

**STAFF RECOMMENDATIONS:**

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a Resolution approving the petitioner's request for a Master Plan Revision on property zoned CPDP (Combined Planned Development Project) with Deviations, and the following performance conditions:

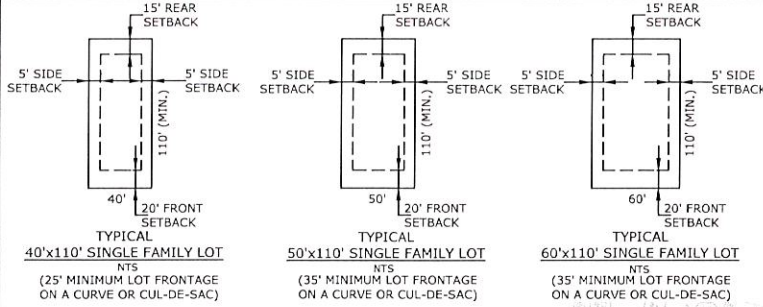
1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.
2. All previous performance conditions (H1916) shall be in full force and effect except for those listed/modified herein.
3. The petitioner shall provide a comprehensive parks and recreation plan at the time of conditional plat that will show the connection from the recreation and open space approved for the remainder of the site to the amenities included within the Casita development. The petitioner shall also ensure that residents within the Casitas are provided information on the parks and recreation available throughout the Waterford development for their use and enjoyment.
4. Minimum Perimeter Project Setbacks:
  - South (Adjacent to Cortez Boulevard ROW): 75'
  - South (Adjacent to Oak Hill Hospital): 15'
  - North, West and East (Adjacent to Royal Highlands and High Point): 50'
  - Adjacent to Duke Energy Power Line Easement: 15'
5. Minimum Setbacks from Internal Roads:
  - Project Frontage Road (Single Family): 35'
  - Project Boulevard Collector Road (Residential): 35'
  - Project Boulevard Collector Road (Casitas): 35' (Deviation from 75')
  - Project Frontage Road (Casitas): 25' (Deviation from 35')
6. Minimum Project Buffers:
  - Adjacent to Royal Highlands: 50'
  - Adjacent to High Point Subdivision Lots: 50'
  - Adjacent to Project Boulevard Collector Road (Single Family): 20'
  - Adjacent to Project Boulevard Collector Road (Casitas): 25' (Deviation from 35')
  - Adjacent to Frontage Road (Casitas): 25' (Deviation from 35')

Submitted by petitioner @ P&Z 12/12

7. All required buffers shall be landscaped or enhanced to achieve a minimum opacity of 80%. Buffers may be augmented through the use of fences or walls as desired.
8. The development shall meet the minimum open space requirements of the County's LDRs.
9. Minimum Casita Setbacks, Height and Building Separation:

Front:	10' (deviation from 25')
Side:	0'5' (deviation from 10')
Rear:	10' (deviation from 20')
Maximum Height:	1 Story
Between Buildings:	10' (deviation from 15')
10. The project shall be limited to a maximum of:
  - A. Waterford Oaks (Parcel Key #s 1725191, 1800126, 1797498 and 1797489)  
1, 100 residential units, consisting of:
    - 920 Single Family detached dwelling units (all located in Parcel Key #s 1725191, 1797498 and 1797489)
    - 180 Multifamily units (Casitas) located in Parcel Key # 1800126
  - B. Remainder of former Cortez Oaks Master Plan (Parcel Key #s 346673, 1777786, 1777937 and 1765744), consisting of:
    - 216 Skilled Nursing Units (all located in Parcel Key # 1777786)
    - 120 Assisted Living/Memory Care Units (all located in Parcel Key # 1777786)
    - 70 Multifamily units (all located in Parcel Key # 1765744)
    - 160,000 building square feet of Office (all located in Parcel Key #s 1765744 and 346673)
    - 140,000 building square feet of Commercial located in Parcel Key #s 346673 and 1765744. Up to 45,000 of square feet of this total is set aside for Parcel Key # 1765744.
11. 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.





LAND USE TABLE			
LAND USE	ACRES ±	UNITS	DENSITY
SINGLE FAMILY RESIDENTIAL	258.3	920	
MU/MF (CASITAS)	26.0	180	
RECREATION	11.8		
<b>TOTAL</b>	<b>296.1</b>	<b>1100</b>	<b>3.71 D.U. / Ac.</b>

**SITE DATA**

APPLICANT: OAK HILL LAND LLC.  
18125 WAYNE RD.  
ODDESSA, FL 33556

PARCEL AREA: ±296.1

PARCEL KEY NUMBERS: 1797489, 1797498, 1800126 & 01725191  
LOCATED IN SECTIONS 30, 31 AND 34, TOWNSHIP 22 S., RANGE 18 E.,  
HERNANDO COUNTY, FLORIDA.

PROPOSED ZONING: COMBINED PLANNED DEVELOPMENT PROJECT WITH SINGLE  
FAMILY & MULTI FAMILY RESIDENTIAL. [C/PDP (SF) (MF)]

FUTURE LAND USE MAP DESIGNATION: RURAL, RESIDENTIAL.

FLOOD INSURANCE RATE MAP (FIRM):  
COMMUNITY PANEL NO. 12053C0155D EFFECTIVE DATE FEBRUARY 2, 2012

TOTAL NUMBER OF LOTS: 1100

MINIMUM PERIMETER SETBACKS (INCLUSIVE OF VEGETATIVE BUFFERS):  
SOUTH (WHERE ADJACENT TO CORTEZ BOULEVARD ROW): 75'  
SOUTH (WHERE ADJACENT TO OAK HILL HOSPITAL): 15'  
NORTH, WEST, AND EAST (WHERE ADJACENT TO ROYAL HIGHLANDS A&D HIGHPOINT):  
50' ADJACENT TO DUKE ENERGY POWER LINE EASEMENT: 15'

MINIMUM SETBACKS FROM INTERNAL ROADS:  
FROM PROJECT FRONTAGE ROAD: 35'  
FROM PROJECT BOULEVARD COLLECTOR ROAD: 35'

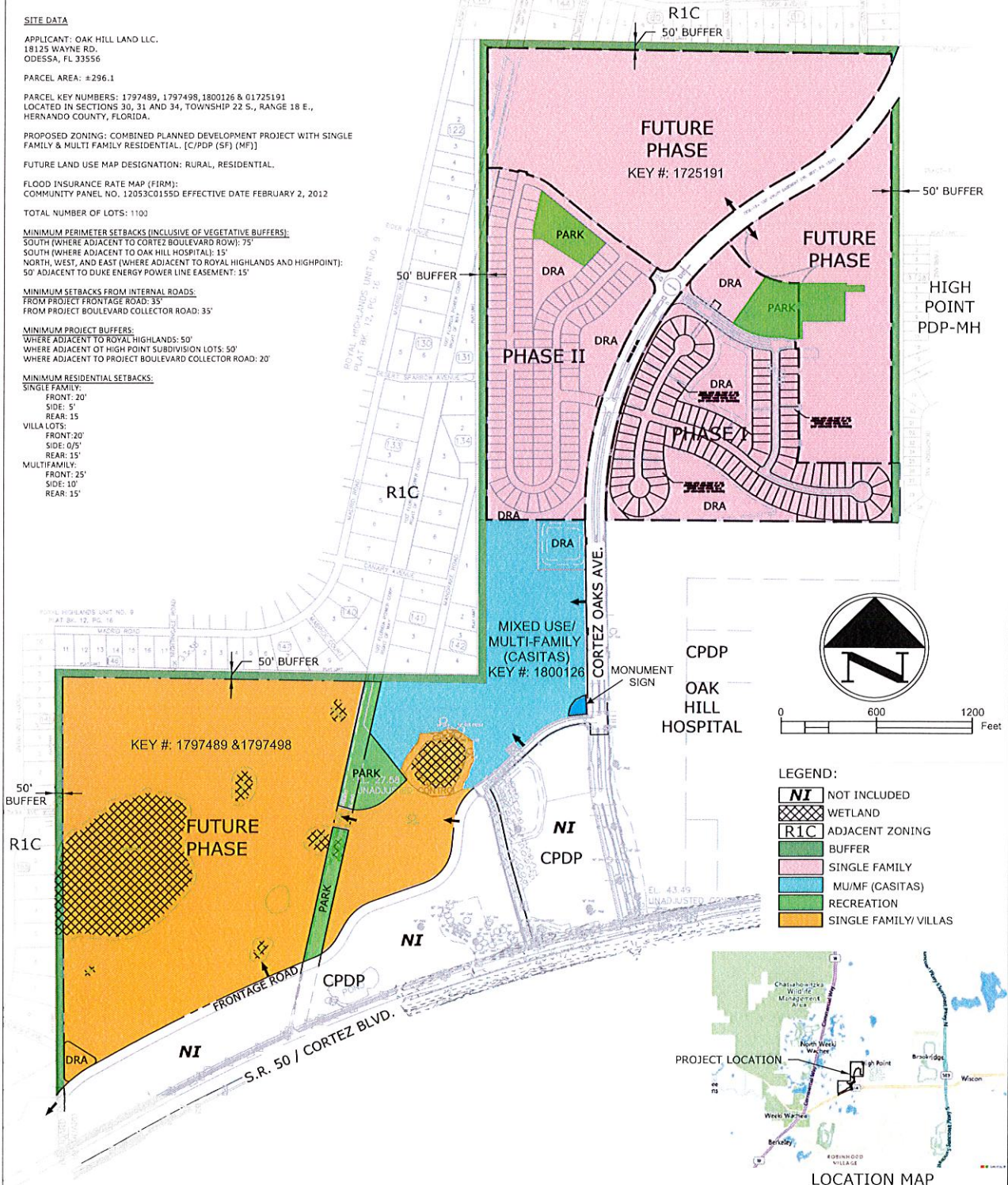
MINIMUM PROJECT BUFFERS:  
WHERE ADJACENT TO ROYAL HIGHLANDS: 50'  
WHERE ADJACENT TO HIGH POINT SUBDIVISION LOTS: 50'  
WHERE ADJACENT TO PROJECT BOULEVARD COLLECTOR ROAD: 20'

**MINIMUM RESIDENTIAL SETBACKS:**

SINGLE FAMILY:  
FRONT: 20'  
SIDE: 5'  
REAR: 15'

VILLA LOTS:  
FRONT: 20'  
SIDE: 0/5'  
REAR: 15'

MULTIFAMILY:  
FRONT: 25'  
SIDE: 10'  
REAR: 15'



**LEGEND:**

	NI NOT INCLUDED
	WETLAND
	R1C ADJACENT ZONING
	BUFFER
	SINGLE FAMILY
	MU/MF (CASITAS)
	RECREATION
	SINGLE FAMILY VILLAS



DATE	REV.	BY/REV. NO.	REVISION

**REUSE OF DOCUMENT**

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**REZONING MASTER PLAN**

**WATERFORD**