



HERNANDO COUNTY 2040 COMP PLAN

Goal 1.11 – Urban Sprawl Urban Sprawl Prevention Objective 1.11B

- Discourages proliferation of urban sprawl development patterns characterized as functionally unrelated to and/or not integrated with surrounding development

ArcGIS Web Map



Fire Station #9

STRATEGY 1.11B(1)

Review of developments and comprehensive plan amendments shall evaluate whether proposals have the following characteristics of urban sprawl development:

A. Substantial areas of **low-intensity, low-density or single-use development**

D. **Inadequate protection and conservation of natural resources, wetlands, waterbodies, floodplains, native vegetation, environmentally sensitive areas, or natural groundwater aquifer recharge areas**

K. **poor accessibility** among linked or related land uses

Review of developments and comprehensive plan amendments shall evaluate whether proposals have the following characteristics of urban sprawl development:

- substantial areas of low-intensity, low-density, or single use development;
- significant amounts of urban development in rural areas at substantial distances from existing urban areas with intervening undeveloped lands that are available and suitable for development;
- urban development of a radial, strip, isolated, or ribbon pattern generally emanating from existing urban development;
- inadequate protection and conservation of natural resources, wetlands, waterbodies, floodplains, native vegetation, environmentally sensitive areas, or natural groundwater aquifer recharge areas;

Top Florida officials OK buying 340 acres from luxury golf developer

In a statement, Agriculture Commissioner Wilton Simpson praises the course reversal.

BY MAX CHESNES AND
EMILY L. MAHONEY
Times Staff Writers

Gov. Ron DeSantis, Attorney General James Uthmeier and Agriculture Commissioner Wilton Simpson voted Tuesday morning to greenlight the purchase of 340 acres of forest land in Hernando County for conservation.

The seller: a luxury golf resort called Cabot Citrus that a year ago had received initial state approval to shrink that same forest by getting more than 300 acres of preserved public land to add to its property. Unlike that previous proposal, though, Tuesday's vote is a straightforward purchase and not a trade — meaning the state will add to its conservation land without swapping away any acres in return.

After the Tampa Bay Times revealed that proposed land swap in August, it escalated already explosive public outrage about the DeSantis administration's plans for public lands, including the proposed development of golf courses and hotels on state parks.

Cabot Citrus quietly withdrew its proposal, the Times previously reported.

CABOT continued from 1A

The governor initially defended the land swap last year when asked about it by a Times reporter. But on Tuesday, the governor's office put out a news release celebrating all of the land acquisitions the Cabinet voted to approve, including the Cabot parcel.

Adding to the intrigue before Tuesday's vote, the governor was photographed May 18 wearing a hat with what appeared to be Cabot Citrus' logo during a round of golf with the head of Florida's wildlife agency, Rodney Barreto. Barreto then posted the image to Facebook.

The land the state is now slated to purchase is just southeast of Cabot Citrus' existing operation, with multiple 18-hole courses and a suite of cottages for purchase starting at nearly \$1.7 million.

The property borders the Withlacoochee State Forest, the same habitat that the Cabinet last year granted early approval to trade away to the golf company. In exchange, Cabot had pledged to give the state 861 acres of Cedar Key timberland of unclear conservation value.

After Tuesday's vote, the Florida Department of Environmental Protection is now tasked with carrying out the possible purchase.

It's still not clear how much state money would be used to buy the land. The proposal doesn't list how much the land is worth, and it still needs to be appraised.

"The state will not pay more than



Eugene Kelly, president of the Florida Native Plant Society, is committee chairperson with the Hernando Audubon Society State Forest parcel last September in Brooksville. (JEFFREY



The Florida Cabinet on Tuesday granted early approval for the state's environmental agency to acquire more



The Florida Cabinet on Tuesday granted early approval for the state's environmental agency to acquire more than 300 acres of land from Cabot Citrus Farms, a luxury golf developer that was at the center of a public lands controversy last year.

(Florida Department of Environmental Protection)

tor for the past eight years. She abruptly resigned last month before yet another public lands controversy spurred outrage among Floridians and lawmakers, when the Department of Environmental Protection scheduled a last-minute meeting to vote on another land swap that would have granted 600 acres of a pristine wildlife preserve to a

mysterious private entity.

The Upland LLC, which was formed earlier this year, withdrew its proposal May 19 amid surging bipartisan opposition, including from President Donald Trump's chief of staff, Susie Wiles.

After the string of recent public land controversies, including the proposal from the DeSantis administration to develop Florida's

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FLORIDA STATE STATUTE 163.3202

Must be adherence to **potable water wellfields protection**

FLORIDA STATE STATUTE 163.3202

Regulation of areas subject to **seasonal and periodic flooding**
and **providing for drainage and stormwater management**

FSS 163.3202

Must be adherence to the protection of potable water wellfields

(d) Regulation of areas subject to seasonal and periodic flooding and providing for drainage and stormwater management must be met.

(e) ensures protection of environmentally sensitive lands designated in the comprehensive plan