CITIZENS' COMMENT FORM

THE BOARD OF COUNTY COMMISSIONERS VALUES YOUR PARTICIPATION

Please fill out one form at the beginning of the meeting for each item **(except Public Hearings)** you wish to address and submit to the Deputy County Administrator. When the Board comes to that item/portion of the agenda, the Chairperson will call speakers to the podium from these forms in the order received.

Please PRINT all information.

Name: Donald Johnson

Address: 11518 Mandlin Rd Zip: 34614

Indicate Agenda Item Number: 14475 H5.

Brief description of your comments:

buffers + FFL

14475

Limited agenda time and the need to conduct meetings in an orderly fashion require that you adhere to the following guidelines for Citizens' Comments:

- **A three-minute time limit per speaker will be adhered to.**
- **Time may not be yielded to other speakers.**
- **The Chairman has the right to limit discussion if the subject is outside of the authority of the Board of County Commissioners or if the discussion regarding an issue is repetitive.**
- **The Chairman has the authority to request Board approval for an extension of time if he/she deems it appropriate.**

26. 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')

27. 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. Maximum Building Height: 3 occupied stories

12 deviations

29. Minimum Non-Residential Setbacks:
    - Front: 0' (Deviation from 35')
    - Side: 0' (Deviation from 10')
    - Rear: 0' (Deviation from 35')

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

31. Appropriate sediment controls shall be in place prior to site clearing with special emphasis on karst features.

~~31. Construction activities directly adjacent to mapped karst sensitive areas (active sinkholes/caves) 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.~~

Vibration
impact
mitigation

19. 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.

Land use allowed in SPA ?

H2423

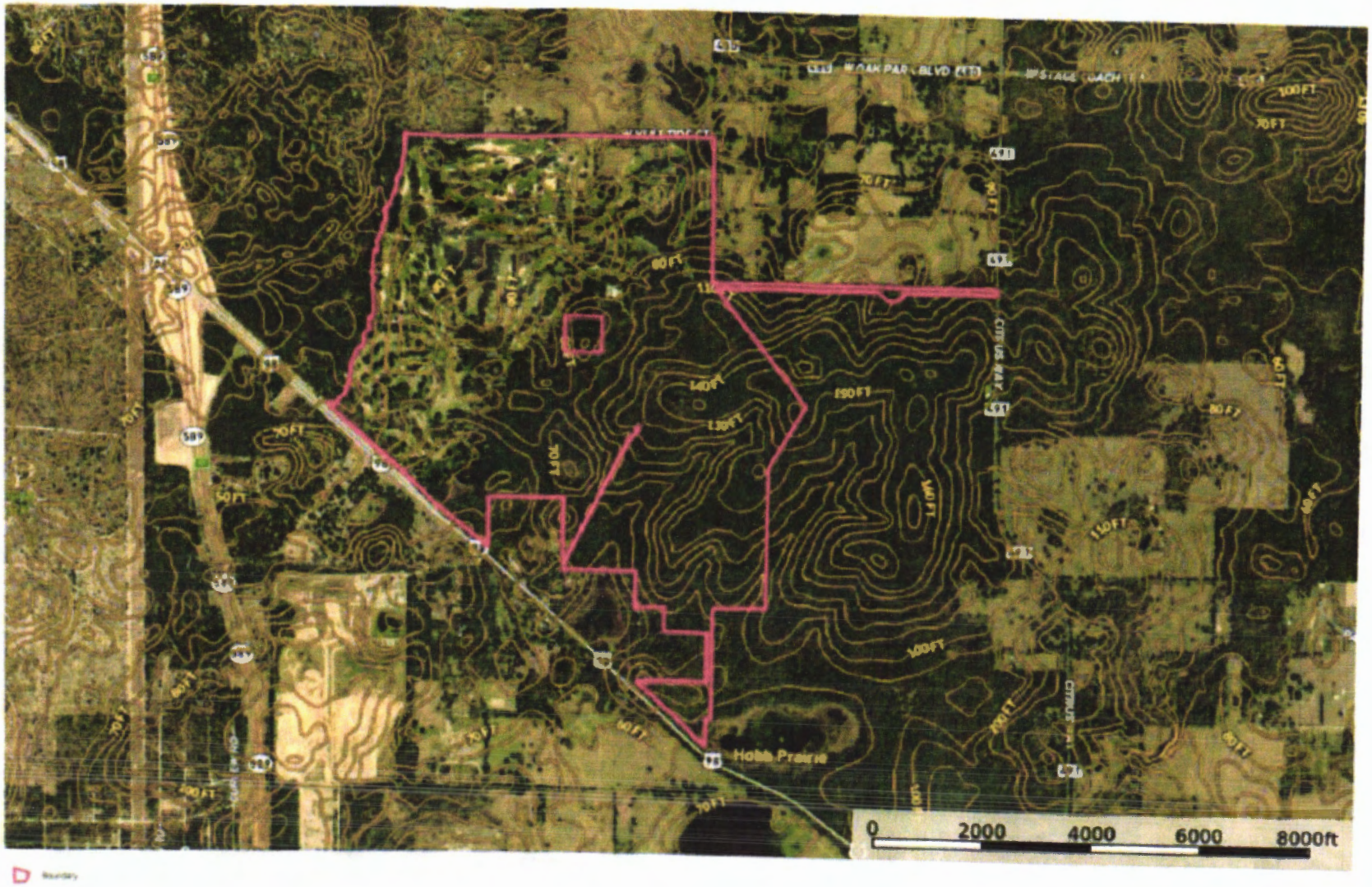
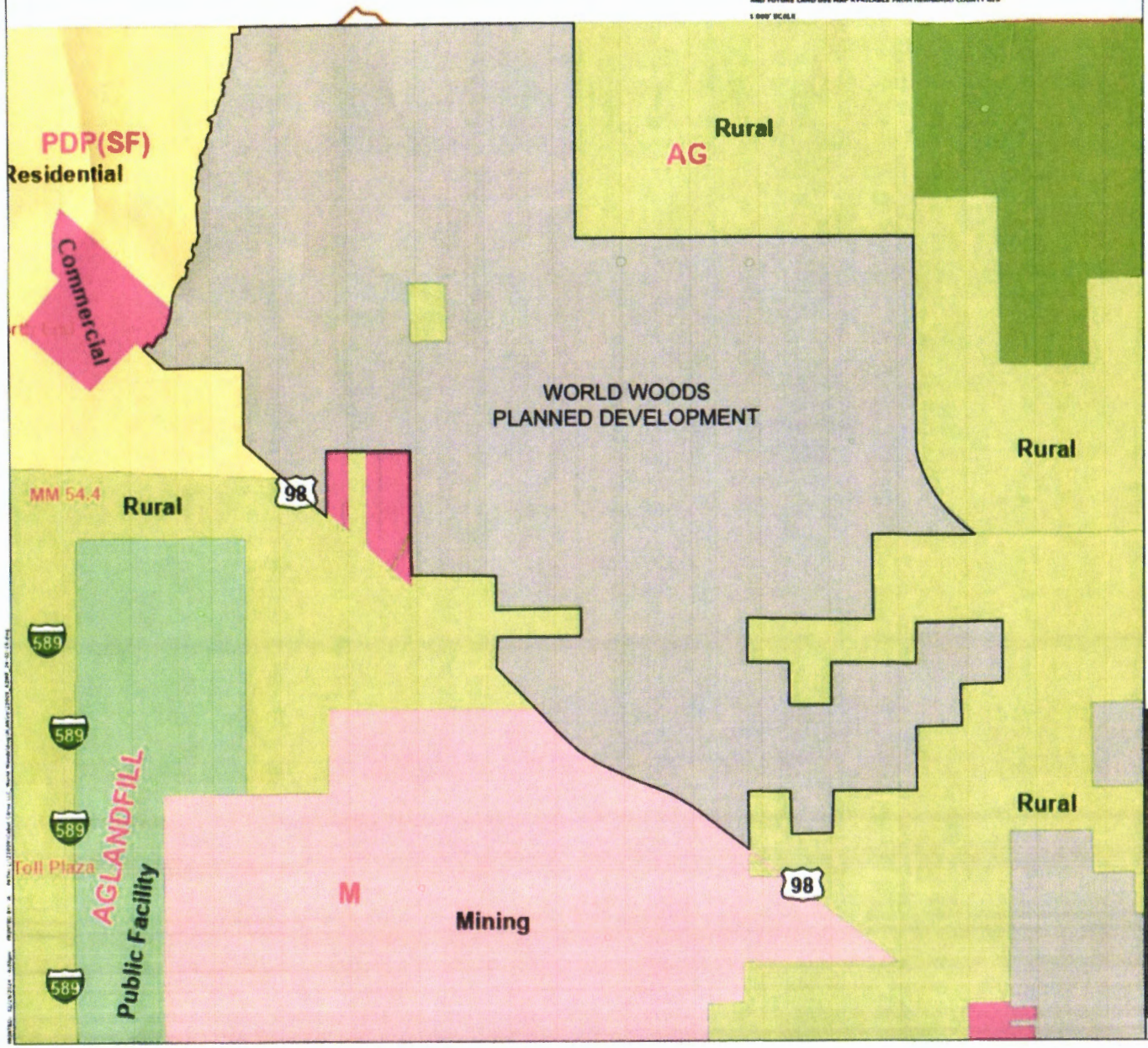


Figure 4. Cabot phase 2 Topography Map

Received
MAR 6 2024
H-12423
H 2261

NOTE: MAP IMAGE AND DATA CONTAINED ARE FROM THE ZONING AND FUTURE LAND USE MAP AVAILABLE FROM HERNANDO COUNTY GIS

1,000' SCALE



LEGEND

WORLD WOODS PDD BOUNDARY

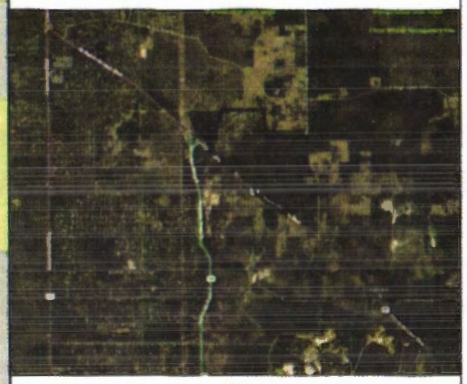
Planning Department
Hernando County, Florida

SITE DATA

Parcel Key No. 327597, 1812998, 1816882, 327300, 1227710, 327594, 327695, 327934, 327852, 328098, 1186175, 1373236, 1373203, 1364188, 1373286, 1227728, 1353809, 1373258, 1353911, & 327594

Area= 2,130.0 Acres

Allowed Density = 1.25 Ac. per Dwelling Unit
2130.0 Ac. / 1.25 = 1707
1707 Dwelling Units Allowed



NTS

WORLD WOODS PLANNED DEVELOPMENT DISTRICT

EXHIBIT A

Coastal

SHEET
1

~~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.~~

~~8.~~ 8 ~~Due to the extensive geological and environmental sensitivity of the Brooksville Ridge Cave, a~~ 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.~~

water shed
scientific
analysis