

STAFF REPORT

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

APPLICANT: Cabot Citrus OpCo LLC

FILE NUMBER: CPAM2501

REQUEST: Small Scale Comprehensive Plan Amendment to Change the Future Land Use Map on a 10.07-acre parcel from Rural to World Woods PDD

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

PARCEL KEY NUMBERS: 555624

DESCRIPTION OF PROPOSED AMENDMENT

The proposed amendment is to change the Future Land Use on a 10.07-acre parcel from Rural to World Woods PDD. This change will bind the subject site to the objectives and strategies of the district and would not increase the overall development intensity.

DESCRIPTION OF PROPOSED PROJECT

A companion application has been submitted to rezone the subject site to AG (Agricultural) to CPDP (Combined Planned Development Project) to incorporate the site into the Cabot Citrus Farms Master Plan.

Site Characteristics

Total Site Size: 10.07 acres

Surrounding Zoning: North: Combined Planned Development Project
(Cabot Citrus Farms)
South: Combined Planned Development Project
(Cabot Citrus Farms)
East: Combined Planned Development Project
(Cabot Citrus Farms)
West: Combined Planned Development Project
(Cabot Citrus Farms)

Surrounding Land Use: North: Planned Development (World Woods Planned Development District)
South: Planned Development (World Woods Planned Development District)
East: Planned Development (World Woods Planned Development District)
West: Planned Development (World Woods Planned Development District)

Current Zoning: Agricultural

IMPACTS OF PROPOSED AMENDMENT

The current land use classification for the subject parcel is Rural. The petitioner's request to incorporate the subject site into the World Woods Planned Development District will not provide entitlements to this specific site; instead, it will allow the uses and the development intensity to be utilized on the site as part of the larger master planning for the community. No additional impact is anticipated as a result of this amendment.

COMPREHENSIVE PLAN CONSISTENCY

The proposed Comprehensive Plan Amendment is consistent with the World Woods Planned Development District. As the site is completely surrounded by parcels currently within the PDD, the Comprehensive Plan Amendment would further fulfill the objectives and strategies of this district.

World Woods Planned Development District

Objective 1.05C: Maximize the recreational and tourist potential of the World Woods Golf Resort through the master planning of land uses and clustering of residential units.

Strategy 1.05C(1): Establish a Planned-Development Land Use Category on the Future Land Use Map which allows for a mixture of the following land uses: Golf Courses, Clubhouse, Resort Residential Dwellings, Condominiums, Residential Dwellings, Resort Hotel and Ancillary Facilities (including but not limited to restaurant, pro shop, tennis club, parking, interim sewage treatment plan, etc.).

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 U.S. 98 or C.R. 491.

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

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 U.S. 98 and C.R. 491 only. The approved residential density shall include resort residential dwellings, condominiums, residential dwellings and 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(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 so as 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.

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.

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.

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 new species.

Strategy 1.05C(10): Development of the property within the District shall adhere to green industries Best Management Practices (BMPs), 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.

Comments: An associated rezoning application (H2513) has been submitted for the subject parcel. If approved, the site will be incorporated into the Cabot Citrus Farms Master Plan and will be held to the conditions of approval associated therein.

FINDINGS

The request for a Comprehensive Plan Amendment to amend the Future Land Use Map from Residential to Commercial on a 10.07-acre tract (MOL) is appropriate based on the following conclusions:

1. The request is consistent with the County's Comprehensive Plan Strategies for the World Woods Planned Development District
2. There is a corresponding rezoning application to incorporate the subject parcel into the Cabot Citrus Farms Planned Development District.
3. This Comprehensive Plan does not increase the development intensity or density; it simply incorporates the property into the PDD land use designation.

STAFF RECOMMENDATION

It is recommended that the Planning and Zoning Commission review the proposed amendment and determine whether to recommend approval to the Local Planning Agency and the Board of County Commissioners as a small-scale amendment.