

STAFF REPORT

HEARINGS: Planning & Zoning Commission: January 10, 2022
Board of County Commissioners: February 8, 2022

APPLICANT: Hawk Land Investors New, LLC

FILE NUMBER: H-21-10

REQUEST: 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

GENERAL

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

PARCEL KEY

NUMBERS: 339716, 343131, 344540, 344577, 741914, 741932, 742021, 822765, 1400763

APPLICANT'S REQUEST:

On February 9, 2010, the subject site was approved for a rezoning from AG/(Agricultural), C-2/(Highway Commercial) and PDP(SF)/Planned Development Project (Single Family) to C-PDP/(Combined Planned Development Project) to establish a master plan with deviations. This master plan was approved in accordance with a Development of Regional Impact (DRI) for the property that was approved on February 13, 2008.

The petitioner's current request is 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. This Master Plan Revision includes a companion application to abandon the DRI and establish an updated Development Agreement which will be scheduled for consideration by the Board of County Commissioners on February 8th, 2022, in conjunction with the Master Plan Revision.

ENVIRONMENTAL REVIEW

The Environmental Planning Division has reviewed the petitioner's request and has the following comments:

- 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
- Invasive plant species shall be removed during the development process as required by the associated permitting agencies, environmental reports and development review processes.

UTILITIES REVIEW

The Hernando County Utilities Department has no objection to the proposed Master Plan Revision, with the following comments:

- The developer shall be required to connect to water and sewer; and
- The developer shall be required to set-aside 5 acres along Hexam Drive as depicted on the Master Plan for the expansion of the utilities plant (addressed in the proposed Development Agreement).

ENGINEERING REVIEW

The Hernando County Engineer has reviewed the petitioner's request and has the following comments:

- The developer shall be required to dedicate right-of-way for the expansions of Star Road, Hexam Road and Weeping Willow Drive as required (addressed in the proposed Development Agreement);
- A traffic signal shall be installed at Bourassa Boulevard and Commercial Way at the developer's sole expense with no impact fee credits (addressed in the proposed Development Agreement);
- All other road improvements shall be completed in accordance with Exhibit D of the Development Agreement; and
- 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.

LAND USE REVIEW**Land Uses and Development Intensity:**

The petitioner has requested the following entitlements outlined in the Land Use Schedule below. Supporting and ancillary facilities as enumerated in the approved development agreement for the site, include 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 ¹	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		25000	
Public Safety			1 acre
Water Plant Expansion			5 acres
Charter School			6 acres
Subtotal (Phase 1)	3,700	25,000	
Phase 2 ²			
Commercial		25,000	
Office		150,000	
Subtotal (Phase 2)		175,000	
Total Project	3,700	200,000	

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

¹ 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

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

- 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

Buffers, Setbacks and Lot Dimensions:

The petitioner has requested 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.

The petitioner has requested the following minimum internal lot setbacks and dimensional criteria and deviations:

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%

Comments: 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'

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.

COMPREHENSIVE PLAN REVIEW:**Future Land Use Mapping Criteria**

Residential Category: The Residential Category is designed to accommodate a variety of residential and support uses at varying densities and types located in areas primarily clustered in and around the

Adjusted Urbanized Area and those areas that maximize the efficient use of existing and planned infrastructure.

Objective 1.04B:

The Residential Category allows primarily single family, duplex, resort and multi-family housing and associated ancillary uses such as recreational and institutional. Office and certain commercial uses may be allowed subject to the locational criteria and performance standards of this Plan. Residential density shall not exceed 22 dwelling units per gross acre.

Strategy 1.04B(1):

Commercial and institutional uses within the Residential Category are generally associated with medium and high density residential development and may include neighborhood commercial, office professional, recreational, schools, and hospitals. Minor public facilities that do not unduly disturb the peaceful enjoyment of residential uses may also be allowed.

Comments:

The majority of the subject site is located in the residential land use category on the Future Land Use Map. The primary uses requested for the areas within the Residential land use category are single- and multi-family residential and include some age restricted units. The community recreation area (PDP/REC) is a supportive use to create a sense of place for the neighborhood and will also be open to the public; the proposed neighborhood commercial and office uses are also ancillary to the residential uses. Other uses include a site for a potential fire station, a site for a potential Charter School and a site for an expansion of the water treatment plant on Hexam Road.

FINDINGS OF FACT:

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

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 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.

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 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 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 ³	Units	Square Feet	Acres
Phase 1			
Single-Family Attached (Townhouses)	644		
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Community Recreation Area – Supportive Commercial/Retail		25000	
Public Safety			1 acre
Water Plant Expansion			5 acres
Charter School			6 acres
Subtotal (Phase 1)	3,700	25,000	
Phase 2 ⁴			
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

³ 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

⁴ All Phase 2 entitlements are to be located within Pod E on the master plan

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 ft ²	(Deviation from 6,000 ft ²)
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 ft ²	(Deviation from 6,000 ft ²)
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 ft ²	(Deviation from 6,000 ft ²)
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.
- 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 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.

P&Z RECOMMENDATION:

On January 10, 2022, the Planning and Zoning Commission voted 5-0 to recommend the Board of County Commissioners 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 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 ⁵	Units	Square Feet	Acres
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Single-Family Attached (Townhouses)	644		
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Community Recreation Area – Supportive Commercial/Retail		25000	
Public Safety			1 acre
Water Plant Expansion			5 acres
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Subtotal (Phase 1)	3,700	25,000	
Phase 2 ⁶			

⁵ 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

⁶ All Phase 2 entitlements are to be located within Pod E on the master plan

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 ft ²	(Deviation from 6,000 ft ²)
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 ft ²	(Deviation from 6,000 ft ²)
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 ft ²	(Deviation from 6,000 ft ²)
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.
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:

F. 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:

- l. Veterinary clinics with air conditioned, sound-attenuated runs
- m. Restaurants-Limited to 75 seats
- n. Convenience goods stores Limited to 4 vehicle fueling stations
- o. Pharmacies-Limited to 2,500 square feet
- p. Indoor commercial amusement establishments
- q. Antique stores
- r. Dry cleaning establishments
- s. Business Training Schools

- t. Retail Food Stores
- u. Domestic Business Establishment
- v. Comparison Goods Store-Limited to 2,500 square feet per establishment

G. 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.

H. Residential Areas (SF/MF)

- f. 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.
- g. 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.
- h. 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.
- i. 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.
- j. The project will have up to 656 age-restricted units

Single Family Residential Area Design Standards

- g. 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.
- h. 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.
- i. The maximum number of single-family attached dwelling units per building is 8 units.
- j. Deviation is granted from the subdivision roadway standards for the Typical Townhome with Common areas as shown on the master plan.
- k. Single Family Pods more than 50 dwelling units shall provide dual access or boulevard and emergency access
- l. All multifamily development shall meet the minimum Multifamily Design Standards of the County's LDRs.

I. 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.

J. Lighting

Enhanced lighting beyond minimum standards shall be required as follows:

- f. 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.
- g. Internal residential area lighting shall be decorative, not exceed 12 feet in height with full cut-off fixtures.
- h. 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.
- i. 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.
- j. 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 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.

BOCC ACTION:

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 2 ⁱⁱ			
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 ft ²	(Deviation from 6,000 ft ²)
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')
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Minimum Lot Size:	4000 ft ²	(Deviation from 6,000 ft ²)
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 ft ²	(Deviation from 6,000 ft ²)
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:
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 - **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.

~~20.~~ 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*