

STAFF REPORT

HEARINGS: Planning & Zoning Commission: November 4, 2024
Board of County Commissioners: December 17, 2024

APPLICANT: Hawk Lake Hideaway, LLC

FILE NUMBER: H-24-50

REQUEST: Master Plan Revision on property zoned CPDP (Combined Planning Development Project) with SF (Single-family), MF (Multifamily), OP (Office Professional), REC (Recreation), and NC (Neighborhood Commercial) with specific C-1 (General Commercial) uses with Deviations

GENERAL LOCATION: South side of Bourassa Boulevard, between its intersection with Blanket Street to the west and the Power Line Easement to the east

PARCEL KEY: 344577

APPLICANT'S REQUEST:

The petitioner requests master plan approval for the Lagoon portion for the original rezoning case of H-21-10, known as the Lake Hideaway development. This application is a requirement that was established in the performance conditions of H-21-10. This lagoon portion of the Lake Hideaway Development is within Phase 1 and is subject to the Development Agreement. The Development Agreement, effective February 8, 2022, states the "Lagoon" recreation area shall satisfy the Developer's requirement to provide a twenty (20) acre community park within the Development, provided the amenity shall be open to the public.

The petitioner's narrative states:

“while the Lagoon complex serves as a semi-private recreational club amenity for the project residents, it will also be operated to allow outside patrons who wish to enjoy special events or to secure daily access rights when seasonally available. This semi-private access helps to integrate the private community with the surrounding area and to build an inclusive relationship along the larger regional community; it also serves as an important marketing feature to expose the project to prospective residents and to enhance the marketability and success of the project. Resident memberships (including their guests) to the lagoon will be included with the purchase of any dwelling within the community.

Non-residential access to the lagoon amenities and recreational facilities requires a reservation. Such reservations shall be limited based on the number of available parking spaces at the time of reservation, which will be monitored and controlled by lagoon staff. The hours of operation for residents and their guests will be from 10:00 am to 11:00 pm. Visitor hours will be limited to 10:00 am to 8:00 pm.”

SITE CHARACTERISTICS:

Site Size:	20.0 acres MOL (More or Less)
Surrounding Zoning & Land Uses:	North: Lake Hideaway CPDP; undeveloped. South: Lake Hideaway CPDP; undeveloped. East: Lake Hideaway CPDP; undeveloped. West: Lake Hideaway CPDP; undeveloped.
Current Zoning:	CPDP (Combined Planning Development Project) with SF (Single-family), MF (Multifamily), OP (Office Professional), REC (Recreation), and NC (Neighborhood Commercial) with specific C-1 (General Commercial) uses with Deviations, H-21-10.
Future Land Use Map Designation:	Residential

ENVIRONMENTAL REVIEW:

Soil Type:	Candler Fine Sand and Tavares Fine Sand
Comments:	Candler Fine Sand provides a habitat suitable for gopher tortoises (a listed species) and commensal species. A comprehensive faunal (wildlife) survey shall be prepared by a qualified professional and submitted during the construction plans stage of development. The petitioner is required to comply with all applicable FWC regulations and permitting.
Habitat:	The property has been designated <i>Sandhill</i> and <i>Coniferous Plantations</i> habitat according to FWC CLC mapping (Florida Cooperative Land Cover Classification System that combines Florida Land Use Cover and Classification System with fish and wildlife data). There is the potential for the Sherman's Fox Squirrel, Florida Mouse, American Kestrel, Southern Bald Eagle, and Gopher Tortoise to be present on the subject property.
Comments:	A comprehensive wildlife, floral and faunal evaluation, prepared by a qualified professional, shall be conducted prior to any development occurring on the property. The petitioner is required to comply with all applicable FWC regulations. Invasive plant species shall be removed during the development process as required by the associated permitting agencies, environmental reports and development review processes.
Hydrologic Features:	The property does not contain wetlands or Wellhead Protection Areas (WHPA) according to County data resources.
Protection Features:	The property contains no Special Protection Area (SPA) according to County data resources.

Water Quality: The proposed development is within the Weeki Wachee Priority Focus Area for the Weeki Wachee River Basin Management Action Plan and subject to a nutrient Total Maximum Daily Load (TMDL) for nitrates. This project is located within the Weeki Wachee Basin identified by FDEP as contributing nutrients to the Weeki Wachee Riverine System. The property is also in the Weeki Wachee Outstanding Florida Spring Group (OFS)

Comments: Where stormwater is directed to retention/detention areas the developer shall use enhanced treatment methods to reduce nitrogen loading. Florida Friendly Landscaping™ Techniques shall be used for this property.

Archaeology: There is the potential for archaeological sites within this area. If archaeological artifacts are discovered during Development construction, the Developer shall stop construction in that area and immediately notify the County, WRPC, DEO and the Division of Historical Resources of the Florida Department of State; and

UTILITIES REVIEW

Hernando County Utilities Department (HCUD) reviewed the petitioner's request and provided the following comments:

- HCUD does not currently supply water or sewer service to this parcel. Water and sewer service are available to this parcel.
- HCUD has no objection to the submitted Master Plan revision that shows the required design and location of the Metro Lagoon (northeastern corner of the parcel) to include a mixed-use lagoon concept with associated uses and structures, subject to a utility capacity analysis and connection to the central water and sewer systems at time of vertical construction, with the stipulation that HCUD will only provide water for the commercial and domestic (restroom) uses; water for the lagoon/water feature will need to be provided (via well) through a separate water use permit to be obtained by the developer.

Comments: HCUD states that the water for the lagoon itself will need to be created through its own water use permit with SWFWMD. This prevents the water for the lagoon coming from Hernando County's water use permit with SWFWMD, therefore preserving the County's water availability for future development and removing the burden from the County to accommodate the water usage for the lagoon itself.

ENGINEERING REVIEW

The subject site is located on the southeastern corner of Bourassa Boulevard and Blanket Street. The property contains areas of flood zone AE and X. The County Engineer reviewed the petitioner's request and provided the following comments:

- The property is in the Tooke Lake Watershed.
- Access to the lagoon shall be developed in accordance with the approved master plan and development agreement conditions.

- The Driveways and parking layout will be required to meet Hernando County standards to include disabled parking areas.
- Sidewalks shall be installed on all roads that access this pod.
- Since the lagoon will be open to the public, a transit stop with amenities shall be required and coordinated with TheBus and the Engineering Department.

Access

The petitioner states access to the lagoon site will be directly accessed from Eagle Shore Drive, formerly Bourassa Boulevard, which is being expanded to a “collector” roadway. The petitioner will work with the County Engineer to coordinate the best location for the entrance.

LAND USE REVIEW

The lagoon is an approved part of the original Master Plan for the Lake Hideaway development project. The use of the land in this manner has already been approved. The petitioner, in the narrative, states that the Lagoon will provide not only an active recreational water amenity, but also a lifestyle center which provides entertainment, food and beverage, passive and active recreation, health club and spa services, recreation equipment rental, and a banquet and special event venue. The project will include a community recreation area with an approximately four (4) acre swimming lagoon and 25,000 square feet of supportive commercial which includes food service and retail sales.

Setbacks and Lot Coverage

The internal setbacks for this non-residential pod:

- Front (Structure to Parking): 5'
- Front (Structure to Public right-of-way): 0'
- Side (Structure to Structure): 5'
- Side (Structure to Parking): 5'
- Side (Structure to Public right-of-way): 0'
- Rear (Structure to Parking): 5'
- Rear (Structure to Public right of way): 0'
- Maximum Lot Coverage: 100%
- When non-residential lots are adjacent to the project perimeter, the perimeter setbacks shall govern setbacks for individual development areas as appropriate.

Buffers

The petitioner states that buffering and screening will be provided between the lagoon and surrounding properties. The developer has agreed to provide a 50' undisturbed buffer adjacent to the Woodland Waters Subdivision (located to the southwest of this pod). This buffer will remain in its natural state except for the removal of dead trees and invasive species. Vegetation will provide 80% opacity either through preservation of existing vegetation or through supplemental plantings. The lagoon site will be further separated from the Woodland Waters Subdivision with residential development.

Comments: The petitioner shows buffers around the lagoon pod on the presented master plan but does not establish any widths for these buffers. Staff recommend:

- a 20' buffer on the southern boundary of this pod, between the lagoon and the residential development that will occur in the future.
- A 10' landscaped buffer along the north and western boundary. This buffer may be considered a parking lot buffer, protecting the adjacent properties from headlights and providing a visual break external to the pod.
- A 10' landscaped buffer on the eastern boundary, against the 100' Florida Power easement. While the power line easement will provide a distance buffer from the activities within the lagoon pod, the 10' buffer will provide a visual break between the residential and non-residential uses.

Lighting

The requirements for lighting were established in the H-21-10 performance conditions for the entire project. They are as follows:

- a. Lighting throughout the Development shall be designed to shield the night sky. Shielding means a fixture, either directly from the lamp or indirectly from a fixture and are projected below a horizontal plane running through the lowest point on the fixture where light is emitted.
- b. Internal residential area lighting shall be decorative, and not exceed 12' in height with full cut-off fixtures.
- c. Street and parking lot lighting shall be oriented downward with full cut-off fixtures. Fifty percent of all lighting fixtures within parking lots shall be turned off within one hour after closing or between 10:00 pm and sunrise, whichever occurs first.
- d. Neighborhood/Retail, Office, Recreation/Clubhouse and public or private recreational facility lighting shall not exceed 20' in height and shall be full cut of fixtures and shall only be illuminated while in use. The illumination must be extinguished by an automatic shutoff device between the hours of 11:00 pm and sunrise, or one hour after the termination of the event and/or use, whichever occurs first.
- e. Solar streetlighting shall be allowed within public or private road rights-of-way areas and may be privately owned and/or operated by the HOA, CDD or the Developer, at the Developer's discretion.

CONCURRENCY

The petitioner is required to get a separate certificate of concurrency for this lagoon pod. The applicant is responsible for applying for a concurrency permit. The petitioner identifies the following facilities to be reviewed for this Certificate of Concurrency:

- | | |
|------------------|------------------------|
| • Potable Water | • Solid Waste Disposal |
| • Sanitary Sewer | • Schools |
| • Drainage | • Transportation |

FINDING OF FACTS

The petitioner's request for a master plan revision to add a lagoon, fulfills the requirement of rezoning case H-21-10 performance condition 20.

NOTICE OF APPLICANT RESPONSIBILITY

The rezoning process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner's associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

The applicant, property owner, or developer is responsible for ensuring the performance conditions established herein are provided to all contractors performing work for this project. All applications submitted for development activity on this project are expected to comply with the performance conditions established herein.

STAFF RECOMMENDATION

It is recommended that 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 Planning Development Project) with SF (Single-family), MF (Multifamily), OP (Office Professional), REC (Recreation), and NC (Neighborhood Commercial) with specific C-1 (General Commercial) uses with deviations and the following performance conditions.

1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations (unless provided otherwise in the approved Development Agreement), for either construction or use of the property, and complete all applicable development review processes.
2. All performance conditions detailed in H-21-10 shall be in full force and effect.
3. HCUD will only provide water for the commercial and domestic (restroom) uses; water for the lagoon/water feature will need to be provided (via well) through a separate water use permit to be obtained by the developer.
4. With the submittal of construction plans for each phase, the Developer shall provide the following materials for review:
 - Soil borings shall be used to verify that a minimum of five (5) feet of suitable soil cover is maintained between each drainage retention area (DRA) bottom and any subsurface limestone rock strata, limestone pinnacles or potential karst connections.

In the event another regulatory agency with jurisdiction requires a greater separation depth than 5', compliance with that agency's greater depth shall be required.

- BMPs for wetland protection (if applicable); control of siltation and turbidity during construction; minimization of site disturbance and wind erosion.
- Low Impact Development (LID) design techniques (where reasonably feasible) as part of the stormwater plan.

5. Buffers

- North: 10' landscaped buffer planted to achieve 80% opacity within 12 months
- South: 20' landscaped buffer planted to achieve 80% opacity within 12 months
- East: 10' landscaped buffer against the 100' Florida Power easement.
- West: 10' landscaped buffer planted to achieve 80% opacity within 12 months

6. If a fence is used to secure the property, it shall comply with the fencing required for the rest of the Lake Hideaway development: An 8' black security chain link fence shall be placed on the Lagoon side of the buffer.

7. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days upon rendition of the resolution and the BOCC performance conditions. Failure to submit the revised plan will result in no further development permits being issued until submitted by the applicant.

APPENDIX B
PERFORMANCE CONDITIONS FOR H-21-10

BOCC PERFORMANCE CONDITIONS FOR H-21-10

On February 8, 2022, the Board of County Commissioners voted 5-0 to adopt Resolution 2022-40 approving the petitioner's request for a Master Plan Revision on Property Zoned CPDP/(Combined Planned Development Project), including PDP(SF)/Planned Development Project (Single-Family), PDP(MF)/Planned Development Project (Multifamily), PDP(OP)/Planned Development Project (Office Professional), PDP(REC)/Planned Development Project (Recreation) and PDP(NC)/Planned Development Project (Neighborhood Commercial) with specific C-1/(General Commercial) uses with deviations with the following unmodified performance conditions:

1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations (unless provided otherwise in the approved Development Agreement), for either construction or use of the property, and complete all applicable development review processes.
2. The project is approved for the entitlements outlined in the Land Use Schedule below. Supporting and ancillary facilities are also approved as enumerated in the approved development agreement for the site, including 5 acres for an HCUD potable water facility, 6 acres for community recreation (Lagoon), up to 6 acres for a potential charter school site, 2 acres for a Fire Station site and up to 1 acre for a potential substation for the Hernando County Sheriff's Office.

Land Use ⁱ	Units	Square Feet	Acres
Phase 1			
Single-Family Attached (Townhouses)	644		
Senior Adult Attached Housing	656		
Single-Family Detached Housing	2,400		
Fire Station Site			2 acres
Community Recreation (Lagoon)			6 acres
Community Recreation Area – Supportive Commercial/Retail		25,000	
Public Safety			1 acre
Water Plant Expansion			5 acres
Charter School			6 acres
Subtotal (Phase 1)	3,700	25,000	
Phase 2ⁱⁱ			
Commercial		25,000	
Office		150,000	
Subtotal (Phase 2)		175,000	
Total Project	3,700	200,000	

Note: The project is approved for up to 656 age-restricted dwelling units. All age-restricted units shall be approved by the School District and enumerated in an agreement recorded in the public record.

3. At each conditional plat, the petitioner shall be required to provide the following land use entitlement tracking:
 - Number of units and square foot of nonresidential requested versus total allowed for entire development.
 - Percentage allocation to affordable and/or senior housing
4. The Developer shall generate a project absorption schedule, differentiating age-restricted and nonage-restricted dwelling units. This schedule shall be updated on an annual basis based upon actual home occupancy and shall be provided to the Hernando County School District and the Hernando County Planning Department.
5. The petitioner shall maintain the following perimeter setbacks for the proposed development:
 - From US 19: 75'
 - From Hexam Road: 35'
 - From Star Road: 35'
 - From Weeping Willow Street Right-of-Way: 0'
 - From South Boundary of Pod C: 100'
 - From all other project boundaries: 35'

Perimeter setbacks from Hexam Road and Star Road shall be measured from the edge of the new rights-of-way reserved for the future expansion, as identified in the master plan.

6. The petitioner shall maintain the following minimum internal lot setbacks and dimensional criteria:

Non-Residential

- Front (Structure to Parking): 5'
- Front (Structure to Public right-of-way): 0'
- Side (Structure to Structure): 5'
- Side (Structure to Parking): 5'
- Side (Structure to Public right-of-way): 0'
- Rear (Structure to Parking): 5'
- Rear (Structure to Public right of way): 0'
- Maximum Lot Coverage: 100%

When non-residential lots are adjacent to the project perimeter, the perimeter setbacks shall govern setbacks for individual development areas as appropriate.

Residential (single-family detached lots)

- Front (Primary Structure): 10' (Deviation from 25')
- Front (Garage Door): 20'
- Side: 5' (Deviation from 10')
- Rear (Primary structure): 15' (Deviation from 20')
- Rear (Accessory structure): 5'
- Minimum Lot size: 4,000 ft² (Deviation from 6,000 ft²)
- Minimum Lot width: 40' (Deviation from 60')
- Maximum Lot Coverage (Primary Structure): 75%
- Maximum Lot Coverage (Accessory Structure): 15%

Residential (single-family, zero Lot Line)

- Front: 10' (Deviation from 25')
- Side (Primary Structure - Internal): 0' (Deviation from 10')
- Side (Primary Structure – External): 10'
- Side (Accessory Structure): 5'
- Building Separation: 10'
- Rear (Primary Structure): 15' (Deviation from 20')
- Rear (Accessory Structure): 5'
- Minimum Lot Size: 4000 ft² (Deviation from 6,000 ft²)
- Minimum Lot Width: 40' (Deviation from 60')
- Maximum Lot Coverage (Primary Structure): 75%
- Maximum Lot Coverage (Accessory Structure): 15%

Residential (single-family attached):

- Front (Primary Structure): 0' (Deviation from 25')
- Front (Garage Door): 20'
- Side (Primary Structure): 0' (Deviation from 10')
- Building Separation: 10'
- Rear: 0' (Deviation from 20')
- Minimum Lot Size: 900 ft² (Deviation from 6,000 ft²)
- Minimum Lot Width: 15' (Deviation from 60')

Residential (multi-family building with common parking):

- Front (Primary Structure): 0' (Deviation from 25')
- Side: 0' (Deviation from 15')
- Rear: 0' (Deviation from 20')
- Garage Door: 20'
- Maximum Lot Coverage: 100% (Primary structure)

Maximum Building Heights:

- Non-Residential Height: 65' (Deviation from 45')
- Multi-Family Height: 65' (Deviation from 45')
- Single Family Attached Height: 45' (Deviation from 35')
- Single Family Detached Height: 35'

7. The petitioner shall develop the Lake Hideaway community with the following perimeter buffers and in accordance with the cross-sections included with the master plan:
 - **Hexam Road (Northernmost Project Boundary):** 35' vegetative buffer, measured from the southern edge of the 30' right-of-way preserved for future Hexam Road expansions.
 - **Star Road (Southernmost Project Boundary):** 35' vegetative buffer, measured from the northern edge of the 20' right-of-way preserved for future Star Road expansions.
 - **Southern and Eastern Buffers where Adjacent to Woodland Waters Subdivision:** 50' vegetative buffer. This buffer shall be developed and maintained in accordance with the Buffer Note included as a detail to this Master Plan. An 8' black security chain link fence shall be placed on the Lake Hideaway side of the buffer.
8. All streets internal to the project may be public or private with the exception of the major internal collector road which shall be public. Private roads within single family or multifamily tracts may be gated with provision for emergency vehicle access in accordance with the requirements of the Hernando County Fire and Emergency Services Department and the Hernando County Facility Design Guidelines.
9. The development shall be limited to one access on Star Road and one on Hexam Road.
10. Development types permitted within the designated areas shown on the master plan shall be as follows:

A. Commercial Area

The commercial pod south of Hexam Road identified within Pod E of the Master Plan is designated Neighborhood Commercial, and includes up to 50,000 Sq. Ft., subject to the uses permitted by the C-3 zoning district.

The following C-1 uses also are permitted:

- a. Veterinary clinics with air conditioned, sound-attenuated runs
- b. Restaurants: Limited to 75 seats
- c. Convenience goods stores: limited to 4 vehicle fueling stations
- d. Pharmacies: Limited to 2,500 square feet
- e. Indoor commercial amusement establishments
- f. Antique stores
- g. Dry cleaning establishments
- h. Business Training Schools
- i. Retail Food Stores
- j. Domestic Business Establishment
- k. Comparison Goods Store: Limited to 2,500 square feet per establishment

B. Office

The Office (OFF) uses are designated PDP OP and will allow all OP/Office Professional zoning district uses. These uses will be exclusively located within Pod E of the associated Master Plan.

C. Residential Areas (SF/MF)

- a. Single-family detached, single-family detached zero lot line and single-family attached residential units may be developed at different land use densities, lot sizes, and product varieties. Any increase in Single Family units can not result in a reduction of open space.
- b. Multi-family residential units (1,300 units total) may be developed at different land use densities. At least 30 of those units shall be set aside for those residents making less than 80% of the area median income as identified by the Florida Housing Finance Corporation.
- c. Ancillary uses associated with a recreation/clubhouse may be permitted and designated PDP(REC), including maintenance facilities, restrooms, dining, banquet facilities, recreation center, health club or spa, pool, exercise facilities, meeting rooms and similar supporting uses for other recreation facilities.
- d. Pod A shall be permitted to have a temporary sales center or similar use, and landscaping/ development signage along the western property boundary/US 19.

- e. The project will have up to 656 age-restricted units

Single Family Residential Area Design Standards

- a. Single-family, single-family semi-detached or single-family attached uses shall not exceed 45 percent (deviation from 35%) building area coverage within each phase of development.
- b. All proposed single-family dwellings shall meet the minimum standards for determination of similarity in exterior appearance within the individual pod of development as provided for in Article II, General Regulations, Section 2, General Regulations for Structures and Uses.
- c. The maximum number of single-family attached dwelling units per building is 8 units.
- d. Deviation is granted from the subdivision roadway standards for the Typical Townhome with Common areas as shown on the master plan.
- e. Single Family Pods more than 50 dwelling units shall provide dual access or boulevard and emergency access
- f. All multifamily development shall meet the minimum Multifamily Design Standards of the County's LDRs.

D. Residential Protection Standards

The master plan and the Design Standards affirm that the commercial use portion of the development will comply with the county's "residential protection standards" as outlined in Hernando County Code of Ordinances.

E. Lighting

Enhanced lighting beyond minimum standards shall be required as follows:

- a. Lighting throughout the Development shall be designed to shield the night sky. Shielding means a fixture, either directly from the lamp or indirectly from a fixture, are projected below a horizontal plane running through the lowest point on the fixture where light is emitted.
- b. Internal residential area lighting shall be decorative, not exceed 12 feet in height with full cut-off fixtures.
- c. Street and parking lot lighting shall be oriented downward with full cut-off fixtures. Fifty percent of all lighting fixtures within parking lots shall be turned off within one hour after closing or between 10:00 pm and sunrise, whichever occurs first.
- d. Neighborhood/Retail, Office, Recreation/Clubhouse and public or private recreational facility lighting shall not exceed 20-feet in height and shall be full cut of fixtures and shall only be illuminated while in use. The illumination must be extinguished by an automatic shutoff device between the hours of 11:00 pm and sunrise, or one hour after the termination of the event and/or use, whichever occurs first.

- e. Solar streetlighting shall be allowed within public or private road rights-of-way areas and may be privately owned and/or operated by the HOA, CDD or the Developer, at the Developer's discretion.
11. Covenant, Conditions and Restrictions (CC&Rs) will be established to govern development within the C/PDP. The CC&Rs shall implement the applicable requirements of the zoning and associated Development Agreement and provide for enforcement by the Property Owners Association. The CC&Rs will be submitted to Hernando County for review and comment prior to final plat approval for each phase. The CC&Rs shall be recorded against those portions of the Development subject to such plat.
12. A geotechnical report prepared by a qualified professional shall be used in the design and layout of the Lake Hideaway project and shall be submitted to the County at time of and in connection with the conditional platting of each phase to ascertain that the Developer has used its best efforts to avoid adverse impacts to sensitive karst and subsurface features in the overall project design and layout of the project.
13. Any proposed security fencing along the perimeter of Lake Hideaway will be constructed of non-masonry, non-opaque materials. The fence will be designed to blend into the natural landscape of the area and will be supplemented with natural vegetation and screening landscaping as necessary. Other natural materials such as wood, stone or brick may be used in conjunction with project identification and entry monumentation features.
14. Five years after approval of this Master Plan, and continuing every 600th unit thereafter until buildout, the Developer shall complete and submit updated Traffic Impact Monitoring (TIM) studies in accordance with the requirements of the County Engineer.
15. With the submittal of construction plans for each phase, the Developer shall provide the following materials for review:
 - Soil borings shall be used to verify that a minimum of five (5) feet of suitable soil cover is maintained between each drainage retention area (DRA) bottom and any subsurface limestone rock strata, limestone pinnacles or potential karst connections. In the event another regulatory agency with jurisdiction requires a greater separation depth than 5', compliance with that agency's greater depth shall be required.
 - BMPs for wetland protection (if applicable); control of siltation and turbidity during construction; minimization of site disturbance and wind erosion.
 - Low Impact Development (LID) design techniques (where reasonably feasible) as part of the stormwater plan.
16. If archaeological artifacts are discovered during Development construction, the Developer shall stop construction in that area and immediately notify the County, WRPC, DEO, and the Division of Historical Resources of the Florida Department of State.

17. Invasive plant species shall be removed during the development process as required by the associated permitting agencies, environmental reports and development review processes.
18. The master plan shall remain valid as long as the development proceeds in accordance with the terms of the Development Agreement.
19. All the foregoing performance conditions are intended to conform to the associated Development Agreement for Lake Hideaway, and not to alter any requirement or condition of the Development Agreement. In the event of a conflict between the Development Agreement, these conditions, and any County land use regulations or ordinances, the Development Agreement shall supersede and control. This notwithstanding, any applicable County Ordinance containing additional details or regulations, which do not conflict with the provisions of the Development Agreement, shall govern the actions of the developer.
20. The location and design of the lagoon will require a Master Plan Revision.
21. 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.

ⁱ *Land Uses may be exchanged in accordance with the Land Use Equivalency Matrix, approved as part of the Lake Hideaway Development Agreement. All land use exchanges must be approved, in writing, by the Hernando County Planning Department*

ⁱⁱ *All Phase 2 entitlements are to be located within Pod E on the master plan*