

## STAFF REPORT

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<b>HEARINGS:</b>	Planning & Zoning Commission: November 4, 2024 Board of County Commissioners: December 17, 2024
<b>APPLICANT:</b>	Hawk Lake Hideaway, LLC
<b>FILE NUMBER:</b>	H-24-50
<b>REQUEST:</b>	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
<b>GENERAL LOCATION:</b>	South side of Bourassa Boulevard, between its intersection with Blanket Street to the west and the Power Line Easement to the east
<b>PARCEL KEY:</b>	344577

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### BOCC ACTION:

On December 17, 2024, the Board of County Commissioners voted 4-1 to adopt a resolution 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 **modified** 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.~~ HCUD will provide bulk construction water fir the initial filling of the lagoon/water feature; however, the developer will be responsible for obtaining a separate water use permit to supply water for the long-term maintenance of the lagoon/water feature.
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 Lagoon property, ~~it shall comply with the fencing required for the rest of the Lake Hideaway development:~~ An 6' 8' black security chain link, aluminum, non-white PVC, etc. 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.