

STAFF REPORT

HEARINGS: Planning & Zoning Commission: May 12, 2025
Board of County Commissioners: July 1, 2025

APPLICANT: Cabot Citrus OpCo LLC

FILE NUMBER: H-25-13

REQUEST: Rezoning from AG (Agricultural) to CPDP (Combined Planned Development Project) and Incorporation into Cabot Citrus Farms Master Plan

GENERAL LOCATION: West of Hebron Church Road and North of US Highway 98

PARCEL KEY NUMBER(S): 555624

APPLICANT'S REQUEST

The applicant is requesting the subject 10-acre parcel be rezoning from AG (Agricultural) to CPDP (Combined Planned Development Project) to allow uses consistent with the World Woods Planned Development District future land use classification and the Cabot Citrus Farms Planned Development Project.

This parcel has been recently acquired by Cabot Citrus OpCo LLC. No increases to the development density and/or intensity are being requested through this rezoning petition.

The subject site will be incorporated into the Cabot Citrus Master Plan and will be bound by the performance conditions as approved in file H-24-23.

COMPREHENSIVE PLAN REVIEW

A companion Small-Scale Comprehensive Plan Amendment has been submitted for the subject site to change the future land use to Planned Development District (CPAM2501). Upon approval of this amendment, this rezoning application will be consistent with the World Woods Planned Development District and will be bound by the Goals, Objectives and strategies therein.

FINDINGS OF FACT

The application to rezone the subject parcel from AG to CPDP and incorporate the parcel into the Cabot Citrus Farms master plan is appropriate based on the following:

1. Upon approval of the associated Comprehensive Plan Amendment (CPAM2501), the petition will be consistent with the Comprehensive Plan
2. As the development is surrounded by the existing Cabot Citrus Farms development and the proposed rezoning petition will incorporate the

application therein, the petition is consistent with the surrounding development and designation of the surrounding area.

NOTICE OF APPLICANT RESPONSIBILITY

The rezoning process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

STAFF RECOMMENDATION

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a Rezoning from AG to CPDP and incorporation into Cabot Citrus Farms master plan in accordance with the conditions of approval approved by the Board of County Commissioners for rezoning case H-24-23.

P&Z RECOMMENDATION

On May 12, 2025, the Planning and Zoning Commission voted 4-0 to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a Rezoning from AG to CPDP and incorporation into Cabot Citrus Farms master plan in accordance with the conditions of approval approved by the Board of County Commissioners for rezoning case H-24-23.