

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: H-22-08 Official Date Stamp:
Received
FEB 02 2022
 Planning Department
 Hernando County, Florida

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 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 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, 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):

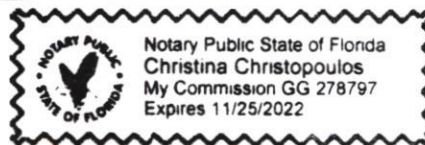
- I am the owner of the property and am making this application **OR**
 I am the owner of the property and am authorizing (applicant): NVR, Inc.
 and (representative, if applicable): Coastal Engineering Associates, Inc.
 to submit an application for the described property.

 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

FEB 02 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.

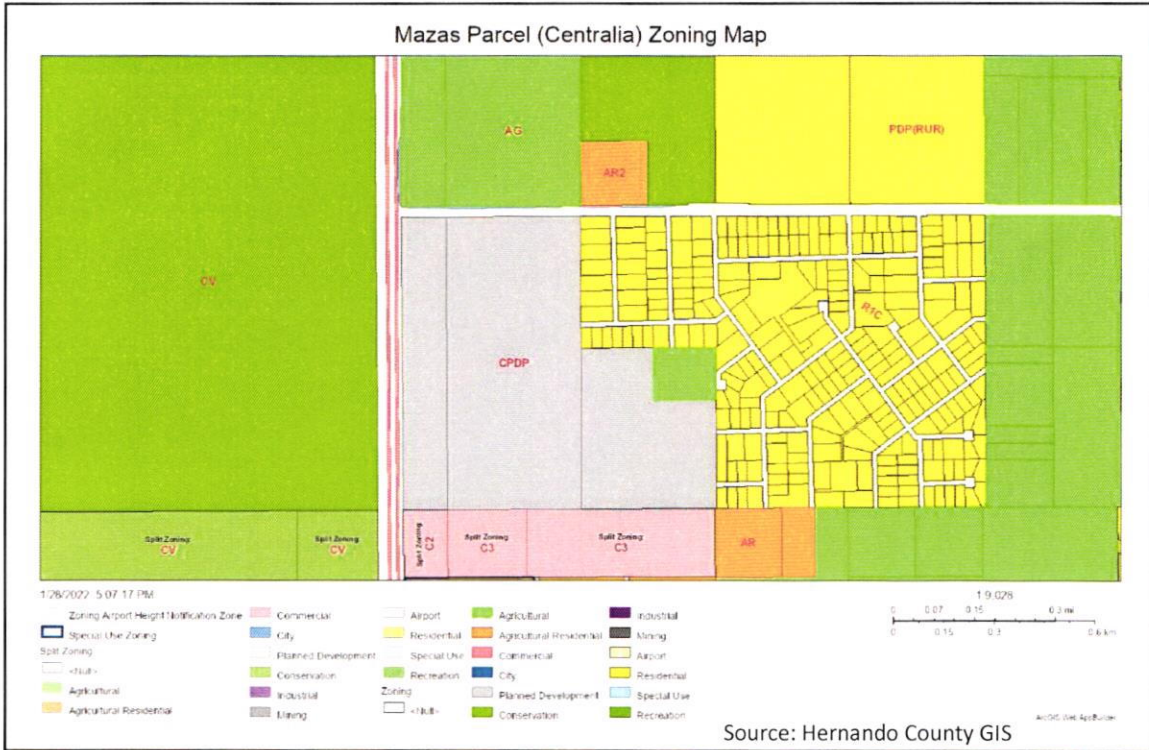


Figure 2. Mazas Parcel (Centralia) (Key No. 00940389, 01128782, 00940398) Current Zoning Map

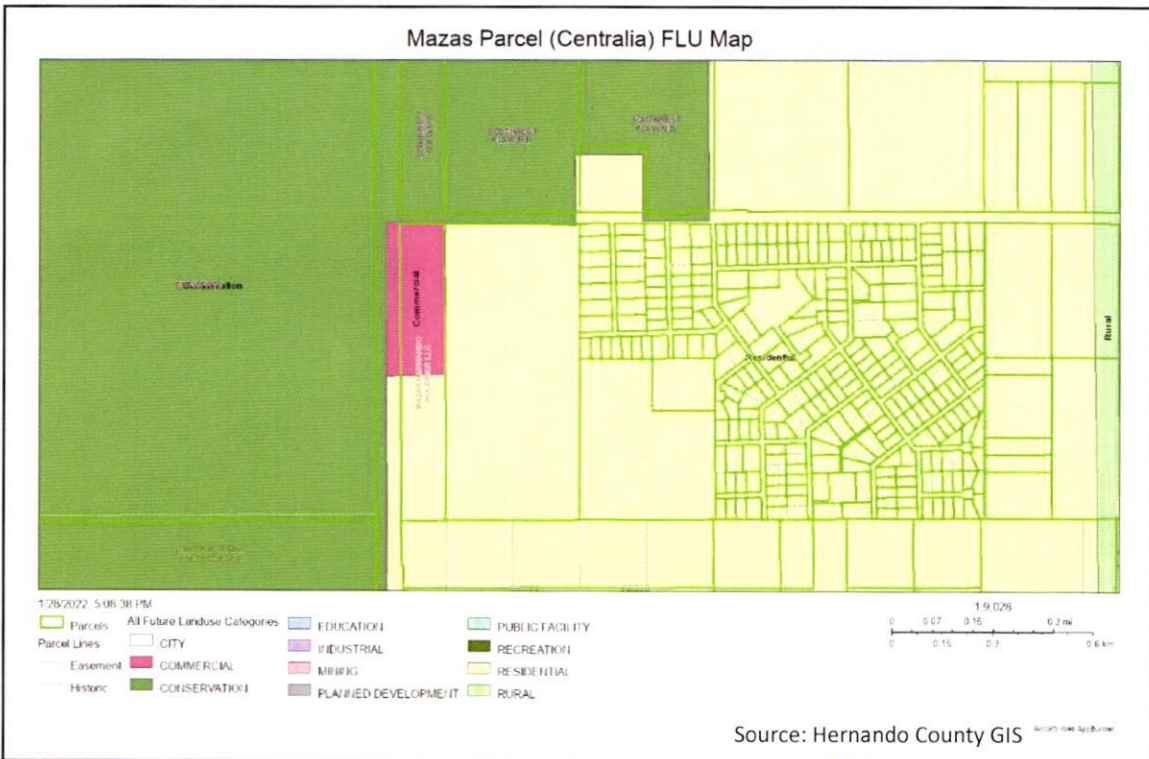


Figure 3. Mazas Parcel (Centralia) (Key No. 00940389, 01128782, 00940398) FLU Map

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, paired villas and townhomes. The highest density housing (villas, townhomes) 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' (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

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.

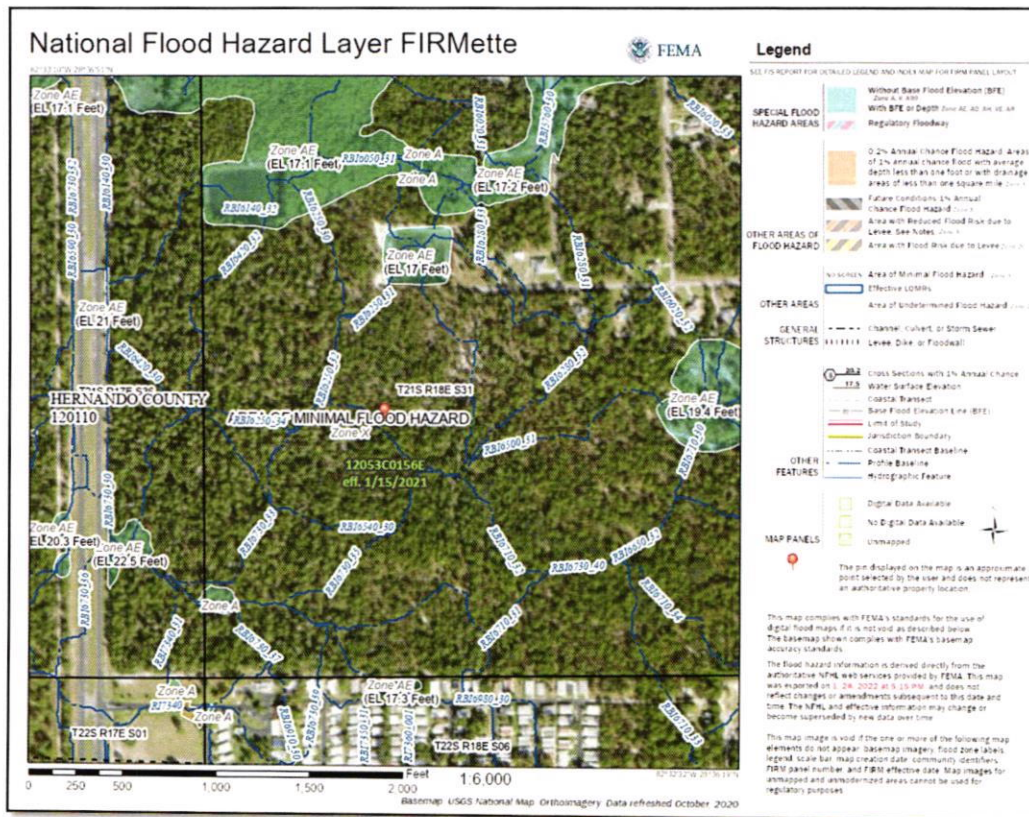


Figure 4. Mazas Parcel (Centralia) (Key No. 00940389, 01128782, 00940398) FEMA Floodplain Map

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

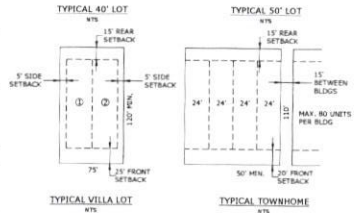
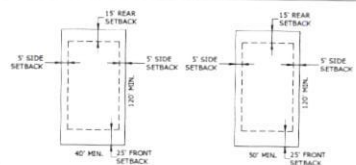
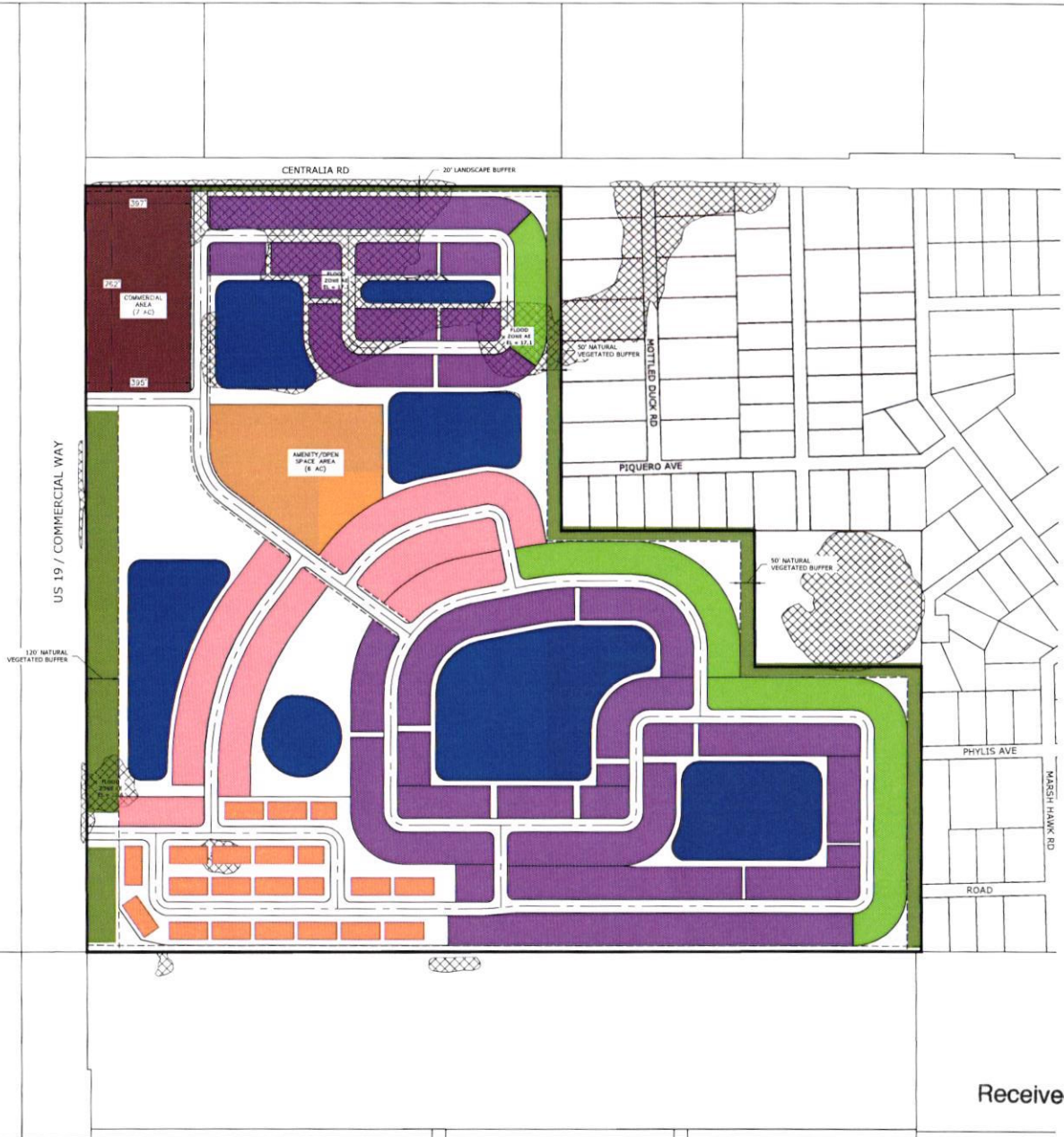
Front: 20' for townhomes – a deviation from 25'
Side: 5' (0' for villas, townhomes) – a deviation from 10'
Rear: 15' – a deviation from 20'

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

From Centralia Road 40' (deviation from 20')

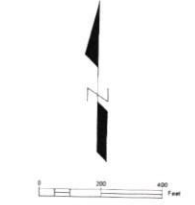
- With the residential lots adjacent to Centralia Road fronting on an internal street (no driveways to Centralia), a 40' building setback provides reasonable spacing.

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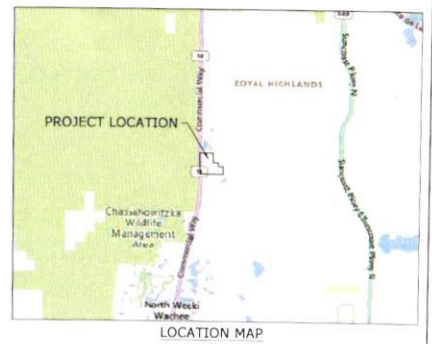
SITE DATA
 Owner/Applicant: A&B, Inc.
 1492 Tech Blvd, Suite 202
 Tampa, FL 33619
 Parcel Key No. 00940389, 01128782, & 00940398
 Area: 154 - Acres
 Section/Township/Range: 36/21S/17E & 31/21S/18E
 Current Zoning: CPDP for PDP(SF) & PDP(GC)
 Requested Zoning: CPDP for PDP(SF) & PDP(GC)
 Proposed No. 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 FIRB Community Panels: FEMA Panel 12053C01566, 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 easement 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.



- LEGEND**
- 40' WIDE LOT TRACT
 - 50' WIDE LOT TRACT
 - VILLA LOT TRACT
 - TOWNHOME TRACT
 - DRAINAGE AREA
 - BUFFER / NATIVE VEGETATION
 - PROPOSED R/W
 - RECREATION
 - FLOOD ZONE
 - WETLAND AREA

LAND USE TABLE			
LAND USE	ACRES	UNITS	DENSITY
COMMERCIAL P AC	7.0		80,000 SF
RESIDENTIAL			513 UNITS
DRAINAGE	20.0		
RECREATION	6.0		
NATIVE VEGETATION (INCLUDING BUFFERS)	11.0		



ZONING MASTER PLAN
 PARCEL KEYS 940389, 940398,
 1128782

Coastal
 Planning & Engineering
 1000 Centralia Blvd, Suite 100
 Hernando County, Florida 34421
 (352) 756-4423 • Fax: (352) 756-4420
 EIT: 00001412

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 Planning Department
 Hernando County, Florida