



ARS

Annual Report Summary

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DRI #526 - LAKE HIDEAWAY HERNANDO COUNTY RY 2016-17

On February 13, 2008, the Hernando County Board of County Commissioners granted a Development Order via Resolution (Not Numbered) for Lake Hideaway Trust. The 885-acre project is a mixed-use development located in northwest Hernando County, west of Weeping Willow Street, east of U.S. 19, south of Hexam Road, and north of Star Road. The project is additionally located west of S.R. 589 and the City of Brooksville.

The Development Order has yet to be amended other than the apparent granting of a seven year extension of the project buildout and Development Order expiration dates in accordance with Subsection 380.06(19)(c)(1), F.S. The Development Order now expires on December 31, 2027.

With an established buildout date of December 31, 2020, the following entitlements are approved for the project:

RESIDENTIAL		NEIGHBORHOOD COMMERCIAL (Sq. Ft.)	OFFICE (Sq. Ft.)
SINGLE-FAMILY UNITS	MULTI-FAMILY UNITS		
2,400	1,300	50,000	150,000

PROJECT STATUS

Development this Reporting Year: no development activity transpired during the reporting period.

Cumulative Development: development of the project has yet to be initiated.

Projected Development: no specific development activity has been identified for the next reporting year.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

- Pursuant to Condition 4.(A)(1)(a), the Developer shall prepare and submit an *Environmental Management Plan* (EMP) consisting of: a *Stormwater Pollution Prevention Plan* [Condition 4.(A)(2)(b)]; a *Wildlife Habitat Management Plan* [Condition 4.(A)(4)(b)]; a *Pet Management Plan* [Condition 4.(A)(4)(c)]; and a *Passive Recreation Plan* [Condition 4.(A)(4)(d)] component. The EMP shall be initially submitted to Hernando County and the appropriate State agencies for review and approval concurrent with submittal of the first “Conditional Site Plan” and included in the subsequent Annual Report. The EMP shall be updated/revised, as may be applicable, concurrent with subsequent Conditional Plat applications. The revised EMP shall also be included in subsequent Annual Reports.

2. Periodic stormwater system inspection reports from the Developer’s engineer shall be included in future Annual Reports [Condition 4.(A)(2)(b)(v)] as well as status reports regarding landscape installation/maintenance [Condition 4.(B)(2)(k)] and the resident water use education program [Condition 4.(B)(2)(l)].
3. Condition 4.D. obligates the Developer to donate \$129,000 towards the County’s acquisition of fire protection equipment and/or facilities to serve the project. Such payment is required prior to the issuance of the 601st residential building permit.
4. In accordance with Condition 4.E., the Developer may elect to design and construct any onsite community center, clubhouse or other suitable facility to meet Category 5 standards (including provisions for window/door protection, a generator and potable water storage) OR contribute \$82,000 towards public shelter impacts prior to the issuance of the 601st residential building permit.
5. Condition 4.(F) summarizes the Developer’s voluntary Affordable Housing mitigation program whereby \$100/housing unit will be assessed and applied towards “*creation/promotion of affordable housing units in Hernando County.*” Based on the project’s overall 3,700 Residential units, the mitigation (i.e. \$370,000 in total) shall be funded in three equal installments of \$123,333.33 to be paid upon the issuance of the 601st, the 1,601st and the 2,601st building permit.
6. In addition to the required parks impact fees assessed for all applicable Hernando County developments, the Developer shall contribute \$100/Single-Family unit and \$78/Multi-Family unit “Parks Facility Mitigation Fee” as specified in Condition 4(G)(2). While the timeline schedule for payments was not identified, it is believed that such payment(s) coincides with building permit issuance(s).
7. In accordance with Condition 4.(H)(4), the Developer shall reserve a 30-acre school site for three years following the effective period of the Development Order (i.e. through ~March 30, 2011). As preferred, the school site was to be used for construction of a school by the Hernando County School District and co-located with a future community park. The Developer has identified that the School District ultimately elected not to pursue the acquisition of the school site. The Developer does remain obligated to mitigate school impacts through the payment of impact fees.
8. The following constitute the pipeline improvements obligations of the Developer as identified in Condition 4.(K)(3)(a)/Table 1. It is believed that the improvements are approximately equivalent to the Developer’s proportionate share obligation of \$23,332,985 stipulated in Condition 4.(K)(2).

#	Pipeline Road and Intersection Improvements	Proportionate Share Creditable	Impact Fee Creditable	Commence by:	Complete by:
A	“Project A” – 1. Provide the required right-of way, design and construct two lanes of Weeping Willow Street from Hexam Road to Star Road in accordance with County’s Facilities Design Guidelines for a 2 lane major collector road; and construct appropriate turn lanes within this segment per said Guidelines	Yes	Yes - 100%	Prior to issuance of the 1201st residential building permit.	Within 12 months of commencement.
	2. Acquire* balance of right-of-way along Weeping Willow Street between Star Road and Montour Street necessary to increase right-of-way width to one hundred feet (100’).	Yes	Yes - 100%		Prior to commencement of Project A.1 above (Weeping Willow segment).

B	“Project B” – Design and construct two lanes of Weeping Willow Street from Star Road to Montour Street in accordance with County’s Facilities Design Guidelines for a 2 lane major collector road; and construct appropriate turn lanes within this segment per said Guidelines.	Yes	Yes - 100%	Prior to issuance of the 1201st residential building permit.	Within 12 months of commencement
C	“Project C” – Construct two lanes of Star Road from Weeping Willow Street to Sunshine Grove Road in accordance with County’s Facilities Design Guidelines for a 2 lane major collector road; and construct appropriate turn lanes within this segment per said Guidelines.**	Yes	Yes - 100%	Within 180 days of completing, and the County accepting the improvements relating to Project B (see row above)	Within 12 months of commencement
D	“Project D” – Design and construct intersection improvements, including appropriate turn lanes, in accordance with County’s Facilities Design Guidelines at: (i) intersection of Weeping Willow Road and Jacqueline Street; and (ii) intersection of Jacqueline Street and Mariner Blvd.	Yes	Yes - 100%	Within 180 days of completing, and the County accepting the improvements relating to Project C (see row above)	Within 12 months of commencement

9. The Developer shall conduct annual traffic monitoring program to ensure that the projected 3,093 external P.M. Peak Hour trips are not exceeded by more than 15 percent. Such annual monitoring shall be included with all respective Annual Reports following issuance of the 601st residential building permit. [Condition 4.(K)(7)].
10. Development Order Condition 4.(L)(2)(a) authorizes the potential conversion(s) between Single-Family and Multi-Family Residential at a presumed but unidentified 1:1 ratio with no authorization to increase beyond the 3,700 overall Residential units. Condition 4.(L)(2)(b) further authorizes the potential one-way conversion from Commercial to Office uses at the identified 1:1 conversion rate. In accordance with Condition 4.(L)(3), the Developer shall notify the County and the TBRPC of any/all land use exchanges a minimum of 30 days prior to implementation.

DEVELOPER OF RECORD

Lake Hideaway Trust, 24060 Deer Run Road, Brooksville, FL 34601-4548 is the entity responsible for adhering to the conditions of the Development Order.

DEVELOPMENT ORDER COMPLIANCE

The project appears to be proceeding in a manner consistent with the Development Order. Since development has yet to commence, many of the Conditions are not applicable at this time. Hernando County is responsible for ensuring compliance with the terms and conditions of the Development Order