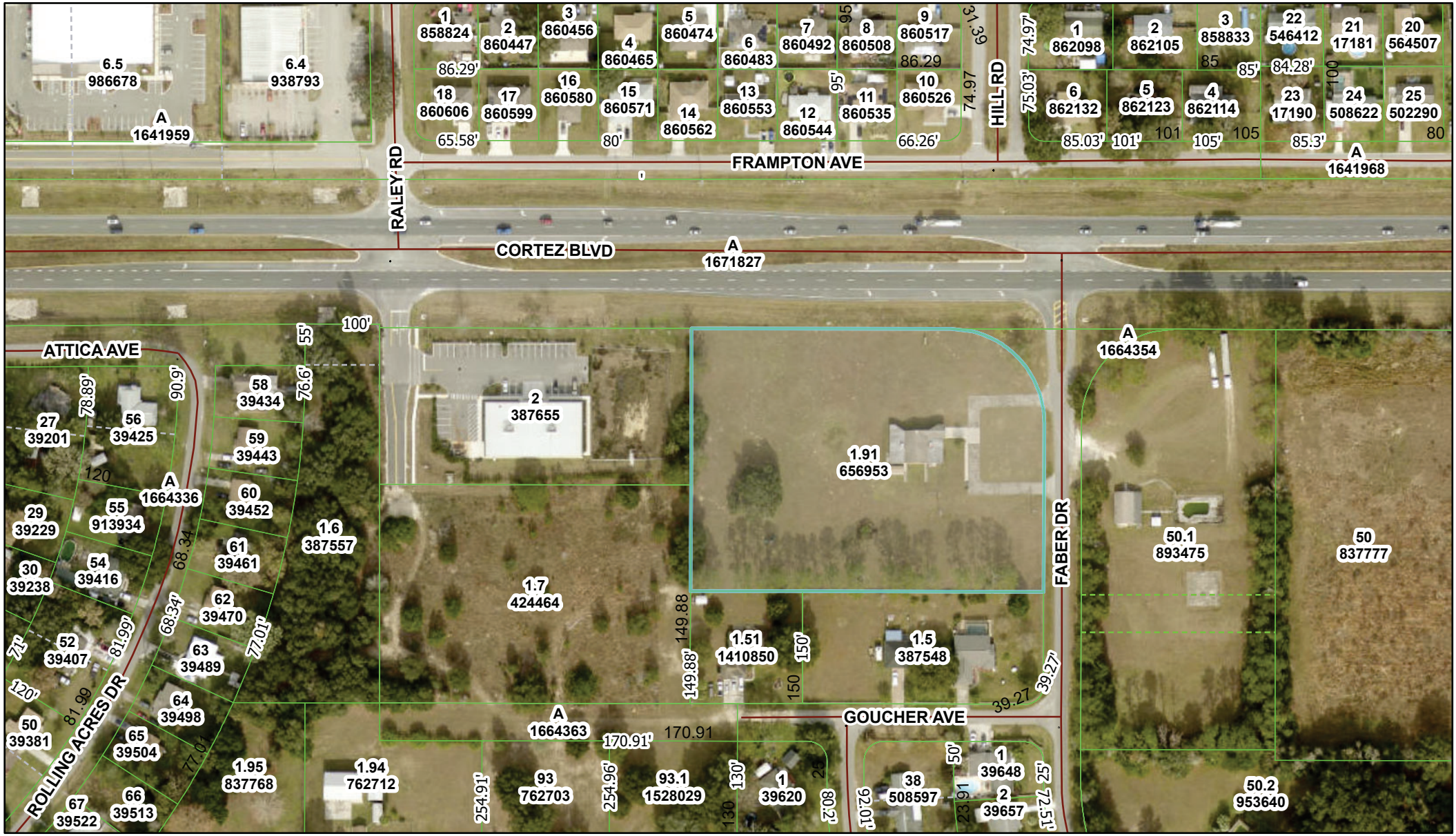
LANDSCAPE DETAILS

SHEET NUMBER:
L-2

171394_FL-1885_A200137 SR-50 - 2D (0).dwg - SheetL-2 - User: mspeedie - May 19, 2025 - 5:44pm

H2529 Aerial Map



1/29/2026, 8:23:45 AM

1:2,421

0 0.02 0.04 0.07 mi

0 0.03 0.06 0.11 km

State of Florida, Vantor

Parcels

Parcels (Labels)

Parcel Dimensions

Parcel Lines (Easement Historic)

Easement

Historic

Cross Streets

Streets

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

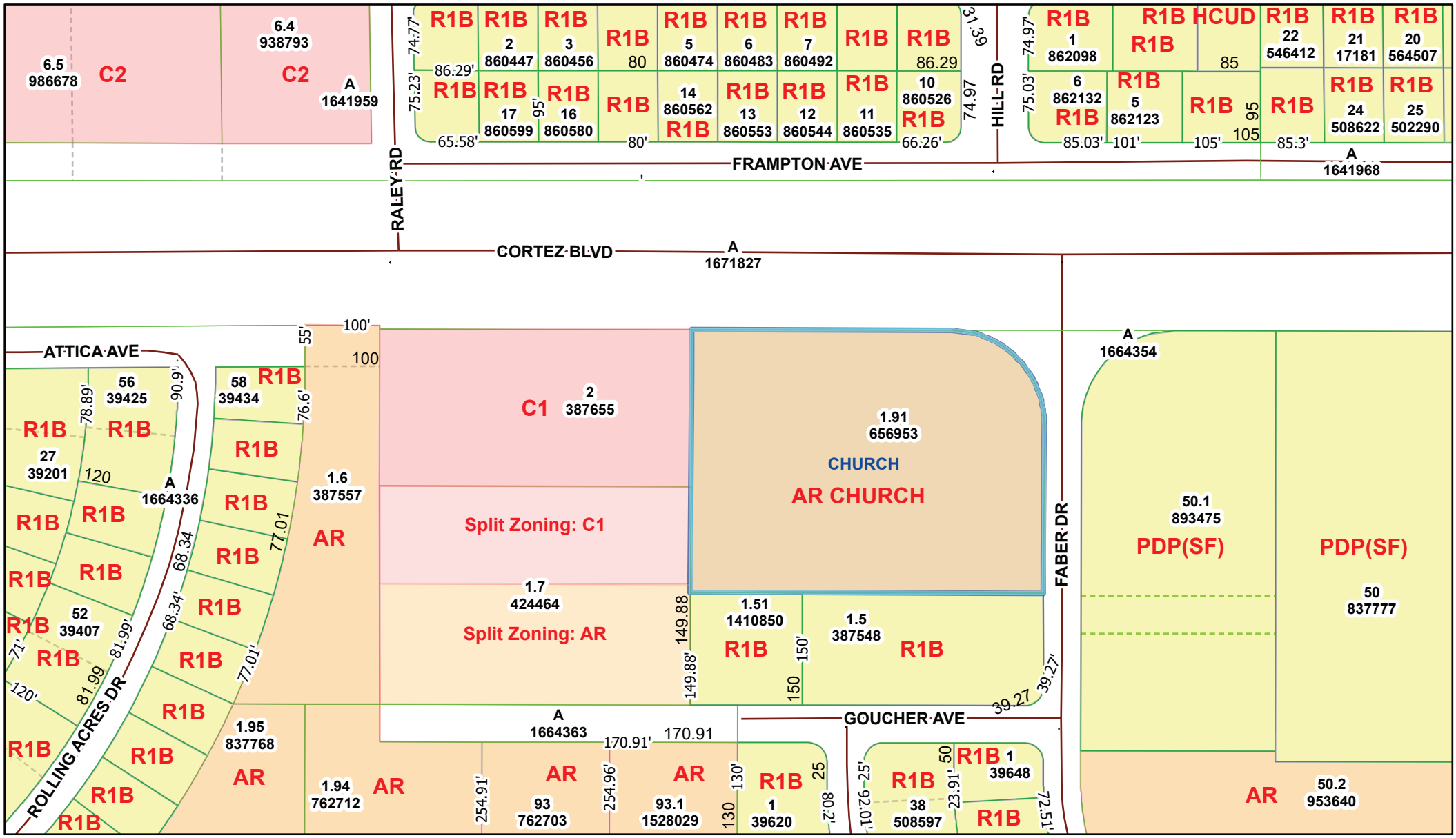
60cm Resolution Metadata

457

Hernando County Central GIS

© Hernando County Central GIS

H2529 Zoning Map



1/29/2026, 8:23:59 AM

1:2,421

0 0.02 0.04 0.07 mi

0 0.03 0.06 0.11 km

Special Use Zoning

Split Zoning

Agricultural Residential

Commercial

Zoning (Hernando Builders)

Agricultural Residential

Commercial

Residential

Parcels

Parcels (Labels)

Parcel Dimensions

Parcel Lines (Easement Historic)

Easement

Historic

Cross Streets

Streets

458

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Hernando County Central GIS

© Hernando County Central GIS

KeyCite Yellow Flag - Negative Treatment
Proposed Legislation

United States Code Annotated
Title 47. Telecommunications (Refs & Annos)
Chapter 5. Wire or Radio Communication (Refs & Annos)
Subchapter III. Special Provisions Relating to Radio (Refs & Annos)
Part I. General Provisions

47 U.S.C.A. § 332

§ 332. Mobile services

Effective: March 23, 2018

Currentness

(a) Factors which Commission must consider

...

(c) Regulatory treatment of mobile services

(1) Common carrier treatment of commercial mobile services

...

(7) Preservation of local zoning authority

(A) General authority

Except as provided in this paragraph, nothing in this chapter shall limit or affect the authority of a State or local government or instrumentality thereof over decisions regarding the placement, construction, and modification of personal wireless service facilities.

(B) Limitations

(i) The regulation of the placement, construction, and modification of personal wireless service facilities by any State or

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local government or instrumentality thereof--

(I) shall not unreasonably discriminate among providers of functionally equivalent services; and

(II) shall not prohibit or have the effect of prohibiting the provision of personal wireless services.

(ii) A State or local government or instrumentality thereof shall act on any request for authorization to place, construct, or modify personal wireless service facilities within a reasonable period of time after the request is duly filed with such government or instrumentality, taking into account the nature and scope of such request.

(iii) Any decision by a State or local government or instrumentality thereof to deny a request to place, construct, or modify personal wireless service facilities shall be in writing and supported by substantial evidence contained in a written record.

(iv) No State or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission's regulations concerning such emissions.

(v) Any person adversely affected by any final action or failure to act by a State or local government or any instrumentality thereof that is inconsistent with this subparagraph may, within 30 days after such action or failure to act, commence an action in any court of competent jurisdiction. The court shall hear and decide such action on an expedited basis. Any person adversely affected by an act or failure to act by a State or local government or any instrumentality thereof that is inconsistent with clause (iv) may petition the Commission for relief.

(C) Definitions

For purposes of this paragraph--

(i) the term "personal wireless services" means commercial mobile services, unlicensed wireless services, and common carrier wireless exchange access services;

(ii) the term "personal wireless service facilities" means facilities for the provision of personal wireless services; and

(iii) the term "unlicensed wireless service" means the offering of telecommunications services using duly authorized devices which do not require individual licenses, but does not mean the provision of direct-to-home satellite services (as defined in section 303(v) of this title).

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...

47 U.S.C.A. § 332, 47 USCA § 332
Current through P.L. 116-259. Some statute sections may be more current, see credits for details.

End of Document

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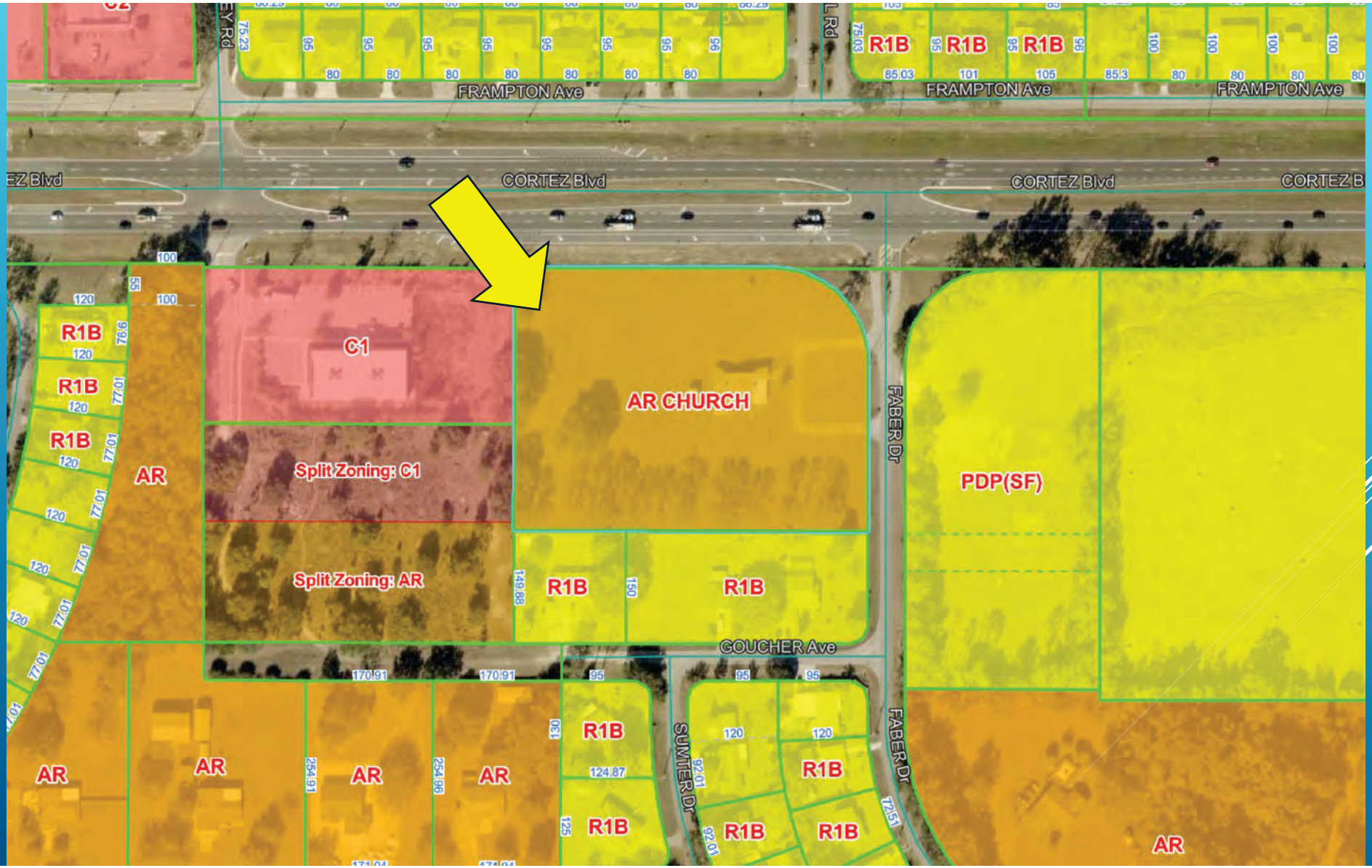
FL-1885 SR-50
199’ MONOPOLE TOWER

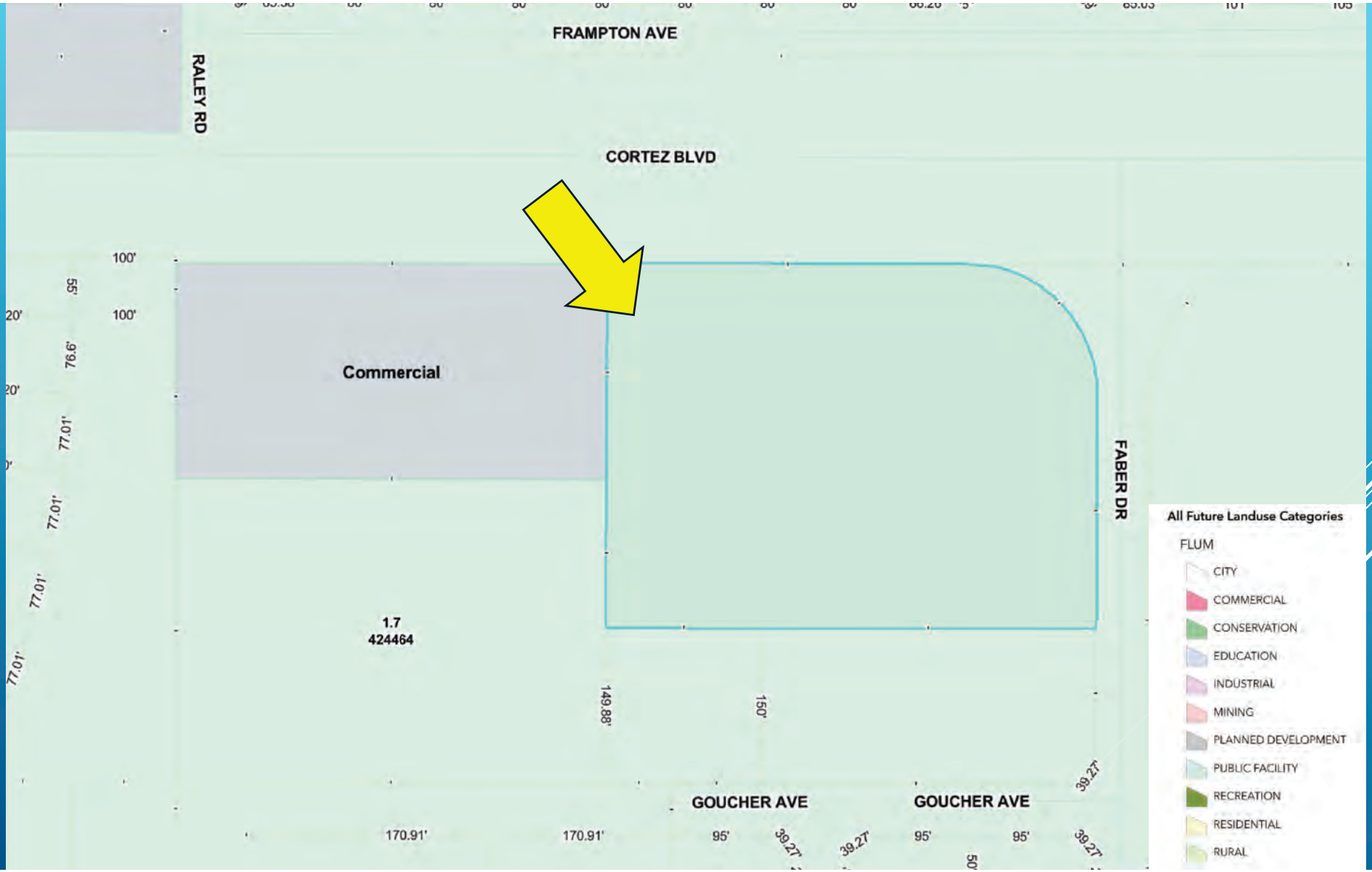
APC Towers IV, LLC

Planning Commission Hearing 02/09/2026

RALEY Rd
HILL Rd
FRAMPTON Ave
FRAMPTON Ave
FRAMPTON Av
CORTEZ Blvd
CORT
GOUCHER Ave
FABER Dr
FABER Dr
SUMTER Dr

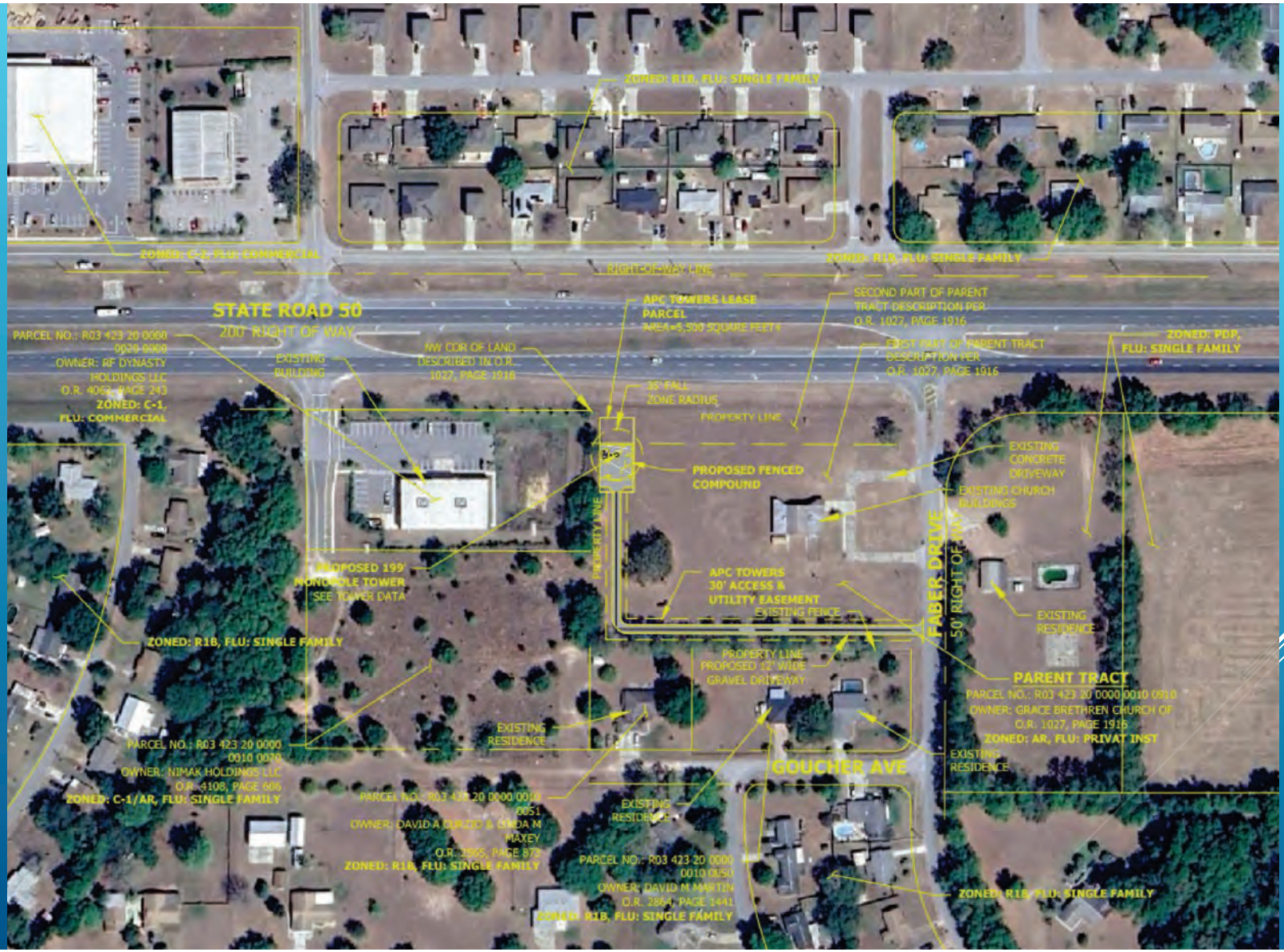
CORTEZ Blvd
CORTEZ Blvd
CORTEZ Blvd
CORTEZ Blvd
CORTEZ Blvd
CORTEZ B
FABER Dr
FABER Dr
FABER Dr
GOUCHER Ave
GOUCHER Ave


FRAMPTON Ave
FRAMPTON Ave
FRAMPTON Ave
CORTEZ Blvd
CORTEZ Blvd
CORTEZ Blvd
R1B
R1B
R1B
C1
AR CHURCH
Split Zoning: C1
Split Zoning: AR
R1B
R1B
PDP(SF)
AR
GOUCHER Ave
FABER Dr
FABER Dr
SUMTER Dr
AR
AR
AR
AR
R1B
R1B
R1B
R1B
R1B
AR


FRAMPTON AVE
RALEY RD
CORTEZ BLVD
Commercial
FABER DR
1.7
424464
GOUCHER AVE
GOUCHER AVE
All Future Landuse Categories
FLUM
CITY
COMMERCIAL
CONSERVATION
EDUCATION
INDUSTRIAL
MINING
PLANNED DEVELOPMENT
PUBLIC FACILITY
RECREATION
RESIDENTIAL
RURAL

SR-50
199’ MONOPOLE TOWER

Select Plan Sheets

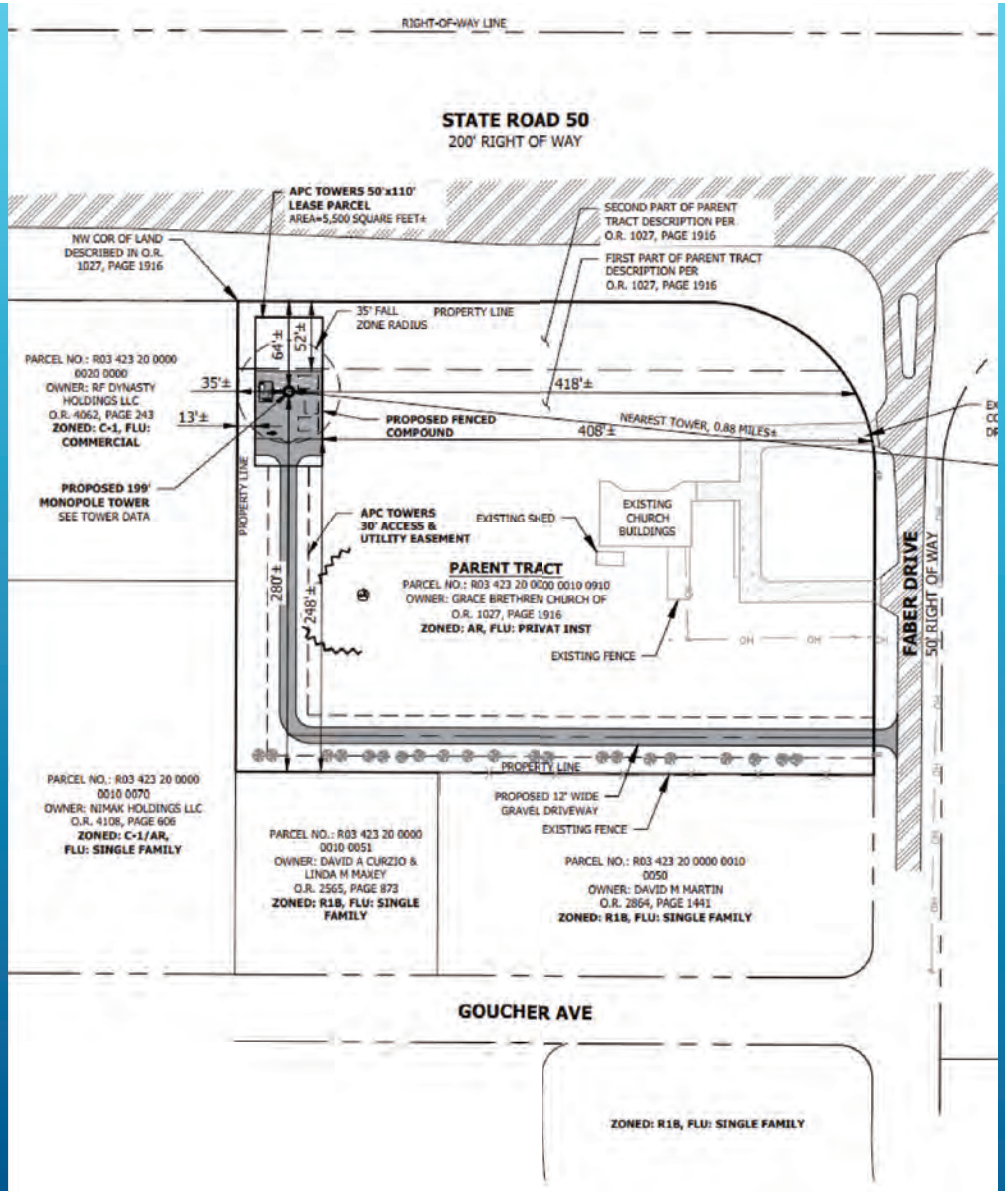


5.9x

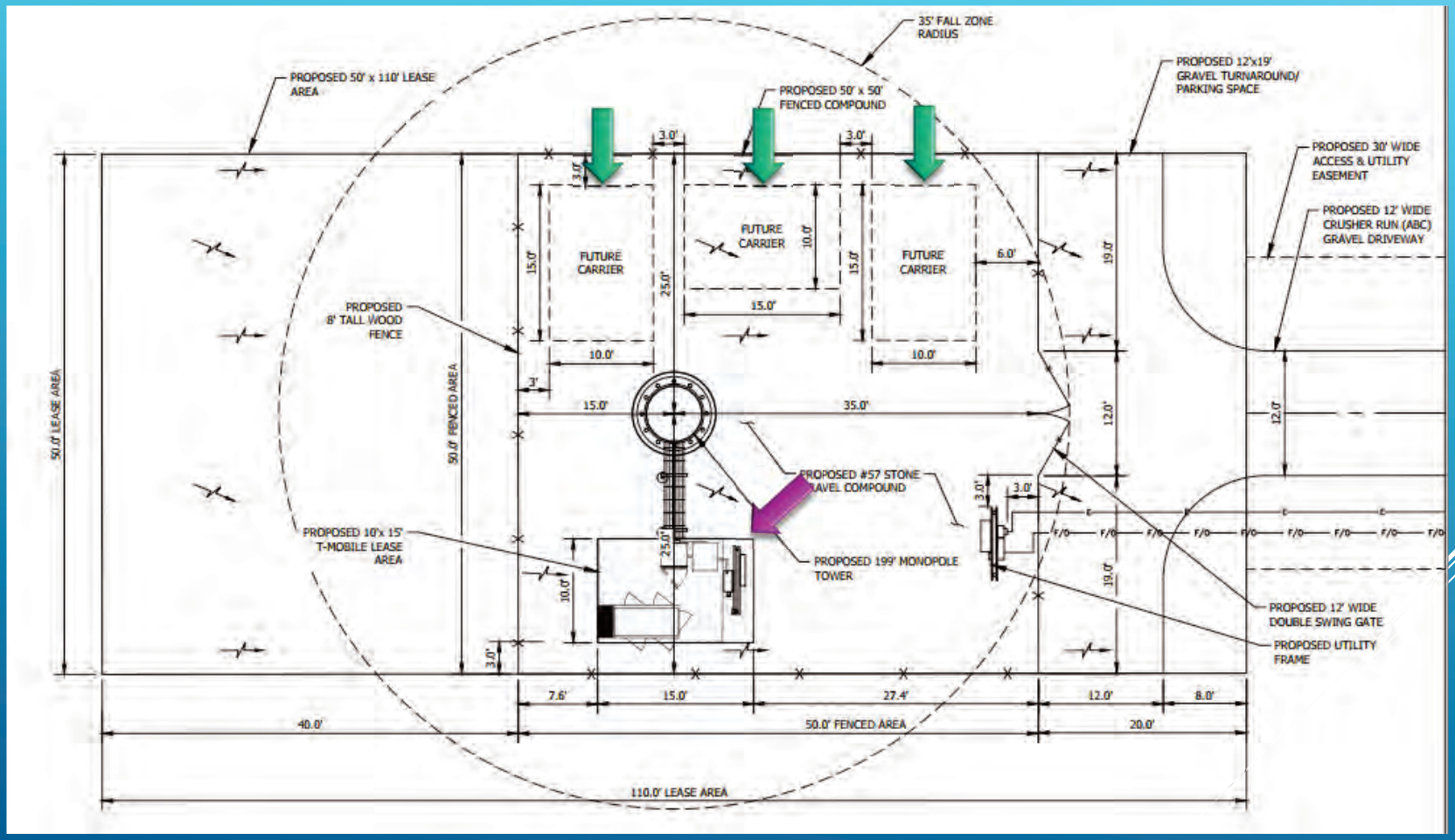
2.6x

4.8x

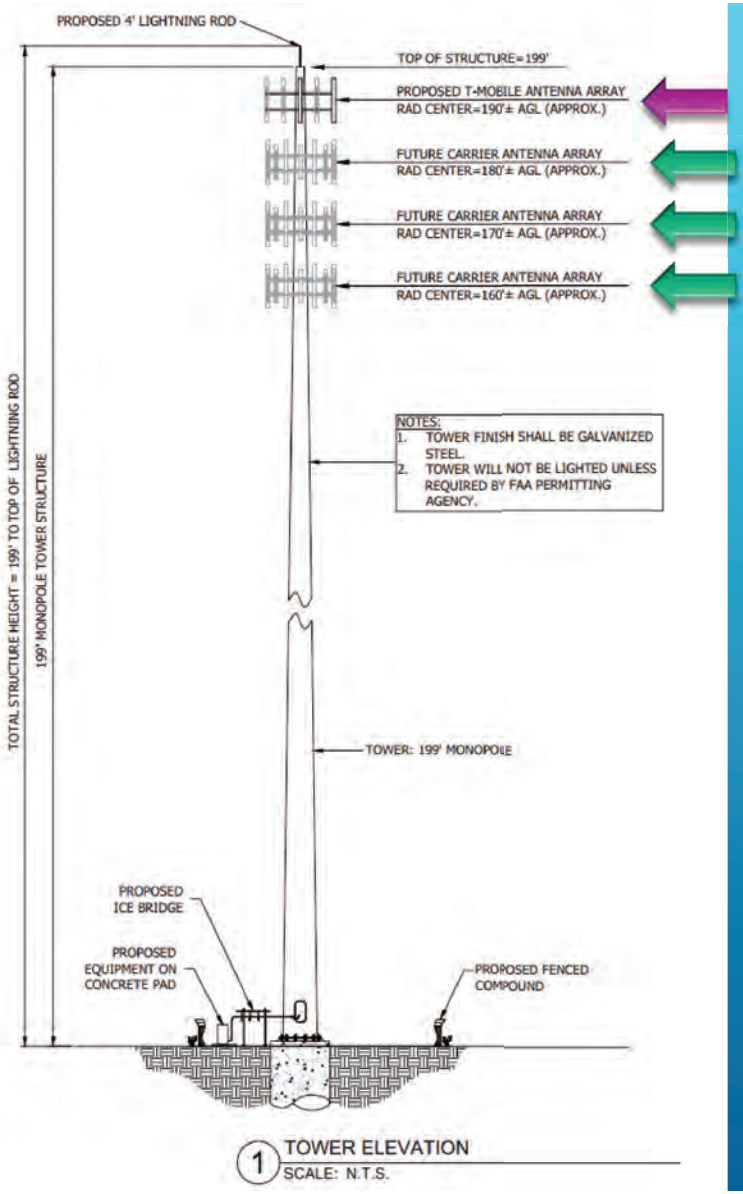
C-1


RIGHT-OF-WAY LINE
STATE ROAD 50
200' RIGHT OF WAY
APC TOWERS 50'x110' LEASE PARCEL AREA=5,500 SQUARE FEET±
NW COR OF LAND DESCRIBED IN O.R. 1027, PAGE 1916
SECOND PART OF PARENT TRACT DESCRIPTION PER O.R. 1027, PAGE 1916
FIRST PART OF PARENT TRACT DESCRIPTION PER O.R. 1027, PAGE 1916
35' FALL ZONE RADIUS
PROPERTY LINE
64'±
52'±
35'±
13'±
418'±
408'±
NEAREST TOWER, 0.88 MILES±
PARCEL NO.: R03 423 20 0000 0020 0000
OWNER: RF DYNASTY HOLDINGS LLC
O.R. 4062, PAGE 243
ZONED: C-1, FLU: COMMERCIAL
PROPOSED FENCED COMPOUND
PROPOSED 199' MONOPOLE TOWER
SEE TOWER DATA
APC TOWERS 30' ACCESS & UTILITY EASEMENT
EXISTING SHED
EXISTING CHURCH BUILDINGS
PARENT TRACT
PARCEL NO.: R03 423 20 0000 0010 0910
OWNER: GRACE BRETHREN CHURCH OF
O.R. 1027, PAGE 1916
ZONED: AR, FLU: PRIVAT INST
280'±
248'±
EXISTING FENCE
FABER DRIVE
50' RIGHT OF WAY
PROPERTY LINE
PROPOSED 12' WIDE GRAVEL DRIVEWAY
EXISTING FENCE
PARCEL NO.: R03 423 20 0000 0010 0070
OWNER: NIMAK HOLDINGS LLC
O.R. 4108, PAGE 606
ZONED: C-1/AR, FLU: SINGLE FAMILY
PARCEL NO.: R03 423 20 0000 0010 0051
OWNER: DAVID A CURZIO & LINDA M MAXEY
O.R. 2565, PAGE 873
ZONED: R1B, FLU: SINGLE FAMILY
PARCEL NO.: R03 423 20 0000 0010 0050
OWNER: DAVID M MARTIN
O.R. 2864, PAGE 1441
ZONED: R1B, FLU: SINGLE FAMILY
GOUCHER AVE
ZONED: R1B, FLU: SINGLE FAMILY

C-2


35' FALL ZONE RADIUS
PROPOSED 50' x 110' LEASE AREA
PROPOSED 50' x 50' FENCED COMPOUND
PROPOSED 12'x19' GRAVEL TURNAROUND/ PARKING SPACE
PROPOSED 30' WIDE ACCESS & UTILITY EASEMENT
PROPOSED 12' WIDE CRUSHER RUN (ABC) GRAVEL DRIVEWAY
FUTURE CARRIER
FUTURE CARRIER
FUTURE CARRIER
PROPOSED 8' TALL WOOD FENCE
PROPOSED #57 STONE GRAVEL COMPOUND
PROPOSED 10'x 15' T-MOBILE LEASE AREA
PROPOSED 199' MONOPOLE TOWER
PROPOSED 12' WIDE DOUBLE SWING GATE
PROPOSED UTILITY FRAME
50.0' LEASE AREA
50.0' FENCED AREA
40.0'
50.0' FENCED AREA
20.0'
110.0' LEASE AREA

C-3


PROPOSED 4' LIGHTNING ROD
TOP OF STRUCTURE=199'
PROPOSED T-MOBILE ANTENNA ARRAY
RAD CENTER=190'± AGL (APPROX.)
FUTURE CARRIER ANTENNA ARRAY
RAD CENTER=180'± AGL (APPROX.)
FUTURE CARRIER ANTENNA ARRAY
RAD CENTER=170'± AGL (APPROX.)
FUTURE CARRIER ANTENNA ARRAY
RAD CENTER=160'± AGL (APPROX.)
NOTES:
1. TOWER FINISH SHALL BE GALVANIZED STEEL.
2. TOWER WILL NOT BE LIGHTED UNLESS REQUIRED BY FAA PERMITTING AGENCY.
TOTAL STRUCTURE HEIGHT = 199' TO TOP OF LIGHTNING ROD
199' MONOPOLE TOWER STRUCTURE
TOWER: 199' MONOPOLE
PROPOSED ICE BRIDGE
PROPOSED EQUIPMENT ON CONCRETE PAD
PROPOSED FENCED COMPOUND
1 TOWER ELEVATION
SCALE: N.T.S.

C-4

SR-50
199’ MONOPOLE TOWER

PHOTO SIMULATIONS

Monopole - Example

LEGEND

CAMERA LOCATION & DIRECTION

OVERALL PHOTO LOCATION MAP

SCALE: N.T.S.

N

NOT TO SCALE

POSITION 1: EXISTING

MONOPOLE POSITION 1: PROPOSED

27017 Frampton Ave, looking SW

POSITION 2: EXISTING

MONOPOLE POSITION 2: PROPOSED

Faber Dr, Looking NW

POSITION 3: EXISTING

MONOPOLE POSITION 3: PROPOSED

Groucher Ave, looking NW

POSITION 4: EXISTING

MONOPOLE POSITION 4: PROPOSED

Rolling Acres Dr, Looking NE

T-MOBILE RF NEED

Jason Paulley and Mattaniah S. Jahn

T-Mobile

Wednesday, April 2, 2025

RE: Letter of Intent – T-Mobile at 6259 Faber Road, Brooksville, FL 34602 (A2G0137B)

To Whom It May Concern:

To better serve our customers, T-Mobile Engineering continuously analyzes existing network coverage and deficiencies. T-Mobile Engineering uses several sources of data, including Customer Service logged customer complaints and service-level prediction data. These metrics and techniques hold a great amount of weight in determining the focus of T-Mobile's limited resources to best serve the needs of our customers, efficiently and effectively.

While analyzing our network in Hernando County, T-Mobile Engineering has determined there is a need for improved capacity and coverage in the Hill 'N Dale area east of Brooksville. This area needs improved N1900 in building and expanded in vehicle coverage.

There are no other sites or structures in the search area, that would allow T-Mobile to address the capacity and coverage needs of this area. T-Mobile has determined that there is an appropriate cellular site candidate location that would meet our needs related to service enhancements required in Hernando County.

APC Towers, on behalf of T-Mobile USA, is proposing the construction of a 185ft Monopole Tower to address this need. This telecommunication facility is proposed to be located at 6259 Faber Road, Brooksville, FL 34602.

T-Mobile is requesting an antenna center line of 180ft A.G.L. to provide improved cell site coverage and increased capacity in the surrounding area.

T-Mobile only operates on the specific frequencies licensed or transferred to T-Mobile by the Federal Communications Commission (FCC), and operating these will not interfere with or obstruct any public safety telecommunications.

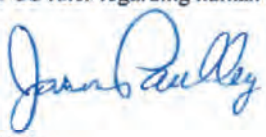
T-Mobile operates on FCC licensed spectrum at A2G0317B as follows:

Band	Transmit	Receive	(in MHz)
E-UTRA band 7	617-622	663-668	
n71	627-642	673-688	
E-UTRA band 1	728-734	698-704	
E-UTRA band 2	1930-1950	1850-1870	
n25	1980-1995	1900-1915	
E-UTRA band 4	2130-2145	1730-1745	
n41	2496-2502	2496-2502	
n41	2518.5-2586	2518.5-2586	
n41	2569-2572	2569-2572	
n41	2578-2690	2578-2690	

The bands allocated by the FCC for public safety telecommunications are (a): well-guarded by the "Guard Band" separation, dictated by the FCC; and (b): transmission and reception of Public Safety telecommunication takes place in a separate portion of the RF spectrum from the AWS, PCS, 700MHz, 600MHz, and B41 spectrum used by T-Mobile.

Equipment used by T-Mobile complies with strict standards contained in Code of Federal Regulations 47 part 24. This sets limits on emissions out of T-Mobile's licensed bands to ensure no adverse effects to any other frequency band.

T-Mobile complies with FCC rules regarding interference to other telecommunication services and all FCC rules regarding human exposure to radio frequency.



Thank you.
Respectfully,
Jason Paulley
RF Engineer, T-Mobile

Existing and Proposed Sites

Ring:

A2G0137	Lat: 28.52285	Long: -82.28162	ACL: 180ft

Proposed site:

A2G0137B	Lat: 28.522701	Long: -82.296108	ACL: 180ft

Existing sites:

A2G0181A	Lat: 28.507006	Long: -82.248108	ACL: 160ft
A2G0217A	Lat: 28.531819	Long: -82.326804	ACL: 235ft

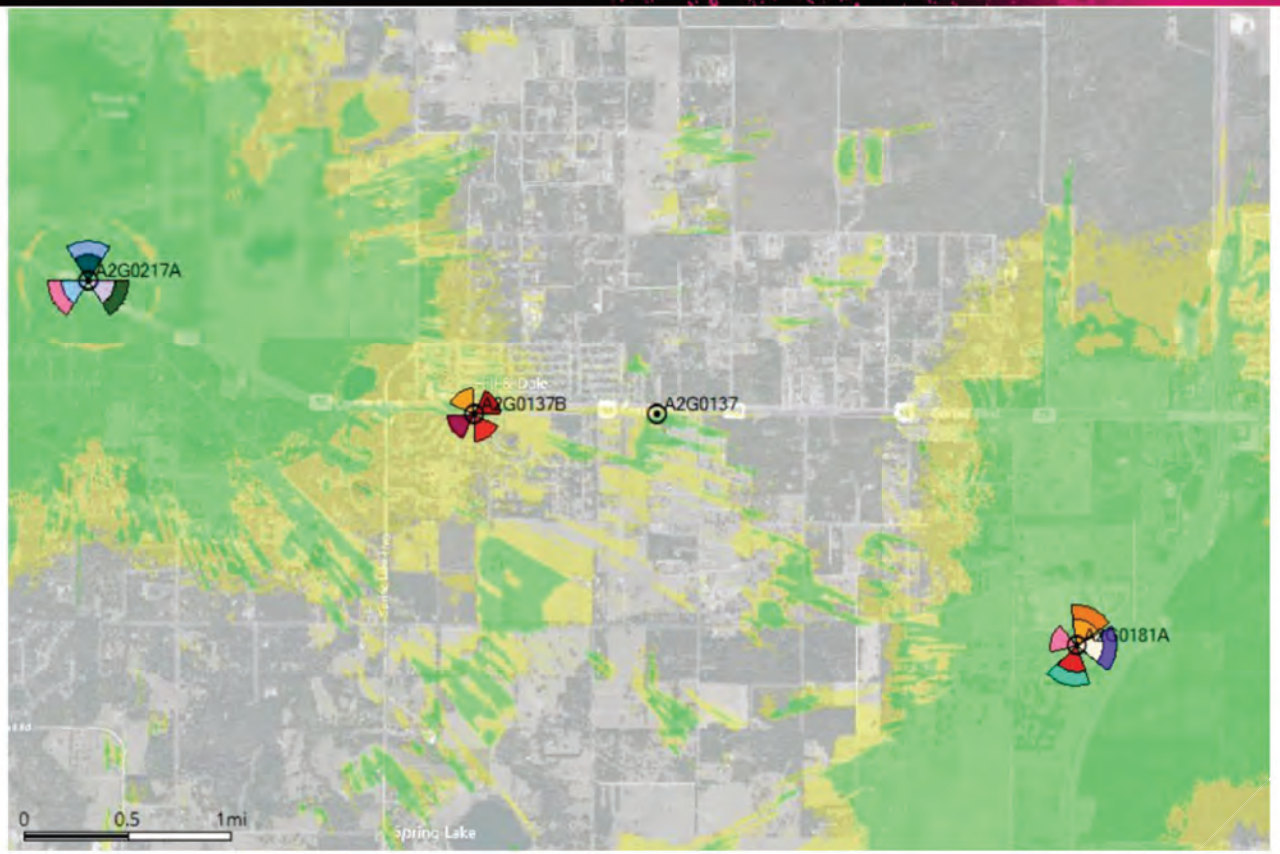
T··Mobile·

A2G0137B Frequencies

TMO allowed frequencies at A2G0137B:

TX	RX	(in MHz)
617-622	663-668	
627-642	673-688	
728-734	698-704	
2130-2145	1730-1745	
1930-1950	1850-1870	
1980-1995	1900-1915	
2496-2502	2496-2502	
2518.5-2586	2518.5-2586	
2569-2572	2569-2572	
2578-2690	2578-2690	

5G Coverage Current (without A2G0137B)
B41 (2500-2600MHz) NR Service Map (cbsl)

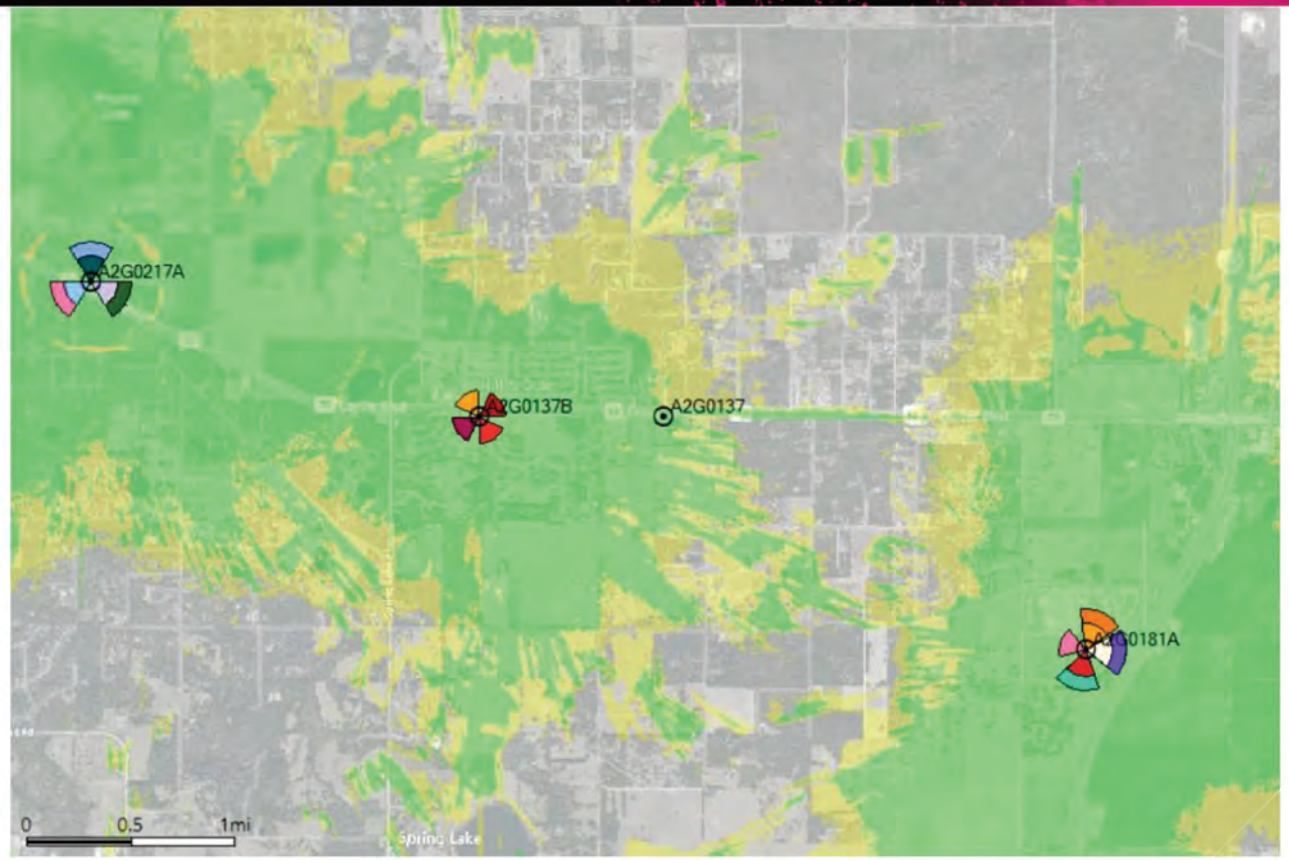


Reliable 5G In-Building Residential Coverage (>= -94 dBm)

Reliable 5G In Vehicle Coverage (-94 > X > -102 dBm)

T··Mobile·

5G Coverage With A2G0137B
B41 (2500-2600MHz) NR Service Map (cbsl)

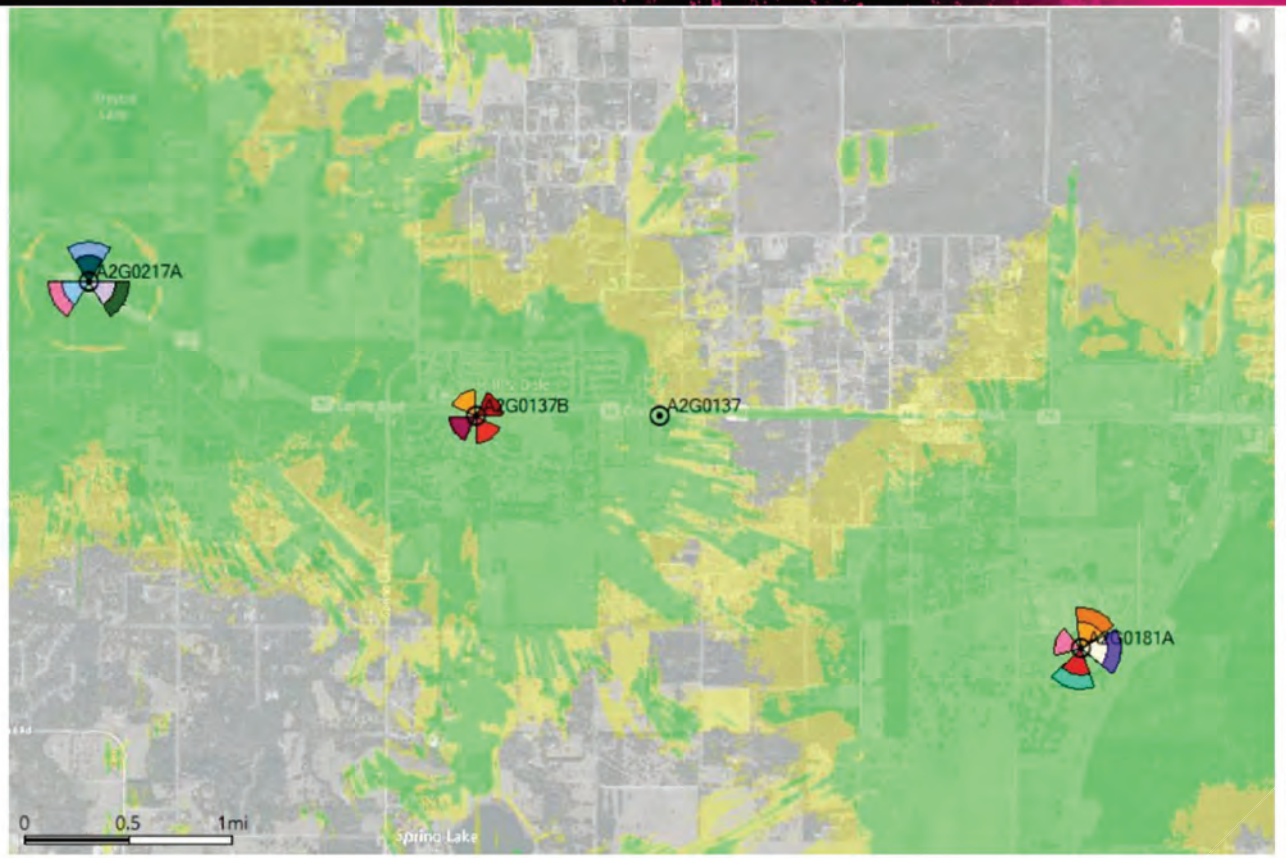


Reliable 5G In-Building Residential Coverage (>= -94 dBm)

Reliable 5G In Vehicle Coverage (-94 > X > -102 dBm)

T··Mobile·

5G Coverage With A2G0137B and sector add at A2B0181A
B41 (2500-2600MHz) NR Service Map (cbsl)



Reliable 5G In-Building Residential Coverage (>= -94 dBm)

Reliable 5G In Vehicle Coverage (-94 > X > -102 dBm)

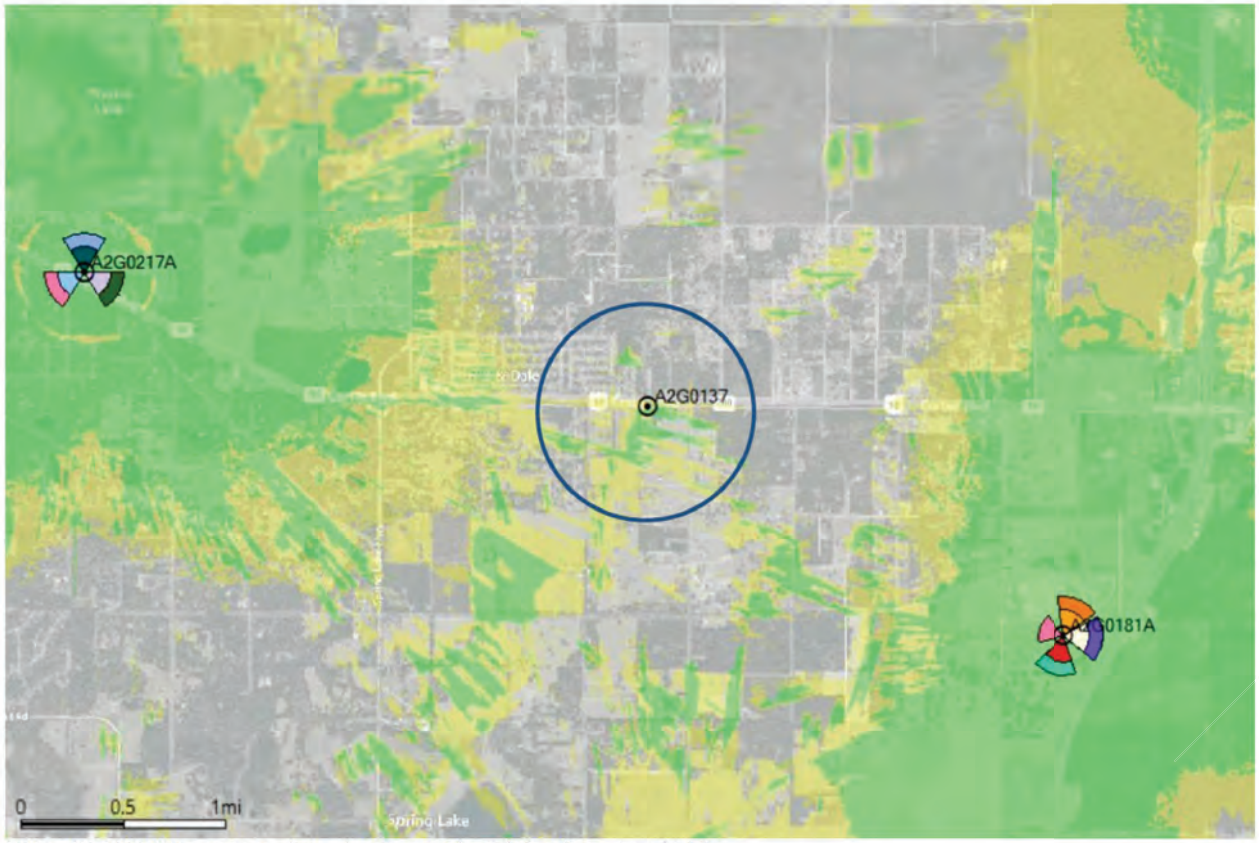
T··Mobile·

Search Ring

Preliminary RF Review Form
Market: Tampa

Search Area Number:	A2G0137	Date Submitted:	01/09/2024
Search Area Name:	A2G0137	Site Acquisition Agent:	
Search Area Latitude:	28.52285	Site Acq. Agent Phone:	
Search Area Longitude:	-82.28162	RF Engineer:	CFL RF Engineering
Search Area Requested Height:	180'	Date Reviewed:	01/09/2024

SR Map



NPA or NR 1900 MHz coverage shown (green = residential IB, yellow = in vehicle)

Certificate of AM Regulatory Compliance

Site Name FL-1885 SR 50
Location N28-15-35.47 W82-16-54.08
Client APC Towers
Certification Date 7/26/2024

According to the Federal Communications Commission (FCC) Rules and Regulations,

"§1 Subpart AA. Disturbance of AM broadcast station antenna patterns
Part §1.30000 Purpose.
This rule protects the operations of AM broadcast stations from nearby tower construction that may distort the AM antenna patterns. All parties holding or applying for Commission authorizations that propose to construct or make a significant modification to an antenna tower or support structure in the immediate vicinity of an AM antenna, or propose to install an antenna on an AM tower, are responsible for completing the analysis and notice process described in this subpart, and for taking any measures necessary to correct disturbances of the AM radiation pattern, if such disturbances occur as a result of the tower construction or modification or as a result of the installation of an antenna on an AM tower. In the event these processes are not completed before an antenna structure is constructed, any holder of or applicant for a Commission authorization is responsible for completing these processes before locating or proposing to locate an antenna on the structure, as described in this subpart.
Part §1.30002 Tower construction or modification near AM stations.
(a) Construction near a nondirectional AM station. Proponents of construction or significant modification of a tower which is within one wavelength of a nondirectional AM station, and is taller than 60 electrical degrees at the AM frequency, must notify the AM station at least 30 days in advance of the commencement of construction. The proponent shall examine the potential impact of the construction or modification as described in paragraph (c). If the construction or modification would distort the radiation pattern by more than 2 dB, the proponent shall be responsible for the installation and maintenance of any detuning apparatus necessary to restore proper operation of the nondirectional antenna.
(b) Construction near a directional AM station. Proponents of construction or significant modification of a tower which is within the lesser of 10 wavelengths or 3 kilometers of a directional AM station, and is taller than 36 electrical degrees at the AM frequency, must notify the AM station at least 30 days in advance of the commencement of construction. The proponent shall examine the potential impact of the construction or modification as described in paragraph (c). If the construction or modification would result in radiation in excess of the AM station's licensed standard pattern or augmented standard pattern values, the proponent shall be responsible for the installation and maintenance of any detuning apparatus necessary to restore proper operation of the directional antenna."

This certificate verifies that the site at the above coordinates has been screened out to 3.2 km for directional antenna AM stations and 1.2 km distance for non-directional antenna AM stations and found to have no AM broadcast stations currently licensed to operate within those distances. Current FCC rules coordination distances are less as calculated in the above FCC rule §1.30002 adopted February 2014. Structure height is also considered in the current FCC rules. No further AM coordination actions are warranted at this time.

SiteSafe
A QUALTEK Company

8618 Westwood Center Drive, Suite 315
Vienna, VA 22182
703-276-1100
www.sitesafe.com
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v.20170123

SR-50
199’ MONOPOLE TOWER
HOUSEKEEPING

Dear Aya Abunada,

The Orange County Sheriff's Office received a public information request from you on 05/13/2022. Your request mentioned:

Please provide us with the statistics on the percentage of 911 calls made on land line vs. Wireless phones in Orange County in 2021.

Please find the response received from Communications:

According to the 2021 report provided to us by the Orange County 911 Office, the categories you describe breakdown as follows:

Land line 124,028

Wireless 1,024,672

If you need further information, please contact Orange County 911 Office.

Thank you.

If you have any questions or need additional information, please feel free to respond to this message or contact us at 407-254-7280.

Sincerely,

Orange County Sheriff's Office

Records Section

Orange County 2021 911 Call Statistics

A message was sent to you regarding record request #25-10851:

RE: PUBLIC RECORDS REQUEST

Dear Cindy-Jean Le Blanc,

The Orange County Sheriff's Office received a public information request from you on 04/15/2025. Your request mentioned:

I would like to request the 2024 Orange County 911 call statistics, specifically showing the amount of calls received from land line callers and the amount of calls received from wireless callers. The most recent copy I have is for the 2021 calls

Here are the stats for 911 Calls for 2024 that you requested
Total 911 Calls via Landline
26,038
Total 911 Calls via VOIP
45,339
Total 911 Calls via TLMA (Telematics)
471
Subtotal
71,848
Total 911 Calls via Wireless
573,528
Total Text to 911 Calls
2,531
Total 911 Calls:
647,907

If you have any questions or need additional information, please feel free to respond to this message or contact us at 407-254-7280.

Sincerely,

Orange County Sheriff's Office
Records Section

Orange County 2024 911 Call Statistics

SR-50

APC Towers IV, LLC

Planning Commission 02/09/2026

SR-50

APC Towers IV, LLC

Planning Commission 02/09/2026

PETITION

FILE NUMBER: H-25-29

We request the Hernando County Planning Board disallow the construction of any towers at Parcels Key 656953 also known as the Grace Brethren Church Property at 6259 Faber DR, Brooksville, FL 34602

The hearing is scheduled to be heard at the Planning and Zoning Commission on February 9, 2026, at the Hernando County Courthouse, BOCC Chambers, Room 160 (first floor), 20 North Main Street, Brooksville, FL 34601. The meeting is scheduled to start at 9:00 AM and the items will be heard in the order as listed on the agenda once published. This matter is currently listed as the second item on the *Hernando County Planning Website.*

https://www.hernandocounty.us/building-development/building/planning-and-zoning/

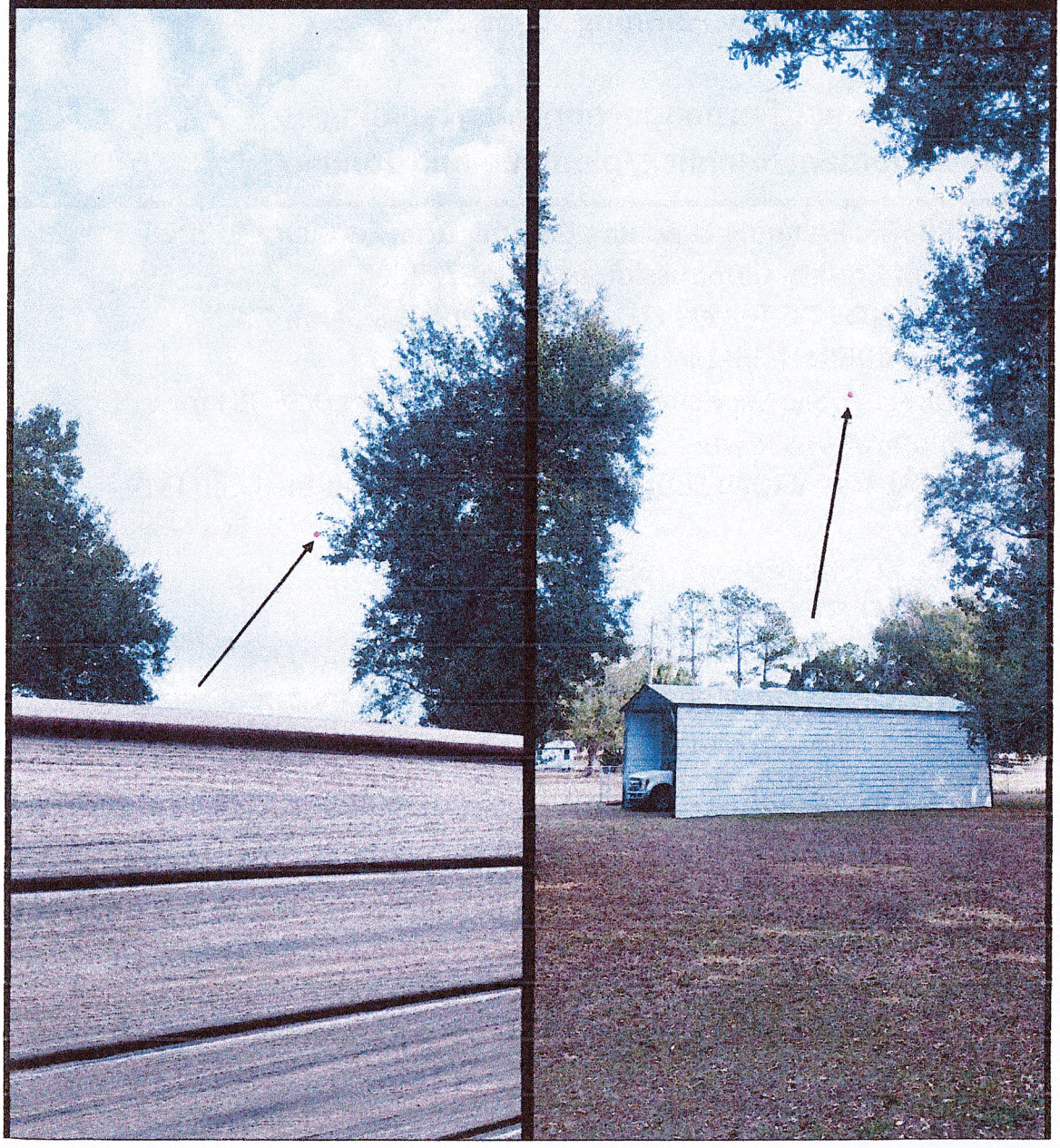
HEARINGS: Planning & Zoning Commission: February 9, 2026
Board of County Commissioners: April 7, 2025
APPLICANT: APC Towers LLC (c/o Mattaniah S. Jahn, P.A.)
FILE NUMBER: H-25-29
REQUEST: Public Service Facility Overlay District (PSFOD) for a communications tower
GENERAL LOCATION: Southwest corner of Cortez Blvd and Faber Drive
PARCEL KEY NUMBER(S): 656953
APPLICANT'S REQUEST
The applicant is submitting a Public Service Facility Overlay District (PSFOD to allow the construction of a 199' AGL monopole style communication tower ("Monopole") and related support facility. The Monopole will support the antennas for T-Mobile and will be able to collocate three additional sets of antennas for a total of four collocations.
The approximately 3.73 Acre parent parcel, is currently developed as a church. APC's leased area consists of 5,500 square feet and will contain a 50' x 50' fenced equipment compound. The parent parcel carries a Private Institutional future land use designation and is zoned AG, it is located at the intersection of Cortez Blvd. and Faber Dr.

These pictures were taken on January 14th 2024 at 9:37 AM at 26495 Croft LN, Brooksville, FL 34602.

This is just a small balloon depicting the "height" of the 200 Foot monopole tower being proposed. It does not show the actual dimensions of the tower and antenna array.

It certainly does not show the magnitude of the invasiveness or obstruction of the view.

Picture Sitting In Hot Tub Behind an 8 foot wall	Picture standing on the back patio of the house



Petition to Stop Cell phone Tower
Rolling Acres

print name	signature	address	date
Paula Germain		6142 Sumter Dr BKSV 34602	1/29/26
Ray Roddis		6142 Sumter Dr 34602	1-29-26
Debi Peterson		6169 Ivy Hill Ln BKSV 34602	1-29-26
Robert Rizzuto		6170 Sumter Dr	1-29-26
Cyrus Sykes		6203 Sumter Dr	1.30.26
Dave Martin		26499 Goucher Ave	1/30/-26
Larry Sisk		6183 Faber	1/30/26
Phillip Holm		6179 Faber	1/30/26
Brooke Holm		6174 Faber	1/30/26
Greta Gommier		6177 Faber Dr	1/30/26
Richard Riccitelli		6175 Faber Dr	1/30/26
Deidre Mallick		6134 Sumter Dr	1/30/26
Michael Wiley		6192 Sumter	1/30/26
Antonio Varela		6130 Sumter Dr	1/31/26
Kelly Varela		6130 Sumter Dr.	1/31/26
Jordan Daniels		26496 Croft Ln.	1/31/26
Jeremiah Ellis		26455 Croft LN	1/31/26
Austin Ellis		26455 croft ln.	1/31/26
Faith Ellis		26455 croft Ln.	1/31/26

Petition to Stop Cell phone Tower
Rolling Acres

print name	signature	address	date
Todd Daniels	Todd Daniels	26496 Croft Lane	1-26-2026
Michelle Daniels	Michelle Daniels	26496 Croft Lane	1-26-2026
BARRY MERTON	Barry Merton	26496 CROFT LANE	1-26-2026
Lucy Bravo	Lucy Bravo	26496 Croft Lane	1-26-2026
ROBERT BROOKS	Robert Brooks	26495 CROFT LN BROOKSVILLE, FL	26 JAN 2026
Tracy Brooks	Tracy Brooks	26495 Croft Lane Brooksville	1-26-26
ROBERT SCRUGGS	Robert Scruggs	26479 CROFT LN	1-27-26
Michael Bruno	Michael Bruno	26491 Croft Ln Brooksville	1-28-26
Anthony Bodtmann	Anthony Bodtmann	6196 Sumter Dr	1-29-26
Anne Kenas-Bodtmann	Anne Kenas-Bodtmann	6196 Sumter Dr	1-29-26
Adam Yzaguirre	Adam Yzaguirre	6223 Faber Dr Brooksville Fla 34602	1-29-26
MICHAEL BIEGEMANN	Michael Biegemann	6211 FABER DR BROOKSVILLE FL 34602	1-29-26
Kristen Colby	Kristen Colby	6199 Faber Dr. Brooksville, FL. 34602	1-29-26
DANIEL MCGEE	Daniel McGee	6997 FABER DR BROOKSVILLE FL	1-27-26
Kristine McGee	Kristine McGee	6197 Brooksville Faber Dr, FL	1-29-26
Donald Owens	Donald Owens	6167 FABER DR	1-29-26
Angela Bunting	Angela Bunting	6167 Faber DR	1-29-26
Helen Arnold	Helen Arnold	6171 Faber DR	1/29/26

Petition to Stop Cell phone Tower
Rolling Acres

print name	signature	address	date
Helen Abbs	Helen Abbs	26455 Croft LN	1/31/26
Ben Foster		26412 Rolling Acres	1/31/26
Phillip Spangler		26428 Rolling Acres	1/31/26
Ron Hughes	Ron Hughes	26419 Rolling Acres	1/31/26
Kim Holcomb	Kim Holcomb	26419 Rolling Acres	1/31/26
Roy Newman		26411 Rolling Acres	1-31-26
Dave Curzio		26491 Goucher Ave	1-31-2026
Karen Curzio		26491 Goucher Ave	1-31-2026
Jami Frazier		16106 Ivy Hill Ln.	01-31-2026
Chad Tanner		16106 Ivy Hill Ln	01-31-2026
Blake Lysakowski		16106 Ivy Hill Ln	01-31-2026
James Thomas		16106 Ivy Hill Ln	01-31-2026
Jamie Lovett		26388 Rolling Acres Dr.	2-6-26
IAN HART		27009 FRAMPTON AVE	2-6-26
FALICIA HART		27009 FRAMPTON AVE	2-6-26
Tara Sanders		27051 Frampton Ave	
Nyra Walker		27051 Frampton Ave	
PAUL Bivans		27[illegible] Wakefield Dr.	

Petition to Stop Cell phone Tower
Rolling Acres

print name	signature	address	date
Mark Springer	Mark C. Springer	6178 Ivy Hill Cir.	2/7/26
John McCormick	John McCormick	6163 Ivy Hill LA	2/7/26
Rhonda Parry	Rhonda Parry	6173 Sumter Dr	2/7/26
Diana Smith	Diana Smith	6080 Ivy Hill Ln	2/7/26
Durwood Walker	Durwood Walker	6155 Sumter	2/7/26
Roger Smitten		6150 Ivy Hill Lane	2/7/26
Alexander Ribaldi	Alexander Ribaldi	6133 Ivy Hill Ln	2/7/26
Beverly Lambert	Beverly Lambert	6132 Ivy Hill Ln	2-7-26
Carol Peterson	Carol Peterson	6092 Ivy Hill	2-7-26
Carol L Witt	Carol Witt	6088 Ivy Hill	2-7-26
Adam Yzaguirre	Adam Yzaguirre	6223 Faber Dr	2-7-26
Donna Frederick	Donna Frederick	6084 Ivy Hill Lane	2-7-26
William E Frederick	William E Frederick	6084 Ivy Hill Ln.	2/7/26
Aaron Lakatos	Aaron Lakatos	6145 Sumter Dr	2-7-2026
LANA SPRINGER	Lana Springer	6178 Ivy Hill Ln	352-584-1348
Susan Giacomo	Susan Giacomo	6136 Ivy Hill Ln.	2-8-2026
Angela Musgrave	Angela Musgrave	6160 Ivy Hill Ln	2-8-2026
Jon Musgrave	Jon Musgrave	6160 Ivy Hill Ln	2-8-2026

Petition to Stop Cell phone Tower
Rolling Acres

print name	signature	address	date
Mackenzie Navedo	mnavedo	27017 Wakefield	2.7.26
Jason Cottrell	[illegible]	27001 Wakefield	2.7.26
Ashlock Kissoon	[illegible]	26477 Foxfield Brooksville 34602	2-7-26
DIANE WATSON	Diane Watson	26491 Craft Lane 34602	2-8-26

Petition to Stop Cell phone Tower
Rolling Acres

print name	signature	address	date
Shane Eikenberry		27001 Frampton Ave Brooksville, FL 34602	1-30-26
Elba Vega	Elba Vega	27017 Frampton Ave Brooksville, FL 34602	1-30-26
Eduardo Vega	Eduardo Vega	27017 Frampton Ave Brooksville FL 34602	1-30-26
Kayla Eikenberry	Kayla Eikenberry	27001 Frampton Ave Brooksville FL 34602	1-30-26

From:	Planning Resource Object
To:	Michelle Miller; Victoria Via
Subject:	FW: APC communication tower
Date:	Tuesday, January 20, 2026 9:39:35 AM

From: dmgw125@epix.net <dmgw125@epix.net>
Sent: Monday, January 19, 2026 9:48 AM
To: vclark@thelawmpowered.com
Cc: Planning Resource Object <Planning@co.hernando.fl.us>; Zoning Department <zoningdepartment@hernandocounty.us>; Michael Bruno <brunom5o0408@gmail.com>
Subject: APC communication tower

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 REJECT the proposed APC communication tower that may/will be located at 6259 Farber Dr, Brooksville.

Regards

Diane Watson
Croft Lane, Brooksville

Hernando Board of County Commissioners,

I'm opposed to the proposed 199-foot cell tower on the Grace Brethren Church property because it doesn't fit with our residential neighborhood and would negatively affect the Rolling Acres community.

At nearly 200 feet tall—about the height of a 15–20 story building—this tower would be placed on a small 3.73-acre lot right in front of a neighborhood of homes. It's essentially industrial equipment, and it doesn't match the character of the area.

The tower would be very visible from nearby houses, including mine, which is only about 275 feet away. Structures like this can also affect property values, since many buyers don't want to live near large towers due to visual concerns and perceived health risks.

There are also issues with lighting and noise. Towers this tall usually have flashing red lights at night, which would be visible throughout the neighborhood. The ground equipment and backup generators can also create ongoing noise, especially during outages or maintenance.

Traffic is another concern. Faber Drive is a narrow, curvy residential road that isn't built for the extra traffic from construction and maintenance vehicles. There is also increasing development; on December 17, 2024, the Board approved, by a 4-1 vote, the use of Faber Drive as a secondary access point for a 125-home development (H2448) directly across the street.

Safety matters too. With hurricanes and storms in Florida, a structure this tall could pose risks if something goes wrong.

A better location for this tower has already been identified north of Downtown Brooksville, where the elevation is higher and the area is more rural, which would have far less impact on residents (Site 2).

At the very least, projects like this should be on larger parcels—around 10 acres—to provide proper buffering. This 3.73-acre site is just too small.

For all these reasons, I respectfully ask that you deny approval of this tower at this location.

Thank you,

Colleen Conko
6219 Faber Drive, Brooksville

Board of County Commissioners

AGENDA ITEM

Meeting: 04/07/2026
Department: Planning
Prepared By: Victoria Via
Initiator: Omar DePablo
DOC ID: 17275
Legal Request Number:
Bid/Contract Number:

TITLE
Special Exception Use Permit for Family Mausoleum Submitted by Julie Vadell and Sabato Del Pozzo (SE2602)

BRIEF OVERVIEW
Request:
Special Exception Use Permit for Family Mausoleum

General Location:
North side of Rester Drive at the intersection of Kindlewood Trail

Parcel Key Number:
973520

Summary of Applicant's Request:
The petitioner is requesting approval of a special exception use permit to allow the construction of a family mausoleum on their property. This request is made to honor and preserve the petitioner's family bond and legacy. The proposed mausoleum would serve as a dedicated place where family members may gather, reflect, and maintain a lasting connection across generations.

Hearing History:
On **February 9, 2026**, the Planning and Zoning Commission voted 4-1 to deny the petitioner's request for a special exception use permit for a mausoleum.

On **March 3, 2026,** the Board of County Commissioners voted 5-0 to approve the petitioner's request for the special exception Use permit to be heard by the BOCC at the next Hearing on April 7, 2026.

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

LEGAL NOTE
The Board has jurisdiction over the subject application; the Commission has the ability to approve special exceptions with appropriate conditions and safeguards or deny special exceptions not in harmony with the Land Development Regulations. The Applicable Criteria for a special exception are contained in Appendix A, (Zoning Code) Article V, Section 8. The special exception must be consistent with the Comprehensive Plan.

RECOMMENDATION
It is recommended that the Board approve the petitioner's request for a special exception use permit for a family mausoleum, with performance conditions.

REVIEW PROCESS

Omar DePablo	Approved	03/11/2026 9:41 AM
Michelle Miller	Approved	03/11/2026 11:42 AM
Stephanie Stevens	Approved	03/11/2026 3:12 PM
Erin Dohren	Approved	03/16/2026 7:31 AM
Pamela Hare	Approved	03/16/2026 12:40 PM
Natasha Lopez Perez	Approved	03/17/2026 3:08 PM
Heidi Prouse	Approved	03/18/2026 9:38 AM
Toni Brady	Approved	03/19/2026 6:14 PM
Jeffrey Rogers	Approved	03/30/2026 4:45 PM
Colleen Conko	Approved	03/30/2026 4:45 PM

HERNANDO COUNTY CONDITIONAL USE PERMIT *OR* SPECIAL EXCEPTION USE PERMIT PETITION

File No. SE-26-02 Official Date Stamp:

RECEIVED
MAR 03 2026
Hernando County Development Services
Zoning Division

Application request *(check one)*:
- ☐ **Conditional Use Permit**
- ☐ **Special Exception Use Permit**

PRINT OR TYPE ALL INFORMATION

Date: 3-3-26

APPLICANT NAME: Julie Vadell + Sabato Del Pozzo
Address: 15249 Rester Drive
City: Brooksville State: FL Zip: 34613
Phone: (352) 428-0640 Email: mamamita56@gmail.com
Property owner's name: *(if not the applicant)*

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): 0697352O
2. SECTION 14, TOWNSHIP 22, RANGE 18
3. Current zoning classification: 01-Residential Single Family
4. Desired use: Mausoleum
5. Size of area covered by application: 225 Sqft
6. Highway and street boundaries: N-Gainster Dr, W-Suncoast Hwy S-Rester Dr. E-Long Island Rd
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 AFFIDAVIT

I, Julie Vadell + Sabato Del Pozzo, 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)*: Julie Vadell + Sabato Del Pozzo and *(representative, if applicable)*: Michelle E. Vadell to submit an application for the described property.

Julie Vadell Sabato Del Pozzo
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 3rd day of March, 20 26, by Julie + Sabato Vadell + Del Pozzo who is ☒ personally known to me or ☐ produced _____ as identification.

Hope Figueroa
Signature of Notary Public

HOPE FIGUEROA
Notary Public - State of Florida
Commission # HH 725733
My Comm. Expires Sep 29, 2029
Bonded through National Notary Assn.

Notary Seal/Stamp

Effective Date: 05/15/20 Last Revision: 05/15/20

HERNANDO COUNTY CONDITIONAL USE PERMIT *OR* SPECIAL EXCEPTION USE PERMIT PETITION

File No. SE-25-02 Official Date Stamp:

RECEIVED
NOV 04 2025
Hernando County Development Services
Zoning Division

Application request *(check one)*:
- ☐ **Conditional Use Permit**
- ☐ **Special Exception Use Permit**

PRINT OR TYPE ALL INFORMATION

Date: 11-5-2025

APPLICANT NAME: Julie Vadell
Address: 15249 Rester Drive
City: Brooksville State: FL Zip: 34613
Phone: (352) 428-0640 Email: mamamita56@gmail.com
Property owner's name: *(if not the applicant)* _____

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): 00973520
2. SECTION 14, TOWNSHIP 22, RANGE 18
3. Current zoning classification: 01 - Residential Single Family
4. Desired use: Mausoleum
5. Size of area covered by application: 225 Sqft
6. Highway and street boundaries: N- Gonster Dr, W-Suncoast Hwy, S-Rester Dr, E-Long Island Rd.
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, Julie Vadell, 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.

Julie Vadell
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 28 day of October, 20 25, by Julie Vadell who is ☐ personally known to me or ☐ produced _____ as identification.

Heather Carpenter
Signature of Notary Public

HEATHER CARPENTER
Notary Public, State of Florida
Commission# HH 679297
My comm. expires Jun. 27, 2029

Notary Seal/Stamp

Effective Date: 05/15/20 Last Revision: 05/15/20

HERNANDO COUNTY CONDITIONAL USE PERMIT *OR* SPECIAL EXCEPTION USE PERMIT PETITION

File No. SE-26-02 Official Date Stamp:

RECEIVED
NOV 04 2025
Hernando County Development Services
Zoning Division

Application request *(check one)*:
- ☐ **Conditional Use Permit**
- ☐ **Special Exception Use Permit**

PRINT OR TYPE ALL INFORMATION

Date: 11-5-25

APPLICANT NAME: Sabato Del Pozzo
Address: 15249 Rester Drive
City: Brooksville State: FL Zip: 34613
Phone: (352)428-2608 Email: mamamita56@gmail.com
Property owner's name: *(if not the applicant)* _____

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): 00973520
2. SECTION 14, TOWNSHIP 22, RANGE 18
3. Current zoning classification: 01- Residential Single Family
4. Desired use: Mausoleum
5. Size of area covered by application: 225 Sqft
6. Highway and street boundaries: N- Gaster Dr., W- Suncoast Hwy; S. Rester Dr., E. Long Island Rd.
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, Sabato Del Pozzo, 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.

Sabato Del Pozzo
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 3 day of November, 2025, by Sabato Del Pozzo who is ☐ personally known to me or ☒ produced FL ID as identification.

Signature of Notary Public

NOTARY PUBLIC
TRISTAN HERTEL
Notary Public, State of Florida
Commission# HH 599541
My comm. expires Oct. 02, 2028

Notary Seal/Stamp

Effective Date: 05/15/20 Last Revision: 05/15/20

The reason I what to do a Mausoleum:

I am Bless with six kids, and I would like to create a deeply meaningful plan for our family. It's important for me preserving my family connection creating a Mausoleum on the property that seems like a beautiful way to honor my family bond, ensuring that my husband and I stay close to our children even after we are gone. It's important for us a physical space where the family can gather. Reflect and stay connected, especially since our children value being close home. We all came to an agreement about the property being kept in the family as a place for future generations to gather.

Property address: 15249 Rester Drive, Brooksville, FL 34613

Property is Paid in FULL

Julie Vadell

Julie Vadell

State of Florida
County of Hernando
The foregoing instrument was acknowledged before me 4th day of November
Hope Figueroa
Your Name Here, Notary Public
My Commission Expires 9/29/2029

HOPE FIGUEROA
Notary Public - State of Florida
Commission # HH 725733
My Comm. Expires Sep 29, 2029
Bonded through National Notary Assn.

3-3-26

RECEIVED
MAR 03 2026
Hernando County Development Services
Zoning Division

To whom it May concern:

We are not able to attent to Re-hearing of our case, SE-26-02 As we will be out of the Country Starting April 6 – April 13, 2026. We authorize Michelle E. Vadell to represet us at the BBOC.

Anastasia DiPaolo 3-3-26

Julie Vadell 3/3/26

Richard P. Vadell 3/3/26

State of Florida
County of Hernando
The foregoing instrument was acknowledged before me 3rd day of March 2026
Hope Figueroa
Your Name Here, Notary Public
My Commission Expires Sept 29, 2029

Hope Figueroa
3/3/26

HOPE FIGUEROA
Notary Public - State of Florida
Commission # HH 725733
My Comm. Expires Sep 29, 2029
Bonded through National Notary Assn.

STAFF REPORT

HEARINGS:	Planning & Zoning Commission: Board of County Commissioner:	February 9, 2026 April, 7, 2026
APPLICANT:	Julie Vadell and Sabato Del Pozzo	
FILE NUMBER:	SE-26-02	
PURPOSE:	Special Exception Use Permit for Family Mausoleum	
GENERAL LOCATION:	North side of Rester Drive at the intersection of Kindlewood Trail	
PARCEL KEY NUMBER:	973520	

APPLICANT'S REQUEST:

The petitioner is requesting approval of a Special Exception Use Permit to allow the construction of a Family Mausoleum on their property. This request is made to honor and preserve the petitioner's family bond and legacy. The proposed mausoleum would serve as a dedicated place where family members may gather, reflect, and maintain a lasting connection across generations.

SITE CHARACTERISTICS:

Site Size	5 Acres	
Surrounding Zoning; Land Uses	North:	Agriculture; Developed
	South:	ROW/Agriculture; Right of way / Developed
	East:	Agriculture; Developed
	West:	Agriculture; Developed
Current Zoning:	Agricultural	
Future Land Use Map Designation:	Agricultural	

UTILITIES REVIEW:

Hernando County Utilities Department (HCUD) does not currently supply water or wastewater service to this parcel. Water and wastewater are not available to this parcel. HCUD has no objections to the special exemption to allow a Mausoleum on the property

ENGINEERING REVIEW:

The subject property is on the North side of Restor Road. Department Of Public Works has no objections to the proposed use of a mausoleum.

LAND USE REVIEW:

Existing Building Setbacks:

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

Buffers:

- Rear 20'
- Sides 20'

Comments: The adjacent properties are zoned AG/ Agricultural. Due to residential standards, staff recommends a 20-foot landscape buffer. While the adjacent parcels are not residentially zoned, there are residential homes on the parcels surrounding the subject site.

COMPREHENSIVE PLAN REVIEW:

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

Comments: The proposed family mausoleum is consistent with the Hernando County Comprehensive Plan's Rural Future Land Use objectives to retain and promote agricultural activities and preserve rural character, as the use is low intensity, accessory in nature, and compatible with long-range land use goals for rural/agricultural areas.

FINDINGS OF FACT:

A Special Exception Use Permit for a Family Mausoleum is allowed by right in all zoning districts. The proposed use is consistent with the Hernando County Comprehensive Plan and is compatible with surrounding land uses, as it is a low-intensity, accessory use that does not adversely impact the character of the area.

1. The mausoleum shall be constructed in compliance with Florida Statutes Chapter 497 and in accordance with the Florida Building Code, as applicable.

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. 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.

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 approve the petitioner's request for a Special Exception Use Permit for Family Mausoleum, 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. Building Setbacks
   - Front: 75'
   - Side: 35'
   - Rear: 50'

4. Buffers
   - Rear Buffer 20'
   - Sides 20'

5. The mausoleum shall be constructed in compliance with Florida Statutes Chapter 497 and in accordance with the Florida Building Code, as applicable.

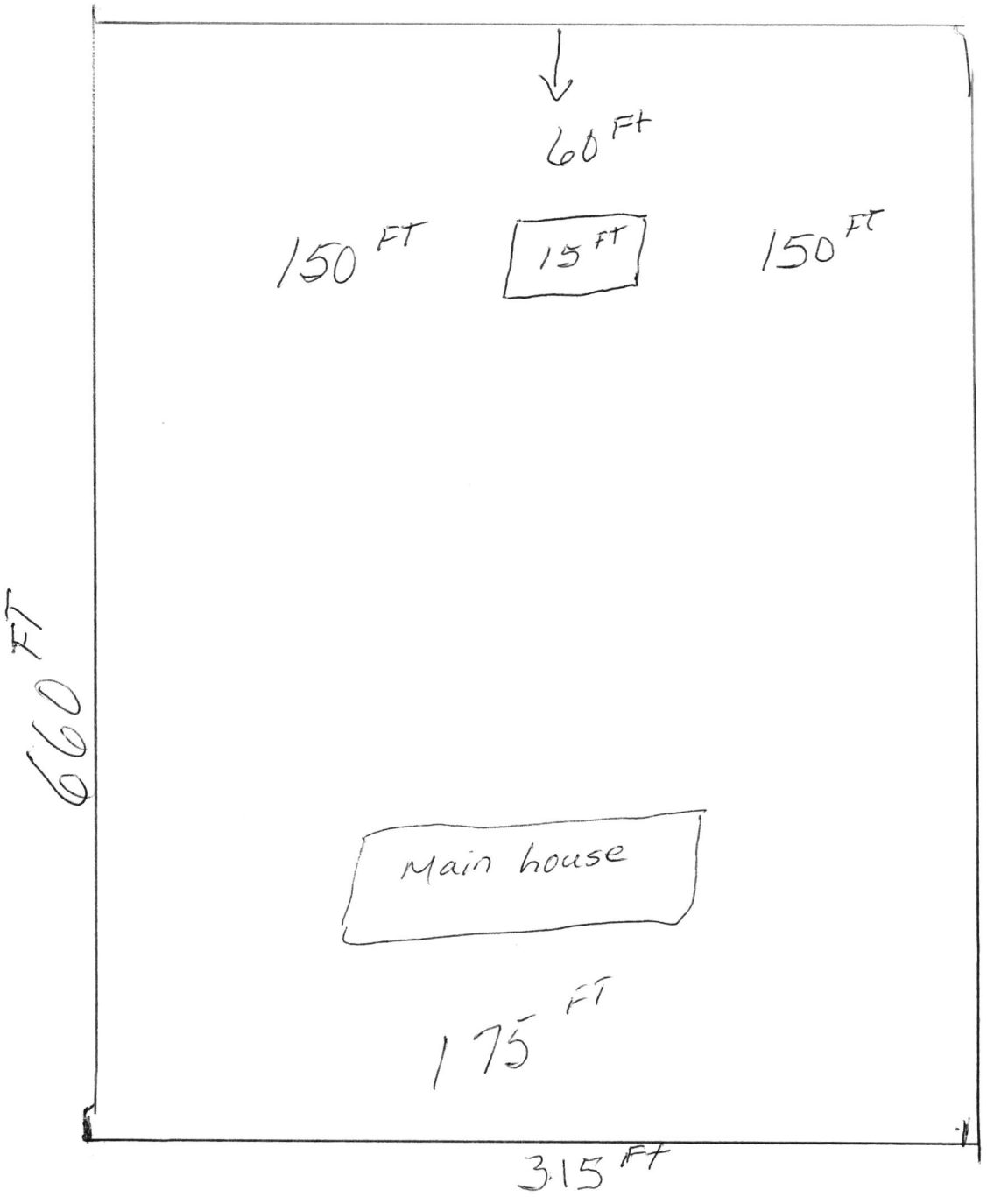
PLANNING AND ZONING COMMISSION:

On February 9, 2026, the Planning and Zoning Commission voted 4-1 to deny the petitioner's request for a Special Exception Use Permit for a Mausoleum.

BOCC ACTION:

On March 3, 2026, the Board of County Commissioners voted 5-0 to approve the petitioner's request for the special exception Use permit to be heard by the BOCC at the next Hearing on April 7, 2026.

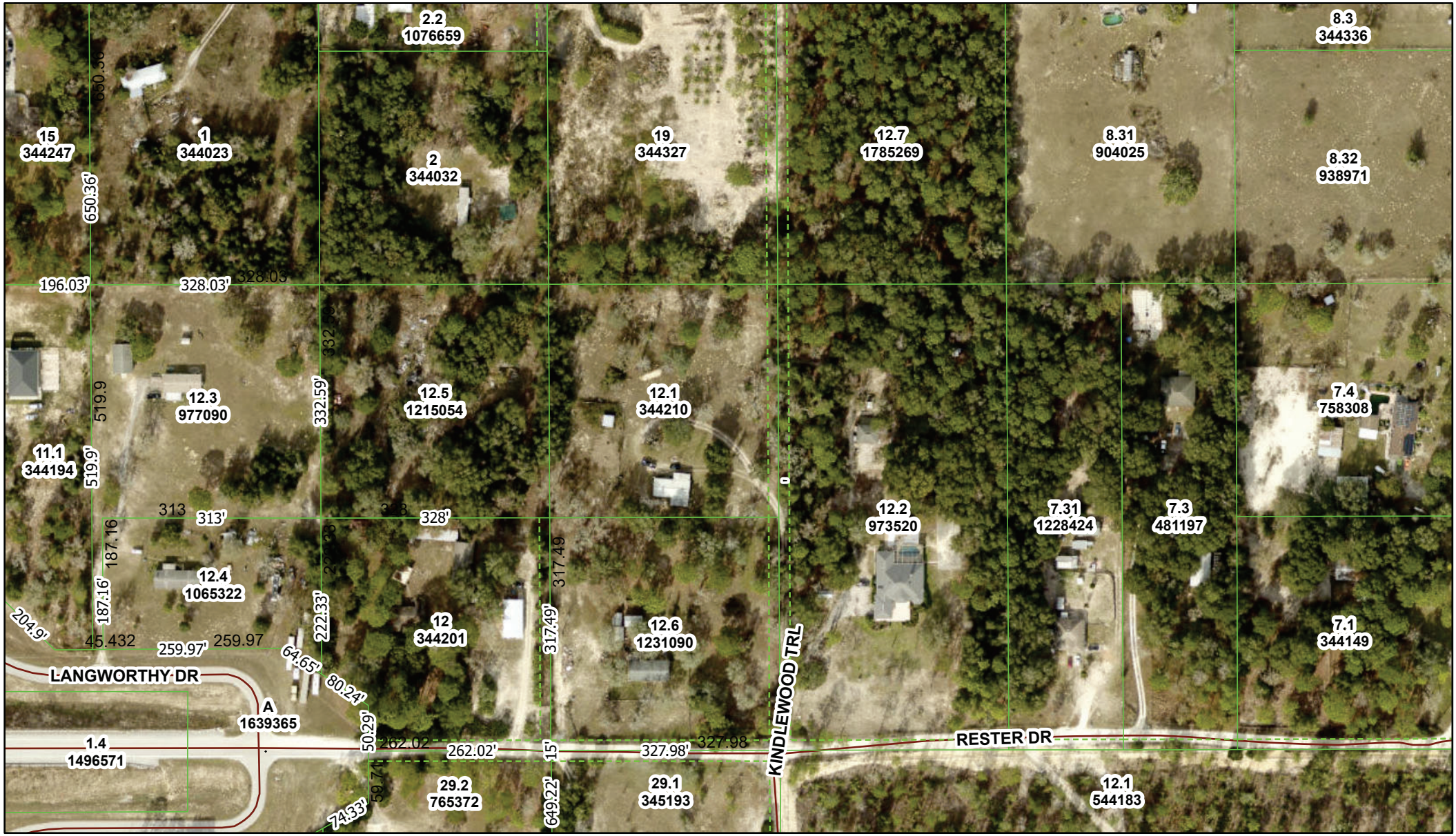
Parcel key 00973520



15249 Rester Drive

Judie Vadell
Sole Owner Del Rey LLC

SE2602 Aerial Map



1/27/2026, 3:14:22 PM

1:2,592

0 0.02 0.04 0.07 mi

0 0.03 0.06 0.12 km

State of Florida, Vantor

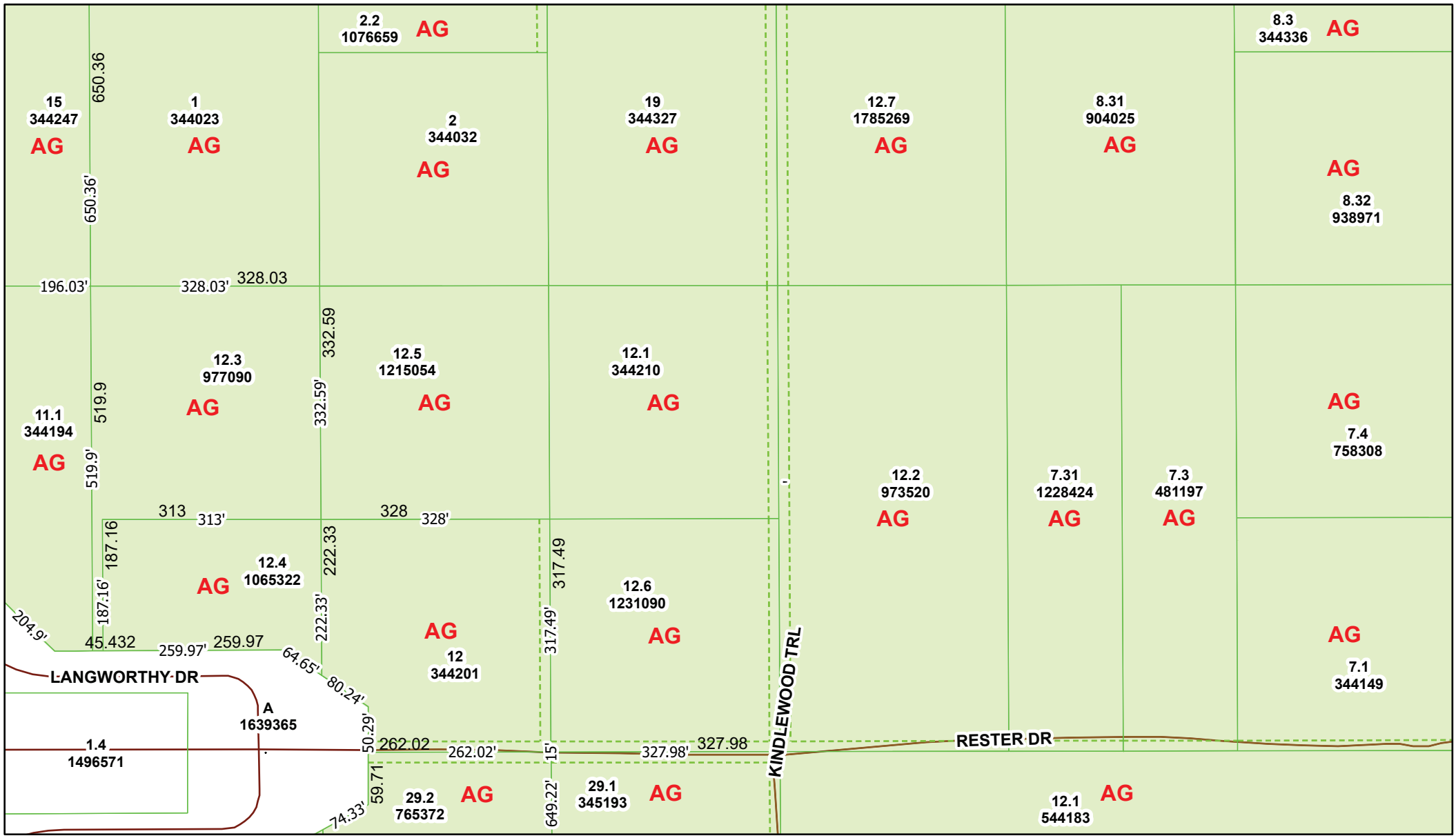
- Parcels
- Parcels (Labels)
- Parcel Dimensions
- Parcel Lines (Easement Historic)
- Easement
- Cross Streets
- Streets
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 60cm Resolution Metadata

517

Hernando County Central GIS

© Hernando County Central GIS

SE2602 Zoning Map



1/27/2026, 3:13:12 PM

Zoning (Hernando Builders)

Agricultural

Parcels

518 Parcels (Labels)

Parcel Dimensions

Parcel Lines (Easement Historic)

Easement

Cross Streets

Streets

1:2,592

0 0.02 0.04 0.07 mi

0 0.03 0.06 0.12 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Hernando County Central GIS

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Board of County Commissioners

AGENDA ITEM

Meeting: 04/07/2026
Department: Planning
Prepared By: Michelle Miller
Initiator: Omar DePablo
DOC ID: 17256
Legal Request Number: LR2026-36
Bid/Contract Number:

TITLE

Second Public Hearing to Consider Ordinance Amending Ordinance Relations to Conditional Use Permits

BRIEF OVERVIEW

On December 2, 2025, the Development Services Director presented the Board with draft revisions to multiple sections of Appendix A (Zoning) of the Hernando County Land Regulations. Conditional Use Permits and the process for their approval was a primary topic of discussion.

The proposed ordinance amends Appendix A (Zoning), Article V, Section 4 (Conditional Use Permits), and Article I, Section 3 (Definitions) of the Code, addressing the following:

1. Removing the requirement for Conditional Use Permits for temporary second principal buildings on one lot of record to be heard by the Planning and Zoning Commission and makes the approval allowable by the Administrative Official.

2. Removing the requirement for Conditional Use Permits for seasonal sales of plants or plant materials not accessory to schools, churches or fraternal organizations to be heard by the Planning and Zoning Commission and makes the approval allowable by the Administrative Official.

3. Provides a period of up to two (2) years during which a temporary second principal building may be placed on a property, with a total duration not to exceed ten (10) years.

4. Provides clarity on what a temporary second principal building is and in which zoning districts those buildings may be located.

5. Provides clarification on when and for how long a temporary security residence may be approved by the Administrative Official.

6. Provides a definition for extreme personal hardship.

Public Hearing History:

On March 3, 2026, the Board of County Commissioners provided consensus to proceed with the ordinance; however, they requested clarification on the definition of “Extreme Personal Hardship”.

Revisions to Ordinance:

Based on the discussion at the March 3, 2026, Board meeting, the following revisions were incorporated into the Ordinance:

1. Temporary Second Dwelling Unit in cases of Extreme Personal Hardship

a. Added section titles for clarity.

b. Referenced the location of definition of Extreme Personal Hardship.

c. Provided specific circumstances of Extreme Personal Hardship, such as *damage or destruction of a primary residence* and *the need for medical caregivers*.

d. Defined damage or destruction of a primary residence.

e. Defined medical caregiver needs.

f. Provided residency requirements for medical caregiver hardships (caregiver and care receiver must reside full time; caregiver may reside at temporary dwelling unit with spouse or partner and minor children)

g. Provided for medical documentation by a doctor, with final determination to be validated by Administrative Official or designee.

h. Specified that the final determination of type of temporary dwelling unit "*regarding the appropriateness of the unit"* is made by Administrative Official or designee.

i. Other non-substantive changes.

2. Temporary Security Dwelling Unit

a. Added section titles for clarity.

b. Specified that final determination of type of temporary dwelling unit "*regarding the appropriateness of the unit"* is made by Administrative Official or designee.

c. Included time period for removal of temporary security dwelling:

"Notwithstanding the period granted on the temporary permit, the temporary security dwelling shall be removed from the property within thirty (30) days of the issuance of a Certificate of Occupancy (C.O.), or no later than thirty (30) days after conclusion of the activity for which the temporary permit was issued, whichever occurs first."

d. Other non-substantive changes.

3. Extreme Personal Hardship:

a. Edited the definition from "substantially or exceptionally limits the reasonable use

of the property …" to "eliminates any economically viable use of the parcel. "

b. Changed from "previous owner's actions" to "property owner's predecessors in interest, which shall be considered a self-acquired hardship," which also covers owner's under a trust or similar arrangement.

Due to the change in ordinance title, there was a footnote added to the legal ad recognizing the non-substantial change for public notification and awareness.

FINANCIAL IMPACT
There is no financial impact associated with this request.

LEGAL NOTE
The Board has the authority to act on this matter pursuant to Chapter 125, Florida Statutes.

RECOMMENDATION
It is recommended that the Board discuss the proposed ordinance, take public comment, and approve and authorize the Chairman's signature on the Ordinance.

REVIEW PROCESS

Michelle Miller	Approved	03/13/2026 12:58 PM
Omar DePablo	Approved	03/16/2026 8:40 AM
Stephanie Stevens	Approved	03/16/2026 9:32 AM
Erin Dohren	Approved	03/16/2026 10:07 AM
Pamela Hare	Approved	03/16/2026 1:42 PM
Natasha Lopez Perez	Approved	03/17/2026 2:49 PM
Heidi Prouse	Approved	03/17/2026 2:56 PM
Toni Brady	Approved	03/19/2026 6:11 PM
Jeffrey Rogers	Approved	03/30/2026 4:47 PM
Colleen Conko	Approved	03/30/2026 4:49 PM

NOTE: Additions/~~Deletions~~ = Language proposed for addition/deletion to existing Code provisions.

ORDINANCE NO.: 2026-____

AN ORDINANCE AMENDING APPENDIX A OF THE HERNANDO COUNTY CODE, CONSISTING OF ARTICLE V, SECTION 4 RELATING TO CONDITIONAL USE PERMITS ALLOWABLE FOR APPROVAL, AND ARTICLE I, SECTION 3 RELATING TO DEFINITIONS; AMENDING THE TYPES OF CONDITIONAL USE PERMITS ALLOWABLE FOR APPROVAL BY THE PLANNING AND ZONING COMMISSION; PROVIDING FOR THE REMOVAL OF CONDITIONAL USE PERMITS ALLOWABLE FOR APPROVAL BY THE PLANNING AND ZONING COMMISSION FOR TEMPORARY SECOND PRINCIPAL BUILDINGS IN CASES OF EXTREME PERSONAL HARDSHIP AND FOR SEASONAL SALE OF PLANTS OR PLANT MATERIALS NOT ACCESSORY TO CHURCHES, SCHOOLS OR FRATERNAL ORGANIZATIONS; AMENDING THE TYPES OF CONDITIONAL USE PERMITS ALLOWABLE WITH ADMINISTRATIVE OFFICIAL APPROVAL; PROVIDING FOR ADMINISTRATIVE OFFICIAL APPROVAL FOR TEMPORARY SECOND DWELLINGS IN CASES OF EXTREME PERSONAL HARDSHIP AND FOR TEMPORARY SECURITY DWELLINGS WHEN A BUILDING PERMIT HAS BEEN SUBMITTED TO THE COUNTY OR THE PRIMARY DWELLING IS ACTIVELY UNDER CONSTRUCTION; PROVIDING FOR TYPES OF ZONING DISTRICTS AND TYPES OF ALLOWABLE DWELLING UNITS PERMITTED FOR TEMPORARY SECOND DWELLINGS AND TEMPORARY SECURITY

DWELLINGS WITH ALLOWABLE ADMISTRATIVE OFFICIAL APPROVAL; PROVIDING FOR THE DURATION OF PERMITS FOR TEMPORARY SECOND DWELLINGS AND TEMPORARY SECURITY DWELLINGS WITH ALLOWABLE ADMISTRATIVE OFFICIAL APPROVAL; PROVIDING FOR RENEWAL OF PERMITS WITHIN THE SPECIFIED TIME FRAME; PROVIDING FOR REMOVAL OF PERMITS FOR TEMPORARY SECOND DWELLINGS AND TEMPORARY SECURITY DWELLINGS WITH ALLOWABLE ADMISTRATIVE OFFICIAL APPROVAL UPON OCCURRENCE OF SPECIFIED EVENT(S); AMENDING NOTICE REQUIREMENTS OF PUBLIC HEARINGS TO CORRECT CAPITALIZATION; PROVIDING FOR THE DEFINITION OF EXTREME PERSONAL HARDSHIP; PROVIDING FOR CIRCUMSTANCES OF EXTREME PERSONAL HARDSHIP SUCH AS DAMAGE OR DESTRUCTION OF A PRIMARY RESIDENCE AND THE NEED FOR MEDICAL CAREGIVERS, AND ESTABLISHING REQUIREMENTS RELATED THERETO; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY:

Section 1. Amendment of Hernando County Conditional Use Permits in Any Zoning District with Planning and Zoning Commission Approval. Hernando County Code of

Ordinances, Appendix A, Article V, Section 4, Paragraph A is amended, and its subsections are renumbered accordingly, to read as follows:

A. *Conditional use allowable in any zoning district with planning and zoning commission approval*:

(1) Temporary real estate sales office exclusively for real estate sales of property in a developing subdivision.

~~(2) Temporary second principal building on one lot of record in cases of extreme personal hardship.~~

(2) ~~(3)~~ Temporary structures, other than those permitted by the administrative official pursuant to paragraph C. below.

(3) ~~(4)~~ Temporary uses, other than those permitted by the administrative official pursuant to paragraph C. below, or as accessory uses and structures in all commercial districts.

~~(5) Seasonal sales of plants or plant materials which are not accessory to churches, schools or fraternal organizations as principal uses of property.~~

(4) ~~(6)~~ Uses allowable by special exception use permit.

Section 2. Amendment of Hernando County Conditional Use Permits Allowable with Administrative Official Approval. Hernando County Code of Ordinances, Appendix A, Article V, Section 4, Paragraph C, Subsection (5) is renumbered as Subsection (7), and Subsection (5) and Subsection (6) are added to Paragraph C to read as follows:

C. *Conditional use permits allowable with administrative official approval*:

…

(5) A temporary second dwelling unit may be approved on one lot of record in cases of extreme personal hardship.

(a) *Definition of Extreme Personal Hardship*.

Extreme personal hardship is defined in Appendix A, Article I, Section 3, and may include circumstances such as:

1. Damage or Destruction of a Primary Residence.

When a primary dwelling has been damaged or destroyed by fire, hurricane, or other natural disaster to the extent that such dwelling is rendered uninhabitable, as determined by local code enforcement officials, inspectors, or other state or local governmental authority, and is to be rebuilt or repaired.

2. Medical Caregiver.

When the property owner or a family member related by blood or marriage residing therein ("care receiver") becomes infirm, terminally ill, or disabled and requires daily onsite medical care and supervision, subject to the following additional requirements:

a. Residency Requirements.

The caregiver and care receiver must reside on the property on a full-time basis during the period prescribed herein. Occupants of the temporary dwelling unit shall be restricted to the caregiver and their immediate family members, including, but not limited to, the caregiver's spouse or partner and minor children.

b. Medical Documentation.

A signed letter from a Florida-licensed medical doctor, including the provider's medical license number, stating the requirement for daily onsite medical care and supervision of the care receiver must accompany the application for recognition of hardship under this section. Final determination regarding the validity of the medical documentation shall be made by the Administrative Official or designee.

(b) *Applicable Zoning Districts*.

A temporary dwelling unit may be permitted in any residential, agricultural, or agricultural/residential zoned district.

(c) *Permitted Types of Temporary Dwelling Units*.

A temporary dwelling unit may include a mobile home or recreation vehicle (RV). Final determination regarding the appropriateness of the proposed temporary dwelling unit shall be made by the Administrative Official or designee.

(d) *Approval Authority and Duration*.

A temporary second dwelling unit may be approved by the Administrative Official or designee for a period of up to two (2) years. The temporary permit may be renewed upon demonstration that such extreme personal hardship continues to exist. In no event shall a temporary dwelling unit in this section exceed a total duration of ten (10) years.

(6) A temporary security dwelling unit may be approved on one lot of record when the

primary dwelling unit building permit has been submitted to the County and/or the primary dwelling is actively under construction.

(a) *Applicable Zoning Districts*.

A temporary security dwelling unit may be permitted in any residential, agricultural, or agricultural/residential zoned district.

(b) *Permitted Types of Temporary Dwelling Units*.

A temporary security dwelling unit may include a mobile home or recreational vehicle (RV). Final determination regarding the appropriateness of the proposed temporary security dwelling unit shall be made by the Administrative Official or designee.

(c) *Approval Authority and Duration*.

A temporary security dwelling unit may be approved by the Administrative Official or designee for a period up to one (1) year. The temporary permit may be renewed in six (6)-month intervals until such time as the building or construction of the primary dwelling is completed. Notwithstanding the period granted on the temporary permit, the temporary security dwelling shall be removed from the property within thirty (30) days of the issuance of a Certificate of Occupancy (C.O.), or no later than thirty (30) days after conclusion of the activity for which the temporary permit was issued, whichever occurs first.

(7) ~~(5)~~ The administrative official may approve the placement of temporary shelters on residential properties following a declared state of emergency in the manner

provided therefore in Hernando County Code, Appendix A, Article III, Section 3(E)(6), as it may be amended.

Section 3. Amendment of Hernando County Conditional Use Permits Notice Requirements of Public Hearing. Hernando County Code of Ordinances, Appendix A, Article V, Section 4, Paragraph D, Subsection (5)(a) is amended to read as follows:

D. *Application procedure for conditional uses that require planning and zoning commission approval*:

…

(5) Notice requirements for public:

(a) If a public hearing before the planning and zoning commission or B~~b~~oard of C~~c~~ounty C~~c~~ommissioners is required or requested by appeal hereunder, upon fixing a date for the public hearing the applicant shall provide sign notice by posting the property with a public notice sign as supplied by the planning department. The notice shall be posted in a conspicuous location at the front lot line at least ten (10) days prior to the scheduled hearing date. It is the responsibility of the applicant to ensure that the sign(s) are appropriately posted and remain on the property during the public hearing process in a legible condition. If the condition of the sign(s) deteriorate through the process, it shall be the responsibility of the applicant to repost the property at no cost to the county. Failure to maintain the signs in accordance with this section may result in a delay of the public hearing process. The applicant shall be responsible for removal of the sign(s) within ten (10) days of the date the decision on the

applicant's application becomes final or the date of appeal of a commission or governing body decision for judicial determination, whichever comes first. Failure to timely remove any such sign(s) is prohibited.

…

Section 4. Amendment of Hernando County Definitions. Hernando County Code of Ordinances, Appendix A, Article I, Section 3, Paragraph 49 is redesignated as Paragraph 50 and subsequent paragraphs are renumbered accordingly, and a new Paragraph 49 is added to read as follows:

The words defined below are words which have special or limited meanings as used in this ordinance and might not otherwise be clear. Words whose meaning is self-evident as used in this ordinance are not defined here. Words used in the present tense shall include the future; the singular includes the plural, and vice versa; the word "shall" is mandatory; the word "may" is permissive.

…

49. *Extreme Personal Hardship*: An extreme special or specified circumstance that:

(1) is not the result of the property owner's actions;

(2) is not the result of any actions of the property owner's predecessors in interest, which shall be considered a self-acquired hardship;

(3) is beyond the property owner's control; and

(4) eliminates any economically viable use of the parcel.

…

Section 5. 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 6. Inclusion in the Code. It is the intention of the Board of County Commissioners of Hernando County, Florida, and it is hereby provided, that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of Hernando County, Florida. To this end, the sections of this Ordinance may be renumbered or relettered to accomplish such intention, and that the word "ordinance" may be changed to "section," "article," or any other appropriate designation.

Section 7. Conflicting Provisions Repealed. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 8. Effective Date. This ordinance shall take effect immediately upon receipt of official acknowledgment from the office of the Secretary of State of Florida that this ordinance has been filed with said office.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY in Regular Session this _____ day of _____ 2026.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____ By: _____

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

Jerry Campbell
Chairman

Approved for Form and Legal Sufficiency

Natasha López Perez
County Attorney's Office

Board of County Commissioners

AGENDA ITEM

Meeting: 04/07/2026
Department: Planning
Prepared By: Michelle Miller
Initiator: Omar DePablo
DOC ID: 17257
Legal Request Number: 2026-38
Bid/Contract Number:

TITLE

Second Public Hearing to Consider Ordinance Amending Ordinance Relating to Zoning Permit and Certificate of Use; Amending Size Requirements for Structures With Impervious Roof Coverings That Require Zoning Permit Prior to Construction or Permit

BRIEF OVERVIEW

On December 2, 2025, the Development Services Director presented draft revisions to the Board on multiple sections of Appendix A (Zoning) of the Hernando County Land Regulations. Size requirements for structures requiring a zoning permit was one of the primary topics of discussion. Making the proposed changes will align with the Florida Building Code.

The proposed ordinance amends the requirements for structures with impervious roof coverings requiring a zoning permit as follows:

- Increasing the wall height to 8 feet
- Increasing the total square footage to 120 square feet.

Public Hearing History

This item was heard by the Board of County Commissioners on March 3, 2026. No revisions were requested to the draft ordinance.

FINANCIAL IMPACT

There is no financial impact associated with this request.

LEGAL NOTE

The Board has the authority to act on this matter pursuant to Chapter 125, Florida Statutes.

RECOMMENDATION

It is recommended that the Board discuss the proposed ordinance, take public comment, and approve and authorize the Chairman's signature on the ordinance.

REVIEW PROCESS

Michelle Miller	Approved	03/09/2026 10:16 AM
Omar DePablo	Approved	03/11/2026 8:13 AM
Stephanie Stevens	Approved	03/11/2026 3:31 PM
Erin Dohren	Approved	03/16/2026 7:30 AM
Pamela Hare	Approved	03/16/2026 12:15 PM
Natasha Lopez Perez	Approved	03/17/2026 2:27 PM
Heidi Prouse	Approved	03/17/2026 2:46 PM
Toni Brady	Approved	03/19/2026 6:30 PM
Jeffrey Rogers	Approved	03/30/2026 4:50 PM
Colleen Conko	Approved	03/30/2026 4:50 PM

NOTE: Additions/~~Deletions~~ = Language proposed for addition/deletion to existing Code provisions.

ORDINANCE NO.: 2026-____

AN ORDINANCE AMENDING APPENDIX A, ARTICLE V, SECTION 2 OF THE HERNANDO COUNTY CODE, RELATING TO ZONING PERMIT AND CERTIFICATE OF USE; AMENDING SIZE REQUIREMENTS FOR STRUCTURES WITH IMPERVIOUS ROOF COOVERINGS THAT REQUIRE A ZONING PERMIT PRIOR TO CONSTRUCTION OR PERMIT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY:

Section 1. Amendment of Hernando County of Zoning Permit Required Prior to Construction or Permit. Hernando County Code of Ordinances, Appendix A, Article V, Section 2, Paragraph A, Subsection (2)(b) is amended to read as follows:

(2) Excavation, construction or alteration relating to any of the following structures:

(a) Signs;

(b) Structures with impervious roof coverings greater than ~~five (5) feet~~ eight (8) foot wall height ~~in height~~ or ~~forty (40)~~ one hundred and twenty (120) square feet in size;

…

Section 2. 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 3. Inclusion in the Code. It is the intention of the Board of County Commissioners of Hernando County, Florida, and it is hereby provided, that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of Hernando County, Florida. To this end, the sections of this Ordinance may be renumbered or relettered to accomplish such intention, and that the word "ordinance" may be changed to "section," "article," or any other appropriate designation.

Section 4. Conflicting Provisions Repealed. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 5. Effective Date. This ordinance shall take effect immediately upon receipt of official acknowledgment from the office of the Secretary of State of Florida that this ordinance has been filed with said office.

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY in Regular Session this _____ day of _____ 2026.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____ By: _____

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

Jerry Campbell
Chairman

Approved for Form and Legal Sufficiency

Natasha López Perez
County Attorney's Office

Board of County Commissioners

AGENDA ITEM

Meeting: 04/07/2026
Department: Planning
Prepared By: Michelle Miller
Initiator: Omar DePablo
DOC ID: 17255
Legal Request Number: 2026-37
Bid/Contract Number:

TITLE

Second Public Hearing to Consider Ordinance Amending Ordinance Relating to Residential Lot Landscaping Requirements and Compliance Inspections for Vacant Residential Lots/Parcels

BRIEF OVERVIEW

On December 2, 2025, the Development Services Director presented draft revisions to multiple sections of Appendix A (Zoning) of the Hernando County Land Regulations to the Board. One of the items discussed was clarification on residential lot landscaping inspections.

The proposed ordinance amends Chapter 10, Article II, Section 10-29 of the Code and provides the following:

- Clarifies the timing for landscaping inspections on vacant properties selected for development.
- Provides for site inspection by the Development Services Division rather than the County Administrator or their designee.

Public Hearing History

This ordinance was heard by the Board of County Commissioners on March 3, 2026. No changes were made to the ordinance.

FINANCIAL IMPACT

There is no financial impact associated with this request.

LEGAL NOTE

The Board has the authority to act on this matter pursuant to Chapter 125, Florida Statutes.

RECOMMENDATION

It is recommended that the Board discuss the proposed ordinance, take public comment, and approve and authorize the Chairman's signature on the ordinance.

REVIEW PROCESS

Michelle Miller	Approved	03/09/2026 11:09 AM
Omar DePablo	Approved	03/11/2026 8:15 AM
Stephanie Stevens	Approved	03/11/2026 3:30 PM
Erin Dohren	Approved	03/16/2026 7:30 AM
Pamela Hare	Approved	03/16/2026 12:18 PM
Natasha Lopez Perez	Approved	03/17/2026 2:38 PM
Heidi Prouse	Approved	03/17/2026 2:53 PM
Toni Brady	Approved	03/19/2026 6:26 PM

Jeffrey Rogers	Approved	03/30/2026 4:49 PM
Colleen Conko	Approved	03/30/2026 4:50 PM

NOTE: Additions/~~Deletions~~ = Language proposed for addition/deletion to existing Code provisions.

ORDINANCE NO.: 2026-____

AN ORDINANCE AMENDING CHAPTER 10, ARTICLE II, SECTION 10-29 OF THE HERNANDO COUNTY CODE, RELATING TO RESIDENTIAL LOT LANDSCAPING REQUIREMENTS AND COMPLIANCE INSPECTIONS FOR VACANT RESIDENTIAL LOTS/PARCELS; PROVIDING FOR REMOVAL OF THE THIRTY (30) DAY COMPLIANCE PERIOD FOR COMPLETION OF REQUIREMENTS; PROVIDING FOR COMPLETION OF REQUIREMENTS TO OCCUR PRIOR TO THE ISSUANCE OF THE CERTIFICATION OF OCCUPANCY; PROVIDING FOR SITE INSPECTION BY THE DEVELOPMENT SERVICES DIVISION RATHER THAN THE COUNTY ADMINISTRATOR OR THEIR DESIGNEE; PROVIDING FOR SITE INSPECTION TO OCCUR AT FINAL INSPECTION AND PRIOR TO ISSUANCE OF THE CERTIFICATION OF OCCUPANCY; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY:

Section 1. Amendment of Hernando County Residential Lot Landscaping Requirements Pertaining to Compliance Inspections for Vacant Residential Lots/Parcels. Hernando County Code of Ordinances, Chapter 10, Article II, Section 10-29, Paragraph (a), Subsection (7) is amended to read as follows:

(a) *Vacant residential:* For the development of vacant single-family residential lot/parcels, two-family residential lot/parcels, and mobile home lot/parcels:

…

(7) *Compliance inspection:* All landscaping, ground cover, water use, and tree placement requirements must be completed ~~within thirty (30) days from~~ prior to the issuance of the certificate of occupancy. The ~~county administrator or designee~~ Development Services Division shall inspect the site ~~for compliance when the thirty day period has elapsed~~ upon final inspection and prior to the issuance of the certificate of occupancy. Failure to comply with this section shall be cause to notify the code enforcement division for action to ensure compliance.

…

Section 2. 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 3. Inclusion in the Code. It is the intention of the Board of County Commissioners of Hernando County, Florida, and it is hereby provided, that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of Hernando County, Florida. To this end, the sections of this Ordinance may be renumbered or relettered to accomplish such intention, and that the word "ordinance" may be changed to "section," "article," or any other appropriate designation.

Section 4. Conflicting Provisions Repealed. All ordinances or parts of ordinances in

conflict with the provisions of this ordinance are hereby repealed.

Section 5. Effective Date. This ordinance shall take effect immediately upon receipt of official acknowledgment from the office of the Secretary of State of Florida that this ordinance has been filed with said office.

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY in Regular Session this _____ day of _____ 2026.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____ By: _____

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

Jerry Campbell
Chairman

Approved for Form and Legal Sufficiency

Natasha López Perez
County Attorney's Office

Board of County Commissioners

AGENDA ITEM

Meeting: 04/07/2026
Department: Planning
Prepared By: Michelle Miller
Initiator: Omar DePablo
DOC ID: 17220
Legal Request Number: 2026-71
Bid/Contract Number:

TITLE
Second Public Hearing to Consider Ordinance Amending Ordinance Relating to Specific Regulations and Sidewalks

BRIEF OVERVIEW
On December 2, 2025, the Development Services Director presented draft revisions to multiple sections of Appendix A (Zoning) of the Hernando County Land Regulations to the Board. One of the items discussed was clarification on the requirements for sidewalk construction along Florida Department of Transportation corridors and within certain rural and agricultural-residential districts.

The proposed ordinance amends Appendix A (Zoning), Article III, Section 3 of the Code and provides for the following:

- Sidewalks shall not be constructed along Florida Department of Transportation roadways unless required by said agency.

- Sidewalks may not be required for properties in the AG, AR-1, AR-2, AR, or PDP(RUR) zoning districts. Sidewalks will not be required along the property frontage, unless connecting to an existing sidewalk. This does not relieve projects from complying with internal sidewalk requirements.

- Should a waiver be granted, the property shall be required to participate in any Municipal Services Benefit Unit (MSBU) for sidewalk installation along the property.

Public Hearing History
This item was heard by the Board of County Commissioners on March 3, 2026. No changes were made to the ordinance.

FINANCIAL IMPACT
There is no financial impact associated with this request.

LEGAL NOTE
The Board has the authority to act on this matter pursuant to Chapter 125, Florida Statutes.

RECOMMENDATION
It is recommended that the Board discuss the proposed ordinance, take public comment, and approve and authorize the Chairmans' signature on the ordinance.

REVIEW PROCESS

Michelle Miller	Approved	03/09/2026 11:08 AM
Omar DePablo	Approved	03/11/2026 8:15 AM

Scott Herring	Approved	03/11/2026 8:35 AM
Stephanie Stevens	Approved	03/11/2026 3:13 PM
Erin Dohren	Approved	03/16/2026 7:30 AM
Pamela Hare	Approved	03/16/2026 12:17 PM
Natasha Lopez Perez	Approved	03/17/2026 2:33 PM
Heidi Prouse	Approved	03/17/2026 2:48 PM
Toni Brady	Approved	03/19/2026 6:27 PM
Jeffrey Rogers	Approved	03/30/2026 4:48 PM
Colleen Conko	Approved	03/30/2026 4:51 PM

NOTE: Additions/~~Deletions~~ = Language proposed for addition/deletion to existing Code provisions.

ORDINANCE NO.: 2026-____

AN ORDINANCE AMENDING APPENDIX A, ARTICLE III, SECTION 3 OF THE HERNANDO COUNTY CODE, RELATING TO SPECIFIC REGULATIONS AND SIDEWALKS; PROVIDING THAT SIDEWALKS NOT BE CONSTRUCTED ALONG FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAYS UNLESS REQUIRED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION; AMENDING WAIVERS OF SIDEWALK CONSTRUCTION; PROVIDING SIDEWALK CONSTRUCTION WAIVER FOR CERTAIN ZONING DISTRICTS WHERE ALLOWED; PROVIDING THAT NO SIDEWALK CONSTRUCTION WAIVER SHALL APPLY IN THE REFERENCED ZONING DISTRICTS WHERE PROPERTY FRONTAGE CONNECT TO EXISTING SIDEWALKS OR WHERE REQUIRED; PROVIDING FOR COMPLIANCE WITH INTERNAL SIDEWALK PROJECTS REGARDLESS OF SIDEWALK CONSTRUCTION WAIVER; PROVIDING FOR REQUIRED PARTICIPATION IN MUNICIPAL SERVICES BENEFIT UNIT FOR SIDEWALK INSTALLATION ALONG THE PROPERTY IF GRANTED SIDEWALK CONSTRUCTION WAIVER; PROVIDING FOR REMOVAL OF CONTRIBUTIONS TO COUNTY SIDEWALK IMPROVEMENT FUND PURSUANT TO WAIVER OF SIDEWALK CONSTRUCTION; PROVIDING FOR AMENDMENT AND FORMATTING; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR THE REPEAL OF

CONFLICTING PROVISIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY:

Section 1. Amendment of Hernando County General Provisions for Planned Development Projects Pertaining to Duration of Master Plan. Hernando County Code of Ordinances, Appendix A, Article III, Section 3, Paragraph Q is amended and reformatted to read as follows:

Q. *Sidewalks.*

1. ~~Sidewalks shall be constructed for the length of the site frontage along all adjoining roadways in conjunction with all new construction under the following conditions:~~ Sidewalk Construction Requirements.

(a) ~~The site is located along a county designated arterial or collector street;~~ Sidewalks shall be constructed for the length of the site frontage along all adjoining roadways in conjunction with all new construction under the following conditions:

i. The site is located along a county designated arterial or collector street;

ii. The site is adjacent to properties with existing sidewalks; or

iii. The site is within two (2) miles of a public school.

(b) ~~The site is adjacent to properties with existing sidewalks; or~~ Notwithstanding paragraph (a), sidewalks shall not be constructed along roadways under the jurisdiction of the Florida Department of Transportation

unless required by the Florida Department of Transportation.

~~(c) The site is within two (2) miles of a public school.~~

2. All sidewalks shall be designed and constructed in accordance with the requirements of the Florida Accessibility Code and Hernando County Facilities Design Guidelines.

3. ~~The county engineer may permit the waiver of sidewalk construction where one (1) or more of the following conditions exist:~~ Sidewalk Construction Waiver.

(a) ~~The existing street or right-of-way is unimproved.~~ The county engineer may permit the waiver of sidewalk construction where one (1) or more of the following conditions exist:

i. The existing street or right-of-way is unimproved.

ii. The sidewalk cannot be constructed due to existing natural, environmental, topographic or hazardous conditions.

iii. The property is located in an area where sidewalks do not exist, new sidewalks are not projected nor planned for, and no abutting or connecting sidewalks exist.

iv. Sidewalks may not be required for properties located within one (1) of the following zoning districts: AG, AR-1, AR-2, AR, or PDP(RUR). In these zoning districts, except where otherwise required, sidewalks will not be required along the property frontage unless connecting to an existing sidewalk. Where sidewalks are otherwise required, this exception shall not apply.

(b) ~~The sidewalk cannot be constructed due to existing natural, environmental, topographic or hazardous conditions.~~ If a sidewalk construction waiver is granted under paragraph (a), the property shall be required to participate in any applicable Municipal Services Benefit Unit (MSBU) for sidewalk installation along the property.

(c) ~~The property is located in an area where sidewalks do not exist, new sidewalks are not projected nor planned for, and no abutting or connecting sidewalks exist.~~ Any sidewalk construction waivers granted under paragraph (a) do not relieve projects from complying with internal sidewalk requirements.

~~(d) The county engineer may require a contribution to the county sidewalk improvement fund as a condition of granting the waiver.~~

Section 2. Amendment and Formatting. This ordinance revises the numbering, lettering, subparagraph structure of Appendix A, Article III, Section 3, Paragraph Q of the Hernando County Code for clarity and consistency, in addition to updating the substantive sidewalk construction requirements and waiver provisions.

Section 3. 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 4. Inclusion in the Code. It is the intention of the Board of County Commissioners of Hernando County, Florida, and it is hereby provided, that the provisions of this

Ordinance shall become and be made a part of the Code of Ordinances of Hernando County, Florida. To this end, the sections of this Ordinance may be renumbered or relettered to accomplish such intention, and that the word "ordinance" may be changed to "section," "article," or any other appropriate designation.

Section 5. Conflicting Provisions Repealed. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 6. Effective Date. This ordinance shall take effect immediately upon receipt of official acknowledgment from the office of the Secretary of State of Florida that this ordinance has been filed with said office.

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY in Regular Session this _____ day of _____ 2026.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____ By: _____

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

Jerry Campbell
Chairman

Approved for Form and Legal Sufficiency

Natasha López Perez
County Attorney's Office