

HERNANDO COUNTY ZONING AMENDMENT PETITION



Application to Change a Zoning Classification

Application request (check one):

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



Date: 01/17/2022

APPLICANT NAME: NVR, Inc.

Address: 1492 Tech Blvd, Suite 202
City: Tampa State: FL Zip: 33619
Phone: (813)453-9897 Email: rharcrow@nvrinc.com
Property owner's name: (if not the applicant) Mazas Hernando Holdings Inc

REPRESENTATIVE/CONTACT NAME: Tatum Csorba

Company Name: Coastal Engineering Associates, Inc.
Address: 966 Candlelight Blvd
City: Brooksville State: FL Zip: 34601
Phone: (352) 848-3425 Email:

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
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., 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):

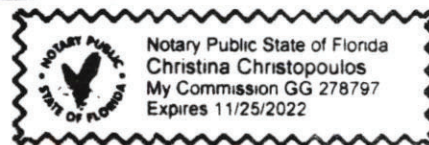
- [ ] I am the owner of the property and am making this application OR
[x] I am the owner of the property and am authorizing (applicant): NVR, Inc.
and (representative, if applicable): Coastal Engineering Associates, Inc.
to submit an application for the described property.

Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 25th day of January, 2022, by Bill W. Mazas 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

# MAZAS PROPERTY – CENTRALIA AVE REZONING NARRATIVE

Received

JUL 1 2022

Planning Department  
Hernando County, Florida

## GENERAL

The subject property, consisting of approximately 154 acres, is located east of and adjacent to Commercial Way (U.S 19); north of and adjacent to Amity Ave.; and south of and adjacent to Centralia Road., in Section 36, Township 21 South, Range 17 and Section 31, Township 21 South, Range 18 East, Hernando Co., Florida. The property covered by this application is identified by the Hernando County Property Appraiser as Key Numbers 00940389, 01128782, 00940398. Refer to Figure 1 for the project Aerial Location Map.



Figure 1. Mazas Parcel (Centralia) – Freeport Drive (Key No. 00940389, 01128782, 00940398) Aerial Location Map

Current zoning on the property is Combined Planned Development Project (CPDP) with residential and commercial uses. The surrounding zoning consists of conservation on the west side of U.S. 19 and the north side of Centralia Rd.; R1C on the east side of the project; and C2 and C3 on the south side of the project. Refer to Figure 2 for the project area Current Zoning Map.

The Hernando County Comprehensive Plan Future Land Use Map indicates that the subject property is designated Residential with a Commercial node at the corner of U. S. 19 and Centralia Road. Refer to Figure 3 for the project area FLU Map.

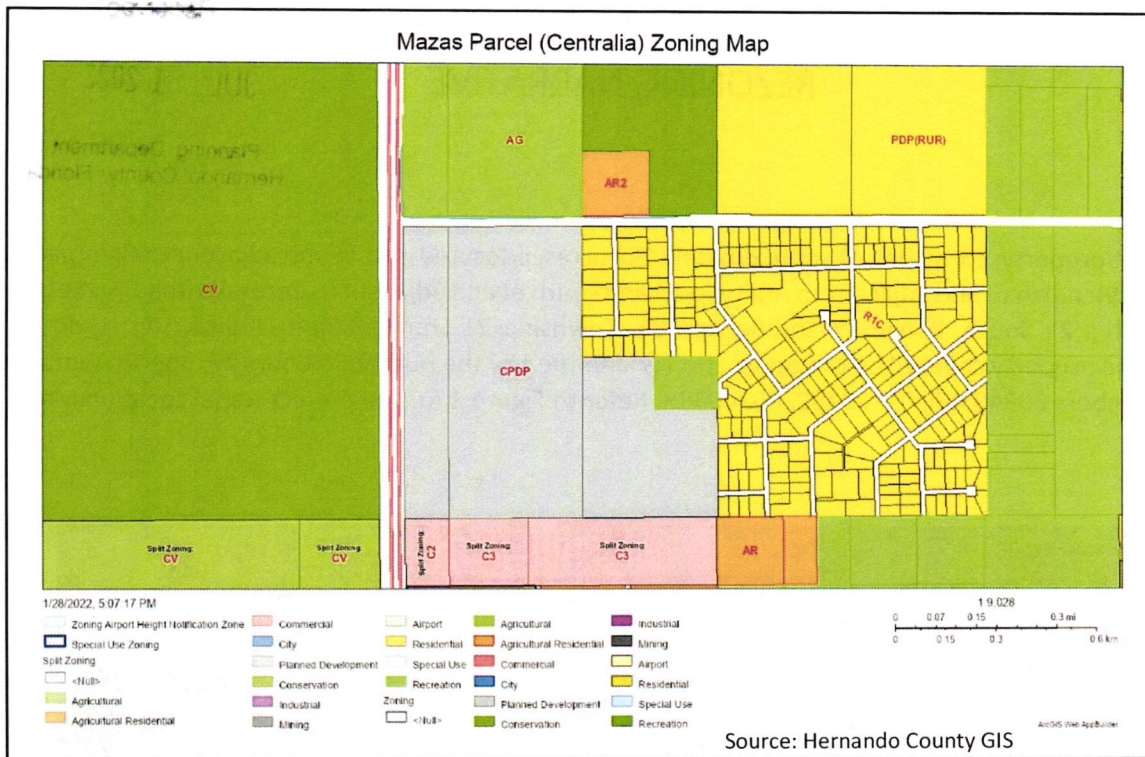


Figure 2. Mazas Parcel (Centralia) (Key No. 00940389, 01128782, 00940398) Current Zoning Map

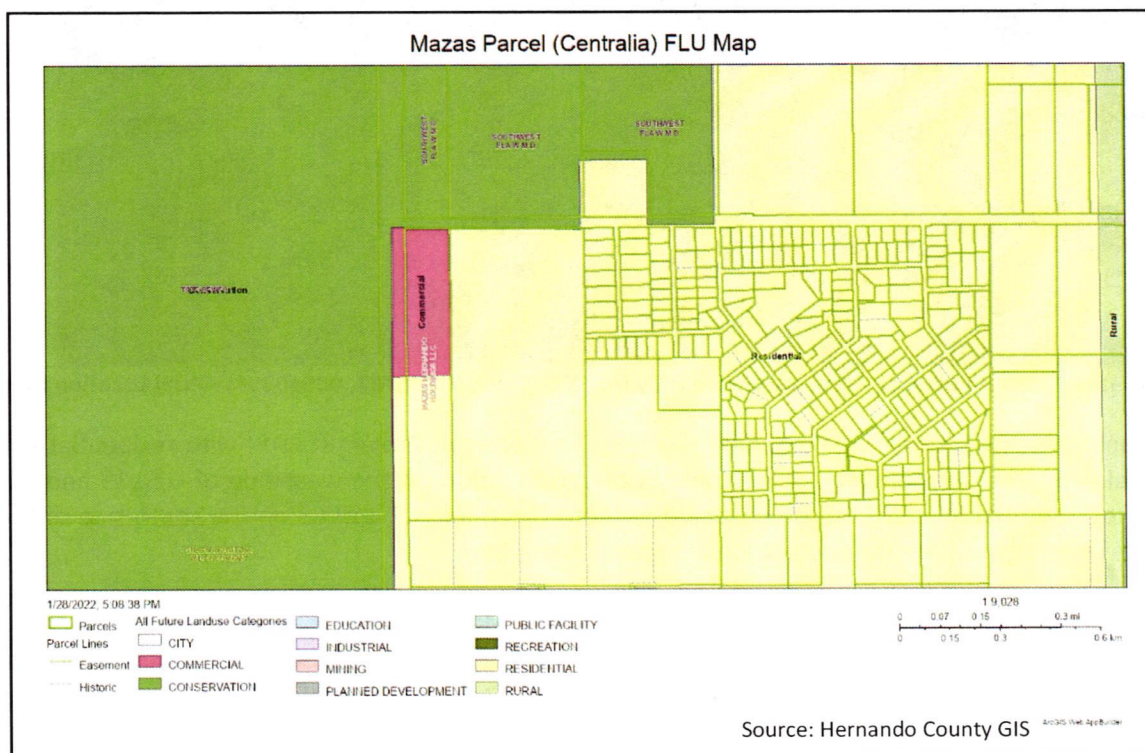


Figure 3. Mazas Parcel (Centralia) (Key No. 00940389, 01128782, 00940398) FLU Map

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## APPLICANT'S REQUEST

The applicant is requesting to retain the Combined Planned Development Project (CPDP) zoning designation but reduce the commercial footprint and modify the residential portion of the project to include housing options more tailored to the present homebuyer market preferences. The proposed mix of residential units will include single family detached homes, and paired villas. The highest density housing (villas) will be located along the western (US 19) and southwestern (C2, C3) portions of the property. The entire community will be served with central water and provided with sewer service via the extension of nearby Hernando County Utilities Department (HCUD) facilities. With older subdivided parcels on septic tanks located to the east, a 50 foot wide natural vegetated buffer tract will be provided along the entire western boundary of the proposed project, with no proposed vehicular connection between the communities. A homeowners association will be created to maintain common facilities and own and control the buffer tract.

The property is very conducive to development, with well-drained soils and moderately rolling topography. The borrow pits on the site, one of which has developed wetland characteristics, will be incorporated into the drainage system. The request is consistent with the Residential designation in the Hernando County Comprehensive Plan. The placement of commercial along Commercial Way (U.S. 19) is also consistent with the Commercial Node designation at the intersection of Centralia and US 19. The "layering" of density from west to east provides a transition in intensity.

The property is within the Hernando County Utility Department (HCUD) service area. A public school complex with grades at all levels (Winding Waters K-8; Weeki Wachee High School) is located less than a quarter mile to the south, providing the opportunity of pedestrian access for project students. Adjacent roadways (US 19, Centralia Road) have excellent levels of service. The applicant will work directly with the County Engineer and the Florida Department of Transportation with regards to the locations of project entrances to US 19 and Centralia Road. Due to the limited commercial on site, limited commercial potential immediately to the south and the school complex located below it, the creation of a frontage road across the southern two-thirds of the property does not appear to be warranted. The developer proposes a reverse frontage road behind the commercial corner (from Centralia to the northern US 19 access), with the proposed internal residential street network extending from that point to the project's southern boundary.

## SETBACKS AND BUFFERS

### PERIMETER BUILDING SETBACKS

West (US 19)	125'
North (Centralia Rd)	40' (deviation from 20')
South	25'
East	65' (includes 50' buffer)

### INTERNAL BUILDING SETBACKS

Front:	25'
Side:	5' (0' for villas)
Rear:	15'

**BUFFER**

- East Perimeter 50' natural vegetated buffer with 80% opacity, enhanced if needed)
- North Perimeter 20' landscaped buffer

**DRAFT OF PROTECTIVE COVENANTS**

Protective covenants to maintain the common recreation and drainage retention area will be provided with SWFWMD permitting.

**PRELIMINARY ENGINEERING REPORT**

**Topography & Drainage**

The property ranges from a high of approximately 35' m.s.l. in the east to a low of 12' m.s.l. in the borrow pits. A common drainage retention system will be constructed to accommodate onsite and any existing offsite stormwater.

**Floodplain**

The project is located on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) community panel 12053C0156E, effective date of January 15, 2021. According to the FIRM panel, there are six areas that are designated Zone AE with a 100 year floodplain elevation between 17.0 and 21.0 ft above sea level. The remaining areas are within Zone A without Base Flood Elevations.

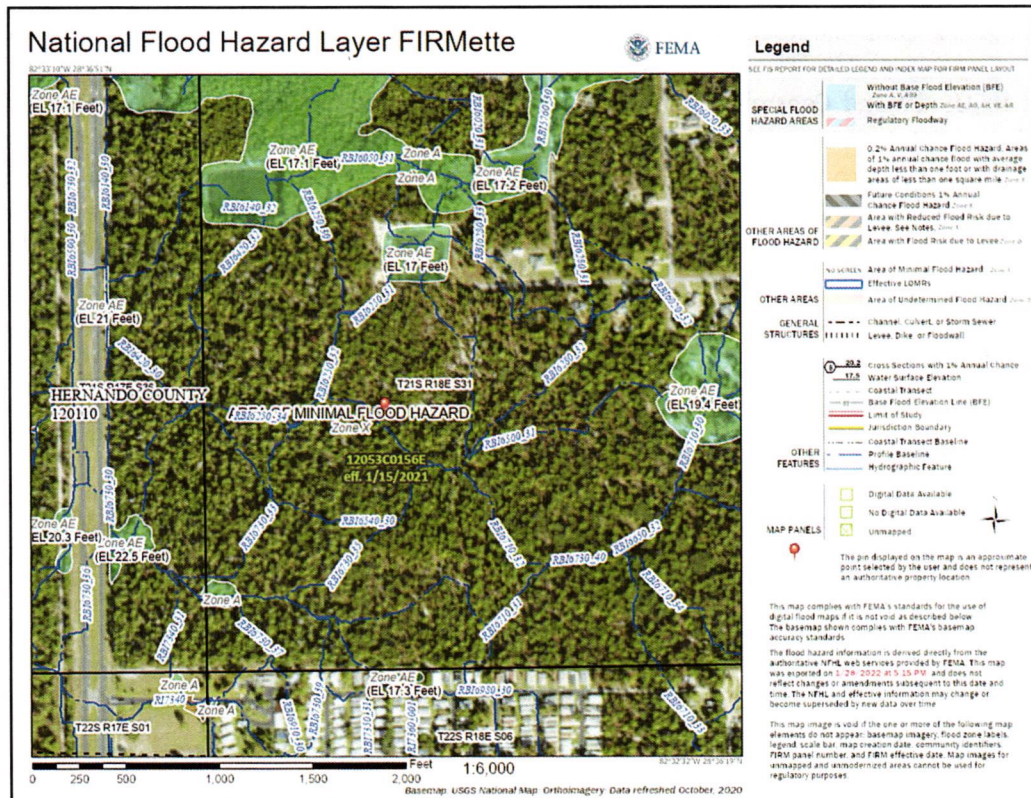


Figure 4. Mazas Parcel (Centralia) (Key No. 00940389, 01128782, 00940398) FEMA Floodplain Map

## Soils

The soils types located on the subject property consist entirely of Candler fine sand and Basinger fine sand. The predominant Candler fine sands are very conducive to development. Refer to Figure 5 for the project area soils map.

## Environmental

A preliminary site visit was conducted. The following are the results of the site visit.

- The property is undeveloped and vacant. No buildings or structures were noted during the site visit.
- The property is a moderately wooded parcel with tree species present to include: slash pine, longleaf pine, sand pine, turkey oak, post oak, laurel oak, and bluejack oak.
- Groundcover consists of saw palmetto, wax, myrtle, groundsel tree, wiregrass, gopher apple, reindeer moss, annual forbs and grasses, and various ruderal plant species.
- A few specimen trees were observed scattered throughout the property.
- Several gopher tortoise burrows were detected on the subject property. According to the Florida Department of Transportation FLUCCS mapping system, the two previously excavated borrow pits present on site are classified as intermittent ponds.
- The first borrow pit located to the east of Piquero Avenue contains very little standing water and virtually no wetland vegetation. It appears this borrow pit has been disturbed by the use of off-road vehicles.
- The second borrow pit is located to the northwest of the previously mentioned one, near the north central portion of the property. This borrow pit contains a considerable amount of standing water and some wetland vegetation. This area has the potential to function as a wetland.
- To the south of Centralia Road, near the northwest corner of the property, there is a depressional area, which holds large amounts of water on an intermittent basis. It appears as though water is channeled through culverts under Centralia Road during storm events, collects and pools within the depressional area, and eventually percolates through the soil.
- No active or remnant sinkholes were noted during the site visit.

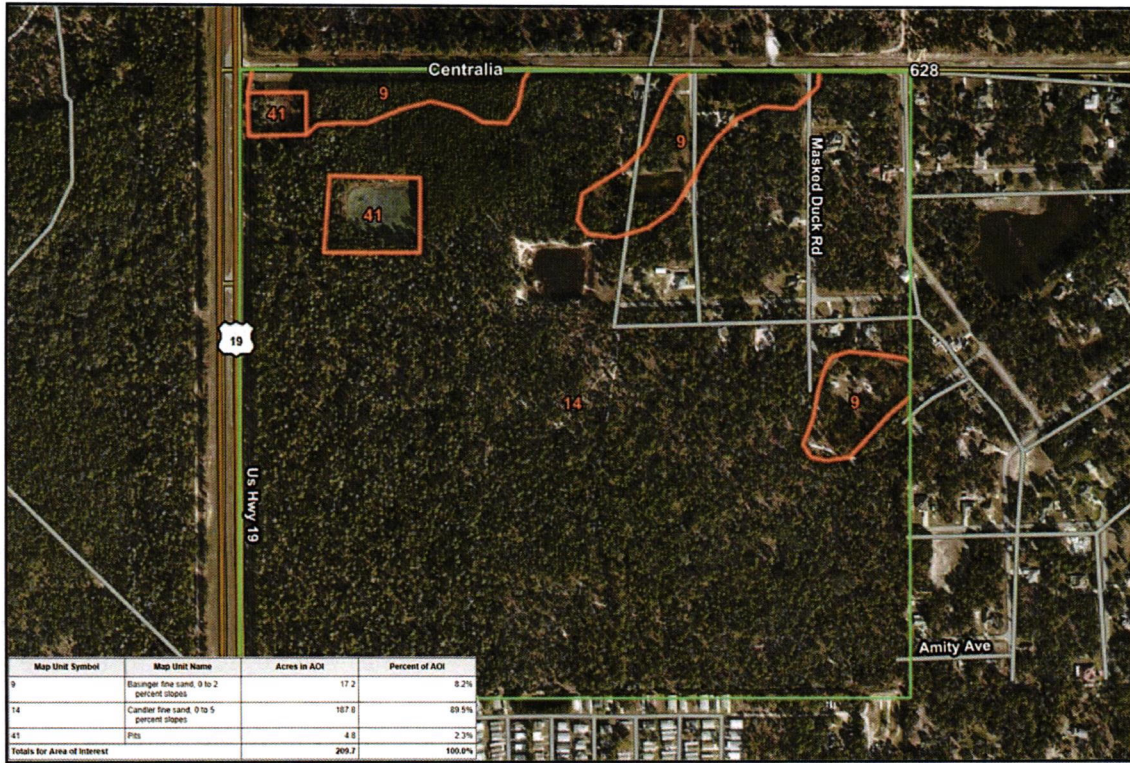


Figure 5. Mazas Parcel (Centralia) (Key No. 00940389, 01128782, 00940398) Soils Map

## DEVELOPMENT SCHEDULE

Development is anticipated to occur in 2023.

## ADEQUATE ACCESS

As depicted on the enclosed master plan, up to two points of access are proposed to US 19 and a single access point to Centralia Road. Both roadways have adequate capacity and excellent levels of service. If required by the County Engineer, an access can be provided to the south in the vicinity of the existing vacant commercial parcel.

## WATER AND SEWER

The property is within the Hernando County Utility Department (HCUD) service area. Water and sewer are available along US 19 to the south (serving the school complex). Discussions are underway with HCUD for the extension of that system.

## FIRE PROTECTION

With the extension of the public water system, adequate fire protection will be provided through utility design provision of fire hydrants. A Utility/Fire Service analysis will be prepared with the conditional platting.

## PREVIOUS DEVELOPMENT APPROVALS:

A previous zoning and master plan was approved on June 14, 2006

## REQUESTED DEVIATIONS

Side: 5' (0' for villas) – a deviation from 10'  
Rear: 15' – a deviation from 20'

- The above deviations are normal for the type of lots proposed.

Minimum lot size 4,400 sf (deviation from 6,000 sf)

From Centralia Road 40'

- With the residential lots adjacent to Centralia Road fronting on an internal street (no driveways to Centralia), a 40' building setback provides reasonable spacing.

## JUSTIFICATION

The applicant is requesting an increase in the number of residential units from the allowable 385 units to 500 units. This increase in density to 3.3 units per acre is at the lower end of the density range for the Residential FLUM designation in the Comprehensive Plan (2.5-5.4 units per acre). Hernando County's housing market has changed significantly since the original zoning in 2006, smaller lots and additional product types, such as villas, are part of the market demand. Since the project incorporate higher density products, the density of the project is layered from west to east, this provides a transition to a large buffer on the east side. The Hernando County School District recently constructed a K-12 school that is  $\frac{1}{4}$  of a mile to the South of the project. This project incorporates accessibility and provides a walkable or bikeable option for students that attend the school.

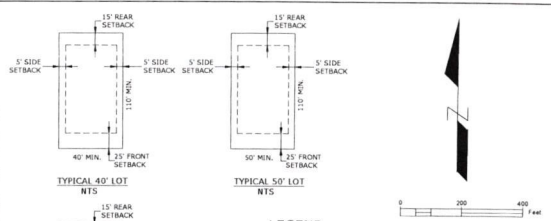
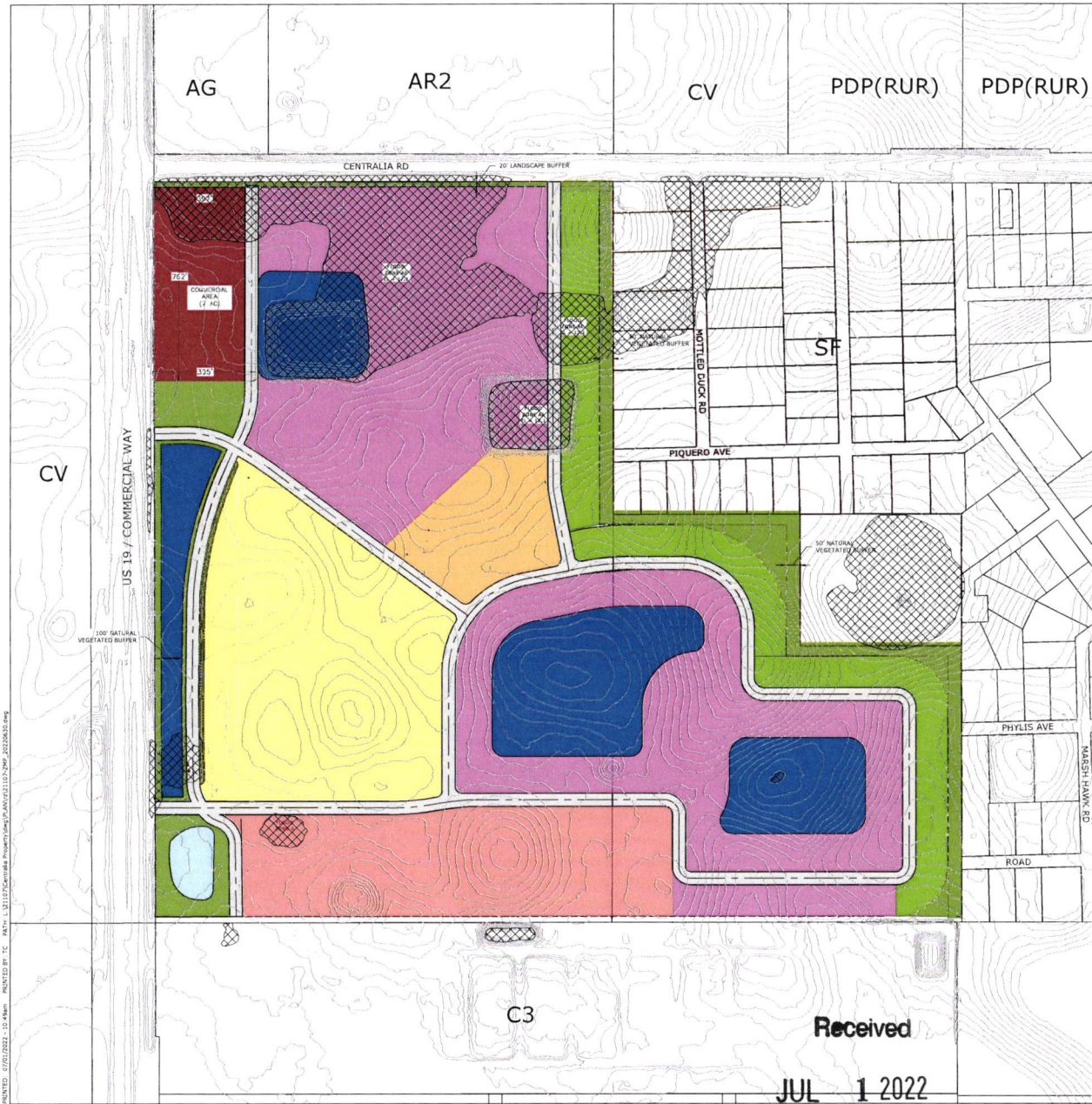
### Level of Service

Existing and proposed infrastructure services for the Centralia development have been evaluated in accordance with Hernando County's comprehensive growth strategy to provide adequate infrastructure services to ensure new development pays a fair, equitable and proportionate share of the costs required to provide adequate public facilities. A level of service standard has been adopted by Hernando County for roads water and sewer services; these standards shall be used for the purpose of paying impact fees and developing onsite/offsite infrastructure required for the Centralia phased conditional plat development orders as follows:

- 1.) Fire Protection: Maintain or exceed an overall ISO (Insurance Service Office) rating of Class 2/2Y for Hernando County Fire District. Developer will pay county adopted impact fees and coordinate with fire dept during design to provide fire hydrant assemblies with adequate flows and pressures for each phase of development.
- 2.) Law Enforcement: Maintain a ratio of at least 1.32 sworn officers per 1,000 permanent residents of the unincorporated County with accompanying equipment and facilities. Developer will pay adopted impact fees for Law enforcement.



- 3.) Public Buildings: Maintain the provision of public buildings at a minimum of 1,500 square feet per 1,000 permanent and seasonal residents (peak population). Developer will pay adopted impact fees for public buildings.
- 4.) Public Libraries: Maintain a book collection equal to at least 1.5 items per capita for the permanent residents. . Developer will pay adopted impact fees for Public Libraries.
- 5.) Educational Facilities: Levels of service for educational facilities are set forth in the Public School Facilities Element of this Plan. . Developer will pay adopted impact fees for Educational Facilities and work with the county school district to place new students in public and/or private schools. A non-binding level of service will be requested with the re-zoning and final school concurrency with each county approved conditional plat.
- 6.) Transportation Facilities: Level of service standards for transportation facilities as set forth in the Transportation Element of this Plan. Developer will pay adopted impact fees for transportation and work with the Hernando County engineer and FDOT for the development of the county frontage road and US 19 access points as shown on the Master zoning plan; improvements required will be paid for by the developer. The is currently available capacity on US 19 for the buildout of the project based on currently adopted levels of service.
- 7.) Potable Water Facilities, Level of service standards for potable water as set forth in the Utilities Element of this Plan Developer will pay adopted potable water impact fee and construct HCUD required onsite and offsite connections to the county potable water system. The county has adequate potable water supply for the projects once county approve connection are completed.
- 8.) Wastewater Facilities, Level of service standards for wastewater as set forth in the Utilities Element of this Plan Developer will pay adopted potable water impact fee and construct onsite and off-site service connections to tie into the available county owned wastewater system along US 19. The county has adequate wastewater treatment capacity for project build out at the Glen Wastewater Reclamation Facility.
- 9.) Solid Waste Facilities, Level of service standards for solid as set forth in the Utilities Element of this Plan. The future citizens for the Centralia development will pay the current Solid Waste disposal rate and relating tapping fees for solid waste disposal.
- 10.) Drainage Facilities: Level of service standards for drainage facilities as set forth in the Utilities Element of this Plan. Developer will design, permit, and construct all required onsite drainage systems in accordance with adopted SWFWMD standards for project build out.
- 11.) Hurricane Evacuation: Level of service standards for hurricane evacuation as set forth in the Coastal Management Element of this Plan. The developer will comply with Hernando County adopted evacuation standards and construct the onsite and offsite roadways above the 100 year 24 storm event for emergency evacuation of the development residences.



- LEGEND**
- VILLAS / 40' LOT TRACT
  - 40' WIDE LOT TRACT
  - 50' WIDE LOT TRACT
  - VILLA LOT TRACT
  - RECREATION & OPEN SPACE
  - DRAINAGE AREA
  - BUFFER / NATIVE VEGETATION
  - PROPOSED R/W
  - COMMERCIAL
  - FLOOD ZONE
  - WETLAND AREA

**SITE DATA**  
 Owner/Applicant: NOL, Inc.  
 1492 Tech Blvd, Suite 202  
 Tampa, FL 33619  
 Parcel Key No. 00940398, 01128782, & 00940398  
 Area: 154 - Acres  
 Section/Township/Range: 36/21S/17E & 31/21S/18E  
 Current Zoning: CPDP for PDP(SF) & PDP(GC)  
 Requested Zoning: CPDP for PDP(SF) & PDP(GC)  
 Proposed No. of Lots: 512

**Internal Building Setbacks:**  
 Front: 25' (20' for townhomes)  
 Side: 5' (0' for villas, townhomes)  
 Rear: 15'

**Buffer:**  
 East Perimeter: 50' natural vegetated buffer with 80% opacity, enhanced if needed  
 North Perimeter: 20' landscaped buffer

**FEMA FIRM Community Panels:** FEMA Panel 12953C0156E, effective date of January 15, 2021.

**Wetlands:**

**Fire Protection:** To be addressed during the Conditional Plat phase.

**General Notes:**  
 1. This is a planning document and is not to be considered a final design or construction plan. Also, not intended for recordation in public records. Drainage and utility assessment will be included in the final construction plans and shall meet the requirement of Hernando County and any agencies having jurisdiction related to this project.  
 2. Drainage Retention Areas (DRA) are conceptually located. The actual size and location will be determined with final engineering design.

LAND USE TABLE			
LAND USE	ACRES	UNITS	DENSITY
COMMERCIAL	7.0	7.0	80,000 SF
RESIDENTIAL		500 UNITS	
40' LOT		150 UNITS	
50' LOTS		118 UNITS	
VILLA		232 UNITS	
DRAINAGE	20.0		
RECREATION	5.5		
NATIVE VEGETATION (INCLUDING BUFFERS)	11.0		



LOCATION MAP

**ZONING MASTER PLAN**

PARCEL KEYS 940398, 940399, 1128782

**Coastal**  
 Planning  
 Engineering  
 Environmental  
 Construction Management  
 427 NORTH BAYSHORE BLVD., SUITE 200  
 BOCA RATON, FLORIDA 33431  
 (561) 796-8600 ext. (352) 796-8559  
 ERM-0000020

DATE	REV.	BY/REV.	NO.	DESCRIPTION

SHEET  
**1**

48" x 36" 21107

*Handwritten signature*

Received  
 JUL 1 2022  
 Planning Department  
 Hernando County, Florida