

STAFF REPORT

HEARINGS: Planning & Zoning Commission: March 11, 2024
Board of County Commissioners: April 9, 2024

APPLICANT: Northwest Land LLC on Behalf of Maza Hernando Holdings, L.L.C.

FILE NUMBER: H-23-81

REQUEST: Master Plan Revision for a parcel zoned PDP(SF)/ Planned Development Project (Single Family) with Deviations

GENERAL LOCATION: Southeastern corner of the intersection of Centralia Road and Commercial Way, extending to the western terminus of Piquero Avenue, Phylis Avenue, and Macross Court.

PARCEL KEY NUMBER(S): 940389, 1128782, 940398

APPLICANT'S REQUEST:

On February 2, 2022, the petitioner submitted a request for a Master Plan Revision on Property Zoned PDP(SF)/Planned Development Project (Single Family) and PDP(GC)/Planned Development Project (General Commercial) with deviations. The requested modification included 80,000 square feet of commercial and 513 dwelling units of various lot sizes and housing products. That request was an increase from the original July 12, 2006, Board of County Commissioner approval of 385 units.

On October 10, 2022, the Board of County Commissioners approved a Master Plan revision on the subject site with deviations in order to reduce the overall commercial acreage and reduce lot sizes and building setbacks.

The petitioner's current request is for Master Plan Revision on the subject site with deviations in order to modify approved performance conditions from the October 10, 2022, hearing (H2208). The petitioner has indicated the project is currently actively initiating substantial performance and is undergoing subdivision review. In the process, the final subdivision layout has resulted in the need to modify specific performance conditions. The requested performance condition modifications are listed below. All other performance conditions will remain in full force and effect.

14. Minimum Perimeter Setbacks (not inclusive of the vegetative buffer):
- | | |
|--------------------------------|--|
| West (US Hwy 19): | 75' |
| North (Centralia Road): | 40' <u>35'</u> (Deviation from 75') |
| South: | 25' |
| East: | 15' <u>65'</u> |

- 15. Minimum Setbacks, Lot Widths and Lot Sizes:
 - Front (single family): 25'
 - Front (villas): 20'
 - Side: 5' (0 internal for villas)
 - Rear: 15'
 - Minimum Lot Width: 40' 35'**
 - Minimum Lot Size: ~~4,400~~ 4,200 square feet**

Petitioners

Justification: According to the petitioner, the actual lot layout and product type constructed by the developer necessitate a slight reduction in the minimum lot width and lot area for Villa lots.

- 19. The petitioner shall ~~be required to~~ designate ~~the southernmost access~~ **an entrance** from US Highway 19 (Commercial Way) as ~~the a~~ treed boulevard **entrance roadway** into the development, meeting the requirements of the Hernando County Land Development Regulations.

Petitioners

Justification: The petitioner has indicated the developer will comply with the treed roadway requirements of the Hernando County Land Development Regulations. However, the specific location will be dictated by the main entrance to the subdivision as approved by the County Engineer during the subdivision review process.

- 25. The petitioner is limited to ~~513~~ **586** dwelling units. A specific lot layout shall be provided at the time of conditional plat.

Petitioners

Justification: The increase in the number of total units, per the petitioner, is dictated by the final subdivision design and associated engineering/permitting requirements and is attributable to the villa lots which are primarily internal. This increase is roughly 14% of the total unit count previously approved.

SITE CHARACTERISTICS:

Site Size: 153.84 acres

Surrounding Zoning & Land Uses:

- North: AG; Undeveloped
- South: C-3; Mobile Home Park
- East: R-1C; Royal Highlands
- West: Conservation

Current Zoning: PDP(SF)/Planned Development Project (Single Family) and PDP(GC)/Planned Development Project (General Commercial)

Future Land Use Map Designation: Residential/Commercial

ENVIRONMENTAL REVIEW:

Soil Type: Candler Fine Sand and Basinger Fine Sand

Protection Features: Wetlands are class 1 and 3 (Class 1 wetland Comp plan policy NW corner). There are no WHPAs or SPAs. There is a large archaeological/historical site according to County data resources. A cemetery is located on the property (Centralia cemetery).

Habitat: The property is vacant, forested with planted pine and shown as sandhill, coniferous plantation, wet prairie, and stormwater treatment areas, according to FWC CLC (Florida Cooperative Land Cover Classification System that includes Florida Land Use Cover and Classification System). Candler Fine Sand and habitat are suitable for gopher tortoise. The petitioner is required to comply with all applicable FWC regulations and permitting.

Comments: The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for required plantings and buffers, as applicable.

Natural vegetation is to be retained in the buffers and enhanced with trees and vegetation to meet 80% opacity requirement.

The Builder/Developer shall provide new property owners with Florida-Friendly Landscaping™ Program information and encourage the use of the principles, techniques, and landscaping recommendations. Information on the County's Fertilizer Ordinance and fertilizer use is to be included. Educational information is available through Hernando County Utilities Department.

Water Quality: The proposed development is within the Chassahowitzka River Basin Management Action Plan and subject to a nutrient Total Maximum Daily Load (TMDL) for nitrate. Providing information on Florida friendly landscaping techniques and proper fertilizer

use is another opportunity to educate property owners on water quality. These materials are designed to address and help reduce nutrient pollution.

Flood Zone: A and AE

SCHOOL BOARD REVIEW

The applicant must apply for and receive a Finding of School Capacity from the School District prior to the approval of the conditional plat or the functional equivalent. The County will only issue a certificate of concurrency for schools upon the School District's written determination that adequate school capacity will be in place or under actual construction within three (3) years after the issuance of subdivision approval or site plan approval (or functional equivalent) for each level of school without mitigation, or with the execution of a legally binding proportionate share mitigation agreement between the applicant, the School District, and the County.

UTILITIES REVIEW:

The Hernando County Utilities Department (HCUD) does not currently supply water or sewer service to this parcel. There is an existing 16-inch water main on Commercial Way approximately 1,600 feet to the south of the southwest corner of parcel key #940398. There is an existing 10-inch sewer force main on Commercial Way at approximately the same location as the water main. HCUD has no objection to the request subject to a utility capacity analysis and connection to the central water and sewer systems at time of vertical construction.

ENGINEERING AND TRANSPORTATION REVIEW:

The County Engineer reviewed the petitioner's request and provided the following comments:

- A Frontage Road is required along the entire Frontage along Commercial Way (US-19).
- A revised Traffic Access Analysis is required to be submitted due to the increase in housing. The Methodology Statement for this project was approved January 26, 2024. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer to install.

LAND USE REVIEW:

The petitioner has requested further deviations from the previously approved conditions and the County's LDRs. The PDP, process allows for the governing body to consider deviations on a project per project bases and does not constitute a precedent for county wide development.

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- | | |
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| North (Centralia Road): | 40' <u>35'</u> (Deviation from 75') |
| South: | 25' |
| East: | 15' <u>65'</u> |

Comments: The approved master plan depicts commercial at the intersection of Centralia Road and US Hwy 19 and 40' single family wide lots. A 20' landscape buffer is proposed for the length of the residential portion along Centralia Road. Further reductions along the northern property line should only be considered for the residential portion only. Due to the intensity of the potential commercial and its location at an intersection, no further reductions should be considered for the commercial.

15. Minimum Setbacks, Lot Widths and Lot Sizes:
- | | |
|---------------------------|---------------------------------------|
| Front (single family): | 25' |
| Front (villas): | 20' |
| Side: | 5' (0 internal for villas) |
| Rear: | 15' |
| Minimum Lot Width: | 40' <u>35'</u> |
| Minimum Lot Size: | 4,400 <u>4,200</u> square feet |

Comments: The newly requested reduction in Lot Width and Lot Size shall be limited to the Villa lots.

19. The petitioner shall ~~be required to~~ designate ~~the southernmost access~~ an entrance from US Highway 19 (Commercial Way) as ~~the a~~ treed boulevard ~~entrance roadway~~ into the development, meeting the requirements of the Hernando County Land Development Regulations.

Comments: Hernando County Land Development Regulations require that new single family and multifamily developments with more than 50 units provide at least one treed roadway/access way for motor vehicles extending through the length or width (whichever is greater) of the development with a vegetative buffer at least 10' in width.

The proposed project has three (3) entrances that could be considered the main access points to the development. The petitioner shall designate a treed roadway at conditional plat. Treed roadway shall include the required 10' buffer.

COMPREHENSIVE PLAN REVIEW

Strategy 1.04A(3): The Residential Category accommodates residential growth clustered in and around urbanized areas and those areas that maximize the efficient use of infrastructure contained in long-range facilities plans of the County.

Residential Category

Objective 1.04B: The Residential Category allows primarily single family, duplex, resort and multi-family housing and associated ancillary uses such as recreational and institutional. Office and certain commercial uses may be allowed subject to the locational criteria and performance standards of this Plan. Residential density shall not exceed 22 dwelling units per gross acre.

Strategy 1.04B(1): Commercial and institutional uses within the Residential Category are generally associated with medium and high density residential development and may include neighborhood commercial, office professional, recreational, schools, and hospitals. Minor public facilities that do not unduly disturb the peaceful enjoyment of residential uses may also be allowed.

Strategy 1.04B(2): Future residential development will be planned to locate where the Residential Category predominates on the Future Land Use Map as determined by the availability of facilities and services, the need to accommodate future growth, the strategies to discourage the proliferation of urban sprawl, and the impacts to natural resources, including groundwater.

Single-Family Housing

Strategy 1.04B(3): The Residential Category will include zoning for single-family housing, generally averaging a density of 2.5 dwelling units per gross acre to 6.0 dwelling units per gross acre comprised of varying lot sizes and dwelling unit types such as senior housing, villa housing, single family detached housing, and zero lot line housing.

Comments: The petitioner is increasing the developments unit count by 73 units, from 513 to 586 dwelling units. This is a 14% increase (3.91 du/ac). The proposed density is considered medium density and is consistent with the Comprehensive Plan with appropriate performance conditions.

Planned Development Projects and Standards

Strategy 1.10C(1): A Planned Development Project (PDP) is designed as an integral unit with one or more land uses utilizing a Master Plan to illustrate and describe the site layout and characteristics including, but not limited to, uses and use restrictions, density and intensity, site and building layout and design, site coverage and designated open space, construction and phasing plans, and other detailed information about the project.

Strategy 1.10C(2): Delineation of the allowable density and/or intensity of development shall be contingent upon the ability to provide the adopted level of service of public services and facilities concurrent with project development as outlined in the adopted land development regulations.

Comments: The proposed residential subdivision is consistent with the Comprehensive Plan Residential Future Land Use Category with appropriate performance conditions.

NOTICE OF APPLICANT RESPONSIBILITY

The rezoning process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

STAFF RECOMMENDATION

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a Resolution approving the petitioner's request for a Master Plan Revision for a parcel zoned PDP(SF)/ Planned Development Project (Single Family) with Deviations and the following performance conditions:

1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.

2. All previous performance conditions (H2208) shall be in full force and effect with the exception of those conditions revised and listed below.

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| South: | 25' |
| East: | 15' <u>65'</u> |

The setback reduction to the northern property line shall be limited to the residential portion of the development only.

15. Minimum Setbacks, Lot Widths and Lot Sizes:
- | | |
|---------------------------|---------------------------------------|
| Front (single family): | 25' |
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The petitioner shall designate a treed roadway at conditional plat. Treed roadway shall include the required 10' buffer.

25. The petitioner is limited to ~~513~~ **586** dwelling units. A specific lot layout shall be provided at the time of conditional plat.
3. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days upon rendition of the resolution and the BOCC performance conditions. Failure to submit the revised plan will result in no further development permits being issued until submitted by the applicant.