

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

File No. H2236 Official Date Stamp:

Received

JUL 06 2022

Planning Department
Hernando County, Florida

Date: July 1, 2022

APPLICANT NAME: Panther I, LLC

Address: c/o Jodi V. Shinn, 29 S. Brooksville Ave.

City: Brooksville State: FL Zip: 34601

Phone: _____ Email: _____

Property owner's name: (if not the applicant) _____

REPRESENTATIVE/CONTACT NAME: Darryl W. Johnston, Esq and Alan Garman

Company Name: Johnston Law Group, P.A. and Procivil 360

Address: 29 S. Brooksville Ave. 12 S. Main Street

City: Brooksville State: FL Zip: 34601

Phone: 352-796-5124 Email: dwi@djohnstonlaw.com

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

Contact Name: _____

Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 330056

2. SECTION 34, TOWNSHIP 21S, RANGE 18E

3. Current zoning classification: AG

4. Desired zoning classification: PDP (Rural)

5. Size of area covered by application: 53.9 acres

6. Highway and street boundaries: Centralia Road

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, Jodi V. Shinn, 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**

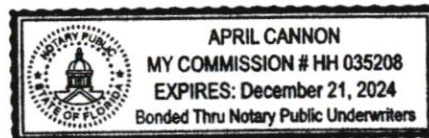
I am the owner of the property and am authorizing (applicant): _____
and (representative, if applicable): _____
to submit an application for the described property.

Jodi V. Shinn
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 3rd day of July, 2022, by Jodi V. Shinn who is personally known to me or produced _____ as identification.

April Cannon
Signature of Notary Public



Notary Seal/Stamp

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

NARRATIVE

Received

FOR

SEP 16 2022

Centralia Place

Rezoning & Master Plan Approval

Rev September 16, 2022

Planning Department
Hernando County, Florida

Project Location: This property is a **53.9-acre** site on the south side of Centralia Road, just west of the Suncoast Parkway. The property abuts the Suncoast Parkway on its west side. The property is located in Section 34, Township 21 S, Range 18 E, Hernando County. Its designated key number is 00330056.

Present Zoning: The land is presently zoned AG.

Present Land use: The land is currently designated as RURAL.

Desired Zoning/ Land Use: There is no desire to change the Land Use Classification for this project. The Owner desires to develop the land as a Rural Development. This is a request to change the zoning only to PDP (Rural). This district shall allow all permitted, special exception, and conditional uses allowed in the AG, AR, A/R-1, A/R-2, Country 2.5 and A-C zoning districts. The intent is to provide single family housing in a rural setting along with certain specific uses permitted within the rural zoning classifications such as:

- A. carport, detached garage, or other buildings not used as a dwelling incidental to the principal permitted use of the premises.
- B. Accessory uses customarily incidental to the principal permitted use of the premises.
- C. Home Occupations
- D. Poultry and swine for home consumption maintained at least 75' from adjacent properties.

Surrounding Lands: The majority of the land surrounding this project is "Rural" land use designation with AG zoning. There is one area in the northwest region where the land use is Commercial. All of the surrounding lands are zoned AG. This is shown on the proposed master plan.

Summary of Request: The applicant is desirous to rezone the property to develop the property into 18 - 2.5 acre lots with access and stormwater improvements. The project will access Centralia Road, a County owned and maintained roadway. A County right-of-way use permit will be required for this connection.

Setbacks: Even though allowed in the PDP process, no reduction in typical County setbacks for Rural properties is being requested. Internal Lot line setbacks shall meet County regulations which are:

Front: 75'
Sides: 35'
Rear: 50'

Project Perimeter setbacks per the PDP regulations are as follows:

North: 25'
South: 20'
East: 25'
West: 20'

Parks: Since there are less than 50 dwelling units, there is no requirement to provide neighborhood parks within the development.

Buffers: There are two designated buffers (25' each) shown on the master plan. Each are adjacent to the adjacent roadways. These buffers serve a double purpose. One is the buffer itself. The second is the restrictive access easement which will be platted over this area. This will prevent any legal access to Centralia and the Suncoast Parkway, other than the designated roadway shown on the master plan. There is no need for buffers

NARRATIVE

FOR

Centralia Place

Rezoning & Master Plan Approval

Rev September 16, 2022

against the south and west lines due to those properties being zoned AG, as this property will be as well. *The buffers are to be left un-disturbed by this development. Should bare places be discovered, augmentation of the buffer will be required by the Developer during the development stage. The buffers shall reach 80% opacity within two years.*

Access: A single roadway will access Centralia Road, a County owned and maintained roadway. This roadway shall be extended the length of the project, approximately 2632 feet. This application is requesting a deviation in the length of a dead-end roadway. *The rule for dead-end streets for Hernando County is 600 feet. However, there are no other points of legal egress in the southern reaches of this property. We request this deviation, to allow the street to reach a length of 2632 feet.*

Soils: According to information found on the NRCS database, the soils within this site are Candler fine sand for the most part. Closer to the Parkway lie some soils classified as Williston fine sand. As stated, they are both fine sands and are suitable for development.

Streets: There will be only one street. This street shall be constructed to County standards for a local road with a sixty (60) foot right-of-way, and twenty feet of paving. There will be no curbs and gutter, only open swales. The swales shall be constructed to a reasonable depth to add increased runoff storage to meet stormwater regulations. Upon completion of construction and platting, this street will be dedicated to the HOA.

Sanitary Sewer: Each lot will be required to permit its own individual lot septic system. There is no municipal sewer in the area.

Potable Water: Each lot will be required to permit its own well for potable water. There is no municipal water in the area.

Environmental: The land is prime land to support gopher tortoise. If approved, the site will be required to provide a survey/assessment for the wildlife impact prior to construction.

Floodplain: The project lies adjacent to two retention areas constructed with the Suncoast Parkway. These two areas along with one more area on-site and a couple adjacent off-site areas are denoted on the master plan for 100-year flood plain. If work is proposed within the flood plain, compensation volume will be mitigated. The project is located within the Centralia Flood Plain Study. All drainage design shall take the results of this study into consideration during the design process.

Drainage: If approved, the project will be reviewed for drainage improvements and its effect on neighboring lands by Hernando County and the Southwest Florida Water Management District (SWFWMD). The site will be required to meet the following, for the major system:

- Water quality capture and treatment
- 25-Year peak rates of flow attenuation
- 100-Year detention of runoff volume.
- 100-Year volume encroachment/compensation

Upon completion of construction and platting, the retention areas will be dedicated to the HOA.

NARRATIVE
FOR
Centralia Place
Rezoning & Master Plan Approval
Rev September 16, 2022

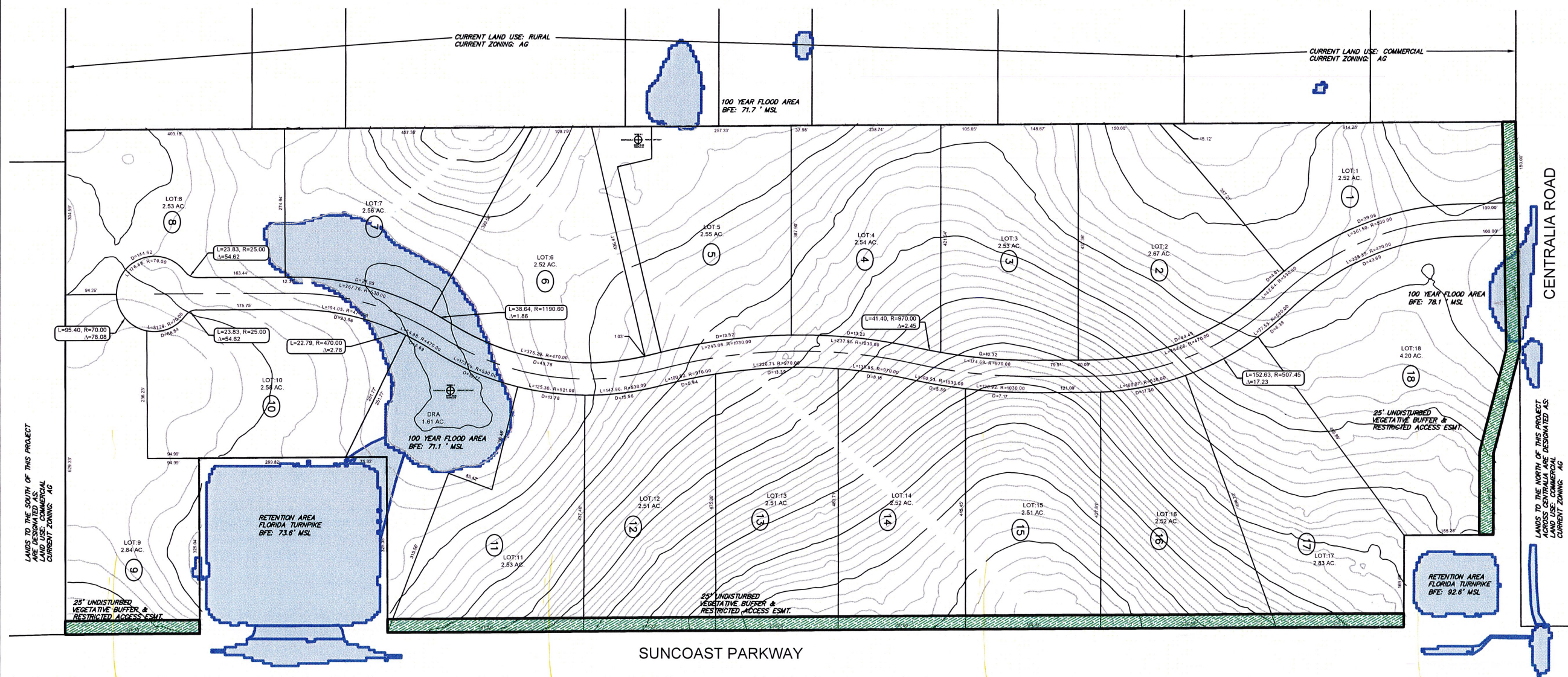
Received
SEP 16 2022
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Hernando County, Florida

Traffic: Peak hour trips will not exceed 50 peak hour trips. The ITE tables indicate the peak hour trips to be 18. A minor traffic assessment shall be provided at the time of concurrency.

CENTRALIA PLACE

A RURAL DEVELOPMENT
OF 2.5 ACRE TRACTS
IN SEC. 34, TWP. 21 S, RNG. 18 E
HERNANDO COUNTY, FL

SCALE: 1" = 100'



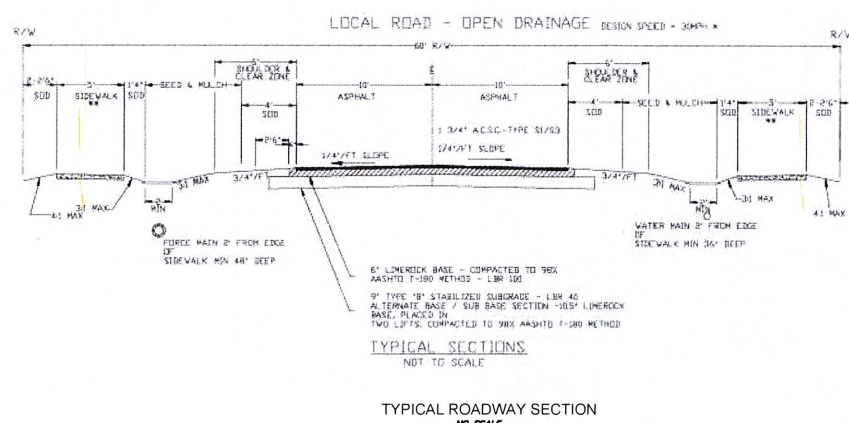
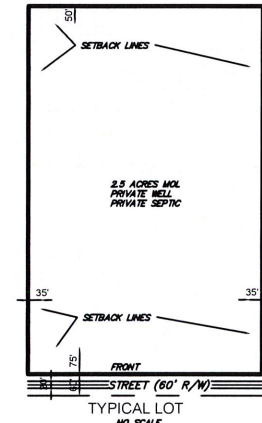
LANDS TO THE SOUTH OF THIS PROJECT
LAND USE: COMMERCIAL
CURRENT ZONING: AG

LANDS TO THE NORTH OF THIS PROJECT
LAND USE: COMMERCIAL
CURRENT ZONING: AG

NOTE: BOUNDARY LINES, CONTOURS,
FLOOD LINES, AND FLOOD ZONES
SHOWN ON THIS MAP ARE TAKEN FROM
SWFWMD GIS INFORMATION

LEGEND

- CONCRETE WHEEL STOP
- ① # OF PARKING SPACES
- TYPE "C" INLET
- ▨ CONCRETE SURFACE
- ▩ ASPHALT SURFACE



NOTE: THE LENGTH OF THIS STREET IS APPROXIMATELY 2632' FROM CENTRALIA R/W TO THE CENTER OF THE CUL-DE-SAC. H.C. RULES TYPICALLY LIMIT DEAD END LENGTHS TO 600'. HOWEVER, THIS PARCEL IS LAND-LOCKED TO THE SOUTH, WEST, AND EAST. THERE IS ONLY ONE ACCESS TO THE PROPERTY THROUGH CENTRALIA ROAD. THERE IS NO WHERE TO EXIT OR ENTER IN ANY OTHER DIRECTION. WITH THIS PDP DEVELOPMENT, WE ARE REQUESTING A DEVIATION IN THIS DEAD-END STREET RULE. DUE TO THE LOW-DENSITY OF THIS PROJECT, WE CONSIDER THIS TO BE A REASONABLE REQUEST.

- DEVELOPMENT NOTES:**
1. THE TOTAL AREA OF DEVELOPMENT IS 53.9 AC.
 2. THE PROPOSED NUMBER OF LOTS IS 18.
 3. THE PROPOSED DENSITY IS 18 / 53.9 = 0.33 DU/AC
 4. LOTS ABUTTING THE SUNCOAST PARKWAY AND CENTRALIA ROAD SHALL CARRY 25' BUFFERS and RESTRICTIVE ACCESS EASEMENTS ALONG THE RIGHT-OF-WAY.
 5. DURING DEVELOPMENT AND PERMITTING, ADD'L EASEMENTS MAY BE REQUIRED FOR STORMWATER STORAGE.
 6. ALL LOTS ARE TO BE SERVED BY INDIVIDUAL WELLS.
 7. ALL LOTS ARE TO BE SERVED BY INDIVIDUAL SEPTIC SYSTEMS.
 8. ROADWAY IMPROVEMENTS SHALL MEET HERNANDO COUNTY HCDPC.
 9. THE APPROVAL OF THIS PLAN REQUIRES A VARIANCE IN THE LENGTH OF A DEAD-END STREET BY HERNANDO COUNTY STANDARDS. THE APPROVAL OF THIS MASTER PLAN SHALL CONSTITUTE SUCH APPROVAL.
 10. THIS DEVELOPMENT SHALL GENERATE APPROXIMATELY 19 PEAK HOUR TRIPS.
 11. ROADWAY CONNECTION TO CENTRALIA ROAD REQUIRES A RIGHT-OF-WAY USE PERMIT THROUGH HERNANDO COUNTY PUBLIC WORKS.
 12. THERE SHALL BE NO ACCESS, TEMPORARY OR PERMANENT TO THE SUNCOAST PARKWAY
 13. THE MAXIMUM HEIGHT OF ANY BUILDING SHALL BE LIMITED TO 45 FEET

CENTRALIA PLACE
PATHER DEVELOPMENT
MASTER PLAN

PROCIVIL 360
CIVIL ENGINEERING/RESIDENTIAL & COMMERCIAL SITE
DEVELOPMENT / PLANNING & ZONING / PERMITTING /
CONSTRUCTION SERVICES

12 SOUTH MAIN STREET, BROOKSVILLE, FL, 34601 PHONE: (352) 593-4255 WWW.PROCIVIL360.COM

DRAWN BY: AVG	SCALE: 1"=40'	DATE: 8/19/22	SEC. 10	TWP. 23S	RANGE: 18E	JOB NUMBER: 1301
SHEET NO. 1 OF 1						