

# CRYSTAL WATERS PD H-22-51

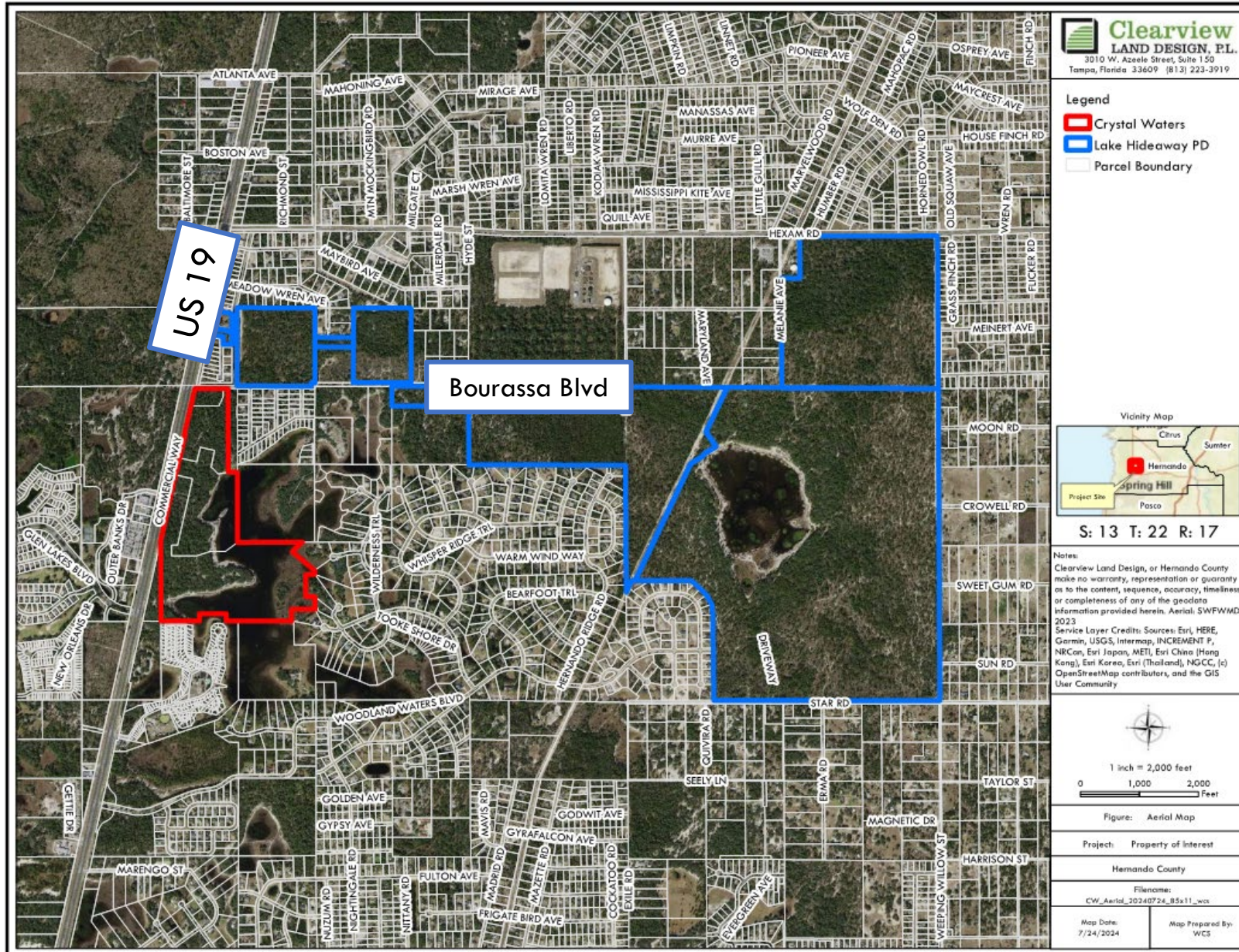
Board of County Commissioners  
07/30/2024



# AERIAL LOCATION MAP



# PROXIMITY TO LAKE HIDEAWAY



## PROJECT HISTORY:

- 7/6/2022 Original PD Submittal – received staff support
- 11/14/2022 Planning & Zoning Commission – received unanimous support
- 12/13/2022 Board of County Commissioners – continued to address concerns
- 12/5/2023 Applicant attended workshop with BOCC re: subdivision design
- 5/2/2024 PD Resubmittal to staff with refined Master Plan and Conditions of Approval
- 7/30/2024 Final BOCC Hearing

## BOARD CONCERNS

- Commissioners requested at public hearing on 12/5/2023:
  1. Need a frontage road within project
  2. Reduce density
  3. Increase lot width
- Commissioner discussion at Workshop on 12/5/2023:
  1. Acknowledged need for 40' lots and 5' setbacks where appropriate
  2. In those instances, developer must provide:
    - a) Dedicated street parking
    - b) Larger front setback/driveways
    - c) Align garage/driveways on cul-de-sacs to ensure utility access

# REVISED MASTER PLAN – Sheet 1



**GENERAL NOTES**

- INTERNAL ROADWAY ALIGNMENT AND CROSS ACCESS POINTS ARE CONCEPTUAL AND SUBJECT TO CHANGE DURING THE CONSTITUTIONAL PLAT PROCESS WITHOUT REQUIRING A RE-SUBMITTAL.
- THE SITE LIES WITHIN THE HERNANDO COUNTY UTILITIES (WATER/WASTEWATER) AND WILACOOCHIE RIVER ELECTRIC COOP (WREC) (ELECTRIC) SERVICE AREAS. FEE & REQUIREMENTS IS PROVIDED BY HERNANDO COUNTY. CABLE/TELEPHONE IS PROVIDED BY PRIVATE PROVIDERS.
- 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.
- DRAINAGE RETENTION AREAS ARE CONCEPTUAL IN LOCATION AND SIZE. THESE ARE SUBJECT TO FINAL ENGINEERING.
- PENDING DEVELOPMENT, INTERMEDIATE AGRICULTURAL USES ARE FORWARDED.
- IT IS ANTICIPATED THAT THE PROJECT WILL BE DEVELOPED IN MULTIPLE PHASES.
- THE MANAGEMENT OF COMMON AREAS AND FACILITIES SHALL BE THROUGH HOA OR CDO.
- THE SITE LIES WITHIN FLOOD ZONES AT AND X ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM) PARCEL NO. 12833C.

**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 THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 23 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA,

LESS THE FOLLOWING DESCRIBED PARCELS:

- COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 23 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA, THENCE GO NORTH 81° 50' 00" WEST, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 13, A DISTANCE OF 433.20 FEET TO THE POINT OF BEGINNING, THENCE GO NORTH 00° 10' 00" WEST A DISTANCE OF 130.00 FEET, THENCE GO NORTH 81° 50' 00" WEST A DISTANCE OF 433.88 FEET, THENCE GO SOUTH 88° 10' 00" EAST A DISTANCE OF 130.00 FEET, THENCE GO SOUTH 89° 50' 00" WEST A DISTANCE OF 430.00 FEET TO THE POINT OF BEGINNING.
- 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 23 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA, LYING EAST OF U.S. HIGHWAY 19, AND ALSO THE NORTH 130.00 FEET OF THE EAST 130.00 FEET OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 23 SOUTH, RANGE 17 EAST.
- PROPERTY DESCRIBED ON OUR BOOK 778, PAGE 165, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

DESCRIPTION HER EXHIBIT "A" OF D.L. BOOK 778, PAGE 163;  
PARCEL 1;  
THE SOUTH 380.00 FEET OF THE EAST 400.00 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 23 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA,  
PARCEL 2;  
A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 23 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS FOR A POINT OF BEGINNING COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 13, THENCE 8.00° 00' 11" W, ALONG THE EAST BOUNDARY OF SAID SOUTHWEST 1/4, 428.33 FEET FOR A POINT OF BEGINNING, THENCE CONTINUES S 00° 00' 11" W, ALONG SAID EAST BOUNDARY, 380.00 FEET, THENCE N 81° 50' 00" W, 130.00 FEET, THENCE N 00° 00' 11" W, 380.00 FEET, THENCE S 89° 52' 49" E, 130.00 FEET TO THE POINT OF BEGINNING.

PARCEL 3;  
A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 23 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS FOR A POINT OF BEGINNING COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 13, THENCE 8.00° 00' 11" W, ALONG THE EAST BOUNDARY OF SAID SOUTHWEST 1/4, 493.82 FEET, THENCE N 81° 50' 00" W, 438.36 FEET, THENCE N 42° 31' 31" E, 248.83 FEET, THENCE S 88° 48' 47" E, ALONG THE NORTH BOUNDARY OF SAID SOUTHWEST 1/4, 200.00 FEET TO THE POINT OF BEGINNING.

**LAND USE TABLE**

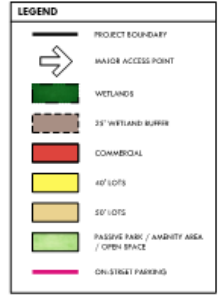
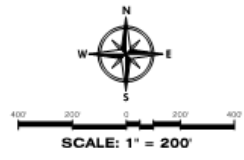
Total Project Area	1128.64 acres
Residential (Incl. Roadway)	1,125.14 acres (10.29 west of OHM line)
Commercial PDP Area	1.35 acres
Parcel Key Nos.	00418907, 01243803, 01357633, 01777492
Existing Future Land Use	R-5
Existing Zoning District	CPDP (Commercial and Residential)
Proposed Future Land Use	R-5
Proposed Zoning District	CPDP (Commercial and Residential)
Allowed Uses	Single-Family Detached and residential within Residential PDP area, C-1 Uses within Commercial PDP area.
Proposed Density	1.8 du/ac
Maximum Units Proposed	222
Allowable Density per FLUC	772

**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	22.5'
	Side	5'
	Side Corner	35'
	Rear	12.5'
Amenity Buildings	Front	20'
	Side	20'
	Rear	20'

**PROFESSIONAL TEAM**

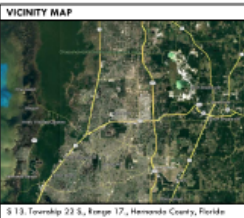
<b>Lead Consultant</b> Hobby & Hobby P.A. 100 N. Central Tampa, FL 33602 9810 201 2014	<b>Environmental</b> Overview Land Design, P.L. 100 N. Central Tampa, FL 33602 9810 201 2014	<b>Survey</b> Overview Land Design, P.L. 100 N. Central Tampa, FL 33602 9810 201 2014	<b>Soils</b> Griffith Surveying, Inc. 1422 S. 27th Ave. Tampa, FL 33629 9810 246 8899
<b>Site Planning</b> Greth & Associates, Inc. 701 N. Central Tampa, FL 33602 9810 201 2014	<b>Engineering</b> Greth & Associates, Inc. 701 N. Central Tampa, FL 33602 9810 201 2014	<b>Architectural</b> Greth & Associates, Inc. 701 N. Central Tampa, FL 33602 9810 201 2014	<b>Construction</b> Greth & Associates, Inc. 701 N. Central Tampa, FL 33602 9810 201 2014



**SITE DATA TABLE**

Land Use	Area
Residential (Incl. Roadway)	38.6 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	0.32 ac.
Commercial PDP Area	3.5 ac.
Total Project Area	128.64 ac.

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



MASTER DEVELOPMENT PLAN  
**CRYSTAL WATERS PD**  
 PLANNED DEVELOPMENT PROJECT  
 Hernando County, Florida  
 Rezoning Petition No: H-22-51

REVISIONS

NO.	DESCRIPTION	DATE
01	REVISION	07/24/24

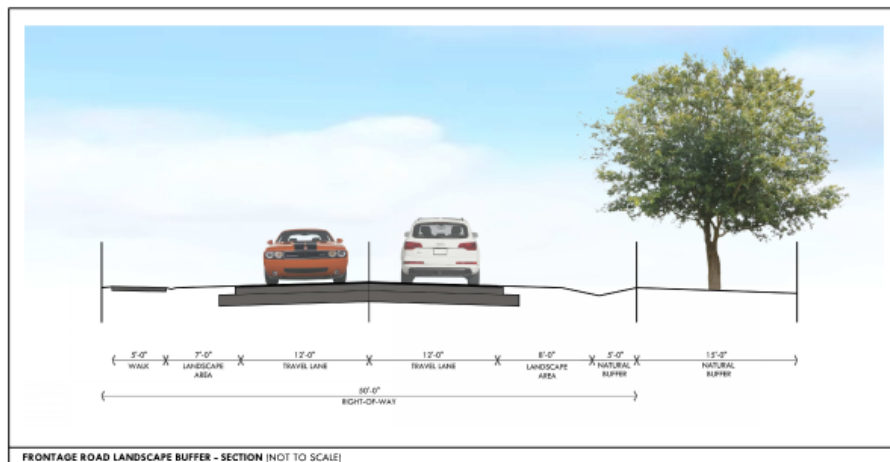
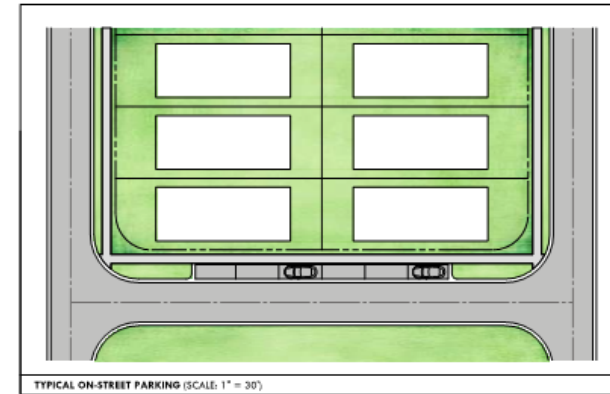
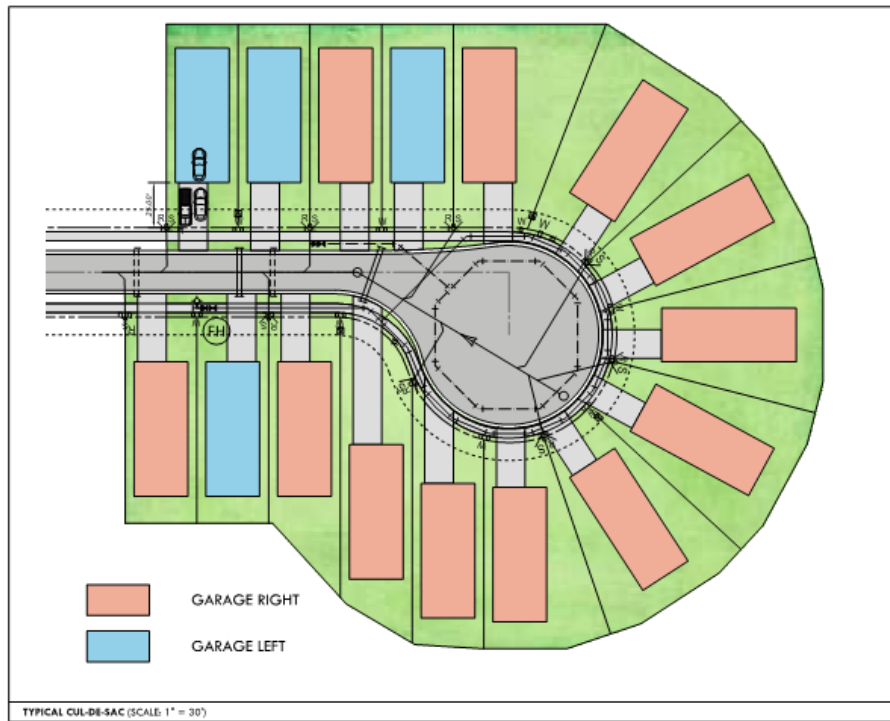
PREPARED FOR:  
**DR-HORTON**  
 American's Builder  
 12802 Telecom Drive  
 Tampa, Florida 33627  
 Office: 813-740-9720

PREPARED BY:  
**Clearview LAND DESIGN, P.L.**  
 Registered Business Number: 07282828  
 3010 W. Alcala Street, Suite 150  
 Tampa, Florida 33609  
 Office: 813-223-3919

REVISIONS: 01/24/24  
 PROJECT: H-22-51  
 SHEET: 1 OF 2

**Clearview LAND DESIGN, P.L.**

# REVISED MASTER PLAN – Sheet 2



MASTER DEVELOPMENT PLAN  
**CRYSTAL WATERS PD**  
 PLANNED DEVELOPMENT PROJECT  
 Hernando County, Florida  
 Rezoning Petition No: H-22-51

**PROFESSIONAL TEAM**  
**Lead Consultant**  
 Haskin & Haskin P.A.  
 13014 Lee Street  
 Tampa, FL 33607  
 (813) 942-0814

**Engineer & Architect**  
 Clearview Land Design, P.L.  
 3010 W. Azalea Street, Suite 150  
 Tampa, FL 33609  
 (813) 222-2109

**Geotechnical**  
 Geopact Surveying, Inc.  
 2010 N. 28th Ave.  
 Tampa, FL 33607  
 (813) 222-2109

**Construction**  
 Hensel & Associates, Inc.  
 2411 W. 10th Street  
 Tampa, FL 33607  
 (813) 248-2227

NO.	DESCRIPTION	DATE
001	Prepared	07/24/24

PREPARED FOR:  
**D-R-HORTON**  
*America's Builder*  
 12602 Telecom Drive  
 Tampa, Florida 33627  
 Office: 813-740-9720

PREPARED BY:  
**Clearview**  
 LAND DESIGN, P.L.  
 Registered Business Number: RT20850  
 3010 W. Azalea Street, Suite 150  
 Tampa, Florida 33609  
 Office: 813-222-2109

DATE: 07/24/24  
 DRAWN: [Name]  
 CHECKED: [Name]  
 IN CHARGE: [Name]

SHEET 2 OF 2

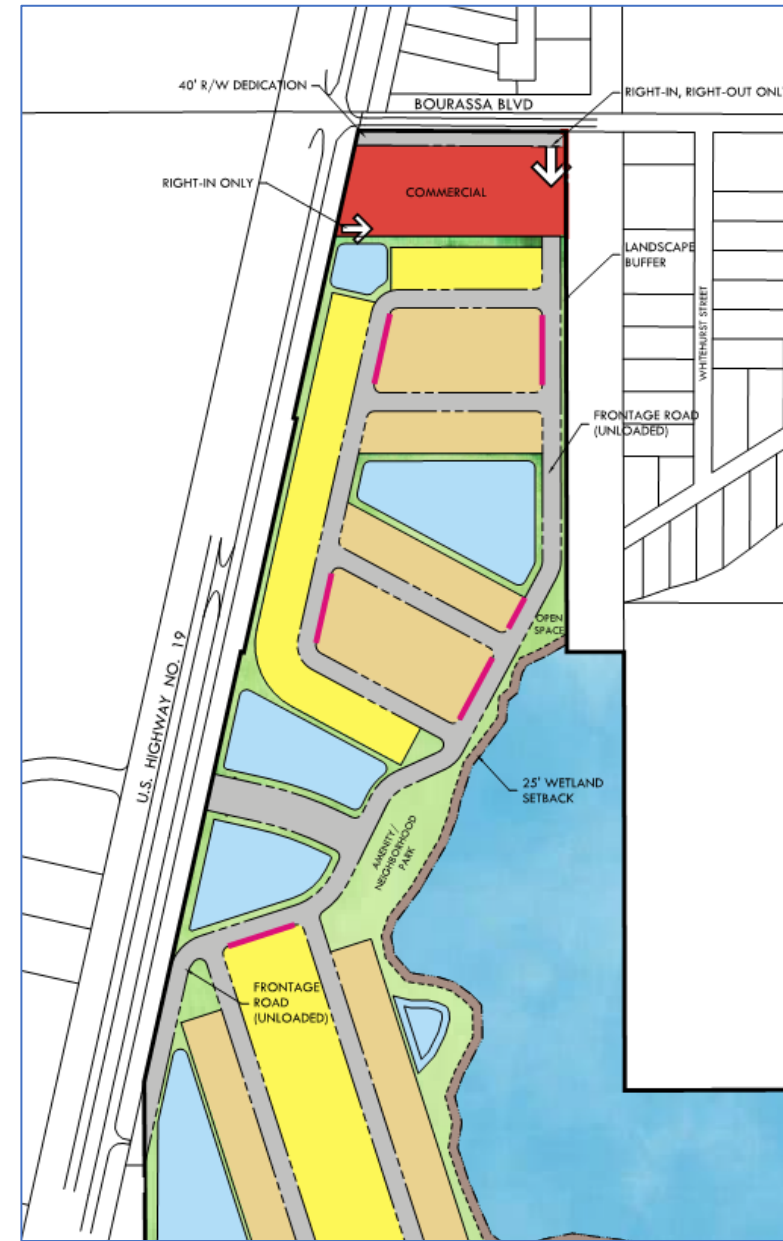


# SUMMARY OF REVISIONS - 1



## PROVIDE FRONTAGE ROAD

- Eliminated potential driveways/lots from frontage road through site
- Provides parallel connection from US 19 to Bourassa Blvd (right-in, right-out)





# SUMMARY OF REVISIONS - 2

REDUCE TOTAL DENSITY

Proposed Density	1.9 du/ac
Maximum Units Proposed	250
Allowable Density per FLUC	772

32% of allowable  
Density per FLUC



Proposed Density	1.8 du/ac
Maximum Units Proposed	222
Allowable Density per FLUC	772

29% of allowable  
Density per FLUC

# SUMMARY OF REVISIONS - 3

INCREASE FRONT SETBACK FROM 20'  
TO 22.5' FOR LARGER VEHICLE PARKING

DEVELOPMENT STANDARDS TABLE		
<b>Commercial Parcel</b>		
	<b>Minimum Setbacks</b>	
	US Hwy 19	125'
	Bourassa Boulevard	35'
	Side	20'
	Rear	35'
<b>Residential Parcel</b>		
	<b>Minimum Setbacks</b>	
<b>Single-Family Detached</b>	Front	20'
	Side	5'
	Side Corner	15'
	Rear	15'
<b>Amenity Buildings</b>	Front	10'
	Side	10'
	Rear	10'



DEVELOPMENT STANDARDS TABLE		
<b>Commercial Parcel</b>		
	<b>Minimum Setbacks</b>	
	US Hwy 19	125'
	Bourassa Boulevard	35'
	Side	20'
	Rear	35'
<b>Residential Parcel</b>		
	<b>Minimum Setbacks</b>	
<b>Single-Family Detached</b>	Front	22.5'
	Side	5'
	Side Corner	15'
	Rear	12.5'
<b>Amenity Buildings</b>	Front	10'
	Side	10'
	Rear	10'

## VOLUNTARILY COMMITTING TO ARCHITECTURAL DESIGN REQUIREMENTS

Condition No. 22 – Minimum 18' wide driveway for 2-car garage homes.

Condition No. 23 – Maximum of 50% 40-foot-wide lots. All other lots shall be at least 50-feet-wide.

Condition No. 24 – Every lot shall have at least two shade trees, with at least one in the front yard. Minimum landscape bed requirements for each lot.

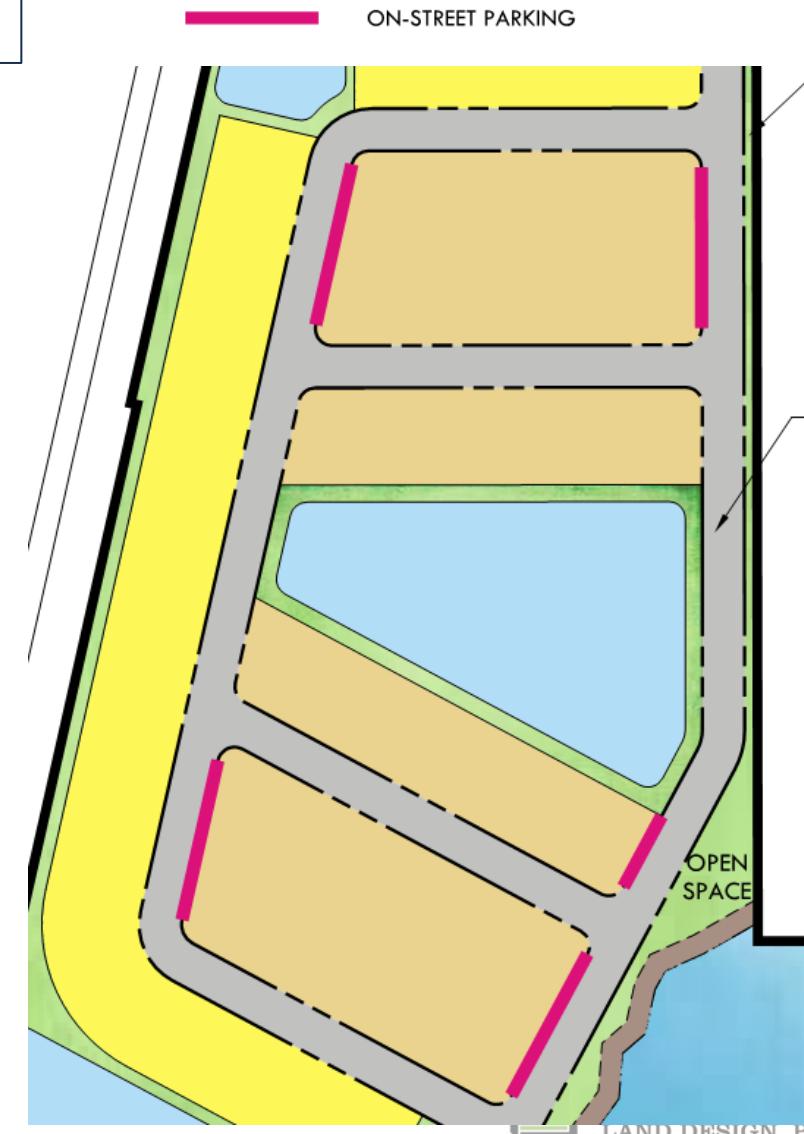
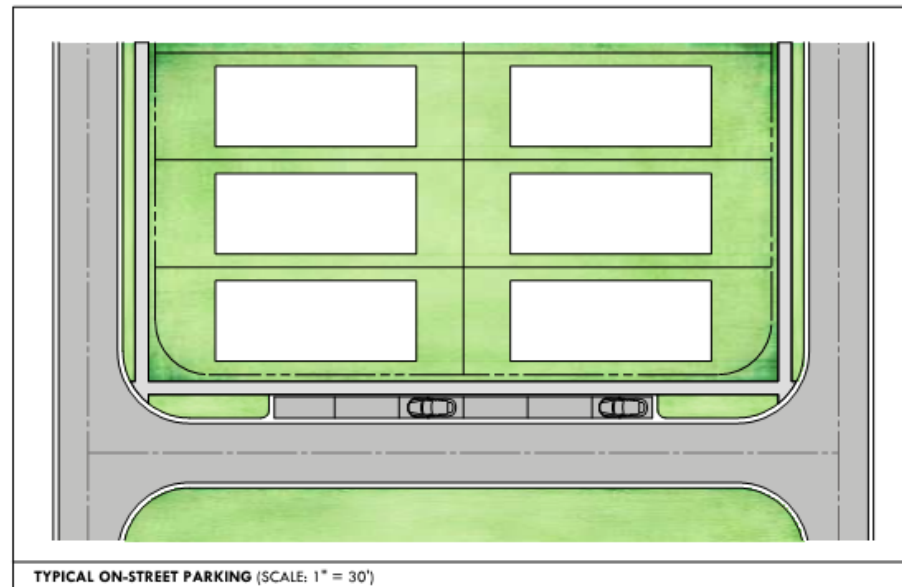
Condition No. 25 – Monotony Control and Architectural Standards:

- Every home shall have at least 3 different architectural features. They cannot be the same as the home next to it or directly across the street.
- No more than 20% of garages shall protrude more than 8 feet beyond the roof line of each home. Any garage protruding more than 8 feet must have decorative garage fronts.

## ADD HOA/CDD REQUIREMENTS FOR ON-STREET PARKING LIMITATIONS AND ENFORCEMENT

Condition No. 26 – HOA or CDD must provide on-street parking regulations and be the primary enforcement entity. There may be no obstruction of roadways. Parking only allowed on one side of street unless provided in dedicated spaces outside travel lanes; in which case, may be on both sides.

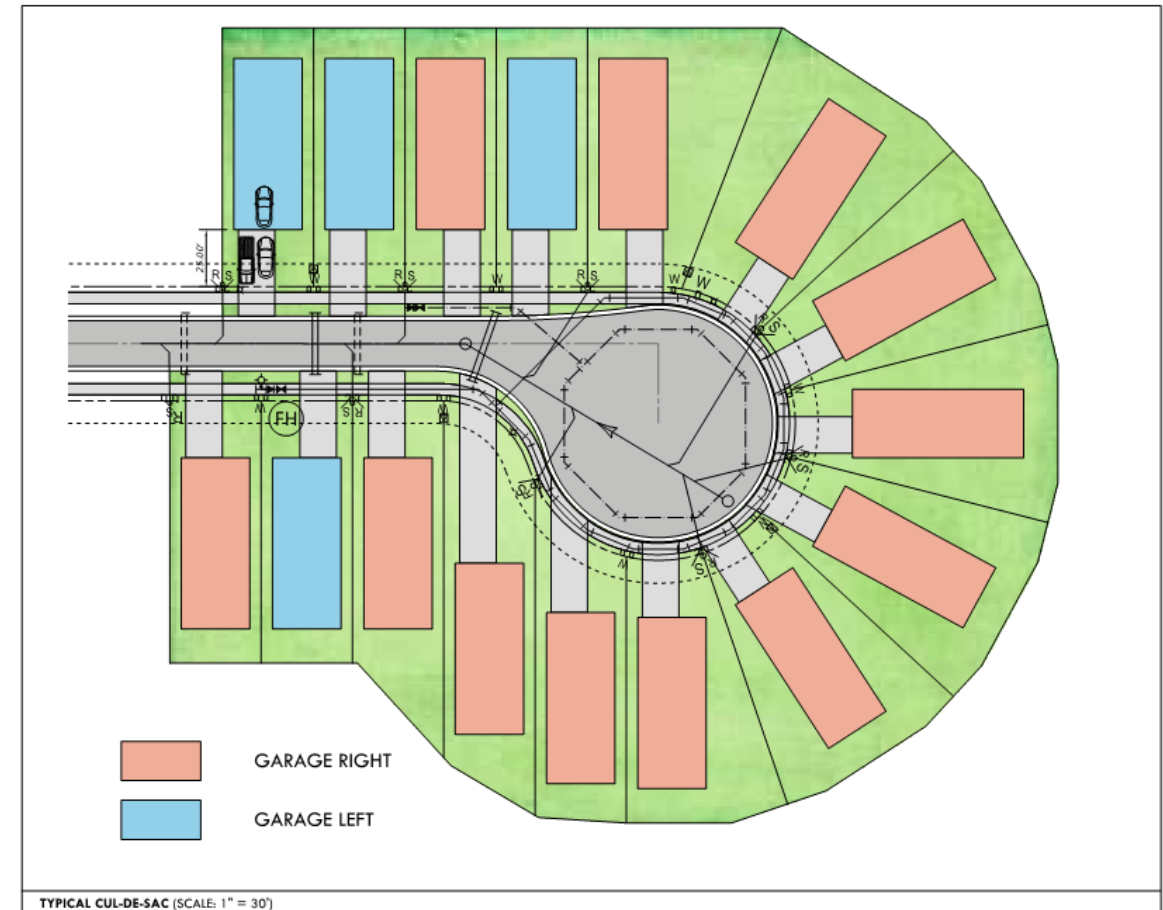
Condition No. 27 – Dedicated on-street parking spaces must be provided for residents in addition to minimum LDC parking requirement.



# SUMMARY OF REVISIONS - 6

ADD DRIVEWAY DESIGN STANDARD TO  
ACCOMMODATE FOR UTILITY INFRASTRUCTURE

Condition No. 28 – Lots within a cul-de-sac will be required to have driveways on the same side of the lot to allow for ease of access to utility infrastructure.



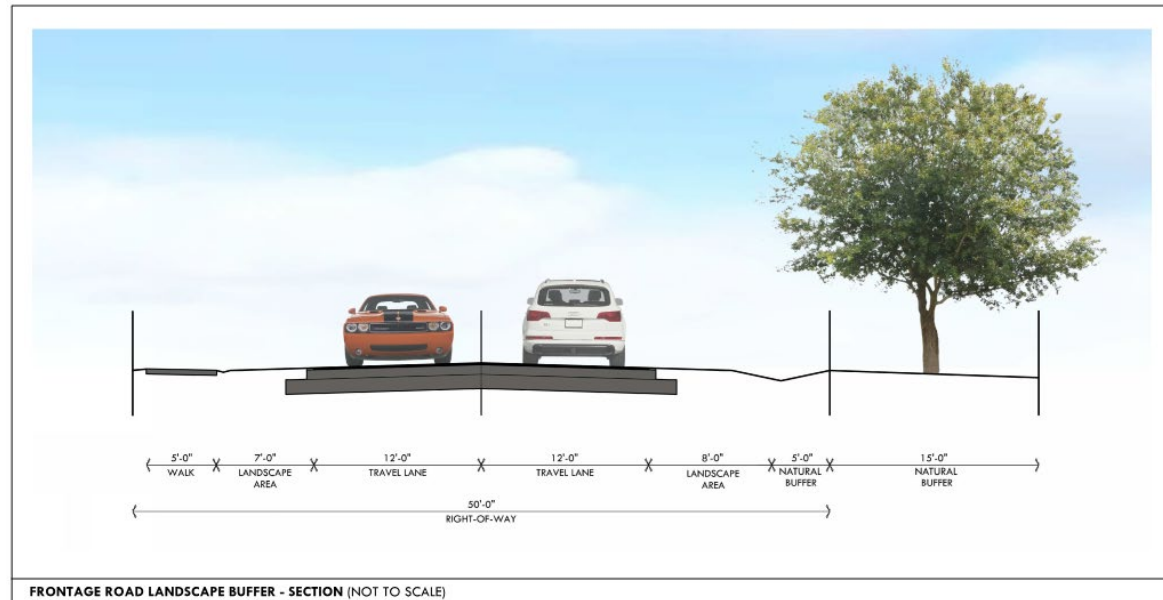
# SUMMARY OF REVISIONS - 7

## ADD ENHANCED BUFFERING CONDITIONS AND LIGHTING STANDARDS

Increased open space between Tooke Lake and proposed development. There will be no lots directly adjacent to Tooke Lake.

Condition No. 4 – Increased buffer width to adjacent neighbor to the east from 5' to 20'

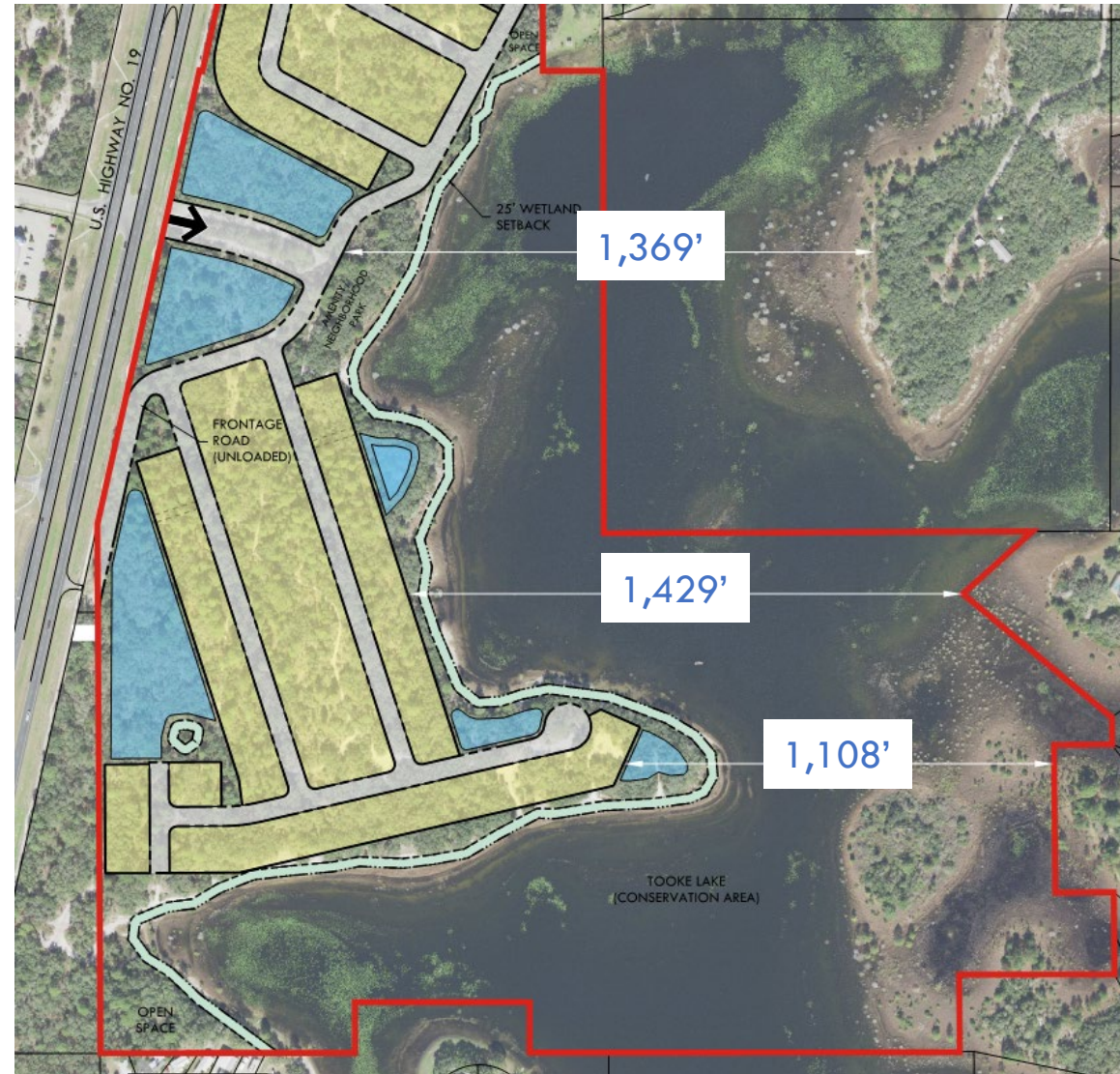
Condition No. 29 – Light shielding and cut-off fixture details added to shield the night sky



## RESTRICT LAKE ACCESS TO RESIDENTS OF NEW DEVELOPMENT

Site plan revised to increase open space along Tooke Lake. Increased distance between existing residents in Woodland Waters and new development.

Condition No. 17 – No lake access. No docks permitted.



## REQUEST APPROVAL OF PD MASTER PLAN

- ★ Staff recommendation of approval
- ★ Planning & Zoning Commission recommendation of approval
- ★ Resident concerns have been addressed



1. Conditional Plat including:
  - a. Final Subdivision Layout
  - b. Open Space / Park delineation
  - c. Transportation - Access Management Analysis
  - d. Master Utility Layout
  
2. Prepare Final Construction Plans
  - a. Final design of streets, drainage and utilities serving the subdivision
  - b. Stormwater Management Design
  - c. Landscape Design including buffers, street trees, etc.
  
3. Permit Review with Hernando County and SWFWMD



- National builder + Local Hernando community members
- Local employer and trade contractor
- We hear you! Providing voluntary performance conditions