

GENERAL NOTES

1. Internal roadway alignment and cross access points are conceptual and subject to change during the Conditional Plat process without requiring a 470 modification.
2. The site lies within the Hernando County Utilities (Water/Wastewater) and Withlacoochee River Electric Coop (WREC) (Electric) service areas. Fire & Rescue/EMS is provided by Hernando County. Cable/Telephone is provided by private providers.
3. Neighborhood park/amenity is conceptual in location and size. They shall be in accordance with LDC standards unless an alternative standard is approved during the review process.
4. Drainage Retention Areas are conceptual in location and size. These are subject to final engineering.
5. Pending development, interim agricultural uses are permitted.
6. It is anticipated that the project will be developed in multiple phases.
7. The management of common areas and facilities shall be through an HOA or CDD.
8. The site lies within Flood Zones AE and X according to FEMA floor insurance rate map (FIRM) Panel No. 32053C.

LEGAL DESCRIPTION

All of that part of the following described property lying east of the present right-of-way of U.S. Highway 19:

The West 1/2 of the Northeast 1/4 AND North 1/2 of Southeast 1/4 of Section 13, Township 22 South, Range 17 East, Hernando County, Florida.

LESS the following described parcels:

1. Commencing at the Northeast corner of the Southeast 1/4 of the Southeast 1/4 of Section 13, Township 22 South, Range 17 East, Hernando County, Florida, thence go North 89°50'00" East, along the North line of said Southeast 1/4 of Southeast 1/4, a distance of 655.00 feet to the POINT OF BEGINNING, thence go North 00°10'00" West a distance of 130.00 feet thence go North 89°50'00" East a distance of 480.00 feet, thence go South 00°10'00" East a distance of 130.00 feet, thence go South 89°50'00" West a distance of 480.00 feet to the POINT OF BEGINNING.
2. The North 50 feet and the East 155 feet of that portion of the Northeast 1/4 of the Northeast 1/4 of Section 13, Township 22 South, Range 17 East, Hernando County, Florida, lying east of U.S. Highway 19; AND less the North 136.00 feet of the East 155.00 feet of the Southeast 1/4 of the Northeast 1/4 of Section 13, Township 22 South, Range 17 East.
3. Property described on D.B. Book 778, Page 163, of the Public Records of Hernando County, Florida.

Description per Exhibit "A" of C.D. Book 778, Page 163:

Parcel 1:
The South 200.00 feet of the East 400.00 feet of the Northeast 1/4 of the Southeast 1/4 of Section 13, Township 22 South, Range 17 East, Hernando County, Florida.

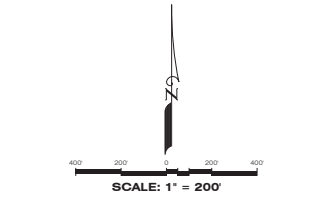
Parcel 2:
A portion of the Northeast 1/4 of the Southeast 1/4 of Section 13, Township 22 South, Range 17 East, Hernando County, Florida, being more particularly described as follows:
For a point of reference commence at the Northeast corner of the Southeast 1/4 of said Section 13, thence S 00° 57' 11" W, along the East boundary of said Southeast 1/4, 549.35 feet to a POINT OF BEGINNING; thence continue S 00° 57' 11" W, along said East boundary, 380.00 feet; thence N 89° 02' 49" W, 103.00 feet; thence N 00° 57' 11" E, 380.00 feet; thence S 89° 02' 49" E, 103.00 feet to the POINT OF BEGINNING.

Parcel 3:
A portion of the Northeast 1/4 of the Southeast 1/4 of Section 13, Township 22 South, Range 17 East, Hernando County, Florida, being more particularly described as follows:
For a POINT OF BEGINNING commence at the Northeast corner of the Southeast 1/4 of said Section 13, thence S 00° 57' 11" W, along the East boundary of said Southeast 1/4, 480.00 feet; thence N 48° 51' 11" W, 498.34 feet; thence N 49° 33' 57" E, 240.83 feet; thence S 81° 48' 02" E, along the North boundary of said Southeast 1/4, 200.00 feet to the POINT OF BEGINNING.

DEVELOPMENT STANDARDS TABLE

Commercial Parcel	Minimum Setbacks
	US Hwy 19
	Bourassa Boulevard
	Side
	Rear
Residential Parcel	Minimum Setbacks
Single-Family Detached	Front
	Side
	Side Corner
	Rear
Amenity Buildings	Front
	Side
	Rear

FRONTAGE ROAD WAIVER REQUEST



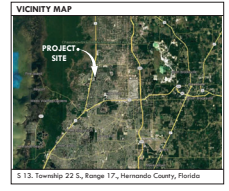
LAND USE TABLE

Land Use	Area
Total Project Area	128.64 acres
Residential PDP Area	# 125-14 acres (70.29 west of OHW line)
Commercial PDP Area	8.35 acres
Parcel Key Nos.	00418907, 01243835, 01357631, 0377492
Existing Future Land Use	RES
Existing Zoning District	CPDP (Commercial and Residential)
Proposed Future Land Use	RES
Proposed Zoning District	CPDP (Commercial and Residential)
Allowable Uses	Single-family detached residential within Residential PDP area, C-1 Uses within Commercial PDP area
Proposed Density	1.9 du/ac
Maximum Units Proposed	250
Allowable Density per FLUC	172

SITE DATA TABLE

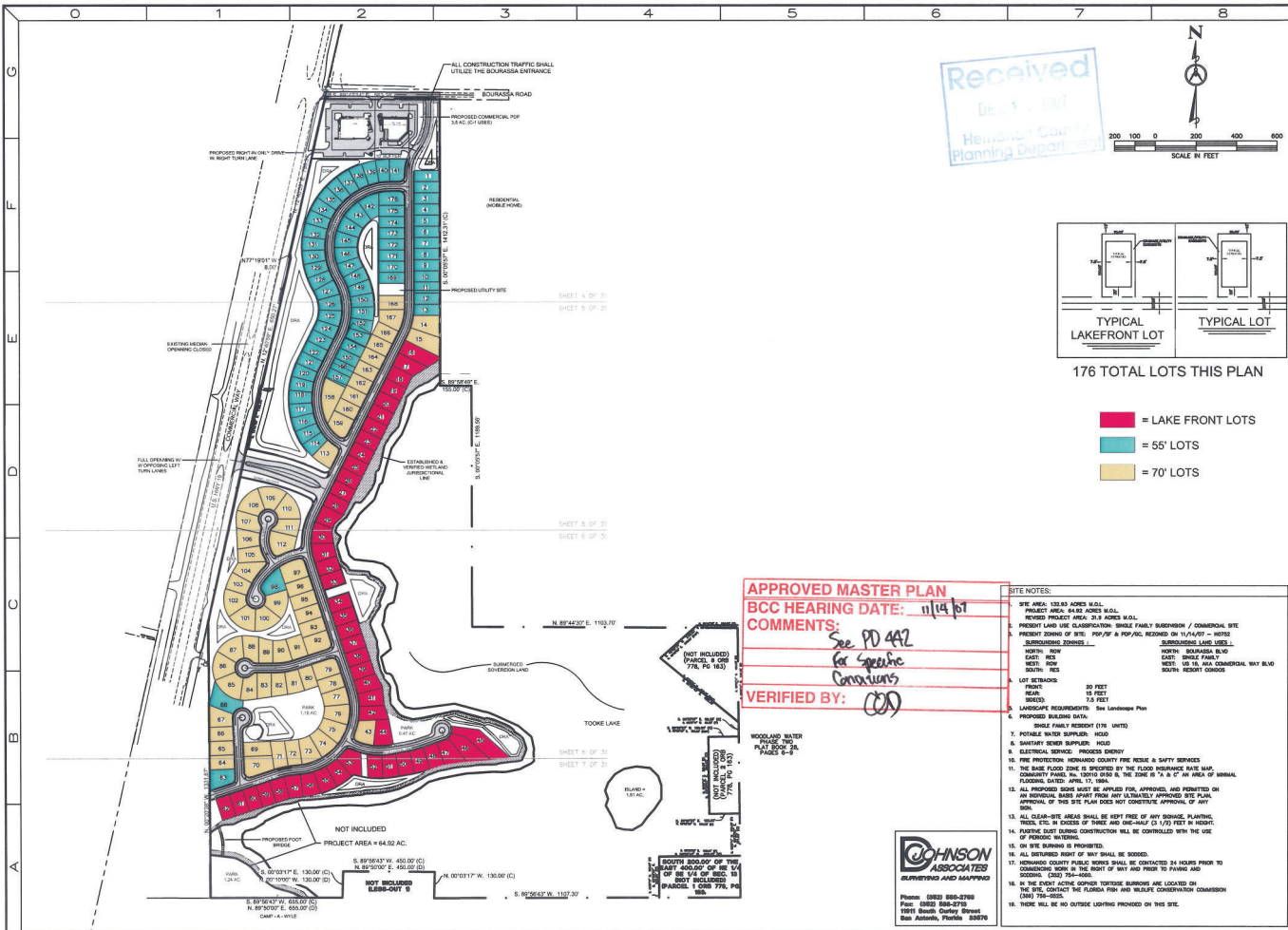
Land Use	Area
Residential (Incl. Roadways)	59.6 ac.
Tooke Lake Area	63.3 ac.
Drainage Retention Areas	10.74 ac.
Neighborhood Amenity Area	1.27 ac.
Open Space (Incl. Buffers)	5.73 ac.
R/W Dedication	0.52 ac.
Commercial PDP Area	2.5 ac.
Total Project Area	128.64 ac.

Note: All areas are conceptual and are subject to final engineering.

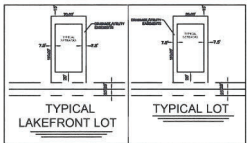


MASTER DEVELOPMENT PLAN CRYSTAL WATERS PD PLANNED DEVELOPMENT PROJECT Hernando County, Florida Rezoning Petition No: xxxx

PROFESSIONAL TEAM Lead Designer: Hobby & Hobby P.A. 1111 W. Broadway Tampa, FL 33607 (813) 251-1111 Planning & Engineering: Clearview Land Design, P.L.L.C. 1111 W. Broadway Tampa, FL 33607 (813) 251-1111 Transportation: Wells & Associates, Inc. 4010 W. Littleton Tampa, FL 33607 (813) 251-0222	Geotechnical: Clearview Land Design, P.L.L.C. 1111 W. Broadway Tampa, FL 33607 (813) 251-1111 Survey: StarPoint Surveying, Inc. 14818 8th Ave. S. Clearwater, FL 34615 (813) 251-0222	REVISIONS NO. DESCRIPTION DATE 0001 06/26/20	PREPARED BY: D-R-HORTON America's Builder 12602 Telecom Drive Tampa, Florida 33637 Office: 813-746-9720	PREPARED BY: Clearview LAND DESIGN, P.L.L.C. Registered Business Number: RY28858 2010 W. Arden Street, Suite 100 Tampa, Florida 33609 Office: 813-223-3919 PERSON: GREGORY J. HORTON TITLE: REGISTERED PROFESSIONAL ENGINEER LICENSE NO. 12009
		SHEET 1 OF 1		



Received
 Dec 1, 2007
 Hernando County
 Planning Department



176 TOTAL LOTS THIS PLAN

- = LAKE FRONT LOTS
- = 55' LOTS
- = 70' LOTS

APPROVED MASTER PLAN
BCC HEARING DATE: 11/14/07
COMMENTS:
 See PD 442
 for Specific
 Comments
VERIFIED BY: *(Signature)*

- SITE NOTES:**
1. SITE AREA 122.8 ACRES A.S.D. PROJECT AREA 44.82 ACRES A.S.D.
 2. FEDERAL PROJECT AREA 2.3 ACRES B.S.D.
 3. PRESIDENT LAND USE CLASSIFICATION: SINGLE FAMILY SUBDIVISION / COMMERCIAL SITE
 4. PRESIDENT ZONING OF SITE: PSP/SF & PSP/AC, REZONED ON 11/14/07 - NOTES
 5. SUBDIVISION ZONING: SUBDIVISION LAKE USE 1
 6. NORTH ROW: NORTH BOURASSA BLVD
 7. EAST ROW: EAST BOURASSA BLVD
 8. WEST ROW: WEST US 18, AND COMMERCIAL WAY BLVD
 9. SOUTH ROW: SOUTH RESORT CORRIDOR
 10. LOT SIZES: 20 FEET FRONT, 12 FEET REAR, 7.5 FEET SIDESET
 11. LANDSCAPE REQUIREMENTS: See Landscape Plan
 12. PROPOSED BUILDING DATA: SINGLE FAMILY RESIDENT (176 UNITS)
 13. POTABLE WATER SUPPLIER: HCOB
 14. SEWERAGE SYSTEM SUPPLIER: HCOB
 15. ELECTRICAL SERVICE: PROVIDES ENERGY
 16. FIRE PROTECTION: HERNANDO COUNTY FIRE REScue & SAFETY SERVICES
 17. THE BASE FLOOD ZONE IS SHOWN BY THE FLOOD INSURANCE RATE MAP AND COUNTY PANEL NO. 12010 020 0. THE ZONE IS 7A & C' AN AREA OF ANNUAL FLOODING, QUANT. 1% TO 100A.
 18. ALL PROPOSED SIGNS MUST BE APPLIED FOR, APPROVED, AND PERMITTED ON AN INDIVIDUAL BASIS APART FROM ANY ULTIMATELY APPROVED SITE PLAN APPROVAL OF THIS SITE PLAN DOES NOT CONSTITUTE APPROVAL OF ANY SIGN.
 19. ALL CLEAR-OR-BUILD AREAS SHALL BE FREE OF ANY SIGNAGE, PLANTING, TREES, ETC. IN EXCESS OF THREE AND ONE-HALF (3 1/2) FEET IN HEIGHT.
 20. FUTURE SOFT SCIENCE CONSTRUCTION SHALL BE CONTROLLED WITH THE USE OF PERIODIC WATERINGS.
 21. ON SITE SIGNAGE IS PROHIBITED.
 22. ALL DISTURBED RIGHT OF WAY SHALL BE SOOLED.
 23. HERNANDO COUNTY PUBLIC WORKS SHALL BE CONTACTED 24 HOURS PRIOR TO COMMENCEMENT OF ANY WORK TO THE RIGHT OF WAY AND PRIOR TO PAVING AND GRADING.
 24. IN THE EVENT ACTIVE SPONSOR TORNSIDE SIGNAGE ARE LOCATED ON THE SITE, CONTACT THE DESIGN FIRM AND REQUEST CONSTRUCTION COMMISSION (CMT) 790-0028.
 25. THERE SHALL BE NO OUTSIDE LIGHTING PROVIDED ON THIS SITE.

JOHNSON ASSOCIATES
 SURVEYING AND MAPPING
 Phone: 888-238-2788
 Fax: 888-238-2778
 1911 South Daley Street
 Fort Apache, Florida 32878

**CRYSTAL WATERS
 HERNANDO COUNTY, FLORIDA
 REVISED MASTER PLAN**

CIVIL-TECH CONSULTING ENGINEERS, INC.
 11111 W. BOURASSA BLVD. & PALMISER BLVD. #4407
 12 3060
 Phone - (352) 798-0219 / Fax - (352) 798-9203
 Registration # EB-00748

SHEET NO. 3 OF 33



October 17, 2022

Mr. J. Scott Herring, P.E.,
Director of Public Works, County Engineer
1525 E. Jefferson St.,
Brooksville, FL 34601

**Re: Crystal Waters Master Plan
Administrative Design Variance
Frontage Road Requirements**

Dear Mr. Herring:

This is a request for an Administrative Design Variance for the following:

- **Residential Connections:** Permit residential lots to have access connections to a portion of the frontage road proposed with this community.
- **Sidewalk:** Request to eliminate the sidewalk requirement for the frontage road

Details for each request are as follows:

Residential Connections:

- **Location:** +/-129 ac. site located on the southeast corner of US Hwy 19 and Bourassa Blvd.
- **Type of Variance:** To allow for residential driveway connections on a portion of the frontage road proposed in the Master Plan.
- **Design Standard:** Per Hernando County Facility Guidelines (I-1 Definitions), residential driveway connections are not permitted on frontage roads.
- **Justification:**
 - o A frontage road was not required on the original, approved Master Plan for this project. A copy of this Master Plan is included with this request. It is our understanding the frontage road requirements were in place when this original plan was approved.
 - o A frontage road within this project will have little to no pass-through trips. There is a small commercial outparcel located on the north side of the master plan. This project will propose a direct connection to that parcel regardless of the presence of a frontage road. There is little useable, developable land to the south of this project site. This being the case, the majority of the trips on this frontage road will be generated by residents in the community.
 - o The portion of the frontage road that would have residential connections is on the northern part of the project site. This portion of the site is narrower than the southern portion, so the impact to project density is significant without the residential connections. This would also reduce the size of stormwater management ponds in this part of the project, in an overall drainage basin that is sensitive to volume.
 - o A separate frontage road that will be rarely used for pass-through traffic, would increase development costs significantly and reduce the project density.

Sidewalk:

- **Location:** +/-129 ac. site located on the southeast corner of US Hwy 19 and Bourassa Blvd.
- **Type of Variance:** To eliminate sidewalk requirement along the southern portion of the frontage road.
- **Design Standard:** Per Hernando County Facility Guidelines (Detail IV04), a sidewalk is required on one side of the frontage road.
- **Justification:** Sidewalks are being proposed on both sides of the residential streets within the community that provide pedestrian access to the same areas the frontage road leads to. A sidewalk along the frontage road would not be necessary.

Included with this cover letter are the following items for your review.

1. Frontage Road Exhibit
2. Original Master Plan

Should you have any questions or need any additional information to support this request, please do not hesitate to contact me.

Sincerely,
CLEARVIEW LAND DESIGN, P.L.



Brian G. Surak, P.E.

Brian.Surak@ClearviewLand.com; Lindsey.Flanagan@ClearviewLand.com

BGS/lf

\\Cldnas03\projects\Kaimakliotis Hernando\Master Plan\Permitting\Submittals\2021.08.11_Admin.DesignVariance.CurveGeometry\2021.08.11_Administrative Design Variance_Transmittal Letter.docx

cc: Brian G. Surak, P.E., Brian Mihelich, Steve Henry, Lindsey Flanagan, Kandi McCorkel-Hernando County