

HERNANDO COUNTY ZONING AMENDMENT PETITION



Application to Change a Zoning Classification

Application request (check one):
Rezoning [ ] Standard [x] PDP
Master Plan [ ] New [ ] Revised
PSFOD [ ] Communication Tower [ ] Other
PRINT OR TYPE ALL INFORMATION

Date: 02/24/2022

File No. H-22-16 Official Date Stamp:
Received
MAR 02 2022
Planning Department
Hernando County, Florida

APPLICANT NAME: Lennar Homes, LLC

Address: 700 N.W. 107th Ave Suite 400
City: Miami State: FL Zip: 33172
Phone: (813) 334-4095 Email: laura.coffey@lennar.com
Property owner's name: (if not the applicant) Nichols Linda Ann Testamentary Trustee

REPRESENTATIVE/CONTACT NAME: Tatum Csorba

Company Name: Coastal Engineering Associates, Inc.
Address: 966 Candlelight Blvd
City: Brooksville State: FL Zip: 34601
Phone: (352)848-3425 Email: tcsorba@coastal-engineering.com

HOME OWNERS ASSOCIATION: [ ] Yes [x] No (if applicable provide name)

Contact Name:
Address: City: State: Zip:

PROPERTY INFORMATION:

- 1. PARCEL(S) KEY NUMBER(S): 00837786,00837777,00837795
2. SECTION 03, TOWNSHIP 23, RANGE 20
3. Current zoning classification: AR
4. Desired zoning classification: PDP(SF)
5. Size of area covered by application: 30 Acres
6. Highway and street boundaries: North- Cortez Blvd, South- Faber Dr. West- Frisco Rd.
7. Has a public hearing been held on this property within the past twelve months? [ ] Yes [x] No
8. Will expert witness(es) be utilized during the public hearings? [ ] Yes [x] No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? [ ] Yes [x] No (Time needed: )

PROPERTY OWNER AFFIDIVAT

I, Nichols Linda Ann Testamentary Trustee, 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
[x] I am the owner of the property and am authorizing (applicant): Lennar Homes, LLC
and (representative, if applicable): Coastal Engineering Associates, INC
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 2nd day of March, 2022, by Linda Ann Nichols who is personally known to me or produced FL Driver's License as identification.

Signature of Notary Public



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

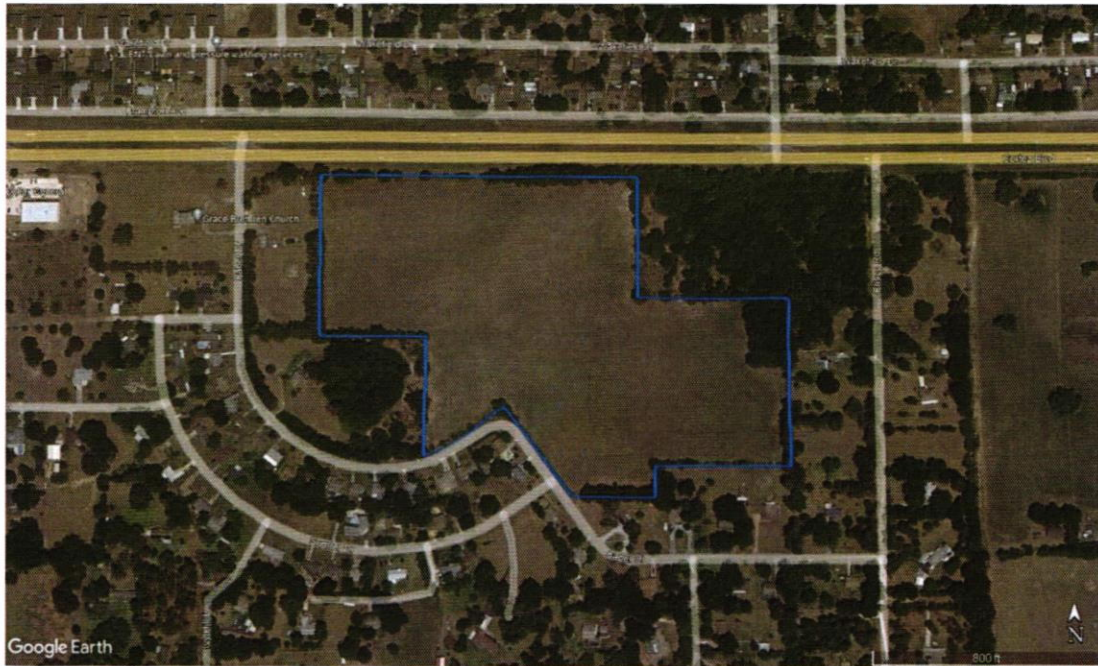
Notary Seal/Stamp

Received

MAR 02 2022

REZONING APPLICATION – PROJECT NARRATIVE  
NICHOLS PROPERTY  
PARCEL KEY 00837786,00837777,00837795.

Planning Department  
Hernando County, Florida



### General

The subject 30.0-acre ± property lies within section/township/range: 03 / 23S / 20E and is located south of Cortez Blvd. It is identified by the Hernando County Property Appraiser (HCPA) as Key No. 00837786, 00837777, 00837795. The current zoning for the subject property is Agricultural Residential (AR). Refer to Figure 1 for the property's current zoning map. The Hernando County Comprehensive Plan Future Land Use (FLU) Map shows the property within a Residential designation. Refer to Figure 2 for the property's current FLU map.



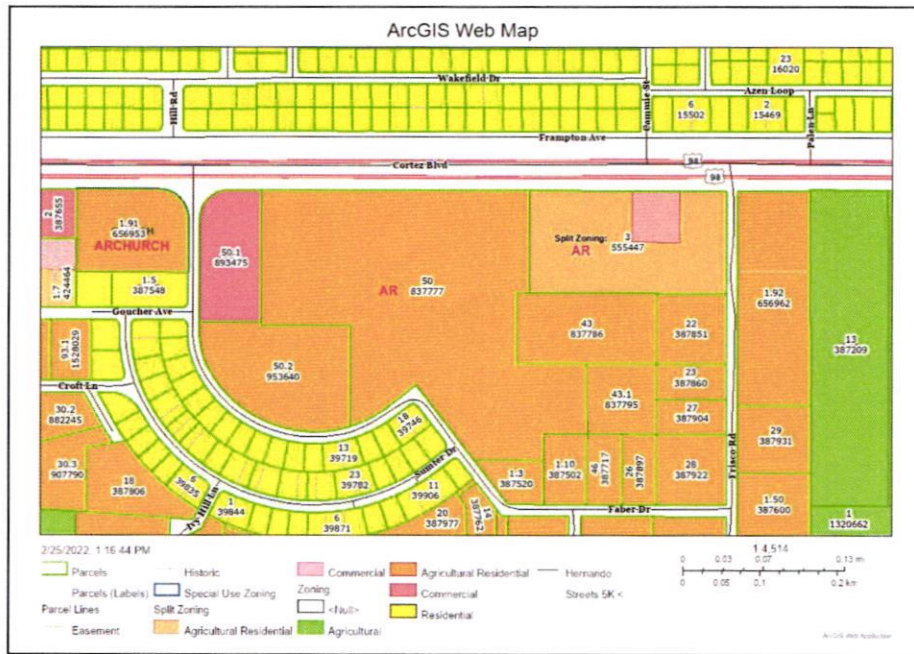


Figure 1. Nichols Property (Key Nos. 00837786,00837777,00837795) Current Zoning Map

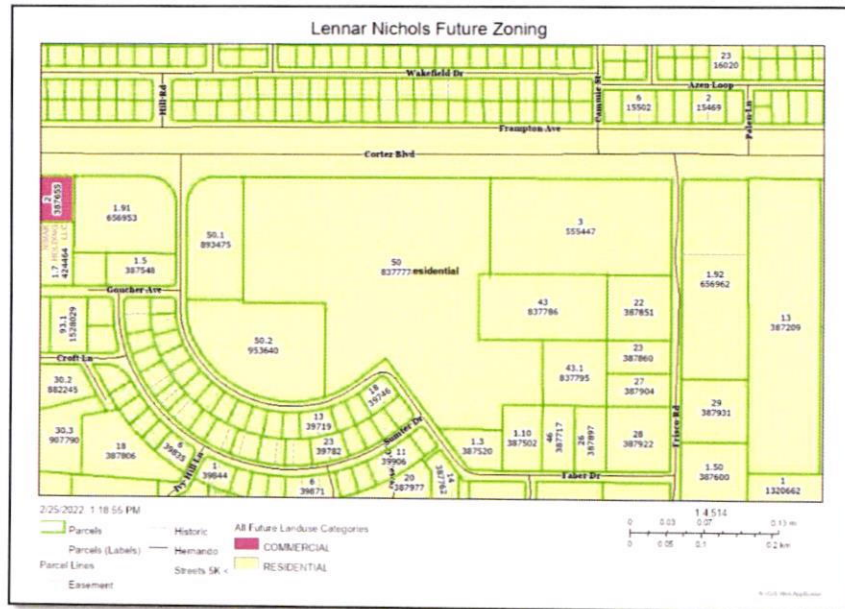


Figure 2. Nichols Property (Key Nos. 00837786,00837777,00837795) FLU Map

The following table identifies the immediately adjacent parcels, their zoning classification and their designation in the comprehensive plan's future land use map. Several additional lots (approximately 9,000 – 10,000 sf in size) in Rolling Acres lie across Faber Drive.

| <b>PROPERTY DESCRIPTION</b> |   | <b>ZONING</b> | <b>FLU</b>         |
|-----------------------------|---|---------------|--------------------|
| <b>NORTH</b>                | Cortez Blvd                                       | -             | -                  |
| <b>SOUTH</b>                | 5.50 acres owned by Nichols Linda Ann             | <b>AR</b>     | <b>Residential</b> |
|                             | 0.90 acres owned by Collison Amanda J             | <b>AR</b>     | <b>Residential</b> |
|                             | 1.20 acres owned by Cupeto Alice M                | <b>AR</b>     | <b>Residential</b> |
|                             | 1.0 acres owned by Durand Karen S                 | <b>AR</b>     | <b>Residential</b> |
|                             | 1.0 acres owned by Glomp Michael S Trustee        | <b>AR</b>     | <b>Residential</b> |
| <b>EAST</b>                 | 8.30 acres owned by Guru Enterprise LLC           | <b>AR</b>     | <b>Residential</b> |
|                             | 2.0 acres owned by Tracy Dale A, Tracy Rhonda A   | <b>AR</b>     | <b>Residential</b> |
|                             | 1.0 acres owned by Tracy Lewis A, Tracy Dorothy J | <b>AR</b>     | <b>Residential</b> |
|                             | 1.0 acres owned by Vette Geraldine E Tracy EST of | <b>AR</b>     | <b>Residential</b> |
| <b>WEST</b>                 | 5.50 acres owned by Nichols Linda Ann             | <b>AR</b>     | <b>Residential</b> |
|                             | 3.30 Grace Brethren Church Of                     | <b>AR</b>     | <b>Residential</b> |

### Request

The applicant is requesting rezoning of the property from its current designation to a Single Family Residential Planned Development Projects PDP (SF) and approval of a Rezoning Master Plan (RZMP) for up to 110 single family detached dwelling units, which would equate to an overall density of less than 3.67 units per acre. Lots sizes would range in width from 40' to 50', with the smaller lots being located internally within the project.

The property is located on a state highway (SR 50) and in close proximity to its major signalized intersection with Mondon Hill Road and Spring Lake Highway, which is developing commercially. The property also lies between two older established subdivisions, Hill N Dale to the north (across SR 50) and Rolling Acres to the south. Essentially a large "infill" parcel between the two older communities, the proposed project will attempt to be more compatible with the adjacent communities in several ways:

- Having all project access directly from SR 50 (with a potential emergency access to Faber Drive)
- Providing a significant vegetative buffer where adjacent to the established subdivision of Rolling Acres to the south.
- Providing a vegetative buffer along SR 50
- Placing additional open space along the southern property boundary
- Developing the 40' wide lots internally within the project, with 50' wide lots where more visible from adjacent residential
- Placing even larger lots (approximately 7,500 sf) at the end of cul-de sacs next to Rolling Acres
- Incorporating recreational features within the project
- Retaining the curvilinear look of the Rolling Acres roadways in the design of the project entrance
- Lining the project entrance with trees
- Placing significant open space (drainage retention, recreation) along the eastern, more rural boundary

- Incorporating central sewer (Rolling Acres and most of Hill N Dale are on septic tanks)

The property consists of mowed and maintained pasture habitat. There is a small area of forested habitat along the eastern boundary, which will help in the establishment of perimeter buffers. Soils consist of Candler sands, Arredondo Fine Sands, Micanopy Loamy Fine Sand, and Nobleton Fine Sands, which are conducive for development. The forested region along the eastern boundary is dominated by laurel oak, turkey oak, and sand live oak. The groundcover consists of grapevine, blackberry, wiregrass, and Virginia creeper. No regulatory-size trees were observed on the site and no wetlands are located on the site. The only listed species that was noted was the gopher tortoise. Tortoise relocation will be permitted and accomplished prior to development in each phase.

While the adjacent Rolling Acres is on individual septic tanks, this project will be served with both central water and sewer by the Hernando County Utilities Department, which is in the midst of infrastructure improvements in the area, including expansion of the Lockhart Road water plant and major sewer force mains along SR 50. Access will be to Cortez Boulevard (SR 50), a major arterial roadway with an excellent level of service. The project access will be coordinated with the County Engineer and permitted with the Florida Department of Transportation.

### Setbacks & Buffers

*Perimeter Building Setbacks: 25'.*

*Internal Building Setbacks:*

- Front - 25'
- Side - 5'
- Rear - 15'

*Buffers: 5'-30'* where depicted on the proposed zoning master plan

Lot Sizes – Two typical lot sizes are proposed

- 40' x 110' – 4,400 sf
- 50' x 110' – 5,500 sf

### Draft of Protective Covenants

Protective covenants will be prepared with the initial platting, with a homeowner's association responsible for DRAs and all infrastructure not dedicated to the County.

### Development Schedule

Development of the property is anticipated to start in 2023.

### Proposed Improvements

Offsite roadway construction will include access to Cortez Blvd, and any further improvements determined to be necessary following the Hernando County Engineer's review of the project traffic study (to be reviewed during the conditional platting stage). Offsite construction will also be required for central sewer and water utility connections. The above will be accomplished in accordance with the regulations and standards of the Hernando County Utilities Department and the Hernando County Engineer.

### Adequate Access

The primary ingress and egress from the property will be through Cortez Blvd., a County major arterial roadway. According to the Hernando County Concurrency Management System's Tier I Concurrency Table, Elgin Boulevard is operating at an excellent level of service and has available capacity. A traffic analysis study will be completed in the conditional plat phase and reviewed with the Hernando County Engineer.

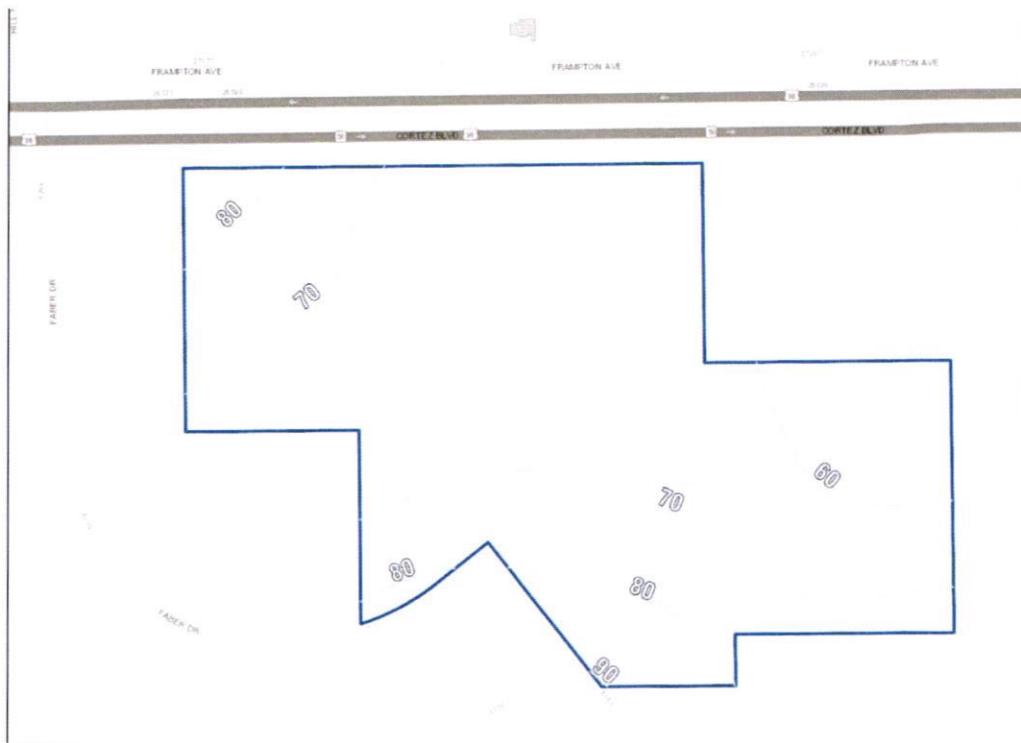


Figure 3. Nichols Property (Key Nos. 00837786,00837777,00837795) Topography Map

### Preliminary Engineering Report

#### Topography

Topography on the property is rolling, ranging from 90' down to 60', with the lowest elevations toward the eastern boundary.



# National Flood Hazard Layer FIRMette



**Legend**

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

**SPECIAL FLOOD HAZARD AREAS**

- Without Base Flood Elevation (BFE) Zone A, AE, AD, AH, VE, AP
- With BFE or Depth Zone AE, AO, AA, XE, AP
- Regulatory Floodway
- 0.2% Annual Chance Flood Hazard Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee. Zone X

**OTHER AREAS OF FLOOD HAZARD**

- No Flood: Area of Minimal Flood Hazard Zone X
- Effective LDMs
- Area of Undetermined Flood Hazard Zone X

**GENERAL STRUCTURES**

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

**CROSS SECTIONS**

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

**OTHER FEATURES**

- Digital Data Available
- No Digital Data Available
- Unmapped

**MAP PANELS**

- The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

Figure 4. Nichols Property (Key Nos. 00837786,00837777,00837795) Floodplain Map

## Floodplain

The property is located on Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM) community panel 12053C0307D, effective date of February 2, 2012. The map shows two area within the floodplain, with a 0.2% Annual Chance Flood Hazard. Site development will result in some reshaping of the area, with relocation of some of the floodplain toward the eastern boundary of the property.



Figure 5. Nichols Property (Key Nos. 00837786,00837777,00837795) Soils Map

## Soils

Soils on the property consist of Arredondo fine sand, Candler fine sand, Micanopy Loamy Fine sand, and Nobleton Fine Sand 0 to 5 percent slopes as seen in Figure 4. Candler and Arredondo fine sands are extremely well-drained soil, suitable for the proposed project.

## Site Environmental

A preliminary environmental site visit was conducted on December 28th, 2021.

- The subject property consists of mowed and maintained pasture habitat. There is a small area of forested habitat along the eastern boundary.
- Regulatory sized trees (18 inch or greater) were not observed throughout the property.
- No wetlands or other surface waters were discovered.
- Gopher tortoise burrows were the only state or federally listed species identified.



## Utilities

Discussions have already been held with the Hernando County Utilities Department (HCUD) regarding capacity and points of connection. These discussions will be finalized during the conditional plat process, when a utility analysis will be provided to HCUD. Wastewater will likely be routed to the Ridge Manor WWTP via HCUD force mains on SR 50. A pump station will be constructed within the development site. HCUD potable water lines are also located along SR 50 and in Rolling Acres. Multiple connections will likely be recommended by HCUD to provide further "looping" of the potable water system.

## Drainage

This project is within Southwest Florida Water Management District. Additional stormwater generated by the proposed project will be handled on site using onsite DRAs as generally depicted on the proposed master plan. The exact size and location of all DRAs will be determined during the preliminary engineering design phase.

## Development of Regional Impact Thresholds

The proposed development is below all DRI thresholds, and therefore is not subject to DRI review or comprehensive plan review for DRI size projects pursuant to Section 380.06(12), Florida Statutes.

## Statement of intent to construct improvements prior to Platting of if Bonding.

It is anticipated that this project will be constructed or bonded prior to platting.

## Deviations:

### *Internal Building Setbacks:*

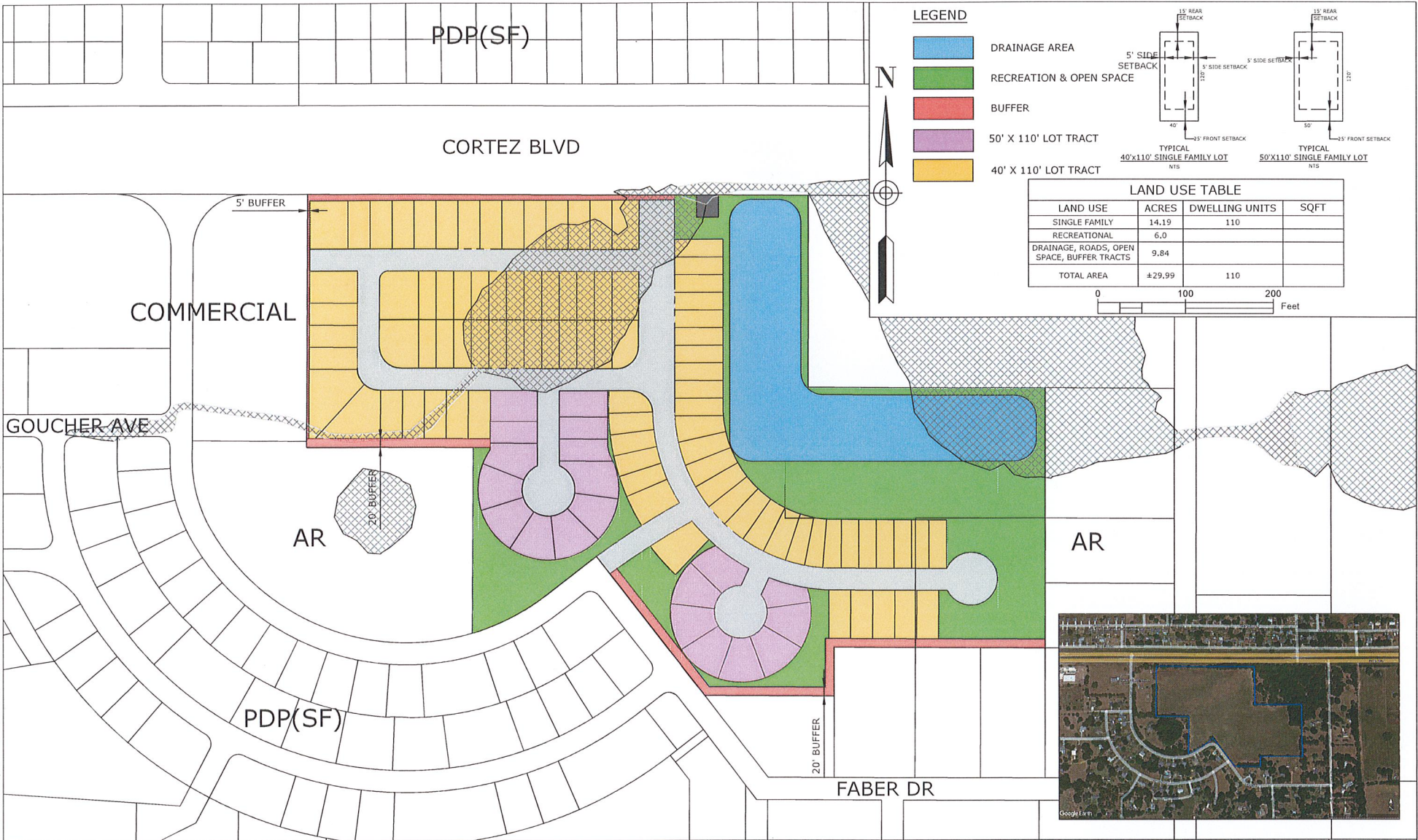
- Sides - 5' (deviation from 10')
- Rear - 15' (deviation from 20')

### *Minimum Lot Size –*

4,800 sf (deviation from 6,000 sf)

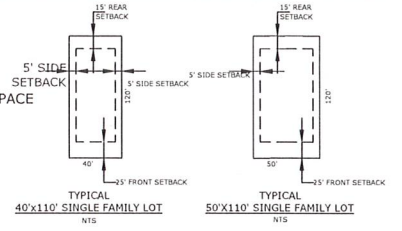
The above deviations are common and appropriate for this single family detached home product, particularly in Candler sands and moderate topography.

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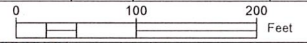


**LEGEND**

- DRAINAGE AREA
- RECREATION & OPEN SPACE
- BUFFER
- 50' X 110' LOT TRACT
- 40' X 110' LOT TRACT



| LAND USE TABLE                             |               |                |      |
|--|---------------|----------------|------|
| LAND USE                                   | ACRES         | DWELLING UNITS | SQFT |
| SINGLE FAMILY                              | 14.19         | 110            |      |
| RECREATIONAL                               | 6.0           |                |      |
| DRAINAGE, ROADS, OPEN SPACE, BUFFER TRACTS | 9.84          |                |      |
| <b>TOTAL AREA</b>                          | <b>±29.99</b> | <b>110</b>     |      |



| DATE | REV. BY/REV. NO. | REVISION |
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NICHOLS PROPERTY

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Rezoning Masterplan

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