Hernando County

Planning & Zoning Commission

Regular Meeting

Minutes

March 9, 2026

CALL TO ORDER

The public meeting was called to order at 9:00 a.m. on Monday, March 09, 2026, in the John Law Ayers Room, Government Center, Brooksville, Florida. This meeting was advertised in the Hernando Sun newspaper and the Agenda Packet was available online at www.hernandocounty.us.

Attendee Name	Title
Kathryn Birren	Chairwoman
Nicholas Holmes	Vice Chairman
Steven Markford	Regular Member
Jonathan McDonald	Regular Member
Justin Noe	Regular Member
James Lipsey	Ex Officio Non-voting Member (School Board Rep.)
Natasha Lopez Perez	Assistant County Attorney
Michelle Miller	Planning Manager
Scott Herring	Public Works Director
Scott Rimby	Interim Capital Program Manager
Robin Reinhart	Planner I
Haydee Padin Alvarez	Community Development Specialist
Victoria Via	Agenda Coordinator

Invocation

Pledge of Allegiance

Poll Commission for Ex Parte Communications

Members McDonald and Noe announced that they had had no ex parte communications concerning the quasi-judicial petitions being considered at this meeting.

Chairwoman Birren, Vice Chairman Holmes, and Member Markford announced the ex parte communications that they had had concerning the quasi-judicial petitions being considered at this meeting.

County Attorney Statement

Administering of the Oath

STAFF ANNOUNCEMENTS

Presentation on Florida Sunshine Law and Ex Parte Communications

APPROVAL/MODIFICATION OF AGENDA

Motion
To approve the Agenda.

RESULT:	**ADOPTED**
MOVER:	Justin Noe
SECONDER:	Jonathan McDonald
AYES:	Birren, Holmes, Markford, McDonald and Noe

ADOPTION OF THE INFORMATION PACKETS INTO EVIDENCE

Motion
To adopt the information packets info evidence.

RESULT:	**ADOPTED**
MOVER:	Justin Noe
SECONDER:	Steven Markford
AYES:	Birren, Holmes, Markford, McDonald and Noe

PUBLIC HEARINGS

UNIFIED AGENDA

Approval of Minutes for Regular Meeting of October 09, 2023

Approval of Minutes for Regular Meeting of February 09, 2026

Conditional Plat File # 1504234 Lake Mirage

Special Exception Use Permit Submitted by Yarelis Gonzalez (SE2603)

This item was pulled and voted and on separately.

Conditional Use Permit Petition for a Temporary Structure Submitted by Robert Best (CU2603)

Conditional Use Permit Petition Submitted by Richard and Debra Deroxtro (CU2606)

Motion
To approve the Unified Agenda and pull Agenda Item No. 17214 [Special Exception Use Permit Submitted by Yarelis Gonzalez (SE2603)] to the Standard Agenda.

RESULT:	**ADOPTED**
MOVER:	Justin Noe
SECONDER:	Steven Markford
AYES:	Birren, Holmes, Markford, McDonald and Noe

STANDARD AGENDA

Special Exception Use Permit Submitted by Yarelis Gonzalez (SE2603)

There was no public input.

Motion
To postpone to a date uncertain with all advertising costs paid by the applicant.

RESULT:	**ADOPTED**
MOVER:	Justin Noe
SECONDER:	Steven Markford
AYES:	Birren, Holmes, Markford, McDonald and Noe

RECESS/RECONVENE

The Board recessed at 9:20 a.m. and reconvened at 9:25 a.m.

Presentation on the Final Proposed South Brooksville Community Redevelopment Plan

There was no public input.

Motion
To approve.

RESULT:	**ADOPTED**
MOVER:	Justin Noe
SECONDER:	Jonathan McDonald
AYES:	Birren, Holmes, Markford, McDonald and Noe

RECESS/RECONVENE

The Board recessed at 9:45 a.m. and reconvened at 9:50 a.m.

Rezoning Petition Submitted by Veronica Johnson (H2604)

There was no public input.

Motion
To approve the staff recommendation.

RESULT:	**ADOPTED**
MOVER:	Nicholas Holmes
SECONDER:	Steven Markford
AYES:	Birren, Holmes, Markford, McDonald and Noe

Master Plan Revision Petition Submitted by ART ERI, LLC (H2607)

The Board accepted public input on this matter.

Motion
To approve the staff recommendation.

RESULT:	**ADOPTED**
MOVER:	Justin Noe
SECONDER:	Jonathan McDonald
AYES:	Birren, Holmes, Markford, McDonald and Noe

Master Plan Revision Petition Submitted by 15464 Cortez Blvd, LLC (H2541)

The Board accepted public input on this matter.

Motion
To approve the staff recommendation.

RESULT:	**ADOPTED**
MOVER:	Justin Noe
SECONDER:	Nicholas Holmes
AYES:	Birren, Holmes, McDonald and Noe
NAYES:	Markford

RECESS/RECONVENE

The Board recessed at 10:30 a.m. and reconvened at 10:40 a.m.

Rezoning Petition Submitted by Dirt Doctor 11011 LLC (H2550)

The Board accepted public input on this matter.

Motion
To approve the staff recommendation with modifications.

(Note: The Motion pertained to Modified Performance Condition Nos. 14 and 15 as approved by the Planning Department).

RESULT:	**ADOPTED**
MOVER:	Nicholas Holmes
SECONDER:	Justin Noe
AYES:	Holmes, McDonald and Noe
NAYES:	Birren and Markford

RECESS/RECONVENE

The Board recessed at 11:20 a.m. and reconvened at 11:30 a.m.

Rezoning Petition Submitted by Jack Melton Family, Inc (H2540)

The Board accepted public input on this matter.

Member McDonald temporarily left the meeting.

RECESS/RECONVENE

The Board recessed at 1:10 p.m. and reconvened at 1:20 p.m.

Rezoning Petition Submitted by Jack Melton Family, Inc (H2540)

Motion
To approve the staff recommendation with modifications.

(Note: The Motion pertained to Modified Performance Condition Nos. 16, 20, 21, 23, and 24 as approved by the Planning Department).

RESULT:	**ADOPTED**
MOVER:	Nicholas Holmes
SECONDER:	Jonathan McDonald
AYES:	Birren, Holmes, McDonald and Noe
NAYES:	Markford

Rezoning Petition Submitted by Jack Melton Family Inc (H2539)

The Board accepted public input on this matter.

Motion

To approve the staff recommendation with modifications.

(Note: The Motion pertained to Modified Performance Condition Nos. 6, 7, and 8 as approved by the Planning Department).

RESULT:	**ADOPTED**
MOVER:	Nicholas Holmes
SECONDER:	Justin Noe
AYES:	Birren, Holmes, Markford and Noe
NAYES:	McDonald

COMMISSIONERS AND STAFF ISSUES

The Board and staff discussed various issues.

ADJOURNMENT

The meeting was adjourned at 2:30 p.m.

UPCOMING MEETINGS

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, April 13, 2026, beginning at 9:00 AM, in the Commission Chambers

Meeting: 03/09/2026
Department: County Attorney
Prepared By: Victoria Via
Initiator: Natasha Lopez Perez
DOC ID: 17240
Legal Request Number:
Bid/Contract Number:

TITLE
Presentation on Florida Sunshine Law and Ex Parte Communications

BRIEF OVERVIEW
This Presentation is to provide a refresher on Florida Sunshine Law and Ex Parte Communications

FINANCIAL IMPACT
There is no financial impact.

LEGAL NOTE
N/A

RECOMMENDATION
N/A

REVIEW PROCESS

Victoria Via	Approved	02/27/2026	4:27 PM
Natasha Lopez Perez	Approved	02/27/2026	4:30 PM
Toni Brady	Approved	03/02/2026	9:22 PM
Michelle Miller	Approved	03/03/2026	8:47 AM



FLORIDA SUNSHINE LAW

- and -

EX PARTE COMMUNICATIONS

Presented By: Natasha Lopez Perez, Esq.



THE FLORIDA SUNSHINE LAW

Florida Statute 286.011

General Rule: All meetings of ANY Board or Commission of any state/county agency or authority at which official acts are to be taken, or public business is transacted or discussed shall be open to the public at ALL times.

SCOPE OF THE FLORIDA SUNSHINE LAW

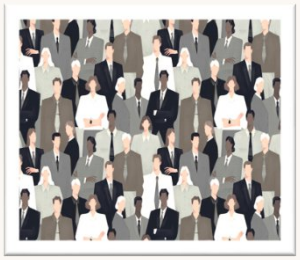


- Provides the public right of ACCESS to governmental proceedings; and
- Applies to both APPOINTED and ELECTED officials, including meetings with or attended by any person elected to the Board or Commission but who has NOT yet taken office.

REQUIREMENTS OF THE FLORIDA SUNSHINE LAW

1. Reasonable notice of such meeting MUST be given;
2. Meetings of Boards or Commissions MUST be open to the public at all times; and
3. Minutes of the meetings MUST be taken, promptly recorded and open to public inspection.









WHAT IS A "MEETING"?

- Any gathering
- Between two or more members of the SAME Board or Commission
- Discussing or deliberating matters that may foreseeably come before that Board or Commission



WORKSHOPS



WRITTEN CORRESPONDENCES BETWEEN BOARD MEMBERS—E.G., EMAILS, TEXT MESSAGES, SOCIAL MEDIA POSTS



TELEPHONE CONVERSATIONS AND VIRTUAL MEETINGS



SOCIAL EVENTS



INFORMAL DISCUSSIONS OR DELIBERATIONS

NOTE: THIS IS NOT TO SAY YOU CANNOT ENGAGE IN OR ATTEND THE LATTER; YOU JUST CANNOT DISCUSS OR DELIBERATE MATTERS THAT MAY FORESEEABLY COME BEFORE THE BOARD.

MEETINGS INCLUDE

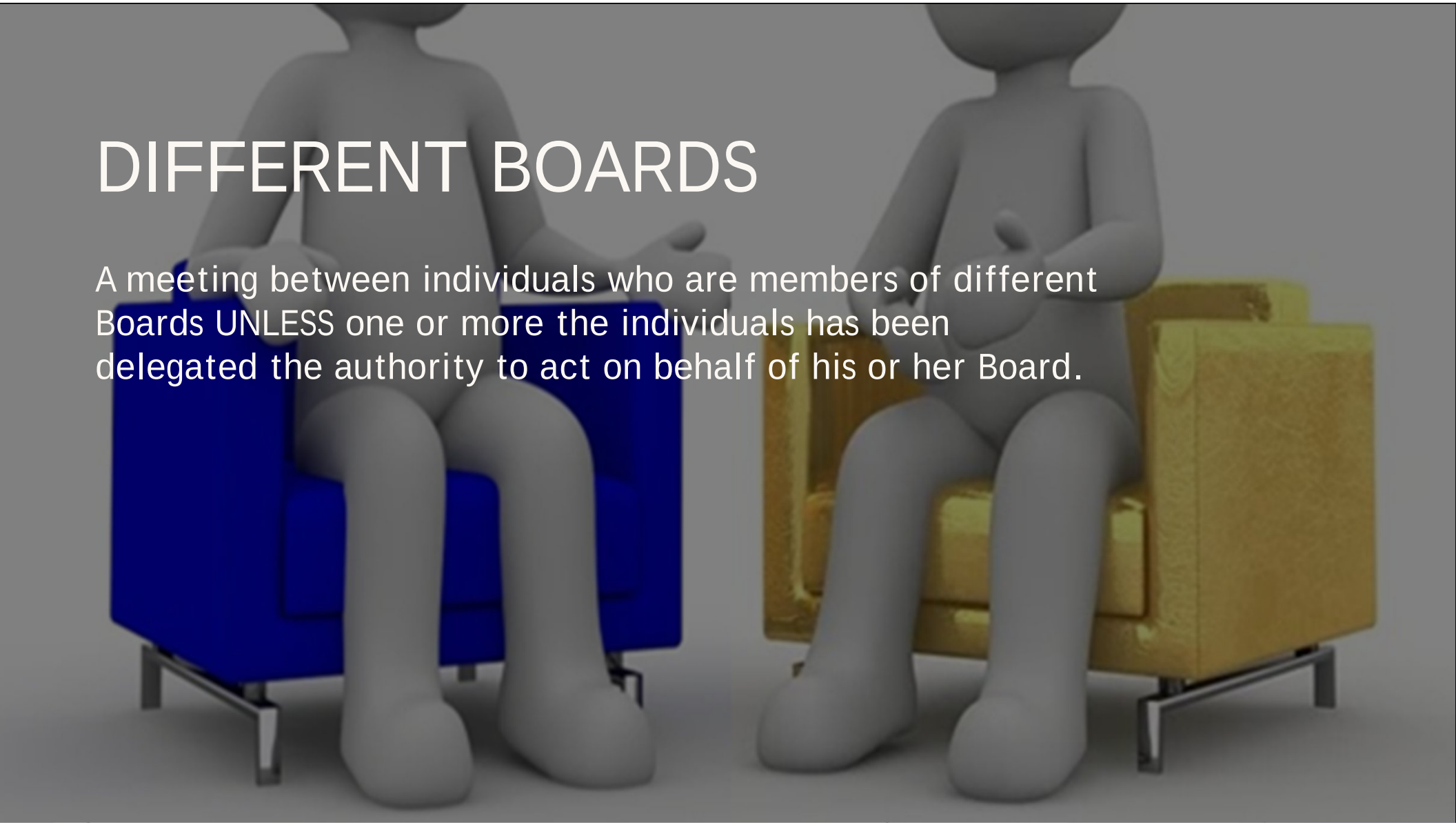
"PUBLIC" MEETINGS

Public meetings are to be held in places easily accessible to the public AND are not ones that would have a "chilling" effect upon the public's willingness or desire to attend.

- Luncheon meetings—People who would otherwise attend may be unwilling or reluctant to enter a public dining without purchasing a meal or may be financially or personally unwilling to do so. *See Cf. City of Miami Beach v. Berns, 245 So. 2d 38(Fla. 1971)*.
- Out-of-town meetings—The fact that its public but over 100 miles away from the board's headquarters violate the Sunshine Law. *See Rhea v. School Board of Alachua County, 636 So. 2d 1383 (Fla. 1st DCA 1994).*
- Private homes—There may be a "chilling" effect on the public's willingness to attend if in a private home. *See Inf. Op. to Galloway, August 21, 2008*.
- Police facility—There may be a "chilling" effect on the public's willingness to attend by requiring the public to go through certain security measures. *See AGO 96-55*.

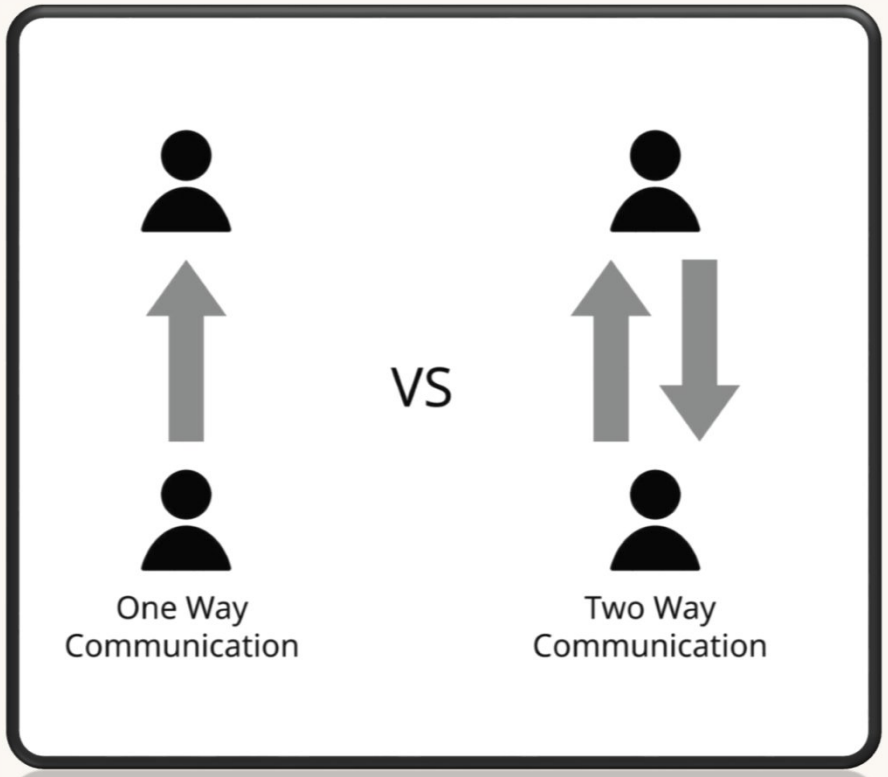
WHEN THE FLORIDA SUNSHINE LAW DOES NOT APPLY





DIFFERENT BOARDS

A meeting between individuals who are members of different Boards UNLESS one or more the individuals has been delegated the authority to act on behalf of his or her Board.



ONE-WAY COMMUNICATIONS

This is okay; however, the receiving member should not offer a response.



SHADE MEETINGS

These are meetings in private with the entity's attorney. *See Fla. Stat. 286.011(8)*.

- Reasonable Notice: Reasonable notice must be provided to the public about the attorney meeting.
- Recorded: Must be recorded by a court reporter, which will be released upon the conclusion of litigation.
- Certain Discussions: Can only discuss settlement, mediation, or strategy purposes.

Section 119.011(12), F.S., defines "public records" to include:

> all documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, data processing software, or other material, regardless of the physical form, characteristics, or means of transmission, made or received pursuant to law or ordinance or in connection with the transaction of official business by any agency.

It's not just traditional notes and letters; emails, text messages, and social media postings are included.



SUBJECT TO PUBLIC RECORDS

Florida Statute 119.011

- The pubic has a right to access the records of the state and local governments as well as private entities acting on its behalf.
- In the *absence of a statutory exemption*, this right to access applies to ALL materials made or received by an agency in connection with the transaction of official business used to perpetuate, communicate, or formalize knowledge.



UNSURE IF PUBLIC MEETING APPLIES?

- "The principle to be followed is very simple: When in doubt, the members of any board, agency, authority or commission should follow the open-meeting policy of the State." *Town of Palm Beach v. Gradison, 296 So. 2d 473, 477 (Fla. 1974).*

VIOLATION OF THE FLORIDA SUNSHINE LAW

Florida Statute 286.011

Rule	Infraction v. Crime	Subject to
Any public officer who violates ANY provision of this section is guilty of →	Non-Criminal Infraction	Not Exceeding $500 Fine
Any person who is a member of a board or commission or of any state agency or authority of any county, municipal corporation, or political subdivision who KNOWINGLY violates the provisions of this section by attending a meeting not held in accordance with the provisions hereof is guilty of →	Criminal Offense	2nd Degree Misdemeanor
Conduct which occurs outside the state which would constitute a knowing violation of this section is →	Criminal Offense	2nd Degree Misdemeanor



EX PARTE COMMUNICATION

Occurs when a party to an application, or someone involved with a party, talks or writes to or otherwise communicates directly with a Board member about the issues involved with the application, without the public present.

EX PARTE COMMUNICATIONS

General Rule: Board members may NOT use information obtained from ex parte communications at a hearing as the basis for, or to affect or influence, their vote at the hearing.

EX PARTE COMMNICATION

Florida Statute 286.0115

- Ex parte communications are presumed prejudicial!
- Ex parte communications are NOT presumed to be prejudicial to actions taken by the Board or Commission as long as the proper disclosure is made BEFORE or DURING the hearing.



HOW TO CURE EX PARTE COMMUNICATIONS



WRITTEN COMMUNICATION

A local public official may read a written communication from any person. However, a written communication that relates to quasi-judicial action pending before a local public official shall not be presumed prejudicial to the action, and such written communication shall be made a part of the record before final action on the matter.



COMMUNICATIONS

The substance of any ex parte communication with a local public official which relates to quasi-judicial action pending before the official is not presumed prejudicial to the action if the subject of the communication and the identity of the person, group, or entity with whom the communication took place is disclosed and made a part of the record before final action on the matter.



INVESTIGATIONS AND SITE VISITS OR EXPERT OPINION

Local public officials may conduct investigations and site visits and may receive expert opinions regarding quasi-judicial action pending before them. Such activities shall not be presumed prejudicial to the action if the existence of the investigation, site visit, or expert opinion is made a part of the record before final action on the matter.

WHAT IS THE REASON FOR DISCLOSURE?

Allows persons who have opinions contrary to those expressed in the ex parte communication a reasonable opportunity to refute or respond to the communication.



In a QUASI-JUDICIAL PROCEEDING ON LOCAL GOVERNMENT LAND USE MATTERS, are persons precluded from communicating directly with a member of the decision-making body pursuant to ex parte communication prohibitions?



Short Answer: No.



If an ex parte communication is received, disclosure of such communications is NOT required, and such disclosures are NOT presumed prejudicial.

"All decisions of the decisionmaking body in a quasi-judicial proceeding on local government land use matters must be supported by substantial, competent evidence in the record pertinent to the proceeding, irrespective of such communications." *Fla. Stat. 286.0115(2)(c). (emphasis added).*

THANK YOU!

Presented By: Natasha Lopez Perez, Esq.

Hernando County Attorney's Office

Feb 2026

Meeting: 03/09/2026
Department: Planning
Prepared By: Victoria Via
Initiator: Omar DePablo
DOC ID: 17252
Legal Request Number:
Bid/Contract Number:

TITLE
Approval of Minutes for Regular Meeting of October 09, 2023

BRIEF OVERVIEW
The attached Minutes for the Regular Meeting of the Planning and Zoning Commission on October 09, 2023, are submitted for review and approval.

FINANCIAL IMPACT
N/A

LEGAL NOTE
N/A

RECOMMENDATION
The attached Minutes for the Regular Meeting of the Planning and Zoning Commission on October 09, 2023, are submitted for review and approval.

REVIEW PROCESS

Michelle Miller	Approved	03/03/2026	8:47 AM
Victoria Via	Approved	03/03/2026	8:48 AM

RESULT: **ADOPTED**
MOVER: Justin Noe
SECONDER: Steven Markford
AYES: Birren, Holmes, Markford, McDonald and Noe

Hernando County

Planning & Zoning Commission

Regular Meeting

Minutes

October 9, 2023

CALL TO ORDER

The public meeting was called to order at 9:00 AM on Monday, October 9, 2023, in the John Law Ayers Room, Government Center, Brooksville, Florida. This meeting was advertised in the Hernando Sun newspaper and the Agenda Packet was available online at www.hernandocounty.us.

Attendee Name	Title
Jonathan McDonald	Chairman
W. Steve Hickey	Vice Chairman
Donald Whiting	Regular Member
Nicholas Holmes	Regular Member
Gregory Arflack	Alternate Member
James Lipsey	Ex Officio Non-voting Member (School Board Representative)
Kyle Benda	Assistant County Attorney
Michelle Miller	Planning Administrator
Omar DePablo	Senior Planner
Scott Herring	Public Works Director/County Engineer
Robin Reinhart	Agenda Coordinator

Member Kathryn Birren was not present for the meeting.

Invocation

Pledge of Allegiance

Poll Commission for Ex Parte Communications

Chairman McDonald, Vice Chairman Hickey, Alternate Member Arflak, and Member Whiting announced that they had had no ex parte communications concerning the quasi-judicial petitions being considered at this meeting.

Member Holmes announced the ex parte communications that he had had concerning the quasi-judicial petitions being considered at this meeting.

County Attorney Statement

Assistant County Attorney Benda provided the standard admonition that the Planning and Zoning Commission decisions were to be based only on the evidence presented in the quasi-judicial proceedings.

Administering of the Oath

STAFF ANNOUNCEMENTS

Planning Administrator, Michelle Miller, announced Item No. 12900 [Conditional Use Permit Petition Submitted by Frances M Cain/POA c/o Karen S Durand (CU2311)] will need to be pulled for postponement.

APPROVAL/MODIFICATION OF AGENDA

Motion
To approve the Agenda.

RESULT:	**ADOPTED**
MOVER:	W. Steven Hickey
SECONDER:	Gregory Arflack
AYES:	McDonald, Hickey, Arflack, Holmes and Whiting
ABSENT:	Birren

ADOPTION OF INFORMATION PACKETS INTO EVIDENCE

Motion
To adopt the Information packets into evidence.

RESULT:	**ADOPTED**
MOVER:	W. Steven Hickey
SECONDER:	Gregory Arflack
AYES:	McDonald, Hickey, Arflack, Holmes and Whiting
ABSENT:	Birren

PUBLIC HEARINGS

UNIFIED AGENDA

Chairman's Statement

Introduction of the Unified Agenda

Approval of Revised Minutes for the Planning and Zoning Commission Meeting of May 8, 2023

CP 1447117 Barclay Townhomes

CP 1460797 Centralia

CP 1455941 Waterford Overall

Conditional Use Permit Petition Submitted by Pamela J Merrill (CU2309)

Conditional Use Permit Petition Submitted by Madeline & Thomas Crouch (CU2310)

Conditional Use Permit Petition Submitted by Frances M Cain / POA c/o Karen S Durand (CU2311)

Conditional Use Permit Petition Submitted by Timothy & Judy Gunsteens (CU2312)

This item was pulled and voted on separately.

Special Exception Use Permit Petition Submitted by Mother Mary Theresa, Sisters of Sr Thomas, Aquinas (SE2304)

Approval of Unified Agenda

Motion
To approve the Unified Agenda, postponing agenda item 12900 [Conditional Use Permit Petition Submitted by Frances M Case (CU2311) and pulling agenda item 12901 [Conditional Permit Petition Submitted by Timothy & Judy Gunsteens (CU2312)]

RESULT:	**ADOPTED**
MOVER:	W. Steven Hickey
SECONDER:	Donald Whiting
AYES:	McDonald, Hickey, Arflack, Holmes and Whiting
ABSENT:	Birren

STANDARD AGENDA

Conditional Use Permit Petition Submitted by Timothy & Judy Gunsteens (CU2312)

The Board accepted public input on this matter.

Motion
To approve the staff recommendation.

RESULT:	**ADOPTED**
MOVER:	Donald Whiting
SECONDER:	Gregory Arflack
AYES:	McDonald, Hickey, Arflack, Holmes and Whiting
ABSENT:	Birren

RECESS/RECONVENE

The Board recessed at 9:15 am and reconvened at 9:20 am.

Rezoning Petition Submitted by M. Daniels Construction (H2263)

There was no public input.

Motion
To approve the staff recommendation with modifications.

(Note: The motion pertained to Modified Performance Condition Nos. 7 and 11 as approved by the Planning Department).

RESULT:	**ADOPTED**
MOVER:	Nicholas Holmes
SECONDER:	Gregory Arflack
AYES:	McDonald, Hickey, Arflack, Holmes and Whiting
ABSENT:	Birren

Rezoning Petition Submitted by Otis J Green III(H2332)

The Board accepted public input on this matter.

Motion
To approve the staff recommendation.

RESULT:	**ADOPTED**
MOVER:	W. Steven Hickey
SECONDER:	Gregory Arflack
AYES:	McDonald, Hickey, Arflack, Holmes and Whiting
ABSENT:	Birren

Rezoning Petition Submitted by Lee Pedone (H2333)

The Board accepted public input on this matter.

Motion
To approve the staff recommendation.

RESULT:	**ADOPTED**
MOVER:	Donald Whiting
SECONDER:	W. Steven Hickey
AYES:	McDonald, Hickey, Arflack, Holmes and Whiting
ABSENT:	Birren

Rezoning Petition Submitted by Tires Unlimited & Service, LLC (H2334)

The Board accepted public input on this matter.

Motion
To approve the staff recommendation with modifications.

(Note: The motion pertained to Modified Performance Condition No. 5 as approved by the Planning Department).

RESULT:	**ADOPTED**
MOVER:	Nicholas Holmes
SECONDER:	W. Steven Hickey
AYES:	McDonald, Hickey, Arflack, Holmes and Whiting
ABSENT:	Birren

PSFOD (Public Service Facility Overlay District) Revision Submitted by American Tower Corporation (H2337)

There was no public input.

Motion
To approve the staff recommendations.

RESULT:	**ADOPTED**
MOVER:	W. Steven Hickey
SECONDER:	Nicholas Holmes
AYES:	McDonald, Hickey, Arflack, Holmes and Whiting
ABSENT:	Birren

Comprehensive Plan Amendment Petition Submitted by Raysor Ventures, LLC (CPAM2302)

The Board accepted public input on this matter.

Motion
To approve the staff recommendation.

RESULT:	**ADOPTED**
MOVER:	Nicholas Holmes
SECONDER:	W. Steven Hickey
AYES:	McDonald, Hickey, Arflack, Holmes and Whiting
ABSENT:	Birren

Rezoning Petition Submitted by Raysor Ventures, LLC (H2336)

The Board accepted public input on this matter.

Motion
To approve the staff recommendation.

RESULT:	**ADOPTED**
MOVER:	Nicholas Holmes
SECONDER:	Donald Whiting
AYES:	McDonald, Hickey, Arflack, Holmes and Whiting
ABSENT:	Birren

COMMISSIONERS AND STAFF ISSUES

The Board and Staff commented on various issues.

ADJOURNMENT

The meeting was adjourned at 11:15 a.m.

UPCOMING MEETINGS

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, November 13, 2023, beginning at 9:00 AM, in the Commission Chambers

Meeting: 03/09/2026
Department: Planning
Prepared By: Victoria Via
Initiator: Omar DePablo
DOC ID: 17229
Legal Request Number:
Bid/Contract Number:

TITLE
Approval of Minutes for Regular Meeting of February 09, 2026

BRIEF OVERVIEW
The attached Minutes for the Regular Meeting of the Planning and Zoning Commission on February 09, 2026, are submitted for review and approval.

FINANCIAL IMPACT
N/A

LEGAL NOTE
N/A

RECOMMENDATION
The attached Minutes for the Regular Meeting of the Planning and Zoning Commission on February 09, 2026, are submitted for review and approval.

REVIEW PROCESS

Michelle Miller	Approved	02/26/2026 12:38 PM
Victoria Via	Approved	02/26/2026 1:02 PM

RESULT: **ADOPTED**
MOVER: Justin Noe
SECONDER: Steven Markford
AYES: Birren, Holmes, Markford, McDonald and Noe

Hernando County

Planning & Zoning Commission

Regular Meeting

Minutes

February 9, 2026

CALL TO ORDER

The public meeting was called to order at 9:00 a.m. on Monday, February 9, 2026, in the John Law Ayers Room, Government Center, Brooksville, Florida. This meeting was advertised in the Hernando Sun newspaper and the Agenda Packet was available online at www.hernandocounty.us.

Attendee Name	Title
Kathryn Birren	Chairwoman
Nicholas Holmes	Vice Chairman
Steven Markford	Regular Member
Jonathan McDonald	Regular Member
Justin Noe	Regular Member
Natasha Lopez Perez	Assistant County Attorney
Todd Crosby	County Engineer
Scott Rimby	Utilities Development Services Supervisor
Michelle Miller	Senior Planner
Victoria Via	Agenda Coordinator

Steven Markford was introduced as the newest Member of the Planning and Zoning Commission.

Invocation

Pledge of Allegiance

Poll Commission for Ex Parte Communications

Chairwoman Birren, and Member Markford announced that they had had no ex parte communications concerning the quasi-judicial petitions being considered at this meeting.

Vice Chairman Holmes, Members McDonald, and Noe announced the ex parte communications that they had had concerning the quasi-judicial petitions being considered at this meeting.

County Attorney Statement

Assistant County Attorney Lopez Perez provided the standard admonition that the Planning and Zoning Commission decisions were to be based only on the evidence presented in the quasi-judicial proceedings.

Administering of the Oath

Election of Chair of the Planning and Zoning Commission for 2026

Motion
To Nominate Kathryn Birren as chairwomen.

RESULT:	**ADOPTED**
MOVER:	Justin Noe
SECONDER:	Nicholas Holmes
AYES:	Birren, Holmes, Markford, McDonald and Noe

Election of Vice Chair of the Planning and Zoning Commission for 2026

Motion
To nominate Nicholas Holmes as Vice Chair.

RESULT:	**ADOPTED**
MOVER:	Justin Noe
SECONDER:	Jonathan McDonald
AYES:	Birren, Holmes, Markford, McDonald and Noe

RECESS/RECONVENE

The Board recessed at 9:55 a.m. and reconvened at 10:05 a.m.

STAFF ANNOUNCEMENTS

Senior Planner Michelle Miller announced that Item Nos. 17117 [Special Exception Use Permit Petition Submitted by Evelyn Gonzalez (SE2601)] and 17113 [Master Plan Revision and Rezoning Petition Submitted by Granger Development LLC (H2509)] had requested to be withdrawn by the petitioners. It was also announced that Item Nos. 17115 [Rezoning Petition Submitted by Jack Melton Family Inc (H2539)] and 17116 [Rezoning Petition Submitted by Jack Melton Family, Inc (H2540)] had requested a postponement by the petitioner to March 9, 2026.

APPROVAL/MODIFICATION OF AGENDA

Motion
To approve the Agenda.

RESULT:	**ADOPTED**
MOVER:	Jonathan McDonald
SECONDER:	Justin Noe
AYES:	Birren, Holmes, Markford, McDonald and Noe

ADOPTION OF THE INFORMATION PACKETS INTO EVIDENCE

Motion
To adopt the information packets into evidence.

RESULT:	**ADOPTED**
MOVER:	Justin Noe
SECONDER:	Nicholas Holmes
AYES:	Birren, Holmes, Markford, McDonald and Noe

PUBLIC HEARINGS

UNIFIED AGENDA

Approval of Minutes for Regular Meeting of January 12, 2026

CP 1500882 Verona Hills

Motion
To approve the Unified Agenda.

RESULT:	**ADOPTED**
MOVER:	Justin Noe
SECONDER:	Steven Markford
AYES:	Birren, Holmes, Markford, McDonald and Noe

STANDARD AGENDA

Special Exception Use Permit Petition Submitted by Evelyn Gonzalez (SE2601)

The Board accepted public input on this matter.

Motion
To approve the Withdrawal.

RESULT:	**ADOPTED**
MOVER:	Justin Noe
SECONDER:	Jonathan McDonald
AYES:	Birren, Holmes, Markford, McDonald and Noe

Special Exception Use Permit Petition Submitted by Julie Vadell and Sabato Del Pozzo (SE2602)

There was no public input.

Motion
To deny.

RESULT:	**ADOPTED**
MOVER:	Jonathan McDonald
SECONDER:	Nicholas Holmes
AYES:	Holmes, Markford, McDonald and Noe
NAYES:	Birren

RECESS/RECONVENE

The Board recessed at 9:05 a.m. and reconvened at 9:10 a.m.

Conditional Use Permit Petition Submitted by Robert Creekmore and Antoinette Creekmore (H2601)

There was no public input.

Motion
To approve the staff recommendation.

RESULT:	**ADOPTED**
MOVER:	Justin Noe
SECONDER:	Nicholas Holmes
AYES:	Birren, Holmes, Markford, McDonald and Noe

Conditional Use Permit Petition Submitted by Mary Roland (CU2602)

There was no public input.

Motion
To approve the staff recommendations with modifications.

(Note: The motion pertains to the Modified Performance Condition No. 7 as approved by the planning department.)

RESULT:	**ADOPTED**
MOVER:	Justin Noe
SECONDER:	Steven Markford
AYES:	Birren, Holmes, Markford and Noe
NAYES:	McDonald

Master Plan Revision and Rezoning Petition Submitted by Granger Development LLC (H2509)

There was no public input.

Motion
To approve the withdrawal.

RESULT:	**ADOPTED**
MOVER:	Justin Noe
SECONDER:	Nicholas Holmes
AYES:	Birren, Holmes, Markford, McDonald and Noe

Rezoning Petition Submitted by APC Towers LLC (c/o Mattaniah S. Jahn, P.A.) (H2529)

Chairwoman Birren passed the gavel to Vice Chairman Holmes and temporarily left the meeting, and upon returning shortly thereafter, she resumed the Chairmanship.

The Board accepted public input on this matter.

Motion
To approve the staff recommendations.

RESULT:	**DEFEATED**
MOVER:	Justin Noe
SECONDER:	Nicholas Holmes
AYES:	Holmes and Noe
NAYES:	Birren, Markford and McDonald

Motion
To approve the staff recommendations.

RESULT:	**ADOPTED**
MOVER:	Justin Noe
SECONDER:	Nicholas Holmes
AYES:	Birren, Holmes, Markford, McDonald and Noe

RECESS/RECONVENE

The Board recessed at 11:45 a.m. and reconvened at 11:55 a.m.

Rezoning Petition Submitted by Jack Melton Family Inc (H2539)

There was no public input.

Motion
To postpone to a date certain of March 9, 2026.

RESULT:	**ADOPTED**
MOVER:	Justin Noe
SECONDER:	Jonathan McDonald
AYES:	Birren, Holmes, Markford, McDonald and Noe

Rezoning Petition Submitted by Jack Melton Family, Inc (H2540)

There was no public input.

Motion
To postpone to a date certain of March 9, 2026.

RESULT:	**ADOPTED**
MOVER:	Justin Noe
SECONDER:	Steven Markford
AYES:	Birren, Holmes, Markford, McDonald and Noe

COMMISSIONERS AND STAFF ISSUES

The Board and staff discussed various issues.

ADJOURNMENT

The meeting was adjourned at 12:00 p.m.

UPCOMING MEETINGS

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, March 09, 2026, beginning at 9:00 AM, in the Commission Chambers

Meeting: 03/09/2026
Department: Planning
Prepared By: Carrie Cline
Initiator: Omar DePablo
DOC ID: 17225
Legal Request Number:
Bid/Contract Number:

TITLE
Conditional Plat File # 1504234 Lake Mirage

BRIEF OVERVIEW
Conditional Plat File for Lake Mirage

FINANCIAL IMPACT
A matter of policy. There is no financial impact.

LEGAL NOTE
The Planning and Zoning Commission has the authority to review this item in accordance with Chapter 26 (Subdivision Regulations), Article II (Procedures for County review and approval), Section 26-21 (procedure for conditional approval of a conditional plat) of the Hernando County Code of Ordinances.

RECOMMENDATION
It is recommended that the Planning and Zoning Commission approve the Conditional Plat for Lake Mirage.

REVIEW PROCESS

Omar DePablo	Delegated	02/26/2026 1:24 PM
Michelle Miller	Approved	02/26/2026 1:46 PM
Victoria Via	Approved	02/26/2026 3:52 PM
Natasha Lopez Perez	Approved	02/27/2026 10:18 AM
Toni Brady	Approved	03/05/2026 11:31 AM

RESULT: **ADOPTED**
MOVER: Justin Noe
SECONDER: Steven Markford
AYES: Birren, Holmes, Markford, McDonald and Noe

STAFF REPORT

HEARINGS:	Planning & Zoning Commission: March 9, 2026
APPLICANT:	Oak Development Group LLC
FILE NUMBER:	1504234
PURPOSE:	Conditional Plat Approval for Lake Mirage
GENERAL LOCATION:	Between the east side of Eakin Street, approximately 230' from its intersection with Atlanta Avenue, and the west side of Lomita Wren Road, approximately 300' from its intersection with Mirage Avenue
PARCEL KEY NUMBER:	343015, 103907

The conditional plat for the Lake Mirage Subdivision is for 107 single family residential lots on approximately 53.28 acres located Between the east side of Eakin Street, approximately 230' from its intersection with Atlanta Avenue, and the west side of Lomita Wren Road, approximately 300' from its intersection with Mirage Avenue

The conditional plat has been reviewed by various County agencies and found to be consistent with County standards. A certificate of concurrency has been issued for this conditional plat.

STAFF RECOMMENDATION:

It is recommended that the Planning and Zoning Commission approve the conditional plat of the Lake Mirage Subdivision with the following performance conditions:

1. The conditional plat shall expire in two (2) years if no further approvals in the subdivision process are obtained.

2. The developer must conform to all Hernando County Facility Design Guidelines.

3. The petitioner shall provide a comprehensive listed species survey prepared by a qualified professional to identify any listed species present prior to clearing or development activities. The petitioner is required to comply with all applicable FWC regulations.

4. 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.

5. The Department of Public Works has received an updated letter from the Traffic Engineer about the trips for this project. The Traffic Access Analysis will be placed in the review queue; the Conditional Plat is conditionally approved.

   The Traffic Access Analysis is a separate in-depth review from the commercial subdivision review process. Any identified improvements shall be the responsibility of the developer. Project design may be concurrent with the Traffic Access Analysis review, However, strictly at the Developers' risk.

6. The following conditions from the Hernando County Utilities Department must be addressed during the Construction Drawing and Final Plat submittals:

   - Submit a final capacity analysis during Construction Drawing review meeting the following conditions:
     - **Water**: Further analysis using the site layout, proposed elevations, once determined, and final hydrant locations will be required as part of the final design.
     - **Wastewater**: Additional analysis will be required as part of final engineering to design the proposed pump station.

   - The developer shall install and dedicate to HCUD the necessary water and sewer infrastructure (including pump stations) necessary to supply the development.

   - The developer shall either install the proposed utility systems within dedicated county road right of ways or within a non-exclusive utility easement over the roadway tract if the roads will be privately maintained. Show the proposed wastewater pump station site(s) as dedicated tract(s) sized per HCUD detail S-10 or S-15 (June 2023 version).

   - If street lighting will be installed in the development, please provide at least one of the following: show the pole locations on the construction drawings, add a note to the plans specifying that the location of the proposed poles will be in an area that will not conflict with the proposed water or sewer services, or provide utility separate details showing the location of all proposed utilities.

APPENDIX D - BOARD OF COUNTY COMMISSIONERS ACTION

On February 25, 2025, the Board of County Commissioners voted 4-1 to adopt a resolution approving the petitioner's request for a rezoning from AR (Agricultural/Residential) and AG (Agricultural) to PDP(SF)/ Planned Development Project (Single Family) with deviations and with the following modified 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 provide a comprehensive floral/faunal (wildlife) survey prepared by a qualified professional to identify any listed species present as a part of the Conditional Plat phase. Copies of any required FWC permits shall be provided to the County prior to clearing or development.

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. Retention of large native trees and stands should be maintained to the extent possible.

4. The Builder/Developer shall provide new residential property owners with Florida-Friendly Landscaping™ Program materials and encourage use of the principles, techniques, and landscaping recommendations. Information on the County's Fertilizer Ordinance and fertilizer use shall be included. Educational materials are available through the Hernando County Utilities Department.

5. Geotechnical subsurface testing and reporting in accordance with Hernando County's Facility Design Guidelines shall be conducted for all drainage retention ponds within the project.

6. If there are any archaeological artifacts found on the property while working, the developer shall cease activity, inform the County, and contact the State Historic Resources Office to receive direction on how to proceed.

7. The petitioner shall provide the minimum required 3.73-acres (162,461 square feet) of natural vegetation in accordance with the Hernando County Land Development Regulations.

8. The petitioner shall provide the minimum neighborhood park acreage of 1.73-acres (75,3598 square feet) exclusive of drainage retention area in accordance with the Hernando County Land Development Regulations. Wetlands may be included in this calculation, as long as there are park amenities nearby and it is included in the Neighborhood Park plan.

9. The petitioner shall provide a water and sewer capacity analysis at the time of conditional plat review and connect to the central water and sewer systems at time of vertical construction.

10. A formal application for School Concurrency Analysis shall be submitted to the Hernando County School District no less than thirty (30) days prior to submission for approval of a site plan, conditional plat, or functional equivalent. Should the School District then find sufficient

capacity neither exists, nor is anticipated to exist within three (3) years from the issuance of such approval, the School District will require, as a condition of any such approval, a Capacity Improvement Agreement or a Proportionate Share Mitigation Agreement with the School Board, to offset the demand for public school facilities created by the proposed development.

11. The petitioner shall be required to provide a treed roadway into the development accordance with the Code requirements.

12. There shall be two (2) access points for this subdivision. A full access on Lomita Wren Road and an emergency access point on Eakin Street.

13. The petitioner shall provide a 20' undisturbed perimeter buffer. Activities permitted in the buffers include removal of dead trees, removal of invasive species, and planting new vegetative material, where needed, to reach 85% opacity within 12 months of planting.

14. Maximum Number of Dwelling Units: ~~123~~ 107 single family dwelling units

15. Minimum Lot Size Minimum Lot Size: 10,000 square feet

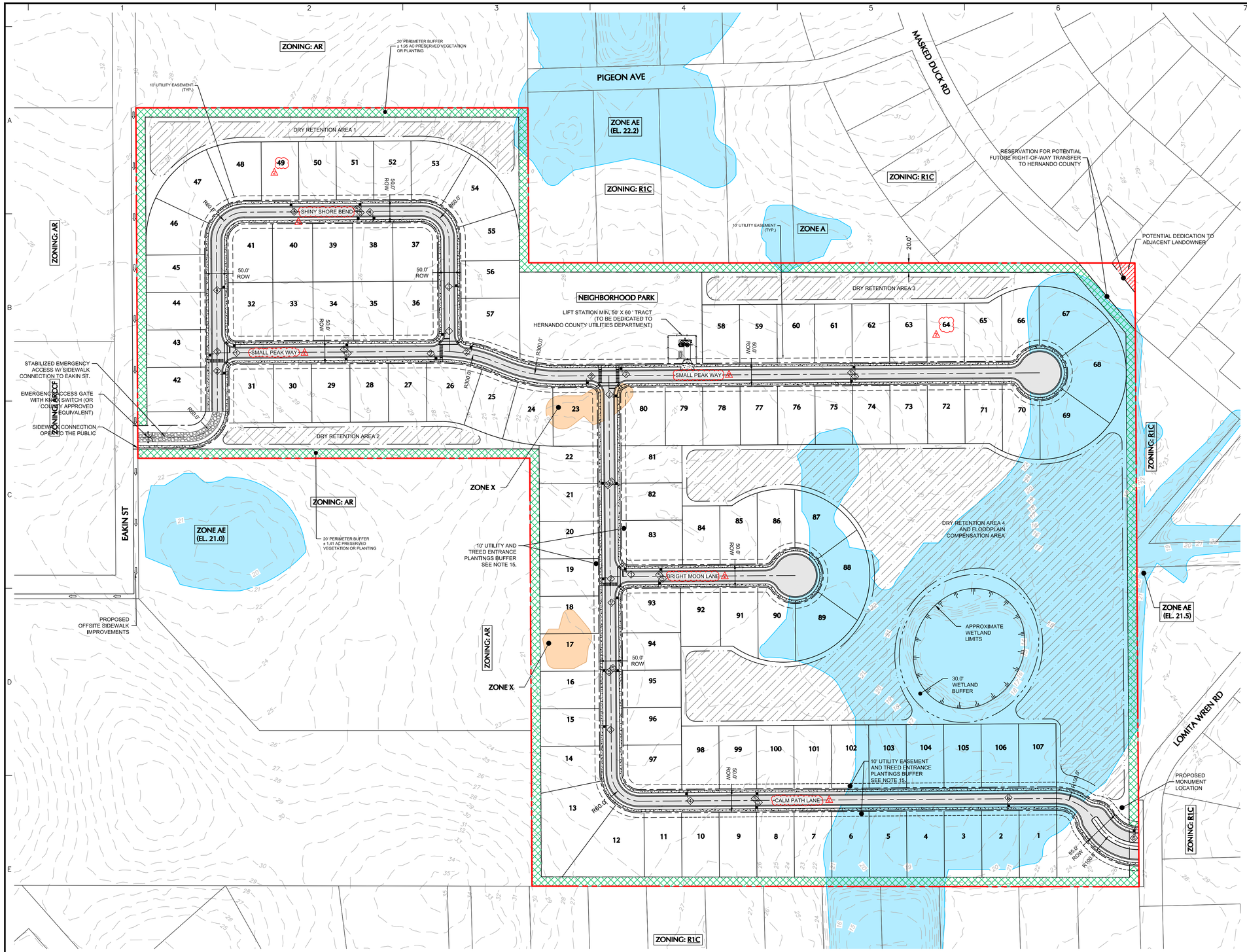
16. Minimum Lot Width at Building Setback Line: 75'

17. Individual Lot Setbacks:
    - Front: 25'
    - Side: 10'
    - Rear: 20'
    - Secondary Front Yard/Corner Lot: 25'

18. Sidewalks shall be required throughout the project. The petitioner shall coordinate sidewalks outside the project with the County Engineer.

19. Improvements to adjacent roadways will be required and will be the responsibility of the Developer.

20. 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.



LEGEND

- PROPOSED PERIMETER BUFFER
- PROPOSED UTILITY EASEMENT
- PROPOSED RIGHT-OF-WAY
- PROPERTY LINE
- PROPOSED WETLAND BUFFER
- APPROXIMATE WETLAND DELINEATION
- FEMA FIRM FLOOD ZONE (ZONE X)
- FEMA FIRM FLOOD ZONE (ZONE A/AE)
- PROPOSED RETENTION AREA
- 1 PROPOSED STOP SIGN (R1-1)
- 2 PROPOSED PEDESTRIAN CROSSING W/ LEFT ARROW (W11-2 AND W16-7)
- 3 PROPOSED LEFT TURN (W1-1L) W/ SPEED PLAQUE (W13-1P 15 MPH)
- 4 PROPOSED RIGHT TURN (W1-1R) W/ SPEED PLAQUE (W13-1P 15 MPH)
- 5 PROPOSED SPEED LIMIT SIGN (R2-1 30 MPH)
- 6 PROPOSED REVERSE TURN WARNING (W1-3) AND SPEED PLAQUE (13-1P 20 MPH)

SITE DATA:

1. PARCEL ID/KEY:
   R06-222-18-2570-0000-0100/00103907
   R06-422-18-0000-0040-0000/00343015
2. AREA:
   ±54.00 ACRES
3. OWNER:
   PANTHER I LLC
4. ZONING:
   PDP(SF) (REZONING CASE NUMBER:H2354)
5. PROPOSED USE:
   SINGLE FAMILY RESIDENTIAL
6. SURROUNDING ZONING:
   NORTH: AR, R1C
   EAST: R1C
   SOUTH: R1CDRA
   WEST: AR, ARCCF
7. FLOOD ZONE:
   ZONE 'A', 'AE' PER 12053C0156E (EFF. 1/15/2021)
   ZONE 'AE' PER 12053C0158D (EFF. 2/2/2012)
8. PROPOSED LOTS:
   107
9. PROPOSED LOT SIZES (SEE TYPICAL LOT - SHEET CP-02):
   TYPICAL: 80 FT X 125 FT = 10,000 SF
10. PROPOSED DENSITY:
    107 LOTS / 54.00 ACRES
    1.98 DU / ACRE
11. PROPOSED YARD SETBACKS:
    FRONT: 25'
    SECONDARY FRONT: 25'
    REAR:20'
    SIDE: 10'.
12. MAX BUILDING HEIGHT:
    35 FT / 2- STORIES
13. NEIGHBORHOOD PARK REQUIREMENTS:
    PER HERNANDO COUNTY CODE OF ORDINANCES SEC. 26-75: ONE (1) ACRE FOR FIRST 50 UNITS PLUS ONE-ONE HUNDREDTH (1/100) ACRE FOR EVERY UNIT OVER 50.

    1 AC (FIRST 50 LOTS) + (.01 AC)*(107-50 LOTS)
    TOTAL REQUIRED = 1.57 ACRES
    TOTAL PROVIDED = ~1.57 ACRES
14. NATIVE VEGETATION PRESERVATION OR PLANTING REQUIREMENTS:
    PER HERNANDO COUNTY CODE OF ORDINANCES SEC. 10-28 (2): PROJECTS OVER 20 ACRES SHALL PROVIDE AT LEAST SEVEN (7%) OF TOTAL PROJECT AREA AS PRESERVED NATURAL VEGETATION OR INSTALLED NATIVE VEGETATION

    TOTAL REQUIRED: 54.00 AC X 7% = 3.78 ACRES
    TOTAL PROVIDED: ~3.78 ACRES
    FINAL LOCATIONS WITHIN LANDSCAPE BUFFERS, NEIGHBORHOOD PARK, OR OTHER OPEN SPACES DEPICTED HEREON (OR ELSEWHERE) WILL BE SHOWN ON CONSTRUCTION PLANS; LOCATIONS HEREON ARE NOT TO BE CONSIDERED BINDING.
15. TREED ROADWAY BUFFER TO BE PROVIDED IN EASEMENTS SHOWN ALONG STREET 1 CONSISTENT WITH HERNANDO COUNTY ORDINANCE SECTION 10-21(A)(3) WITH ONE TREE PER 30 LINEAR FEET OF BUFFER.

NOTES:

1. ALL WORK WITHIN RIGHT-OF-WAY SHALL COMPLY WITH CURRENT "HERNANDO COUNTY FACILITY DESIGN GUIDELINES", APPROVED OCTOBER 2008.
2. ON-SITE IMPROVEMENTS WITHIN RIGHT-OF-WAY SHALL COMPLY WITH "HERNANDO COUNTY FACILITY DESIGN GUIDELINES" 'LOCAL ROAD - CLOSED DRAINAGE' TYPICAL SECTION. OFF-SITE IMPROVEMENTS WITHIN RIGHT-OF-WAY SHALL COMPLY WITH" HERNANDO COUNTY FACILITY DESIGN GUIDELINES' 'LOCAL ROAD - OPEN DRAINAGE' TYPICAL SECTION
3. ALL TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS WILL COMPLY WITH THE "2009 MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR DESIGN AND INSTALLATION".
4. NO STREET LIGHTING IS PROPOSED AT THIS TIME. ANY STREET LIGHTS PROPOSED IN THE FUTURE TO BE COORDINATED WITH THE UTILITY DEPARTMENT AND ARE TO BE LOCATED IN AREAS THAT DO NOT CONFLICT WITH PROPOSED SANITARY OR WATER SERVICES.
5. DRAINAGE AND UTILITY EASEMENTS WILL BE INCLUDED IN THE FINAL CONSTRUCTION PLANS AND SHALL MEET THE REQUIREMENTS OF HERNANDO COUNTY.
6. DRAINAGE AREAS ARE CONCEPTUAL. ACTUAL SIZE AND LOCATION TO BE DETERMINED WITH FINAL ENGINEERING DESIGN.

SCALE: 1" = 100'

Date	Description	No.
09/15/2025	REVISED PER HERNANDO COUNTY COMMENTS	2
08/15/2025	REVISED PER HERNANDO COUNTY COMMENTS	1

Revisions

Andrew D Eiland 2025.09.18 14:29:42-04'00'

ANDREW D. EILAND LICENSE No. 69810 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ANDREW D EILAND, JR, PE ON THE DATE ADJACENT TO THE SEAL. SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. 09/18/2025

Signature Date

ANDREW D. EILAND, JR.
FLORIDA LIC No. 69810

LANGAN
Langan Engineering and Environmental Services, LLC
400 N. Ashley Drive, Suite 2175
Tampa, FL 33602
T: 813.439.6100 F: 813.439.6101 www.langan.com
FL CERTIFICATE OF AUTHORIZATION NO. 00006601/LB8172/LB8198

Project: LAKE MIRAGE
BROOKSVILLE
HERNANDO COUNTY FLORIDA

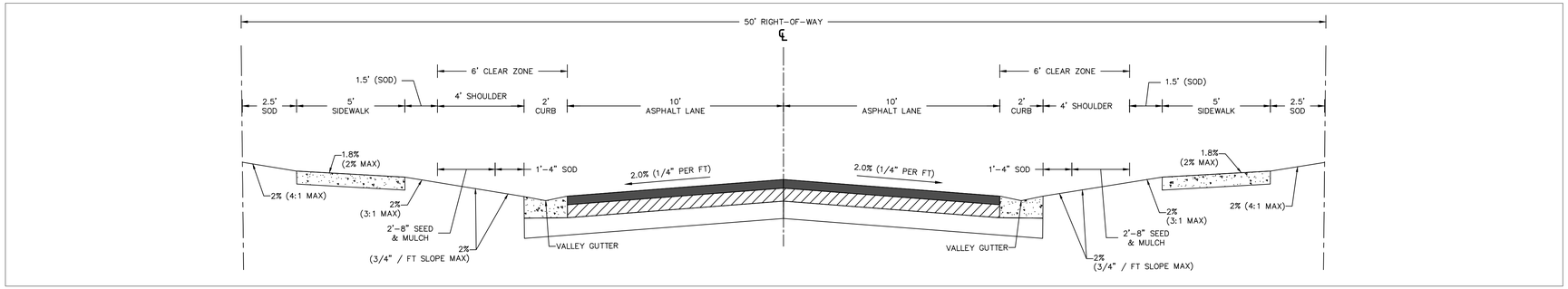
Drawing Title: CONDITIONAL PLAT

Project No. 350064201
Date MAY 2025
Drawn By SK
Checked By ADE

Drawing No. CP-01

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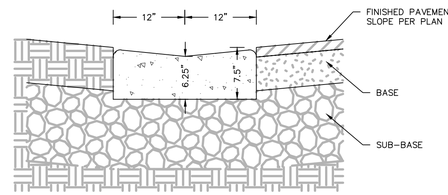
LANGAN Project No. 350064201



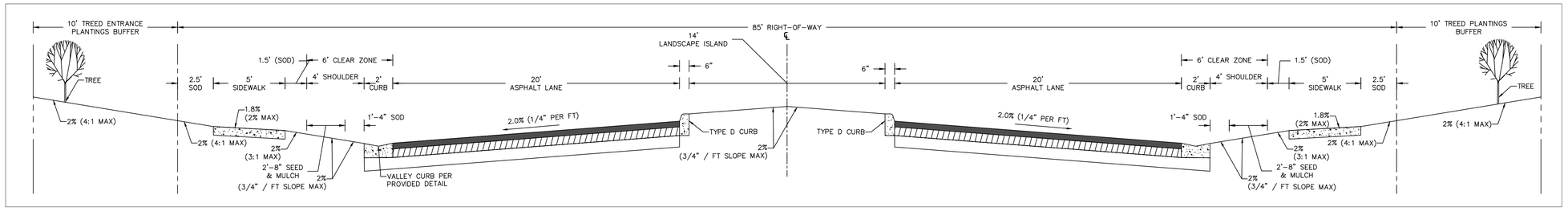
TYPICAL ROADWAY SECTION

SCALE: NTS

LOCAL ROAD - CLOSED DRAINAGE
DESIGN SPEED = 35 MPH
POSTED SPEED = 30 MPH



VALLEY GUTTER (N.T.S)



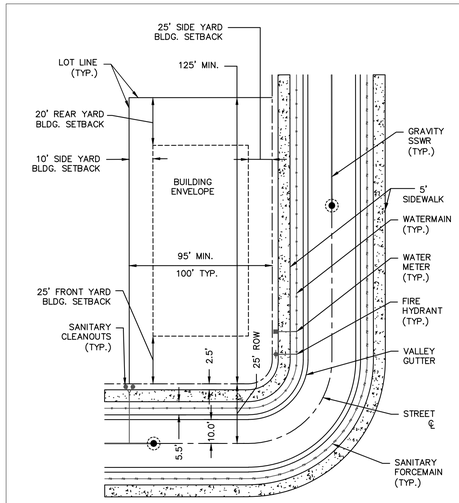
MAIN ENTRANCE - 85' ROADWAY

SCALE: NTS

LOCAL ROAD - CLOSED DRAINAGE
DESIGN SPEED = 35 MPH
POSTED SPEED = 30 MPH

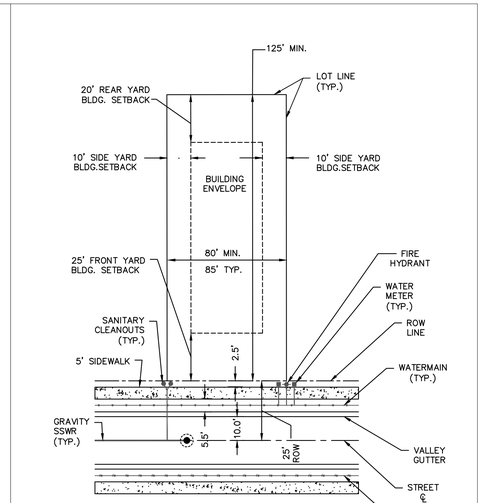
QTY.	No.	LEGEND	DETAIL
4	1	STOP SIGN WITH 24" WHITE PAINTED STOP BAR (4' FROM CROSSWALK)	R1-1 (30" X 30")
8	2	PEDESTRIAN SIGN W/ ARROW	W11-2 (30" X 30") W16-7P
3	3	LEFT TURN WARNING SIGN & ADVISORY SPEED PLAQUE FOR 15 MPH	W1-1L (36" X 36") W13-1P (18" X 18")
3	4	RIGHT TURN WARNING SIGN & ADVISORY SPEED PLAQUE FOR 15 MPH	W1-1R (36" X 36") W13-1P (18" X 18")
14	5	SPEED LIMIT SIGN FOR 30 MPH	R2-1 (30" X 36")
2	6	REVERSE TURN WARNING SIGN & ADVISORY SPEED PLAQUE FOR 20 MPH	W1-3 (36" X 36") W13-1P (18" X 18")

SIGN LEGEND PER MUTCD STANDARDS



TYPICAL CORNER LOT DETAIL

11,612 (MIN.) – 11,827 SF (TYP.)
NTS



TYPICAL LOT DETAIL

10,000 (MIN.) – 10,500 SF (TYP.)
NTS

Date	Description	No.
09/15/2025	REVISED PER HERNANDO COUNTY COMMENTS	2
08/15/2025	REVISED PER HERNANDO COUNTY COMMENTS	1

Revisions

Andrew D Eiland
2025.09.18
14:29:42-04'00'

Signature Date

ANDREW D. EILAND, JR.
FLORIDA LIC No. 69810

LANGAN
Langan Engineering and Environmental Services, LLC
400 N. Ashley Drive, Suite 2175
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T: 813.439.6100 F: 813.439.6101 www.langan.com
FL CERTIFICATE OF AUTHORIZATION NO. 00006601/LB8172/LB8198

Project: LAKE MIRAGE
BROOKSVILLE
HERNANDO COUNTY FLORIDA

Drawing Title: CONDITIONAL PLAT

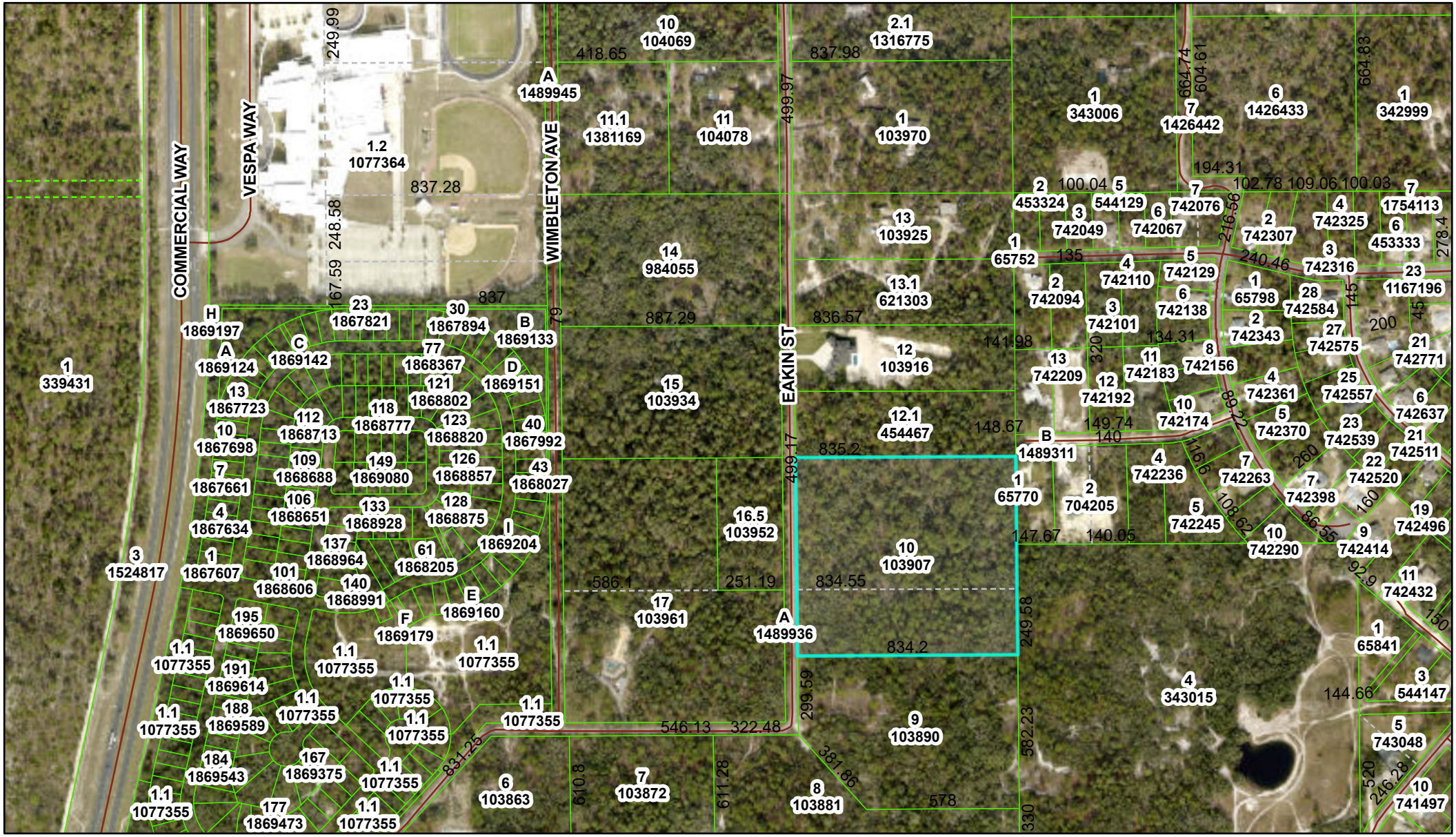
Project No.: 350064201
Date: MAY 2025
Drawn By: SK
Checked By: ADE

Drawing No.: CP-02

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LANGAN
Project No. 350064201

Lake Mirage Conditional Plat Aerial Map

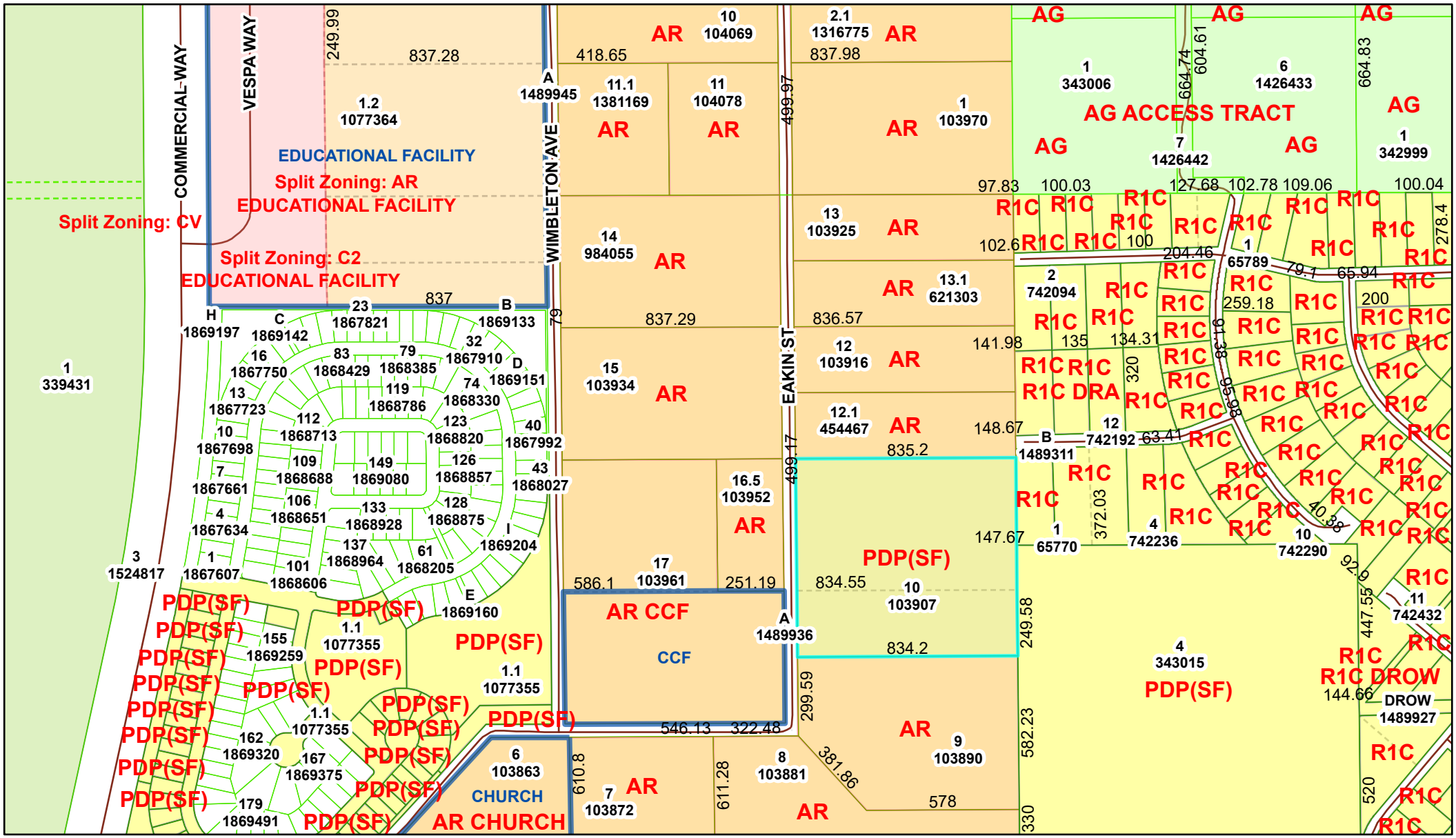


2/24/2026, 10:38:07 AM

Parcels
Parcels (Labels)
Parcel Lines (Easement Historic)
Easement
Historic
Cross Streets
Streets
World Imagery
Low Resolution 15m Imagery
High Resolution 60cm Imagery
High Resolution 30cm Imagery
Citations

Hernando County Central GIS
© Hernando County Central GIS

Lake Mirage Conditional Plat Zoning Map



2/24/2026, 10:37:32 AM

Special Use Zoning

Split Zoning
- Agricultural Residential
- Commercial
- Conservation

Zoning (Hernando Builders)
- Agricultural
- Agricultural Residential
- Residential
- Parcels

Parcels (Labels)

Parcel Lines (Easement Historic)
- Easement
- Historic
- Cross Streets

Streets

Hernando County Central GIS
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TITLE
Conditional Use Permit Petition for a Temporary Structure Submitted by Robert Best (CU2603)

BRIEF OVERVIEW
Request:
Conditional Use Permit for a Temporary Structure

General Location:
End of Circle Drive

Parcel Key Number:
94365

Summary of 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 he builds 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."

FINANCIAL IMPACT
A matter of policy. There is no financial impact.

LEGAL NOTE
The Planning and Zoning Commission has approval jurisdiction over the subject application. The Applicable Criteria for conditional use approval are contained in Appendix A, (Zoning Code) Article V, Section 4. The Conditional Use Approval must be consistent with the Comprehensive Plan.

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 performance conditions.

REVIEW PROCESS
Michelle Miller	Approved	02/25/2026 9:35 AM

Victoria Via	Approved	02/25/2026 9:42 AM
Natasha Lopez Perez	Approved	02/25/2026 11:21 AM
Toni Brady	Approved	02/26/2026 7:18 AM

RESULT:	**ADOPTED**
MOVER:	Justin Noe
SECONDER:	Steven Markford
AYES:	Birren, Holmes, Markford, McDonald and Noe

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	
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.

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.

HERNANDO COUNTY CONDITIONAL USE PERMIT *OR* SPECIAL EXCEPTION USE PERMIT PETITION

File No. CU-2603 Official Date Stamp:

RECEIVED
NOV 21 2025
HERNANDO COUNTY ZONING

Application request *(check one)*:
- ☐ **Conditional Use Permit**
- ☐ **Special Exception Use Permit**

PRINT OR TYPE ALL INFORMATION

Date: 11/17/25

APPLICANT NAME: Robert E. Best
Address: 4925 Timberlan
City: Tampa State: Fl. Zip: 33624
Phone: 813-390-2378 Email: teresabest@ymail.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): 94365
2. SECTION , TOWNSHIP , RANGE
3. Current zoning classification: RIA
4. Desired use: Temporary security residence
5. Size of area covered by application: Lot
6. Highway and street boundaries: Circle DR
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, Robert and Teresa Best, 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.

Robert G Best Teresa J. Best
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO
The foregoing instrument was acknowledged before me this 21 day of November, 2025, by Robert & Teresa Best who is personally known to me or produced FLDL as identification.

Robin Reinhart
Signature of Notary Public

ROBIN ANDREA REINHART
MY COMMISSION # HH 309051
EXPIRES: September 6, 2026

Notary Seal/Stamp

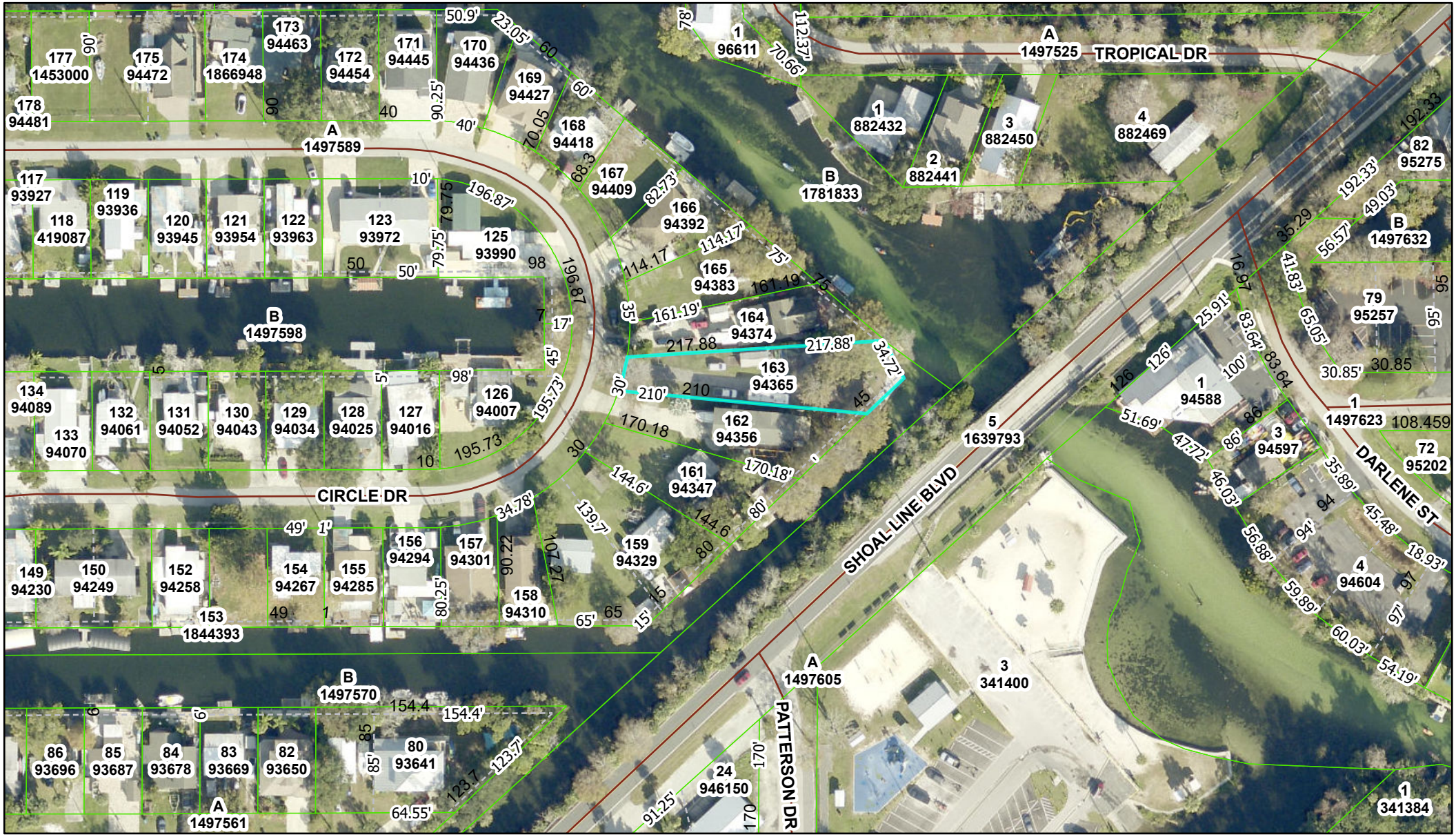
Effective Date: 11/8/16 Last Revision: 11/8/16

We would like to have a temporarily security residance and storge building.
We are curently in the prodess of building a home.

Parcel Key 943605

STATE ROAD CANAL
PER PLAT
S32°31'25"W
76.51'C
L5
L2
CONC.
PAVERS
FACE OF SEAWALL &
UPLAND BOUNDARY
(PROPERTY EXTENDS TO
EDGE OF WATER PER PLAT)
LOT 163
STAIRS
L4
CONC.
PAVERS
FLOATING
DOCK
7.12
22.00'
13.00'
L3
16.00'
8.00'
S47°55'46"E 31.52'C
SIDE USE
LINE
N43°34'35"E
23.52'C
SET N&D
POL
SEAWALL
WATERWARD USE LINES
CALCULATED AT 25%
OF WIDTH OF WATERWAY

CU2603 Aerial Map



2/24/2026, 2:40:12 PM

Parcels

Parcels (Labels)

Parcel Dimensions

Parcel Lines (Easement Historic)

Historic

Cross Streets

Streets

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

30cm Resolution Metadata

1:1,562

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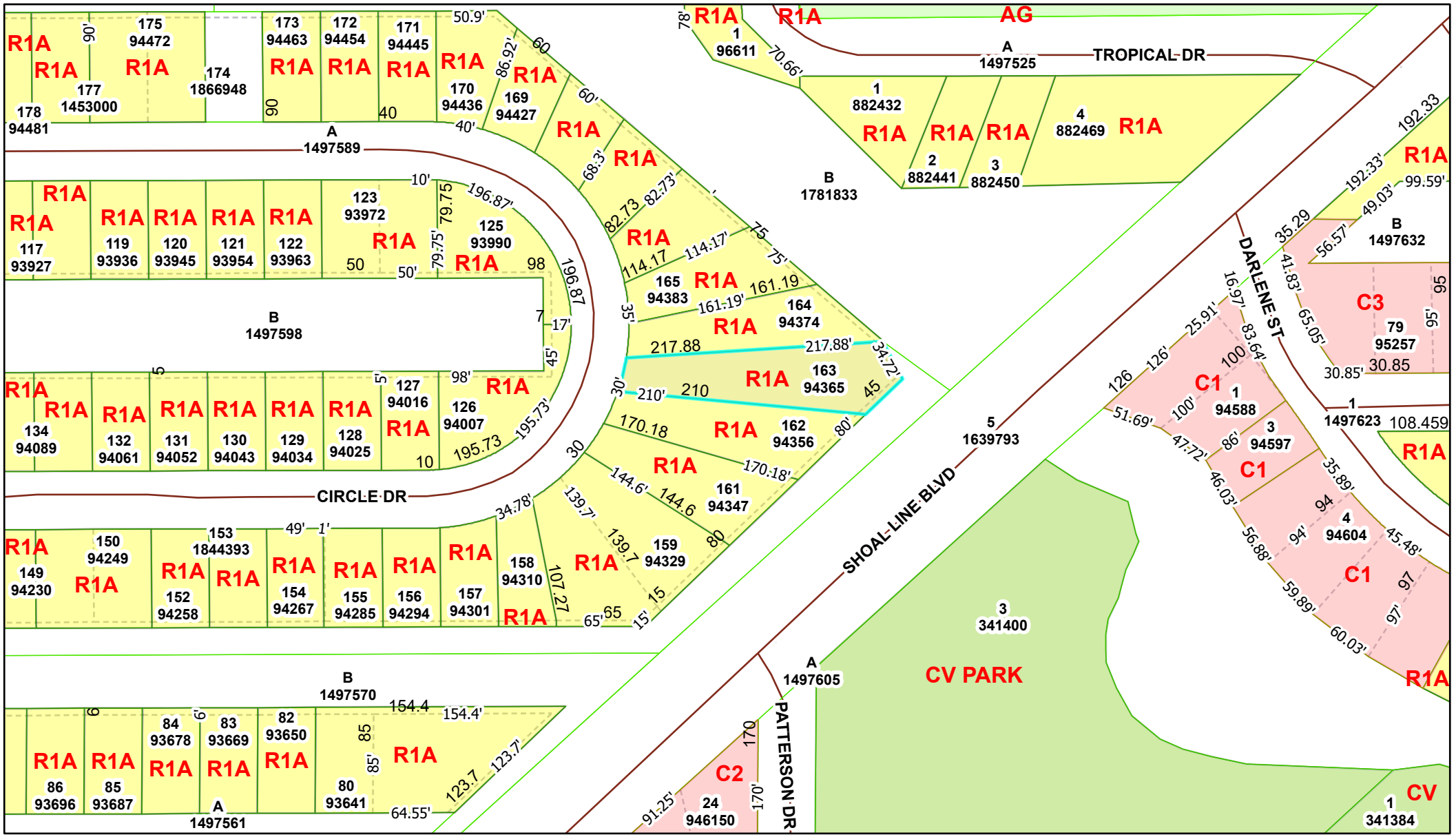
0 0.02 0.04 0.07 km

State of Florida, Microsoft, Vantor

Hernando County Central GIS

© Hernando County Central GIS

CU2603 Zoning Map



2/24/2026, 2:39:51 PM

Zoning (Hernando Builders)

- Agricultural
- Commercial
- Conservation
- Residential
- Parcels
- Parcels (Labels)
- Parcel Dimensions
- Parcel Lines (Easement Historic)
- Historic
- Cross Streets
- Streets

1:1,562

0 0.01 0.02 0.04 mi

0 0.02 0.04 0.07 km

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

Hernando County Central GIS
© Hernando County Central GIS

TITLE
Conditional Use Permit Petition Submitted by Richard and Debra Deroxtro (CU2606)

BRIEF OVERVIEW
Request:
Conditional Use Permit for a Second Residence Due to Medical Hardship

General Location:
Eastern Terminus of Sandpiper Avenue

Parcel Key Number:
01308169

Summary of Applicant's Request:
The petitioner initially submitted a subdivision application through their representative, Southern Valley Homes. 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 with the eventual goal to remerge the properties at a later date.

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' mother live near her son to provide for an on-site caregiver.

FINANCIAL IMPACT
A matter of policy. There is no financial impact.

LEGAL NOTE
The Planning and Zoning Commission has approval jurisdiction over the subject application. The Applicable Criteria for conditional use approval are contained in Appendix A, (Zoning Code) Article V, Section 4. The Conditional Use Approval must be consistent with the Comprehensive Plan.

RECOMMENDATION
It is recommended that the Planning and Zoning Commission determine whether an extreme personal hardship exists; if such a determination is made, the Planning & Zoning Commission may approve the request for a Conditional Use Permit for a Second Residence Due to Medical Hardship with performance conditions.

REVIEW PROCESS

Michelle Miller	Approved	02/25/2026 9:33 AM
Victoria Via	Approved	02/25/2026 9:42 AM
Natasha Lopez Perez	Approved	02/25/2026 11:09 AM
Toni Brady	Approved	02/26/2026 7:18 AM

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:

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.

HERNANDO COUNTY CONDITIONAL USE PERMIT *OR* SPECIAL EXCEPTION USE PERMIT PETITION

File No. CU-26-06 Official Date Stamp:

RECEIVED
FEB 13 2026
HERNANDO COUNTY ZONING

Application request *(check one)*:
- ☑ **Conditional Use Permit**
- ☐ **Special Exception Use Permit**

PRINT OR TYPE ALL INFORMATION

Date: _____

APPLICANT NAME: RICHARD+DEBRA DEROXTRO
Address: 12125 SANDPIPER AVE
City: BROOKSVILLE State: FL Zip: 34614
Phone: 352-428-2421 Email: RICH@YEAGERFLOORING.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): 1308169
2. SECTION _____, TOWNSHIP _____, RANGE _____
3. Current zoning classification: AG
4. Desired use: Second Residents for Medical Hardship
5. Size of area covered by application: _____
6. Highway and street boundaries: Sandpiper
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, Richard DeRoxtro, Debra DeRoxtro, 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 12th day of February, 20 26, by Richard and Debra DeRoxtro who is ☐ personally known to me or ☒ produced FL DL as identification.

Shanon Swetavage
Signature of Notary Public

SHANON SWETAVAGE
Notary Public, State of Florida
Commission# HH 412555
My comm. expires June 19, 2027

Notary Seal/Stamp

Effective Date: 05/15/20 Last Revision: 05/15/20

RECEIVED
DEC 01 2025
Hernando County Development Services
Zoning Division

To Whom It May Concern,

Richard and Debra Deroxtro who is seeking approval to split a portion of Mr. & Mrs. Deroxtros' property located at 12125 Sandpiper Ave, Brooksville, FL (Parcel Key # 1308169). The purpose of this request is to allow Helen, mother of Richard Deroxtro, to have a home constructed on the split parcel so she can remain close to her son and his wife, **Richard & Debra Deroxtro**, who are the current property owners.

This request is being made due to Helen's age and ongoing medical needs. She has vascular issues that cause difficulty with mobility and, at times, requires immediate support. Having her own residence on her son's property would allow Helen to maintain her independence and dignity, while still being close enough to Richard & Debra to receive daily assistance, oversight, and care as needed.

This arrangement is essential to Helen's well-being. It provides a safe and supportive environment without compromising her desire to live in her own home. The hardship lies in the fact that, without this lot split, she cannot secure housing that meets both her medical needs and her personal independence.

We respectfully ask that this request be given full consideration based on the humanitarian and family care circumstances outlined above.

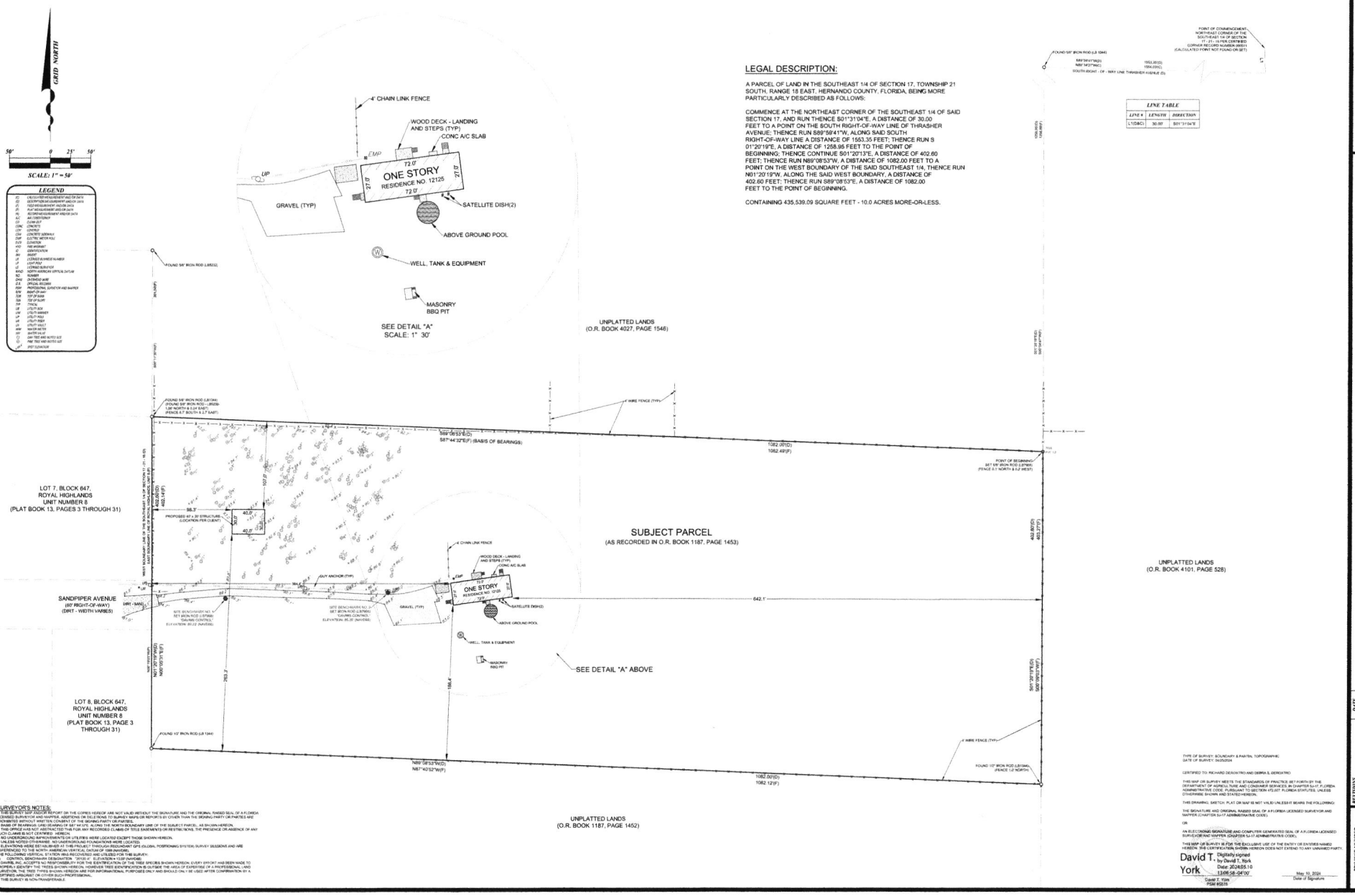
Sincerely,
Richard Deroxtro

Debra Deroxtro

JULIE ALICEA
Notary Public-State of Florida
Commission # HH 635514
My Commission Expires
March 18, 2028

SECTION 17, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA

MAP OF SURVEY



LINE TABLE

LINE #	LENGTH	DIRECTION
L1(D&C)	30.00'	S01°31'04"E

LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 17, AND RUN THENCE S01°31'04"E, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THRASHER AVENUE; THENCE RUN S89°59'41"W, ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 1553.35 FEET; THENCE RUN S 01°20'19"E, A DISTANCE OF 1258.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S01°20'13"E, A DISTANCE OF 402.60 FEET; THENCE RUN N89°08'53"W, A DISTANCE OF 1082.00 FEET TO A POINT ON THE WEST BOUNDARY OF THE SAID SOUTHEAST 1/4, THENCE RUN N01°20'19"W, ALONG THE SAID WEST BOUNDARY, A DISTANCE OF 402.60 FEET; THENCE RUN S89°08'53"E, A DISTANCE OF 1082.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 435,539.09 SQUARE FEET - 10.0 ACRES MORE-OR-LESS.

SURVEYOR'S NOTES:
UNLESS THIS SURVEY REPORT OR THE COPIES HEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
2. BASIS OF BEARINGS: (ARE) BEARINGS OF S87°44'32"E ALONG THE NORTH BOUNDARY LINE OF THE SUBJECT PARCEL, AS SHOWN HEREON.
3. THIS OFFICE HAS NOT ABSTRACTED THIS FOR ANY RECORDED CLAIMS OF TITLE EASEMENTS OR RESTRICTIONS. THE PRESENCE OR ABSENCE OF ANY SUCH CLAIMS IS NOT CERTIFIED HEREON.
4. NO UNDERGROUND IMPROVEMENTS OR UTILITIES WERE LOCATED EXCEPT THOSE SHOWN HEREON.
5. THE SURVEY IS BASED ON THE LEGAL DESCRIPTION AS SHOWN ON THE PLAT.
6. ELEVATIONS WERE ESTABLISHED AT THE PROJECT THROUGH REDUNDANT GPS OBSERVATIONS, POSTPROCESSING SYSTEM, SURVEY SESSIONS AND ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
THE FOLLOWING VERTICAL STATION WAS RECOVERED AND UTILIZED FOR THIS SURVEY:
A) CONTROL BENCHMARK DESIGNATION: "29120 A" ELEVATION = 113.09' (NAVD88)
7. THE LOCATION OF TREES AND OTHER VEGETATION WITH THE IDENTIFICATION OF THE TREE SPECIES SHOWN HEREON, EVERY EFFORT HAS BEEN MADE TO PROPERLY IDENTIFY THE TREES SHOWN HEREON, HOWEVER, TREE IDENTIFICATION IS OUTSIDE THE AREA OF EXPERTISE OF A PROFESSIONAL LAND SURVEYOR. THE TREE TYPES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD ONLY BE USED AFTER CONFIRMATION BY A CERTIFIED ARBORIST OR OTHER SUCH PROFESSIONAL.
8. THIS SURVEY IS NON-TRANSFERABLE.

TYPE OF SURVEY: BOUNDARY & PARTIAL TOPOGRAPHIC
DATE OF SURVEY: 04/25/2024

CERTIFIED TO: RICHARD DEROSITO AND DEBRA S. DEROSITO

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SKETCH, PLAT OR MAP IS NOT VALID UNLESS IT BEARS THE FOLLOWING:

THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 5J-17 ADMINISTRATIVE CODE).

OR

AN ELECTRONIC SIGNATURE AND COMPUTER GENERATED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 5J-17 ADMINISTRATIVE CODE).

THIS MAP OR SURVEY IS FOR THE EXCLUSIVE USE OF THE ENTITY OR ENTITIES NAMED HEREON. THE CERTIFICATION SHOWN HEREON DOES NOT EXTEND TO ANY UNNAMED PARTY.

David T. York
Digitally signed by David T. York
Date: 2024.05.10 13:06:58 -04'00'

David T. York
PSM #6575

May 10, 2024
Date of Signature

DAVRIS, INC.
CERTIFICATE OF AUTHORIZATION # 7964
3630 Valleydale Road
Tucker, Georgia 30084
Phone: (727) 232-3000
Email: dt@davriscivil.com

DAVRIS

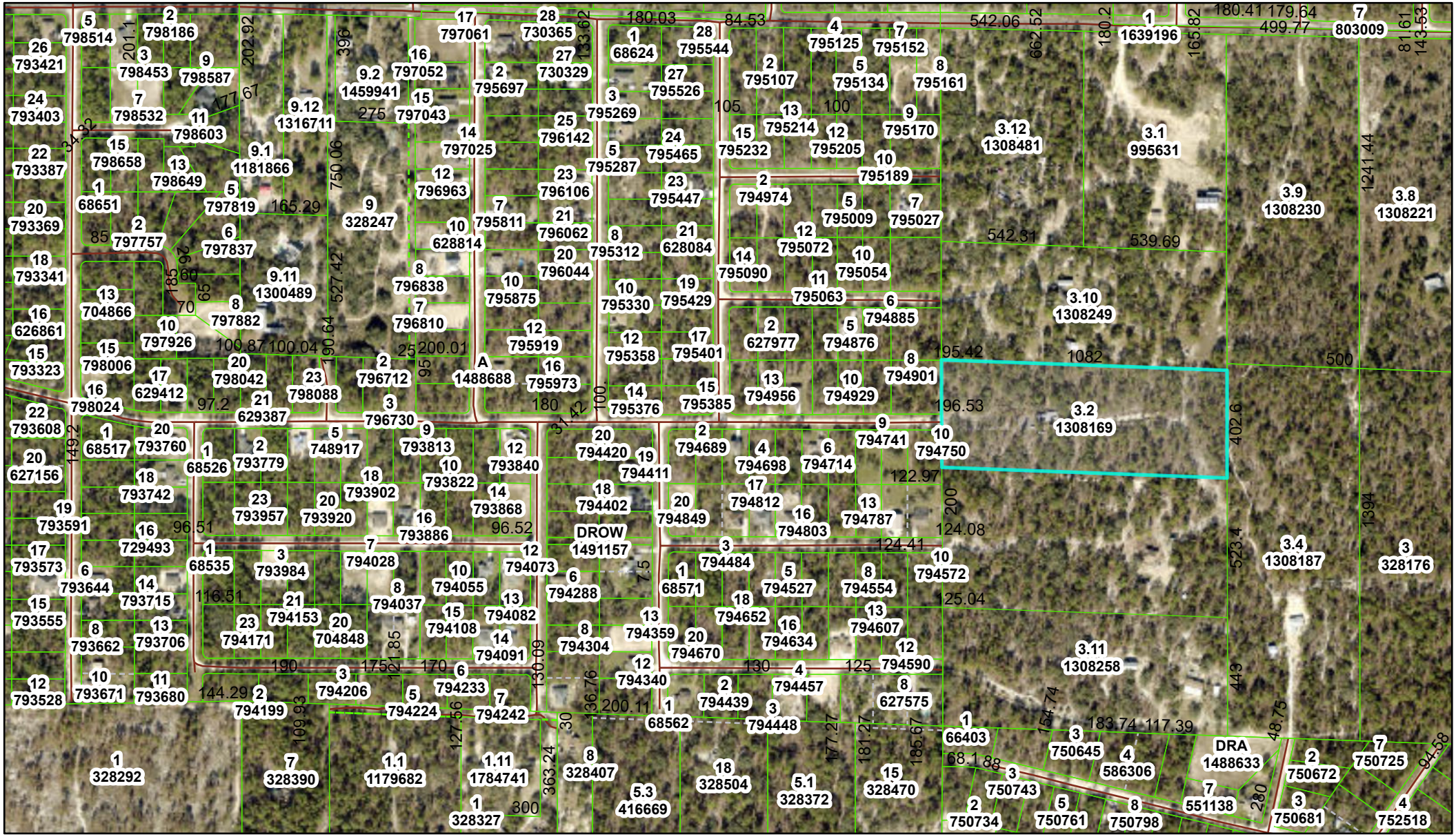
BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY

12125 SANDPIPER AVENUE
WEEKI WACHEE, FLORIDA

REVISIONS	DATE

PROJECT NUMBER: 12125
FILE: 12125.dwg
CHECKED BY: PM
ART
SHEET NO.
1 OF 1

CU2606 Aerial Map



2/17/2026, 3:27:39 PM

1:6,818

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

State of Florida, Vantor

Parcels

Parcels (Labels)

Parcel Lines (Easement Historic)

Easement

Historic

Cross Streets

Streets

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

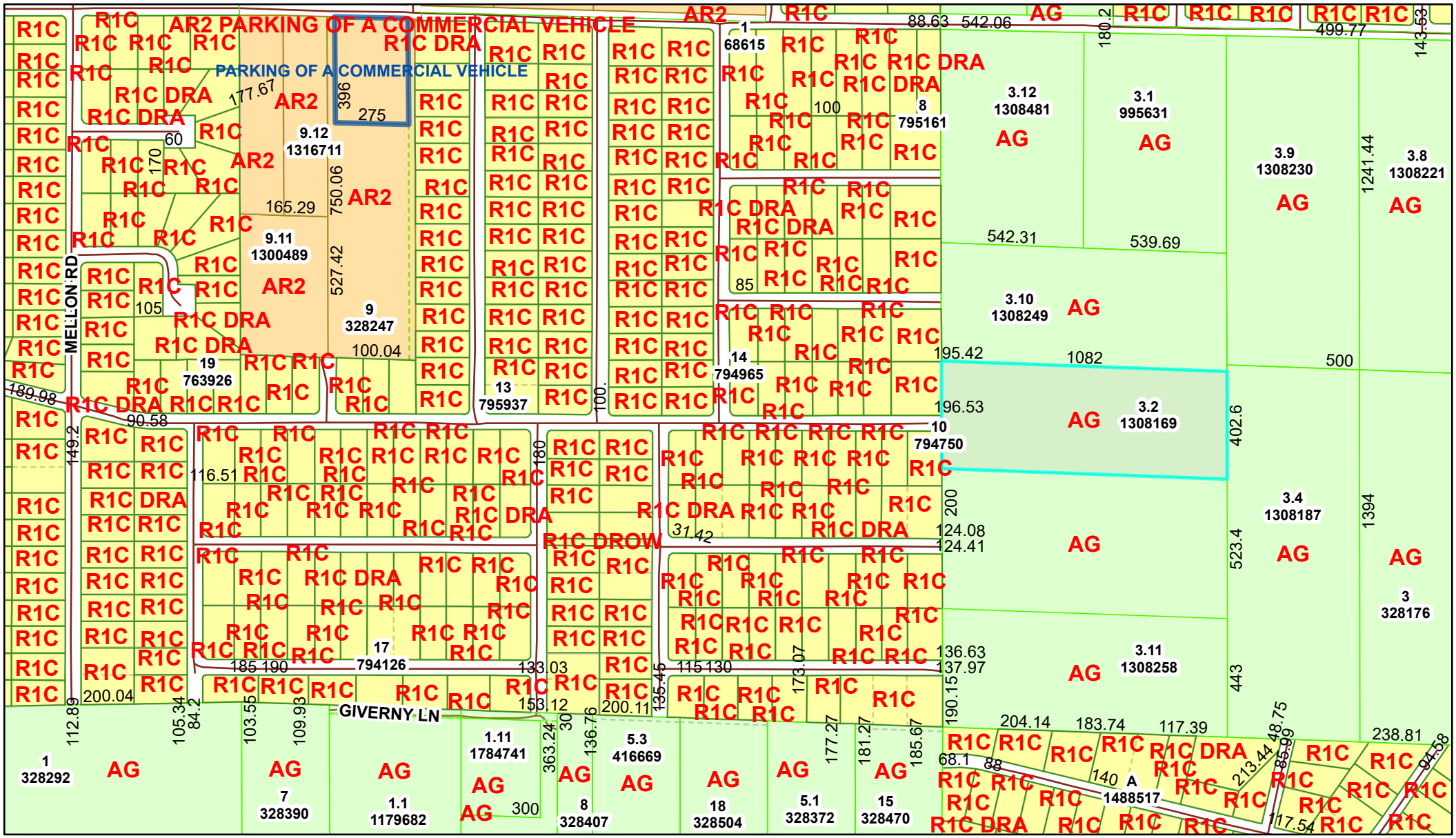
High Resolution 30cm Imagery

Citations

Hernando County Central GIS

© Hernando County Central GIS

CU2606 Zoning Map



2/17/2026, 3:27:16 PM

1:6,818

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Special Use Zoning

Zoning (Hernando Builders)

Agricultural

Agricultural Residential

Residential

Parcels

Parcels (Labels)

Parcel Lines (Easement Historic)

Easement

Historic

Cross Streets

Streets

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

Hernando County Central GIS

© Hernando County Central GIS

TITLE
Special Exception Use Permit Submitted by Yarelis Gonzalez (SE2603)

BRIEF OVERVIEW
Request:
Special Exception Use Permit for the Parking of one (1) additional Commercial Vehicle

General Location:
East side of Old Crystal River Road, approximately 1,950 feet North of Lake Lindsey Road

Parcel Key Number:
333721

Summary of Applicant's Request:
The petitioner is requesting a Special Exception Use Permit to allow the parking of one (1) additional commercial vehicle on her 5.1-acre AG (Agricultural)-zoned parcel. The petitioner currently has one (1) commercial vehicle, a tractor-trailer. Approval of the Special Exception would allow her to park an additional commercial vehicle, a dump truck, on the parcel, with the intent of enabling her husband to work locally rather than over-the-road.

In accordance with Appendix A (Zoning), Article III, Section 3F, County Land Development Regulations (LDRs) allow the parking of one (1) commercial vehicle on an AG-zoned parcel when the vehicle is operated by the legal residents of the property; however, a Special Exception Use Permit is required for any additional commercial vehicle operated by the legal residents, provided the property contains a minimum of 2½ acres.

FINANCIAL IMPACT
A matter of policy. There is no financial impact.

LEGAL NOTE
The Planning and Zoning Commission 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) Article V, Section 8. The Special Exception must be consistent with the Comprehensive Plan.

RECOMMENDATION
It is recommended that the Planning and Zoning Commission approve the petitioner's request for a Special Exception Use Permit for the Parking of (1) one additional Commercial Vehicle with performance conditions.

REVIEW PROCESS

Michelle Miller	Approved	02/26/2026 3:45 PM
Victoria Via	Approved	02/26/2026 3:49 PM
Natasha Lopez Perez	Approved	02/27/2026 12:21 PM
Toni Brady	Approved	03/02/2026 9:23 PM

RESULT: **ADOPTED**
MOVER: Justin Noe
SECONDER: Steven Markford
AYES: Birren, Holmes, Markford, McDonald and Noe

STAFF REPORT

HEARINGS:	Planning & Zoning Commission: March 9, 2026
APPLICANT:	Yarelis Gonzalez
FILE NUMBER:	SE-26-03
PURPOSE:	Special Exception Use Permit for the Parking of one (1) additional Commercial Vehicle
GENERAL LOCATION:	East side of Old Crystal River Road, approximately 1,950 feet North of Lake Lindsey Road
PARCEL KEY NUMBER:	333721

APPLICANT'S REQUEST:

The petitioner is requesting a Special Exception Use Permit to allow the parking of one (1) additional commercial vehicle on the parcel. The petitioner currently has one commercial vehicle, a tractor-trailer. Approval of the Special Exception would allow her to park an additional commercial vehicle, a dump truck, on the parcel, with the intent of enabling her husband to work locally rather than over-the-road.

The subject site consists of a 5.1-acre AG (Agricultural)-zoned parcel. County Land Development Regulations (LDRs) allow the parking of one commercial vehicle on an AG-zoned parcel when the vehicle is operated by the legal residents of the property; however, a Special Exception Use Permit is required for any additional commercial vehicle.

SITE CHARACTERISTICS:

Site Size	5.1 Acres	
Surrounding Zoning; Land Uses	North:	AG; Single Family
	South:	AG; Single Family
	East:	AG; Single Family
	West:	AG; Single Family
Current Zoning:	AG/(Agricultural)	
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 service are not available to this parcel. HCUD has no objection to allowing a second semi-truck on the parcel.

ENGINEERING REVIEW:
The subject site is located on the East side of Old Crystal River Road, approximately 1,950 feet North of Lake Lindsey Road. The County Engineer has reviewed the petitioner's request and has advised that this segment of Old Crystal River Road, north of Lake Lindsey Road, is not owned or maintained by Hernando County.

LAND USE REVIEW:

Minimum Building Setbacks:

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

One (1) commercial vehicle, operated by the legal resident(s) of the parcel, is allowed to be parked on an agriculturally zoned parcel, provided the property is a minimum of 2½ acres in size. A Special Exception Use Permit may be applied for pursuant to Appendix A, Article V, Section 8 for the additional parking of commercial vehicles and/or equipment.

Comments: This section is not intended to limit the parking of commercial vehicles and/or equipment in the AG district when the vehicles are associated with a permitted AG use on the property.

If approved, any commercial vehicle and/or equipment must meet the building setbacks of the AG(Agricultural) zoning district.

A Special Exception Use Permit is an additional use which may be granted by the Planning and Zoning Commission (P&Z) in accordance with the Land Development Regulations (LDRs). As part of the review, the P&Z must determine that the tract of land is suitable for the type of special exception use proposed by virtue of its location, shape, topography, and nature of surrounding development. The P&Z has the ability to assign reasonable conditions to the approval.

The Special Exception Use Permit is a land use determination only. All applicable development rules would have to be met if the permit is approved. Furthermore, Special Exception Use Permits shall be in compliance with the minimum Special Exception Use General Standards, Appendix A, Article V, Section 8(B) of the Hernando County Code.

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 residential uses.

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 addition of 1 (one) vehicle would not negatively impact the rural nature of this parcel.

FINDINGS OF FACT:
The request for a Special Exception Use Permit for the Parking of one (1) additional Commercial Vehicle is appropriate based on the following conclusions:

1. The proposed use is compatible with the surrounding area, is not adverse to the public interest, and is consistent with the County's adopted Comprehensive Plan with appropriate performance conditions.

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. 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 RECOMMENDATIONS:

It is recommended that the Planning and Zoning Commission approve the petitioner's request for a Special Exception Use Permit for the Parking of (1) one additional Commercial Vehicle 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 subject site shall be limited to the parking of (1) one additional commercial vehicle.

3. Any future expansion or changes related to the uses shall require an amendment to the Special Exception Use Permit.

HERNANDO COUNTY CONDITIONAL USE PERMIT *OR* SPECIAL EXCEPTION USE PERMIT PETITION

File No. SE-26-03 Official Date Stamp:

RECEIVED
NOV 07 2025
Hernando County Development Services
Zoning Division

Application request *(check one)*:
☐ **Conditional Use Permit**
☑ **Special Exception Use Permit**

PRINT OR TYPE ALL INFORMATION

Date: 09/03/2025

APPLICANT NAME: Jennifer Evora / Yarelis Gonzalez
Address: 14444 Old Crystal River RD
City: Brooksville FL State: FL Zip: 34601
Phone: 352-293-9733 Email: yarelis0818@hotmail.com
Property owner's name: *(if not the applicant)* Yarelis Gonzalez

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):
2. SECTION , TOWNSHIP , RANGE
3. Current zoning classification:
4. Desired use:
5. Size of area covered by application:
6. Highway and street boundaries:
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, Yarelis Gonzalez, 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)*: Heidy Evora
and *(representative, if applicable)*:
to submit an application for the described property.

Yarelis Gonzalez
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO
The foregoing instrument was acknowledged before me this 7th day of November, 20 25, by Yarelis Gonzalez who is personally known to me or produced FLDL 798 as identification.

Alaina Kidd
Signature of Notary Public

ALAINA KIDD
Notary Public - State of Florida
Commission # HH 307422
My Comm. Expires Aug 31, 2026
Bonded through National Notary Assn.

Notary Seal/Stamp

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

To Whom It May Concern,

I'm writing to kindly ask for your consideration and approval of a permit to keep a second truck on my property located at **14444 Old Crystal River Road, Brooksville, Fl, 34601.**

My husband and I live on **five acres**, which gives us plenty of space to safely park our vehicles without disturbing anyone. We own a **semi-truck**, which is our main source of income and is on the road most of the time, and a **dump truck** that is currently being repaired so that we can eventually put it to work **so my husband can begin working locally**. As we get older, it's important for us to have him home more often and not spend so much time away on the road.

We've done our best to park both trucks responsibly and away from neighbors, yet we've continued to receive complaints -mostly from our back neighbors. Meanwhile, there is **continuous construction at the end of our road, with semi-trucks going in and out every day**, yet no complaints seem to be made about that. Ironically, **the same neighbors who complain own trucks with trailers that carry heavy construction equipment and use the access road through our property since they own a construction business registered in their address at early hours and really late hours of the night**, and we have never minded or filed a complaint about it because we understand that everyone has a right to make an honest living.

Despite their repeated calls to **code enforcement**, the health department, the police, etc. sometimes over the smallest things like how we ruined the pasture on our land because we own a four wheeler, lights in our property or even over normal day-to-day activities,we have **never been cited for any violation**. We have **complied fully with every notice and request** we've received, including this current request to apply for a permit. We now understand that we moved into a property that is surrounded by family and friends and that they are tight-knit group but that should now allow the constant harassment calling code enforcement on us. This permit is the only thing they have hanging over our heads and it's really keeping us from on our toes because we obviously do not want a citation or any violation on our record

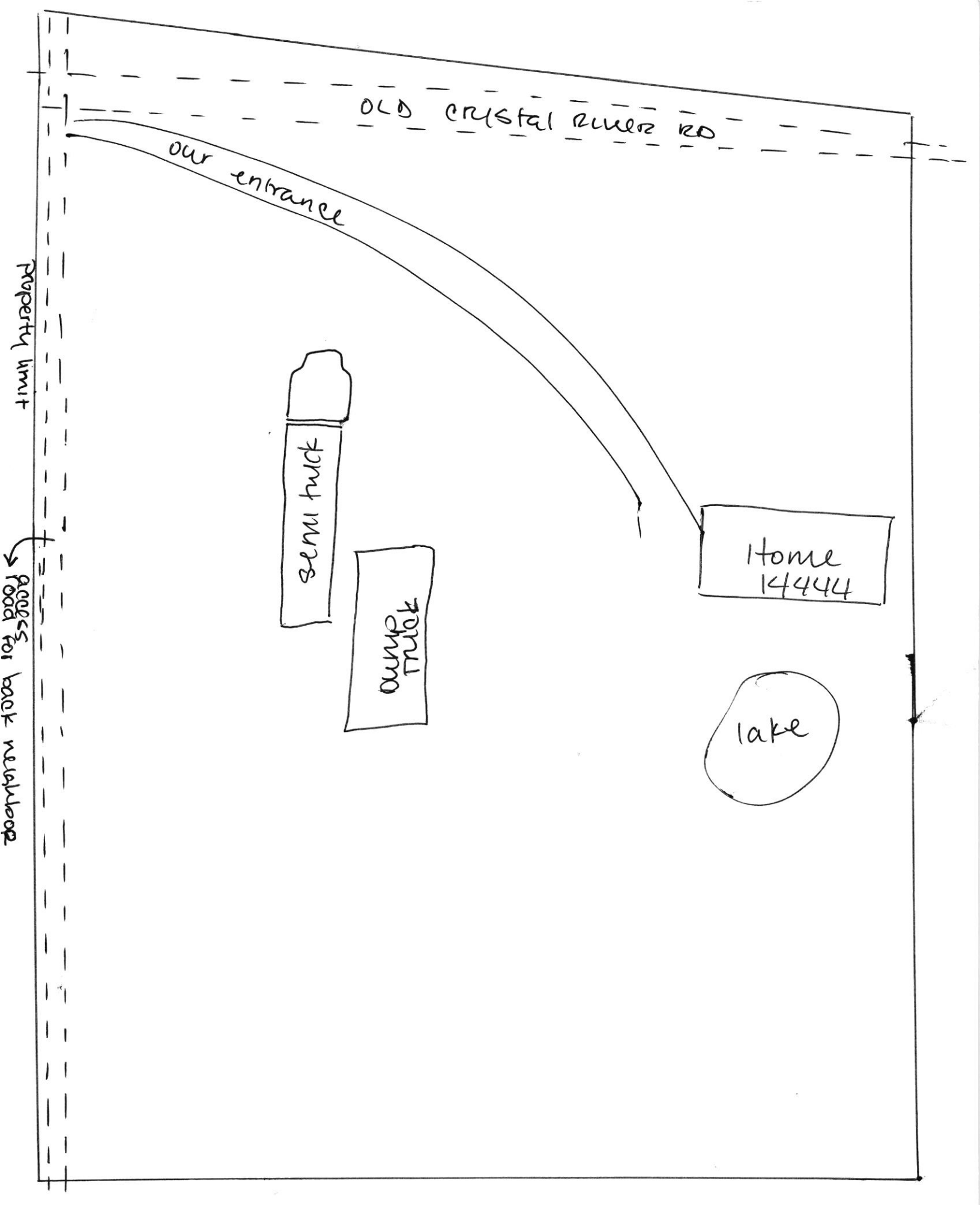
We truly just want to live peacefully, follow the rules, and continue earning an honest living. However, the frequent code enforcement visits, photos, and complaints have made our home life stressful and emotionally draining.

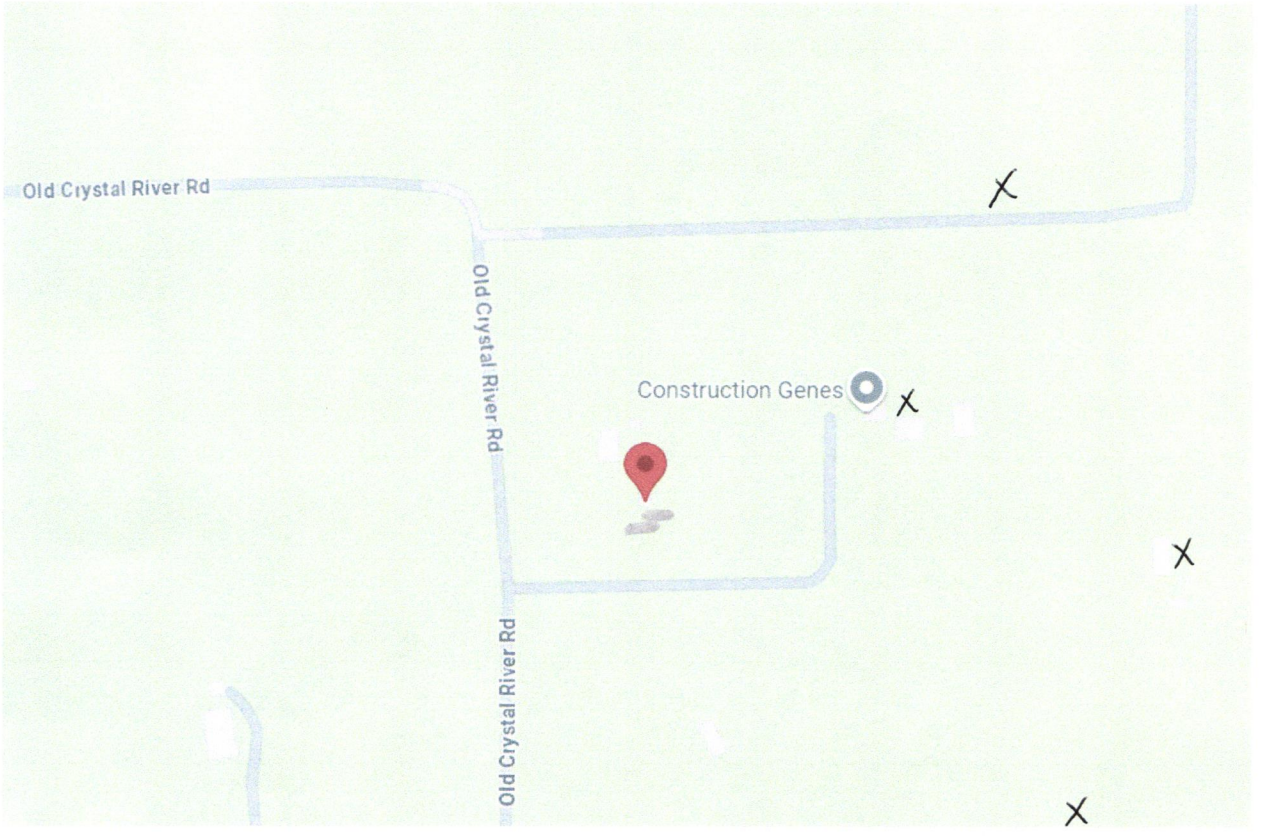
We respectfully ask that the county please grant this permit so that we can put this issue to rest, remain in full compliance, and continue living and working responsibly on our property.

Thank you sincerely for your time, patience, and understanding.

With appreciation,
Yarelis Gonzalez
352-293-9733

11/07/25


OLD CRYSTAL RIVER RD
our entrance
property limit
access road for back neighbor
semi truck
pump truck
Home
14444
lake



I have attached photos to show how far we are from the rest of the properties.



(Family/Friends) neighbors who X complaine

semi truck + am- truc

SE2603 Aerial Map



2/17/2026, 3:29:06 PM

Parcels

Parcels (Labels)

Parcel Dimensions

Parcel Lines (Easement Historic)

Easement

Historic

Streets

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

60cm Resolution Metadata

1:3,166

0 0.02 0.04 0.09 mi

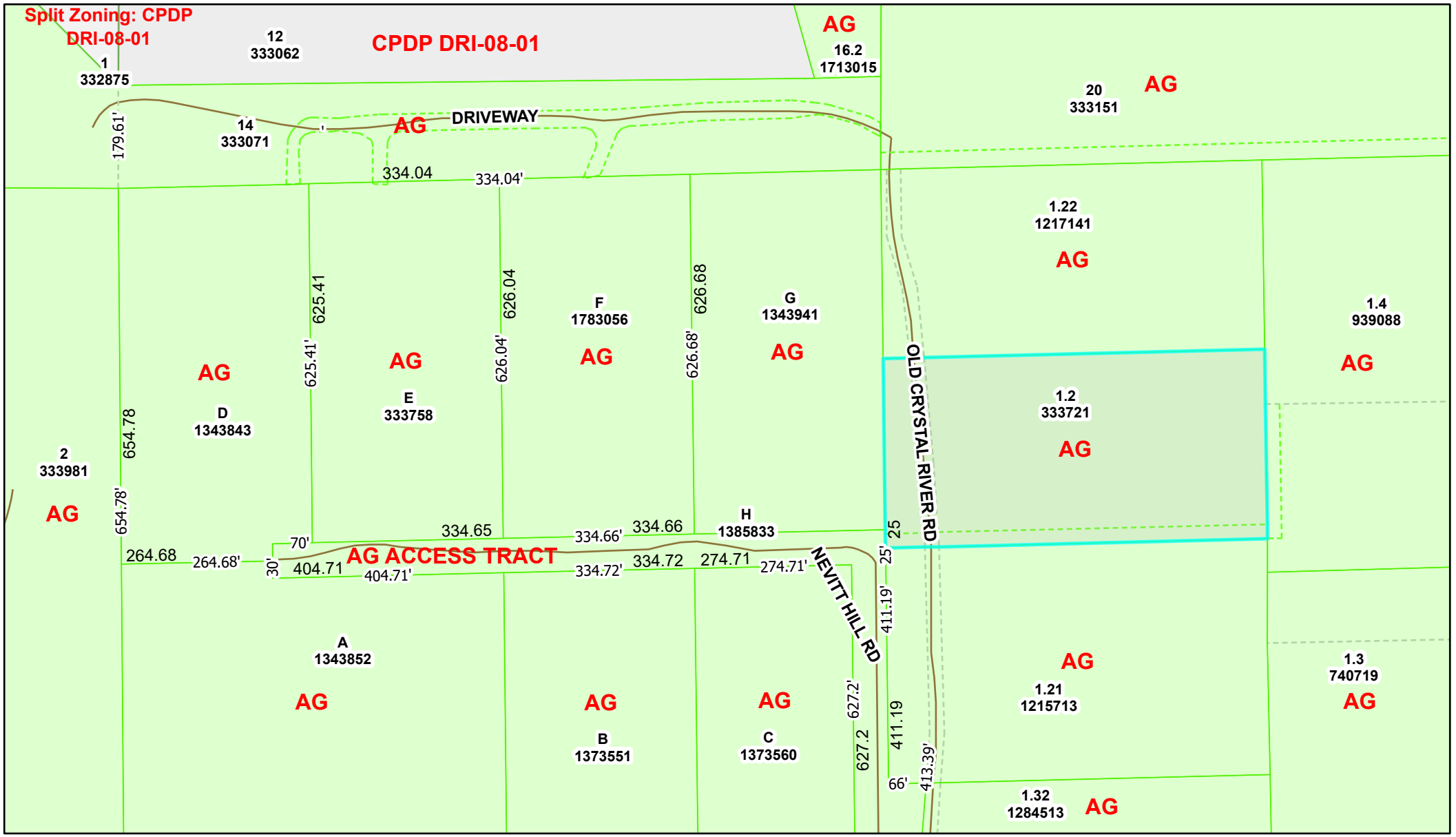
0 0.04 0.07 0.15 km

State of Florida, Vantor

Hernando County Central GIS

© Hernando County Central GIS

SE2603 Zoning Map



2/17/2026, 3:29:28 PM

Split Zoning

Planned Development

Zoning (Hernando Builders)

Agricultural

Planned Development

Parcels

Parcels (Labels)

Parcel Dimensions

Parcel Lines (Easement Historic)

Easement

Historic

Streets

1:3,166

0 0.02 0.04 0.09 mi

0 0.04 0.07 0.15 km

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

Hernando County Central GIS

© Hernando County Central GIS

Meeting: 03/09/2026
Department: Health and Human Services
Prepared By: Victoria Via
Initiator: Haydee PadinAlvarez
DOC ID: 17170
Legal Request Number:
Bid/Contract Number:

TITLE
Presentation on the Final Proposed South Brooksville Community Redevelopment Plan

BRIEF OVERVIEW
The final proposed South Brooksville Community Redevelopment Plan was presented to the South Brooksville Community Development Area Steering Committee on February 5, 2026, and the committee recommended it for approval.

Prior to presenting the plan to the Board of County Commissioners and the Brooksville City Council, the plan must be found to be consistent with Hernando County and the City of Brooksville's Comprehensive Plan.

Comments received by Hernando County Planning and Zoning Commission will be documented by the Housing and Supportive Services Department and presented to the City of Brooksville and Hernando County as part of its consideration of the South Brooksville Community Redevelopment Plan.

FINANCIAL IMPACT
There is no financial impact.

LEGAL NOTE
The Planning and Zoning Commission has the authority to make recommendations on this plan consistent with Section 163.360, Florida Statutes.

RECOMMENDATION
It is recommended the Hernando County Planning and Zoning Commission review the proposed South Brooksville Community Redevelopment Plan and provide feedback related to its consistency with the Comprehensive Plan.

REVIEW PROCESS

Haydee Padin-Alvarez	Approved	02/12/2026 11:44 AM
Veda Ramirez	Approved	02/16/2026 1:12 PM
Toni Brady	Approved	02/18/2026 8:33 PM
Natasha Lopez Perez	Approved	02/19/2026 1:37 PM
Victoria Via	Approved	02/19/2026 1:38 PM

RESULT: **ADOPTED**
MOVER: Justin Noe
SECONDER: Jonathan McDonald
AYES: Birren, Holmes, Markford, McDonald and Noe

SOUTH BROOKSVILLE CRA

COMMUNITY REDEVELOPMENT PLAN

FEBRUARY 2026



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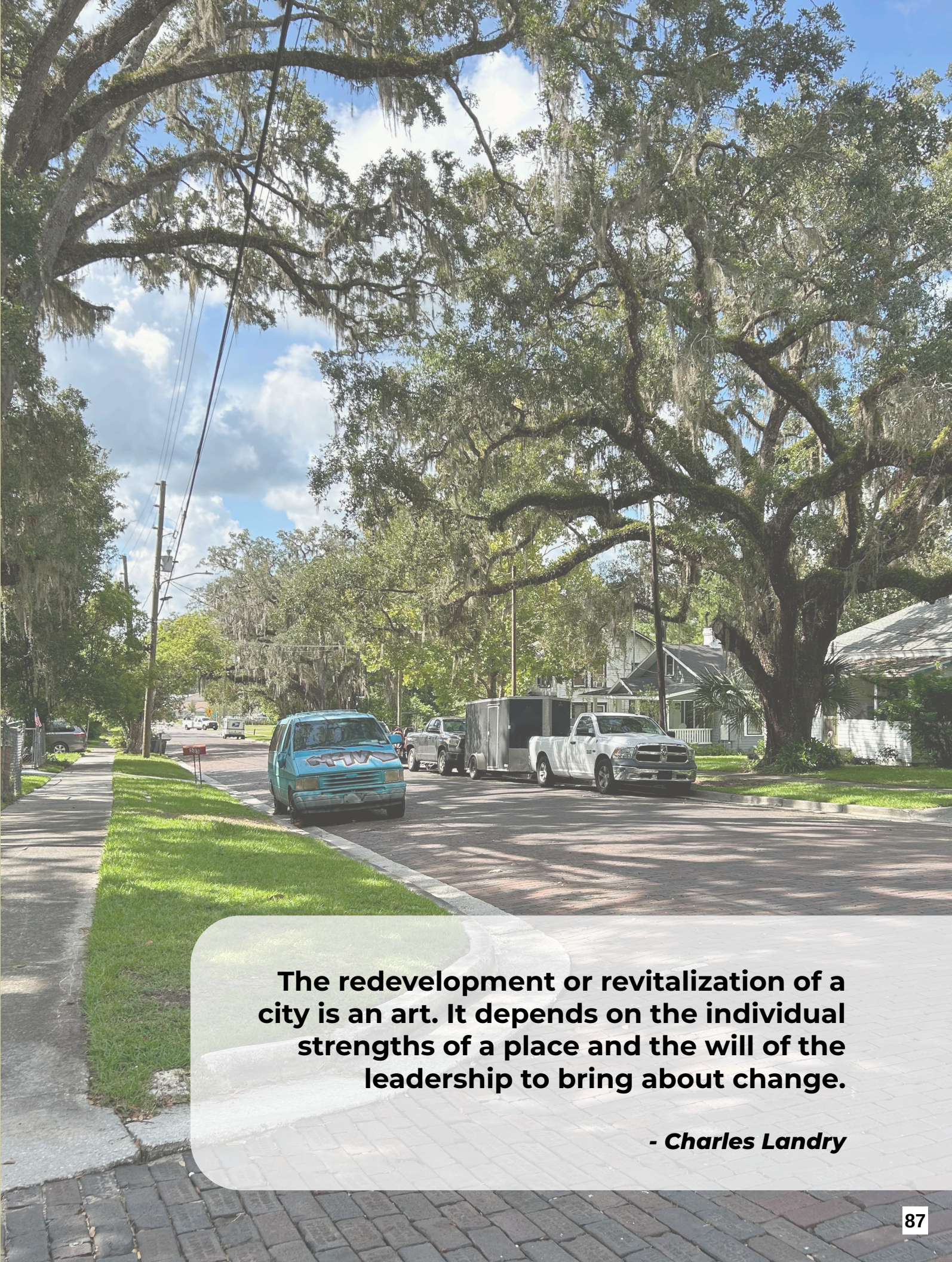
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The redevelopment or revitalization of a city is an art. It depends on the individual strengths of a place and the will of the leadership to bring about change.

- Charles Landry

EXECUTIVE SUMMARY

01

1.1 Executive Summary

The South Brooksville Community Redevelopment Plan serves as **a comprehensive guide for revitalization efforts within the Community Redevelopment Area (CRA)** over a 40 year planning horizon. Its primary purpose is to address the conditions of slum and blight identified in the Finding of Necessity (2024) and to establish a framework for reinvestment in the community.

Using a combination of quantitative data, community input, and field observations, the plan examines the challenges unique to the South Brooksville CRA that contribute to a lack of investment in the area. Two conditions, in particular, present significant challenges: (1) legal complications related to property rights, including encroachments and heirs' property issues and (2) flooding. Both of these conditions discourage private investment in the area by significantly increasing the cost and risk of creating new or renovating deteriorating housing and businesses. A unified and deliberate effort to address these hurdles can help lower the barriers to positive, long-term investment.

Beyond addressing challenges, the plan also focuses on building from strengths. Assets such as the connection to the statewide bicycle network via the Good Neighbor Trail, available vacant land, a growing younger generation and the area's rural character provide a strong foundation for reinvestment. By building on what is already in place, the plan encourages an efficient and achievable approach to redevelopment, where each improvement supports the next and helps create lasting momentum.

The Redvelopment Plan identifies clear priorities, goals, strategies, and implementable projects to be carried out by the South Brooksville CRA. Strategic CRA investments will help stabilize the neighborhood and position the area to contribute more fully to the economic health of both the City and the County. Over time, this reinvestment strengthens the community, attracts new residents, and provides expanded amenities to the public. The cost of inaction is continued decline and lost opportunity, while timely investment will improve quality of life and strengthen the local tax base.

Redevelopment requires coordinated action across government agencies, elected leadership, and community partners. The role of the CRA is not to carry out reinvestment alone; its purpose is to set a clear vision and goals and to provide the direction and initial resources needed to move that vision forward. With this direction in place, the **Community Redevelopment Agency, the City of Brooksville, and Hernando County can act in coordination to improve the physical environment, stimulate economic activity, and enhance quality of life for residents and businesses. The five central goals of the plan are:**

1. Strengthen homeownership and intergenerational wealth by clarifying property titles, while simultaneously diversifying the housing stock with more attainable, transitional, and multi-generational housing options.
2. Address chronic flooding and drainage deficiencies through strategic coordination and upgrades of essential stormwater infrastructure.
3. Enhance the quality of life, safety, and cultural authenticity by creating vibrant, inclusive, and intergenerational spaces.
4. Cultivate a vibrant neighborhood economy by supporting local entrepreneurs, attracting compatible economic activity, and strengthening local job pipelines.
5. Transform the streetscape and upgrade public transit amenities to enhance accessibility, safety and seamless travel through the neighborhood.

Turning the plan into action requires 3 things.....

Leadership & Stewardship

Progress depends on shared commitment to realizing the vision for this area. Leaders must listen to the community, work together, and make decisions based on facts and data. A unified approach is essential to succeessful revitalization.

Staff Capacity

Implementation requires dedicated staff. City and County staff are responsible for moving projects forward, coordinating partners, and managing complex processes. These duties add to already demanding workloads. Staff deserve recognition, support, and the resources needed to carry out this plan.

Funding

Even limited resources can make a difference when projects are well chosen and carefully phased. Consistent and reliable funding allows the CRA to start projects, attract additional investment, and maintain momentum over time.

The plan is organized into five major sections:

Context provides an overview of the CRA's establishment, planning context, the area's history, and demographics of the community.

Existing Conditions includes a detailed assessment of physical conditions, land use patterns, infrastructure, housing, and economic characteristics that influence redevelopment potential.

Community Vision summarizes public engagement efforts and identifies key priorities expressed by residents, property owners, and stakeholders.

Strategic Plan synthesizes technical analysis and community feedback into a focused set of goals, strategies, and recommended projects, initiatives, and programs for CRA implementation.

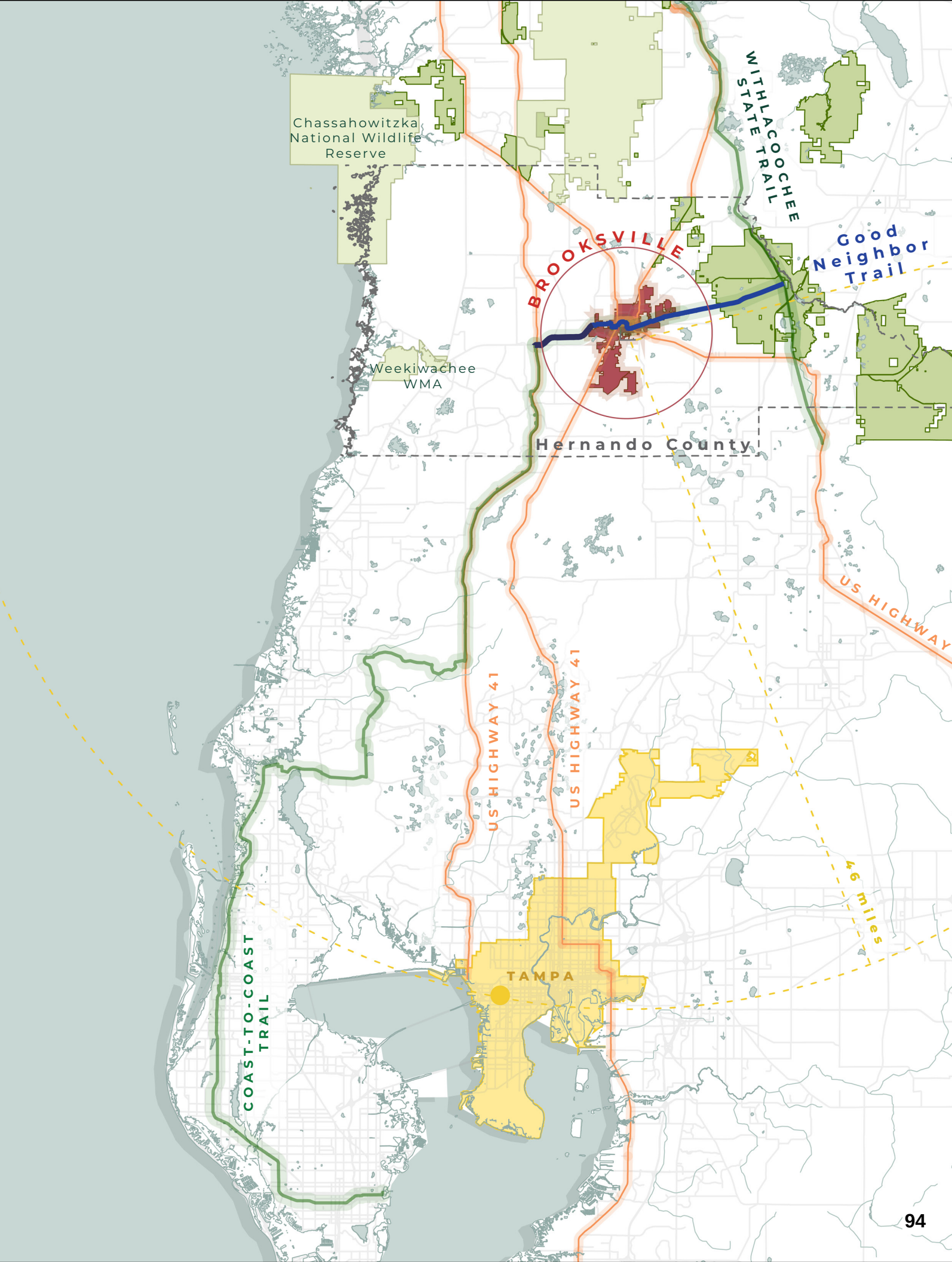
Administration & Funding outlines administrative and management considerations necessary to support plan implementation and funding strategies, including projected tax increment revenues and other sources of capital.

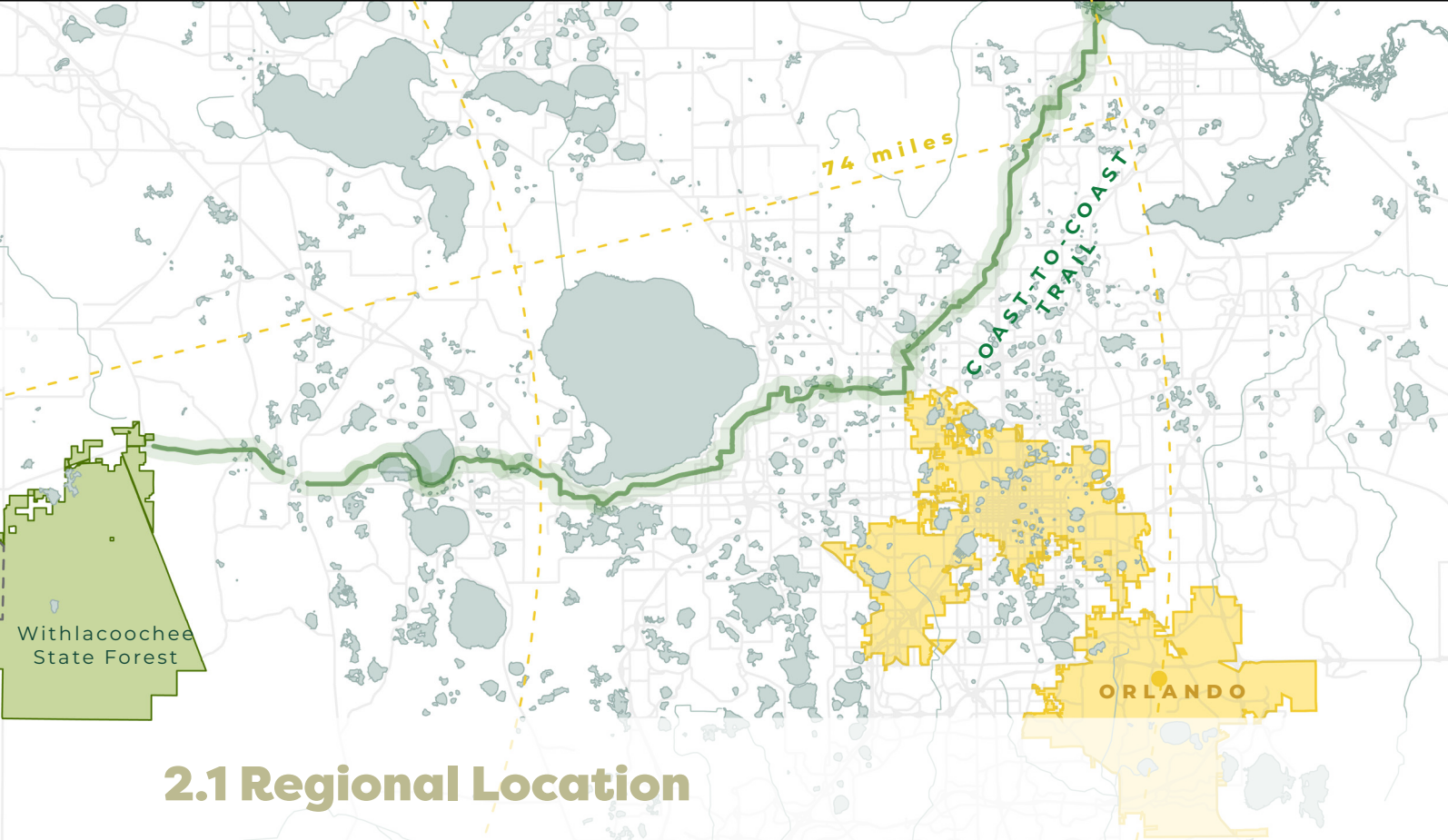
Together, these components establish a clear and actionable roadmap for the South Brooksville CRA.

CONTEXT

02

The story of the South Brooksville CRA—
where it is located,
what it means to be a CRA,
the history that came before it,
and the community within it.


Chassahowitzka National Wildlife Reserve
WITHLACOOCHEE STATE TRAIL
BROOKSVILLE
Good Neighbor Trail
Weekiwachee WMA
Hernando County
US HIGHWAY
US HIGHWAY 41
US HIGHWAY 41
46 miles
TAMPA
COAST-TO-COAST TRAIL



2.1 Regional Location

Brooksville is located in west-central Florida and serves as the seat of Hernando County. Positioned along **U.S. Highways 41 and 98**, and near the **Suncoast Parkway (SR 589)**, the city offers convenient access to major regional destinations. Brooksville is approximately 50 miles north of **Tampa** and 80 miles west of **Orlando**, placing it within reach of two of Florida's most dynamic metropolitan areas.

Closer to home, Brooksville is surrounded by some of Florida's most treasured outdoor assets. **Withlacoochee State Forest** is one of the largest state forests in Florida, offering hiking, biking, horseback riding, and paddling across over 150,000 acres of preserved land. Just minutes away, **Weeki Wachee Springs State Park** captivates visitors with its iconic live mermaid shows and one of the deepest freshwater springs in the country. The nearby **Chassahowitzka National Wildlife Refuge** and **Weekiwachee Wildlife Management Areas (WMAs)**, along with the **Citrus WMA**, protect critical habitat for Florida black bears, manatees, and a wide range of native species, while also supporting hunting, fishing, and ecotourism. Only a 30-minute drive from Florida's West Coast, Brooksville offers easy access to recreational opportunities on the Gulf.

Building on its access to nature, Brooksville is situated along Florida's growing regional trail network. The City's recently completed **Good Neighbor Trail** is a paved path that follows the old route of the Florida Southern Railroad. This trail connects Brooksville to the **Withlacoochee State Trail**, closing a major gap in the **Coast-to-Coast Trail**. Florida's Coast-to-Coast Trail is a nearly 250-mile path that will eventually stretch from St. Petersburg to Titusville and is now about 88% complete. Just west of Brooksville, the **Suncoast Trail** runs about 55 miles through multiple counties and makes up another part of the Coast-to-Coast Trail. Together, these interconnected systems of trails offer cyclists and hikers access to destinations across the state.

With access to major job centers, airports, and cultural destinations, along with abundant natural assets and a growing trail network that supports multi-modal travel, Brooksville offers a blend of connectivity, rural character, and environmental appeal to its residents.

2.2 Focus Area

The South Brooksville Community Redevelopment Area (CRA) is located directly south of Downtown Brooksville. The CRA encompasses approximately 697 acres which are split between the City's jurisdiction to the north and unincorporated Hernando County to the south. The area includes the historic **Brooksville Train Depot Museum, Hamilton Park, the Good Neighbor Trailhead, and Russel Street Park.** The general boundaries are Lamar Avenue, E Early Street, and Tanglewood Drive to the north, S Mildred Avenue to the west, Cortez Boulevard to the south, and Union Street, E Jefferson Street, and Jasmine Drive to the east.

In March 2024, the Brooksville City Council and the Hernando County Board of County Commissioners approved a Finding of Necessity (FON) for the South Brooksville area. This FON determined that conditions in the area met state requirements to establish a Community Redevelopment Area (CRA). With the FON approved, the South Brooksville CRA was officially created. In accordance with state laws, the CRA may remain in place for a 40 years after the Community Redevelopment Plan is adopted. While this plan covers a 40 year time period, it should be reviewed and updated periodically to adapt to changing conditions within the area.

There is one other CRA located within the City of Brooksville known as the Brooksville Community Redevelopment Area (CRA). This CRA is located directly north of the South Brooksville CRA. It has its own plan and separate funding.

The initial impetus for this plan started with the Community Conversations that was guided by PHSC and promoted by the Tax Redevelopment Advisory Committee.



Good Neighbor Trail



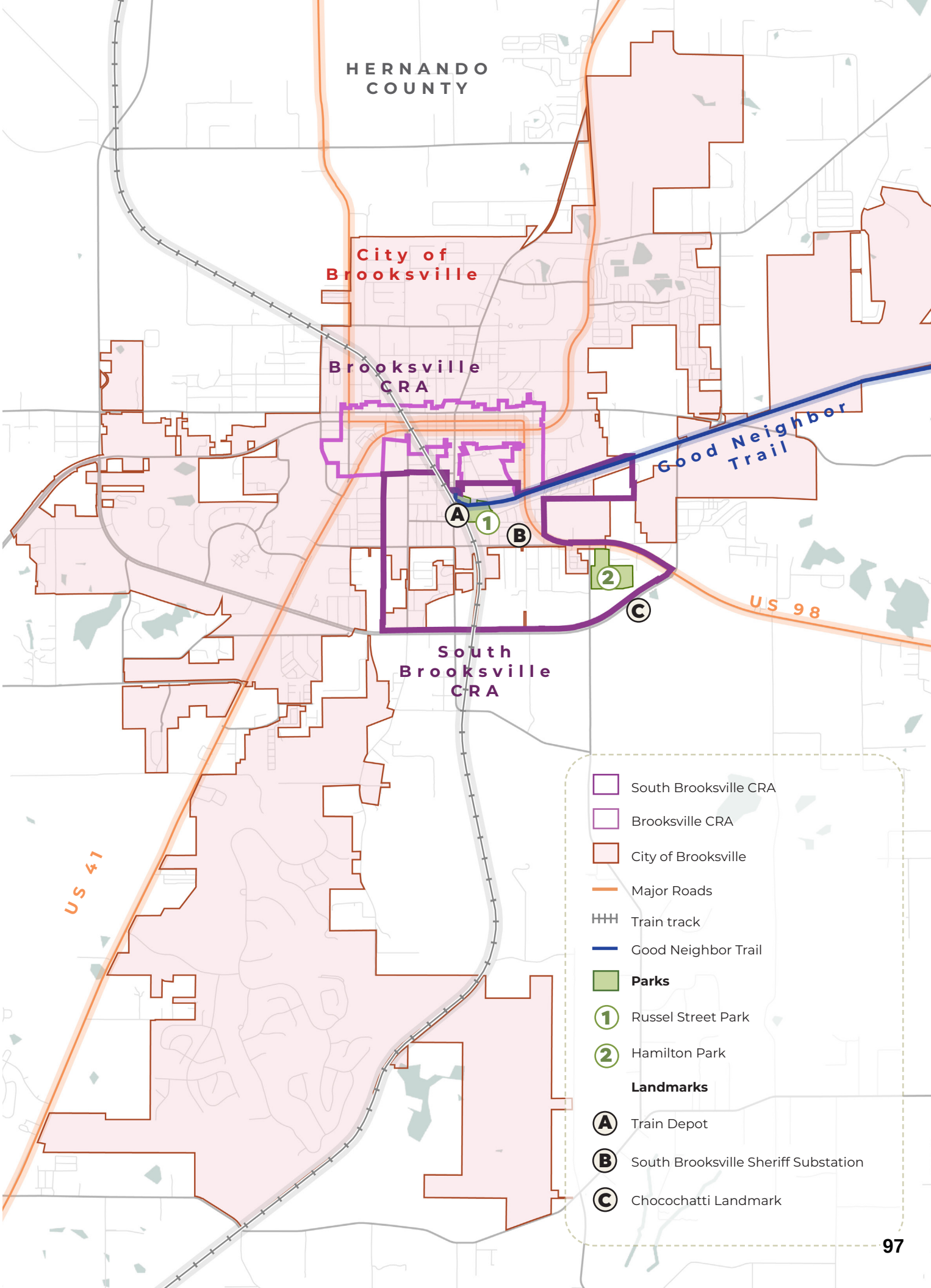
Russel Street Park



Historic Train Depot



Hamilton Park


HERNANDO COUNTY
City of Brooksville
Brooksville CRA
South Brooksville CRA
Good Neighbor Trail
US 98
US 41
A
B
C
1
2
South Brooksville CRA
Brooksville CRA
City of Brooksville
Major Roads
Train track
Good Neighbor Trail
Parks
Russel Street Park
Hamilton Park
Landmarks
Train Depot
South Brooksville Sheriff Substation
Chocochatti Landmark

2.3 Understanding a CRA

What is a Community Redevelopment Area (CRA)?

A CRA is a special area that a city or county decides needs improvement. This special area is "blighted," which means it may have empty buildings, broken sidewalks, or other problems. The formal definition of a CRA can be found in Chapter 163, Part III of the Florida Statutes.

What is a Community Redevelopment Plan?

The Community Redevelopment Plan is created to guide the CRA. It lists the projects and programs the CRA works on and pays for. The Community Redevelopment Agency can only fund things that are in the plan and inside the CRA area. If something isn't in the plan, the agency can't do it.

What is a Community Redevelopment Agency?

The Community Redevelopment Agency is the group responsible for managing the activities and projects of the CRA and making sure its projects get done.

How does the CRA address Blight?

The CRA makes a plan called a Community Redevelopment Plan. This plan helps focus on the problems in the area and how to spend money on projects and programs to improve the area.

Does a CRA increase Property Taxes?

CRA's do not increase the property tax rate.

How does a CRA spend money?

A CRA reviews project ideas to see if they match the community improvement plan. If the project aligns with the CRA plan, the CRA Board can vote to approve the use of CRA funds for it.

What is the goal of a CRA?

The goal of a CRA is to make the area better. It works to fix problems like run-down buildings, old roads, limited housing, and limited job opportunities. The agency focuses on addressing the unique problems within the Community Redevelopment Area. The goal is to help fix and improve the area so it becomes a better place to work and live for the community.

What is the CRA Trust Fund?

The CRA Trust Fund is a special account where the extra money (TIF) is saved. The CRA can only use this money to pay for projects in the redevelopment area. These projects must be listed in the Community Redevelopment Plan.

How is a CRA funded?

A CRA gets most of its money from Tax Increment Financing. After the City and County collect property taxes, they return a portion of the money collected to be spent directly within the CRA boundaries. CRAs can also get money from grants and public private partnerships (See Chapter 6).

What is Tax Increment Financing (TIF)?

Tax Increment Financing, or TIF, is a way to help pay for improvements in a Community Redevelopment Area. If property values increase within the CRA, then property tax revenue increases. The extra money made from property taxes is set aside. This extra money, called "TIF," goes into the CRA's Trust Fund. The CRA then uses the fund to pay for projects that help improve the area.

How long do CRAs exist?

CRA's created after 2002 are limited to a 40-year maximum lifespan from the date the Community Redevelopment Plan is approved.

What can the CRA spend money on?

CRAs can do lots of things to help uplift communities and neighborhoods! Their money must be used for programs listed in their approved plan. Projects include but aren't limited to:

1. ***Buildings & Housing***
   - Building new affordable homes
   - Repairing or rehabbing older homes
   - Turning old buildings into smart new spaces (like a community health hub)
   - Cleaning up abandoned spots
2. ***Business Help***
   - Grants or loans to fix up store fronts
   - Help minority-owned and local small businesses grow
3. ***Streets & Utilities***
   - Fixing sidewalks and roads
   - Upgrading water and sewer lines
   - Adding streetlights, trees, and drainage
4. ***Public Spaces & Art***
   - Parks, playgrounds, pavilions
   - Walking trails and nature paths
   - Community gardens
   - Big murals and public art
5. ***Community Programs***
   - Hiring ambassadors from the community to ensure residents feel safe and secure
   - Partnering with local nonprofits or educational institutions to provide services
6. ***CRA Staff & Fundraising***
   - Paying someone to run CRA projects
   - Hiring grant-writers to bring in more funding

2.4 The Story of Brooksville

16th Century

Timucua peoples inhabit the area. Hernando de Soto's expedition brings European contact.

1767

Chocochatti, a major Seminole settlement, is established by Upper Creek Indians.

1830

Indian Removal Act passes and the Chocochatti Seminoles mount a short-lived resistance before many are forcibly displaced to present-day Oklahoma.

1840

Bird Pearson acquires a Florida homestead and moves his family to Hernando County (current-day Brooksville).

INDIGENOUS HISTORY & CHOCOCHATTI



Chocochatti Landmark on Cortez Boulevard

The area that now makes up Hernando County was first inhabited by the Timucua, a group of tribes with a shared language and culture. Around 1767, a Muskogee-speaking Upper Creek settlement called Chocochatti, meaning Red Town, was established near present-day Brooksville. For nearly 70 years, the Chocochatti Seminoles thrived as skilled deer hunters, farmers, and cattlemen in the fertile Big Hammock region. After the Indian Removal Act of 1830, many Seminoles were forced west, while others resisted and relocated to South Florida, becoming part of today's Seminole Tribe of Florida. For a long time, histories of Chocochatti were silenced or told only through colonial records and military maps. In 2014, a historic marker honoring Chocochatti was unveiled through collaboration between the Seminole Tribe of Florida, local historians, and the Florida Department of State.

HISTORIC HERNANDO
PRESERVATION SOCIETY INC.
PRESERVING HERNANDO COUNTY'S PAST

HISTORIC PRESERVATION

Historic Hernando Preservation Society plays a key role in how the community understands and shares its history.

1856

Two communities, Pierceville and Melendez, merge to create the Town of Brooksville. John L. May and John Hale each donate 15 acres of land atop a hill for the site of Hernando County's governmental seat.

1885

Brooksville's Train Depot is constructed. The railroad sparks economic growth for the area.

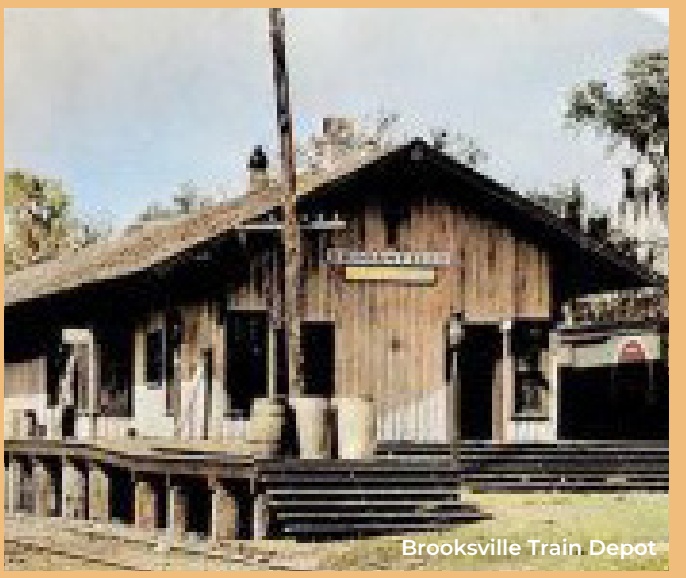
1948

Brooksville passes a racial zoning ordinance mandating residential segregation, barring Black residents from the north and White residents from most of South Brooksville.

Late 1960s

Freight rail service ends.

THE RAILROAD



Brooksville Train Depot

Before 1885, Brooksville was isolated, with residents relying on stagecoaches and wagons for transportation. That year, four local businessmen paid $20,000 to bring the Florida Southern Railway to town, building a depot from local wood. The railroad sparked economic growth by allowing local goods, like timber, turpentine, citrus, and phosphate to reach new markets. The depot was racially segregated under Jim Crow, but served as a vital hub for all residents, improving access to goods, mail, and travel. Passenger service ended by 1933 and freight service stopped by the late 1960s. The tracks were removed in 1971. After years of abandonment, the depot was donated in 1986, and it was restored by the Hernando Historical Museum Association. The 1885 Train Depot Museum opened in 1992, and in 2022, a historical marker was dedicated to the site.

1971
Train tracks removed; depot closed.

1972
1948 racial zoning ordinance repealed.

1990
Walmart distribution center established in Brooksville.

1992
1885 Train Depot Museum opens.

RACIAL DISCRIMINATION & SEGREGATION

From the naming of the City to lynchings, discriminatory laws and environmental racism, the City of Brooksville's history is deeply intertwined with racism and injustice. Brooksville was named after U.S. Representative Preston Brooks, who is remembered for brutally beating abolitionist Senator Charles Sumner in 1856. In the late 19th and early 20th centuries, Hernando County, where Brooksville lies, had one of the highest per capita rates of violence against black people in the United States, with several African Americans killed in Brooksville in the 1870s and 1920s.

Racism also manifested in the 1948 zoning ordinance that segregated where Black and White residents could live. The same year the zoning was adopted, a sewage plant was built next to Moton School, which was the first school for Black students in the County. At the time, Black families paid taxes to support public resources like Lykes Memorial Library but were excluded from using them. In addition to this, Black residents were excluded from the main commercial district. The Black Business District was known as Rabb Road and was located just off Broad Street on South Lemon Avenue. The area included a pool hall, a boarding house, barbershop, church, cafes and other shops. When Brooksville expanded southward in the 1950s, it began annexing historically Black subdivisions. During this time, racially restrictive covenants were added to subdivisions, keeping housing segregated. The racial zoning ordinance in Brooksville was not repealed until 1972.

1998
South Brooksville Avenue receives designation as a Historic District.

2014
Chocochatti Historic Marker dedicated by Seminole Tribe and preservationists.

2020
Acme United acquired Brooksville-based Med-Nap LLC.

2022
Train Depot Historic Marker unveiled on Russell Street.

2025
The City Council approved a Downtown Entertainment District on S. Brooksville Ave.

RECENT ECONOMIC HISTORY

The City of Brooksville has experienced significant industrial investment in recent years. This growth is driven by expansions among key manufacturers and the City's central location and access to major transportation arteries. In 1990, Walmart opened a distribution center in Brooksville, and around 2016, it began a transformation into a fully automated facility. The 1.6 million-square-foot warehouse strengthens the city's role in the logistics sector while creating new tech-enabled jobs.



Brooksville-Tampa Bay Regional Airport (BKV)

Additionally, in 2014, Med-Nap, a manufacturer of towelettes and alcohol prep pads, relocated to Brooksville. The company, which was acquired by Acme United in 2020, continues to employ local residents. Recent expansions in automation and manufacturing have reinforced Brooksville's role as a regional manufacturing hub.

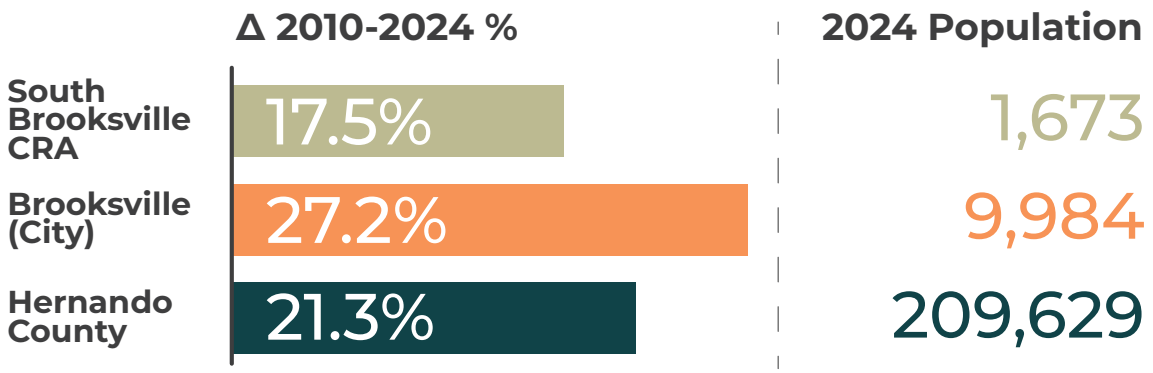
The Brooksville-Tampa Bay Regional Airport (BKV) is also helping drive this growth. It offers 1,000 acres of land for new companies to build on and will soon feature the $28 million Dr. Dennis Wilfong Center for Success, which will provide vocational training and support entrepreneurs in starting new businesses, strengthening the area's workforce and economy.

Complementing this, the City recently established a Downtown Entertainment District in March 2025 to revitalize the historic core focusing on promoting outdoor dining, retail, and placemaking initiatives. Together, these initiatives have set the stage for Brooksville's continued prosperity and development.

2.5 The People of Brooksville

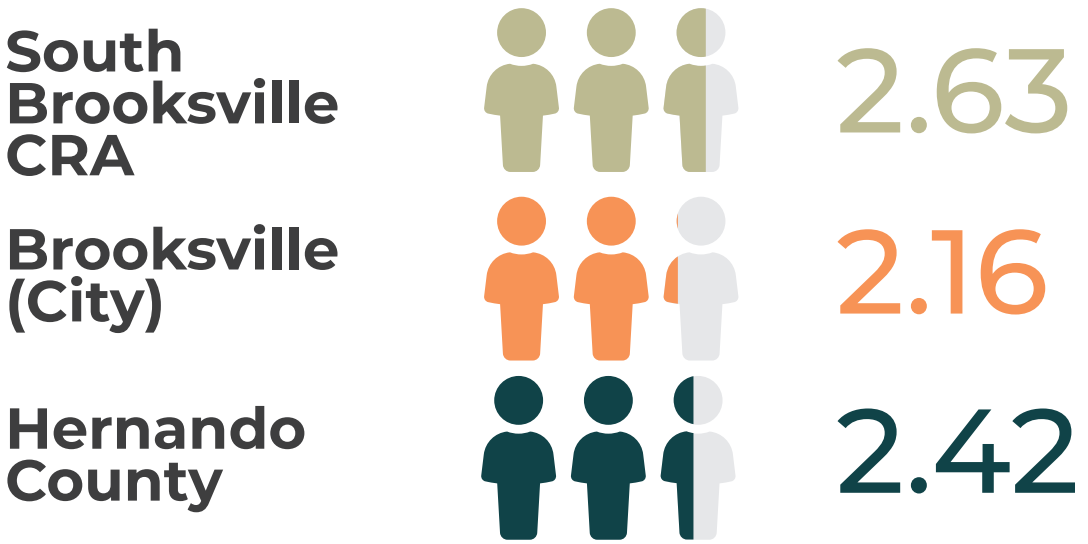
Total Population

As of 2024, the South Brooksville CRA is home to approximately 1,673 residents, reflecting a 17.5% population increase since 2010. While this growth is notable, it lags behind the City of Brooksville, which saw a 27.2% increase, and Hernando County, which grew by 21.3% in the same period.

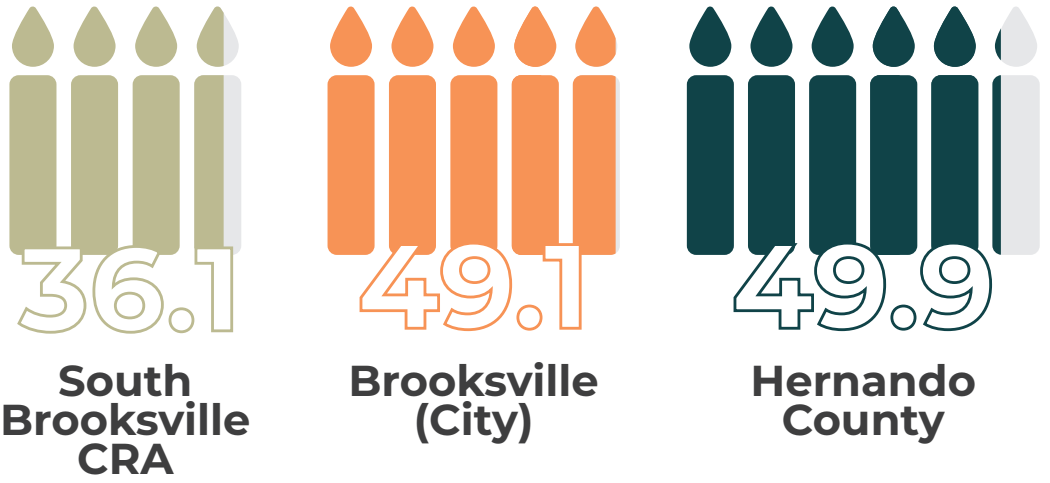


Average Household Size

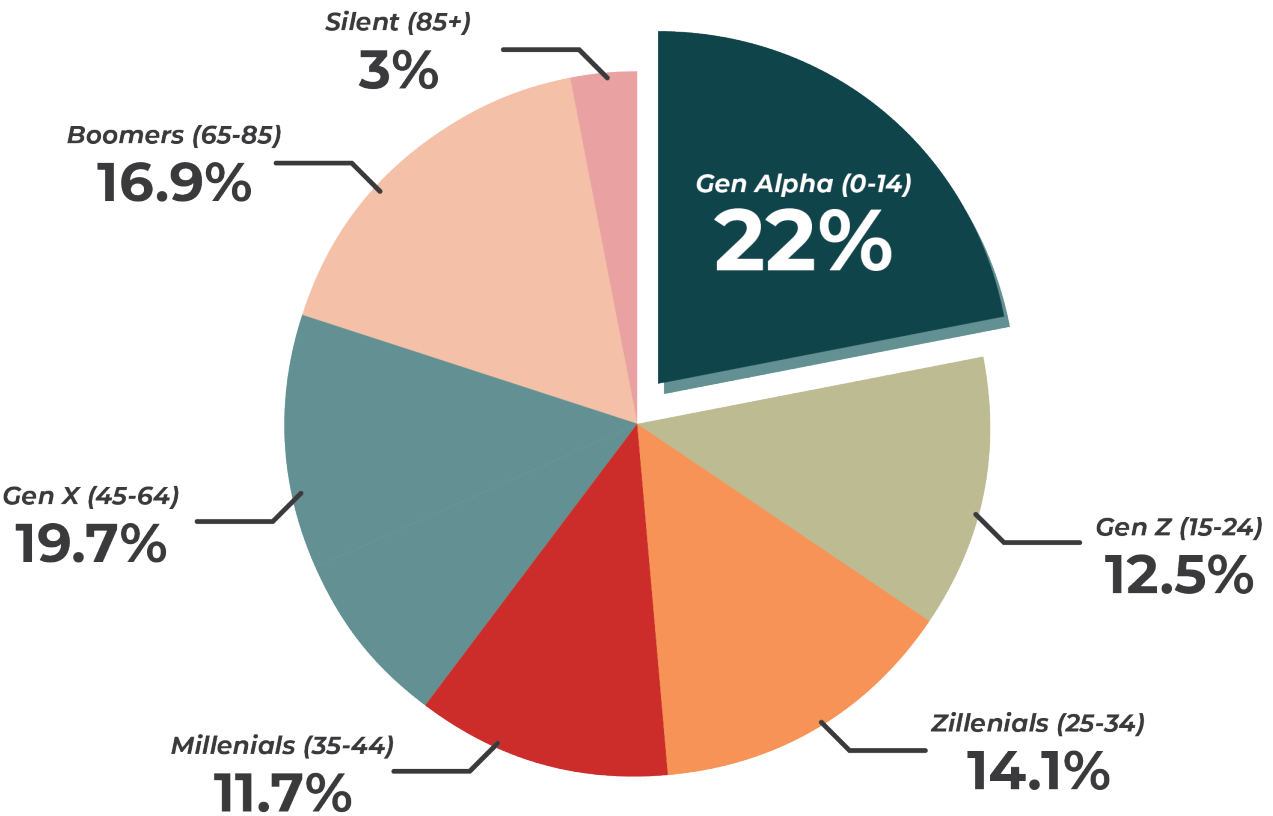
Household sizes in the CRA are also distinct. The average household in the CRA includes 2.63 people, noticeably larger than the City average of 2.16 and the County average of 2.42. This suggests a higher prevalence of families or multi-generational living arrangements within the CRA.



Age of Population

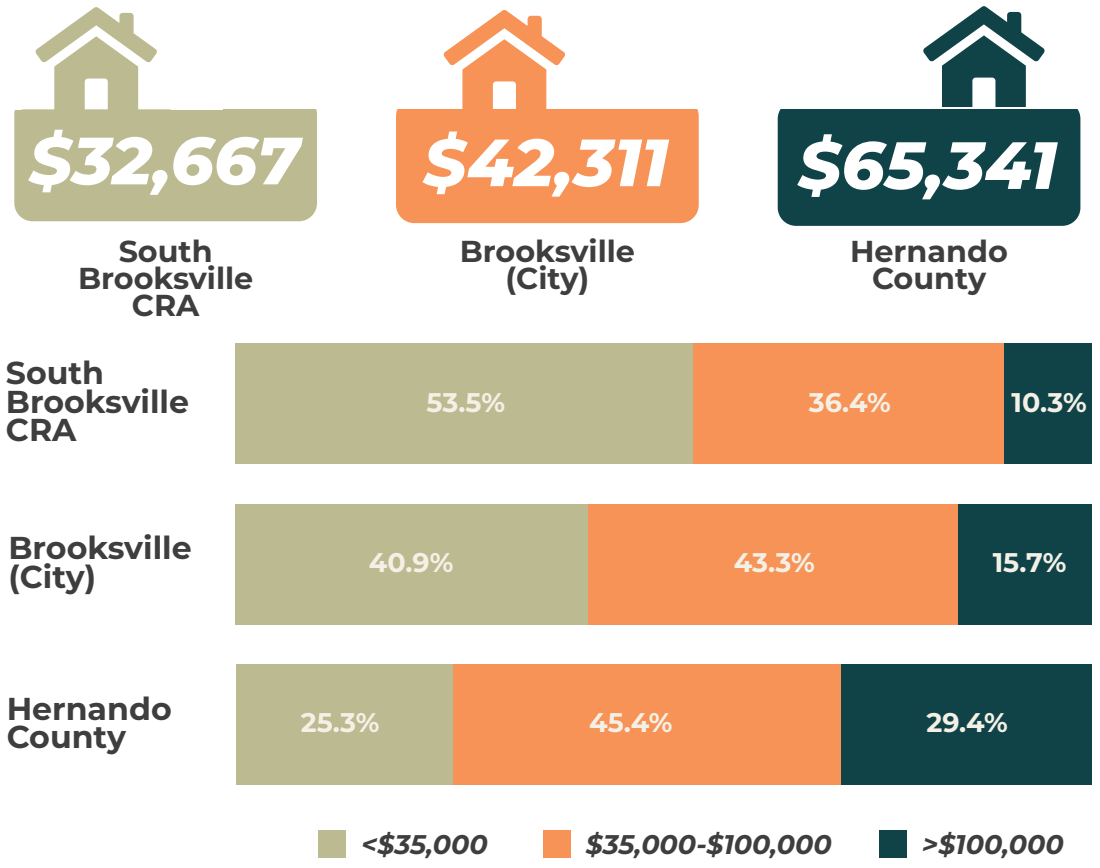


The CRA's median age is 36.1, making it significantly younger than both the City (49.4) and County (50.2) populations. Youth is a defining feature: Generation Alpha (ages 0–13) represents the largest share of the CRA's population, accounting for 22.0% of residents.



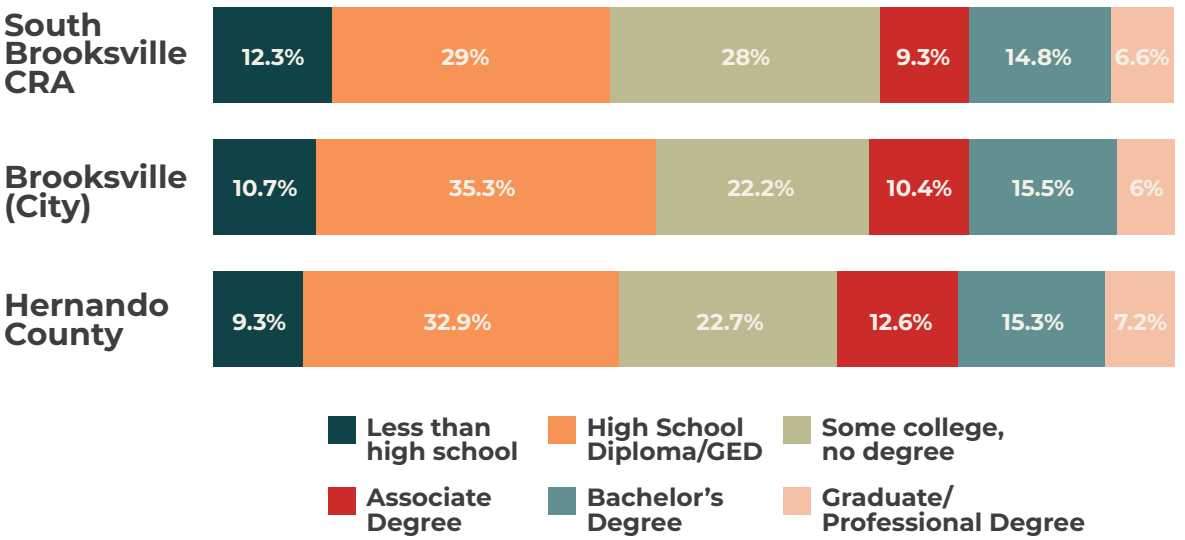
Household Income

Income disparities remain stark. The CRA's median household income is $32,667, well below the City median of $42,311 and just half the County's $65,341. A majority (53.5%) of households earn less than $35,000 annually, compared to just 15.8% Countywide. Only 10.3% of households in the CRA report earnings above $100,000, far below the County's 29.4%.



Educational Attainment

In the South Brooksville CRA, 12.3% of residents have less than a high school education, and just over a fifth hold an associate's degree or higher. Educational attainment in the CRA is slightly lower overall compared to the City and County.



Race & Ethnicity

DIVERSITY INDEX

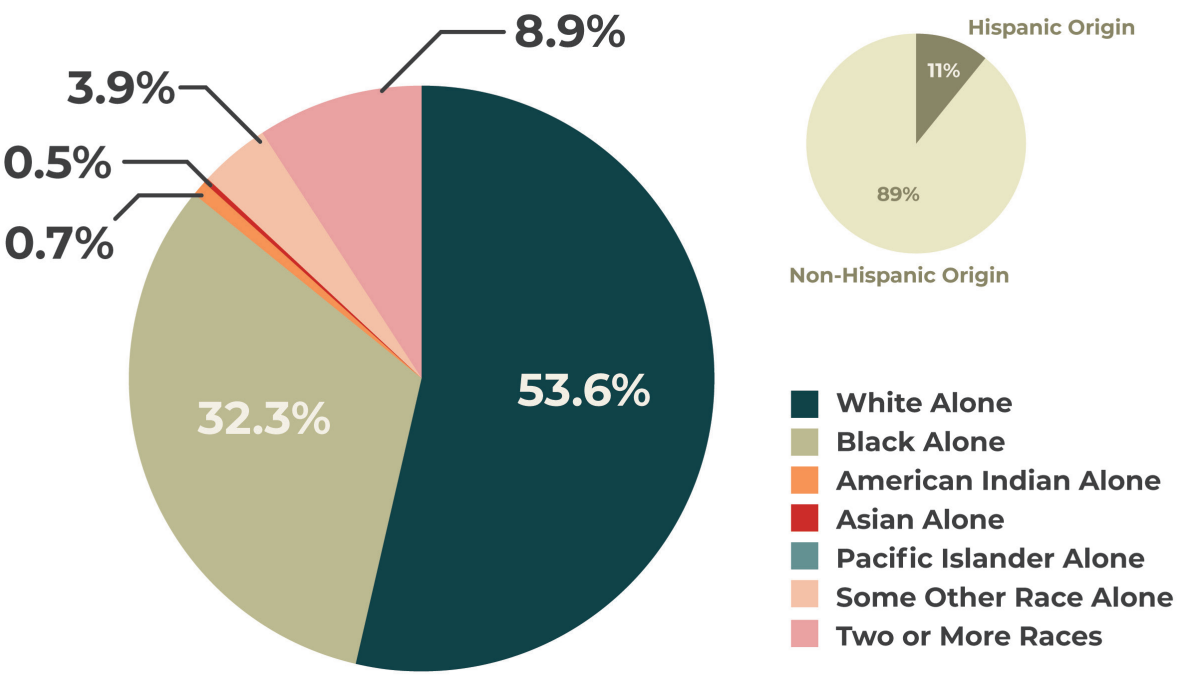
68.2 South Brooksville CRA

56.5 Brooksville (City)

57.1 Hernando County

The South Brooksville CRA continues to demonstrate a high degree of racial and ethnic diversity compared to the broader region. In 2024, just over half of residents (53.6%) identify as White, while nearly one-third (32.3%) identify as Black—a proportion significantly higher than that of both the City and County. Smaller segments of the population identify as American Indian (0.7%), Asian (0.5%), or Some Other Race (3.9%), while 8.9% identify with two or more races. Additionally, 11.8% of residents identify as Hispanic or Latino, adding to the community's multicultural character.

The CRA's Diversity Index is 68.2, markedly higher than both the City of Brooksville (56.5) and Hernando County (57.1). This measure underscores the area's rich racial and ethnic makeup.



2.5 Key Takeaways

The CRA exists because conditions meet state-defined criteria.
A Finding of Necessity adopted in 2024 confirmed the presence of slum and blight conditions, legally justifying the creation of the South Brooksville CRA and the need for focused public action.

The South Brooksville CRA location is a strategic asset.
The CRA sits directly south of Downtown Brooksville and along major regional corridors, with access to highways, trails, natural resources, and job centers. This position creates real opportunity for reinvestment if barriers are addressed.

Brooksville's history shapes present-day conditions.
The area's development has been shaped by rail access, segregation, and discriminatory policies. These historic patterns help explain current disparities, particularly heir's property issues, and reinforce the need for intentional reinvestment.

The CRA's population is younger and more diverse than the City and County.
The CRA has a significantly younger population and higher racial and ethnic diversity, suggesting both long-term potential and a need for investments that support families, workforce development, and stability.

Income and education gaps remain a major challenge.
Household incomes and educational attainment levels in the CRA lag behind City and County averages, limiting access to housing, capital, and economic opportunity without targeted intervention.





EXISTING CONDITIONS

03

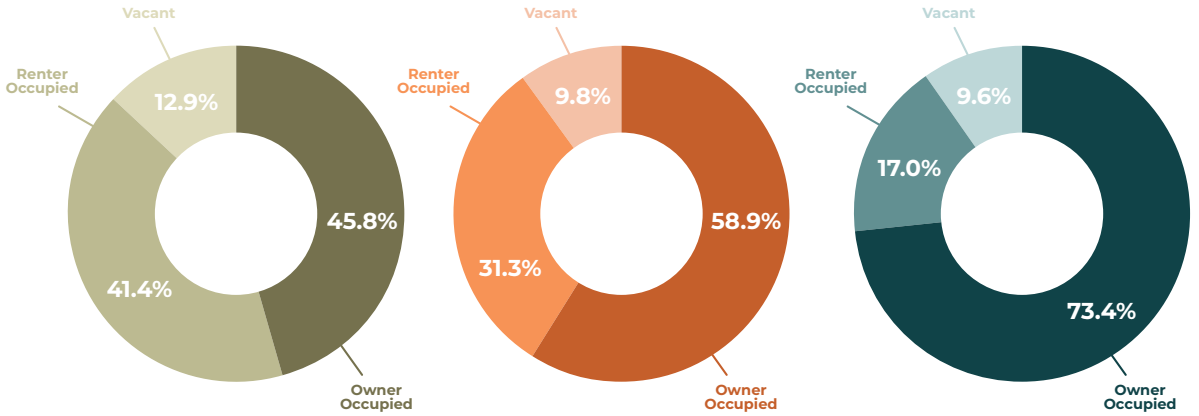
An investigation and analysis of the physical and economic conditions within the CRA.

3.1 Housing

SOUTH BROOKSVILLE CRA TOTAL UNITS 706

There are an estimated 706 housing units within the South Brooksville Community Redevelopment Area (CRA). The area is characterized by a high vacancy rate, low owner-occupancy rates, an older housing stock, and a moderate degree of housing-type diversity. These statistics suggest barriers to homeownership, a need for housing maintenance and rehabilitation, and potential challenges related to underutilized or abandoned properties.

Housing Occupancy



South Brooksville CRA | **Brooksville (City)** | **Hernando County**

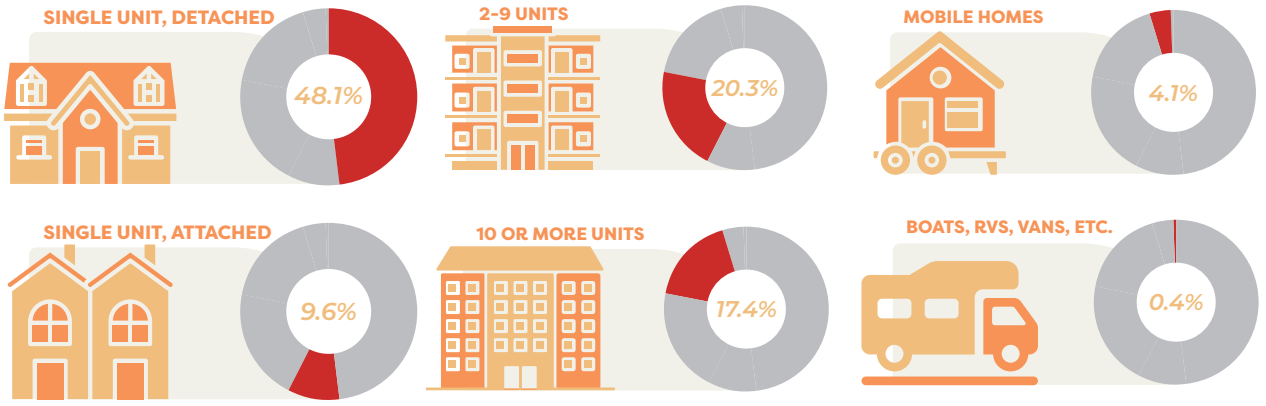
The South Brooksville CRA homeownership rate sits at 45.8% indicating that less than half of the housing units in the area are owner occupied. This is notably lower than both the citywide rate (58.9%) and the countywide rate (73.4%), pointing to structural barriers to homeownership. These barriers could be related to lower household incomes, limited mortgage access, or complications with property titles.

The area also has a higher share of renter-occupied units, with a nearly even split between renters and owners. Both the city and the county have a greater proportion of owners than renters. Renters are at greater risk of displacement and eviction. Renting also prevents community members from building wealth.

In addition, the CRA is characterized by a high housing vacancy rate. Vacant properties have a number of negative impacts on community health. Vacancy is associated with physical blight, increased criminal activity, reduced community pride, and negative physical and mental health outcomes. With a vacancy rate of 12.9%, the CRA's proportion of vacant units outpaces that of the city and the county, indicating it is greater challenge within the CRA.

Housing Types

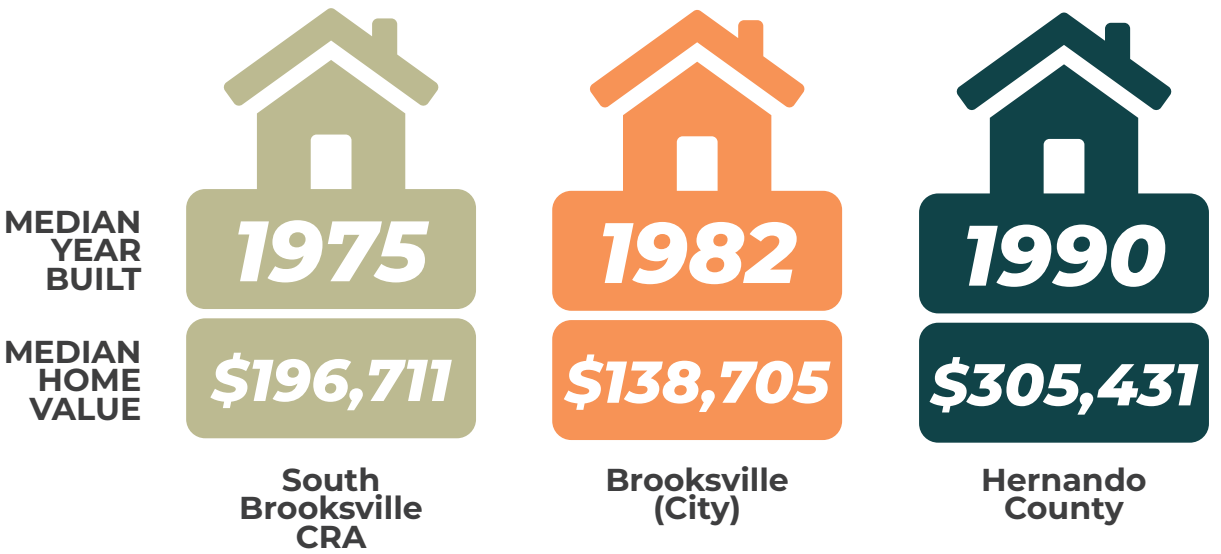
Around half of the housing units in the CRA are single-family homes, indicating a low-density residential character. Multi-family housing makes up 37.7% of the total housing units. Notably, 20.3% of the total housing units are located in smaller multi-unit structures (2 to 10 units), while another 17.4% are found in larger apartment buildings with 10 or more units. This distribution suggests a moderate degree of housing diversity, with a meaningful presence of both medium- and high-density residential forms, which may support a wider range of household types and income levels.



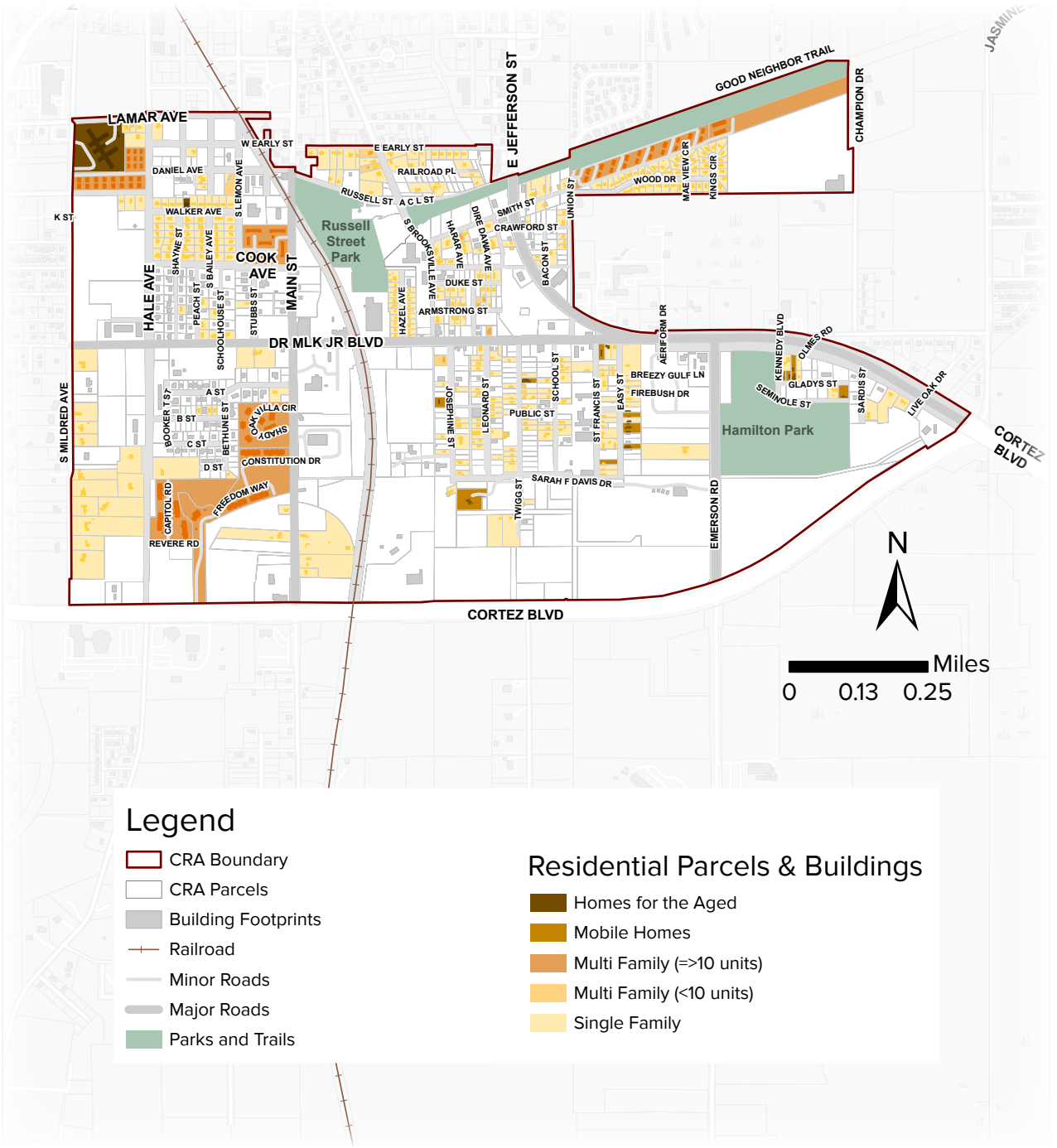
Housing Age & Value

As the county seat, Brooksville is well-positioned for a strong housing market. However, the median home values in the CRA and the city are well below the county's. The median home value in the CRA is just under $200,000. more affordable than the county, though higher than the city.

Most homes were built around 1975, which is significantly older than the city and county average. The older age of housing combined with high vacancy suggests many units may need repair or modernization.



Housing Map


LAMAR AVE
W EARLY ST
E EARLY ST
E JEFFERSON ST
GOOD NEIGHBOR TRAIL
CHAMPION DR
JASMINE
DANIEL AVE
RAILROAD PL
WOOD DR
MAE VIEW CIR
KINGS CIR
S LEMON AVE
WALKER AVE
K ST
RUSSELL ST
A C L ST
SMITH ST
UNION ST
CRAWFORD ST
Russell Street Park
S BROOKSVILLE AVE
HARAR AVE
DIRE DAWA AVE
BACON ST
SHAYNE ST
S BAILEY AVE
COOK AVE
HALE AVE
PEACH ST
STUBBS ST
MAIN ST
DUKE ST
HAZEL AVE
ARMSTRONG ST
SCHOOLHOUSE ST
DR MLK JR BLVD
AERIFORM DR
KENNEDY BLVD
OLMES RD
BREEZY GULF LN
FIREBUSH DR
GLADYS ST
SEMINOLE ST
SARDIS ST
LIVE OAK DR
CORTEZ BLVD
S MILDRED AVE
A ST
B ST
C ST
D ST
BOOKER T ST
BETHUNE ST
OAK VILLA CIR
SHADY
CONSTITUTION DR
FREEDOM WAY
CAPITOL RD
REVERE RD
JOSEPHINE ST
LEONARD ST
PUBLIC ST
SCHOOL ST
ST FRANCIS ST
EASY ST
Hamilton Park
SARAH F DAVIS DR
TWIGG ST
EMERSON RD
CORTEZ BLVD
N
Miles
0
0.13
0.25
Legend
CRA Boundary
CRA Parcels
Building Footprints
Railroad
Minor Roads
Major Roads
Parks and Trails
Residential Parcels & Buildings
Homes for the Aged
Mobile Homes
Multi Family (=>10 units)
Multi Family (<10 units)
Single Family


Home on S. Lemon Avenue


Home on Wood Drive


Home on Russel Street


Home on Union Street


Add Caption Here



Apartments on Hale Avenue


Home on Shayne Street


Multi-Family Home on Tanglewood Drive.

3.2 Economy

TOTAL JOBS 912

In 2024, the Brooksville CRA supports approximately 912 jobs and is home to around 72 businesses. Since 2010, the CRA's employment base has grown nearly three times, reflecting its increasing role as a local employment center. While employment trends largely mirror national patterns, such as seeing a sizable dip in employment during the Great Recession and the beginning of the COVID-19 pandemic, the CRA's employment base is overall sensitive to small shifts and changes due to the market size.

Business Landscape

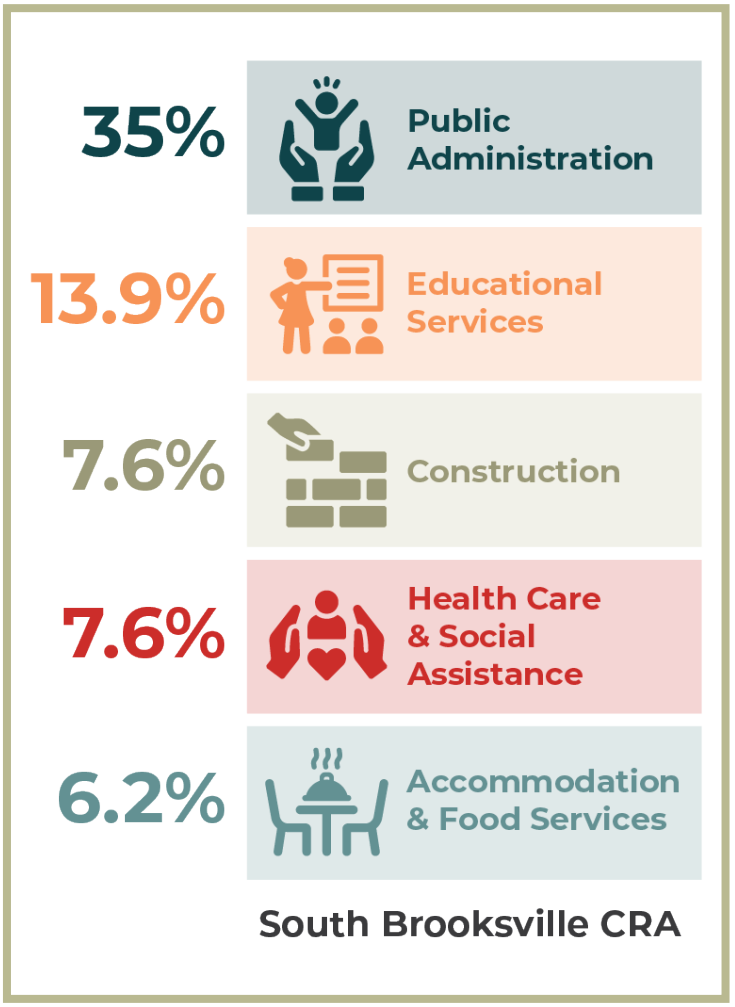
The CRA's largest business presence is Public Administration, accounting for 16.7% of businesses within the CRA. These businesses include executive, legislative, and other general governmental support; justice, public order, and safety activities; administration of human resource programs, environmental quality programs, housing programs, urban planning, and community development, and economic programs, and more. The second largest business sector is for Other Services (13.9%), which includes repair & maintenance shops (including automotive), personal & laundry service, as well as civic and other organizations. Lastly, Retail Trade, as well as Professional, Scientific & Tech Services both make up 11.1% of the businesses within the CRA.

Some employers of note in the area include the City of Brooksville Department of Public Works, Acme United Med-Nap, and Coastal Waste & Recycling Center.

Workforce Trends

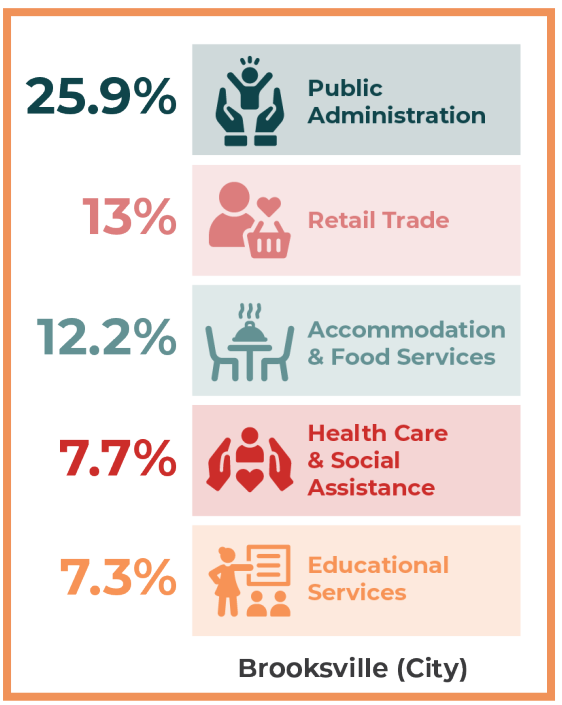
Commuting patterns indicate that 98.7% of residents within the CRA work outside of the CRA boundaries. Most of the CRA's residents are employed in Health Care and Social Assistance (52.9%), followed by Manufacturing (8.5%) and Construction (7.6%) (LEHD, 2025). Their primary work destinations include the City of Brooksville, Tampa, Spring Hill CDP, and St. Petersburg, among others. Additionally, 97.9% of jobs within the CRA are employed by people living outside of the CRA, commuting from Spring Hill CDP, City of Brooksville, South Brooksville CDP, and more. There is a very small percentage of people who live within the CRA and are employed within the CRA (1.3%).

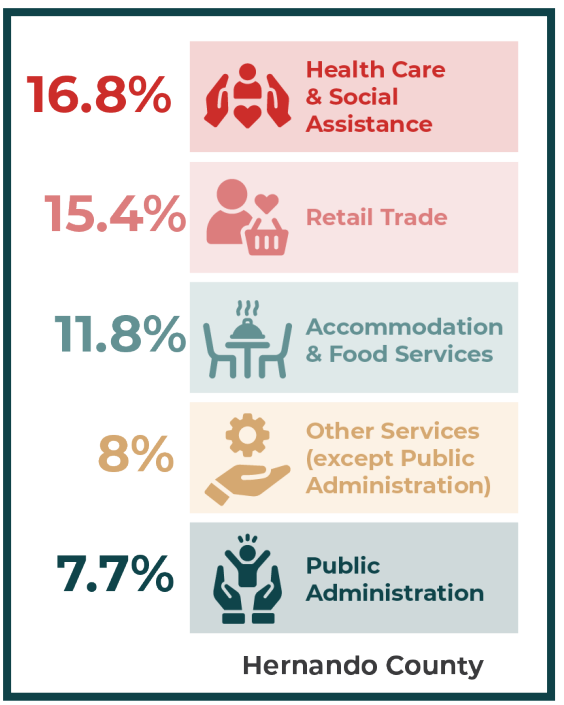
Top 5 Employment Sectors



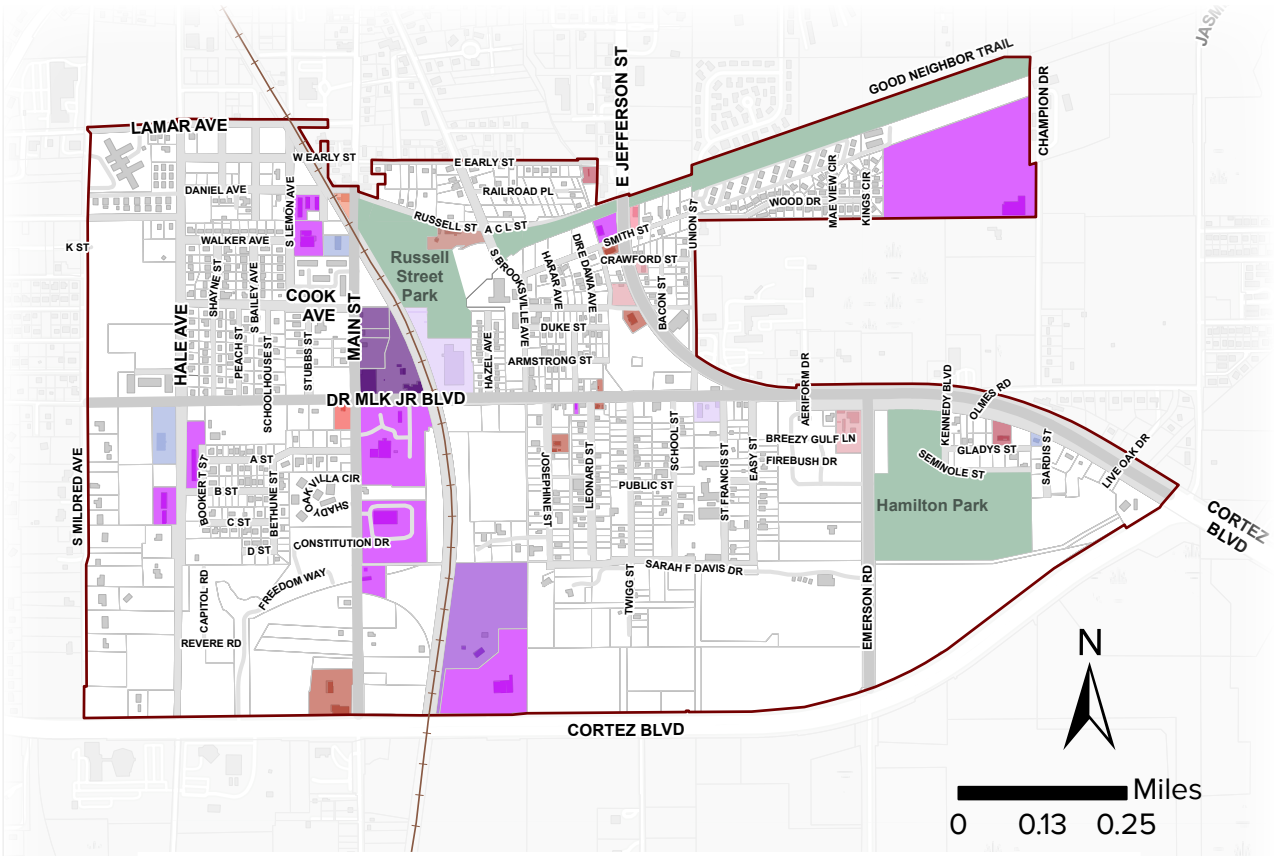
The CRA's largest employment sectors include Public Administration (35%), Educational Services (13.9%), and Construction (7.6%), as well as Health Care & Social Assistance (7.6%). Other key industries are Accommodation & Food Services (6.2%) and Other Services (6.2%). This industry mix reflects both the CRA's role as a government and institutional center and its position as a hub for service-oriented and construction-related activity.

Compared to the City of Brooksville and Hernando County overall, the CRA has a notably higher concentration of jobs in Educational Services and Construction. These sectors point to the presence of schools, training institutions, and ongoing development activity within the CRA. While the CRA has a smaller share of jobs in Retail Trade and certain other service categories, its emerging base of health care, hospitality, and construction employment indicates opportunities to diversify and strengthen the local economy.





Economy Map



Legend

- CRA Boundary
- CRA Parcels
- Building Footprints
- Railroad
- Minor Roads
- Major Roads
- Parks and Trails

Economic Parcels

- Heavy Industrial
- Light Manufacturing
- Packing Plants
- Warehousing, Distribution
- Auto Sales, Repair & Storage
- Night Clubs, Cocktail Lounges
- Restaurants and Cafeterias
- Service Shop, Radio & TV Repair
- Multi-Use Commercial
- Stores (1 story)
- Tourist Attraction, Other Entertainment
- Office Buildings (1 story)



The Crossroads on Martin Luther King Jr. Boulevard


Big Mechanic on E. Jefferson Street



LRE Foundation Repair on Main Street



Coastal Waste and Recycling on Martin Luther King Jr. Boulevard

3.3 Public and Institutional Land

Churches and Lodges

Churches represent a significant land use in the South Brooksville CRA. There are 13 parcels dedicated to churches or religious institutions. These are mostly concentrated in the central-eastern portion of the CRA. Many of these churches are built on small lots in otherwise residential areas. In addition, there is one lodge located within the CRA boundaries. The Elks Lodge is a community-based organization that provides social, charitable, and recreational opportunities for members and supports local service activities.

Churches and lodges are often important spaces for community gathering. They provide key resources for the neighborhood, such as social programs and economic support.

Schools

There are two sites dedicated to education in the South Brooksville CRA. One is for the Hernando County Education Foundation on Emerson Road, which is a non-profit supporting public education in Hernando County. The other parcel hosts the Brooksville Engineering Science and Technology (BEST) Academy, a charter middle school on School Street. The BEST Academy site also includes Mid Florida Head Start, a federally funded preschool program.

Parks and Trails

The South Brooksville CRA has two parks: Hamilton Park in the southeast and the Russell Street Park in the north. Hamilton Park is managed by Hernando County, while the Russell Street Park is managed by the City of Brooksville. Russell Street Park also provides an access point to the Good Neighbor Trail, a multi-use path that connects Brooksville to the regional Withlacoochee State Trail network. Together, there are 52.12 acres of parks and trails in the CRA.

Government Owned Land

Hernando County owns approximately 26 parcels (45 acres) within the South Brooksville CRA, while the City of Brooksville owns 20 parcels (47 acres). Publicly owned properties in the CRA include parks, schools, government housing, a public works facility, and the South Brooksville Community Center. Much of the remaining government land, particularly south of Dr. Martin Luther King Jr. Boulevard, is vacant.

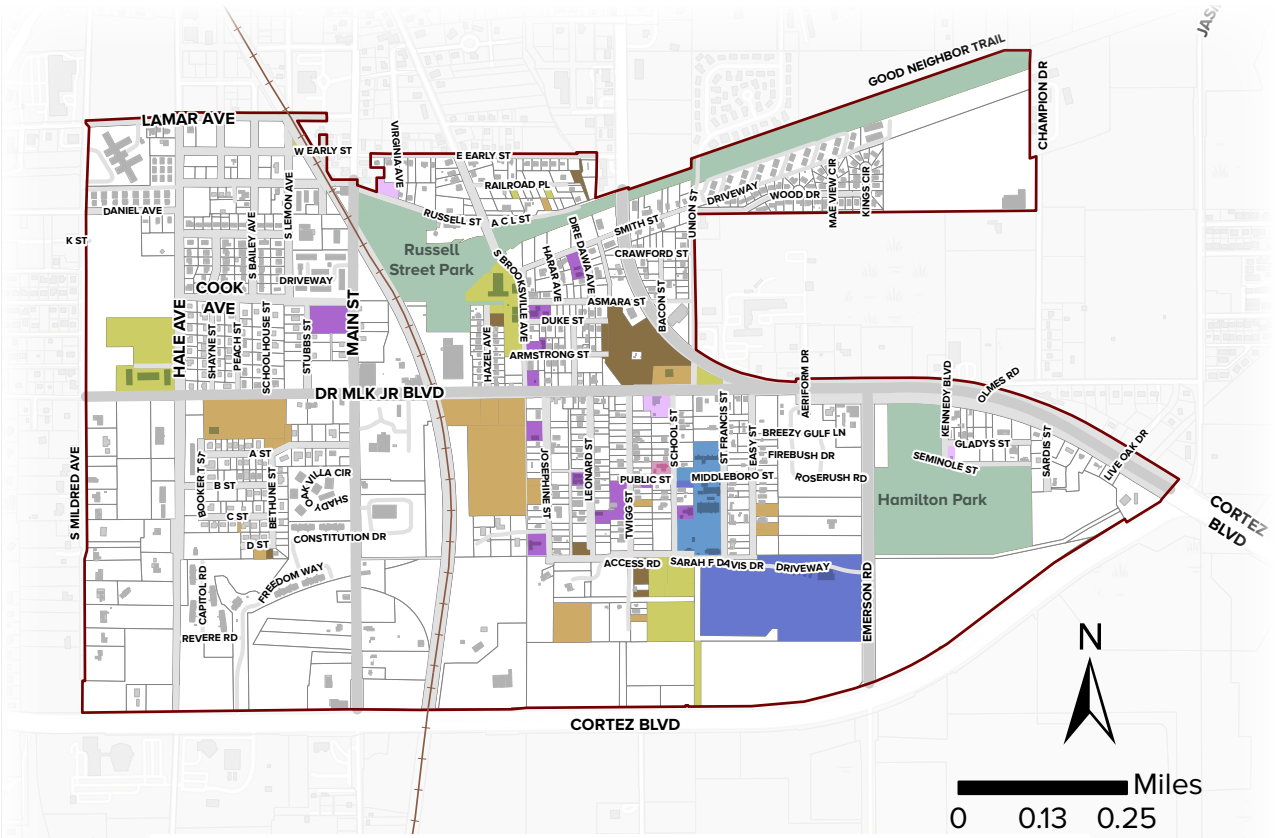


Bread of Life Church



Public Art on the Good Neighbor Trail

Public and Institutional Land Map



Legend

- CRA Boundary
- CRA Parcels
- Building Footprints
- Railroad
- Minor Roads
- Major Roads
- Parks and Trails
- Clubs, Lodges, Union Halls
- County Land
- DRA, Lift Station, Marsh, Borrow Pit
- Mortuaries, Cemeteries, Crematorium
- Municipal Land
- Schools, Public
- Schools, Private

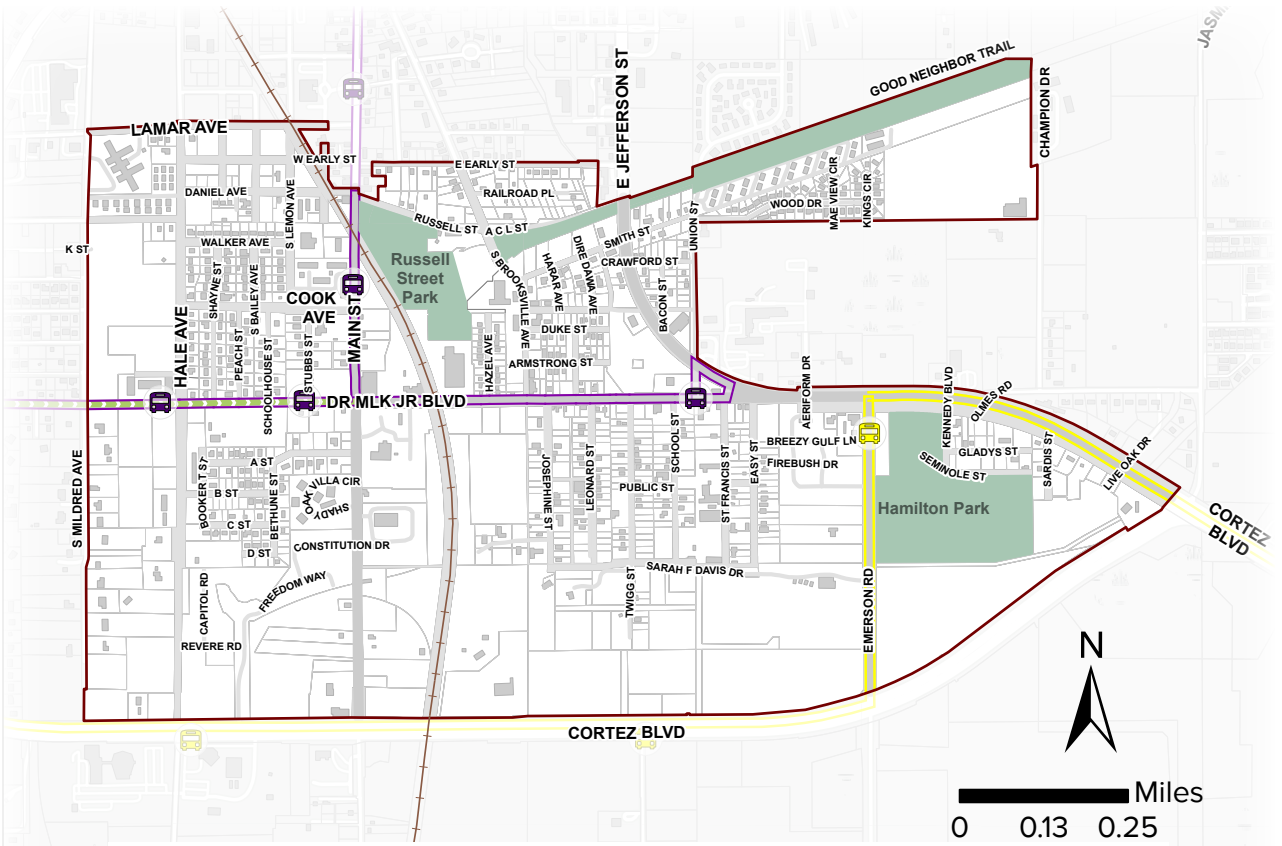
Public and Institutional Land

- Churches

3.4 Mobility

Bus Routes and Stops

The South Brooksville CRA is served by Hernando County Transit through two primary routes. Route 5 (Yellow Line) connects the Walmart on U.S. 41 to Ridge Manor via Highway 301, while Route 3 (Purple Line) provides service between Brooksville City Hall on Highway 50/Cortez Boulevard and Commercial Way (U.S. 19/Emerald Boulevard) in Pasco County. Five bus stops are located within the CRA. However, they lack amenities such as a shelter, bench, route map, lighting, sidewalks, or trash receptacles.



Legend

- CRA Boundary
- CRA Parcels
- Building Footprints
- Railroad
- Minor Roads
- Major Roads
- Parks and Trails

Bus Stops

- Purple Line
- Yellow Line

Bus Routes

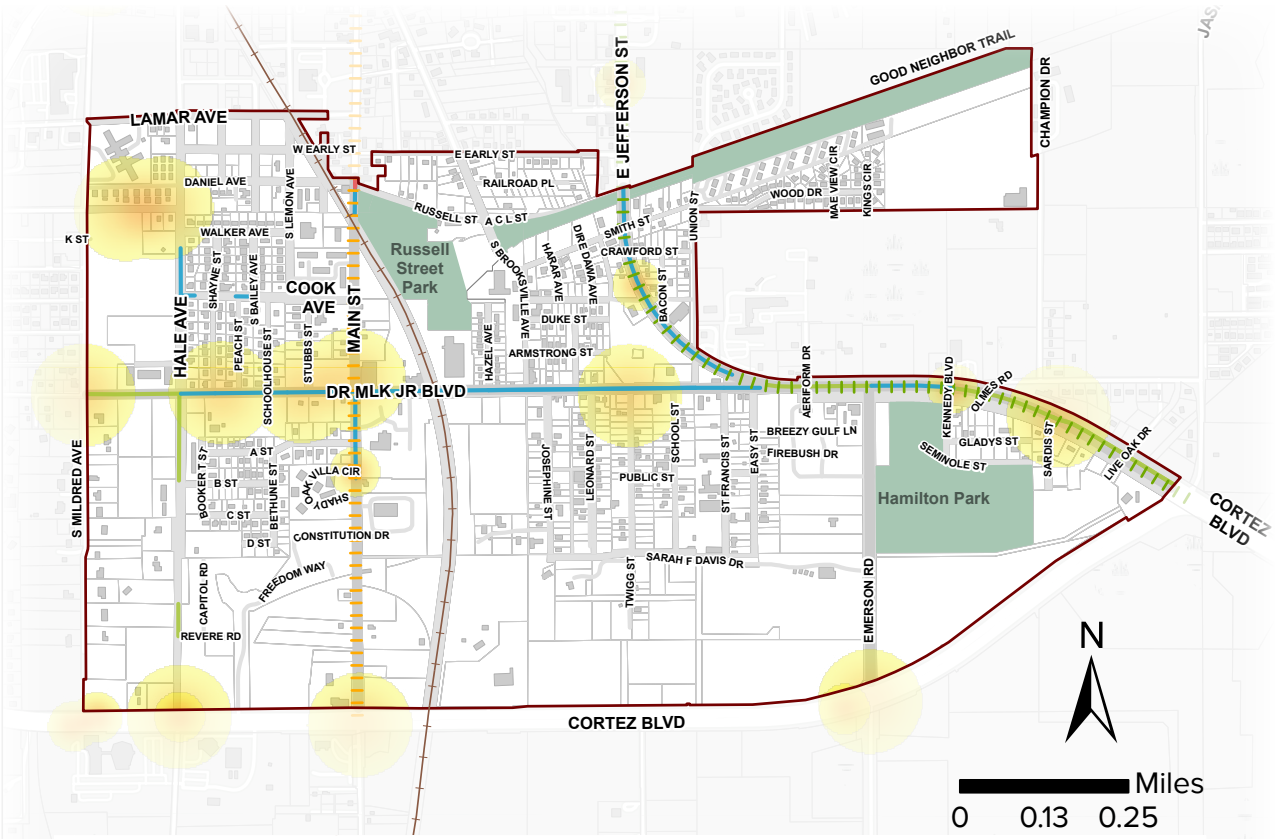
- Purple Route
- Yellow Route

Hernando County Public Works Capital Improvements Plan (FY 2026-2030)

- Resurfacing of Dr. MLK Blvd from US41/Broad St to Main St

TheBus Ride (Hernando County Transit Route 6) is a curb-to-curb, ride sharing transportation service that operates within a 5 mile radius from Downtown Brooksville. The entirety of the CRA falls within its service area, meaning that small buses are available to pick up people within the CRA and bring them to any destination within the broader service area, including bus stops that connect to designations outside of the service area.

Hernando County's Capital Improvement Plan (2026-2030) identifies one roadway project within the CRA: resurfacing Dr. MLK Jr. Boulevard by the end of 2026 (Project ID: 108240).



Legend

- CRA Boundary
- CRA Parcels
- Building Footprints
- Railroad
- Minor Roads
- Major Roads
- Parks and Trails

Sidewalks

- GUARDRAIL-TRAFFIC RAILING BARRIER-SWALE
- NO BARRIER
- ON-STREET PARKING LANE

Pedestrian & Bicyclist Crashes

- Sparse
- Dense

MPO-Identified Priority Improvement Areas

- Jefferson Street from Main St to Cortez Blvd
- Main St from Cortez Blvd to Jefferson St

Sidewalks and Bike Paths

Sidewalk conditions along major corridors further compound mobility challenges. Many sidewalks are too narrow to accommodate both pedestrians and bicyclists, offer little separation from high-speed traffic, and are fragmented, uneven, or prone to flooding. These conditions disproportionately affect children, the elderly, and individuals using mobility aids. In addition, crosswalks are infrequent, leaving long stretches without safe opportunities to access bus stops or nearby destinations.

The Hernando/Citrus Metropolitan Planning Organization (MPO) has identified two priority corridors within the CRA that are in need of sidewalk and bike lane improvements: Main Street and Jefferson Street.

In 2022, the MPO evaluated existing pedestrian and bicycle facilities across the region to identify gaps in the network. Using a data-driven scoring system focused on safety, connectivity, comfort, and equity, roadway segments were prioritized based on need. This process helps the MPO and its partner agencies determine where improvements are most urgently needed and guides investment decisions.

The map above displays the areas that have sidewalks, including details about whether a barrier or on street parking are provided. It is evident there is a lack of sidewalk infrastructure. While Dr. Martin Luther King Jr. Boulevard does have sidewalks, the concentration of crashes involving pedestrians and cyclists indicates these pathways are unsafe and inadequate.

3.5 Vacant Land

The South Brooksville CRA contains a significant amount of both vacant housing and undeveloped land. While 12.9% of housing units in the District are unoccupied, much of the land area within the CRA remains without any built structures. In total, 156 acres—or 22.3% of the CRA's land—are currently undeveloped. The undeveloped land is distributed across parcels designated for residential, commercial, institutional, and industrial uses.

Vacant commercial land is concentrated along State Route 50 (Cortez Boulevard), the southern boundary of the CRA. These parcels are typically large and remain mostly wooded, covered by trees and natural vegetation. In contrast, vacant residential parcels are smaller and scattered throughout the District. Many sit in between developed homes, creating a patchwork pattern of occupied and unoccupied lots. This fragmented condition contributes to neighborhood discontinuity. Beyond the physical gaps, vacancy can affect how residents and visitors perceive the community—potentially signaling abandonment or disinvestment, and undermining neighborhood character and sense of place.

At the same time, the presence of vacant land carries important environmental implications. Nearly 24% of the CRA is located in an area with a high risk of flooding, particularly in its southern portion. In some cases, the presence of vacant land may be a reflection of these constraints, as frequent or potential flooding can make certain parcels less suitable or less desirable for development. At the same time, undeveloped lands in these areas often play a natural role in stormwater absorption and filtration, helping manage runoff and mitigate flood impacts. These parcels allow for the continuation of uninterrupted natural landscapes and provide important ecosystem services, including habitat preservation and groundwater recharge. Vacant land in South Brooksville reflects both social and environmental dynamics: it may signal economic challenges or underinvestment, while also preserving ecological functions that contribute to the resilience and health of the broader community.

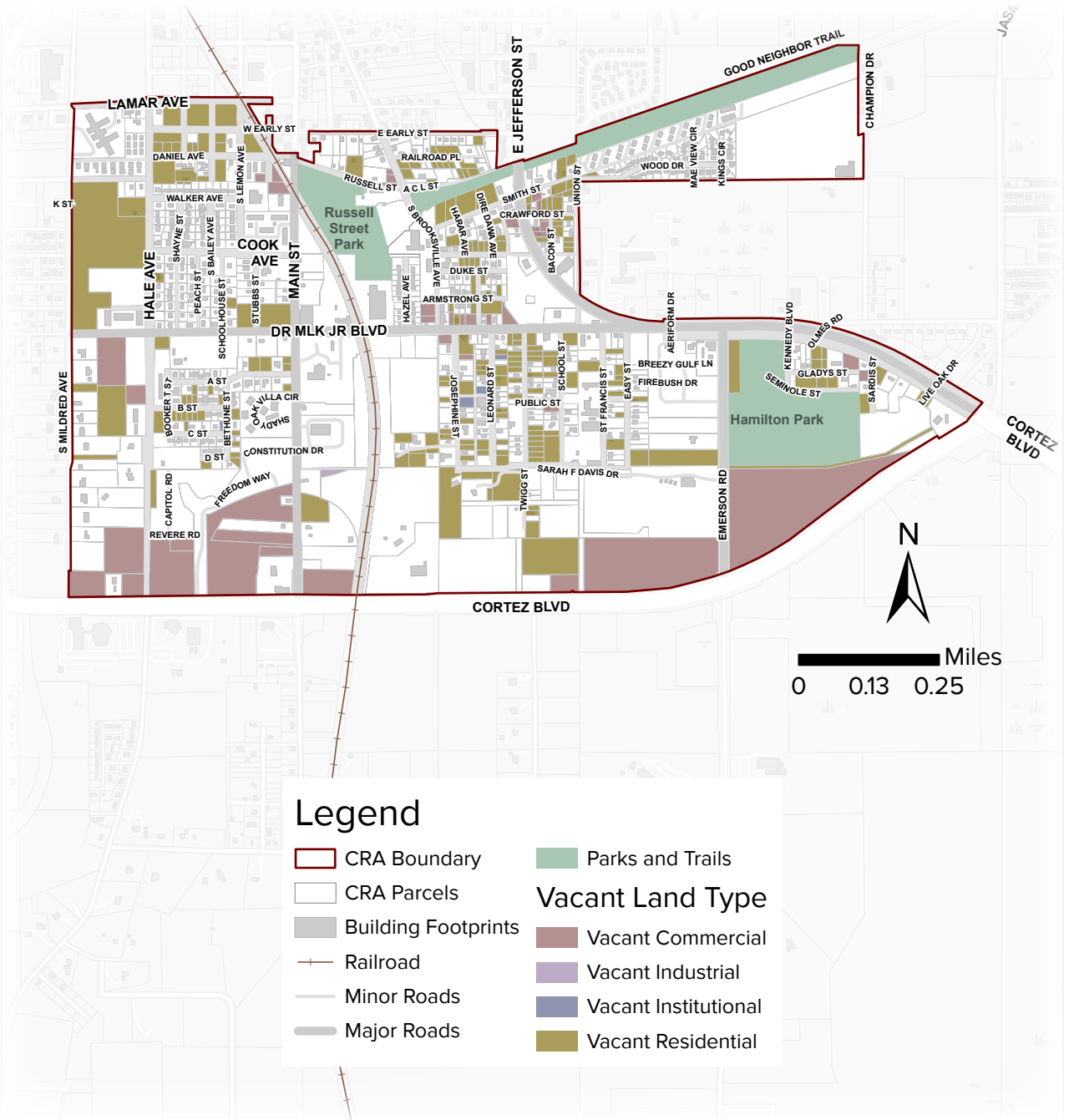


Vacant Land on Union Street



Vacant Land on E Early Street

Vacant Land Map



3.6 Environmental Features

Flooding

Floods are the most common natural disaster in Hernando County. They can be caused by hurricanes, tropical storms, or slow-moving storms. A significant portion of the South Brooksville CRA is at a high risk of flooding. These regions may be low lying or close to a body of water. Properties within areas designated as Special Flood Hazard Areas by the Federal Emergency Management Agency (FEMA) are vulnerable to flooding during severe storm events.

In the South Brooksville CRA, there are 74 buildings with a high risk of flooding. Around 23.5% (162.1 acres) of the total CRA is designated as a High Risk Flood Area. These properties are largely concentrated in the eastern and southeastern portions of the CRA District.

Stormwater management systems in the area include shallow ditches (swales), underground pipes (culverts) and detention ponds.


Add Caption Here


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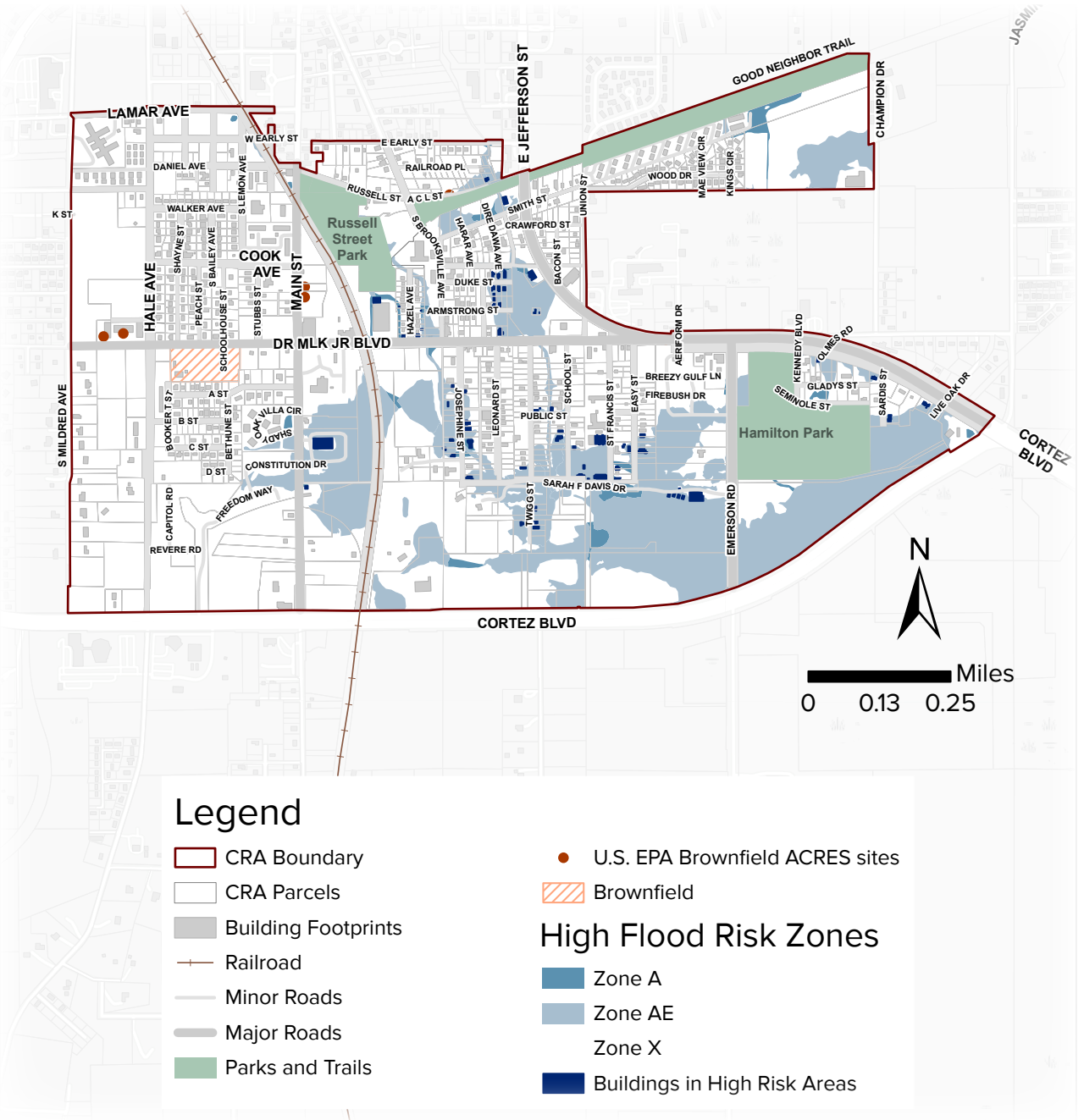
Brownfields

Brownfields are properties where redevelopment or reuse may be complicated by the presence of hazardous substances, pollutants, or contaminants.

The U.S. Environmental Protection Agency (EPA) assesses brownfields using its Assessment, Cleanup, and Redevelopment Exchange System (ACRES). ACRES data is used to track whether sites have undergone environmental review and remediation to support safe and appropriate redevelopment.

The South Brooksville CRA contains one brownfield site. It is located at 201 W Dr. Martin Luther King Jr. Blvd. The site is currently under County ownership. The site has been remediated to allow for development that does not disrupt or penetrate the soil due to lingering pollutants. This could allow for non-intrusive development, such as a paved surface or a light duty building with a slab-on grade foundation. According to the Redevelopment Feasibility Report completed in 2010, redevelopment options for the site include general or medical office buildings, warehouse buildings, commercial / retail buildings, and sports / recreation facility.

Environment Map



Hernando County's Capital Improvement Plan (2026-2030) identifies one drainage project within the CRA boundary: BMP 2 from the Master Drainage Plan for South Brooksville (Project ID: 106220). This project includes two large stormwater detention ponds at the abandoned Brooksville Wastewater Treatment Plant site located south of Sarah F. Davis Drive and west of Emerson Road. The Public Works Capital Improvement Plan indicates that $3 million will be set aside for construction of the project in 2026. See page 72 for a map of the project location as described in the Master Drainage Plan for South Brooksville.

3.7 Building Encroachments

A property encroachment refers to when a fence, driveway or structure from one property crosses over into another property. Building encroachments specifically refer to an instance where a structure exists on top of a property line, straddling two different parcels. Building encroachments can occur accidentally if the location of a parcel's property line is miscalculated.

Encroachments pose a range of legal, financial, and development-related challenges for property owners and neighborhoods. They can lead to disputes with neighboring properties, complicate the purchase or sale of a home, and reduce property values. They often undermine long-term neighborhood stability and the creation of generational wealth. Encroachments affect neighborhoods in the following ways:

1. **Physical and visual impacts on the built environment:** Encroachments can create irregular lot coverage, fragmented streetscapes, and inconsistent setbacks, which affect the neighborhood's character and visual cohesion.

2. **Challenges for reinvestment and property improvement:** Unclear ownership and encroachments make it difficult for property owners to secure financing for home repairs, renovations, or redevelopment, as lenders typically require clear title and surveyed boundaries. Prospective buyers or developers may be hesitant to invest in areas where ownership is uncertain or disputes over encroachments are likely, contributing to stagnation or disinvestment.

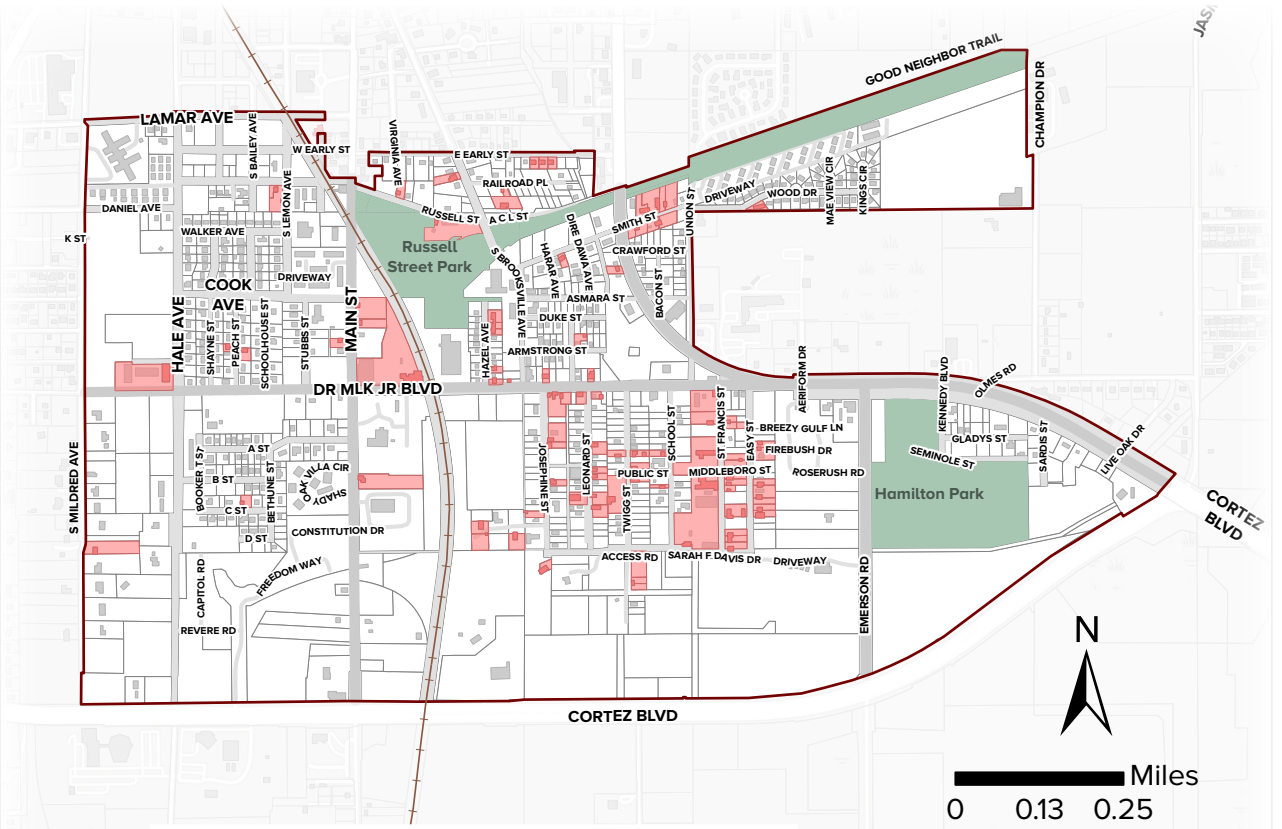
3. **Impacts on permitting and future development:** Encroachments can prevent property owners from obtaining building permits or approvals for renovations, expansions, or new construction. Municipalities require compliance with zoning and setback regulations before issuing permits. When a property has encroachments, owners may need to resolve disputes or remove structures before proceeding, adding time, cost, and complexity to any improvements.

Properties with encroachments that are also considered heirs' property can be even more challenging to resolve. Heirs' property refers to parcels that are owned collectively by multiple descendants of the original property owner without formal legal title or clear documentation of property title (the legal document that established ownership). This situation creates uncertainty over who has authority to make decisions about the property, including maintenance, sale, or development Building encroachments can sometimes be a result of unclear property title. Property owners may unknowingly build across an unclear boundary or assume land is available for use. Because heirs' property is often not formally surveyed, encroachments may go unnoticed until a legal dispute arises.

Resolving encroachments typically requires clear title and defined boundaries — both of which are complicated when land is heirs property. Heirs property status can make encroachments more frequent, harder to contest, and more difficult to resolve.

There are an estimated 168 buildings within the South Brooksville CRA that sit on top of a lot line. It is estimated that 78 of these are residential buildings.

Encroachments Map



PLEASE NOTE:

Encroachments shown on this map are estimates based on visual review of GIS data. A professional property survey is required to confirm legal property boundaries.

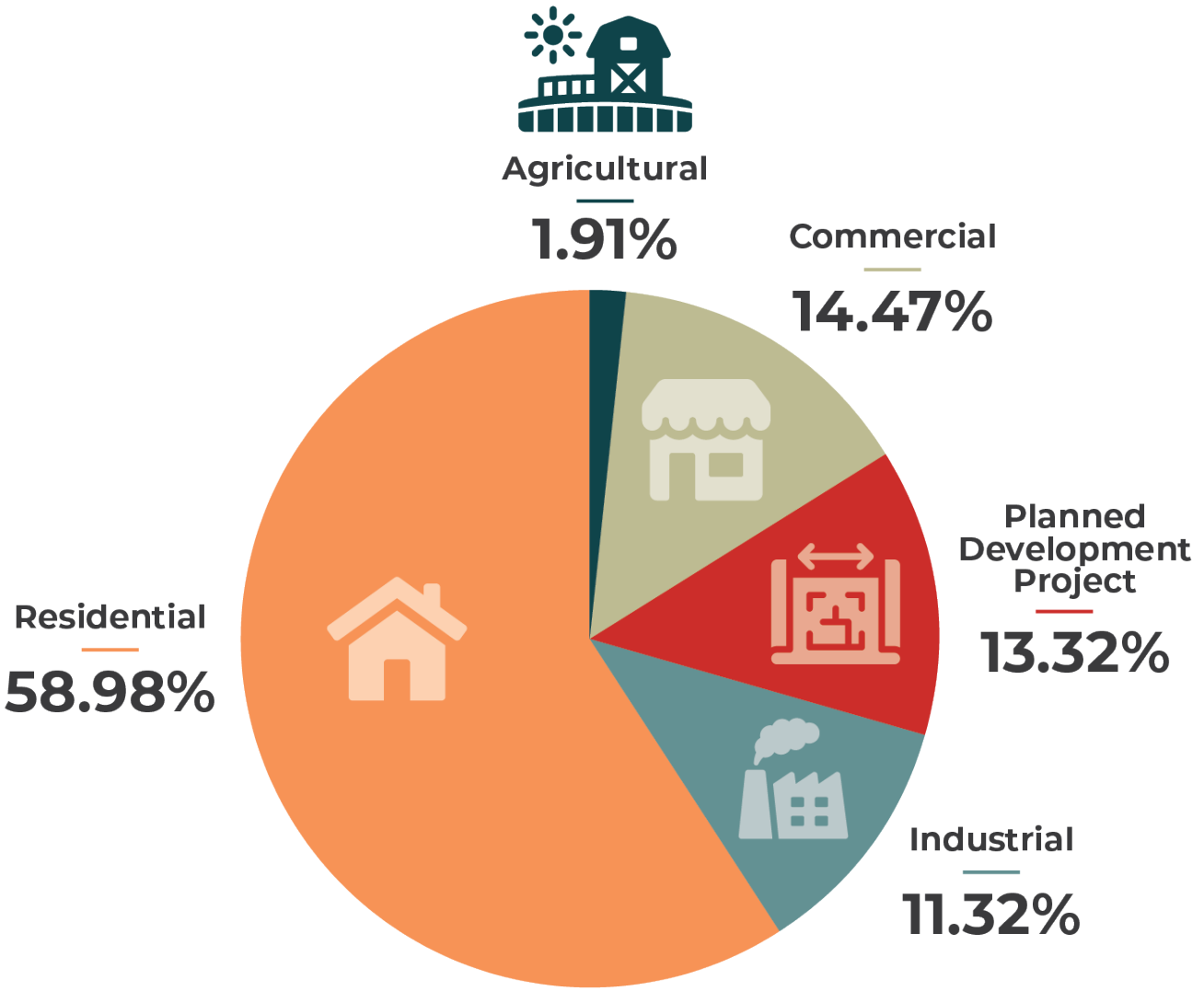
3.8 Zoning

City & County Zoning

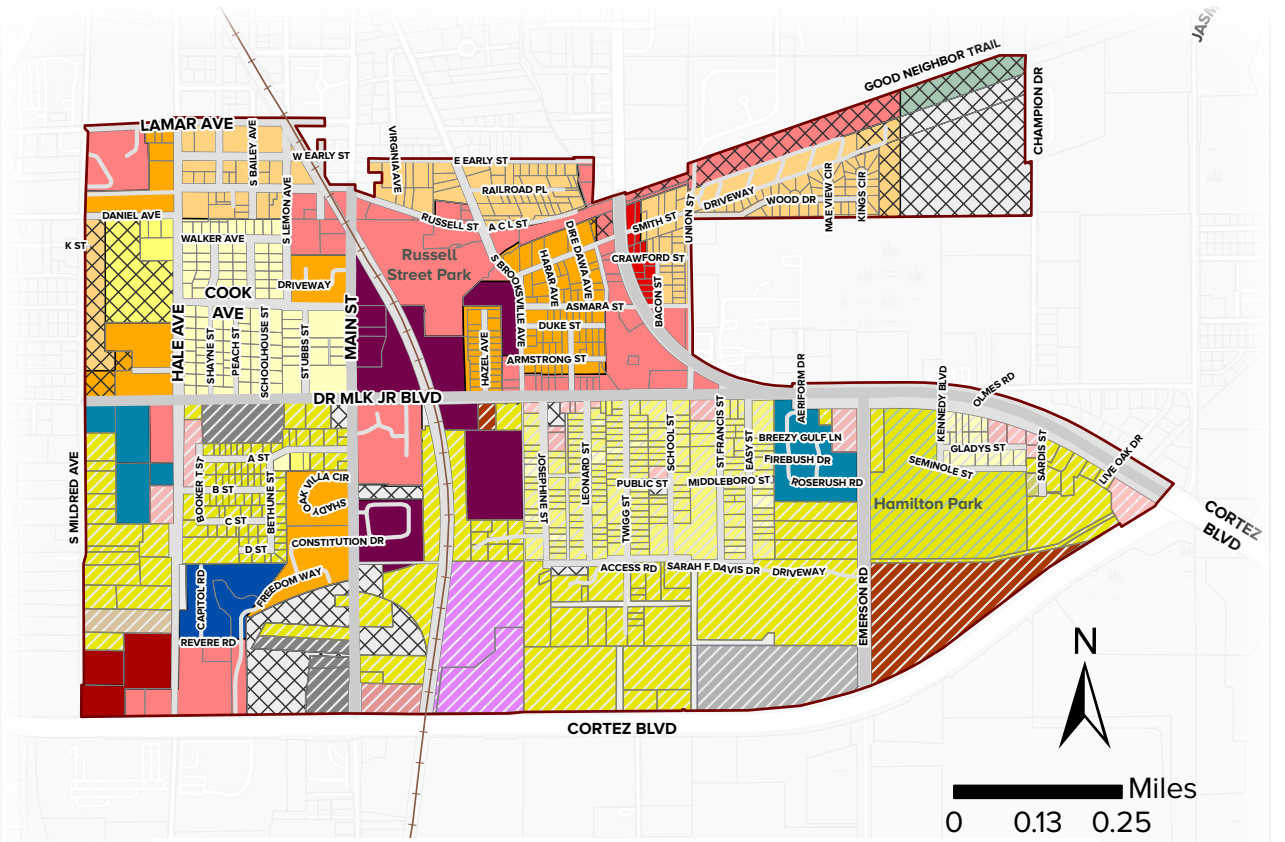
Because the South Brooksville CRA encompasses parcels located both within the City and under Hernando County jurisdiction, the area's zoning is split between the two entities. Approximately 43% of the area falls under City zoning, while the remaining 57% is governed by County zoning.

Although some City and County zoning districts share the same names, the standards and regulations associated with these districts differ between the two jurisdictions. These differences can create confusion and may result in inconsistent development patterns on adjacent parcels that share a zoning designation but are divided by the city-county boundary.

To provide an overall understanding, the zoning classifications have been consolidated into broader groups. This helps illustrate how the land is regulated and the intended purposes for each area. As displayed in the pie chart below, a majority (58.98%) of the South Brooksville CRA is zoned for residential use. Following this, commercial (14.47%), planned development project (13.32%), and industrial (11.32%) zoning make up a majority of the remaining land. A very small portion (1.91%) of the CRA is zoned in an agricultural district.



City + County Zoning Map



Legend

- CRA Boundary
- CRA Parcels
- Railroad
- Minor Roads
- Major Roads
- Parks and Trails

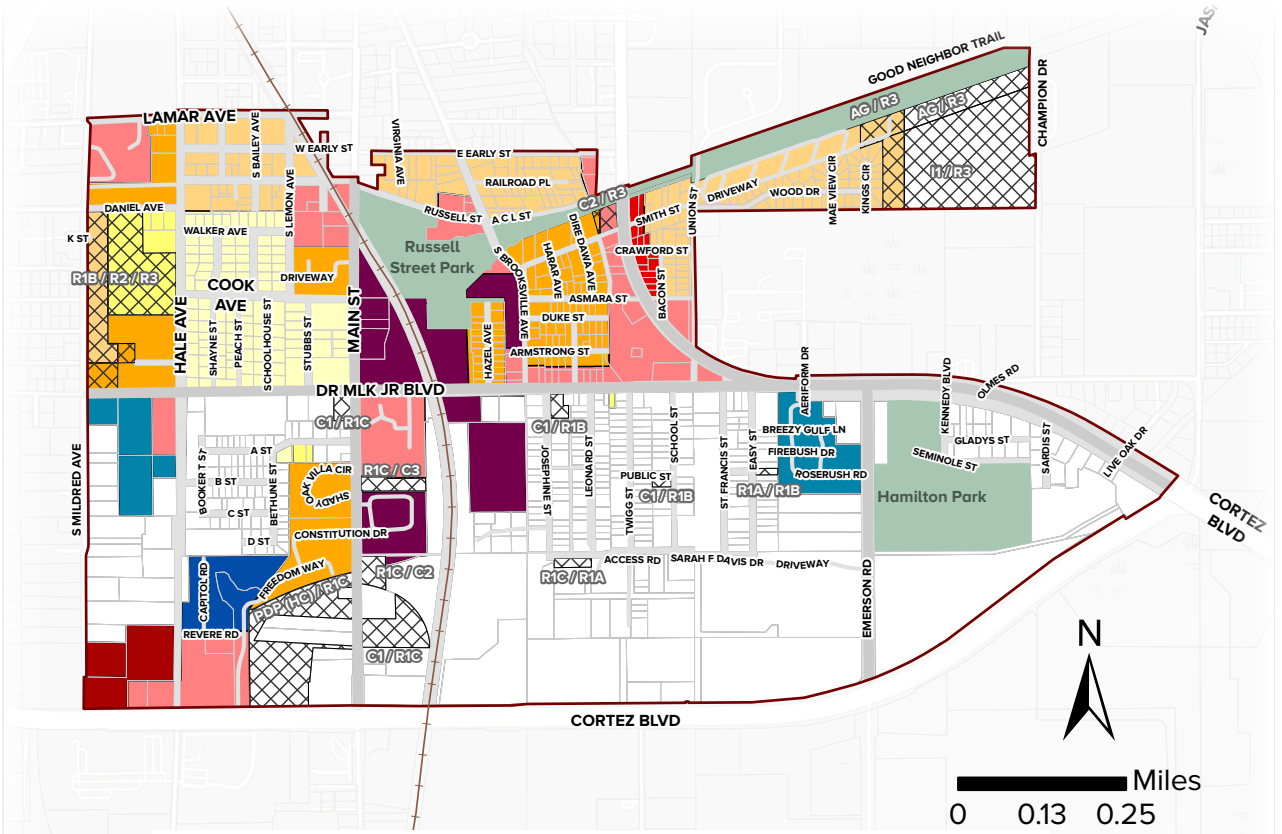
Hernando County Zoning

- AG Agricultural District
- C1 General Commercial District
- C2 Highway Commercial District
- C4 Heavy Highway Commercial District
- CPDP (Combined)
- I1 Industrial District
- PDP (General Commercial)
- PDP (Highway Commercial)
- PDP (Office/Professional)
- PDP (Single-Family)
- R1A Residential District
- R1B Residential District
- R1C Residential District
- R2 Residential District

City Zoning

- C2
- C3
- CIS1
- I1
- P1
- PDP
- PDP(CU)
- PDP(MF)
- PDP(MF-MH)
- R1B
- R1C
- R2
- R3
- Split Zoning Parcels

City Zoning Map



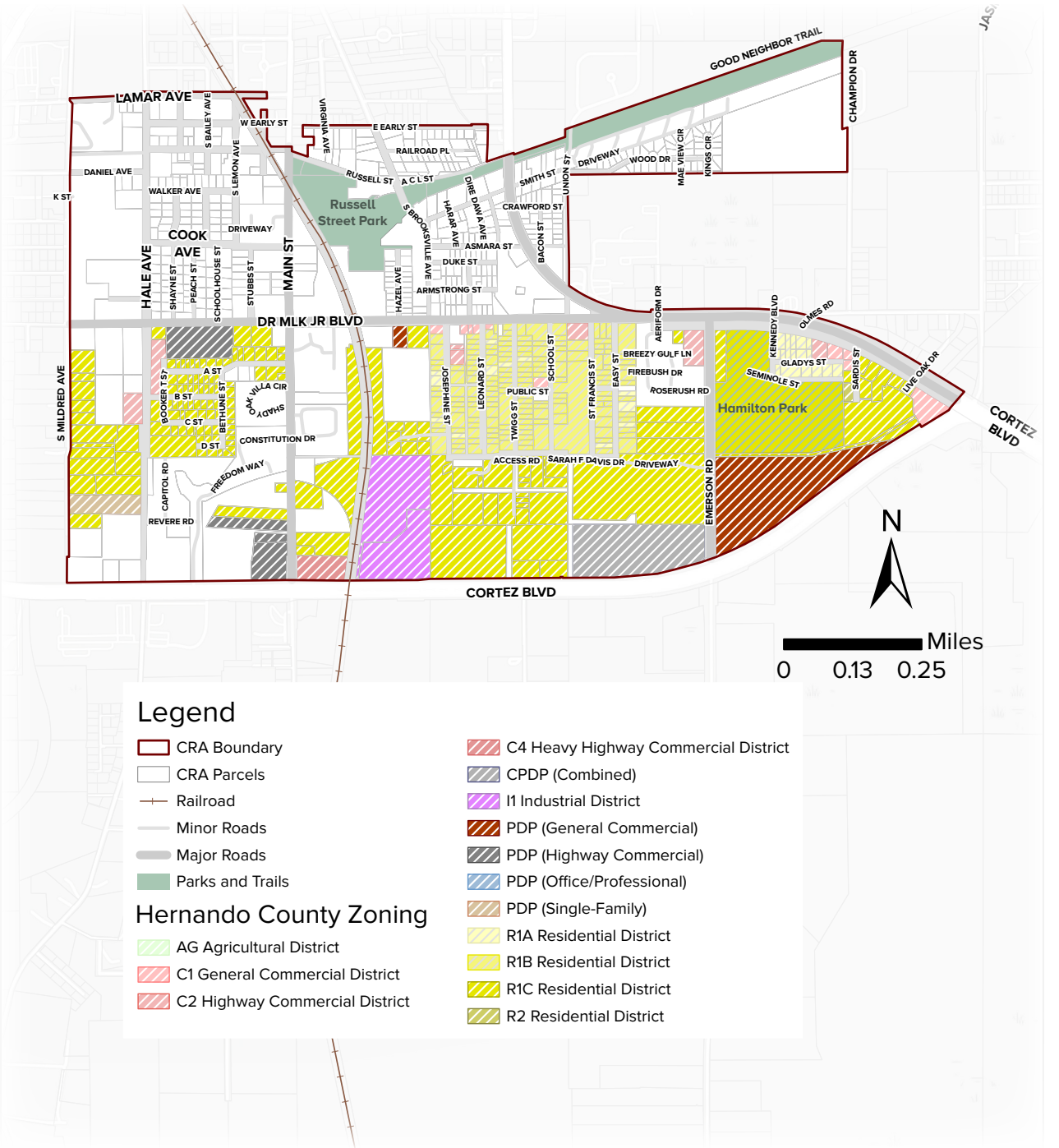
Legend

- CRA Boundary
- CRA Parcels
- Railroad
- Minor Roads
- Major Roads
- Parks and Trails

City Zoning

- C2
- C3
- CIS1
- I1
- P1
- PDP
- PDP(CU)
- PDP(MF)
- PDP(MF-MH)
- R1B
- R1C
- R2
- R3
- Split Zoning Parcels

County Zoning Map



Legend

- CRA Boundary
- CRA Parcels
- Railroad
- Minor Roads
- Major Roads
- Parks and Trails

Hernando County Zoning

- AG Agricultural District
- C1 General Commercial District
- C2 Highway Commercial District
- C4 Heavy Highway Commercial District
- CPDP (Combined)
- I1 Industrial District
- PDP (General Commercial)
- PDP (Highway Commercial)
- PDP (Office/Professional)
- PDP (Single-Family)
- R1A Residential District
- R1B Residential District
- R1C Residential District
- R2 Residential District

3.9 Key Takeaways

Housing instability is a central issue.
The CRA has lower homeownership rates, higher vacancy, and older housing stock than the surrounding area. These conditions contribute to blight, reduce wealth-building opportunities, and discourage reinvestment.

Legal and structural barriers limit redevelopment.
Property encroachments and heirs' property issues affect a large number of parcels, making it difficult to finance, improve, sell, or redevelop property. These challenges may not be resolved by individual property owners alone.

Flooding presents a significant and ongoing risk.
Nearly a quarter of the CRA lies in high-risk flood areas, affecting homes, vacant land, and infrastructure. Flooding discourages investment while increasing long-term public costs if left unaddressed.

Vacant land is both a challenge and an opportunity.
Large amounts of vacant and underutilized land contribute to disinvestment and fragmented neighborhoods, but also provide opportunities for redevelopment, stormwater management, and future growth when guided by a clear strategy.

Economic activity exists but is disconnected from residents.
Jobs and businesses are present in the CRA, yet most residents work elsewhere and most workers commute in. This mismatch highlights the need for better alignment between land use, workforce development, and local economic opportunity.

Public and institutional assets provide a foundation to build on.
Parks, schools, churches, trails, and publicly owned land are significant community assets. With coordination and investment, they can serve as anchors for revitalization rather than isolated resources.

Mobility challenges limit access and safety.
While transit routes pass through the CRA, bus stops lack basic amenities and sidewalks are often narrow, fragmented, or flood-prone. The absence of a connected bike network further limits safe movement between neighborhoods, the Good Neighbor Trail, and other local assets. Together, these conditions make it difficult and unsafe for residents, especially children, seniors, and those without cars, to access jobs, schools, parks, and services without a car.

Split City and County zoning creates confusion and inconsistency.
The CRA spans both City and County jurisdictions, each with different zoning standards and regulations. Even where zoning districts share similar names, differing rules can lead to inconsistent development patterns, complicate permitting, and discourage private investment without coordinated action.



COMMUNITY VISION

04

A look at how residents and community members shaped the South Brooksville Community Redevelopment Area (CRA) Plan, including their vision for the future and top priorities for investments.

4.1 How We Engaged the Community

Public input was gathered through **three community workshops** and the **project website**, creating multiple opportunities for residents to shape the CRA plan. Between **August and November 2025**, residents shared ideas, concerns, and aspirations that directly informed the community vision, priorities, and strategies included in this plan.


Workshop #1

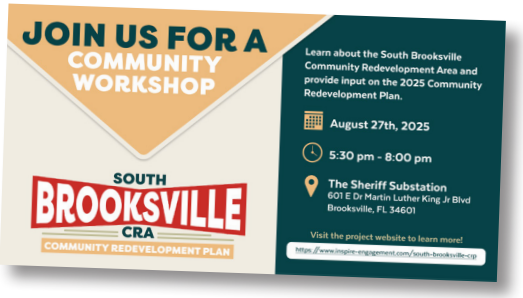
Community Workshops

Three in-person workshops held at the South Brooksville Community Center / Police Substation brought residents together to share ideas, refine priorities, and guide the development of the CRA Plan.

August 2025

Workshop #1

August 27, 2025 – 5:30 PM
Attendance: 30 Participants
Purpose: Introduce the project team and CRA process, share existing conditions, and gather early input on assets, opportunities, and challenges.



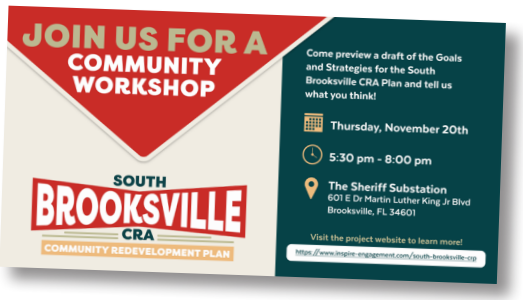
Workshop #2

October 2, 2025 – 5:30 PM
Attendance: 25 Participants
Purpose: Review what was heard in Workshop #1, discuss the community's vision for the future, determine budgeting priorities, and explore potential partnerships.



Workshop #3

October 27, 2025 – 5:30 PM
Attendance: 5 Participants
Purpose: Review and discuss the first draft of the CRA Plan, including proposed priorities, goals, and strategies.



November 2025

Project Website & Online Engagement

Launched in August 2025, the project website provided ongoing access to information and engagement tools throughout the planning process.

294
VISITORS

39
SURVEY RESPONSES



ADDITIONAL INFORMATION

Appendices 7.3 - 7.9 include:

1. Informational Flyers
2. Community Engagement Summary
3. Survey Responses

Website Features Included:

- Overview of the project and CRA background
- Interactive map for residents to drop location-specific comments
- Community survey
- Project timeline and workshop announcements
- Document library with presentations, flyers, and resources
- Contact information for City, County, and Inspire staff

4.2 How Engagement Informed the Plan

Community input shaped every step of the CRA Plan. Feedback from workshops, the website, and surveys was used to understand the current conditions in the area, define the community vision, identify priorities, and develop goals and strategies.

The community vision and five priorities identified in the following section were a direct result of the input shared by the community. Within the Strategic Plan (Chapter 5), each priority is introduced with a summary of the related community input. Community voices are integrated directly into the strategic direction for the South Brooksville CRA.

4.3 The Community's Vision

South Brooksville is a resilient, welcoming, scenic, & close-knit community that honors its heritage while creating opportunity & stability for all generations.

It is a place where neighbors know one another's names and actively work together, **unified and determined**. By creating opportunities for youth, connecting neighbors, and addressing environmental challenges, the community sustains its people, its history, and its sense of place for decades to come.

South Brooksville supports diverse housing options and pathways to homeownership that strengthen families and **preserve neighborhood legacy**. The area is alive with culture and community pride; it is easy and safe to walk, bike, or drive along streets lined with vibrant gathering spaces and plenty of local businesses.

In the South Brooksville CRA, residents, partners, and leaders collaborate to build a **prosperous, peaceful, and compassionate community**, rooted in history and driven by hope.

4.4 Top Priorities

Based on community input, the following are the top five priorities, **ranked in order of importance**. This ranking should serve to guide and prioritize CRA (Community Redevelopment Agency) investments and projects. Projects addressing higher-ranked priorities should receive greater consideration and resource allocation.

1

HOUSING

Strengthen homeownership and intergenerational wealth by clarifying property titles, while simultaneously diversifying the housing stock with more attainable, transitional, and multi-generational housing options.

2

FLOODING & STORMWATER MANAGEMENT

Address chronic flooding and drainage deficiencies through strategic coordination and upgrades of essential stormwater infrastructure.

3

COMMUNITY BUILDING

Enhance the quality of life, safety, and cultural authenticity by creating vibrant, inclusive, and intergenerational spaces.

4

ECONOMIC DEVELOPMENT

Cultivate a vibrant neighborhood economy by supporting local entrepreneurs, attracting compatible economic activity, and strengthening local job pipelines.

5

MOBILITY & CONNECTIVITY

Transform the streetscape and upgrade public transit amenities to enhance accessibility, safety and seamless travel through the neighborhood.

STRATEGIC PLAN

05

A coordinated plan linking community priorities to CRA goals, strategies, and projects; and a roadmap for phased implementation

5.1 Introduction

The South Brooksville Community Redevelopment Area (CRA) Strategic Plan builds upon community priorities, defining CRA goals, strategies and projects for the CRA to pursue. Beyond community input, this framework is informed by existing conditions, urban planning/redevelopment best practices, and funding expectations. It serves as **a clear and actionable guide for investment, partnerships, and implementation** over the coming decades.

Grounded in a holistic approach to redevelopment, the plan considers the full fabric of the community, including its residents, social networks, built environment, and history. The Community Foundations section provides a glimpse into some of the long-standing patterns and existing strengths that inform the framework and shape redevelopment opportunities today.

The CRA goals, strategies and projects are organized into the five community priorities identified in the previous chapter:

1 HOUSING

2 FLOODING & STORMWATER MANAGEMENT

3 COMMUNITY BUILDING

4 ECONOMIC DEVELOPMENT

5 MOBILITY & CONNECTIVITY

While funding constraints limit the CRA's ability to address these challenges alone, the plan acknowledges the importance of building partnerships to advance solutions. Public agencies, educational institutions, faith-based organizations, and private stakeholders all play a role in implementation.

This chapter concludes with an Implementation Roadmap that provides clear direction for action. The roadmap identifies smaller-scale, achievable projects where immediate efforts should be focused and provides flexibility for larger-scale, visionary projects in the long term. Together, the Strategic Framework and Implementation Roadmap provide a clear, practical foundation for advancing redevelopment in the South Brooksville CRA that is both achievable and place-based.

5.2 Community Foundations

Located in the east-central stretch of Hernando County, the South Brooksville Community Redevelopment Area (CRA) stands as an enduring and tightly knit historic community. Its roots run deep, shaped by generations of families, institutions of faith, and a shared sense of identity that has carried the community from its earliest settlement through the present day. To walk its streets is to feel the imprint of a place where history is not merely remembered but lived, where neighbors greet one another by name, and where the past continues to inform the path forward.

The area's story is inclusive of a strong faith-based presence. For decades, churches have served as more than places of worship: they have been meeting grounds, cultural anchors, and safe havens during times of change. These institutions helped mold the community's character, guiding civic life and nurturing resilience among residents who have long understood that faith and fellowship go hand in hand. The Strategic Plan recognizes these institutions as key partners for outreach, engagement, and implementation, particularly for housing, social services, and neighborhood-based initiatives.

Historically, the neighborhoods that make up the South Brooksville CRA developed as low-density residential areas intertwined with pockets of industry and manufacturing. Its community contours were shaped by labor, craftsmanship, and the steady sound of rail activity. The railroad that cuts through the community from north to south was once its lifeline, connecting local commerce to the broader world. Central to this network stood the 1885 Train Depot, a landmark that welcomed travelers, shipped goods, and witnessed the everyday movement of life.

Although the Depot closed its doors in 1971, its presence has not faded. Preserved as a historic museum site and incorporated into Florida's Rails to Trail Program via the Good Neighbor Trail, it now serves as a reminder of South Brooksville's industrious past and a bridge to new generations of visitors and residents. The Depot, surrounding park space, and trail corridor are significant assets that support placemaking, recreation, heritage tourism, and economic activity. Within the Strategic Framework, these assets are viewed as catalysts for reinvestment and improved connectivity.

Education has played a role in the community's identity as well. The Brooksville Engineering, Science and Technology (B.E.S.T.) Charter School calls South Brooksville home, fostering the growth of young innovators and offering local students' pathways into emerging fields. The school stands as a testament to the area's ongoing commitment to opportunity and advancement, balancing historic roots with future aspirations. Pasco Hernando State College has taken an interest in the community development of the area as well. These institutions create opportunities to align workforce development, economic development, and community revitalization efforts. Through partnership and open communication with local schools, the CRA can help support skill-building aligned with existing and emerging industries. By connecting local students to meaningful educational, workforce, and civic opportunities, the CRA can empower young people to remain, invest, and actively shape a neighborhood that reflects their vision and values.

Finally, the South Brooksville CRA serves as a primary gateway into Downtown Brooksville. Travelers entering the City from the south often pass through this community first, experiencing its distinct character before arriving in the historic downtown district. In this way, South Brooksville is both an introduction and an anchor, offering a sense of place that is uniquely its own, while remaining deeply connected to the broader Brooksville landscape. Strategic investment in streetscapes, public spaces, and redevelopment sites can reinforce this gateway function while highlighting the community's distinct identity.

As the South Brooksville Community Redevelopment Area continues to evolve, it does so with reverence to the people, places, and institutions that shaped it. This balancing of heritage and progress will define a positive trajectory for the community moving into the future.

Priority #1: Housing

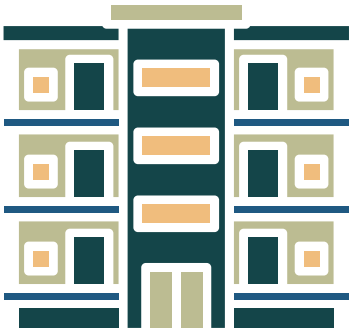
Community Input

Community input revealed a clear demand for support with housing issues. Residents highlighted that **unresolved lot line issues** directly block their ability to make home improvements, construct accessory dwelling units (ADUs), and pass on generational wealth. They expressed frustration with unclear terminology and the complex, costly nature of resolving these boundary corrections. There was broad agreement amongst community members that the CRA provide support and funding assistance to address encroachments.





The importance of grants for **property maintenance and rehabilitation** was also a top priority, with residents repeatedly emphasizing the need for the CRA to support homeowners in fixing up properties. Additionally, community members identified a pressing need for a **broader range of housing types**, from affordable units on vacant lots to transitional, assisted living, accessory dwelling units (ADUs), and smaller-scale multifamily options. This feedback forms the core of the housing objective, focusing on stability, blight reduction, and variety.



Planning Analysis

The high incidence of property encroachments and the complexity of heirs' property act as a structural barrier to realizing the CRA's full housing potential. GIS analysis confirms the prevalence of property encroachments in the South Brooksville CRA: 168 buildings within the CRA, including an estimated 78 residential structures, sit on top of a lot line (Map on Page 45 - Note: These numbers and the map provided are an estimate using visual analysis of GIS Data; a professional property survey is required to determine legal property boundaries.). This issue is often compounded by the prevalence of heirs' property, parcels passed down to multiple family members without formal title. (Further detail on encroachments and heirs' property is located in Section 3.7, Page 42.) These title defects prevent owners from securing traditional financing, accessing home repair loans, and legally transferring property.

Addressing property boundary and title issues is a critical prerequisite for effective, equitable, and sustainable area redevelopment. It must be a top priority for the CRA, aligning with both best practices in urban planning and direct community feedback. Resolving encroachments and cloudy titles will yield several key benefits:

1. **Bolster Homeownership and Equity:** Clarifying property title is the first step to establishing clear homeownership. Addressing encroachments is necessary to access traditional financing and loans. Both steps are crucial for building and transferring intergenerational wealth through property.

2. **Promote Neighborhood Stabilization and Investment:** Resolution of boundary disputes is necessary to obtain building permits for repairs, additions, and major property improvements. Secure property titles clarify who is responsible for the maintenance of a property. Establishing clear title and resolving encroachments empowers homeowners to reinvest in their property, thereby improving the overall physical condition and long-term stability of the neighborhood.

3. **Grow the Municipal Tax Base:** When title issues and encroachments are resolved, properties transition from being difficult-to-sell, underutilized assets to marketable real estate. Clear titles unlock the ability to refinance, sell, or receive investment, which leads to higher property valuations, increased market activity, and a more stable and higher-performing local property tax base.

The comparatively low rate of homeownership in the South Brooksville CRA (**45.8%** vs 58.9% for the city and 73.4% for the county) combined with a relatively high prevalence of vacant housing (**12.9%** vs 9.8% for the city and 9.6% for the county) indicates an underutilized housing stock and a need for interventions that improve pathways to homeownership. In addition to vacant housing units, there is a surplus of vacant land zoned for residential use. This represents an opportunity for future development which, if pursued, should increase housing supply in ways that align with stated community needs.

Low median household income (**$32,667** vs $42,311 in the city and $65,341 in the County) confirms an acute need for affordable housing options. While the CRA currently has a notable level of multifamily housing (38% of total units), community input expressed demand for more transitional and affordable housing. To meet this need, the CRA can work with the County and City to develop incentive programs to stimulate the development and preservation of deed-restricted affordable housing.

There are also indications of a need for intergenerational housing. Larger average household sizes within the CRA, coupled with the community's family-oriented nature, indicate a strong market demand for housing that accommodates multiple generations. Accessory Dwellings Units (ADUs)are currently allowed within the City and County's residential zoning districts. Planning efforts can support their creation by offering pre-approved building plans, which reduce design costs, shorten review times, and make ADUs easier and more affordable for homeowners to build.

Goals & Strategies

Goal H-1: Secure Property Titles and Resolve Lot Line Conflicts.

Enable property investment and home improvements by formalizing ownership with clear property titles and settling boundary issues.

Establish a Property Ownership Education Initiative:

Resolving encroachments starts with direct communication with the community. Outreach efforts should focus on prevention in addition to resolution of existing encroachments. Direct outreach to owners of properties identified as having potential encroachments can help people understand what encroachments are, how the issue was created, and the benefits associated with resolving the issue. Provide educational materials and work with a consultant, non-profit or legal aid organization to hold focused workshops on estate planning and land development to prevent the continuation of the issues.

RESOURCES:

Informational Flyer – APPENDIX 7.6

Florida Housing Coalition, Addressing Heir' Property Issues – https://flhousing.org/wp-content/uploads/2023/07/Addressing-Heirs-Property-6.5.23-1.pdf

Center for Community Progress – https://www.communityprogress.net/tools-resources/publications/tangled-title-toolkit

Heirs' Property Retention Coalition – https://www.heirsproperty.org

Florida Community Development Legal Project (FCDLP) – https://floridalegal.org/

FUNDING SOURCES:

State Housing Initiative Partnership (SHIP) offers technical and monetary assistance to help structure local programs.

POTENTIAL PARTNERS:

Florida Housing Coalition

Partner with a Legal Service Providers and Property Surveyor to Provide Accessible Legal Services:

Legal assistance and new land surveys will likely be needed to resolve encroachments. Conduct outreach to find local attorneys and property surveyors who are willing to offer their services at a discounted rate or pro-bono. Develop a program to provide direct legal aid to property owners within the CRA boundaries if homeowner is at or below 120% Area Median Income (AMI). Focus on providing 3 essential services:

1. Updated property surveys and a session to explain how to read the survey.
2. Clarifying property title for heirs' properties.
3. Mediation services to assist residents in completing lot line adjustments.

MODEL PROGRAMS

Gainesville CRA
Legal assistance is provided to income-qualified residents within the CRA boundaries. The CRA funds legal assistance from Three Rivers Legal Services with $250k to handle the applications, outreach, and probate filings. Free public workshops and legal clinics are co-hosted by City, CRA, and partners to educate and help residents. There are approximately 282 clouded-title properties within the CRA

POTENTIAL PARTNERS:

Hernando County Bar Association

UF Levin College of Law

Three Rivers Legal Services

Provide Demolition Grants to Remove Encroaching Structures:

In the case where lot line adjustments are not a feasible or reasonable resolution to the issue, encroaching structures will likely need to be removed. Provide grants to help cover the cost of demolition to homeowners who are at or below 120% Area Median Income (AMI). Cover 100% of the cost for households below 60% AMI. Provide 50% matching grants to households between 60% and 120% AMI.

Goal H-2: Rehabilitate and Improve Existing Housing.

Improve the quality, safety, and appearance of existing housing by supporting repair, renovation, and modernization efforts that preserve neighborhood character and promote long-term livability.

Provide Housing Rehabilitation Grants:

Establish grants for home rehabilitation, property maintenance, hurricane mitigation, addressing code violations, and/or landscaping.

MODEL PROGRAMS

St. Cloud CRA – Plant Paint Pave Program
The CRA provides up to $2,000 per property for exterior home improvements. Property owners are required to match the contribution.

Enhance Awareness of Funding Sources:

Educate community members about existing state and federal homebuyer programs (e.g., SHIP, HOME, CDBG). These programs can Increase homeownership and empower locals to make improvements to their homes.

Goal H-3: Facilitate Development of Diverse and Accessible Housing Types.

Encourage a balanced mix of housing options—affordable, accessible, and suitable for all ages and incomes—to meet community needs and support inclusive neighborhood growth.

Acquire Vacant or Underutilized Lots for Future Development:

Acquire or accepted donated underutilized and vacant parcels, and ensure properties are prepared for development. Sell properties for construction of affordable housing or other projects that fulfill community revitalization goals.

Create a Diverse Housing Development Incentive Program:

Develop and facilitate the construction of various housing types, including ADUs, affordable housing, smaller multifamily (2–4 units), mixed-use buildings, transitional housing, and assisted living. Support the City and County in offering incentives such as an expedited permitting process for new affordable housing development on vacant lots.

Foster Local Developers:

Encourage and support resilient, affordable development on vacant and underutilized properties within the CRA through the following methods:

1. Partner with the County and the City to hire a designer, architect or engineer to develop pre-approved building plans for affordable single-family homes, duplexes, and small mixed-use projects to accelerate redevelopment and reduce costs.

MODEL PROGRAMS

Groveland, FL – Florida Vernacular Home Plans Ready for Permitting

Kalamazoo, MI - Pre-Approved Housing Plans

2. Provide technical assistance and education for local developers, contractors, and property owners interested in infill and rehabilitation projects.
3. Partner with community organizations, housing agencies, and workforce programs to build local development capacity and retain wealth within the community.

Establish Collaborative Housing Partnerships:

Formalize partnerships with nonprofits and private developers to expand affordable housing, transitional housing, and supportive services. Collaborate with developers and community-based organizations to acquire, rehabilitate, and construct housing, as seen in successful examples like the Cocoa CRA partnership.

Priority #2: Flooding & Stormwater Management

Community Input

Residents identified stormwater and drainage issues as one of the most pressing infrastructure challenges in the area. Concerns centered on chronic flooding in the southeast portion of the CRA. Community members emphasized that improving drainage in this area is critical not only for neighborhood safety, but also for property values.

A major focus of discussion was the disruption to stormwater flow caused by the construction of SR 50 (Cortez Boulevard), which residents believe has created a backlog of water and prevented proper flow south into the basin. Participants proposed that the City and County engage with the Florida Department of Transportation (FDOT) and local stakeholders to explore ways to restore the natural flow of water around SR 50 and improve overall drainage performance.

Residents also voiced strong support for swale maintenance and clean-up efforts, noting that past community-led initiatives have successfully improved drainage and neighborhood conditions. However, participants expressed concern about drainage easements, opposing proposals that might require private landowners to give up development rights on portions of their property. Instead, they urged for local authorities to identify collaborative solutions that do not affect individual property owners.

Finally, community members highlighted Hamilton Park as a specific location where standing water has increased mosquito activity. Participants suggested incorporating water storage or park improvements to better manage runoff and reduce public health concerns associated with stagnant water.

Planning Analysis

The southeast area of the CRA faces a critical and documented flood risk, confirmed by both local observation and federal flood hazard maps. In a Vulnerability and Risk Assessment Study prepared for the Hernando/Citrus Metropolitan Planning Organization (MPO) in 2023, Cortez Boulevard (SR 50), is identified as a top priority for drainage improvements due to its flooding vulnerability and its access to critical facilities. The road segment of Cortez Boulevard (SR 50) between Main Street and East Jefferson Street, located just south of the CRA, is one of 28 road segments in the county with Tier 1 Priority Status in the Vulnerability and Risk Assessment.

The 2023 Master Drainage Plan for South Brooksville prepared for the County confirms the necessity of upgrades to the drainage near the intersection of Cortez Boulevard and Emerson Road. The Drainage Plan emphasizes that channel improvements here are the most critical initial intervention because the success of all other drainage solutions for the area is dependent on this foundational work. Without this investment, the area will remain highly susceptible to flooding.

A significant opportunity for high-impact intervention exists due to a forthcoming FDOT major road project (ID 451046-1). This project, currently in the design phase and slated for construction beginning in 2028, will widen SR 50 to six lanes, rebuild intersections, and add bike lanes and sidewalks. This design and construction window is the ideal time to collaborate with FDOT to integrate the needed drainage improvements, saving on future mobilization costs and minimizing disruption.

Another key project identified in Hernando County's 2023 Master Drainage Plan and Hernando County's Public Works Capital Improvement Plan (2026-2030) includes the construction of two large stormwater retention ponds and channel improvements at the old Wastewater Treatment Plant site. This will significantly improve runoff management, reduce localized flooding, and support adjacent road upgrades. Successful implementation will require coordination and agreement among property owners, including the City, County, and the Hernando County School District. Securing funding and establishing inter-agency agreements is necessary to implement these high-priority projects identified in the Master Drainage Plan.

The map on the following page shows the locations of stormwater retention ponds identified in the 2023 Master Drainage Plan for South Brooksville as Best Management Practice (BMP) 2. The image on the following page illustrates how these facilities could function not only as essential stormwater infrastructure but also as recreational assets for the surrounding area. During the design phase, consideration should be given to implementing these ponds as incremental projects, with Public Works providing the necessary detention infrastructure while allowing for future additions such as recreational amenities.

Example Stormwater Drainage Systems



Bioretention



Bioswales



Green Infrastructure



Storm Sewers



Storm Water Drain



Rain Water Garden

Stormwater Drainage Improvements (BMP 2)



Potential Recreational Assets

- Walking Path
- 1 Entrance from Sarah Davis Dr.
- 2 Waterfront Seating Area
- 3 Pavillion with Pincnic Tables
- 4 Connection to Hamilton Park

The map above illustrates stormwater Best Management Practices (BMPs) identified in the 2023 Drainage Master Plan prepared for South Brooksville. According to the Drainage Master Plan, the construction of these improvements is dependent upon completion of the culvert project at the intersection of Emerson Road and Cortez Boulevard. According to Hernando County's Public Works Capital Improvement Plan (2026-2030), $3 million is planned to be spent on the construction of this drainage improvement in the 2026 fiscal year (Project ID: 106220). According to OpenGov.com, the project is still in the planning phase at this time.

Investments in these drainage improvements provide a key opportunity for the neighborhood. Retention ponds can do more than alleviate local flooding. They can serve as recreational amenities and high quality public space within the CRA. In addition, a pedestrian and bicycle trail connecting Sarah Davis Drive to Emerson Road and Hamilton Park would significantly improve connectivity within the CRA. This project could be executed as a phased effort, beginning with investment in stormwater infrastructure, followed by the addition of trails, a boardwalk, wayfinding signage, lighting, and seating.

Perspective of Stormwater Retention Ponds

The drawing below illustrates a potential vision for this project, depicting how the area could function once stormwater improvements and recreational amenities are in place. CRA involvement is essential, as the project would significantly improve drainage, protect nearby homes and residents from flooding, enhance public safety, and contribute to increased property values and overall neighborhood quality of life.



Goals & Strategies

Goal F-1: Secure External Funding and Partnerships for Stormwater Management Projects.

Build partnerships and leverage external resource to implement high-cost drainage improvements identified in the 2023 Drainage Master Plan.

Advocate for Funding to Restore Natural Flow of Water around SR 50:

Work with the County and MPO to formally advocate that FDOT incorporate critical channel improvements and SR 50 culvert replacements into the SR 50 widening project scope. Advocate to FDOT, the City and the County that the culvert replacement be designed to restore or improve natural flow south into the basin. Secure a formal commitment for the replacement and/or upgrade of the two 1996 culverts under SR 50/Cortez Blvd during the 2028 construction phase.

Assess Cortez (SR 50) Culverts:

Work with FDOT and the County to complete a detailed engineering assessment on the two culverts under the intersection of SR 50/Cortez Blvd and Emerson Road to provide the specific data needed for replacement/upgrade.

Pursue Grants and Loans:

Work with the City, County, and MPO to aggressively seek state and federal hazard mitigation and resiliency grants (e.g., FEMA, HUD, EDA) specifically for critical infrastructure protection and flood mitigation in disadvantaged areas. If needed, hire grant writers to help win funding.

Partner with the County and City Public Works and MPO on Stormwater Projects:

Collaborate with various public agencies to execute the stormwater drainage projects, prioritizing those outlined in the 2023 Master Drainage Plan.

Support the Establishment of Agreements Needed for Retention Pond Construction:

Support the establishment of Interlocal Agreements (ILAs) and land use permissions between the City, County, and Hernando County School District for the two retention pond sites identified in the 2023 Drainage Master Plan.

Utilize Pro-Bono/University Resources:

Engage local universities or non-profits for planning, data analysis, or public outreach assistance.

Goal F-2: Invest in Drainage Improvements

Strategically invest in small-scale projects that improve drainage and stormwater management.

Support Acquisition of Drainage Easements through Lease or Purchase of Property:

Support a budget to acquire property needed to complete swale and channel projects in the 2023 Drainage Master Plan.

Support Swale Maintenance and Clean-Ups:

Partner with the City and County's Public Works to support maintenance of existing swales and culvert inlets through a CRA Drainage Clean-Up Initiative. Invite community participation, partner with local organizations and provide educational materials about the importance of healthy stormwater management systems.

Support Investments in Hamilton Park Drainage Improvements:

Partner with the Parks Department to install a small-scale, low-cost bio retention area (rain garden) or enhanced drainage in areas with standing water to reduce mosquito habitat.

Support Education on and Investment in Green Infrastructure:

Create educational flyers on green infrastructure and invest in green infrastructure, such as trees, plants, rainwater gardens on public property or right of way. Provide limited grants for green infrastructure improvements on private property.

POTENTIAL PARTNERS:

Florida Department of Environmental Protection (FDEP)

Southwest Florida Water Management District (SWFWMD)

Florida Department of Transportation (FDOT)

Hernando County

City of Brooksville

Priority #3: Community Building

Community Input

Community input emphasized a strong desire for recreational and gathering spaces. Residents supported a new or expanded community center with features such as a gym, classrooms, indoor pool, and event space. Other desired amenities included a splash pad at Hamilton Park, senior center, playgrounds, sports fields, or formalizing the hangout area along MLK Boulevard between Twigg and Leonard streets. Vacant lots and the police substation were identified as opportunities for recreation, youth programs, community gardens, or outdoor events.

Participants stressed the importance of youth activities, intergenerational spaces, and cultural events like MLK Day, the Soul Food Festival, and community cleanups, which reinforce local pride and preserve cultural authenticity. Hamilton Park and the Frederick Kelly Elks Lodge 1270 were noted as key community assets to preserve. The proposed redevelopment of the former DPW site as a food bank raised concerns about contamination, truck traffic, and neighborhood compatibility. Residents favored alternate uses such as a youth or community center offering job training, GED prep, senior programs, and health services, potentially supported by Brownfield funding. Other recurring themes included preventing illegal dumping near the substation through signage and cameras, supporting community-led safety initiatives, and maintaining a CRA calendar to participate in and promote local events such as MLK Day, Juneteenth, and neighborhood gatherings.



Planning Analysis

One of the South Brooksville CRA's top priorities is fostering a healthy and tightknit community. The South Brooksville CRA is unique in that a large portion (nearly 1/4) of its residents are aged under 18. The need for age-appropriate facilities and programs is crucial to keeping the community's future population along the right path. It is important for the community's children – and guardians – to feel there are safe places to play and hang out. This includes providing amenities such as sports facilities, well maintained parks and furnishings, and safety measures such as streetlights, sidewalks and slow speed neighborhood streets.

The Brooksville Parks and Recreation Master Plan (2024) identifies three potential neighborhood park locations and one potential regional/community park location within the boundaries of the South Brooksville CRA. It also identifies Main Street a potential future trail corridor. CRA initiatives can support the implementation of the Parks and Recreation Masterplan.



Goals & Strategies

Goal C-1: Celebrate History and Heritage.

Support longstanding community institutions and longtime residents through strong communication, relationship building and investments in physical representations of the history, heritage and culture of the community.

Partner with Local Organizations to Spread Awareness About CRA Projects and Initiatives:

Work with local organizations, non-profits and businesses to distribute information about CRA initiatives and programs and increase awareness of resources available to community members. Direct outreach towards long-standing businesses, organizations, and community leaders to drive resources to entities that reflect the heritage and unique character of the area.

Support Outreach at Local Cultural Events:

Support community outreach at events, such as MLK Day and Soul Food Festival, to enhance community awareness of the CRA and its projects. Community events serve as a forum to build trust, transparency and strong communication lines between community members and the CRA.

Partner with Local Artisans, Artists and Students to Create Signage and Art Installations Focused on Local History and Ecology:

Work with partners, including schools, government entities, and community members to select sites appropriate for signage or art displays, develop content and fabricate signs that proudly display the history and character of the area, contribute to unified neighborhood design, and support the CRA's vision statement.

POTENTIAL PARTNERS:

South Brooksville Tax Redevelopment Advisory Committee (TRAC) & Corporation

Goal C-2: Improve Recreational and Gathering Spaces.

Increase availability of recreational opportunities for youth and community gathering spaces for all ages.

Enhance Park Amenities:

Work with the Parks and Recreation Departments to make improvements to local parks and provide additional amenities, such as picnic tables, grills, benches, gyms, classrooms, event spaces, community gardens, pools or splash pads.

Support Short- and Long-Term Activations of Undeveloped Lots:

Vacant lots present short- and long-term opportunities. Smaller amounts of funding can be used to support short term or temporary site activations, such as community gardens, art installations, or pop-up events. With greater amounts of funding, more permanent redevelopment projects can be pursued. These might include places such as a community recreation center, job training center, or health and wellness services. Work with local social clubs and organizations, other government agencies, private developers and non-profits to identify opportunities to facilitate the transformation of vacant lots into productive spaces that serve the community.

Goal C-3: Improve Community Safety.

Foster a culture of social responsibility and ownership over the community to enhance the physical environment.

Support Community Clean-Ups:

Work with Public Works Departments to support community clean up days. Invite local social clubs and organizations to participate and bring resources to offer to community members.

Support Community Policing Initiatives:

Support Community Policing efforts that focus on improving safety in addition to strengthening relationships between officers and community members. Community officers increase police presence in the neighborhood and support routine patrol activity, in addition to organizing and participating in community activities, such as neighborhood clean ups and cultural events.

Improve Code Compliance:

Code enforcement is an important tool to stabilize and improve neighborhoods; however, traditional code enforcement can be burdensome to resource-limited property owners and ineffective. Shifting from traditional code enforcement to code compliance is a more effective approach in areas with weak real estate markets. Three methods to improve code compliance include:

1. Provide grants to low- to moderate-income homeowners to address code violations.
2. Support training and professional development opportunities to code enforcement officers to increase effectiveness of bringing properties up to code. Classes can help officers leveraging mapping technology and learn different techniques to different types of properties and code violations can increase compliance.
3. Help residents and businesses understand and comply with local building, safety, and zoning codes through educational workshops, public meetings, and one-on-one consultations.

RESOURCES:

Strategic Code Compliance 101 (Center for Community Progress)

Slides: https://communityprogress.org/wp-content/uploads/2024/06/vad-academy-2024-strategic-code-compliance-101.pdf

Video: https://www.youtube.com/watch?v=xOwIi66oOS8

Resources: https://communityprogress.org/wp-content/uploads/2024/06/vad-academy-2024-code-compliance-resources-links.pdf

Reevaluating Code Enforcement: https://communityprogress.org/wp-content/uploads/2024/02/2024-02-reevaluating-code-enforcement.pdf

Discourage Dumping Using Signage and Surveillance:

In known dumping hotspots, post signage to increase awareness of dumping penalties and provide information about where different types of waste can be disposed. Work with community members and police officers to monitor known dumping hot spots and install cameras if necessary.

Priority #4: Economic Development

Community Input

Feedback on economic development in the area centered on two things: (1) local business development and entrepreneurial support and (2) creating job opportunities for younger community members.

One of the highest priorities for local businesses identified by community members was the development of a local grocery store offering fresh and healthy food options. There was also strong support for increasing access to health and wellness services, restaurants, cafés, and neighborhood-oriented retail. Suggestions included a café surrounded by landscaping, and small establishments serving coffee, sandwiches, or donuts. Additional ideas such as a community kitchen and a laundromat were also proposed. Support for local entrepreneurs was directly requested as well, with residents encouraging programs that help small business owners establish and sustain operations within the community.

Public input emphasized the importance of economic activity that is appropriate for residential areas. The community voiced a preference against new industrial development or warehouses within the CRA. Instead, residents envision more compatible uses such as small-scale retail or service businesses.

Planning Analysis

There is great opportunity for the South Brooksville Community Redevelopment Area to serve as vibrant, self-sustaining neighborhood economy that is compatible with residential life, while also providing support for local job opportunities. The CRA is positioned to support and encourage redevelopment in the area that meets the needs and vision of community members, but it will need to work with other government entities and private land owners to realize this opportunity.

The community's vision for the neighborhood presents one key challenge: Residents strongly oppose new heavy industrial development, yet the remaining industrially zoned land is a resource that can provide high-wage local jobs. Community complaints surrounding industrial uses largely focused on the negative externalities, particularly frequent visits from large trucks. Considering this, the CRA's strategy for the development of vacant industrially zoned land should involve incentives to attract light industrial uses that produce minimal external effects. The CRA should also work with the City and the County to implement specific site controls (for noise, pollution, and truck traffic) to protect adjacent residential areas.

This strategy maintains the job potential, but to ensure local residents benefit, the CRA should also assist in bridging the workforce skills gap. Consultations with local employers revealed a mismatch of available local jobs and skillsets, resulting in higher-skilled employees commuting from outside the CRA. Through communication with local employers and strategic partnerships with local training institutions, the CRA can help facilitate the creation of targeted, short-term pipelines for young and unemployed or underemployed residents.

For neighborhood supporting commercial uses, Dr. Martin Luther King Jr. Boulevard and East Jefferson Street are ripe with opportunity. Vacant lots and buildings provide potential sites for redevelopment and re-activation. By working with local entrepreneurs and landowners, the CRA can provide incentives and grants to support the existing businesses on these streets and attract additional locally owned enterprises. In addition, the CRA can support local businesses by creating attractive, functional public spaces, especially streets and sidewalks.

Active transportation improvements serve as a powerful and dual-purpose economic development tool. Improving walkability and bike ability is a direct investment in local businesses, talent attraction and retention. Walkability appeals to younger, educated workers (in addition to meeting the fundamental needs of workers without personal vehicles), and neighborhoods that offer walkable lifestyles are more appealing to young job seekers. In addition, walkability can stimulate local business and job growth. Walkable areas attract new businesses that thrive on foot traffic, such as cafés, retail, services, and encourage people to spend more time and money in an area which fosters economic growth. Finally, the traffic calming measures associated with these improvements, such as narrower lanes, tree canopies, and curb bump-outs, enhance safety and simultaneously reinforce the street's function as a residential corridor, lessening the nuisance of large trucks.

Goals & Strategies

Goal E-1: Cultivate and Sustain Local Businesses and Entrepreneurs.

Actively support and assist local entrepreneurs and business owners to establish, sustain or expand their businesses.

Provide Façade, Signage and Building Improvement Grants:

Implement a grant program to provide funds for building rehabilitation and façade improvement to local businesses. Prioritize grants to businesses owned by people who also reside within the CRA and to property owners who commit to renting spaces to local, neighborhood-oriented business owners. Target commercial spaces on key corridors, including Martin Luther King Jr. Blvd, Jefferson Street and Main Street.

Work with Local Economic Development Partners to Support Entrepreneurs and Small Businesses:

Work with the local Chamber of Commerce to promote their services to aspiring entrepreneurs. Support entrepreneurs and businesses looking to expand their operations within the CRA by connecting them to available resources.

Increase Access to Fresh Food:

Incentivize the development of a local grocery store or vendor that sells fresh fruits and vegetables through land acquisition support, construction grants, or tenant finish-out reimbursement.

MODEL PROGRAMS

St. Petersburg CRA - Healthy Food Financing Initiative

Provides incentives, gap financing, or land-lease options specifically for grocery stores or healthy food vendors in underserved areas.

Partner with Lenders to Provide Access to Capital and Micro-Loans:

Work with local banks (CDFIs, etc.) to help aspiring entrepreneurs get small loans to kick-start their businesses.

Goal E-2: Improve Local Youth Workforce Pipeline.

Work with partners to ensure that young people growing up in the CRA are connected with local job opportunities and equipped with the skills to get higher paying local jobs.

Conduct a Workforce Needs Assessment:

Communicate with local employers to identify the roles available and the specific skills demanded by the job roles.

Partner to Develop Training Programs:

After identifying the skills demanded, partner with appropriate entities to develop local employment training programs that provide the specific skills identified.

Engage with Local Schools:

Bring local employers into school classrooms to share information about employment opportunities directly with high school students and increase their awareness of future employment opportunities.

Create a Youth Workforce Development Program:

Offer direct scholarships or grants to CRA residents for certifications, trade school programs, or vocational training in high-demand local sectors.

Establish Employee Retention Incentives:

Create incentives for businesses located within the CRA to hire and retain residents of the CRA district. Offer a wage reimbursement program that covers a portion of wages for the first 3-6 months when a CRA business hires a CRA resident.

MODEL PROGRAMS

Fort Lauderdale CRA - 'CRA-DEEP' Program

A structured, long-term workforce development program focused on providing stipends, certifications, and placement for youth and residents in high-demand trades.

POTENTIAL PARTNERS:

Moton High School Preservation Society

Frederick Kelly Elks Lodge / Kelley's Temple

YMCA Togetherhood

Hernando County School System

Hernando Education Foundation

Hernando Community Coalition

Pasco-Hernando State College

South Brooksville Economic Development Coalition (SBEDC)

The Wilfong Center

Brooksville-Tampa Bay Regional Airport and Technology Center

Florida Small Business Development Centee (SBDC)

Goal E-3: Attract and Adapt Economic Activity Compatible with Residential Contexts.

Recruit lower-impact employers for industrially zoned parcels, while supporting regulations that all activties operate safely in a residential / mixed use context.

Attract Compatible, Low-Impact Employers:

To maximize job creation on industrially owned parcels prioritize light industrial and service uses. Work with the Hernando County Office of Economic Development to recruit employers for the area. Potential uses might include:

- Specialized Manufacturing/Fabrication (e.g., small machine shops, electronics assembly, aerospace supply chain components).
- Small-Scale Logistics/Distribution (low-volume, localized delivery services, not large regional warehouses).
- Support Services for Healthcare (e.g., medical device repair, technical support labs).
- Business Support Services (e.g., IT repair, print/sign shops).
- Workforce Training Centers (e.g., technical or trade skill training linked to the Wilfong Center).
- Shared Space for Small Manufacturers, Food Vendors, and Creative Enterprises.

POTENTIAL PARTNERS:

Hernando County Office of Economic Development

Encourage Strict Mitigation Measures for Industrial Activity:

Work with employers, the City and the County to manage truck traffic and ensure that new or existing industrial uses strictly adhere to modern standards to prevent pollution or noise that would be inappropriate for a residential area. Mitigation measures might include:

- ***Industrial Zoning Overlay & Design Standards:*** Develop an Industrial Zoning Overlay to establish design standards (e.g., material choice, setbacks, landscape buffers) and strict mitigation measures (e.g., light, noise, and pollution) that ensure industrial development is appropriate for the residential context.
- ***Agreements with Industrial Enterprises:*** Meeting with upper management at industrial enterprises to understand and assess trucking needs. Formulate agreements regarding the frequency and timing of truck deliveries.
- ***Truck Route Designation & Enforcement:*** Collaborate with City/County Public Works to formalize a Designated Truck Route Plan and implement the infrastructure (e.g., weight limits, signage) needed to direct heavy truck traffic away from residential areas.

Priority #5: Mobility & Connectivity

Community Input

Residents expressed strong interest in improving walkability, bike safety, and the overall condition of local streets. While the CRA's proximity to downtown and compact layout make it convenient, many walking routes feel unsafe due to missing sidewalks, speeding vehicles, and vacant properties. The highest priorities identified were repairing or completing sidewalks, adding pedestrian-scaled street lighting, implementing traffic calming measures to slow cars down, and improving crosswalks. Specific needs included new or improved sidewalks along MLK Boulevard, Emerson Road, and Hale Avenue (near the former Summit Village), as well as landscaping improvements, and bike racks. Beautification efforts, including street trees and landscape buffers, were seen as important to improving the appearance and identity of the CRA. In addition, community members called for a multi-modal path connecting residential areas to Hamilton Park and additional expansions of the local bike network.

Public transportation and road conditions were additional concerns. Residents requested upgraded bus stops, particularly one at Ellington Street with seating and ADA access, and stronger regional connections, including service to Tampa. Road repair along MLK Jr. Boulevard was frequently mentioned, along with intersection improvements at MLK Boulevard and Jefferson Street. Some participants also suggested new roadway connections, such as linking Twigg or Josephine Street to SR 50 and extending Sara Davis Road to Emerson Road.



Current Roadway Conditions at the Intersection of Dr. Martin Luther King Jr. Boulevard and St. Francis Street

Planning Analysis

The roads within the South Brooksville CRA are owned and maintained by the City of Brooksville, Hernando County and the State of Florida (FDOT). State and federal money can be accessed through the Metropolitan Planning Organization. The Hernando/ Citrus Metropolitan Planning Organization (MPO) is a governmental organization responsible for coordinating regional transportation planning for Hernando and Citrus County. The MPO prepares plans that direct how and where state and federal dollars are spent for transportation improvements.

An assessment of the Hernando/Citrus MPO area's pedestrian and bicycle network was conducted by Benesch in 2022 (Non-Motorized Facility Gap Analysis and Complete Streets Implementation Report) . The purpose of the Sidewalk and Bicycle Facility Inventory and Gap Analysis is to identify and inventory existing sidewalk and bicycle facilities (bike lanes and paths) and to determine where gaps exist within the network. The plan includes a data driven approach to address existing gaps and prioritize projects based on which areas have the greatest need. Priority rankings help the MPO and its local agency partners determine which improvement projects to pursue first.

Two segments of road within the CRA were identified as being top priorities within the MPO Gap Analysis. The two bicycle and pedestrian improvements that have been prioritized by the Hernando-Citrus MPO are indicated on the map on Page 39. These improvement priorities include:

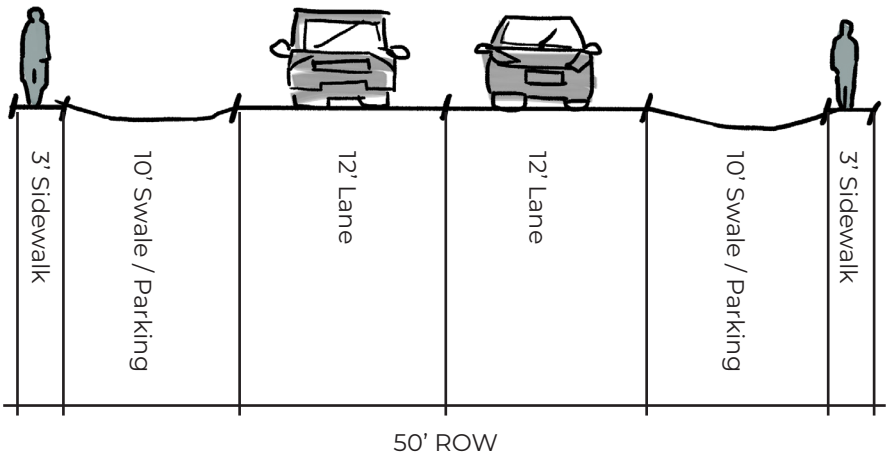
- **Main Street** from Cortez Boulevard to Jefferson Street
  Identified Improvement: Complete the sidewalk network and provide additional mid-block crossings
- **Jefferson Street** from Main Street to Cortez Boulevard
  Identified Improvement: Complete the sidewalk, provide safe, marked crossings, and extend the bike facilities by widening the roadway to accommodate a buffered bike lane.

The projects above do not have any commited funding and are not yet in the pipeline, but identifying the need though a formal study is a strong first step. This study can be used to seek funding for the projects.

In addition, the Hernando County Department of Public Works Capital Improvement Plan (FY 2026- FY 2030) includes one project within the South Brooksville CRA. This project entails resurfacing Dr. MLK Blvd from US41/Broad Street to Main Street. While the project is currently limited to pavement improvements, there may be an opportunity to expand the project. Additionals improvement, might include the addition of a four way stop sign at the intersection of Main Street and Dr. MLK Jr. Blvd, street trees, wider sidewalks, a multi-modal path, or lighting. Improvements to Dr. MLK Blvd are explored further on the following page.

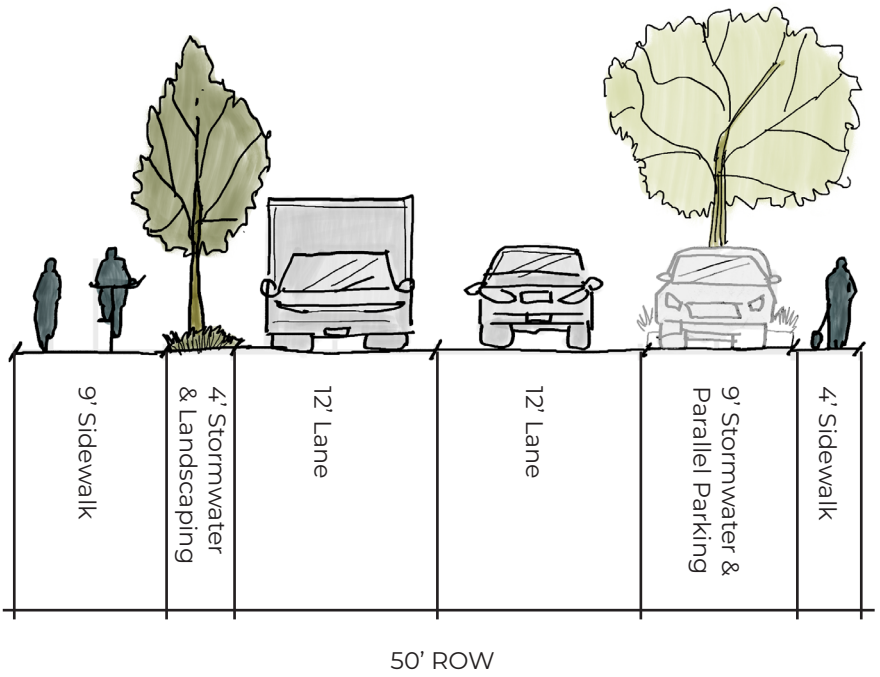
Dr. MLK Jr. Blvd. Potential Improvements

Section of Existing Conditions

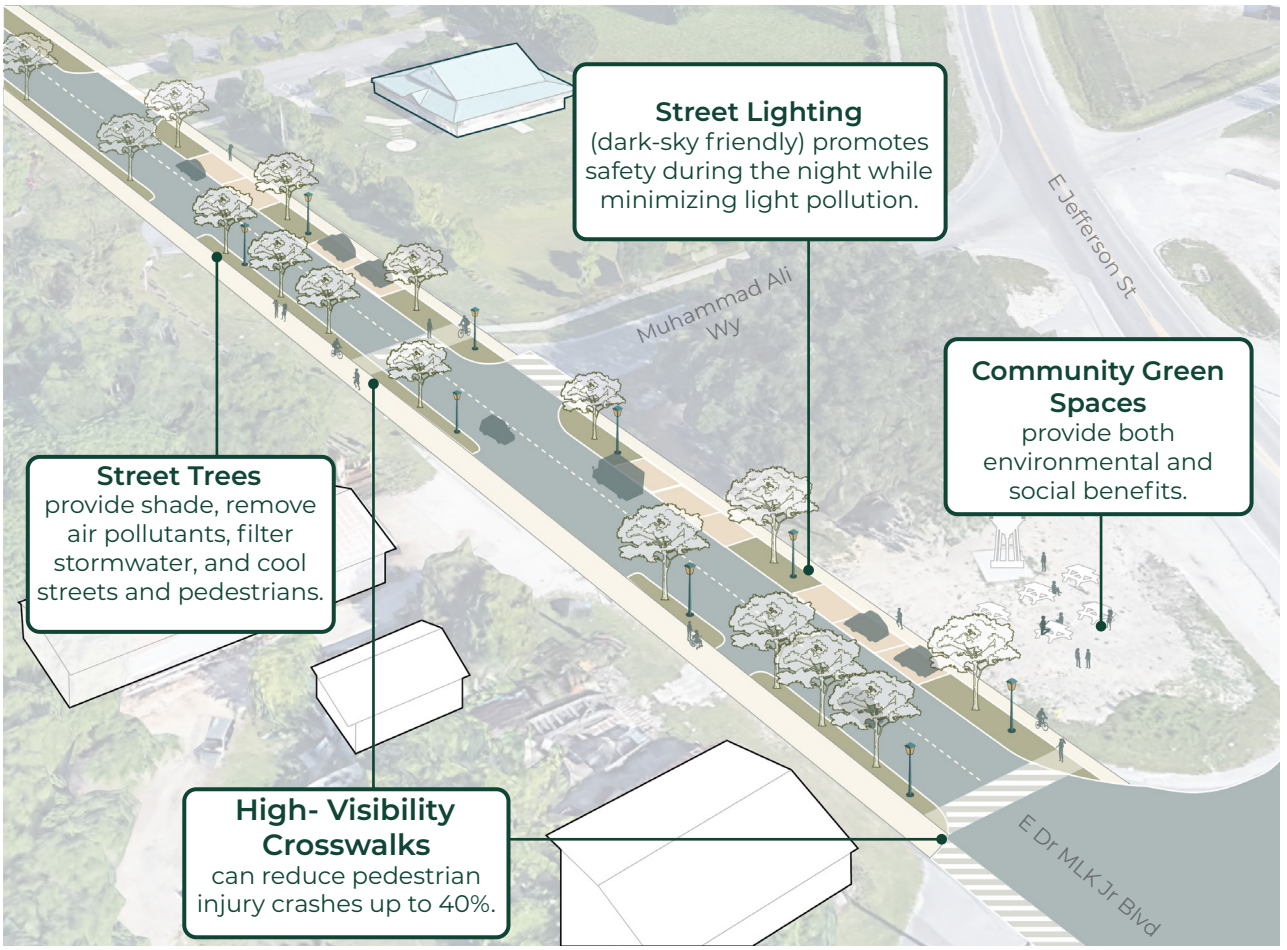


The existing roadway occupies approximately 50 feet of right-of-way, with underutilized land on either side. This presents an opportunity to redesign the corridor to better support the public realm. A roadway resurfacing project is scheduled for the coming years. Coordinating public realm and safety improvements with resurfacing would reduce costs, minimize disruption, and improve safety by slowing traffic and better balancing the needs of all users.

Section of Proposed Streetscape



Streetscape Improvements Along E Dr. MLK Jr Blvd



Sidewalks are currently limited to a narrow three feet, creating challenges for safe pedestrian movement. These sidewalks could be widened to accommodate both pedestrians and bicyclists, improving comfort and accessibility.

The adjacent swale and parking areas are largely informal, with inconsistent use and a lack of clear markings. These areas could be formalized to improve organization, safety, and stormwater function. Strategic investments in green infrastructure and enhanced stormwater management could further improve drainage while contributing to the visual quality of the corridor.

The existing tree canopy is minimal, contributing to higher vehicle speeds and reduced pedestrian comfort. Introducing street trees would help calm traffic, provide shade, and significantly enhance the overall experience of the roadway. Additional improvements, including pedestrian-scale lighting, would improve visibility and safety for all users.

Collectively, these changes represent a transformative opportunity that would substantially improve mobility, safety, environmental performance, and quality of life for the surrounding community.

Goals & Strategies

Goal M-1: Support the Expansion of Pedestrian and Bicyclist Infrastructure.

Ensure local roadways are suitable and safe for pedestrians and bicyclists use, recognizing the tremendous benefits provided by this infrastructure.

Leverage the MPOs Sidewalk and Bicycle Facility Inventory Gap Analysis:

Work with the Hernando/Citrus MPO to identify potential funding sources to address the gaps identified as high priority in the Gap Analysis (Main Street and Jefferson Street).

Coordinate with Public Works to Advocate for Additional Improvement to Dr. Martin Luther King Boulevard:

Build support and conduct outreach to expand the project currently identified in the capital improvements plan and advocate for the expansion of sidewalks, inclusion of streetlamps, improvements to stormwater swales, and improvements to on street parking. Identify additional funding sources.

Support Investments in the Streetscape:

Support funding or seek grants and partnerships to implement streetscape improvements along Dr. Martin Luther King Jr. Boulevard, Main Street and East Jefferson Street to boost walkability and commercial activity. Potential investments include landscape materials, lighting fixtures, and pedestrian crossing signs.

Support Completion of Sidewalk Infrastructure:

Identify where sidewalks do not exist, and advocate for funding of sidewalk construction or enhancements to ensure a safe and smooth journey for pedestrians and bicyclists. Use the findings of the MPO's Non-Motorized Facility Gap Analysis and Complete Streets Implementation Report to prioritize projects and leverage funding.

Goal M-2: Invest in Public Transportation Improvements.

Actively support and assist local entrepreneurs and business owners to establish, sustain or expand their businesses.

Support Investments in Bus Stop Enhancements:

Work with Hernando County Transit to ensure that where feasible, bus stops within the CRA have supportive infrastructure including: a shelter with a bench and a light, a bus system map and schedule, and a trash bin. Each bus stop must be ADA wheelchair accessible.

Goal M-3: Improve and Enhance Roadways.

Improve infrastructure to better serve the public as a reliable transportation option.

Advocate for a Four Way Stop Sign at the Corner of Main Street and MLK Blvd:

Work with the appropriate agencies to add a four way stop signs at the corner of Main Street and MLK Boulevard to enhance the safety of the intersection.

Improve Street Connectivity and Access:

Enhance neighborhood mobility by realigning and extending local roads to create better connections between key streets and community destinations. Consider pedestrian- and bicycyle-only connections and paths where feasible.

Support Implementation of Innovative Traffic Management Strategies:

Implement tactics recommended by the NACTO MUTCD to slow car speeds to a context-appropriate level and to provide sufficient facilities for all roadway users. Tactics relevant and vital to the South Brooksville CRA may include but are not limited to: crosswalks with an elevated platform and/or pedestrian signal; delineator posts; refreshed roadway markings and pinch points; slower posted speed limits.

5.3 Phased Action Plan

This action plan organizes the goals from the Strategic Plan into three implementation phases to guide priorities. The phases overlap to allow the CRA to respond flexibly to available resources and maintain momentum, while still prioritizing foundational actions before larger-scale investments. The strategies and projects are to be pursued at the discretion of City and County Staff based on funding, capacity, and readiness.

PHASE 1: IMMEDIATE ACTION (1-5 YEARS)

Phase 1 focuses on actions that remove barriers to future investment and strengthen the community fabric in preparation for later stages of redevelopment. These initiatives help prevent displacement, reduce investment risk, and establish a clear commitment to building upon the area's unique history and identity. Many of these actions can be advanced with relatively limited capital investment by leveraging partnerships, technical assistance, and external funding sources.

Goal	Strategies & Projects	Estimated Cost Range (5 Year Total)
Goal H-1: Secure Property Titles and Resolve Lot Line Conflicts.	• Establish a Property Ownership Education Initiative. • Partner with a Legal Service Providers and Property Surveyor to Provide Accessible Legal Services. • Provide Demolition Grants to Remove Encroaching Structures.	$100,000 - $300,000
Goal F-1: Secure External Funding and Partnerships for Stormwater Management Projects.	• Advocate for Funding to Restore Natural Flow of Water around SR 50. • Assess Cortez (SR 50) Culverts. • Pursue Grants and Loans. • Partner with the County and City Public Works and MPO on Stormwater Projects. • Support the Establishment of Agreements Needed for Retention Pond Construction. • Utilize Pro-Bono/University Resources.	$75,000 – $250,000

Goal	Strategies & Projects	Estimated Cost Range (5 Year Total)
Goal H-1: Secure Property Titles and Resolve Lot Line Conflicts.	• Establish a Property Ownership Education Initiative. • Partner with a Legal Service Providers and Property Surveyor to Provide Accessible Legal Services. • Provide Demolition Grants to Remove Encroaching Structures.	$100,000 - $300,000
Goal F-1: Secure External Funding and Partnerships for Stormwater Management Projects.	• Advocate for Funding to Restore Natural Flow of Water around SR 50. • Assess Cortez (SR 50) Culverts. • Pursue Grants and Loans. • Partner with the County and City Public Works and MPO on Stormwater Projects. • Support the Establishment of Agreements Needed for Retention Pond Construction. • Utilize Pro-Bono/University Resources.	$75,000 – $250,000
Goal C-1: Celebrate History and Heritage.	• Partner with Local Organizations to Spread Awareness About CRA Projects and Initiatives. • Conduct Outreach at Local Cultural Events. • Partner with Local Artisans, Artists and Students to • Create Signage and Art Installations Focused on Local History and Ecology.	$50,000 - $100,000
Goal E-1: Cultivate and Sustain Local Businesses and Entrepreneurs.	• Work with Local Economic Development Partners to Support Entrepreneurs and Small Businesses.	$0
Goal M-1: Support the Expansion of Pedestrian and Bicyclist Infrastructure	• Leverage the MPOs Sidewalk and Bicycle Facility Inventory Gap Analysis. • Coordinate with Public Works to Advocate for Additional Improvement to Dr. Martin Luther King Boulevard.	$50,000 - 100,000

Goal	Strategies & Projects	Estimated Cost Range (5 Year Total)
Goal F-2: Invest in Drainage Improvement.	• Support Acquisition of Drainage Easements through Lease or Purchase of Property. • Support Swale Maintenance and Clean-Ups.	$5,000 – $50,000
Goal M-3: Improve and Enhance Roadways.	• Advocate for a Four Way Stop Sign at the Corner of Main Street and MLK Blvd.	$5,000 - $10,000
Goal C-3: Improve Community Safety.	• Support Community Clean-Ups. • Support Community Policing Initiatives. • Improve Code Compliance. • Discourage Dumping Using Signage and Surveillance	$50,000 - $300,000

PHASE 2: NEAR TO MEDIUM TERM (3-15 YEARS)

Phase 2 builds on the legal, financial, physical, and social foundation established in Phase 1 by directing investment toward visible, on-the-ground improvements that enhance daily life for residents. These initiatives likely require greater coordination and funding than those listed in Phase 1.

Goal	Strategies & Projects	Estimated Cost Range (12 Year Total)
Goal H-2: Rehabilitate and Improve Existing Housing.	• Provide Housing Rehabilitation Grants. • Enhance Awareness of Funding Sources.	$1,500,000 – $3,500,000
Goal F-2: Invest in Drainage Improvement.	• Support Acquisition of Drainage Easements through Lease or Purchase of Property. • Support Swale Maintenance and Clean-Ups. • Support Investments in Hamilton Park Drainage Improvements. • Support Education on and Investment in Green Infrastructure.	$75,000 – $250,000
Goal C-2: Improve Recreational and Gathering Spaces.	• Enhance Park Amenities. • Support Short- and Long-Term Activations of Undeveloped Lots.	$75,000- $ 250,000
Goal E-1: Cultivate and Sustain Local Businesses and Entrepreneurs.	• Provide Façade, Signage and Building Improvement Grants. • Work with Local Economic Development Partners to Support Entrepreneurs and Small Businesses. • Increase Access to Fresh Food. • Partner with Lenders to Provide Access to Capital and Micro-Loans.	$500,000 - $1,500,000
Goal E-2: Improve Local Youth Workforce Pipeline.	• Conduct a Workforce Needs Assessment. • Partner to Develop Training Programs. • Engage with Local Schools. • Create a Youth Workforce Development Program. • Establish Employee Retention Incentives	$150,000 - $500,000

Goal	Strategies & Projects	Estimated Cost Range (12 Year Total)
Goal M-1: Support the Expansion of Pedestrian and Bicyclist Infrastructure.	• Leverage the MPOs Sidewalk and Bicycle Facility Inventory Gap Analysis. • Coordinate with Public Works to Advocate for Additional Improvement to Dr. Martin Luther King Boulevard. • Support Investments in the Streetscape. • Support Completion of Sidewalk Infrastructure.	$500,000 - $1,000,000
Goal M-2: Invest in Public Transportation Improvements	• Support Investments in Bus Stop Enhancements.	$50,000 - $150,000

PHASE 3: LONG TERM (10-40 YEARS)

Phase 3 focuses on long-range changes that shape the community's future. These efforts are intentionally sequenced last, as they depend on sustained investment, market confidence, and larger funding dedications.

Goal	Strategies & Projects	Estimated Cost Range (30 Year Total)
Goal H-3: Facilitate Development of Diverse and Accessible Housing Types.	• Acquire Vacant or Underutilized Lots for Future Development. • Create a Diverse Housing Development Incentive Program. • Foster Local Developers. • Establish Collaborative Housing Partnerships.	$5,000,000 - $10,000,000
Goal E-3: Attract and Adapt Local Economic Activity Compatible with Residential Contexts.	• Attract Compatible, Low-Impact Employers. • Encourage Strict Mitigation Measures for Industrial Activity.	$1,000,000 – $5,000,000
Goal M-3: Improve and Enhance Roadways.	• Improve Street Connectivity and Access. • Support Implementation of Innovative Traffic Management Strategies.	$500,000 - $2,000,000
Goal H-2: Rehabilitate and Improve Existing Housing.	• Provide Housing Rehabilitation Grants.	$2,500,000 – $5,000,000

FUNDING & ADMINISTRATION

06

A look at how CRA projects will be funded and managed.

6.1 Administration

Successful implementation of the Community Redevelopment Area (CRA) Plan depends not only on the vision outlined in the plan, but on a clear administrative structure, sufficient staff capacity, and sustained commitment from City and County leadership. Translating planned projects into on-the-ground improvements requires coordinated oversight, timely decision-making, and dedicated personnel to manage budgets, approvals, and compliance. Strong leadership engagement and well-defined administrative roles are essential to ensure that redevelopment initiatives move efficiently from planning to execution.

The CRA is governed by a Board, typically composed of the City Council, County Commission, or appointed members. The CRA Board is responsible for adopting budgets, approving programs, and authorizing expenditures, while day-to-day operations are carried out by City and County staff.

If funding allows, a CRA manager or director may be hired or appointed to coordinate projects, administer programs, manage contracts, and ensure compliance with state law and local policies. Additional expertise, including planning, architectural, engineering, marketing, and other professional services, may be provided through City and County departments or competitively procured consulting contracts, as needed.

The CRA will prepare and adopt an annual budget and work program that outlines planned projects, programs, and expenditures for the upcoming fiscal year. Regular financial reporting and audits will maintain fiscal responsibility and public trust. Projects move from plan to reality through the careful alignment of staff expertise, board oversight, and available resources, ensuring that each initiative advances the goals outlined in the CRA Plan.

Incentive and Grant Approval Policy

To help the CRA move forward efficiently and maximize impact, an Incentive and Grant Policy has been established to guide financial decision-making while leveraging staff expertise. This policy allows staff to use their knowledge and understanding of the community and the Redevelopment Plan to make timely, informed decisions, reducing administrative delays while ensuring accountability and alignment with CRA objectives.

Incentives and grants valued at $20,000 or less may be processed administratively, without CRA Board approval, allowing staff to act quickly and effectively.

Incentives and grants valued at more than $20,000 require CRA Board approval to ensure oversight for larger expenditures and strategic alignment with community redevelopment goals.

By providing a clear framework for incentives and grants, the policy balances efficiency, accountability, and impact, enabling the CRA to respond to community needs, support redevelopment projects, and implement the Plan with measurable results.

6.2 Funding

This section outlines how the Community Redevelopment Agency will pay for the redevelopment projects. Tax Increment Financing (TIF) is the main engine for the CRA. However, the CRA may also issue bonds or secure loans backed by future TIF revenues. This allows for the immediate execution of large-scale infrastructure or "catalyst" projects, such as streetscape restorations, rather than waiting for increment to accrue over several years. In addition, the CRA can actively seek state and federal grants, private partnerships, and other alternative funding tools.

Tax Increment Financing (TIF)

Tax Increment Financing (TIF) is a unique tool that allows the CRA to capture a portion of local property tax revenue. After the CRA is established, if the property values within the CRA rise, then the additional tax revenue from the increased value is separated and put into the Redevelopment Trust to be reinvested directly back into the CRA.

Below are projections for how much money would be contributed to the CRA if properties values within the CRA increase by 2.5% annually. To account for market fluctuations, this plan applies a conservative annual property value appreciation rate of 2.5%. Should growth exceed these projections, the CRA will have the flexibility to take on larger projects identified in the plan.

For properties that are located within the City, the City and the county will contribute a portion of the property taxes. for unincorporated areas, only the county will contribute to the CRA funds.

The combined City and County contributions are expected to total nearly $25 million in property tax revenue over the 40 year life of the CRA.

Time Horizon	City Contribution	County Contribution	Total
2026-2035	$462,876	$810,841	$1,273,717
2036-2045	$1,466,448	$2,568,848	$4,035,296
2046-2055	$2,751,106	$4,819,244	$7,570,350
2056-2065	$4,395,577	$7,699,942	$12,095,518
40 Year Lifetime	***$9,076,007***	***$15,898,875***	***$24,974,881***

A detailed breakdown of the TIF Projections, including a year by year breakdown and additional information about the methodology, is included in Appendix 7.1.

Additional Funding Tools

CRAs can rely on multiple funding strategies in addition to TIF to complete redevelopment projects. These additional sources help to accelerate the implementation of Plans and redevelopment projects.

These additional strategies can aid in leveraging CRA resources, foster partnerships, and bolster the financial sustainability of redevelopment. Below is an outline of potential funding sources and strategies based on practices used by various CRAs throughout Florida.

County Funding & Collaboration

CRAs can collaborate with their respective counties and municipalities to secure additional funding.

- **Direct Allocations:** budget allocation from the County for specific projects that align with specific county wide or regional priorities, such as infrastructure or public services.
- **Revenue Sharing:** collaborating with the County to share certain revenues streams generated within the redevelopment area, such as sales tax or in time, tourism taxes.
- **Joint Projects:** pairing CRA funds with county funds to co-finance larger initiatives, such as transportation and mobility improvements, public parks and recreation areas, and affordable or workforce housing projects.

Grant Funding from Government Sources

Grants can provide CRAs with opportunities to supplement TIF revenues for specific projects.

- **Regional Grants:** funding from Metropolitan Planning Organizations (MPOs) or area economic development agencies for transportation, environmental, or workforce development projects.
- **State Grants:** programs like the Florida Department of Transportation (FDOT) grants for infrastructure, Florida Housing Finance Corporation funds for affordable housing, or cultural grants for arts initiatives.
- **Federal Grants:** opportunity through programs like Community Development Block Grants (CDBG), Economic Development Administration (EDA) grants, and Federal Transit Administration (FTA) funding for public transit-related improvements.
- **Matching Grants:** using TIF or other CRA funds as matching contributions to strengthen grant applications and demonstrate local commitment to projects.

Contributions from the Private Sector

Private sector contributions can enhance CRA impact while fostering public-private partnerships.

- **In-Kind Contributions:** developers or businesses may provide in-kind support, such as infrastructure improvements, landscaping, or public amenities, as part of redevelopment agreements.
- **Voluntary Donations:** encouraging voluntary contributions to support CRA projects.
- **Public-Private Partnerships (P3s):** collaborating with private entities to co-develop major projects, such as mixed-use developments or transportation hubs, sharing costs and benefits.

Special Assessments & User Fees

Special assessments and user fees can generate additional revenue for specific projects or services.

- **Business Improvement Districts (BIDs):** establishing BIDs within the redevelopment area to collect additional assessments from property owners for targeted improvements.
- **Utility or Infrastructure Fees:** charging fees for enhanced services, such as parking facilities, stormwater management, or public transit upgrades, within the CRA area.

Partnerships with Other Nonprofits

Collaborating with other agencies and nonprofits can open doors to additional funding streams.

- **Housing Authorities:** partnering with housing authorities to access funding for affordable housing initiatives.
- **Nonprofit Grants:** seeking funds from nonprofit organizations or foundations for community-focused projects, such as youth programs or green space enhancements.
- **Intergovernmental partnerships:** Working with regional or state entities to co-fund major projects, such as transportation corridors or public safety enhancements.

Bond Financing & Debt Instruments

CRAs may use bond financing to accelerate the implementation of large-scale projects.

- **Revenue Bonds:** issuing bonds backed by projected TIF revenues or other CRA income streams to finance major capital improvements.
- **General Obligation Bonds:** in partnership with local governments, CRAs may access these bonds for projects with broad public benefit.
- **State Revolving Loan Funds:** accessing low-interest loans for infrastructure projects through programs like the Florida State Revolving Fund (SRF).

Partnerships with Other Agencies & Nonprofits

Collaborating with other agencies and nonprofits can open doors to additional funding streams.

- **Housing Authorities:** partnering with housing authorities to access funding for affordable housing initiatives.
- **Nonprofit Grants:** seeking funds from nonprofit organizations or foundations for community-focused projects, such as youth programs or green space enhancements.
- **Intergovernmental partnerships:** Working with regional or state entities to co-fund major projects, such as transportation corridors or public safety enhancements.

Revenue-Generating Activities & Strategies

CRAs can explore creative revenue-generating strategies to enhance funding.

- **Leasing and Property Sales:** generating revenue through the sale or lease of CRA-owned properties.
- **Advertising and Naming Rights:** selling advertising space or naming rights for public facilities and events to private entities.

Tax Credit Programs:

Leveraging state and federal tax credit programs can support redevelopment projects.

- **New Markets Tax Credits:** attracting private investment for projects in low-income communities.
- **Historic Preservation Tax Credits:** accessing incentives for restoring historic buildings in redevelopment areas.
- **Florida Affordable Housing Tax Credits:** these credits support the development of affordable housing by providing developers with incentives to invest in projects that meet state housing needs.
- **Opportunity Zone Tax Incentives:** if a CRA is located within an Opportunity Zone, it can benefit from federal tax incentives that encourage private investment in low-income areas, including tax exemptions for capital gains on qualified investments.

Revolving Loan Funds

These loans can be an effective strategy for supporting small businesses, affordable housing, or local infrastructure improvements, especially in areas where other forms of financing may be limited.

- **Local Loan Funds:** these loans can be offered to local businesses or property owners to renovate properties, make infrastructure improvements, or invest in the community.
- **Partnerships with Financial Institutions:** partnering with banks or other lending institutions to provide favorable loan terms in exchange for community development impact or tax incentives.

Private Contributions & Sponsorships

CRAs can accept private contributions and sponsorships from businesses, philanthropic organizations, and other private sector partners.

- **Corporate Sponsorships:** local businesses or large corporations with a vested interest in the area's success may contribute funds to specific projects, such as parks, streetscapes, or public events.
- **Individual Donors and Philanthropists:** CRAs can also look for individual donors or philanthropic organizations. This can be particularly effective for cultural or artistic projects, historical preservation efforts, or public spaces.

6.3 Completeness of the Plan

The South Brooksville CRA Plan is sufficiently complete and provides necessary elements controls as required by Chapter 162, Part III, of the Florida Statutes.

6.4 Consistency with the Comprehensive Plan

The South Brooksville CRA Plan conforms to the City of Brooksville Comprehensive Plan 2050 and the Hernando County Comprehensive Plan 2040.

6.5 Statutory Criteria

F.S. 163.362 requires certain contents in a Plan. The 2025 Plan update content satisfies the Florida Statute requirements. The following pages list the requirements and outline the items within the Plan that specifically address these requirements.

1. **Contain a legal description of the boundaries of the community redevelopment area and the reasons for establishing such boundaries shown in the plan.**

   The boundaries of the South Brooksville CRA are shown on page 9 and a legal description is included in Appendix 7.2.

2. **Show by diagram and in general terms:**

- *The approximate amount of open space to be provided and the street layout.*

  The approximate amount of public open space (park space) is 52.12 acres. The open space and street layout is shown on pages 37 and 38.

- *Limitations on the type, size, height, number, and proposed use of buildings.*

  The limitations on type, size, height, number, and proposed use of buildings is regulated by the City of Brooksville and Hernando County Comprehensive Plans and Land Development Codes.

- *The approximate number of dwelling units.*

  There are approximately 706 dwelling units within the CRA.

- *Such property as is intended for use as public parks, recreation areas, streets, public utilities, and public improvements of any nature.*

  Public parks, recreation areas, streets, public utilities, and other proposed improvements are indicated throughout the Plan in narrative and illustrative format where appropriate.

3. **If the redevelopment area contains low- or moderate income housing, contain a neighborhood impact element which describes in detail the impact of the redevelopment upon the residents of the redevelopment area and the surrounding areas in terms of relocation, traffic circulation, environmental quality, availability of community facilities and services, effect on school population, and other matters affecting the physical and social quality of the neighborhood.**

   No negative impact on low or moderate income housing is anticipated because of this Plan. However, a neighborhood impact element has been included in a following section.

4. **Identify specifically any publicly funded capital projects to be undertaken within the community redevelopment area.**

   The only publicly funded capital project formally planned at this time is identified on Page 85. Additional capital projects proposed for the area are included in the Phased Action Plan on pages 90-93.

5. **Contain adequate safeguards that the work of redevelopment will be carried out pursuant to the plan.**

   The Plan is the guiding document for future redevelopment and ancillary programs, projects and activities in the CRA. To ensure that redevelopment will take place in conformance with the projects expressed in this plan, the CRA will utilize the regulatory devices, instruments and systems used by City of Brooksville and Hernando County to permit development and redevelopment within its jurisdiction. These regulatory devices include but are not limited to the adopted Comprehensive Plan, the Land Development Code and any adopted design guidelines, performance standards and City or County authorized development review, permitting, and approval processes that encompass the CRA.

6. **Provide for the retention of controls and the establishment of any restrictions or covenants running with land sold or leased for private use for such periods of time and under such conditions as the governing body deems necessary to effectuate the purposes of this part.**

   This provision of the Plan will be satisfied on a case-by-case basis as each project is carried out through final documentation and approval by the Governing Body of the CRA. Control of land, covenants, and any restrictions on land sold or leased by the CRA shall be in accordance with Chapter 163, Part III of the Florida Statues, and applicable City or County processes and requirements.

7. **Provide assurances that there will be replacement housing for the relocation of persons temporarily or permanently displaced from housing facilities within the community redevelopment area.**

   The implementation of the Plan does not anticipate the displacement or potential relocation of residents living within the CRA boundaries. However, if, because of implementation of projects contained within the Plan, relocation of persons necessary on either a temporary or permanent basis, the CRA will be assist with the timely provision of replacement housing for those affected persons.

8. **Provide an element of residential use in the redevelopment area if such use exists in the area prior to adoption of the Plan or if the Plan is intended to remedy a shortage of housing affordable to residents of low or moderate income, including the elderly, or if the plan is not intended to remedy such shortage, the reasons therefore.**

   The Plan is not intended to remedy a shortage of housing for residents of low or moderate income. The residential uses will generally exist in their current locations and will be minimally impacted by the proposed improvements.

9. **Contain a detailed statement of the projected costs of the redevelopment, including the amount to be expended on publicly funded capital projects in the community redevelopment area and any indebtedness of the community redevelopment agency, the county, or the municipality proposed to be incurred for such redevelopment if such indebtedness is to be repaid with increment revenues.**

   A detailed statement of project costs is presented within the Phased Action Plan on pages 90-93. Detailed project costs for each project, program, and activity will be specified each year during the Agency's annual budget and work program. Funding for projects may include some form of indebtedness by the CRA and / or the City or County.

10. **Provide a time certain for completing all redevelopment financed by increment revenues. Such time certain shall occur no later than 30 years after the fiscal year in which the Plan is approved, adopted, or amended pursuant to F.S. 163.361(1). However, for any agency created after July 1, 2002, the time certain for completing all redevelopment financed by increment revenues must occur within 40 years after the fiscal year in which the plan is approved or adopted.**

    Adoption of the first Community Redevelopment Area Plan for the South Brooksville CRA is anticipated to occur in 2026. The CRA is set to complete all redevelopment financed by increment revenues in 2066.

6.6 Neighborhood Impact

Florida statues require a neighborhood impact element if the redevelopment area contains low moderate-income housing. Considerations to be included in the element, where relevant, may include things such as relocation, traffic circulation, environmental quality, availability of community facilities and services, effect on school population, and other factors affecting the physical and social quality of the neighborhood.

Within the CRA, there are no projects of individual or collective size that would significantly alter or adversely impact the existing housing supply or environmental quality. Identified capital projects and related initiatives aim to improve micromobility for residents, area employees, and visitors, without significantly changing existing traffic circulation patterns or demand. Additional projects are expected to enhance the usefulness of community and public facilities and improve the physical and social quality of the neighborhood. There is no anticipated effect on the school population.

6.7 Community Redevelopment Plan Approval Process

In accordance with F.S. 163.360, the South Brooksville CRA shall submit its updated Plan to the City's and County's Planning and Zoning Board (PZB) for review and recommendations as to its conformity with the Comprehensive Plans. The PZB shall submit their written recommendations with respect to conformity of the proposed Plan to the CRA within 60 days after receipt of the Plan for review.

Upon receipt of the recommendations, the CRA may proceed with its consideration of the proposed Plan. The CRA shall submit its Plan with its written recommendations to the governing body (City Council and County Commission) and to each taxing authority that levies ad valorem taxes on taxable real property contained within the geographic boundaries of the South Brooksville CRA. The City Council and County Commission shall hold a public hearing on the Plan after public notice thereof by publication in a newspaper having a general circulation in the area of operation of the county or municipality. The notice shall describe the time, date, place, and purpose of the hearing, identify generally the CRA covered by the Plan, and outline the general scope of the Plan update under consideration. Following such a hearing, the City Council and County Commission may approve the Plan if it finds that:

1. A feasible method exists for the location of families who will be displaced from the CRA in decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such families;
2. The Plan conforms to the general plan of the county or municipality as a whole;
3. The Plan gives due consideration to the utilization of community policing innovations, and to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the site covered by the plans;
4. The Plan will afford maximum opportunity, consistent with the sound needs of the county or municipality as a whole, for the rehabilitation or redevelopment of the CRA by private enterprise; and;
5. The Plan and resulting revitalization and redevelopment will reduce or maintain evacuation time, as appropriate, and ensure protection for property against exposure to natural disasters. Upon the approval by the City Council and County Commission, the Plan shall be considered in full force and effect for the CRA and the City and County may then cause the CRA to carry out the implementation of the Plan.

AMENDMENT OF THE PLAN

The South Brooksville Community Redevelopment Area Plan may be modified, changed, or amended in the future consistent with Florida law. Any expansion of CRA boundaries must be justified by demonstrated conditions of slum and blight or redevelopment need. Plan amendments are considered at five-year intervals or as needed and are initiated by CRA resolution, requiring approval by the City Council and County Commission following an advertised public hearing. Notifications to affected taxing authorities may also be required, as mandated by Florida law.

SEVERABILITY

Should any provision, section, subsection, sentence, clause, or phrase of the Plan be declared by the courts to be invalid or unconstitutional, such declaration shall not affect validity of the remaining portion or portions of the 2025 South Brooksville Community Redevelopment Plan.

COMPLIANCE

The South Brooksville CRA is committed to maintaining cost-effective operations in alignment with the Florida Statutes. The primary goal is to effectively utilize tax increment financing (TIF) revenues and other sources to fund capital improvements and activities as outlined in the Plan. The CRA will continue to use TIF revenue generated within the district as a primary funding source for both administrative costs and the execution of capital projects and redevelopment programs. Regular updates on projects and programming within the CRA are provided to the CRA Board during scheduled meetings to ensure transparency and for enabling the board's informed decision-making. In adherence to Special District requirements as required by the Florida Statutes, the CRA will maintain an up-to-date digital map of the area, made accessible to the public via the CRA's webpage. The CRA's operations shall undergo an annual review through the Annual Report (see below for report details) and Audit to ensure accountability and provide insights into the CRA's performance and financial health (to be posted to the CRA website by March 31st each year). The Annual Budget and Report shall also be published on the CRA website. Information regarding the CRA Board and the Agency's meeting schedule must be available on the webpage. The CRA's operations are structured around a framework of actions and strategies that prioritize cost-effectiveness, transparency, and community engagement. Projects, improvements or goals not specifically described or amended remain valid as depicted in the Redevelopment Plan.

ANNUAL REPORTING & PERFORMANCE METRICS

CRA's must file an annual report with the Department of Economic Opportunity and the county or municipality that created the agency and must publish the report on the agency's website annually by March 31st. Effective from 2020, annual reports must detail specific data and activities through December 31st of the reporting year.

- Total number of projects started and completed and the estimated cost for each project.
- Total expenditures from the redevelopment trust fund.
- Original assessed real property values within the community redevelopment agency's are of authority as of the day the agency was created.
- Total assessed real property values of property within the boundaries of the community redevelopment agency as of January 1 or the reporting year.
- Total amount expended for affordable housing for low-income and middle-income residents.

- Summary indicating to what extent, if any, the community redevelopment agency has achieved the goals set out in its community redevelopment plan.

Effective December 1, 2025, annual reports must also include the following performance metrics:

- Increase in taxable value of properties participating in CRA programs.
- The increase in taxable value of those properties that have participated in CRA programs compared to the amount of funds contributed to those properties.
- The number of (and amount provided to) businesses that have received grants and/or loans, and the number of those businesses that were able to open and stay in business for a set period, or to expand their businesses.
- Number (dollar) of projects completed on time or on budget.
- Reduced vacancy rates in commercial and industrial properties.

ANNUAL AUDIT

The most recent complete audit report of the redevelopment trust fund for the prior year shall also be posted to the CRA website by March 31st of each year, or within 45 days after completion of it.

APPENDIX

07

7.1 Tax Increment Financing (TIF) Projections

Roll Year	FY	Municipal Roll Taxable Value (2.5% Annual Growth)	County Roll Taxable Value (2.5% Annual Growth)	City Increment	County Increment	City Millage	City Contribution to TIF	County Millage	County Contribution to TIF	Annual TIF Revenue (City + County)
2024	2025	50,530,047	73,504,098			6.5000		7.8275		0
2025	2026	51,793,298	75,341,700	1,263,251	1,837,602	6.5000	7,801	7.8275	13,665	21,465
2026	2027	53,088,131	77,225,243	2,558,084	3,721,145	6.5000	15,796	7.8275	27,671	43,467
2027	2028	54,415,334	79,155,874	3,885,287	5,651,776	6.5000	23,992	7.8275	42,027	66,019
2028	2029	55,775,717	81,134,771	5,245,670	7,630,673	6.5000	32,392	7.8275	56,743	89,135
2029	2030	57,170,110	83,163,140	6,640,063	9,659,042	6.5000	41,002	7.8275	71,826	112,828
2030	2031	58,599,363	85,242,219	8,069,316	11,738,121	6.5000	49,828	7.8275	87,286	137,114
2031	2032	60,064,347	87,373,274	9,534,300	13,869,176	6.5000	58,874	7.8275	103,133	162,007
2032	2033	61,565,956	89,557,606	11,035,909	16,053,508	6.5000	68,147	7.8275	119,376	187,523
2033	2034	63,105,105	91,796,546	12,575,058	18,292,448	6.5000	77,651	7.8275	136,025	213,676
2034	2035	64,682,732	94,091,460	14,152,685	20,587,362	6.5000	87,393	7.8275	153,090	240,483
2035	2036	66,299,800	96,443,746	15,769,753	22,939,648	6.5000	97,378	7.8275	170,582	267,960
2036	2037	67,957,295	98,854,840	17,427,248	25,350,742	6.5000	107,613	7.8275	188,511	296,125
2037	2038	69,656,228	101,326,211	19,126,181	27,822,113	6.5000	118,104	7.8275	206,889	324,993
2038	2039	71,397,634	103,859,366	20,867,587	30,355,268	6.5000	128,857	7.8275	225,726	354,583
2039	2040	73,182,574	106,455,850	22,652,527	32,951,752	6.5000	139,879	7.8275	245,033	384,913
2040	2041	75,012,139	109,117,247	24,482,092	35,613,149	6.5000	151,177	7.8275	264,824	416,001
2041	2042	76,887,442	111,845,178	26,357,395	38,341,080	6.5000	162,757	7.8275	285,109	447,866
2042	2043	78,809,628	114,641,307	28,279,581	41,137,209	6.5000	174,626	7.8275	305,901	480,528
2043	2044	80,779,869	117,507,340	30,249,822	44,003,242	6.5000	186,793	7.8275	327,214	514,006
2044	2045	82,799,366	120,445,023	32,269,319	46,940,925	6.5000	199,263	7.8275	349,059	548,322
2045	2046	84,869,350	123,456,149	34,339,303	49,952,051	6.5000	212,045	7.8275	371,450	583,495
2046	2047	86,991,084	126,542,553	36,461,037	53,038,455	6.5000	225,147	7.8275	394,401	619,547
2047	2048	89,165,861	129,706,117	38,635,814	56,202,019	6.5000	238,576	7.8275	417,925	656,501
2048	2049	91,395,007	132,948,769	40,864,960	59,444,671	6.5000	252,341	7.8275	442,038	694,379
2049	2050	93,679,882	136,272,489	43,149,835	62,768,391	6.5000	266,450	7.8275	466,754	733,204
2050	2051	96,021,879	139,679,301	45,491,832	66,175,203	6.5000	280,912	7.8275	492,087	772,999
2051	2052	98,422,426	143,171,283	47,892,379	69,667,185	6.5000	295,735	7.8275	518,054	813,789
2052	2053	100,882,987	146,750,566	50,352,940	73,246,468	6.5000	310,929	7.8275	544,670	855,599
2053	2054	103,405,062	150,419,330	52,875,015	76,915,232	6.5000	326,503	7.8275	571,951	898,454
2054	2055	105,990,188	154,179,813	55,460,141	80,675,715	6.5000	342,466	7.8275	599,915	942,381
2055	2056	108,639,943	158,034,308	58,109,896	84,530,210	6.5000	358,829	7.8275	628,577	987,406
2056	2057	111,355,942	161,985,166	60,825,895	88,481,068	6.5000	375,600	7.8275	657,956	1,033,556
2057	2058	114,139,840	166,034,795	63,609,793	92,530,697	6.5000	392,790	7.8275	688,070	1,080,860
2058	2059	116,993,336	170,185,665	66,463,289	96,681,567	6.5000	410,411	7.8275	718,936	1,129,347
2059	2060	119,918,170	174,440,307	69,388,123	100,936,209	6.5000	428,472	7.8275	750,574	1,179,046
2060	2061	122,916,124	178,801,314	72,386,077	105,297,216	6.5000	446,984	7.8275	783,003	1,229,987
2061	2062	125,989,027	183,271,347	75,458,980	109,767,249	6.5000	465,959	7.8275	816,243	1,282,202
2062	2063	129,138,753	187,853,131	78,608,706	114,349,033	6.5000	485,409	7.8275	850,314	1,335,722
2063	2064	132,367,221	192,549,459	81,837,174	119,045,361	6.5000	505,345	7.8275	885,236	1,390,581
2064	2065	135,676,402	197,363,196	85,146,355	123,859,098	6.5000	525,779	7.8275	921,032	1,446,810
	Total						**9,076,007**		**15,898,875**	**24,974,881**

Projection Variables:

Base Year: 2025
Base Year Municipal Taxable Value: $50,530,047
Base Year County Taxable Value: $73,504,098
Folio count: 903
County Contribution: 95%
Municipal Contribution: 95%
Roll Year: 2024
Estimated Annual Roll Growth: 2.5%

7.2 Legal Description of Boundaries

Commence at Northeast Corner of the Northeast ¼ of the Southwest ¼ of Section 27, Township 22 South, Range 19 East, Hernando County Florida, thence run South 00°42'18" East along the easterly boundary of said Northeast ¼ of the Southwest ¼ a distance of 119.34 feet to the westerly right-of-way line of Hale Avenue; Thence run South 00°34'34" West along said westerly right-of-way a distance of 649.91 feet to the POINT OF BEGINNING also being a point on the northerly right-of-way line of Cortez Boulevard (S.R. 50).

Thence run along said right-of-way line South 89°16'36" West a distance of 710.29 feet; Thence North 00°23'12" East, 249.95 feet; Thence South 88°46'11" East, 20.46 feet; Thence North 00°14'17" West, 786.74 feet; Thence North 00°17'34" West, 156.88 feet; Thence North 00°39'46" West, 12.97 feet; Thence North 15°51'57" East, 66.80 feet; Thence North 4°33'57" East, 24.76 feet; Thence North 00°25'53" West, 44.64 feet; Thence North 00°24'39" West, 1,150.74 feet; Thence North 00°04'34" East, 951.94 feet; Thence North 00°08'10" West, 465.34 feet; Thence North 01°07'03" East, 49.93 feet; Thence North 02°02'27" East, 172.48 feet; Thence North 02°12'04" East, 465.40 feet; Thence North 44°27'58" West, 38.87 feet; Thence North 02°00'41" East, 22.95 feet; Thence South 89°17'24" East, 27.97 feet; Thence North 87°10'21" East, 674.10 feet; Thence North 00°22'53" West, 29.70 feet; Thence North 89°08'36" East, 60.10 feet; Thence South 89°46'37" East, 267.60 feet; Thence South 89°47'07" East, 58.24 feet; Thence South 89°46'34" East, 209.37 feet; Thence South 89°46'14" East, 54.98 feet; Thence South 89°46'37" East, 153.13 feet; Thence North 89°40'27" East, 115.66 feet; Thence South 89°30'25" East, 268.87 feet; Thence South 00°53'46" East, 63.78 feet; Thence North 89°39'04" West, 231.44 feet; Thence South 30°29'22" East, 244.35 feet; Thence South 89°55'29" East, 48.95 feet; Thence North 00°23'51" West, 102.91 feet; Thence South 89°34'52" East, 60.02 feet; Thence South 00°08'13" West, 285.11 feet; Thence South 30°16'19" East, 77.32 feet; Thence South 89°40'02" East, 200.15 feet; Thence South 00°35'41" West, 44.14 feet; Thence South 71°15'59" East, 160.70 feet; Thence North 00°21'34" West, 111.57 feet; Thence North 89°54'31" East, 59.58 feet; Thence North 00°24'04" West, 79.84 feet; Thence North 89°51'07" West, 105.43 feet; Thence North 00°03'01" East, 110.51 feet; Thence South 89°06'33" East, 85.11 feet; Thence South 89°06'32" East, 85.00 feet; Thence North 88°18'24" East, 63.55 feet; Thence South 89°56'12" East, 250.00 feet; Thence South 89°56'13" East, 144.00 feet; Thence South 89°56'17" East, 79.60 feet; Thence South 89°55'42" East, 900.37 feet; Thence South 89°56'26" East, 12.04 feet; Thence North 32°18'27" West, 11.85 feet; Thence North 89°27'49" East, 150.00 feet; Thence South 80°54'52" East, 10.15 feet; Thence South 00°45'14" West, 193.56 feet; Thence South 2°38'29" West, 164.29 feet; Thence North 71°05'30" East, 168.90 feet; Thence North 73°31'40" East, 103.53 feet; Thence South 00°53'48" East, 16.38 feet; Thence North 71°09'03" East, 519.51 feet; Thence North 00°14'36" East, 74.43 feet; Thence North 70°54'57" East, 2,597.57 feet; Thence North 89°53'28" East, 204.59 feet; Thence South 03°00'12" West, 100.36 feet; Thence South 00°06'59" East, 747.64 feet; Thence North 72°10'29" East, 52.52 feet; Thence South 00°08'46" West, 427.66 feet; Thence South 89°30'53" West, 713.54 feet; Thence South 89°27'33" West, 1,970.39 feet; Thence South 01°03'14" East, 857.26 feet; Thence South 00°15'34" East, 204.36 feet; Thence South 56°20'08" East, 89.98 feet; Thence South 59°17'49" East, 44.43 feet; Thence South 61°47'55" East, 49.97 feet; Thence South 60°54'28" East, 18.03 feet; Thence South 64°05'47" East, 53.25 feet; Thence South 66°33'49" East, 60.00 feet; Thence South 69°37'53" East, 4.01 feet; Thence South 69°42'47" East, 83.98 feet; Thence South 75°47'16" East, 198.75 feet; Thence South 81°56'23" East, 90.51 feet; Thence South 86°55'48" East, 141.52 feet; Thence North 08°32'01" East, 25.13 feet; Thence North 89°21'55" East, 302.24 feet; Thence

North 89°32’30” East, 209.12 feet; Thence North 89°40’55” East, 398.99 feet; Thence South 89°14’43” East, 124.54 feet; Thence South 86°20’12” East, 133.99 feet; Thence South 84°01’16” East, 103.37 feet; Thence South 82°24’40” East, 62.00 feet; Thence South 81°09’44” East, 66.00 feet; Thence South 77°04’25” East, 142.40 feet; Thence South 74°51’59” East, 143.31 feet; Thence South 72°21’32” East, 113.99 feet; Thence South 69°52’32” East, 213.59 feet; Thence South 66°09’14” East, 194.45 feet; Thence South 62°35’48” East, 125.00 feet; Thence South 60°26’51” East, 139.58 feet; Thence South 59°14’44” East, 80.00 feet; Thence South 59°11’15” East, 80.00 feet; Thence South 59°24’52” East, 80.00 feet; Thence South 54°16’31” East, 49.62 feet; Thence South 58°02’07” East, 120.20 feet; Thence South 58°21’37” East, 67.22 feet; Thence South 58°21’40” East, 236.11 feet; Thence South 40°45’26” West, 202.56 feet; Thence South 32°30’51” West, 27.02 feet; Thence South 58°26’38” West, 309.36 feet; Thence North 29°50’41” West, 30.00 feet; Thence South 58°12’49” West, 651.37 feet; Thence South 52°49’16” West, 1,054.03 feet; Thence South 58°00’38” West, 201.76 feet; Thence South 61°24’30” West, 127.99 feet; Thence South 64°15’30” West, 148.69 feet; Thence South 67°25’15” West, 157.98 feet; Thence South 70°43’33” West, 167.36 feet; Thence South 74°50’13” West, 229.93 feet; Thence South 76°11’46” West, 182.57 feet; Thence South 85°05’58” West, 415.66 feet; Thence South 89°33’23” West, 495.15 feet; Thence North 00°26’09” West, 10.00 feet; Thence South 89°33’32” West, 20.00 feet; Thence South 00°26’09” East, 10.00 feet; Thence South 89°33’34” West, 1,248.77 feet; Thence South 84°41’08” West, 117.64 feet; Thence South 89°34’28” West, 718.92 feet; Thence North 89°31’35” West, 550.12 feet; Thence South 89°16’36” West, 1,387.65 feet.

Containing an area of approximately 697.4 acres.

7.3 Workshop Flyer - CRA's: What are they & How are they Funded?

SOUTH BROOKSVILLE CRA
COMMUNITY REDEVELOPMENT PLAN

Visit the project site:
www.inspire-engagement.com/south-brooksville-crp

What is a **Community Redevelopment Agency (CRA)**?

A **Community Redevelopment Agency**, or CRA, is a special group created by a city or county in Florida to help improve areas that need extra care. These areas might have:

- Empty or run-down buildings
- Broken sidewalks
- Not enough affordable homes
- Poor roads

These places are called **Community Redevelopment Areas.**

The South Brooksville CRA was created by the City of Brooksville and Hernando County. It includes about 697 acres of land in both the city and county.

Why Do We Need a CRA?

Sometimes, parts of a city or town don't get the same attention as others. A CRA helps fix that by:

- Making neighborhoods safer and cleaner
- Improving streets, parks, and buildings
- Supporting new businesses and jobs
- Creating better housing options

What Is a Community Redevelopment Plan?

Every CRA has a Redevelopment Plan. This is like a roadmap that shows:

- What needs fixing
- What projects will be done
- How the money will be spent

The plan is made with help from the community, so your voice matters!

Who Runs the CRA?

A CRA Board runs the agency. It's made up of 5 to 7 people chosen by the city or county. They make sure the CRA follows the plan and spends money the right way.

How Does a CRA Get Money?

CRAs use something called **Tax Increment Financing (TIF).** Here's how it works:

- When the CRA starts, the value of each property is recorded.
- As the area improves, property values go up.
- The extra money from property taxes (called the "tax increment") goes into a **CRA Trust Fund.**
- That money is used to pay for projects in the CRA area — like fixing sidewalks or giving grants to local businesses.

Important: TIF is *not a new tax*. It just sends a portion of your existing property taxes to the CRA. That means the money generated in the neighborhood is spent in the neighborhood, rather than going to other parts of the city or county.

How Can You Help?

You can:

- Share your ideas
- Attend meetings
- Fill out surveys
- Talk to your neighbors

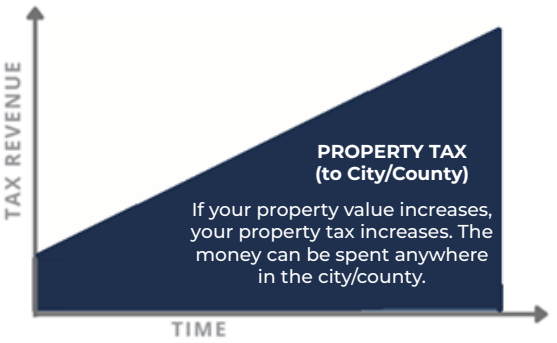
Together, we can make South Brooksville a better place to live, work, and play!

Tax Increment Financing (TIF)

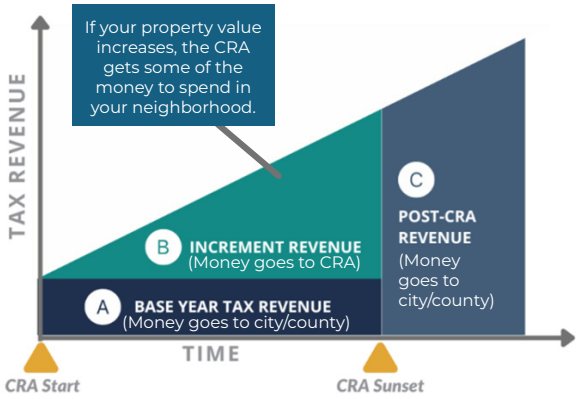
Tax Increment Financing (TIF) is a way to help improve neighborhoods without raising taxes. Here's how it works:

1. A city or county picks an area that needs help, like fixing roads or buildings, or improving jobs.
2. The property values in that area are recorded. This is called the 'base value.'
3. As the area gets better, property values go up.
4. Any property tax that you pay above the base value (called the 'tax increment') goes into a special fund.
5. That fund is used to pay for more improvements in the CRA area. This means the neighborhood gets better over time, and the money comes from the growth – not from raising taxes.

Regular Tax Process



Tax Process with TIF



7.4 Workshop Flyer - What Kind of Projects can CRA's do?

SOUTH BROOKSVILLE CRA
COMMUNITY REDEVELOPMENT PLAN

Visit the project site:
www.inspire-engagement.com/south-brooksville-crp

How can CRA's help to build community and connection?

Community Redevelopment Agencies (CRAs) can fund a wide range of projects, from streetscapes, sidewalks, and affordable housing, to neighborhood festivals, public art, and youth programs. While some projects require large investments, others use tactical urbanism: small, quick, low-cost actions that build pride and connection. Together, these strategies help neighbors connect, build pride, and shape a stronger sense of community.

Examples of CRA-Funded Projects in Florida

Boca Raton CRA – Sanborn Square Placemaking

New lighting, seating, and community games turned an underused park into a lively downtown gathering spot.

Riviera Beach CRA – Clean & Safe Ambassadors

A team of ambassadors works daily with police to keep streets clean, safe, and welcoming, tackling litter and improving quality of life.

Dunedin CRA – Walkable Downtown

Old narrow sidewalks were replaced with wide, ADA-accessible paths that make the area safer and easier to navigate.



Winter Park CRA – Denning Drive Complete Street

A four-lane speedway became a safe, shaded street with a multi-use trail, medians, and crosswalks for all users.

Cocoa CRA – Affordable Housing Partnership

The CRA partnered with nonprofits and developers to build affordable homes for working families, revitalizing the neighborhood.

St. Cloud CRA – Black Business Investment Fund (BBIF) Orientation Event

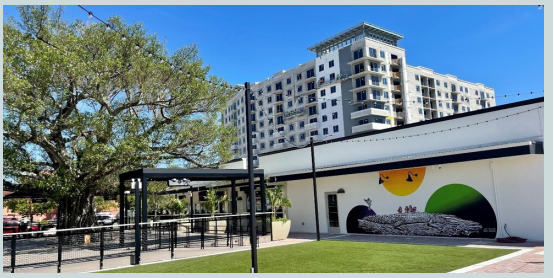
The CRA hosted an orientation to BBIF, to teach residents about microlending and other financial opportunities through the Black Business Investment Fund.

St. Cloud CRA – Plant Paint Pave Program

The CRA provides up to $2,000 per property for exterior home improvements. Property owners are required to match the contribution.

Pompano Beach CRA – Old Town's Backyard

Vacant land and buildings were transformed into a public plaza for dining, music, and events, sparking new investment in the area.



St. Cloud CRA – Hola St. Cloud Festival

The CRA partnered with the Hispanic Chamber of Commerce to hold a community expo celebrating Hispanic culture, food, arts, and small businesses while connecting residents with local resources.

Miami-Dade Overtown CRA – Youth Programs

Funds summer jobs and nonprofit programs that give young people leadership experience and income.

Mount Dora CRA – Youth Internships

Supports local teens with paid internships and job-readiness training.

Pompano Beach CRA – Community Garden & Youth Leadership

Built a garden next to the high school where students earn stipends while learning leadership and food-growing skills.

SOUTH BROOKSVILLE CRA
COMMUNITY REDEVELOPMENT PLAN

Visit the project site:
www.inspire-engagement.com/south-brooksville-crp

What is Tactical Urbanism

Tactical urbanism means **small, quick, low-cost changes** to public spaces that make a big impact. Think painted crosswalks, pop-up bike lanes, temporary plazas, or new benches and shade. These projects are easy to test, easy to adjust, and led with community input.

Why it matters for South Brooksville:

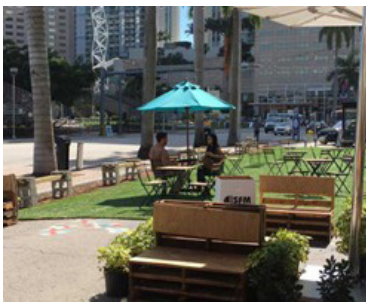
- Lets residents shape their neighborhood directly.
- Shows what's possible without waiting for big budgets.
- Builds momentum by testing ideas that can grow into permanent improvements.
- Creates visible wins leading to cleaner, safer, more welcoming spaces.

Examples of Tactical Urbanism

Biscayne Green – Miami
Converted downtown parking lots and medians into plazas with art, crosswalk murals, and space for buses and bikes, showing how streets can serve people, not just cars.

West Palm Beach – Pop-up Bike Lane
A two-week, low-cost protected bike lane tested safer cycling on Flagler Drive, and inspired a citywide
mobility plan.

West Palm Beach – Painted Intersection (2016-2018)
Students and artists painted crosswalks near a school, improving safety and sparking permanent intersection upgrades.





7.5 Workshop Flyer - Flooding & Stormwater Management

SOUTH BROOKSVILLE CRA
COMMUNITY REDEVELOPMENT PLAN

Visit the project site:
www.inspire-engagement.com/south-brooksville-crp

Flooding and Stormwater Management

Floods are the most common natural disaster in Hernando County. They can be caused by hurricanes, tropical storms, or slow-moving winter fronts.

Flooding can damage homes, roads, and property — but a strong stormwater management system helps prevent flooding before it starts. By keeping drains clear, planting vegetation, and improving stormwater management, we can protect our families, property, and community.

Stormwater Management

Stormwater management is how we guide rainwater away from streets, homes, and businesses. Without good drainage, flooding will get worse.

Stormwater systems can be:

- **Natural** (soil, trees, wetlands)
- **Manmade** (ditches, drains, culverts, ponds)

Examples of Stormwater Drainage Systems:

- Swales (shallow ditches)
- Retention ponds
- Storm drains & gutters
- Culverts (pipes under roads)
- Green infrastructure (trees, plants, soil)

Maintaining stormwater systems can reduce flooding and protect the community. Often times trash and debris can clog culverts or ditches and make drainage and flooding worse. Investments to protect and strengthen the stormwater management system will protect you, your property and your community.



Bioretention



Bioswales



Green Infrastructure



Storm Sewers



Storm Water Drain



Rain Water Garden

Drainage Easements

A storm drainage easement (sometimes referred to as a right of way) is land set aside so water can flow safely and maintenance can be done. If you have a drainage easement on your property, you still own the land, but the government has the right to access and maintain drainage there. Storm drainage easements give the government specific rights to manage drainage within the designated area. Maintenance is vital to keep the drainage area functioning properly. Stormwater management easements don't allow permanent changes to areas outside the easement boundary.

Although property owners own the underlying property, they should be careful about placing anything permanent (like a shed or fence) over a recorded easement. The area must remain clear so that the government can access it to maintain the drainage system. To check if you have a drainage easement, look at your property plat or contact local land records.

There is debate about whether drainage easements impact property value. The truth is that it depends on the context. When drainage easements are properly maintained, they can raise property values by lowering the risk of flooding. This makes homes more appealing to buyers and helps improve quality of life in the neighborhood.

How to Improve Stormwater Management

Plant Vegetation: Trees and plants soak up stormwater, reduce erosion, and clean water before it reaches rivers and lakes.

Keep Swales Clean: Trash and debris often ends up in swales and streams. Keeping these waterways open prevents flooding, improves habitats, and stops pollution from reaching rivers and oceans.

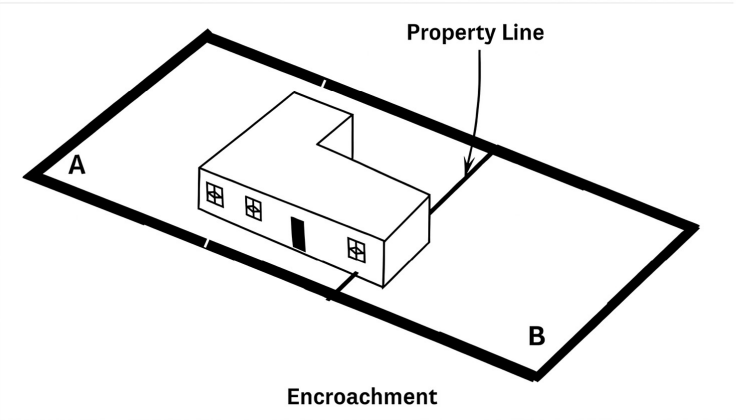
7.6 Workshop Flyer - Encroachments

SOUTH BROOKSVILLE CRA
COMMUNITY REDEVELOPMENT PLAN

Visit the project site:
www.inspire-engagement.com/south-brooksville-crp

Understanding Encroachments

What Is an Encroachment in Real Estate?



What's a property encroachment?

A **property encroachment** happens when something from one property crosses over into another property. This could be a fence, driveway, building, or even a tree. It means someone is using land that isn't theirs.

Some encroachments may have occurred on purpose – for example, one person owned two neighboring properties and built her house across both. Some encroachments may have been accidental – for example, a person built a shed in his backyard and incorrectly assumed he knew the location of his property line.

Why do encroachments matter? Who cares?

Property encroachments can lead to legal issues and disputes with neighbors. It is difficult to buy or sell a home with an encroachment; it lowers the property's value and undermines the creation of generational wealth.

Terms You Should Know: Encroachments vs. Easements	
Encroachment	**Easment**
Unauthorized extension onto another's property	Legal right to use another's property for a specific purpose
Often leads to disputes	Usually established through agreements or deeds
Can decrease property value	Typically does not affect property value

How do I know if I have one?

To find out if there's an encroachment on your property:

1. **Check your property lines using a survey, property deed, or subdivision plat. (Be careful about using aerial photos or map apps to prove encroachment, because the angles of photos can be deceiving.) Look for these documents within:**
   a. Your property's sales documents;
   b. Your County Recorder or Comptroller's files;
   c. Building permits that previous property owners have filed. You can try submitting a Public Records Request: Ask for any permits containing a survey, plat, or legal description. *Your City or County's Permitting Office does not always have documents for every property, and documents they do have could be outdated.*
2. **Hire a professional surveyor to measure your land.**
   a. Call local surveyors for an estimate. Typical cost range: A few hundred dollars to several thousand dollars, depending on type of survey, property size, and terrain.
   b. Tell the surveyor what you're using the document for, so he or she can help you choose the best option; most homeowners will just need a boundary survey.

What are the solutions to property encroachments?

- **Remove the Encroachment:** Come to an agreement with your neighbor to remove or demolish the structure, fence or thing that is encroaching.
- **Redefine Property Boundaries:** Go through a legal process with the help of a real estate attorney to adjust property lines through a lot line adjustment or deviation process.
- **Combine the Lots:** Property owners agree to treat two parcels as one, and file paperwork with the county clerk to resolve permit or development issues. This is referred to as a Unity of Title, Covenant Agreement, or Lot Combination.

How can the CRA help?

- **Survey Assistance Programs:** Provide free or discounted surveying to low-income property owners.
- Education and Outreach: Increase awareness of property encroachment issues.
- **Free Resources:** Connect community members to free resources and seek out pro-bono legal services to solve property encroachment issues.
- **Financial Support and Incentives:** Provide grants to reimburse low-income property owners for legal, survey, and recording costs when owners pursue lot combinations or adjustments.
- **Local Ordinances:** Ensure local regulations allow property owners to adjust property lines to resolve encroachment issues.

7.7 Workshop Flyer - Heirs' Property

SOUTH BROOKSVILLE CRA
COMMUNITY REDEVELOPMENT PLAN

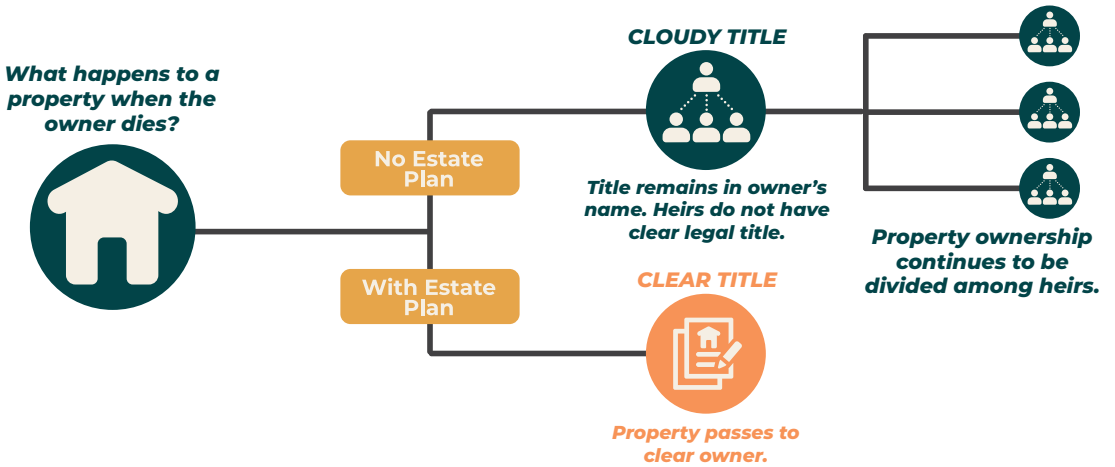
Visit the project site:
www.inspire-engagement.com/south-brooksville-crp

Understanding Heirs' Property

What's heirs' property?

Heirs' property is land or a home that passes down through a family, often without a clear will or legal paperwork. A property deed is a physical, legal document that proves ownership of land. It states who has title to the property. Property title is the right to use and own property. Title can be granted to more than one person or entity. When the property owner whose name is on the deed passes away and there is not a clear will or estate plan, the title to the land is passed down to their descendants. However, the deed stays in the name of the deceased relative. That means multiple family members may inherit ownership at the same time but without clear, documented rights. This creates what's called a "cloudy title."

Terms You Should Know: Title vs. Cloudy Title	
Title	**Cloudy Title**
Legal document (Deed) accurately shows who owns a property	Legal document (Deed) still lists a deceased relative, not the living heirs, as the property owner
Needed to prove ownership and access loans/programs	Makes it harder to borrow, sell, or improve property
Clear Title = Clear Rights	Cloudy Title = Uncertain Rights



Why is heirs' property an issue?

Without a clear title, families face major challenges. Heirs' property owners cannot take advantage of the wealth-building benefits of homeownership.

- Harder to qualify for loans or mortgages, since banks usually require proof of ownership.
- Harder to qualify for government programs (like FEMA disaster relief or USDA farm support).
- Difficult to sell, build on, or make improvements without every heir agreeing.
- Property value may decrease, undermining the ability to build and pass on wealth.



How can we address heirs' property?

Resolving this issue is complex and expensive. It requires trusted legal expertise. Preventing this issue from forming in the first place is extremely important.

- **Communication and Education:** Reach out to the community to hold meetings and conversations about the heir's property issue. Provide information and resources to help families maintain ownership of their property.
- **Community Partnerships:** Work with trusted local organizations, such as churches and nonprofits, to share information and connect residents with estate planning resources to prevent the issues from recurring.
- **Access to Legal Help:** Provide affordable or free legal services to help families create wills, clear property titles, and prevent heirs' property from forming. Partner with other organizations, such as LISC, who have been successfully engaged in this work.
- **Supportive Local Policies:** Allow people living in heirs' properties to qualify for home repair grants or other programs to protect housing stability.

7.8 Workshop Summaries

Workshop Summaries

Between August and November of 2025, Inspire Placemaking Collective worked with the City of Brooksville and Hernando County to hold three public workshops regarding the South Brooksville Community Redevelopment Area (CRA). Each of these workshops were held to gather information and input to include in the first South Brooksville CRA Plan. The following pages detail the input provided by the community. This information has been instrumental in shaping the priorities and goals of the South Brooksville CRA Plan.

Workshop #1

The first in a series of three Community Workshops was held on August 27, 2025, at the South Brooksville Community Center (601 E Dr Martin Luther King Jr Blvd, Brooksville, FL 34601) at 5:30 pm. In addition to County Staff, City Staff and Inspire Staff, there were around 30 community members in attendance, including some members of the CRA Steering Committee.

PUBLIC NOTICE:

The event was promoted using the following outreach methods:

- Posts on the City and the County's Facebook page
- Outreach to Steering Committee
- Project Website
- Church Announcements
- TRAC and Private Facebook Group Posts

PURPOSE:

The goal of the first Workshop was to introduce the project team, the scope, and gather preliminary data on the existing conditions of the area. The Community Workshop began with a brief presentation that introduced the project team, the CRA and Tax Increment Financing, observations and data analysis of challenges found within the CRA, and then an explanation of the activities for public input. The engagement activities included the following and can be found in the appendix of the memo:

- Open-ended Key Assets board
- Open-ended Key Opportunities board
- Idea Wall
- Open-ended Key Challenges board
- Key Challenge: Flooding & Stormwater Management
- Key Challenge: Encroachments

WHAT WE LEARNED:

Community members identified both strengths to build upon and challenges that must be addressed for the CRA to succeed. Several consistent themes emerged:

- **Flooding & Stormwater:** Residents emphasized drainage problems along SR 50, the need for FDOT engagement, and mosquito issues from standing water. Fixing drainage is seen as critical for property value and neighborhood safety.
- **Property Encroachments:** Residents want assistance resolving lot line issues. There is strong support for the CRA helping to pay for boundary corrections. Flexibility for rebuilding and adding ADUs was also mentioned.
- **Mobility & Infrastructure:** Sidewalk repairs, new sidewalks on Hale Avenue, improved bus stops (ADA seating), and more trees along MLK Blvd were priorities. A multi-modal path to Hamilton Park was proposed, as was additional parking at Hamilton Park. Road repair (MLK Jr. Blvd drive lanes) was also highlighted. Some residents suggested creating a through-street to SR 50 via Twigg or Josephine Street and extending Sara Davis Road to Emerson Road.
- **Community Facilities & Activities:** A new or expanded community center (with gym, classrooms, indoor pool, event space) was requested, potentially at Hamilton Park. Residents want more productive activities for youth, and large spaces for gatherings.
- **Community Identity & Assets:** Events such as MLK Day, Soul Food Festival, and Community Clean-Ups reinforce pride and belonging. Stories about frog hunting and historic businesses like Better Service Garage show a strong cultural identity.
- **Housing:** An opportunity for affordable housing on Bacon Street was identified. Opinions diverged on the DPW site: some support a food bank, while others raised environmental and youth-focused alternative uses.
- **Beautification & Public Realm:** Residents want more trees, green gathering spaces, and attractive roadways to strengthen the look and feel of the CRA.

KEY ASSETS:

The **Key Assets** board discussed what are some of the key areas where residents liked to spend time, brings them joy, what they would want preserved or strengthened.

This board featured a comment box and a map. Within the Comment box were two columns, Community Events and Community Characteristics. Community members used green dots to agree with ideas presented on the board.

Community Events:	**Community Characteristics:**
Chunky Sunday's (2 dots)	Sense of community
MLK Day (4 dots)	Shelter for the homeless
Easter (2 dots)	

Soul Food Festival (3 dots)	
Talent shows (2 dots)	
Car shows (2 dots)	
Community Clean-ups (7 dots)	

In addition to the assets documented on the boards, community discussions highlighted aspects of local identity and culture that distinguish South Brooksville from other areas. Frog hunting was noted as both a tradition and a social activity, with participants describing how hunting, cooking, and sharing frog legs has long served as a way to bring neighbors together.

The history of Better Service Garage also emerged as a point of pride. Established in 1924 by the Davis family, the business remains part of the community's fabric through Doug Davis Enterprise, which continues the tradition of welding and metal fabrication. Beyond serving infrastructure projects across the state, the company invests locally by offering welding training to youth.

KEY OPPORTUITIES:

The **Key Opportunities** board presented to community members focused on what community members would like to see in the future for the CRA.

The following opportunities were recorded on the board:

- Sidewalks on Hale Avenue near what was previously known as Summit Village.
- Affordable housing on Bacon Street between Crawford Street and Asmara Street
- Potential community center at the southeast corner of the intersection of MLK Blvd and School St
- Hangout areas on the northern side of MLK Blvd between Twigg and Leonard Street
- Community center at Coach Lorenzo Park with an indoor gym, walking trail, classrooms and an event center
- Reserve heritage and community gathering areas
- Beautifying roadways
- Providing amenities in green/gathering spaces.

IDEA WALL:

The **Idea Wall** provided an opportunity for community members to freely express ideas for the CRA. If participants agreed with an idea that was already written on the board, they were encouraged to place a green dot next to the idea.

Idea	Dots
Need more productive activities for the children in our community.	3 dots
Give us our sub-station back because we can't use it	3 dots
Splash pad at either Hamilton Park or the DPW site	1 dot
Multimodal path to Hamilton center	
Community center large enough to hold large crowds for community events/activities for children available to everyone!	1 dot

KEY CHALLENGE: FLOODING AND STORMWATER:

The **Flooding and Stormwater Management** board focused on the Brooksville CRA land area within a high flood risk area. Within the area, there are around 74 buildings, and around 43 of them are residential homes. This board showed the CRA map with buildings in high-risk flood zones. Community members were encouraged to place green dots where the focus of stormwater management should occur. In addition, an informational flyer about flooding and stormwater management was provided to participants at this table.

Community members concentrated their dots on one area at the intersection of SR 50 and Emerson Road. They proposed improvements to drainage near SR50 and supported the idea of cleaning the existing ditches.

Discussion at this board focused on the stormwater drainage challenges posed by State Road 50. Community members expressed that construction of the road disrupted stormwater drainage in the area by creating a backlog of water and preventing it from flowing south into the basin. Attendees proposed engaging with FDOT and Blake Bell, the former Mayor of Brooksville, to discuss improving the drainage and restoring the natural flow of water around SR 50.

When the topic of drainage easements was discussed, community members were resistant to the proposal that landowners should be expected to give up development rights on their land for an easement. Participants felt strongly that the city and county should work to find solutions that do not necessitate this. However, it was widely agreed that fixing drainage in the area was necessary and would improve the value of the land.

Another challenge brought forward by the community is the issue of standing water in Hamilton Park, which contributes to an increased amount of mosquitos in the area.

ENCROACHMENTS:

The **Encroachments** board discusses the relationship between structures extending over another neighboring property. There are an estimated 168 buildings within the CRA that sit on top of a lot line. It is estimated that 78 of these are residential. An informational flyer was provided to attendees to clearly explain the encroachments and Heirs' property challenges.

The board displayed a map that identified suspected building encroachments. Structures that are likely placed on top of lot lines were highlighted in red.

Community members provided the following input related to property encroachments:

Idea	**Dots**
Bring each owner together to fix boundaries.	
Community members discussed the definition of encroachment.	
The CRA should pay to correct property lines	4 dots
Owners should be able to rebuild on their property	1 dot
Need to be able to add additional dwelling unit (ADU)	1 dot

KEY CHALLENGES:

The **Key Challenges** board asked community members to provide input on challenges they see in the area, such as streets in need of improvement, dangerous intersections, vacant areas, and other things they identify as challenges in the area. Participants were asked to mark on a map where these challenges are faced within the CRA.

Challenges Written:	
Community Center w/ indoor gym, pool, weight room, classroom, event center. More parking spaces for Lorenzo Park.	
Need more trees down MLK Blvd.	1 dot
Fix up homes that need rehabilitation	5 dots
Keeping pedestrians out of drive lanes	2 dots
Building a larger community center at Hamiton park	5 dots
Need stricter code enforcement	
Repair of existing sidewalks	4 dots
Repair of MLK Jr. Blvd drive lanes	3 dots
New bus stop at Ellington with seating and ADA access	2 dots

Additional challenges recorded on comment cards included:

- Noise complaints from rail
- Community members mentioned a need for a through street to access SR50 and proposed Twigg Street and Josephine Street as options.
- Extend Sara Davis Road to Emerson Rd.

Point of Contention:

The DPW site on Dr. MLK Jr. Blvd was identified during the Community Workshop. An application is currently under review to develop the site into a food bank. Some participants expressed concerns about this proposal, citing potential environmental contamination at the site and an unwanted presence of large trucks that would be associated with use as a food bank. The use of a Brownfield Grant to redevelop the site was also suggested as part of the redevelopment plan. The idea of developing the DPW site for local youth received support from the community, earning four green dots during the engagement event.

Workshop #2

The second in a series of three Community Workshops was held on October 2, 2025, at the South Brooksville Community Center (601 E Dr Martin Luther King Jr Blvd, Brooksville, FL 34601) at 5:30 pm. In addition to County Staff, City Staff and Inspire Staff, there were around 20-30 community members in attendance, including some members of the CRA Steering Committee.

PUBLIC NOTICE:

The event was promoted using the following outreach methods:

- Posts on the City and the County's Facebook page
- Outreach to Steering Committee and attendees of Workshop #1
- Project Website
- Church Announcements
- TRAC and Private Facebook Group Posts

PURPOSE:

The goal of the second Workshop was to reiterate what we heard and learned from the previous workshop's participants, prompt input regarding the community vision for the future of the CRA and discuss how to make this vision become a reality through projects and partnership. The purpose of this workshop was to continue refining what the goals and strategies could be for the CRA, as well as the vision statement. The engagement activities included the following and can be found in the appendix of the memo:

- Imagine Brooksville
- Budget Prioritization
- Mobility & Connectivity
- Building Community Capacity: Turning Ideas into Action
- Streetscape Preferences
- Infill Preferences
- Vacant Land & Infill Ideas: Considering Possibilities
- Future of the MLK Jr. Blvd Brownfield Site: Old DPW Site

WHAT WE LEARNED:
Community members identified both strengths to build upon and challenges that must be addressed for the CRA to succeed. Several consistent themes emerged:

- **Recreation and Enrichment Opportunities**
  Residents expressed a strong desire for new youth recreational spaces, intergenerational programming, and adult entertainment options. A community center with amenities such as a swimming pool, indoor gymnasium, classrooms, and event space is seen as a key investment to support a family-oriented community, healthy youth development, and culturally-authentic gatherings.
- **Redevelopment of the Old DPW Site**
  While the community supports redevelopment of the former DPW property, residents emphasized that its reuse should be compatible with surrounding neighborhoods. A food bank was generally viewed as an incompatible use, and alternative concepts that better align with residential character and community needs are preferred.
- **Access to Food and Local Businesses**
  Residents want improved access to fresh and affordable food, with strong support for small grocery stores, convenience stores, restaurants, cafés, and neighborhood-oriented retail. There is also interest in a shared community kitchen to support local food entrepreneurs and provide space for culinary training and community use.
- **Land Use Preferences**
  The community voiced a clear preference against new industrial development or warehouses within the CRA. Instead, residents envision more compatible uses such as affordable single-family homes, duplexes/triplexes with family amenities, and small-scale retail or service businesses.
- **Mobility and Infrastructure Improvements**
  Mobility is a high priority, particularly along Martin Luther King Jr. Boulevard. Residents called for upgraded sidewalks, bicycle lanes, pedestrian-scale lighting, and better-equipped and more accessible bus stops. Road resurfacing, drainage improvements, and safe pedestrian crossings are also essential to creating a walkable and connected community.

Imagine Brooksville...

When asked about what words help define the vision for the future of South Brooksville, participants were focused on age-inclusive community resources, cultural celebration, and safe, scenic & stable infrastructure.

- Excellent roads
- Vibrant businesses
- Concerns about drainage, encroachments, events have been resolved
- Future for our children
- A splash park
- Adult entertainment
- Family enrichment to raise Christian children
- Thriving community
- Vibrant diverse economy
- Prosperous
- Free of slum

- Celebrate history of the community
- Cultural heritage
- No more warehouses & industrial sites coming to our community
- Cleaner
- Rid of bushes
- No chemical dumping
- Greenery
- History
- Assisted Living Facility
- Bus commuters to Tampa for employment
- Affordable homes for middle + lower-middle class income
- Duplexes/triplexes for families with children that include a playground
- Single family homes
- Community center with gym, swimming pool, indoor gym
- Event center
- Walking trails
- Shopping plaza for businesses
- MLK improvement (scenic)
- Community event – gym, convention center

Budgeting exercise

The budgeting exercise allowed participants to prioritize the areas of concern by allocating hypothetical funding towards the seven topics. The two highest priorities make it clear that revitalization and maintenance of neighborhoods & infrastructure is the top priority of the South Brooksville community. Additionally, the community prioritizes building up internal community resources and economic vitality.

Housing & Neighborhood Revitalization	16
Stormwater Management	12
Community Gathering Spaces and Recreation	11
Economic Development & Business Support	7
Connectivity, Transportation & Mobility Improvements	5
Events and Community Programming	5
Public Safety	0

Mobility

The Mobility board asked participants to share how getting around South Brooksville could be improved. Attendees' responses offered insight into the need for infrastructure that supports pedestrians, bicyclists, the bus transit system, and the potential for micromobility, with particular focus on Dr. MLK Jr. Blvd. The need for improvements along Dr. MLK Jr. Blvd is evident. In addition, participants wanted to see improvements to stormwater, pavement and sidewalk conditions (especially in areas currently lacking sidewalks) and landscaping.

Challenges:

- Mobility study: assessment of bike routes
- 2nd Bus stop needed at Ellington Way that is wheelchair accessible
- Repave MLK Blvd and replace sidewalk
- New Community center with indoor gym, swimming pool, classroom, event hall, industrial kitchen

- Extend Sara Davis Dr.

Board comments:

- It's time for Brooksville to rent E-bikes
- Sidewalks and bike lanes along MLK Blvd.
- What kind of remediation is needed for Old DPW site
- Does not encourage industrial sides
- Better roads needed, keeping safety in mind
- Part of MLK Blvd. is residential
- Stores
- Cafes with shrubs and flowers
- Better walking routes, Better biking routes, and Road Improvements along MLK Blvd.
- Road Improvements along East St and Josephine St.
- Better walking routes along Emerson Rd

Streetscape Preferences

At this activity, attendees were asked to place **green** stickers next to elements that they would like to see improved or added to the streetscape. There is strong desire for improved streetscapes with particular focus on pedestrian experience. The top preferences included: improved pedestrian crossings and pedestrian-scale lighting, landscape buffers, stormwater management improvements, and additional bike infrastructure.

- **Pedestrian Scale Lighting** (12 green stickers)
- **Stormwater Management Improvement** (10)
    - Drainage needs to be properly dug & cleaned out
- **Improved Pedestrian Crossings** (10 green stickers/1 red stickers)
- **Landscape Buffers** (9 green stickers)
    - Need sidewalks for pedestrians (1 green sticker, 1 red sticker)
    - Need more streetlights (1 red sticker)
- Bike Lanes (8)
    - Bike lanes are ideal & essential; quite a few bike riders in the community
- Bus Transit Stops (7)
    - Straighten out traffic confusion where Jefferson-MLK and Easy St intersect (1 red)
- Bike Racks (6)
- Shade Trees (4 green stickers)
    - Crape Myrtle trees
    - Trees and flowers lining the Blvd.
    - Crosswalks
    - Stores, restaurants and night spots
- Public Art Projects (3)

Infill Preferences

At this board, attendees were asked to place **green** stickers by the type of development they would like to see in the South Brooksville CRA and **red** stickers by the type of development they are opposed to. Participants were open to infill development in the S. Brooksville CRA, as long as the infill was small-scale neighborhood-based development. The top preferences were small grocery/convenience store, recreation/youth center, restaurants/cafes, and parks/playgrounds. Notably, participants were strongly opposed to light industrial and large industrial, even if they offered employment opportunities.

Infill / Development Type	Comment	Green	Red
Housing			
Single Family Homes	*Affordable for lower-middle income*	4	
Duplexes-Quadplexes		4	
Apartments/Multifamily		2	
Mixed-Use/Live-Work		4	
Community			
Parks/Playgrounds		**6**	
Community Garden/Greenspace		3	
Outdoor Stage/Event Space		2	
Recreation/Youth Center		**7**	
Business			
Small Grocery/Convenience Stores		**8**	
Restaurants/Café		**6**	
Shops/Retail Storefronts/Small Offices	*Community Kitchen*	5	
Office Spaces		3	
Jobs/Industry			
Light Industrial (small workshops, warehouses, trades)			3
Large Industrial/Employment (factories, distribution centers)	*No food bank at old DPW site*		6

Vacant Land & Infill Ideas: Considering Possibilities

This board presented a map of vacant land within the South Brooksville CRA and asked participants to consider what could happen on these empty parcels. Ideas of infill in vacant properties were centered around family needs: affordable housing for families with children, assisted living homes, transitional housing for women and children, youth center and playgrounds, restaurants and cafes, and overall improvements of stormwater, which were mainly spoken of as having impacts towards children and the possibility of attracting businesses.

Challenges:

- Infrastructure that would create reasons for businesses to locate in the CRA
- Suggest improvement on Sara F Davis and old sewage plant site
- Single family homes (affordable)

Map Comments:

Location	Comment
0 Daniel Ave, south of Daniel Ave, east of Mildred Ave, north of W Dr. MLK Jr. Blvd., west of Hale Ave	Duplexes for families with kids, includes playground
0 W DR MLK JR BLVD, south of MLK Blvd., east of S Mildred Ave, west of Hale Ave	Restaurants
811 S Main St, east of S Main St, south of Cook Ave, north of MLK Blvd	Assisted Living Facility
0 Cortez Blvd, north of Cortez Blvd., south & east of Freedom way, west of S Main St	Coffeeshop, donuts, sandwiches
Between Josephine and Leonard	Youth Center
East of Easy St	Improved drainage
North of Cortez, west of Emerson Rd	Improved drainage

Building Community Capacity

At this board, participants were asked to consider how community members or partner organizations could work with the CRA to bring projects to life. Attendees provided several contacts for community members or organizations that could offer assistance across various community needs. The exercise of prompting community resources should be done regularly to optimize CRA funding and keep the momentum and community interest strong.

Project Idea	Partners/Community Members	What resources or skills could they bring
Legal Assistance (reduced rates) to property owners with encroachments	Hernando County Bar Association Theresa Mowerly, President Land surveyors who work with City + County St. Leo College	Free/pro-bono legal assistance
SBEDC – help with economic development	Community Conversations Moton High School Preservation Society Frederick Kelly Elks Lodge / Kelley's Temple YMCA Togetherhood Hernando Education Foundation Hernando Community Coalition Pasco-Hernando State College	Develop industry that is best suited for area Develop cultural features National office Plans for development and resources
Transitional Housing for Women + Children	Wesleyan Church	Existing program
Community / Youth Center with indoor activities. Swimming pool, indoor gym, classrooms, event hall	YMCA, Medical organizations, Education foundations, Frederick Kelly Elks Lodge, Pasco-Hernando State College	Funds, staffing
Cameras + signage (awareness) to prevent illegal dumping; particularly in areas right next to substation	Carlton Johnson	Knowledge of where dumping is happening
Community organizing, outreach and advocacy	South Brooksville Tax Redevelopment Advisory Committee (TRAC)	

Participants generally disapproved of the MLK Jr. Blvd Brownfield (the old DPW site) being redeveloped into a foodbank – noting that another warehouse not desired in the community and incompatible with the surrounding residential character. Participants offered alternative uses instead, suggesting a center focused on job training, health and wellness, cultural affairs, or intergenerational family activities.

How would you modify the proposed project to meet the community's needs?

- It will bring job training, senior citizen activities, GED Prep, Youth activities, health screening activities to promote culture + community pride
- Support projects only if the brownfield is totally cleaned and monitored continuously
- Gasoline storage and Smith & Dre Dwu

Why are you in support of the proposed project?

- The many services that Rise Center will provide is great for S. Brooksville
- Need specifics about how will Rise function & who will oversee it
- Possible sewage issue south of Sara Davis Dr

Why are you opposed to the proposed project?

- I am opposed because I do not want another warehouse
- MLK Jr. Blvd is a two-lane road surrounded by homes. There are two other streets as well. MLK cannot accommodate semi-trucks and large trucks. There is a senior apartment going up 2 cross streets

What would you like to see here instead?

- Youth Rec Center
- Swimming pool lessons indoors

Workshop #3

The third and final Community Workshops was held on November 20, 2025, at the South Brooksville Community Center (601 E Dr Martin Luther King Jr Blvd, Brooksville, FL 34601) at 5:30 pm. In addition to County Staff, City Staff and Inspire Staff, there were five (5) community members in attendance, including two members of the CRA Steering Committee.

PUBLIC NOTICE:

The event was promoted using the following outreach methods:

- Posts on the City and the County's Facebook page
- Outreach to Steering Committee
- Project Website
- Church Announcements
- TRAC and Private Facebook Group Posts

PURPOSE:

The goal of the third Workshop was to review a first draft of the priorities, goals and strategies for the South Brooksville CRA Plan. A power point presentation was given to review the initial plan and attendees were welcomed to ask questions and provide input throughout the presentation.

INPUT:

- Participants expressed that there was confusion about the boundaries of the CRA because "South Brooksville" is considered to be a larger area. It was decided that the study area should be consistently referred to as the South Brooksville CRA, and not simply South Brooksville.
- Participants emphasized that the CRA can access more funding in addition to TIF. Grants are one example of this.
- Participants agreed that the encroachments and clouded title challenges are a main priority for the area. One participant shared her personal experience on the matter. City Staff shared information on the complexity of the issue and emphasized the importance of establishing clear title as a means to build generational wealth. City Staff also mentioned a case study where people demolished their homes, only to find out that they could not re-build in an economically feasible way due to the community's zoning and land development standards. Pre-approved construction plans were created as a solution to this issue. In addition, the reliability of the property appraisers website and GIS mapping, which people use informally to determine whether they have an encroachment, were also discussed and City Staff shared that many people who use GIS jokingly say it stands for "Get It Surveyed" because GIS mapping can be unreliable, and surveyors may be able to provide more accurate information.
- Participants emphasized the importance of improvements on MLK to slow down drivers and the need to address the intersection of MLK and Main Street. Increased policing was discussed as a solution to this, so community policing will be added to the plan in support of this.
- Participants agreed that the goals and strategies presented included what they had shared in the previous Community Workshops and Steering Committee meetings, and generally felt satisfied with the plan presented to them, with the inclusion of the items mentioned above.

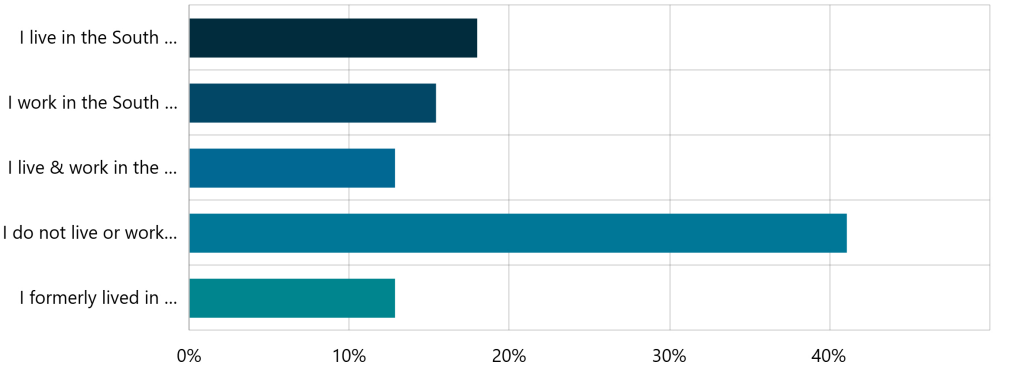
7.9 Website & Survey Responses

Below are the results of an online survey that was made available on the project website (https://www.inspire-engagement.com/south-brooksville-crp) from August to November 2025. In total, 39 responses to the survey were recorded.

Contribution Summary

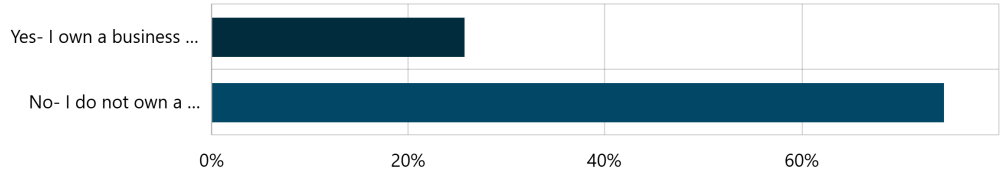
1. The boundaries of the South Brooksville Community Redevelopment Area (CRA) are displayed below. This is a special district where tax dollars are reinvested into neighborhood improvements. Which option best describes your connection to this area?

Multi Choice | Skipped: 0 | Answered: 39 (100%)



Answer choices	Percent	Count
I live in the South Brooksville CRA but work outside of it.	17.95%	7
I work in the South Brooksville CRA but live outside of it.	15.38%	6
I live & work in the South Brooksville CRA.	12.82%	5
I do not live or work in the South Brooksville CRA.	41.03%	16
I formerly lived in the South Brooksville CRA but moved.	12.82%	5
Total	**100.00%**	**39**

2. 2. Are you a business owner in the area?
Multi Choice | Skipped: 0 | Answered: 39 (100%)

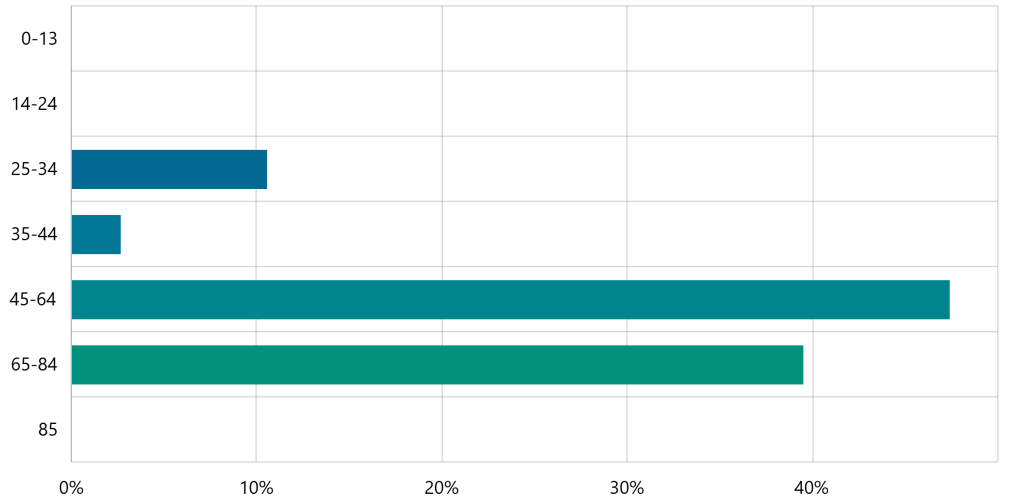


Answer choices	Percent	Count
Yes- I own a business in the area.	25.64%	10
No- I do not own a business in the area.	74.36%	29
Total	**100.00%**	**39**

3. What is the name of your business? Required
Short Text | Skipped: 29 | Answered: 10 (25.6%)

Victorious Church Of God By Faith
Right Start Speech Therapy
Pristine Baptist Church
Frederick Kelley Elks Lodge
Doug Davis ENT Jeffery Davis LLC
Blessed Hands property beautification
Blessed & Beautiful Creations, LLC
Blessed & Beautiful Creations LLC
American Gun & Pawn

4. 3. What is your age?
Multi Choice | Skipped: 1 | Answered: 38 (97.4%)



Answer choices	Percent	Count
0-13	0%	0
14-24	0%	0
25-34	10.53%	4
35-44	2.63%	1
45-64	47.37%	18
65-84	39.47%	15
85	0%	0
Total	**100.00%**	**38**

5. 4. If you live in the district, what are the things you like about living in your neighborhood?
Short Text | Skipped: 11 | Answered: 28 (71.8%)

yes
The walking distance to stores but it's too dangerous because of the guns and drugs
The local businesses and people. The feel of the small town.
Relationship
People participation, walking distance, feeding homeless, helping distribution of food, help with…
nothing
Not over grown by apartment buildings
neighbors and location
N/A. If I did live there, perhaps proximity to downtown Brooksville and/or local shopping.
It's conveniently located and of historical significance.
I really loved the quiet area of downtown Brooksville Ave and the surrounding streets were quiet and…
I live near not in that area
I do not live in the district. I own property in the district. I love the family commitment.
family oriented
Everything.... It's our Neighborhood
Everything is convenient and it is a family oriented neighborhood.
Everyone looks out for one another, very close-knit neighbors
community base of family
Community
Community
Close Knit
Clean & Quiet

6. 5. What are the things that you would like to see improved or added to the neighborhood?
Short Text | Skipped: 3 | Answered: 36 (92.3%)

transferrable wealth

Through Streets

There needs to be more landscaping ideas with roads paved and kept up

The roads

The old building needs to come down or be fixed, more options for small businesses who want to become brick and mortar.

Street lights paved roads rehabilitation of older homes

Stores

Sports Court (basketball) and maybe baseball field; Community Center

Small Business Assistance

senior centers

Roads, sidewalks, drainage improvement, affordable housing, new businesses

Roads, recreational things for the children to do

Road repairs, sidewalk, repaired to playground facility. Retention ponds upkeep, side street grass cutting

Restricting growth and making what growth there is match what our town is built around

Municipal upgrade, business development and opportunities

More events downtown.

Less traffic less homeless people with no where to go maybe a soup kitchen or a place for single mothers to live and go to work because every where else is creepyKeep the road area open during events.

Jobs and education

Infrastructure and community economic development

Improved Drainage, Community Resources (Job Training, Educational opportunities)

improve water supply. Water is VERY HARD. Recreation building for the youth to include an indoor basketball court.

Getting homes rehabilitated

General look of some of the buildings on MLK

eliminate drug culture

drainage improvements, sidewalks, rebuilding MLK

Crime watch

Community accessibility to buses, transportation, sidewalks, more commerce

cleanup - code

clean up

building repairs

Better intersection at MLK Blvd and Jefferson.

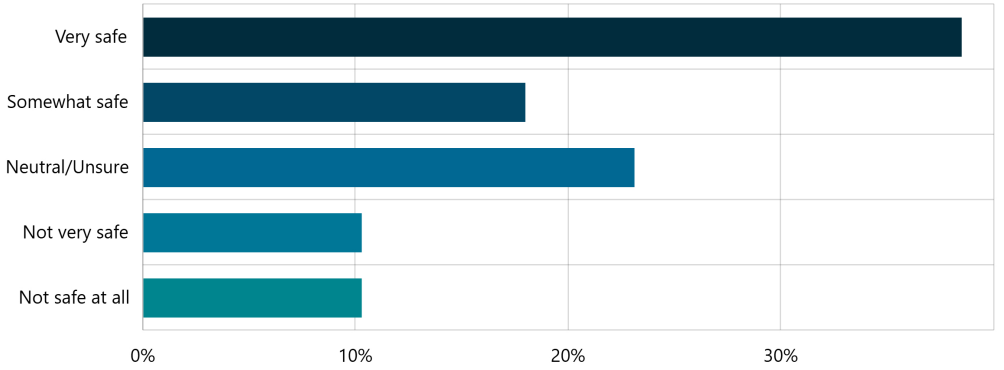
ALL

Affordable housing. There are some really run down places currently, but good affordable housing options would be great.

Affordable housing, property lines corrected, roads paved, flooding and drainage eliminated, larger community center, more business opportunities, and more places for the youth.

More Public Services

7. 6a. How safe do you feel in the South Brooksville CRA?
Multi Choice | Skipped: 0 | Answered: 39 (100%)

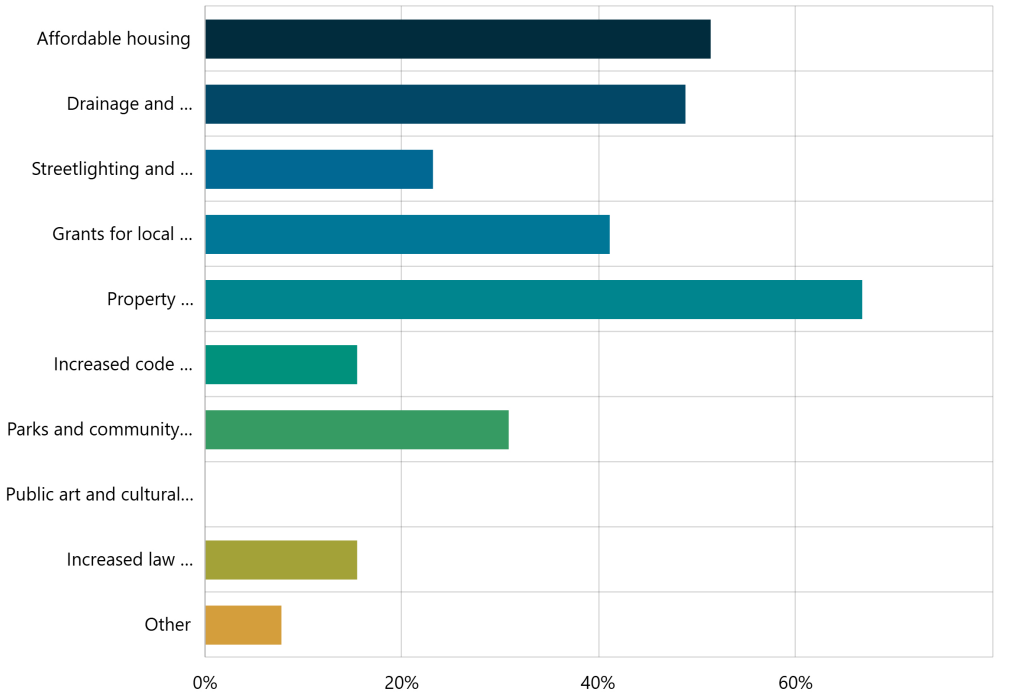


Answer choices	Percent	Count
Very safe	38.46%	15
Somewhat safe	17.95%	7
Neutral/Unsure	23.08%	9
Not very safe	10.26%	4
Not safe at all	10.26%	4
Total	**100.00%**	**39**

8. 6b. If you answered "not very safe," or "not safe at all," to the last question, what are your main safety concerns?
Short Text | Skipped: 20 | Answered: 19 (48.7%)

When I worked in the area there were several shootings and we would have to go on lockdown
Uncomfortable being in certain areas of this part of Brooksville
theft, property damage, drugs
safety concerns arised from individuals who do not live in South Brooksville
Prostitutes and crack heads
Lack of law enforcement and not monitoring of apartments that already exist
I'm not sure if buildings have residents that are not supposed to be there. Perhaps there is some u…
gun violence
Drugs cars speed up and down the street people that don't live on in this neighborhood come and do w…
Drugs and lack of ready jobs
Crowds that gather along MLK at night
crime and no law enforcement

9. 7a. The CRA can use its funding for neighborhood improvements. Which of the following should be the highest priority for the next 3–5 years? Select your top 3 choices.
Multi Choice | Skipped: 0 | Answered: 39 (100%)



Answer choices	Percent	Count
Affordable housing	51.28%	20
Drainage and stormwater improvements	48.72%	19
Streetlighting and pedestrian safety	23.08%	9
Grants for local businesses and entrepreneurs	41.03%	16
Property maintenance/improvement grants	66.67%	26
Increased code enforcement	15.38%	6
Parks and community gathering spaces	30.77%	12
Public art and cultural installations	0%	0
Increased law enforcement presence	15.38%	6
Other	7.69%	3

10. 7b. If you answered "other" for the previous question, please specify what improvement you would like to see that was not listed:
Short Text | Skipped: 29 | Answered: 10 (25.6%)

tax incentives

Rehabilitation of older homes

police

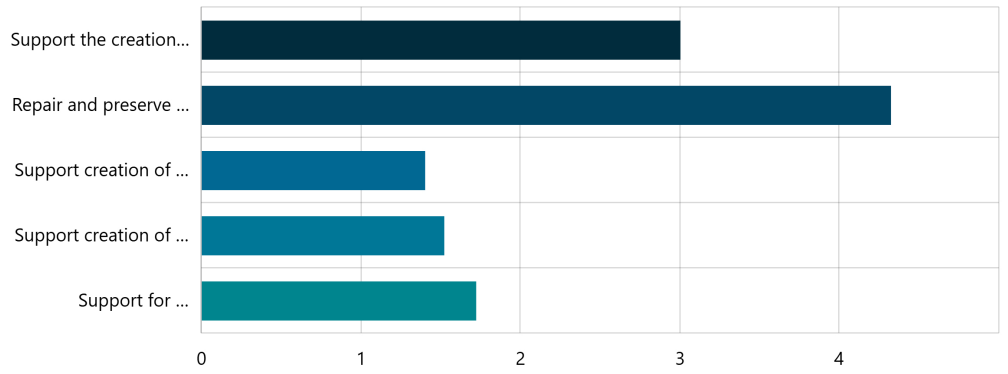
Jobs

increased code enforcement and property maintenance/improvement grants

Hotels that are not filled with cockroaches and creeps

fix drainage, run down homes, more business opportunities for small business

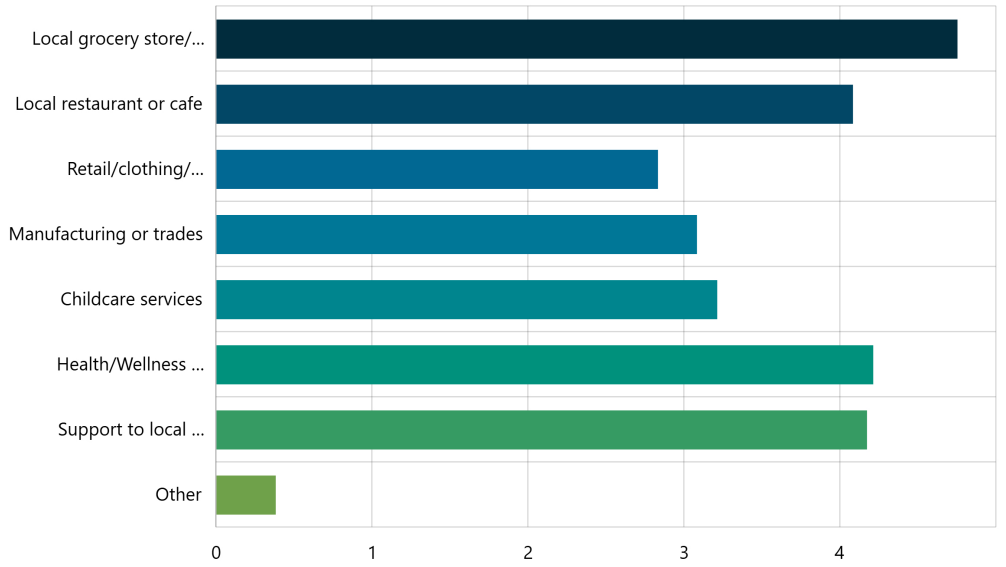
11. 8. The CRA can help support new and existing housing. Rank the following housing strategies the CRA should support from most to least important.
Ranking | Skipped: 14 | Answered: 25 (64.1%)



	1	2	3	4	5	Count	Score	Avg Rank
Support the creation of new affordable single-family homes	36.84% 7	31.58% 6	21.05% 4	10.53% 2	0% 0	19	3.00	2.05
Repair and preserve existing homes	66.67% 16	20.83% 5	8.33% 2	4.17% 1	0% 0	24	4.32	1.50
Support creation of live/work units that combine commercial and residential space in a single unit	0% 0	21.43% 3	28.57% 4	28.57% 4	21.43% 3	14	1.40	3.50
Support creation of mixed-use buildings that typically have commercial spaces on the first floor and residential units above.	7.14% 1	28.57% 4	14.29% 2	28.57% 4	21.43% 3	14	1.52	3.29
Support for multifamily housing (apartment buildings or townhomes with multiple units)	6.25% 1	18.75% 3	43.75% 7	0% 0	31.25% 5	16	1.72	3.31

Score - Sum of the weight of each ranked position, multiplied by the response count for the position choice, divided by the total contributions. Weights are inverse to ranked positions.
Avg Rank - Sum of the ranked position of the choice, multiplied by the response count for the position choice, divided by the total 'Count' of the choice.

12. 9a. The CRA can help attract or support new or existing businesses in South Brooksville. Which types would you like to see prioritized?
Ranking | Skipped: 15 | Answered: 24 (61.5%)



	1	2	3	4	5	6	7	8	Count	Score	Avg Rank
Local grocery store /fresh food	47.06% 8	11.76% 2	23.53% 4	11.76% 2	0% 0	0% 0	5.88% 1	0% 0	17	4.75	2.29
Local restaurant or cafe	31.25% 5	25.00% 4	6.25% 1	12.50% 2	12.50% 2	12.50% 2	0% 0	0% 0	16	4.08	2.88
Retail/clothing /household goods	0% 0	20.00% 3	26.67% 4	6.67% 1	0% 0	26.67% 4	20.00% 3	0% 0	15	2.83	4.47
Manufacturing or trades	21.43% 3	14.29% 2	14.29% 2	7.14% 1	21.43% 3	7.14% 1	14.29% 2	0% 0	14	3.08	3.71
Childcare services	13.33% 2	20.00% 3	0% 0	33.33% 5	13.33% 2	6.67% 1	13.33% 2	0% 0	15	3.21	3.87
Health/	5.56%	33.33%	22.22%	5.56%	22.22%	11.11%	0%	0%	18	4.21	3.39

Wellness services	1	6	4	1	4	2	0	0			
Support to local entrepreneurs	27.78% 5	5.56% 1	27.78% 5	5.56% 1	11.11% 2	11.11% 2	11.11% 2	0% 0	18	4.17	3.44
Other	0% 0	0% 0	25.00% 1	0% 0	0% 0	0% 0	0% 0	75.00% 3	4	0.38	6.75

Score - Sum of the weight of each ranked position, multiplied by the response count for the position choice, divided by the total contributions. Weights are inverse to ranked positions.
Avg Rank - Sum of the ranked position of the choice, multiplied by the response count for the position choice, divided by the total 'Count' of the choice.

13. 9b. If you ranked other in the previous question, please explain what other type of business you would like to see prioritized:
Short Text | Skipped: 29 | Answered: 10 (25.6%)

small business, grocery/retail, childcare options

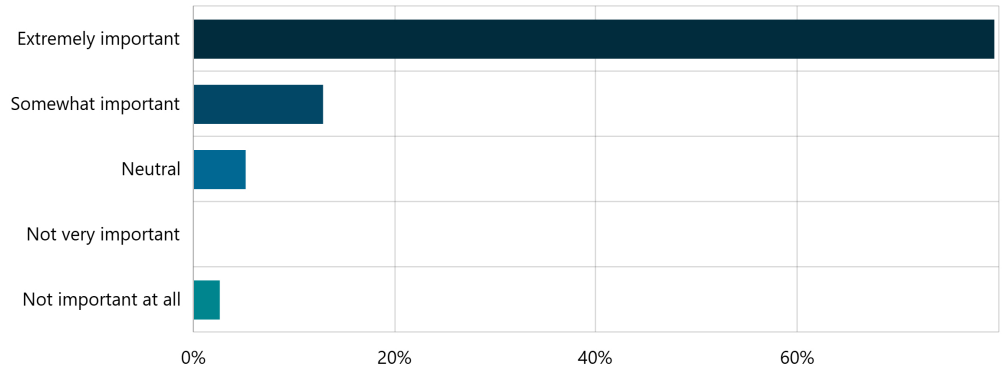
More jobs and less pot stores

Laundromat

cultural owned businesses for the community

Business owners, clothing, child daycare.

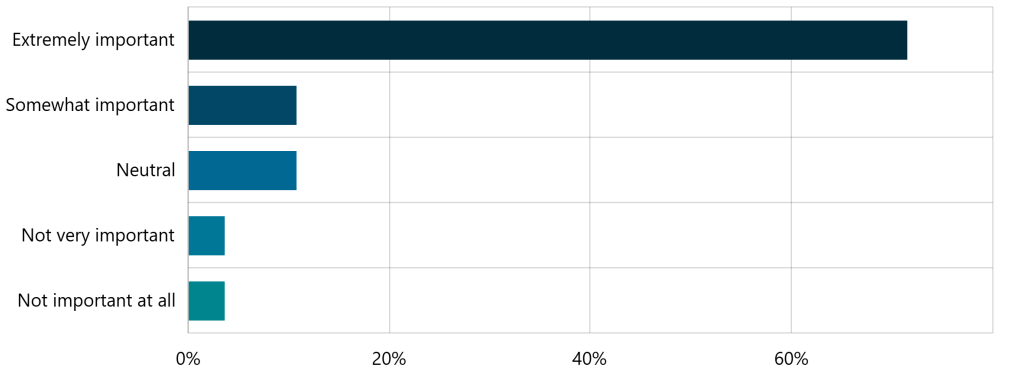
14. 10. In your opinion, how important is it for the CRA to support residents with home improvements like painting, weatherproofing, or repairs?
Multi Choice | Skipped: 0 | Answered: 39 (100%)



Answer choices	Percent	Count
Extremely important	79.49%	31
Somewhat important	12.82%	5
Neutral	5.13%	2
Not very important	0%	0
Not important at all	2.56%	1
Total	**100.00%**	**39**

15. 11. Encroachments occur when a building sits on top of a lot line. This can reduce a home's value, cause legal issues, make it harder to sell the home, and reduce the homeowner's ability to build wealth. In South Brooksville, this issue is common. In your opinion, how important is it for the CRA to support residents in resolving encroachment issues through programs such as lot line adjustments, legal assistance, or educational initiatives?

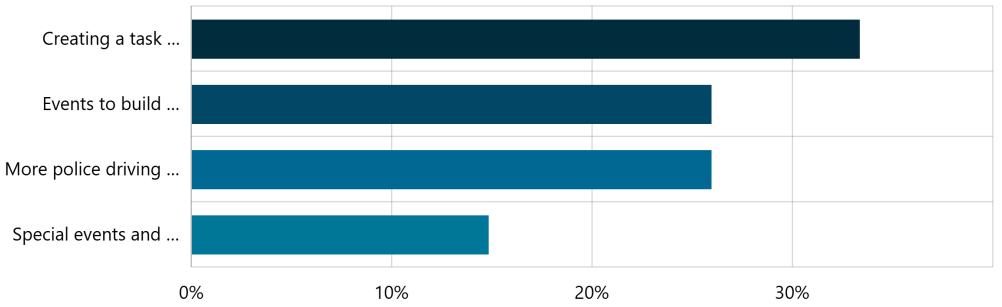
Multi Choice | Skipped: 11 | Answered: 28 (71.8%)



Answer choices	Percent	Count
Extremely important	71.43%	20
Somewhat important	10.71%	3
Neutral	10.71%	3
Not very important	3.57%	1
Not important at all	3.57%	1
Total	**100.00%**	**28**

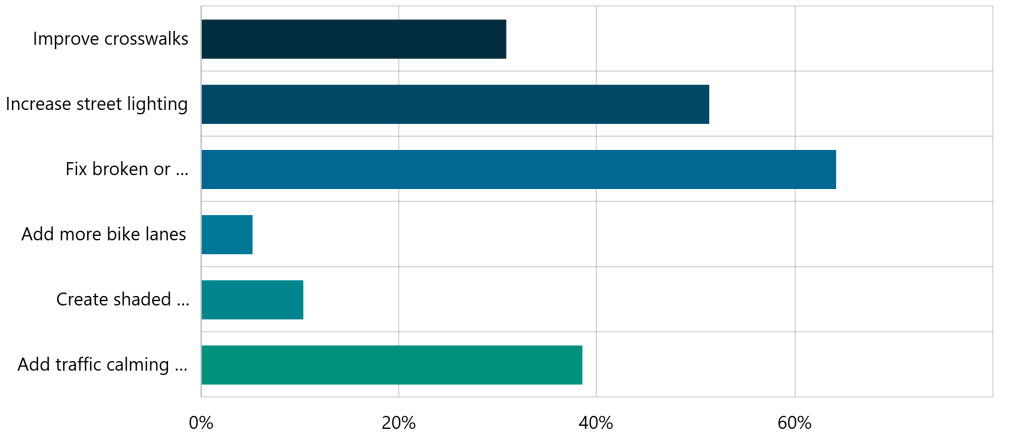
16. 12. The CRAs can use funding to help make the neighborhood safer. Which of these ideas do you think would make the area feel safer?

Multi Choice | Skipped: 12 | Answered: 27 (69.2%)



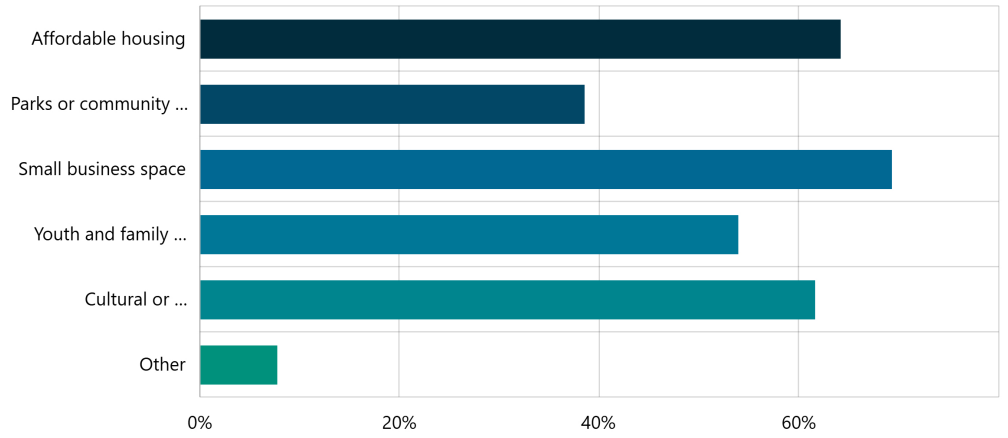
Answer choices	Percent	Count
Creating a task force of community members who are trained on how to handle safety concerns – teaching trusted residents how to spot problems, respond calmly, call the right help, and work with neighbors and police to resolve issues.	33.33%	9
Events to build relationships between community members and the police force – like "meet the officer" days, safety fairs, or officers joining in community activities.	25.93%	7
More police driving or walking through the neighborhood – especially in places where there are more problems.	25.93%	7
Special events and workshops focused on a single issue – such as a gun safety, litter abatement/dumping focused class, speeding, or drugs.	14.81%	4
Total	**100.00%**	**27**

17. 13. Improving sidewalks, lighting, and bike lanes can make it safer and easier to get around. Where should the CRA focus first to improve walking and biking conditions? (Choose top 2 priorities)
Multi Choice | Skipped: 0 | Answered: 39 (100%)



Answer choices	Percent	Count
Improve crosswalks	30.77%	12
Increase street lighting	51.28%	20
Fix broken or missing sidewalks	64.10%	25
Add more bike lanes	5.13%	2
Create shaded walking routes by planting more shade trees	10.26%	4
Add traffic calming features to control speed (e.g. traffic lights, speed humps)	38.46%	15

18. 14. Which of the following would you like more of in the South Brooksville Community Redevelopment Area? (Pick all that apply)
Multi Choice | Skipped: 0 | Answered: 39 (100%)



Answer choices	Percent	Count
Affordable housing	64.10%	25
Parks or community gardens	38.46%	15
Small business space	69.23%	27
Youth and family services	53.85%	21
Cultural or community center	61.54%	24
Other	7.69%	3

19. 15. What community events, traditions, or places in South Brooksville do you think should be preserved or celebrated as part of future plans?
Short Text | Skipped: 12 | Answered: 27 (69.2%)

Worship services, MLK,Jr. and May Day

South brooksville

other

MLK Parade is the only event that deserves significance

MLK parade along MLK. Juneteenth celebration at Lorenzo Hamilton Park

MLK Day parade. Fire safety Day. Trash pickup Day.

MLK Day parade, Hamilton Park, block parties

MLK Day

MLK Boulevard

May Day Martin Luther king day

Make a fountain or something like in citrus county icecream cute stores feels like touristy not so c…

Lorenzo Hamilton S. Park

Kennedy park

Kennedy Park

Juneteenth, historical markers, more education to community on history of the area

I do not know enough history to answer properly.

Historical sites

Frederick Kelly, Elk Lodge History; Engage in more African American Businesses; Assistance in restor…

Frederick Kelly Elks Lodge 1270

Farmers markets. Christmas. New years.

Elks lodge

Elk, Twigg St, MLK Hagoot

Dr. Martin Luther King Jr. Day Parade, Sunday Block Parties

community projects

Brotherhood Day

Ball games, community gatherings, Coach Lorenzo Hamilton Sr Park

add an event center, gathering places, walking spaces

TITLE
Rezoning Petition Submitted by Veronica Johnson (H2604)

BRIEF OVERVIEW
Rezoning Request:
Rezoning from R-1C (Residential) to AR (Agricultural/Residential)

General Location:
North side of Barnevelde Road approximately 240' from Celeste Avenue

Parcel Key Number:
73850

Summary of Applicant's Request:
The petitioner is requesting to rezone their 2.3-acre parcel from R-1C (Residential) to AR (Agricultural/Residential). The petitioner has indicated a desire to utilize their properties for a horse and for other agricultural benefits. The subject site is part of Country Estates subdivision, within the Royal Highlands area, where several other properties have been rezoned to AR (Agricultural/Residential).

FINANCIAL IMPACT
A matter of policy. There is no financial impact.

LEGAL NOTE
The Planning and Zoning Commission has jurisdiction to make a recommendation on the subject application. 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 Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from R-1C (Residential) to AR (Agricultural/Residential).

REVIEW PROCESS

Michelle Miller	Approved	02/25/2026 9:26 AM
Victoria Via	Approved	02/25/2026 9:43 AM
Natasha Lopez Perez	Approved	02/25/2026 11:19 AM
Toni Brady	Approved	02/26/2026 7:16 AM

RESULT: ADOPTED

MOVER:	Nicholas Holmes
SECONDER:	Steven Markford
AYES:	Birren, Holmes, Markford, McDonald and Noe

STAFF REPORT

HEARINGS:	Planning & Zoning Commission: March 9, 2026 Board of County Commissioners: May 5, 2026
APPLICANT:	Veronica Johnson
FILE NUMBER:	H-26-04
REQUEST:	Rezoning from R-1C (Residential) to AR (Agricultural/Residential)
GENERAL LOCATION:	North side of Barnevelde Road approximately 240' from Celeste Avenue
PARCEL KEY NUMBER(S):	73850

APPLICANT'S REQUEST

The petitioner is requesting to rezone their 2.3 parcel from R-1C (Residential) to AR (Agricultural/Residential). The petitioner has indicated a desire to utilize their properties for a horse and for other agricultural benefits. The subject site is part of Country Estates subdivision which is in the Royal Highlands area where several other properties have been rezoned to AR (Agricultural/Residential).

Site Size	2.3 Acres	
Surrounding Zoning; Land Uses	North:	R-1C; Single-family
	South:	R-1C; Single-family
	East:	R-1C; Single-family
	West:	R-1C; Single-family
Current Zoning:	R1 C (Residential)	
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

The Hernando County Utilities Department (HCUD) has indicated they currently do not supply water or sewer service to these parcels. Water and sewer service is not available to these parcels. HCUD has no objection to the requested zoning change.

ENGINEERING REVIEW

The subject site is in the Royal Highlands area.

A driveway apron meeting the requirements of Hernando County Facility Design Guideline IV-26/Residential Connection (asphalt or concrete) is required.

LAND USE REVIEW

Minimum AR (Agricultural/Residential) Building Setbacks:

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

The AR 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.

(b) Agricultural/residential:

i. Single-family dwelling

COMPREHENSIVE PLAN REVIEW

The subject is located within the Rural Land Use designation on the County's adopted Comprehensive Plan. The petitioner's parcel is located near the Royal Highlands area which is currently in transition with many parcels in close proximity requesting rezoning from R-1C (Residential) to AR (Agricultural/Residential) due to the rural nature of the area.

Future Land Use, 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 parcel is within the Rural land use classification and is surrounded by residential parcels over 1.0 acre in size. The proposed rezoning is consistent with the strategies for rural density and the pattern of land development on the surrounding parcels.

FINDINGS OF FACT

The requested rezoning from R-1C (Residential) to AR (Agricultural/Residential is appropriate based on the following findings of fact:

- The request is consistent with the Comprehensive Plan and is compatible with the surrounding uses.
- Several other lots near this one have already been rezoned to AR.

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 R-1C (Residential) to AR (Agricultural/Residential).

HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. H-26-04 Official Date Stamp:

RECEIVED
NOV 26 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: 11-25-2025

APPLICANT NAME: Veronica L Johnson
Address: 13239 Barnevelde Rd.
City: Weeki Wachee State: FL Zip: 34614
Phone: 352-403-6308 Email: vrice1123@aol.com
Property owner's name: *(if not the applicant)* same

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): 73850
2. SECTION , TOWNSHIP , RANGE
3. Current zoning classification: RIC
4. Desired zoning classification: AR
5. Size of area covered by application: 2.3 acres
6. Highway and street boundaries: Barnevelde + Celeste.
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: none)

PROPERTY OWNER AFFIDIVAT

I, Veronica L. Johnson, 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.

Veronica L Johnson
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 26th day of November, 20 25, by Veronica Johnson who is ☐ personally known to me or ☑ produced FL DL as identification.

Alaina Kidd
Signature of Notary Public

ALAINA KIDD
Notary Public - State of Florida
Commission # HH 307422
My Comm. Expires Aug 31, 2026
Bonded through National Notary Assn.
Notary Seal/Stamp

Effective Date: 05/15/20 Last Revision: 05/15/20

November 26th, 2025

To whom it may concern,

In regard to my property at 13239 Barnevelde Rd, Key number 73850, I am asking the board to allow the rezoning currently R1C to AR.

My request is based on wanting to fulfill my granddaughter's dream to have a horse just as I did when I was her age and my desire to add a building on to the property to store my tractor and all the other things I use to maintain my home.

Thank you for your time

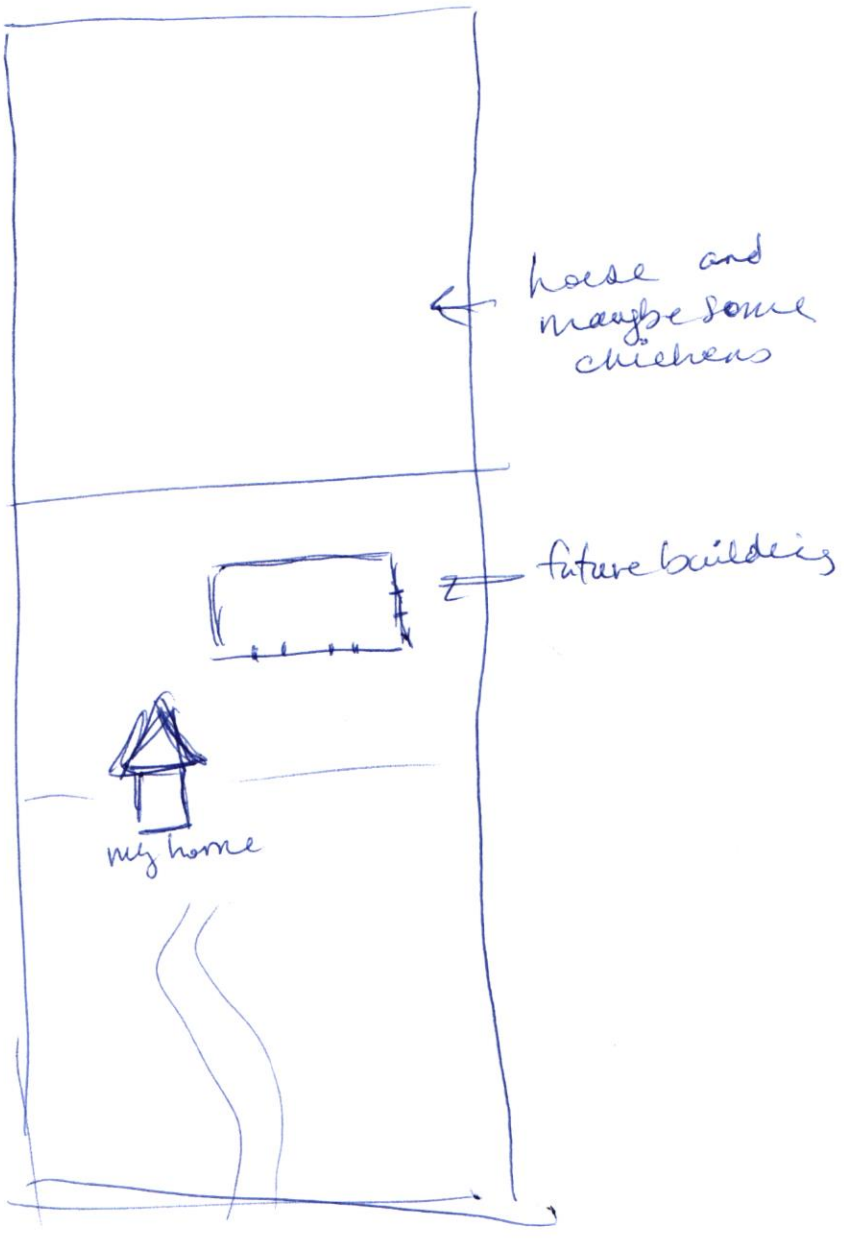
Sincerely,

Veronica L Johnson

State of Florida
County of Hernando
The foregoing instrument was acknowledged before me 26 day of November 2025
Hope Figueroa
Your Name Here, Notary Public
My Commission Expires 9/29/2029

Veronica L. Johnson
13239 Barnevelde Rd
Weeki Wachee, FL.
34614
County Estates

Reg # 73850



Sorry Im not an artist ☺

H2604 Aerial Map



2/17/2026, 3:39:39 PM

Parcels

Parcels (Labels)

Parcel Dimensions

Parcel Lines (Easement Historic)

Historic

Cross Streets

Streets

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

60cm Resolution Metadata

1:2,279

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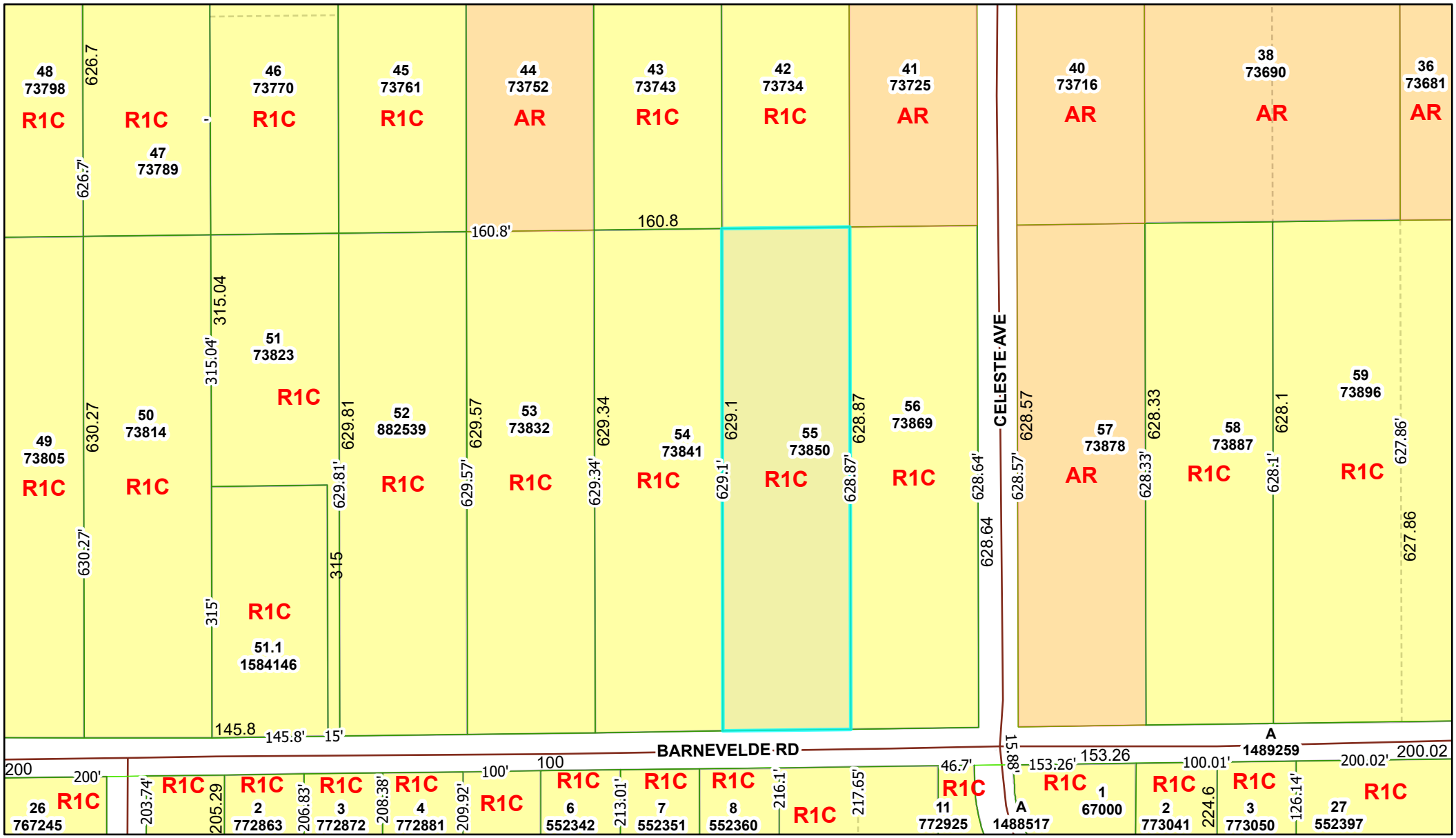
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State of Florida, Vantor

Hernando County Central GIS

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H2604 Zoning Map



2/17/2026, 3:39:20 PM

Zoning (Hernando Builders)

- Agricultural Residential
- Residential
- Parcels

Parcels (Labels)

Parcel Dimensions

Parcel Lines (Easement Historic)

- Historic

Cross Streets

Streets

1:2,279

0 0.01 0.03 0.06 mi

0 0.03 0.06 0.11 km

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

Hernando County Central GIS
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TITLE
Master Plan Revision Petition Submitted by ART ERI, LLC (H2607)

BRIEF OVERVIEW
Request:
Re-Establish Master Plan on Property Zoned PDP(SF) Planned Development Project (Single Family)

General Location:
North of Norvell Road, east of Sheffield Road, south of Courtland Road and west of Ludlow Lane

Parcel Key Number:
1850562

Summary of Applicant's Request:
The applicant is requesting to reestablish a Master Plan for a previously approved single-family home project. The subject property was previously rezoned to Planned Development Project (Single Family) under file H-21-02 on **April 13, 2021**. The project initially consisted of 6.6 acres under H-21-02; currently the parcel is 5.3 acres. The proposed site has remained undeveloped since the previous Master Plan approval. The applicant is requesting no changes or deviations from the previously approved master plan.

The petitioner has indicated the use of individual advanced septic systems for each lot in accordance with Section 28-99 of the Hernando County Code of Ordinances. The petitioner's proposed minimum lot size is 10,000 square feet. The proposed lot sizes comply with the minimum code criteria based upon the total acreage and average lot size based upon an additional restriction placed upon proposed Tract A, which is identified on the Master Plan. These proposed lots are similar in size to other residential lots in the area, which are served by standard septic tanks.

FINANCIAL IMPACT
A matter of policy. There is no financial impact.

LEGAL NOTE
Master Plan Revisions considered a substantial deviation and require modification to the approved master plan and approval by the Governing Body are contained in Appendix A (Zoning), Article VIII, Section 4. The Planning and Zoning Commission has jurisdiction to make a recommendation on the subject application. The Applicable Criteria for Planned Development Projects are contained in Appendix A (Zoning) Article VIII. The Planned Development Project master plan must be consistent with the Comprehensive Plan.

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 reestablish the Master Plan for a property zoned PDP(SF) Planned Development Project (Single Family) with performance conditions.

REVIEW PROCESS

Michelle Miller	Approved	02/25/2026 9:24 AM
Victoria Via	Approved	02/25/2026 9:43 AM
Natasha Lopez Perez	Approved	02/25/2026 11:16 AM
Toni Brady	Approved	02/26/2026 7:15 AM

RESULT:	**ADOPTED**
MOVER:	Justin Noe
SECONDER:	Jonathan McDonald
AYES:	Birren, Holmes, Markford, McDonald and Noe

STAFF REPORT

HEARINGS: Planning & Zoning Commission: March 9, 2026
Board of County Commissioners: May 5, 2026

APPLICANT: ART ERI, LLC

FILE NUMBER: H-26-07

REQUEST: Re-Establish Master Plan on Property Zoned PDP(SF)/ Planned Development Project (Single Family)

GENERAL LOCATION: North of Norvell Road, east of Sheffield Road, south of Courtland Road and west of Ludlow Lane

PARCEL KEY NUMBER(S): 1850562

APPLICANT'S REQUEST

The applicant is requesting to reestablish a Master Plan for a previously approved Planned Development Project for single family homes. The subject property was rezoned to Planned Development Project Single Family under file H-21-02 on April 13, 2021. As advised in the summary of the approved file (H-21-02) approximately 1 acre was sold off. The project initially consisted of 6.6 acres under H-21-02, currently the parcel is 5.3 acres.

The petitioner has indicated the use of individual advanced septic systems for each lot in accordance with Section 28-99 of the Hernando County Code of Ordinances. The petitioner's proposed minimum lot size is 10,000 square feet. The proposed lot sizes comply with the minimum code criteria based upon the total acreage and average lot size based upon an additional restriction placed upon proposed Tract A, which is identified on the Master Plan. These proposed lots are similar in size to other residential lots in the area, which are served by standard septic tanks. Prior to the division of the 1 acre the overall gross density of the proposed project was less than 1.8 per acre. Currently the gross density would equate to less than 2.3 dwelling units per acre. The proposed site has remained undeveloped since the previous Master Plan approval. The applicant is requesting no changes or deviations from the previously approved master plan.

Site Characteristics

Site Size	5.3 Acres	
Surrounding Zoning; Land Uses	North:	PDP(SF); Single-Family Residential
	South:	PDP(SF); Single-Family Residential
	East:	PDP(SF); Single-Family Residential
	West:	PDP(SF); Single-Family Residential
Current Zoning:	PDP(SF); Single-Family Residential	
Future Land Use Map Designation:	Residential	

ENVIRONMENTAL REVIEW

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

UTILITIES REVIEW

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

- HCUD does not currently provide water or wastewater service to the subject parcel.
- Central water service is available.
- Central wastewater service is not available.
- HCUD has no objection to the proposed master plan revision to divide the parcel into twelve (12) 0.25-acre lots, subject to the following conditions:
    - Approval from the Health Department for an appropriate Onsite Sewage Treatment and Disposal System (OSTDS).
    - Connection to the central water system at the time of site development.

ENGINEERING REVIEW

The subject site is located north of Norvell Road, east of Sheffield Road, south of Courtland Road, and west of Ludlow Lane. The County Engineer has reviewed the petitioner's request and provided the following comment:

- Verify the Summary on Page 2 of the narrative, which states: *"…to develop forty-two (12) lots for single-family homes."* (The reference to "forty-two" was identified as a typographical error.)

The petitioner has submitted an amended narrative correcting the total number of lots to twelve (12). The County Engineering Department has no further concerns.

LAND USE REVIEW

The applicant is proposing to reestablish a Master Plan on Property Zoned PDP(SF)/ Planned Development Project (Single Family) with no requested deviations.

Internal Setbacks:

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

A 5' natural buffer is proposed along the boundaries of the property adjacent to existing and residential lots.

Comments: No deviations in setbacks are being requested

Lot Sizes and Layout

The Hernando County Code of Ordinances, Section 28-99 – Restrictions as to number of systems per lot provides the regulatory framework for new residential developments utilizing septic tanks for wastewater disposal:

Sec. 28-99. - Restrictions as to number of systems per lot.

a. In residential developments where a central water supply system is utilized, a maximum of one individual sewage disposal system per twenty-one thousand five hundred (21,500) square foot lot is allowed.
b. In residential developments where individual wells are utilized, a maximum of one individual sewage disposal system per each one (1) acre lot is allowed.
c. In planned development projects on a central water supply, the minimum lot size requirements per individual sewage disposal may be modified provided the overall density of the project does not exceed one (1) septic tank per twenty-one thousand five hundred (21,500) square feet and is subject to approval by the county planning and zoning commission.

Comments: For consistency and to maintain the historical context of the file, the following comment from the initial rezoning staff report is incorporated into the current rezoning review for clarification:

"*The petitioner is requesting a minimum lot size of 10,000 square feet. The site is 6.6 acres; however, the petitioner initially had requested approximately 1.0 acre to be sold to an adjacent property owner without any development restrictions. This left a total project area for the proposed development of 243,936 square feet and the potential of an additional septic to be developed on the remaining acre once sold. The 12 lots requested would equate to an average of one septic tank per 20,328 square feet of site*

area. This distribution did not meet the minimum septic tank density of 1 tank per 21,500 square feet of site area, Section 28-99(C) of the Code of Ordinances and it was recommended that the maximum number of lots allowable on this parcel be reduced to eleven (11).

After the initial analysis, the petitioner limited the site development potential of the 1-acre lot being sold to the adjacent property owner (referred to as Tract A on the master plan). The revised master plan states that Tract A is designated as a buffer and no primary dwelling unit or additional septic system will be located on this tract. With this development restriction, the total acreage for the property can be used to calculate the septic tank density. The project area, including Tract A, is 287,496 square feet. The 12 lots requested would result in an average of one septic tank per 23,958 square feet of site are. This distribution meets the minimum septic tank density of 1 tank per 21,500 square feet of site area, Section 28-99(C) of the Code of Ordinances."

COMPREHENSIVE PLAN REVIEW

Future Land Use Element

Strategy 1.04A(3): The ***Residential Category*** accommodates residential growth clustered in and around urbanized areas and those areas that maximize the efficient use of infrastructure contained in long-range facilities plans of the County.

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.

***Comments*:** The subject property is located within a residential land use category. The density proposed is 0.9 dwelling/acre, which is consistent with the density of the surrounding existing residential development.

Utilities Element

Wastewater Treatment Advancements

Strategy 6.03E(2): The County should consider methods to alleviate nutrient pollution from septic tanks including connection to central systems and the appropriate use of advanced on-site systems for single or multiple lots.

Comments: According to the Florida Department of Health in Hernando County, since the subject site is located within the Weeki Wachee Priority Focus Area, the developer will be required to utilize nitrogen reducing systems for each individual residential lot, as the lot sizes requested are under 43,560 square feet.

Conservation Element

Invasive and Noxious Species

Objective 10.01D: Protect plant and animal communities from the spread of invasive and noxious exotic species.

Strategy 10.01D(1): Identify problem areas where invasive exotic vegetation may threaten the functional integrity of upland, wetland and aquatic ecosystems. Plant species included on the State of Florida's Noxious Weed List and on the Florida Exotic Pest Plant Council list for the central Florida region should be included in the inventory.

Strategy 10.01D(6): Implement Florida Friendly Landscaping techniques as a means of increasing vegetation community resiliency and

resistance to the recruitment and spread of exotic and noxious plants.

Comments: Invasive plant species are present on the subject site. These species will need to be identified and removed during the development process. In addition, Florida Friendly Landscaping techniques should be implemented as well.

FINDINGS OF FACT

The request to Re-Establish the Master Plan on Property Zoned PDP(SF)/ Planned Development Project (Single Family) is appropriate based on the following findings of fact:

- No deviations are requested from the initially approved Master Plan
- The request is consistent with the Comprehensive Plan and is compatible 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 RECOMMENDATIONS:

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a Resolution approving the petitioner's request to reestablish the Master Plan for a property zoned PDP(SF)/ Planned Development Project (Single Family) 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. A wildlife survey shall be prepared by a qualified professional to identify any other listed species present prior to clearing or development activities. The petitioner is required to comply with all applicable FWC regulations.

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™ Program materials and encourage the use of the principles, techniques, and landscaping recommendations. Information on the County's Fertilizer Ordinance and fertilizer use is to be included. Educational materials are available through the Hernando County Utilities Department.

5. Invasive plant species shall be identified during the construction plan review and removed during the development process.

6. The developer shall complete a water capacity analysis (including necessary fire service/hydrant spacing) during the subdivision review process and connect to the central water system at the time of vertical construction.

7. The subject property is located within the Weeki Wachee Priority Focus Area of Springs Protection and is subject to nitrogen reducing systems if any individual lot is less than 43,560 square feet.

8. Minimum Building Setbacks:
   Front: 25'
   Side: 10'
   Rear: 20'

9. A 5' natural vegetated buffer enhanced to 80% opacity shall be constructed along the boundaries of the property adjacent to existing residential lots.

10. The minimum lot size of 10,000 square feet is approved, subject to a maximum of 12 lots to comply with the minimum septic tank density requirements in Section 28-99(c) of the Hernando County Code of Ordinances. Tract A will be designated as a buffer, and no primary dwelling unit or additional septic system will be located on this tract.

11. 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. 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.

HERNANDO COUNTY ZONING AMENDMENT PETITION

File No H2607 Official Date Stamp

RECEIVED
DEC 03 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: 11/5/2025

APPLICANT NAME: ART ERI, LLC
Address: 10295 Fairchild Road
City: Spring Hill State: FL Zip: 34608
Phone: 646-262-0077 Email: sam.feti@gmail.com
Property owner's name: *(if not the applicant)*

REPRESENTATIVE/CONTACT NAME: Alan K. Garman
Company Name: ProCivil360, 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): 1850562
2. SECTION 5, TOWNSHIP 23, RANGE 18
3. Current zoning classification: PDP (SF)
4. Desired zoning classification: PDP (SF)
5. Size of area covered by application: 6.6
6. Highway and street boundaries: Sheffield Road and Norvell 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:)

PROPERTY OWNER AFFIDIVAT

I, Safet Mulaj, 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)* ProCivil 360, LLC to submit an application for the described property.

X _____
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 10 day of October, 20 25, by Safet Mulaj who is personally known to me or produced FL DL as identification.

_____
Signature of Notary Public

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

Notary Seal Stamp

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

NARRATIVE

FOR

Sheffield Subdivision

Rezoning / Master Plan

December 2025

Project Location: The property in question is 5.34 acres. It is located on the Southeast Corner of Sheffield Road and Courtland Road. It is in Section 5, Township 23 South, Range 18 East Hernando County. It is known as Key number 1850562.

Present Zoning: The land is presently zoned PDP (SF) per rezoning H-21-02.

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

Desired Zoning: The applicant is desirous to revise the Master Plan with the same zoning.

Summary of Request: The applicant is desirous to rezone the property to PDP(SF) to develop twelve (12) lots for single family homes. The typical lot size is 0.25+ acres. (80' x 135' min)

Internal Setbacks:
Front: 25'
Sides: 10'
Rear: 20'

No deviations in setbacks are being requested.

Buffers: The proposed use will abut Existing Single Family Houses for a majority of the proposed lots. A five foot natural enhanced vegetative buffer with 80% opacity, is proposed on any lot lines abutting existing residential.

Access: The site is accessed from Courtland Road, Sheffield Road, and Norvell Road, all county-owned right-of-way. The proposed design utilizes all existing Right of Ways for access to the individual lots in the subdivision.

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.

Streets: All streets surrounding the project, Courtland, Norvell, and Sheffield Roads are established constructed County owned Right of Ways. There should be no need for any improvements in the area.

Sanitary Sewer: The project will be served by septic tanks. The calculations indicate approximately 13 septic systems. We are proposing 12.

Potable Water: All of the existing Hernando County roadways currently have waterlines located in them. Courtland Road has a 6" Norvell has an 8" waterline and Sheffield has a 4" waterline.

Environmental: The existing soils and vegetation support habitat for gopher tortoise. The Developer will, prior to any construction, conduct a wildlife assessment.

Floodplain: The project is located within the Willow Sink Basin. The FEMA map indicates the entire project is located in Zone X with a small AE designation located where the proposed pond is located with an elevation of 51.0'. The Floodplain will be compensated for accordingly during the construction plan phase of the design.

Drainage: If approved, the project will be reviewed for drainage improvements and its effect on neighboring lands by Hernando County and the Southwest Florida Water Management District (SWFWMD). The site will be required to meet the following, for the major system:

Water quality capture and treatment
25 Year peak rates of flow attenuation
100 Year detention of runoff volume.

One large retention area is proposed at the existing low area. This area will be improved to the design calculation specifications. The system will recover through percolation of the existing soils.

Traffic: Based on the latest tables from the ITE manual, the proposed project may generate up to 12 Peak Hour PM Trips. This will be further addressed at the time of concurrency when a traffic study may be required.



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

SHEFFIELD SUBDIVISION
HERNANDO COUNTY, FLORIDA

MASTER PLAN

PM/DRAWN BY: FAD
SCALE: SEE PLAN
DATE: 9/29/25
SEC: 5
TWP: 23S
RANGE: 18E
JOB NUMBER: 25043
SHEET NO: 1 OF 1

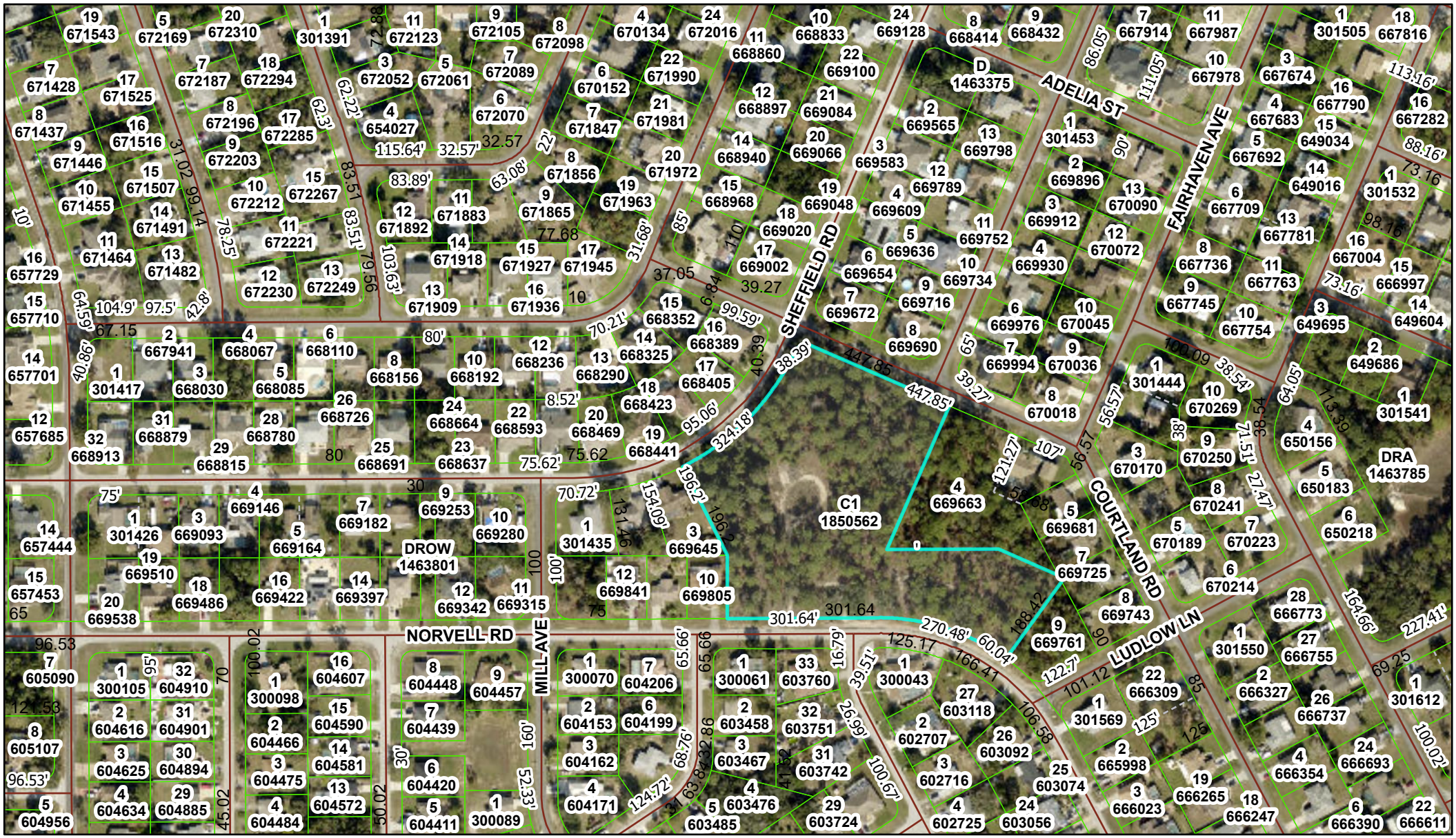
LARRY D. BOONE
FL PE 49670
EXAMINED AND APPROVED
DATE:

DIGITALLY ELECTRONIC SIGNATURE NOTE

DESCRIPTION / REVISION HISTORY | REV. BY | DATE

User Name: fdica Plot Date: Dec 01, 2025 - 1:42pm Drawing Name: W:\PROCIVIL\2025 Projects\PRO25043 - Sheffield Subdivision\25043ste.dwg

H2607 Aerial Map



2/17/2026, 3:37:54 PM

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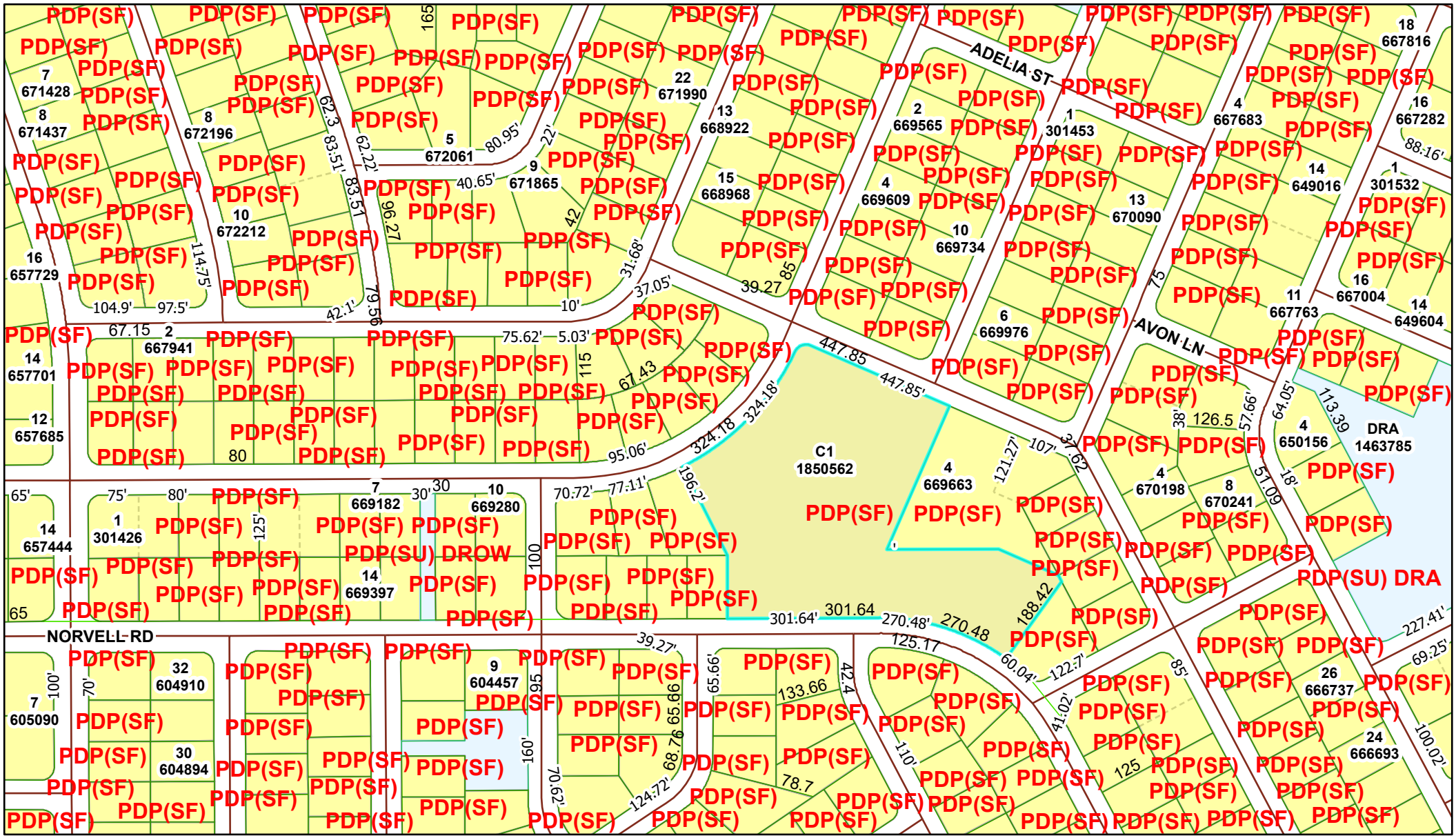
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State of Florida, Vantor

- Parcels
- Parcels (Labels)
- Parcel Dimensions
- Parcel Lines (Easement Historic)
- Historic
- Cross Streets
- Streets
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations

Hernando County Central GIS
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H2607 Zoning Map



2/17/2026, 3:38:14 PM

Zoning (Hernando Builders)

- Residential
- Special Use
- Parcels

Parcels (Labels)

Parcel Dimensions

Parcel Lines (Easement Historic)

- Historic

Cross Streets

- Streets

1:3,596

0 0.03 0.05 0.1 mi

0 0.04 0.09 0.17 km

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

Hernando County Central GIS

© Hernando County Central GIS

TITLE
Master Plan Revision Petition Submitted by 15464 Cortez Blvd, LLC (H2541)

BRIEF OVERVIEW
Request:
Master Plan Revision on PDP(GC)/ Planned Development Project (General Commercial) to incorporate a Rezoning from C-2/ Commercial to PDP(GC)/ Planned Development Project (General Commercial)

General Location:
Southeast side of Cortez Boulevard, approximately 1,505 feet to Winter Street

Parcel Key Number:
1215483, 1001720

Summary of Applicant's Request:
The petitioner is requesting a rezoning from PDP(GC)/ Planned Development Project (General Commercial) and C-2 (General Commercial) to PDP(GC)/ Planned Development Project (General Commercial) to allow the redevelopment of the site with an upscale restaurant and the potential development of a future secondary commercial building. The proposed construction of the property will not exceed 30,000 square feet with a maximum building height of 45 feet.

The subject property currently contains a 1,998-square-foot professional office building and a 1,680-square-foot warehouse, formerly occupied by the Salvation Army. The proposed restaurant will be located towards Cortez Boulevard (SR 50) to maximize visibility and will utilize the existing access point along Cortez Boulevard.

A second commercial building is proposed on the southern portion of the site, where the current Salvation Army building and parking area is located. Parking for the restaurant will be situated between the two proposed building areas, and stormwater retention is planned for the northeastern corner of the property.

FINANCIAL IMPACT
A matter of policy. There is no financial impact.

LEGAL NOTE
Master Plan Revisions considered a substantial deviation and require modification to the approved master plan and approval by the Governing Body are contained in Appendix A (Zoning), Article VIII, Section 4. The Planning and Zoning Commission has jurisdiction to make a recommendation on the subject application. The Applicable Criteria for Planned Development Projects are contained in Appendix A (Zoning), Article VIII. The Planned

Development Project master plan must be consistent with the Comprehensive Plan.

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 Master Plan revision on PDP(GC)/ Planned Development Project (General Commercial) to incorporate a Rezoning from C-2/ Commercial to PDP(GC)/ Planned Development Project (General Commercial) with performance conditions.

REVIEW PROCESS

Michelle Miller	Approved	02/24/2026 11:56 AM
Victoria Via	Approved	02/24/2026 1:27 PM
Natasha Lopez Perez	Approved	02/25/2026 10:17 AM
Toni Brady	Approved	02/26/2026 7:12 AM

RESULT:	**ADOPTED**
MOVER:	Justin Noe
SECONDER:	Nicholas Holmes
AYES:	Birren, Holmes, McDonald and Noe
NAYES:	Markford

STAFF REPORT

HEARINGS:	Planning & Zoning Commission: Board of County Commissioners:	March 9, 2026 May 5, 2026
APPLICANT:	15464 Cortez Blvd, LLC	
FILE NUMBER:	H-25-41	
REQUEST:	Master Plan revision on PDP(GC)/ Planned Development Project (General Commercial) to incorporate a Rezoning from C-2/ Commercial to PDP(GC)/ Planned Development Project (General Commercial)	
GENERAL LOCATION:	Southeast side of Cortez Boulevard approximately 1,505 feet to Winter Street	
PARCEL KEY NUMBER(S):	1215483, 1001720	

APPLICANT'S REQUEST

The petitioner is requesting a rezoning from PDP(GC)/ Planned Development Project (General Commercial) and C-2 (General Commercial) to PDP(GC)/ Planned Development Project (General Commercial) to allow the redevelopment of the site with an upscale restaurant and the potential development of a future secondary commercial building. The proposed construction of the property will not exceed 30,000 square feet with a maximum building height of 45 feet. The subject property currently contains a 1,998-square-foot professional office building and a 1,680-square-foot warehouse, formerly occupied by the Salvation Army. The proposed restaurant will be located towards Cortez Boulevard (SR 50) to maximize visibility and will utilize the existing access point along Cortez Boulevard for ingress and egress.

A second commercial building is proposed on the southern portion of the site, where the current Salvation Army buildings and parking area is located. Parking for the restaurant will be situated between the two proposed building areas, and stormwater retention is planned for the northeastern corner of the property.

The petitioner has indicated that existing vegetation along the northern, southern, and eastern property lines will be retained to serve as natural buffers. Although the site borders Arizona Street, no access to this roadway is proposed. A deviation is requested to allow this, supporting the preservation of a continuous buffer between the development and adjacent rural residential lots. Majority of the site was previously cleared for the Salvation Army development. Existing structures are proposed to be removed during redevelopment but may be used temporarily during the transition.

Requested Deviations:

1. Front Setback (Cortez Boulevard) – 75 feet (requested deviation from the required 125 feet)

2. Reverse Frontage Road Connection – Deviation to eliminate the required connection to Arizona Street

SITE CHARACTERISTICS

Site Size	6.5 Acres	
Surrounding Zoning; Land Uses	North:	Cortez Blvd & C2; Developed
	South:	R1A/C2: Undeveloped/ Developed
	East:	AR-2; Developed
	West:	Cortez Blvd & C-2; Undeveloped
Current Zoning:	C-2 & PDP(GC)	
Future Land Use Map Designation:	Commercial	

ENVIRONMENTAL REVIEW

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.

UTILITIES REVIEW

Hernando County Utilities Department (HCUD) does not currently supply water or wastewater service to this parcel. There is a 12" water main, 6" Force main, and an 8" gravity main on the west side of Cortez Boulevard. HCUD has no objection to the master plan revision and rezoning subject to a utility capacity analysis and connection to the utility system(s), as required by ordinance, at time of site development.

ENGINEERING REVIEW

The subject site is located on the Southeast side of Cortez Boulevard approximately 1,505 feet to Winter Street. The Hernando County Engineer has reviewed the petitioner's request and provided the following comments:

- A Traffic Access Analysis is required. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer to install.
- Provide for a future connection via a driveway apron to Arizona Street, as Arizona Street functions as a reverse Frontage Road.
- The Driveway Connection, Parking Space, Drive Aisle and Parking Lot Layout will need to comply with Hernando County standards.

Comments: The petitioner is requesting a deviation for the frontage road requirement of the Section 24-2 of the Land Development Regulations due to the project retaining trees for the vegetative buffer to the East along Arizona Street to protect the existing adjacent rural residential areas and that there are no frontage roads on the adjoining commercial parcels and no logical connection.

LAND USE REVIEW

The petitioner is requesting a Master Plan revision on PDP(GC)/ Planned Development Project (General Commercial) to incorporate a Rezoning from C-2/ Commercial to PDP(GC)/ Planned Development Project (General Commercial).

Residential Protection Standards:

The subject site shall be subject to the following Residential Protection Standards, in accordance with Appendix A, Article VIII, Section 6.

- There shall be no speakers or other sound equipment located within 100 feet 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 feet 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 feet of any single-family residential district property line shall be more than 20 feet 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.

Building Height

The petitioner has proposed a maximum building height of 45 feet. Along any adjacent properties zoned Agriculture or Residential; to maintain compatibility with residential standards, the petitioner shall have no building exceeding a maximum building height of 20-feet. In the case the building exceeds 20 feet in height the building setback shall be 100 feet. If the master plan is approved, the petitioner shall be required to provide the following building heights:

- Maximum Building Height 45’

  20’ Along Residential/ AG parcels

Building Setbacks:
The petitioner has proposed the following setbacks for the subject site:

- Front (Cortez Blvd): 75’ (Deviation from 125’)
- Sides: 20’
- Rear (Arizona St): 35’

Comments: For any adjacent properties zoned Agriculture or Residential, staff recommends a building setback of one hundred (100) feet if the proposed commercial building exceeds twenty (20) feet in height, to maintain compatibility with surrounding residential standards.

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

- Front (Cortez Blvd): 20’ Landscape Buffer
- Sides: 10’ Vegetative Buffer
- Rear (Arizona St): 20’ Vegetative Buffer

Comments: For any adjacent properties zoned Agriculture or Residential, staff recommends a 20-foot landscape buffer to maintain compatibility with residential standards. If the master plan is approved, the petitioner shall be required to provide the following buffers:

- Front (Cortez Blvd): 20’ Landscape Buffer
- Side (North): 10’ Natural Vegetative Buffer
- Side (Southwest): 20’ Natural Vegetative Buffer
- Side (Southeast): 10’ Natural Vegetative Buffer
- Rear (Arizona St): 20’ Natural Vegetative Buffer

Lighting:
County Land Development Regulations (LDRs) 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.

Comments: If approved, the petitioner should be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring properties.

Parking:
In accordance with the Hernando County Land Development Regulations, restaurant uses are required to provide parking at a rate of 0.5 spaces per seat. The applicant will be required to demonstrate compliance with all applicable parking requirements at the time of site plan review for the proposed commercial building.

COMPREHENSIVE PLAN REVIEW

The subject site is located within the Commercial Land use designation on the County's adopted Comprehensive Plan.

Strategy 1.04A(6): The Commercial Category provides for commercial uses including products and services along major corridors and at roadway intersections to serve residents and visitors on both a localized and regionalized basis. The Commercial Category recognizes existing commercial use corridors along U.S. Highway 19 and State Route 50 and existing and planned commercial nodes at intersections of arterial and/or collector roads. The Commercial Category includes small unmapped existing commercial properties. The Commercial Category also recognizes the ability to designate infill parcels for commercial use lying in proximity to and between, but not necessarily contiguous to, other existing commercially designated properties. Publicly owned lands along the commercial use corridors that are made available for surplus may be considered to have a Commercial designation, if the agency proceeds through the Comprehensive Plan Amendment process to amend the future land use map, in accordance with Section 163.3184, F.S.

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 request is consistent with the Comprehensive Plan, compatible with surrounding uses, and provides adequate residential protection for existing surrounding residential developments.

FINDINGS OF FACT

A Master Plan revision on PDP(GC)/ Planned Development Project (General Commercial) to incorporate a Rezoning from C-2/ Commercial to PDP(GC)/ Planned Development Project (General Commercial) is appropriate due to the following findings of fact:

1. The request is consistent with the Comprehensive Plan Strategies for the location of commercial development and the surrounding commercial 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 the petitioner's request for a Master Plan revision on PDP(GC)/ Planned Development Project (General Commercial) to incorporate a Rezoning from C-2/ Commercial to PDP(GC)/ Planned Development Project (General Commercial) 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. 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.

4. The petitioner shall provide a utility capacity analysis and connection to the utility system(s), as required by ordinance, at time of site development.

5. A Traffic Access Analysis is required. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer to install.

6. Provide for a future connection to Arizona Street via a driveway apron, as Arizona Street functions as a reverse Frontage Road. The petitioner shall be required to modify the

master plan to provide this connection in accordance with the requirements of the County Engineer.

7. The Driveway Connection, Parking Space, Drive Aisle and Parking Lot Layout will need to comply with Hernando County standards.

8. The subject site shall be subject to the following Residential Protection Standards, in accordance with Appendix A, Article VIII, Section 6.
    - There shall be no speakers or other sound equipment located within 100 feet 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 feet 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 feet of any single-family residential district property line shall be more than 20 feet 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.

9. Maximum Building Height 45’

10. <u>Building Setbacks:</u>
    - Front (Cortez Blvd): 75’ (Deviation from 125’)
    - Sides: 20’
    - Rear (Arizona St): 35’

    Along any adjacent properties zoned Agriculture or Residential; to maintain compatibility with residential standards, the petitioner shall have no building exceeding a maximum building height of 20- feet. In the case where the building exceeds 20 feet in height the building setback shall be 100 feet.

11. <u>Minimum Buffers:</u>

- Front (Cortez Blvd): 20’ Landscape Buffer
- Side (North): 10’ Natural Vegetative Buffer
- Side (Southwest): 20’ Natural Vegetative Buffer
- Side (Southeast): 10’ Natural Vegetative Buffer
- Rear (Arizona St): 20’ Natural Vegetative Buffer

For any adjacent properties zoned Agriculture or Residential, staff recommends a 20-foot landscape buffer to maintain compatibility with residential standards

12. The petitioner shall be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring properties.

13. In accordance with the Hernando County Land Development Regulations, restaurant uses are required to provide parking at a rate of 0.5 spaces per seat. The applicant will be required to demonstrate compliance with all applicable parking requirements at the time of site plan review for the proposed commercial development.

14. The applicant shall be required to demonstrate compliance with all applicable parking requirements at the time of site plan review for the proposed commercial development.

15. The petitioner shall provide a Master Plan in compliance with all the performance conditions within 30 calendar days of receipt of Board of County Commissioners action from Development Services Staff. Failure to submit the revised plan will result in no further development permits being issued.

HEARINGS:	Planning & Zoning Commission: Board of County Commissioners:	March 9, 2026 May 5, 2026
APPLICANT:	15464 Cortez Blvd, LLC	
FILE NUMBER:	H-25-41	
REQUEST:	Master Plan revision on PDP(GC)/ Planned Development Project (General Commercial) to incorporate a Rezoning from C-2/ Commercial to PDP(GC)/ Planned Development Project (General Commercial)	
GENERAL LOCATION:	Southeast side of Cortez Boulevard approximately 1,505 feet to Winter Street	
PARCEL KEY NUMBER(S):	1215483, 1001720	

Applicants' Proposed Revisions to Staff Recommendation for 3/9/26 P&Z Hearing

6. If required by the County Engineer, Petitioner shall ~~P~~provide for a future connection to Arizona Street. ~~, as Arizona Street functions as a reverse Frontage Road. The petitioner shall be required to modify the master plan to provide a frontage road in accordance with the County Engineer requirements.~~

11. Minimum Buffers:
    - Front (Cortez Blvd): 20' Landscape Buffer
    - Sides (North & South): 10' Natural Vegetative Buffer (Deviation from 20' Landscape Buffer adjacent to Parcel Key 1001702)
    - ~~Side (Southwest): 20' Natural Vegetative Buffer~~
    - ~~Side (Southeast): 10' Natural Vegetative Buffer~~
    - Rear (Arizona St): 20' Natural Vegetative Buffer

    For any adjacent properties zoned Agriculture or Residential, staff recommends a 20-foot landscape buffer to maintain compatibility with residential standards

HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. _____ Official Date Stamp:

RECEIVED
DEC 03 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: 11/21/2025

APPLICANT NAME: 15464 Cortez Blvd, LLC
Address: 19701 Sterling Bluff Way
City: Brooksville State: FL Zip: 34601
Phone: 352-573-0792 Email: davejohnsonfl88@gmail.com
Property owner's name: *(if not the applicant)* _____

REPRESENTATIVE/CONTACT NAME: _____
Company Name: Coastal Engineering Associates, Inc.
Address: 966 Candlelight Boulevard
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): 01215483, 1001720
2. SECTION 26, TOWNSHIP 22S, RANGE 18E
3. Current zoning classification: PDP/GC, C2
4. Desired zoning classification: PDP/GC
5. Size of area covered by application: 6.5 acres
6. Highway and street boundaries: Arizona and Cortez Blvd
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, David B. Johnson, as Manager of 15464 Cortez Blvd, LLC, 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)*: Coastal Engineering Associates, Inc.
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 24 day of November, 20 25, by David B. Johnson who is personally known to me or produced [redacted] as identification.

_____
Signature of Notary Public

Notary Public State of Florida
Deanne R Leto
My Commission HH 668180
Expires 4/22/2029

Notary Seal/Stamp

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

Rezoning Application Narrative

Parcel Keys 1215483 and 1001720

Applicant : Dave Johnson, 15464 Cortez Blvd. LLC



Figure 1. Parcel Keys 1215483 and 1001720- Aerial and Location Map

General:

The overall site totals 6.518 acres. Parcel Key 1215483 (5.6 acres) was formerly the site of the Salvation Army and consists of a 1,998 square foot professional building and a 1,680 square foot warehouse. Parcel Key 1001720 (0.918 acres) is vacant. The property is located on the south side of Cortez Boulevard (SR 50), approximately 1,500 feet east of Winter Street. Refer to Figure 1 above for the general location and aerial view.

Site Zoning and Land Use:

The property is currently zoned Highway Commercial (C-2) and Planned Development Project/General Commercial (PDP/GC). Parcel Key 1215483 is split zoned PDP/GC and C2. Parcel key 1001720 is zoned C2. Please refer to Figure 2 below for the site zoning.

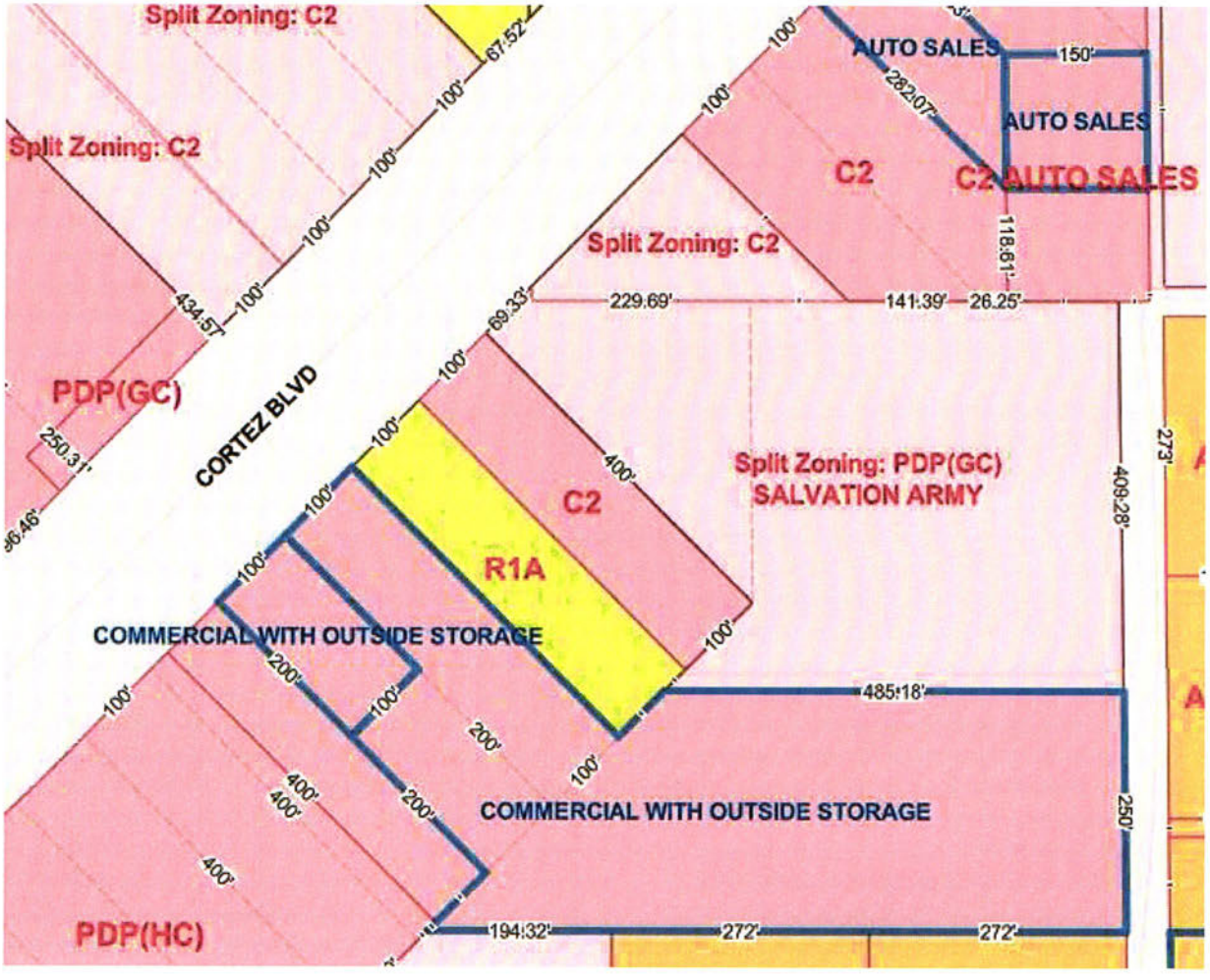


Figure 2. Parcel Key 1215483 and 1001720- Zoning Map

The property is currently designated as Commercial and Rural on the Comprehensive Plan Future Land Use Map. The majority of Parcel Key 1215483 is within the Commercial Category with a portion of the rear of the site in the Rural Category. Parcel key 1001720 is entirely within the Commercial Category. Please refer to Figure 3 below for the FLUM designations.



Figure 3. Parcel Key 1215483 and 1001720- Future Land Use Map

The following table identifies adjacent zoning and the comprehensive plan's future land use map designations.

	Zoning	FLU	Property Use
North	C2	Commercial	Commercial
South	R 1A and PDP(HC)	Commercial	Vacant, Commercial
East	AR2	Rural	Rural Residential
West	C2	Commercial	Commercial

Request:

The applicant is requesting a change in zoning from Highway Commercial (C2) and Planned Development Project/General Commercial (PDP/GC) to a Planned Development Project/General Commercial (PDP/GC) zoning designation, and to approve a revised master plan. Parcel Key 1215483 was previously zoned and master planned for a Salvation Army facility by H 00-45.

Project Description:

The applicant intends to redevelop the site with an upscale restaurant and the potential of a separate commercial building. As shown on the proposed master plan, the restaurant would front SR 50 for visibility, and the access to SR 50 would remain at the existing location. The future second building on site would be located along the southern boundary of the property, in the area previously utilized for the Salvation Army buildings and parking. These existing buildings may be retained and utilized for an indefinite period of time.

Parking for the restaurant would be located between the two building areas and on Parcel Key 1001720. Cross access to the south from Parcel Key 1001720 will be provided, if required. Stormwater retention will be provided on site and will likely be in the northeastern portion of the property.

The subject property is well treed along its boundaries to the north, south and east, and that vegetation will be retained to provide appropriate vegetative buffers. While the property is adjacent to Arizona Street, no connection to that street is anticipated. This will allow a continuous buffer from the rural residential lots to the east. Soils on site consist

entirely of Candler fine sands, conducive to development and drainage retention. The project will be served by the Hernando County Utilities Department and potable water and wastewater infrastructure lies in the SR 50 ROW. Most of Parcel Key 1215483 has already been cleared for the Salvation Army development. The existing structures will likely be demolished as part of the development process but may be utilized in the interim.

Comprehensive Plan Consistency:

The subject property is primarily designated Commercial on the future land use map. The southern portion of Parcel Key 1215483 (roughly 20%) is designated Rural on the future land use map. The request is consistent with the following Goals, Objectives and Strategies from the Hernando County 2040 Comprehensive Plan.

Strategy 1.04A(6): The Commercial Category provides for commercial uses including products and services along major corridors and at roadway intersections to serve residents and visitors on both a localized and regionalized basis. The Commercial Category recognizes existing commercial use corridors along U.S. Highway 19 and State Route 50 and existing and planned commercial nodes at intersections of arterial and/or collector roads...

Analysis: The site is located along the SR 50 commercial corridor.

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.

Analysis: Pre-existing developed commercial areas (Salvation Army site/Parcel Key 1215483) are considered to be part of the commercial designation even if not mapped.

Commercial Category Mapping Criteria: The Commercial Category includes commercial corridors along U.S. 19 and S.R. 50 and designated commercial nodes at intersections of arterial and/or collector roads intended primarily for commercial development with a wide variety of uses.

Map Interpretation Guidance: Areas considered to have a Commercial Category designation but not shown on the Future Land Use Map 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.

Strategy 1.04A(1): The Future Land Use Map is the guiding graphic document that shows the general character and locations of anticipated future development. The Future Land Use Map shall be used and interpreted in conjunction with the Goals, Objectives and Strategies of this Plan. The categories on the Future Land Use Map illustrate the predominant future character of the area indicated and are not intended to be parcel-specific and may not match the zoning designations or boundaries in existence at the time of Plan adoption. Rather, they indicate the anticipated future disposition of the land's character with which future zoning, rezoning, development and redevelopment will be generally consistent.

Overall Analysis: The Future Land Use Map is not intended to be parcel specific, may not match the zoning boundaries, and the Commercial corridor designation is intended to identify the appropriate location of commercial development. The entire site is commercially zoned and developed and therefore is considered to be entirely within the commercial land use category as generally depicted on the Future Land Use Map.

Proposed Dimensional Standards:

Maximum square feet-30,000 square feet
Maximum Height-45 feet
Minimum Perimeter Setbacks
Front (SR 50) - 75 feet (deviation from 125 feet)
Sides- 20 feet
Rear (Arizona Street) 35 feet

Buffers-The master plan will meet the minimum buffer and landscape requirements of the Community Appearance Ordinance. Buffer widths will range from 10 feet to 20 feet, with 20 feet provided along SR 50 and Arizona Street. The buffer along SR 50 will be landscape, while the other buffers will be vegetative, utilizing the existing mature flora as much as possible.

Site Conditions

Topography

The site is relatively flat and sits at an elevation of 80 feet above MSL Please refer to Figure 4.



Figure 4. Parcel Key 1215483 and 1001720-Topography Map

Floodplain

The site is not located in a designated floodplain. There is a small area adjacent to the primary building, access drive and parking that presently qerves as retention for the site. Please refer to Figure 5.

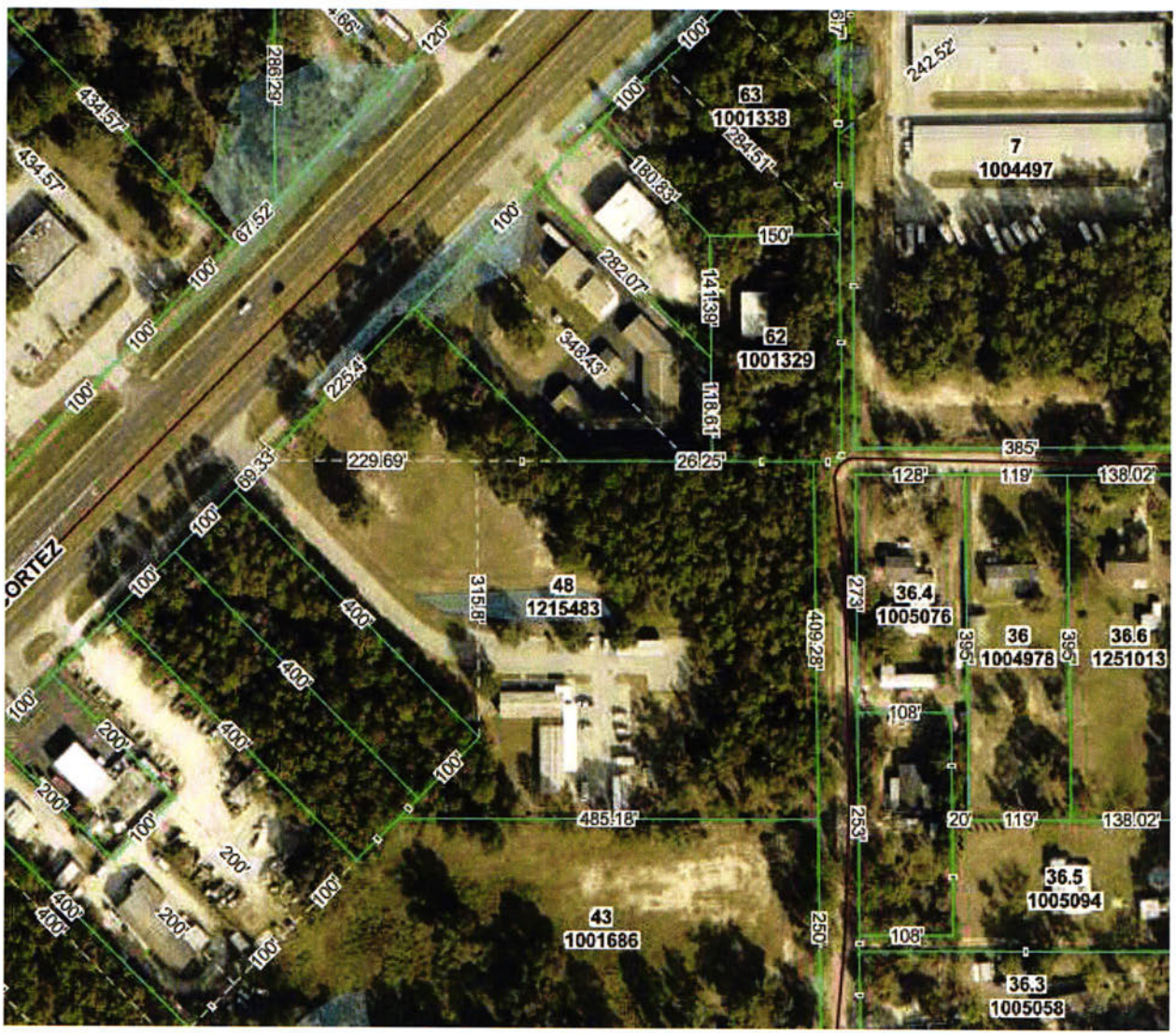


Figure 5. Parcel Key 1215483 and 1001720-**Floodplain Map**

Soils

The site soils consists of Candler Fine Sand. The Candler series consists of very deep, excessively drained, very rapidly to rapidly permeable soils on uplands. Refer to Figure 6 for the Soils Map.

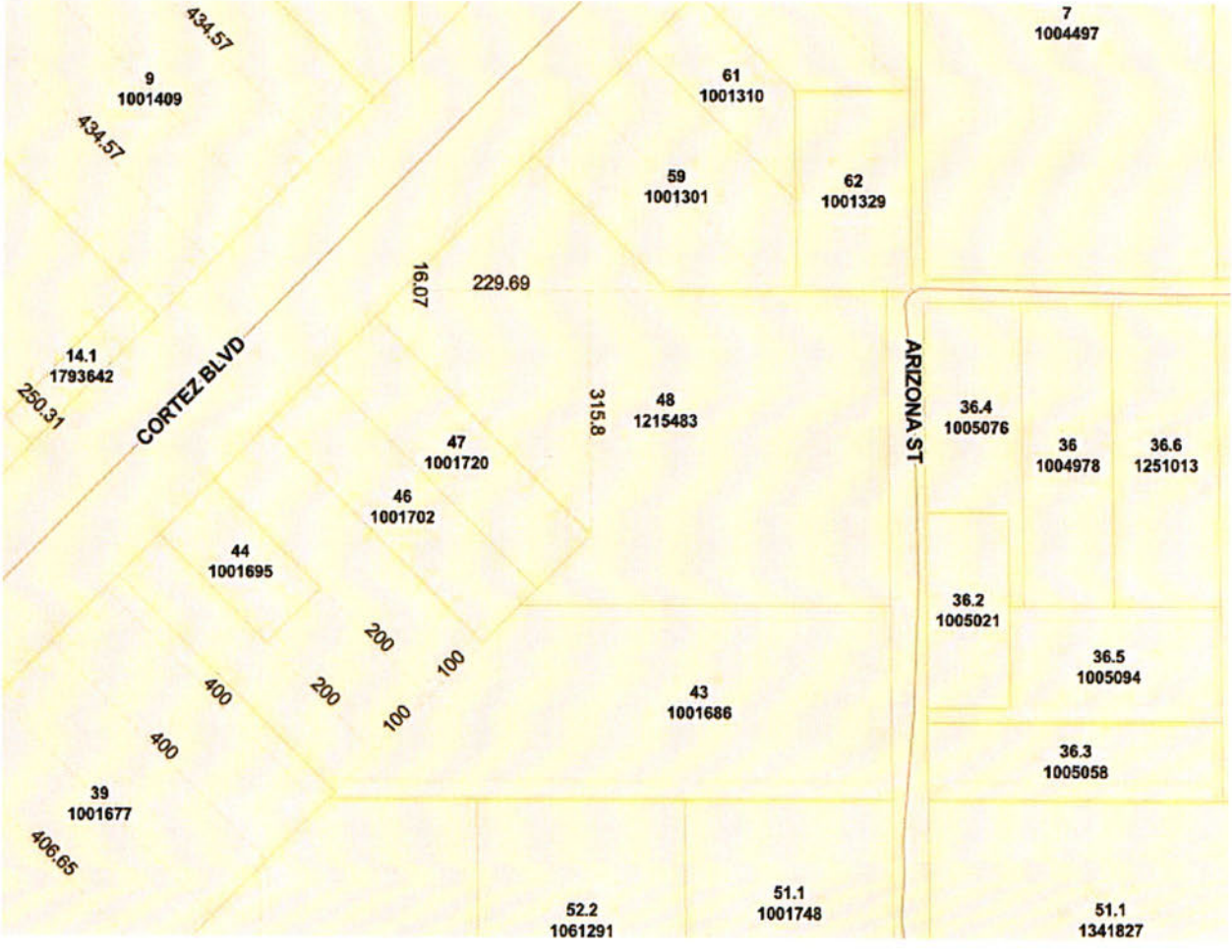


Figure 6. Parcel Key 1215483 and 1001720-Soils Map

Site Environmental

A preliminary environmental site visit was conducted on July 9, 2025. The following are the results of the site visit:

- The majority of the subject property was previously developed as a Salvation Army store with modular buildings, paved parking areas, drainage retention areas, Bahia sod and landscaping trees/plants.

- The undeveloped areas contain an assemblage of turkey oak, sand live oak, longleaf pine, and slash pine trees.
- A few specimen trees (18-inch dbh and greater) were detected.
- A few gopher tortoise burrows were detected; however, their density is low.
- No other state or federally listed species were detected.
- No jurisdictional wetlands or other surface waters are present.

Infrastructure

Adequate Access/Transportation

The project has access to SR 50 from an existing driveway. SR 50 is a 4-lane arterial roadway with an excellent level of service. While development adjacent to SR 50 normally requires the provision of a frontage road, this particular area of SR 50 has already developed commercially with buildings approximately 75 feet from the right-of-way and without frontage roads. Cross access for a future connection to the vacant parcel on the south (Parcel Key 1001702) is provided as a viable option.

Utilities

Both potable water and central sewer will be provided by the Hernando County Utilities Department. HCUD infrastructure is available within the SR 50 ROW. If required, the applicant will complete a capacity analysis to HCUD specifications to ensure the timing of connection to, and capacity of those facilities.

Drainage

The stormwater management system will be designed and constructed as permitted by the Southwest Florida Water Management District (SWFWMD).

Deviations

Setback from SR 50

The applicant is requesting a reduction in the front building setback from 125 feet to 75 feet. The applicant is desirous of this to allow the restaurant to be more visible from eastbound traffic on SR 50. Numerous commercial buildings to the east and west along the south side of SR 50 are set back approximately 75 feet from SR 50.

Frontage Road Requirement

The applicant is requesting a waiver of the frontage road requirement of Section 24-2 of the Land Development Regulations (Code of Ordinances) due to that fact that there are no frontage roads on the adjoining commercial parcels and there is no logical connection.

The project is retaining trees for vegetative buffering to the east along Arizona Street to protect the existing adjacent rural residential areas. In addition, Arizona Street provides no realistic connection to either the east (across from single family homes) or west (one intervening vacant site and then a developed site) that results in a continuous frontage road. Finally, a frontage road along SR 50 is also unviable, as the adjacent commercial parcels do not have frontage roads. However, cross access for a future connection to the vacant parcel on the south (Parcel Key 1001702) is being provided.



LOCATION MAP



N

0 50 100 Feet

LEGEND

- PDP (GENERAL COMMERCIAL) PDP (GC)
- BUFFERS
- RETENTION POND AREA

SITE DATA

AREA: +/- 6.5 ACRES

OWNER / APPLICANT: 15464 CORTEZ BLVD, LLC,
PARCEL KEY NO.: 1215483, 1001720
SITE ADDRESS: 15464 CORTEZ BLVD
SECTION / TOWNSHIP / RANGE: 26/22S/18E

CURRENT FLU: COMMERCIAL / RURAL
CURRENT ZONING: SPLIT ZONING, C2, PDP (GC) SALVATION ARMY
PROPOSED ZONING: PLANNED DEVELOPMENT PROJECT / GENERAL COMMERCIAL (PDP/GC)

BUILDING INFORMATION:
MAXIMUM BUILDING HEIGHT: 45'

PERIMETER SETBACKS:
FRONT (S.R. 50): 75' (INCLUSIVE OF BUFFER)
SIDES: 20' (INCLUSIVE OF BUFFER)
REAR (ARIZONA STREET): 35' (INCLUSIVE OF BUFFER)

PROPOSED BUFFERS:
FRONT (S.R. 50): 20' LANDSCAPE BUFFER
NORTH SIDE: 10' VEGETATIVE BUFFER
SOUTH SIDE: 10' VEGETATIVE BUFFER
REAR (ARIZONA STREET): 20' VEGETATIVE BUFFER

LAND USE TABLE		
LAND USE	ACRES	COMM. SF
PDP (GC)	4.8	30,000 SQ FT
DRAINAGE, BUFFERS, OPEN SPACE	1.7	
TOTAL:	+/- 6.5	

NOTES

* ALL ACREAGES AND UNITS PROVIDED IN LAND USE TABLE ARE CONCEPTUAL FOR PLANNING PURPOSES ONLY. FINAL NUMBER OF EACH TYPE OF USE 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.

REZONING MASTER PLAN

DAVE JOHNSON

Coastal Engineering Consultants, Inc.
Engineering Planning Surveying Environmental Permitting Construction Management
966 Candlelight Boulevard • Brooksville • Florida 34601
(352) 796-5423 • Fax (352) 754-8359
EB-0000142

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DATE	REV. BY	REV. NO.	REVISION

WHEN PRINTED TO SCALE, DRAWING SIZE SHALL BE 22" X 34"

SHEET 1

JOB NO. 25065

PRINTED: 11/25/2025 - 3:31pm PRINTED BY: RO PATH: L:\25065\The Salvation Army\dwg\PLAN\r25065 RZMP 2025-10-29.dwg

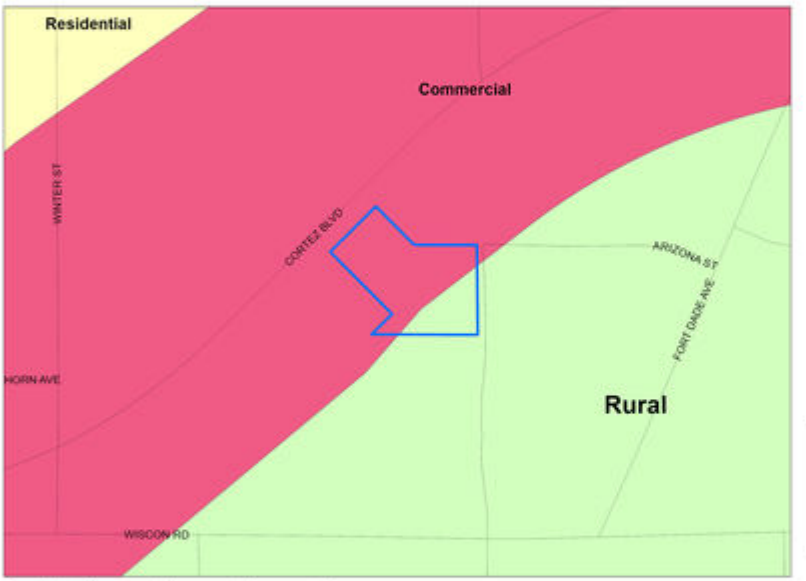
H-25-41

Photo date: 2023



Hernando County Comprehensive Plan Map

Existing Future Land Use: H-25-41
Version Date: 12/09/2022



H-25-41
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 0.07 0.14 0.21 0.28 Miles

N
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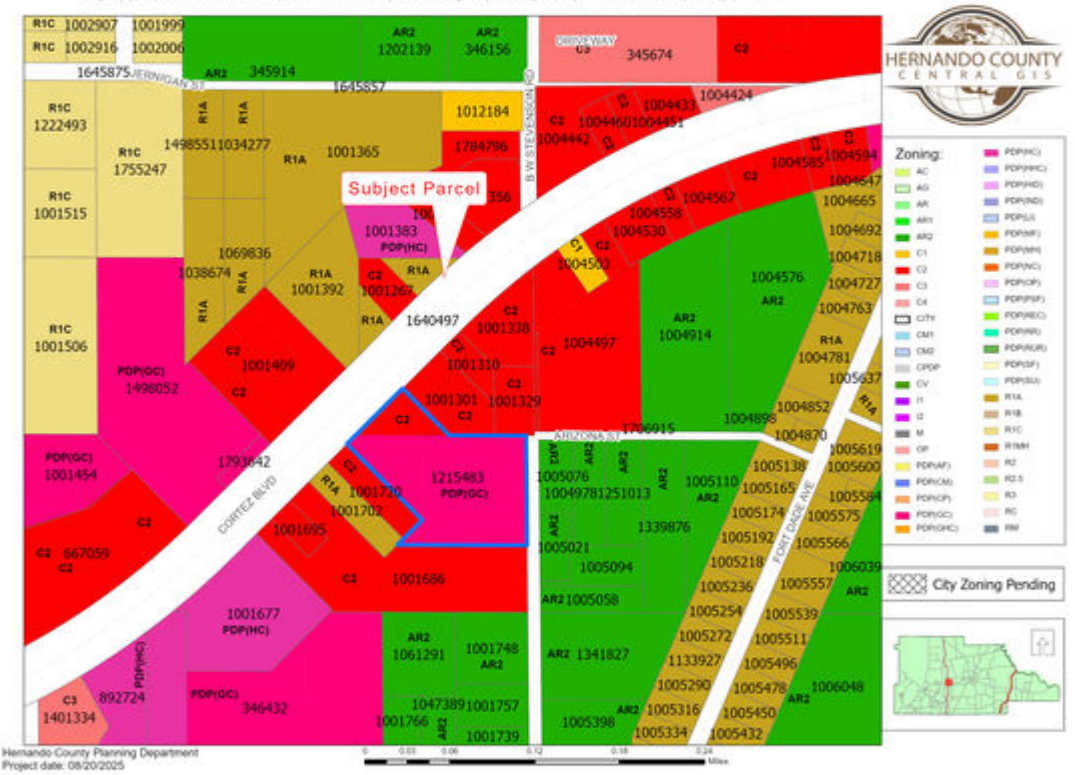
Date of mapping: 08/20/2025

HERNANDO COUNTY
CENTRAL GIS

H-25-41 AREA MAP



H-25-41


Subject Parcel
HERNANDO COUNTY
CENTRAL GIS
Zoning:
City Zoning Pending
JERNIGAN ST
BW STEVENSON BLVD
CORTEZ BLVD
ARIZONA ST
FORT DADE AVE
Hernando County Planning Department
Project date: 08/20/2025

TITLE
Rezoning Petition Submitted by Dirt Doctor 11011 LLC (H2550)

BRIEF OVERVIEW
Rezoning Request:
Rezoning from AG (Agriculture) to PDP(MF) Planned Development Project (Multifamily) to develop a townhome community

General Location:
Noth side of Bourassa Boulevard, approximately 2,133 feet east of Commercial Way

Parcel Key Number:
822756

Summary of Applicant's Request:
The subject site is currently zoned AG/Agricultural) and is surrounded by Sandel Key Community (aka Lake Hideaway). The petitioner is requesting a rezoning from AG (Agricultural) to PDP(MF) Planned Development Project (Multifamily) with deviations to develop a 110-unit townhome community.

FINANCIAL IMPACT
A matter of policy. There is no financial impact.

LEGAL NOTE
The Planning and Zoning Commission has jurisdiction to make a recommendation on the subject application. The Applicable Criteria for a Zoning District Amendment are contained in Appendix A, (Zoning Code) Article VI. The Applicable Criteria for Planned Development Projects are contained in Appendix A, (Zoning Code) Article VIII. The Zoning District Amendment to the Planned Development District and applicable PDP master plan must be consistent with the Comprehensive Plan.

RECOMMENDATION
It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners approve the petitioner's request for a rezoning from AG (Agricultural) to PDP(MF) Planned Development Project (Multifamily) with deviations and performance conditions.

REVIEW PROCESS

Michelle Miller	Approved	02/24/2026 12:10 PM
Victoria Via	Approved	02/24/2026 1:27 PM
Natasha Lopez Perez	Approved	02/25/2026 10:09 AM
Toni Brady	Approved	02/26/2026 7:10 AM

RESULT:	**ADOPTED**
MOVER:	Nicholas Holmes
SECONDER:	Justin Noe
AYES:	Holmes, McDonald and Noe
NAYES:	Birren and Markford

STAFF REPORT

HEARINGS: Planning & Zoning Commission: March 9, 2026
Board of County Commissioners: May 5, 2026

APPLICANT: Dirt Doctor 11011 LLC

FILE NUMBER: H-25-50

REQUEST: Rezoning from AG (Agriculture) to PDP(MF)/ Planned Development Project (Multi Family) to develop townhomes

GENERAL LOCATION: Noth side of Bourassa Boulevard, approximately 2,133 feet east of Commercial Way

PARCEL KEY NUMBER(S): 822756

APPLICANT'S REQUEST

The subject site is currently zoned AG/Agricultural) and is surrounded by Sandel Key Community (aka Lake Hideaway). The petitioner is requesting a rezoning from AG/Agricultural) to PDP(MF)/Planned Development Project (Multifamily) to develop a 110-unit townhome community with the following deviations.

Deviations Requested:

Internal Building Setbacks:

- Front: 20' (Deviation from 25')
- Side: 5' (Deviation from 10')
- Rear: 15' (Deviation from 20')

- Lot Size: 1,620 square feet (deviation from 6,000 square feet)

PUBLIC INQUIRY WORKSHOP:

The petitioner held a Public Inquiry Workshop on November 11, 2025. The following issues were identified by residents attending the workshop:

- Access and traffic for the site
- Buffering on the West side
- How water is supplied to the parcel
- Project groundbreaking date

SITE CHARACTERISTICS:

Site Size	9 Acres	
Surrounding Zoning; Land Uses	North:	AG Agricultural)
	South:	AG Agricultural)
	East:	CPDP (Combined Plan Development Project)
	West:	CPDP (Combined Plan Development Project)
Current Zoning:	Residential	
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
The Hernando County Utilities Department (HCUD) has reviewed the petitioner's request and has the following comments:

- Water and wastewater are available to this parcel.
- Hernando County Utilities Department has no objection to the zoning change from AG to PDP(MF) to develop townhomes on parcel, subject to a utility capacity analysis and connection to the central water & wastewater system at time of site development.

ENGINEERING REVIEW
The subject site is located on Noth side of Bourassa Boulevard, approximately 2,133 feet from Commercial Way.

The County Engineer has reviewed the petitioner's request and has the following comments:

- Clarify site access.
- Improve Bourassa Blvd. the length of parcel to current county standards.
- Additional Right of way along Bourasa Blvd. may be required.
- A Traffic Access Analysis required. Improvements identified by Traffic Access Analysis will be the responsibility of the developer.
- Roadway(s) within project must meet county standards.

Comments: The petitioner has indicated that they are seeking to retain access as presented in the master plan. No access is being proposed through the Lake Hideaway subdivision.

LAND USE REVIEW

The petitioner is proposing a multifamily development with townhomes.

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.

Lot Requirements:
- Front: 20’
- Side: 0’/5’ (end units’ deviation from 10’)
- Rear: 15’ (deviation from 20’)
- Minimum Lot Size: 1620 (deviation from 6000)
- Maximum Lot Coverage 35%

Perimeter Setbacks:
- North: 30’
- South: 15
- East: 35’
- West: 35’

Buffers:
- North: 20’
- South: 5,
- East: 20’
- West: 20’

Natural Vegetation:

Projects two (2) to twenty (20) 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) areas shall be allowed.

Comments: Petitioner will be required to meet the minimum requirement of the Community Appearance Ordinance.

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.

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.

COMPREHENSIVE PLAN REVIEW

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.

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 include standards that evaluate and address suitability of the location including:

a. proximity to existing or designated commercial areas, corridors, or employment centers;
b. direct or limited local access to arterial or collector roadways;
c. availability of appropriate infrastructure and services capacity at the site including police, fire, emergency medical services,

potable water utility supply, sewer utility supply, and primary and secondary school facilities;
d. protection of high quality environmentally sensitive resources or historic and archaeological resources;
e. the character and density of existing and approved residential development in the surrounding area.

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.

FINDINGS OF FACT

The requested Rezoning from AG (Agricultural) to PDP(MF) Planned Development Project (Multifamily) is appropriate based on the following findings of fact:

- The request is consistent with the Comprehensive Plan and is compatible 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 approve the petitioner's request for a rezoning from AG/(Agricultural) to PDP(MF)/Planned Development Project (Multifamily) with deviations and 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 provide a floral and faunal survey including invasive species, prepared by a qualified environmental professional. 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.

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. The developer must provide geotechnical/geophysical subsurface testing in accordance with the Hernando County Facility Design Guidelines, including all proposed drainage retention areas (DRA) within the project to test for subsurface karst features.

6. The developer shall provide a water and sewer capacity analysis at Conditional Plat and connect to central water and sewer systems at the time of vertical construction.

7. 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.

8. A Traffic Access Analysis is required. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer.

9. The petitioner shall be required to improve Bourassa Boulevard the length of the parcel to current county standards.

10. At the time of conditional plat, the petitioner shall submit a fire protection plan in accordance with the Hernando County Land Development Regulations.

11. Minimum Perimeter Setbacks:
    North: 30'
    South: 15'
    West: 35'
    East: 35'

    All perimeter setbacks are inclusive of the required vegetative buffers.

12. Minimum Lot Setbacks
    Front: 20'
    Side: 0' (between units) 7.5 (between townhome clusters)
    Rear: 15'

13. Minimum Lot Size: 1,620 square feet (Deviation from 6,000 square feet)

14. Minimum Buffers:
    North: 20'
    South: 5'
    West: 20'
    East: 20'

15. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of receipt of the BOCC action from Development services staff. Failure to submit the revised plan will result in no further development permits being issued.

HEARINGS:	Planning & Zoning Commission: Board of County Commissioners:	March 9, 2026 May 5, 2026
APPLICANT:	Dirt Doctor 11011 LLC	
FILE NUMBER:	H-25-50	
REQUEST:	Rezoning from AG/(Agricultural) to PDP(MF)/Planned Development Project (Multifamily)	
GENERAL LOCATION:	North side of Bourassa Boulevard approximately 2,018 feet to the east of Commercial Way	
PARCEL KEY NUMBER(S):	822756	

Applicants' Proposed Revisions to Staff Recommendation for 3/9/26 P&Z Commission

8. A Traffic Access Analysis is required. ~~This Traffic Access Analysis to include a queuing analysis.~~ Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer.

11. Minimum Perimeter Setbacks:
    North: 30'
    South: 15'
    West: 35'
    East: 35'

    All perimeter setbacks are inclusive of the required ~~vegetative~~ buffers.

12. Minimum Lot Setbacks
    Front: 20'
    Side: 0' (between units) ~~7.5~~ 5' (10' between townhome clusters)
    Rear: 15'

13. Minimum Lot Size: 1,620 square feet ~~(Deviation from 6,000 square feet)~~

14. Minimum Landscape Buffers*:
    North: 20'
    South: 5'
    West: 20'
    East: 20'
    *no Buffer required by retention pond

STAFF RECOMMENDATION

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners approve the petitioner's request for a rezoning from AG/(Agricultural) to PDP(MF)/Planned Development Project (Multifamily) with deviations and 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 provide a floral and faunal survey including invasive species, prepared by a qualified environmental professional. 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.

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. The developer must provide geotechnical/geophysical subsurface testing in accordance with the Hernando County Facility Design Guidelines, including all proposed drainage retention areas (DRA) within the project to test for subsurface karst features.

6. The developer shall provide a water and sewer capacity analysis at Conditional Plat and connect to central water and sewer systems at the time of vertical construction.

7. 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.

8. A Traffic Access Analysis is required. This Traffic Access Analysis to include a queuing analysis. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer.

9. The petitioner shall be required to improve Bourassa Boulevard the length of the parcel to current county standards.

10. At the time of conditional plat, the petitioner shall submit a fire protection plan in accordance with the Hernando County Land Development Regulations.

11. Minimum Perimeter Setbacks:
    North: 30'
    South: 15'
    West: 35'
    East: 35'

    All perimeter setbacks are inclusive of the required vegetative buffers.

12. Minimum Lot Setbacks
    Front: 20'
    Side: 0' (between units) 7.5 (between townhome clusters)
    Rear: 15'

13. Minimum Lot Size: 1,620 square feet (Deviation from 6,000 square feet)

14. Minimum Buffers:
    North: 20'
    South: 5'
    West: 20'
    East: 20'

15. 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.

PETITIONER'S RESPONSE TO STAFF RECOMMENDATIONS

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners approve the petitioner's request for a rezoning from AG/(Agricultural) to PDP(MF)/Planned Development Project (Multifamily) with deviations and 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 provide a floral and faunal survey including invasive species, prepared by a qualified environmental professional. 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.

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. The developer must provide geotechnical/geophysical subsurface testing in accordance with the Hernando County Facility Design Guidelines, including all proposed drainage retention areas (DRA) within the project to test for subsurface karst features.

6. The developer shall provide a water and sewer capacity analysis at Conditional Plat and connect to central water and sewer systems at the time of vertical construction.

7. 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.

8. A Traffic Access Analysis is required. This Traffic Access Analysis to include a queuing analysis. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer.

9. The petitioner shall be required to improve Bourassa Boulevard the length of the parcel to current county standards.

10. At the time of conditional plat, the petitioner shall submit a fire protection plan in accordance with the Hernando County Land Development Regulations.

11. Minimum Perimeter Setbacks:
    North: 30'
    South: 15'
    West: 35'
    East: 35'

    All perimeter setbacks are inclusive of the required ~~vegetative~~ buffers.

12. The development shall be limited to a total of 110 townhome units.

13. Minimum Lot Setbacks
    Front: 20'
    Side: 0' (between units) 5' ~~7.5~~ (10' between townhome clusters)
    Rear: 15'

14. Minimum Lot Width: 18 Feet

15. Minimum Lot Size: 1,620 square feet ~~(Deviation from 6,000 square feet)~~

16. Minimum Landscape Buffers*:
    North: 20'
    South: 5'
    West: 20'
    East: 20'

    *no Buffer required by retention pond

17. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of receipt of the BCC action ~~approval~~ from Development Services staff. Failure to submit the revised plan will result in no further development permits being issued.

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: 8/25/2025

APPLICANT NAME: Dirt Doctor 11011, LLC
Address: 2111 N KEENE RD
City: CLEARWATER State: FL Zip: 33763
Phone: _____ Email: dirtdoctorflorida@gmail.com
Property owner's name: *(if not the applicant)* _____

REPRESENTATIVE/CONTACT NAME: _____
Company Name: Coastal Engineering Associates
Address: 966 Candlelight Boulevard
City: Brooksville State: FL Zip: 34061
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): 00822756
2. SECTION 7, TOWNSHIP 22S, RANGE 18E
3. Current zoning classification: AG
4. Desired zoning classification: PDP(MF)
5. Size of area covered by application: 9 acres
6. Highway and street boundaries: Bourassa Boulevard and Eagle Shore Drive
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, Jigar Jadav, Registered Agent of DIRT DOCTOR 11011 LLC, 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.

Jigar Jadav
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 10th day of February, 2026, by Jigar Jadav who is personally known to me or produced _____ as identification.

Signature of Notary Public

Notary Public State of Florida
Kimberly L Hotaling
My Commission HH 538271
Expires 6/13/2028

Notary Seal/Stamp

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

Rezoning Application Narrative

Parcel Key 822756

Applicant: Dirt Doctor 11011 LLC

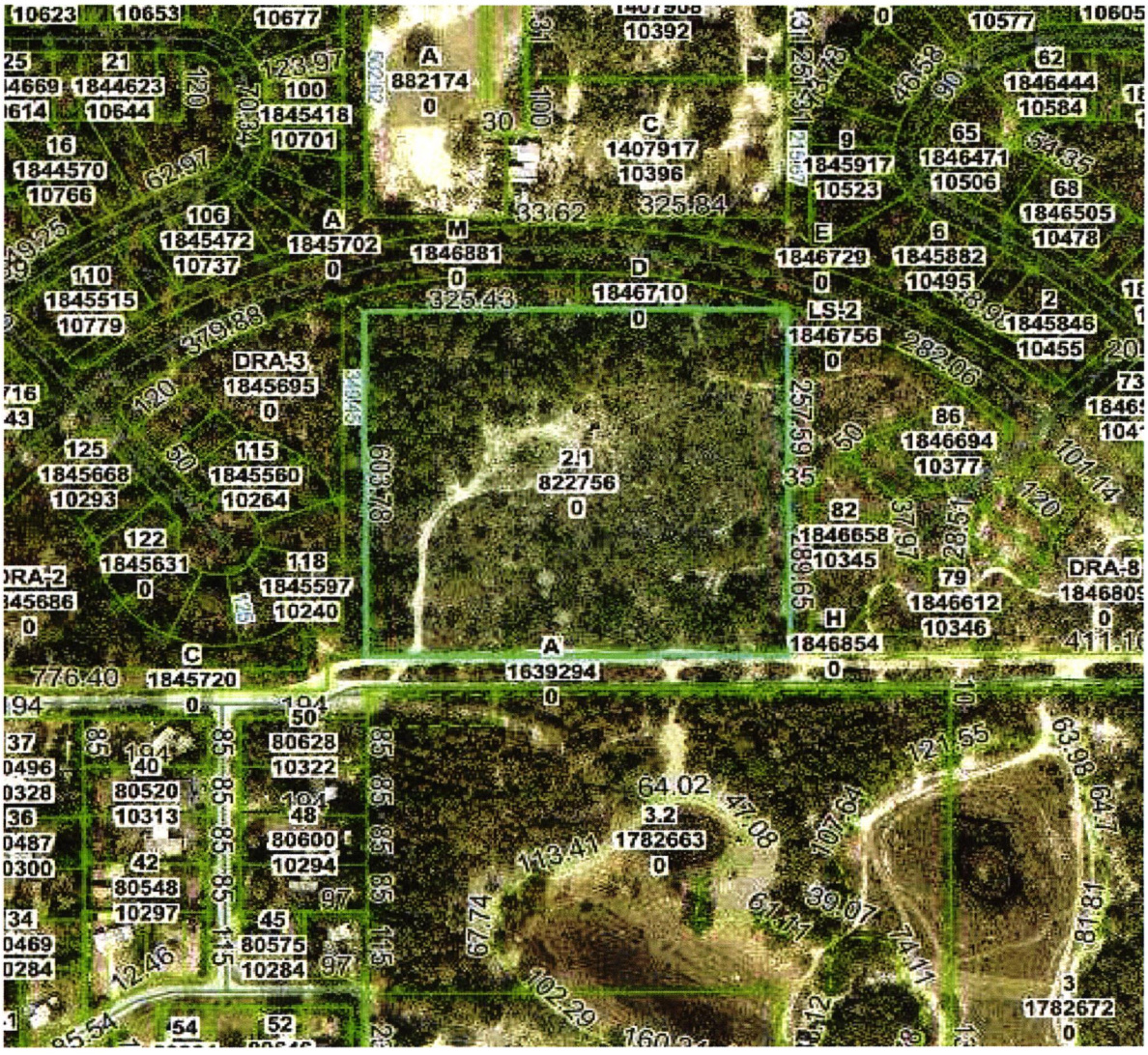


Figure 1. Parcel Key 822756 - Aerial and Location Map

General:

The site consists of a ±9-acre vacant site. The site is located on the north side of Bourassa Boulevard, south of Eagle Shore Drive and adjacent to Pods A and B of the Sandal Key community (aka Lake Hideaway). Refer to Figure 1 above for the general location and aerial view.

Site Zoning and Land Use:

The site is currently zoned Agriculture (AG). Please refer to Figure 2 below for the site zoning.

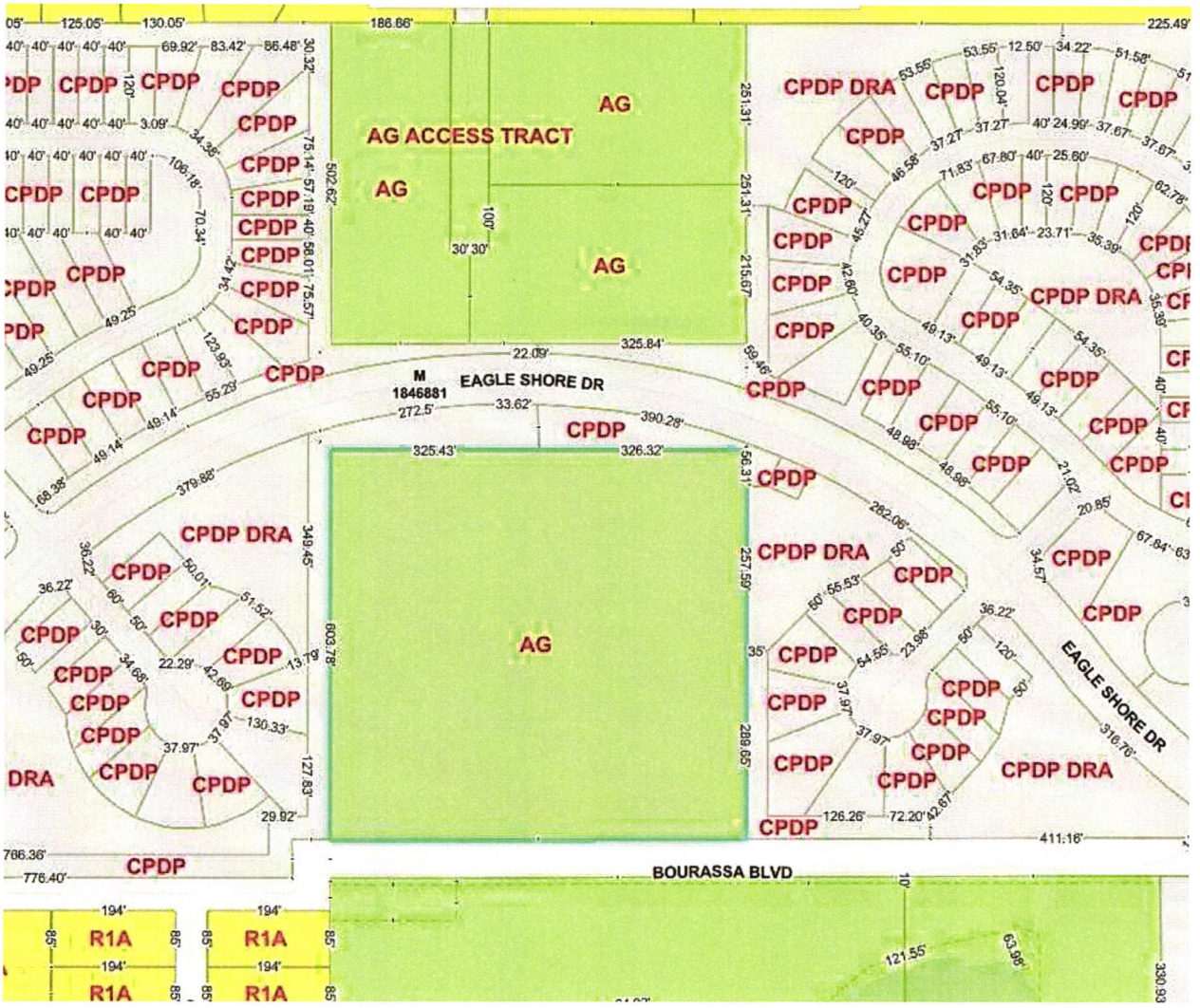


Figure 2. Parcel Key 822756 - Zoning Map

The site is currently designated within the Residential Category on the Comprehensive Plan Future Land Use Map. Please refer to Figure 3 below for the FLUM designations.

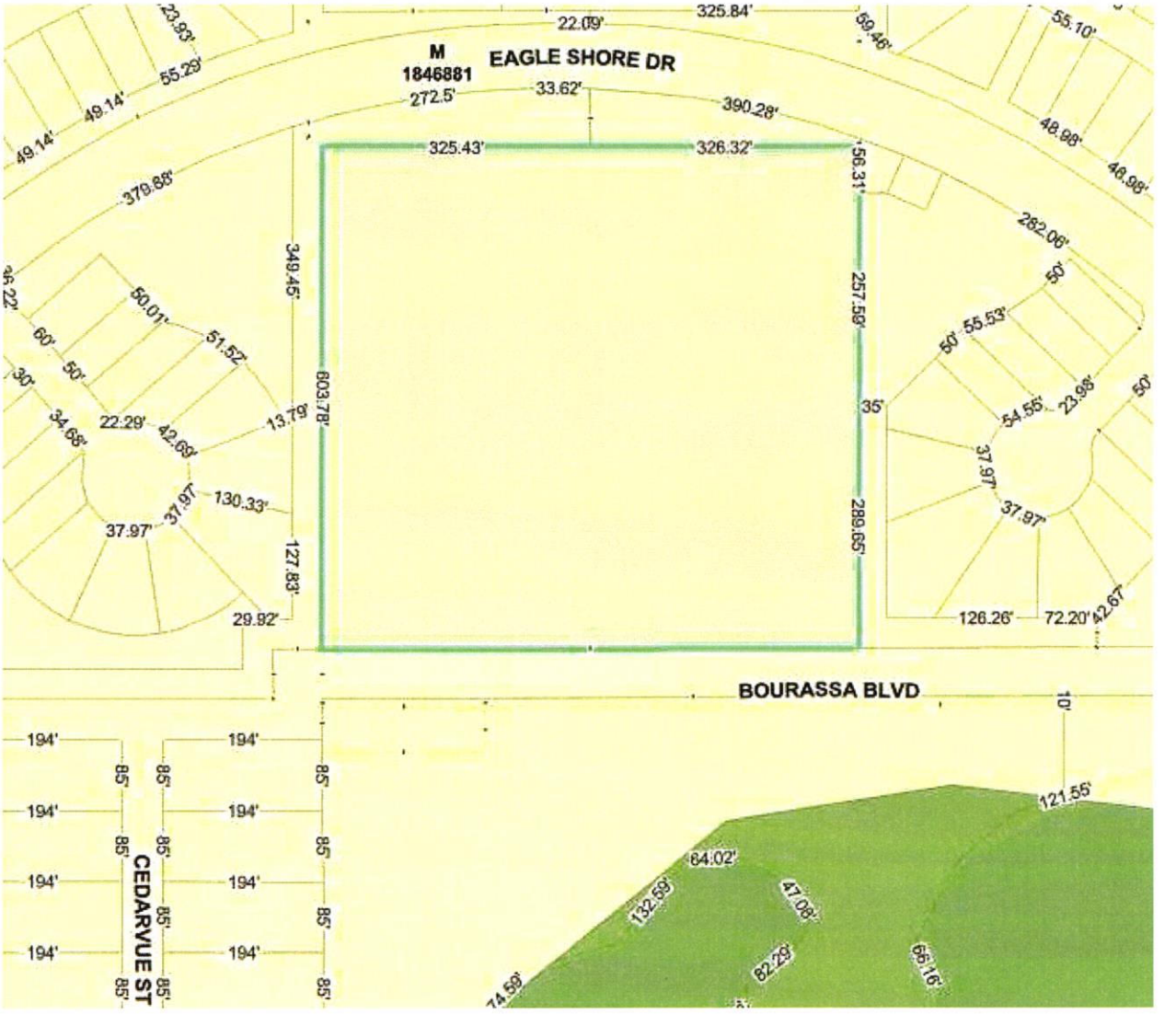


Figure 3. Parcel Key 822756- Future Land Use Map

The following table identifies adjacent zoning and the comprehensive plan's future land use map designations.

	Zoning	FLU	Property Use
North	CPDP	Residential	Eagle Shore Drive, Sandal Key Pods A/B
South	AG	Residential and Conservation	Vacant, Tooke Lake, Bruger Parcel Townhomes
East	CPDP	Residential	Sandal Key Pods A/B
West	CPDP, R-1A	Residential	Sandal Key Pods A/B, Single Family lots

Request:

The applicant is requesting zoning and master plan to Planned Development Multifamily (PDP/MF) to develop townhomes.

Project Description:

The subject property is surrounded on three sides by the fast-developing Sandal Key community (aka Lake Hideaway) and on the south side by the unimproved right-of-way for Bourassa Road. The applicant is proposing to develop the site as a townhome community, similar the recently approved Bruger parcel to the southeast. This product is compatible with recent development approvals in the immediate area (small lot (40' & 50') subdivision and townhomes. A similarly situated site to the southeast was previously approved for townhomes (H22-14, parcel key 539091) by the County.

As generally depicted in the proposed zoning master plan, the project's main access will come either from Bourassa Boulevard to the south or via Eagle Shore Drive to the north (the latter requiring an agreement with the developers of Sandal Key). The project will have both passive and active recreation areas, with amenities suitable to serve the residents expected to reside in the community.

The site is adjacent to Pods A and B of Sandal Key Subdivision on the east and west. Pods A and B are platted with 40 and 50 foot wide single family lots which also include a wide buffer adjacent to the subject site. Homes in Pods A and B will be separated by a minimum distance of 85 feet from townhomes in the proposed project, with two intervening buffers. Building height in both projects are limited to two floors.

The project will be served by Hernando County water and sewer, with potable water and sewer mains available in the adjacent Eagle Shore Drive ROW. The soils are well-drained and stormwater will be retained on site in accordance with SWFWMD and County regulations.

Comprehensive Plan Consistency:

The request is consistent with the following Goals, Objectives and Strategies from the Hernando County 2040 Comprehensive Plan.

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.

Analysis: The site is located within the Residential Category on the Future Land Use Map.

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 1.10B(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.

Analysis: The site is located adjacent to, or in proximity to, approved and/or developing communities. Lake Hideaway was approved for a mix of single family lots, zero lot line, townhomes and multifamily. A similarly situated site to the southeast was previously approved for townhomes (H22-14, parcel key 539091). The site is located in the adjusted urbanized area and is in close proximity to convenience shopping at the Shoppes at Glen Lakes. The development of a townhome community at this location complies with the Comprehensive Plan Strategies.

Proposed Dimensional Standards:

Townhomes (PDP/MF)

Acreage- ±9 acres
Maximum Number of Units-110

Maximum Building Height-35 feet

Minimum Setbacks
Front- 20 feet (deviation from 25 feet)
Sides- 5/0 feet (end units) (Deviation from 10 feet)
Rear- 15 feet (Deviation from 20 feet)

Minimum perimeter setback (includes rear yard setbacks) - 35 feet (east and west) 15 feet (south), 30 feet (north)

Minimum Lot width-18 feet (Deviation from 75 feet)
Minimum Lot Size- 1,620 sq. ft. (deviation from 12,000 sq. ft.
based on the entire building)

Buffers
East- 20 feet
West- 20 feet
South- 5 feet
North- 20 feet
No Landscape Buffer to be provided where retention pond abuts property line

The buffer plantings will meet the minimum landscape requirements of the Community Appearance Ordinance. The buffers will include the retention of existing natural vegetation will be utilized where possible and augmented by a combination of shade trees, shrubs and ornamentals up to 80% opacity. All buffers will be separate tracts, owned and maintained by a Homeowners' Association.

Site Conditions

Environmental

A preliminary environmental site visit was conducted on August 28, 2025. The following are the results of the site visit:

- The subject property was under brushed within the past 12 months.
- The property is moderately forested with an assemblage of sand live oak, slash pine and long leaf pine trees.
- Large diameter trees (> 18-inch dbh) were not detected.
- The understory and ground cover contains saw palmetto, coppice tree growth, wire grass, dog fennel and other ruderal vegetation.
- Gopher tortoise burrows are present, but their density is low.

- No other state or federally listed species were detected.
- Wetlands and/or other surface waters are not present.
- Soils are sandy and well-drained (Candler soils)

Topography

The site ranges in elevation from 25 feet at the west property line to 44 feet above MSL at the southeast corner of the site. Please refer to Figure 4.



Figure 4. Parcel Key 822756-Topography Map

Floodplain

The site is not located in a designated floodplain. Please refer to Figure 5.

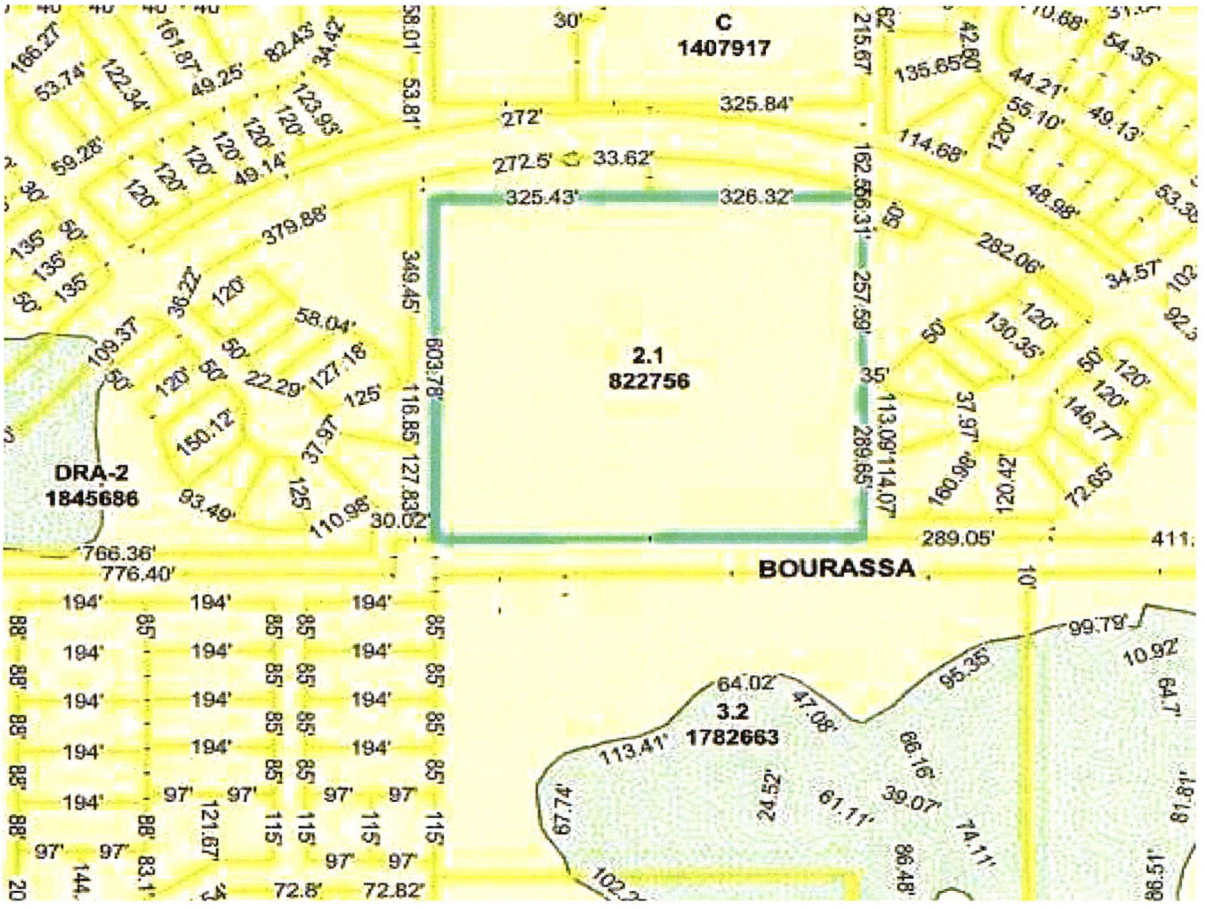


Figure 5. Parcel Key 822756 -**Floodplain Map**

Soils

The site soils consist of Candler Fine Sand. The Candler series consists of very deep, excessively drained, very rapidly to rapidly permeable soils on uplands. Refer to Figure 6 for the Soils Map.

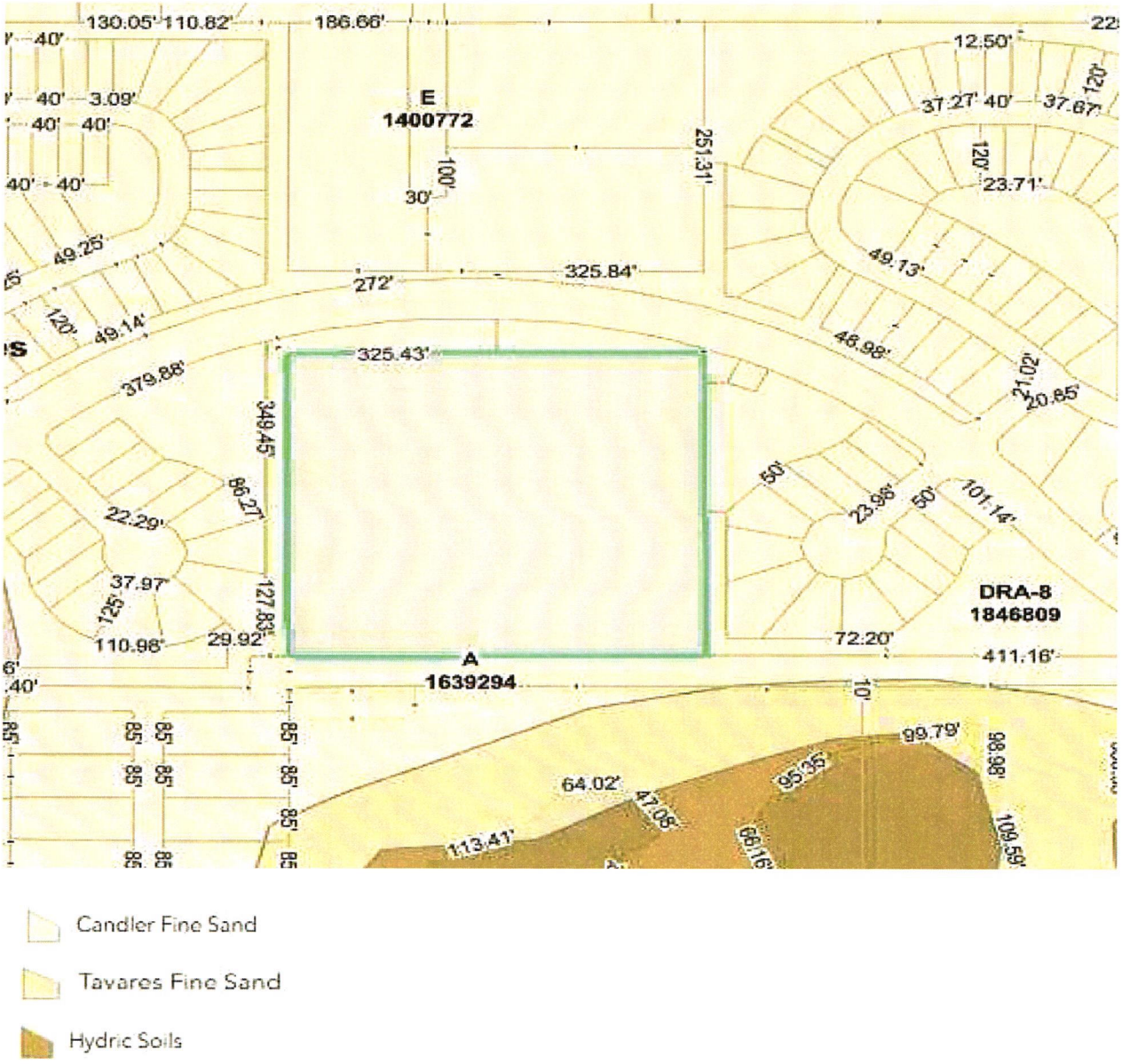


Figure 6. Parcel Key 822756 -**Soils Map**

Infrastructure

Adequate Access/Transportation

The project's main access will come either from Bourassa Boulevard to the south or via Eagle Shore Drive to the north (the latter requiring an agreement with the developers of Sandal Key). Where adjacent to the property, Bourassa Boulevard is an unimproved 60' wide right-of-way, provides direct access to Eagle Shore Drive both to the east (850 feet) and the west (1,100 ft). To the east, Bourassa Blvd. continues to be an unimproved ROW, while to the west, portions of Bourassa are paved, but not to County Facility Design Guidelines. The developer will work with the County Engineer's office regarding the point of access and improvements required.

Utilities

Both potable water and central sewer will be provided by the Hernando County Utilities Department. A 16" water main and a 6" force main are located within the adjacent Eagle Shore Drive right-of-way. Engineering for any requirements to connect will be done at the development review phase.

Drainage

The stormwater management system will be designed and constructed as permitted by the Southwest Florida Water Management District (SWFWMD).

Parks

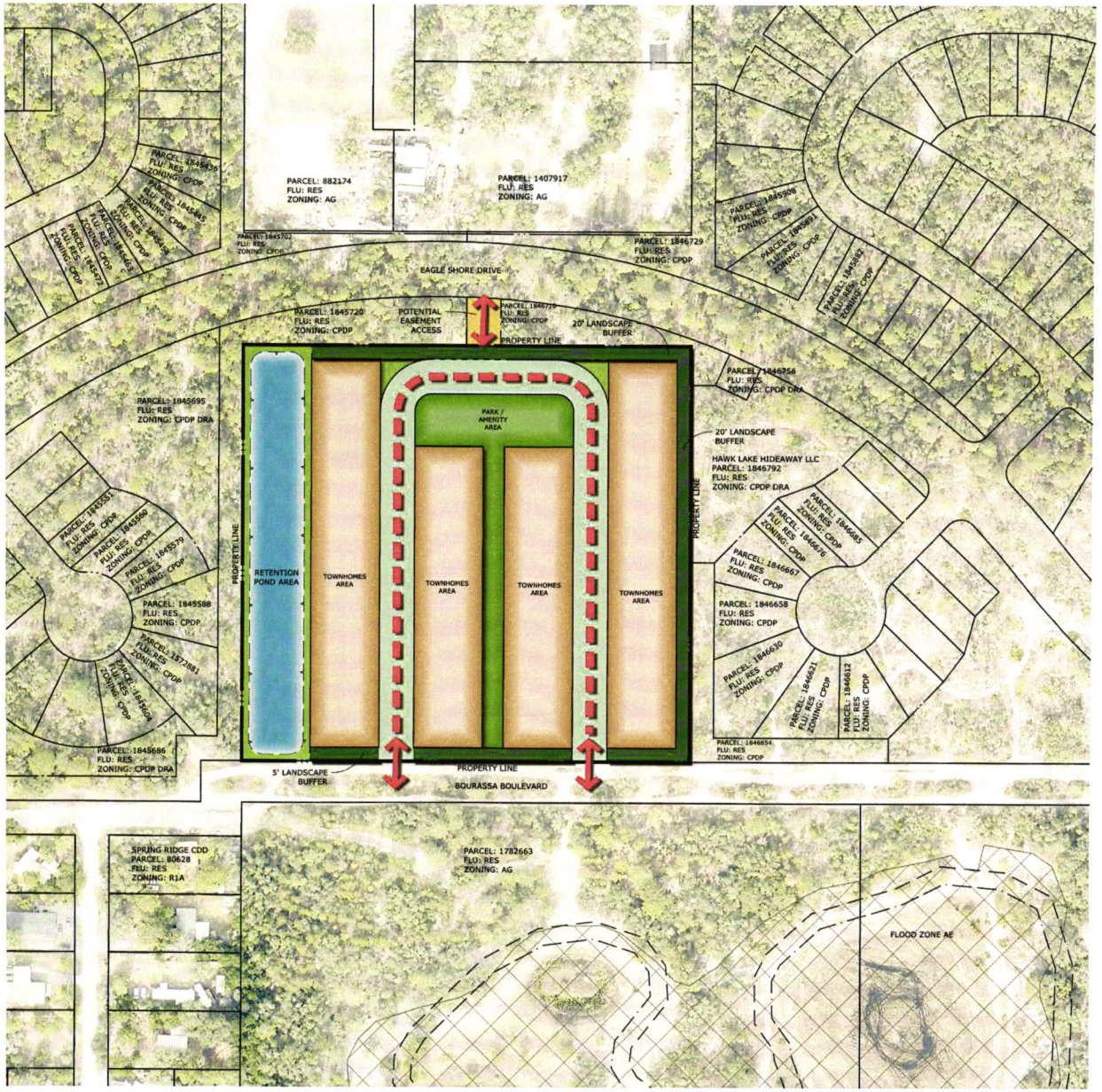
The community will provide a recreation area easily accessible to all residents via vehicular, pedestrian and bicycle means. The recreation area may include both passive and active areas, and the design of the recreation area will be suitable to serve the residents expected to reside in the community.

Schools

A certificate of concurrency will be obtained from the school district at the time of Conditional Plat review, which may include a legally binding proportionate share mitigation agreement between the applicant, the School District, and the County if required.

Deviations

As indicated in the narrative above.



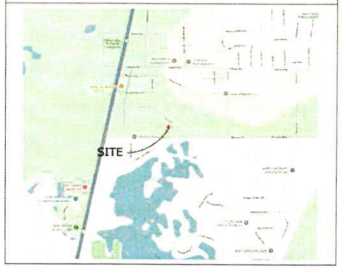
N

0 80 160 Feet

LEGEND

- PARK / AMENITY AREA
- PDP (MULTI-FAMILY) PDP (MF)
- LANDSCAPED BUFFERS
- RETENTION POND AREA

LOCATION MAP



SITE DATA

AREA: +/- 9.0 ACRES

OWNER / APPLICANT: DIRT DOCTOR 11011 LLC

PARCEL KEY NO.: 822756
SITE ADDRESS: BOURASSA BOULEVARD
SECTION / TOWNSHIP / RANGE: 07/22S/18E

CURRENT FLU: RESIDENTIAL
CURRENT ZONING: AG

PROPOSED ZONING: PLANNED DEVELOPMENT PROJECT / MULTIFAMILY (PDP/MF)

TOWNHOMES (PDP/MF)

ACREAGE 9.0 ACRES +-
MAXIMUM NUMBER OF UNITS-110

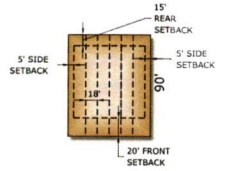
MAXIMUM BUILDING HEIGHT-35 FEET

TOWNHOME UNITS MINIMUN SETBACKS
FRONT- 20 FEET (DEVIATION FROM 25 FEET)
SIDES- 5/0 FEET (END UNITS) (DEVIATION FROM 10 FEET)
REAR- 15 FEET (DEVIATION FROM 20 FEET)

PERIMETER BUILDING SETBACK -
EAST AND WEST: 35 FEET (INCLUSIVE OF REAR SETBACK)
SOUTH: 15 FEET (INCLUSIVE OF REAR SETBACK)
NORTH: 30 FEET (INCLUSIVE OF REAR SETBACK)

MINIMUM LOT WIDTH-18 FEET (DEVIATION FROM 75 FEET)
MINIMUM LOT SIZE- 1620 SQ. FT. (DEVIATION FROM 12,000 SQ. FT.)

LANDSCAPE BUFFERS
EAST (SIDE) - 20 FEET
WEST (SIDE) - 20 FEET
SOUTH (FRONT) - 5 FEET
NORTH (REAR) - 20 FEET
* NO LANDSCAPE BUFFER TO BE PROVIDED WHERE RETENTION POND ABUTS PROPERTY LINE



TYPICAL
TOWNHOME TRACT
(MINIMUM 1,620 SQ FT)
NTS

LAND USE TABLE		
LAND USE	ACRES	UNITS
TOWNHOMES	6.9	110.0
DRAINAGE, BUFFERS, R.O.W., OPEN SPACE	2.1	
TOTAL:	+/- 9.0	

NOTES:
* ALL ACREAGES AND UNITS PROVIDED IN LAND USE TABLE ARE CONCEPTUAL. FOR PLANNING PURPOSES ONLY. FINAL NUMBER OF EACH TYPE OF USE 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.

REZONING MASTER PLAN

DIRT DOCTOR 11011 LLC

Coastal
Engineering
Surveying
Environmental
Water Resources
Construction Management
engineering associates, inc.
966 Candlelight Boulevard - Brooksville - Florida 34601
(352) 796-8423 - Fax (352) 799-8359
EB-0000142

REUSE OF DOCUMENT
THIS DOCUMENT, COMPRISED OF THE SITE PLAN AND ALL ATTACHMENTS AS AN INSTRUMENT OF SERVICE, IS AND SHALL REMAIN THE PROPERTY OF COASTAL ENGINEERING ASSOCIATES, INC. THE REUSE OF THIS DOCUMENT ON EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT IS LEGALLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF COASTAL ENGINEERING ASSOCIATES, INC.
DRAWING INVALID UNLESS SIGNED, DATED & SEALED BY REGISTERED PROFESSIONAL

DATE	REV. BY	REV. NO.	REVISION

WHEN PRINTED TO SCALE, DRAWING SIZE SHALL BE 22" X 34"

SHEET
1

JOB No.: 25080

PRINTED: 09/03/2025 - 11:20am PRINTED BY: RO PATH: L:\25080\PROJECT NAME\dwg\PLAN\prelim\25080 RZMP.dwg

H2550 Aerial Map

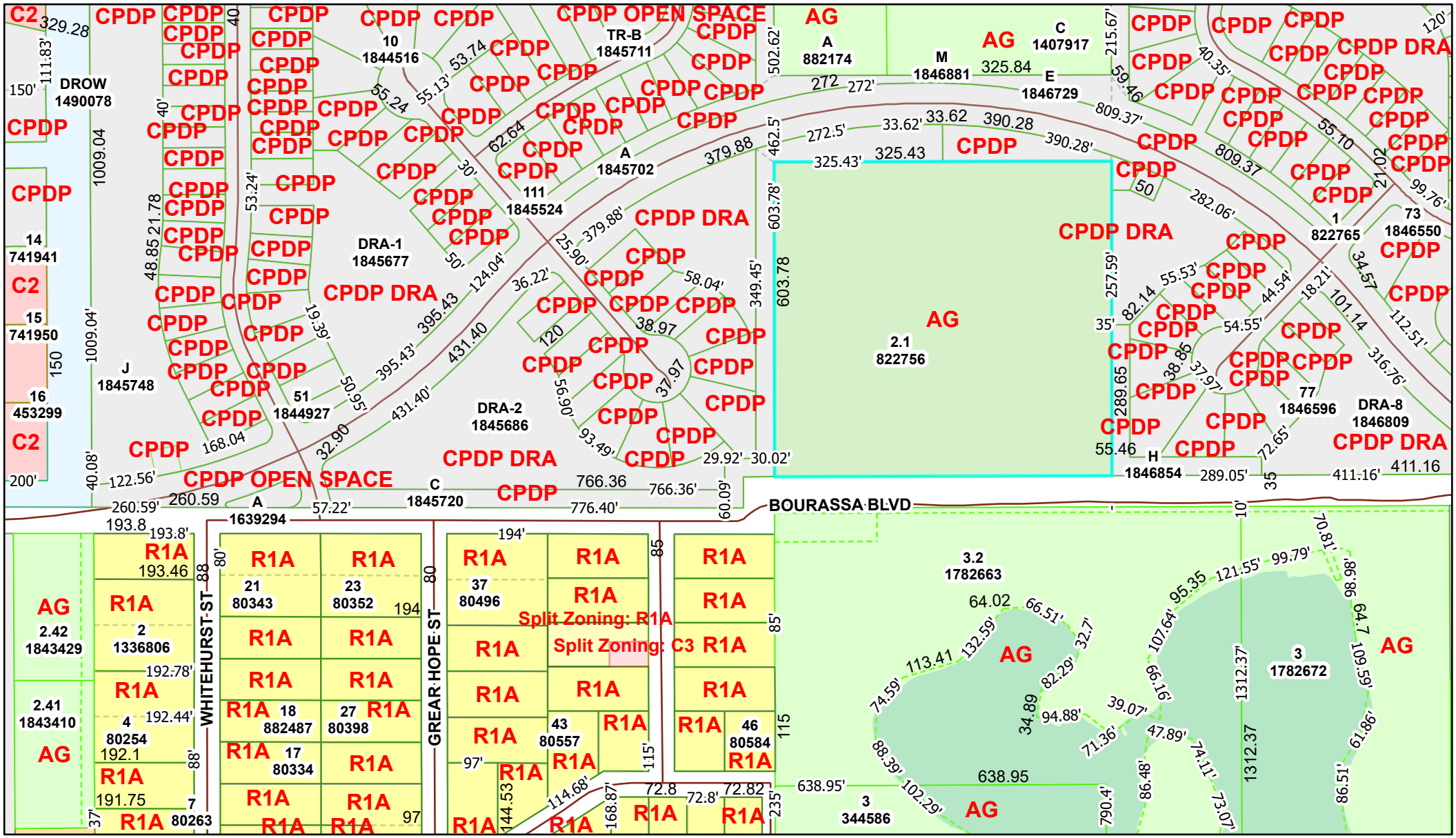


2/17/2026, 3:32:03 PM

- Parcels
- Parcels (Labels)
- Parcel Dimensions
- Parcel Lines (Easement Historic)
- Easement
- Historic
- Cross Streets
- Streets
- Lakes
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations

Hernando County Central GIS
© Hernando County Central GIS

H2550 Zoning Map



2/17/2026, 3:31:43 PM

1:3,490

0 0.03 0.05 0.1 mi

0 0.04 0.08 0.16 km

Split Zoning
- Commercial
- Residential

Zoning (Hernando Builders)
- Agricultural
- Agricultural Residential
- Commercial

- Planned Development
- Residential
- Special Use
- Parcels

Parcels (Labels)

Parcel Dimensions

Parcel Lines (Easement Historic)
- Easement

- Historic
- Cross Streets
- Streets
- Lakes

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

Hernando County Central GIS
© Hernando County Central GIS

From: Planning Resource Object
To: Victoria Via; Michelle Miller
Subject: FW: 110 unit Townhome Community on 9 acres.
Date: Monday, March 9, 2026 7:12:42 AM

From: CaseyMay <arrowheadphoto515@gmail.com>
Sent: Friday, March 6, 2026 8:08 AM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: 110 unit Townhome Community on 9 acres.

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,

I can not attend a 9 am meeting on March 9th. But this building has got to stop. The small town charm is gone. The roads can not handle this. The flooding will continue to get worse. I have been down here for 20 years and I dont even recognize this area anymore. It shouldn't take me 25 mins to go from Wiscon to 19. Does this not seem like a problem? Do people realize we need trees to live. You can't take money to your grave.

From: Zoning Department
To: Victoria Via
Subject: Fw: AGENDA ITEM H25-50 DIRT DOCTOR 11011
Date: Monday, March 9, 2026 7:24:17 AM
Attachments: Outlook-crilcfzg.png

Respectfully,

The Zoning Division
Development Services Department
1653 Blaise Drive, Brooksville, FL 34601
Phone: (352) 754-4048
Email: ZoningDepartment@HernandoCounty.Us
Click Here to Check out our New Website!

Hours:
Monday – Friday: 7:30 AM – 4:00 PM
Lobby Hours: 7:30 AM – 3:30 PM Daily

NOTICE: As we transition to the new *Tyler Enterprise Permitting and Licensing system*, there will be a temporary period of modified permitting operations. Modified operations will be in place from the end of business day **February 10, 2026, through March 2, 2026**, during which, the prior electronic software will be disabled. We appreciate your patience as we work through the anticipated high volume of calls and emails during this period and as we roll out the new software. For more information, please see the Media Release notice on our websites and County social media accounts or found at this website: https://www.hernandocounty.us/news/posts/tyler-enterprise-permitting-and-licensing-system/.

From: Planning Resource Object <Planning@co.hernando.fl.us>
Sent: Monday, March 9, 2026 7:13 AM
To: Zoning Department <zoningdepartment@hernandocounty.us>
Subject: FW: AGENDA ITEM H25-50 DIRT DOCTOR 11011

From: Leland Johansen <lelandjohansen4@gmail.com>
Sent: Friday, March 6, 2026 8:21 AM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: AGENDA ITEM H25-50 DIRT DOCTOR 11011

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.

There is ZERO need for more development and especially adding townhomes. 110 unit townhomes for an already overcrowded infrastructure. GREAT IDEA.... NOT! How much money do these developers donate to the BOCC. Keep the 2.1 acres AG and leave it alone! NOT EVERY BLADE OF GRASS NEEDS TO BE TURNED INTO CONCRETE PROFIT. Nobody in this community wants more buildings but the developers and this crooked BOCC.

From: Planning Resource Object
To: Victoria Via; Michelle Miller
Subject: FW: Mar 9 meeting
Date: Monday, March 9, 2026 9:39:16 AM

From: Cheryl Martines <cheryl_rn_10@hotmail.com>
Sent: Monday, March 9, 2026 9:00 AM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: Mar 9 meeting

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,

I am writing as I cannot be at the meeting this am regarding the planned Development and rezoning in Hernando County.

At this time, there are over 1800 single family homes for sale in Hernando County. We are having a water shortage. We have seen our utility bills increase while most of our salaries stay the same. The public schools in Hernando County do not have enough teachers; classrooms are beyond capacity.

As I drive on US 19 and Cortez Blvd, I see several building projects in different phases of development. More and more land is being stripped of its forestry; wild animals are sighted more in residential areas as we have destroyed their natural habitats.

I read the strategic plan proposal from 2025 (for 2025-2030) regarding what is important as a community. There are four main themes highlighted:

A. Economic and Workforce Opportunity
B. Commitment to public safety
C. Stewardship of natural resources
D. Quality of Life

Right now, I do not believe building either commercial or residential properties should be our focus. Looking at the above themes, how can we focus on that without diminishing themes B-D?

We also need to improve our infrastructure before we can add additional citizens to this community. Please reconsider any building at this time and shelve to a later time. We need to preserve our resources. We need to sell the many single family homes already available.

I also noticed that in the plan for the 110 townhomes, there was a request to deviate from the current 6000 Sq ft lot size down to 1620 sq ft lot size. Does that mean they want to put 3 homes in the space meant for one? And the other internal building setbacks that are also asked for? Basically cramming these homes on top of each other.

Again, I can only give my opinion of what is presented. And that is that the current building proposals should be shelved for the future. And no deviations should be allowed if and when they do go forward.

Thank you for allowing me to be heard. I look forward to the outcome.

Sincerely,
Cheryl Martines
Resident and homeowner in Hernando County

From: Planning Resource Object
To: Victoria Via; Michelle Miller
Subject: FW: Opposition to Rezoning Request – Bourassa Boulevard Parcel
Date: Monday, March 9, 2026 7:07:52 AM

-----Original Message-----
From: Jeannie Galbo <jeanniegalbo@hotmail.com>
Sent: Sunday, March 8, 2026 8:11 PM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: Opposition to Rezoning Request – Bourassa Boulevard Parcel

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,

My name is Jeannie Galbo. I live in Woodland Waters, a single family community next to the subject property. I had intended to address the board in person today, but am unable to attend. I respectfully ask that this written statement be entered into the record.

I am writing in opposition to the request to rezone a 9 acre parcel on Bourassa Boulevard from Agricultural to Planned Development Project, Multifamily, for 110 townhomes.

I'd like to offer some clarity on what is before this board today. This is not just a rezoning request. The petitioner is also seeking multiple deviations from established county setback and lot size standards. Every deviation requested moves in the same direction: smaller lots, reduced setbacks, greater density. Together, they represent a fundamental incompatibility with the surrounding neighborhood.

The subject property is bordered to the south by Woodland Waters, a community of larger lot, single family homes whose owners made purchasing decisions based on the reasonable expectation that county zoning standards would be upheld. Approving this rezoning with these deviations would betray that expectation.

I also want to draw this board's attention to a matter already on the record. During discussions on a similar townhome project last year, commissioners were concerned that these units would become 100% rentals. Your own County Attorney advised that even with rental restriction guardrails in place, a corporation could legally form an LLC, acquire all units, and begin renting them within six months, with no county enforcement mechanism to prevent it. That same concern applies with equal force here. The residents of Woodland Waters should not be asked to hope it doesn't happen and absorb the impact if it does.

The adjacent Sandal Key development is already causing documented harm to neighboring properties. Residents have been battling this developer for years, sustaining structural damage and retaining legal counsel. Adding 110 townhomes with reduced buffers and compressed setbacks would compound that harm directly. This 9 acre parcel is “an island” surrounded by residential homes, including the larger homes and lots of Woodland Waters to the south.

I know this board's hands are often tied because of decisions made by prior boards. There is nothing you can do about that, unless a petitioner returns seeking modifications/deviations, at which point the board's authority is restored. That is exactly the posture of this petition, in my opinion.
It is the moment where this board can and should act.

On behalf of myself and my neighbors in Woodland Waters, I respectfully urge this board to deny the rezoning request and deny all deviations as submitted.

Thank you for your time and consideration.

Respectfully,
Jeannie Galbo
Resident, Woodland Waters

Sent from my iPhone

The School District of Hernando County, Florida
Facilities & Construction Department
8016 Mobley Road
Brooksville, FL 34601
Phone: (352) 797-7050
Fax: (352) 797-7150

HERNANDO SCHOOL DISTRICT
Learn it. Love it. Live it.

Superintendent: *Ray Pinder*
Board Chairperson: *Kayce Hawkins*
Vice Chairperson: *Shannon Rodriguez*
Board Members:
Michelle Bonczek
Susan Duval
Mark Johnson

March 9, 2026

Hernando County Planning Department
Lashaundra Ellison, Planner II
1653 Blaise Drive
Brooksville, Florida 34601

RE: DIRT DOCTOR – 110 DWELLING UNITS (H2550)
Non-Binding School Capacity Analysis (Revised)

Ms. Ellison,

The School District has revised the non-binding capacity analysis for the zoning amendment petition referenced above. The previous analysis incorrectly tabulated assigned and adjacent Concurrency Service Areas (CSAs). The application data and our findings are summarized below:

REVIEWING AUTHORITY	Hernando County School District
PROJECT NAME / CASE NUMBER	Dirt Doctor / H2550
APPLICATION TYPE	Rezoning (PDP)
OWNER / DEVELOPER	Dirt Doctor 11011, LLC
PARCEL KEY NUMBER(S)	822756
LOCATION / ADDRESS	Bourassa Blvd. and Eagle Shore Drive
PROJECT ACREAGE	9 acres, more or less
ZONING	**CURRENT:** AG **PROPOSED:** PDP (MF)
PROPOSED DWELLING UNITS	**SINGLE FAM:** 0 **MULTI FAM:** 0 **TOWNHS:** 110

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	STUDENT GENERATION RATE [1]	STUDENTS PER UNIT TYPE
Single Family	**0**	**0.300**	**0**
Multi Family	**0**	**0.188**	**0**
Townhouse	**110**	**0.159**	**18**
TOTAL NUMBER OF STUDENTS			**18**

AVERAGE GRADE LEVEL DISTRIBUTION		
GRADE	**DISTRIBUTION**	**STUDENTS**
PK - 5	46 %	8
6-8	23 %	4
9-12	31 %	6

[[1] 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))
Winding Waters K-8	1628	330	1571	368	12	1951	100%
Weeki Wachee HS	1611	375	1438	549	0	1987	100%
Central HS	1886	0	1482	483	0	1965	104%
Hernando HS	1674	0	1316	359	0	1675	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, capacity is currently available for 4 students in the assigned Concurrency Service Area (CSA) of Winding Waters K-8.

At the middle school level, capacity is currently available for 8 students in the assigned Concurrency Service Area (CSA) of Winding Waters K-8.

At the high school level, adequate capacity is not available for any of 6 students in the assigned CSA of Weeki Wachee HS. Adequate capacity for any of 6 students is also not currently available in either of the adjacent CSAs of Central HS and Hernando 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

TITLE
Rezoning Petition Submitted by Jack Melton Family, Inc (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, 841138, 1760151

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.

FINANCIAL IMPACT
A matter of policy. There is no financial impact.

LEGAL NOTE
The Planning and Zoning Commission has jurisdiction to make a recommendation on the subject application. The Applicable Criteria for a Zoning District Amendment are contained in Appendix A, (Zoning Code) Article VI. The Applicable Criteria for Planned Development Projects are contained in Appendix A, (Zoning Code) Article VIII. The Zoning District Amendment to the Planned Development District and applicable PDP master plan must be consistent with the Comprehensive Plan.

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 performance conditions.

REVIEW PROCESS

Michelle Miller	Approved	02/26/2026 12:54 PM
Victoria Via	Approved	02/26/2026 1:04 PM
Natasha Lopez Perez	Approved	02/27/2026 11:48 AM
Toni Brady	Approved	03/02/2026 9:25 PM

AYES:	Birren, Holmes, McDonald and Noe
NAYES:	Markford

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.

Jessica M. Icerman
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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,

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:	5ʹ from property line
75 square feet and up to 150 square feet in area:	10ʹ from property line
150 square feet or greater:	20ʹ 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 a~~s ~~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.

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 Dr 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

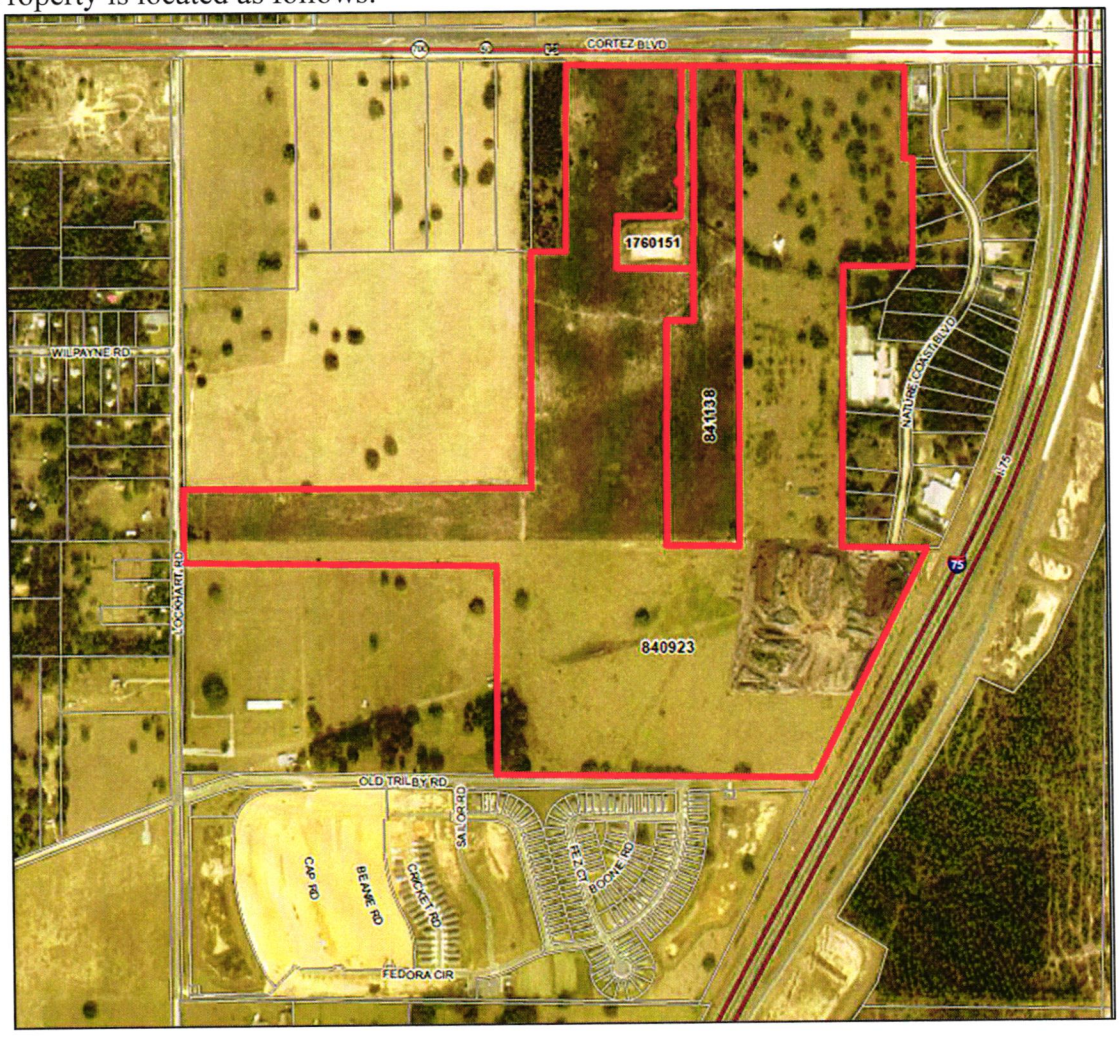
August 6, 2025

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	156.42
				PDP(HC)	21.58
841138	Jack Melton Family, Inc	21.35	PD	PDP(GHC)	12.45
				PDP(HC)	6.61
				C2	2.29
1760151	State of Florida DOT (FDOT)	4.52	PD	AG	2.66
				PDP(HC)	1.86
	Total:	**203.87**		**Total:**	**203.87**

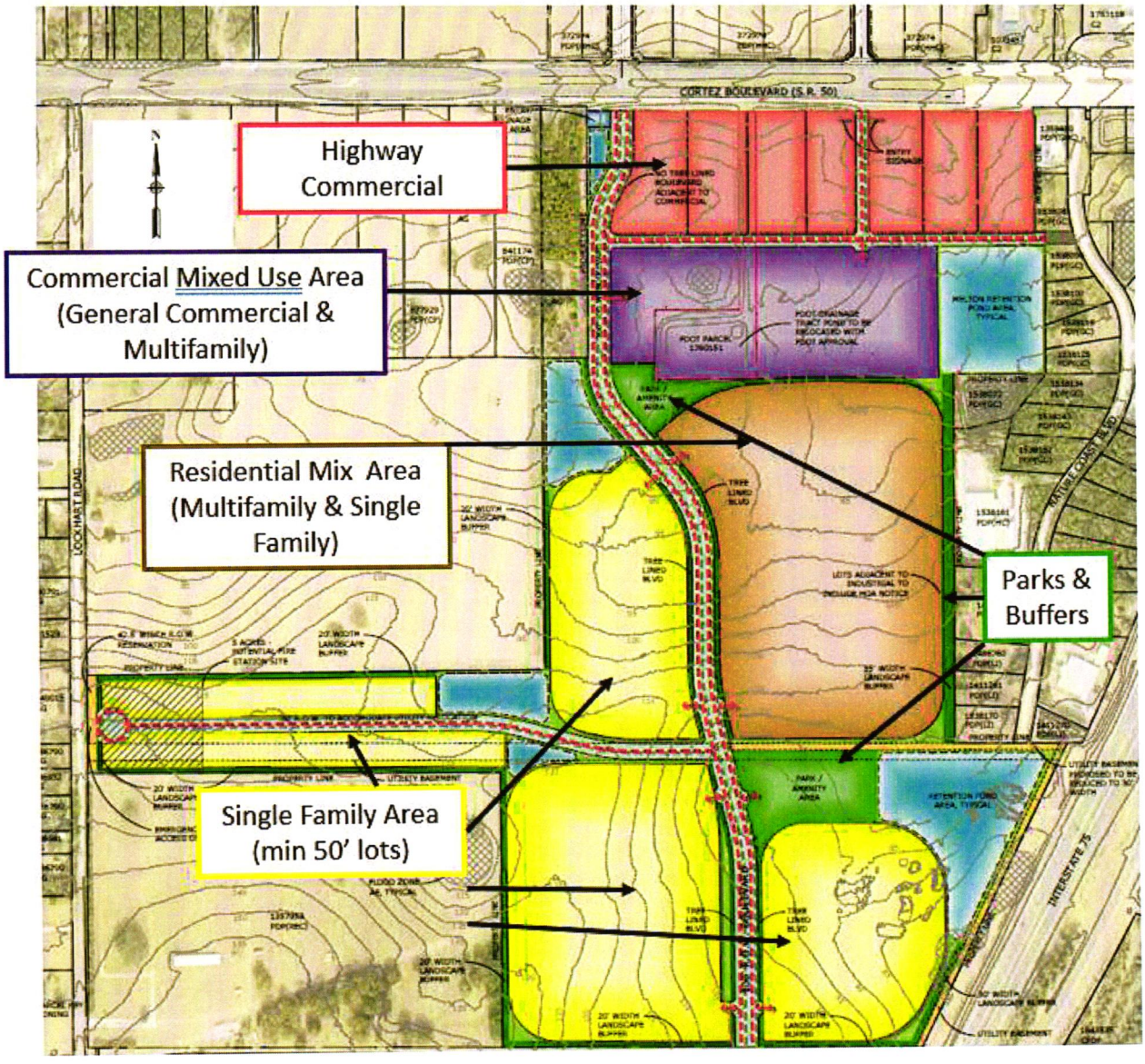
This application proposes to rezone the Property from AG, PDP-HC, PDP-GHC and C-2 to the CPDP District, with the following mix of uses:

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:

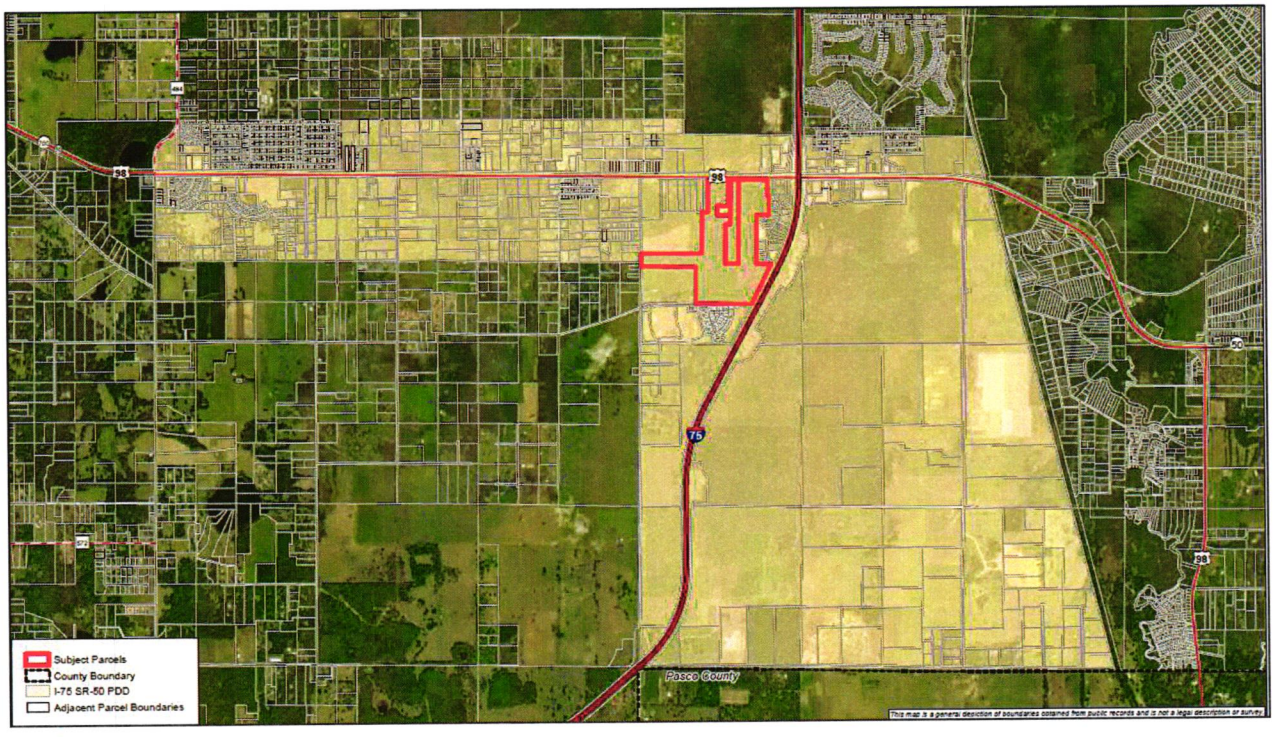
> ***GOAL 1.05 – Planned Development District***
> ***Planned Development District (PDD) is a Future Land Use Map Category that provides coordinated planning of new developments and redevelopments with proposed multiple uses or types that have specialized or unique characteristics, or would benefit from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

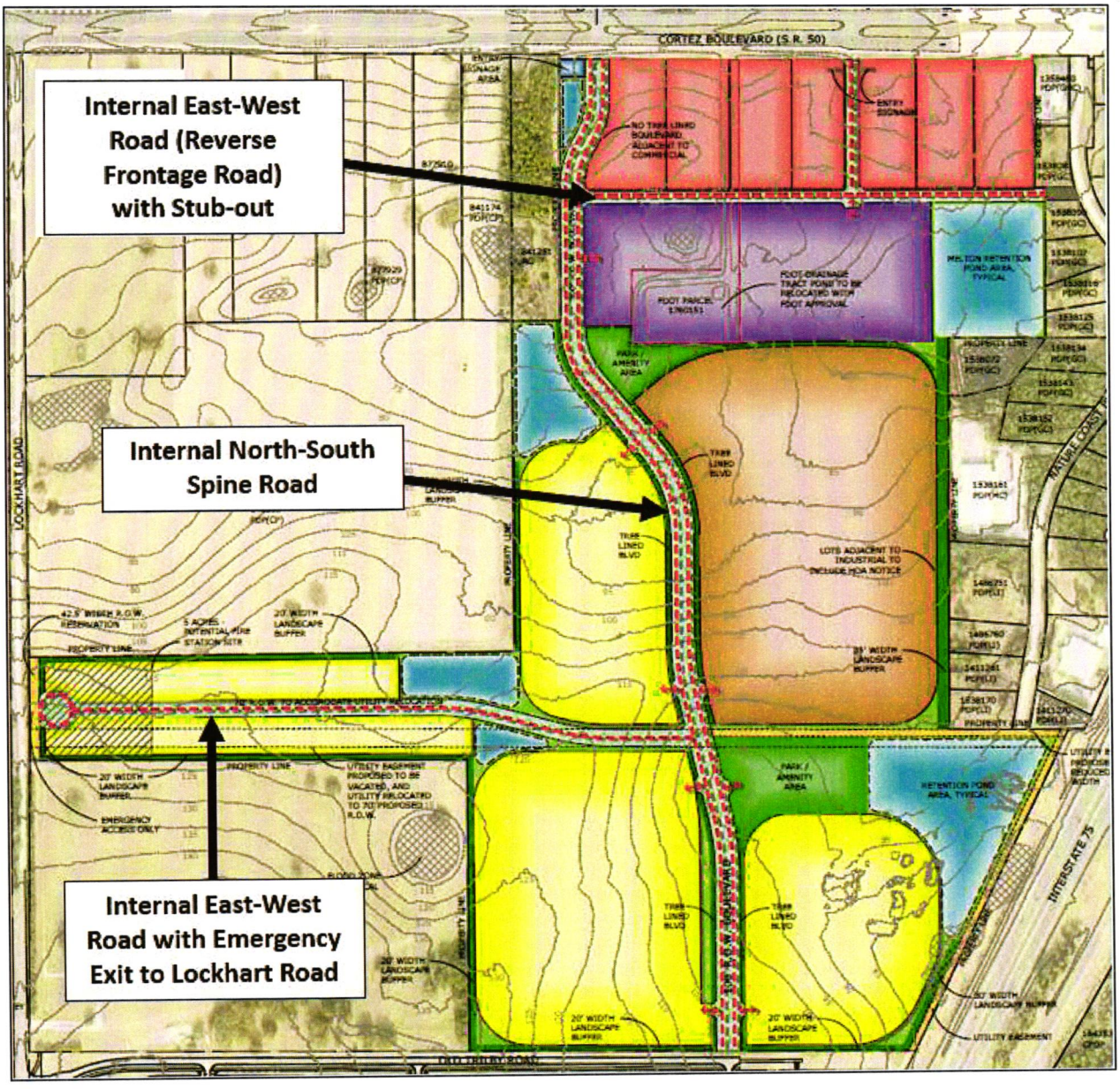


> ***Strategy 1.05A(1): The I-75/SR-50 Planned Development District mapped area is characterized by significant potential for future development of multiple land use types. The I-75/SR-50 PDD shall seek to create, to the maximum extent practical, a largely self-contained internally functional concentration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



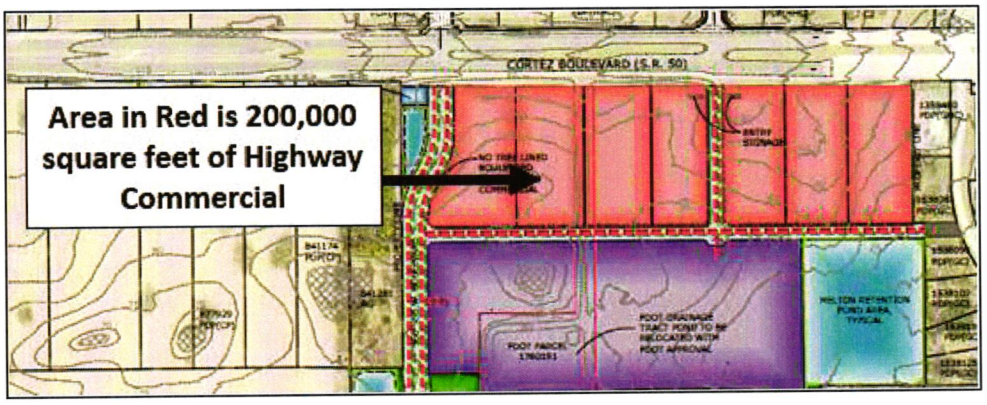
b. Planning for infrastructure needs to accommodate wastewater, potable water, fire and emergency medical service, recreation and schools;

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.

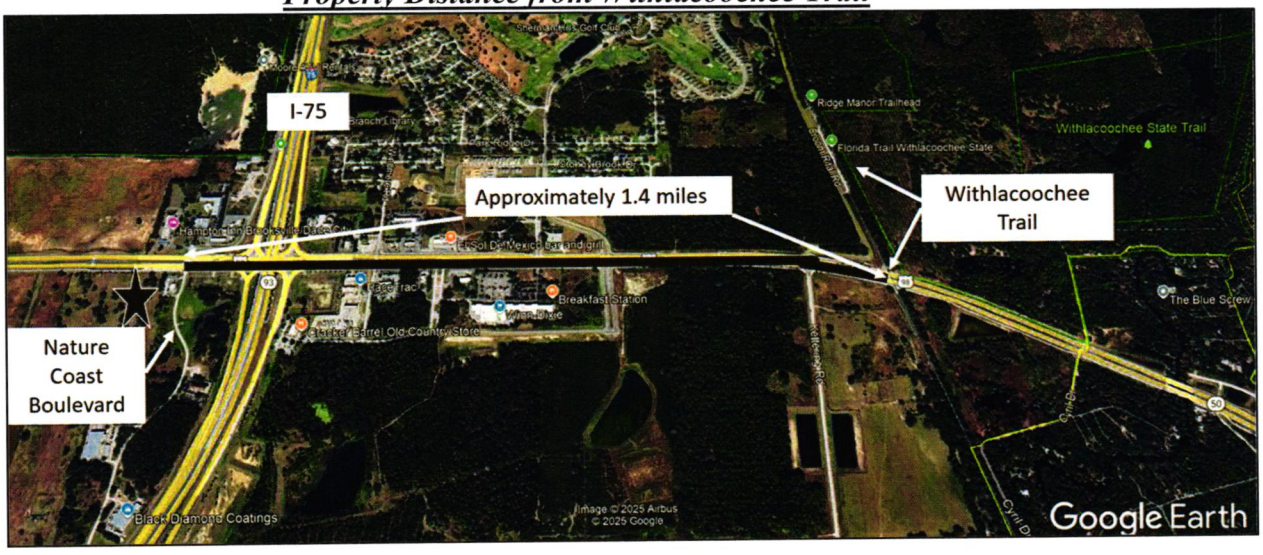
*e. **Attractive, convenient and safe multi-modal connections to schools, parks and other identified community focal points;***

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

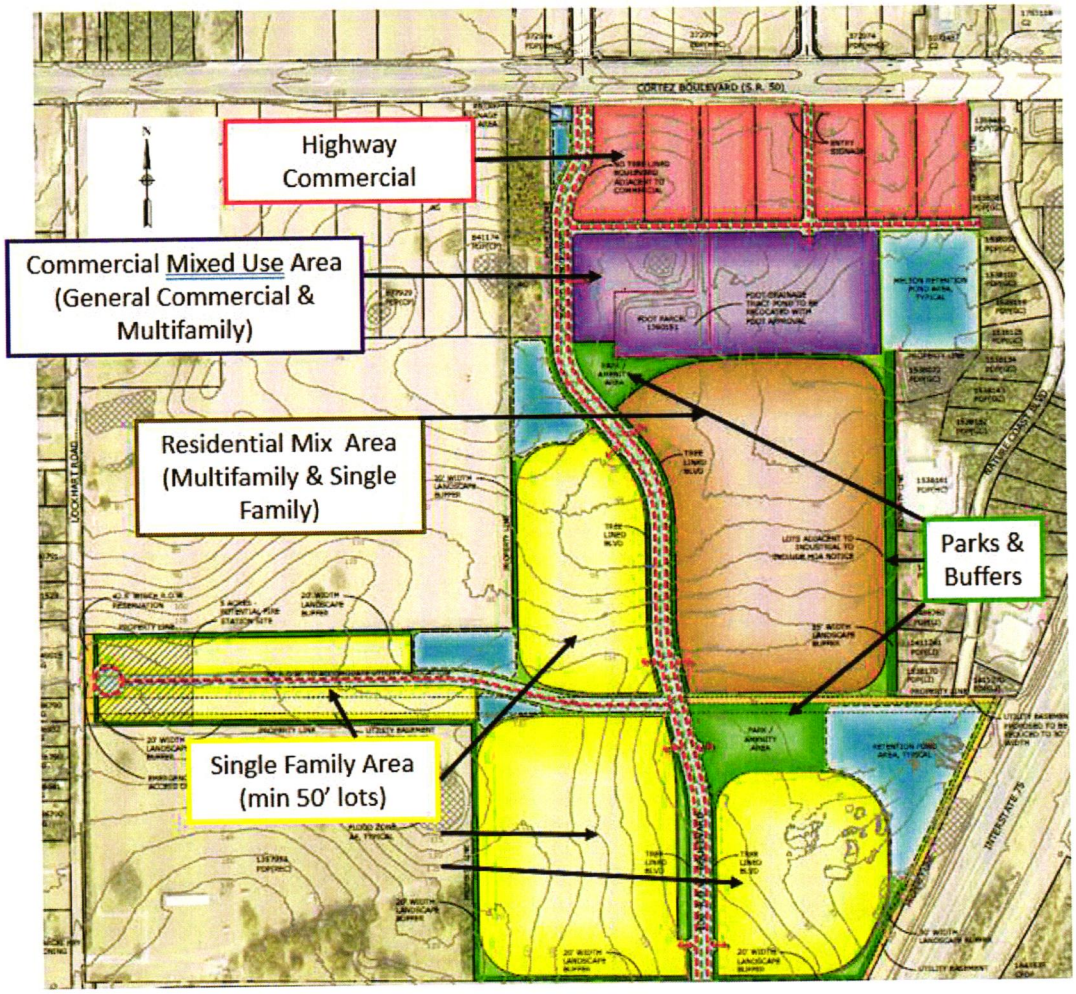


Withlacoochee Trail Crossing at US Hwy 98/SR-50/Cortez Boulevard



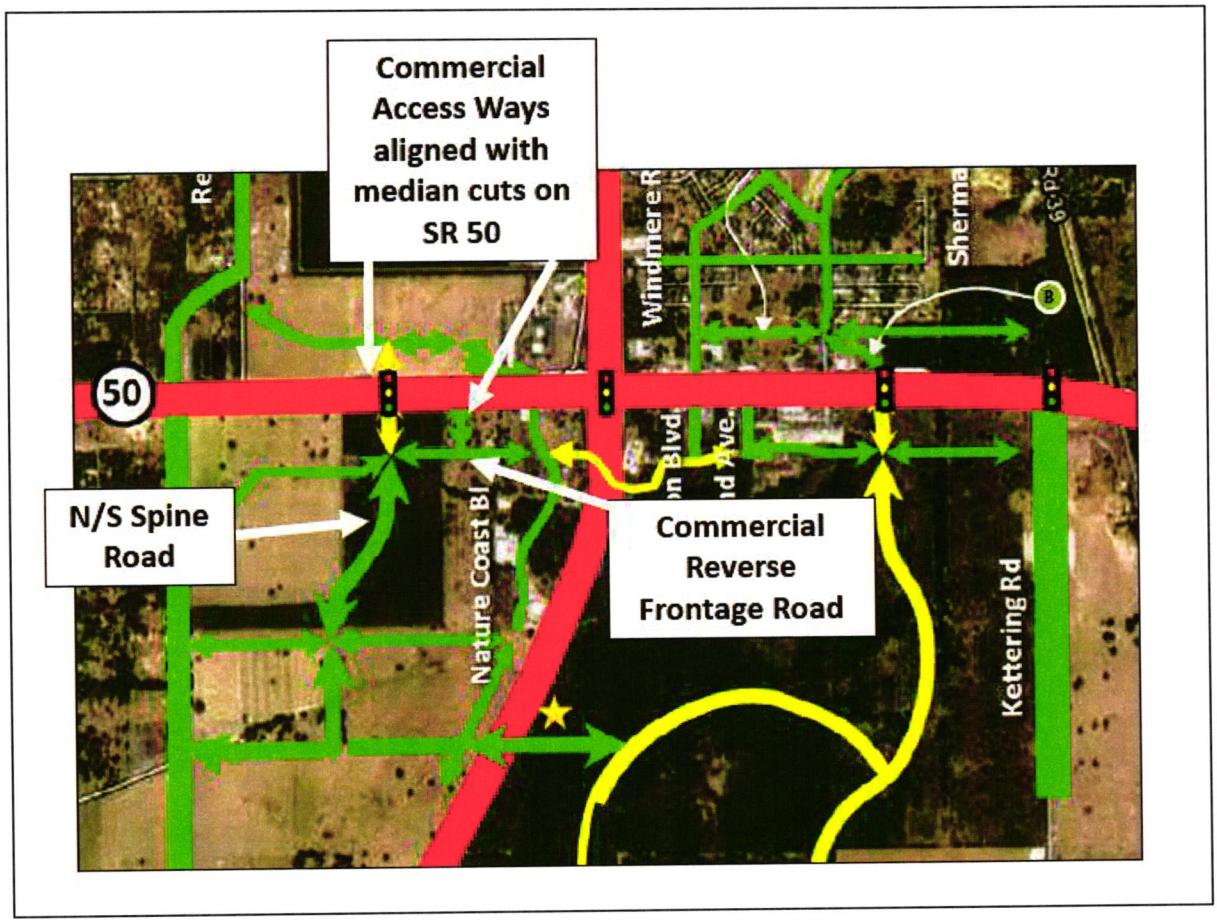
g. Standards to create a "sense of place."

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:



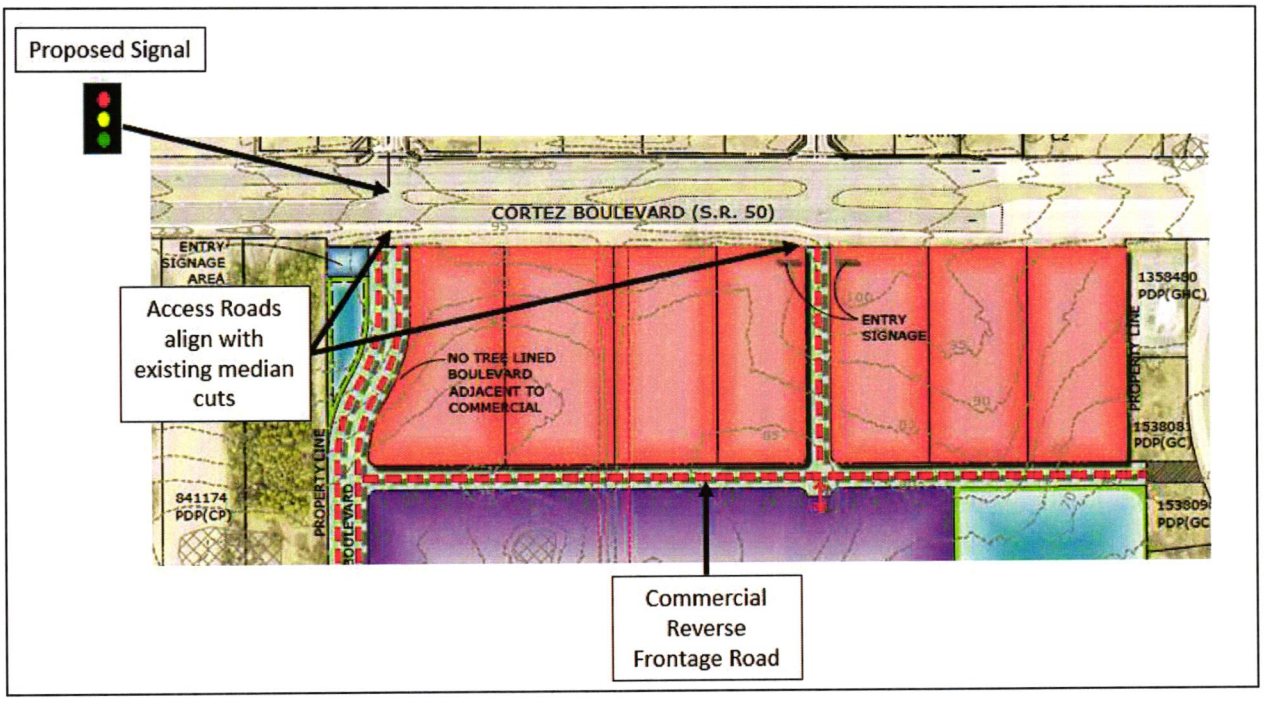
Strategy 1.05A(4): The County shall coordinate with the plans of the Florida Department of Transportation for SR 50 and I-75 in order to ensure that the transportation network is closely coordinated with land uses in the PDD.

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. <u>Parks, Buffering and Infrastructure:</u>

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 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

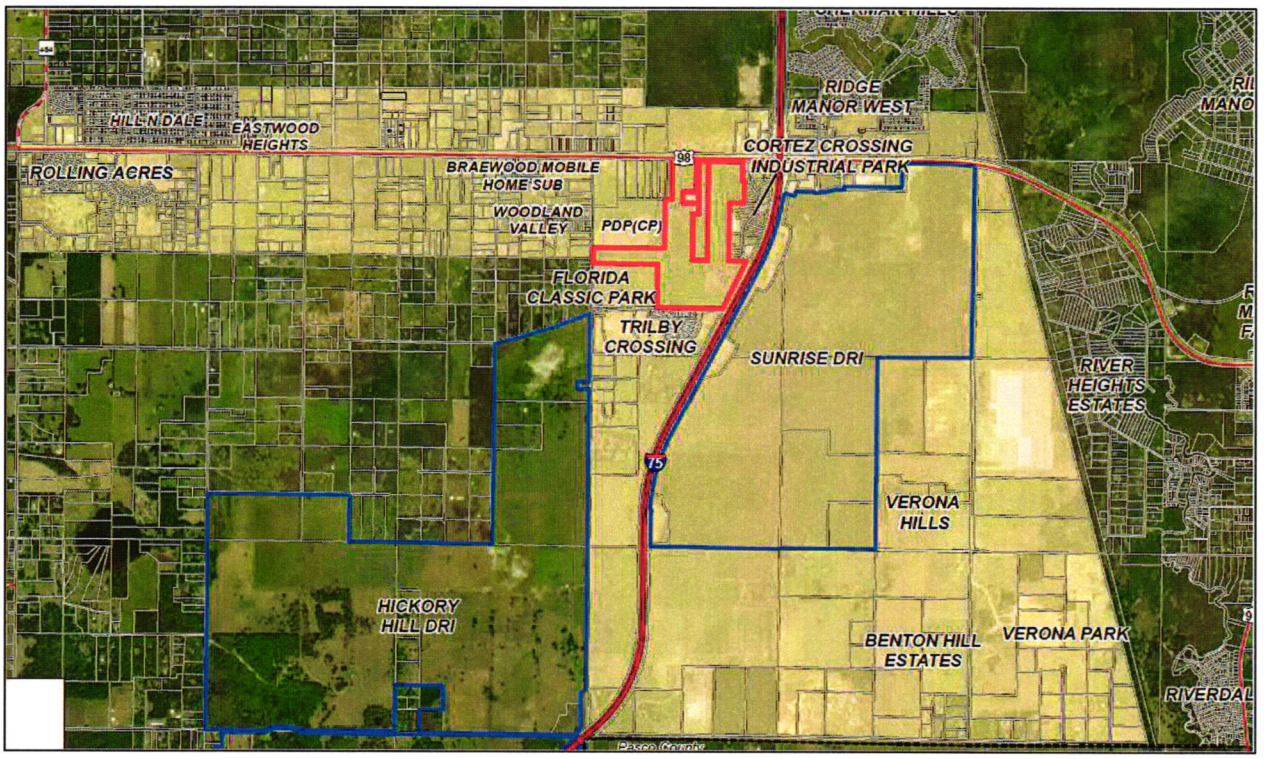
In addition to the above noted deviations, a blanket deviation is requested for all commercial, multifamily, townhome, villa, and single-family lots from LDC App. A, Art II, Sec. 3, *General Regulations for Lots and Yards*, which requires double frontage and corner lots to meet front yard regulations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

Detail by Entity Name

Florida Profit Corporation
JACK MELTON FAMILY, INC.

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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

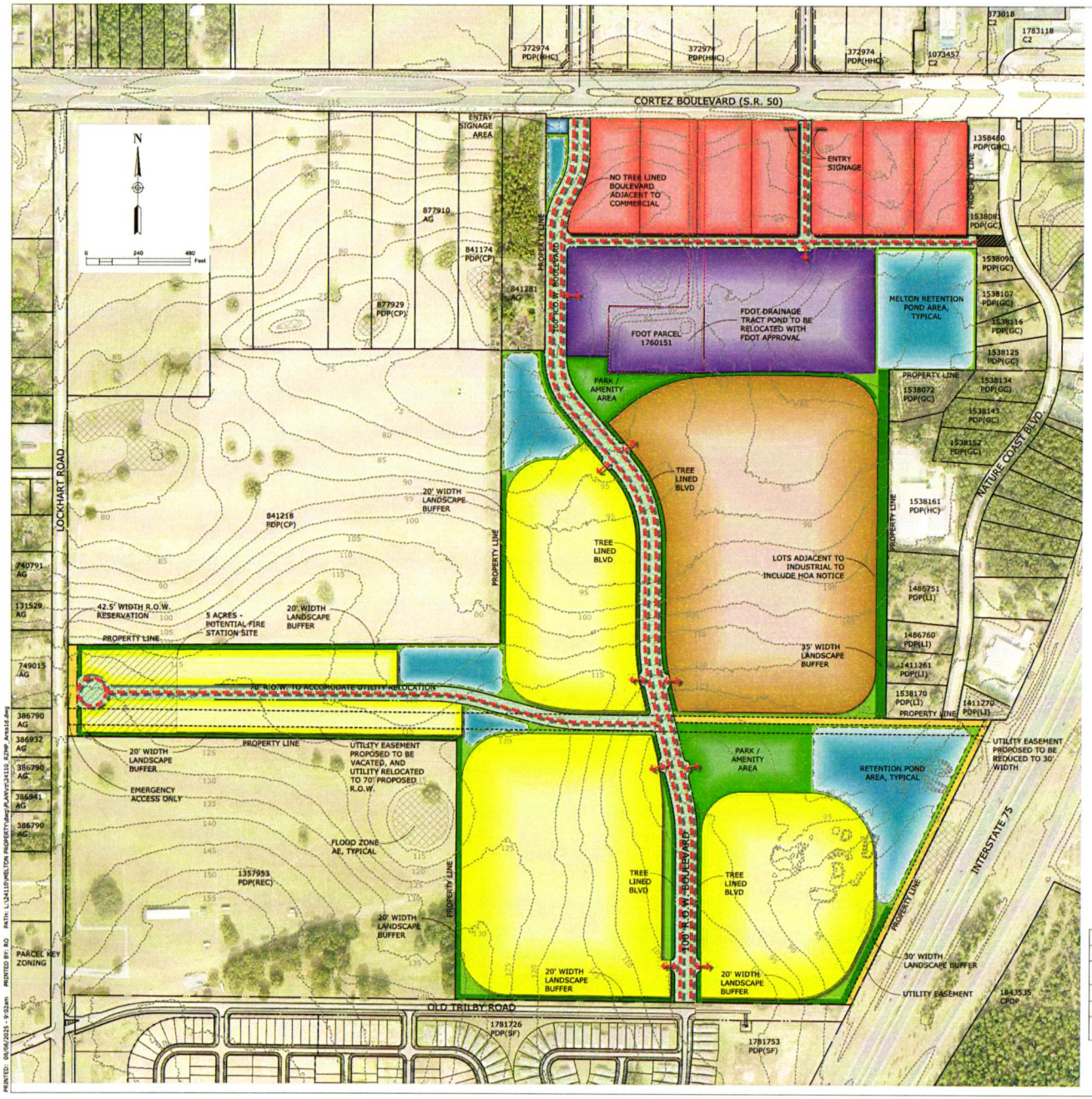
Report Year	Filed Date
2024	02/16/2024
2025	02/24/2025
2026	01/16/2026

Document Images

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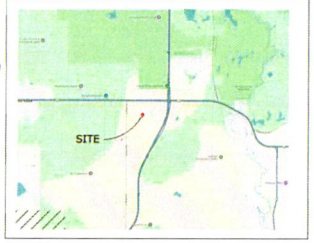
Florida Department of State, Division of Corporations



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)

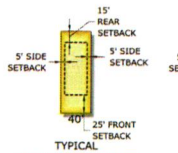
PROJECT AREA:

840923	± 179.16 AC.
841138	± 21.65 AC.
1760151	± 3.08 AC.
TOTAL:	**± 203.89 AC.**

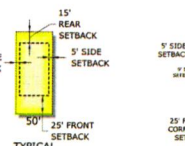
PERIMETER SETBACKS: (INCLUSIVE OF BUFFERS)
NORTH: 75' (DEVIATION FROM 125')
EAST: 35'
WEST: 35'
SOUTH: 35'

PROPOSED BUFFERS:
COMMERCIAL - PER COUNTY CODE

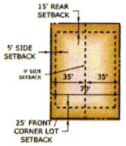
SEE MASTER PLAN FOR ALL OTHER BUFFERS
*NO BUFFER IS REQUIRED ADJACENT TO DRAINAGE RETENTION AREAS.



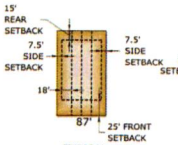
TYPICAL 40' SINGLE FAMILY LOT
NTS



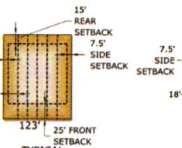
TYPICAL 50' SINGLE FAMILY LOT
NTS



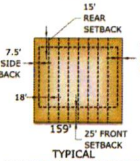
VILLA LOT MIN. REQUIREMENTS
NTS



TYPICAL 4 UNIT TOWNHOME TRACT
NTS



TYPICAL 6 UNIT TOWNHOME TRACT
NTS

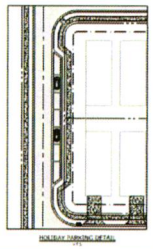


TYPICAL 8 UNIT TOWNHOME TRACT
NTS

	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.



HOLTRAX PARKING DETAIL
NTS

BLACK JACK RIDGE
REZONING MASTER PLAN

JACK MELTON PARCELS

Coastal engineering associates, inc.
Engineering
Planning
Surveying
Transportation
Environmental
Construction Management
866 Candlelight Boulevard - Brooksville - Florida 34601
(352) 796-8423 - Fax (352) 799-8359
EB 0000142

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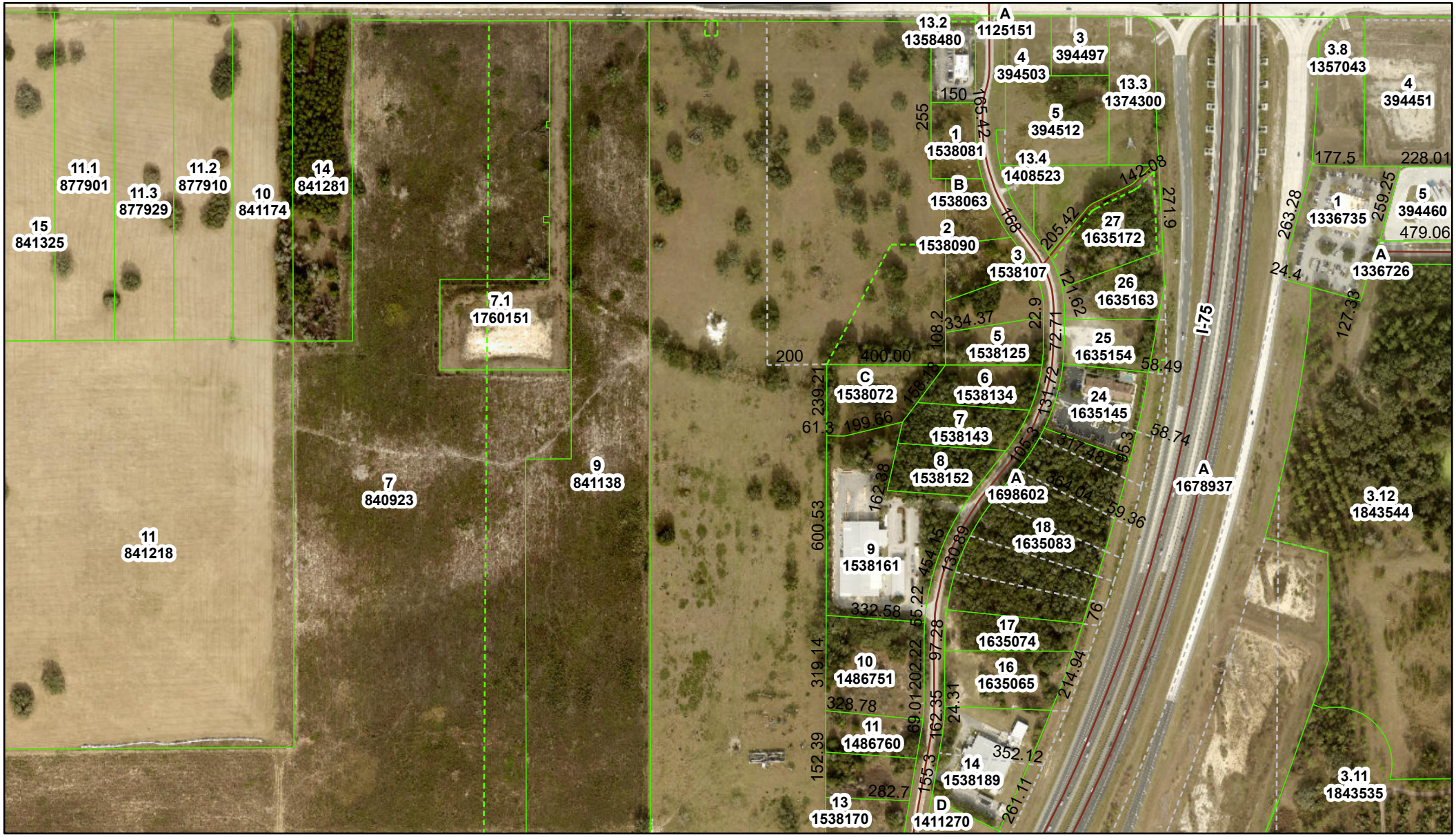
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SHEET
1

JOB No. 24110

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H2540 Aerial Map



1/29/2026, 8:49:18 AM

1:6,087

0 0.04 0.09 0.18 mi

0 0.05 0.1 0.2 km

State of Florida, Vantor

Parcels

Parcels (Labels)

Parcel Lines (Easement Historic)

Easement

Historic

Streets

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

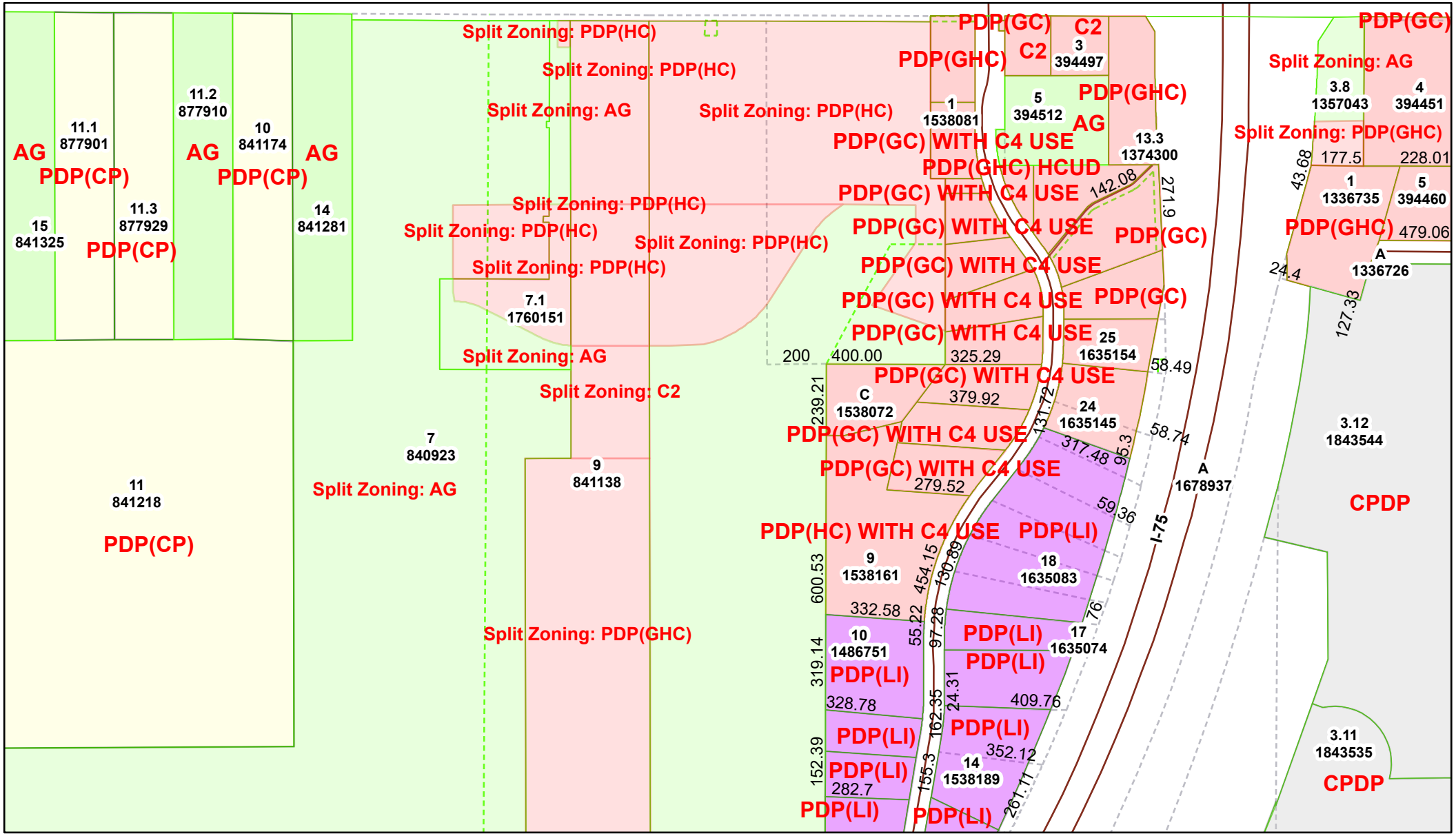
Citations

1.2m Resolution Metadata

Hernando County Central GIS

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H2540 Zoning Map



1/29/2026, 8:48:58 AM

Split Zoning
- Agricultural
- Commercial

Zoning (Hernando Builders)
- Agricultural
- Commercial
- Planned Development
- Industrial
- Airport
- Parcels

Parcels (Labels)

Parcel Lines (Easement Historic)
- Easement
- Historic
- Streets

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

Hernando County Central GIS
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The School District of Hernando County, Florida
Facilities & Construction Department
8016 Mobley Road
Brooksville, FL 34601
Phone: (352) 797-7050
Fax: (352) 797-7150

HERNANDO SCHOOL DISTRICT
Learn it. Love it. Live it.

Superintendent: *Ray Pinder*
Board Chairperson: *Kayce Hawkins*
Vice Chairperson: *Shannon Rodriguez*
Board Members:
Michelle Bonczek
Susan Duval
Mark Johnson

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

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

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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

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

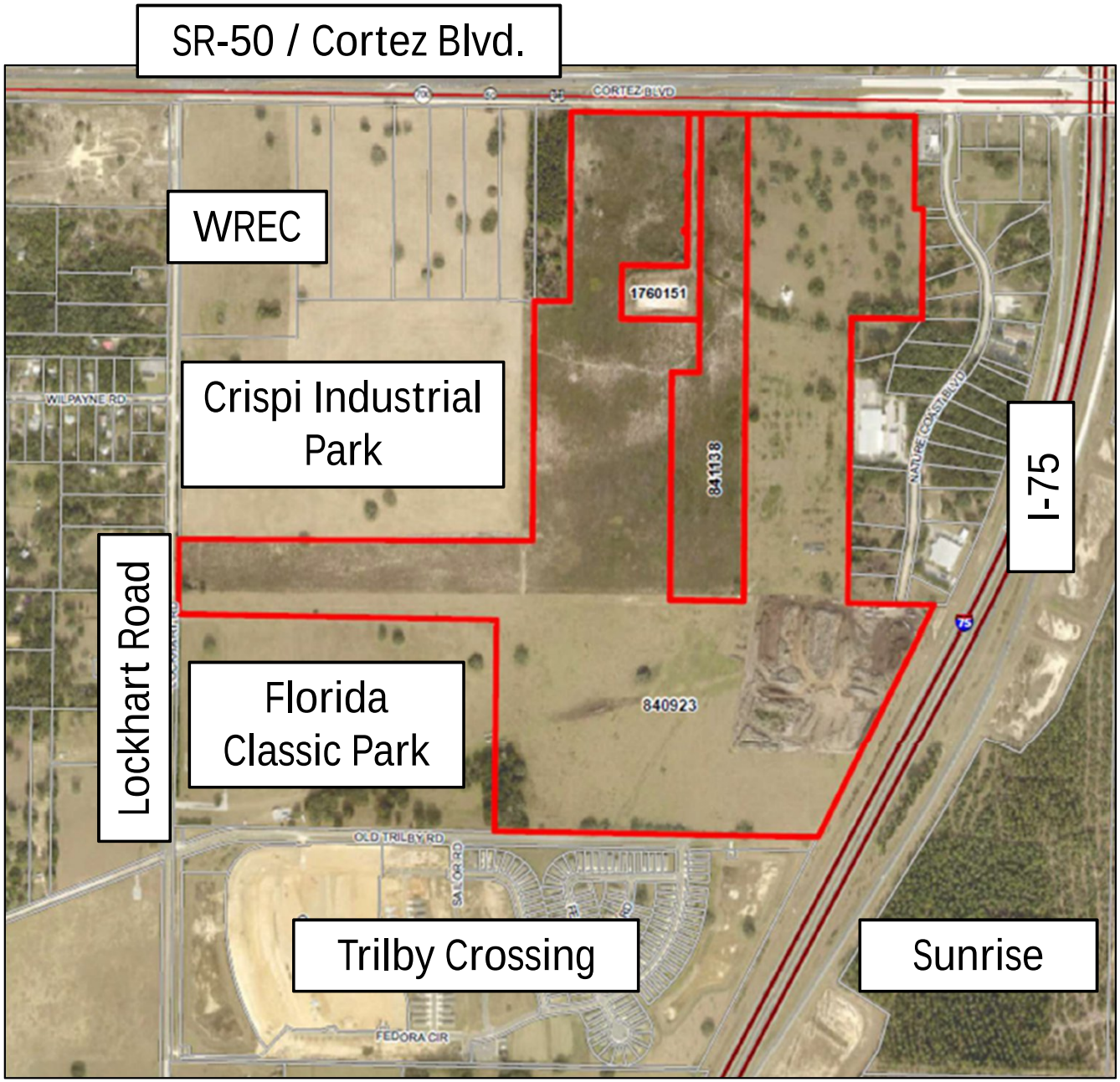
Location Map of Property

- Owned by Jack Melton Family, Inc.
- 203.89 acres
- Parcel Keys:
  - 840923: 179.16 acres
  - 841138: 21.65 acres
  - 1760151: 3.08 acres

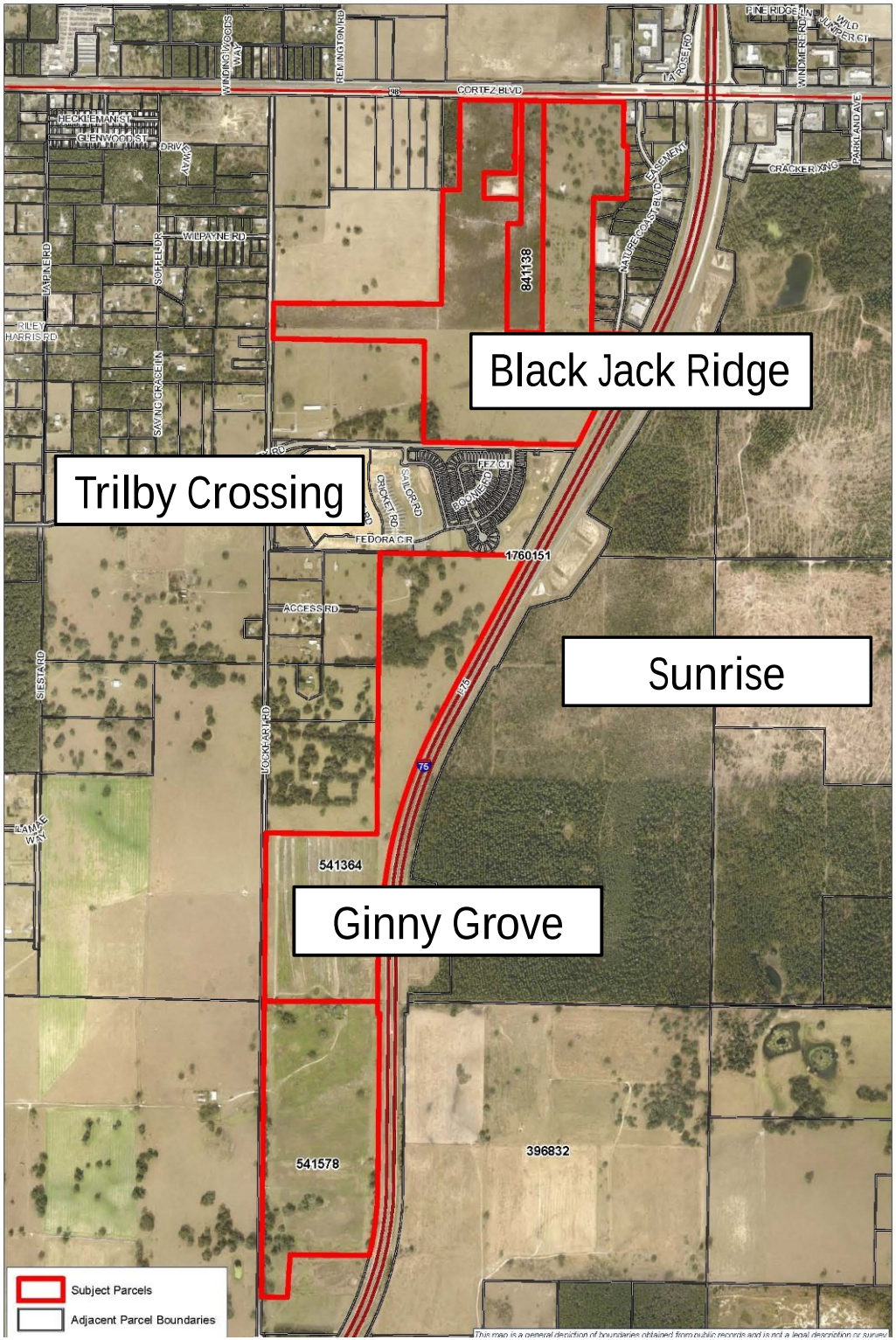


Location Map of Property

- Owned by Jack Melton Family, Inc.
- 203.89 acres
- Parcel Keys:
  - 840923: 179.16 acres
  - 841138: 21.65 acres
  - 1760151: 3.08 acres

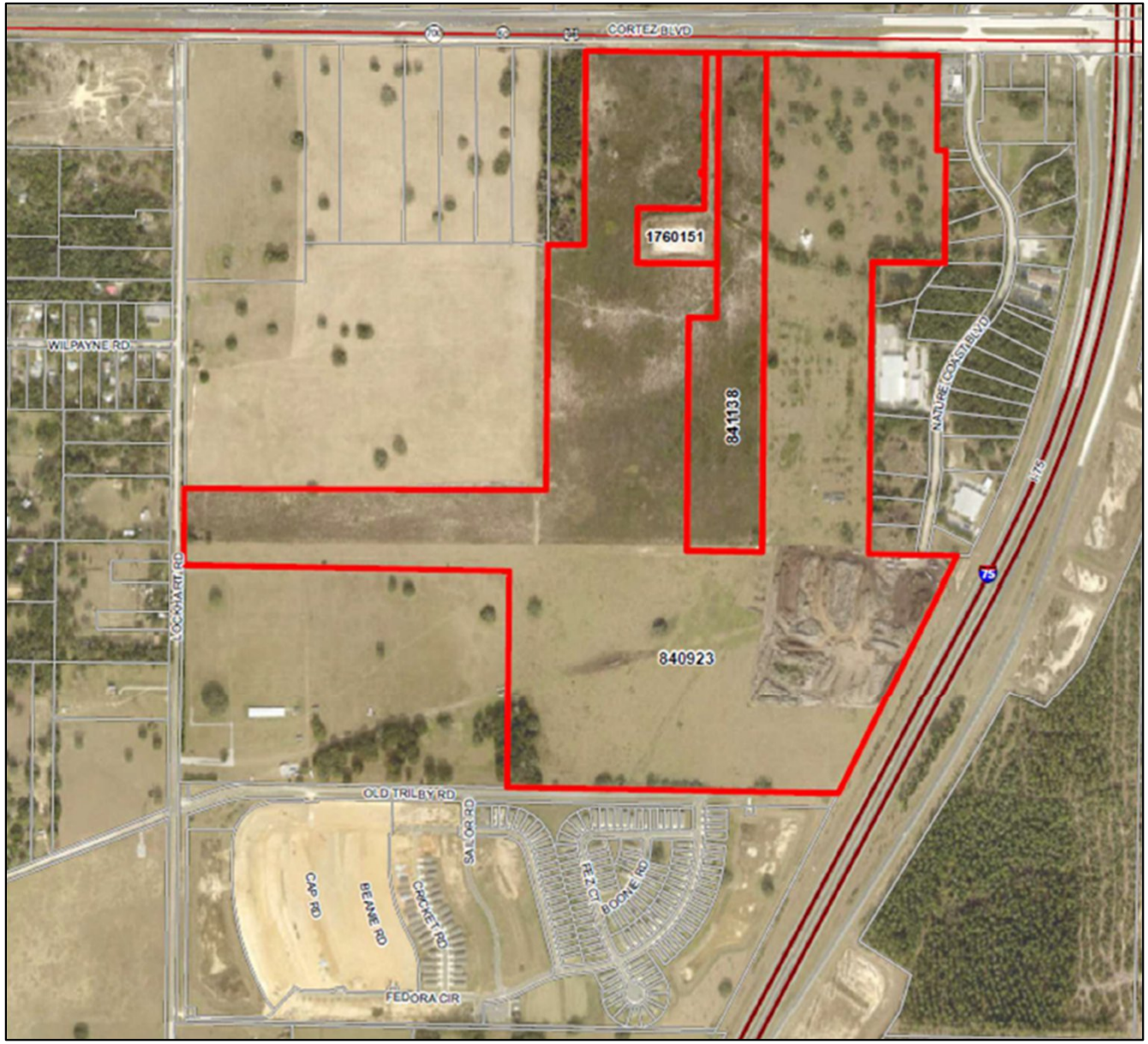


Location of Ginny Grove & Black Jack Ridge

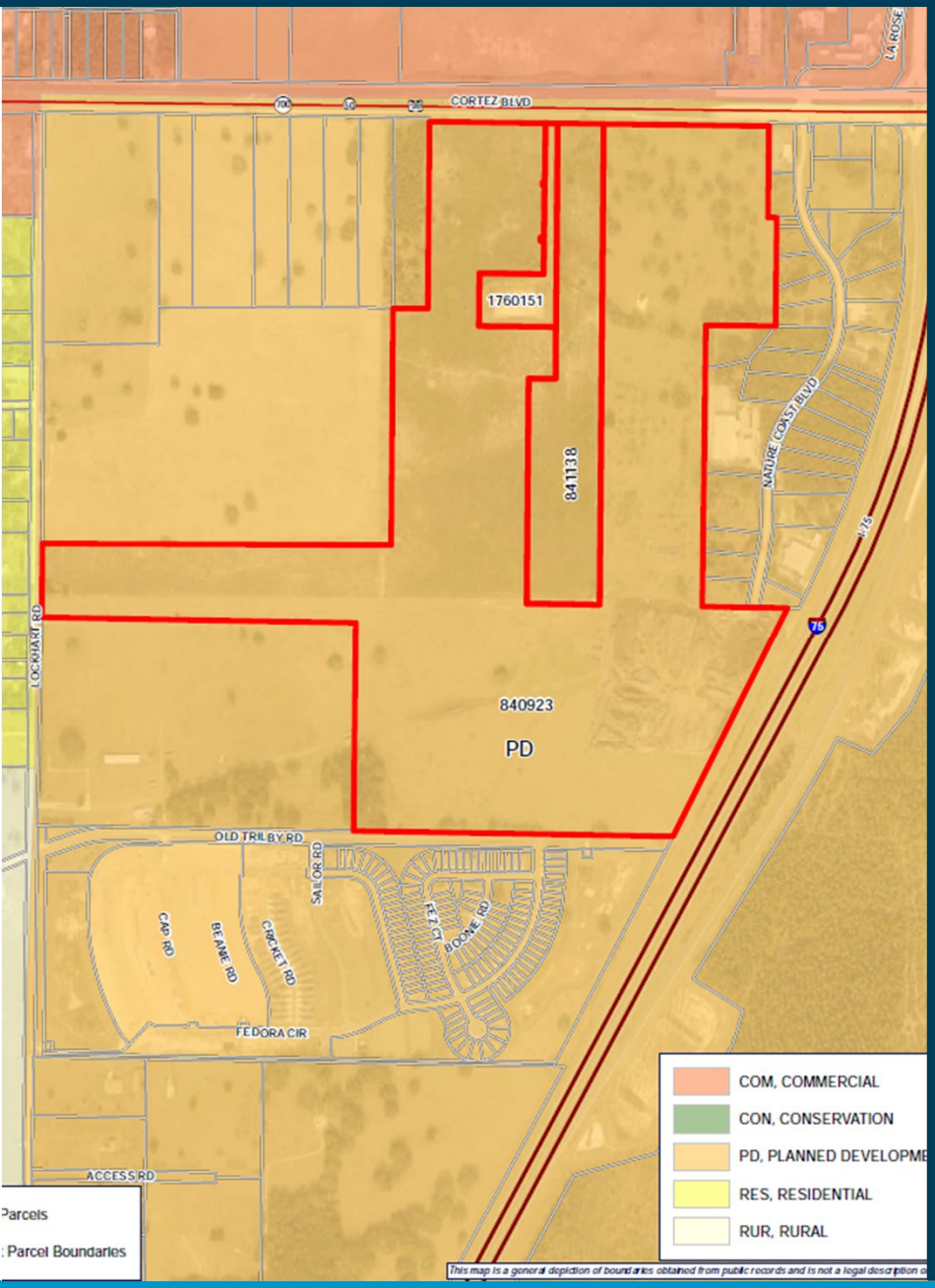


Request

- 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



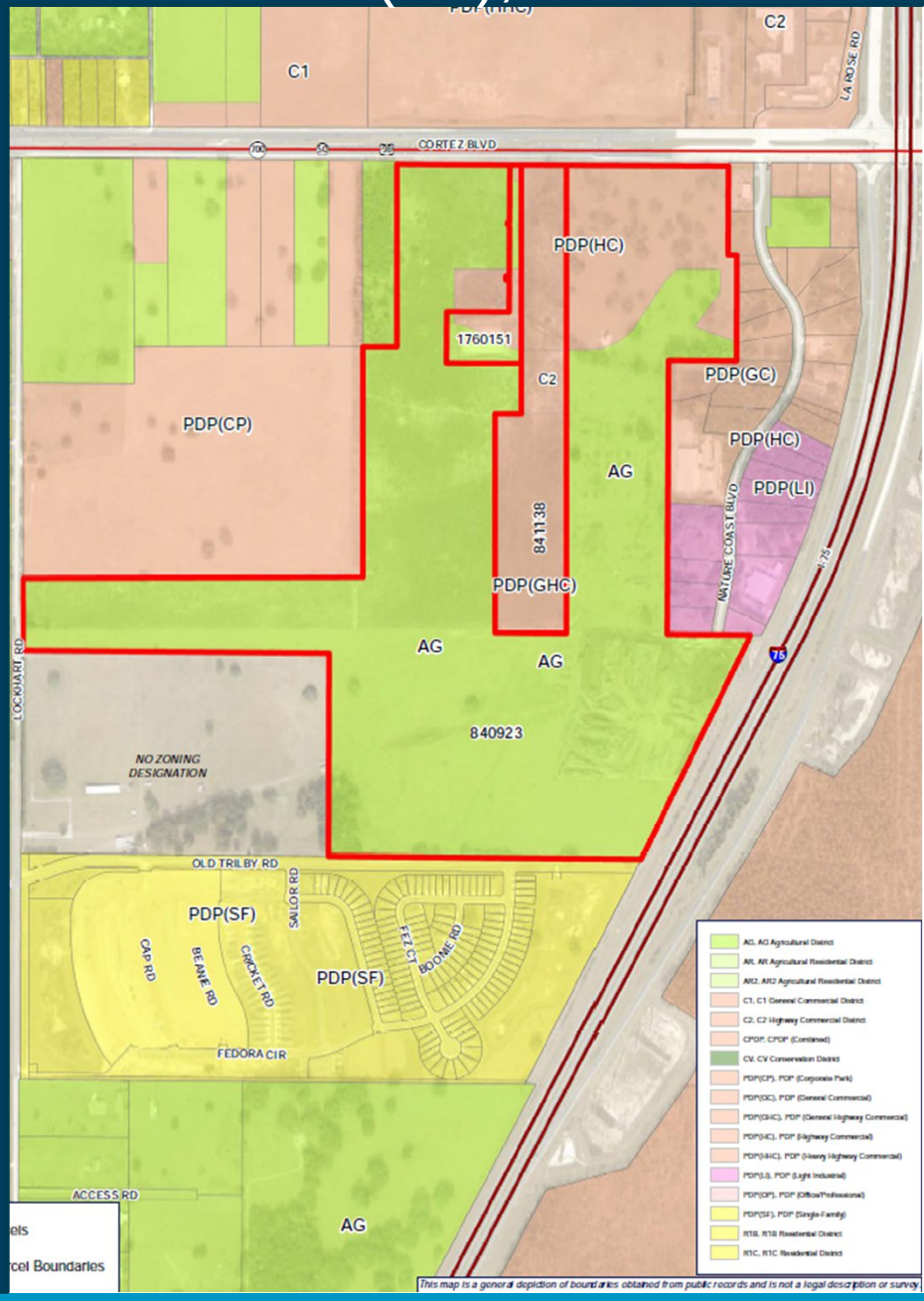
M

A

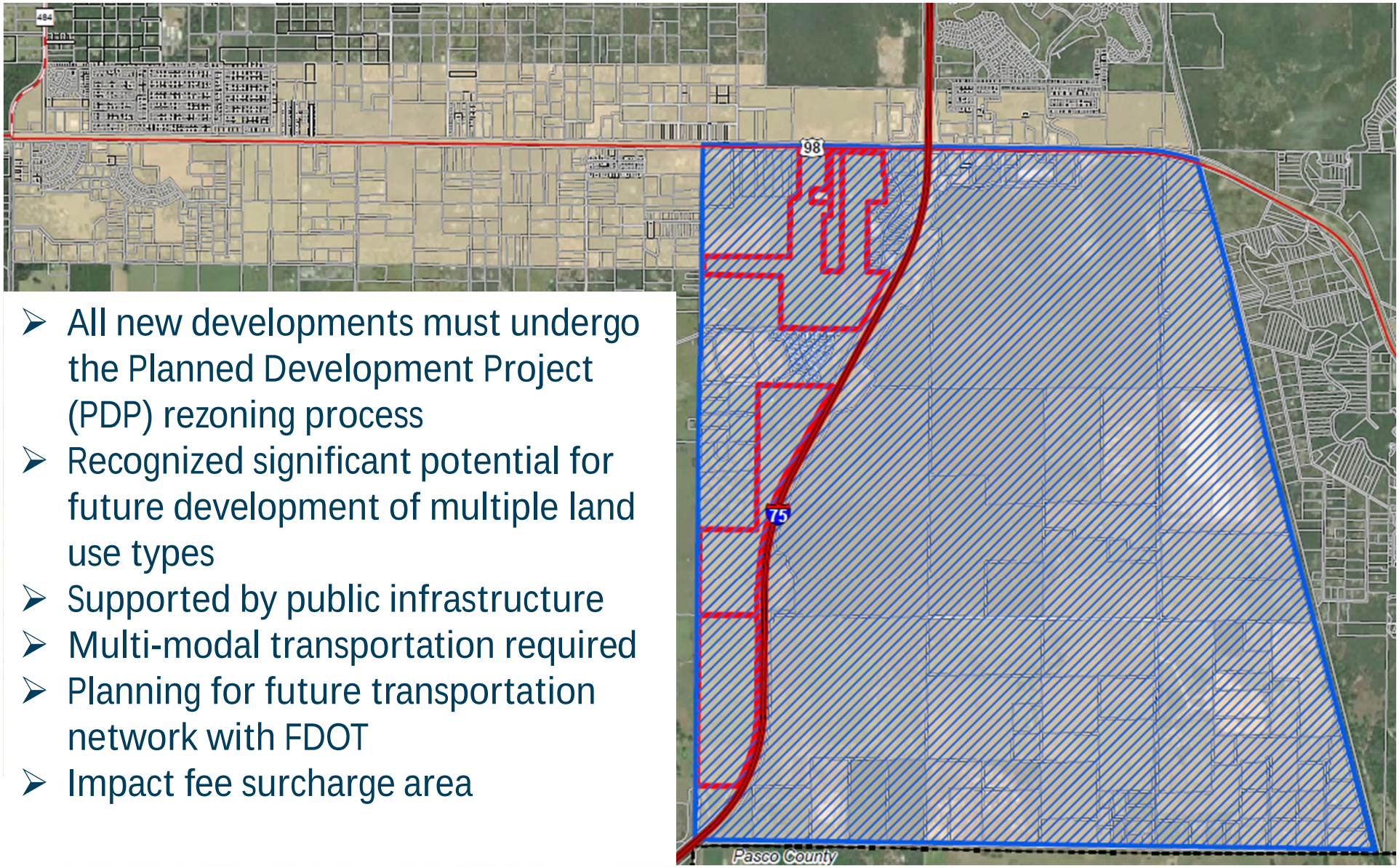
P

S

Zoning: AG; PDP (GHC); PDP (HC); C-2

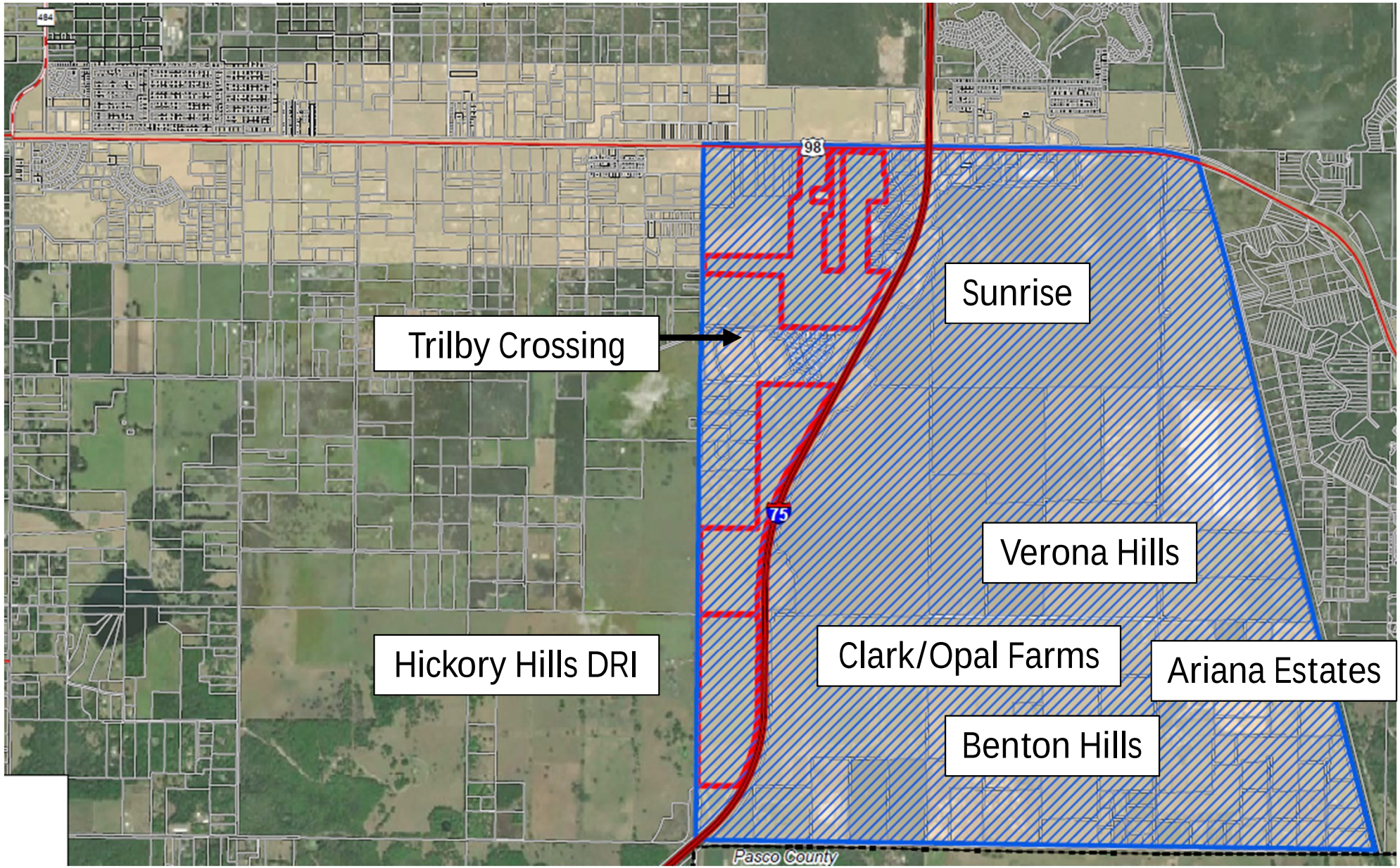


Comprehensive Plan
I-75/SR-50 Planned Development District



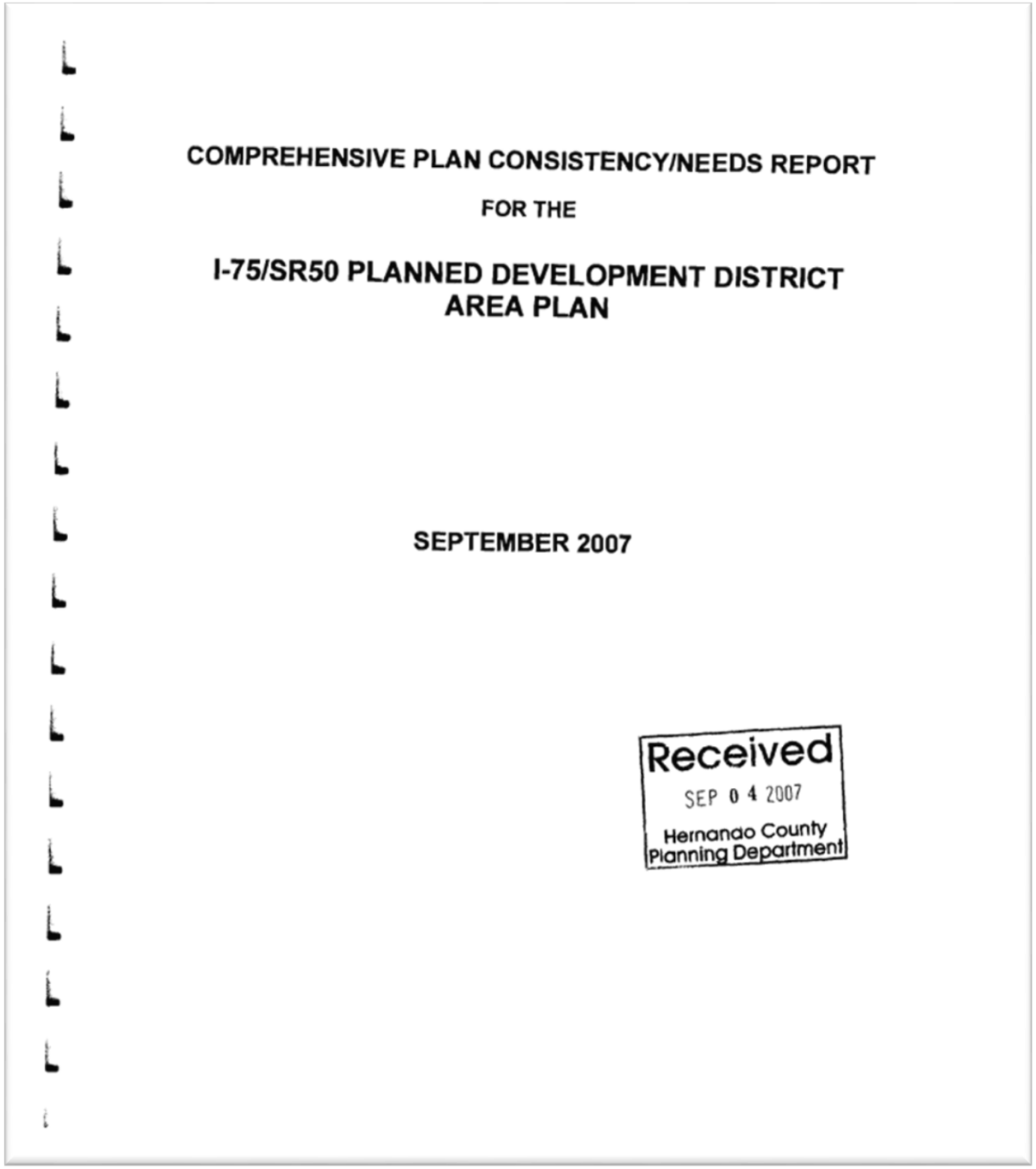
- All new developments must undergo the Planned Development Project (PDP) rezoning process
- Recognized significant potential for future development of multiple land use types
- Supported by public infrastructure
- Multi-modal transportation required
- Planning for future transportation network with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



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. . .

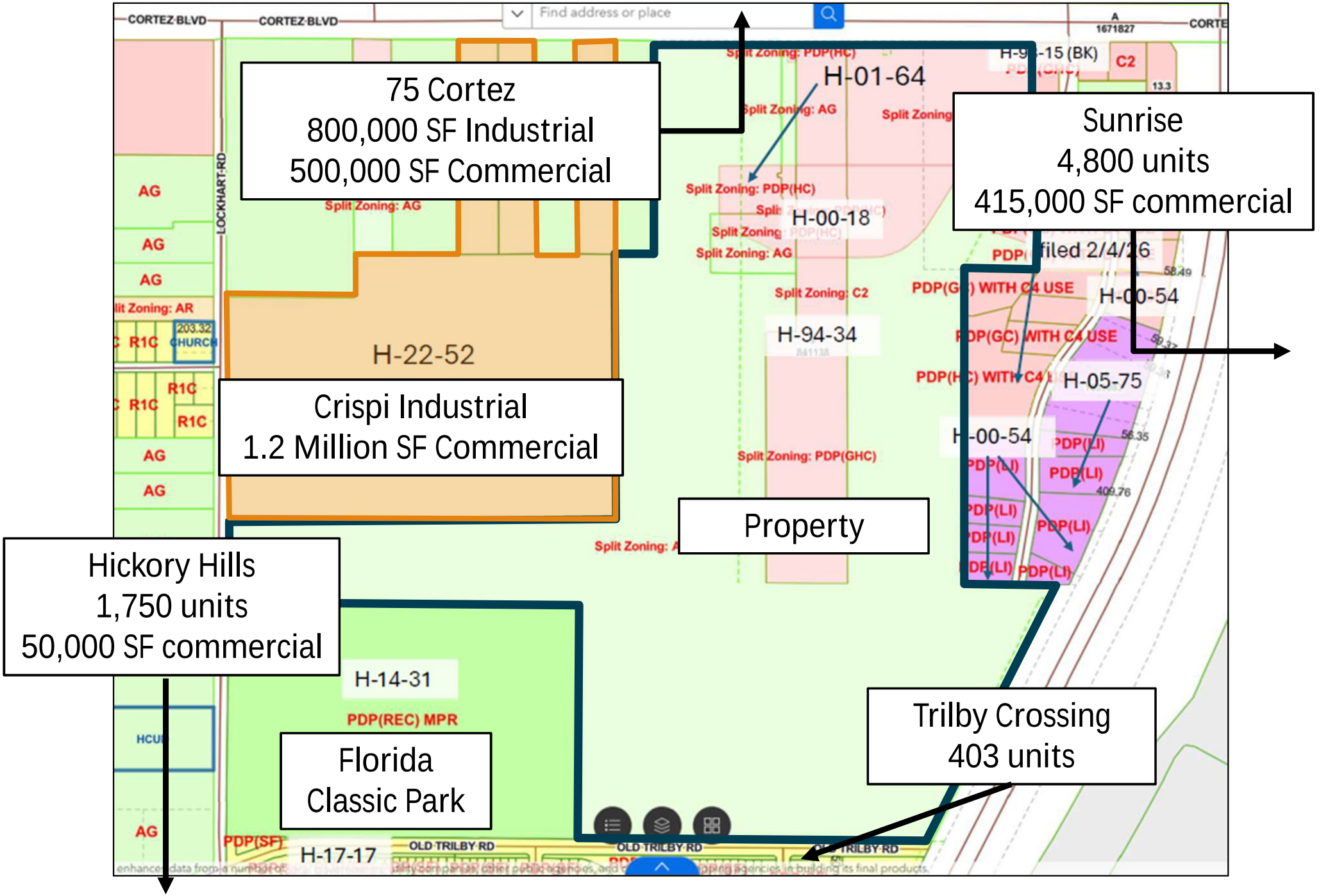
Comprehensive Plan
I-75/SR-50 Planned Development District

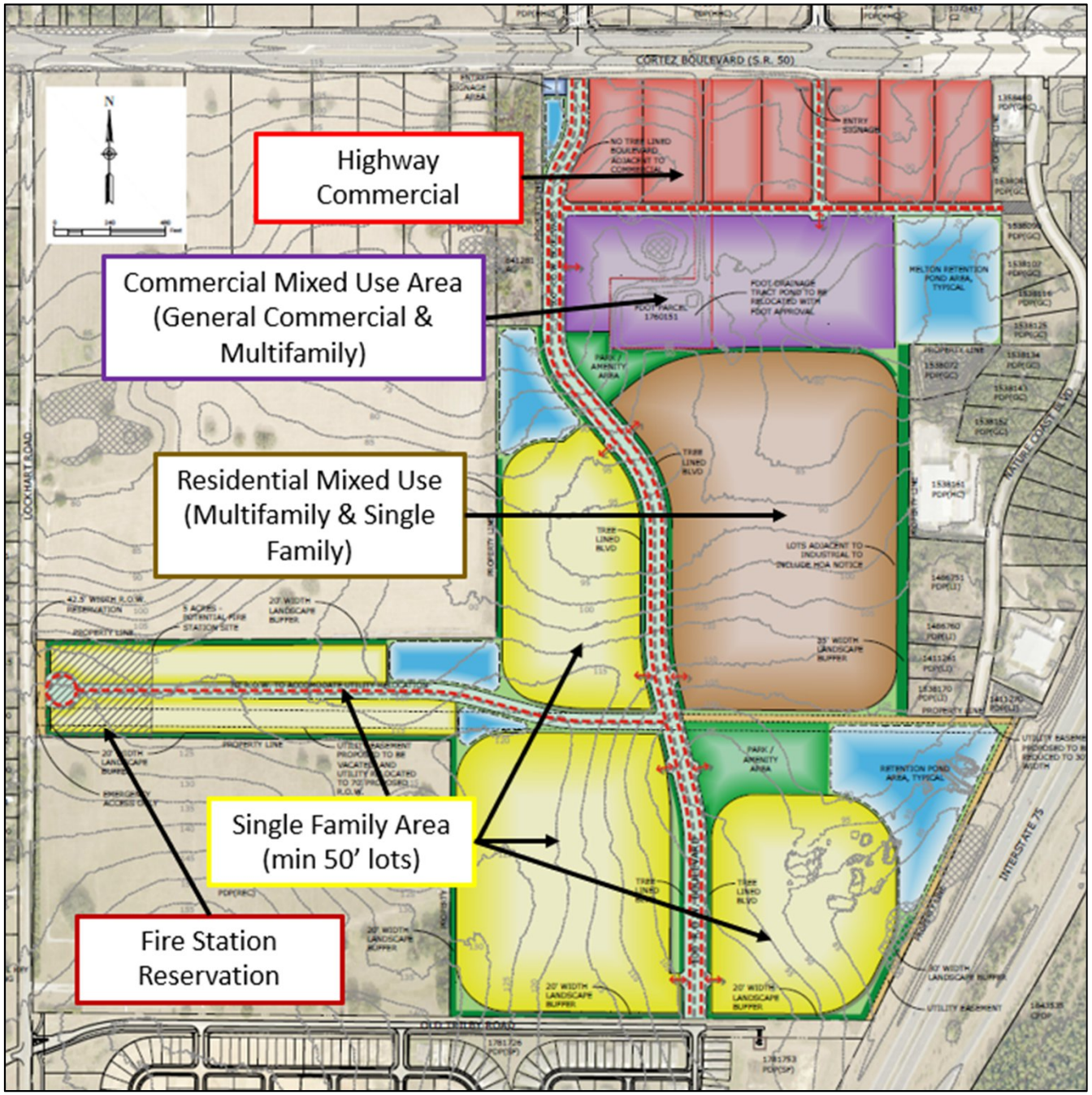
Objective 1.05A

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
Split Zoning: PDP(HC)
Split Zoning: AG
Split Zoning: C2
Split Zoning: PDP(GHC)
PDP(LI)
PDP(REC) MPR
PDP(SF)
AG
R1C
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

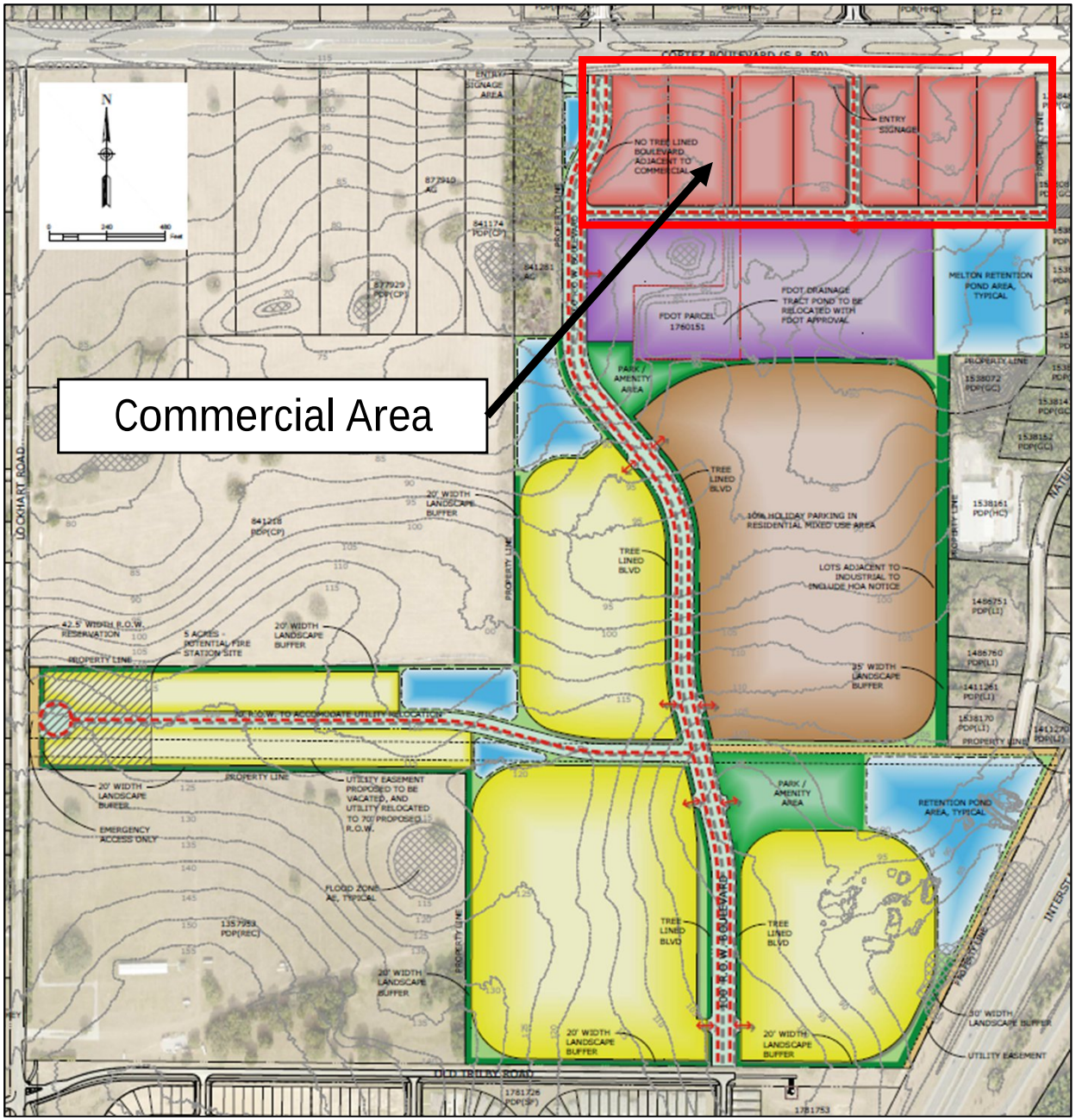
LAND USE TABLE			
LAND USE	ACRES	UNITS	DENSITY
COMMERCIAL AREA PDP(HC)	20		200,000 SQ. FT.
COMMERCIAL MIXED USE PDP(GC), PDP(MF)	19	320*	100,000 SQ. FT.
SINGLE FAMILY PDP(SF)	72	288*	
RESIDENTIAL MIXED USE PDP(MF) & PDP(SF)	37	370*	
DRAINAGE, RECREATION, BUFFERS, OPEN SPACE	37.81		
ROADS	18		
TOTAL:	+/- 203.89	978	

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

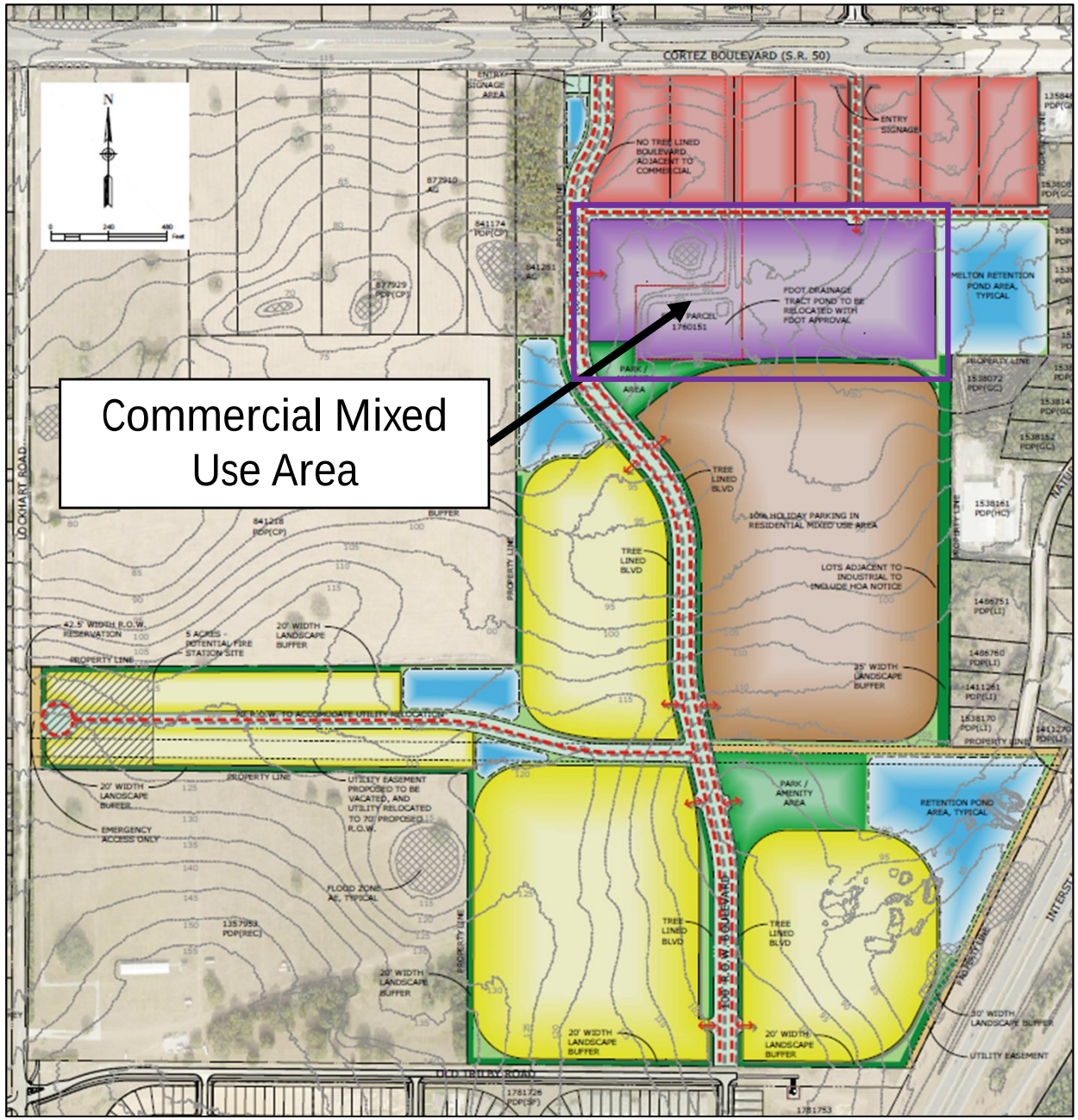
Permitted Uses



Commercial Area (Red)

Proposed Uses:

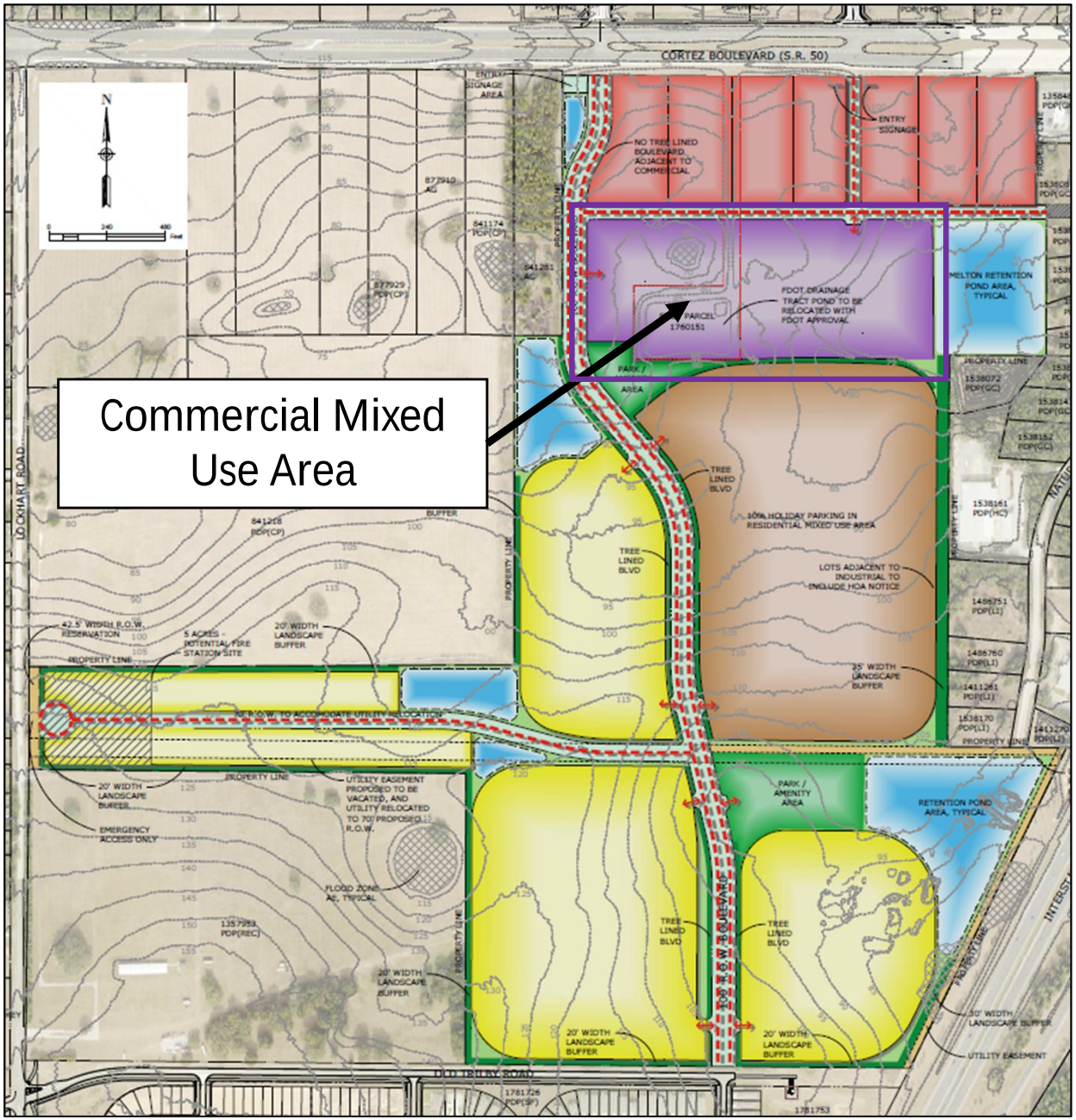
- 1) All permitted uses in the C-2 zoning district
- 2) Hospital and/or Urgent Care/ Stand-Alone ER
- 3) Educational Facilities
- 4) Light Wholesale and Storage
- 5) Microbreweries
- 6) Public/Private Recreation including Virtual Golf and/or Pickle Ball Facilities



Commercial Mixed Use Area (Purple)

Proposed Uses:

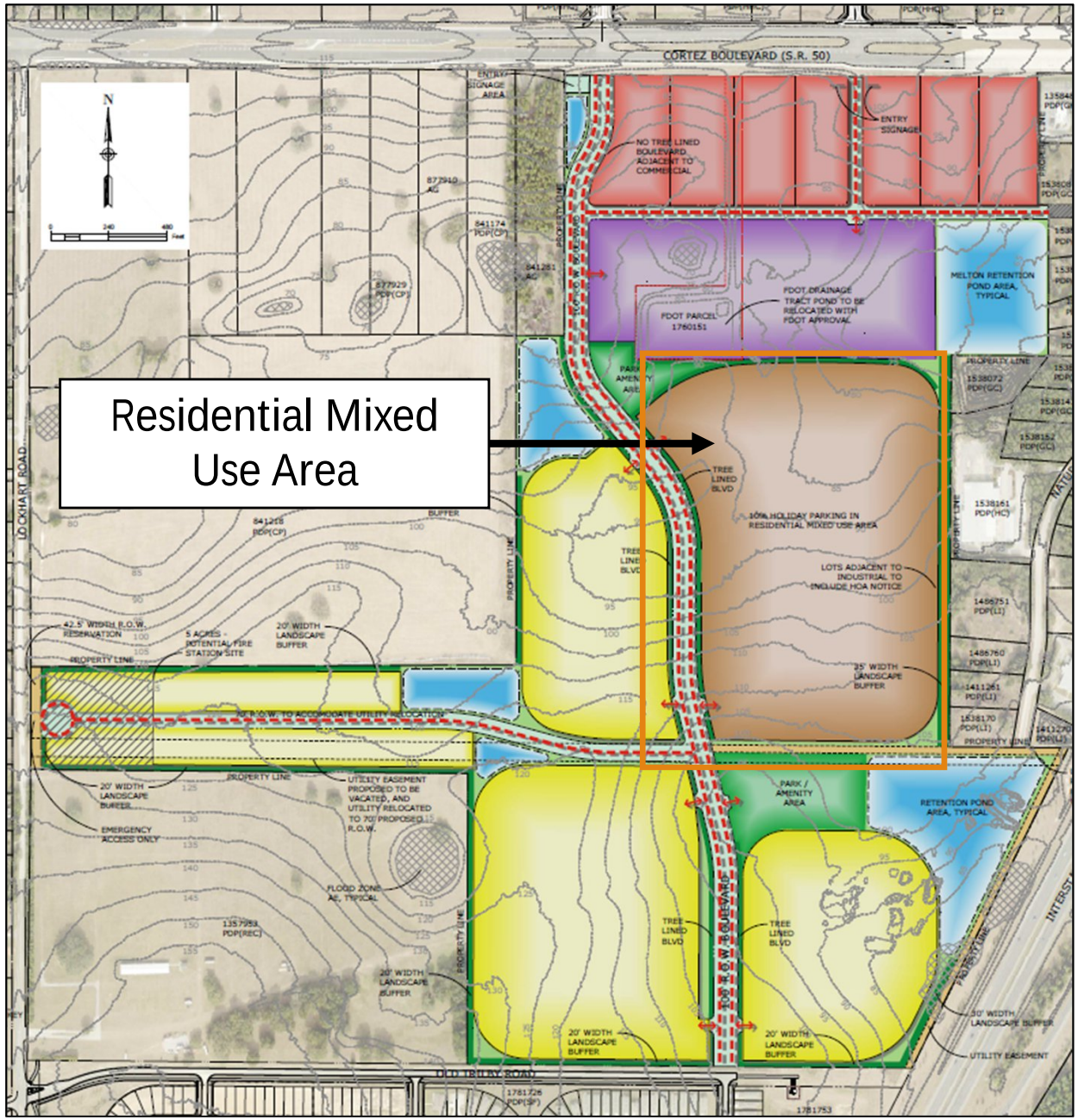
- 1) All C-1 Highway Commercial District Permitted Uses
- 2) Hospital and/or Urgent Care/Stand-Alone Emergency Room
- 3) Educational Facilities
- 4) Light Wholesale and Storage
- 5) Microbreweries
- ....



Commercial Mixed Use Area (Purple)

Proposed Uses (continued):

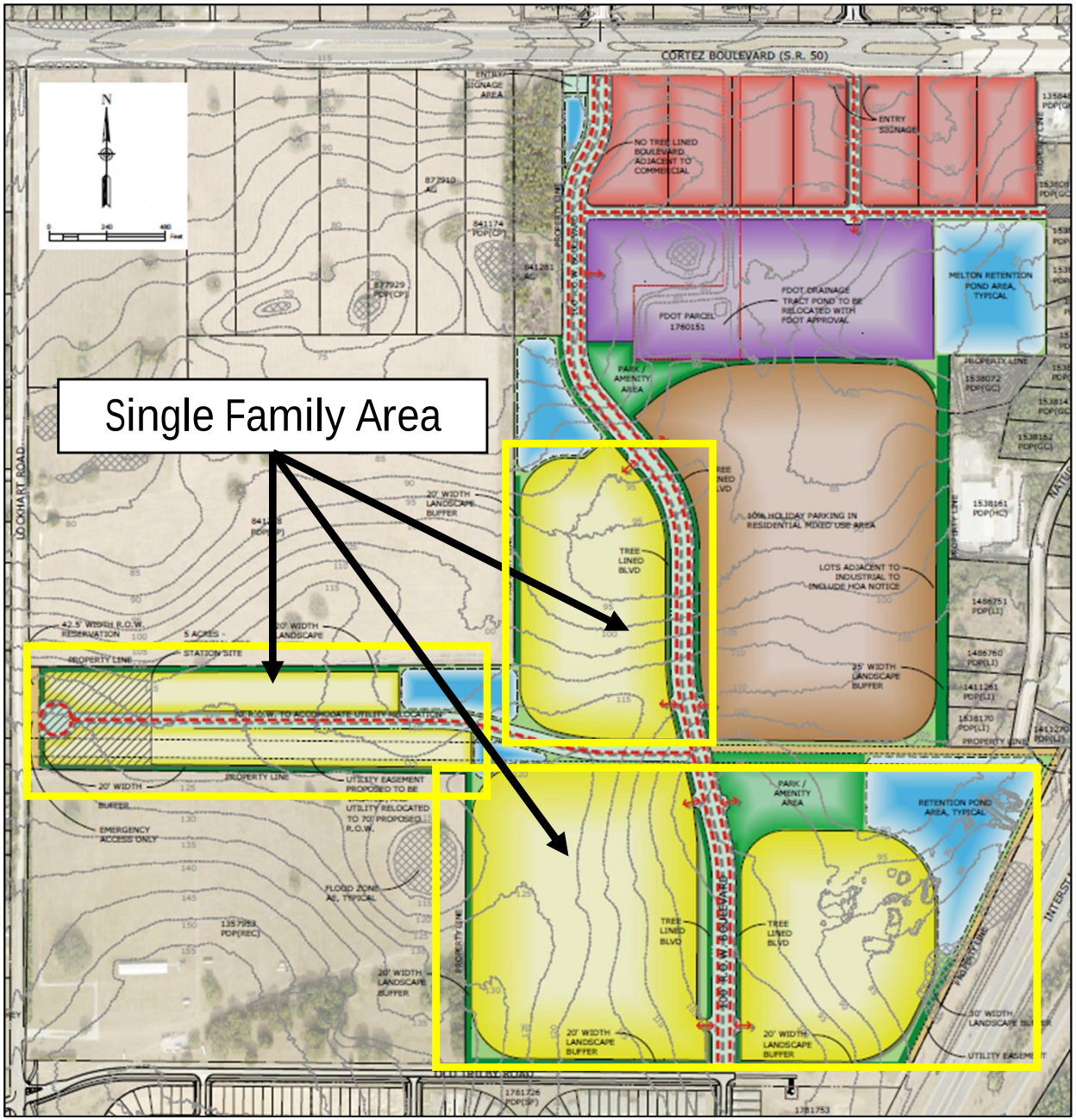
- 6) Microbreweries
- 7) Public/Private Recreation including Virtual Golf and/or Pickle Ball Facilities
- 8) All R-3 Residential District Permitted Uses, including apartments, townhomes and villas, and including condominium forms of ownership, but excluding single-family detached dwellings
- 9) Recreational 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)

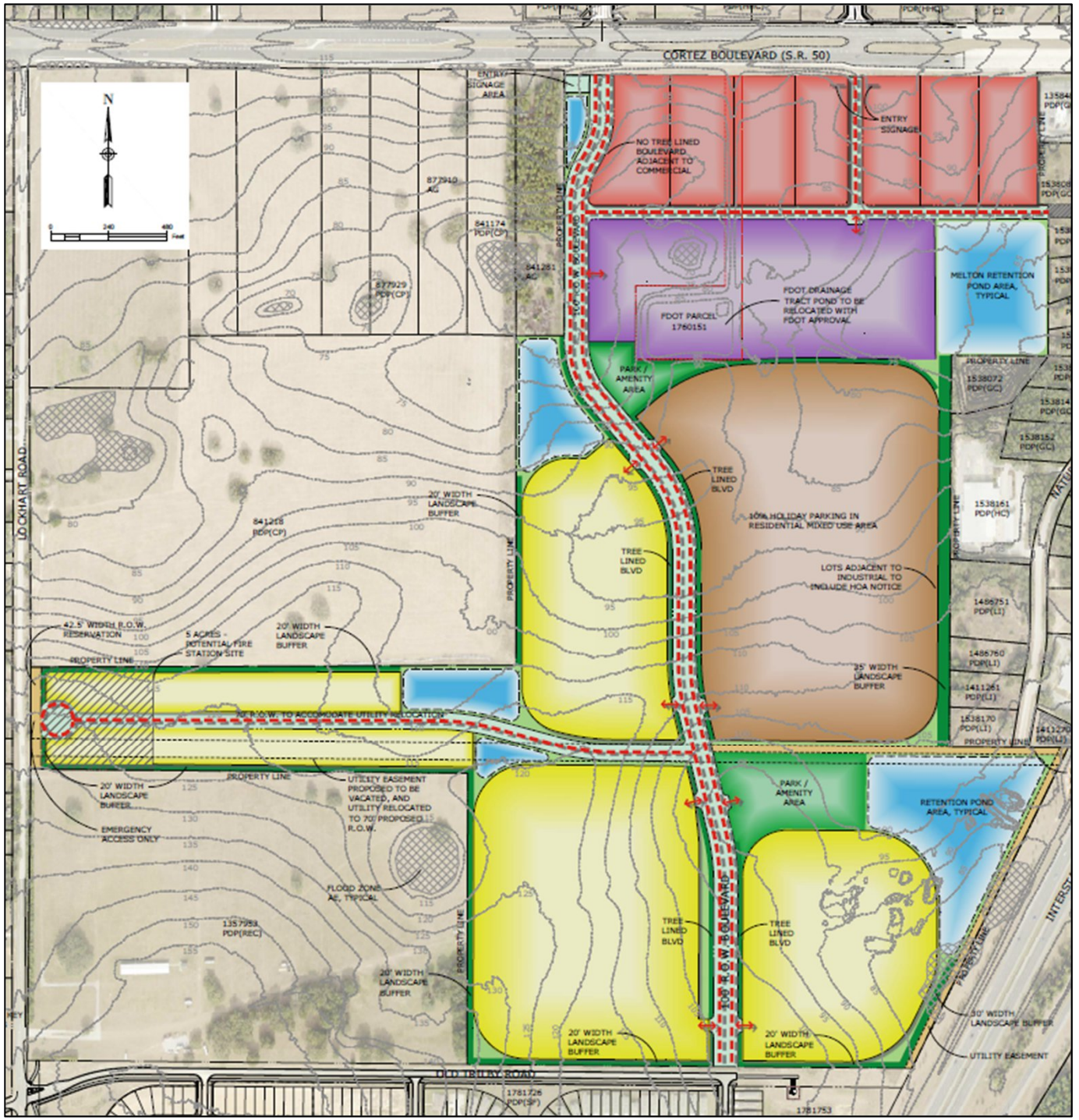
Proposed Uses:

- 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

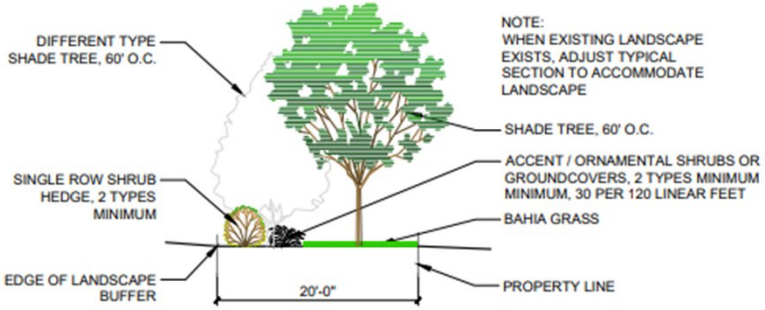
Buffers & Setbacks

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



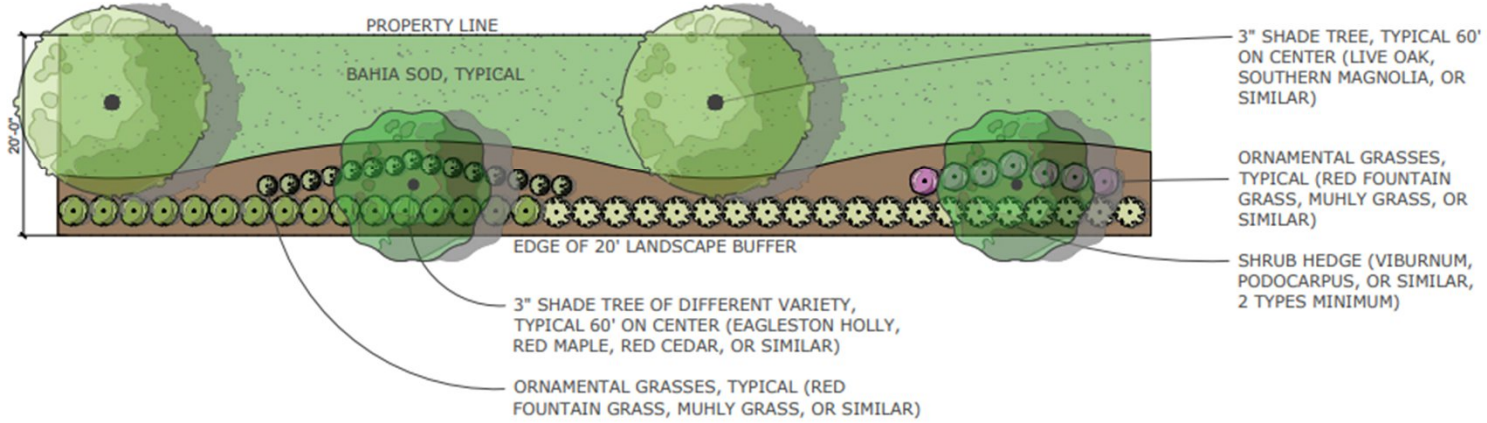
20’ Typical Buffer Cross Section



2 20' TYPICAL TYPE 2 BUFFER SECTION

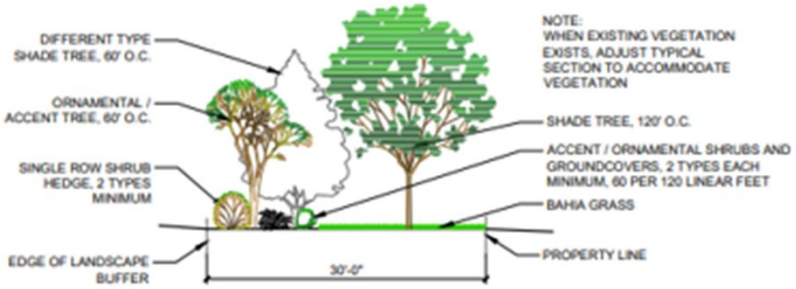
TYPE 2 BUFFER SUMMARY

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')

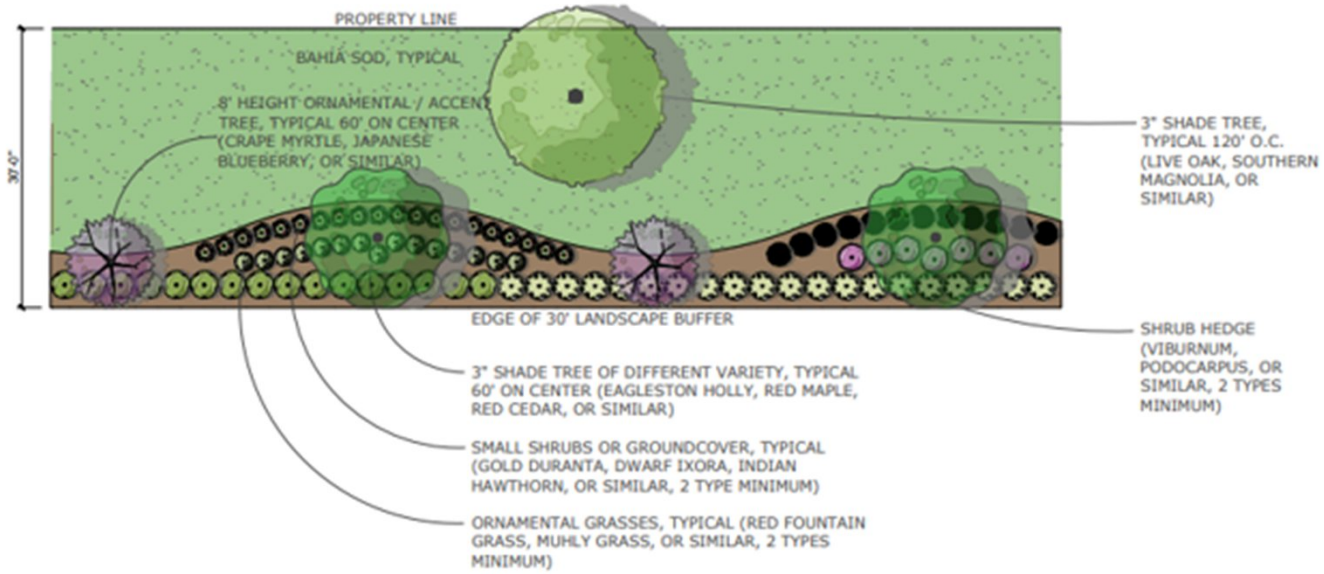
30’ Typical Buffer Cross Section



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

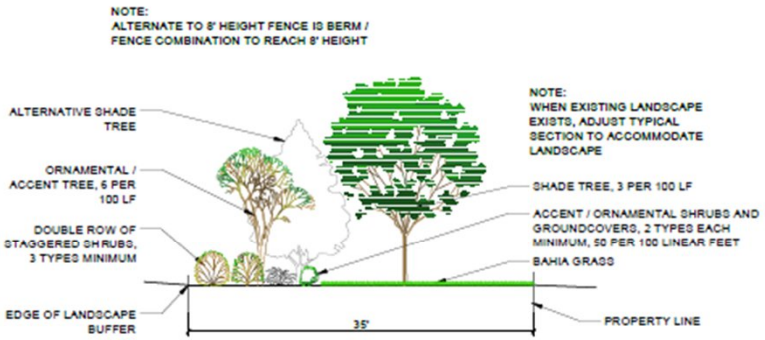


LANDSCAPE BUFFER TYPE 3 PLAN VIEW (SCALE: 1' = 10')

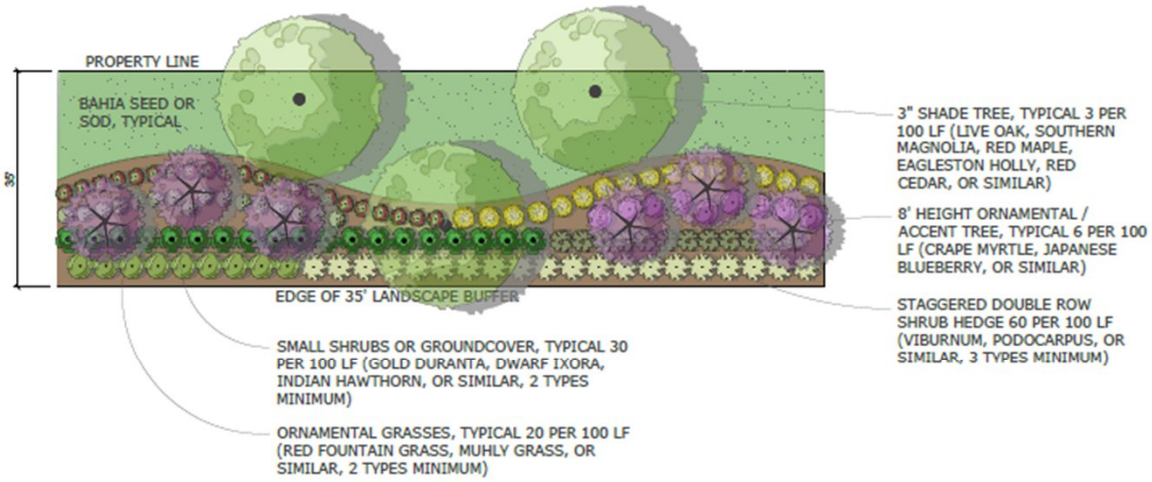
35’ Typical Buffer Cross Section

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

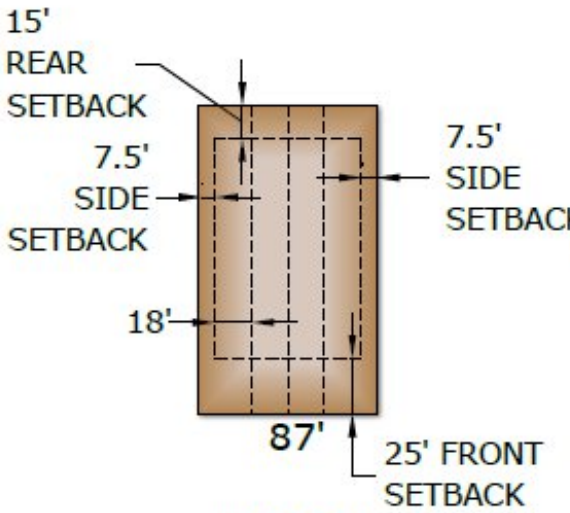
Condition #16 – Residential Specifications:

Apartments

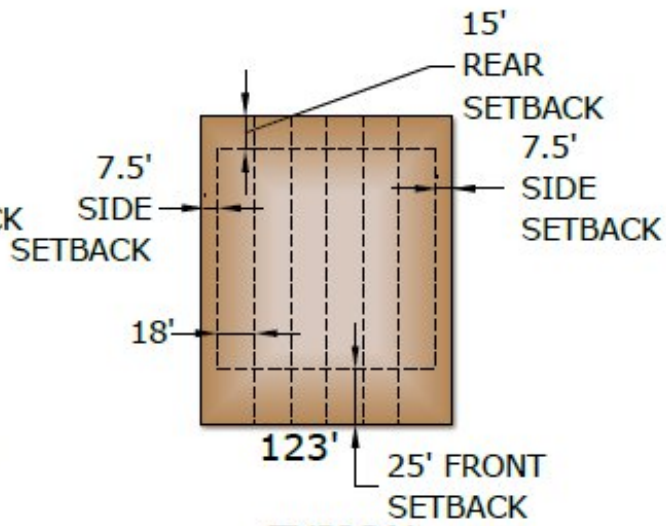
- Maximum units per building: ~~24~~ 48 (Deviation from 12)
- Maximum height: ~~45~~ 60’ (Deviation from 45’)

Dimension & Lot Standards

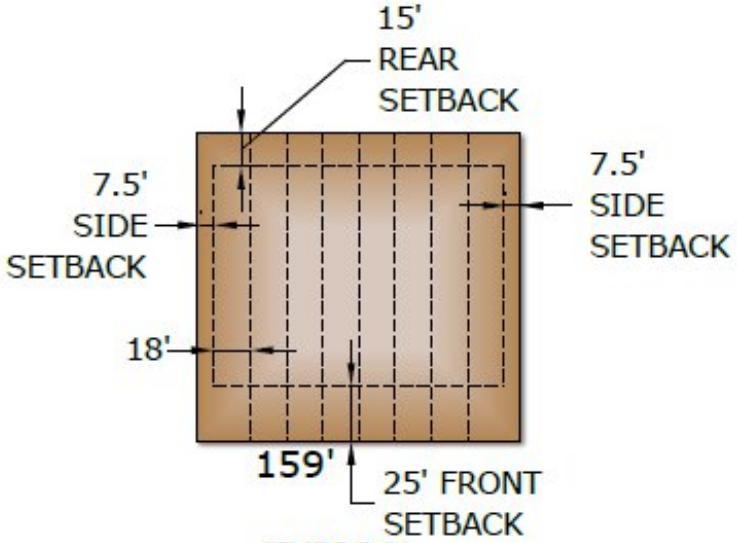
Residential Mixed Use Area (Purple & Brown): Townhome Standards



TYPICAL
4 UNIT TOWNHOME TRACT
NTS



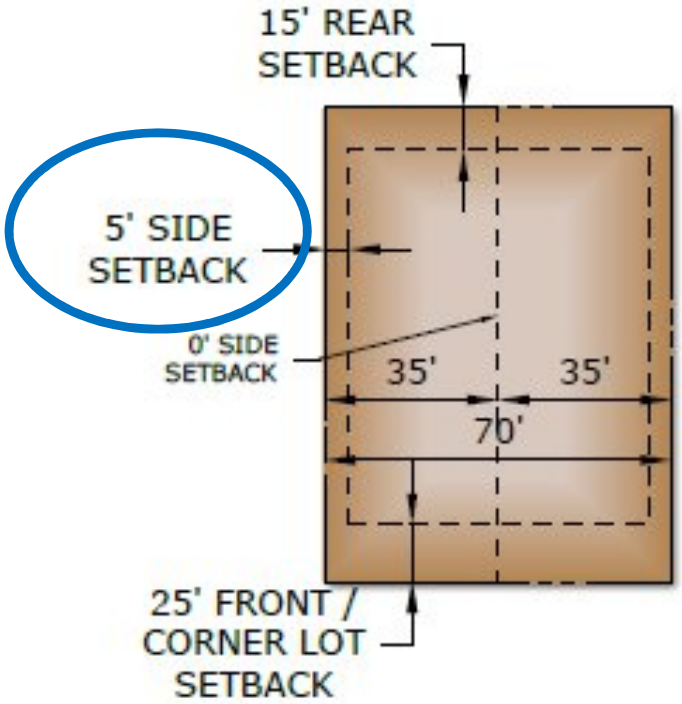
TYPICAL
6 UNIT TOWNHOME TRACT
NTS



TYPICAL
8 UNIT TOWNHOME TRACT
NTS

Dimension & Lot Standards

Residential Mixed Use Area (Purple & Brown): Villa Standards

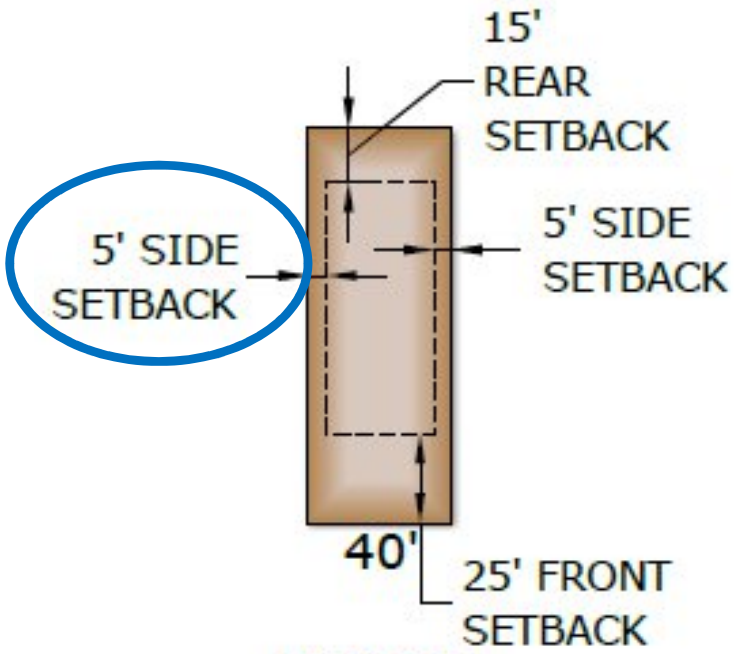


VILLA LOT MIN. REQUIREMENTS

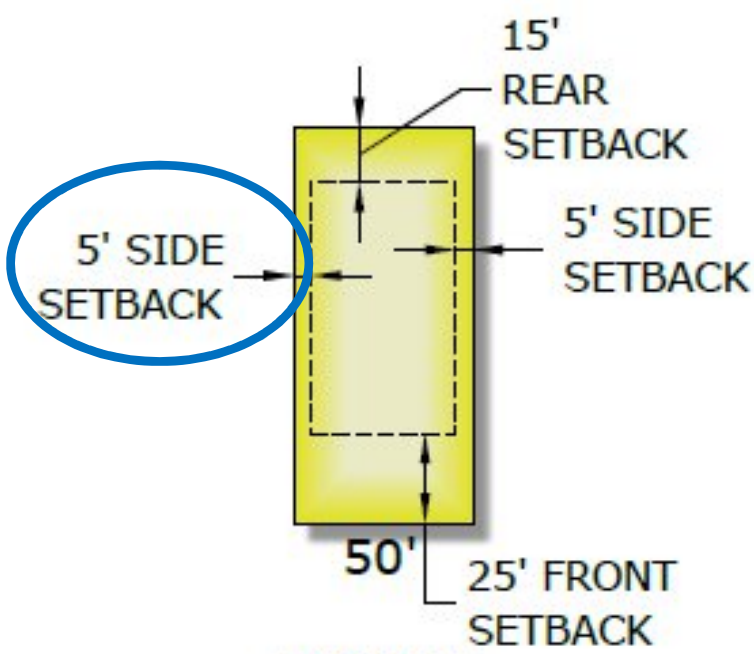
NTS

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’)

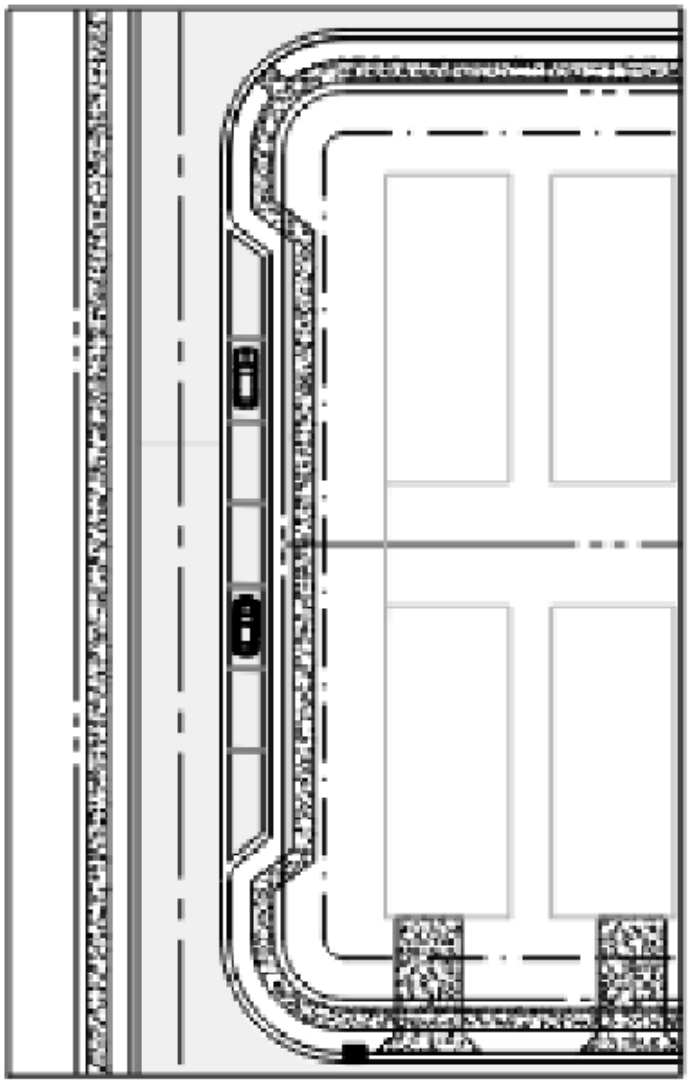
Villas

- Side: 0/~~7.~~5’ for end units(Deviation from 10’)

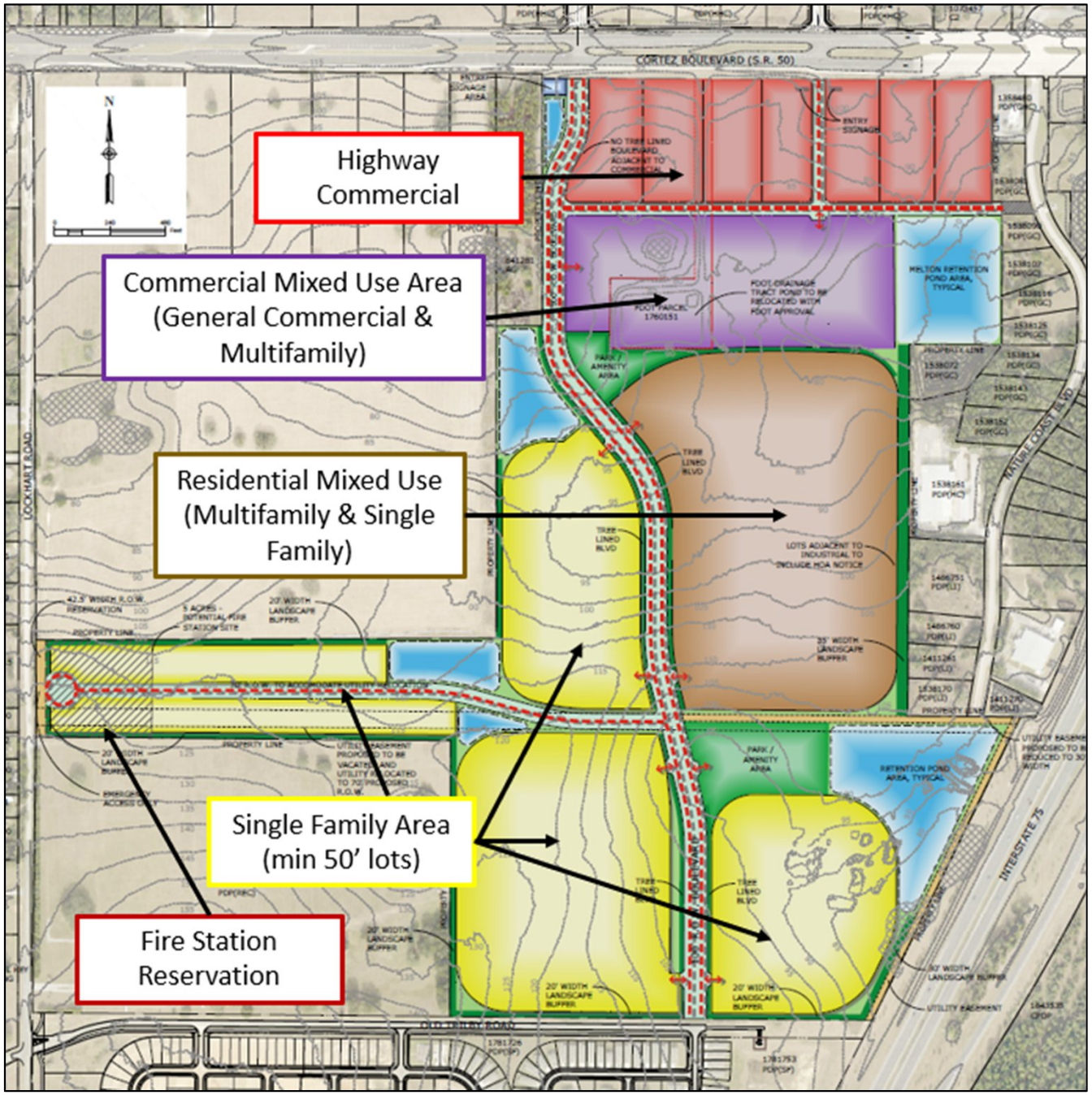
Parking Standards

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



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)

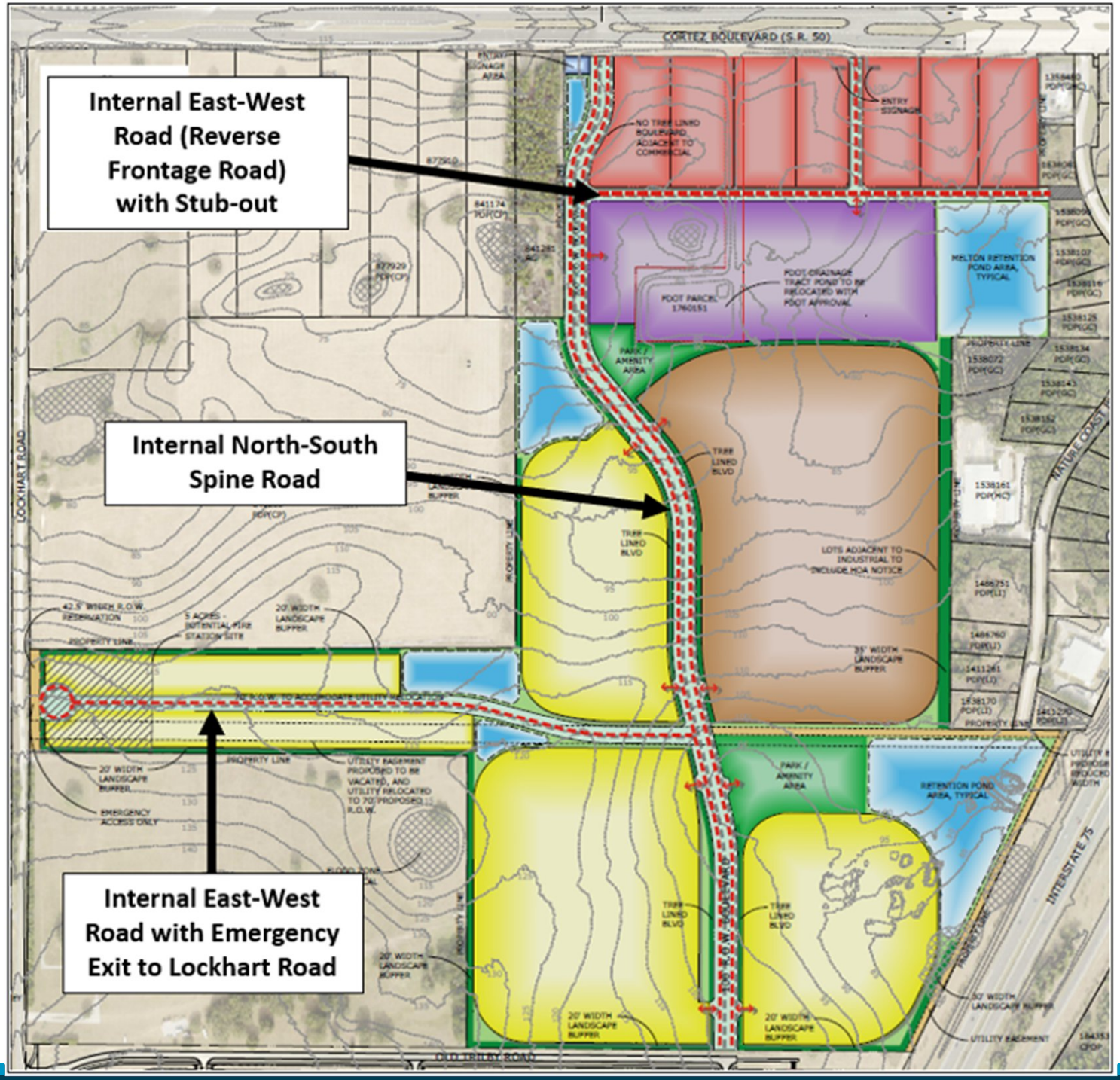
Developments within the I-75/SR-50 PDD shall include a master plan utilizing the Planned Development Project process for review.

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*


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
INTERSTATE 75
OLD TRILBY ROAD
NATURE COAST PKWY
MELTON RETENTION POND AREA, TYPICAL
PARK / AMENITY AREA
TREE LINED BLVD
LOTS ADJACENT TO INDUSTRIAL TO INCLUDE HOA NOTICE
EMERGENCY ACCESS ONLY
20' WIDTH LANDSCAPE BUFFER
35' WIDTH LANDSCAPE BUFFER
UTILITY EASEMENT PROPOSED TO BE VACATED, AND UTILITY RELOCATED TO 70' PROPOSED R.O.W.
PROPERTY LINE

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

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- *Property has concentrated all commercial uses along SR-50 and reverse frontage road*
- *Up to 300,000 SF of commercial uses*

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*

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

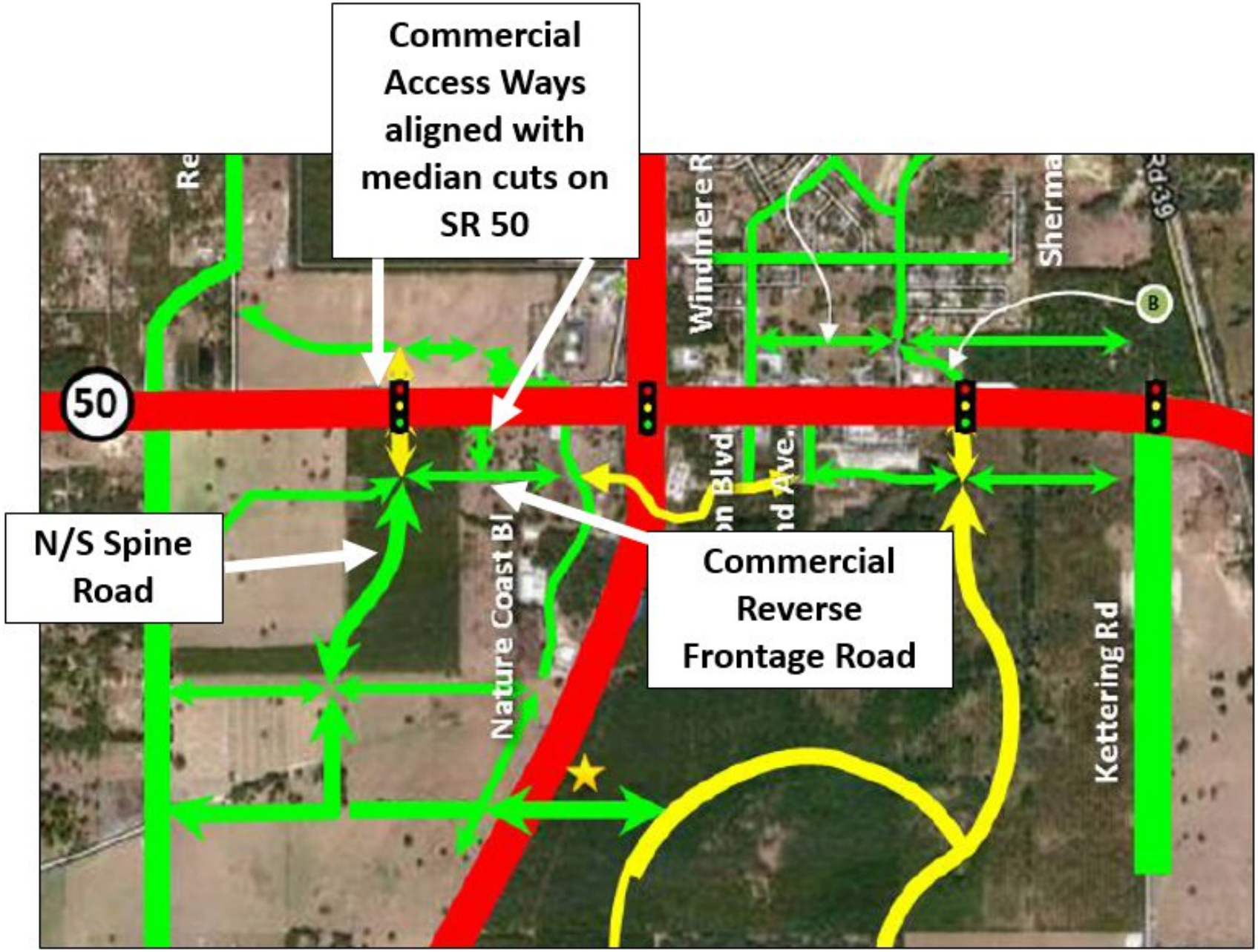
g) Standards to create a “sense of place.”

- *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*

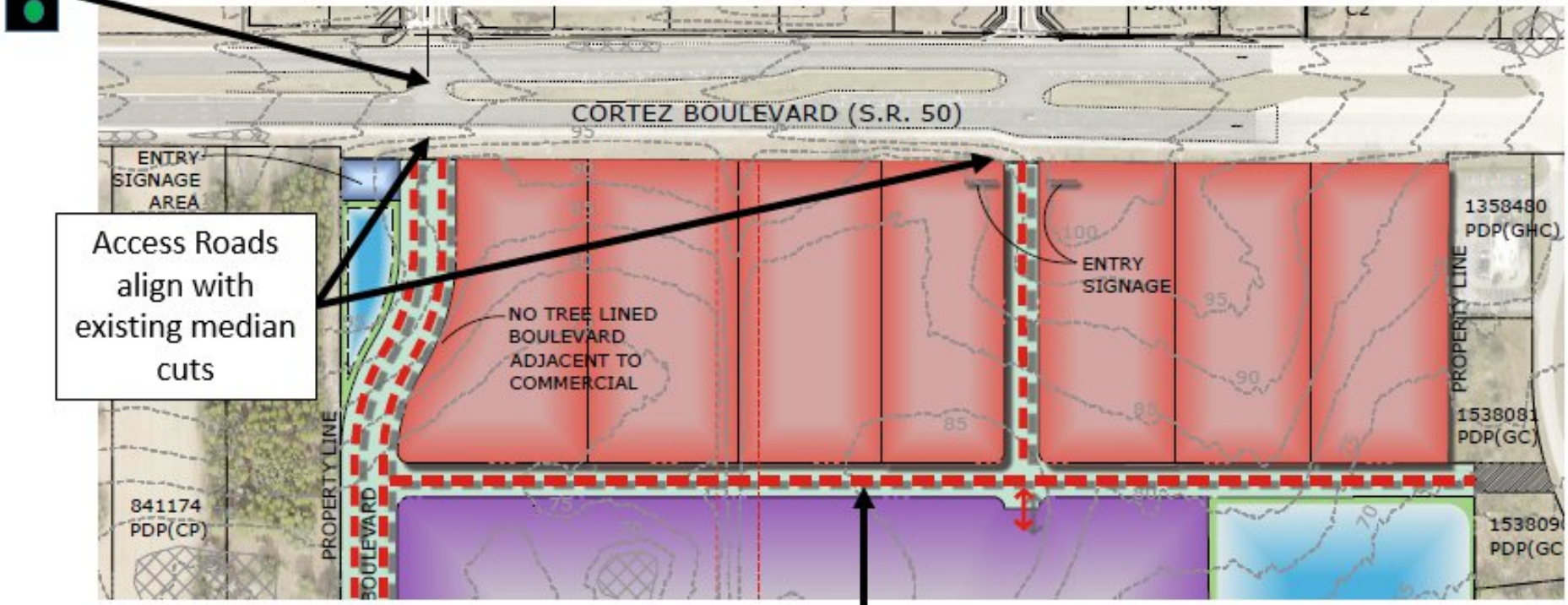
Comp Plan PDD Criteria

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*


Commercial Access Ways aligned with median cuts on SR 50
N/S Spine Road
Commercial Reverse Frontage Road
50
Nature Coast Bl
Windmere R
Sherma
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%

Conclusion

We respectfully request you recommend approval to the Board of County Commissioners.

Questions?

THANK YOU

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.

TITLE
Rezoning Petition Submitted by Jack Melton Family Inc (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.

FINANCIAL IMPACT
A matter of policy. There is no financial impact.

LEGAL NOTE
The Planning and Zoning Commission has jurisdiction to make a recommendation on the subject application. The Applicable Criteria for a Zoning District Amendment are contained in Appendix A, (Zoning Code) Article VI. The Applicable Criteria for Planned Development Projects are contained in Appendix A, (Zoning Code) Article VIII. The Zoning District Amendment to the Planned Development District and applicable PDP master plan must be consistent with the Comprehensive Plan.

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 performance conditions.

REVIEW PROCESS

Michelle Miller	Approved	02/26/2026 12:51 PM
Victoria Via	Approved	02/26/2026 1:03 PM
Natasha Lopez Perez	Approved	02/27/2026 11:45 AM
Toni Brady	Approved	03/02/2026 9:24 PM

AYES:	Birren, Holmes, Markford and Noe
NAYES:	McDonald

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-24-39
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 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.

Jessica M. Icerman
401 East Jackson Street, Suite 2100
Post Office Box 3299
Tampa, FL 33601
Direct: (813) 222-5066
Email: jicerman@stearnsweaver.com

January 26, 2026

Via Electronic Mail: AKidd@co.hernando.fl.us and mlmiller@hernandocounty.us
Alaina Kidd
Michelle L. Miller, M.S.
Senior Planner
Planning Division
Development Services Department
1653 Blaise Drive
Brooksville, FL 34601

Re: H-25-39 – Jack Melton Family Rezoning Request – Ginny Grove

Dear Alaina and Michelle,

As you know, Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A. ("**SWM**") represents the Jack Melton Family, Inc. ("**Melton**") in seeking to rezone property in Hernando County. Thank you for the draft Staff Recommendation prepared in advance of the Planning & Zoning Commission meeting. I have worked with Coastal Engineering & Associates in reviewing the draft Staff Recommendation. We recognize that this is a complex project within a unique area of the County. The purpose of this letter is to offer additional information regarding the proposed rezoning to ensure a clear understanding of the proposed performance conditions. Included as **Attachment #1** are proposed edits to the draft Staff Recommendation. Below is a summary of the proposed changes and the rationale supporting these revisions.

1. **Clarify Request**

We proposed an edit in the introductory paragraph for the Staff Recommendations to clarify that this application is seeking a rezoning, and not a master plan revision.

2. **Add Residential Specifications**

We proposed to include residential specifications along with the noted deviations as a performance condition.

3. **Clarify Perimeter Setbacks and Buffers**

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:~~ 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.

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 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

*****

GINNY GROVE
SINGLE-FAMILY RESIDENTIAL DEVELOPMENT

Submitted by:

Coastal Engineering
966 Candlelight Blvd.
Brooksville, Florida 34601
(352) 796-9426

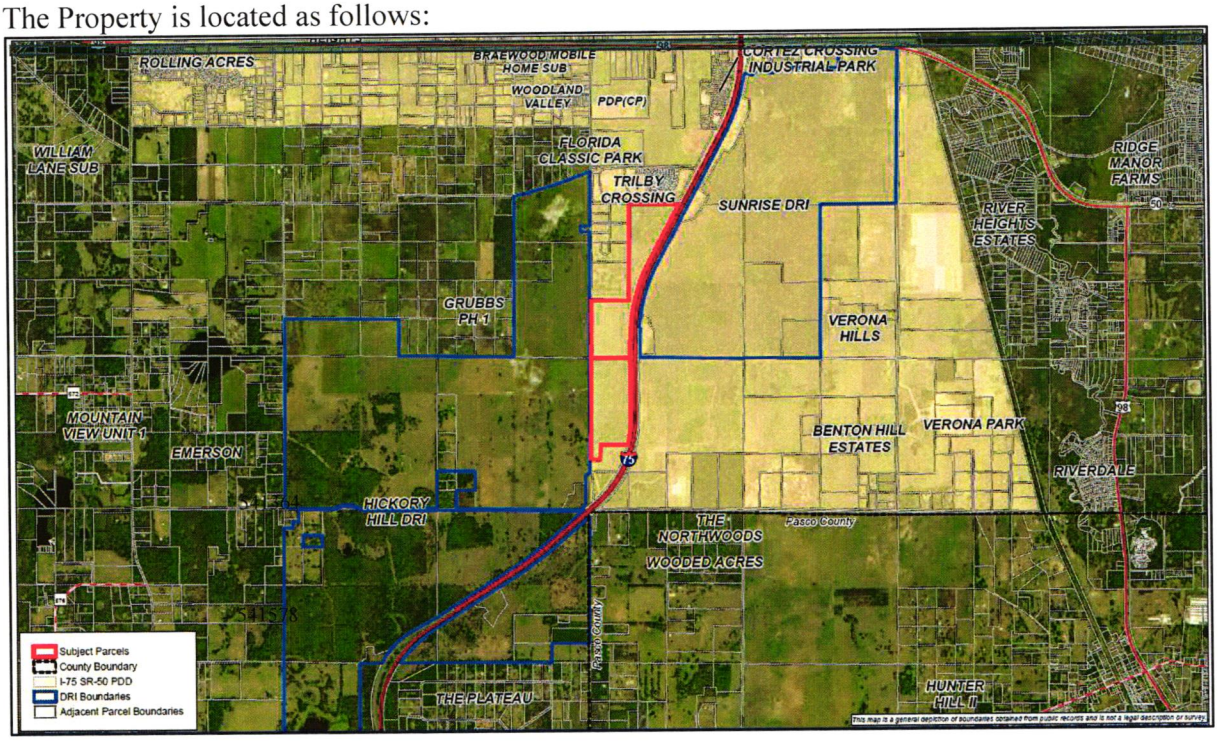
August 6, 2025

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**"):

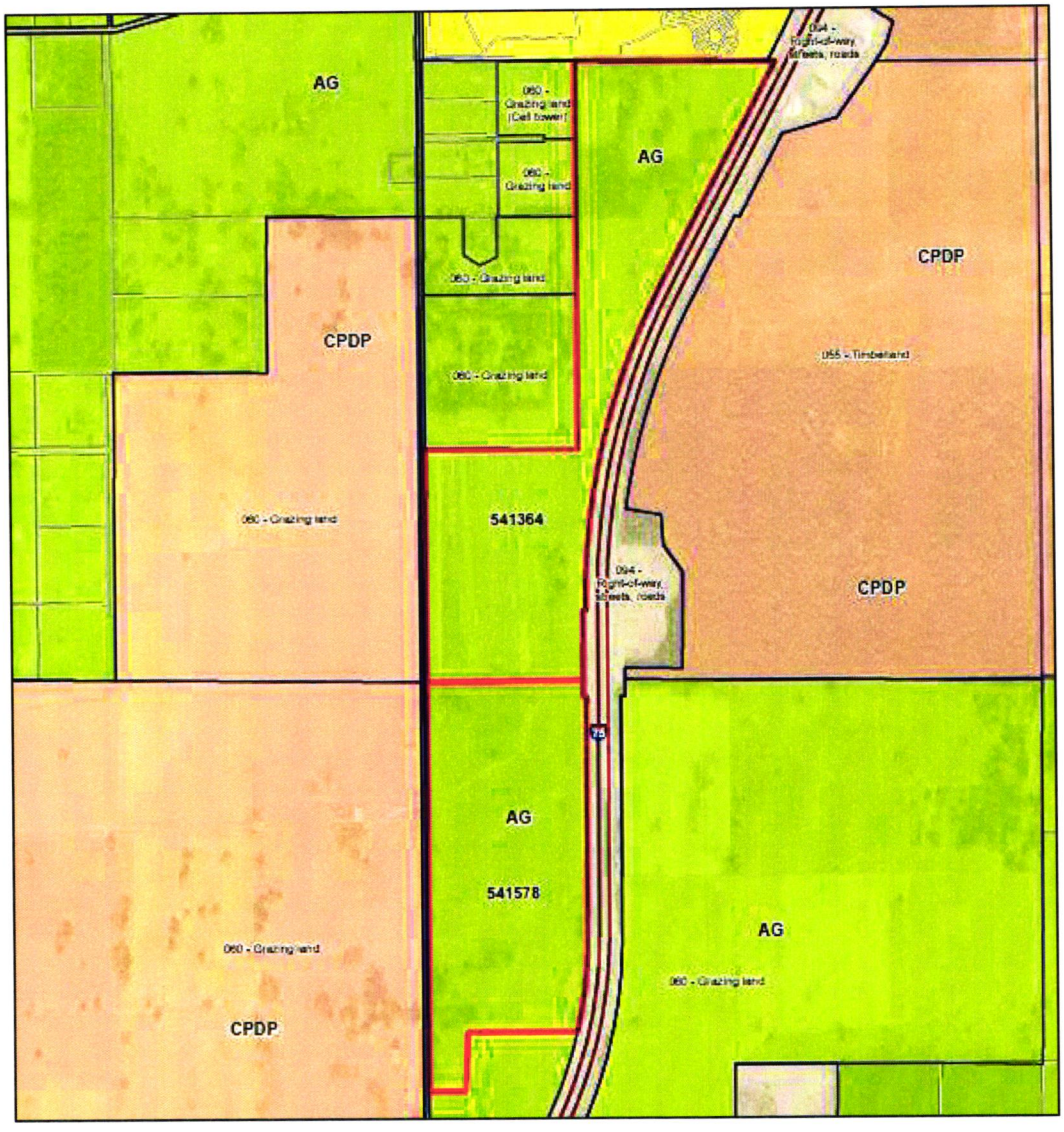
Parcel Key	Owner	Acreage
541564	Jack Melton Family, Inc	132.7
541578	Jack Melton Family, Inc	94.21
	Total:	**226.91**

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:

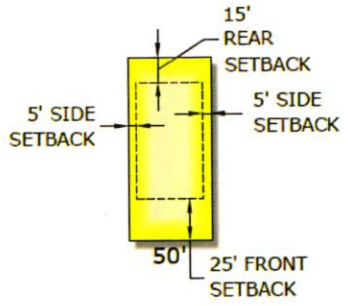
LAND USE TABLE			
LAND USE	ACRES	UNITS	DENSITY
SINGLE FAMILY PDP(SF)	137	907*	
DRAINAGE, RECREATION, BUFFERS, OPEN SPACE	82.9		
ROADS	7		
TOTAL:	+/- 226.9	907	APPROX. 4 UNITS/ACRE

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.

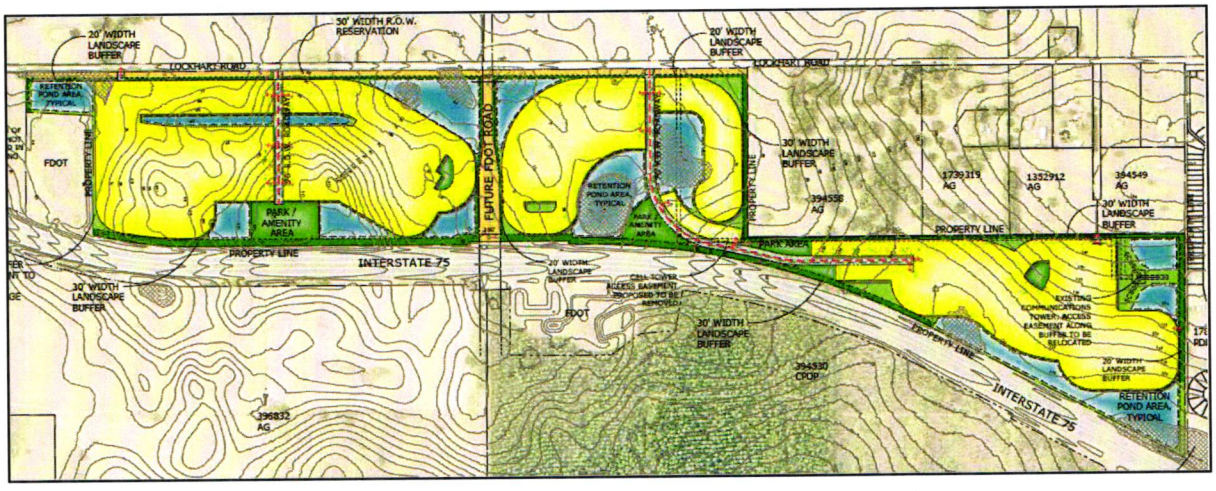
Only one type of single-family lot size is proposed:

	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:

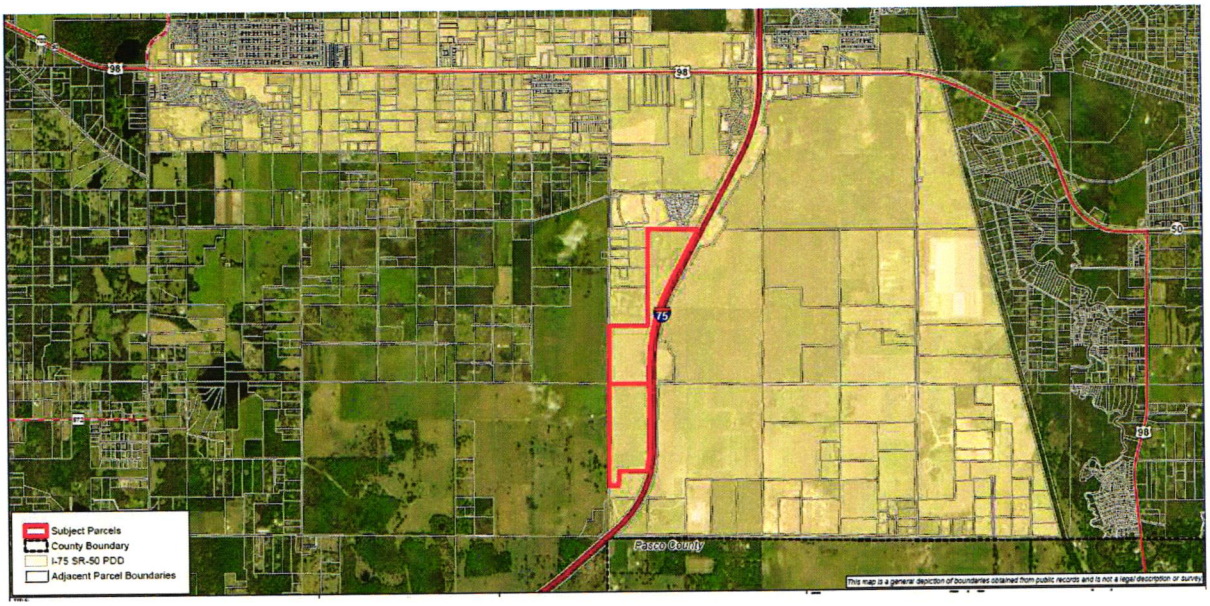
> ***GOAL 1.05 – Planned Development District***
> ***Planned Development District (PDD) is a Future Land Use Map Category that provides coordinated planning of new developments and redevelopments with proposed multiple uses or types that have specialized or unique characteristics, or would benefit from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



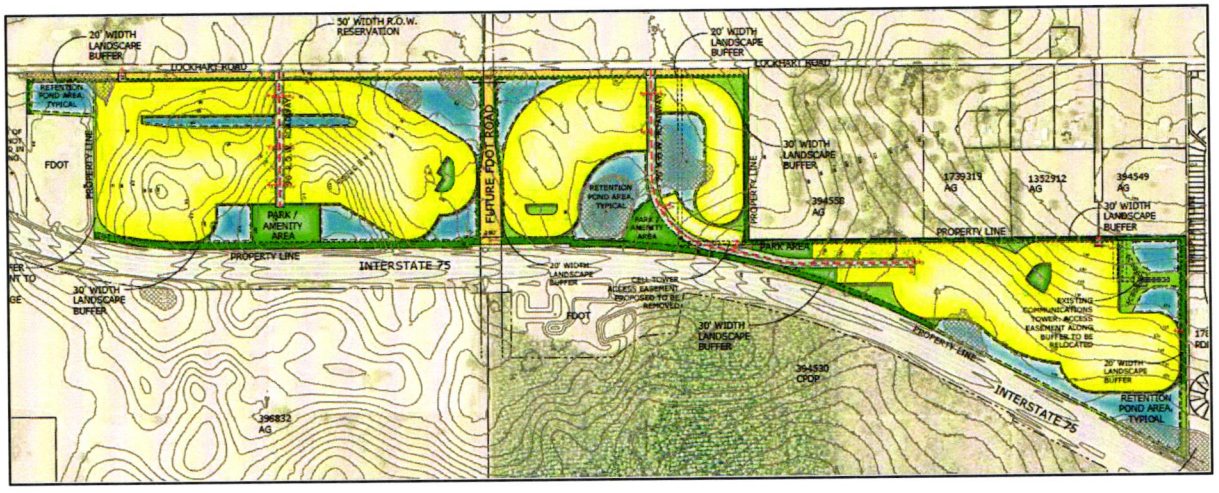
Strategy 1.05A(1): The I-75/SR-50 Planned Development District mapped area is characterized by significant potential for future development of multiple land use types. The I-75/SR-50 PDD shall seek to create, to the maximum extent practical, a largely self-contained internally functional concentration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

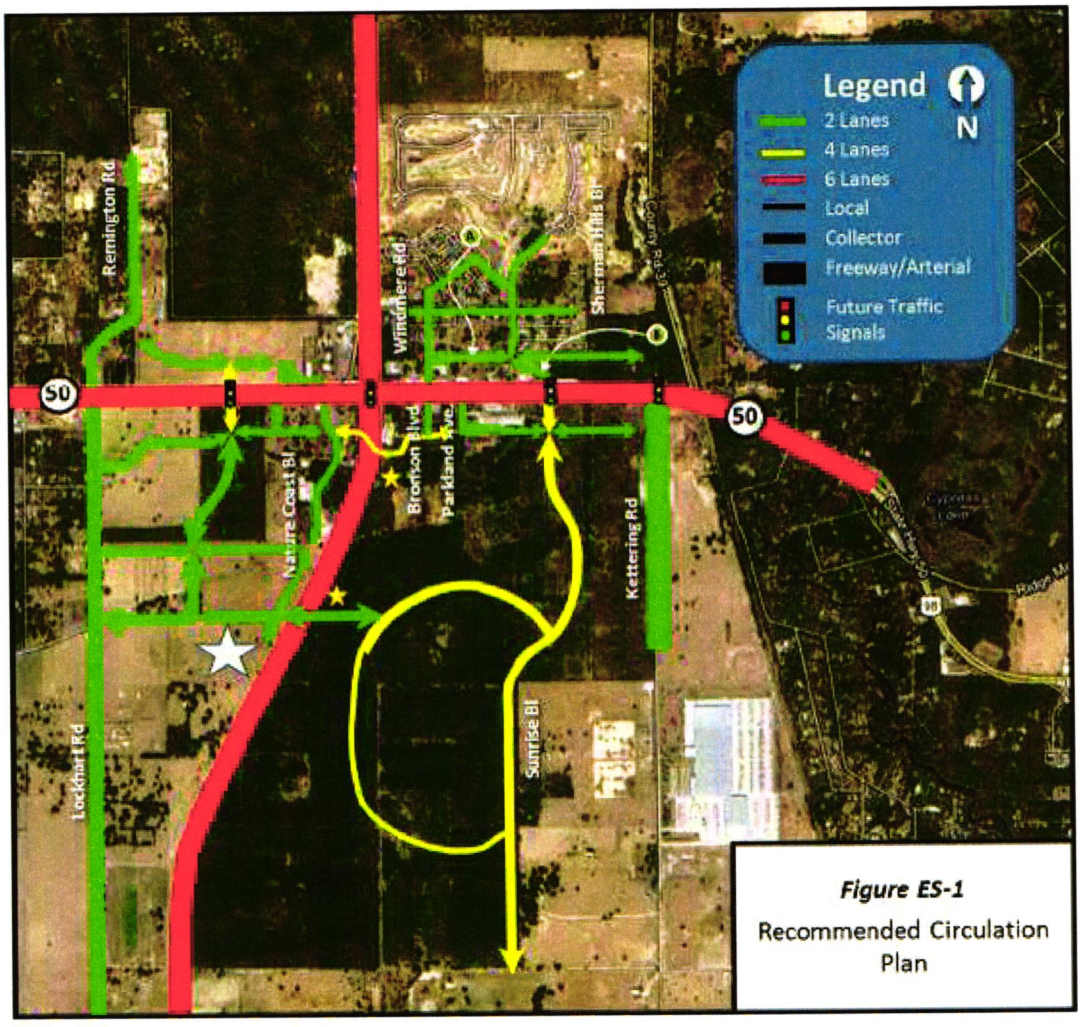
Discussion: The Project's unique features will be leveraged to ensure strategic locations of stormwater ponds and neighborhood parks. These together with the internal roadway network and sidewalk system will create the "sense of place" intended by this policy.

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 1/125th 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.

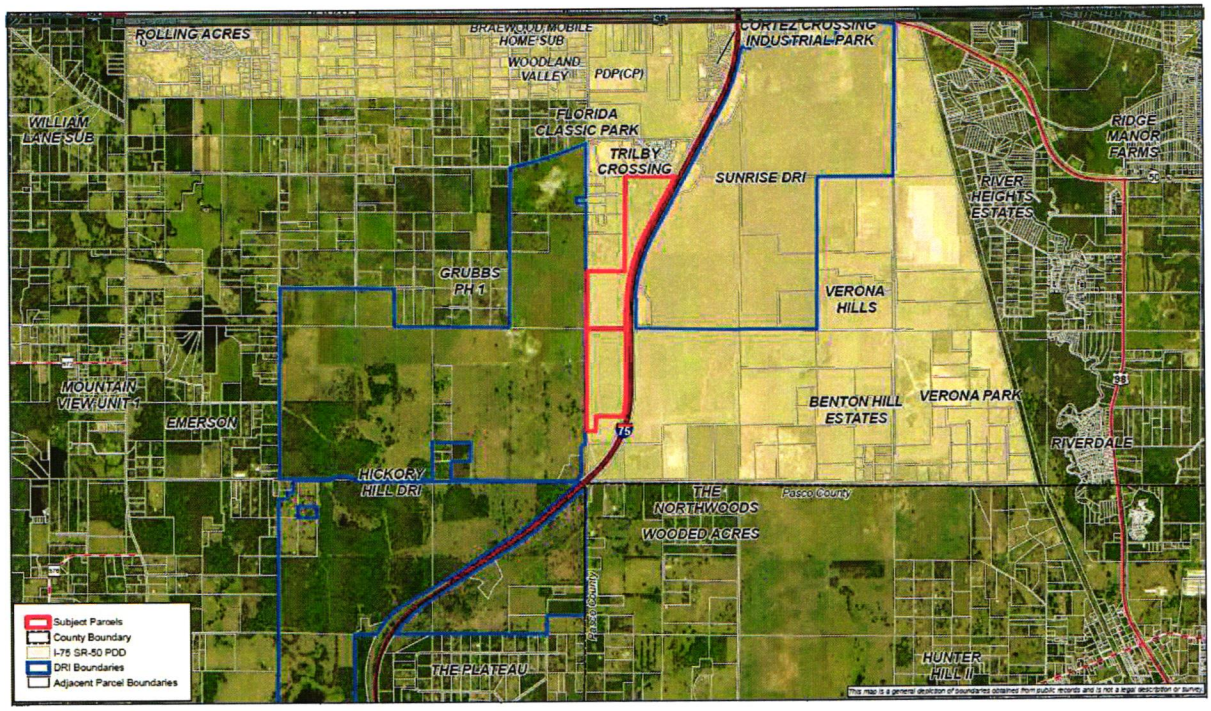
This will ensure compatibility internally and externally with the surrounding area.

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



Detail by Entity Name

Florida Profit Corporation
JACK MELTON FAMILY, INC.

Filing Information

Document Number	473573
FEI/EIN Number	59-1588275
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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

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01/10/2020 -- ANNUAL REPORT	View image in PDF format
03/22/2019 -- ANNUAL REPORT	View image in PDF format
03/09/2018 -- ANNUAL REPORT	View image in PDF format
02/21/2017 -- ANNUAL REPORT	View image in PDF format
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02/16/2015 -- ANNUAL REPORT	View image in PDF format
02/08/2014 -- ANNUAL REPORT	View image in PDF format
03/20/2013 -- ANNUAL REPORT	View image in PDF format
02/19/2012 -- REINSTATEMENT	View image in PDF format
03/16/2010 -- ANNUAL REPORT	View image in PDF format

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03/17/1998 -- ANNUAL REPORT	View image in PDF format
03/13/1997 -- ANNUAL REPORT	View image in PDF format
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

GINNY GROVE
REZONING MASTER PLAN

JACK MELTON PARCELS

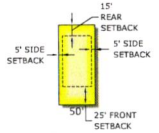
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* ALL ACREAGES AND DWELLING UNITS PROVIDED IN LAND USE ARE CONCEPTUAL, FOR PLANNING PURPOSES ONLY. FINAL NUMBER OF EACH TYPE OF LOT AND ACREAGE WILL BE DETERMINED AT THE TIME OF PLATTING.

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

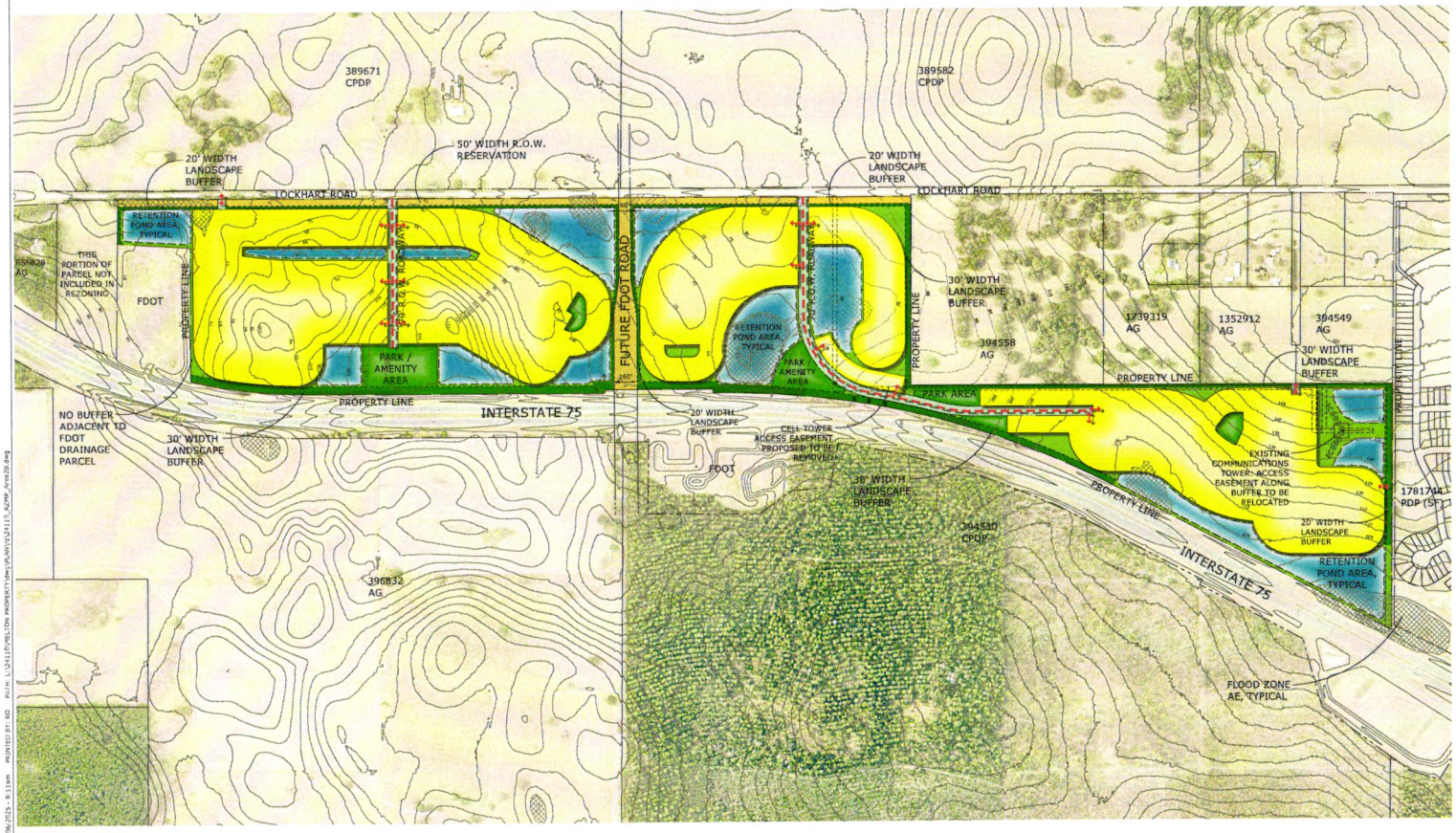
	SINGLE-FAMILY
MINIMUM LOT WIDTH	50'
MINIMUM FRONTAGE ALONG CURVE	35'
MINIMUM LOT SQFT	5,500 SF
MAXIMUM BUILDING HEIGHT	35'
MAXIMUM BUILDING AREA RATIO	65%



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: 160' R.O.W. WIDTH PROVIDED FOR FUTURE FDOT ROADWAY IN CENTER OF PROPERTY FOR FIRST 600'. THEN TAPERS DOWN TO 80' R.O.W. WIDTH WITH A 20' LANDSCAPE BUFFER PROVIDED ON EACH SIDE.

0 200 400 Feet

Coastal
Engineering
Planning
Surveying
Environmental
Transportation
Construction Management
engineering associates, inc.
998 Candlelight Boulevard • Brooksville • Florida 34601
(352) 796-9423 • Fax (352) 796-8359
EB-0000142

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DRAWING INVALID UNLESS SIGNED DATED & SEALED BY REGISTERED PROFESSIONAL

DATE	REV. BY	REV. NO.	REVISION
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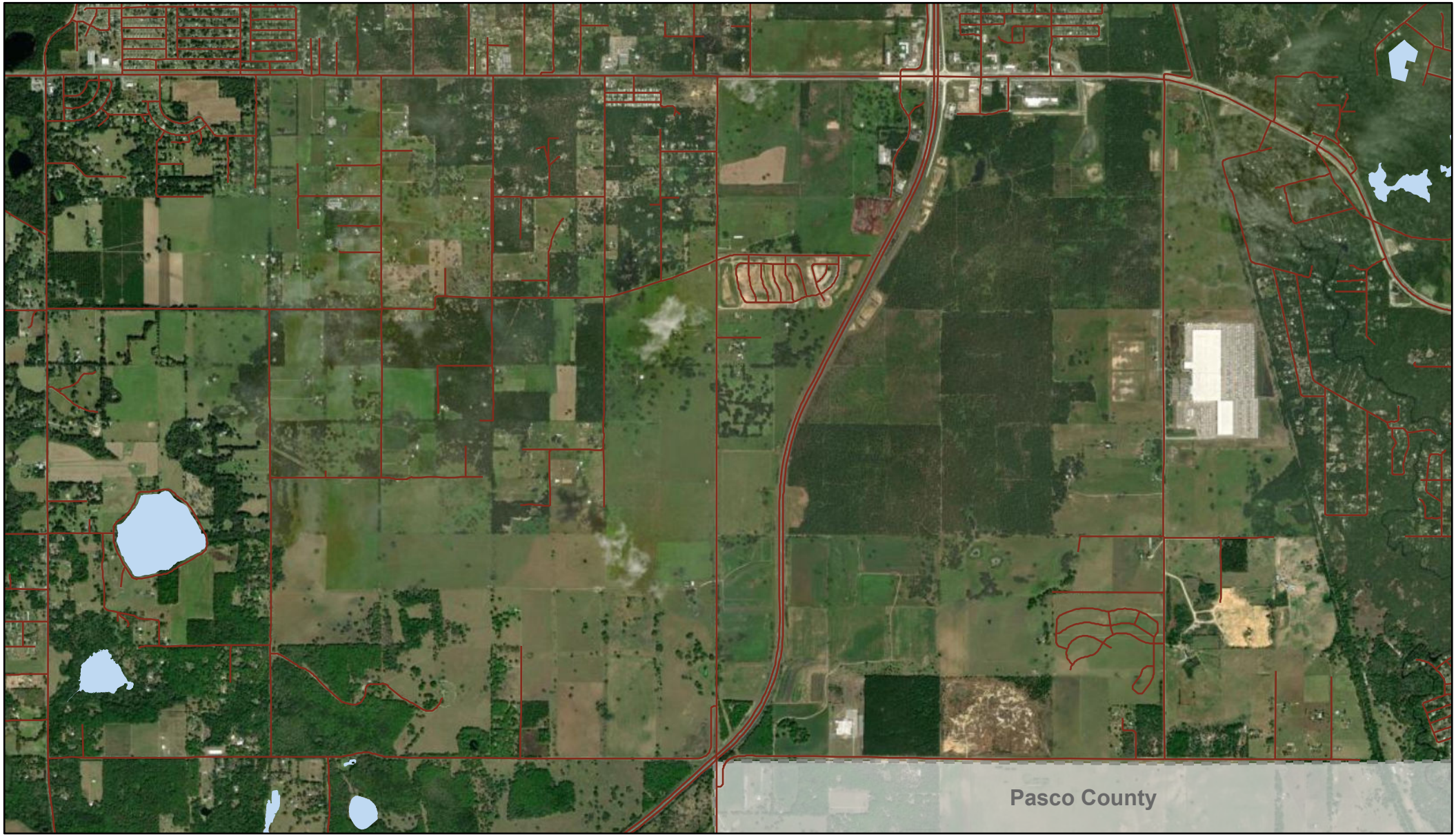
WHEN PRINTED TO SCALE, DRAWING SIZE SHALL BE 22" X 34"

SHEET
1

JOB No. 24110

PRINTED: 08/06/2024 - 8:11am PRINTED BY: RD PATH: L:\24110\MELTON PROPERTY\dwg\RAW\24110_RZMP_Area20.dwg

H2539 Aerial Map



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

1:43,084

0 0.33 0.65 1.3 mi

0 0.5 1 2 km

State of Florida, Earthstar Geographics

Streets

Lakes

Surrounding Counties

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

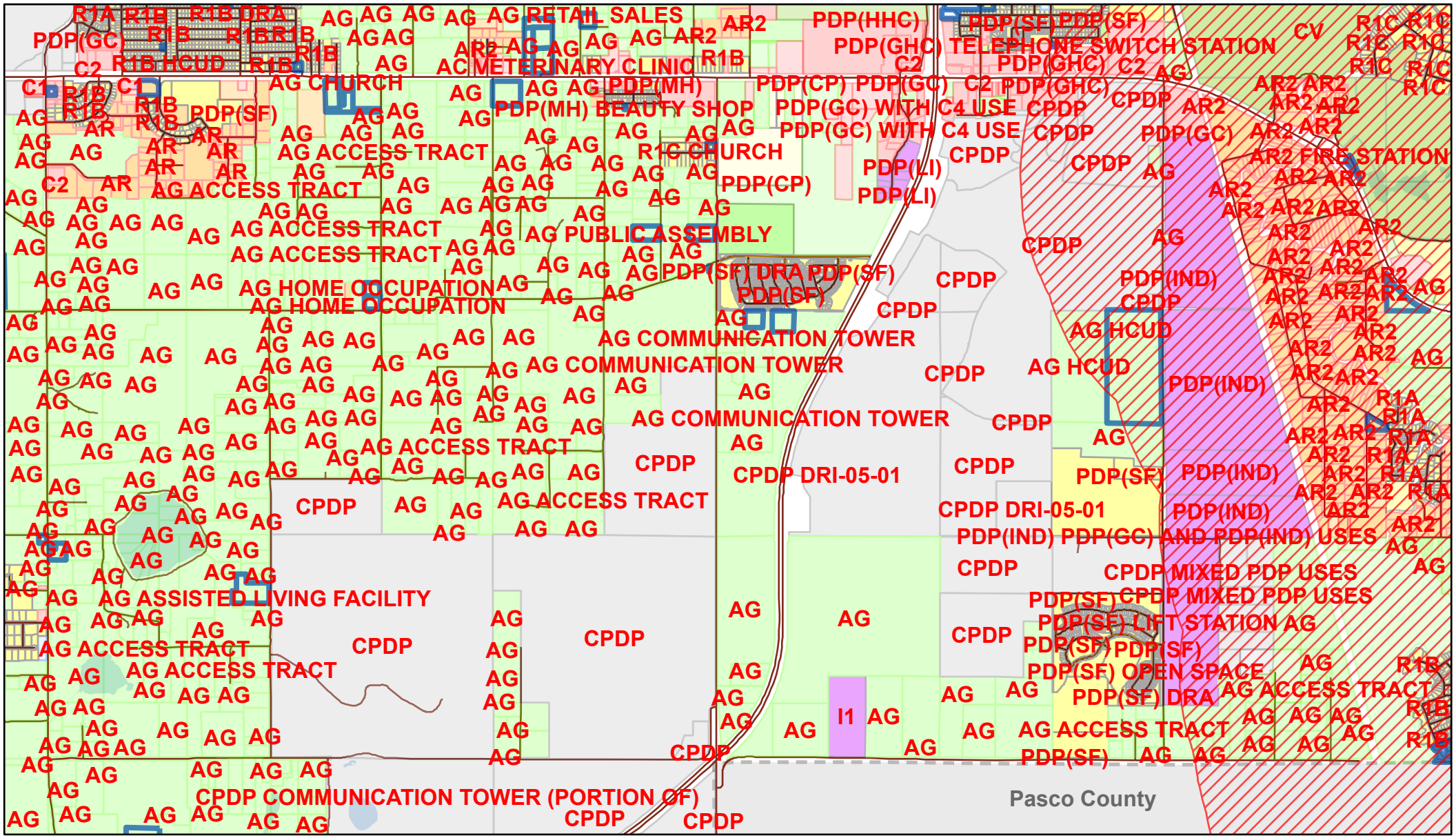
Citations

9.6m Resolution Metadata

Hernando County Central GIS

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H2539 Zoning Map



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

Riverine Protection Ordinance
Special Use Zoning
Split Zoning
Agricultural
Agricultural 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.

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

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****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

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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

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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

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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.

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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.

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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.

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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

Coastal Engineering Associates Inc.

Bio-Tech Consulting
An EnviroTrac Company

STEARNS WEAVER MILLER

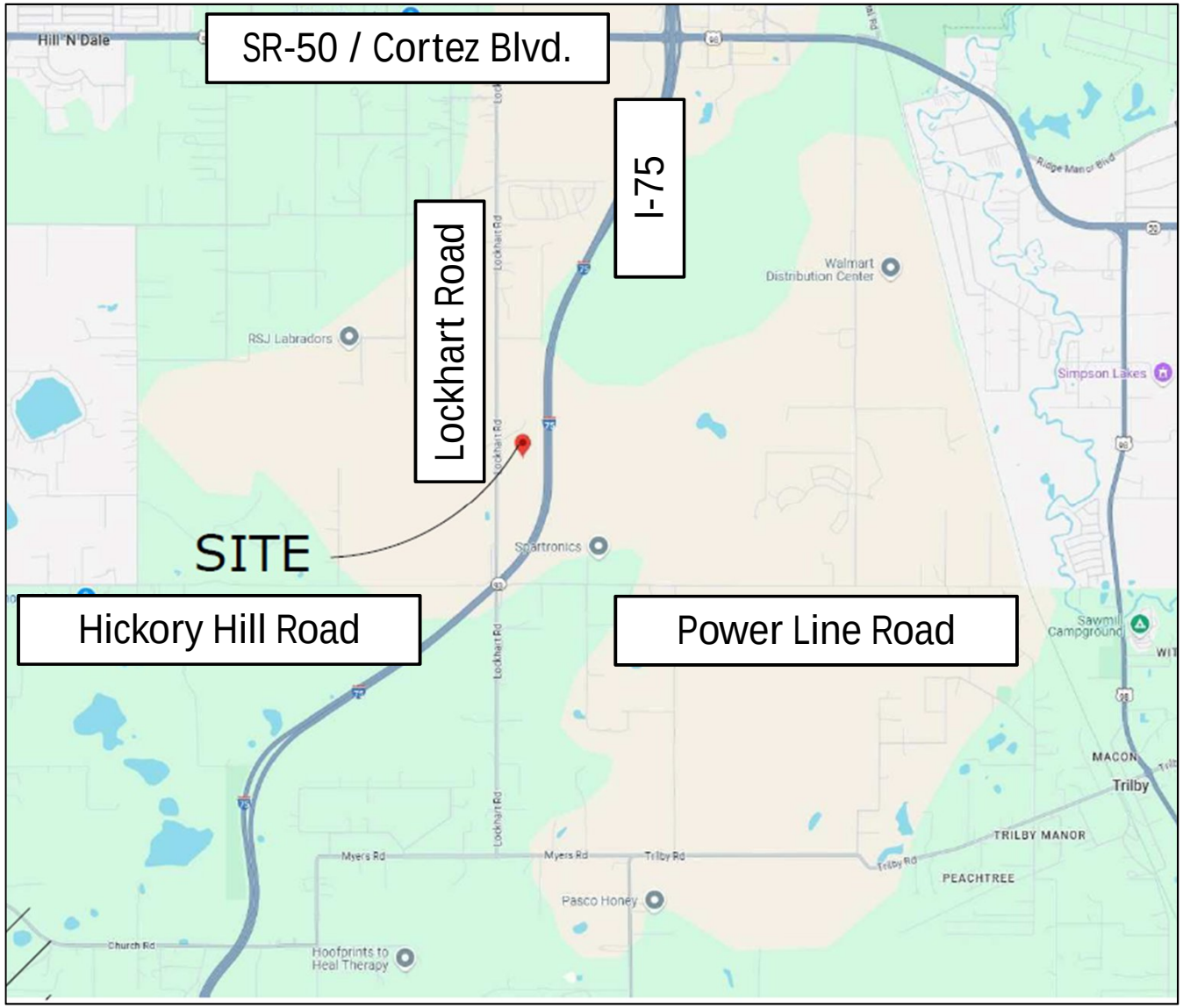
Ginny Grove

Single-Family Residential Development
H-25-39

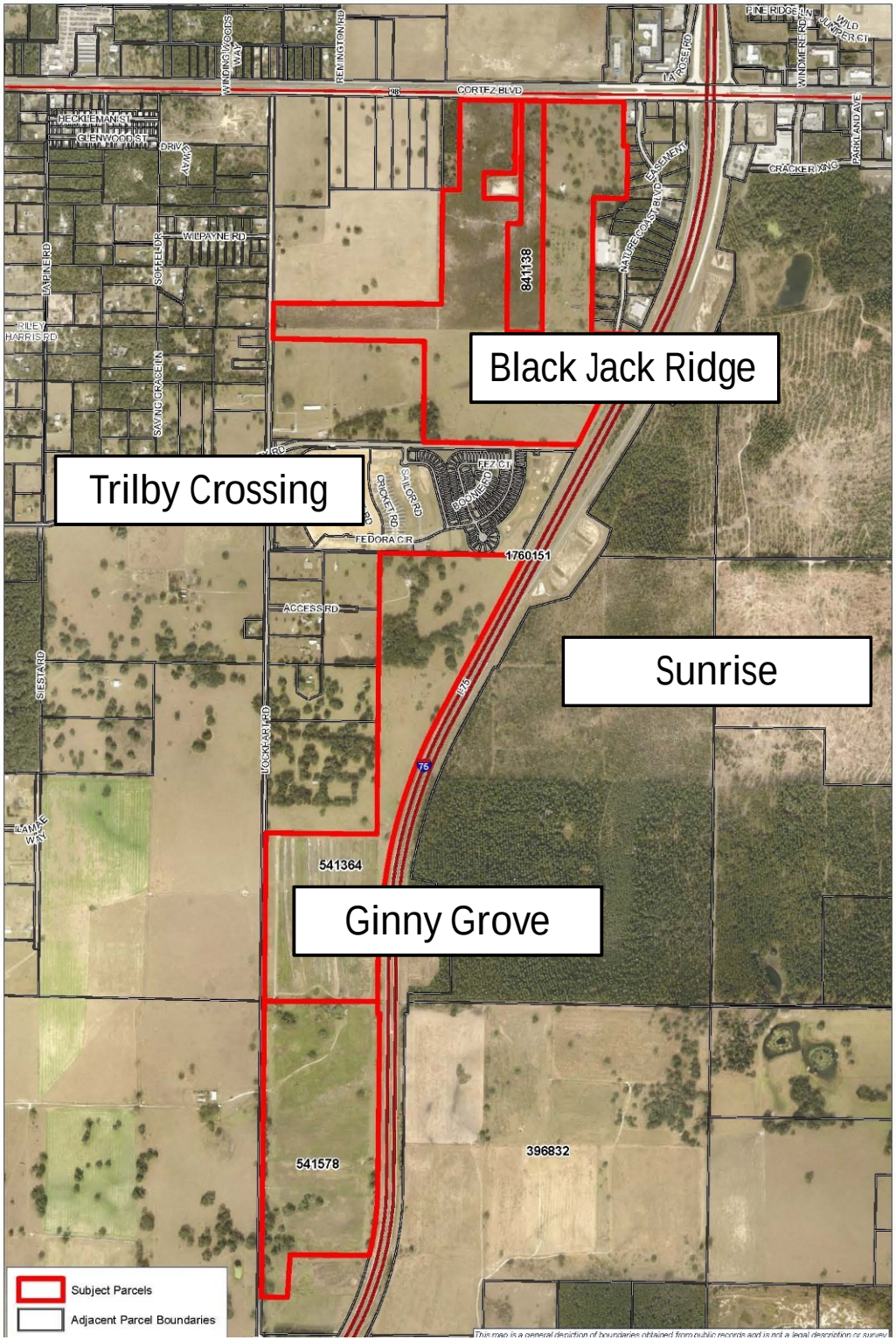
Hernando County
Planning & Zoning Commission
March 9, 2026

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



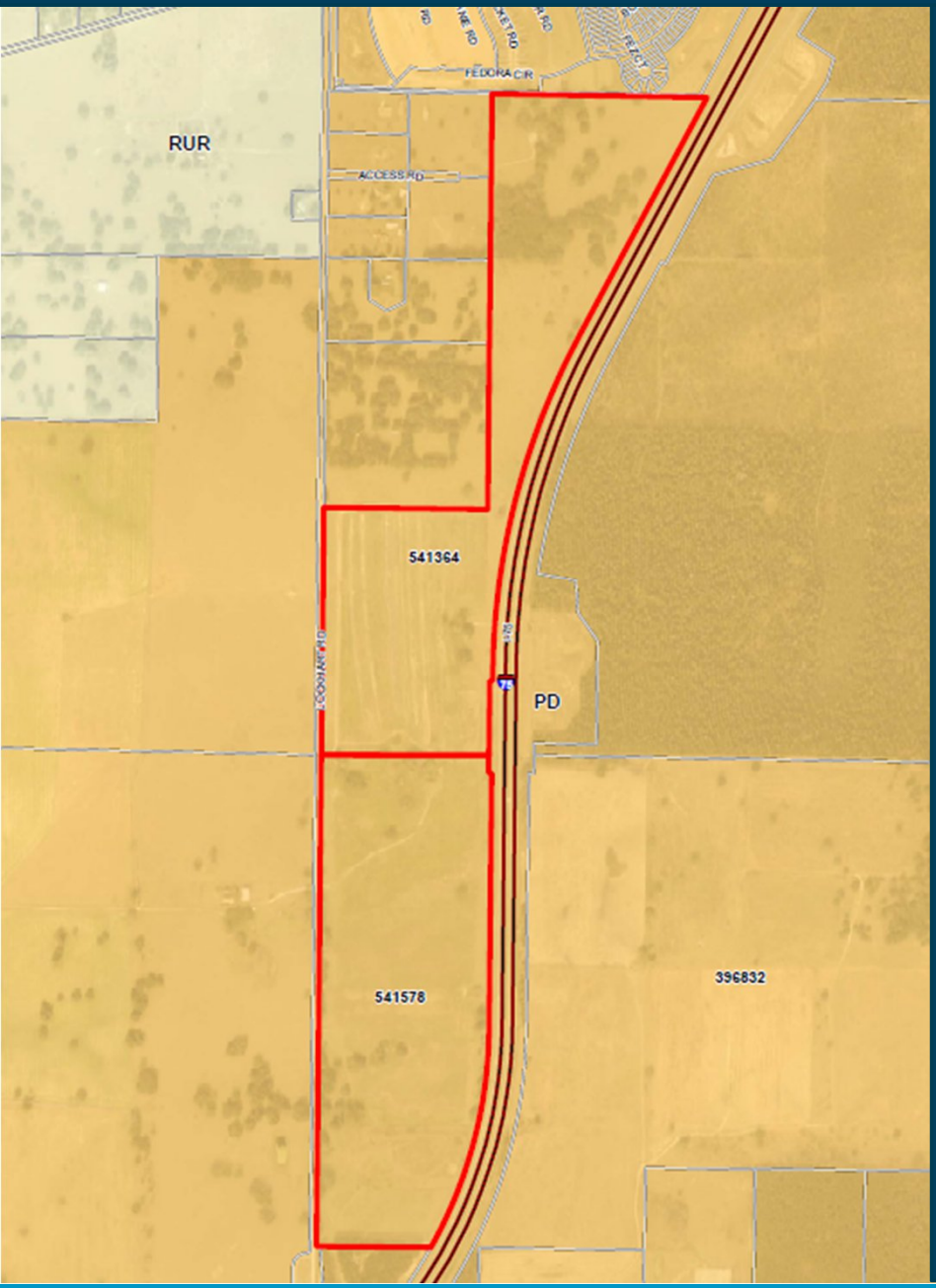
Request

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

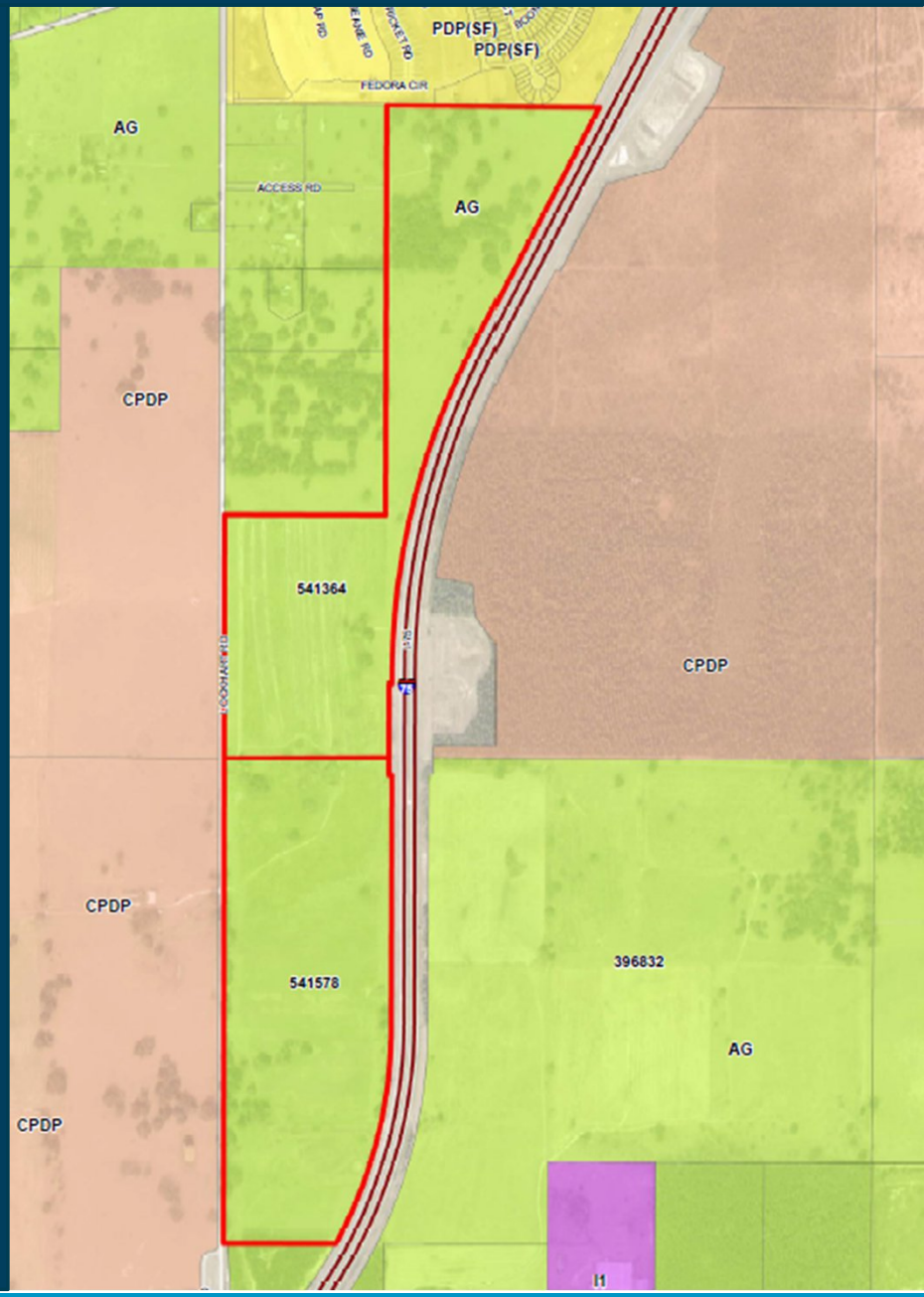


FLU: I-75/SR-50 PDD

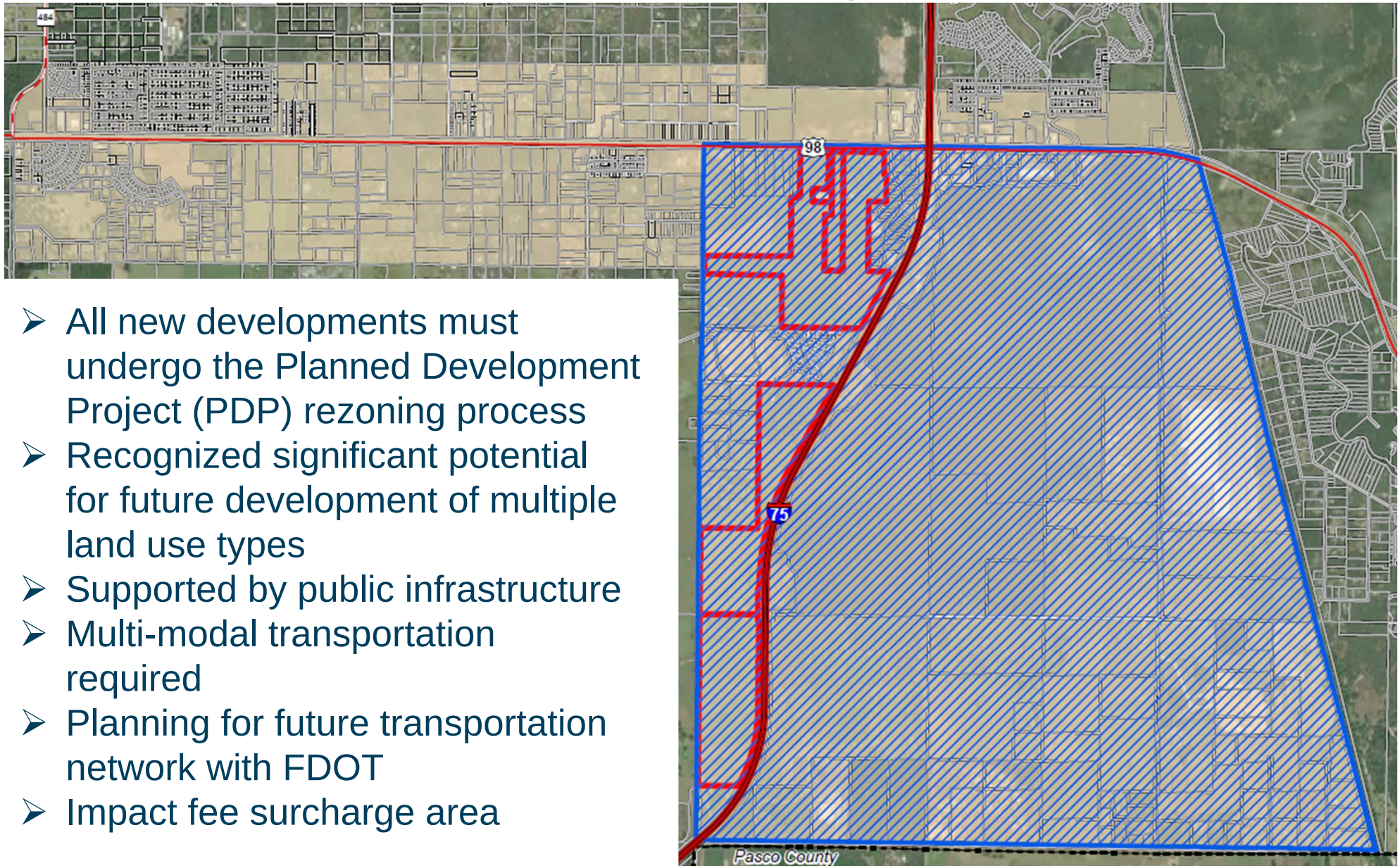
Zoning: AG (Agricultural)



M A P S

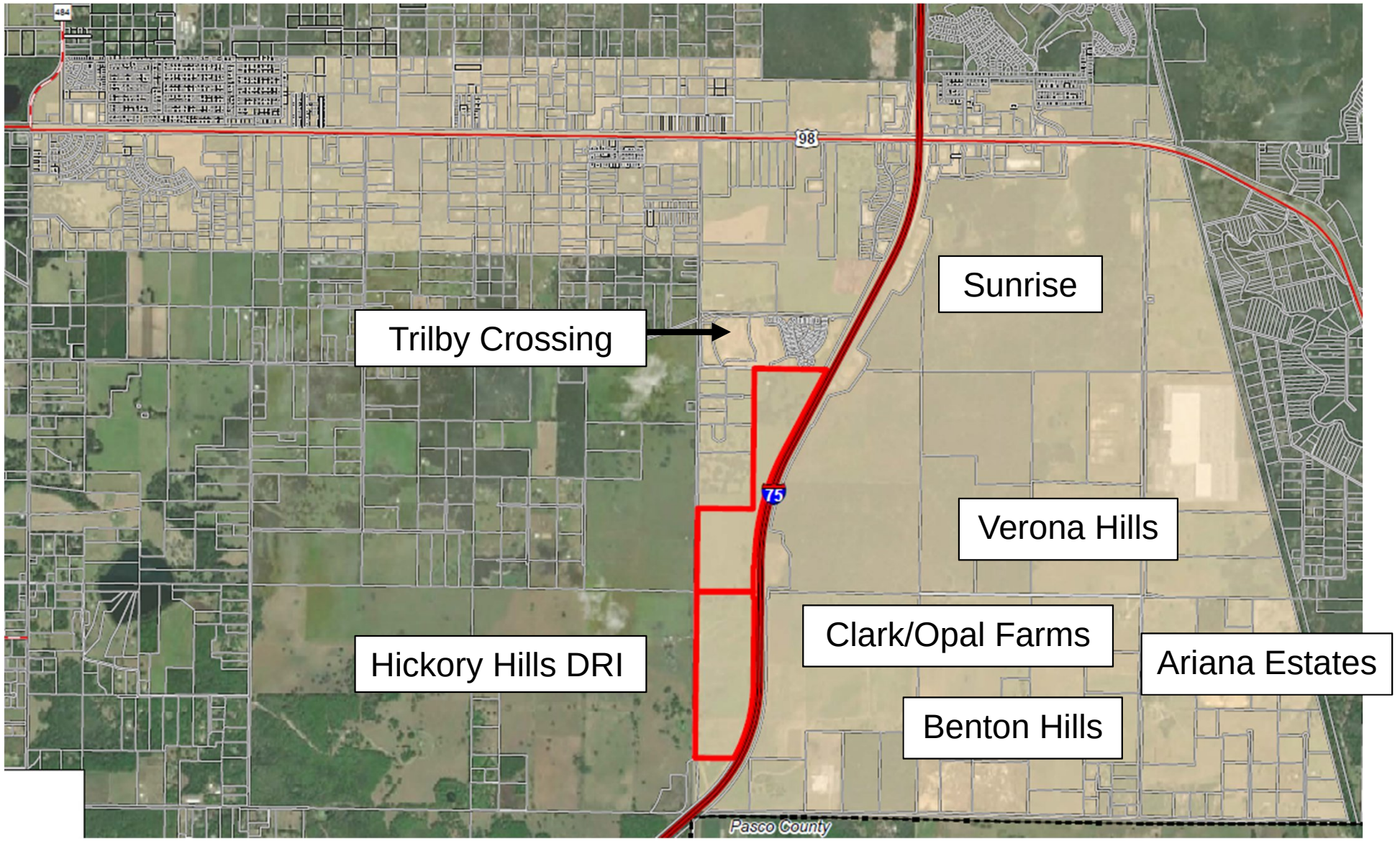


Comprehensive Plan
I-75/SR-50 Planned Development District



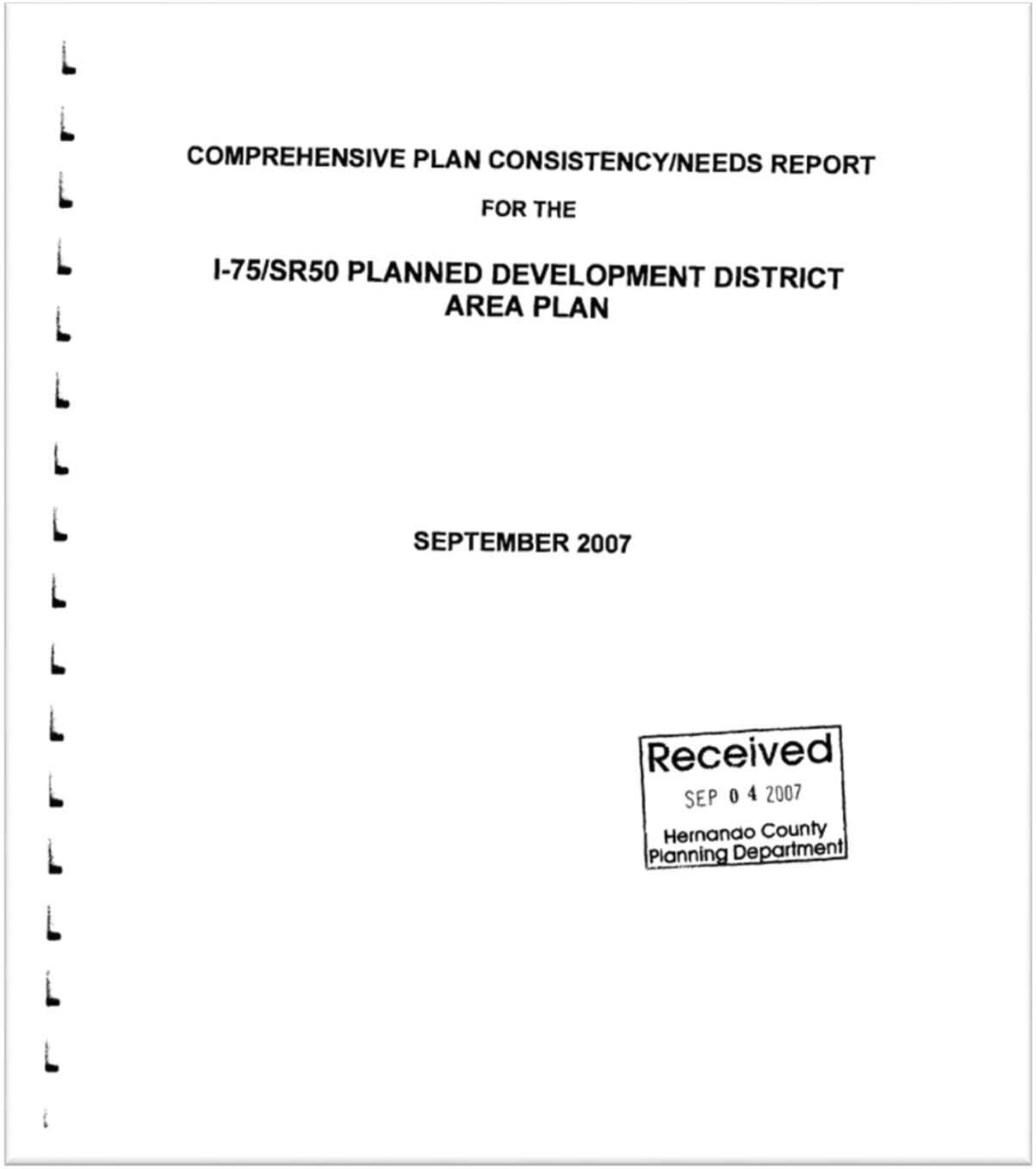
- All new developments must undergo the Planned Development Project (PDP) rezoning process
- Recognized significant potential for future development of multiple land use types
- Supported by public infrastructure
- Multi-modal transportation required
- Planning for future transportation network with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

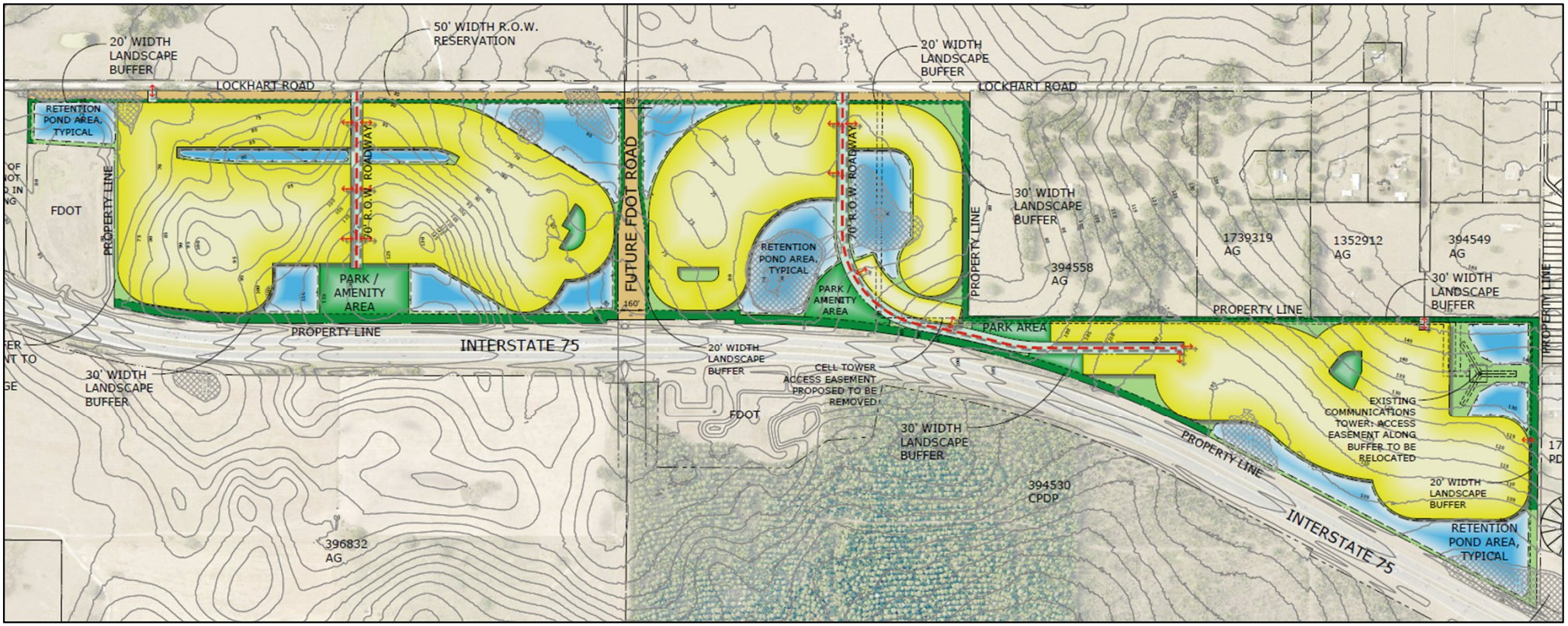
Objective 1.05A

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**. . .

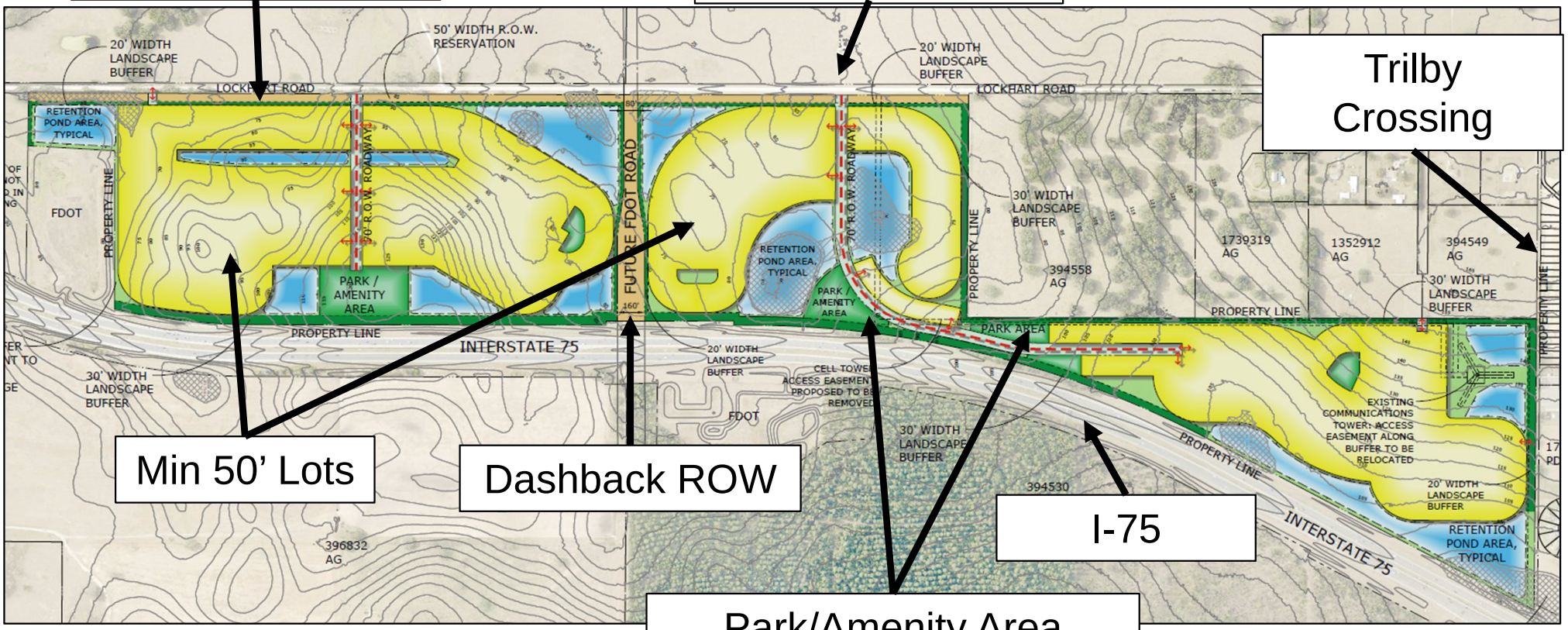
Strategy 1.05A(1)

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

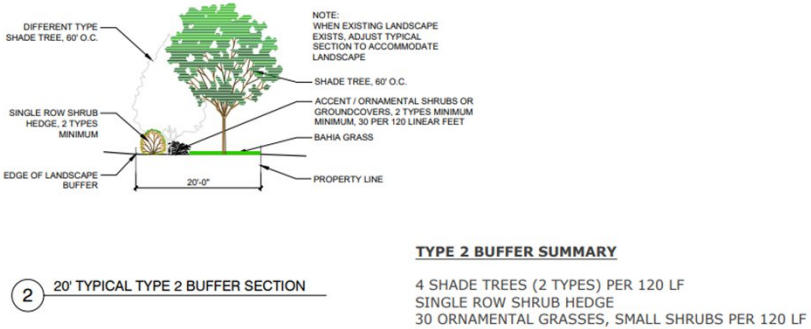


Permitted Uses

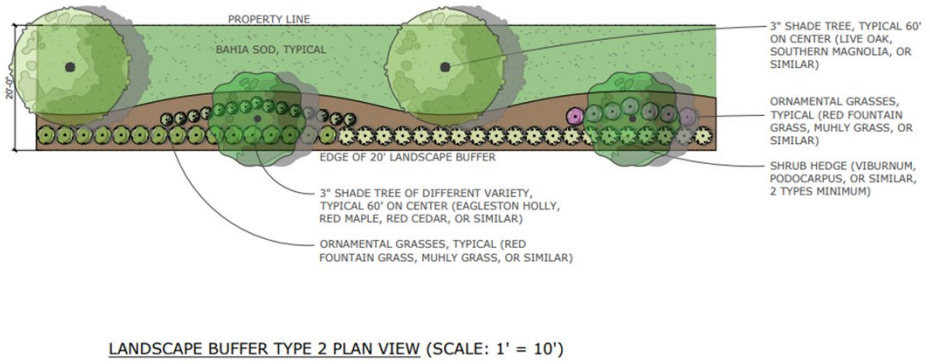
- Maximum of 907 single-family detached dwelling units
  - No mobile homes
- Recreational Amenities and Residential Ancillary and Accessory Uses

Buffers & Setbacks

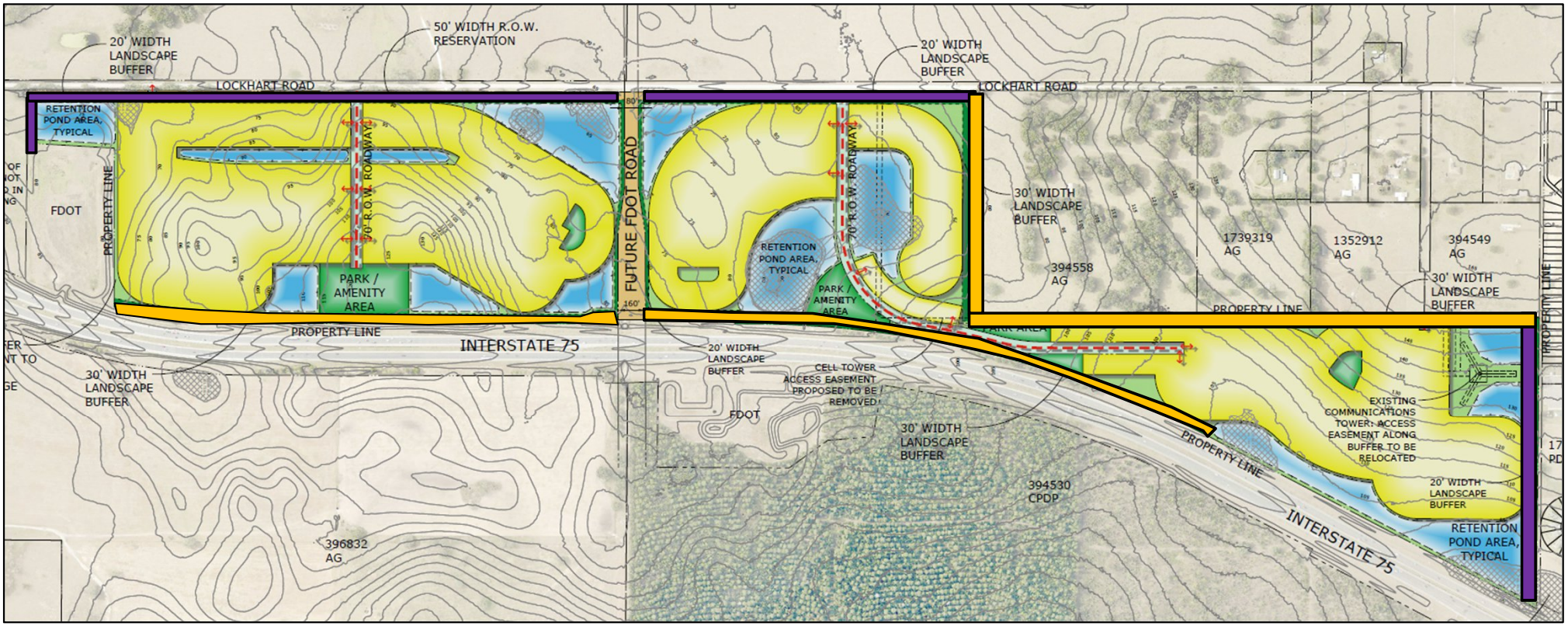
- Perimeter buffers:
  - North – 20 feet
  - East – 30 feet
  - West (northern portion) – 30 feet
  - West (southern portion) – 20 feet
  - South – 20 feet



- 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



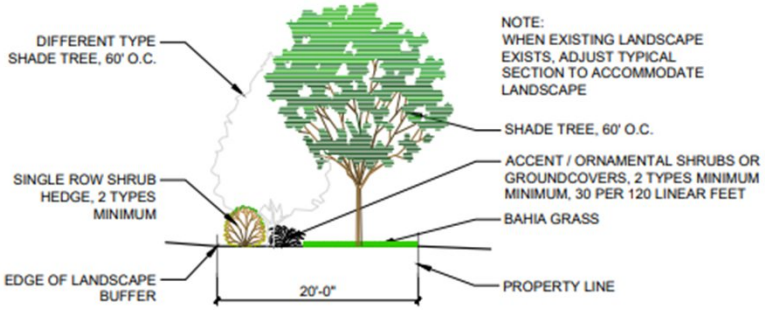
Buffers & Setbacks



Perimeter Buffer: 20’
Perimeter Building Setback: 35’

Perimeter Buffer: 30’
Perimeter Building Setback: 45’

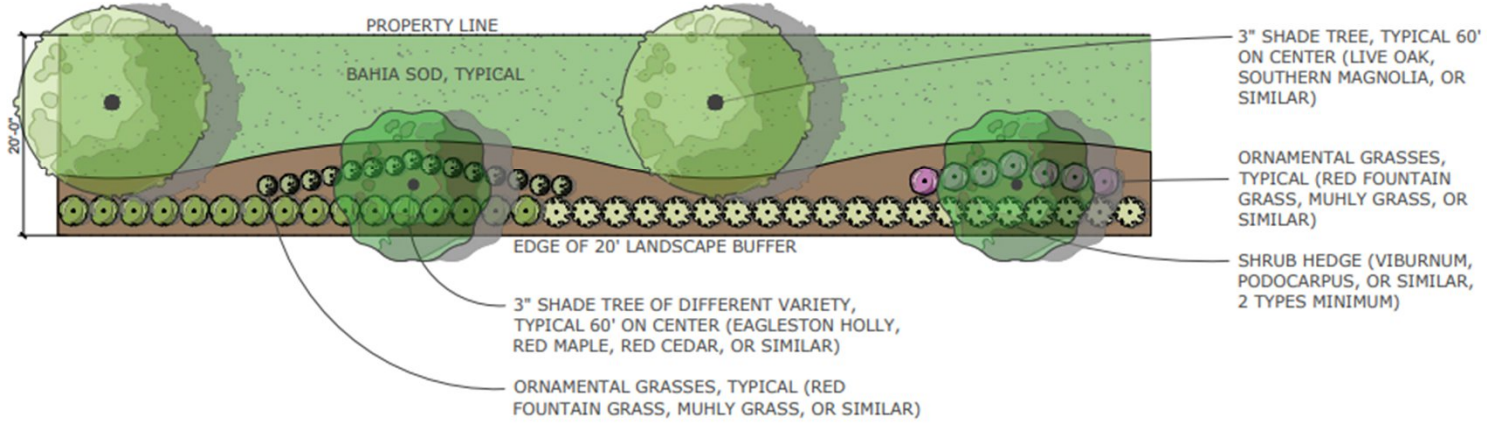
20’ Typical Buffer Cross Section



2 20' TYPICAL TYPE 2 BUFFER SECTION

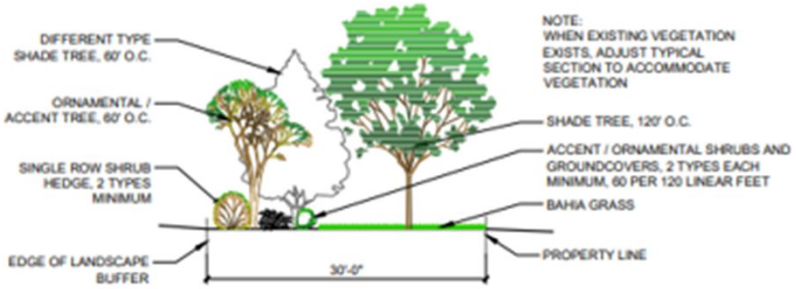
TYPE 2 BUFFER SUMMARY

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')

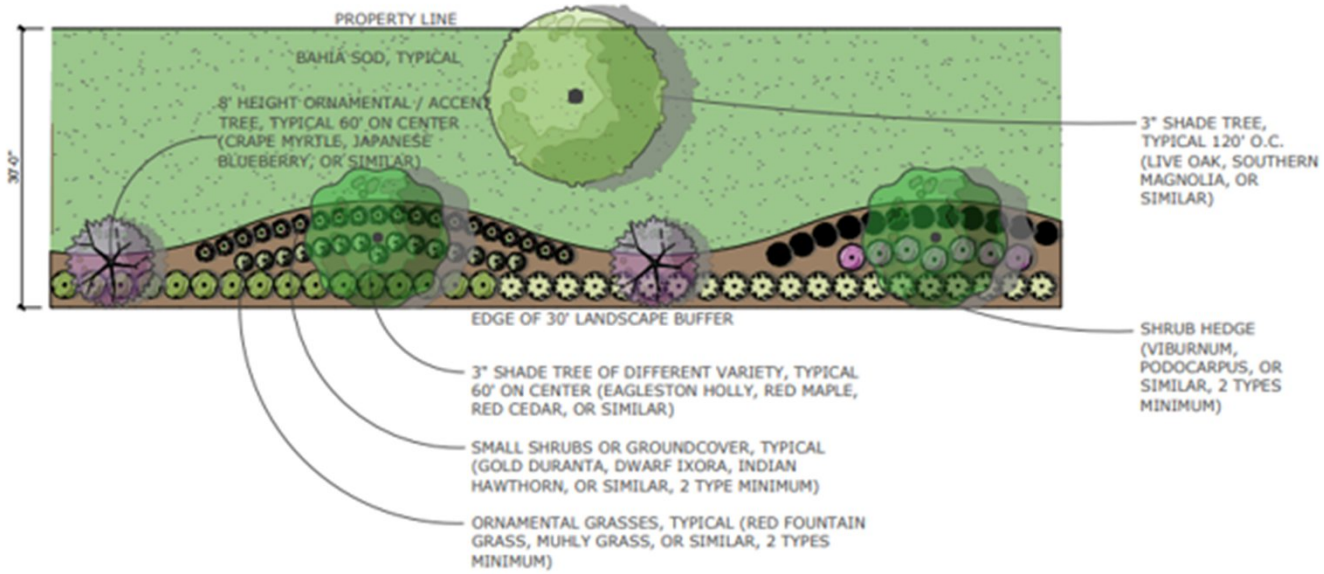
30’ Typical Buffer Cross Section



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

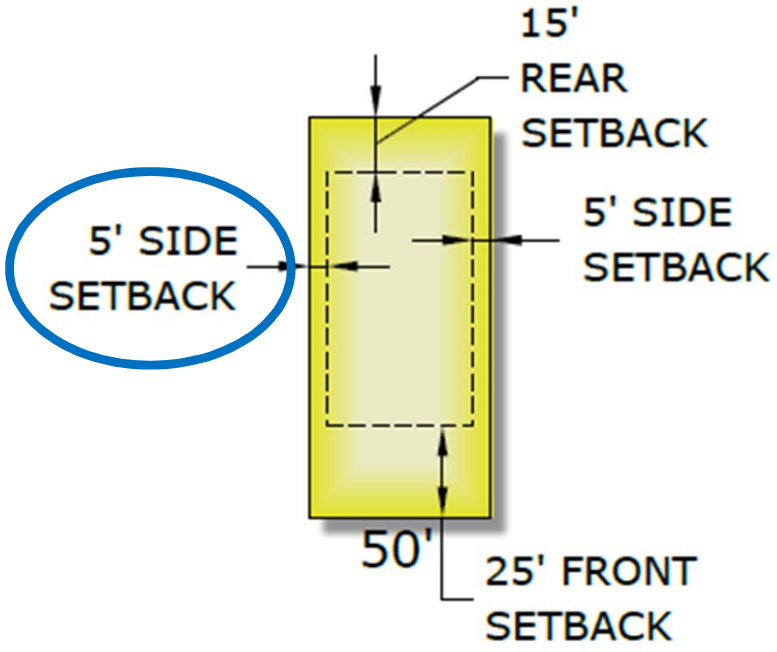
Perimeter buffers shall be preserved and enhanced to achieve a minimum of eighty percent (80%) visual opacity within thirty-six (36) months of completion of construction. The primary intent of this requirement is to preserve existing native vegetation within the buffer to the maximum extent practicable,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

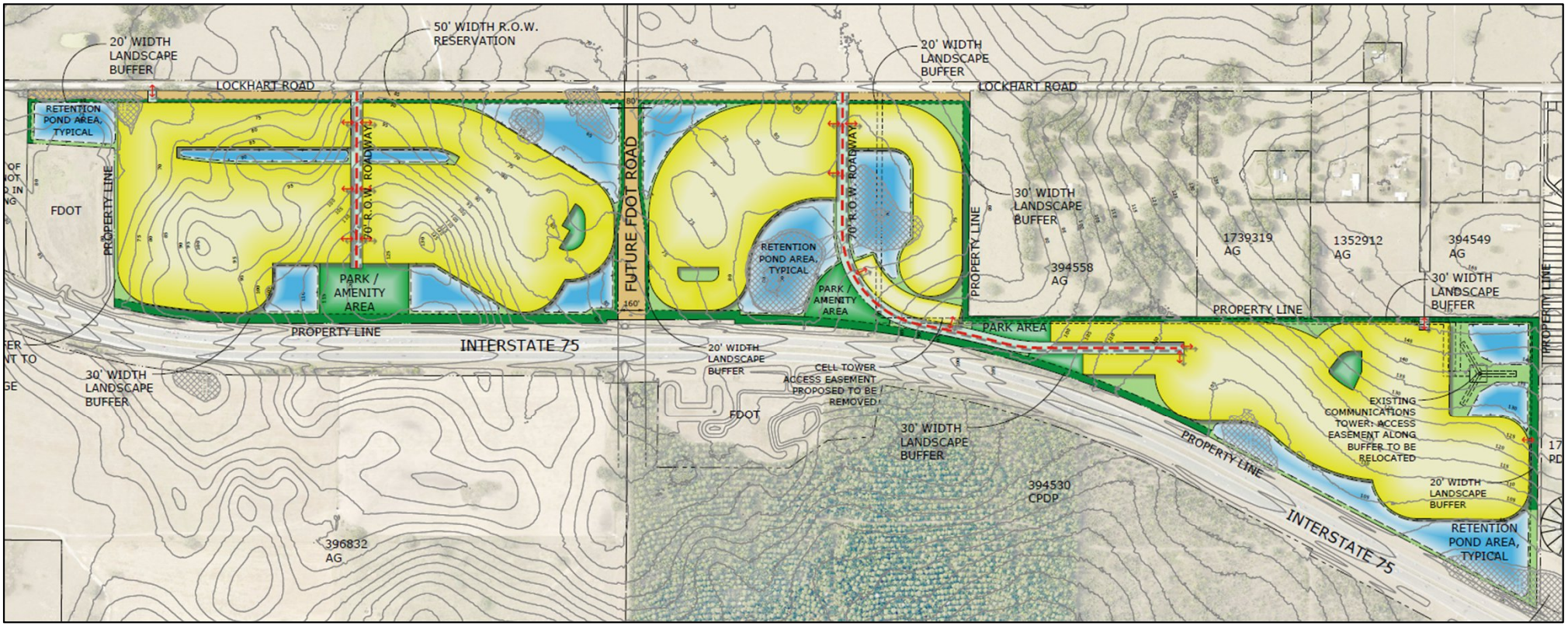
- First 500 dwelling units = 5 acres of parks
- Each additional dwelling unit = 1/125th of an acre
- At a maximum of 907 dwelling units:

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*

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*

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 PD Criteria

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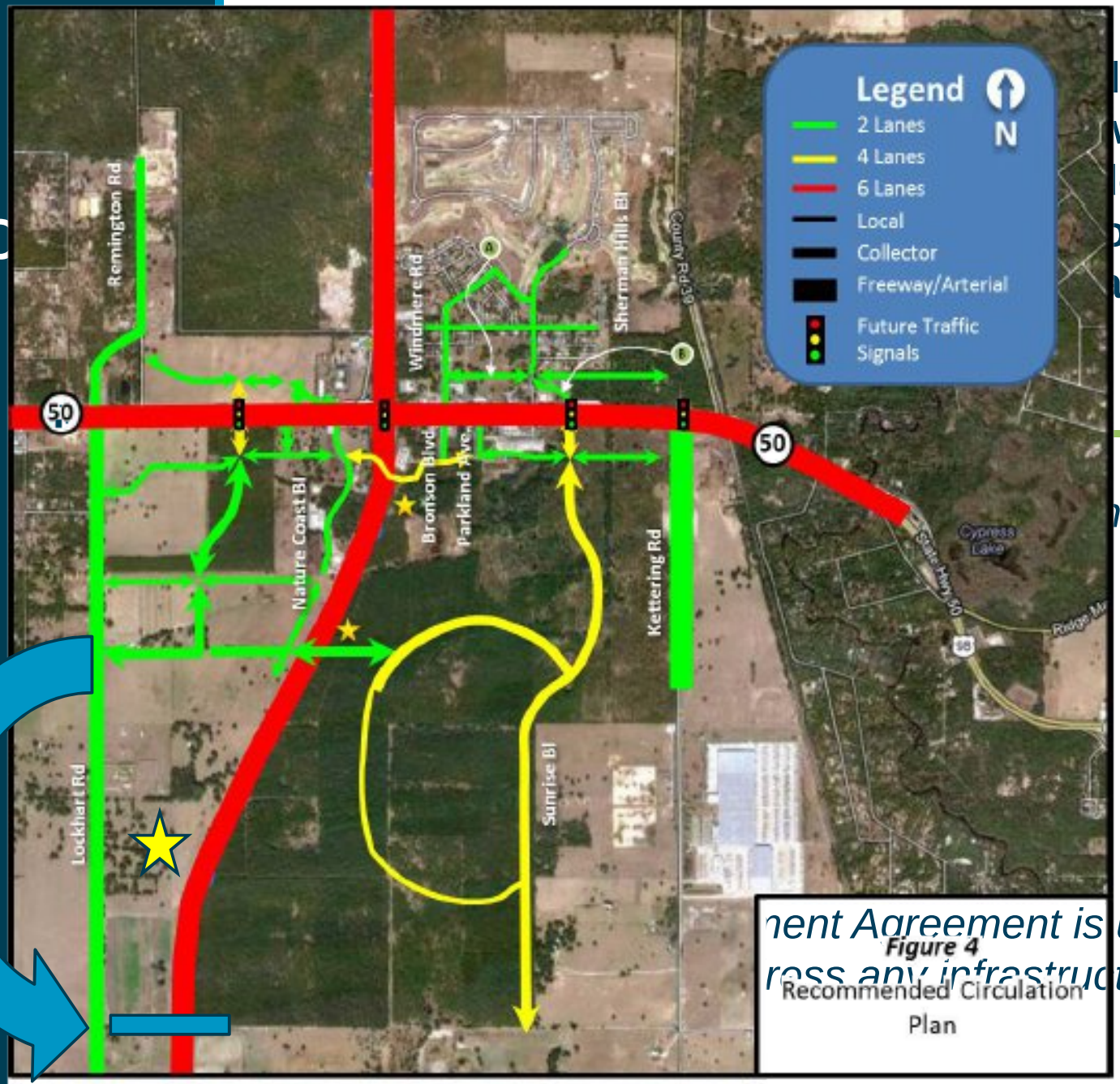


Figure 4

Locations illustrated are for conceptual purposes only. Potential alignments are subject to further study.

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