

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. _____ Official Date Stamp: _____

H-23-77

Received

DEC 6 2023

Planning Department
Hernando County, Florida

Date: 11-29-2023

APPLICANT NAME: Carollo Christopher TTEE

Address: 23110 State Road 54 #243

City: Lutz State: FL Zip: 33549

Phone: 239 537 3933 Email: chris@floridafilldirt.com

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

REPRESENTATIVE/CONTACT NAME:

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 No (if applicable provide name)

Contact Name:

Address: City: State: Zip:

PROPERTY INFORMATION:

1. PARCEL(S) KEY NUMBER(S): 329834
2. SECTION 32, TOWNSHIP 21, RANGE 18
3. Current zoning classification: A (Agricultural)
4. Desired zoning classification: A/R (Agricultural/Residential)
5. Size of area covered by application: 9.5 acres+-
6. Highway and street boundaries: North side of Centralia Rd., West of Sunlit Hill Terr
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, Christopher Carollo TTEE, 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):

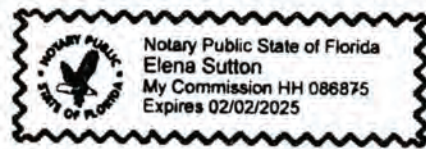
- I am the owner of the property and am making this application OR
- I am the owner of the property and am authorizing (applicant): _____ and (representative, if applicable): Coastal Engineering Associates Inc. to submit an application for the described property.

Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 5th day of December, 2023, by Christopher Carollo who is personally known to me or produced FL Drivers License as identification.

Signature of Notary Public



Effective Date: 11/8/16 Last Revision: 11/8/16 Notary Seal/Stamp

Christopher Carollo
Rezoning Application
Parcel Key No. 329834

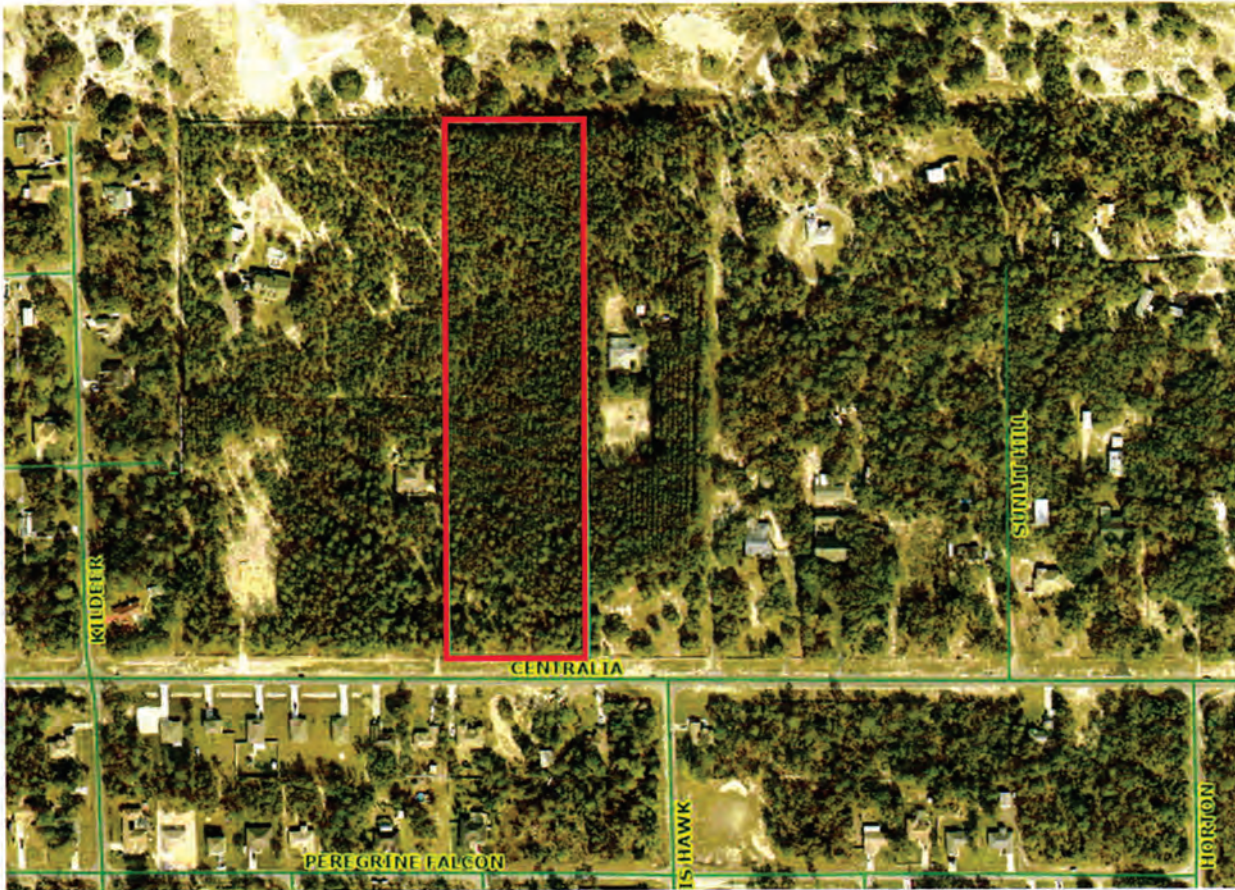


Figure 1. Centralia- Carollo Parcel (329834), Hernando County Property Appraiser

General

The subject property, consisting of approximately +/-9.5 acres, lies within the section/township/range: 32/21/18 and is located on the north side of Centralia Road, east of Kildeer Road and west of Sunlit Hill Terrace. It is identified by the Hernando County Property Appraiser (HCPA) as Key No. 329834. Refer to figure 1 above for the project location. The Hernando County Comprehensive Plan Future Land Use (FLU) Map shows the property within a Rural designation. Refer to Figure 2 for the property 's current Comprehensive Plan Future Land Use Map. The current zoning for the subject property is AG. Refer to Figure 3 for the property's current zoning map.

ArcGIS Web Map



Figure 2. Centralia- Class C Parcel (Key No. 329834), Comprehensive Plan Future Land Use Map

ArcGIS Web Map



Figure 3. Centralia- Class C Parcel (Key No. 329834), Current Zoning Map

The Following table identifies adjacent zoning classifications and land use designations on the comprehensive plan's Future Land Use map.

	Property Description	Zoning	FLU
North	Vacant	AG	Rural
South	Single-Family Residential	R1C	Rural
East	Rural Residential	AG	Rural
West	Rural Residential	AG	Rural

Subject Site

At present, the site is currently vacant and consists of upland scrub vegetation. The Environmental section of this report provides more detail.

Request

AG

The Applicant is proposing to rezone the Subject Property from A (Agricultural) to AR (Agricultural/Residential) to develop the property with 4 single family lots under the Class C Subdivision process. The lots will be at least 2.30 acres in size (including the access and utility easement). The access and utility easement will be provided in accordance with the requirements for a Class C subdivision. The access and utility easement will be owned and maintained by an HOA created for this subdivision. The single family lots will be served by individual well and septic tanks.

Setbacks and Buffers

Perimeter Building Setbacks:

- North-50'
- South- 100' (Centralia Road)
- East-50'
- West-50'

Internal Building Setbacks

- Front-75'
- Side-35'
- Rear-50'

Buffers:

No buffers are proposed due to the large perimeter setbacks and rural residential nature of the surrounding community.

Draft of Protective Covenants

Homeowners Association documents will be prepared for the subdivision and will provide requirements on the maintenance of the common property and improvements.

Development Schedule

Development of the property is anticipated to start in late-2024.

Proposed Improvements

The only offsite construction will be access to Centralia Road. Onsite construction will include the construction of the internal access and utility facilities in accordance with the subdivision requirements and stormwater treatment facilities. All construction will be accomplished in accordance with the regulations and standards of the Hernando County Health Department, the Hernando County Engineer and SWFWMD.

The following table is a list of planned improvements with ownership and maintenance responsibility.

Planned Improvements	Ownership and Maintenance Entity
Private Access Road	Owner- Individual lot owners Maintenance- Homeowners Association
Water and Sewer infrastructure	Individual Homeowners (Private Well & Septic)
Stormwater Treatment Swale	Owner- Individual lot owners Maintenance- Homeowners Association

Adequate Access

The proposed 4 lots for this project will each have direct access to the internal access road to be constructed by the applicant. The internal access road connects directly to Centralia Road, a 2-lane paved County maintained collector roadway operating at an acceptable level of service.

Topography

The topography of the property at the far northeastern corner is at an elevation of 40 and rising to elevation 55 in the northwestern corner. The southeastern portion of the property, at the highest point, has an elevation of 53 and slopes directly to the west down to elevation 48.

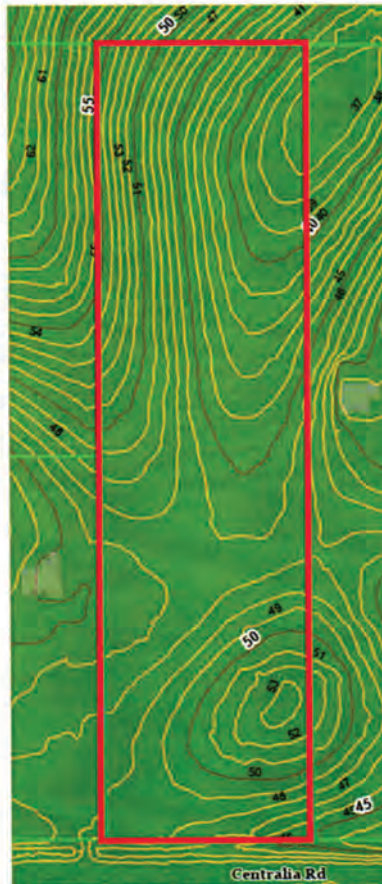


Figure 4. Centralia- Class C Parcel (Key No. 329834), Topography Map

Floodplain

The property is located on the Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM) community panel 12053C0157D, effective date February 2, 2012. As depicted in Figure 5, the map shows the subject property is located in flood zone X. Zone X is an area with low-to-moderate flood risk as determined by the Federal Emergency Management Agency (FEMA). There are no significant drainage features, water features, wetlands or significant habitats on the site.

National Flood Hazard Layer FIRMette

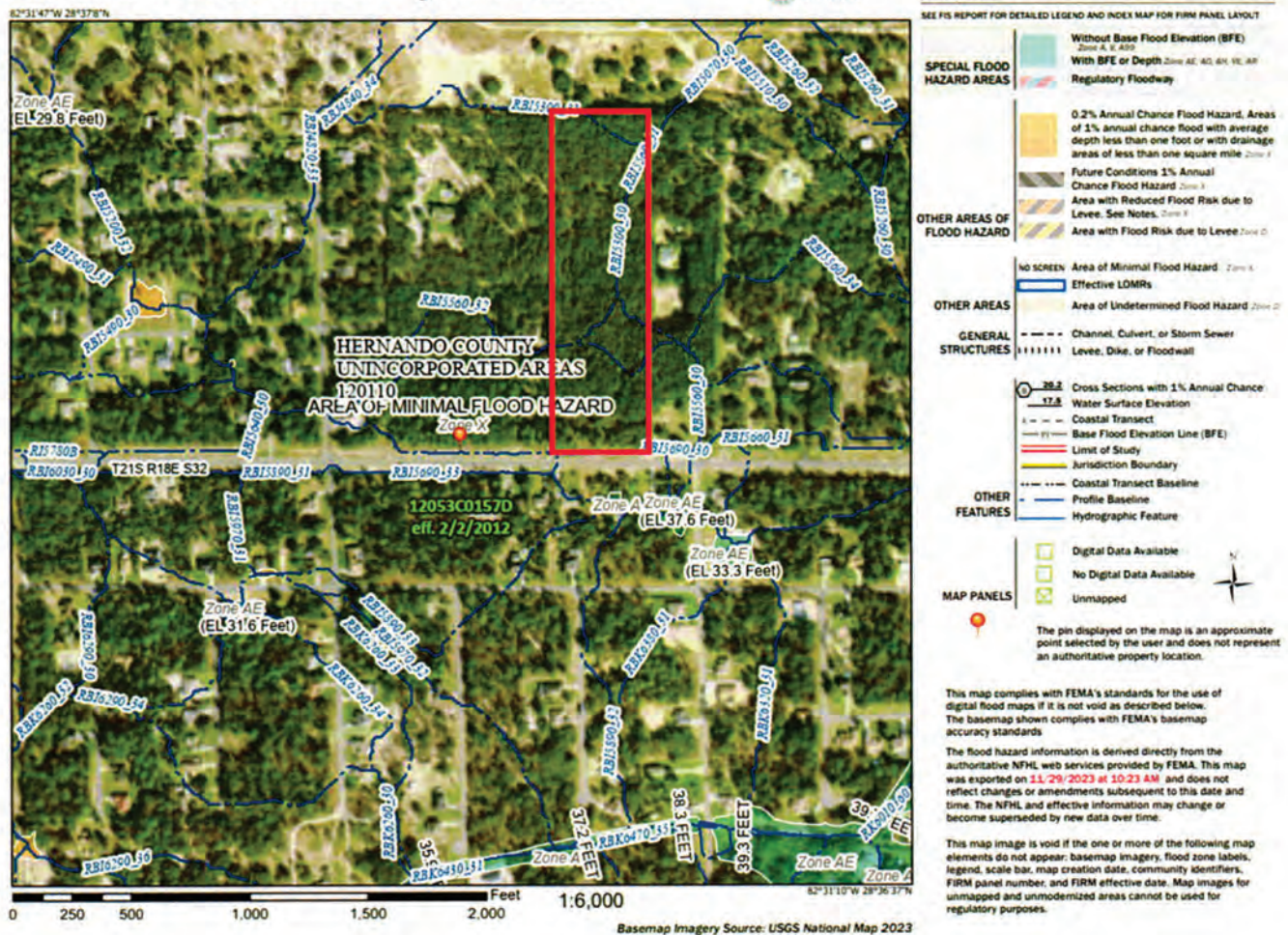
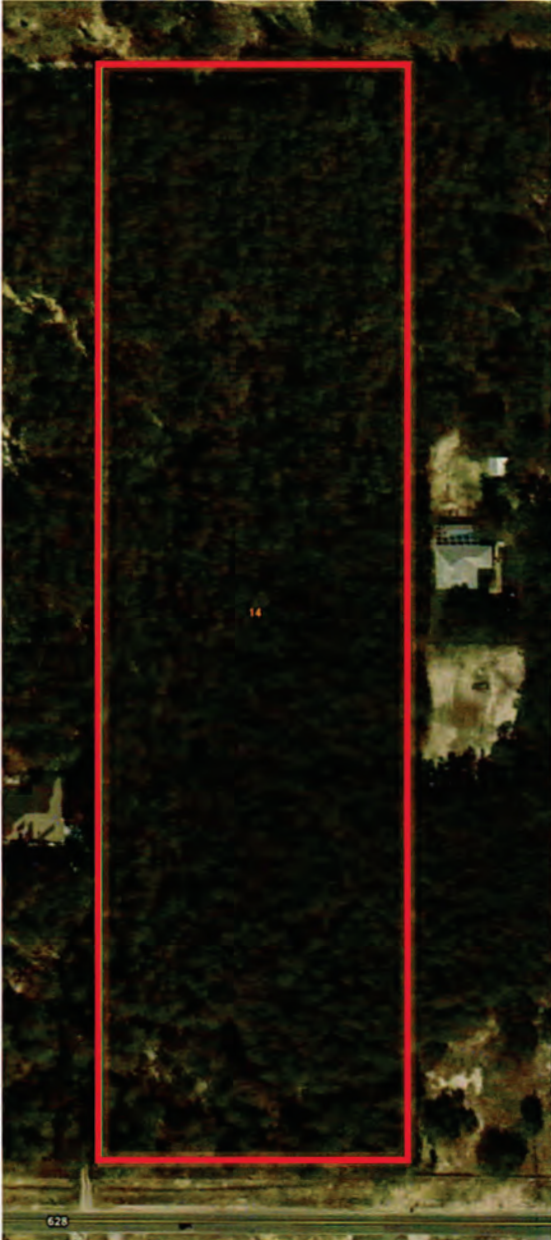


Figure 5. Centralia- Class C Parcel (Key No. 329834) Floodplain Map

Soils

Candler fine sand, a well-drained soil, was identified on the subject site. Refer to figure 6.



Hernando County, Florida (FL053)			
Hernando County, Florida (FL053)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
14	Candler fine sand, 0 to 5 percent slopes	10.2	100.0%
Totals for Area of Interest		10.2	100.0%

Figure 6. Centralia- Class C Parcel (Key No. 329834) Soil Map

Site Environmental

A preliminary site visit was conducted within 30 days of this application. The following are the results of the site visit.

- The proposed project site is heavily forested with a mix of Laurel oak (*Quercus laurifolia*), Live oak (*Quercus virginiana*), and hardwoods.
- Regulated trees are anticipated.

- Gopher tortoise burrows were detected within the proposed project limits but impacts to potentially occupied gopher tortoise burrows are not proposed.
- There are no significant drainage features, water features, wetlands or significant habitats on the site.
- Given the zoning requested and the fact the 9.5 acres will only be developed with 4 single family homes there are no environmental impacts anticipated. If listed species are found on the site development will comply with all required State and Federal permit requirements.

Drainage

The subject property will use roadside swales for drainage.

Transportation

Centralia Road is a 2-lane paved County maintained collector roadway operating at an acceptable level of service. The impact from 4 additional single family lots will be de minimis.

Potable Water

The Subject Property will utilize individual wells for potable drinking water.

Sanitary Sewer

The Subject Property will utilize individual septic systems for sanitary sewer.

Parks

The nearest District Park is Ernie Wever Park. The impact from 4 additional single family lots will be de minimis.

Solid Waste

The Subject Site is not located in a mandatory collection area. Each individual lot owner will be responsible for contracting solid waste collection.

Schools

The impact from 4 additional single family lots will be de minimis.

Deviations

Since this is a request for a zoning change to a standard zoning district the request will not include deviations.

PRINTED: 12/06/2023 8:44am PLOTTED BY: WAC PLOT: L132731\dwg\ch_Centralia_Chris_TTEE\329834.dwg

LAND USE TABLE		
LAND USE	ACRES	UNITS
SINGLE FAMILY	9.50	*
ACCESS / DRAINAGE	6*	
TOTAL:	+/- 9.5	*

*Access road and Drainage Swale is within the easement across each residential lot.

Site Data
 Owner/Applicant: Carollo Christopher TTEE
 Parcel Key No.: 329834
 Section/Township/Range: 32/21/18
 Current Zoning: A(Agricultural)
 Proposed Zoning: AVR (Agricultural/Residential)
 Area: +/- 9.5
 PROPOSED NO. OF LOTS: 4
PERIMETER SETBACKS:
 North- 50'
 South- 100' (Centralia Road)
 East- 50'
 West- 50'
INTERNAL BUILDING SETBACKS
 Front- 75'
 Side- 35'
 Rear- 50'
LOT SIZE
 Min. Lot Size- Approx. 2.3 acres including easement.
BUFFERS
 No buffers proposed due to the large perimeter setbacks and rural residential nature.



ZONING MASTER PLAN
 PARCEL KEY 329834



Coastal
 Engineering
 Planning
 Surveying
 Environmental
 Construction Management
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 Columbia, Maryland 21046
 (410) 726-1000
 www.coastalengr.com

THIS IS A PRELIMINARY ZONING MASTER PLAN. IT IS NOT A FINAL ZONING MASTER PLAN. IT IS NOT TO BE USED FOR ANY PURPOSES WITHOUT THE WRITTEN CONSENT OF COASTAL ENGINEERING ASSOCIATES, INC.

DATE	REV.	BY	REVISED NO.	REVISION

SHEET
 1
 JOB NO. 23073