

HERNANDO COUNTY ZONING AMENDMENT PETITION



Application to Change a Zoning Classification

Application request (check one):

- Rezoning [ ] Standard [ ] PDP
Master Plan [ ] New [x] Revised
PSFOD [ ] Communication Tower [ ] Other
PRINT OR TYPE ALL INFORMATION

Date: 7/30/2024

File No. \_\_\_\_\_ Official Date Stamp:

H-24-50

Received

AUG 12 2024

Planning Department
Hernando County, Florida

APPLICANT NAME: Hawk Lake Hideaway LLC

Address: 2502 ROCKY POINT DRIVE STE 1050

City: TAMPA

State: FL

Zip: 33607

Phone: 813-288-8178 Email: gregj@metrodg.com (Greg Jones)

Property owner's name: (if not the applicant)

REPRESENTATIVE/CONTACT NAME: Donald R. Lacey, A.I.C.P.

Company Name: Coastal Engineering Associates, Inc.

Address: 966 Candlelight Boulevard

City: Brooksville

State: FL

Zip: 34601

Phone: 352-796-9423 Email: dlacey@coastal-engineering.com

HOME OWNERS ASSOCIATION: [x] Yes [ ] No (if applicable provide name) Woodland Waters

Contact Name: Jane Heid, President

Address: 10246 Woodland Waters Blvd.

City: Weeki Wachee

State: FL

Zip: 34613

PROPERTY INFORMATION:

- 1. PARCEL(S) KEY NUMBER(S): 344577 (lagoon location)
2. SECTION 17, TOWNSHIP 22, RANGE 18
3. Current zoning classification: CPDP (PDP/SF, PDP/MF, PDP/OP, PDP/REC, PDP/NC with specific C-1 Uses)
4. Desired zoning classification: Master Plan Revision
5. Size of area covered by application: 20 Acres MOL
6. Highway and street boundaries: US 19/Commercial Way, Hyde St, Bourassa Boulevard
7. Has a public hearing been held on this property within the past twelve months? [ ] Yes [x] No
8. Will expert witness(es) be utilized during the public hearings? [ ] Yes [x] No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? [ ] Yes [x] No (Time needed: \_\_\_\_\_)

PROPERTY OWNER AFFIDIVAT

I, John M. Ryan, Hawk Lake Hideaway, LLC, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (check one):

[x] I am the owner of the property and am making this application OR

[ ] I am the owner of the property and am authorizing (applicant):

and (representative, if applicable):

to submit an application for the described property.

Handwritten signature of John M. Ryan

Signature of Property Owner

STATE OF FLORIDA

COUNTY OF HERNANDO Hillsborough

The foregoing instrument was acknowledged before me this 1st day of August, 2024, by John M. Ryan who is personally known to me or produced as identification.

Handwritten signature of Notary Public

Signature of Notary Public



Notary Seal/Stamp

Effective Date: 11/8/16 Last Revision: 11/8/16

# Hawk Lake Hideaway LLC

## Lagoon

Received

AUG 12 2024

Parcel Key: 344577

### General Location

Planning Department  
Hernando County, Florida

The applicant proposes to construct a recreational lagoon amenity within Pod C of the Lake Hideaway Combined Planned Development Project (CPDP). This amenity is proposed to be located on the south side of Eagle Shore Drive (formerly Bourassa Boulevard), west of a 100 foot wide utility easement corridor, and north and east of residential development within the Lake Hideaway development. This site is located within Parcel Key # 344577 as identified by the Hernando County Property Appraiser.

Please refer to Figure 1 for the location of the site.



Figure 1: Hawk Lake Hideaway LLC Lagoon

### Request

On February 8, 2022, the Board of County Commissioners adopted Resolution 2022-40 approving a Master Plan for the Lake Hideaway development subject to 21 performance conditions. The approved performance conditions included the following condition:

20. The location and design of the lagoon will require a Master Plan revision.

This request constitutes the required request for approval of a Master Plan Revision to allow the design and location of the Metro Lagoon.

No other changes to the approved Master Plan or Performance Conditions are requested.

## Current Zoning

The current zoning on the property is 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.

The approved Master Plan and current Combined Planned Development Project (CPDP) zoning designation anticipates and permits a mixed-use lagoon concept with associated supporting uses and structures.

## Project Description

Metro Development Group introduced the Crystal Lagoon concept to the Tampa Bay market at Epperson Ranch within its "Connected City" master-planned community in Pasco County, which was the first Crystal Lagoon within North America. Since the inaugural project, Metro Communities has included the Lagoon as a central feature in numerous central and south Florida communities. Lake Hideaway will introduce the Lagoon into the Hernando County marketplace.

The Lagoon will provide not only an active recreational water amenity, but also a lifestyle center which provides entertainment, food and beverage, passive and active recreation, health club and spa services, recreation equipment rental, and a banquet and special event venue. The project will include a community recreation area with an approximately 4 acre swim lagoon and 25,000 square feet of supportive commercial which includes food service and retail sales. Amenities may include, but are not to be limited to, cabanas, shaded seating areas, recreational activity areas, kayaking, paddleboarding, volleyball, pools, food trucks and food services.

The lagoon amenity parcel will be located approximately 580 feet from Woodland Waters to the southwest (See Figure 1) and will be surrounded/buffered by residential development, landscaping and other buffers. The lagoon will be separated from adjacent properties to the north by Eagle Shore Drive (formerly Bourassa Boulevard) which will function as an internal collector roadway with a 10 foot multipurpose trail on one side. Eagle Shore Drive will provide connectivity throughout the entirety of the Lake Hideaway Development.

While the Lagoon complex serves as a semi-private recreational club amenity for the project residents, it will also be operated to allow outside patrons who wish to enjoy special events or to secure daily access rights when seasonally available. This semi-private access helps to integrate the private community with the surrounding area and to build an inclusive relationship along the larger regional community. It also serves as an important marketing feature to expose the project to prospective residents and to enhance the marketability and success of the project. Resident memberships (including their guests) to the lagoon will be included with the purchase of any dwelling

within the community. Non-resident access to the lagoon amenities and recreational facilities requires a reservation. Such reservations shall be limited based on the number of available parking spaces at the time of reservation, which will be monitored and controlled by Lagoon staff. The hours of operation for residents and their guests will be from 10:00 am to 11:00 pm. Visitor hours will be limited to from 10:00 am to 8:00 pm.

Lagoon lighting will meet the following requirements as specified within performance condition 10.E of Resolution 2022-40 as listed below:

#### 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.

Buffering and screening will be provided between the lagoon and surrounding properties. The developer has agreed to provide a 50-foot undisturbed buffer adjacent to the Woodland Waters Subdivision. This buffer will be retained in its natural state except for removal of dead trees and invasive species. Vegetation will provide 80% opacity either through preservation of existing vegetation or through supplemental plantings. The lagoon site will be further separated from the Woodland Waters Subdivision with residential development.

## Future Current Land Use and Consistency with the Comprehensive Plan

The subject property is classified as Residential within the Hernando County 2040 Future Land Use Map. Figure 2 depicts the current land use designation of the site and surrounding properties. The approved CPDP Master Plan and zoning is consistent with this designation.

On February 8, 2022, the Board of County Commissioners adopted Resolution 2022-40 approving a Master Plan for the Lake Hideaway development making the finding that the project is consistent with the current land use designation of Residential and associated strategies and objectives from the Hernando County 2040 Plan.

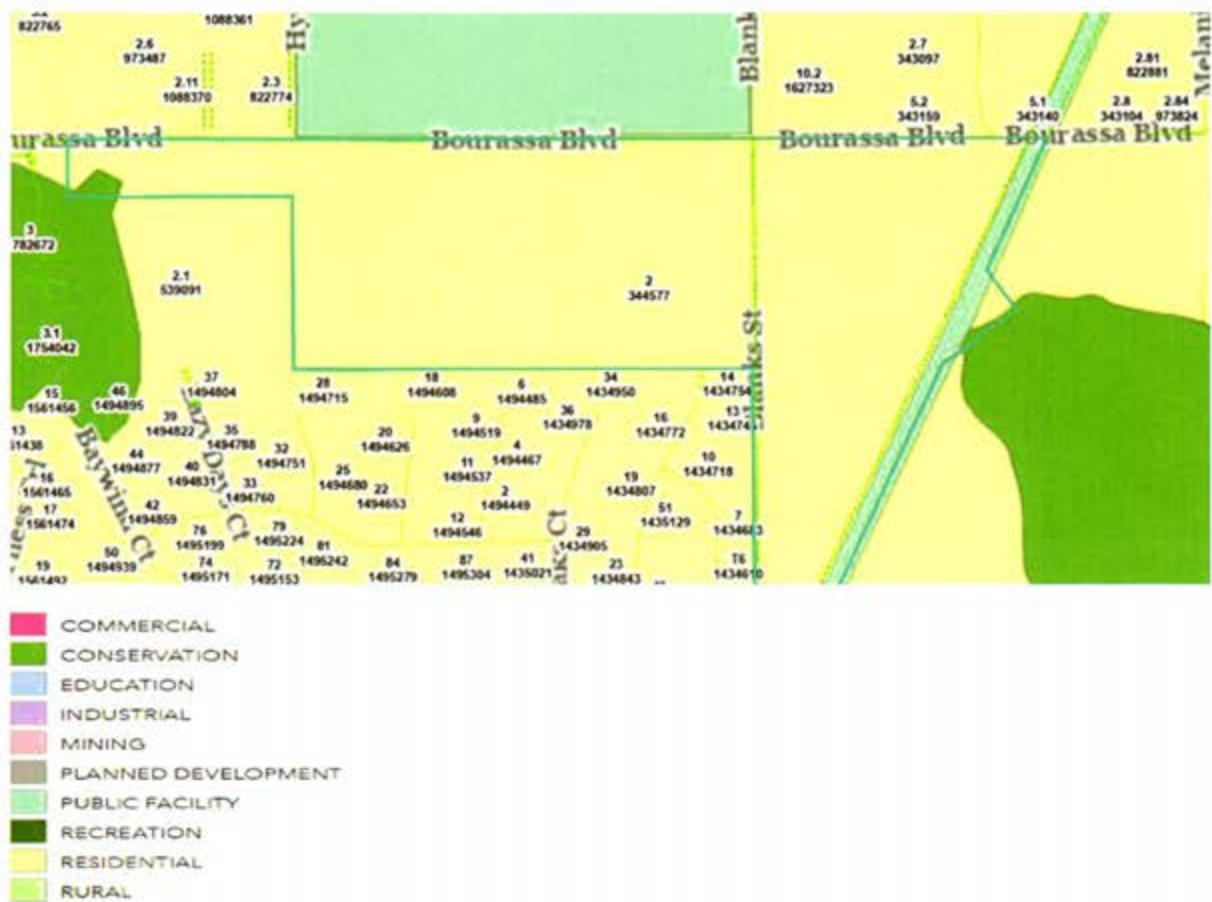


Figure 2: Hawk Lake Hideaway LLC Lagoon Current Land Use (Source: Hernando County GIS)

### Surrounding Zoning and Future Land Use

	Property Description	Zoning	Land Use
North	Hernando County Utilities; rural residences; vacant acreage	Agricultural (AG)	Residential; Public Facility
South	Woodland Waters Subdivision	Agricultural (AG) and Residential (AR 2 and PDP/SF)	Residential
East	Lake Hideaway CPDP	Combined Planned Development Project (CPDP)	Residential; Conservation
West	Woodland Waters Subdivision; rural residences	Residential (CPDP), Agriculture (AG), Residential (PDP/SF)	Residential; Conservation

## Site Characteristics

### Topography

The site topography is relatively flat and ranges in elevation from approximately 45 MSL to 50 MSL.

### Soils

The site's soil consists predominantly of well-drained Candler fine sand, 0 to 5 percent slopes, Candler fine sand, 5 to 8 percent slopes and Tavares Fine Sand, 0 to 5 percent slopes.

### Floodplain

The Lake Hideaway Lagoon is not within an area designated as a Special Flood Hazard by FEMA DFIRM Map Panels 12053C0158D and 12053C0159D. Please refer to Figure 3 for the floodplain map of the site and surrounding area.



Figure 3: Floodplain Map Hawk Lake Hideaway LLC Lagoon (source: FEMA National Flood Hazard Layer Viewer)

## Environmental

The Lake Hideaway Lagoon site contains no significant environmental features. Prior to development Hernando County may require a listed species survey. Any listed species on the site identified in the report will be treated in accordance with all State and Federal guidelines.

## Impact to Public Facilities

### Adequate Access

Access to the lagoon site is from US 19 via Eagle Shore Drive (formerly Bourassa Boulevard) which is being developed with the Lake Hideaway project as an internal collector roadway. One (1) future access point to Star Road and one (1) future access point to Hexam Road will also be provided for the development. All directly accessed roadways currently have an acceptable level of service.

The overall master plan for Lake Hideaway requires that updated traffic impact monitoring studies (TIM) in accordance with the requirements of the County Engineer be provided five (5) years after the master plan approval and continuing with every 600<sup>th</sup> unit.

### Public Facilities

*Water and Sewer:* The site will be served by Hernando County Utilities. Infrastructure to serve the development will be installed by the developer.

*Solid Waste:* The site will be served by a solid waste collection agency as designated by the County.

*Police and Fire:* The site is served by the Hernando County Sheriff's Office for police protection and Fire/Rescue Station 13. Fire hydrants will be placed throughout the Lake Hideaway community at a minimum of 250' curb line distance intervals which is consistent with county standards. The potable water system will be designed to provide a minimum of 1,000 GPM for use in firefighting as required by NFPA guidelines as required by Hernando County.

The Lake Hideaway project is required to reserve land for a future fire station as well as for a potential substation for the Hernando County Sheriff's Office.

*Drainage:* The site will comply with the requirements of Hernando County and the Southwest Florida Water Management District for stormwater and flood prevention.

*Schools:* The development will be served by the Hernando County School District (HCSD).

## Concurrency

A Certificate of Concurrency from the County will be required at the time of permitting for the Lake Hideaway Lagoon. Application is the responsibility of the permit applicant. The following facilities will be reviewed for adequate capacity by the County:

- Potable Water
- Sanitary Sewer
- Drainage
- Solid Waste Disposal
- Schools
- Transportation (roadways)