

HERNANDO COUNTY ZONING AMENDMENT PETITION



Application to Change a Zoning Classification

Application request (check one):

- Rezoning Standard PDP
- Master Plan New Revised
- PSFOD Communication Tower Other

PRINT OR TYPE ALL INFORMATION

Date: 07/24/2024

File No. _____ Official Date Stamp:
H-24-48
 Received
AUG 7 2024
 Planning Department
 Hernando County, Florida

APPLICANT NAME: NVR, Inc./Ryan Homes

Address: 1409 Tech Boulevard, Suite 211

City: Tampa

State: FL

Zip: 33619

Phone: 813-579-0299 Email: bwilson@nvrinc.com

Property owner's name: (if not the applicant) Chris Berry / Linda Ann Nichols Testamentary Trustee

REPRESENTATIVE/CONTACT NAME: Donald Lacey

Company Name: Coastal Engineering Associates, Inc.

Address: 966 Candlelight Boulevard

City: Brooksville

State: FL

Zip: 34601

Phone: 352-848-3425 Email: dlacey@coastal-engineering.com

HOME OWNERS ASSOCIATION: Yes No (if applicable provide name) _____

Contact Name: _____

Address: _____

City: _____

State: _____

Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 00893475, 00837786, 00837777, 00837795
2. SECTION 03, TOWNSHIP 23, RANGE 20
3. Current zoning classification: C1 and PDP(SF)
4. Desired zoning classification: PDP (SF); The C1 designation at the corner of Faber and SR-50 to remain.
5. Size of area covered by application: 31.09 acres
6. Highway and street boundaries: Faber Dr and Cortez Blvd
7. Has a public hearing been held on this property within the past twelve months? Yes No
8. Will expert witness(es) be utilized during the public hearings? Yes No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? Yes No (Time needed: _____)

PROPERTY OWNER AFFIDIVAT

I, Linda Ann Nichols 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):

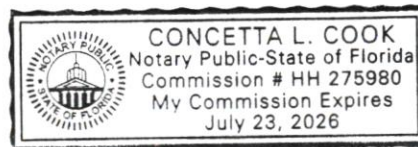
- I am the owner of the property and am making this application **OR**
- I am the owner of the property and am authorizing (applicant): NVR, Inc./Ryan Homes and (representative, if applicable): Coastal Engineering Associates, Inc. to submit an application for the described property.

[Signature]
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 27th day of July, 2024, by Linda Ann Nichols who is personally known to me or produced ID as identification.

[Signature]
Signature of Notary Public



Notary Seal/Stamp

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

MASTER PLAN MODIFICATION AND REZONING
PROJECT NARRATIVE

NICHOLS PROPERTY (OAKVIEW WOODS)

PARCEL KEYS 00837786,00837777,00837795 AND 00893475

Proposed Master Plan Modification and Rezoning

The site was approved for a rezoning and master plan by the Board of County Commissioners on August 9, 2022, under Resolution 2022-152 for 110 single family lots (H-22-16) subject to 20 performance conditions. The applicant proposes a master plan modification to develop Phase II of the subdivision by making the following revisions:

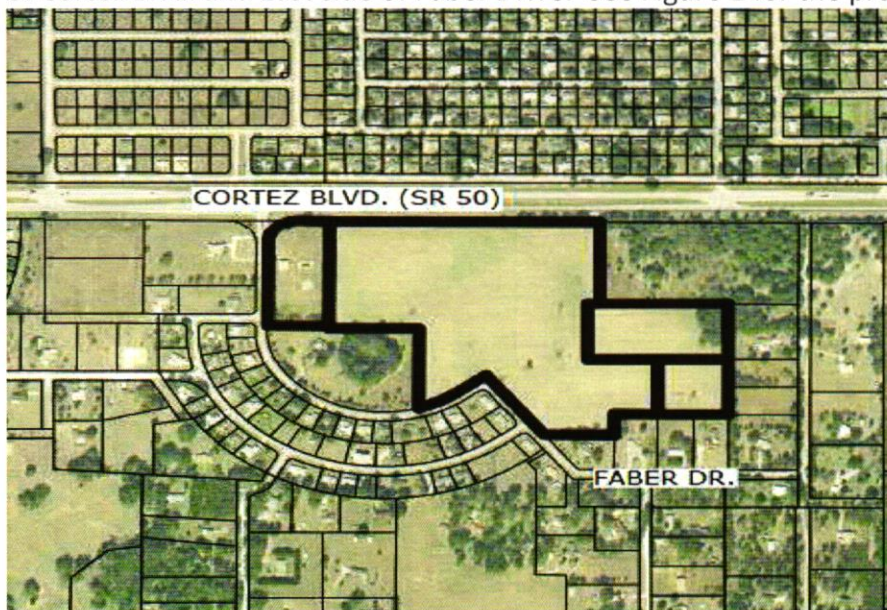
1. Relocating the Faber Drive access, and
2. Increasing the overall unit count by 15 lots (phase 1 unit count 110, phase 2 unit count 15), and Total of 125 lots
3. Rezoning a portion of key 00893475 from C-1 to PDP (SF), and
4. Increase the overall size of the project from 30 acres to 31.09 acres.

Request

A master plan modification and rezoning of a portion of parcel key 00893475 from C-1 (General Commercial) to PDP/SF (Planned Development Project/Single Family) with deviations. The Balance of the commercial Parcel Key 00893475 will remain as is with the existing C-1 designation as depicted on the Master Plan.

General Location

The property lies within section/township/range: 03 / 23S / 20E and is generally located south of Cortez Blvd. and East side of Faber Drive. See Figure 1 for the property location.



Received

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Hernando County, Florida

Figure 1. Property Location

Current Zoning Designation

The current Zoning Designation on the property by Hernando County is C-1 (General Commercial) on parcel key 00893475 and Planned Development/Single Family (PDP/SF) on parcel keys 00837786, 00837777 and 00837795. Please refer to Figure 2 for the Current Zoning Designation of the site.

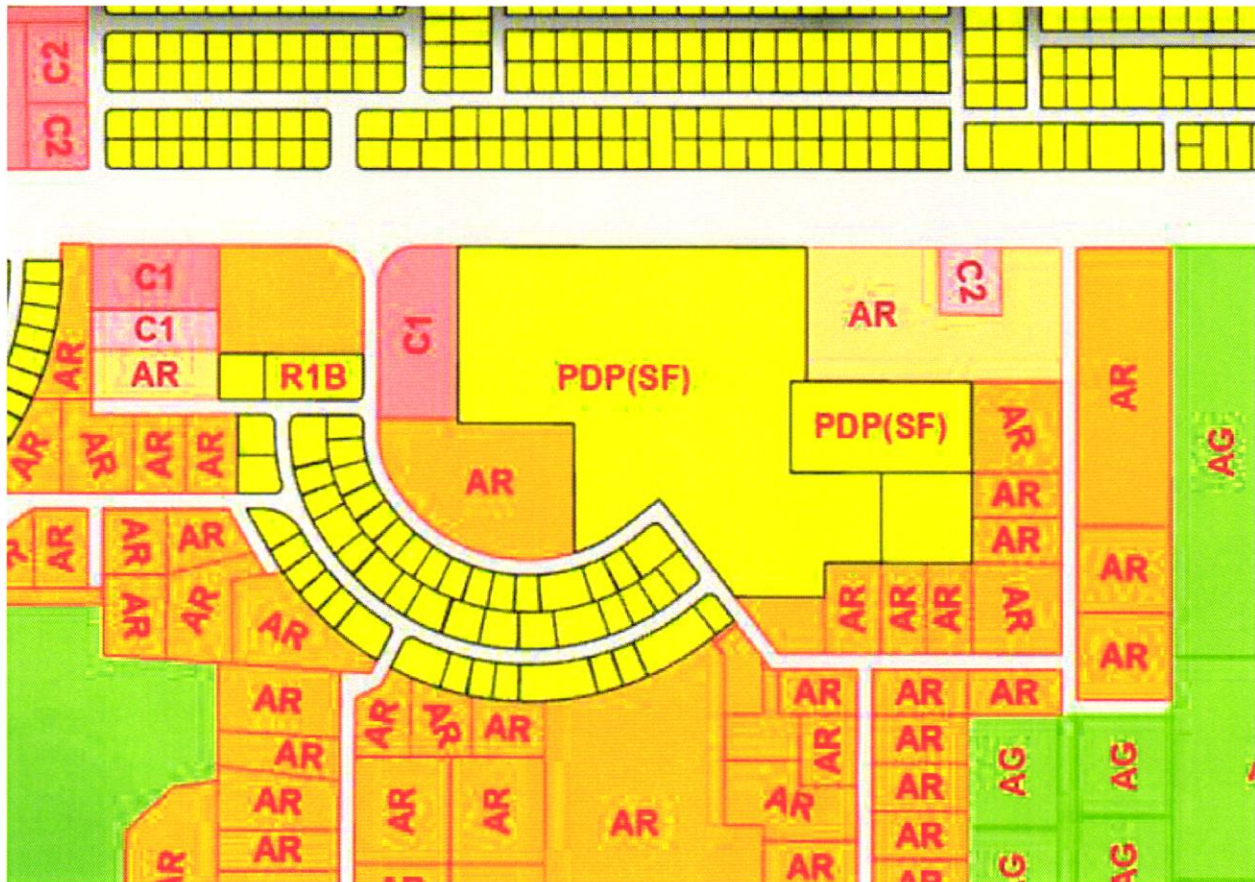


Figure 2. Property Zoning

Current Land Use Designation

The current land use designation on the property is Residential. Please refer to Figure 3 for the Current Zoning Designation of the site.

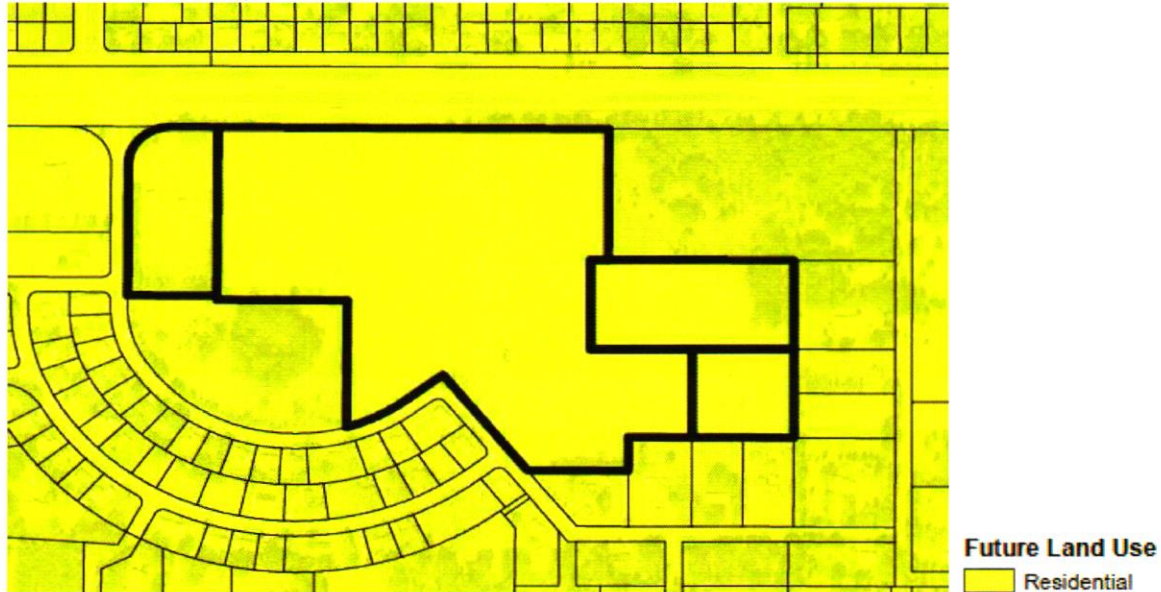


Figure 3. Property Land Use

Surrounding Zoning and Land Use

	Property Description	Zoning	Land Use
North	Single Family	R-1B	Residential
South	Single Family	R-1B and AR	Residential
East	Single Family	AR	Residential
West	Single Family, vacant commercial and commercial development	C-1 and AR	Residential

Consistency with the Comprehensive Plan

GOAL 1.04 – Future Land Use Map Land use designations are intended to protect community character, discourage urban sprawl, promote economic growth and promote compatibility between uses. The Future Land Use Map shall be the guiding mechanism that directs development through general category locations, descriptions, densities and intensities of future land use. [F.S. 163.3177(6)(a)]

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.

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.

Analysis: The site is designated under the Residential Land Use Classification and development of the site as a single family subdivision is consistent with the Hernando County 2040 Plan.

Setbacks, Buffers, and Dimensional Standards

Perimeter Building Setbacks (Inclusive of Buffer):

- North- 25'
- South- 35'
- East- 25'
- West- 20'

Internal Building Setbacks:

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

Buffers: 5'-20' where depicted on the master plan

Lot Size:

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

Maximum Building Height: 35'

Deviation Requests

The perimeter setbacks, internal building setbacks, and lot sizes for parcel keys 00837786, 00837777, and 00837795 were previously approved by the Board of County Commissioners on August 9, 2022, under Resolution 2022-152.

The project proposes to apply the previously approved deviations to 6 additional lots being developed on parcel key 00893475 (being rezoned from C-1 to PDP/SF) as follows:

Minimum Building Setbacks: Front: 25'
 Rear: 15' (Deviation from 20')
 Side: 5' (Deviation from 10')

Minimum Lot Width: 40' (Deviation from 60')

Minimum Lot Size: 4,400 square feet (Deviation from 6,000 square feet)

Site Characteristics

Topography

The topography on the property is rolling, ranging from 90' down to 60', with the lowest elevations toward the eastern boundary. See Figure 4 for the topographic map.

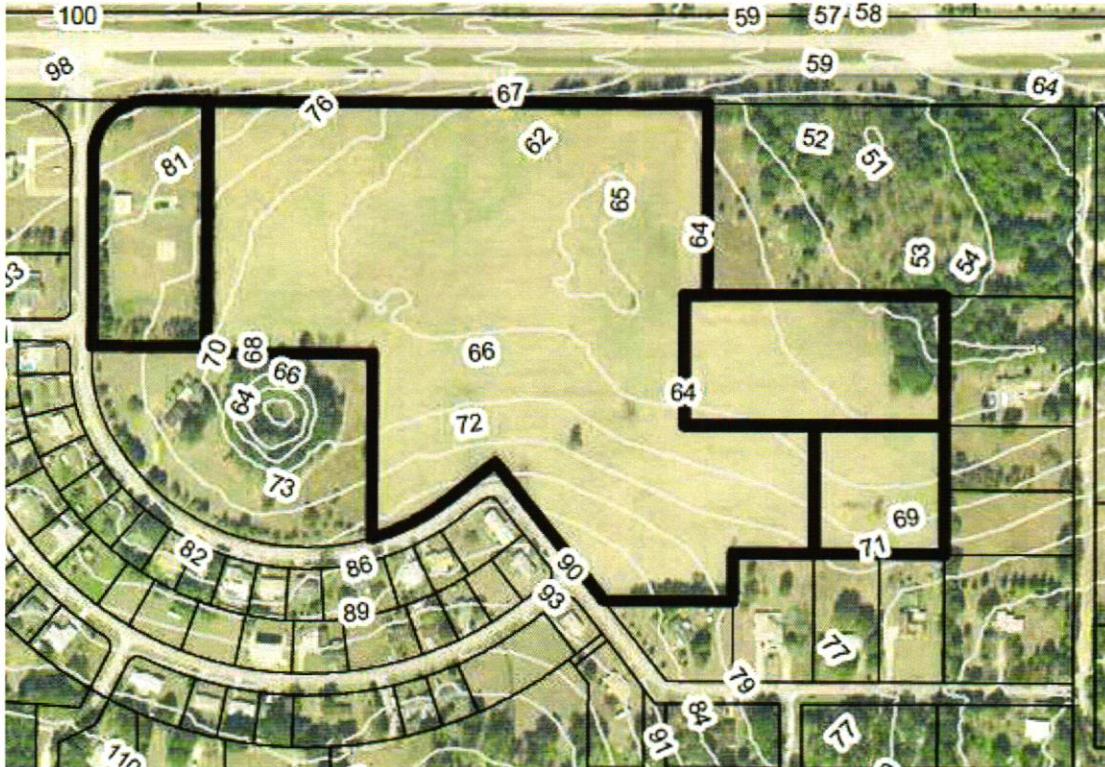


Figure 4. Topographic Map

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 areas within the floodplain, with a 0.2% Annual Chance Flood Hazard. Site development will result in some reshaping of the area, with relocation of floodplain toward the eastern boundary of the property. See Figure 5 for the floodplain map.

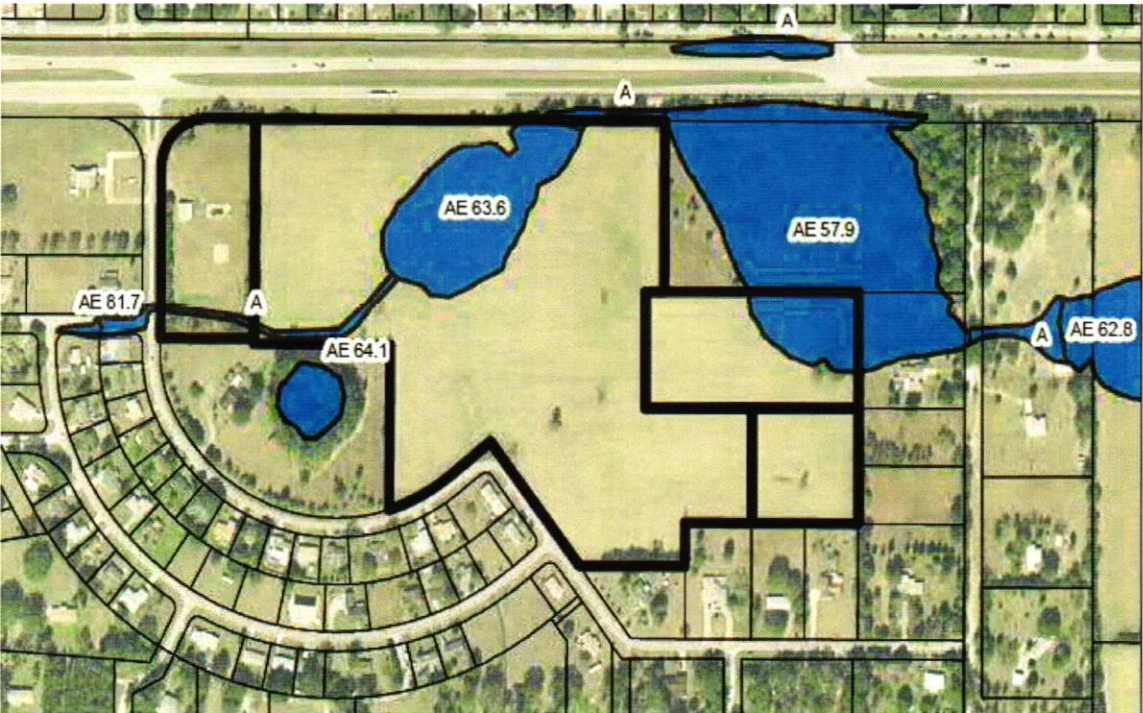


Figure 5. Floodplain Map

Soils

Soils on the property consist of Arredondo fine sand, Candler find sand, Micanopy Loamy Fine sand, and Nobleton Fine Sand 0 to 5 percent slopes as seen in Figure 6. Candler and Arrendondo fine sands are extremely well-drained soil, suitable for the proposed project.

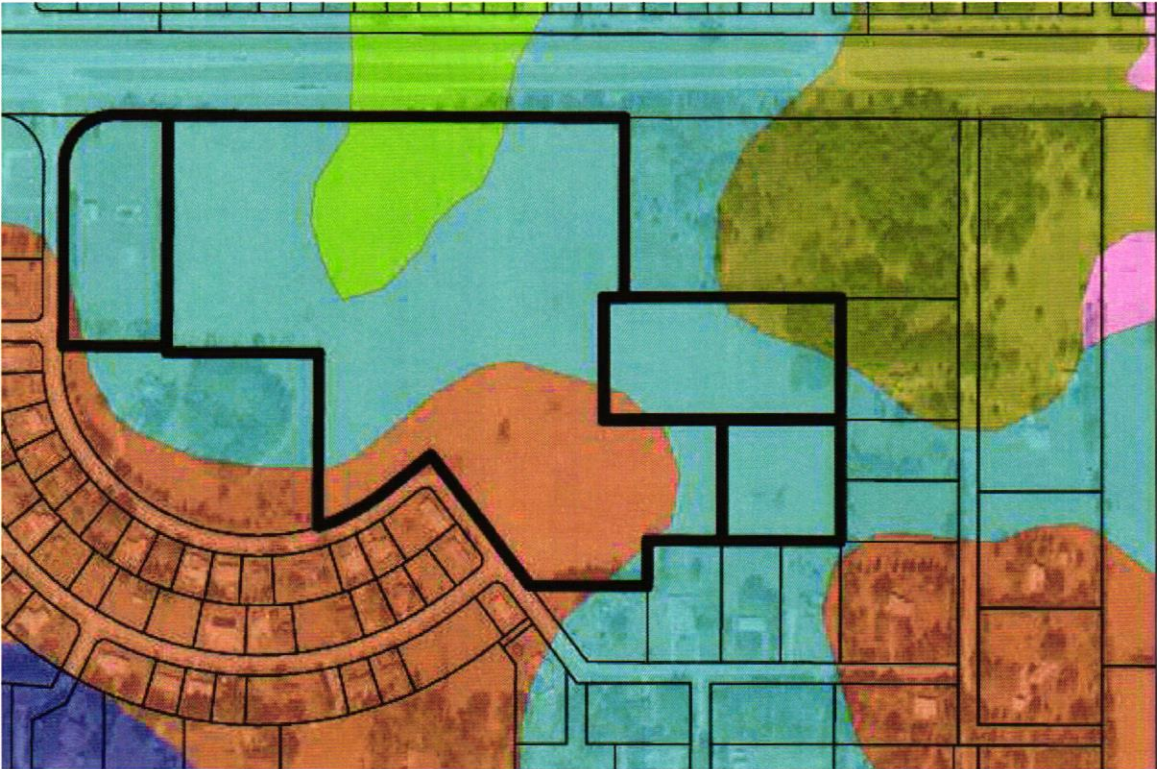
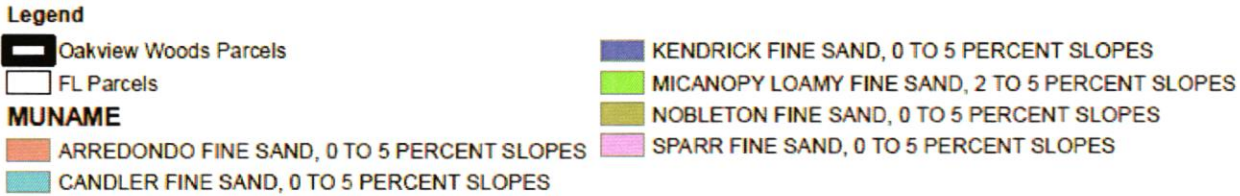


Figure 6. Soils Map

Environmental

The site contains no significant environmental features. Prior to development Hernando County may require a listed species report. Any listed species on the site identified in the report will be treated in accordance with all State and Federal guidelines.

Impact to Public Facilities

Adequate Access

Access to the site is from Cortez Boulevard (SR 50) and Faber Drive. The Faber Drive access will be relocated as shown on the approved master plan from parcel key 00837777 to parcel

key 00893475. Cortez Boulevard operates 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

Public Facilities

Water and Sewer: The site will be served by Hernando County Utilities. The developer will make the necessary infrastructure improvements to provide service and conduct a utility capacity analysis as required. The necessary analysis will be performed during the preliminary engineering phase.

Solid Waste: The site will be served by a solid waste collection agency as designated by the County.

Police and Fire: The site is served by the Hernando County Sheriff’s Office for police protection and Fire/Rescue Station 7.

Drainage: The site will comply with the requirements of Hernando County and the Southwest Florida Water Management District for stormwater and flood prevention.

Concurrency

A Certificate of Concurrency from the County will be required at the time of Conditional Plat Review. Application is the responsibility of the permit applicant. The following facilities will be reviewed for adequate capacity:

- Potable Water
- Sanitary Sewer
- Drainage
- Solid Waste Disposal
- Transportation (roadways)
- Schools

At this time, it is anticipated that adequate capacity will be available to support the project.