

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: August 1, 2024

File No. _____ Official Date Stamp:

RECEIVED

8-26 2024

Development Services
Division

APPLICANT NAME: NVR, Inc., Barbara Zellmer, Regional Land Entitlement Manager

Address: 1409 Tech Blvd, Suite 202

City: Tampa

State: Florida

Zip: 33619

Phone: 813-739-7435

Email: bzellmer@nvrinc.com

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

REPRESENTATIVE/CONTACT NAME: Cynthia Tarapani

Company Name: Tarapani Planning Strategies

Address: 128 E. Tarpon Avenue

City: Tarpon Springs

State: Florida

Zip: 34689

Phone: 727-642-2030

Email: c.tarapani@tarapaniplanning.com

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

Contact Name: _____

Address: _____

City: _____

State: _____

Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) KEY NUMBER(S): See Attached List
2. SECTION 26 & 35, TOWNSHIP 22, RANGE 19
3. Current zoning classification: PDP-GC
4. Desired zoning classification: PDP-MF
5. Size of area covered by application: 40.26 acres
6. Highway and street boundaries: State Road 50 on north and Emerson Road on east
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: 20 minutes)

PROPERTY OWNER AFFIDAVIT

I, _____, 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.

and (representative, if applicable): Cynthia Tarapani

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 15 day of July, 2024, by BESIM HALEF who is personally known to me or produced _____ as identification.

Signature of Notary Public



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

Notary Seal/Stamp



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: August 1, 2024

File No. H-21-53 Official Date Stamp:

RECEIVED

AUG 21 2024

Hernando County Development Services
Zoning Division

APPLICANT NAME: NVR, Inc., Barbara Zellmer, Regional Land Entitlement Manager

Address: 1409 Tech Blvd, Suite 202

City: Tampa State: Florida Zip: 33619

Phone: 813-739-7435 Email: bzellmer@nvrinc.com

Property owner's name: (if not the applicant) Emerson Capital Group LLC

REPRESENTATIVE/CONTACT NAME: Cynthia Tarapani

Company Name: Tarapani Planning Strategies

Address: 128 E. Tarpon Avenue

City: Tarpon Springs State: Florida Zip: 34689

Phone: 727-642-2030 Email: c.tarapani@tarapaniplanning.com

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

Contact Name:

Address: City: State: Zip:

PROPERTY INFORMATION:

1. PARCEL(S) KEY NUMBER(S): 420556/ 1580541/ 739730/ 1411163/ 1411154/ 739749/ 476407
2. SECTION 26 & 35, TOWNSHIP 22, RANGE 19
3. Current zoning classification: PDP-GC
4. Desired zoning classification: PDP-MF
5. Size of area covered by application: 40.26 acres
6. Highway and street boundaries: State Road 50 on north and Emerson Road on east
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: 20 minutes)

PROPERTY OWNER AFFIDAVIT

I, W. Parkinson Myers, 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.
and (representative, if applicable): Cynthia Tarapani
to submit an application for the described property.

Emerson Capital Group, LLC
by: ECG Manager, LLC - its Manager
by: W. Parkinson Myers - its Manager
Signature of Property Owner

STATE OF FLORIDA

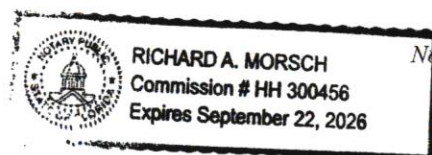
COUNTY OF HERNANDO Hillborough

The foregoing instrument was acknowledged before me this 9th day of AUGUST, 2024, by W. PARKINSON MYERS who is personally known to me or produced _____ as identification.

Signature of Notary Public

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

Rezoning Application Form_11-08-16.Docx



Notary Seal/Stamp

Page 1 of 1

**HERNANDO COUNTY REZONING APPLICATION
MAPLE CROSSING
SUBMITTAL DOCUMENT B**

LIST OF PARCEL'S KEY NUMBERS

OWNER	KEY NUMBERS	SECTION/TOWNSHIP RANGE
BANC DEVELOPMENT LTD 1 Craigmere Drive, Suite 201 Halifax, NS B3N 0C6 Canada	420556 1580541 739730 1411163 1411154 739749	26-22-19 26-22-19 26-22-19 26-22-19 26-22-19 35-22-19
EMERSON CAPITAL GROUP LLC 17805 Crystal Cove Place Lutz, Florida 33548	476407	26-22-19



**MAPLE CROSSING REZONING APPLICATION
PLANNED DEVELOPMENT NARRATIVE**

Presented to:

**Hernando County
1653 Blaise Drive
Brooksville, Florida 34601**



Prepared for:

**NVR, INC.
1409 Tech Boulevard, Suite 202
Tampa, Florida 33619**

Prepared by:

**Cynthia Tarapani, Owner
Tarapani Planning Strategies
Land Use Planning Expert
128 E. Tarpon Avenue
Tarpon Springs, Florida 34689
Telephone 727-642-2030
c.tarapani@tarapaniplanning.com**

August 6, 2024

**MAPLE CROSSING REZONING APPLICATION
PLANNED DEVELOPMENT NARRATIVE**

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**MAPLE CROSSING REZONING APPLICATION
LIST OF SUBMITTAL DOCUMENTS**

A. Application Signed by Property Owners

B. List of Parcel's Key Numbers (Legal Description)

C. Proof of Ownership

Deed for Banc Development Ltd.- OR Book 3249, Page 1620

Deed for Emerson Capital Group- OR Book 3063, Page 1353

D. List of Experts for Public Hearings

E. Property Appraiser's List and Map of Adjacent Property Owners

F. Maple Crossing PD Master Plan

G. Maple Crossing Land Development Traffic Assessment

H. Preliminary Protected Species Surveys

I. Application Fee

Check from NVR Ryan Homes in the amount of \$1,281.40 payable to
Hernando County

I. INTRODUCTION

NVR, Inc., the Applicant, is the Contract Purchaser of an approximate 40.26 acre property located at the southwest quadrant of State Road 50 and Emerson Road in Hernando County. The property is composed of seven parcels owned by two different owners: Banc Development Ltd. and Emerson Capital Group. This Rezoning Application is submitted to revise the type of allowable development from Commercial to Multifamily, revise the site's zoning from PDP-C to PDP-MF, and revise the previously approved Master Plan to allow the proposed use of 223 townhouses.

II. PROJECT PROPOSAL & SITE CHARACTERISTICS

The Rezoning Site is currently vacant and is proposed for a townhouse development with a total of 223 townhouses, developed in buildings of four, five and six townhouse units. There is no commercial development proposed for the site. There is a wetland system that bifurcates the site beginning in the southwest corner of the property, continuing diagonally through the site to the northeast, and then continuing off-site. The wetlands are a total of 1.277 acres and there are no proposed impacts to the wetlands.

The wetland system bifurcates the development into two unconnected sections with access provided separately for each portion. Although there is no vehicular connection between the two sections, a pedestrian bridge is proposed to connect the two sections of the development, subject to approval from all permitting agencies. The East Section is proposed to be developed with a maximum of 149 townhouses units with a single access to Emerson Road. The smaller West Section is proposed to be developed with a maximum of 74 units with a single access to Oxley Road. It should be noted that the project entrance on Oxley Road will be located in close proximity to and approximately 250 feet south of State Road 50 to minimize project traffic on Oxley Road.

Within the development, the local roads are proposed to be public roads that comply with the County's development standards. The site will be designed with a stormwater management system that complies with the regulations of both Hernando County and SWFWMD. The development will contain neighborhood parks that comply with the County's requirements regarding the acreage and the parks will be located in convenient locations in both the East and West Parcels

The total size of the project and proposed density is shown in **Table 1** below.

Table 1
Project Size and Proposed Density

Site	Size in acres
Uplands	38.98 ac
Wetlands	1.277 ac
TOTAL SITE SIZE	40.26 acres
Proposed Development	223 Townhouse Units: <ul style="list-style-type: none"> • 149 units on East Section • 74 units on West Section
Gross Density (on Total Site)	223 units on 40.26 acre= 5.5 u/ ac
Net Density (on Uplands Only)	223 units on 38.98 acres = 5.7 u/ ac

Proposed Deviation from LDC

The Applicant requests one deviation from the *Land Development Code* to reduce the building setback from State Road 50 in the West Parcel. The Planned Development provisions, Article VIII of the *LDC*, require a building setback of 125' from State Road 50 and the Applicant proposes a setback of 75'. The justification for this reduced setback relates to the physical form and dimensions of the West Parcel which is the section of the site to which the State Road 50 setback applies. The depth of the West Parcel from the north property line adjacent to State Road 50 south to the wetland system is approximately 274 feet, excluding the wetland buffer. If the State Road 50 setback must be met, there will not be adequate room to develop townhouses on both sides of the northern local road resulting in an inefficient site design that will significantly reduce the development potential of the project.

The Applicant proposes a setback of 75' from the property line to the townhouse buildings within which an extremely wide landscaped buffer of 45' will be installed along the entire West Parcel frontage of State Road 50. The large proposed setback coupled with the wide landscaped buffer will provide an effective buffer between State Road 50 and the proposed townhouses. Additionally, the landscaped buffer will create an aesthetically pleasing view along the State Road 50 frontage.

III. ENVIRONMENTAL CONSIDERATIONS

A Preliminary Protected Species Survey has been prepared by Universal Engineering Sciences for each side of the development and they are attached as **Submittal Document H**. Based on review of available data and a field inspection, the attached Surveys confirm that no Protected Species were identified on the project property. In summary, other than the wetland system that traverses the site, at this time, there are no known environmental considerations on the site.

The site is located in Flood Zones A and X. The detailed engineering design will determine whether or not the buildings will be required to be elevated. If building elevation is necessary, then the first floor of all habitable buildings on the site will be elevated as determined by this analysis and consistent with Hernando County's regulations.

IV. SITE PLAN DISCUSSION

As mentioned above, the site will be developed in two unconnected parcels. The East Parcel is the larger property and is proposed to be developed with a maximum of 149 townhouse units. The West Parcel is a smaller property and is proposed to be developed with a maximum of 74 units. The maximum total number of units proposed for the site is 223 townhouse units. Access to the East Parcel will be via one entrance/ exit on Emerson Road. Access to the West Parcel will be via one entrance/ exit on Oxley Road that will be located in close proximity to State Road 50 to minimize project traffic on this road. Both project entrances will be "treed entrances" as required by the *Land Development Code*.

Nature Trail & Pedestrian Bridge

Although there is no vehicular connection between the two parcels, there is a proposed pedestrian bridge that connects the parcels and will be connected to a nature trail and sidewalks that traverse the entire project site. The specific locations of the pedestrian bridge and nature trail will be determined during engineering design and submitted to the County for review. It should be noted that the pedestrian bridge is subject to permitting by all appropriate agencies.

Neighborhood Parks

The proposed development will meet and exceed the County's requirement of 2.73 acres of neighborhood parks by providing parks in locations convenient to residents of both Parcels. The final sizes and locations of the neighborhood parks will be determined during detailed engineering design and submitted to the County for review.

Guest Parking

The development proposes additional parking to be available for guests and located conveniently throughout the East and West Parcels. The number of spaces and specific location of the guest parking will be determined during engineering design and submitted to the County for review.

Compatibility, Setbacks & Buffers

The site is located at the intersection of two major roads: State Road 50 and Emerson Road, and also has frontage on Oxley Road, a third local road. The site's shape and dimensions are suitable to a townhouse development with appropriate amenities. The site is also well insulated from other properties and is not expected to create negative impacts to the surrounding properties based on the following proposed setbacks and buffers. It should be noted that all of the proposed setbacks and buffers are shown on the Master Plan, in **Table 2** below and are described in this section.

North: The north boundary of the development is State Road 50, a State- maintained arterial currently constructed as a four-lane divided roadway. Along the north property boundary, the project proposes a 75' building setback from the property line to the townhouse buildings and a 45' landscaped buffer. The justification for a reduced setback along State Road 50 is contained in **Section II** of this report.

South: To the south of the site is a public elementary school. The activities on the school property in the proximity of the new townhouses are employee parking and a stormwater pond. Further south on the school property, there are sports courts and open play fields. Along the project's southern boundary, the Master Plan proposes a 45' building setback from the property line to the townhouse buildings and a 15' landscaped buffer.

East: Emerson Road is adjacent to the eastern property line of the site and a private school is located on the east side of Emerson Road across from the East Parcel. There will be one entrance to the development from Emerson Road which will be a treed entrance with open space/ landscaping on both sides of the entrance. To the north and south of the open space at the project entrance along the balance of Emerson Road, a landscaped buffer of 25' is proposed. The project proposes to comply with the required 35' building setback along Emerson Road.

Portions of the East and West Parcels border the FDOT stormwater pond. Along these internal property borders, a landscaped buffer is proposed with varying widths. On the northern edge of the East Parcel, the proposed landscaped buffer is 5'. On the eastern edge of the West Parcel, the proposed buffer is 15'. Along both sides of the townhouse project's stormwater pond, the proposed landscaped buffer is 30'.

West: Oxley Road is adjacent to the western property line of the site. On the west side of Oxley Road are single family homes. The project proposes to minimize the traffic impacts on Oxley Road by locating only one access point for the development and locating it in close proximity to State Road 50. It should be noted that the most northern home on the west side of Oxley Road is south of the project entrance. Along Oxley Road, the project proposes to exceed the required 35' building setback with a 45' building setback from the property line to the townhouse buildings and a 20' landscaped buffer along the length of Oxley Road.

The proposed external setbacks and buffers are proposed to minimize impacts of the proposed development with surrounding land uses. The West boundary is the only property boundary that is in proximity to existing residential uses. Therefore, the project has proposed a significantly large setback of 45' on the West boundary as well as a 20' landscaped buffer along this roadway. Further, there is only one entrance to the development on Oxley Road and this entrance will also be developed as a treed entrance. All of these site features are designed to form an appropriate buffer between these two residential uses.

Table 2
Summary of External Project Setbacks

Property Boundary	Required Setback	Provided Setback
North	125' along State Road 50 20' along FDOT Parcel	75' along State Road 50* 30' along FDOT Parcel
South	20'	45'
East	20' in West Parcel 35' in East Parcel along Emerson Road'	30' in West Parcel adjacent to FDOT Pond 35' in East Parcel along Emerson Road
West	35' along Oxley Road	45' along Oxley Road

* Deviation Requested and described in **Section II**.

The dimensional requirements for the townhouse units are shown on the Master Plan and also in **Table 3** below.

Table 3
Summary of Townhouse Dimensional Standards

Standard	Amount
Lot Size	2,640 sq. ft.
Lot Depth	110'
Setbacks	Front: 19.5' Rear: See External Project Setbacks Side: N.A.
Building Coverage	35% (As calculated for the overall project site)

V. IMPACTS TO PUBLIC FACILITIES

Transportation

The Applicant has submitted a Traffic Assessment along with this Rezoning Application to confirm that the project will not reduce the Level of Service on the road network and to identify the entrance improvements appropriate for the project. The Land Development Traffic Assessment was prepared by W.E. Oliver, P.E., LLC dated July 12, 2024 and attached as **Submittal Document G**.

The results of the Traffic Assessment are summarized on Page 11 of the report and as follows:

1. The Level of Service Analysis for Year 2030 “indicates good conditions” that meet the County’s adopted standards.
2. A east-to-south bound right turn lane on State Road 50 at Oxley Road is recommended.
3. A south-to-west bound right turn lane on Emerson Road at the East Parcel entrance is recommended.
4. Improvement of Oxley Road from State Road 50 south to the West Parcel entrance is recommended to improve the road used by the project up to County standards.

Please refer to the full Traffic Assessment contained in this submittal.

Stormwater Management/ Drainage

The new development will be required to treat its stormwater on the site in accordance with the regulations of Hernando County and SWFWMD. The Master Plan shows the conceptual location for the three stormwater management ponds to serve the project.

Water and Sewer Utilities

See analysis in **Section VI** below.

Neighborhood Parks

The proposed development will meet and exceed the County's requirement of 2.73 acres of neighborhood parks by providing parks in locations convenient to residents of both Parcels. The final sizes and locations of the neighborhood parks will be determined during final engineering design and submitted to the County for review.

Public School Facilities

The project will be subject to and will comply with the County's Concurrency Evaluation and the Educational Facilities Impact Fees for each townhouse.

Summary

Based on the analysis in this **Section V**, adequate public facilities will be available to serve the project.

VI. WATER & SEWER SERVICES

Although the proposed development is located within the jurisdiction of Hernando County, it is located within the utility service area for the City of Brooksville. The City of Brooksville is evaluating their sewer capacity and taking steps to expand capacity through a potential agreement with Hernando County and with a major expansion to the sewer treatment plant. The Applicant is aware of this ongoing capacity evaluation and will coordinate with the City of Brooksville to obtain sewer service. Central water service will also be provided through the City of Brooksville and there are no capacity issues relating to that service.