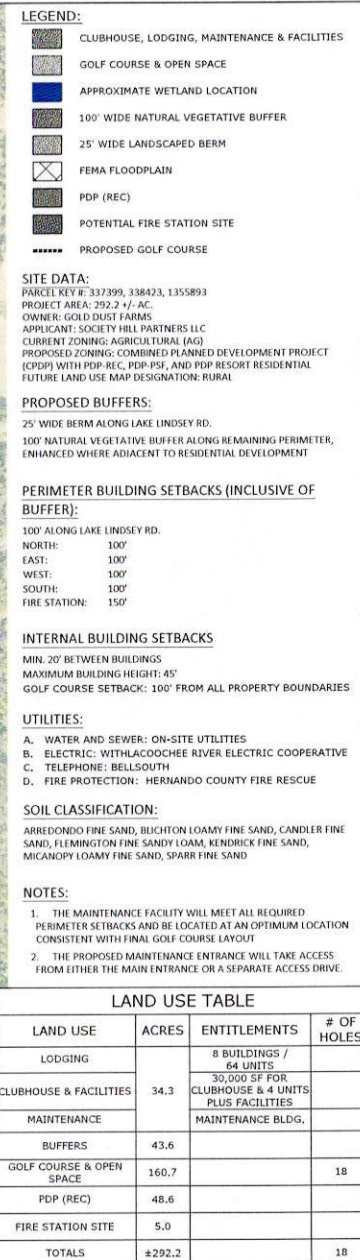




LAKE LINDSEY FIELD CLUB

Coastal
engineering associates, inc.
Engineering
Surveying
Planning
Environmental
Transportation
Construction Management
900 Canalsight Boulevard • Brookville, Florida 34601
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SHEET
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(JOB No.) 23112

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MAR 28 2025

HERNANDO COUNTY DEVELOPMENT SERVICES
ZONING DIVISION

H2420 Rev. Master Plan



SOCIETY HILL CAPITAL PARTNERS-LAKE LINDSEY FIELD CLUB/GOLD DUST FARMS

Public Information Workshop at Chinsegut Hill Conference Center

December 3, 2024, 5:30pm

The meeting commenced at 5:35 PM, with Cliff Manuel, President of Coastal Engineering Associates, as the presenter. Attendees included Ford Manuel from Coastal Engineering Associates, Justin Wilson from Society Hill Capital Partners, and Joe Mason, the property owner and Darryl Johnston client attorney.

Questions/Notes

1. How does this development benefit us?
 - ***Coastal response: The developer will provide a project edge with naturally vegetated buffers and a comprehensive plan compatible with recreation improvements that will enhance the property, which is currently being used for silviculture operations.***
2. Who is the Owner of the property?
 - ***Coastal response: Gold Dust Farms is the property owner.***
3. What is your part in this? Is anyone here from the board?
 - ***Coastal response: Coastal Engineering was contracted by Society Hill Capital Partners to provide Surveying, Land Use Planning, and Entitlements services. While Board members typically do not attend, one Planning & Zoning (P&Z) member is present today.***
4. Why would you consider putting something in the middle of nowhere?
 - ***Coastal response: The adopted Hernando County Comprehensive plan allows for recreation on this private property; the developer would like to build a private recreational golf course, for members only, in a reclusive area.***

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5. What does the water study say about lowering the water table?
 - *Coastal response: Hydrological Testing will be performed on the site to support SWFWMD Water Use Permitting requirements during final design and permitting for the proposed golf course.*
 - *The golf course will use an estimated 68,488 gallons of water per day for irrigation purposes. The irrigation water will be a combination of permitted groundwater withdrawal and stormwater capture from the developed site in a common wet retention pond. The estimated amount is approximately 30% lower than typical golf courses in the Southeastern United States, as estimated by the USGA.*
6. Water supply.
 - *Coastal response: Potable and irrigation water will be supplied by private wells regulated by SWFWMD, FDEP and Hernando County.*
7. Chemicals into the aquifer.
 - *Coastal response: The Course will implement Integrated Pest Management (IPM) strategies to minimize chemical use by applying pesticides only when necessary and selecting lower-toxicity products using the Environmental Impact Quotient (EIQ) framework. Additionally, the course employs stormwater management techniques such as vegetative buffer zones, retention ponds, and bioswales to capture and filter runoff, preventing fertilizers and pesticides from leaching into groundwater. By utilizing slow-release fertilizers, organic matter recycling, and maintaining high-permeability soils, the course significantly reduces nutrient runoff, ensuring that chemicals do not compromise the Floridan aquifer consistent with FDEP AND SWFWMD regulations.*
8. Do you have additional slides to present?
 - *Coastal response: No, just slides associated with the project.*



9. Traffic impact?

- ***Coastal response: The private club will have minimal impact on road capacity for CR 476 and/or U.S. 41. The Zoning Performance Conditions will require a Traffic Analysis to be completed and submitted to the County Engineer for Review and Approval.***

10. Are the [golf club] members allowed guests?

- ***Coastal response: Yes, the private members will be allowed to bring guests.***

11. Has SWFWMD done a water study to determine the aquifer levels?

- ***Coastal response: SWFWMD has studied the Floridan aquifer and published significant documentation for water use and water conservation that will be used for our final golf course design; the following link can be used to access some of this valuable documentation.***
- ***<https://www.swfwmd.state.fl.us/resources/plans-reports/general-reports>***
 - ***A printed copy can be requested at: 32Tinfo@watermatters.org Suggested citation: Ferguson, J. F.; 2024, Southwest Florida Water Management District, 2023 Estimated Water Use Report: Southwest Florida Water Management District, 210 p.***

12. If wells are put in, then our wells will start to go dry.

- ***Coastal response: SWFWMD will require the developer to permit and monitor the proposed groundwater withdrawal to make sure the related drawdown will not create unanticipated impacts to adjacent wells.***

13. Where will the rainwater run?

- ***Coastal response: The post development rainwater will be stored in new onsite retention ponds which have been designed to also provide irrigation water.***

14. Why do you need to sell to someone from Tampa?

- ***Coastal response: The Hernando County private landowner has the right to sell their land to people from Tampa and develop the property for private recreational purposes.***



15. Septic systems?

- ***Coastal response: The project will utilize aerobic treatment unit (ATU) septic systems designed to effectively remove nitrates in compliance with state and local regulatory requirements. These systems introduce oxygen to enhance the breakdown of waste, significantly reducing nitrogen levels before effluent reaches the drain field. Nitrate removal technology will be incorporated to ensure environmental protection and groundwater quality preservation.***

16. Will you consider “plant” rescues?

- ***Coastal response: We will assess and analyze the site prior to development to identify key environmental areas and trees that should be preserved within the design. If certain vegetation cannot remain in place, we will evaluate the feasibility of a plant rescue effort, considering relocation options for native trees and beneficial plants where practical and sustainable.***

17. EMS response times.

- ***Coastal response: The Fire Chief expressed confidence in the department's ability to provide support for this area and noted that the project would not adversely impact their response times in the area. Additionally, the local fire station is being evaluated for potential expansion or relocation. To assist with this effort, we will dedicate 5 acres to the County as a potential site for a new fire station; the proposed location is shown on the Master Plan.***

18. Is SWFWMD part of the zoning decision?

- ***Coastal response: SWFWMD is not directly involved in the county zoning application; the county does require the developer to obtain all necessary regulatory permits prior to construction and this requirement will be memorialized in the Zoning Performance Conditions.***



19. Why does the entrance need to be on Lake Lindsey?

- **Coastal response:** *Currently there is no other option for the members or guests to enter the property. We are exploring other potential access points (i.e. at US 41), but this alternate access is subject to a land swap with the State and FDOT approval.*

20. Buffers?

- **Coastal response:** *Yes, 100' buffers are being proposed. The buffers will be enhanced where they are adjacent to residential properties.*

21. Is there a Tax benefit to County?

- **Coastal response:** *Yes, the recreational property will pay taxes to Hernando County.*

22. A concern was expressed about sinkholes.

- **Coastal response:** *Sinkhole activity in the Brooksville Clay Ridge area is much less prevalent than in Spring Hill. Geotechnical testing for development areas will be completed with construction plan approvals.*

23. How many employees will they have?

- **Coastal response:** *There are forty (40) estimated employees, with a potential of 15 full-time seasonal employees.*

24. Is there a limit on the number of guests a member may bring?

- **Coastal response:** *The members can bring guests; the exact number will be monitored by the club in order to maintain quality accommodation(s) for each guest. . It is anticipated that all guests will be accompanied by a member while on the property. Total overnight accommodation(s) will provide sleeping arrangements for up to 68 members/guests with an estimated 10,000 plays per year; it is noted that a typical golf course would accommodate about 3 times more plays a year than the estimated number of plays proposed for this private member golf course.*



25. How long is the grow in period for the golf course?

- ***Coastal response: The golf course grow in period will take 6 to 7 months.***

26. Will pond liners be used to collect/store stormwater runoff?

- ***Coastal response: The design of the stormwater ponds is still in progress; however, it is anticipated that one or more stormwater/irrigation ponds will be lined to enhance water retention. Lining these ponds will facilitate stormwater collection and storage, supplementing irrigation wells and reducing reliance on external water sources. This aligns with the project's sustainable water management strategy, which includes retention ponds, bio-swales, and vegetative buffers to improve stormwater quality and maximize resource efficiency.***

27. Will there be a place to fish or hunt with this golf course.

- ***Coastal response: No fishing or hunting is planned on the golf course. Private member only hunting is contemplated on the parcel south of Lake Lindsey Road, as depicted on the Master Plan as PDP (Rec).***

28. What happens to the land if the golf course club fails?

- ***Coastal response: The property owner would have the right to seek other uses for the property consistent with Florida Statutes and the Hernando County adopted comprehensive plan. Any changes that are not consistent with this Approved Zoning will have to go back to P&Z and BOCC.***

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LAKE LINDSEY FIELD CLUB
AMENDED REZONING APPLICATION NARRATIVEHERNANDO COUNTY DEVELOPMENT SERVICES
ZONING DIVISION

PARCEL KEY NO. 337399, 338423, 1355893



Figure 1. Lake Lindsey Field Club (Key no.337399, 338423, 1355893) Aerial & Location Map

General:

The subject property, consisting of approximately 292.2 acres, lies within the Sections: 29/20, Township: 21, Range: 20 and is located on the North and South side of Lake Lindsey Road, East of Broad ST (US 41). The property is identified by the Hernando County Property Appraiser (HCPA) as parcel key numbers 337399, 338423, 1355893.

Site Characteristics:

The site is an open pasture consisting primarily of grassland and planted pines for future harvest with a small portion heavily forested; the environmental portion of this narrative will provide additional site information on the proposed areas that will be preserved.

Request:

The request is to change the current zoning from Agricultural (AG) to Combined Planned Development (CPDP) with Planned Development Recreation (PDP/REC) Planned Development Resort Residential (PDP/RR) and Planned Development Public Service Facility Overlay (PDP/PSF) classifications.

Current Land Use and Comprehensive Plan Consistency:

The Site is currently designated Rural on the Hernando County 2040 Comprehensive Plan Future Land Use Map. (Figure 2)

The Comprehensive Plan contains the following Objective which summarizes the uses allowed in the Rural Category:

Rural Category Objective 1.04C: The Rural Category allows agriculture, agricultural commercial, Agri-industrial, recreation, agritourism and residential land uses of a rural character. Certain neighborhood commercial uses may be allowed subject to locational criteria and performance standards. Residential density is 0.1 dwelling units per gross acre (1 unit per ten gross acres) except where otherwise indicated by the strategies listed herein and incorporated into the land development regulations.

Analysis: Recreational uses are allowed in the Rural Category. Minor public facilities (fire station) are allowed in all land use categories.

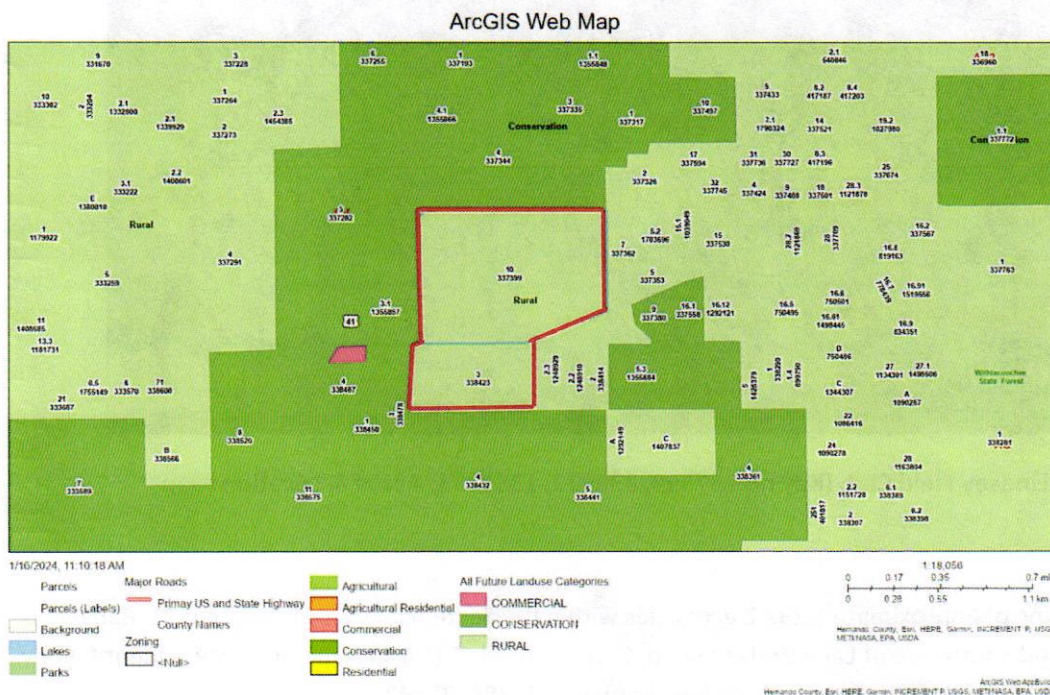


Figure 2. Lake Lindsey Field Club (Key no.337399, 338423, 1355893), Comprehensive Future Land Use Map

Current Zoning:

The site is currently zoned Agricultural. (Figure 3)

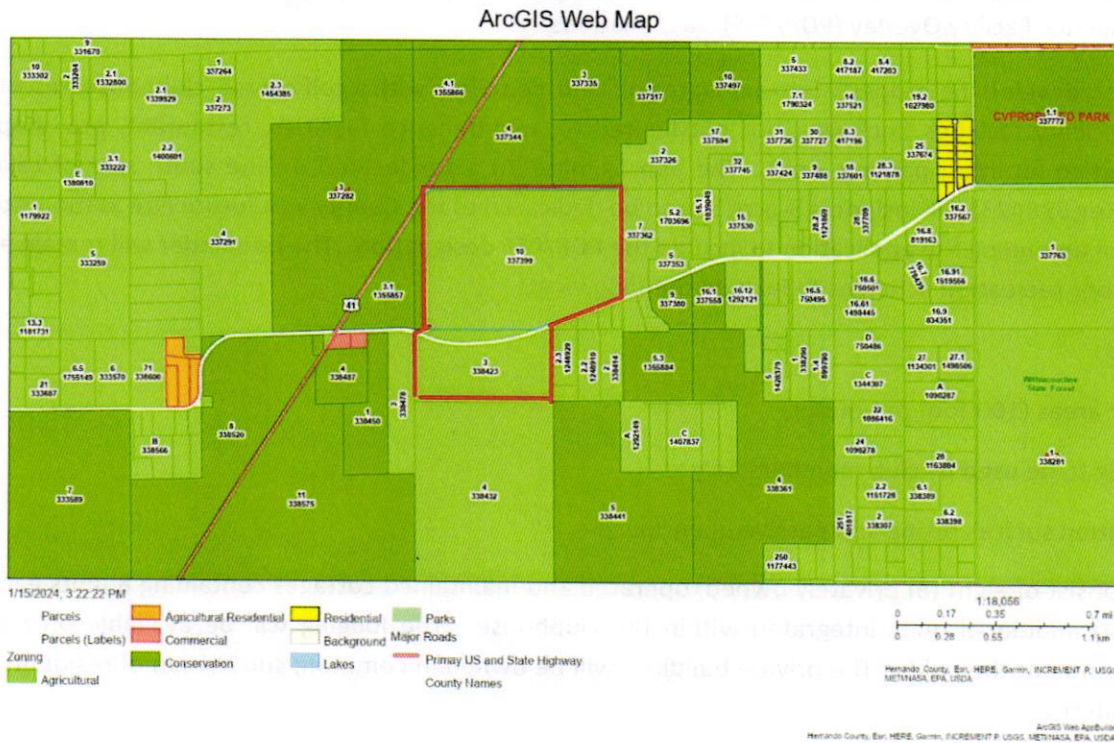


Figure 3. Lake Lindsey Field Club (Key no.337399, 338423, 1355893), Current Zoning Map

Surrounding Zoning and Land Use:

The following table identifies the zoning classifications and Comprehensive Plan Future Land Use Map designations for surrounding properties.

	Property Description	ZONING	FLUM
North	Withlacoochee State Forest	Conservation	Conservation
South	Florida Audubon Society Lake Lindsey Road	Agricultural	Conservation
East	Acreage/Pasture/Single Family	Agricultural	Rural
West	Withlacoochee State Forest Florida Audubon Society	Agricultural/Conservation	Conservation

Summary Request:

The applicant is requesting a zoning change from Agricultural (AG) to Combined Planned Development (CPDP) with Planned Development Recreation (PDP/REC) Planned Development Resort Residential (PDP/RR) and Planned Development Public Service Facility Overlay (PDP/PSF) classifications.

The applicant intends to develop the property into a private golf club, complete with a golf course, clubhouse, resort-style cottages and ancillary facilities (including but not limited to, maintenance facilities, restaurant, pro shop, comfort stations, practice facilities, parking, etc.). The approximate 70 acres located on the south side of Lake Lindsey Road (Parcel Key 338423) will include a 5-acre site to be dedicated to the County as a future Fire Station site which is the purpose of amending the application to include the PDP/PSF designation. The remainder will remain as open space with outdoor recreation activities to include the following:

- Picnic grounds
- Natural buffer areas (100-foot perimeter)
- Private hunting to be used by club members only
- Passive recreation such as hiking and passive open space

On-site lodging will consist of eight (8) privately owned, operated and maintained cottages containing 8 units each together with four (4) additional units integrated within the clubhouse. The lodging will be available only to members and guests and not the public. The private buildings will be owned in common; subdivision of residential lots is not being considered.

The clubhouse and maintenance area will be located on parcel key 337399 in a south-central location as generally depicted on the master plan, setback 100 feet from Lake Lindsey Road and adjoining perimeter parcels. The clubhouse will include lodging, meeting rooms, common space, recreation space and a restaurant. The clubhouse and restaurant will be open only to members and will not be open to the public. The pro-shop will be in the clubhouse or in an ancillary structure. The clubhouse and maintenance facility will not exceed 30,000 square feet; the maintenance facility may include a pole barn, cart barn, storage, workshop, etc. Lighting will be by full or semi-cutoff fixtures and be designed to be Dark Sky compliant.

The golf course will be private, open to members only, and will consist of an 18-hole course on the North side of Lake Lindsey Road (Parcel Key 337399). The golf course is anticipated to be maintained to Audubon International Signature Program or equivalent.

Primary access to the property will be from Lake Lindsey Road; the configuration and location of the access point will be worked out with the County Engineer; a potential second access located in the northwest quadrant of the site as depicted on the master plan will provide a direct connection to US 41/Broad Street; this access is contingent upon a land swap with the State Division of Forestry.

Setbacks, Buffers, and Building Height:

Golf Course Setback – 100' from all property boundaries

Perimeter Building Setbacks

North: 100'

South: 100'

East: 100'

West: 100'

From Lake Lindsey ROW: 100'

Internal Building Setbacks: 20' between buildings

Fire Station Site Setbacks:

Lake Lindsey Road: 75'

East: 150' (includes 100-foot natural buffer)

South: 35'

West: 20'

Buffers: As depicted on proposed Master Plan include the follow specific characteristics:

- 1.) Adjacent to private property: One hundred foot (100') Natural Vegetative Buffer enhanced where necessary with landscaping to provide a visual screen.
- 2.) Adjacent to public property: The site is adjacent to the Withlacoochee State Forest property on the North and West side of parcel key 337399, and adjacent to The Florida Audubon Society property on the West and South of parcel key 338423; buffers in these areas will consist of 100 feet of natural vegetation.
- 3.) Along Lake Lindsey ROW, the developer will construct a vegetated berm not less than six feet in height to create a sound and visual buffer for the private golf course facility.

Maximum Building Height: 45' (Consistent with the current building height in the Agricultural District)

Development Schedule: The 18-hole golf course, maintenance facility clubhouse, cottages and ancillary facilities are anticipated to be complete in three years.

Proposed public road access Improvements:

Proposed access improvements along Lake Lindsey Road and/or US 41 as approved by the County Engineer, FDOT and the State of Florida or FWC (AHJ) will be completed for the private golf club, passive recreation site and public fire station.

Environmental:

A preliminary environmental site visit was conducted on February 23, 2024. The results of the site visit are listed below:

- The subject property is vacant and undeveloped.
- Most of the property has been logged within the recent past and much of the property has been planted with pine seedlings.
- The remaining dominant trees species consist of live oak, laurel oak and sweetgum.
- The groundcover is made up of bare soil, various pasture grasses, ruderal vegetation, and Cogan grass (invasive).
- Trees 18-inch DBH and greater are confirmed on the property.
- Forested wetlands were detected on the northern parcel and the southern parcel.
- Gopher tortoise burrows are present.
- No other federal or state-listed species were detected.

Topography

The subject parcel contains significant topographic relief, with ranges from approximately 210' MSL to around 110' along the northern and southeastern portion of the property; the high point is in the southwest quadrant of parcel key 337399.



Figure 4. Lake Lindsey Field Club (Key no.337399, 338423, 1355893) , Topography Map

Floodplain

According to the Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM) community panel 12053C0089D, effective date February 2, 2012, most of the property lies in Zone X, an area of minimal flood hazard. There is a small depression in the north/central portion of the property located in Zone AE, 107.8 elevation specified. Additionally, there is a miniscule part of the far northwest portion of the property in Zone AE, 84.7 elevation specified. (Figure 5)

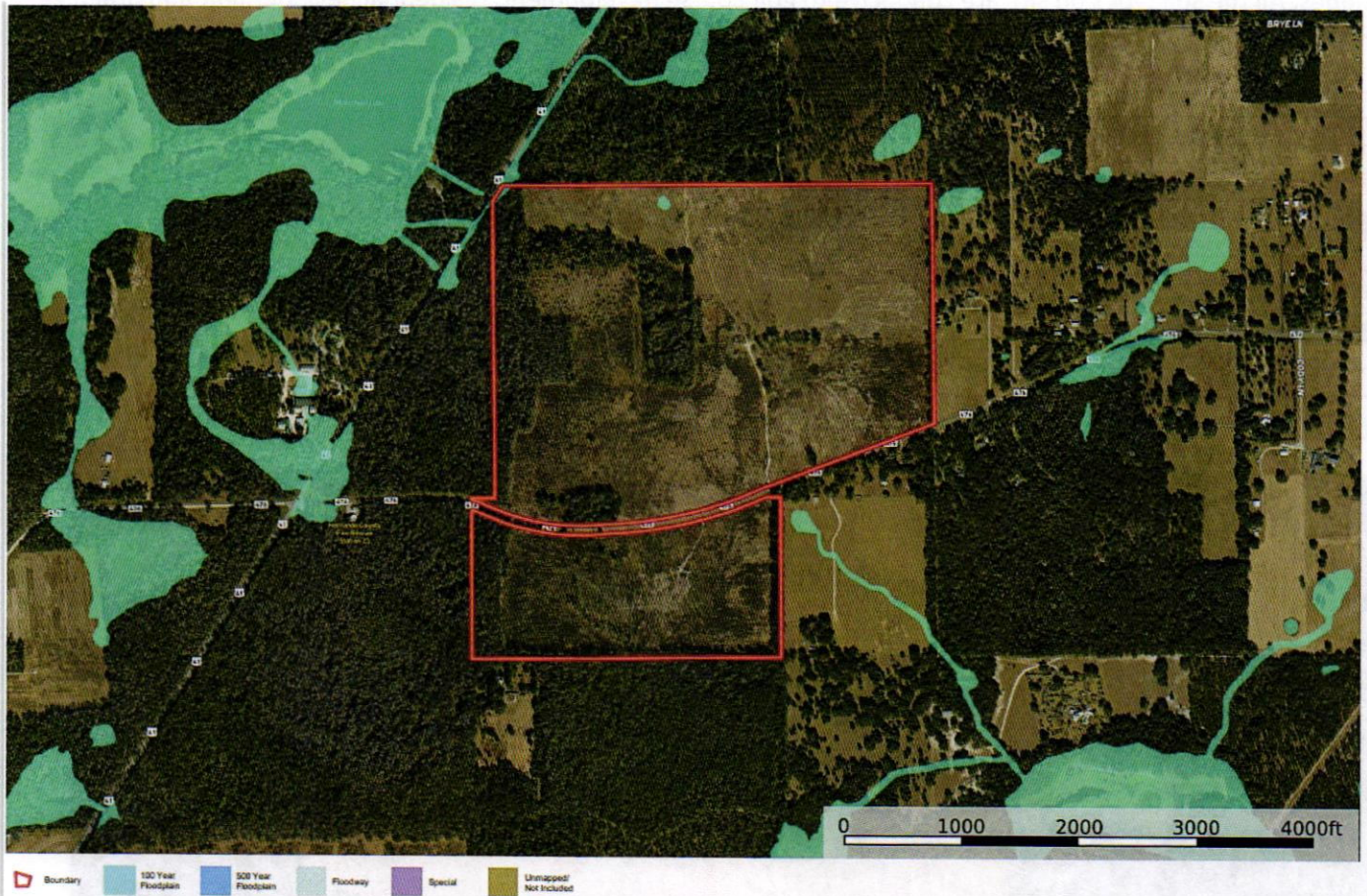


Figure 5. Lake Lindsey Field Club (Key no.337399, 338423, 1355893), Floodplain Map

Soils

The soil types located on the subject property consists of 23.3% Candler fine sand, 0 to 5 percent slopes, 20.9% Flemington fine loamy sand, 2 to 5 percent slopes, 20.6% Arredondo fine sand, 0 to 5 percent slopes, 12.1% Kendrick fine sand, 0 to 5 percent slopes, 5.9% Sparr fine sand, 0 to 5 percent slopes, 4.1% Flemington fine loamy sand, 8 to 12 percent slopes, 4.1% Blichton loamy fine sand, 2 to 5 percent slopes, 3.8% Arredondo fine sand, 5 to 8 percent slopes, 2.7% Candler fine sand, 5 to 8 percent slopes, and 2.5% Micanopy loamy fine sand, 2 to 5 percent slopes. All the soil types on site are conducive to golf course development, residential development and drainage retention.

SOIL CODE	SOIL DESCRIPTION	ACRES	%
14	Candler fine sand, 0 to 5 percent slopes	68.11	23.27
21	Flemington fine sandy loam, 2 to 5 percent slopes	61.27	20.93
6	Arredondo fine sand, 0 to 5 percent slopes	60.14	20.55
29	Kendrick fine sand, 0 to 5 percent slopes	35.29	12.06
47	Sparr fine sand, 0 to 5 percent slopes	17.37	5.93
22	Flemington fine sandy loam, 8 to 12 percent slopes	12.13	4.14
12	Blichton loamy fine sand, 2 to 5 percent slopes	11.88	4.06
7	Arredondo fine sand, 5 to 8 percent slopes	11.09	3.79
15	Candler fine sand, 5 to 8 percent slopes	7.98	2.73
34	Micanopy loamy fine sand, 2 to 5 percent slopes	7.39	2.52
TOTALS		292.65(*)	100%

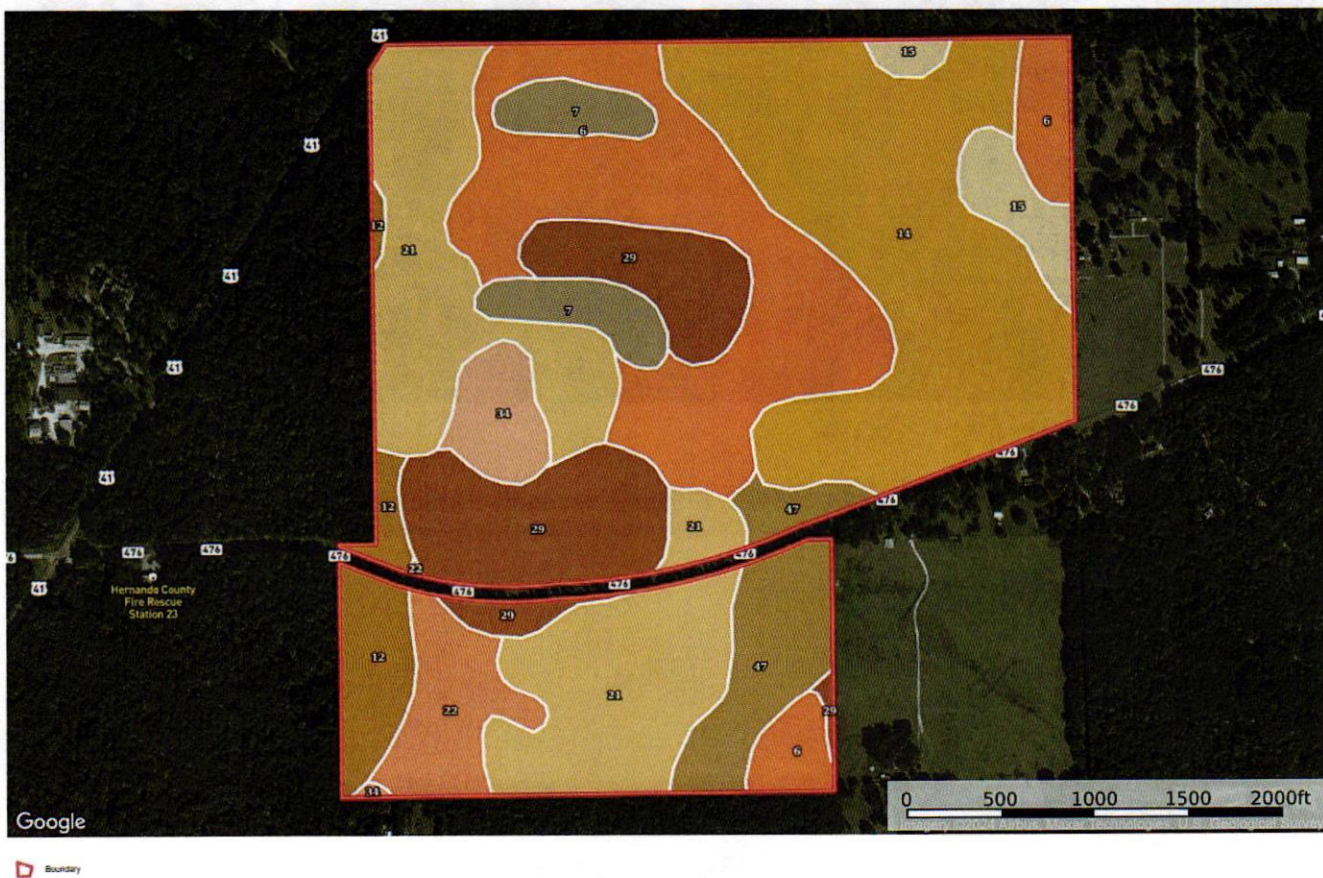


Figure 6. Lake Lindsey Field Club (Key no.337399, 338423, 1355893) Soil Map

Public Facility Impacts:

Utilities:

Public potable water and sanitary sewer service are not available to the site. Service will be by private well and septic tank unless an onsite alternative treatment system is required/approved by the Department of Health.

Solid Waste:

Solid waste generation will be minimal, and pick-up will be by a County authorized private hauler.

Drainage:

Onsite existing and proposed drainage areas will be privately constructed, operated and maintained by the **Lake Lindsey Field Club**; drainage will be evaluated during preliminary engineering analysis and permitting. Sufficient open space has been depicted on the proposed zoning master plan to accommodate stormwater retention as required. The exact size and location of drainage retention areas will be determined during the engineering design phase. The final drainage design will be permitted in accordance with the requirements of the Southwest Florida Water Management District (SWFWMD).

Parks:

The **Lake Lindsey Field Club** will construct all onsite recreation facilities with no impact upon the County park system.

Schools:

The **Lake Lindsey Field Club** will not generate any students and therefor have no impact on the Hernando County School District.

Roads:

The site has access to Lake Lindsey Road, a two-lane rural collector roadway, with an excellent level of service. Any required right-of-way in accordance with the adopted Hernando County Facility Design Guidelines and adopted thoroughfare plan will be reserved for future use and/or purchase. If required by the County Engineer, a traffic impact study will be completed at the time of design and engineering. If approved by the State of Florida, a secondary access to US 41 will be designed and permitted in accordance with FDOT requirements.

Proposed Deviations:

Duration of Master Plan - Article VIII. Section 1. O.

The applicant is requesting one county standard deviation to extend the Master Plan duration from two (2) years to a period of 5 years; the justification for this request includes the following:

- 1.) Due to the nature of the project, a long lead time will be required for the master planning, design and permitting of the golf course and ancillary facilities.
- 2.) Proposed improvements will be constructed with private funding generated by the Lake Lindsey Field Club through club membership.



H-24-20

H-24-20 STAFF REPORT ADENDUM

HEARINGS: Planning & Zoning Commission: September 9, 2024
Board of County Commissioners: October 22, 2024
Planning & Zoning Commission: January 13, 2025
Board of County Commissioners: February 25, 2025
Planning & Zoning Commission: April 14, 2025

APPLICANT: Society Hill Capital Partners, LLC

FILE NUMBER: H-24-20

UPDATED REQUEST: Rezoning from AG (Agricultural) to CPDP (Combined Planned Development) to include PDP(REC)/(Recreation), PDP/PSF (Public Service Facility) for a Fire Station and PDP(RR)/ (Resort Residential) with Deviations

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

PARCEL KEY NUMBERS: 337399, 338423, 1355893

PUBLIC INQUIREY WORKSHOP: December 3, 2024

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HERNANDO COUNTY DEVELOPMENT SERVICES
ZONING DIVISION

APPLICANT'S REVISED REQUEST:

The petitioner is requesting a revised request to develop a private golf course with associated amenities and resort style lodging with a deviation to extend the duration of the Master Plan from 2 years to a maximum period of 5 years.



The petitioner is requesting a rezoning from AG (Agricultural) to CPDP (Combined Planned Development) to include PDP(REC)/(Recreation), PDP/PSF (Public Service Facility) for a Fire Station and PDP(RR)/ (Resort Residential) with Deviations in order to develop one (1) private golf course with associated amenities and resort style lodging.

The three (3) parcel property totaling 292.2 will be developed with a private golf club, complete with a golf course, clubhouse, 4-to-8-unit cottages owned by the Golf Club and ancillary facilities (including but not limited to, maintenance facilities, restaurant, pro shop, comfort stations, practice facilities, etc.). On-site lodging is anticipated for up to 68 guests. Several styles of lodging are being considered, including resort cottage dwellings, and bedroom units within the clubhouse. The lodging will be available only to members and their guests and will not be open to the general public. Subdivision of residential lots is not being considered.

The clubhouse will be located on parcel Key 337399 (largest parcel north of Lake Lindsey Road) central to the parcel and will be setback sufficiently from Lake Lindsey Road. The clubhouse will contain common space, recreation space and a kitchen. The clubhouse and kitchen will be open only to members and will not be open to the public. The clubhouse and maintenance facility will not exceed 30,000 square feet. The proposed maintenance facility will be located on either parcel key 337399 or parcel key 1355893 and will be sufficiently setback from Lake Lindsey Road to shield from view.

The golf course will consist of an 18-hole course on the North side of Lake Lindsey. Any proposed crossing will be designed and constructed in accordance with the requirements of the County Engineer (pedestrian signal lighting, pavement markings, warning signage, etc.).

The following changes have been made to the Master Plan and narrative:

- The approximate 70 acres located on the south side of Lake Lindsey Road (Parcel Key 338423) will include a 5-acre site to be dedicated to the County as a future Fire Station site which is the purpose of amending the application to include the PDP/PSF designation. The final location to be determined by the County.
- The remainder of the south side of Lake Lindsey Road will remain as open space with outdoor recreation activities to include the following: Picnic grounds, Natural buffer areas (100-foot perimeter), Private hunting to be used by club members only, Passive recreation such as hiking and passive open space.



- The south side of Lake Lindsey Road, with the exception of the Fire Station site, will include a 5 year purchase option by an acceptable conservation entity; should the entity not purchase the property the area will remain as outdoor recreation for Club members as indicated.
- On-site lodging will consist of eight (8) privately owned, operated and maintained buildings containing 8 units each together with four (4) additional units in the clubhouse. The lodging will be available only to members and guests and not the general public. The private buildings will be owned in common; subdivision of residential lots is not being considered.
- The clubhouse and maintenance area will be located on parcel key 337399 (north side of Lake Lindsey Road) in a south-central location as generally depicted on the master plan, setback 100 feet from Lake Lindsey Road and adjoining perimeter parcels. The clubhouse will contain meeting rooms, common space, recreation space and a restaurant. The clubhouse and restaurant will be open only to members and will not be open to the public. The pro-shop will be in the clubhouse or in an ancillary structure. The clubhouse and maintenance facility will not exceed 30,000 square feet; the maintenance facility may include a pole barn, cart barn, storage, workshop, etc.
- Primary access to the property will be from Lake Lindsey Road; the configuration and location of the access point will be worked out with the County Engineer. A potential second access located in the northwest quadrant of the site as depicted on the master plan will provide a direct connection to US 41/Broad Street; this access is contingent upon a land swap with the State Division of Forestry pending approval of FWC.
- The golf course will be designed, constructed and maintained in accordance with the Audubon International Signature Program (AISP) or its equivalent. Consistent with AISP strategies.
- The development will maintain a 100 foot wide defined "edge" around the development (exclusive of Lake Lindsey Road) that will remain open space and low intensity passive recreation uses in order to create a clear transition from the resort to surrounding rural/low density land uses. The defined "edge" shall be protected through a conservation easement granted to an acceptable entity which shall include a third-party right of enforcement in favor of the County pursuant to Section 704.06(8), Florida Statutes. Any change to the defined "edge" shall require a major modification to the master plan.



- All on-site wetlands will be protected through the use of a conservation easement.
- The perimeter and golf course setbacks will be 100 feet.
- Along Lake Lindsey ROW, the developer will construct a vegetated berm not less than six feet in height and 25 feet in width to create a sound and visual buffer for the private golf course facility.
- The Fire Station site will maintain a 150 foot setback from the east property line inclusive of the 100 foot buffer and a 75 foot setback from Lake Lindsey Road. Internal setbacks will be 35 feet to the south and 20 feet to the west.
- A pedestrian crossing of Lake Lindsey Road will not be required, however if the developer desires to have pedestrian access to the recreational space on the south side of Lake Lindsey Road the crossing will meet all requirements of the County Engineer and be the sole cost of the developer.
- Onsite lighting shall be designed to be Dark Sky Compliant or Similar to preserve the night sky; specifically, the petitioner shall provide full or semi-cutoff fixtures as required by the County LDR and retain all light on site and prevent any light spillage onto neighboring uses

Ford Manuel

General Manager

Coastal Engineering Associates, Inc.