

MASTER PLAN REVISION CASE H-24-23

STAFF REPORT

RECOMMENDATIONS / ACTIONS

STAFF RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION AUGUST 6, 2024

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a Resolution approving the petitioner's request to Establish a Master Plan on property zoned CPDP (Combined Planned Development Project) with deviations and with the following petitioner suggested underlined and strikethrough performance conditions detailed within **Appendix A** of this Staff Report.

PLANNING AND ZONING COMMISSION ACTION AUGUST 12, 2024

On August 12, 2024, the Planning and Zoning Commission voted 5 to 0 to recommend the Board of County Commissioners adopt a Resolution approving the petitioner's request to Establish a Master Plan on property zoned CPDP (Combined Planned Development Project) with deviations and with the petitioner suggested modified performance conditions detailed in **Appendix B** of this staff report.

STAFF REPORT

HEARINGS: Planning & Zoning Commission: August 12, 2024
Board of County Commissioners: September 24, 2024

APPLICANT: Cabot Citrus OPCO LLC

FILE NUMBER: H-24-23

REQUEST: Establish a Master Plan on Property Zoned CPDP (Combined Planned Development Project) with deviations

GENERAL LOCATION: Northeast side of Ponce De Leon Boulevard (US Highway 98), approximately 2,200' southeast of its intersection with the Suncoast Parkway

PARCEL KEY NUMBERS: 327337, 327300, 1227719, 327569, 327685, 327934, 327952, 328096, 1353911, 1186175, 555651

BACKGROUND

In 1990, a Master Plan for the 1,188-acre subject site (World Woods) was approved. It was subsequently amended in 1991, 1992 and 1998. On August 23, 2005, the Board of County Commissioners adopted the World Woods Planned Development District (Ordinance 2005-12) to the County Comprehensive Plan, establishing the Objectives and Strategies for future development of the district.

The 2005 Objectives and Strategies include provisions for development intensity, placement of uses, protection of the existing cave systems and buffering from adjacent uses. This Planned Development District overrode any previous zoning approvals for the subject site, and any future development approvals for this site were required to be consistent with these Objectives and Strategies.

On November 8, 2022, a new Master Plan with associated Performance Conditions was approved for what is now referred as Cabot Citrus Farms (H-22-61). In the performance conditions for the new 2022 master plan, the petitioner agreed to organize the development into two (2) phases. As part of the approval, the petitioner was required to

apply for a Master Plan revision for Phase 2, to provide time to address the critical ecological and geological features on the property.

As part of the original approval, there were several items required for Phase 2. These items were listed in the previous performance conditions, specifically performance condition #9. The items are as follows:

As part of the Master Plan Revision, the petitioner shall coordinate with the Florida Geological Survey (FGS) to provide scientific expertise and review for cave protection, other karst vulnerable features, and water resources that may have already been adversely impacted. These recommendations shall be incorporated into the required Updated Hydrogeological Assessment Report prior to the approval of the conditional plat for Phase 2 of the site. This report shall be updated using the best available technology and provide justification for the geophysical techniques used for testing and applicability of the results. The updated report shall contain, but is not limited to, the following:

- The green industries best management practices and LID techniques to be used on-site at the time of the master plan revision submittal.
- A cave protection plan to address the concerns for the protection of the site's cave system and karst features. Survey by remote sensing would be allowed to expedite location of undocumented karst features.
- Protective buffers for the cave complex and karst features with geophysical/geotechnical data (including electrical resistivity tomography and induced polarization, and/or shallow seismic (MASW) with the intent to determine the extent of karst features) and the scientific analysis used to derive the buffer widths and to delineate the extent of subsurface voids in sinks, caves, or other features.
- Provide justification for the geophysical techniques used for testing and applicability of the results.

- Protective karst buffers and wetlands not abandoned or eliminated in accordance with County and SWFWMD regulations shall have conservation easements in favor of the Cabot Citrus Farms HOA or CDD placed over them at the time of final plat.
- Elimination of karst features. Direct connections, SPAs and wetlands will be approved by the County once applicable mitigation measures in accordance with County/SWFWMD regulations have been met by the developer.
- A 120-foot wide roadway/utility corridor through the Phase 2 area as generally shown on the County approved zoning master plan to internally connect Phase 1 to the existing maintenance building and the CR 491 access road will be allowed provided the developer provides to the County Engineer detailed topography and a complete geotechnical analysis of the corridor for review and approval by the County and state environmental agencies prior to any construction to assure there will be no adverse impacts to the existing watershed.

APPLICANT'S REQUEST

The petitioners current request is to establish the master plan for Phase 2 for the subject 1,206.45 acres. The following are part of the Phase 2 request:

- The addition of parcel key #1186175 to the overall master plan. The parcel totals 8.25 acres.
- The addition of parcel key #555651 to the overall master plan. This parcel totals 10.0 acres
- An increase in the maximum number of residential units from 980 to 1,707. The request is due to the original World Woods project having an additional 927.8 acres that have since been sold to the State of Florida for preservation. The total unit count complies with the density standard of Strategy 1.05C(4) of the World Woods Planned Development District (Hernando Comprehensive Plan) which states that "Residential density shall be a maximum of **one (1) unit per 1.25 gross acres of land within the planned development district...**" In essence, the units are available to the Cabot Citrus Farms project since the density calculation is for the

entire Planned Development District gross land area including a transfer from land set aside for preservation. Other privately held properties within the World Woods PDD are excluded from this calculation.

- A clarification on the cave protection plan, buffers, preservation tracts and karst protection measures which will be handled during the engineering process with each construction phase of development or conditional plat process as applicable.
- Updated performance conditions that will apply to the entire Cabot Citrus Farms Master Plan. The updated performance conditions are required for clarity, consistency and to establish clear expectations throughout the development process. Updates to the several environmental conditions are suggested in order to establish timing and clear expectations for sensitive environmental resources found throughout the Phase 2 portion of the project.
- Additional amenities are being requested, including but not limited to clubhouse, restaurants, golf shop, gift shop, community center, spa and wellness center, recreation facilities, maintenance facilities, etc. These items are part of the previously approved 400,000 square feet of nonresidential uses associated with the Resort.

SITE CHARACTERISTICS

Site Size: 1,206.45 acres

**Surrounding Zoning &
Land Uses:**

North:	Citrus County Line
South:	Agricultural, Conservation, CPDP (Quarry Preserve DRI)
East:	Conservation
West:	CPDP (Seville Development)

Current Zoning: CPDP (Combined Planning Development Project)

Future Land Use

Map Designation: World Woods Planned Development District

ENVIRONMENTAL REVIEW

The specific adopted and specific World Woods environmental comprehensive plan strategies are listed herein for guidance.

Soils and Habitat type

Strategy 1.05C(9): Floral and faunal surveys shall be conducted by appropriate state agencies and qualified scientists within subsurface geologic features. Protection shall be afforded for new species.

Comments: The project is partially developed with golf courses, golf related amenities and maintenance area, the rest is forested and shown as sandhill, mixed hardwood-coniferous, rural open forested, impoundment reservoir and golf courses according to FWC CLC (Florida Cooperative Land Cover Classification System that includes Florida Land Use Cover and Classification System).

Candler and Kendrick Fine Sands are suitable habitats for gopher tortoises. There was an existing FWC incidental take permit for the project. The applicant has elected to contract with a non-profit organization for humane relocation of impacted gopher tortoises. Other on-site soils include Arredondo fine sand, Micanopy loamy fine sand, Nobleton fine sand, pits, Sparr fine sand, Williston loamy and variant loamy fine sand, and water.

An updated floral/faunal survey shall be required for the undeveloped portion of the property and the cave complex.

Wetlands/Protection Features:

Strategy 1.05C(3): Prepare a master plan with development standards for the utilization of the area prior to any construction approvals being issued.

Comments: The subject site contains Class 2 and 3 wetlands, according to the Comprehensive Plan wetland designations and are

present on the site along the entrance road area. There are no Wellhead Protection Areas (WHPAs), or archaeological/historical sites shown within the undeveloped area according to County data resources.

Water Quality

Strategy 1.05C(10):

Development of the property within the site shall adhere to green industries Best Management Practices, including Integrated Pest Management. Florida Yards & Neighborhoods education shall be provided for individual lot owners

Comments:

This project is located within the Homosassa and Chassahowitzka Springs Groups Basin Management Plan (BMAP) identified by FDEP as contributing nutrients to the Chassahowitzka springs and riverine system. The project falls within the Priority Focus Area (PFA) defined as the area(s) of a basin where the Floridan aquifer is generally most vulnerable to pollutant inputs and where there is a known connectivity between groundwater pathways and an Outstanding Florida Spring (OFS).

All drainage in the Master Plan area is within a known karst sensitive area and subject to direct transfer to the aquifer. This drainage can impact speleothems, cave biology drinking water supply, and headwaters of the spring. Studies document that water quality degradation occurs where development exceeds 15% of the karst watershed area.¹ As such, Florida Friendly landscaping techniques shall be required to ensure the preservation of water quality.

The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for required plantings and buffers, as applicable. Implementation of Florida Friendly

¹AGI Living on Karst Booklet, Veni, 2001

Landscaping™ principles, techniques, and materials, and are designed to conserve water and reduce pollutant loading to Florida's waters.

The Builder/Developer shall provide new property owners with Florida-Friendly Landscaping™ Program information and encourage the use of the principles, techniques, and landscaping recommendations. Information on the County's Fertilizer Ordinance and fertilizer use is to be included. Educational information is available through Hernando County Utilities Department.

Geologic/Karst Features

To ensure this ecologically significant system is preserved, staff proposes to handle the development of the project in phases, each building upon the scientific data and knowledge gathered from the previous phases.

Strategy 1.05C(7): Prior to development approval, a geologic assessment of the proposed development areas must be secured by the developer and provided to the County. The assessment must be prepared by a qualified professional approved by the County.

Strategy 1.05C(8): In areas of the property that may affect the cave feature known to exist, development approvals will not be issued until scientific information is provided by the developer to the County to assure that the cave will not be negatively impacted. Once sufficient scientific information is provided to determine an area above the cave where development should be limited or prohibited, a "preservation tract" will be established for that area. If development approvals are greater than one (1) unit per 3.18 gross acres of land within the PDD, an appropriate environmental entity will be chosen to manage the preservation tract, with concurrence by the County.

Environmental Mitigation Proposal

The petitioner has proposed the following development standards as it relates to the cave system on the subject site:

- The geological assessment report by the Colinas Group (Section 2 of the report) shall be utilized as a guideline in the preparation of design plans for the development of Cabot Citrus Farms (Formerly Known as World Woods).
- The survey and mapping report of the Brooksville Ridge Cave by George Veni & Associates, Cave and Karst Specialists, indicates the absence of flora and fauna species in the cave that require protection.
- A natural buffer shall be provided above and for 100 feet to each side of the Brooksville Ridge Cave, running the length of the cave as depicted in the Drainage Analysis Report. (The Florida Springs Task Force Report recommended this buffer setback distance in their 2000 Report around sinkholes and other karst features.) This buffer shall be placed in a preservation tract, which shall be managed by an environmental entity chosen by the developer, with concurrence by Hernando County.
- A 100-foot radius upland buffer zone shall be established around the cavities in rock exposed in the bottom of sinkholes depicted within the Drainage Analysis Report.
- Buffer zones shall contain natural or planted vegetation to attenuate stormwater in excess rainfall discharging to the karst features.
- Development shall adhere to best management practices (BMP's), including Integrated Pest Management (IPM) (FDEP & FDCA, 2002. Protecting Florida Springs - Land Use Planning Strategies & Best Management Practices).
- Florida Yards & Neighborhoods (FYN) education shall be provided for individual lot owners.
- The application of fertilizers, herbicides and pesticides shall be prohibited within the sinkhole and cave buffer zones.

- Construction of any kind, except for stormwater management provisions or facilities, shall be prohibited within the buffers.
- To the extent practical, stormwater currently generated within the natural surface drainage basins of on-site sinkholes shall be re-routed for conveyance to stormwater treatment facilities constructed in areas where soil thickness over the limestone surface exceeds ten feet (10').
- Use of the existing small soil-covered sinkholes, located in the higher upland portion of the project site, as part of the development's stormwater management system shall be avoided if practical. These depressions shall be filled with clean, clayey sand fill to inhibit concentrated infiltration of untreated stormwater.
- If the small drainage gully leading to Sinkhole 2 in the Drainage Analysis Report is to remain post-construction, the side slopes and bottom shall be stabilized and vegetated to control continued soil erosion using Florida-Friendly™ landscaping techniques. An upland buffer zone of 125 feet on each side of the gully shall be established for treatment of stormwater collected in the gully.
- Stormwater treatment shall be in accordance with Southwest Florida Water Management District (SWFWMD) Environmental Resource Permitting guidelines.

Comments:

As part of Phase 2, the petitioner shall coordinate with the Florida Geological Survey (FGS) to provide scientific expertise and review for cave protection, other karst vulnerable features, and water resources. These recommendations shall be incorporated into the required reports and studies during the conditional plat or construction plan submittal as applicable. This report shall be updated using the best management practices. The updated report should contain, but not be limited to, such items as follows:

- The green industries best management practices and LID techniques to be used on-site at the time of the master plan revision submittal.

- A cave protection plan addressing any Florida Geological Survey concerns for the protection of karst features and the Brooksville Ridge Cave.
- Protective buffers for the cave complex and karst features with geophysical/geotechnical data (including electrical resistivity tomography and induced polarization, and/or shallow seismic (MASW) with the intent to determine the extent of karst features) and the scientific analysis used to derive the buffer widths and to delineate the extent of subsurface voids in sinks, caves, or other features.
- Provide justification for the geophysical techniques used for testing and applicability of the results.
- Protective karst buffers and wetlands identified in the update shall indicate that they will have conservation easements.

Special Protection Areas (SPA)

- Prohibited uses apply to the 500-foot buffer surrounding a SPA, including discharges of untreated stormwater and facilities regulated under Emergency Planning and Community Right to Know Act. Stormwater management facilities that receive discharge from prohibited uses are not permitted within buffers. Golf courses are also prohibited a use where not previously existing as a non-conforming use; however, land associated with golf courses maintained without the application of pesticides, fertilizers or other horticultural chemicals is not prohibited in special protection areas.
- State mapping indicates that the area is karst sensitive. Several karst features and small mine pits are present and mapped as Special Protection Areas (SPAs). A SPA is present to the southwest of the village area.
- A 500-foot delineation for each SPA (Special Protection Area) shall be shown on all plats and plans. The best available technology, updated mapping and data

sources including LIDAR, and advanced geophysical techniques should be used to determine if there are other karst features within Phase 2 (described below). Data, methodology and scientific analysis, including geophysical/geotechnical data shall be provided by the applicant at the time of conditional plat. This data shall be used to decide as to the required karst protective buffer widths and shall be used to delineate the extent of any subsurface voids. Previous information submitted by The Colinas Group recommended a 250' natural and vegetated protective buffer with an inner 125' protective conservation easement around karst sink feature(s) with cavities or rocky bottoms, to be shown on conditional plats and construction plans – the County agrees with this assessment and is requiring this be shown at the time of conditional plat. Conservation easements are to remain vegetated with restricted access. Increased buffers may be required based on the review of the scientific data as provided.

Drainage

- A Surface drainage analysis for the Phase 2 area shall be required at the time of conditional plat.

Construction Activities

- Construction activities within karst sensitive areas shall be conducted in a manner that limits intense vibration and shock loading, including vibratory compaction and use of equipment or activities that result in impacts. Minimize cut and fill.
- Minimize disturbance of the topography and minimize tree removal. Appropriate sediment controls shall be in place prior to site clearing with special emphasis on protection of solution features.

Notice to Developer

- The Owner/Developer and Engineer have been advised and acknowledges the project lies within a highly karst sensitive area of known and unknown solution features and acknowledges the risk of developing in karst terrain.
- The County reserves the right to request additional data during hydrogeologic assessment, delineation of the preservation tract, and review of stormwater design to protect the resource and water quality.

SCHOOL BOARD REVIEW

The applicant is proposing a primarily resort residential and commercial community, with limited full-time residences. At the time of conditional plat and/or subdivision review, the petitioner shall be required to submit documentation supporting the resort residential uses for its residences to adequately determine school impacts.

For any full-time residences on the site, the applicant must apply for and receive a Finding of School Capacity from the School District prior to the approval of the conditional plat or the functional equivalent. The County will only issue a certificate of concurrency for schools upon the School District's written determination that adequate school capacity will be in place or under actual construction within three (3) years of the issuance of subdivision approval, site plan approval, or the functional equivalent for each level of school without mitigation, or with the execution of a legally binding proportionate share mitigation agreement between the applicant, the School District, and the County.

UTILITIES REVIEW

According to the petitioner's narrative, the present resort facility is served by its own potable water and wastewater treatment facilities (well and septic). A sewer and water agreement will be negotiated with the Hernando County Utilities Department (HCUD) to ensure adequate central sewer and water service for upcoming resort and residential elements of Cabot Citrus Farms (Formerly Known as World Woods).

The petitioner is proposing the construction of pump stations and a sewer transmission line to HCUD's existing force main located at the Northwest Solid Waste Management Facility. Additionally, the applicant proposes to construct approximately 3.6 miles of 12-inch potable water line connecting the existing Cabot Citrus Farms system to the county owned regional potable water supply system in the Seville Development located west of US Highway 98.

Comments: The Hernando County Utilities Department (HCUD) does not currently supply water or sewer service to the Phase 2 property. Water and sewer service are not currently available; however, there is an existing water supply system approximately 3.5 miles away at the Seville Development, and an 8-inch sewer force main

approximately 1 mile away that runs from the Hernando County Landfill to the Glen Wastewater Reclamation Facility.

HCUD has no objection to the submitted revised master plan for future phases of development subject to a water and sewer agreement upon desiring connection. Agreement will be required to include all necessary off-site improvements for connection; with additional stipulations, that the developer will need to provide utility placement details showing the locations of all utilities on the conditional plat for lots with side setbacks of less than ten (10) feet.

ENGINEERING REVIEW

According to the petitioner's narrative, the subject property has an existing main entrance directly from US Hwy 98, less than one mile from the Suncoast Parkway. A second access to the project is proposed from Hebron Church Road, which intersects US Hwy 98 approximately 3,000 feet further to the southeast.

The partially improved Hebron Church Road currently provides access to properties other than those owned by Cabot Citrus Farms. Approved development plans for this road allow for access to existing maintenance facilities. As shown on the included master plan, right-of-way for a third future access is available from C.R. 491; this road will be used by Cabot Citrus Farms as a construction haul road. The petitioner has requested a waiver of the frontage road as previously approved for the subject development.

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

- A Traffic Access Analysis is required for this project. This Traffic Access Analysis is to include queuing analysis. Any improvements identified by the Traffic Access Analysis are the responsibility of the developer.
- FDOT access and drainage permits are required.
- FDOT approval of access to US Hwy 98 is required
- Modification to Hebron Church Road, including construction access and a haul road to be approved by the County Engineer.
- Roads within the development shall meet Hernando County standards.
- Driveways and parking areas shall meet Hernando County standards.

In addition, the petitioner shall be required to provide cross-access easements to the two properties located within the development that are privately owned and not part of this master plan.

LAND USE/COMPREHENSIVE PLAN REVIEW

The development of the site shall be consistent with the Objectives and Strategies of the World Woods Planned Development District. The development requirements and their associated comprehensive plan strategies are listed herein.

Uses and Locations

Strategy 1.05C(4): The following are usage guidelines for the Master Plan. Residential density shall be a maximum of one (1) unit per 1.25 gross acres of land within the planned development district, with residential land use of no greater than 25% of the land area. Public access shall be from US Highway 98 and C.R. 491 only. The approved residential density shall include resort residential dwellings, condominiums, residential dwellings, and a resort hotel. Development of the residential land use within the planned development district shall include at least 660 dwelling units in the resort residential dwellings and hotel categories.

Strategy 1.05C(2): Locate residential units, resort hotel, clubhouse, paved parking, interim sewage treatment plants and other buildings toward the interior of the district, no closer than 100 feet from abutting privately owned parcels or from US Highway 98 or C.R. 491.

Comments: The petitioner's master plan provides general locations for uses consistent with the Planned Development Project objective and strategies. A more detailed plan shall be required at the time of conditional plat.

Parking

The petitioner has requested a reduction in the parking space requirements to 1.5 spaces per dwelling unit and intends to meet the needs of the residential portions of the development through shared parking.

Comments: To support this request, the applicant has proposed to provide a shared parking analysis to the County with Phase 1 Conditional Plat Approval from the Planning and Zoning Commission, and prior to the construction of any hotel or retail use on the property.

Perimeter Buffers

Strategy 1.05C(6): A 100' natural vegetative buffer shall be maintained around the perimeter of the PDD where it abuts privately-owned parcels. Where a natural vegetative buffer does not exist, the developer shall plant a vegetative buffer of natural species to meet the 100' standard.

Comments: The petitioner has provided the 100' buffer from privately-owned parcels, along US Hwy 98 and along C.R. 491 on its proposed master plan, consistent with this Comprehensive Plan Strategy.

Open Space

Strategy 1.05C(5): At least 70% of the total land area shall consist of open space, a category which includes the golf courses and practice areas. At least 50% of the hammock shall be preserved. Wherever possible, areas of preserved hammock shall be connected by a corridor of natural hammock vegetation which may be crossed by golf cart paths. In the site planning of the property, the hammock preservation shall be established in such a fashion that at least 210 acres of upland shall be retained in the southern portion of the property, with Horse Lake and a 150-acre tract of upland hammock contiguous to the lake being retained as a continuous tract with only a boardwalk or walking or jogging trails allowed. Walking and jogging trails shall be designed to preserve the habitat and wildlife species. The additional 60 acres of upland must at least be inter-

connected by corridors. The connections may only be broken by cart paths, walking trails and one entrance road.

Comments: The petitioner has proposed that any open space requirements will be calculated across the entire Planned Development Project, and no individual lot will be subject to individual open space requirements. The petitioner has sold 930 acres included in the Planned Development Project to the Florida Division of Forestry, Conservation and Recreational Lands (CARL) program. This acreage shall be included when calculating the PDD's open space requirements.

Golf Course: The setbacks from the maintained areas of the golf course shall be 100' from all external private property lines.

Comments: The golf course setback shall apply to any new golf courses developed on the subject site.

Setbacks, Lot Sizes, Unit Type, etc.

Using the performance conditions from the approved Phase 1 master plan as a baseline, the applicant has proposed the performance conditions for Phase 2 of development. There are no changes to the unit types, mix of uses or dimensional regulations (lot size, setbacks, etc.). An underline and strikethrough is provided in this report of the original performance conditions. They can be found under staff commendations.

FINDINGS OF FACT

1. The World Woods Planned Development District was established in 2005 and is the basis for the Cabot Citrus Farms development. Cabot Citrus Farms shall develop in accordance with the development objectives and strategies as identified in the Comprehensive Plan.
2. There is a regionally significant cave system on the site which requires additional information and analysis.
3. The developer shall be responsible for all transportation and utilities improvements to serve the proposed development.

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.

The applicant, property owner, or developer is responsible for ensuring the performance conditions established herein are provided to all contractors performing work for this project. All applications submitted for development activity on this project are expected to comply with the performance conditions established herein.

APPENDIX A

STAFF RECOMMENDATION TO

PLANNING AND ZONING COMMISSION

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 to Establish a Master Plan on property zoned CPDP (Combined Planned Development Project) with deviations and with the following petitioner suggested underlined and strikethrough performance conditions:

1. The project shall be limited to 1,707 ~~980~~ residential units and 400,000 square feet of non-residential amenities, in accordance with the ~~World Woods Planned Development District~~. Cabot Citrus Farms Master Plan approval. The entitlements are consistent with the World Woods Planned Development District (PDD). The residential unit entitlements are based upon 2,134.25 acres which includes the amount of PDD acreage placed in public ownership and the acreage included in the Cabot Citrus Farms Master Plan Approval. The density calculation is based upon a maximum density of one (1) unit per 1.25 gross acres within the World Woods Planned Development district as outlined by Strategy 1.05C(4) of the Hernando County 2040 Comprehensive Plan.
2. Non-residential amenities are limited to the following mix of uses:
 - Community centers
 - Clubhouses
 - Gift shops
 - Recreational ~~F~~facilities (not limited to Racquet, Swim, Tennis, Gun Club, etc.)
 - Spa & Wellness
 - Rental stores
 - Restaurants
 - Maintenance Facilities
 - Central Receiving and Resort Operations Facility
 - Golf and Golf Facilities
3. The frontage road requirement for the subject development is waived.
4. ~~Ant the time of conditional plat for Phase 2, an updated floral/faunal survey shall be required for the undeveloped portion of the property and the cave complex. with~~ each conditional plat or construction plan submittal as applicable.
5. The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for required plantings and buffers, as applicable. Implementation of Florida

Friendly Landscaping™ principles, techniques, and materials, and are designed to conserve water and reduce pollutant loading to Florida's wetlands and surface waters.

6. The Builder/Developer shall provide new property owners with Florida-Friendly Landscaping™ Program information and encourage the use of the principles, techniques, and landscaping recommendations. Information on the County's Fertilizer Ordinance and fertilizer use is to be included. Educational information is available through Hernando County Utilities Department.
7. The petitioner shall be required to provide LIDAR and best available technology practices review to locate assess if any other karst features that are present with each construction phase of development or conditional plat process as applicable. The developer will utilize the most up to date professionally accepted engineering practices to establish protective standards and related buffer widths to protect active Karst features and Special Protection Areas, unless in Phase 1 at the time of conditional plat. ~~Data and scientific analysis, including geophysical/geotechnical data shall be provided by the applicant at the time of conditional plat for a determination of required karst protective buffer widths, and shall be used to delineate the extent of any subsurface voids. Karst features/SPAS can be filled/eliminated in accordance with SWFWMD regulations. The County shall be copied on all applications made by the applicant to the Southwest Florida Water Management District (SWFWMD).~~
- ~~8. At the time of Conditional Plat for Phase 1 of the Cabot Citrus Farms Development, the petitioner shall complete an assessment of the maintenance area to determine if it is a facility regulated under Emergency Planning and Community Right to Know Act and if any improvements are required.~~
8. ~~Due to the extensive geological and environmental sensitivity of the Brooksville Ridge Cave, a~~ A Master Plan Revision shall be required for a portion of the site as identified as "Proposed Phase 2 Master Plan Area" ~~—attached to this staff report — prior to development. This Phase 2 area is based on the watersheds contributing to each known karst feature This will ensure that all necessary scientific analysis has been completed on the karst features located on the site and that any necessary measures are taken to protect those features.~~
9. In conjunction with each construction phase of development or conditional plat process as applicable, ~~As part of the Master Plan Revision, the petitioner~~

~~developer shall coordinate with County and State Environmental regulatory review agencies to provide scientific expertise and determine the extent of review for caves protection, other karst vulnerable features, special protection areas, and water resources that may have already been be adversely impacted by development. These Any recommendations made by the regulatory review agencies shall be incorporated into the required updated development permits. Hydrogeological Assessment Report prior to the approval of the conditional plat for Phase 2 of the site. This report shall be updated using the best available technology and provide justification for the geophysical techniques used for testing and applicability of the results. The updated report shall contain, but is not limited to, the following:~~

10. The following shall be considered in conjunction with the construction plan phase of development and/or conditional plat (s) for Phase 2:
 - a. ~~The green industries best management practices and LID techniques for stormwater management to be used on site at the time of the master plan revision submittal.~~
 - b. ~~A cave protection plan to address the concerns for the protection of the site's cave system and karst features. Survey by remote sensing would be allowed to expedite location of undocumented karst features.~~
 - b. Protective buffers and a Cave Protection Plan for County review and approval based upon best engineering practices for the cave complex, special protection areas and karst features to be preserved. with geophysical/geotechnical data (including electrical resistivity tomography and induced polarization, and/or shallow seismic (MASW) with the intent to determine the extent of karst features) and the scientific analysis used to derive the buffer widths and to delineate the extent of subsurface voids in sinks, caves, or other features.
 - c. ~~Provide justification for the geophysical techniques used for testing and applicability of the results.~~
 - c. Protective karst buffers and wetlands to be preserved not abandoned or eliminated in accordance with County and SWFWMD regulations shall have conservation easements in favor of the Cabot Citrus Farms HOA or CDD

placed over them at the time of final plat or the construction plan phase of development as applicable.

- d. ~~Elimination of k~~Karst features, D~~direct connections, SPAs special protection areas and wetlands to be modified or abandoned shall be completed in accordance with all applicable will be approved by the County once applicable mitigation measures in accordance with County/SWFWMD regulations have been met by the developer.~~

11. ~~All 120-foot wide roadway/utility corridors shall utilize best management practices and techniques to minimize through the Phase 2 area as generally shown on the County approved zoning master plan to internally connect Phase 1 to the existing maintenance building and the CR 491 access road will be allowed provided the developer provides to the County Engineer detailed topography and a complete geotechnical analysis of the corridor for review and approval by the County and state environmental agencies prior to any construction to assure there will be no adverse impacts to the existing watershed.~~
12. A surface drainage analysis for the Phase 2 area is required at the time of each construction phase and/or conditional plat process as applicable.
13. A 500-foot SPA delineation shall be shown around all designated special protection areas karst features on each construction phase of development and/or conditional plat process as applicable plats and plans. Prohibited uses as identified in Chapter 28 of the Hernando County Code of Ordinances apply to shall meet the 500 foot buffers setback surrounding designated special protection areas SPAs, including landscape improvements for golf courses, greens, fairways, or tees. Land associated with golf courses either existing or maintained without the application of pesticides, fertilizers or other horticultural chemicals is not prohibited in special protection areas discharges of untreated stormwater and facilities regulated under Emergency Planning & Community Right to Know Act. Landscaped areas of golf Golf courses are also a prohibited use where not previously existing as a non-conforming use.
14. ~~Data and scientific analysis, including geophysical/geotechnical data shall be provided by the applicant at the time of conditional plat for a determination of required karst protective buffer widths, and shall be used to delineate the extent of any subsurface voids to the County for review by the Department of Public Works and Planning Division.~~

- ~~15. As it relates to Phase 2, the developer shall provide a 250-foot natural and vegetated protective buffer with an inner 125' protective conservation easement around karst sinks feature(s) with cavities and rocky bottoms, to be shown on plats and construction plans. These conservation easements are to remain vegetated with restricted access. No construction of any kind is permitted within the vegetative buffers.~~
- ~~16. In Phase 2, the petitioner shall be required to provide data and analysis showing the extent of subsurface voids/features and the methodology used to derive the protective buffer width(s) prior to development of the site. Increased buffers may be required based on the review of the scientific data as provided.~~
14. At the time of conditional plat and/or subdivision review, the petitioner shall be required to submit documentation supporting the resort residential uses for its residences to adequately determine school impacts. For any full-time residences on the site, the applicant must apply for and receive a Finding of School Capacity from the School District prior to the approval of the conditional plat or the functional equivalent. The County will only issue a certificate of concurrency for schools upon the School District's written determination that adequate school capacity will be in place or under actual construction within three (3) years of the issuance of subdivision approval, site plan approval, or the functional equivalent for each level of school without mitigation, or with the execution of a legally binding proportionate share mitigation agreement between the applicant, the School District, and the County.
- ~~15. If a connection to central water and sewer is desired, a water and sewer agreement is required which would include all necessary off-site improvements required for connection. Water and sewer lines internal to the development shall remain private.~~
15. A Traffic Access Analysis is required for this project. This Traffic Access Analysis is to include a queuing analysis. Any improvements identified by the Traffic Access Analysis are shall be the responsibility of the developer.
16. The applicant shall notify FDOT when utilizing state roads and US Highway 98 to access the subject development and coordinate with the FDOT when access and drainage permits are required.
- ~~17. The applicant shall notify FDOT when utilizing US Highway 98 for development and coordinate with the FDOT when approval of access to US Highway 98 is required~~

17. Modification to Hebron Church Road, including construction access and a haul road to be approved by the County Engineer.
18. The roads, driveways and parking in this development shall be approved by the County Engineer, or as modified by County approved variance. As shown on the master plan, Three (3) access points to US 98, and one (1) to CR 491, and one (1) northern access as approved and permitted by Citrus County shall be allowed, generally as shown on the approved zoning master plan.
19. The petitioner shall be required to provide cross-access easements to the property located within the development that is privately owned and not part of this master plan.
- ~~20. The petitioner shall provide a shared parking analysis to the County prior to construction of any hotel or retail use on the property.~~
20. Any building constructed on the property shall not exceed 3 occupied stories, excluding any basement, provided such basement is surrounded by earth on at least 50% of its perimeter. These buildings shall be no more than 60' in height.
21. The petitioner shall provide a 100' buffer building setback from privately-owned parcels, along US Highway 98 and C.R. 491.
22. Minimum Setbacks:
 - Residential Dwellings (Including Resort Residential)
 - Front: 10' (Deviation from 25')
 - Side (Detached Units): 5' (Deviation from 10')
 - Side (Attached Units): 0' (Internal-Between Units) (Deviation from 10')
 - Rear: 10' (Deviation from 20')
 - Condominiums/Multifamily
 - Front: 10' (Deviation from 25')
 - Side: 5'/0' (Deviation from 10')
 - Rear: 10' (Deviation from 20')
23. Minimum Lot Sizes:
 - Single-Family Residential: 4,950 sq. ft. (Deviation from 6,000 sq. ft.)
 - Resort Residential: 2,400 sq. ft. (Deviation from 6,000 sq. ft.)
24. Maximum Building Height: 3 occupied stories
25. Minimum Non-Residential Setbacks:

- Front: 0' (Deviation from 35')
 - Side: 0' (Deviation from 10')
 - Rear: 0' (Deviation from 35')
26. All non-residential amenities shall be integrated into the development in a manner consistent with the World Woods Planned Development District strategies.
- ~~30. In Phase 2, The County reserves the right to request additional data, testing, and expertise necessary during hydrogeologic assessment, delineation of the preservation tract, and review of stormwater design to protect the resource.~~
- ~~31. Construction activities directly adjacent to mapped karst sensitive areas (active sinkholes/caves) shall be conducted in a manner that limits intense vibration and shock loading, including vibratory compaction and use of equipment or activities that result in impacts.~~
27. Appropriate sediment controls shall be in place prior to site clearing with special emphasis on ~~protection of solution~~ karst features.
- ~~33. County Staff shall be included in a pre-application meeting with SWFWMD.~~
28. The Developer shall generate a project absorption schedule for the development. 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.
29. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of notification in writing of the final BCC approval action. Failure to submit the revised plan will result in no further development permits being issued.

APPENDIX B

PLANNING AND ZONING COMMISSION

ACTION

PLANNING AND ZONING ACTION

On August 12, 2024 the Planning and Zoning Commission voted 5 to 0 to recommend the Board of County Commissioners adopt a Resolution approving the petitioner's request to Establish a Master Plan on property zoned CPDP (Combined Planned Development Project) with deviations and with the following petitioner suggested **modified** performance conditions:

1. The project shall be limited to **1,707** residential units and **400,000** square feet of non-residential amenities, in accordance with the Cabot Citrus Farms Master Plan approval. The entitlements are consistent with the World Woods Planned Development District (PDD). The residential unit entitlements are based upon 2,134.25 acres which includes the amount of PDD acreage placed in public ownership and the acreage included in the Cabot Citrus Farms Master Plan Approval. The density calculation is based upon a maximum density of one (1) unit per 1.25 gross acres within the World Woods Planned Development district as outlined by Strategy 1.05 C (4) of the Hernando County 2040 Comprehensive Plan.
2. Non-residential amenities are limited to the following mix of uses:
 - Community centers
 - Clubhouses
 - Gift shops
 - Recreational Facilities (not limited to Racquet, Swim, Tennis, Gun Club, etc.)
 - Spa & Wellness
 - Rental stores
 - Restaurants
 - Maintenance Facilities
 - Central Receiving and Resort Operations Facility
 - Golf and Golf Facilities
3. The frontage road requirement for the subject development is waived.
4. An updated floral/faunal survey shall be required with each conditional plat or construction plan submittal as applicable.
5. The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for required plantings and buffers, as applicable. Implementation of Florida

Friendly Landscaping™ principles, techniques, and materials, and are designed to conserve water and reduce pollutant loading to Florida's wetlands and surface waters.

6. The Builder/Developer shall provide new property owners with Florida-Friendly Landscaping™ Program information and encourage the use of the principles, techniques, and landscaping recommendations. Information on the County's Fertilizer Ordinance and fertilizer use is to be included. Educational information is available through Hernando County Utilities Department.
7. The petitioner shall be required to provide LIDAR and best available technology practices to locate features that are present with each construction phase of development or conditional plat process as applicable. The developer will utilize the most up to date professionally accepted engineering practices to establish protective standards and related buffer widths to protect active Karst features and Special Protection Areas, unless filled/eliminated in accordance with SWFWMD regulations.
8. A Master Plan Revision shall be required for a portion of the site identified as "Proposed Phase 2 Master Plan Area" prior to development.
9. In conjunction with each construction phase of development or conditional plat process as applicable, the developer shall coordinate with County and State regulatory review agencies to determine the extent of caves, other karst vulnerable features, special protection areas, and water resources that may be adversely impacted by development. Any recommendations made by the regulatory review agencies shall be incorporated into the required development permits.
10. The following shall be considered in conjunction with the construction plan phase of development and/or conditional plat(s) for Phase 2:
 - a. The green industries best management practices and LID techniques for stormwater management.
 - b. Protective buffers and a Cave Protection Plan for County review and approval based upon best engineering practices for the cave complex, special protection areas and karst features to be preserved.
 - c. Protective karst buffers and wetlands to be preserved shall have conservation easements in favor of the Cabot Citrus Farms HOA or CDD placed over them

at the time of final plat or the construction plan phase of development as applicable.

- d. Karst features, direct connections, special protection areas and wetlands to be modified or abandoned shall be completed in accordance with all applicable County/SWFWMD regulations.
17. All roadway/utility corridors shall utilize best management practices and techniques to minimize adverse impacts to the existing watershed.
18. A surface drainage analysis for the Phase 2 area is required at the time of each construction phase and/or conditional plat process as applicable.
19. A **500-foot SPA delineation** shall be shown around all designated special protection areas on each construction phase of development and/or conditional plat process as applicable. Prohibited uses as identified in Chapter 28 of the Hernando County Code of Ordinances shall meet the 500' setback surrounding designated special protection areas, including landscape improvements for golf courses, greens, fairways, or tees. Land associated with golf courses either existing or maintained without the application of pesticides, fertilizers or other horticultural chemicals is not prohibited in special protection areas.
20. For any full-time residences on the site, the applicant must apply for and receive a Finding of School Capacity from the School District prior to the approval of the conditional plat or the functional equivalent. The County will only issue a certificate of concurrency for schools upon the School District's written determination that adequate school capacity will be in place or under actual construction within three (3) years of the issuance of subdivision approval, site plan approval, or the functional equivalent for each level of school without mitigation, or with the execution of a legally binding proportionate share mitigation agreement between the applicant, the School District, and the County.
21. A Traffic Access Analysis is required for this project. This Traffic Access Analysis is to include a queuing analysis. Any improvements identified by the Traffic Access Analysis shall be the responsibility of the developer.
22. The applicant shall notify FDOT when utilizing state roads and US Highway 98 to access the subject development and coordinate with the FDOT when access and drainage permits are required.

21. Modification to Hebron Church Road, including construction access and a haul road to be approved by the County Engineer.
22. The roads, driveways and parking in this development shall be approved by the County Engineer, or as modified by County approved variance. As shown on the master plan, three (3) access points to US 98, one (1) to CR 491, and one (1) northern access as approved and permitted by Citrus County shall be allowed.
23. The petitioner shall be required to provide cross-access easements to the property located within the development that is privately owned and not part of this master plan.
24. Any building constructed on the property shall not exceed three (3) occupied stories, excluding any basement, provided such basement is surrounded by earth on at least 50% of its perimeter. These buildings shall be no more than 60' in height.
25. The petitioner shall provide a 100' building setback from privately-owned parcels, along US Highway 98 and C.R. 491.
26. Minimum Setbacks:
 - Residential Dwellings (Including Resort Residential):
 - Front: 10' (Deviation from 25')
 - Side (Detached Units): 5' (Deviation from 10')
 - Side (Attached Units): 0' (Internal–Between Units) (Deviation from 10')
 - Rear: 10' (Deviation from 20')
 - Condominiums/Multifamily:
 - Front: 10' (Deviation from 25')
 - Side: 5'/0' (Deviation from 10')
 - Rear: 10' (Deviation from 20')
27. Minimum Lot Sizes:
 - Single-Family Residential: 4,950 sq. ft. (Deviation from 6,000 sq. ft.)
 - Resort Residential: 2,400 sq. ft. (Deviation from 6,000 sq. ft.)
28. Maximum Building Height: 3 occupied stories

29. Minimum Non-Residential Setbacks:
 - Front: 0' (Deviation from 35')
 - Side: 0' (Deviation from 10')
 - Rear: 0' (Deviation from 35')
30. All non-residential amenities shall be integrated into the development in a manner consistent with the World Woods Planned Development District strategies.
31. Appropriate sediment controls shall be in place prior to site clearing with special emphasis on karst features.
32. The Developer shall generate a project absorption schedule for the development. 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.
33. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of notification in writing of the final BCC action. Failure to submit the revised plan will result in no further development permits being issued.