

HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. H2259 Official Date Stamp:
Received
JUL 06 2022
Planning Department
Hernando County, Florida



Application to Change a Zoning Classification

Application request (check one):
Rezoning [ ] Standard [x] PDP
Master Plan [ ] New [ ] Revised
PSFOD [ ] Communication Tower [ ] Other
PRINT OR TYPE ALL INFORMATION

Date: 06/09/2022

APPLICANT NAME: Oak Hill Land LLC

Address: 18125 Wayne Rd
City: Odessa State: FL Zip: 33556
Phone: Email: ronbastyr@yahoo.com
Property owner's name: (if not the applicant)

REPRESENTATIVE/CONTACT NAME: Tatum Csorba

Company Name: Coastal Engineering Associates, Inc.
Address: 966 Candlelight Blvd
City: Brooksville State: FL Zip: 34601
Phone: 3528483425 Email: tcsorba@coastal-engineering.com

HOME OWNERS ASSOCIATION: [x] Yes [ ] No (if applicable provide name) High Point Property Owners Association

Contact Name: Susan Hildebrand
Address: 8008 Baltic Street City: Brooksville State: FL Zip: 34613

PROPERTY INFORMATION:

- 1. PARCEL(S) KEY NUMBER(S): 1725191, 1797489, 1797498
2. SECTION 30, TOWNSHIP 22, RANGE 18
3. Current zoning classification: CPDP
4. Desired zoning classification: CPDP
5. Size of area covered by application: 291.60 acres
6. Highway and street boundaries: South- Cortez Blvd
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, Ron Bastyr, 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):

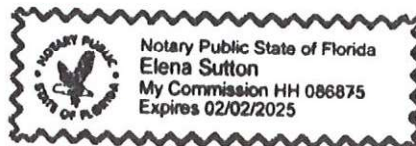
- [x] I am the owner of the property and am making this application OR
[ ] I am the owner of the property and am authorizing (applicant):
and (representative, if applicable):
to submit an application for the described property.

Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 30th day of June, 2022, by Ron Bastyr 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



# WATERFORD

(fka Cortez Oaks)

## REZONING/MASTER PLAN NARRATIVE

(July 06, 2022)

Received

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Planning Department  
Hernando County, Florida

### General

### GENERAL

The subject property, consisting of approximately 296.1 acres, is located in Sections 30 and 31, Township 22 South, Range 18E of Hernando County, Florida and just west of Oak Hill Hospital on the north side of Cortez Boulevard. The property covered by this application comprises three parcels identified by the Hernando County Property Appraiser as key numbers 1725191, 1797489 & 1797498. The subject property and four adjacent parcels (Key #s 346673, 1765744, 1777786 & 1777937) were originally master planned together as "Cortez Oaks." Refer to Figure 1 for the project Aerial Location Map.

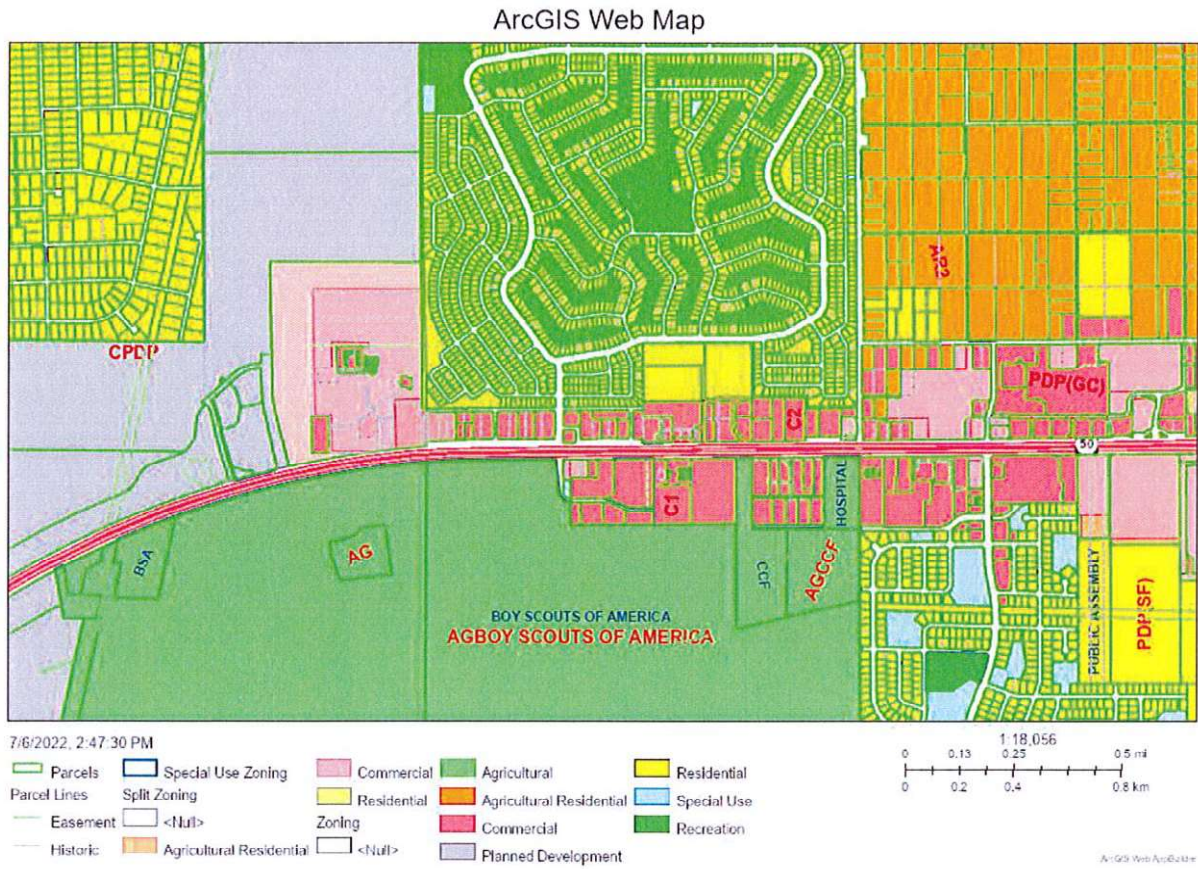


Figure 1. Aerial Location Map

The three parcels are currently zoned as a Combined Planned Development Project (CPDP), containing Residential and Mixed Use designations on the approved zoning master plan. The Mixed Use designation allows for Multifamily and Office-Professional. Together with the aforementioned four adjacent parcels (Key #s 346673, 1765744, 1777786 & 1777937), they were approved as the Cortez Oaks PDP on [REDACTED],



by the Hernando County Board of County Commissioners, with the adjacent four parcels designated as Commercial and Mixed Use on the approved master plan. The total entitlements approved included 980 dwelling units, 140,000 building square feet of Commercial and 80,000 building square feet of office. The portion of the property now platted as parcel Key # 1777786 was specifically approved for a skilled nursing facility consisting of 216 nursing care beds, 120 memory care units/assisted living. Refer to Figure 2 for the project area Current Zoning Map.



**Figure 2. Current Zoning Map**

Parcel Key #s 1797489 & 1797498 lie in a Residential category on the Hernando County Comprehensive Plan Future Land Use Map. The south half of Parcel Key # 01725191 lies within the Residential category, while the north half is still designated in the Rural category, even though residential lots have been master planned up to an approved 50 foot wide vegetative buffer. Refer to Figure 3 for the project area FLU Map.



### ArcGIS Web Map

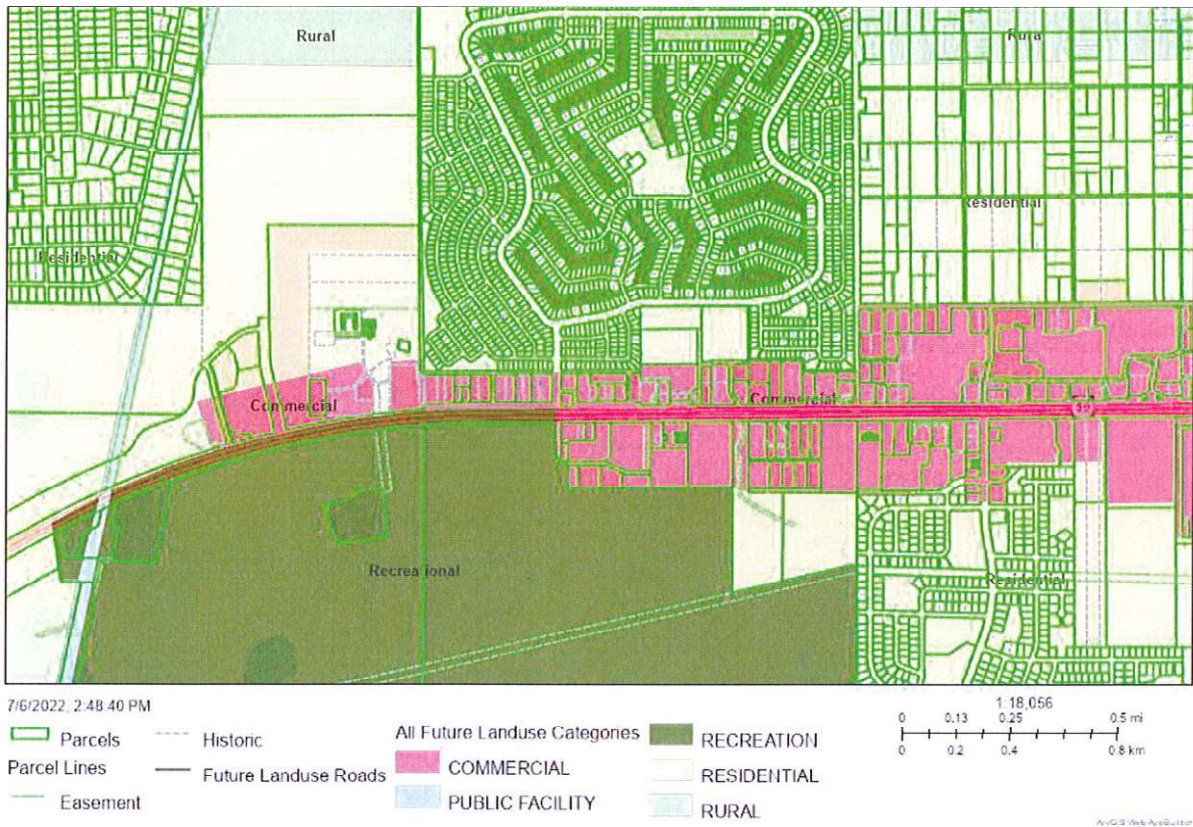


Figure 3. FLU Map

Current Zoning surrounding the subject property includes:

East: PDP (MH) – High Point Community, CPDP – Oak Hill Hospital

North: R1C

West: R1C

South: CPDP – Commercial, Mixed Use (other portions of the Cortez Oaks PDP)

#### Applicant's Request

The applicant is requesting the three parcels retain the Combined Planned Development (CPDP) designation, but only for residential purposes (SF) & (MF). The applicant is also requesting that the number of dwelling units allowed on these three parcels be increased to a maximum of 1,128 units. This increase is primarily to accommodate more residential and Casita units in the present Mixed Use area north of the reverse frontage road. The remaining entitlements (commercial, office/professional, nursing care, memory care/assisted living, approved in the present Cortez Oaks zoning will be retained for use in the adjacent four parcels designated as Commercial and Mixed Use in the Cortez Oaks zoning that are not part of this application.

As shown on the proposed master plan, the northern and western portions of the proposed project are still planned for individual single family residential lots. Development has already proceeded in the



northern portion of the property, with the extension of Cortez Oaks Boulevard, construction of a round-a-bout to access residential pods and construction of infrastructure to Residential Phase 1, just north of Oak Hill Hospital. Residential Phase 2, just west of the round-a-bout has been conditionally platted, but may be revised somewhat in final design and permitting. Future phases in the north portion of the property are under preliminary engineering and conceptual design. Preliminary engineering is also underway for a single family residential phase in the western portion of the property, primarily west of the power line easement. This phase will include extension of the reverse frontage road and will access that road in two separate locations.

The Majority of the center portion of the project (formerly Mixed Use, which allowed multifamily) will now be designated as Multifamily (MF) to accommodate development of a community of “casitas,” small individual homes, designed for long term rental. The Proposed Casitas, or sometimes called “Cottages”, are different from traditional 3-4 story garden apartments, which are typically comprised of larger, 12 to 30-unit buildings, with density in the range of 15-25 units per acre or greater. Casita densities typically range from 5-10 units per acre. The Casita density at Waterford will be approximately 7.5 units per acre.

Casitas are a lower density multifamily product, comprised of 1 story, detached buildings that appear similar in style, to single family homes. As such, Casita buildings have the appeal of a cottage-like single family home, but without the platted lots, maintenance, or HOA fees associated with single-family homes. Since they are rental units, they will have professional on-site management. Two and three-bedroom Casita units have one unit per building. One-bedroom Casita units have two units per building. Unit sizes range from 763 SF to 1,395 SF. Each unit has its own private fenced rear yard.

While each Casita unit will be served by central sewer and water in a similar fashion as single family residential homes, access and parking will be similar to a traditional multifamily complex. The primary access will be via a landscaped entrance from the reverse frontage road, with a second access from Cortez Oaks Boulevard. As a new concept to Hernando County, a proposed set of design and setback parameters have been included in the setback/buffer and deviations sections of this narrative.

The main project access from SR 50, Cortez Oaks Boulevard, is shared with the adjacent Oak Hill Hospital. With planned signalization, that intersection is expected to become the primary entrance to the hospital and its emergency care center. The two parties, along with the County Engineer’s office, have coordinated in the location, configuration and funding of the intersection improvement and signalization. SR 50 has an excellent level of service.

In accordance with previous zoning approvals and coordination with the Hernando County Engineer’s Office, right of way for Cortez Oaks Boulevard will be extended to the northern boundary of the property, however, the project itself only requires construction of a 2-lane boulevard to the northernmost residential pod access point. No residential driveways will have direct access to that collector roadway. The “reverse frontage road” will be extended to the west to accommodate both planned entrances to the western residential pod. Sufficient right-of-way will be provided to allow the project boundary to allow future connection to Nightwalker Road.

The proposed land uses shown on the project master plan are appropriate for the locations depicted. North of the hospital property, a single family detached community is proposed. The lot sizes will respond to the market and will be served by County water and sewer. While the uses are similar (single family detached), the lot size difference along the property boundaries are being mitigated by large, 50 ft wide perimeter buffers. The rental Casitas lie across the boulevard from the hospital/medical complex and in

close proximity to planned commercial along SR 50. The residential pod(s) being designed in the western portion of the property will also consist of single family homes, but lie in closer proximity to planned commercial.

With the exception of residential phases 1 and 2, the subject property is undeveloped. The property is very conducive for development, with Candler sand soils, with minimal floodplain designation or large trees. Like most of the Spring Hill community, gopher tortoises will need to be mitigated and sufficient geotechnical analysis conducted to address the possibility of sinkhole formation. The existing sinkholes on the property will be protected consistent with the requirements of Hernando County and the Southwest Florida Water Management District.

Most of the existing zoning conditions for the entire Cortez Oaks are still applicable for this residential PDP (1-10, 12, 15, 18, 19, 22, 23, 26, 28-31, 33-39). With respect to the remaining conditions, we are requesting the following changes:

11, 20, 24, 27 – these conditions relate to commercial and office professional uses and are not applicable to this residential project.

13. While the single family portions of the project will meet the neighborhood park requirements and the overall recreational acreage will also be greater than 12 acres, the residential area in the rental Casitas is more compact. We are requesting that the County accept the recreational concept provided by the developer of the Casitas on the attached exhibit, which they have determined is appropriate for their tenants.

16. While the single family portions of the project will meet these minimum building setbacks from internal roads, we are requesting the building setbacks for the Casitas from Cortez Oaks Boulevard and the Frontage Road be reduced to 25', with a landscape buffer which will be reviewed and approved by the County.

17. While the single family portions of the project will meet these minimum project buffers, we are requesting the minimum buffers for the Casitas from Cortez Oaks Boulevard and the Frontage Road be reduced to 25', with a landscape buffer which will be reviewed and approved by the County.

21. We are requesting the following setbacks for the Casitas:

- Front: 10'
- Side: 0'/5' (some Casitas are actually constructed as duplex units)
- Between Buildings: 10'
- Rear: 10'

25. We are requesting the following entitlements:

- 1,128 dwelling units, with a maximum of 200 being Casitas

32. Since sinkholes Joe & Mary are not within the boundaries of this project, they should be removed from this zoning condition.

The building setbacks being requested are as follows:



*Perimeter:*

South where adjacent to Cortez Blvd. (S.R. 50) R.O.W.	75 ft.
South where adjacent to Oak Hill Hospital	15 ft.
North, West and East (where adjacent to Royal Highlands and High Point)	50 ft
West where adjacent to Duke Energy Power Line Easement	15 ft

*From Internal Roads*

From Project Frontage Road (Single Family)	35 ft
From Project Frontage Road (MF - Casitas)	25 ft
From Project Boulevard Collector Road (Single Family)	35 ft
From Project Boulevard Collector Road (MF – Casitas)	25 ft

*Single Family Residential Lots*

Front: 20 ft  
Rear: 15 ft  
Side: 5 ft

*Villas*

Front: 20 ft  
Rear: 15 ft  
Side: 0/ 5 ft

*Casitas*

Front: 10 ft  
Rear: 10 ft  
Side: 5 ft

*Buffers*

Where adjacent to Royal Highland lots as shown on Master Plan:	50 ft
Where adjacent to High Point Subdivision lots: (50 ft of which ½ can consist of utility easement)	
Where adjacent to Project Boulevard Collector Road (Single Family):	20 ft
Where adjacent to Project Boulevard Collector Road, (Casitas landscape buffer):	25 ft
Where adjacent to Frontage Road (Casitas landscape buffer):	25 ft

**I. Proposed Master Plan**

Eight (8) copies of the rezoning/master

**II. Draft of Protective Covenants.**

Draft(s) will be prepared prior to final platting of each phase

**III. Preliminary Engineering Report**

A. Topography & Drainage - The property has rolling terrain ranging from elevations of approximately 20 feet MSL to over 50 feet MSL. Drainage will be designed to make use of the several natural low areas within the project.

- B. Floodplain – The community panel is 12053C0155D effective date February 2, 2012.  
**Parcel Key 1725191** The great majority of the property is Zone X with several areas on site being within the 100 year flood, primarily in the northeast and southwest corners.
- C. Soils – The soils types located on the subject property are Candler fine sand 0 – 5%, Candler fine sand 5 – 8%, Basinger fine sand, and Basinger fine sand, depressional.
- D. Environmental - The property’s groundcover is comprised of an assemblage of saw palmetto, Aristida grass, cordgrass, pine straw, leaf litter, vines, bare sand and other groundcover species typical of xeric-oak communities. Tree species include turkey oak, sand live oak and live oak, with a scattering of slash and longleaf pine. Soils are well drained and include Basinger fine sand and Candler fine sand. The area evaluated contains two sinkholes (Joe and Mary sinks, along SR 50 and the Lost Forty Sink) and some shallow, herbaceous wetland areas. Listed species identified on the subject property include gopher tortoise burrows. No other listed species were located.

**IV. Development Schedule**

The initial phases of the single family residential are under construction. Future phases are expected to

**V. Adequate Access**

As discussed in the narrative above, the primary access point will be from a proposed full median cut at SR 50, which has recently been six-laned and has capacity to handle the proposed project.

**VI. Water and Sewer**

The project will be connected to central water and sewer provided by the Hernando County Utilities Department. A major water main is available within the SR 50 ROW adjacent to the project. An on-site pump station will be constructed to serve the project and transport wastewater to northeast corner of the property, where it will connect to HCUD’s existing force main to the Glen Sub-Regional Wastewater Treatment Plant. The Glen WWTP has sufficient capacity to serve the project.



# National Flood Hazard Layer FIRMette



**Legend**

SEE FIG REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

**SPECIAL FLOOD HAZARD AREAS**

- Without Base Flood Elevation (BFE) Zone A, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

**OTHER AREAS OF FLOOD HAZARD**

- 0.2% Annual Chance Flood Hazard. Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

**OTHER AREAS**

- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

**GENERAL STRUCTURES**

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

**OTHER FEATURES**

- 20.2 Cross Sections with 1% Annual Chance
- 11.8 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

**MAP PANELS**

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/6/2022 at 2:55 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

## VII. Deviations B

The following deviations have already been approved:

Building Setbacks:

From SR 50 – Front from 125' to 75'

Commercial and office lots - Side from 20' to 0' and Rear from 35' to 15'

Multi-family parcels - Side from 10' to 0' and Rear from 20' to 15'

Single Family Detached lots – Front from 25' to 20', Side from 10' to 5' and Rear from 20' to 15'

Villa Lots – Front from 25' to 20', Side from 10' to 0' and Rear from 20' to 15'

## VIII. Development of Regional Impact Thresholds

The proposed development is below the three-use threshold utilized to determine whether a project should be considered a development of regional impact. The project is also located a significant distance from any other governmental jurisdictions (City of Brooksville, Pasco County, Citrus County).