



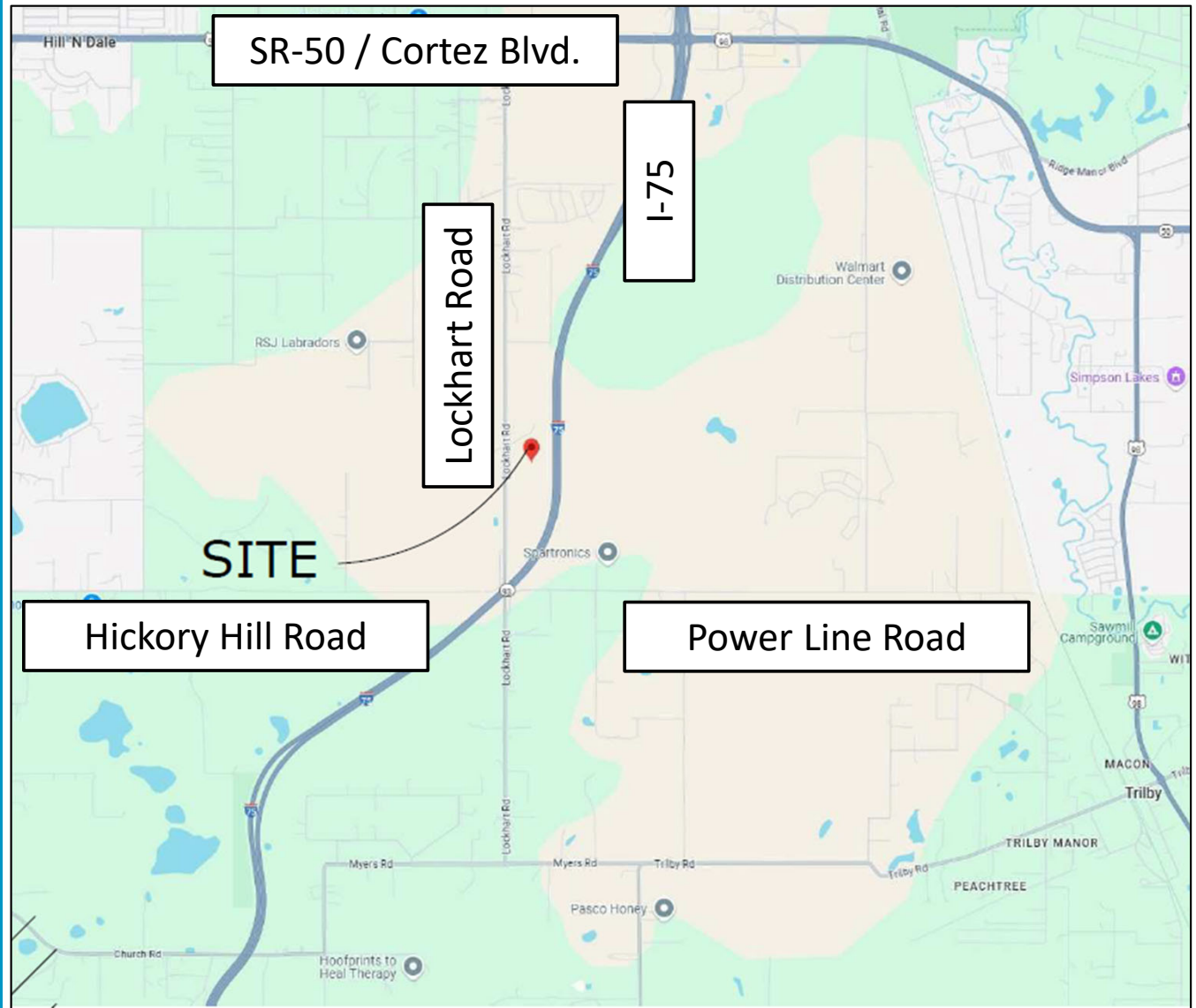
Ginny Grove

Single-Family Residential Development H-25-39

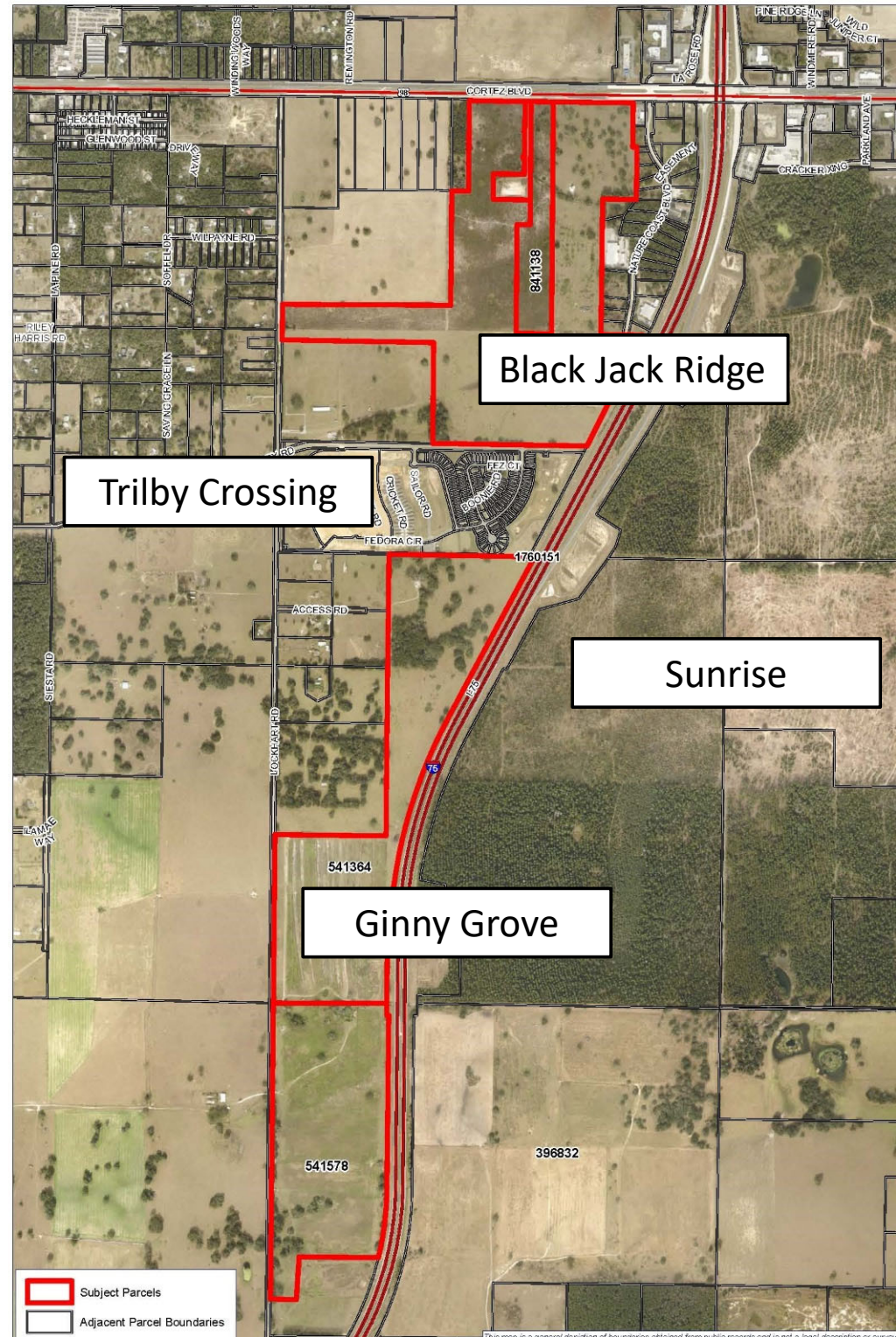
Hernando County
Planning & Zoning Commission
March 9, 2026

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



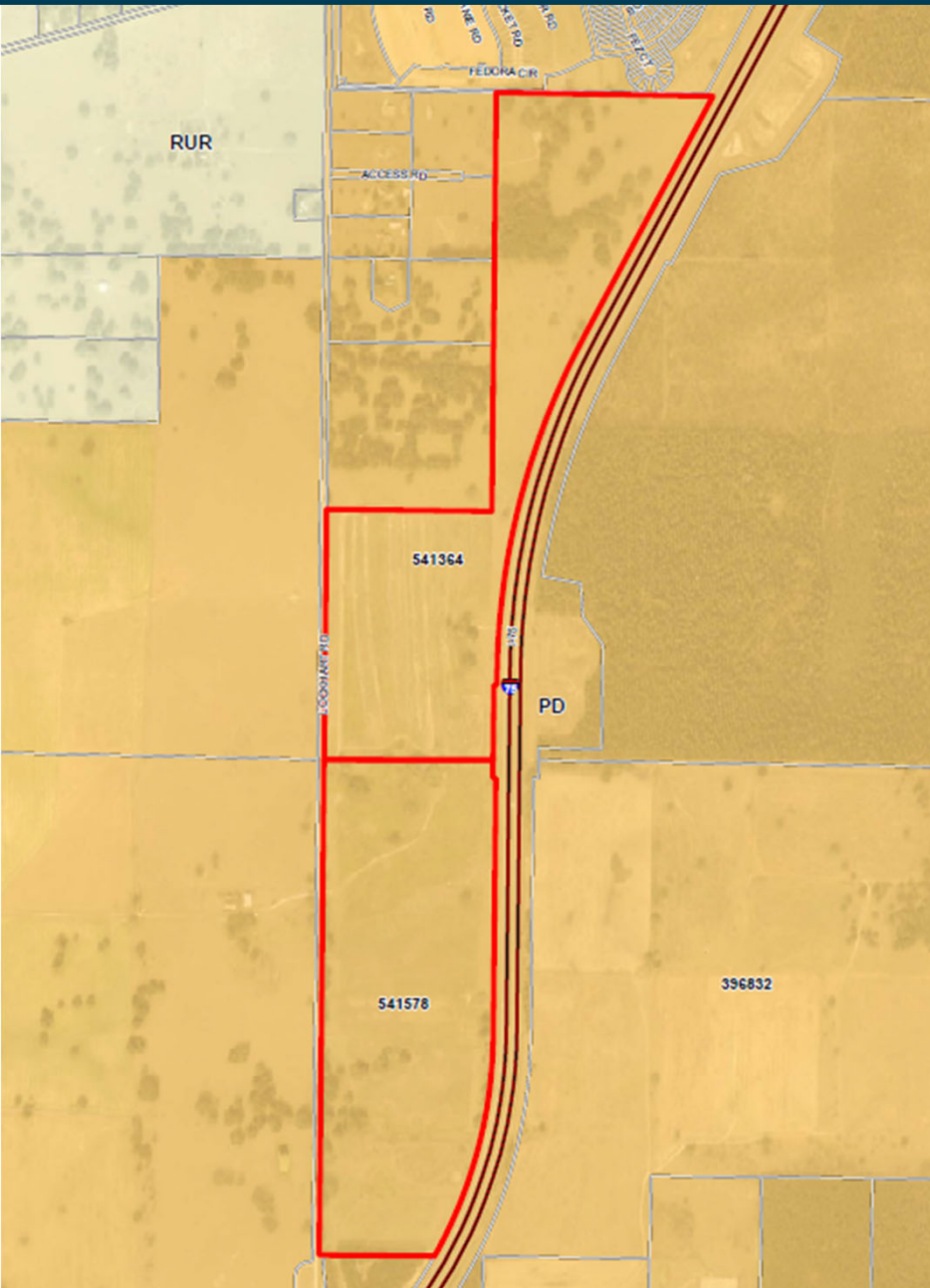
Request

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

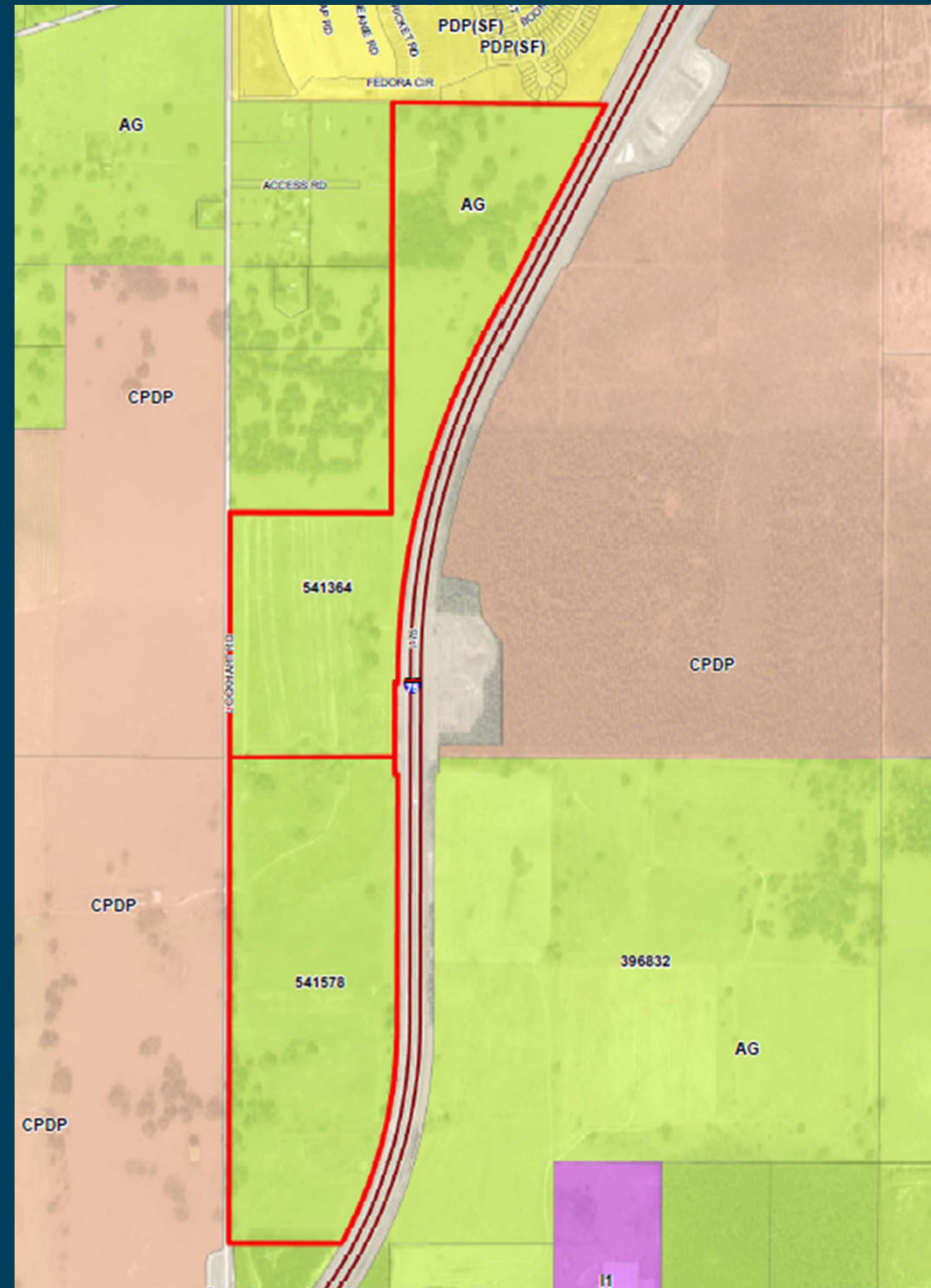


FLU: I-75/SR-50 PDD

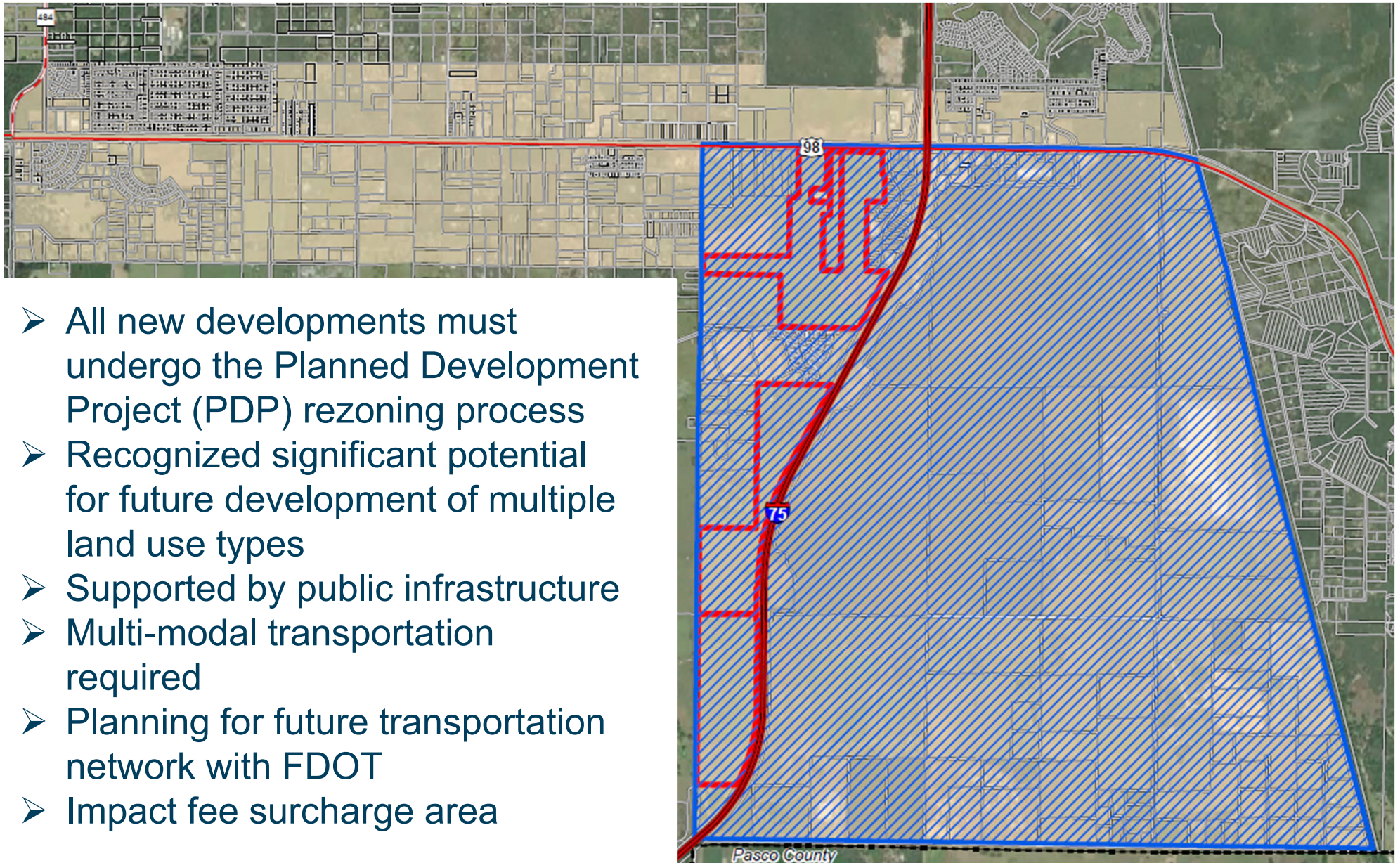
Zoning: AG (Agricultural)



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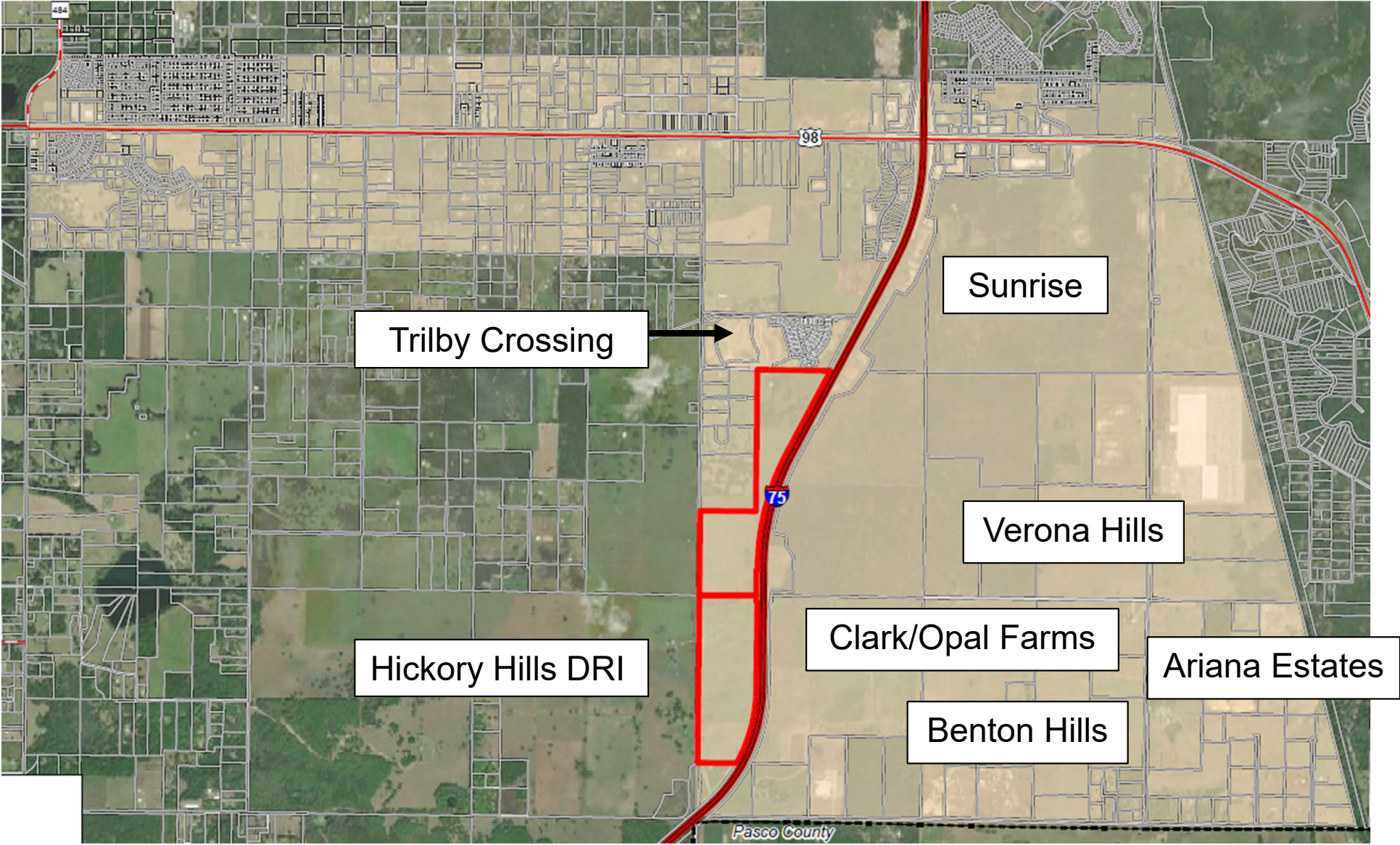


Comprehensive Plan I-75/SR-50 Planned Development District



- 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



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

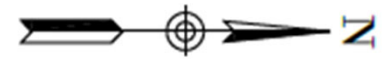
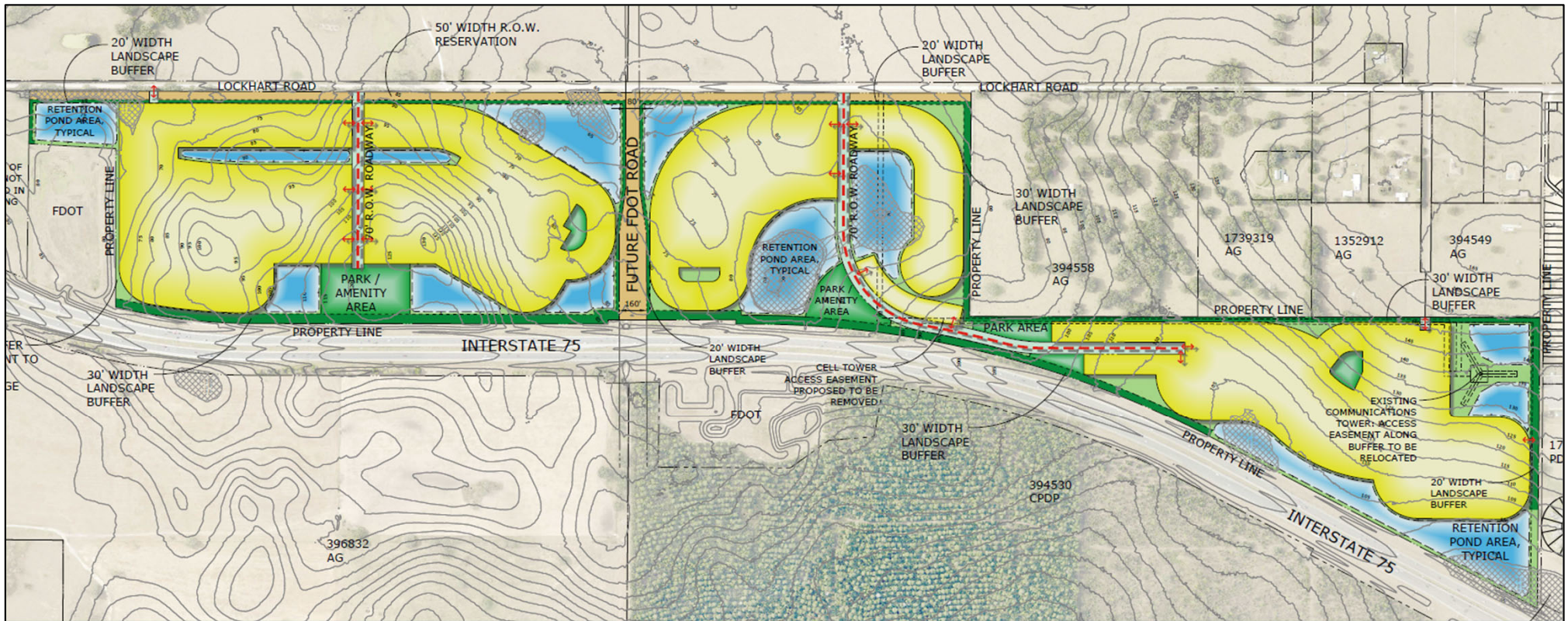
Objective 1.05A

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. . .**

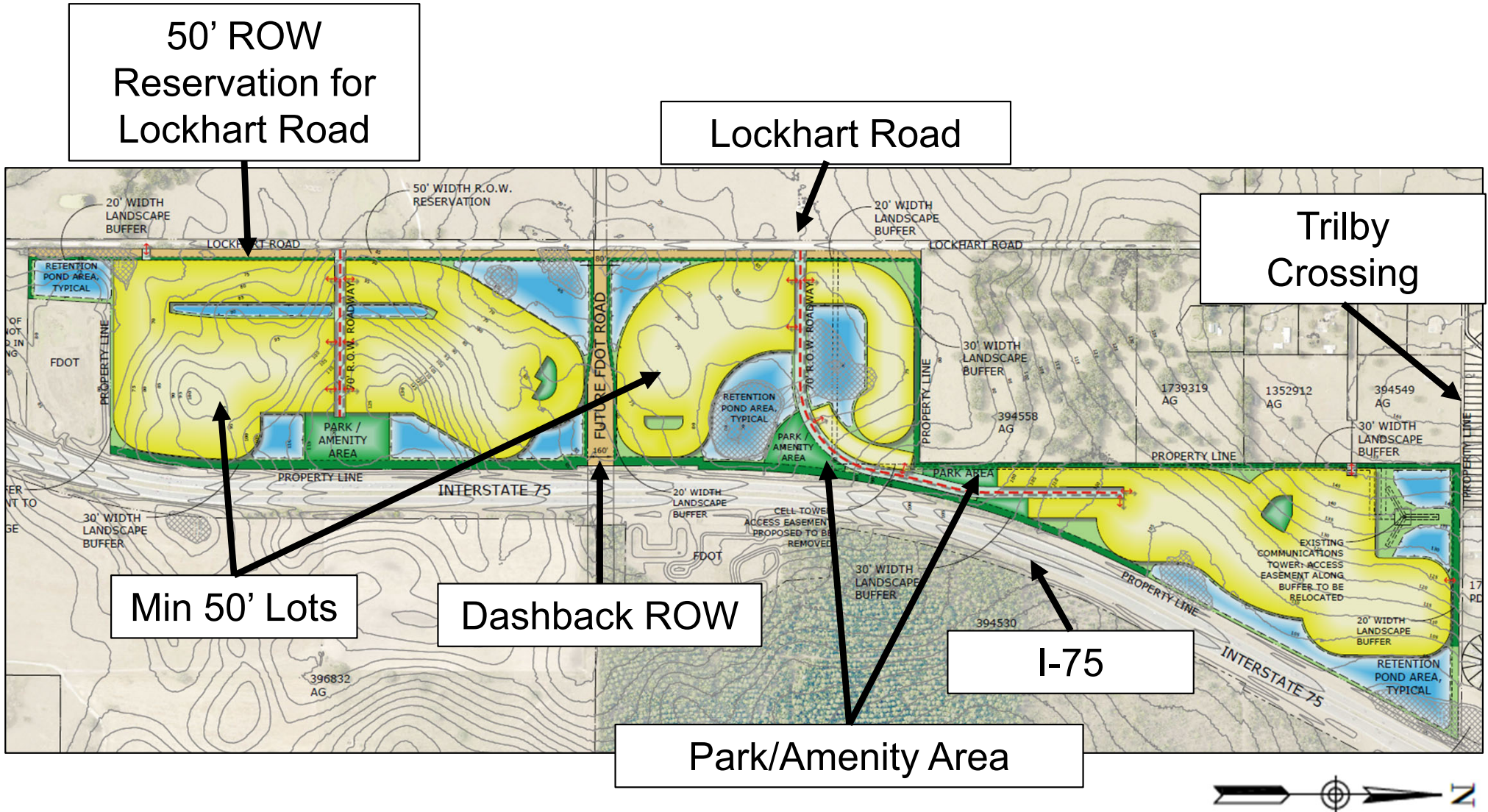
Strategy 1.05A(1)

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



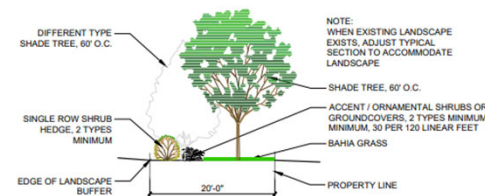
Permitted Uses

- 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

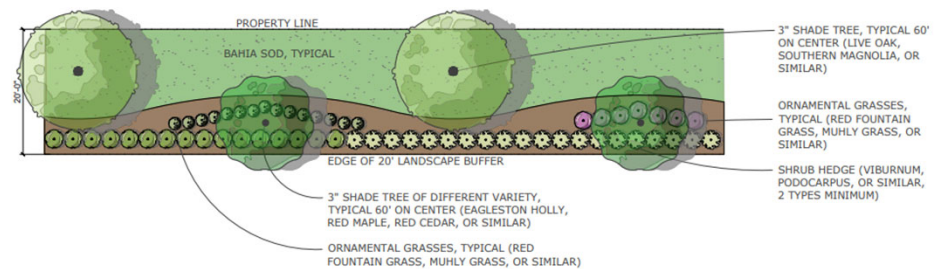
- Perimeter building setbacks (inclusive of buffer):
 - North – 35 feet
 - East – 45 feet
 - West (northern portion) – 45 feet
 - West (southern portion) – 35 feet
 - South – 35 feet



2 20' TYPICAL TYPE 2 BUFFER SECTION

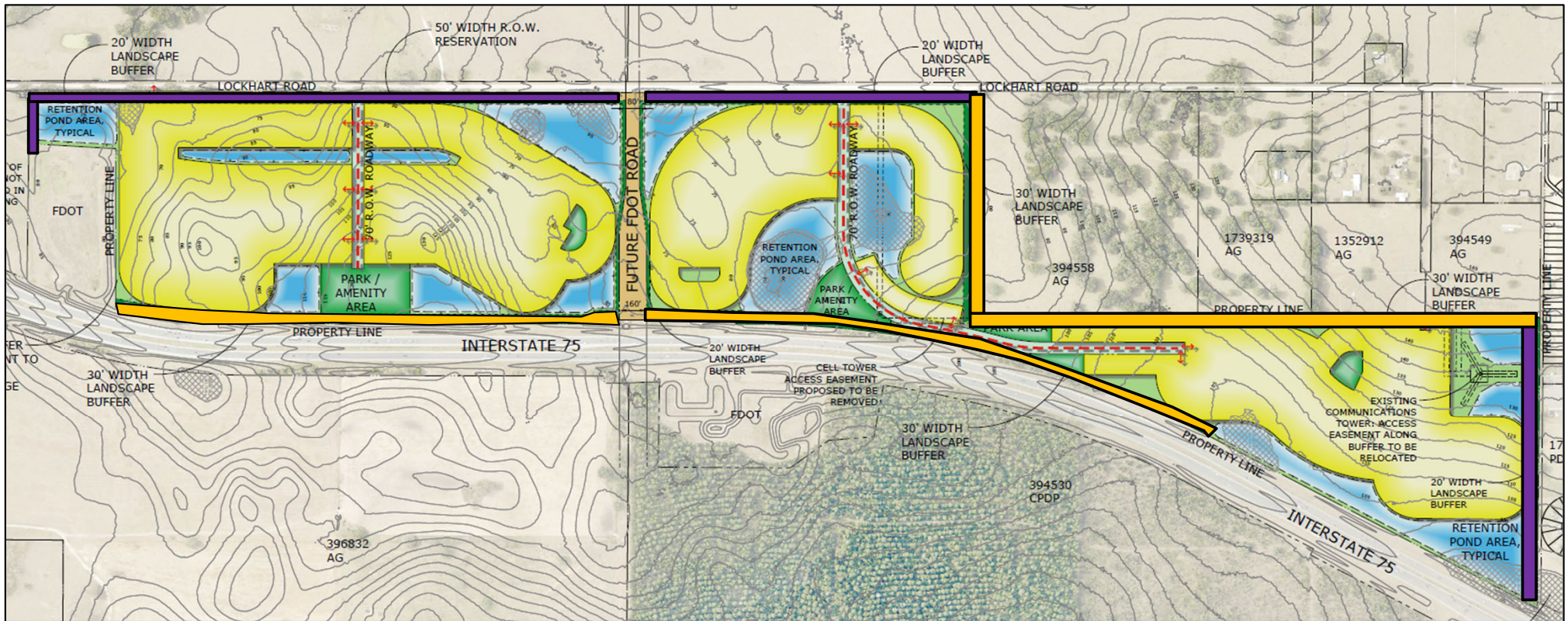
TYPE 2 BUFFER SUMMARY

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')

Buffers & Setbacks

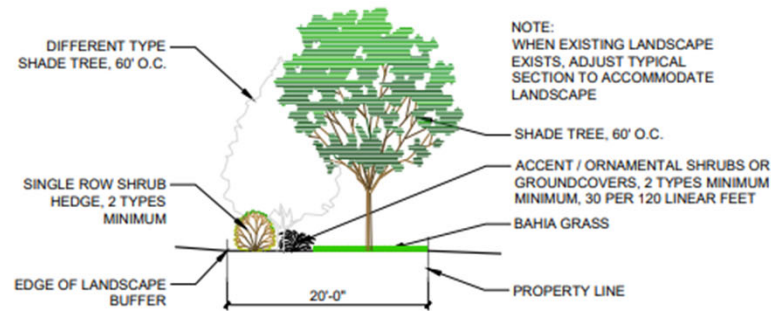


Perimeter Buffer: 20'
Perimeter Building Setback: 35'

Perimeter Buffer: 30'
Perimeter Building Setback: 45'



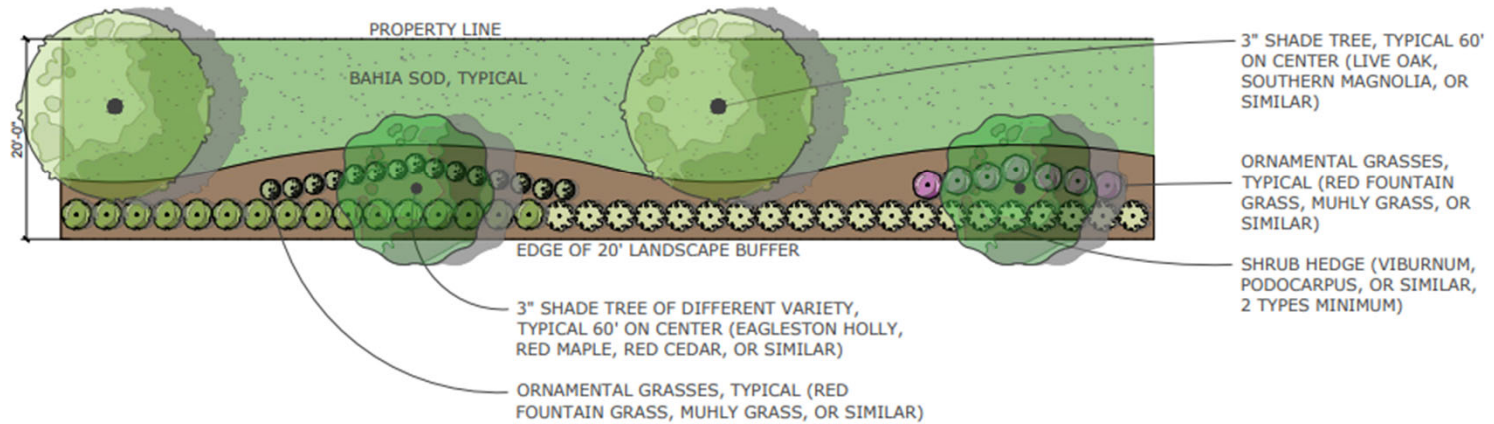
20' Typical Buffer Cross Section



2 20' TYPICAL TYPE 2 BUFFER SECTION

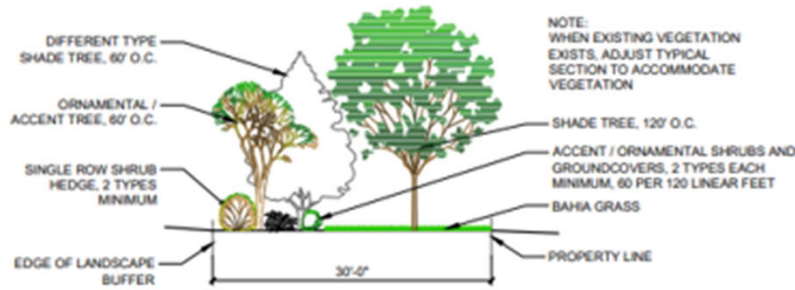
TYPE 2 BUFFER SUMMARY

- 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')

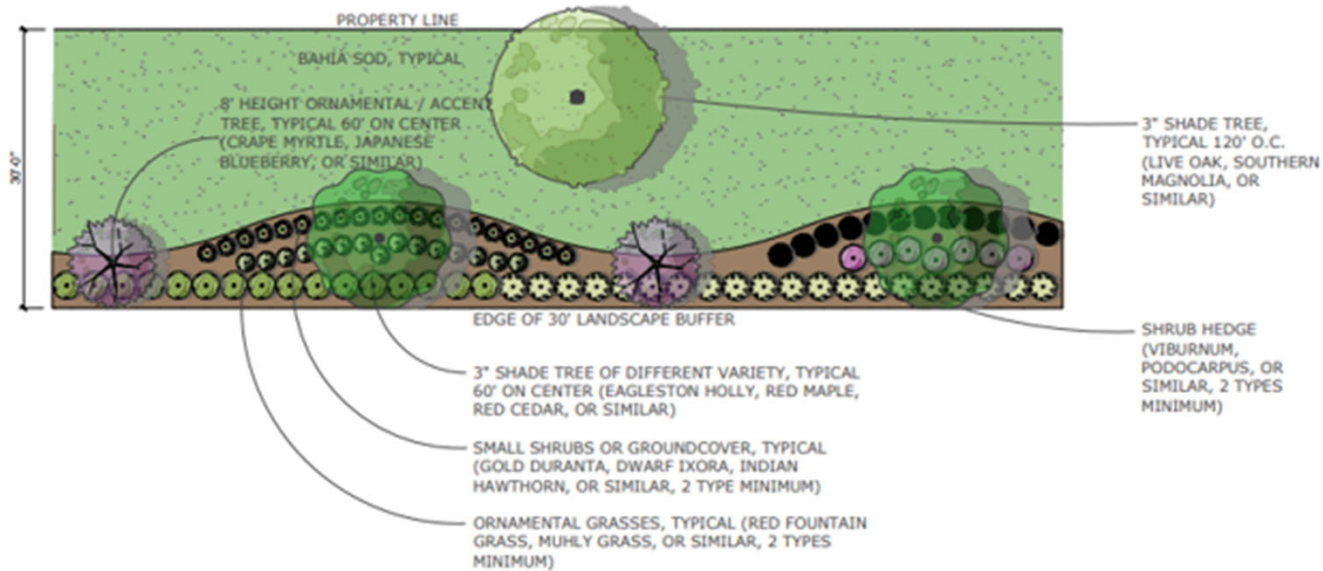
30' Typical Buffer Cross Section



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

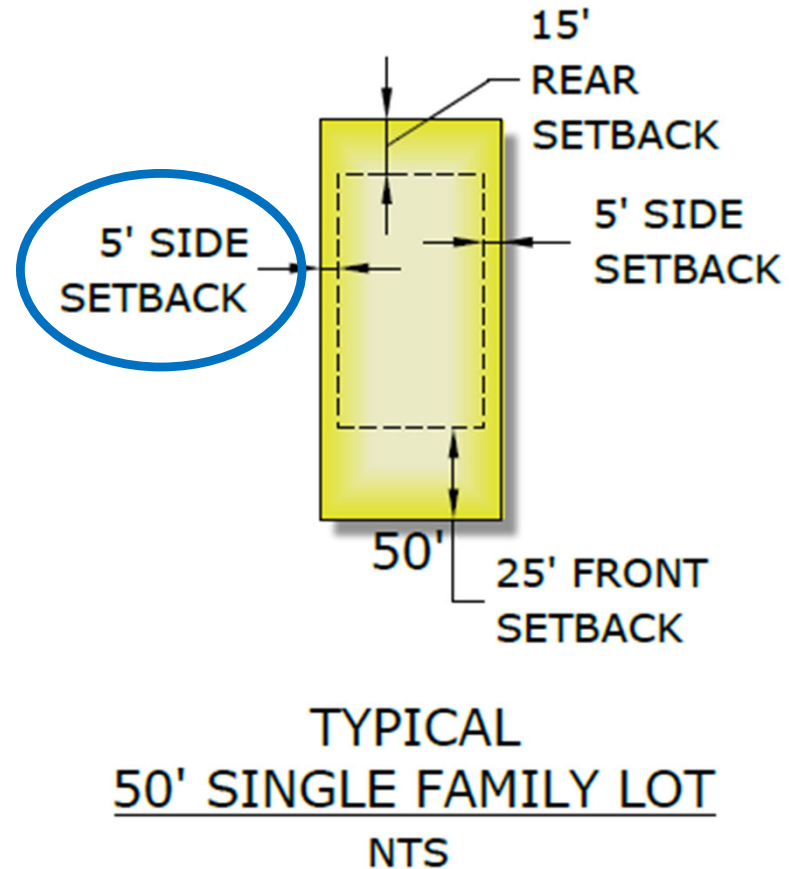
Perimeter buffers shall be preserved and enhanced to achieve a minimum of eighty percent (80%) visual opacity within thirty-six (36) months of completion of construction. The primary intent of this requirement is to preserve existing native vegetation within the buffer to the maximum extent practicable,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



Alternative Condition: Side Setback

Condition #6: Minimum Lot Setbacks:

- Side: ~~7.5'~~ (Deviation from 10')

Parks

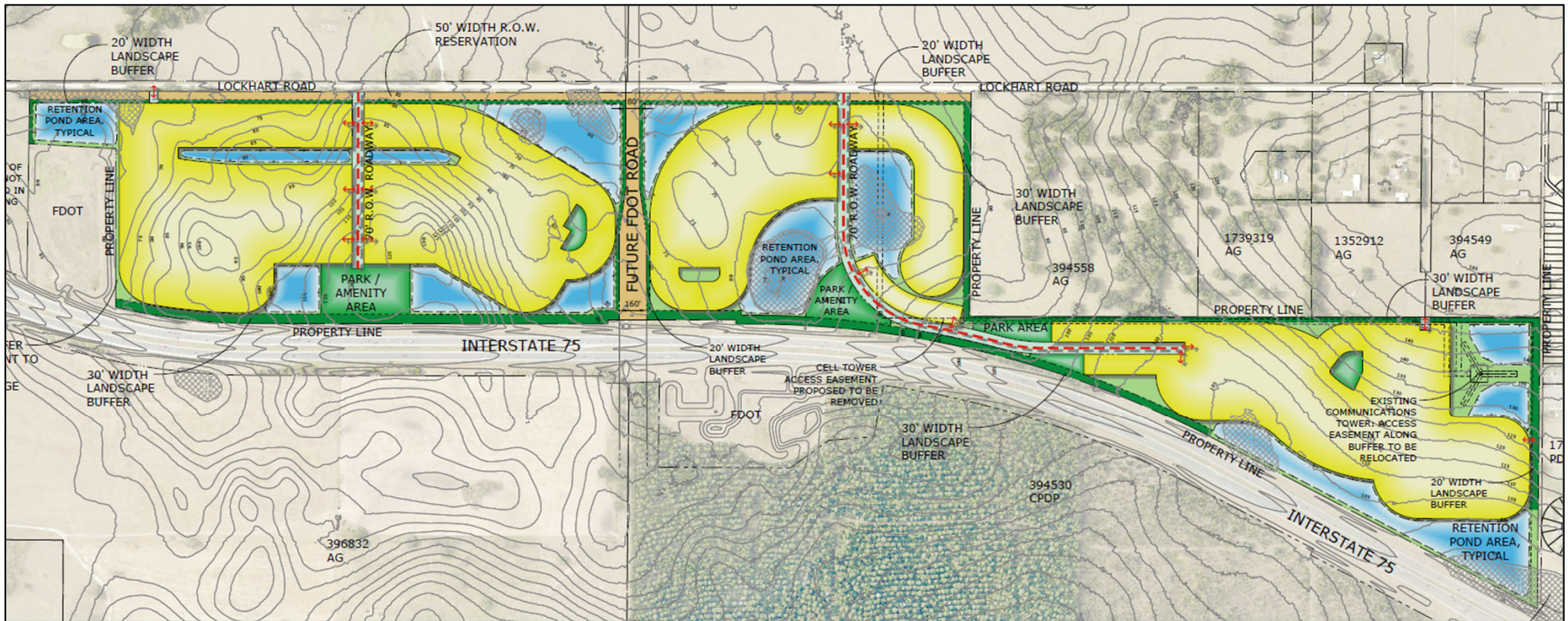
- First 500 dwelling units = 5 acres of parks
- Each additional dwelling unit = $1/125^{\text{th}}$ of an acre
- At a maximum of 907 dwelling units:

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 P
Criteria

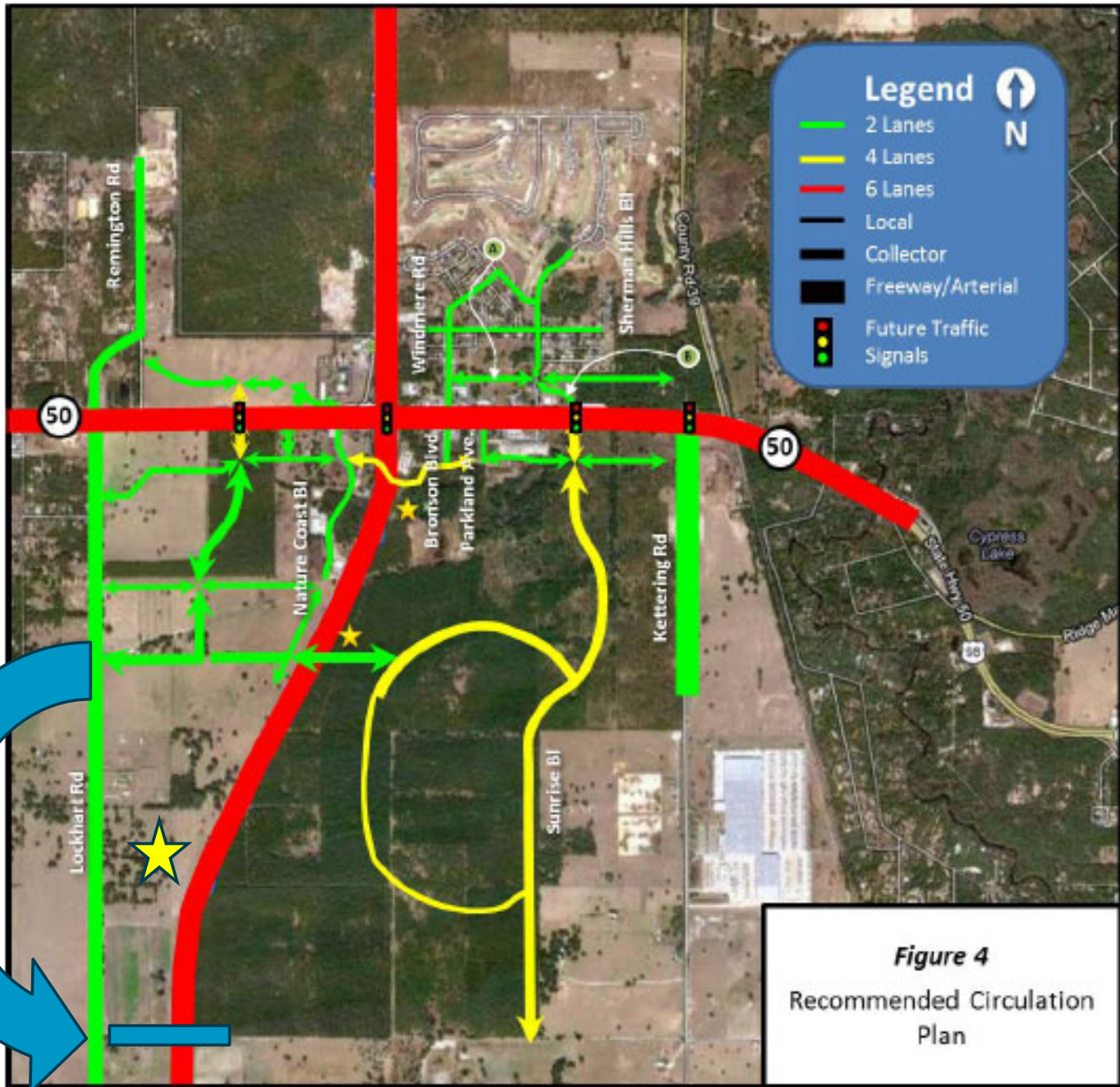


Figure 4
Recommended Circulation
Plan

* Locations illustrated are for conceptual purposes only. Potential alignments are subject to further study.

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Comp Plan PDD Criteria

Strategy 1.05A(6) – The County shall identify and implement **feasible funding mechanisms** to accommodate public infrastructure needs for the PDD

Description	Surcharge Amount
Schools	10%
Public Infrastructure	10%
Parks	60%
Roads	50%

Conclusion

We respectfully request you recommend approval to the Board of County Commissioners.

Questions?

THANK YOU