

**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.