

P&Z RECOMMENDATION:

On October 31, 2022, the Planning and Zoning Commission voted 4-0 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 the following modified performance conditions:

1. The project shall be limited to 980 residential units and 400,000 square feet of non-residential amenities, in accordance with the World Woods Planned Development District.
2. Non-residential amenities are limited to the following mix of uses:
 - Community centers
 - Clubhouses
 - Gift shops
 - Recreational facilities (Racquet, Swim, 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. At the time of conditional plat, an updated floral/faunal survey shall be required for the undeveloped portion of the property and the cave complex.
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 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 review to assess if any other karst features are present 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.
9. Due to the extensive geological and environmental sensitivity of the Brooksville Ridge Cave, 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.

As part of the Master Plan Revision, the petitioner shall coordinate with ~~the Florida Geological Survey (FGS)~~ County and State Environmental Agencies 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 ~~Florida Geological Survey~~ concerns for the protection of the site’s cave system and karst features, and the Brooksville Ridge Cave. 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 placed over them at the time of final plat. identified in the update shall indicate that they will have conservation easements.
- 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 the Florida Geologic Survey (FGS) prior to any construction to assure there will be no adverse impacts to the existing watershed.

10. A surface drainage analysis for the Phase 2 area is required at the time of conditional plat.

11. A 500-foot SPA delineation shall be shown around karst features on plats and plans. Prohibited uses apply to the 500-foot buffers surrounding SPAs, including 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.

12. 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.

13. As it relates to Phase 2, the 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.
14. In Phase 2, the 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.
 15. 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.
 16. 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, ~~with the stipulation 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.~~ Water and sewer lines internal to the development shall remain private.
 17. 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.
 18. The applicant shall notify FDOT when utilizing state roads to access the subject development and coordinate with the FDOT when access and drainage permits are required.
 19. 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

20. Modification to Hebron Church Road, including construction access and a haul road to be approved by the County Engineer.
21. The roads, driveways and parking in this development shall meet Hernando County standards shall be approved by the County Engineer, or as modified by County-approved variance. Four access points to US 98 and CR 491 shall be allowed, generally as shown on the approved zoning master plan.
22. The petitioner shall be required to provide cross-access easements to the ~~two properties~~ property located within the development that ~~are~~ is privately owned and not part of this master plan.
23. The petitioner shall provide a shared parking analysis to the County ~~at the time of conditional plat for Phase 1 of the project~~, prior to construction of any hotel or retail use on the property.
24. 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.
25. The petitioner shall provide a 100' buffer from privately-owned parcels, along US Highway 98 and C.R. 491.
- ~~26. 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. 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.~~

26. ~~27.~~ 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')

~~Residential Dwellings:~~

- ~~○ Front: 10' (Deviation from 25')~~
- ~~○ Side: 5' (Deviation from 10')~~
- ~~○ Rear: 20'~~

27. 28. 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.)

28.29. Maximum Building Height: 3 occupied stories

29.30. Minimum Non-Residential Setbacks:

- Front: 0' (Deviation from 35')
- Side: 0' (Deviation from 10')
- Rear: 0' (Deviation from 35')

All non-residential amenities shall be integrated into the development in a manner consistent with the World Woods Planned Development District strategies.

30.31. 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.

31.32. 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.

32. 33. 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.

33.34. County Staff shall be included in a pre-application meeting with SWFWMD.

34. 35. The Owner/Developer and Engineer shall sign an acknowledgement to limit the County's liability: 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 and the potential for collapse. The signed acknowledgement shall be placed on the Master Plan and subsequent plats.

35.36. 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.

36.34. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.