

STAFF REPORT

HEARINGS: Planning & Zoning Commission: July 14, 2025

APPLICANT: DR Horton

FILE NUMBER: 1492158

PURPOSE: Conditional Plat Approval Crystal Waters

GENERAL LOCATION: East side of Commercial Way, across from Happy Days Drive

PARCEL KEY NUMBER: 418907, 1243835, 1357631

The conditional plat for the Crystal Waters is for 222 residential units & C-1 (General Commercial) uses on approximately 128.0 +/- acres located on the East side of Commercial Way, across from Happy Days Drive. The conditional plat has been reviewed by various County agencies and found to be consistent with County standards. A certificate of concurrency has been issued for the development.

STAFF RECOMMENDATION:

It is recommended that the Planning and Zoning Commission approve the conditional plat of the Crystal Waters Subdivision with the following performance conditions:

1. The conditional plat shall expire in two (2) years if no further approvals in the subdivision process are obtained.
2. The developer must conform to all Hernando County Facility Design guidelines.
3. The petitioner shall provide a comprehensive listed species survey prepared by a qualified professional to identify any listed species present prior to clearing or development activities. The petitioner is required to comply with all applicable FWC regulations.
4. The petitioner must meet the minimum requirements of Florida-Friendly Landscaping publications and the Florida Yards and Neighborhoods Program for design techniques, principles, materials, and plantings for required landscaping.
5. Delineate the FEMA floodplains on the conditional plat.
6. Label the curve numbers (C1, C2, C3, etc.) at their respective locations on the Conditional Plat.
7. The Manual on Uniform Traffic Control Devices (MUTCD) permits the use of Reverse Curve (W1-3 L/R) and Winding Road (W1-5L/R) signs when the tangent of the two curves is less than 600-feet in separation. Please utilize these signs as curve warning signage on this project.
8. Submit a final utility capacity analysis to the Hernando County Utilities Department during the Construction Drawing review meeting the following conditions:
 - a. **Potable Water Analysis:** The EOR has provided an initial capacity analysis which is acceptable for the conditional plat review. Submit a final capacity analysis during Construction Drawing review meeting the following condition:

- i. The water distribution system must provide a 40-psi minimum static pressure and 20-psi minimum pressure during fire flow.
 - ii. The water distribution system shall have two feeds (connections) to HCUD's existing system per HCUD specification 3.4.2.2.
- b. **Wastewater Analysis:** The EOR has provided an initial capacity analysis which is acceptable for the conditional plat review. Submit a final capacity analysis during the Construction Drawing review meeting the following conditions:
 - i. Proposed and existing force main velocities must be greater than 2 feet per second (fps) but are less than or equal to 5 fps.
 - ii. Proposed and existing force main pressure(s) cannot exceed 50 psi.
 - iii. Proposed and existing lift station(s) pumps cannot exceed 6 starts per hour per pump.
- 9. The developer shall install and dedicate to HCUD the necessary water and sewer infrastructure (including pump stations) necessary to supply the development.
- 10. The developer shall either install all proposed utility infrastructure within dedicated county road right of ways or within a non-exclusive utility easement over the roadway tract if the roads will be privately maintained. Show the proposed wastewater pump station site(s) as dedicated tract(s) sized per HCUD detail S-10 or S-15 (June 2023 version).
- 11. If street lighting will be installed in the development, please provide at least one of the following: show the pole locations on the construction drawings, add a note to the plans specifying that the location of the proposed poles will be in an area that will not conflict with the proposed water or sewer services, or provide utility separate details showing the location of all proposed utilities.
- 12. Submit construction drawings showing the pump station's wet well and valve vault finished slab elevations at or above the 100-year flood elevation per HCUD specification 4D.19.11.

The revised conditional plat consistent with these conditions must be submitted to the Planning Division prior to the submittal of any further subdivision development applications.