

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.

BOARD OF COUNTY COMMISSIONERS MEETING SEPTEMBER 24, 2024 ACTION

HEARINGS: Planning & Zoning Commission: August 12, 2024
Board of County Commissioners: September 24, 2024

APPLICANT: Cabot Citrus OPCO LLC

FILE NUMBER: H-24-23

REQUEST: Establish a Master Plan on Property Zoned CPDP (Combined Planned Development Project) with deviations

GENERAL

LOCATION: Northeast side of Ponce De Leon Boulevard (US Highway 98), approximately 2,200' southeast of its intersection with the Suncoast Parkway

PARCEL KEY

NUMBERS: 327337, 327300, 1227719, 327569, 327685, 327934, 327952, 328096, 1353911, 1186175, 555651

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 Concurrence. 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.

The applicant, property owner, or developer is responsible for ensuring the performance conditions established herein are provided to all contractors performing work for this project. All applications submitted for development activity on this project are expected to comply with the performance conditions established herein.

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BOARD OF COUNTY COMMISSIONERS ACTION

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 the following petitioner suggested **modified** performance conditions:

1. The project (**all phases**) shall be limited to **1,707** residential units and **400,000** square feet of non-residential amenities, in accordance with the Cabot Citrus Farms Master Plan approval. The entitlements are consistent with the World Woods Planned Development District (PDD). The residential unit entitlements are based upon 2,134.25 acres which includes the amount of PDD acreage placed in public ownership and the acreage included in the Cabot Citrus Farms Master Plan Approval. The density calculation is based upon a maximum density of one (1) unit per 1.25 gross acres within the World Woods Planned Development district as outlined by Strategy 1.05 C (4) of the Hernando County 2040 Comprehensive Plan.
2. Non-residential amenities are limited to the following mix of uses:
 - Community centers
 - Clubhouses
 - Gift shops
 - Recreational Facilities (not limited to Racquet, Swim, Tennis, Gun Club, 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. An updated floral/faunal survey shall be required with each conditional plat or construction plan submittal as applicable.
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

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conserve water and reduce pollutant loading to Florida's wetlands and surface 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 practices to locate features that are present with each construction phase of development or conditional plat process as applicable. The developer will utilize the most up to date professionally accepted engineering practices to establish protective standards and related buffer widths to protect active Karst features and Special Protection Areas, unless filled/eliminated in accordance with SWFWMD regulations.
8. A Master Plan Revision shall be required for a portion of the site identified as "Proposed Phase 2 Master Plan Area" prior to development.
9. In conjunction with each construction phase of development or conditional plat process as applicable, the developer shall coordinate with County and State regulatory review agencies to determine the extent of caves, other karst vulnerable features, special protection areas, and water resources that may be adversely impacted by development. Any recommendations made by the regulatory review agencies shall be incorporated into the required development permits.
10. The following shall be considered in conjunction with the construction plan phase of development and/or conditional plat(s) for Phase 2:
 - a. The green industries best management practices and LID techniques for stormwater management.
 - b. Protective buffers and a Cave Protection Plan for County review and approval based upon best engineering practices for the cave complex, special protection areas and karst features to be preserved.
 - c. Protective karst buffers and wetlands to be preserved shall have conservation easements in favor of the Cabot Citrus Farms HOA or CDD placed over them

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at the time of final plat or the construction plan phase of development as applicable.

- d. Karst features, direct connections, special protection areas and wetlands to be modified or abandoned shall be completed in accordance with all applicable County/SWFWMD regulations.
11. All roadway/utility corridors shall utilize best management practices and techniques to minimize adverse impacts to the existing watershed.
12. A surface drainage analysis for the Phase 2 area is required at the time of each construction phase and/or conditional plat process as applicable.
13. A **500-foot SPA delineation** shall be shown around all designated special protection areas on each construction phase of development and/or conditional plat process as applicable. Prohibited uses as identified in Chapter 28 of the Hernando County Code of Ordinances shall meet the 500' setback surrounding designated special protection areas, including landscape improvements for golf courses, greens, fairways, or tees. Land associated with golf courses either existing or maintained without the application of pesticides, fertilizers or other horticultural chemicals is not prohibited in special protection areas.
14. 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.
15. A Traffic Access Analysis is required for this project. This Traffic Access Analysis is to include a queuing analysis. Any improvements identified by the Traffic Access Analysis shall be the responsibility of the developer.
16. The applicant shall notify FDOT when utilizing state roads and US Highway 98 to access the subject development and coordinate with the FDOT when access and drainage permits are required.

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17. Modification to Hebron Church Road, including construction access and a haul road to be approved by the County Engineer.
18. The roads, driveways and parking in this development shall be approved by the County Engineer, or as modified by County approved variance. As shown on the master plan, three (3) access points to US 98, one (1) to CR 491, and one (1) northern access as approved and permitted by Citrus County shall be allowed.
19. The petitioner shall be required to provide cross-access easements to the property located within the development that is privately owned and not part of this master plan.
20. Any building constructed on the property shall not exceed three (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.
21. The petitioner shall provide a 100' building setback from privately-owned parcels, along US Highway 98 and C.R. 491.
22. 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')
23. 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.)
24. Maximum Building Height: 3 occupied stories

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25. Minimum Non-Residential Setbacks:
 - Front: 0' (Deviation from 35')
 - Side: 0' (Deviation from 10')
 - Rear: 0' (Deviation from 35')
26. All non-residential amenities shall be integrated into the development in a manner consistent with the World Woods Planned Development District strategies.
27. Appropriate sediment controls shall be in place prior to site clearing with special emphasis on karst features.
28. 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.
29. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of notification in writing of the final BCC action. Failure to submit the revised plan will result in no further development permits being issued.