

**STAFF REPORT**

Planning & Zoning Commission: December 13, 2004  
Planning & Zoning Commission: February 14, 20005

---

**APPLICANT:** Crystal Waters Development **FILE NUMBER:** P-04-24(C)

**PURPOSE:** Conditional Plat approval for Crystal Waters

**GENERAL LOCATION:** East side of US 19, south side of Bourassa Boulevard

**LEGAL DESCRIPTION:** A portion of Section 13, Township 22 South, Range 17 East, Hernando County, FL

**ZONING:** PDP(SF)

**FILE STATUS:** All requirements have been completed.

---

**LETTERS:** FOR: 0 AGAINST: 0

The applicant is requesting conditional plat approval for Crystal Waters. This development consists of 183 single family lots on 134 acres located on the east side of US 19, south of Bourassa Boulevard.

The roads within the project are proposed to be public and must be consistent with the approved master plan.

The proposed project will utilize central water and sewer systems served by the county. The developer has a water agreement with the County. The Developer will be responsible for costs relating to extending the water lines from the site south to connect to existing water mains. The sewer agreement will need to be obtained prior to construction drawing approvals.

Staff observed an active sinkhole behind Lot 136 of the proposed conditional plat. This sinkhole is considered a vulnerable feature with an associated 500 foot Special Protection Area (SPA) under the County’s Groundwater Protection Ordinance (GPO). Under the GPO, direct discharge of untreated stormwater to a karst solution feature is prohibited. The design of the adjacent DRA will have to be in compliance with this provision of the GPO. A geotechnical investigation shall be conducted in order to delineate this feature and determine the extent of the regulated development area.

The conditional plat has been reviewed by the various County agencies and found to be consistent with County standards with conditions.

**STAFF RECOMMENDATION:**

The Planning Staff recommends the Planning and Zoning Commission approve the conditional plat of Crystal Waters with the following performance conditions:

1. The conditional plat shall expire in two (2) years if no further approvals in the subdivision process are obtained.
2. The applicant must conform to Hernando County Facility Design Guidelines.
3. The roads within the project must be consistent with the approved master plan.
4. The Developer shall provide roadway connection to project western boundary to align with Glen Lakes Boulevard.
5. The Developer shall submit a traffic study at time of construction drawing submittal.
6. The sinkhole feature behind Lot 136 shall be delineated by a geotechnical investigation and should be incorporated into a revised conditional plat as open space/conservation. A 500 foot buffer around the feature shall be delineated as a SPA and shown on any future plats and construction drawings.
7. The applicant shall conduct geophysical/geotechnical subsurface surveys within any proposed drainage retention areas. Results shall be reported to the County staff and used in the design layout of the project.
8. The conditional plat shall indicate conservation area(s).
9. The conditional plat shall show proposed sidewalks.
10. The conditional plat shall identify the minimum 5 % of usable open space.
11. The conditional plat shall indicate future road connection to the intersection of US19 and Glen Lakes Boulevard at the southwest end of the proposed north/south road.
12. The proposed 20' landscape buffer along the northern boundary shall be located outside of the proposed 15' road right-of-way dedication.
13. If access is to be private, gating locations shall be indicated at all proposed and future access locations.

14. The applicant must submit revised conditional plat to the Planning Department within 30 days of the applicant receiving the Planning and Zoning Commission approval notice. Staff approval of the revised conditional plat must occur within 6 months from receiving the approval notice. If not, the conditional plat will become null and void.

**PREVIOUS P&Z ACTION:**

On December 13, 2004, the Planning and Zoning Commission voted 5-0 to postpone consideration the conditional plat of Crystal Waters upon the request of the applicant. Upon the applicant addressing the conditional plat issues the Planning Department will place the conditional plat on the next scheduled Planning Zoning Commission meeting agenda.

**P&Z ACTION:**

On February 14, 2005, the Planning and Zoning Commission voted 5-0 to approve the conditional plat of Crystal Waters subject to the following modified conditions:

1. The conditional plat shall expire in two (2) years if no further approvals in the subdivision process are obtained.
2. The applicant must conform to Hernando County Facility Design Guidelines.
3. The roads within the project must be consistent with the approved master plan.
4. The Developer shall provide roadway connection to project western boundary to align with Glen Lakes Boulevard.
5. The Developer shall submit a traffic study at time of construction drawing submittal.
6. The depression feature behind Lot 136 shall be delineated by a geotechnical investigation and should be incorporated into a revised conditional plat as open space/conservation. A 500 foot buffer around the feature shall be delineated as a SPA and shown on any future plats and construction drawings.
7. The applicant shall conduct geophysical/geotechnical subsurface surveys within any proposed drainage retention areas. Results shall be reported to the County staff and used in the design layout of the project.
8. The conditional plat shall indicate conservation area(s).
9. The conditional plat shall show proposed sidewalks.

10. The conditional plat shall identify the minimum 5 % of usable open space.
11. The proposed 20' landscape buffer along the northern boundary shall be located outside of the proposed 15' road right-of-way dedication.
12. If access is to be private, gating locations shall be indicated at all proposed and future access locations.
13. The applicant must submit revised conditional plat to the Planning Department within 30 days of the applicant receiving the Planning and Zoning Commission approval notice. Staff approval of the revised conditional plat must occur within 6 months from receiving the approval notice. If not, the conditional plat will become null and void.