

STAFF REPORT

HEARINGS: Planning & Zoning Commission: January 13, 2025

APPLICANT: Hawk Lake Hideaway, LLC

FILE NUMBER: 1481392

PURPOSE: Conditional Plat Approval for Lake Hideaway Pod D Townhomes

GENERAL LOCATION: North and south sides of Bourassa Boulevard between Needham Court and Blanks Street

PARCEL KEY NUMBER: 00344577

The conditional plat for the Lake Hideaway Pod D Townhomes subdivision is for 121 Multifamily Homes. It is located North and south sides of Bourassa Boulevard between Needham Court and Blanks Street. The conditional plat has been reviewed by various County agencies and found to be consistent with County standards. A certificate of concurrency has been issued for this conditional plat.

STAFF RECOMMENDATION:

It is recommended that the Planning and Zoning Commission approve the conditional plat of the Lake Hideaway Pod D Townhomes subdivision 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 petitioner must meet the minimum requirements of Florida-Friendly Landscaping publications and the Florida Yards and Neighborhoods Program for design techniques, principles, materials, and plantings for required landscaping.
3. A burrow survey and FWC permit are required to be provided to the County prior to tortoise relocation and site clearing/alteration. A limited site clearing permit for tortoise relocating can be obtained from Zoning. Eastern Indigo snake protection method notes need to be added to environmental plan notes on construction drawings.
4. The developer must conform to all Hernando County Facility Design Guidelines
5. Hernando County Utilities Department (HCUD) Lake Hideaway Pod D Townhomes Conditional Plat:

The conditional plat is approved with the following conditions that must be addressed and shown on the construction plans, capacity analysis, and final plat:

1. The developer shall install and dedicate to HCUD the necessary water and sewer infrastructure (including pump stations) necessary to supply the development.
2. The developer shall either install the proposed utility systems within dedicated county road right of ways or within a non-exclusive utility easement over the roadway tract if the roads will be privately maintained. Show the proposed wastewater pump station site(s) as dedicated tract(s) sized per HCUD detail S-10 or S-15 (June 2023 version).
3. If street lighting will be installed in the development, please provide at least one of the following: show the pole locations on the construction drawings, add a note to the plans specifying that the location of the proposed poles will be in an area that will not conflict with the proposed water or sewer services, or provide utility separate details showing the location of all proposed utilities.
4. Provide a utility detail for the water services and the sewer services on the construction drawings since there is not a side setback for the 4-unit and 6-unit townhomes.
5. Submit the revised Capacity Analysis per comments below:
 - a. Page 3 Section 5 was noted as corrected in the response to comments. Nothing was changed. It still states "However, additional coordination will need to take place to determine which of the two provided scenarios best accommodate the development of Pod C."
 - b. Page 5 Estimated Wastewater and Water Demand Worksheet. The total number of units for the Crystal Lagoon was changed from the prior analysis. The previous analysis (04/09/24) had 3000 people, this one (08/28/2024) states 2180. Page 18 Scenario: 2025 (EPS) has a notation stating Lagoon (63 gpm PDF) this total equates to the wastewater usage of 3000 people. Which number of units is correct?
6. Please be aware: HCUD has discussed with the developer/engineer the initial filling of the lagoon's water feature with a construction water meter which will be provided by the contractor/developer. HCUD will not provide water service to the Crystal Lagoon water feature to maintain the water level of the lagoon. HCUD will only serve the domestic uses for the lagoon amenities.