

- GENERAL NOTES**
1. Internal roadway alignment and cross access points are conceptual and subject to change during the Conditional Plat process without requiring a PD 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. 12053C.

**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:

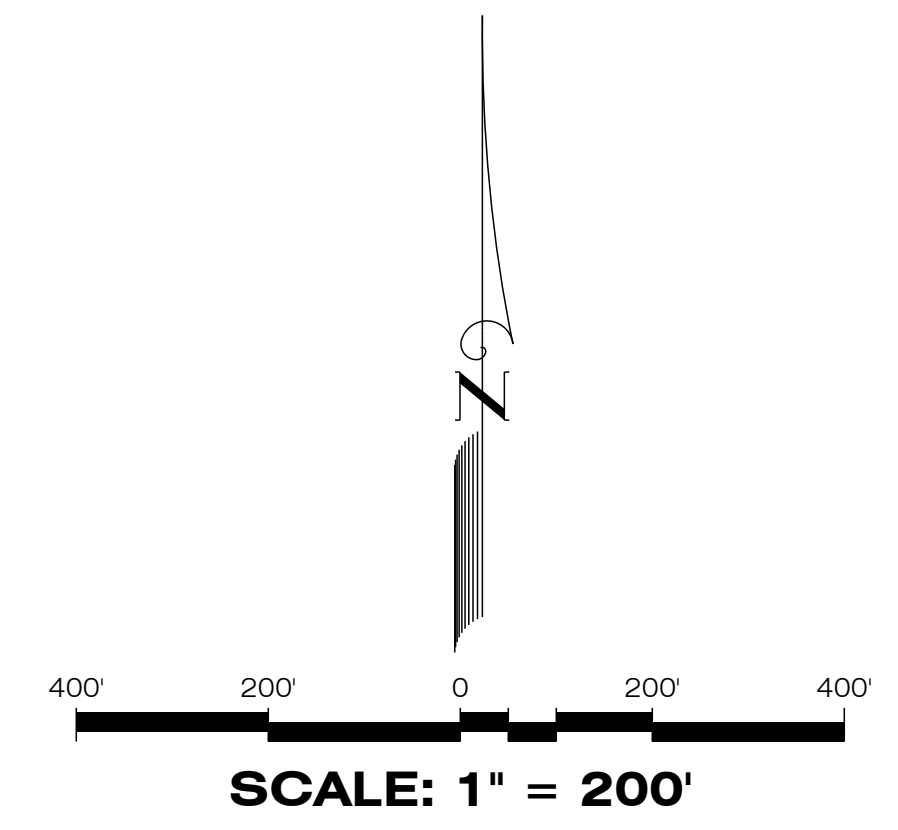
1. Commencing at the Northwest corner of the Southwest 1/4 of the Southeast 1/4 of Section 13, Township 22 South, Range 17 East, Hernando County, Florida, thence go North 89°50'00" East, along the North line of said Southwest 1/4 of Southeast 1/4, a distance of 655.00 feet to the POINT OF BEGINNING; thence go North 00°10'00" West a distance of 130.00 feet; thence go North 89°50'00" East a distance of 450.00 feet; thence go South 00°10'00" East a distance of 130.00 feet; thence go South 89°50'00" West a distance of 450.00 feet to the POINT OF BEGINNING.
2. The North 50 feet and the East 155 feet of that portion of the Northwest 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 Southwest 1/4 of the Northeast 1/4 of Section 13, Township 22 South, Range 17 East.
3. Property described on O.R. Book 778, Page 163, of the Public records of Hernando County, Florida.

Description per Exhibit "A" of O.R. 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 for a POINT OF BEGINNING; thence continue S.00°57'11"W. along said East boundary, 380.00 feet; thence N.89°02'49"W., 150.00 feet; thence N.00°57'11"E., 380.00 feet; thence S.89°02'49"E., 150.00 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., 498.36 feet; thence N.49°33'55"E., 240.83 feet; thence S.88°48'04"E. along the North boundary of said Southeast 1/4, 200.00 feet to the POINT OF BEGINNING.



**LAND USE TABLE**

Total Project Area	±128.64 acres
Residential PDP Area	± 125.14 acres (70.29 west of OHW line)
Commercial PDP Area	± 3.5 acres
Parcel Key Nos.	00418907, 01243835, 01357631, 01777492
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	772

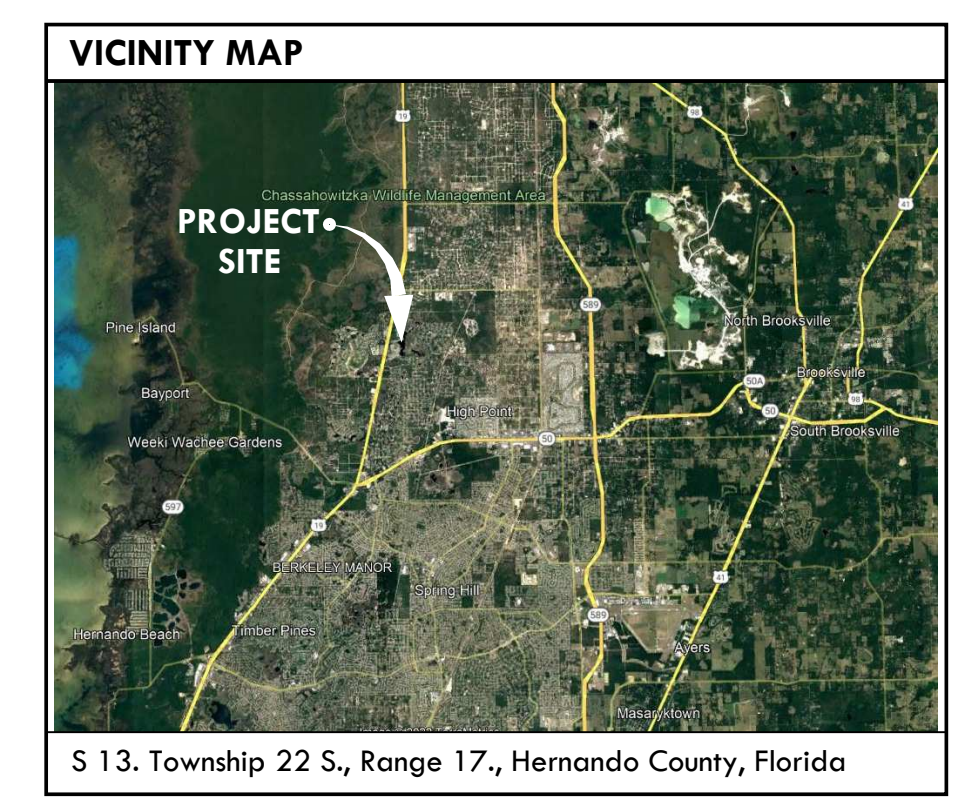
**SITE DATA TABLE**

Land Use	Area
Residential (Incl. Roadways)	39.6 ac.
Tooke Lake Area	63.3 ac.
Drainage Retention Areas	10.74 ac.
Neighborhood Amenity Area	1.27 ac.
Open Space (Incl. Buffers)	9.71 ac.
R/W Dedication	0.52 ac.
Commercial PDP Area	3.5 ac.
Total Project Area	128.64 ac.

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

**DEVELOPMENT STANDARDS TABLE**

Commercial Parcel	Minimum Setbacks	
	US Hwy 19	125'
	Bourassa Boulevard	35'
	Side	20'
	Rear	35'
Residential Parcel	Minimum Setbacks	
Single-Family Detached	Front	20'
	Side	5'
	Side Corner	15'
	Rear	15'
Amenity Buildings	Front	10'
	Side	10'
	Rear	10'

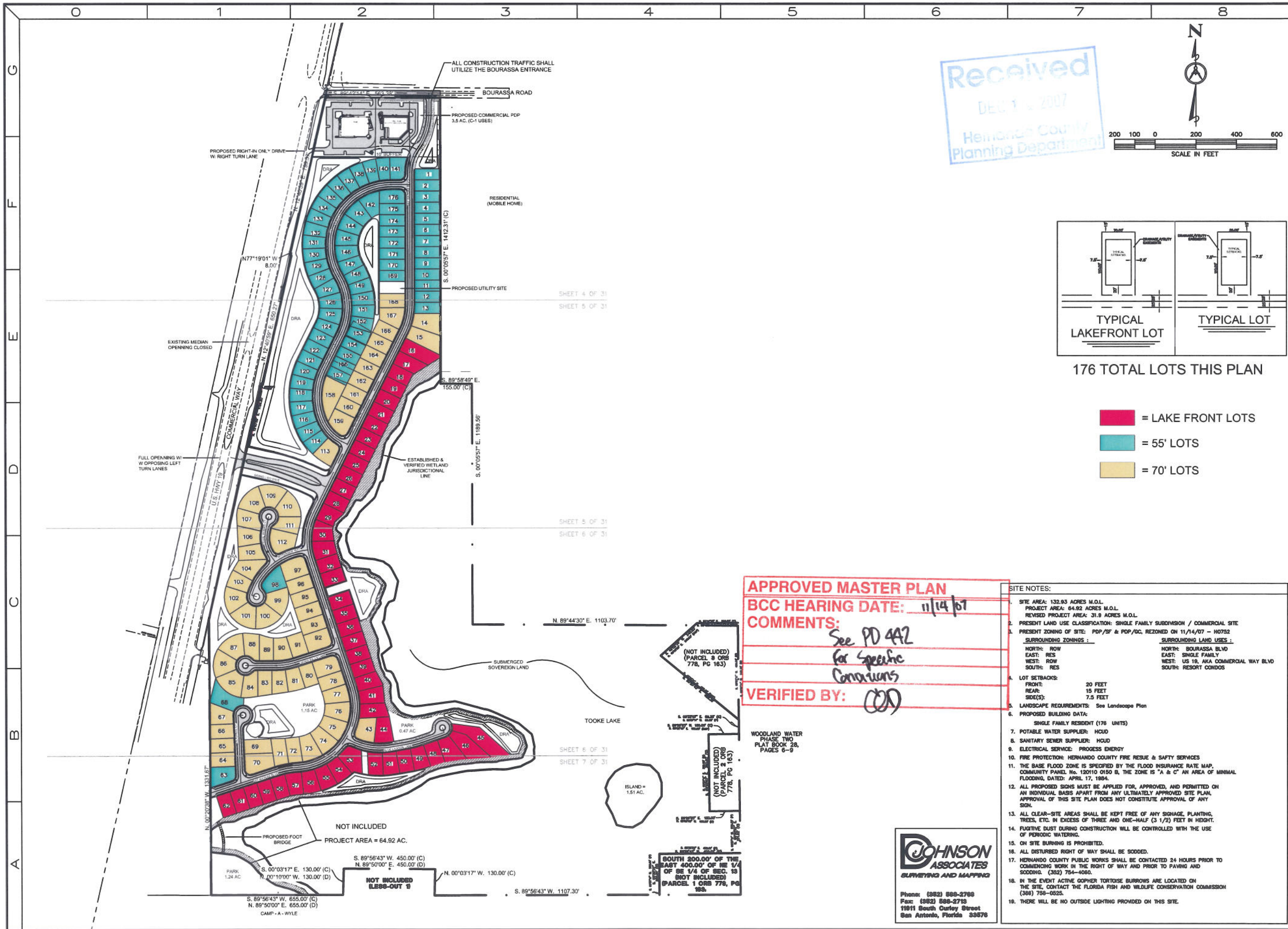


**FRONTAGE ROAD WAIVER REQUEST**

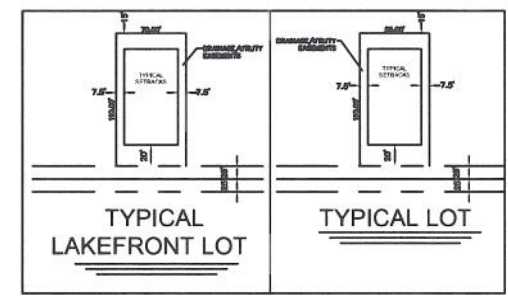
**MASTER DEVELOPMENT PLAN  
CRYSTAL WATERS PD  
PLANNED DEVELOPMENT PROJECT**  
Hernando County, Florida  
Rezoning Petition No: xxxx

<p><b>PROFESSIONAL TEAM</b></p> <p><b>Legal Counsel:</b> Hobby &amp; Hobby P.A. 109 N. Bush Street Tampa, FL 33602 (727) 847-5854</p> <p><b>Planning &amp; Engineering:</b> Clearview Land Design, P.L. 1213 E. 6th Avenue, Tampa, FL 33605 (813) 223-3919</p> <p><b>Transportation:</b> Link &amp; Associates, Inc. 5023 W. Laurel Street Tampa, FL 33607 (813) 289-0039</p>	<p><b>Environmental:</b> Clearview Land Design, P.L. 1213 E. 6th Avenue, Tampa, FL 33605 (813) 223-3919</p> <p><b>Survey:</b> GeoPoint Surveying, Inc. 1403 E. 5TH Ave. Tampa, FL 33605 (813) 248-8888</p>	<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>XXXX</td> <td>XX/XX/XX</td> </tr> </tbody> </table>	DESCRIPTION	DATE	XXXX	XX/XX/XX	<p>PREPARED FOR:</p> <p><b>D-R-HORTON</b> America's Builder</p> <p>12602 Telecom Drive Tampa, Florida 33637 Office: 813-740-9720</p>	<p>PREPARED BY:</p> <p><b>Clearview</b> LAND DESIGN, P.L.</p> <p>Registered Business Number: RY28858 3010 W. Azeele Street, Suite 150 Tampa, Florida 33609 Office: 813-223-3919</p> <p>DRAWN: GIRALDO JOB NO.: DRC-CW-001</p> <p>CHECKED: A. RITENOUR DATE: 06/23/2022 FILE: PD.dwg</p>
		DESCRIPTION	DATE					
XXXX	XX/XX/XX							
<p>SHEET 1 OF 1</p>								





Received  
 DEC 14 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 concerns*  
**VERIFIED BY:** *(Signature)*

- SITE NOTES:**
- SITE AREA: 132.93 ACRES M.O.L.  
 PROJECT AREA: 64.92 ACRES M.O.L.  
 REVISED PROJECT AREA: 31.9 ACRES M.O.L.
  - PRESENT LAND USE CLASSIFICATION: SINGLE FAMILY SUBDIVISION / COMMERCIAL SITE
  - PRESENT ZONING OF SITE: PDP/SF & PDP/OC, REZONED ON 11/14/07 - H0752  
 SURROUNDING ZONINGS: SURROUNDING LAND USES:  
 NORTH: ROW  
 EAST: RES  
 WEST: ROW  
 SOUTH: RES  
 NORTH: BOURASSA BLVD  
 EAST: SINGLE FAMILY  
 WEST: US 19, AKA COMMERCIAL WAY BLVD  
 SOUTH: RESORT CONDOS
  - LOT SETBACKS:  
 FRONT: 20 FEET  
 REAR: 15 FEET  
 SIDE(S): 7.5 FEET
  - LANDSCAPE REQUIREMENTS: See Landscape Plan
  - PROPOSED BUILDING DATA:  
 SINGLE FAMILY RESIDENT (176 UNITS)
  - POTABLE WATER SUPPLIER: HCDU
  - SANITARY SEWER SUPPLIER: HCDU
  - ELECTRICAL SERVICE: PROGRESS ENERGY
  - FIRE PROTECTION: HERNANDO COUNTY FIRE RESUE & SAFETY SERVICES
  - THE BASE FLOOD ZONE IS SPECIFIED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 12010 OHSO B, THE ZONE IS "A" & "C" AN AREA OF MINIMAL FLOODING, DATED: APRIL 17, 1984.
  - 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.
  - ALL CLEAR-SITE AREAS SHALL BE KEPT FREE OF ANY SIGNAGE, PLANTING, TREES, ETC. IN EXCESS OF THREE AND ONE-HALF (3 1/2) FEET IN HEIGHT.
  - FUGITIVE DUST DURING CONSTRUCTION WILL BE CONTROLLED WITH THE USE OF PERIODIC WATERING.
  - ON SITE BURNING IS PROHIBITED.
  - ALL DISTURBED RIGHT OF WAY SHALL BE SODDED.
  - HERNANDO COUNTY PUBLIC WORKS SHALL BE CONTACTED 24 HOURS PRIOR TO COMMENCING WORK IN THE RIGHT OF WAY AND PRIOR TO PAVING AND SODDING. (352) 754-4080.
  - IN THE EVENT ACTIVE GOPHER TORTOISE BURROWS ARE LOCATED ON THE SITE, CONTACT THE FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION (360) 750-0555.
  - THERE WILL BE NO OUTSIDE LIGHTING PROVIDED ON THIS SITE.

**JOHNSON ASSOCIATES**  
 SURVEYING AND MAPPING  
 Phone: (352) 686-2766  
 Fax: (352) 686-2713  
 18011 South Curley Street  
 San Antonio, Florida 33878

<b>CRYSTAL WATERS</b> <b>HERNANDO COUNTY, FLORIDA</b> <b>REVISED MASTER PLAN</b>	<b>CIVIL-TECH CONSULTING ENGINEERS, INC.</b> <b>CIVIL ENGINEERS &amp; PLANNERS</b> 12 South Main Street, Brooksville, FL 34601 Phone - (352) 796-6319 / Fax - (352) 799-9203 WWW.Civil-Tech.com Registration # EB-000748
SHEET NO. <b>3</b> OF <b>33</b>	DATE: _____ LUSTY & BOONE P.L.L.C. PL 07/07 DATE: 6/7/07 SHEET: 13 PLAN: 22 S HANDED: 17 E JOB NUMBER: 04170 UHTO

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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](mailto:Brian.Surak@ClearviewLand.com); [Lindsey.Flanagan@ClearviewLand.com](mailto: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