

HERNANDO COUNTY ZONING AMENDMENT PETITION



Application to Change a Zoning Classification

Application request (check one):

- Rezoning [ ] Standard [ ] PDP
Master Plan [ ] New [x] Revised
PSFOD [ ] Communication Tower [ ] Other
PRINT OR TYPE ALL INFORMATION

File No. Official Date Stamp:
Received
NOV 1 - 2024
Planning Department
Hernando County, Florida

Date: 10/31/23

APPLICANT NAME: Northwest Land, LLC

Address: 118125 wayne Road
City: Odessa State: FL Zip: 33556
Phone: 813-205-2794 Email: ronbastyr@yahoo.com
Property owner's name: (if not the applicant) Mazas Hernando Holdings Inc

REPRESENTATIVE/CONTACT NAME: Don Lacey

Company Name: Coastal Engineering Associates, Inc.
Address: 966 Candlelight Blvd
City: Brooksville State: FL Zip: 34601
Phone: (352) 848-3425 Email: dlacey@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): 00940389,01128782,00940398
2. SECTION 31, TOWNSHIP 21, RANGE 18
3. Current zoning classification: CPDP for PDP(SF) and PDP(GC)
4. Desired zoning classification: CPDP for PDP(SF) and PDP(GC)
5. Size of area covered by application: 153.84 Acres
6. Highway and street boundaries: Centralia Road- South, Commercial Way- West, Knuckey Road- North
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, Mazas Hernando Holdings Inc., Bill Mazas, 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):

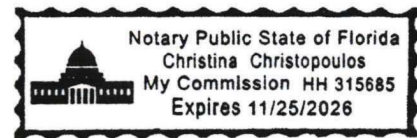
- [ ] I am the owner of the property and am making this application OR
[x] I am the owner of the property and am authorizing (applicant): Northwest Land, LLC
and (representative, if applicable): Coastal Engineering Associates, Inc.
to submit an application for the described property.

Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 31st day of October, 2023, by Bill W. Mezes who is personally known to me or produced as identification.

Signature of Notary Public



Effective Date: 11/8/16 Last Revision: 11/8/16 PRINT FORM CLEAR FORM

Notary Seal/Stamp



## DEPARTMENT OF PLANNING AND ZONING

PLANNING DIVISION

1653 BLAISE DRIVE ♦ BROOKSVILLE, FLORIDA 34601  
P 352.754.4057 ♦ F 352.754.4420 ♦ W [www.HernandoCounty.us](http://www.HernandoCounty.us)

December 18, 2023

Don Lacey  
Coastal Engineering Associates, Inc.  
966 Candlelight Boulevard  
Brooksville, Florida 34601

Received  
DEC 18 2024  
Planning Department  
Hernando County Florida

Re: Hernando County Centralia-Emerald Creek Master Plan Revision Application , Parcel Keys: 940388, 1128782, 940398

Mr. Lacey,

The Planning Department staff is in receipt of your application dated November 15, 2023. This letter is to let you know your application has been reviewed for completeness and deemed incomplete and cannot be accepted at this time. Please provide the following information to complete your application:

1. The approved Master Plan for H-22-08
2. The approved Performance Conditions for H-22-08
3. An explanation as to how the actual lot layout and product type, that has not been constructed yet, is forcing the applicant into making the lots smaller and add 73 additional dwelling units (which is not insignificant).

This PDP has established a minimum lot size that is 2,000 sf less than what is required in R-1A, a minimum lot width which is 20' less than what is required in R-1A, setbacks with a side yard that is 5' smaller than what is required in R-1A, and number of dwelling units which is 128 du more than the previous approved density, yet is still 73 du fewer than what the applicant now wants.

If the villa design does not fit into the PDP established by the applicant, why is it being considered? What is going to be done to make up for the increase in the number of dwelling units? The required park area is increased with the increase of the number of dwelling units. Is a new traffic study required for the addition of 73 dwelling units?

4. A new master plan with the proposed changes.

Please provide this information to the Planning Department before December 27, 2023. The narrative may be emailed to [cdagenhart@hernandocounty.us](mailto:cdagenhart@hernandocounty.us) or mailed to 1653 Blaise Drive, Brooksville, Florida 34601.

Should staff have any additional questions, they will reach out to you as necessary. Feel free to contact the Planning Department should you have any questions.

Sincerely,

Cayce Dagenhart  
Planner III

cc. File

**BOCC ACTION:**

On October 11, 2022, the Board of County Commissioners voted 5-0 to adopt Resolution 2022-191 approving the petitioner's 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 and the following modified 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. A comprehensive wildlife and floral survey shall be prepared by a qualified professional. The petitioner is required to comply with all applicable FWC regulations and permitting.
3. The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for design techniques, principles, materials and plantings for required landscaping, as applicable.
4. The Builder/Developer shall provide new property owners with Florida-Friendly Landscaping™ (FFL) Program information and include FFL language in the HOAs covenants and restrictions. Information on the County's Fertilizer Ordinance and fertilizer use is to be included. Educational information is available through Hernando County Utilities Department.
5. Geotechnical subsurface testing and reporting in accordance with Hernando County's Facility Design Guidelines shall be conducted for all proposed drainage retention areas within the project to test for subsurface karst features.
6. Invasive plant species shall be identified during the construction plan review and removed during the development process.
7. Contact Florida Division of Historical Resources for requirements of a cultural resource assessment for compliance.
8. The petitioner shall provide the jurisdictional wetland lines on all future plans.
9. The developer shall provide a utility capacity analysis and shall connect to the central water and sewer systems at time of vertical construction. Furthermore, the developer will be required to provide utility placement details showing the locations of all utilities on the conditional plat for lots with side setbacks of less than 10 feet.
10. The petitioner 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.
11. A frontage road along US Highway 19 (Commercial Way) meeting the requirements of the Hernando County Facility Design Guidelines shall be constructed at the time of development.
12. A Traffic Access Analysis is required. Any improvements identified by the Traffic Access Analysis shall be the responsibility of the developer.
13. This project must meet the storm drainage design requirements of Southwest Florida Water Management District and Hernando County Facility Design Guidelines.
14. Minimum Perimeter Setbacks (not inclusive of the vegetative buffer):
  - West (US Hwy 19): ~~125'~~ 75'
  - North (Centralia Road): 40' (Deviation from 20')
  - South: 25'
  - East: 15'
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'
  - Minimum Lot Size: 4,400 square feet
16. Minimum Buffers:
  - North: 20'
  - East: 50'
17. The petitioner shall be required to meet the minimum requirements of the land development regulations for the southern and western property lines.
18. These buffers are all to be separate tracts, owned and maintained by the Homeowners' Association, with natural vegetation preserved and enhanced to 80% opacity within 3 years of planting.
19. The petitioner shall be required to designate the southernmost access from US Highway 19 (Commercial Way) as the treed boulevard entrance into the development, meeting the requirements of the Hernando County Land Development Regulations.
20. The petitioner shall provide the minimum neighborhood park acreage as required by the County's Land Development Regulations and ensure that this park is pedestrian-accessible for all residents within the development.
21. The petitioner shall preserve the minimum seven percent (7%) natural vegetation as required by the County's Land Development Regulations. The required natural vegetation may be included as part of the required open space.
22. The petitioner shall submit a fire protection plan with the conditional plat in accordance with Hernando County LDRs.
23. The developer shall provide a utility capacity analysis and shall connect to the central water and sewer systems at time of vertical construction. Furthermore, the developer will be required to provide utility placement details showing the locations of all utilities on the conditional plat for lots with side setbacks of less than 10 feet.
24. The petitioner is limited to 80,000 square feet of commercial uses. Prior to the development of the commercial portion of the site, the petitioner must submit a master plan revision to provide clarification on the uses, setbacks, buffering, and connectivity provided for this section of development.
25. The petitioner is limited to 513 dwelling units. A specific lot layout shall be provided at the time of conditional plat.
26. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.

30-Day MasterPlan

CENTRALIA SUBDIVISION



REUSE OF DOCUMENT  
THIS DOCUMENT, COMPRISED OF THE  
AS SHOWN ON THIS SHEET, IS THE  
PROPERTY OF COASTAL ENGINEERING  
INC. AND IS NOT TO BE REPRODUCED  
OR TRANSMITTED IN ANY FORM OR  
BY ANY MEANS, ELECTRONIC OR  
MECHANICAL, INCLUDING PHOTOCOPYING,  
RECORDING, OR BY ANY INFORMATION  
SYSTEMS WITHOUT PERMISSION IN  
WRITING FROM COASTAL  
ENGINEERING.

DATE	REV	BY/REV	NO.	REVISION

WHEN PRINTED TO SCALE, DRAWING SIZE SHALL BE 27" x 36"

DEC 18 2024

12/18/23

Planning Department  
Hernando County, Florida**SUBMISSION REQUIREMENTS FOR PLAN AMENDMENTS**

- A. All applications for comprehensive plan amendments must include certain materials and information required by State statutes, rules, and local policies. [§ 163.3184, F.S.] This information will be reviewed by the County and included in the amendment package for proposed amendments transmitted to DEO (if approved for transmittal by the LPA/BCC). Additionally, the applicant will be required to complete the County's application forms, pay the required fees, and submit any other materials the County deems necessary for its review.
- B. Applications must be submitted in the following format:
- 1. Text pages and other documents must be 8.5 by 11 inches;
  - 2. Maps must be 8.5 by 11 inches; and,
  - 3. All documents must be unbound (not stapled or secured in binders) with sets secured with rubber bands, spring clips or similar easily removable constraints.
- C. The submission package must contain one (1) original and one (1) copy of the following materials and information. Additional copies of maps and other documents may be needed for review by the LPA/BCC.
- 1. Completed application form duly signed by the applicant and by the property owner (if the property owner is different than the applicant).
  - 2. Provide one (1) copy of proof of ownership. Acceptable proof of ownership is one of the following:
    - Tax bill
    - Property appraiser's office record
    - Recorded Deed. If a recorded deed is provided, the portion of the property description describing the request must be highlighted.
  - 3. A narrative describing the requested amendment.
  - 4. Data and analysis to support the requested plan amendment. The data and analysis should demonstrate:
    - how and why the requested amendment is consistent with the adopted Hernando County's Comprehensive Plan and
    - how it will further the goals and objectives of the Plan.
    - In addition, the data and analysis should establish consistency with Chapter 163, Part II, the State Comprehensive Plan, and
    - Consistency with the Tampa Bay Regional Planning Council's Strategic Regional Policy Plan.
  - 5. Requested text change(s) must appear in underline and strikethrough format.
  - 6. Maps, graphics, or diagrams, if needed, to depict existing and requested land uses, conditions, locations, or other information. If the requested amendment(s) includes changes to the Future Land Use Map, the following information must be included:
    - a. The requested future land use designation of the subject property, the boundary of the subject property, and its location in relation to the surrounding street and thoroughfare network, and
    - b. The present future land use map designation of the subject property and other properties in the vicinity.

c. The size of the subject property in acres or fractions thereof.

7. A description of the availability of, and the impacts from the proposed amendment on the following public facilities:

- sanitary sewer,
- solid waste,
- drainage,
- potable water,
- multi-modal transportation,
- police and fire protection,
- schools, and
- recreation, as appropriate.

8. Information regarding the compatibility of the requested land use amendments with the existing surrounding land uses, the land use element objectives, and policies, and those of other affected elements.

9. The application fee, as determined by the adopted fee schedule, is required to be paid at the time the application is submitted. The fee may be paid by cash or check payable to the Hernando County Planning Department. Staff will verify the calculation of fees at the time of submission. Filing fees are calculated based upon the adopted fee schedule. The schedule is available online at [www.hernandocounty.us/plan](http://www.hernandocounty.us/plan) under the Comprehensive Plan Amendment. The fee calculation sheet is required to be submitted with the application forms.

1. The Narrative is a bit confusing on describing the parcel - if I read it correctly, you are asking to reclassify a portion of a parcel which is one of 4 parcels that have a total of 27 acres. Please clarify the size of the subject parcel on which the Commercial FLU should be changed.

2. Please delete the information about the Commercial future land use being compatible with your rezoning proposal. Your project is neither infill nor mixed-use development, therefore Objective 1.04(G) and Strategy 1.04B (6) are not applicable.

3. There are two strategies that are listed in the narrative with no information about how they relate to the request. I don't see the connection between your proposal and Strategy 1.10B(3)

4. There has been no data provided to demonstrate how and why the requested amendment is consistent with the adopted Comp Plan and how it will further the goals and objectives. Several strategies were cited to support your request:

- Strategy 1.04B(5) which states higher density zonings are intended for more intensely developed areas of the County. This area is currently undeveloped, so higher density here might qualify as "Sprawl". Please include the criteria for sprawl included in the Comp Plan and explain how this amendment and accompanying rezoning does not qualify as sprawl.
- Strategy 1.10B(1). There is no information provided that will show how this request will accomplish this strategy.
- Strategy 1.10B(3) There is no information provided that will show how this request will accomplish this strategy.

5. Please provide information as to how changing the Future land use from Commercial to Residential will impact the public facilities.

6. No information is provided regarding establishing consistency with Chapter 163, Part II, the State Comprehensive Plan,

7. No information is provided regarding consistency with the Tampa Bay Regional Planning Council's Strategic Regional Policy Plan.

At this time, Hernando County Planning Department Cannot Accept this application for a Comprehensive Plan Amendment due to it lacking information required according to the application.

Cayce Dagenhart

Digitally signed by Cayce Dagenhart Date: 2023.12.18 11:49:44 -05'00'

**SUBMISSION REQUIREMENTS FOR PLAN AMENDMENTS**

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    - b. The present future land use map designation of the subject property and other properties in the vicinity.

- c. The size of the subject property in acres or fractions thereof.
7. A description of the availability of, and the impacts from the proposed amendment on the following public facilities:
- sanitary sewer,
  - solid waste,
  - drainage,
  - potable water,
  - multi-modal transportation,
  - police and fire protection,
  - schools, and
  - recreation, as appropriate.
8. Information regarding the compatibility of the requested land use amendments with the existing surrounding land uses, the land use element objectives, and policies, and those of other affected elements.
9. The application fee, as determined by the adopted fee schedule, is required to be paid at the time the application is submitted. The fee may be paid by cash or check payable to the Hernando County Planning Department. Staff will verify the calculation of fees at the time of submission. Filing fees are calculated based upon the adopted fee schedule. The schedule is available online at [www.hernandocounty.us/plan](http://www.hernandocounty.us/plan) under the Comprehensive Plan Amendment. The fee calculation sheet is required to be submitted with the application forms.

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2. Please delete the information about the Commercial future land use being compatible with your rezoning proposal. Your project is neither infill nor mixed-use development, therefore Objective 1.04(G) and Strategy 1.04B (6) are not applicable.
3. There are two strategies that are listed in the narrative with no information about how they relate to the request. I don't see the connection between your proposal and Strategy 1.10B(3)
4. There has been no data provided to demonstrate how and why the requested amendment is consistent with the adopted Comp Plan and how it will further the goals and objectives. Several strategies were cited to support your request:
  - Strategy 1.04B(5) which states higher density zonings are intended for more intensely developed areas of the County. This area is currently undeveloped, so higher density here might qualify as "Sprawl". Please include the criteria for sprawl included in the Comp Plan and explain how this amendment and accompanying rezoning does not qualify as sprawl.
  - Strategy 1.10B(1). There is no information provided that will show how this request will accomplish this strategy.
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Cayce  
Dagenhart

Digitally signed by Cayce  
Dagenhart  
Date: 2023.12.18  
11:49:44 -05'00'

December 27, 2023

Cayce Dagenhart  
Hernando County Planning and Zoning Department  
1653 Blaise Drive, Brooksville, FL 34601

Received

DEC 18 2024

Planning Department  
Hernando County, Florida

Project Name: Centralia (Emerald Creek)

**Re: Hernando County Centralia-Emerald Creek Master Plan Revision Application,  
Parcel Keys: 940389, 1128782, 940398**

Cayce,

This letter is in response to the sufficiency letter dated December 18<sup>th</sup>, 2023. Enclosed for Staff review are the following items:

- H2208 – 30 Day MP Submitted 01.26.23
- H2208 – Summary of BOCC Action 10.11.22

Please note that County comments have been restated below and an explanation of our response has been provided in italics.

**1. The approved Master Plan for H-22-08.**

**RESPONSE:** The Requested Master Plan is on file electronically at the County; however, to complete this application, a copy of the county approved Master Plan is provided with this resubmission.

**2. The approved Performance Conditions for H-22-08.**

**RESPONSE:** The requested Performance Conditions are on file electronically in the County; however, to complete this application, the county approved performance conditions are provided with this resubmission. In addition, the proposed changes to the approved performance conditions are provided in a strike-through and underlined format in the application Narrative.

**3. An explanation as to how the actual lot layout and product type, that has not been constructed yet, is forcing the applicant into making the lots smaller and add 73 additional dwelling units (which is not insignificant).**

**RESPONSE:** The lot layout has been refined from a bubble plan to an actual lot layout with lot preliminary lot lines. The product type has been refined from speculative locations to a refined product type layout. Neither the lot lines nor exact product type location is a requirement of the Rezoning Conditions, but they are being shown to provide clarity for the application for a revised



Master Plan approval. The reduction in the lot width by 5 feet, from 40 feet to 35 feet is being requested based upon actual product type as there was not a distinction between the minimum lot sizes for the approved Single Family and Villa lots in the original application narrative or approved performance conditions. The Villa product type was previously contemplated and approved as part of the original Master Plan and is not a significant change from the original approval.

**This PDP has established a minimum lot size that is 2,000 sf less than what is required in R-1A, a minimum lot width which is 20' less than what is required in R-1A, setbacks with a side yard that is 5' smaller than what is required in R-1A, and number of dwelling units which is 128 du more than the previous approved density, yet is still 73 du fewer than what the applicant now wants.**

**RESPONSE:** The original master Plan approval granted by the Board of County Commissioners on October 11, 2022, allowed a minimum lot size of 4,400 square feet. The original Narrative and Performance conditions did not clearly differentiate between the lot sizes for Single-Family and Villa product types. The current request is being made to provide clarification between the two products' actual lot size. The Villa product type was previously contemplated and approved as part of the original Master Plan and is not a significant change to the original approval.

The specific performance condition being modified required that a specific lot layout be provided at the time of conditional plat, and that the total number of lots not exceed 513. The developer has proceeded through the Conditional Plat approval process for Phase 1, the master subdivision Engineering, and the Phase 1 Construction Plan production, During the design process the actual number of lots has increased to 586 due to the final subdivision layout, survey, and engineering. This increase is not significant given the fact that much of the site is also being used for drainage, open space, recreation, and buffering.

**If the villa design does not fit into the PDP established by the applicant, why is it being considered? What is going to be done to make up for the increase in the number of dwelling units? The required park area is increased with the increase of the number of dwelling units. Is a new traffic study required for the addition of 73 dwelling units?**

**RESPONSE:** The Villa product type was approved as part of the original Master Plan.

**RESPONSE:** The development of the project will comply with all other requirements of the Subdivision Regulations, Land Development Code, and the requirements of all other permitting agencies/entities. This includes complying with the neighborhood park size requirements, the requirements for traffic studies/operations as required by the County Engineer, and related concurrency with the phase 2 conditional plat.

**4. A new master plan with the proposed changes.**

**RESPONSE:** An updated Master Plan was previously submitted on 11/1/2023 and revised/updated based on your initial review on 11/15/2023. There are no additional changes based upon the above review comments, and the request for approval remains the same.

We trust that the information provided will adequately address the County comments and allow for scheduling of the associated application for the required public hearings on the next available hearing cycle. Please contact Coastal at your convenience if you have any questions concerning the supplemental information provided for this project.

Sincerely,

**Elizabeth Rodriquez**  
Assistant Planner  
**Coastal Engineering Associates, Inc.**

**BOCC ACTION:**

On October 11, 2022, the Board of County Commissioners voted 5-0 to adopt Resolution 2022-191 approving the petitioner's 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 and the following modified performance conditions:

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18. These buffers are all to be separate tracts, owned and maintained by the Homeowners' Association, with natural vegetation preserved and enhanced to 80% opacity within 3 years of planting.
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24. The petitioner is limited to 80,000 square feet of commercial uses. Prior to the development of the commercial portion of the site, the petitioner must submit a master plan revision to provide clarification on the uses, setbacks, buffering, and connectivity provided for this section of development.
25. The petitioner is limited to 513 dwelling units. A specific lot layout shall be provided at the time of conditional plat.
26. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.