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## Crystal Waters

### Master Plan Revision – Amended and Restated Project Narrative

4/30/2024

#### **A. Summary of Proposed Changes**

In response to input from County staff and the Board of County Commissioners, the applicant has revised their proposal and Master Plan as reflected in the amended narrative below. A summary of the proposed changes are as follows:

- The applicant has revised the Master Plan to eliminate driveways from the frontage road that runs parallel to US-19. The connection to Bourassa Boulevard will be a right-in, right-out access point only.
- The maximum proposed density has been reduced from 250 units to 222 units for a net decrease of 28 single-family units.
- The front yard setbacks have been increased from 20' to 22.5' to allow residents with larger vehicles to park without impeding pedestrian walkways.
- For 40' lots, the applicant has added Performance Conditions committing to the monotony control requirements that the Board has imposed on other recent development, including architectural design guidelines and limitations to garage protrusions. The applicant has also included street tree requirements in the Performance Conditions for 40' lots to require that each lot have at least two shade trees on or in front of the lots and to include minimum landscape beds.
- The applicant has addressed concerns with 5' side yard setbacks being able to accommodate the necessary utility infrastructure by committing to thoughtfully designing the site with all driveways on the same side in cul-de-sacs (see Page 2 of the PD Master Development Plan).
- To lessen impact on existing residents, additional open space has been provided along the perimeter of Tooke Lake to maximize the distance and reduce visual impact of future lots. Lots will range from approximately 1,100 to 1,500 feet away from residents across the lake.
- A new series of conditions has been added to prohibit on-street parking (where allowed by the Code) on both sides of the street so as to ensure that the on-site streets and roads remain passable and usable by service providers and utilities. Dedicated on-street parking has been added to the proposed development plan to provide residents and their guests with additional parking options and mitigate congestion on the streets.
- Enhanced lighting beyond the minimum standards required by the Land Development Code has been added to the Performance Conditions to ensure that lighting throughout the project will be designed to shield the night sky.

## **B. Amended and Restated Narrative**

### **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 proposal seeks up to 222 lots, which is a 28 lot reduction from the proposal for the project that was presented to the Board of County Commissioners in 2023. This request proposes 222 lots for a density of 1.8 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.

### **II. Site Characteristics**

The Crystal Waters Property is ±128 acres adjacent to (east of) U.S.-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 Master Plan Discussion**

The proposed Combined Planned Development Project includes up to 222 single family lots and one commercial parcel to the north. The proposed mix of lot types will include a combination of 40' and 50' wide lots. The applicant is also proposing a maximum of 50% of the units be 40' lots, with the remainder being a minimum of 50' wide. The proposed development will incorporate enhanced architectural features with a variety of colors, materials, and elevations. Each lot will include, at a minimum, landscape beds and at least two shade trees on or in front of them. The applicant is also committing to supplementary lighting standards to prevent unnecessary light pollution. These additional monotony control and design features will contribute to a sense of place and an increased sense of well-being for future residents.

There will be three access points to the property including an unloaded frontage road traversing north-south throughout the property. Primary access to the residential portion will be from U.S. 19. The two

secondary access points, shared by the commercial and residential parcels, will be from U.S. 19 as a right-in only drive, and from Bourassa Boulevard as right-in right-out, east of the intersection with US 19. The residential development will include internal circulation, providing multiple routes for ingress and egress. On-street parking throughout the development will be prohibited to ensure that on-site roadways remain usable by service providers, utilities, and residents. In addition, the proposed Master Plan will also include on-street parking spaces along the ends of several blocks throughout the development to provide adequate parking for future residents and their guests.

The project will include all required open space and neighborhood parks along with stormwater retention necessary for development. In addition to the 25' wetland setback required along the border of Tooke Lake, the Master Plan includes additional open space along the perimeter to promote preservation and increased separation from the residents across the lake. The applicant is not proposing any docks or access to the lake for residents. All buffers proposed will meet or exceed 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.