

LAND USE TABLE			
LAND USE	ACRES ±	UNITS	DENSITY
SINGLE FAMILY RESIDENTIAL	258.3	920	
MU/MF (CASITAS)	26.0	180	
RECREATION	11.8		
TOTAL	296.1	1100	3.71 D.U. / Ac.

SITE DATA

APPLICANT: OAK HILL LAND LLC.
18125 WAYNE RD.
ODESSA, FL 33556

PARCEL AREA: ±296.1

PARCEL KEY NUMBERS: 1797489, 1797498, 1800126 & 01725191
LOCATED IN SECTIONS 30, 31 AND 34, TOWNSHIP 22 S., RANGE 18 E.,
HERNANDO COUNTY, FLORIDA.

PROPOSED ZONING: COMBINED PLANNED DEVELOPMENT PROJECT WITH SINGLE
FAMILY & MULTI FAMILY RESIDENTIAL. [C/PDP (SF) (MF)]

FUTURE LAND USE MAP DESIGNATION: RURAL, RESIDENTIAL.

FLOOD INSURANCE RATE MAP (FIRM):
COMMUNITY PANEL NO. 12053C0155D EFFECTIVE DATE FEBRUARY 2, 2012

TOTAL NUMBER OF LOTS: 1100

MINIMUM PERIMETER SETBACKS (INCLUSIVE OF VEGETATIVE BUFFERS):

SOUTH (WHERE ADJACENT TO CORTEZ BOULEVARD ROW): 75'
SOUTH (WHERE ADJACENT TO OAK HILL HOSPITAL): 15'
NORTH, WEST, AND EAST (WHERE ADJACENT TO ROYAL HIGHLANDS AND HIGHPOINT):
50' ADJACENT TO DUKE ENERGY POWER LINE EASEMENT: 15'

MINIMUM SETBACKS FROM INTERNAL ROADS:

FROM PROJECT FRONTAGE ROAD: 35'
FROM PROJECT BOULEVARD COLLECTOR ROAD: 35'

MINIMUM PROJECT BUFFERS:

WHERE ADJACENT TO ROYAL HIGHLANDS: 50'
WHERE ADJACENT TO HIGH POINT SUBDIVISION LOTS: 50'
WHERE ADJACENT TO PROJECT BOULEVARD COLLECTOR ROAD: 20'

MINIMUM RESIDENTIAL SETBACKS:

SINGLE FAMILY:

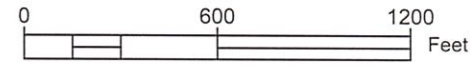
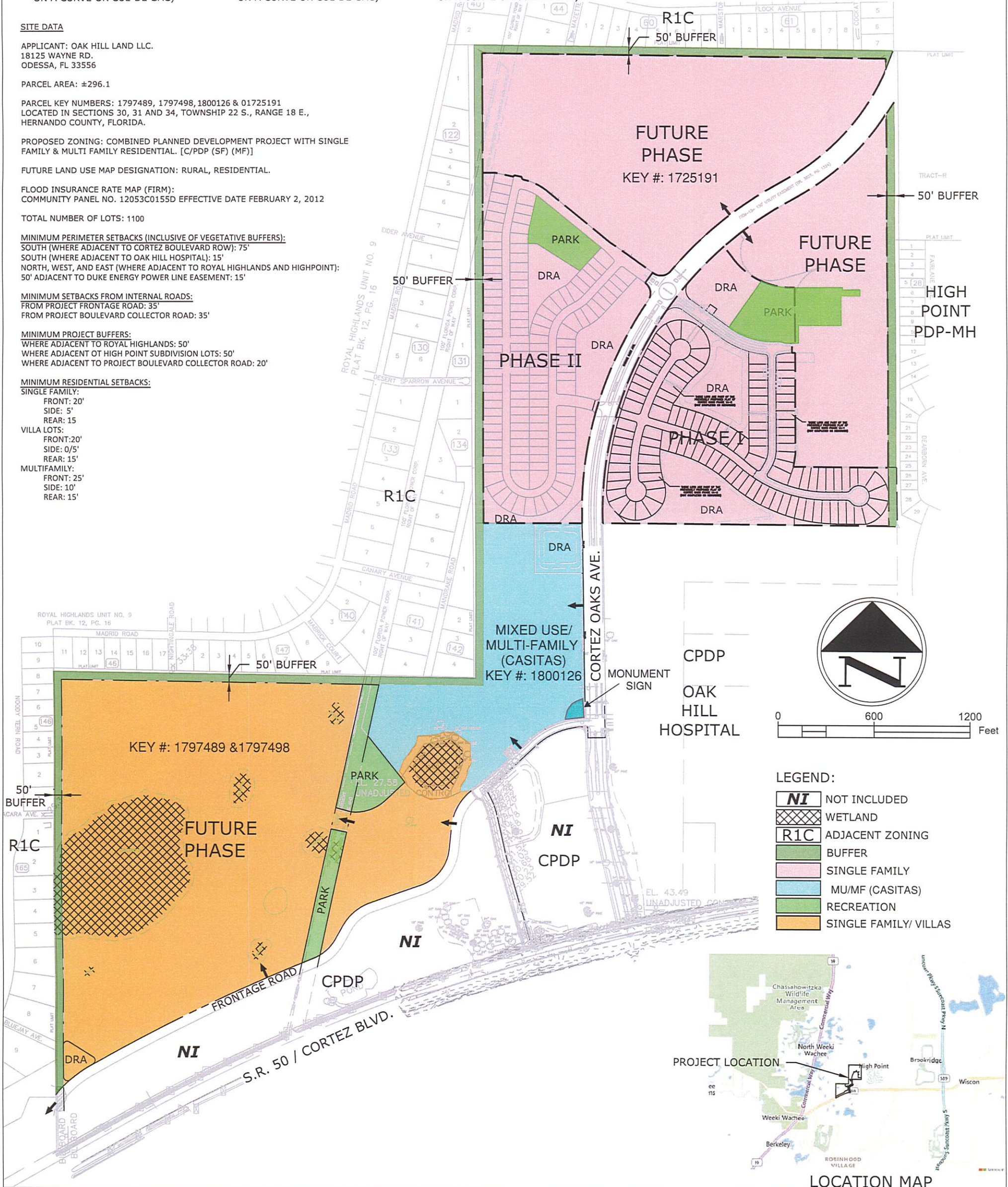
FRONT: 20'
SIDE: 5'
REAR: 15'

VILLA LOTS:

FRONT: 20'
SIDE: 0/5'
REAR: 15'

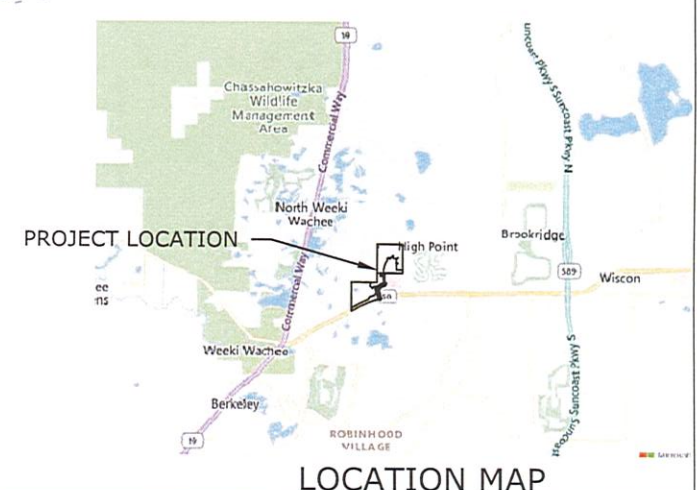
MULTIFAMILY:

FRONT: 25'
SIDE: 10'
REAR: 15'



LEGEND:

NI	NOT INCLUDED
	WETLAND
R1C	ADJACENT ZONING
	BUFFER
	SINGLE FAMILY
	MU/MF (CASITAS)
	RECREATION
	SINGLE FAMILY/ VILLAS



DATE	REV. BY	REV. NO.	REVISION

REUSE OF DOCUMENT

THIS DOCUMENT, COMPRISED OF THE INCORPORATED IDEAS AND DESIGNS, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF COASTAL ENGINEERING ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR IN PART FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN AUTHORIZATION OF COASTAL ENGINEERING ASSOCIATES, INC.

Coastal engineering associates, inc.

Engineering
Planning
Surveying
Environmental
Transportation
Construction Management

966 Candlelight Boulevard - Brooksville - Florida 34601
(352) 796-9423 - Fax (352) 799-8359
EB-0000142

REZONING MASTER PLAN

WATERFORD

11/30/2022 11:23:59