

STAFF REPORT

HEARINGS: Planning & Zoning Commission: December 12, 2022
Board of County Commissioners: January 10, 2023

APPLICANT: Oak Hill Land LLC

FILE NUMBER: H-22-59

REQUEST: Master Plan Revision on Property Zoned CPDP (Combined Planned Development Project) with deviations

GENERAL LOCATION: North side of Cortez Boulevard, approximately 800' east of Nightwalker Road

PARCEL KEY NUMBERS: 1725191, 1800126, 1797489, 1797498

BACKGROUND:

On August 13, 2019, the Board of County Commissioners approved a master plan revision on the subject parcels zoned CPDP/(Combined Planned Development Project) which includes Single Family, Multifamily, General Commercial with specific C-2 uses, Office Professional, and Congregate Care Facility; and a rezoning from Agricultural to CPDP/(Combined Planned Development Project) to include Single Family, Multifamily, General Commercial with specific C-2 uses, Office Professional with specific C-1 uses and deviations. The entitlements approved for the development were as follows:

- 80,000 square feet of Office Professional
- 980 Total Residential Units
 - 500 Single Family units
 - 320 attached villas located west of the Duke Energy Power Lines
 - 180 Multifamily units located in the mixed-use areas including 75 independent living units
- 216 Skilled Nursing Units
- 120 Assisted Living/Memory Care Units
- 140,000 square feet of Commercial
- Commercial uses located in the mixed-use section west of the Duke Energy Power Lines were limited to a maximum of 16,650 square feet.
- Up to 45,000 square feet of commercial is set aside for Parcel Key 1765744

Since the August 13th approval, the project has commenced construction on several of the approved products.

APPLICANTS REQUEST:

The petitioner's current request is for a Master Plan Revision on a portion of the site. The applicant is requesting the parcels retain their CPDP (Combined Planned Development) designation for single-family and multifamily residential; however, seeks several residential-specific revisions to the project. The applicant is requesting that the number of dwelling units allowed be increased to a maximum of 1,180 units (previously approved for 980 units) to accommodate the addition of 200 Casita units located in the current mixed-use area north of the reverse frontage road and west of Cortez Oaks Boulevard. The petitioner is not requesting any revisions to the remaining entitlements for the site.

The petitioner is proposing Casitas (a cottage-style product) designed for long term rental. The proposed Casitas are different from the traditional 3- to 4-story garden apartments, which are typically comprised of 12 to 30 units per building, with densities ranging from 10-22 units per acre. Casita densities typically range from 5 to 10 units per acre. The proposed density for the Waterford Casita's will be approximately 7.5 units per acre.

The proposed Casita buildings will have professional on-site management. They are proposed to be one-story, detached buildings that appear similar in style to single family home. Two and three-bedroom Casita units have one unit per building and one-bedroom Casita units have two units per building. Unit sizes range from 763 square feet to 1,395 square feet. Each unit has its own private fenced rear yard and are served by central sewer and water. Parking will be similar to a traditional multifamily complex.

Petitioner's Proposed Revisions to Conditions:

The proposed master plan revision is specific to the addition of the new Casita product. All other uses will remain as previously approved. However, as part of the request, the petitioner requesting revisions to the following previously approved performance conditions to accommodate the Casita product:

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. Requesting the building setbacks for the Casitas from Cortez Oaks Boulevard and the Frontage Road be reduced to 25', with a landscape buffer to be reviewed and approved by the County. The request is a deviation from the County's minimum required 35' building setback.

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 to be reviewed and approved by the County. The request is a deviation from the previously approved 35'.

21. Setbacks for the Casitas:

Front: 10' (deviation from 25')
Side: 0'/5' (deviation from 10')
Rear: 10' (deviation from 20')
Between Buildings: 10' (deviation from 15')

25. Increase in dwelling units to 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.

It should be noted that the petitioner included parcel key number 1725191 in the application; however, this parcel is not part of the casita portion of the development and therefore will be removed from the final approval of master plan revision request, if granted.

SITE CHARACTERISTICS:

Site Size: 268.8 total acres

Surrounding

Zoning & Land Uses: North: R-1C; Single Family; vacant lots
South: PDP(SF), AG and PSF; Undeveloped, towers/substation and Sand Hill Ranch Scout Reservation
East: PDP(REC), (MH), OP, C-1 and C-3; High Point Subdivision, Oak Hill Hospital and associated offices
West: R-1C, AG, C-3; Single Family and undeveloped

Current Zoning: CPDP (Combined Planned Development Project)

Future Land Use

Map Designation: Residential, Rural, Commercial and Public Facility

ENVIRONMENTAL REVIEW:

Soil Type: Candler Fine Sand, Tavares Fine Sand and Basinger Fine Sand

Hydrologic

Features: The subject property contains Class 1, 2 and 3 wetlands and Special Protection Areas (SPA), according to County data resources.

Comments: Several of the depressional wetlands on-site are sinkholes, directly connected to the aquifer, and classified as SPAs under the Groundwater Protection Ordinance (GPO). The property contains multiple sinks – Lost Forty, Joe, and Mary’s sinks, and potentially unnamed sink(s). The Lost Forty, Joe, and Mary’s sinks are connected to the surficial aquifer system; unnamed sink(s) have the potential to be connected. The Lost Forty is a documented sink tied to an underwater cavern system on the subject property.

The petitioner has requested that Joe and Mary sink be removed from Condition 32 of the previous H1916 approval. This condition states:

An improved 50-foot upland/wetland buffer with post-outfall treatment for stormwater shall be retained and remain undisturbed around the sinks (aka – Joe, Mary, the Lost 40, and any other sink features as determined by a qualified geotechnical professional) measured from the High-Water Mark landward. The buffers shall be planted with native vegetation, where needed, to control erosion and shall be maintained (invasive exotic species are to be removed). A conservation easement over the wetlands and required upland buffers shall be provided at the time of final platting or prior to development where platting is not required.

Upon review of this request, staff determined that Joe and Mary sinks are significant sinks that can be impacted by the subject development. Any portion of the sinks included within the bounds of the property shall be protected through the wetland buffer as indicated in the condition of approval.

Sinks greater than half acre are classified as Class 1 wetlands. These are designated as Class 1 wetlands based on policies within the Hernando County Comprehensive Plan and Special Protection Areas. This project falls within the FDEP Weeki Wachee Basin

Management Action Plan area (an area of impaired groundwater). An upland/wetland buffer of 50 feet shall be retained and remain undisturbed around the Class 1 wetlands measured from the High-Water Mark. Erosion within the buffers from previous use is to be controlled by the planting of native vegetation (wetland littoral plantings to improve water quality could be included in the landscape plan). Buffers are intended to be maintained with vegetation.

A geotechnical evaluation and report prepared by a qualified professional shall be used in the design and layout of the project and shall be submitted to the County in connection with construction plans or development plans for each phase to ascertain that efforts have been made to avoid adverse impacts to subsurface karst sensitive features. The evaluation shall also include a stormwater design plan to prevent runoff, provide treatment, and avoid adverse stormwater impacts to Class 1 wetlands, potable drinking water, and Class 1 Wellhead Protection Areas. Class 1 wetlands and associated buffer areas shall include conservation easements on future plat(s), plans, and construction drawings.

General commercial and residential uses with central services are permitted within 500' of the designated SPA with the exception of new discharges of any regulated substance or untreated stormwater into karst solution features or sinkholes, facilities regulated by the Emergency Planning and Community Right-to-know Act of 1986, and hazardous waste facilities classified as large quantity generators of hazardous waste. The following uses are not permitted within 500' of Special Protection Areas (SPAs): Automobile repair, maintenance, and commercial car washes. Uses include major and minor automobile repair, automobile tire repair, automobile painting, automobile body shops, oil change stations, and commercial car washes, marine paint shops and marine repair shops, laundry and dry-cleaning plants; any establishment performing dry cleaning on-site, and electroplating. The petitioner is not proposing any of these uses at this time.

Any removal, encroachment or alteration of these wetlands shall require permitting and mitigation by the appropriate state and federal agencies. All future plans, plats, and construction drawings shall indicate the jurisdictional wetland lines.

Protection

Features: The property is located within Class 1 and 2 Wellhead Protection Areas (WHPA) according to County data resources.

Comments: General commercial and residential uses with central services are allowable within the WHPA-2 and within the WHPA-1 designation with the exception of new discharges of any regulated substance or untreated stormwater into karst solution features or sinkholes, underground storage tanks for fuel, facilities regulated by the Emergency Planning and Community Right-to-know Act of 1986, and hazardous waste facilities classified as large quantity generators of hazardous waste. The petitioner is not proposing any of these uses at this time.

Habitat: Candler fine sand provides a habitat suitable for gopher tortoises. Given the presence of the Candler fine soils, gopher tortoise habitat and several commensal species have a moderate potential for occurring on the project site including eastern indigo snake (*Drymarchon corais*), Florida mouse (*Podomys floridanus*), Florida pine snake (*Pituophis melanoleucus mugitus*), and gopher frog (*Rana areolata*). Since there is the potential for these listed Species of Special Concern to be present, the site should be inspected prior to construction, and a Florida Fish and Wildlife Conservation Commission permit may be required prior to site alterations. Wetland species may be present. Native majestic and specimen trees should be retained to the greatest extent possible.

Comments: A comprehensive floral/faunal survey is required. Wildlife/gopher tortoise and aquatic (associated with caverns) surveys shall be conducted in order to identify any listed species present. A Florida Fish and Wildlife Conservation Commission (FWC) permit may be required prior to site alterations. The petitioner is required to comply with all applicable FWC regulations.

Archaeological

Historical: An archaeological/historical survey was previously conducted for a portion of the site (HE00566). No further research is recommended for that Florida Master Site. There is potential for additional archaeological sites based on the project's natural characteristics.

Flood Zone: AE and C

Comments: The floodplain analysis of the Willow Sink Watershed shows several floodplains within the proposed development. The following condition should be incorporated:

Floodplain mitigation is required within each sub-basin affected, such that the volume of the floodplain is preserved. This is required by the FEMA National Flood Insurance Program and Florida Building Code. For areas within the floodplain, all finished floor elevations shall be constructed above the 100-year flood elevation, and roadways shall meet the requirements of the Facilities Design Guidelines.

It is recommended that the applicant contact the Department of State, Division of Historic Resources for any additional archaeological compliance survey requirements.

WATER QUALITY REVIEW:

The proposed development is 2.33 miles from the Weeki Wachee Spring (WBID 1382B), the headwater for the Weeki Wachee River (WBID 1382F), and both are identified as impaired waterbodies and subject to a nutrient Total Maximum Daily Load (TMDL). Where stormwater is directed to retention/detention areas, the developer shall use enhanced treatment methods to reduce nitrogen loading.

An improved upland/wetland buffer with post-outfall treatment for stormwater shall be retained and remain undisturbed around the sinks (aka – Joe, Mary and the Lost 40) measured from the High-Water Mark. The buffers shall be planted with native vegetation to control erosion. A conservation easement over the wetlands and required upland buffers shall be granted to Hernando County at the time of final platting or prior to development where platting is not required.

UTILITIES REVIEW:

The Hernando County Utilities Department (HCUD) does not currently supply water or sewer services to the subject property. Water service is available via an existing 12-inch water main located on the north side of Cortez Boulevard. Sewer service is available via an existing 10-inch force main located along the east side of two of the parcels. The Hernando County Utilities Department has no objection to the proposed rezoning and master plan revision subject to a water and sewer capacity analysis and connection to the central water and sewer systems at the time of vertical construction.

Availability of existing water, sewer and reclaimed water capacity is dependent on the engineer's estimated flows for the proposed development. Existing utility

infrastructure may require upgrades to supply service to the proposed development.

SCHOOL DISTRICT REVIEW:

The applicant must apply for and receive a Finding of School Capacity from the School District prior to the approval of the conditional plat or the functional equivalent. The County will only issue a certificate of concurrency for schools upon the School District's written determination that adequate school capacity will be in place or under actual construction within three (3) years after the issuance of subdivision approval or site plan approval (or functional equivalent) for each level of school without mitigation, or with the execution of a legally binding proportionate share mitigation agreement between the applicant, the School District, and the County.

ENGINEERING AND TRANSPORTATION REVIEW:

According to the Hernando County Engineering Department, a traffic access analysis is in review. The petitioner should continue to work with the County Engineering to assess traffic impacts due to land use changes and coordinate additional right-of-way at time of development.

A permit for the relocation of the traffic light at the entrance to Oak Hill Hospital to Cortez Oaks Boulevard is in process. Once approved, this intersection will provide for an entryway into the development and connection to the Oak Hill Campus through their reverse frontage road connection.

LAND USE REVIEW:

Access:

To establish minimum access requirements to single family and multifamily subdivisions, the Board of County Commissioners adopted a policy requiring two (2) means of access for subdivisions. The policy serves to provide more than one-way in and one-way out for residents of a subdivision, alternate routes for emergency services, interconnection between subdivisions, a shortened drive time for residents to the entrance/exits, and access points for travel direction outside of the development. A minimum of two (2) access points must be provided to serve any new subdivision or development pod with more than 50 units. If approved, individual single family and multifamily pods that exceed 50 units, must meet the two (2) means of access per pod.

Comments: The petitioner has proposed two access points for the Casitas. One access will be directly to Cortez Oaks Boulevard and a second to the reverse frontage road.

Natural Vegetation:

Projects greater than twenty (20) acres shall designate an area of at least seven percent (7%) of the total project area as preserved natural vegetation and no construction activity can occur in this area. Preserved natural vegetation areas must be a minimum of twenty thousand (20,000) square feet. If approved, the petitioner must provide a minimum of seven percent (7%) natural vegetation. Preserved natural vegetation and/or planted native vegetation may be used to meet all or part of the requirement for open space as long as it is a minimum of fifteen (15) feet in width.

Comments: The petitioner has not specified areas designated as natural vegetation on the master plan. If approved, the petitioner will be required to provide at least 26.25 acres of natural vegetation.

Natural Vegetation Needs Analysis	
Natural Vegetation Calculation Criteria	Acreage
Total Project Area	375.9
Required Natural Vegetation	26.25

Neighborhood Park:

All developments with 50 dwelling units or more shall provide and maintain a neighborhood park system for use by the residents of the subdivision in accordance with the requirements of the LDRs. The proposed phase contains more than 50 dwelling units. Neighborhood parks may count towards the minimum open space requirements. The amount of land provided and maintained as a neighborhood park shall be 1.0 acre for the first 50 dwelling units plus 1/100th of an acre for each dwelling unit over 50 up to 250 dwelling units, for a maximum of 3.0 acres. If approved, the development must meet the minimum neighborhood park requirements as required by the County’s LDRs. Individual single family and multifamily pods that exceed 50 dwelling units must provide a neighborhood park.

Comments: The petitioner as indicated while the single-family portions of the project will meet the neighborhood park requirements and the overall recreational acreage will also be greater than 12.0 acres, that the County accept the recreational concept provided by the developer for the Casitas. If the master plan revision is approved, 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.

Project Setbacks and Buffers

The petitioner is proposing the following project setbacks and buffers for the proposed Casita product. All other uses will continue to meet the previously approved conditions.

Perimeter:	
South (adjacent to Cortez Boulevard ROW)	75' (Previously Approved)
South (adjacent to Oak Hill Hospital)	15' (Previously Approved)
North, West, and East (adjacent to Royal Highlands and High Point)	50' (Previously Approved)
West (adjacent to Duke Energy Power Line Easement)	15' (Previously Approved)

From Internal Roads:	
Project Frontage Road (Single Family)	35' (Previously Approved)
Project Boulevard Collector Road (Residential)	35' (Previously Approved)
Project Boulevard Collector Road (Casitas)	25' (Deviation from 75')
Project Frontage Road (Casitas)	25' (Deviation from 35')

Buffers	
Adjacent to Royal Highlands	50' (Previously Approved)
Adjacent to High Point Subdivision	50' of which half can consist of utility easement (Previously Approved)
Adjacent to Project Boulevard Collector Road (Single Family Residential)	20' (Previously Approved)
Adjacent to Project Boulevard Collector Road (Casitas)	25' (Deviation from 35')
Adjacent to Frontage Road (Casitas)	25' (Deviation from 35')

All required buffers shall be landscaped, or enhanced, to achieve 80% opacity.

Comments: The request to reduce the setback from the project boulevard collector road from 75' to 25' is not supported by staff due to the lack of continuity of the overall Cortez Oaks Boulevard corridor. While the Casitas are a stand-alone multifamily project, they are part of the overall Waterford community; continuity of the Cortez Oaks Boulevard corridor is essential to the aesthetics and safety of the community. If the master plan revision is approved, the petitioner should be required to meet the 75' setback from Cortez Oaks Boulevard as initially approved in H1916.

Residential Setbacks

The following pertain solely to the newly proposed Casita product.

Proposed Building 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')

COMPREHENSIVE PLAN REVIEW:

The property is located predominately within the Residential land use classification with a portion located within Commercial, Rural, and Public Facility land use designations. The portion located within the Public Facility area is owned by Hernando County and is utilized as a powerline easement by Duke Power. No development is proposed within this area.

Future Land Use Element

Residential Category

Objective 1.04B: The Residential Category allows primarily single family, duplex, resort and multi-family housing and associated ancillary uses such as recreational and institutional. Office and certain commercial uses may be allowed subject to the locational criteria and performance standards of this Plan. Residential density shall not exceed 22 dwelling units per gross acre.

Strategy 1.04B(1): Commercial and institutional uses within the Residential Category are generally associated with medium and high density residential development and may include neighborhood commercial, office professional, recreational, schools, and hospitals. Minor public facilities that do not unduly disturb the peaceful enjoyment of residential uses may also be allowed.

Multi-Family Housing

Strategy 1.04B(4): The Residential Category includes zoning for multi-family housing generally averaging 7.5 dwelling units per gross acre up to 22 dwelling units per gross acre in order to provide for a diversity of housing choices. Multifamily housing should be located within, or in close proximity to urban areas shown on the Adjusted Urbanized Area Map, or near shopping and employment centers or within Planned Development Projects.

Strategy 1.04B(5): High density zonings are intended for locations in the more intensely developed sections of the County. New residential development of high density housing shall utilize the Planned Development Project (PDP) process. Regulatory criteria shall include standards that evaluate and address suitability of the location including:

- a. proximity to existing or designated commercial areas, corridors, or employment centers;
- b. direct or limited local access to arterial or collector roadways;
- c. availability of appropriate infrastructure and services capacity at the site including police, fire, emergency medical services, potable water utility supply, sewer utility supply, and primary and secondary school facilities;
- d. protection of high quality environmentally sensitive resources or historic and archaeological resources;
- e. the character and density of existing and approved residential development in the surrounding area.

Strategy 1.04B(6): Multi-family development may be allowed in the Commercial Category pursuant to a Planned Development Project (PDP) Master Plan and related strategies to accommodate infill and/or mixed use development.

Strategy 1.04B(7): All multi-family developments shall be located such that the integrity of nearby established single family neighborhoods is preserved:

- a. multi-family development may serve as a density transition located on the periphery of single family neighborhoods and connecting to higher intensity uses;
- b. multi-family developments at a density incompatible with surrounding land uses should not access arterial or collector roadway systems through established single family neighborhoods.

Comments:

The density (7.5 du/ac) of the Casita product is considered Multifamily in nature and the use is consistent with the residential future land use classifications. The Casitas are being developed as multifamily and part of an overall master plan. Additionally, the multifamily housing will have access to Cortez Boulevard through Cortez Oaks Boulevard, creating consistent access across the community to the existing roadway network.

The petitioner has requested an increase to the total number of units from 980 to 1180; however, the density of the multifamily units is decreasing through the development of the Casita-style units. The petitioner should be limited to the 980 dwelling units as initially approved, with the understanding that land uses may be exchanged, as long as the total number of residential units does not exceed 980. At each conditional plat, the petitioner shall be required to provide the number of units and square foot of nonresidential requested versus total allowed for entire development.

FINDINGS OF FACT:

A Master Plan Revision on Property Zoned CPDP (Combined Planned Development Project) with Deviations is appropriate with the following revisions:

1. The development shall be limited to the 980 units as initially approved (H1916).
2. The development shall maintain the 75' setback along Cortez Oaks Boulevard.
3. The applicant shall provide appropriate amenities for the Casitas and inform Casita residents of available parks and recreation facilities within the Waterford community for their use and enjoyment.

With these revisions, the proposed master plan is consistent with the Comprehensive Plan and is compatible with the surrounding area.

NOTICE OF APPLICANT RESPONSIBILITY:

The rezoning process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrence. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

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 with the exception of those listed herein and solely pertaining to the Casitas product.
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): 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')

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:
 - 80,000 square feet of office
 - 980 residential units
 - 500 Single Family units
 - 320 attached villas located west of the Duke Energy Power Lines
 - 180 Multifamily units located in the mixed-use areas including 75 independent living units
 - 216 Skilled Nursing Units
 - 120 Assisted Living/Memory Care Units
 - 140,000 square feet of Commercial
 - Commercial uses located in the mixed-use section west of the Duke Energy Power Lines are limited to a maximum of 16,650 square feet.
 - Up to 45,000 square feet of commercial is set aside for Parcel Key 1765744.
 - 80,000 square feet of Office.
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.

P&Z RECOMMENDATION:

On December 12, 2022, 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 modified 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. ~~with the exception of those listed herein and solely pertaining to the Casitas product.~~
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): ~~75'~~ 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')

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.

- ~~80,000 square feet of office~~
- ~~980 residential units~~
 - ~~500 Single Family units~~
 - ~~320 attached villas located west of the Duke Energy Power Lines~~
 - ~~180 Multifamily units located in the mixed-use areas including 75 independent living units~~
- ~~216 Skilled Nursing Units~~
- ~~120 Assisted Living/Memory Care Units~~
- ~~140,000 square feet of Commercial~~

- ~~Commercial uses located in the mixed-use section west of the Duke Energy Power Lines are limited to a maximum of 16,650 square feet.~~
- ~~Up to 45,000 square feet of commercial is set aside for Parcel Key 1765744.~~
- ~~80,000 square feet of Office.~~

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.

BOCC ACTION:

On January 10, 2023, the Board of County Commissioners voted 5-0 to adopt Resolution 2023-05 adopting the petitioner's request for a Master Plan Revision on property zoned CPDP (Combined Planned Development Project) with Deviations, and the following unmodified 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): ~~75'~~ 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')

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.