

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)



Planning and Zoning Division | Development Services Department

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From: [Planning Resource Object](#)
To: [Victoria Via](#); [Michelle Miller](#)
Subject: FW: 907 new homes re zone
Date: Monday, March 9, 2026 7:17:08 AM

From: Pam Sell, Realtor GRI <sellpamela@gmail.com>
Sent: Saturday, March 7, 2026 8:25 PM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: 907 new homes re zone

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

Good Day,

I am unable to make this meeting, but I hope you hold the Jack Melton family accountable. Changing there land from agriculture to single family homes is completely out of range for our area! If the commissioners keep going down this road, farmers and ranchers and small hobbie farms will become a distant memory. Most of us have lived here our hole life and we have lots of history here in Brooksville and the surrounding area. This is a county area, not suburban. These developers need to stay south or out of Hernando County!! We have enough here. There are not enough medical doctors, schools and same on the Melton family. There grandparents will roll in there graves! They understood our way of life, cows, farms, so know they want to cash in for millions and heck with there neighbors and friends who made and kept them prosperous during there life. I understand it's there land, but please god keep it Agricultural Land. Devide it at least and sell in 3-5 acre lots!!

Applicant is Jack Melton Family Inc. Item is H2539

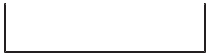
This project is 907 residential units located on Lockhart Rd, south of Cortez and west of I-75. The applicant requests a rezoning of the subject property, consisting of approximately 226.9 acres, from AG (Agriculture) to PDP-SF (Planned Development Project – Single Family) to allow for the development of a subdivision containing up to 907 single-family residential lots located in the I-75/ SR 50 PDD.

planning@hernandocounty.us

Pam Sell,

sellpamela@gmail.com

813-525-0872



From: [Planning Resource Object](#)
To: [Victoria Via](#); [Michelle Miller](#)
Subject: FW: Development off I-75
Date: Monday, March 9, 2026 7:16:06 AM

-----Original Message-----

From: Matthew Patrick <mattypatty0308@gmail.com>
Sent: Friday, March 6, 2026 10:29 PM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: Development off I-75

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

Dear Members of the Planning & Zoning Commission,

I am writing to formally express my opposition to the proposed development by Jack Melton Family Inc., scheduled to be heard at the Planning & Zoning Meeting on March 9, 2026 at 9:00 a.m. at 20 N Main Street, Brooksville, FL.

The proposed project—907 residential units on approximately 226.9 acres located on Lockhart Road, south of Cortez and west of I-75—requires rezoning from AG (Agricultural) to PDP-SF (Planned Development Project – Single Family). I strongly object to this rezoning request.

This development is incompatible with the existing character and land use of the surrounding area. Converting agricultural land to a high-density single-family subdivision of this scale is inconsistent with the long-term vision and sustainability of our community.

I am deeply concerned about the strain this project would place on already inadequate county infrastructure, including roads, schools, and emergency services. Our water processing and wastewater treatment facilities are already operating at or near capacity. Approving a development of this magnitude without demonstrable and sufficient infrastructure expansion would place an unsustainable burden on current residents and public resources.

Additionally, the proposed development raises serious environmental concerns. Rezoning and clearing nearly 227 acres of agricultural land will further reduce the already diminishing habitat available to local wildlife. Florida keystone species such as the gopher tortoise—and the many other species that rely on its burrows—face continued displacement as development expands. Relocation is not a long-term solution to habitat loss, and the cumulative impact of removing natural land at this scale should not be minimized.

Furthermore, the extent of deviations being requested raises additional concerns regarding long-term compliance with building standards and responsible growth management.

For these reasons, I respectfully urge the Commission to deny the rezoning request and prioritize responsible planning that protects our infrastructure, natural resources, and quality of life.

Thank you for your time and consideration.

Sincerely,
Matthew Sullivan
14009 Amero Lane
Spring Hill, FL 34609

From: [Planning Resource Object](#)
To: [Victoria Via](#); [Michelle Miller](#)
Subject: FW: Hearing this morning about Melton property
Date: Monday, March 9, 2026 9:39:20 AM

From: Sue Chaires <suechancey@aol.com>
Sent: Monday, March 9, 2026 8:15 AM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: Hearing this morning about Melton property

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

Please, stop allowing more building of homes in our county. We have lived here for about 15 years, taxes keep going up, services keep going down. When the houses were built south of the Florida Classic Park on Lockhart, it tore up Lockhart, it has never been correctly repaired, our Old Trilby Rd which is not a paved road, it's crushed asphalt, has been torn up by the dump trucks that constantly race through our neighborhood. No repairs, just patches that make it worse.

How are we supposed to keep our water supply? Where is the wildlife supposed to live? Where are our tax dollars going? The tax base has grown substantially over the years and yet we have to take detours to get to our home because the road is so rough.

Please do not allow this zoning change. And please stop scheduling these meetings at 9 am for goodness sake. People have jobs.

Thank you and hoping for the best.
Sue Chaires

[Sent from the all new AOL app for iOS](#)

From: [Planning Resource Object](#)
To: [Victoria Via](#); [Michelle Miller](#)
Subject: FW: Item H2539
Date: Monday, March 9, 2026 7:16:20 AM

-----Original Message-----

From: Alicia <aliciahare1209@gmail.com>
Sent: Saturday, March 7, 2026 11:48 AM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: Item H2539

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

Dear Members of the Planning & Zoning Commission,

I am writing to formally express my opposition to the proposed development by Jack Melton Family Inc., scheduled to be heard at the Planning & Zoning Meeting on March 9, 2026 at 9:00 a.m. at 20 N Main Street, Brooksville, FL.

The proposed project—907 residential units on approximately 226.9 acres located on Lockhart Road, south of Cortez and west of I-75—requires rezoning from AG (Agricultural) to PDP-SF (Planned Development Project – Single Family). I strongly object to this rezoning request.

This development is incompatible with the existing character and land use of the surrounding area. Converting agricultural land to a high-density single-family subdivision of this scale is inconsistent with the long-term vision and sustainability of our community.

I am deeply concerned about the strain this project would place on already inadequate county infrastructure, including roads, schools, and emergency services. Our water processing and wastewater treatment facilities are already operating at or near capacity. Approving a development of this magnitude without demonstrable and sufficient infrastructure expansion would place an unsustainable burden on current residents and public resources.

Additionally, the proposed development raises serious environmental concerns. Rezoning and clearing nearly 227 acres of agricultural land will further reduce the already diminishing habitat available to local wildlife. Florida keystone species such as the gopher tortoise—and the many other species that rely on its burrows—face continued displacement as development expands. Relocation is not a long-term solution to habitat loss, and the cumulative impact of removing natural land at this scale should not be minimized.

Furthermore, the extent of deviations being requested raises additional concerns regarding long-term compliance with building standards and responsible growth management.

For these reasons, I respectfully urge the Commission to deny the rezoning request and prioritize responsible planning that protects our infrastructure, natural resources, and quality of life.

Thank you for your time and consideration.

Sincerely,
Alicia Hare
Brooksville Florida 34602

Sent from my iPhone

From: [Planning Resource Object](#)
To: [Victoria Via](#); [Michelle Miller](#)
Subject: FW: Jack Melton family inc h2539, h2540
Date: Monday, March 9, 2026 7:12:28 AM

From: Diana Preston <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

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

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

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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,

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

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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

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Additionally, the proposed development raises serious environmental concerns. Rezoning and clearing nearly 227 acres of agricultural land will further reduce the already diminishing habitat available to local wildlife. Florida keystone species such as the gopher tortoise—and the many other species that rely on its burrows—face continued displacement as development

expands. Relocation is not a long-term solution to habitat loss, and the cumulative impact of removing natural land at this scale should not be minimized.

Furthermore, the extent of deviations being requested raises additional concerns regarding long-term compliance with building standards and responsible growth management.

For these reasons, I respectfully urge the Commission to deny the rezoning request and prioritize responsible planning that protects our infrastructure, natural resources, and quality of life.

Thank you for your time and consideration.

Sincerely,

Jennifer McFadden

1491 Lockhart Road

Brooksville, FL 34602

From: [Planning Resource Object](#)
To: [Victoria Via](#); [Michelle Miller](#)
Subject: FW: Rezoning rejection
Date: Monday, March 9, 2026 7:08:36 AM

From: Bronson Tafelski <bronsontafelski@gmail.com>
Sent: Sunday, March 8, 2026 12:35 PM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: Rezoning rejection

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

To whom it may concern,
I've lived in brooksville fl 34602 for all my 25 years of life.
I would hate to see all this beautiful country land turned to houses and concrete.

Item of concern:

Applicant is Jack Melton Family Inc.

Item is H2539

This project is 907 residential units located on Lockhart Rd, south of Cortez and west of I-75. The applicant requests a rezoning of the subject property, consisting of approximately 226.9 acres, from AG (Agricultural) to PDP-SF (Planned Development Project – Single Family) to allow for the development of a subdivision containing up to 907 single-family residential lots located in the I-75/ SR 50 PDD.

From: [Planning Resource Object](#)
To: [Victoria Via](#); [Michelle Miller](#)
Subject: FW: Item is H2539
Date: Thursday, March 5, 2026 11:25:55 AM
Importance: High

-----Original Message-----

From: William Costas <wbcacer@gmail.com>
Sent: Wednesday, March 4, 2026 10:04 PM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: Item is H2539
Importance: High

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

You need to change the time of the meeting from 9am to 5:30PM so people who work can be there to protest this ridiculous building

From: [Planning Resource Object](#)
To: [Victoria Via](#); [Michelle Miller](#)
Subject: FW: Jack melton family INC.
Date: Thursday, March 5, 2026 11:26:02 AM

From: valdemar garza <valdemar.99@outlook.com>
Sent: Wednesday, March 4, 2026 8:49 PM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: Jack melton family INC.

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

I am writing to formally express concern and opposition to the proposed zoning request. The cumulative impact of recent and ongoing developments in this area has already placed increasing strain on existing infrastructure, including roadway capacity, drainage systems, utilities, and public services. Approving additional high-density development—particularly with requested deviations from established building and zoning standards—without proportional infrastructure expansion presents long-term planning and safety concerns. Responsible growth requires alignment between development scale and infrastructure capacity. I respectfully request that this proposal be reconsidered until comprehensive infrastructure planning, traffic impact analysis, and code compliance standards are clearly demonstrated and addressed. I Speak For Multiple People/Families.

-sincerely,

A Concerned born & raised Florida resident(s)

From: [Planning Resource Object](#)
To: [Victoria Via](#); [Michelle Miller](#)
Subject: FW: Jack Melton Family
Date: Thursday, March 5, 2026 11:25:15 AM

From: Stacy Hatcher <stacyehatcher69@gmail.com>
Sent: Wednesday, March 4, 2026 10:19 PM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: Jack Melton Family

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

Dear Members of the Planning & Zoning Commission,

I am writing to formally express my opposition to the proposed development by Jack Melton Family Inc., scheduled to be heard at the Planning & Zoning Meeting on March 9, 2026 at 9:00 a.m. at 20 N Main Street, Brooksville, FL.

The proposed project—907 residential units on approximately 226.9 acres located on Lockhart Road, south of Cortez and west of I-75—requires rezoning from AG (Agricultural) to PDP-SF (Planned Development Project – Single Family). I strongly object to this rezoning request.

This development is incompatible with the existing character and land use of the surrounding area. Converting agricultural land to a high-density single-family subdivision of this scale is inconsistent with the long-term vision and sustainability of our community.

I am deeply concerned about the strain this project would place on already inadequate county infrastructure, including roads, schools, and emergency services. Our water processing and wastewater treatment facilities are already operating at or near capacity. Approving a development of this magnitude without demonstrable and sufficient infrastructure expansion would place an unsustainable burden on current residents and public resources.

Additionally, the proposed development raises serious environmental concerns.

Rezoning and clearing nearly 227 acres of agricultural land will further reduce the already diminishing habitat available to local wildlife. Florida keystone species such as the gopher tortoise—and the many other species that rely on its burrows—face continued displacement as development expands. Relocation is not a long-term solution to habitat loss, and the cumulative impact of removing natural land at this scale should not be minimized.

Furthermore, the extent of deviations being requested raises additional concerns regarding long-term compliance with building standards and responsible growth management.

For these reasons, I respectfully urge the Commission to deny the rezoning request and prioritize responsible planning that protects our infrastructure, natural resources, and quality of life.

Thank you for your time and consideration.

Sincerely,
Stacy Hatcher
Ridge Manor FL

From: [Planning Resource Object](#)
To: [Victoria Via](#); [Michelle Miller](#)
Subject: FW: Lockhart road- 907 unit developments
Date: Thursday, March 5, 2026 11:25:34 AM

From: Sara Ruisi <sara_ruisi@yahoo.com>
Sent: Wednesday, March 4, 2026 10:06 PM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: Lockhart road- 907 unit developments

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

Hi,

I am writing you all to oppose the development of 907 units in Brooksville on Lockhart road. I am moving to Brooksville from Tampa and we do not need anymore green space destroyed. It is the whole reason I am moving there is because of Brooksville's natural wild life and charm. Florida is rapidly becoming over developed, and further development of homes when we already have too much of it is strongly discouraged, as it threatens the character of Brooksville. When I make the commute there, I am almost getting rear-ended on a daily basis due to all the volume of traffic. Further developments of this area will contribute to increased traffic issues and environmental issues that we are already experiencing. We are already having droughts, development on wetlands, and sinkhole issues; unnecessary over-development will only expedite it. The infrastructure, particularly two-lane roads and emergency services are struggling to keep pace with the current population density already. More concrete and unnecessary developments will significantly decrease the livelihood of its residents. It will also increase accidents and safety issues across Brooksville.

I strongly urge you to reconsider the state of the current and future residents, as that many units in condensed spaces will threaten and deteriorate the livelihood of those that live there. You can't put a price tag on green space and the natural beauty of Brooksville. I strongly encourage you to reconsider, as I promise you the residents will be in opposition of further mass development.

Regards,
Sara Ruisi
15314 E Pond Woods Dr
Tampa, Florida 33618.

From: [Planning Resource Object](#)
To: [Victoria Via](#); [Michelle Miller](#)
Subject: FW: March 9, 2026 meeting; Application by Jack Melton Family Inc. Item is H2539
Date: Thursday, March 5, 2026 11:24:42 AM

From: Martin Denker <mdenker3@msn.com>
Sent: Thursday, March 5, 2026 10:38 AM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Cc: Richard Denker <richarddenker@yahoo.com>
Subject: March 9, 2026 meeting; Application by Jack Melton Family Inc. Item is H2539

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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

A business card for Demetris Williams-Fagin, Administrative Assistant III at County Administration. The card features a circular portrait of her, a small Hernando County logo, and contact information. The background is decorated with pink roses. At the bottom, it includes the quote: "Do everything in Love," 1 Corinthians 16:14.

Demetris Williams-Fagin
ADMINISTRATIVE ASSISTANT III
County Administration

(352) 754-4002 Ext:20123
dwilliams-fagin@co.hernando.fl.us
15470 Flight Path Drive
Brooksville, FL 34604

"Do everything in Love," 1 Corinthians 16:14

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