

HERNANDO COUNTY ZONING AMENDMENT PETITION



Application to Change a Zoning Classification

Application request (check one):

- Rezoning ☒ Standard ☐ PDP
Master Plan ☐ New ☐ Revised
PSFOD ☐ Communication Tower ☐ Other

PRINT OR TYPE ALL INFORMATION

Date: 02/27/2025

File No. H-25-13 Official Date Stamp:

RECEIVED

MAR 05 2025

Hernando County Development Services
Zoning Division

APPLICANT NAME: Cabot Citrus OpCo LLC

Address: 17590 Ponce De Leon Blvd.

City: Brooksville State: FL Zip: 34614

Phone: (813) 694-6130 Email: mmotes@thecabotcollection.com

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

REPRESENTATIVE/CONTACT NAME: _____

Company Name: Coastal Engineering Associates, Inc.

Address: 966 Candlelight Blvd

City: Brooksville State: FL Zip: 34601

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

HOME OWNERS ASSOCIATION: ☐ Yes ☒ No (if applicable provide name) _____

Contact Name: _____

Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 00555624
2. SECTION 02, TOWNSHIP 21, RANGE 18
3. Current zoning classification: Agricultural
4. Desired zoning classification: CPDP
5. Size of area covered by application: 10.07
6. Highway and street boundaries: Hebron Church Rd
7. Has a public hearing been held on this property within the past twelve months? ☐ Yes ☒ No
8. Will expert witness(es) be utilized during the public hearings? ☐ Yes ☒ No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? ☐ Yes ☒ No (Time needed: _____)

PROPERTY OWNER AFFIDIVAT

I, David Bennett, Vice President of CABOT CITRUS OPCO 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):

☐ I am the owner of the property and am making this application **OR**

☒ I am the owner of the property and am authorizing (applicant): CABOT CITRUS OPCO LLC
and (representative, if applicable): Coastal Engineering Associates, Inc.
to submit an application for the described property.

Signature of Property Owner (David Bennett, as Vice President of
Cabot Citrus OpCo LLC, on behalf of
such entity as Owner)

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 27th day of February, 2025, by
David Bennett who is personally known to me or produced _____ as identification.

Debra Lane McDonald
Signature of Notary Public

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

Notary Seal/Stamp

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STATE OF FLORIDA
COUNTY OF HERNANDO

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Debra Jane MacDonald
Signature of Notary Public



DEBRA JANE MACDONALD
Notary Public
State of Florida
Comm# HH334379
Expires 11/21/2026

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



DEBRA JANE MACDONALD Notary Seal/Stamp
Notary Public
State of Florida
Comm# HH334379
Expires 11/21/2026

CABOT CITRUS FARMS-PENTZ PARCEL
SMALL SCALE FUTURE LAND USE MAP AMENDMENT AND REZONING
APPLICATION

PARCEL KEY 555624

General

The subject parcel consists of 10 acres lying within Section 2, Township 21, Range 18 East and located west of Hebron Church Road and north of US 98 (Ponce De Leon Blvd.). The property is identified by parcel key 555624. Please see Figure 1 for the property location and aerial.

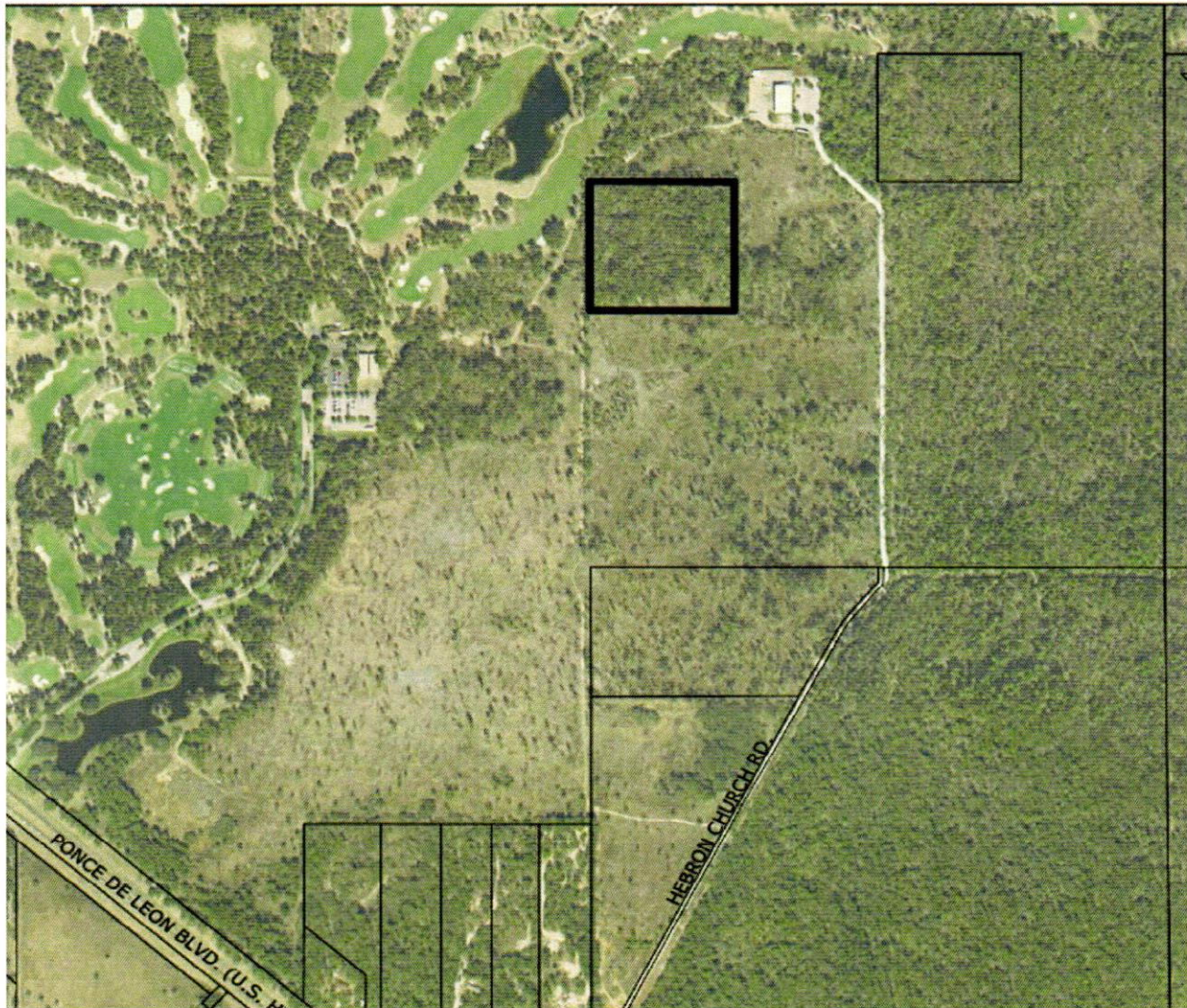


Figure 1. Cabot Citrus Farms-Pentz (Key no.555624) Aerial & Location Map

Site Characteristics:

The site is heavily wooded, and currently vacant.

Request:

The request is a Small Scale Comprehensive Plan Future Land Use Map Amendment to change the current land use designation from Rural to the World Woods Planned Development District (PDD) and to change the present zoning from Agriculture to Combined Planned Development Project (CPDP) to allow uses consistent with the Cabot Citrus Farms Resort Planned Development Project.

The site is entirely surrounded by the Cabot Citrus Farms Resort, will be incorporated into the resort, and will be utilized primarily as open space with the western end of the parcel used in conjunction with resort residential dwellings. The site will be developed in accordance with the performance conditions and entitlements previously approved for the Cabot Citrus Farms Planned Development CPDP. See the attached Appendix to this narrative.

Current Land Use and Zoning:

The current land use designation on the site is Rural according to the Hernando County 2040 Comprehensive Plan. Please see Figure 2 for the current land use designation.

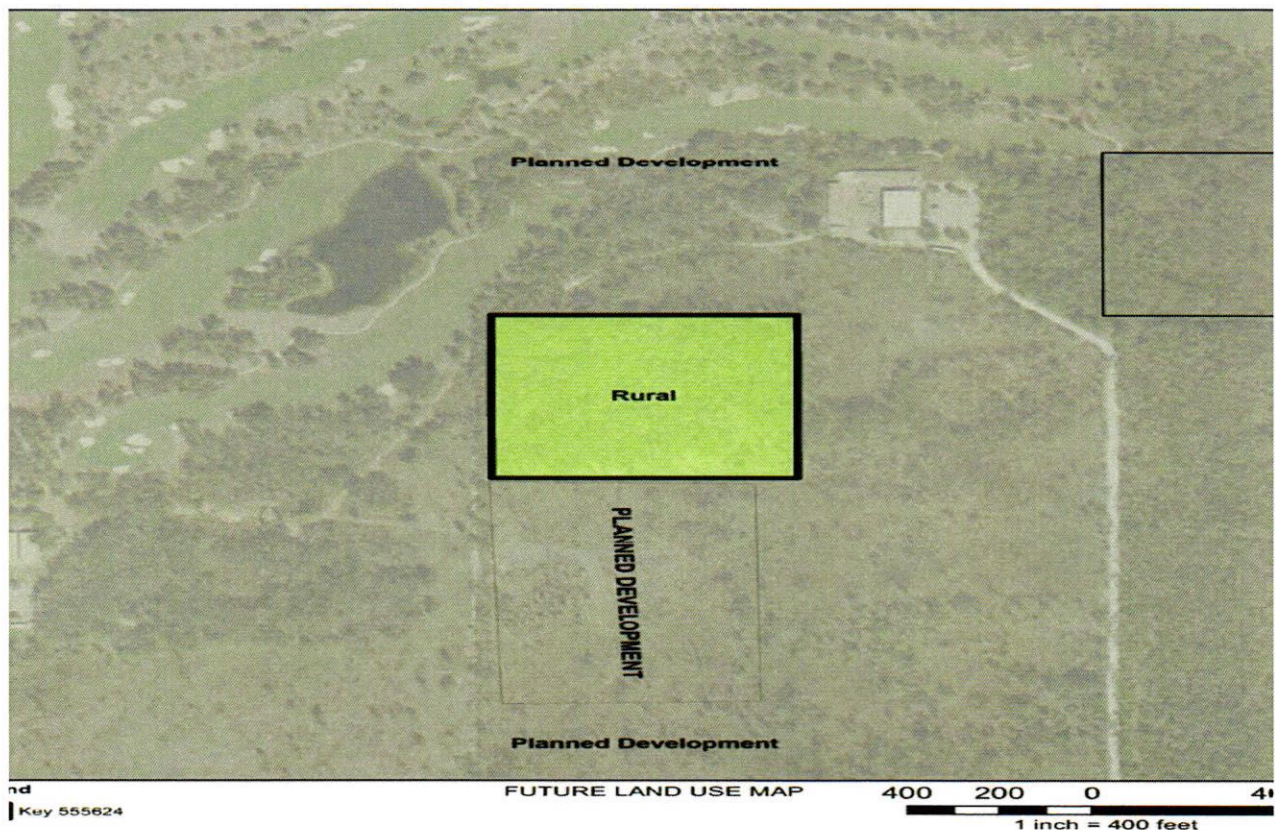


Figure 2. Cabot Citrus Farms-Pentz (Key no.555624) Comprehensive Future Land Use Map

The site is currently zoned Agriculture (AG). Please see Figure 3 for the current zoning designation.



Figure 3. Cabot Citrus Farms-Pentz (Key no.555624) 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	Cabot Citrus Farms golf and maintenance facility	Combined Planned Development Project	(PDD) World Woods Planned Development District
South	Vacant	Combined Planned Development Project	(PDD) World Woods Planned Development District
East	Vacant	Combined Planned Development Project	(PDD) World Woods Planned Development District
West	Cabot Citrus Farms lodging and golf	Combined Planned Development Project	(PDD) World Woods Planned Development District

Comprehensive Plan Consistency:

The site is currently designated as Rural by the Hernando County 2040 Comprehensive Plan and is completely surrounded by the World Woods Planned Development District. The proposed amendment to the Future Land Use Map would designate the site as Planned Development District (PDD) and the site would be bound by the Goals, Objectives and Policies of the 2040 Comprehensive Plan Future Land Use Element that apply to the World Woods PDD designation. No additional text amendments are proposed or contemplated.

Environmental:

A preliminary environmental site visit was conducted on March 3, 2025. The following is a brief summary:

- The subject property is heavily forested with an assemblage of laurel oak, live oak, southern magnolia, and slash pine trees.
- The groundcover contains leaf litter, pine straw, patches of Cogan grass (exotic) and various vine species.
- No state or federally listed species were detected.
- No wetlands were detected.

The performance conditions and entitlements associated with Cabot Citrus Farms establishes clear expectations for the protection of environmental features associated with the project.

Any applicable performance standards will be met during the engineering phases associated with the Pentz parcel.

Topography:

Topography on the site ranges from 80' on the edge of the site to 94' in the site center. See Figure 4 for the site topography.

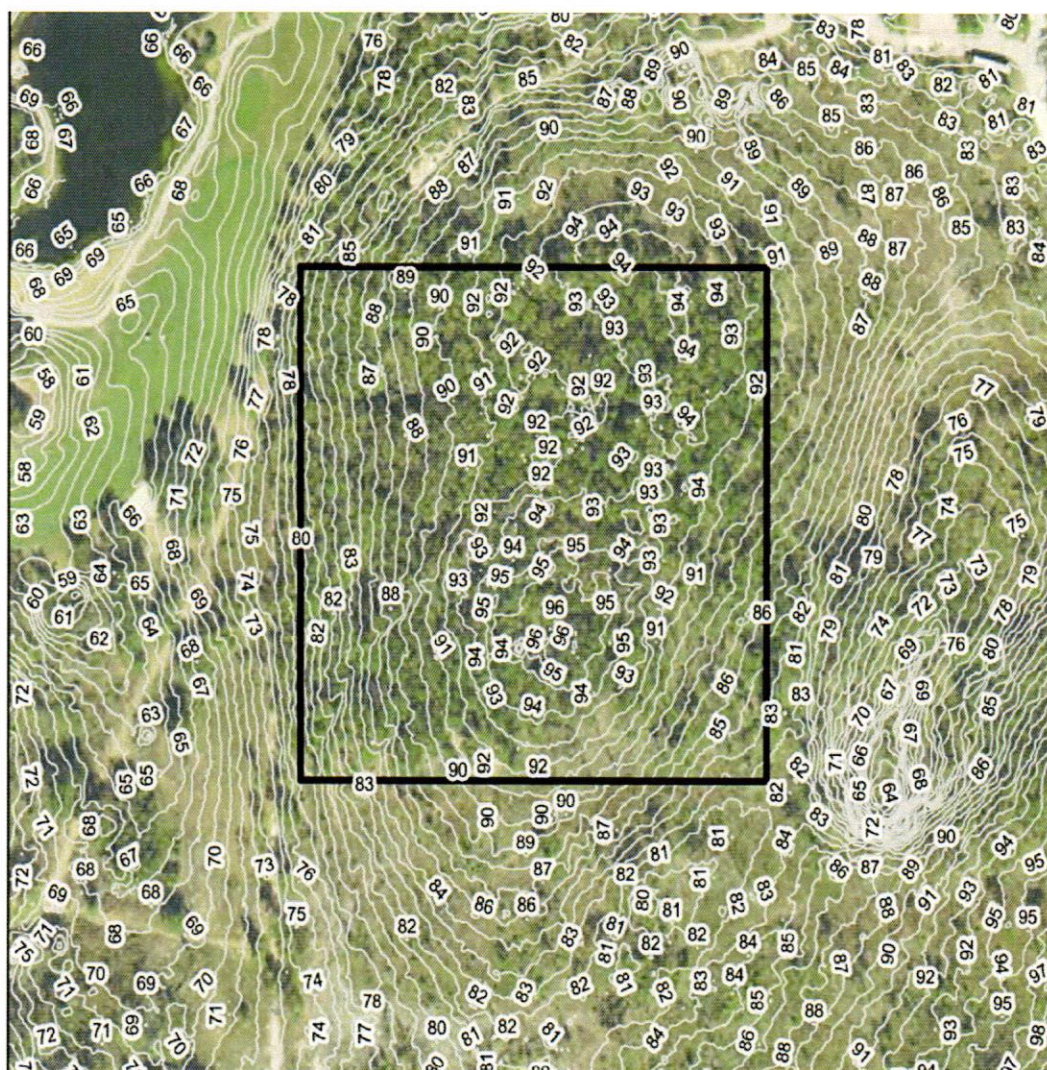


Figure 4. Cabot Citrus Farms-Pentz (Key no.555624) Topography Map

Floodplain:

The subject site is located on the Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM) community panel 12053C0053D, effective date of February 2nd, 2012. As depicted in figure 5, there is no floodplain on the site, however small areas scattered around the subject site are within the 100-year floodplain and are designated AE.

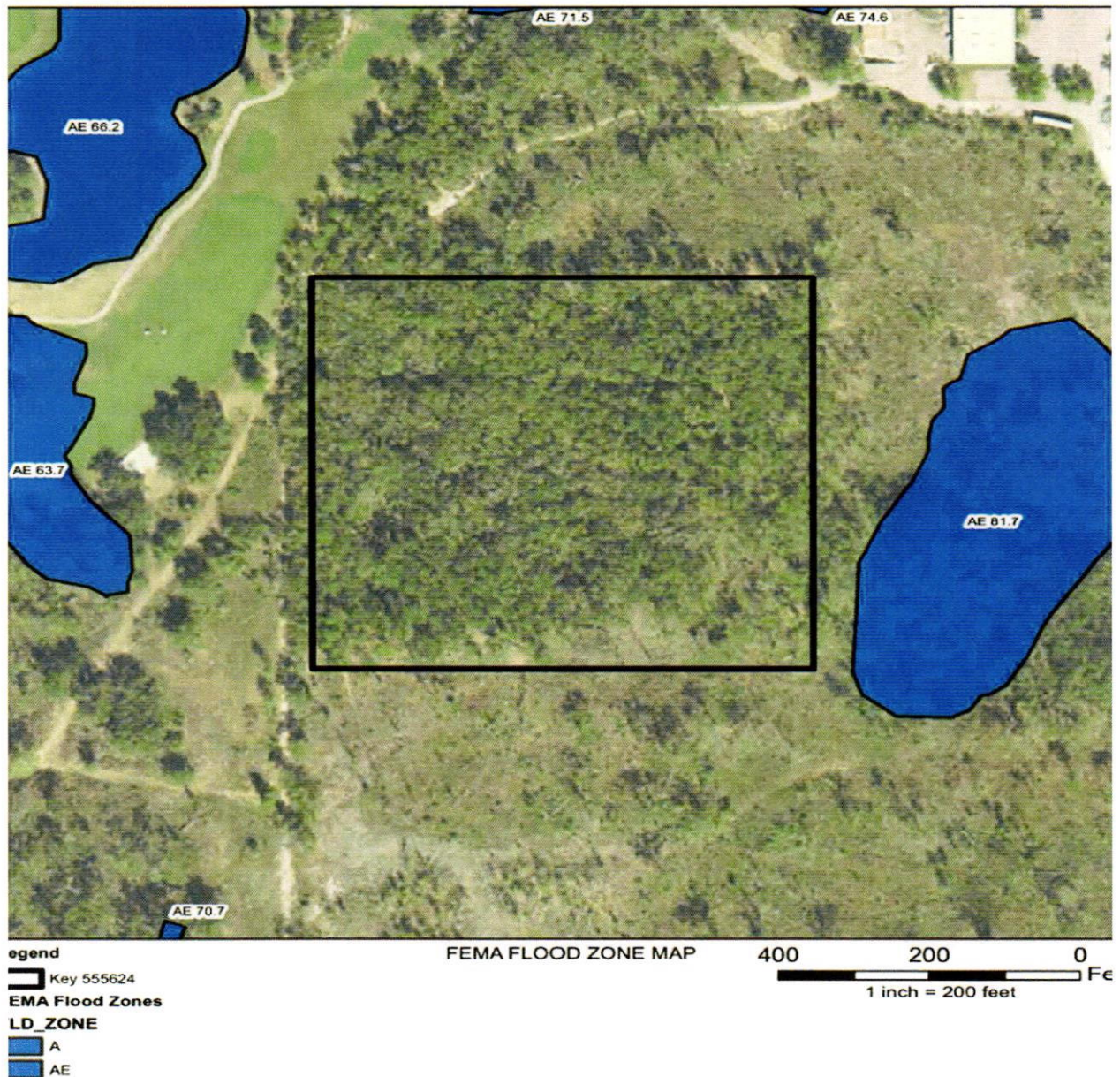


Figure 5. Cabot Citrus Farms-Pentz (Key no.555624) Floodplain Map

Soils:

The soils associated with this site are Kendrick Fine Sand. The Kendrick series consists of well drained, slowly to moderately slowly permeable soils on nearly level to sloping areas in the Coastal Plain. Slopes range from 0 to 8 percent. Figure 6 identifies the soil types.

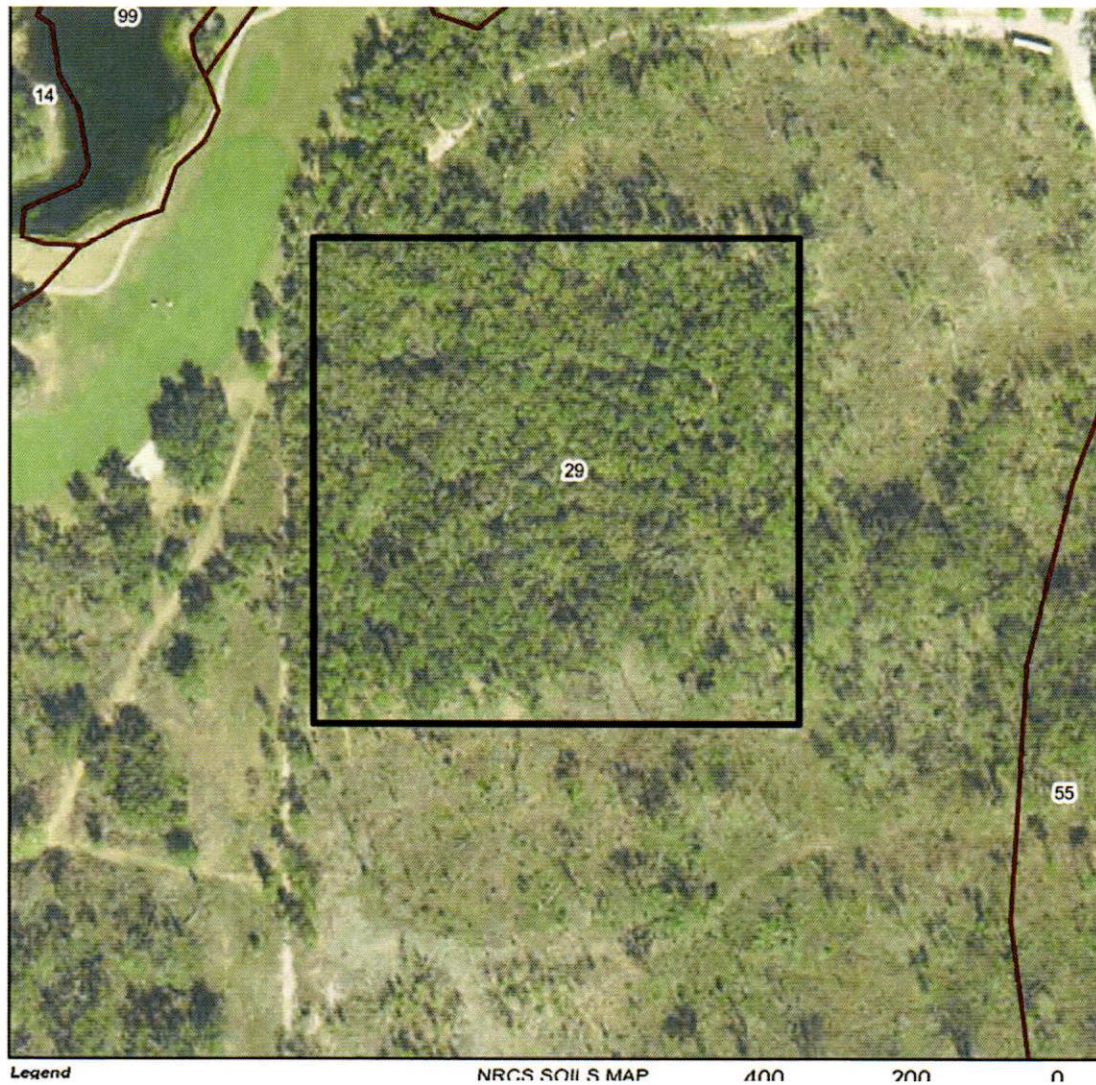


Figure 6. Cabot Citrus Farms-Pentz (Key no.555624) Soil Map

Public Facility Impacts:*Utilities:*

The site will be served by Hernando County Utilities for sewer, and a private on-site water system. Other utilities include Electricity to be provided by Withlacoochee River Electric Cooperative, Natural Gas provided by TECO Peoples Gas, and Internet provided by AT&T and/or Spectrum.

Solid Waste:

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

Drainage

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 and Hernando County).

Parks:

No impact upon the County park system is anticipated.

Schools:

The proposed use will not generate any students and will have no impact on the Hernando County School District.

Roads:

The site will be incorporated into the overall master plan for Cabot Citrus Farms and will meet the previous performance conditions and standards related to access and transportation.



Figure 7. Cabot Citrus Farms-Pentz Rezoning Master Plan Revision

APPENDIX

Land Use Entitlements-Cabot Citrus Farms

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.

BOARD OF COUNTY COMMISSIONERS ACTION

SEPTEMBER 24, 2024

On September 24, 2024 the Board of County Commissioners voted 4 to 0 to 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 modified performance conditions detailed in Appendix C of this report.