

**GENERAL NOTES**

1. Internal roadway alignment and cross access points are conceptual and subject to change during the Conditional Plat process without requiring a PD modification.
2. The site lies within the Hernando County Utilities (Water/Wastewater) and Willcocks river Electric Coop (WREC) (Electric) service areas. Fire & Rescue/EMS is provided by Hernando County. Cable/Telephone is provided by private providers.
3. Neighborhood park/amenity is conceptual in location and size. They shall be in accordance with IDC standards unless an alternative standard is approved during the review process.
4. Drainage Retention Areas are conceptual in location and size. These are subject to final engineering.
5. Pending development, interim agricultural uses are permitted.
6. It is anticipated that the project will be developed in multiple phases.
7. The management of common areas and facilities shall be through an HOA or CDD.
8. The site lies within Flood Zones AE and X according to FEMA flood insurance rate map (FIRM) Panel No. 12051C.

**LEGAL DESCRIPTION**

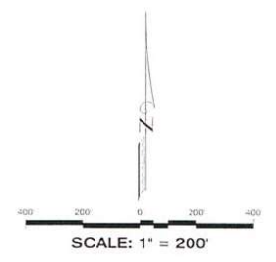
All of that part of the following described property lying east of the present right-of-way of U.S. Highway 19, the West 1/2 of the Northeast 1/4 and Southeast 1/4 of Section 13, Township 22 South, Range 17 East, Hernando County, Florida, less the following described parcels:

1. Commencing at the Northwest corner of the Southwest 1/4 of the Southeast 1/4 of Section 13, Township 22 South, Range 17 East, Hernando County, Florida, thence go North 89°50'00" East, along the North line of said Southwest 1/4 of Southeast 1/4, a distance of 655.00 feet to the POINT OF BEGINNING; thence go North 00°10'00" West a distance of 130.00 feet, thence go North 89°50'00" East a distance of 450.00 feet, thence go South 00°10'00" East a distance of 130.00 feet, thence go South 89°50'00" West a distance of 450.00 feet to the POINT OF BEGINNING.
2. 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 22 South, Range 17 East, Hernando County, Florida, lying east of U.S. Highway 19, AND less the North 131.00 feet of the East 155.00 feet of the Southwest 1/4 of the Northeast 1/4 of Section 13, Township 22 South, Range 17 East.
3. Property described in Ch. Book 778, Page 163, of the Public records of Hernando County, Florida.

Description per Exhibit "A" of Ch. Book 778, Page 163:  
 Parcel 1: The South 200.00 feet of the East 400.00 feet of the Northeast 1/4 of the Southeast 1/4 of Section 13, Township 22 South, Range 17 East, Hernando County, Florida.  
 Parcel 2: A portion of the Northeast 1/4 of the Southeast 1/4 of Section 13, Township 22 South, Range 17 East, Hernando County, Florida, being more particularly described as follows: For a point of reference commence at the Northeast corner of the Southeast 1/4 of said Section 13, thence S.00°57'11"W, along the East boundary of said Southeast 1/4, 549.33 feet to a POINT OF BEGINNING; thence continue S.00°57'11"W, along said East boundary, 380.00 feet, thence N.89°02'49"W, 150.00 feet, thence N.00°57'11"E, 380.00 feet, thence S.89°02'49"W, 150.00 feet to the POINT OF BEGINNING.  
 Parcel 3: A portion of the Northeast 1/4 of the Southeast 1/4 of Section 13, Township 22 South, Range 17 East, Hernando County, Florida, being more particularly described as follows: For a POINT OF BEGINNING commence at the Northeast corner of the Southeast 1/4 of said Section 13, thence S.00°57'11"W, along the East boundary of said Southeast 1/4, 480.00 feet, thence N.48°51'11"W, 498.36 feet, thence N.45°33'55"E, 240.83 feet, thence S.88°48'04"E, along the North boundary of said Southeast 1/4, 200.00 feet to the POINT OF BEGINNING.

**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	20'
	Side	5'
	Side Corner	15'
	Rear	15'
Amenity buildings	Front	10'
	Side	10'
	Rear	10'



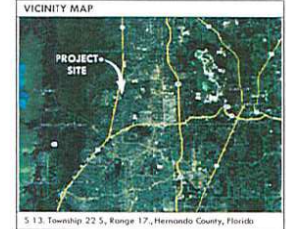
**LAND USE TABLE**

Total Project Area	±128.64 acres
Residential PDP Area	± 125.14 acres (70.2% west of DHW line)
Commercial PDP Area	± 3.5 acres
Parcel Key Nos	00818907, 01243835, 01357631, 0177492
Existing Future Land Use	RES
Existing Zoning District	CPDP (Commercial and Residential)
Proposed Future Land Use	RES
Proposed Zoning District	CPDP (Commercial and Residential)
Allowable Uses	Single-family detached residential within Residential PDP area, C-1 Uses within Commercial PDP area
Proposed Density	1.9 du/acre
Maximum Units Proposed	250
Allowable Density per FLUC	772

**SITE DATA TABLE**

Land Use	Area
Residential (incl. Roadways)	99.6 ac
Taskie Lake Area	53.3 ac
Drainage Retention Areas	10.74 ac
Neighborhood Amenity Area	1.27 ac
Open Space (incl. Buffers)	9.71 ac
R/W Dedication	2.52 ac
Commercial PDP Area	3.5 ac
Total Project Area	128.64 ac

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

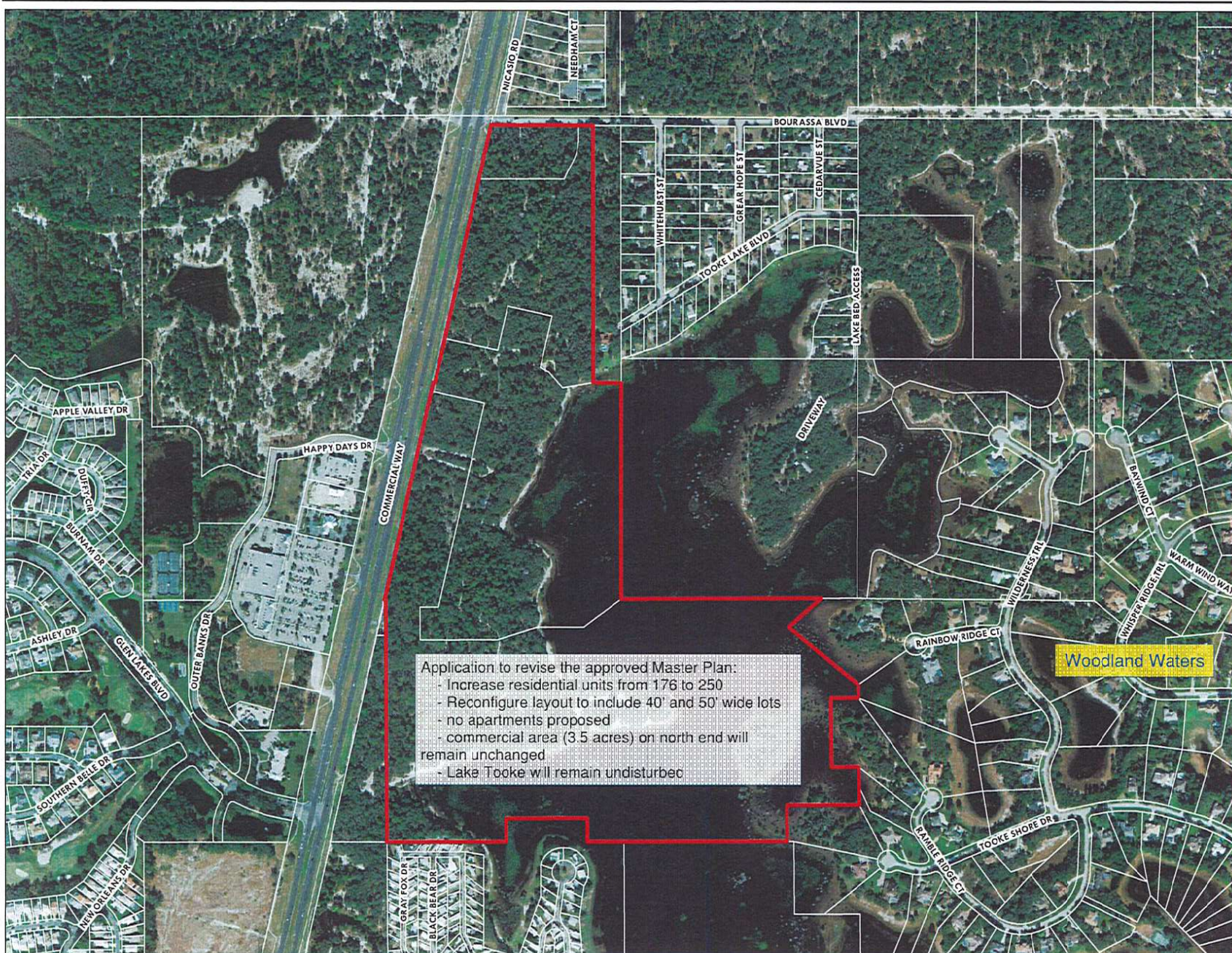


Received  
 JUL 06 2022  
 Planning Department  
 Hernando County, Florida

**MASTER DEVELOPMENT PLAN  
 CRYSTAL WATERS PD  
 PLANNED DEVELOPMENT PROJECT**  
 Hernando County, Florida  
 Rezoning Petition No: xxxx

PROFESSIONAL TEAM	REVISIONS	PREPARED FOR:	PREPARED BY:
<b>Legal Counsel</b> Hobbie & Hobbie P.A. 11118 AM Center Tampa, FL 33613 (813) 973-1000 (813) 973-1001 (813) 973-1002	DESCRIPTION DATE XXXX XX/XX/XX	<b>D.R. HORTON</b> <i>America's Builder</i> 12602 Telecom Drive Tampa, Florida 33637 Office: 813-740-9720	<b>Clearview</b> <b>LAND DESIGN, P.L.L.C.</b> Registered Business Number: RT28858 7010 W. Arroyo Street, Suite 150 Tampa, Florida 33609 Office: 813-223-3019 (813) 223-3019 DATE: 06/13/2022 SHEET 1 OF 1

P:\G01114 - WATER DEVELOPMENT PLAN - AN - ANDP - AN - ZONING PD - ENV - PD - 2022\06-13-22 - PD - GABRIEL.T.HOBBS



Application to revise the approved Master Plan:

- Increase residential units from 176 to 250
- Reconfigure layout to include 40' and 50' wide lots
- no apartments proposed
- commercial area (3.5 acres) on north end will remain unchanged
- Lake Tooke will remain undisturbed

**Legend**  
 Crystal Waters - 128.5 ± Acres  
 Parcel Boundary

Site Address:  
 Bourassa Blvd,  
 Weeki Wachee, Florida  
 34613

Parcel ID:  
 R13 422 17 0600 0020 0010  
 R13 422 17 0600 0020 0012  
 R13 422 17 0600 0020 0013  
 R13 422 17 0600 0020 0015

**Contact info:**  
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 813-223-3919  
 Anna.Ritenour@clearviewland.com



S: 13 T: 22 R: 17

**Notes:**  
 Clearview Land Design, or Hernando County make no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness, or completeness of any of the geodata information provided herein. Aerial: SWFWMD, 2020  
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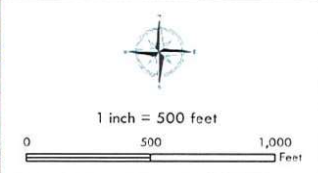


Figure: 2020 Aerial Map	
Project: Crystal Waters	
Hernando County	
Filename: CW_Aerial_20210809_11x17_wcs	
Map Date: 8/10/2021	Map Prepared By: WCS