

November 4, 2025

Hernando County Board of County Commissioners

Hernando County Case No: H-24-20

Project Name: Lake Lindsey Golf Club (AKA Gold Dust Farms)

Developer/Owner: Society Hill Capital Partners, LLC





Application Overview

Request:

Rezoning from AG (Agricultural) to CPDP (Combined Planned Development) to include PDP(REC)/Planned Development Project (Recreation) and PDP(RR)/ Planned Development Project (Resort Residential) with Deviations and Establish a (PSFOD) Public Service Facility Overlay District for the future construction of a fire station.

Site Area:

292.2 Acres M.O.L.

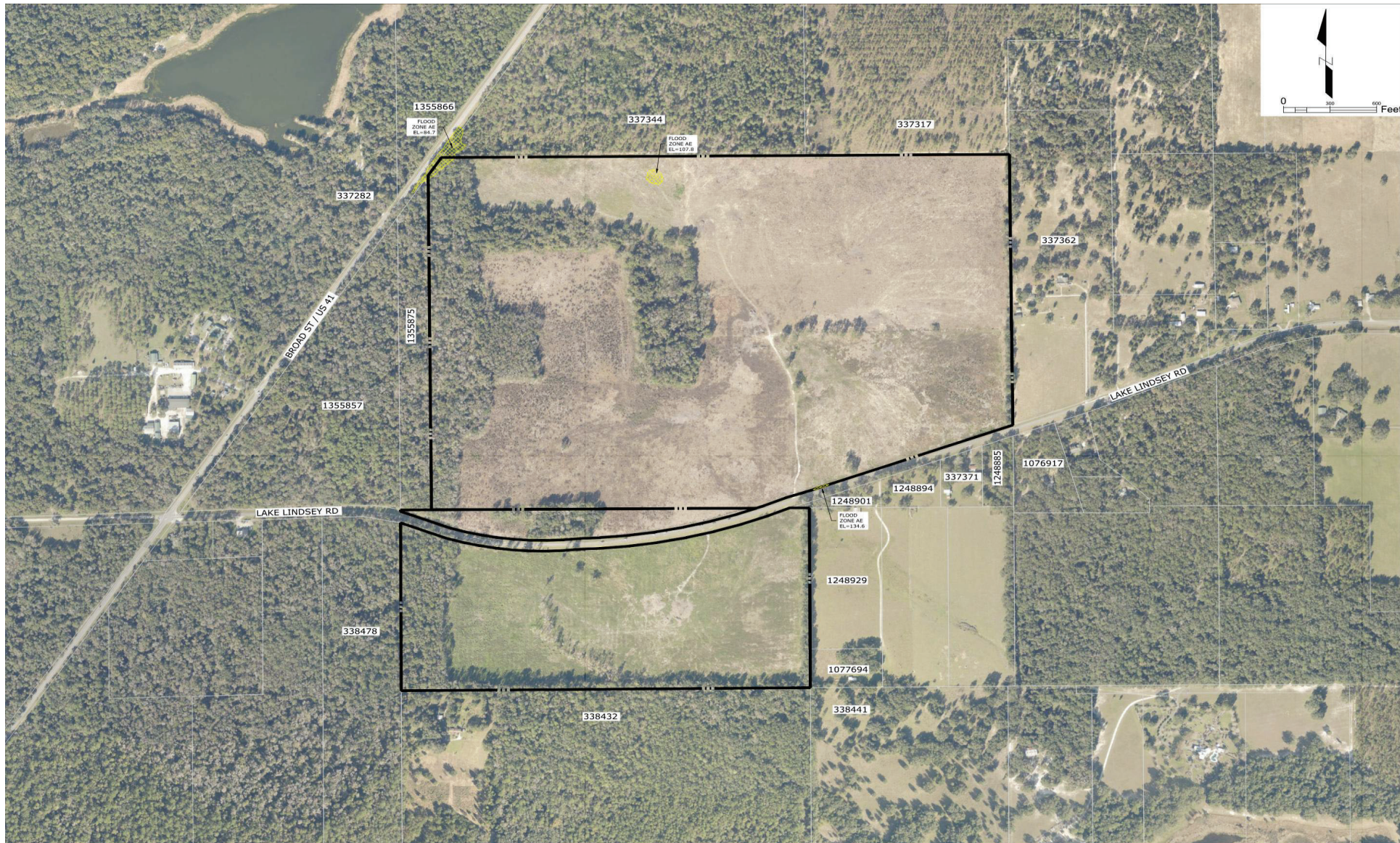
General Location:

North side of Lake Lindsey Road, approximately 4,500' east of US Hwy 41

Finding of Facts:

Staff found the proposed use is consistent with the County's adopted Comprehensive Plan and compatible with the surrounding land uses subject to compliance with all performance conditions.

Aerial Image

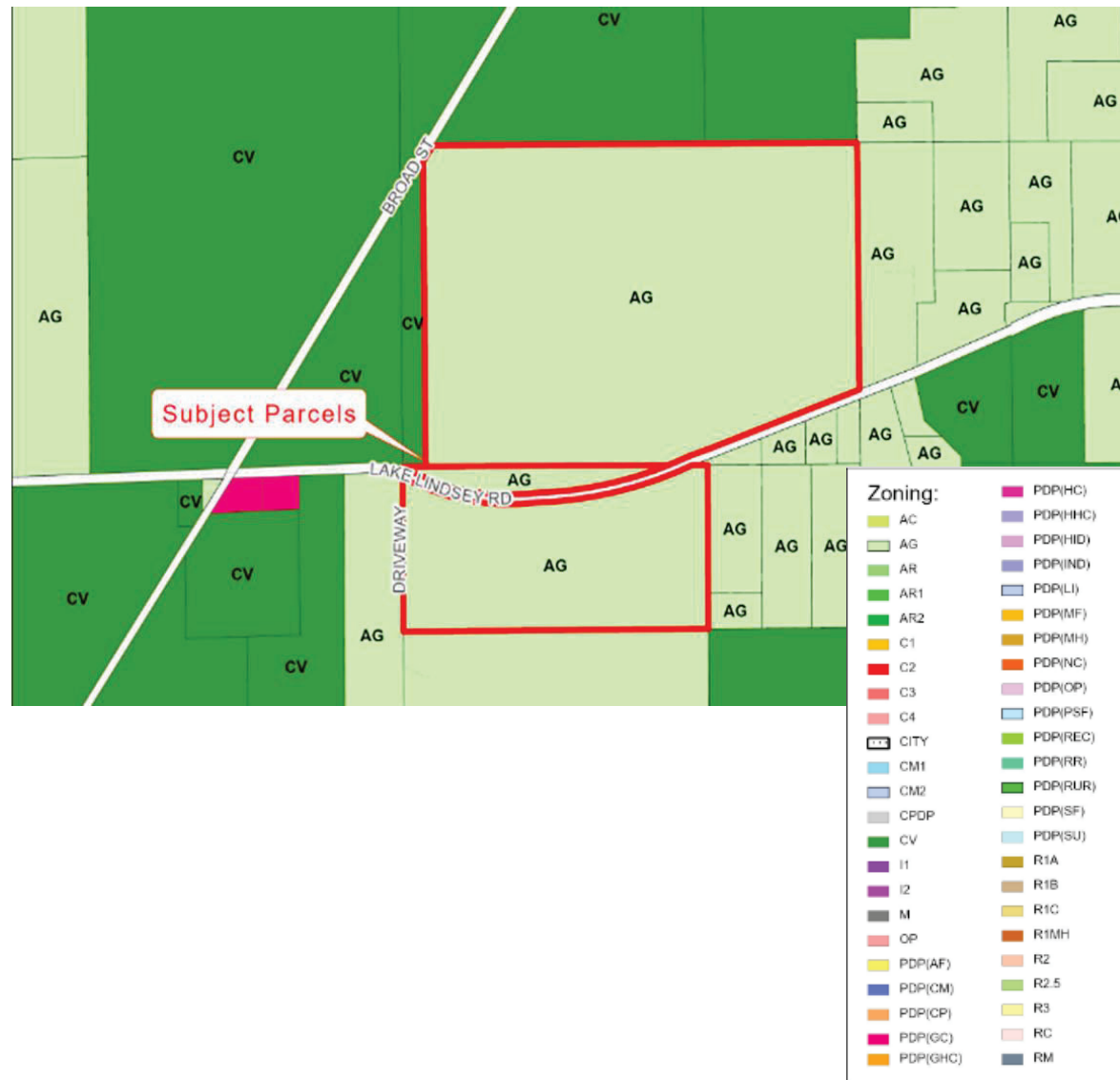


Future Land Use

- The Future Land Use Map designates the property under the **Rural Category**.
- **Objective 1.04C** allows rural-character uses such as agriculture, recreation, agritourism, and low-density residential within the Rural Land Use Category.
- The Rural Category allows Recreation as a consistent land use.
- The requested golf course requires PDP(REC)/Planned Development Project (Recreation), an allowable use under the Rural Land Use Category.



- Planned Development/Recreation zoning allows Golf Courses.
- Resort Style golf courses generally include transient short term accommodations accessory to the golf course.
- Planned Development /Resort Residential includes Recreation and Resort style housing as allowable uses through the Planned Development process.



Fire Station Designation

- 5-acre site on the south side of Lake Lindsey Road designated for future County fire station.

South Side of Lake Lindsey Rd

- Picnic grounds
- 100-foot natural buffer
- Private hunting (members only)
- Passive recreation (e.g., hiking)
- 5-year purchase option granted to acceptable conservation entity

On-Site Lodging

- Eight (8) private buildings with 8 units each + 4 units in clubhouse
- Lodging available to members and guests only; no public access
- No subdivision of residential lots proposed

Clubhouse & Maintenance Facility

- Clubhouse ~10,000 to 15,000 SF
 - Meeting rooms, recreation areas, kitchen , and pro-shop
- Clubhouse open to members only
- Maintenance area may include cart barn, storage, pole barn, etc.

Access

- Primary access from Lake Lindsey Road (design pending County Engineer).
- Potential secondary access to US 41/Broad Street (dependent on land swap or Easement with State Division of Forestry and FWC approval).

• Golf Course

- 18-Hole Course - Removed additional 12 holes South of Lake Lindsey

• Defined “Edge” & Conservation

- 100-ft wide defined “edge” surrounding the development (except Lake Lindsey Rd).
- Edge to remain passive recreation/open space and protected by conservation easement with third-party enforcement per F.S. 704.06(8).
- Any changes require major Master Plan amendment

• Environmental Commitments

- All on-site wetlands protected via conservation easement
- 100-ft setbacks for perimeter and golf course
- Vegetated berm along Lake Lindsey Rd: minimum 6 ft tall, 25 ft wide

• Pedestrian Crossing

- Not required, but if constructed, must meet all County Engineer specs and be developer-funded.

• Lighting

- Dark Sky Compliant fixtures

Misconceptions About the Proposed Project

Buildings vs Units –

- The Proposed Project will contain **8 residential buildings (Houses)**, a Clubhouse, A Maintenance Building and small structures supporting golf and the Clubhouse.
- There are **Not 68 Buildings**. 68 Units are made up of Eight Bed Buildings (Similar to House without all of the Bonus Rooms) and Four bedrooms located in the Clubhouse.

Not “Spot Zoning” or “Urban Sprawl”

- **Functionally Related Use:** The golf course is an open space / recreational amenity that is compatible with the rural character and surrounding conservation lands.
It is not a disconnected subdivision. **It is not a subdivision at all**
- **No Leap-Frog Infrastructure:** No Urban Sprawl with Private Well and Septic
There is no requirement to extend urban services far beyond existing facilities.
- **A BY-RIGHT alternative (1 unit per 10 acres) which would result in ~30 scattered rural homes spread across the same tract**, with higher traffic per dwelling and less open space preservation.
That pattern would be closer to “sprawl” than a single, integrated golf and open space design.

Size of Clubhouse & Related Facilities

- **Not 30,000 SF.** Anticipated to be approximately 10,000 to 15,000 SF. 30,000 SF is the anticipated amount of SF associated with the Clubhouse and associated buildings.
ie: Clubhouse + Maintenance + Comfort Station, etc...

Benefits to the Community

- **Fire Station Site Donation** – Dedicated land to support essential public safety infrastructure.
- **Increased Tax Base** – Future landowners will contribute property taxes (no longer under agricultural exemption).
- **Preservation of Property** without residential subdivision.
- **Option to Purchase Property South of Lake Lindsey** - option granted to acceptable conservation entity
- **Job Creation** – Expected to hire ~40 full-time equivalent employees from Brooksville and Hernando County surrounding area.
- **Chinsegut Hill** - Donation to Chinsegut Hill for the renovation and modern update of cottages.
- **Youth Caddie Program** – Local students gain mentorship, work experience, and scholarship opportunities.
- **Support for Local Businesses** – Members and visitors dine at area restaurants and utilize nearby services.
- **Food Supply** - The course will support local vendors for food provisioning (beef, vegetables, cookies, etc.).
- **Public Safety Support** – Off-duty opportunities for Sheriff's Office and Fire Department personnel.
- **Hill Top Classic Charity Tournament** – Annual member/guest event with proceeds donated to local charities.



Community

Per the County APO

10 Private Property Owners within 500 LF

- Excludes Florida Audubon and Forestry
- 3 of 10 Property Owners do not have a Brooksville Address listed as their primary Address

21 Private Property Owners within 1,500 LF

- Excludes Florida Audubon, Forestry, Florida A & M University, FDOT
- 7 of 21 Property Owners do not have a Brooksville Address listed as their primary Address

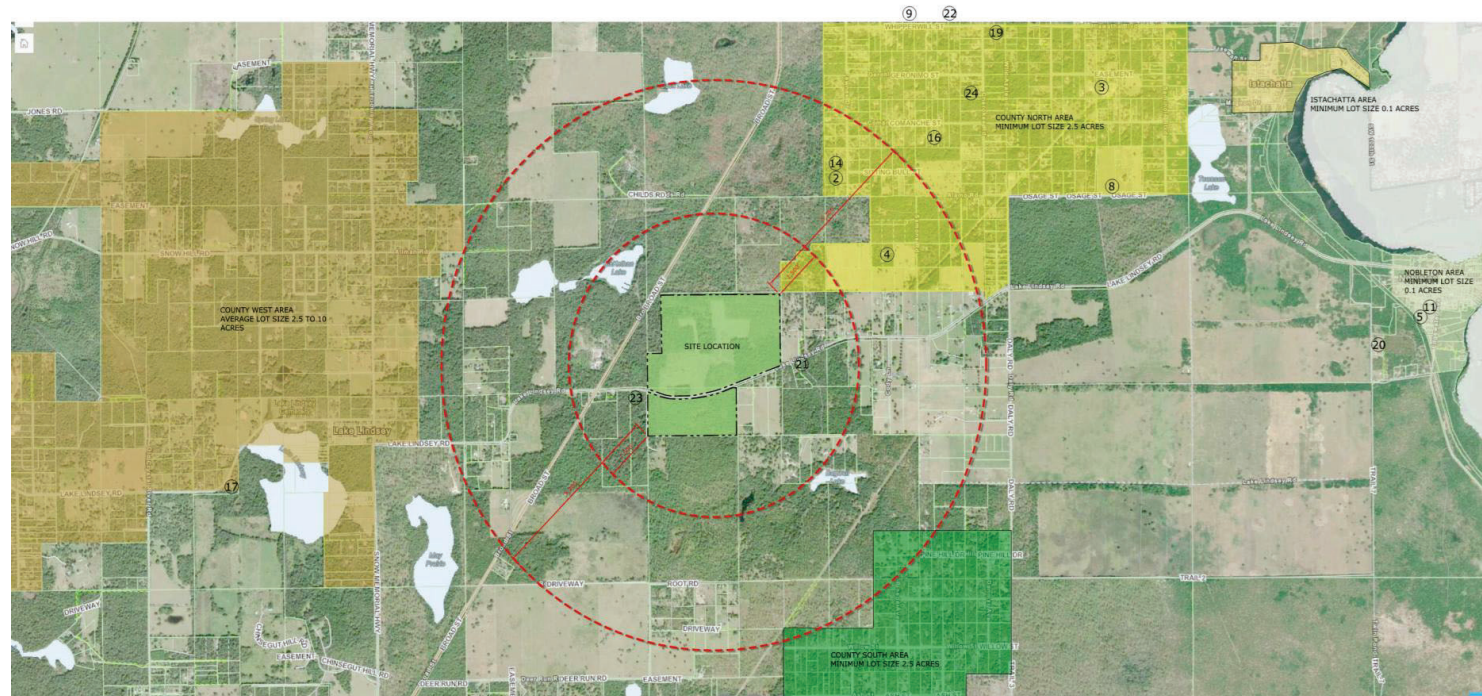
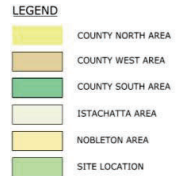
Per Public Comments

Approximately 25 People spoke at the P&Z about this project

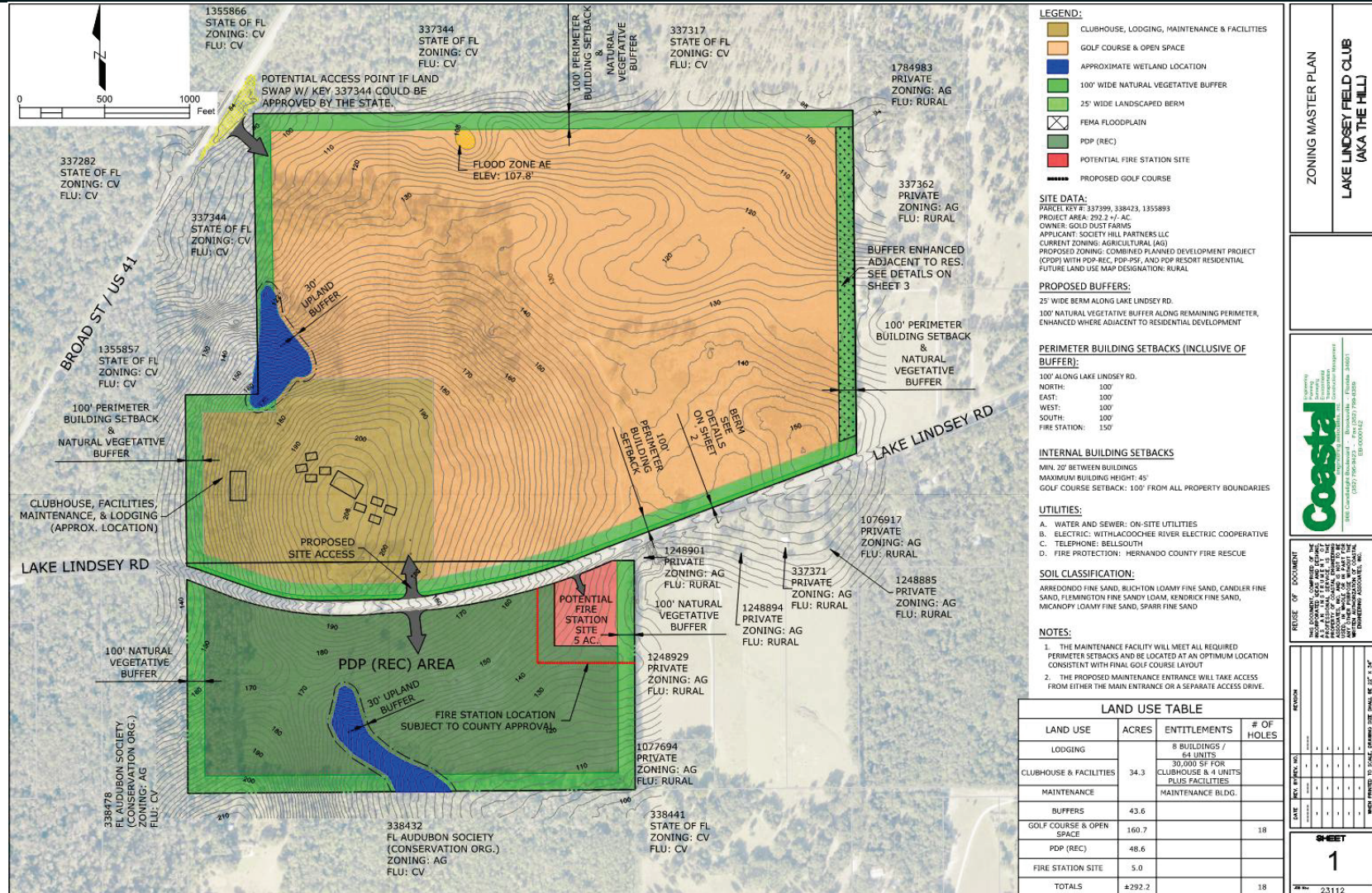
5 of 25 live within 5,280 LF of the Proposed Golf Club

HERNANDO COUNTY RESIDENTS THAT SPOKE TO THE PLANNING AND ZONING COMMISSION ON AUGUST 11, 2025		
	ADDRESS	LOCATION ON MAP
CAROL ECKENROTH	16025 PAWNEE DRIVE, BROOKSVILLE, FL 34601	① (NOT ON MAP)
LINDA MOREHOUSE	27106 COLASSA ROAD, BROOKSVILLE, FL 34601	②
CAROLYN YAKIMO-ALVELO	27106 COLASSA ROAD, BROOKSVILLE, FL 34601	③
CHRISTOPHER LEWIS	25550 BRYE LANE, BROOKSVILLE, FL 34601	④
DEBBIE EBERLE	29026 FIELDBROOK ST, NOBLETON, FL 34661	⑤
LISA HAMMOND	9133 BUNTING ROAD, WEEKI WACHEE, FL 34613	⑥ (NOT ON MAP)
MARY ANN HANCOCK-SHAW	606 MOLINE STREET, BROOKSVILLE, FL 34601	⑦ (NOT ON MAP)
DIANE BEDARD	27087 OSAGE COURT, BROOKSVILLE, FL 34601	⑧
KIMBERLY BELANGER	26077 WHIPPERWILL STREET, BROOKSVILLE, FL 34601	⑨
MICHAEL BELANGER	26077 WHIPPERWILL STREET, BROOKSVILLE, FL 34601	⑩ (NOT ON MAP)
MATTHEW POLLARD		⑪
VICTOR GUERRA	29060 FRIAR STREET, NOBLETON, FL 34661	⑫ (NOT ON MAP)
NANCY EDWARDS	12344 CORVETTE LANE, WEEKI WACHEE, FL 34614	

HERNANDO COUNTY RESIDENTS THAT SPOKE TO THE PLANNING AND ZONING COMMISSION ON AUGUST 11, 2025		
	ADDRESS	LOCATION ON MAP
JANET GRABOWSKI	11288 SAGAMORE STREET, SPRING HILL, FL 34609	⑬ (NOT ON MAP)
ROXANNA BUSH	16061 PAWNEE DRIVE, BROOKSVILLE, FL 34601	⑭
ROBERT MORGAN	1066 ARLANIE ROAD, BROOKSVILLE, FL 34604	⑮ (NOT ON MAP)
GARY BENJAMIN	26102 COMANCHE ST, BROOKSVILLE, FL 34601	⑯
BRYAN GREEN	22014 LAKE LINDSEY RD, BROOKSVILLE, FL 34601	⑰
CHARLES LEE	ADDRESS NOT GIVEN OR FOUND	⑱ (NOT ON MAP)
PATRICIA ZIRHUT	16388 CHEROKEE ROAD, BROOKSVILLE, FL 34601	⑲
CARMEN GUZMAN	15040 LUCILLES SHADY LN, NOBLETON, FL 34661	⑳
CAROL GREEN	25308 LAKE LINDSEY RD, BROOKSVILLE, FL 34601	㉑
BARRIE CHENA	26165 WHIPPERWILL ST, BROOKSVILLE, FL 34601	㉒
CHRISTINE ANDERBERG		㉓
PATRICIA SHOREY	16267 CHEROKEE ROAD, BROOKSVILLE, FL 34601	㉔



Master Plan



Eastern Buffer Adjacent to Residential



EASTERN BOUNDARY BUFFER AREA (SCALE: 1" = 300')

Buffer Planting Plan Prepared by NRPS Foresters

Purpose

- Establish a visual buffer between the proposed golf course and neighboring properties
- Enhance wildlife habitat along the eastern property line

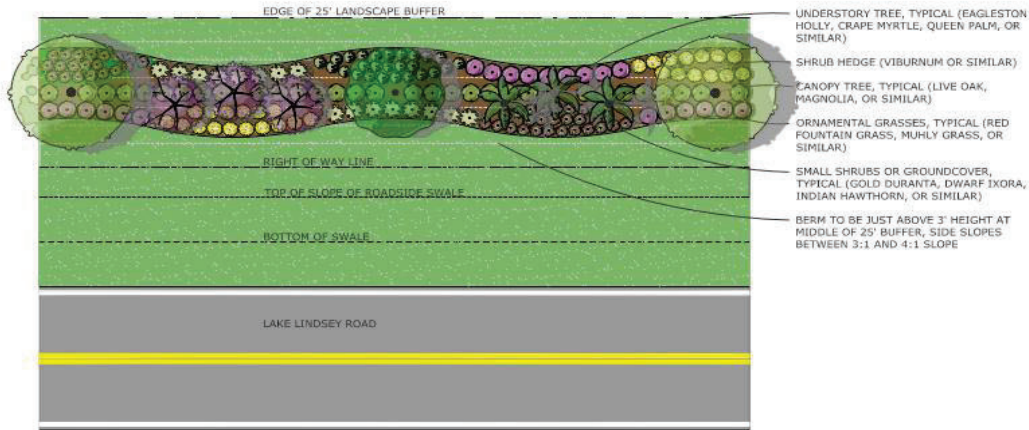
Existing Conditions

- Mature laurel oak trees form a continuous line on the eastern boundary
- Other species include live oak, pignut hickory, red cedar, longleaf pine, and black cherry
- Wider southern section (~50') contains trees on both sides of the boundary
- Interior includes natural and planted regeneration, including slash pine saplings

Recommendations

- Retain mature tree line; prune for health and structure
- Within 100' west of the property line:
 - Flag desirable young trees
 - Remove others using herbicide or mechanical methods
- Augment buffer with native species:
 - Live oak, longleaf/slash pine, red cedar, southern magnolia
 - Use tubelings, potted specimens, and B&B trees (10'+) once irrigation is available
- Plant evergreen and tardily deciduous trees for year-round coverage
- Seed or plant native understory species for biodiversity and wildlife value

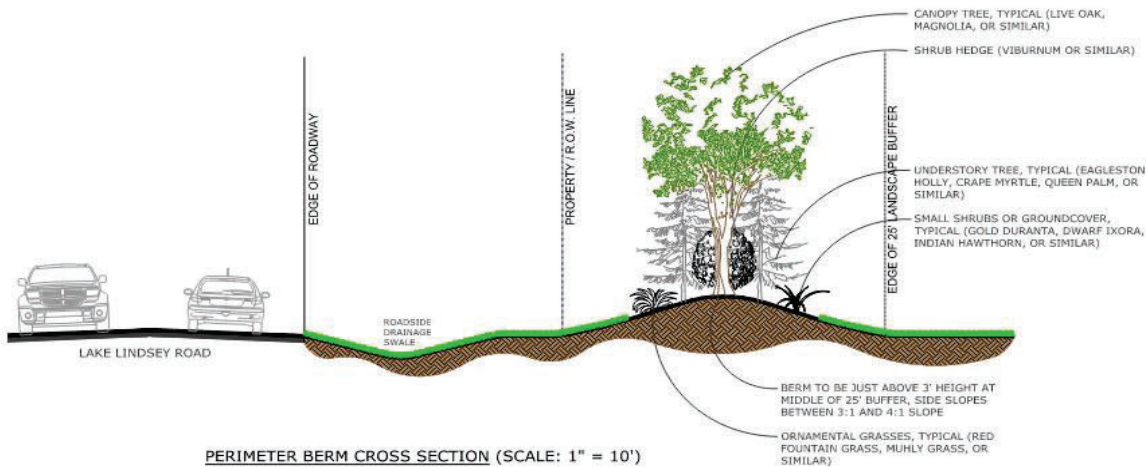
Lake Lindsey Road Buffer



PERIMETER BERM PLAN VIEW (SCALE: 1' = 20')



PERIMETER BERM PERSPECTIVE



PERIMETER BERM CROSS SECTION (SCALE: 1" = 10')



PERIMETER BERM PERSPECTIVE

Club Facts

- Lake Lindsey Field Club will be a not-for-profit, member owned golf club with membership by invitation only.
- The club operates from mid-September to mid-June. The club functions as a private lodge and there are no private homes on the property.
- Amenities include a Clubhouse with a bar and dining area, men's and women's locker rooms, and a fitness room.
- The lodges each having eight guest rooms and large gathering rooms.
- ~300 total members
- It is expected that the majority of members are "national" and will fly in a few times a year to be picked up at the airport and not generate much traffic.
- 10,000 rounds of golf annually expected
- Average private course is close to 25,000 – 30,000 annual rounds
- ~40 full-time equivalent employees expected
- ~15 seasonal employees

Traffic

Lake Lindsey Golf Course – Operations & Traffic Summary

Private, Invitation-Only Club

- No public tee times, tournaments, or large group outings
- Limited daily play; match play format only

Low Traffic Generation

- ~10,000 rounds/year (vs. ~30,000 at public courses)
- Most members are out-of-state; use airport shuttles
- Typical visit = 2–3 days, reducing daily trip volume

Staffing & Operations

- 40 full-time + 15 seasonal employees
- Operates mid-September to mid-June
- Closed during summer months

TABLE 1

ESTIMATED PROJECT TRIP GENERATION (1)

Scenario	Land Use	ITE Land Use Code	Size	Daily Trip Ends	AM Peak Hour Trip Ends			PM Peak Hour Trip Ends		
					In	Out	Total	In	Out	Total
Proposed	Resort	330	68 Beds	152 (2)	8	3	11	6	8	14
Proposed	Golf Course	430	18 Holes	<u>182 (3)</u>	<u>8</u>	<u>2</u>	<u>10</u>	<u>9</u>	<u>8</u>	<u>17</u>
			Total	334	16	5	21	15	16	31
Approved	Single Family	210	30 DU's	333	6	19	25	20	12	32

(1) Source: ITE Trip Generation Manual, 11th Edition, 2021.

(2) Hotel trips reduced to account for type of facility - 0.5.

(3) Golf trips were reduced based on the estimated number of rounds per year. $10,000/30,000 = 0.33$.

[No Title]

Structures



Clubhouse & Maintenance Facility

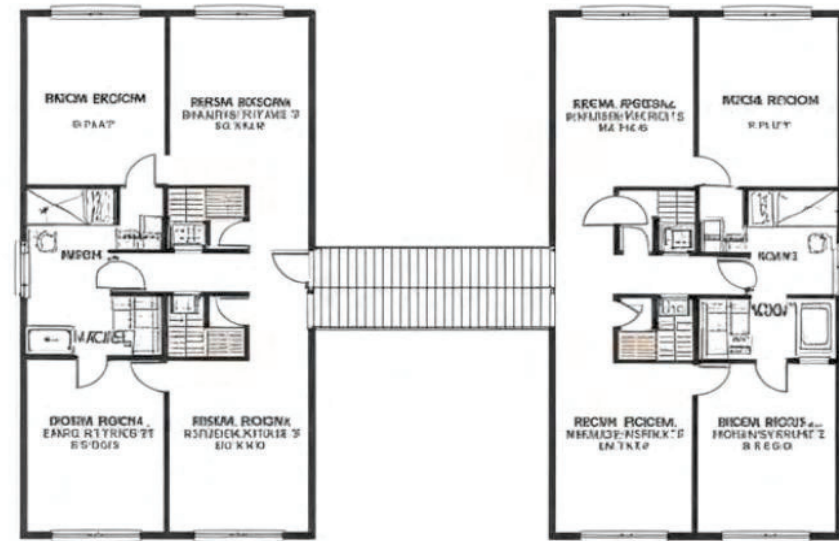
- Clubhouse approx. ~10,000 to 15,000 SF to include Meeting rooms, recreation areas, kitchen, and pro-shop
- Clubhouse open to members only
- Maintenance area may include cart barn, storage, pole barn, etc.
 - Planned to be generally located near clubhouse North of Lake Lindsey Rd

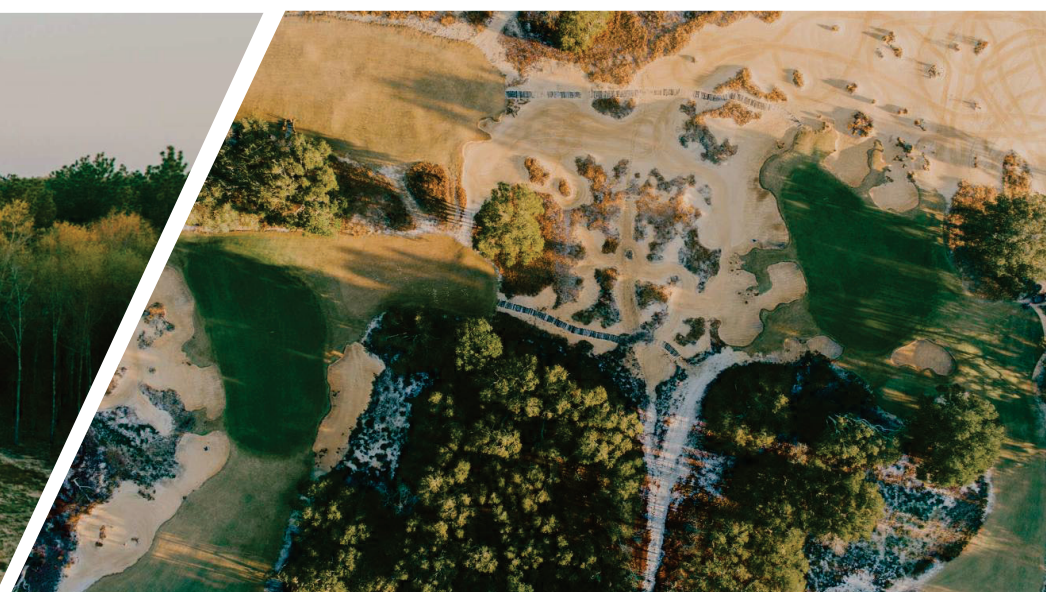
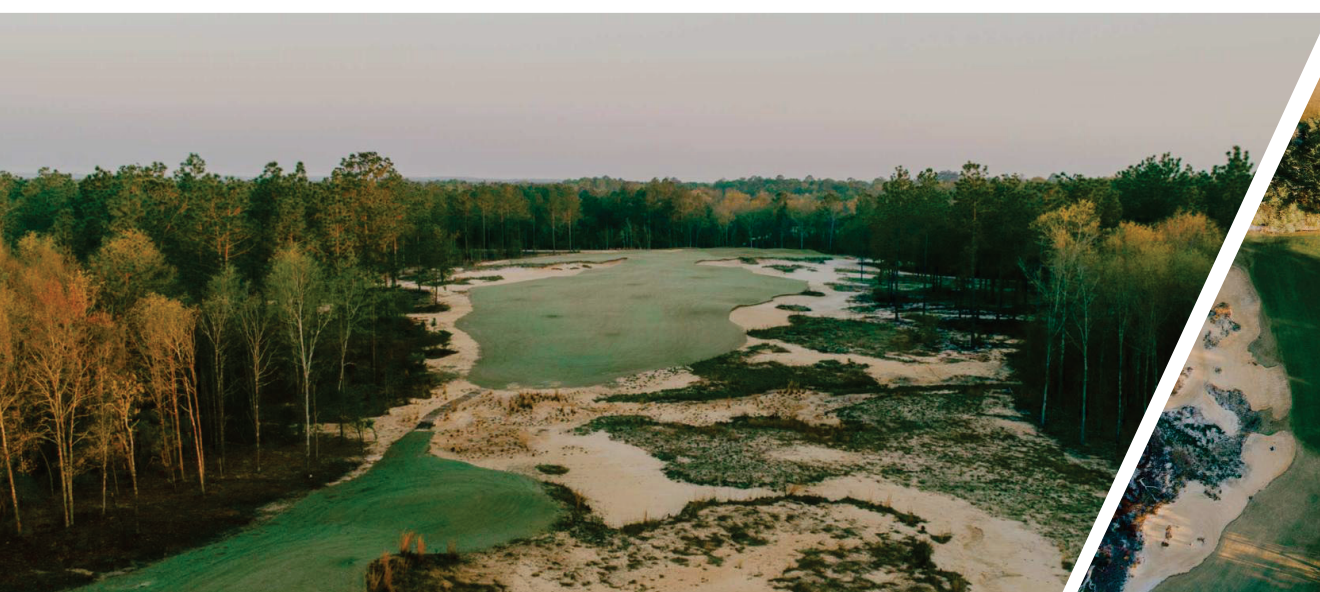
Unit Example



On-Site Lodging

- Eight (8) private buildings/houses with 8 beds each + 4 beds in clubhouse
- Lodging available to members and guests only; no public access
- No subdivision of residential lots proposed





Greener Golf Initiative - Meadows

Benefits of Meadow Integration

•**Land (292 Acres Total)** – The master plan includes **5 acres** reserved for a future fire station, 30 acres for clubhouse, cottages, and maintenance areas, and approximately 140 acres of managed golf turf. The remaining ~117 Acres will be comprised of 63 acres for active recreation and 54 acres will be preserved as natural vegetation and enhanced meadow areas featuring wild grasses and native flowers, forming the backbone of the site's low-intensity landscape.

•**Pollinator Habitat Creation** – Non-turf meadow zones will support Monarchs in the Rough and beekeeping programs, establishing connected habitats of milkweed, native grasses, and wildflowers for pollinators and other beneficial species.



•**Improved Turf Health** – Meadow placement around fairways increases airflow and sunlight exposure, reducing turf disease pressure and chemical inputs.

•**Soil & Water Benefits** – Deep-rooted grasses that enhance nutrient cycling and promote healthy soils. This can lead to improved water infiltration and reduced runoff and soil erosion, which can be particularly important for maintaining healthy turf on golf courses

•**Ecological & Community Value** – The integrated use of meadows demonstrates environmental stewardship, balances recreation with habitat restoration, and supports Audubon Cooperative Sanctuary Program goals.



Greener Golf Initiative – Biodiversity, Habitat & Wildlife Management

BEEKEEPING PROGRAM – INTEGRATION WITH GOLF COURSE LANDSCAPE

- Beehives can be established in **non-turf zones** such as meadow areas, natural buffers, or along course perimeters.
- Supports the **Audubon Cooperative Sanctuary** goals by enhancing habitat diversity and pollination.
- Healthy bee activity improves vegetation in **roughs, meadows, and native plant zones**, promoting ecological balance.

Course Integration & Safety

- Locating hives in **low-traffic maintenance areas** keeps bees safe and minimizes golfer interaction.
- Managed colonies reduce the risk of wild hives nesting in irrigation boxes or tree cavities.
- Incorporates beekeeping into the **overall landscape management plan** as a natural component of course ecology.



Course-Produced Honey

- Honey from on-site hives can be branded as a **unique product of the golf course environment**.
- Can be used for member gifts, pro shop sales, or marketing the course's **"sustainable by design"** approach.

Greener Golf Initiative – Water Usage

Commitment to state-of-the-art irrigation management

Significant Water Reduction

- Projected 48% reduction in total irrigation demand compared to regional golf course averages.
- Achieved by reducing irrigated acreage in non-play areas (roughs, landscaped zones).

Smart Technology & Precision Control

- Use of soil-moisture sensors, in-ground meters, and automated controls to irrigate only when and where needed.
- Prevents overwatering, minimizes runoff, and promotes healthier turfgrass.

Sustainable Resource Leadership

- Demonstrates responsible water stewardship and meets community expectations for conservation.
- Positions the Golf Club as a regional model for sustainable golf course design and operation.



TurfRad Moisture Mapping: Using water-saving devices such as moisture meters and in-ground sensors to measure and report soil moisture levels, enabling precise irrigation decisions that minimize water waste and ensure efficient use of resources.



Prizm Zoysia: An innovative turfgrass variety specifically bred for enhanced drought tolerance, allowing it to maintain optimal health and appearance with significantly reduced water requirements.



Reduced Turfgrass Areas: Reduce irrigated acreage in non-play areas such as roughs and landscaped zones.

Drainage & Stormwater Management

- Compared to past property uses as a Citrus Farm and Planting and Harvesting Timber, the Golf Club's emphasis on sustainability offers the potential for fewer adverse water quality impacts. The significant increase in turfgrass, trees, and other vegetation compared to the site's current state will improve stormwater retention, reduce soil erosion, and filter runoff more effectively. Stormwater management will be a key focus of the golf course's design, with planned features such as bio-swales, vegetative buffers, retention ponds, and rain gardens. Notably, captured stormwater can be reused for irrigation, further enhancing resource efficiency and reducing reliance on external water sources.
- **Design a pond with liner and vegetative buffers** to both treat stormwater and store it for irrigation use.
- **Select plants using IFAS trait-based tools**, targeting stability, habitat, and pollutant uptake across shoreline zones.
- **Use harvested stormwater responsibly**—balance irrigation benefits with proper nutrient and water management to avoid runoff or oversaturation.
- **Reduces groundwater withdrawals.**



Design & Permitting

Engineered liner (e.g., HDPE, clay, or composite) prevents infiltration and protects groundwater.

Designed per **Florida stormwater regulations** (F.A.C. Chapter 62-330).

Must meet **ERP (Environmental Resource Permit)** requirements via **SWFWMD** or **FDEP**.

Include sediment forebays and low-flow outlets to promote water quality.

Greener Golf Initiative – Sustainable Chemical Usage

Chemical use, including fertilizers and pesticides, is one of the most closely scrutinized aspects of golf course management.

Nutrient Management Plan – Refines fertilizer applications to prevent overuse and minimize nutrient runoff. Achieved by reducing irrigated acreage in non-play areas (roughs, landscaped zones).

- **Sustainable Fertility Practices** – Use slow-release or organic fertilizers, establish buffer zones, and repurpose on-site organic waste. Prevents overwatering, minimizes runoff, and promotes healthier turfgrass.
- **Integrated Pest Management (IPM)** – Prioritizes monitoring and prevention to reduce reliance on chemical controls. Positions the Golf Club as a regional model for sustainable golf course design and operation.
- **Environmental Tracking** – Utilize Cornell's EIQ framework and threshold-based applications to guide safe, data-driven pesticide use.



John Deere GPS Precision Sprayer: Utilizes advanced satellite technology and mobile RTK (real-time kinematic) navigation down to accuracy levels of 2.5cm to ensure the reliability of boundary maps and allow users to create spray coverage maps, which also eliminates overlaps and increases productivity.



What is the Conventional Reduced Risk Pesticide Program?

Managed by the EPA's Office of Pesticide Programs, this initiative expedites approval of pesticides that pose lower risk to human health and the environment. Promote safer, commercially viable alternatives to traditional pesticides such as neurotoxins, carcinogens, and groundwater contaminants. Supports integrated pest management (IPM) and environmentally responsible turf maintenance.– Reduces potential impacts on pollinators, wildlife, and water quality.

Sewer

Option 1: Aerobic Treatment Units (ATUs)

- Individual or clustered **advanced septic systems** using **aerobic treatment** to reduce BOD, TSS, and nitrogen.
- Can serve individual units or small clusters via shared drain fields.

Option 2: Wastewater Package Plant

- Small-scale **centralized treatment facility** permitted by **FDEP**.
- Ideal for clustered density or sites with unsuitable soils for onsite systems.

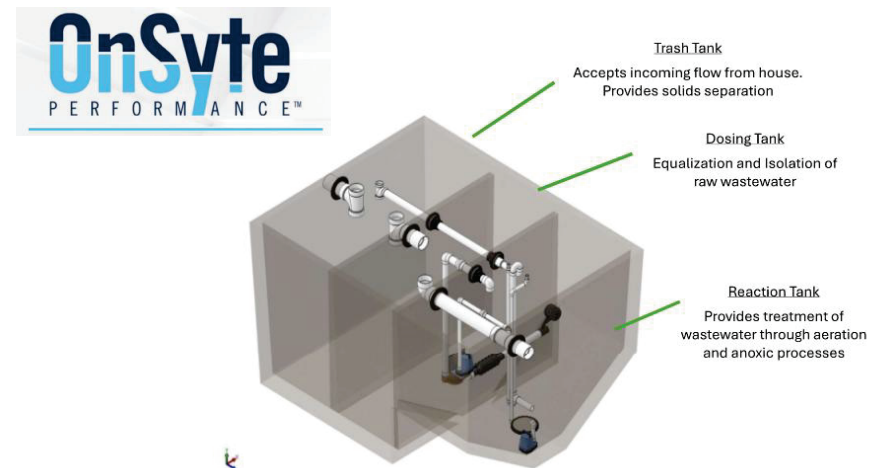
Requires:

- **FDEP Domestic Wastewater Permit**
- **Florida-licensed PE design**
- **Certified Operator**, sampling, and DEP compliance reporting

Option 3: Distributed (Decentralized) Sewer

Low-pressure or STEP system with **grinder or septic tank effluent pumps** at each unit.

Reduces onsite treatment footprint while enabling centralized oversight.



Portable Water Supply

Public Water via Well – FDEP Compliant

Community Public Water System regulated by FDEP (≥15 connections or 25 residents).

- Requires **FDEP construction permit** (F.A.C. Chapters 62-524, 62-532, 62-555).
- Design must include well, treatment, storage, distribution, and disinfection.
- Must retain a **Florida-licensed PE** and a **Certified Water Operator**.
- Submit plans, source water tests, and monitoring/disinfection strategy to FDEP.
- Post-construction: FDEP clearance required before operation.
- Ongoing sampling and compliance reporting required per FDEP schedule.



The Philanthropic Foundation

The Hill Club Charitable Fund, Inc. will be a 501(c)(3) not-for-profit private charitable foundation, established for the benefit of the staff, caddies, and surrounding Hernando County community. The Foundation provides members and guests the opportunity to give back to the people that have made a difference in our club and local community. A donation to the foundation is an investment in the long-term success of The Hill. As a private charitable foundation, all donations are tax-deductible for charitable giving, currently up to 30% of the donors annual adjusted gross income (AGI).

The foundation is driven to reward deserving club employees with scholarships and to give back to any worthwhile cause in the local community including but not limited to Hernando County Fire & Rescue, Hernando County Sheriff's Office and afford local charities to apply for financial support. The Hilltop Classic will be the flagship event for our fundraising efforts. Participants will receive access to one of what is expected to be the top-ranked private clubs in the country, and they will have the opportunity to give back to something that is bigger than themselves.



Dark Sky

Dark Sky Approved Lighting for Private Golf Course Development

As part of our commitment to environmental stewardship and responsible development, our golf course will feature Dark Sky Approved Lighting. This lighting system is designed to minimize light pollution and its impact on the surrounding environment, particularly the natural nocturnal ecosystems. By using lighting fixtures that are specifically engineered to reduce glare, light trespass, and skyglow, we ensure that our golf course remains compatible with the principles of sustainable development and energy efficiency. Implementing Dark Sky Approved Lighting aligns with our broader goal of preserving the natural beauty and nighttime sky visibility in the area, creating a safer, more enjoyable experience for golfers while minimizing disruption to local wildlife. The low-impact lighting also supports our participation in the Audubon Cooperative Sanctuary Program for Golf Courses, further enhancing our course's environmental performance.



**DARKSKY
APPROVED**

Reduces light pollution
Certified by [DarkSky.org](https://www.darksky.org)

Questions?

