

HERNANDO COUNTY ZONING AMENDMENT PETITION



Application to Change a Zoning Classification

Application request (check one):

- Rezoning [] Standard [] PDP
Master Plan [] New [x] Revised
PSFOD [] Communication Tower [] Other

PRINT OR TYPE ALL INFORMATION

Date: 06/27/2022

File No. H2251 Official Date Stamp: Received JUL 06 2022 Planning Department Hernando County, Florida

APPLICANT NAME: DR Horton

Address: 12602 Telecom Drive
City: Tampa State: FL Zip: 33637
Phone: (813) 223-3919 Email: anna.ritenour@clearviewland.com
Property owner's name: (if not the applicant) Walton Acquisitions FL LLC

REPRESENTATIVE/CONTACT NAME: Anna Ritenour, AICP; Brian Surak, PE

Company Name: Clearview Land Design
Address: 3010 W. Azelee Street, Suite 150
City: Tampa State: FL Zip: 33609
Phone: (813) 223-3919 Email: anna.ritenour@clearviewland.com; brian.surak@clearviewland.com

HOME OWNERS ASSOCIATION: [] Yes [x] No (if applicable provide name)

Contact Name:
Address: City: State: Zip:

PROPERTY INFORMATION:

- 1. PARCEL(S) KEY NUMBER(S): 00418907, 01243835, 01357631
2. SECTION 13, TOWNSHIP 22 South, RANGE 17 East
3. Current zoning classification: CPDP (Combined Planned Development Project)
4. Desired zoning classification: CPDP (Combined Planned Development Project)
5. Size of area covered by application: 128 acres
6. Highway and street boundaries: Commercial Way, Bourassa Boulevard
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

Walton Acquisitions FL, LLC, a Florida limited liability company, in its own capacity as an Owner and as a manager, operator or agent, as applicable, on behalf of the UDI I, Owners - By: Walton International Group, Inc., a Nevada corporation - Its: Manager, 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):

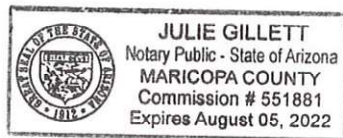
- [] I am the owner of the property and am making this application OR
[x] I am the owner of the property and am authorizing (applicant): D.R. Horton, Inc.
and (representative, if applicable): Clearview Land Design, P.L.
to submit an application for the described property.

Signature of Property Owner

STATE OF FLORIDA ARIZONA
COUNTY OF HERNANDO MARICOPA

The foregoing instrument was acknowledged before me this 27th day of June, 2022, by Price Nosky as Authorized Signatory 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

Crystal Waters
Master Plan Revision - Project Narrative
 6/23/2022

JUL 06 2022

Planning Department
 Hernando County, Florida

I. Proposal

This application proposes to modify the existing Master Plan of the ±128-acre Crystal Waters Property (Hernando County Property Appraiser Parcel Key 00418907 /Parcel # R13 422 17 0000 0020 0010; Parcel Key 01243835/Parcel # R13 422 17 0000 0020 0012; Parcel Key 01357631 /Parcel # R13 422 17 0000 0020 0013; Appraiser Parcel Key 01777492 /Parcel # R13 422 17 0000 0020 0015). The previously approved Master Plan included 176 single family lots for a density of 1.3 units per acre along with a 3.5-acre commercial parcel with C-1 (Commercial) uses on the north end. This request proposes an increase in unit count to 250 lots for an increase in density of 1.9 units per acre. The Property is primarily located within the Residential Future Land Use (FLU) Map Category, which allows for a maximum of 6 units per acre for single family housing and up to 22 units per acre for other unit types. A small portion of the Property is located within the Commercial FLU Map Category, which allows for some residential and mix of uses. This request is consistent with the Hernando County Comprehensive Plan.

Proposed revisions from the previously approved PDP Master Plan are as follows:

	Approved H-07-52	Proposed
Lot Width (Minimum)	55'	40'
Side yard setback	7.5'	5'

II. Site Characteristics

The Crystal Waters Property is ±128 acres adjacent to the east of US-19, south of Bourassa Boulevard, and west of Tooke Lake. The project site is currently vacant with vegetation and approximately 58 acres of water features, including wetlands. The subject property is located in the County's Urban Area pursuant to the Urbanized Area Map found in the Hernando County Comprehensive Plan.

III. Environmental Considerations

The majority of this property is heavily wooded and contains water features. The project boundary lies within FEMA zones AE and X. This site was formerly issued an Environmental Resource Permit to serve a residential development in 2006 but has since expired. A formal environmental assessment will be conducted at time of Conditional Plat. To date, the applicant has found no evidence of environmental constraints which would prohibit this development.

IV. Proposed Site Plan Discussion

The proposed Combined Planned Development Project includes up to 250 single family lots and one commercial parcel to the north. The proposed mix of lot types will include 40-foot-wide and 50-foot-wide lots. There will be three access points to the property. Primary access to the residential portion will be

from US 19. The two secondary access points, shared by the commercial and residential parcels, will be from US 19 as a right-in only drive, and from Bourassa Boulevard, east of the intersection with US 19. The residential development will include internal circulation, providing multiple routes for ingress and egress.

The previous zoning, approved in 2007, included a condition to require 5% minimum usable open space. The applicant requests to remove this condition as more than 50% of the site is a preserved lake. In addition, the project will include all required open space and neighborhood parks along with stormwater retention necessary for development. All buffers proposed will meet County standards.

V. Water and Sewer Services

As required, the developer will comply with all ordinance requirements related to providing and dedicating the necessary water and sewer services to this project.