



HERNANDO SCHOOL DISTRICT

Jim Lipsey, AICP-C
School Planner

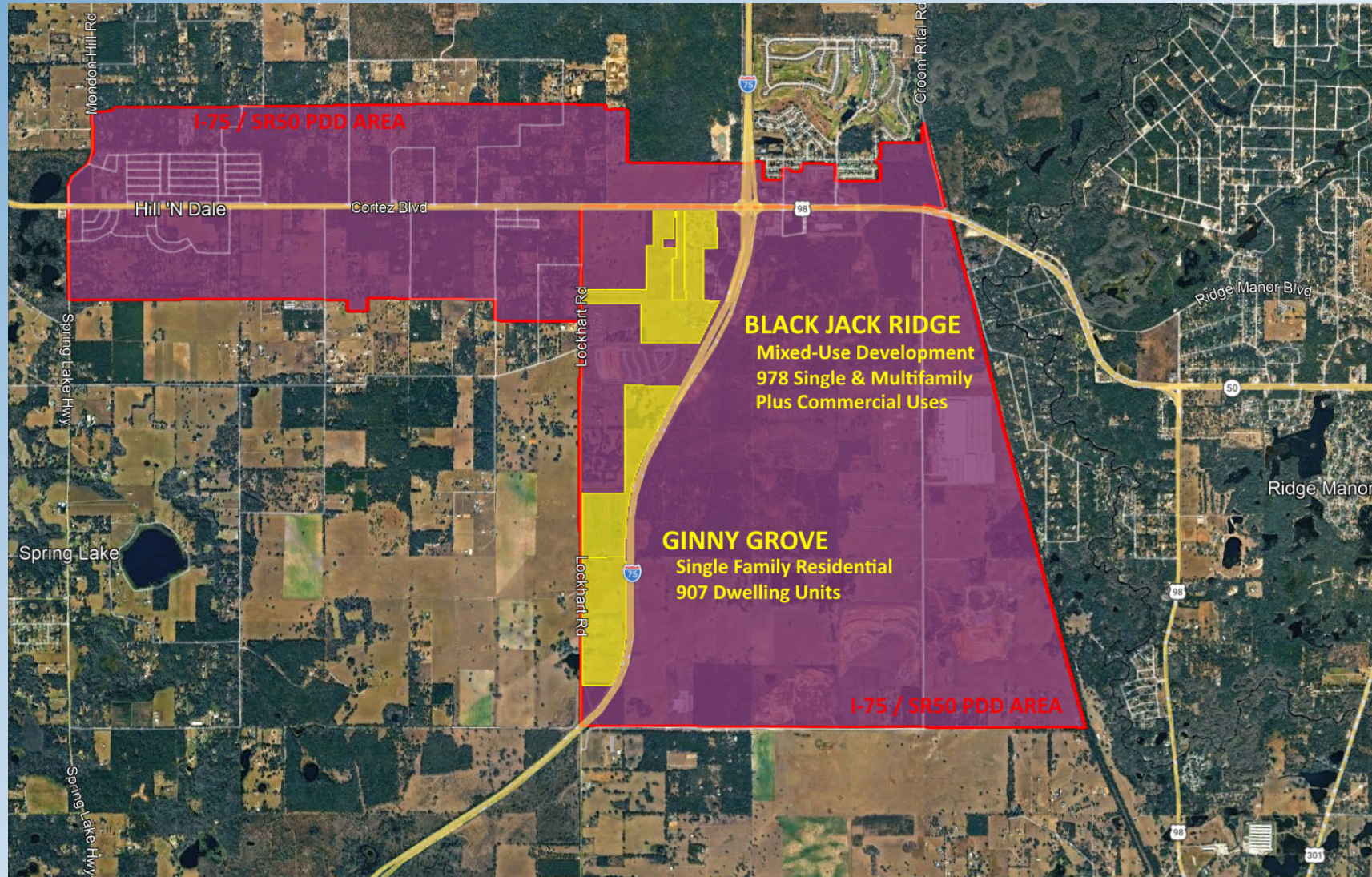
Christopher J. Wilson
C.J. Wilson Law, P.A.

Melton Property Development Agreements

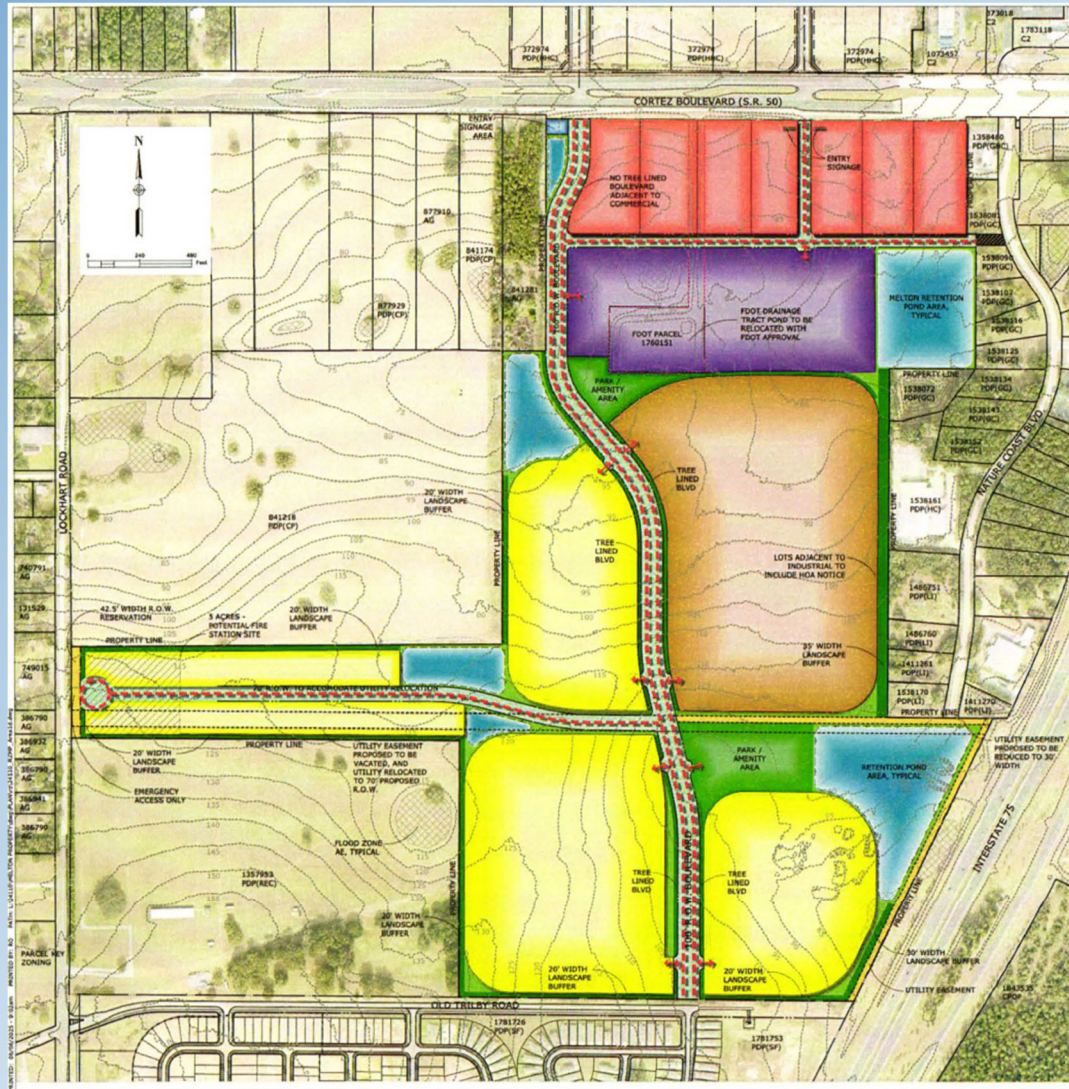
Date: May 26, 2026

Agenda Item: 26-3777

Vicinity Map



Black Jack Ridge Master Plan



LEGEND

- COMMERCIAL AREA (PDP)(HC)
- RESIDENTIAL MIXED USE (PDP)(M) & (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)	23		202,000 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)(M) & (PDP)(SF)	37	370*	
ROADS	18		
TOTAL:	47-203.89	978	

SITE DATA

OWNER: JACK MELTON FAMILY, INC.
 PARCEL KEY: PARCELS 1780138, & 1780151
 SECTION / TOWNSHIP / RANGE: 06/23/18E
 & 06/01C1
 CURRENT ZONING: SPLIT ZONING AS: PDP(GC), & PDP(M)
 PROPOSED ZONING: COMBINED PLANNED DEVELOPMENT PROJECT (CPDP)

PROJECT AREA

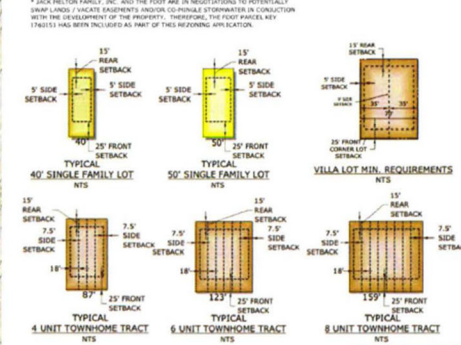
849223 4.178.18 AC.
 841120 4.21.05 AC.
 1780151 4.3.05 AC.
TOTAL: 8.203.89 AC.

PERIMETER SETBACKS (INCLUSIVE OF BUFFERS)

NORTH TO SECTION FROM L&T) 40'
 EAST 35'
 SOUTH 35'

NOTES

- * ALL ACRESAGES AND CIRCULATING UNITS PROVIDED IN LAND USE ARE CONCEPTUAL FOR PLANNING PURPOSES ONLY. FINAL NUMBER OF EACH TYPE OF LOT AND ACRES 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 FOOT ARE IN NEGOTIATIONS TO POTENTIALLY SHARP CORNERS / FACED EXISTENCES INSIDE CORNERS / STIPPLED IN CONJUNCTION WITH THE DEVELOPMENT OF THE PROPERTY. THEREFORE, THE FOOT PARCEL KEY 1780151 HAS BEEN INCLUDED AS PART OF THIS REZONING APPLICATION.



	SINGLE-FAMILY	MULTI-FAMILY	VILLAS	TOWNHOMES	COMMERCIAL
MINIMUM LOT WIDTH	40'	N/A	35'	18'	100'
FRONTAGE ALONG CURVE	30'	N/A	25'	15'	N/A
MINIMUM LOT SIZE	4,400 SF	N/A	1,850 SF	1,800 SF	N/A
MAXIMUM BUILDING HEIGHT	30'	30'	30'	35'	50'
MAXIMUM BUILDING AREA (BATIO)	55%	45%	70%	70%	0.75

SEE LOT DETAIL ABOVE FOR INTERNAL SETBACKS.
 *MULTI-FAMILY MAXIMUM BUILDING AREA RATIO IS 4% OF GROSS RESIDENTIAL AREA.

BLACK JACK RIDGE REZONING MASTER PLAN

JACK MELTON PARCELS

Coastal
 ENGINEERING
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REVISION OF DOCUMENT

DATE	BY (P/PL/MS)	REVISION

SHEET 1

24110



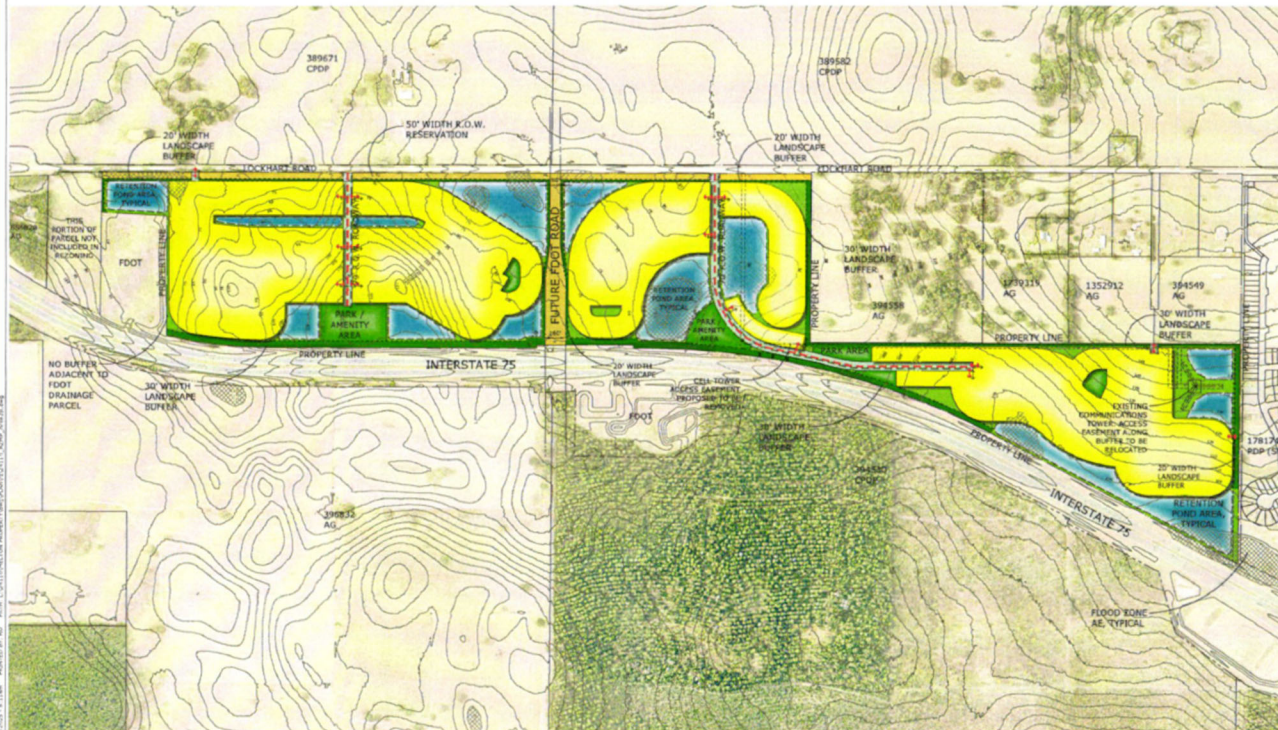
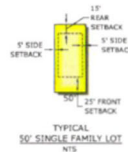
Ginny Grove Master Plan

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

NOTES:
 * ALL ACREAGES AND DWELLING UNITS PROVIDED IN LAND USE ARE CONCEPTUAL. FOR PLANNING PURPOSES ONLY. FINAL NUMBER OF EACH TYPE OF LOT AND ACREAGE WILL BE DETERMINED AT THE TIME OF PLATTING.

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

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



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.
PARCELS: KEY 8011, 8012, 8013 & 8014
SECTION / TOWNSHIP / RANGE: 07235188 & 18235218
CURRENT ZONING: AG
PROPOSED ZONING: PLANNED DEVELOPMENT PROJECT (PDP(SF))

PROJECT AREA:
 8011: 132.7 AC.
 8012: 4 34.21 AC.
TOTAL: 6 328.9 AC.

BUILDING INFORMATION:
 MAXIMUM BUILDING HEIGHT: 35'
 MINIMUM FOOTPRINT BETWEEN BUILDINGS: 10'

PERMETER SETBACKS (INCLUDES OF BUFFERS):
 NORTH: 30'
 EAST: 40' (FROM P.D.)
 WEST: 40' (NORTHERN PORTION OF SOUTHERN PORTION FROM FUTURE ROAD)
 SOUTH: 30'

DISPOSED BUFFERS:
 NORTH: 30' LANDSCAPED BUFFER
 EAST: 30' LANDSCAPED BUFFER BY INTERSTATE 75
 WEST: 30' LANDSCAPED BUFFER NORTHERN PORTION
 30' LANDSCAPED BUFFER ALONG INTERSTATE 75
 SOUTH: 30' LANDSCAPED BUFFER

NO BUFFER IS REQUIRED ADJACENT TO DRAINAGE RETENTION AREAS.
 NOTE: 30' R.O.W. WIDTH PROVIDED FOR FUTURE 100' FOOT ROADWAY IN CENTER OF PROJECTS FOR FUTURE USE. THEN THREE FOOTING 100' R.O.W. WIDTH BY LANDSCAPE BUFFER PROVIDED ON EACH SIDE.



**GINNY GROVE
REZONING MASTER PLAN**

JACK MELTON PARCELS

Coastal
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REVISIONS

NO.	DATE	DESCRIPTION

SHEET

1

DATE: 24110



Summary of Development Agreements (DAs)

1. School Board Now a Limited Party to Both DAs
2. School Concurrency Required
 - a) Developer to Update Absorption Schedule Annually
 - b) Developer to Apply for Concurrency at Each Phase
 - i. Insufficient School Capacity Requires Written Mitigation Agreement
 - ii. Prop Share Mitigation Payments & Impact Fee Credits Apply
3. School Impact Fees to be Paid at Prevailing Rate
 - a) I-75/SR50 PDD Area Surcharge Applies
4. Interlocal Agreement for School Planning Governs any DA Conflicts





HERNANDO
SCHOOL DISTRICT

Learn it. Love it. Live it.