

**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

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**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

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**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

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**From:** Diana Preston <maggieston789@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

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**From:** Diana Preston <maggieston789@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

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**From:** DEANNA LUCAS <lucas163@comcast.net>  
**Sent:** Thursday, March 5, 2026 4:35 PM  
**To:** Planning Resource Object <Planning@co.hernando.fl.us>  
**Subject:** Jack Melton Family Project H2540

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I want to object to this project at this time. I live off of Lockhart. First of all there is already so much building in the area and not enough infrastructure to support it. This would increase so much traffic on Lockhart and getting on and off Lockhart on SR 50, especially during events at Family Classic Park.

Furthermore we are already in an extreme drought, this would put too much strain on our ecosystem.

I hope you consider voting against this project.

Thank you

Deanna Lucas  
Resident of Trilby Crossing

[Yahoo Mail: Search, Organize, Conquer](#)

**From:** [Planning Resource Object](#)  
**To:** [Victoria Via](#); [Michelle Miller](#)  
**Subject:** FW: Jack Melton Family #2  
**Date:** Thursday, March 5, 2026 11:25:04 AM

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**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