

**HERNANDO COUNTY COMPREHENSIVE
PLAN AMENDMENT PETITION (CPAM)**



Application request (check one):

- ☒ **Small Scale – Map Only (10 acres or less)**
☐ **Large Scale Text Amendment (More than 10 acres)**
☐ **Large Scale Map Amendment (More than 10 acres)**

PRINT OR TYPE ALL INFORMATION

File No. _____ Official Date Stamp:

CPAM 2501

RECEIVED

MAR 05 2025

Hernando County Development Services
Zoning Division

Date: 02/27/2025

APPLICANT NAME: Cabot Citrus OpCo LLC

Address: 17590 Ponce De Leon Blvd.

City: Brooksville

State: FL

Zip: 34614

Phone: (813) 694-6130 Email: mmotes@thecabotcollection.com

Property owner's name: (if not the applicant) _____

REPRESENTATIVE/CONTACT NAME: _____

Company Name: Coastal Engineering Associates, Inc.

Address: 966 Candlelight Blvd

City: Brooksville

State: FL

Zip: 34601

Phone: 352-796-9423 Email: permits@coastal-engineering.com

HOME OWNERS ASSOCIATION: ☐ Yes ☒ No (if applicable provide name) _____

Contact Name: _____

Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 00555624
2. SECTION 02, TOWNSHIP 21, RANGE 18
3. Size of area covered by application: 10.07
4. Future Land Use Map Classification (if applicable): Rural
5. Desired Map Classification: World Woods PDD
6. Desired Text Amendment: _____
7. Has a public hearing been held on this property within the past twelve months? ☐ Yes ☒ No
8. Will expert witness(es) be utilized during the public hearings? ☐ Yes ☒ No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? ☐ Yes ☒ No (Time needed: _____)

PROPERTY OWNER AFFIDAVIT

I, David Bennett, Vice President of CABOT CITRUS OPCO LLC, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (**check one**):

☐ I am the owner of the property and am making this application **OR**

☒ I am the owner of the property and am authorizing (applicant): CABOT CITRUS OPCO LLC
and (representative, if applicable): Coastal Engineering Associates, Inc.
to submit an application for the described property.

Signature of Property Owner (David Bennett, as Vice President of
Cabot Citrus OpCo LLC, on behalf of
such entity as Owner)

**STATE OF FLORIDA
COUNTY OF HERNANDO**

The foregoing instrument was acknowledged before me this 27th day of February, 2025, by
David Bennett who is personally known to me or produced _____ as identification.

Debra Jane MacDonald
Signature of Notary Public

DEBRA JANE MACDONALD

**Notary Public
State of Florida
Comm# HH334379
Expires 11/21/2026**

Notary Seal/Stamp

Effective Date: 11/8/16 Last Revision: 6/2/17

CPAM Application Form_06-02-17.Docx

Page 1 of 1

CABOT CITRUS FARMS-PENTZ PARCEL
SMALL SCALE FUTURE LAND USE MAP AMENDMENT AND REZONING
APPLICATION
PARCEL KEY 555624

General

The subject parcel consists of 10 acres lying within Section 2, Township 21, Range 18 East and located west of Hebron Church Road and north of US 98 (Ponce De Leon Blvd.). The property is identified by parcel key 555624. Please see Figure 1 for the property location and aerial.

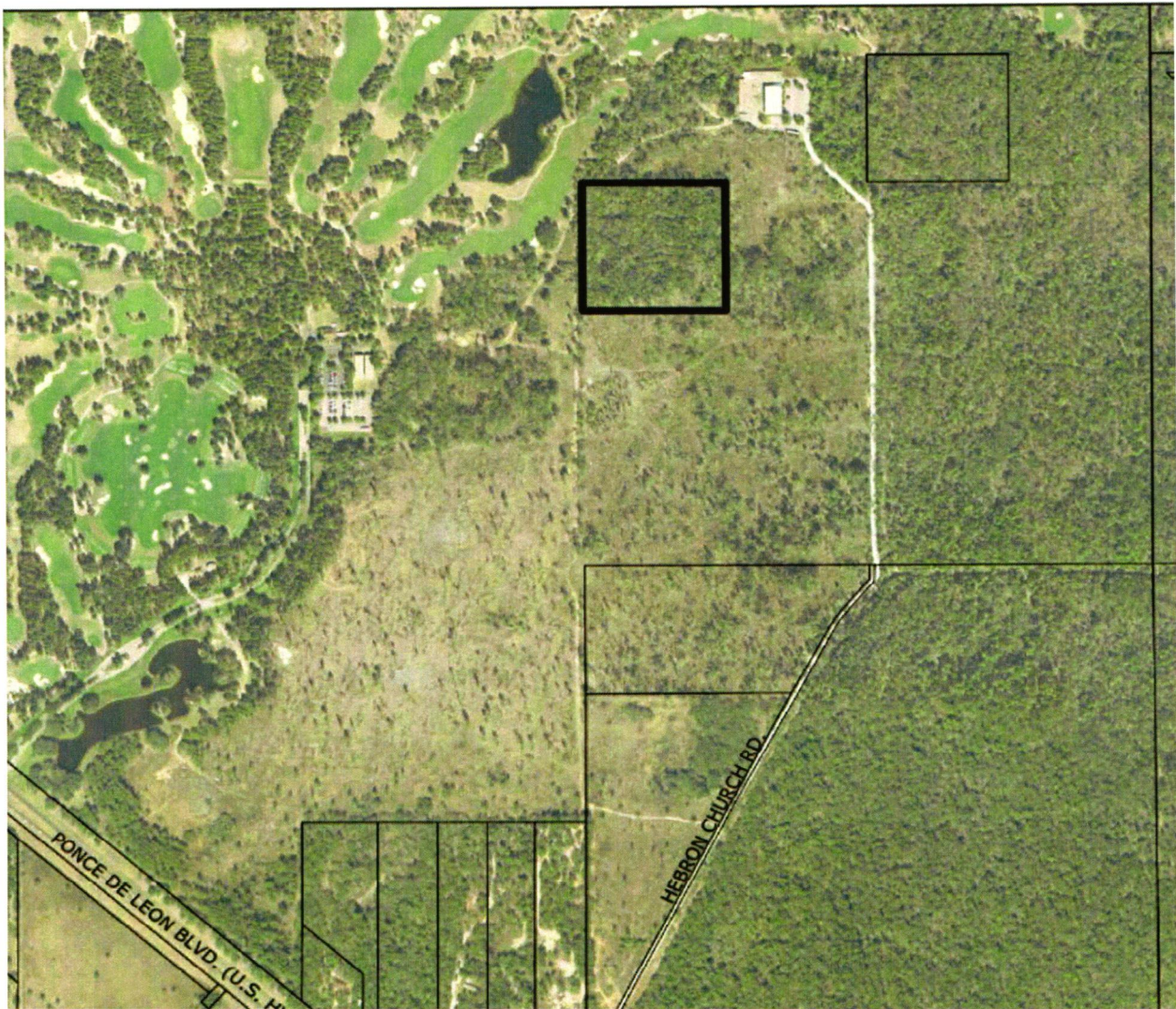


Figure 1. Cabot Citrus Farms-Pentz (Key no.555624) Aerial & Location Map

Site Characteristics:

The site is heavily wooded, and currently vacant.

Request:

The request is a Small Scale Comprehensive Plan Future Land Use Map Amendment to change the current land use designation from Rural to the World Woods Planned Development District (PDD) and to change the present zoning from Agriculture to Combined Planned Development Project (CPDP) to allow uses consistent with the Cabot Citrus Farms Resort Planned Development Project.

The site is entirely surrounded by the Cabot Citrus Farms Resort, will be incorporated into the resort, and will be utilized primarily as open space with the western end of the parcel used in conjunction with resort residential dwellings. The site will be developed in accordance with the performance conditions and entitlements previously approved for the Cabot Citrus Farms Planned Development CPDP. See the attached Appendix to this narrative.

Current Land Use and Zoning:

The current land use designation on the site is Rural according to the Hernando County 2040 Comprehensive Plan. Please see Figure 2 for the current land use designation.

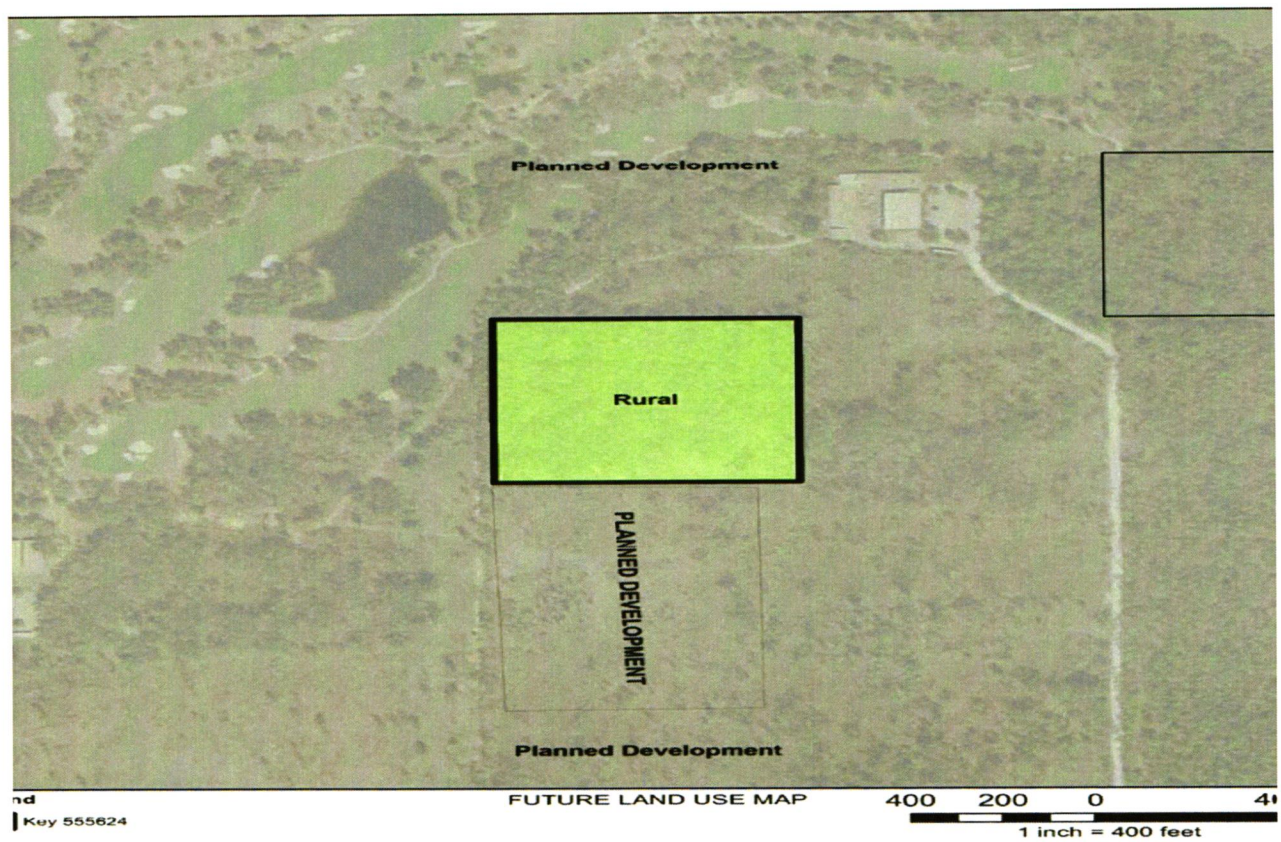


Figure 2. Cabot Citrus Farms-Pentz (Key no.555624) Comprehensive Future Land Use Map

The site is currently zoned Agriculture (AG). Please see Figure 3 for the current zoning designation.



Figure 3. Cabot Citrus Farms-Pentz (Key no.555624) Current Zoning Map

Surrounding Zoning and Land Use:

The following table identifies the zoning classifications and Comprehensive Plan Future Land Use Map designations for surrounding properties.

	Property Description	ZONING	FLUM
North	Cabot Citrus Farms golf and maintenance facility	Combined Planned Development Project	(PDD) World Woods Planned Development District
South	Vacant	Combined Planned Development Project	(PDD) World Woods Planned Development District
East	Vacant	Combined Planned Development Project	(PDD) World Woods Planned Development District
West	Cabot Citrus Farms lodging and golf	Combined Planned Development Project	(PDD) World Woods Planned Development District

Comprehensive Plan Consistency:

The site is currently designated as Rural by the Hernando County 2040 Comprehensive Plan and is completely surrounded by the World Woods Planned Development District. The proposed amendment to the Future Land Use Map would designate the site as Planned Development District (PDD) and the site would be bound by the Goals, Objectives and Policies of the 2040 Comprehensive Plan Future Land Use Element that apply to the World Woods PDD designation. No additional text amendments are proposed or contemplated.

Environmental:

A preliminary environmental site visit was conducted on March 3, 2025. The following is a brief summary:

- The subject property is heavily forested with an assemblage of laurel oak, live oak, southern magnolia, and slash pine trees.
- The groundcover contains leaf litter, pine straw, patches of Cogan grass (exotic) and various vine species.
- No state or federally listed species were detected.
- No wetlands were detected.

The performance conditions and entitlements associated with Cabot Citrus Farms establishes clear expectations for the protection of environmental features associated with the project.

Any applicable performance standards will be met during the engineering phases associated with the Pentz parcel.

Topography:

Topography on the site ranges from 80' on the edge of the site to 94' in the site center. See Figure 4 for the site topography.

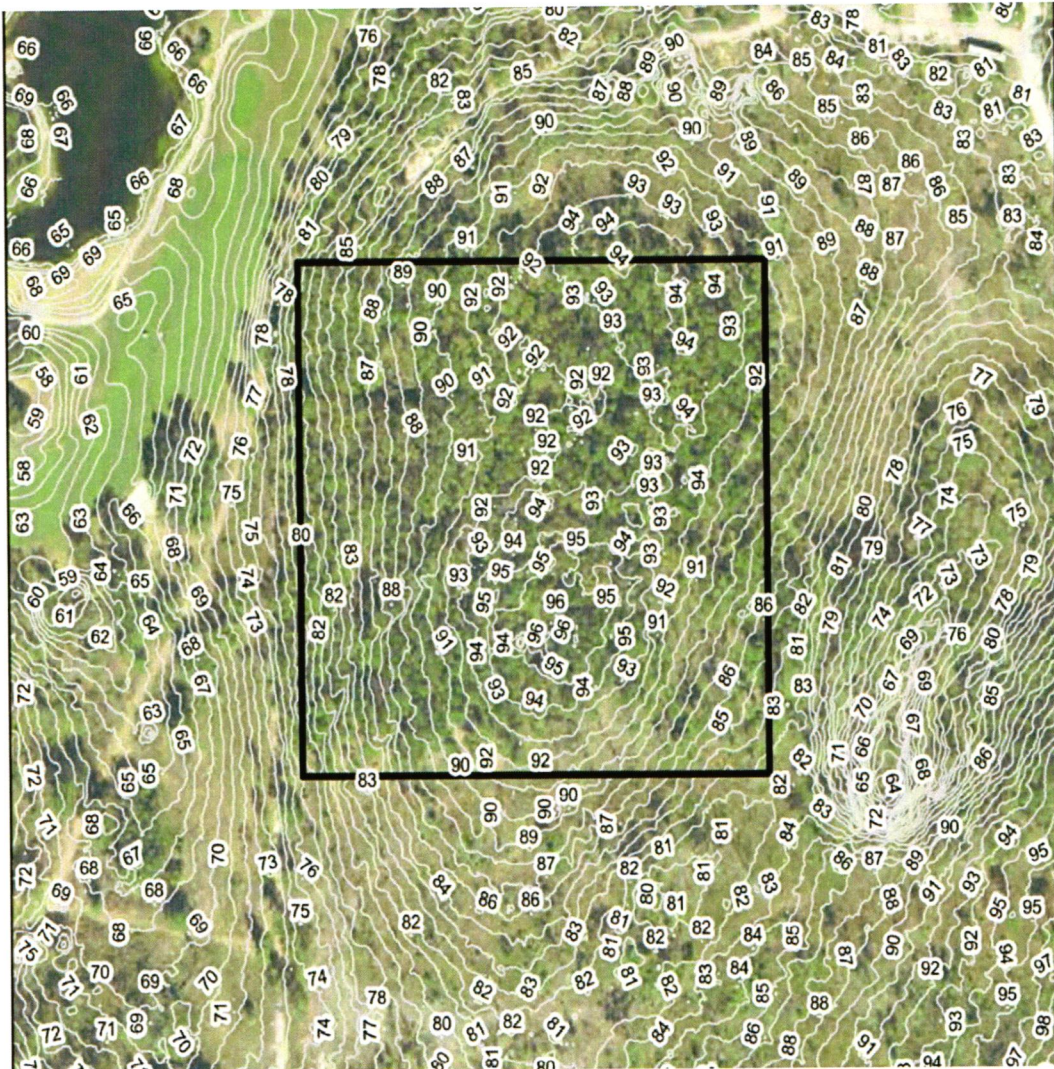


Figure 4. Cabot Citrus Farms-Pentz (Key no.555624) Topography Map

Floodplain:

The subject site is located on the Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM) community panel 12053C0053D, effective date of February 2nd, 2012. As depicted in figure 5, there is no floodplain on the site, however small areas scattered around the subject site are within the 100-year floodplain and are designated AE.

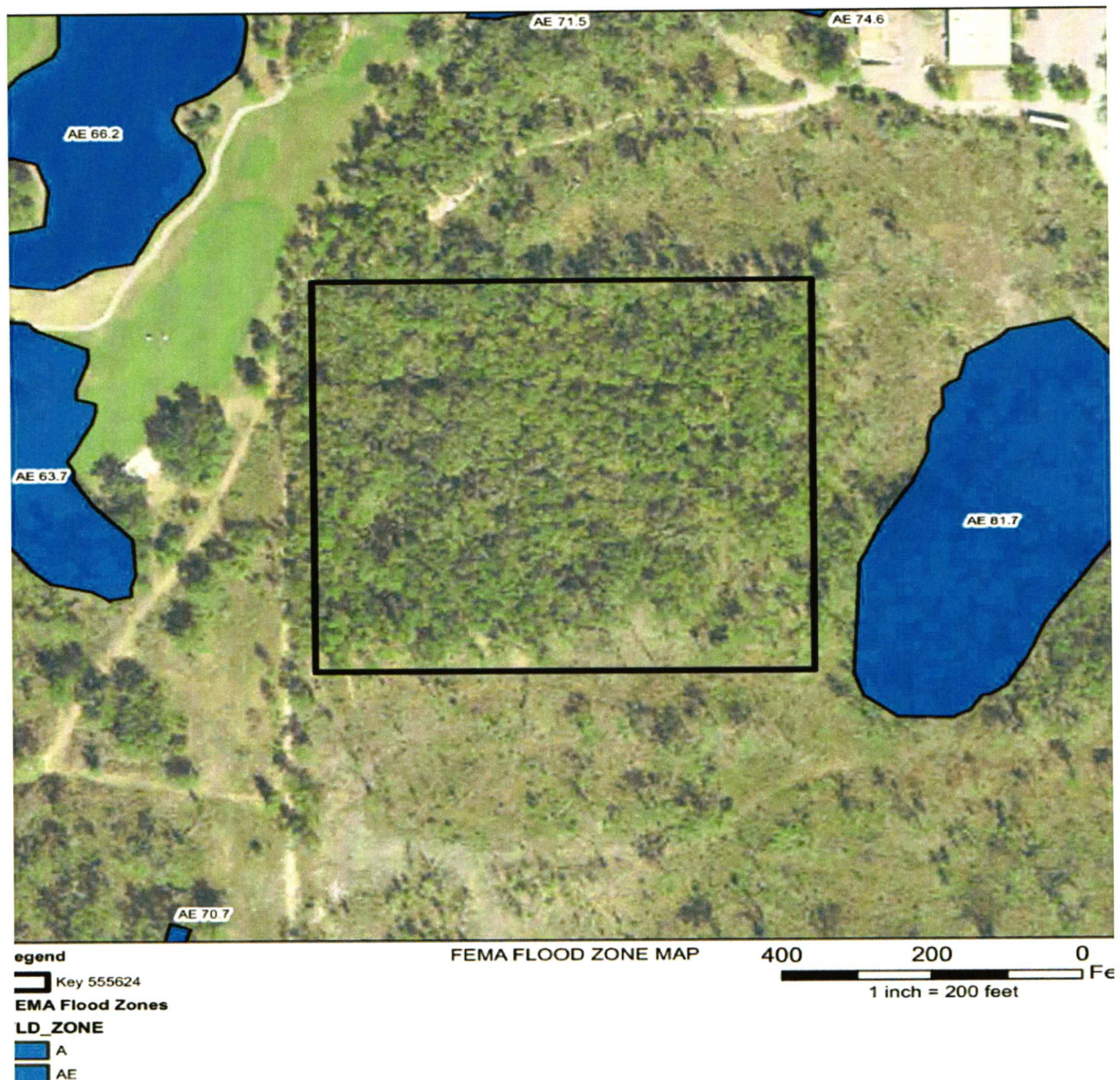


Figure 5. Cabot Citrus Farms-Pentz (Key no.555624) Floodplain Map

Soils:

The soils associated with this site are Kendrick Fine Sand. The Kendrick series consists of well drained, slowly to moderately slowly permeable soils on nearly level to sloping areas in the Coastal Plain. Slopes range from 0 to 8 percent. Figure 6 identifies the soil types.

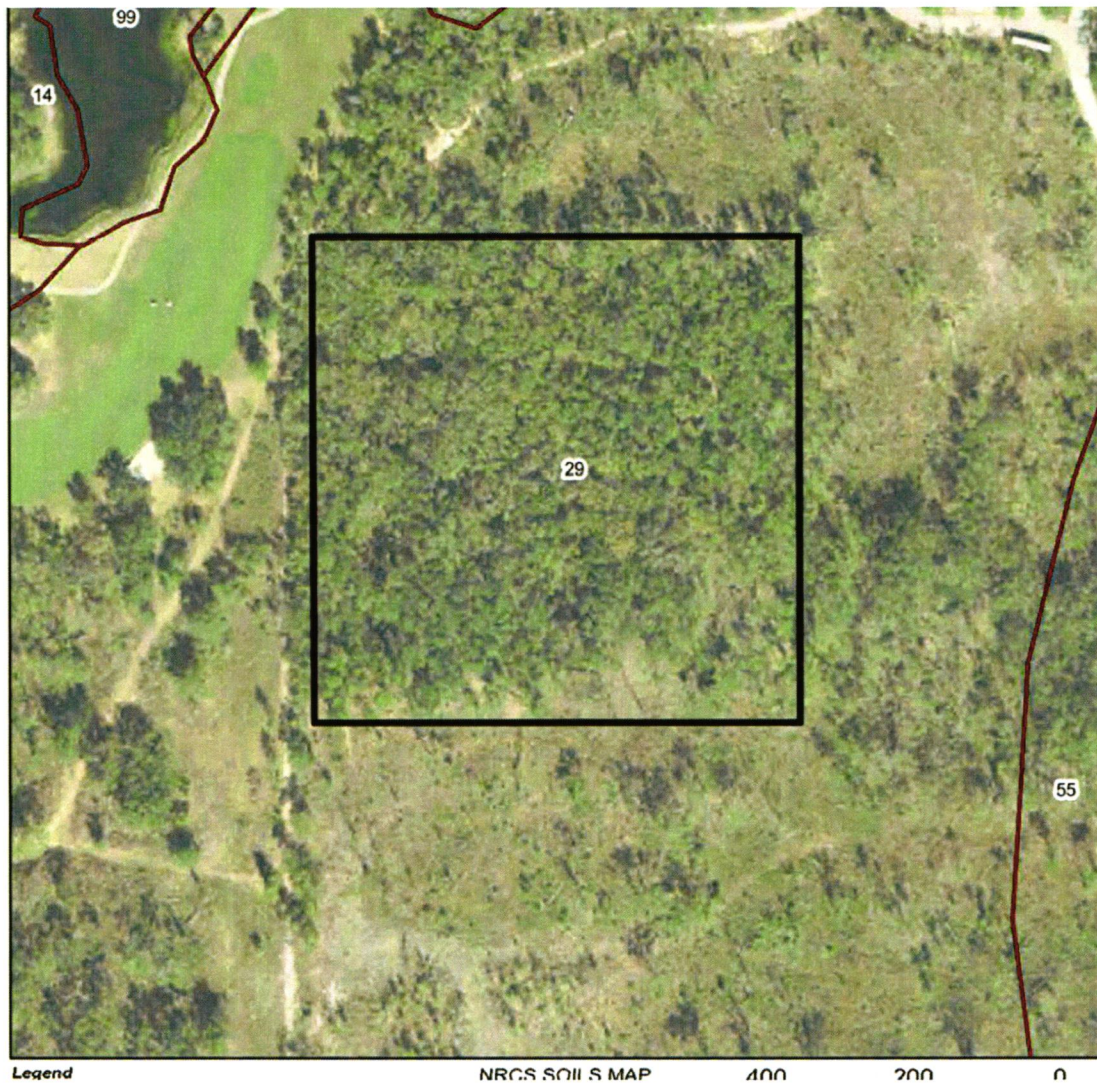


Figure 6. Cabot Citrus Farms-Pentz (Key no.555624) Soil Map

Public Facility Impacts:*Utilities:*

The site will be served by Hernando County Utilities for sewer, and a private on-site water system. Other utilities include Electricity to be provided by Withlacoochee River Electric Cooperative, Natural Gas provided by TECO Peoples Gas, and Internet provided by AT&T and/or Spectrum.

Solid Waste:

Solid waste generation will be minimal, and pick-up will be by a County authorized private hauler.

Drainage

The exact size and location of drainage retention areas will be determined during the engineering design phase. The final drainage design will be permitted in accordance with the requirements of the Southwest Florida Water Management District (SWFWMD and Hernando County).

Parks:

No impact upon the County park system is anticipated.

Schools:

The proposed use will not generate any students and will have no impact on the Hernando County School District.

Roads:

The site will be incorporated into the overall master plan for Cabot Citrus Farms and will meet the previous performance conditions and standards related to access and transportation.

APPENDIX

Land Use Entitlements-Cabot Citrus Farms

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 Concurrency. 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.

BOARD OF COUNTY COMMISSIONERS MEETING SEPTEMBER 24, 2024 ACTION

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

BOARD OF COUNTY COMMISSIONERS MEETING SEPTEMBER 24, 2024 ACTION

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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

BOARD OF COUNTY COMMISSIONERS MEETING SEPTEMBER 24, 2024 ACTION

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

BOARD OF COUNTY COMMISSIONERS MEETING SEPTEMBER 24, 2024 ACTION

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.

BOARD OF COUNTY COMMISSIONERS MEETING SEPTEMBER 24, 2024 ACTION

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

BOARD OF COUNTY COMMISSIONERS MEETING SEPTEMBER 24, 2024 ACTION

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.

RESOLUTION NO. 2024 - 205

WHEREAS, Hernando County has adopted zoning regulations pursuant to Section 125.01(1) and Chapter 163, *Florida Statutes*, which authorize the County to regulate the use of land in the unincorporated areas of Hernando County, Florida, and take action on the request herein; and

WHEREAS, the Hernando County Board of County Commissioners (BOCC) conducted a duly advertised public hearing to consider the requested changes in zoning on the specified parcels in Hernando County, Florida, as more fully described below;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, AS FOLLOWS:

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

REQUEST: Establish a Master Plan on Property Zoned CPDP (Combined Planned Development Project) with deviations as enumerated in the BOCC Action, which is incorporated herein by reference and made a part hereof. The representations contained in the rezoning application are incorporated herein by reference and made a part hereof and are relied upon by the County to be true and correct. For purposes herein, it is presumed that all notice and advertising requirements have been satisfied.

FINDINGS OF FACT:

ALL of the facts and conditions set forth in the County's staff memoranda and presented to the BOCC in connection with the public hearing in this matter are incorporated herein by reference and made a material part of this Resolution as integral to the BOCC's Action. The BOCC finds that the testimony and record supporting APPROVAL of the request to be credible and to constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings of fact:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

CONCLUSIONS OF LAW:

The BOCC is authorized to act on this matter pursuant to Chapters 125 and 163, *Florida Statutes*. Accordingly, after public hearing and testimony, being fully

advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

ACTION:

After notice and public hearing, based upon the record in this matter and ALL of the findings of fact and conclusions of law above, the BOCC hereby APPROVES The Establishment of a Master Plan on Property Zoned CPDP (Combined Planned Development Project) with deviations as set forth in the BOCC Action, which is incorporated herein by reference and made a part hereof. Any requests, uses, variances or exceptions that were requested in connection with this rezoning application but not specifically approved herein are hereby deemed DENIED.

ADOPTED IN REGULAR SESSION THE 24th DAY OF September 2024.

**BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA**

Attest:

Hiedi Knappe, Deputy Clerk
Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

By:

E. Narverud
Elizabeth Narverud
Chairperson

(SEAL)



APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By:

Victoria Anderson
County Attorney's Office