

HERNANDO COUNTY ZONING AMENDMENT PETITION



Application to Change a Zoning Classification

Application request (check one):

- Rezoning Standard PDP
 - Master Plan New Revised
 - PSFOD Communication Tower Other
- PRINT OR TYPE ALL INFORMATION**

File No. H 2261 Official Date Stamp:

Received

JUL 12 2022

Planning Department
Hernando County, Florida

Date: 06/15/2022

APPLICANT NAME: Cabot Citrus OPCO LLC

Address: 150 Bloor Street West, Suite 310
 City: Toronto, Ontario State: Canada Zip: M5S2X9
 Phone: _____ Email: mmotes@cabotcitrusfarms.com
 Property owner's name: (if not the applicant) _____

REPRESENTATIVE/CONTACT NAME: Don Lacey

Company Name: Coastal Engineering Associates, Inc.
 Address: 966 Candlelight Blvd
 City: Brooksville State: FL Zip: 34601
 Phone: (352)848-3425 Email: tcsorba@coastal-engineering.com, dlacey@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): 327337, 327300, 1227719, 327569, 327685, 327934, 327952, 328096, 1353911
2. SECTION 11,02,12,13,14, TOWNSHIP 21, RANGE 18
3. Current zoning classification: CPDP
4. Desired zoning classification: CPDP
5. Size of area covered by application: 1,188.20 acres
6. Highway and street boundaries: South- US 98
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 AFFIDIVAT

I, Benjamin Cowan-Dewar, 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):

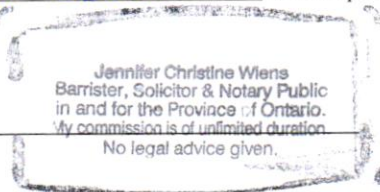
- I am the owner of the property and am making this application **OR**
- I am the owner of the property and am authorizing (applicant): Cabot Citrus OPCO LLC
 and (representative, if applicable): Coastal Engineering Associates, Inc.
 to submit an application for the described property.

BA
 Signature of Property Owner

Province of Ontario JW
~~STATE OF FLORIDA~~
~~COUNTY OF HERNANDO~~ City of Toronto JW

The foregoing instrument was acknowledged before me this 28 day of June, 2022, by Benjamin Cowan-Dewar who is personally known to me or produced driver's license as identification.

JW
 Signature of Notary Public



Effective Date: 11/8/16 Last Revision: 11/8/16

RED SEAL NOTARY
 2 Bloor Street East, Unit C-11
 TORONTO, ON M4W 3G7
 (888) 922-7325
 www.redsealnotary.com





(fka World Woods)

JURISDICTION: HERNANDO COUNTY

SUBMITTED TO:



Hernando County Development Services Department
1653 Blaise Drive, Brooksville, FL 34601

SUBMITTED BY:

APPLICANT:



17590 Ponce De Leon Boulevard
Brooksville, FL 34614

APPLICANT'S AGENT:



966 Candlelight Boulevard
Brooksville, FL 34601

CEA # 21047

October 10, 2022

CABOT CITRUS FARMS

Hernando County Rezoning Narrative

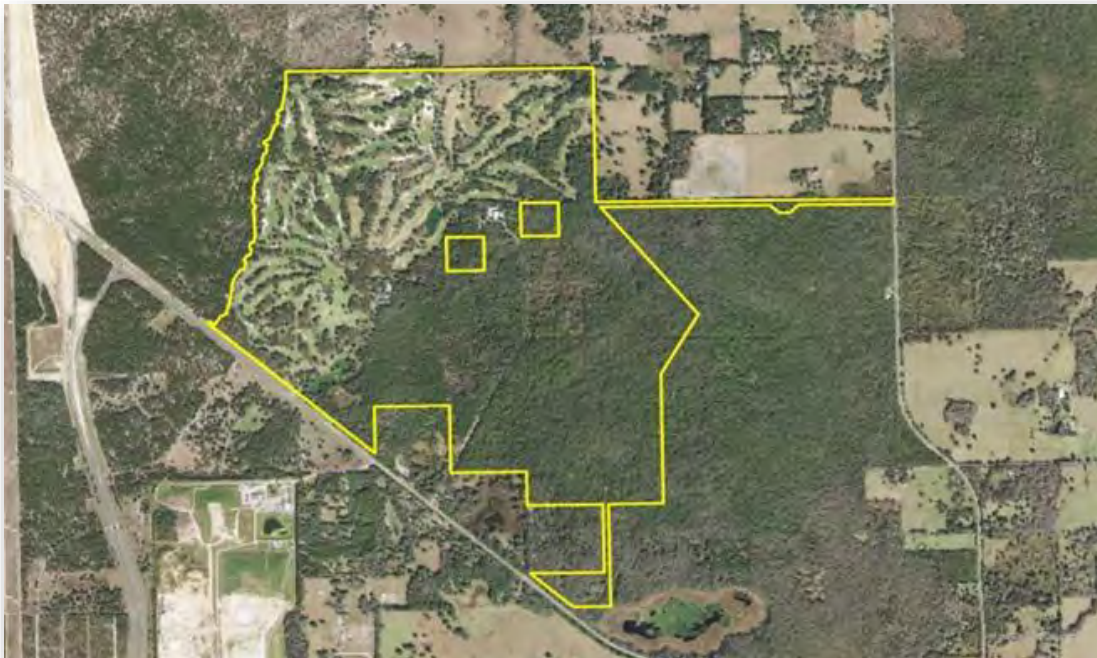
PARCEL KEY NO'S.

00327337	01227719	00327685
00327300	00327569	01353911
00327934	00327952	00328096

GENERAL DESCRIPTION

The Cabot Citrus Farms property consists of the western 1,185 acres of the World Woods Planned Development District located in northwestern Hernando County (Sections 1, 2, 3, 10,11, 12, 13 & 14, Township 21 South, Range 18 East and Section 7, Township 21 South, Range 19 East). The subject property is bounded on the north by Citrus County, on the east by a portion of the Withlacoochee State Forest, on the south by US Highway 98 and on the west by State Forest lands purchased in part for extension of the Suncoast Parkway.

Figure 1. Aerial Photo of Property



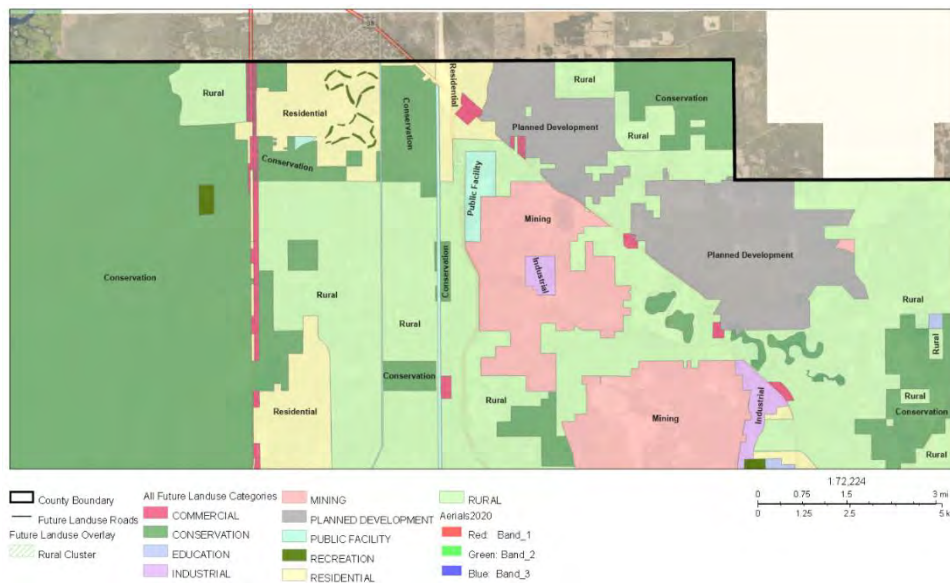
BACKGROUND

The original developer of the World Woods Resort amassed approximately 2,100 acres in the early 1990s to achieve his dream of creating two magnificent golf courses and subsequently developing a resort that would have world-wide attraction to golfers everywhere. With the property lying on the confluence of two geological features, the Candler Sand Ridge and the Annutteliga Hammock, the distinguished golf course architect, Tom Fazio, was able to create two internationally renowned golf courses lying side by side. Pine Barrens, built on the rolling sand hills of the Candler Ridge, quickly became one of the highest-ranking public golf courses in the country. Rolling Oaks, built in the adjacent Annutteliga Hammock, is dominated by live oak, magnolias, bays, and hickory. This location also includes several karst features and a lake. The initial resort complex included a small clubhouse, a par 3 course, and three practice holes. Other than the sale of the eastern 930 - acres for conservation, the resort has not changed significantly since the 1990's. While discussions on completing the resort, residential, and other elements of the master plan have been held, subsequent development has not taken place to date.

COMPREHENSIVE PLAN

The Cabot Citrus Farms property is part of the 2,100-acre World Woods Planned Development District (World Woods PDD), a special district established in the northwest portion of Hernando County with the objective of maximizing the recreation and tourist potential of the World Woods Golf Resort through the master planning of land uses. The easternmost 930 - acres of the World Woods PDD was purchased in 1999 as part of the State of Florida's Conservation and Recreation Lands (CARL) program. Consisting primarily of hardwood hammock and wetlands, this property has been placed under the management of the Florida Division of Forestry as part of the Withlacoochee State Forest, which meets many of the environmental conservation objectives established within the PDD. The western portion of the PDD, now owned by the applicant, was retained by the creators of the World Woods Resort for the master planning of a mixture of uses, including golf courses, a clubhouse, resort residential dwellings, condominiums, residential dwellings, resort hotel, and ancillary facilities. At present, only the world-renowned golf courses and small clubhouse have been developed.

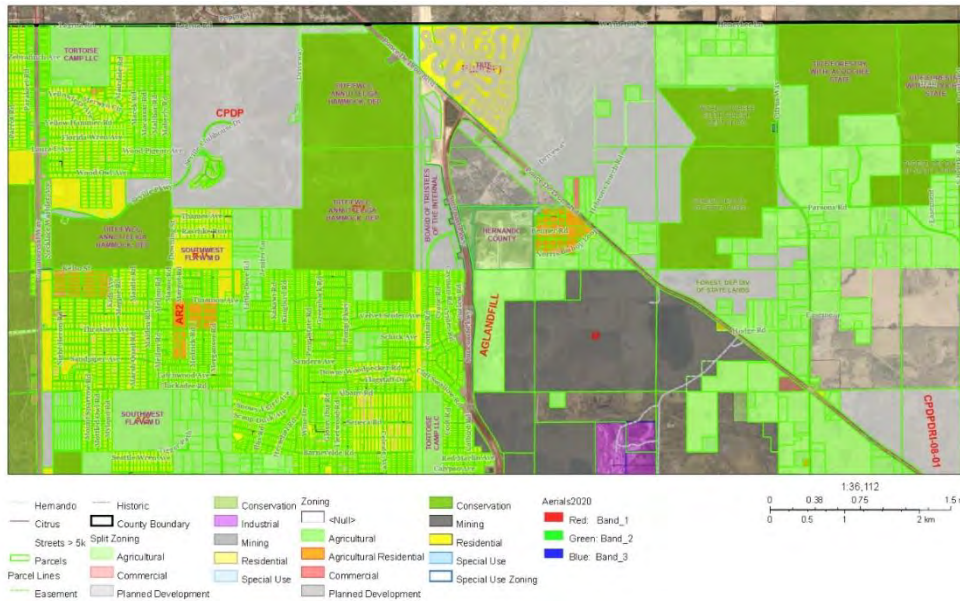
Figure 2 - Future Land Use Map



ZONING

The property was originally approved as a Combined Planned Development Project, a zoning category that allows for a mixture of land uses, incorporates a master plan layout, and establishes set of approval parameters and conditions that are mutually agreed upon by the applicant and the County (H-90-57). The original Planned Development Project zoning for World Woods was subsequently amended in H- 91-30, H-91-13, H-91-12, & H-92-17. At present, the Cabot Citrus Farms property is subject to mapping criteria and land use conditions established in the latest rezoning approval, H-98-49. These conditions have been appended to this application.

Figure 3 – Current Zoning Map



ZONING CONDITIONS

The applicant proposes to retain the Combined Planned Development zoning classification, seek approval of a revised master plan and modify the following entitlements and zoning conditions:

1. The petitioner must obtain permits from Hernando County and meet all applicable land development regulations, except for variances or waivers as provided herein, for either construction or use of the property. The petitioner may request variances or waivers, which would be subject to Hernando County’s appropriate review processes.
2. 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 Citrus Way only. The approved residential density shall include resort residential dwellings, condominiums, multifamily, residential dwellings, and resort hotel.
3. The petitioner shall be limited to three access points on US 98 as approved by the county engineer and FDOT. The petitioner may continue to use Hebron Church Road as an additional access point for construction access and access to its maintenance facilities.
4. The petitioner shall be limited to one access point on CR 491; this access may also be used for direct access to the maintenance facilities and as a construction haul road. Roadway access improvements to CR 491 shall be as approved by the County Engineer.

5. At full buildout, the petition may include a mixture of the following land uses: Golf Courses, Clubhouse, Resort Residential Dwellings, townhomes, multifamily, Condominiums, Residential Dwellings, Resort Hotel and Ancillary Facilities (including but not limited to Restaurant, Pro Shop, Racquet Club, Parking, Interim Sewage Treatment Plant, etc.) The Golf Courses are approved and designated as C/PDP(REC) for a Golf Course. The project shall be developed in several phases, with the following setbacks:

Golf Courses

The setbacks from the maintained areas of the golf course shall be 50 feet from all external privately owned property lines. In order to accommodate existing conditions which have been in place since the courses originally opened, specific areas of this setback can be waived via an agreement with any of the adjacent landowners.

Clubhouse

- Front:** 0', provided an adjacent sidewalk of not less than 5' is part of roadway in front of building.
Side: 0', provide there is a common wall maintenance easement agreement or a maintenance easement on entire side of not less than 10'
Rear: 0', provided there is a maintenance easement on entire rear of not less than 10'.

Resort Residential Dwellings*

- Front:** 10', provided any front-loaded garage is set back 25 ft
Side: 5'/0' in the event there's a common wall and provided there is a common wall maintenance easement agreement or a maintenance easement on entire side of not less than 10'
Rear: 20'

* Such villas shall be allowed golf cart only access provided cart paths are installed to each

Condominiums/Multifamily

- Front:** 10', provided any front-loaded garage is set back 25 ft
Side: 5'/0' in the event there's a common wall and provided there is a common wall maintenance easement agreement or a maintenance easement on entire side of not less than 10'
Rear: 20'

* Such villas shall be allowed golf cart only access provided cart paths are installed to each

Residential Dwellings

- Front:** 10', provided any front-loaded garage is set back 25 ft
Side: 5'
Rear: 20' for main house*

* Pool and any accessory dwelling unit may encroach into such setback to 10'

Resort Hotel and Ancillary Facilities

- Front:** 0', provided an adjacent sidewalk of not less than 5' is part of roadway in front of building.
Side: 0', provide there is a common wall maintenance easement agreement or a maintenance easement on entire side of not less than 10'
Rear: 0', provided there is a maintenance easement on entire rear of not less than 10'.

6. The frontage road requirement for the project is waived.
7. Active recreational uses, other than golf, jogging paths, and water sports, shall be shown on phased conditional plats as approved by the county planning and zoning commission.
8. The submitted plan shall indicate the 100' building setback from privately-owned parcels, along US 98 and along CR 491.

9. The land use designations and locations, as shown on the submitted master zoning site plan will be generally followed with minor modifications approved through the conditional plat approval process with Hernando county.
10. The petitioner shall provide access to the parcels within Cabot Citrus Farms which are not owned by the petitioner as approved by the county engineer.
11. The petitioner shall maintain a 100' natural vegetative buffer around the perimeter of the development adjacent to privately-owned parcels, as shown on the Master Plan, excluding collector roads.
12. The minimum single family Residential lot size for the development shall be 4,950 sq. ft. (45'x110') The minimum Resort Residential lot size for the development shall be 2,400 sq. ft. (30'x80').
13. The prior sale to CARL has satisfied any required preservation of uplands in connection with Horse Lake.
14. Any open space requirements will be calculated across the entire PDD, and no individual lot will be subject to individual open space requirements. The CARL sale of 930 acres can be included when calculating the PDD's open space requirements.
15. Any Resort Residential, Condominium or Residential units managed by the hotel shall not be considered part of the 120 hotel rooms allowed.
16. The petitioner has submitted a geological assessment, which has been approved by the County. The area of the property restricted from development due to existing subsurface geologic conditions and/or caves shall be limited to such area as shown on the Master Plan.
17. 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.
18. The petitioner shall enter into a water and sewer agreement with the County approved by the Hernando County Utilities department (HCUD) prior to any additional certificates of occupancy being issued on the property, except in connection with the golf course or renovations to existing structures
19. The petitioner shall provide a shared parking analysis to the County with the phase one conditional approval by the Planning and Zoning commission and prior to the construction of any hotel or retail use on the property.
20. Required maintenance or development obligations of the petitioner may be assigned to a Community Development District or homeowners association created for such purpose.
21. 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.
22. 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.

23. Floral and faunal surveys shall be conducted by appropriate state agencies and qualified scientist within subsurface geologic features. Protection shall be afforded new species.
24. Development of the property within the District shall adhere to green industries Best Management Practices (BMP's), 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.

SECTION 1: PROPOSED DEVELOPMENT STANDARDS

ENVIRONMENTAL

Development within the World Woods Planned Development District must be generally consistent with ten (10) policies adopted along with Objective 1.07D of the Hernando County Comprehensive Plan. Policies 1.07D (7-10), which address environmental issues, are depicted below, along with proposed development standards that are intended to ensure consistency with the policies:

Policies

POLICY 1.07D(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.

POLICY 1.07D(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.

POLICY 1.07D(9): Floral and faunal surveys shall be conducted by appropriate state agencies and qualified scientist within subsurface geologic features. Protection shall be afforded new species.

POLICY 1.07D(10): Development of the property within the District shall adhere to green industries Best Management Practices (BMP's), 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.

PROPOSED DEVELOPMENT STANDARDS

Coastal Engineering Associates Inc. and The Colinas Group, Inc. recommend the following land management strategies to minimize stormwater and other developmental impacts associated with development of the project site:

1. The attached geological assessment report by the Colinas Group (Section 2 of the report) shall be utilized as a guideline in the preparation of design plans for the development of World Woods.
2. The attached survey and mapping report of the *BROOKSVILLE RIDGE CAVE* by *George Veni & Associates, Cave and Karst Specialists*, indicates the absence of flora and fauna species in the cave that require protection.
3. A natural buffer shall be provided above and for 100 feet to each side of the Brooksville Ridge Cave, running the length of the cave as depicted in the Drainage Analysis Report. (The Florida Springs Task Force Report recommended this buffer setback distance in their 2000 Report around sinkholes and other karst features.) This area shall be placed in a preservation tract, which shall be managed by an environmental entity chosen by the developer, with concurrence by Hernando County.
4. A 100-foot radius upland buffer zone shall be established around the cavities in rock exposed in the bottom of sinkholes depicted within the Drainage Analysis Report. Buffer zones shall contain natural or planted vegetation to attenuate stormwater in excess rainfall discharging to the karst features.
5. Development shall adhere to best management practices (BMP's), including Integrated Pest Management (IPM) (FDEP & FDCA, 2002. Protecting Florida Springs – Land Use Planning Strategies & Best Management Practices).
6. Florida Yards & Neighborhoods (FYN) education shall be provided for individual lot owners.
7. The application of fertilizers, herbicides and pesticides shall be prohibited within the sinkhole and cave buffer zones.
8. Construction of improvements, other than stormwater management improvements, shall be avoided within the buffers.
9. To the extent practical, stormwater currently generated within the natural surface drainage basins of on-site sinkholes shall be re-routed for conveyance to stormwater treatment facilities constructed in areas where soil thickness over the limestone surface exceeds 10 feet.
10. Use of the existing small soil-covered sinkholes, located in the higher upland portion of the project site, as part of the development's stormwater management system shall be avoided if practical. These depressions shall be filled with clean, clayey sand fill to inhibit concentrated infiltration of untreated stormwater.
11. If the small drainage gully leading to Sinkhole 2 in the Drainage Analysis Report is to remain post construction, the side slopes and bottom shall be stabilized and vegetated to control continued soil erosion. An upland buffer zone of 125 feet on each side of the gully shall be established for treatment of stormwater collected in the gully.
12. Stormwater treatment shall be in accordance with Southwest Florida Water Management District (SWFWMD) Environmental Resource Permitting guidelines.

CABOT CITRUS FARMS

The perfect location for Cabot's first U.S. property, tucked between state forests and nature reserves in the central-west region of Florida, aptly known as the Nature Coast, Cabot Citrus Farms is perfectly situated to enjoy laid-back southern living, while in convenient proximity to major urban centers. The property and surrounding areas embody a comforting feel complete with a notable change of pace. When you are ready to speed things back up, whether to catch a flight, a sports game, or a little nightlife, Tampa and Orlando are both a short drive away at 50 and 80 minutes, respectively.

The two internationally renowned championship golf courses will continue to be a central focal point of the planned resort. Cabot Citrus Farms is already proceeding with a major renovation of both courses to make them an even greater attraction to golfers worldwide. As depicted below in the conceptual master plan.

The subject property has excellent access, with the main entrance directly from US Highway 98, less than one mile from the Suncoast Parkway. The Parkway allows golfers and other tourists to reach Cabot Citrus Farms from Tampa International Airport without encountering a single stop sign or traffic signal. A second access to the project will be from Hebron Church Road, which intersects US 98 approximately 3,000 further to the southeast. Presently only partially improved, Hebron Church Road provides access to properties other than those owned by Cabot Citrus Farms. Approved development plans for this road allow for limited access to existing maintenance facilities. As shown on the enclosed master plan, right of way for a third future access is available from SR 491; this road will be used by Cabot Citrus Farms as a construction haul road.

While the present resort facility serves its own potable water and wastewater treatment requirements (well septic), a sewer & water agreement will be negotiated with the Hernando County Utilities Department to assure adequate central sewer and water service for upcoming resort and residential elements of Cabot Citrus Farms. More than adequate space is available for on-site drainage retention, which will be designed and permitted in accordance with the regulations of the Southwest Florida Water Management District.

While a significant amount of natural habitat has been preserved within the golf course campus, the master plan will allow for further habitat retention, especially in the area of an on-site cave feature. A natural vegetative buffer will also be maintained around the perimeter of the project where it abuts privately owned properties.

Figure 4- Conceptual Plan



PROPOSED SETBACKS

SINGLE FAMILY

FRONT: 10'; Provided any front-loaded garage is set back 25'

SIDE: 5'

REAR: 20' for main house*

** Pool or any other accessory dwelling unit may encroach into such setback to 10'*

VILLAS

FRONT: 10', provided any front-loaded garage is set back 25 ft*

SIDE: 0'/5''; 0' in the event there's a common wall and provided there is a common wall maintenance easement agreement or a maintenance easement on entire side of not less than 10'

REAR: 20'

** Such villas shall be allowed golf cart only access, provided cart paths are installed to each*

CONDOMINIUMS

FRONT: 10', provided any front-loaded garage is set back 25 ft*

SIDE: 0'/5''; 0' in the event there's a common wall and provided there is a common wall maintenance easement agreement or a maintenance easement on entire side of not less than 10'

REAR: 20'

MULTIFAMILY

FRONT: 10', provided any front-loaded garage is set back 25 ft[□]

SIDE: 0'/5''; 0' in the event there's a common wall and provided there is a common wall maintenance easement agreement or a maintenance easement on entire side of not less than 10'

REAR: 20'

HOTEL & RETAIL

FRONT: 0'; Provided an adjacent sidewalk of not less than 5' is part of roadway in front of building

SIDE: 0'; Provided there is a common wall maintenance easement agreement or a maintenance easement on entire side of not less than 10'

REAR: 0'; Provided there is a maintenance easement on entire rear of not less than 10'

GOLF COURSE

The setbacks for the golf course shall be 100 - feet from all external privately owned property lines. There shall be no required golf course setback for properties within the project area, a "Safety Review" may be applicable will be drafted pending approval

I. PRELIMINARY LAYOUT

The proposed master plan is attached

II. DRAFT OF PROTECTIVE COVENANTS

Existing covenants are in OR 987 PG 1576 (World Woods DCR's from 1993). The applicant will be addressing the need for their own covenants with the initial conditional platting.

III. PRELIMINARY ENGINEERING REPORT

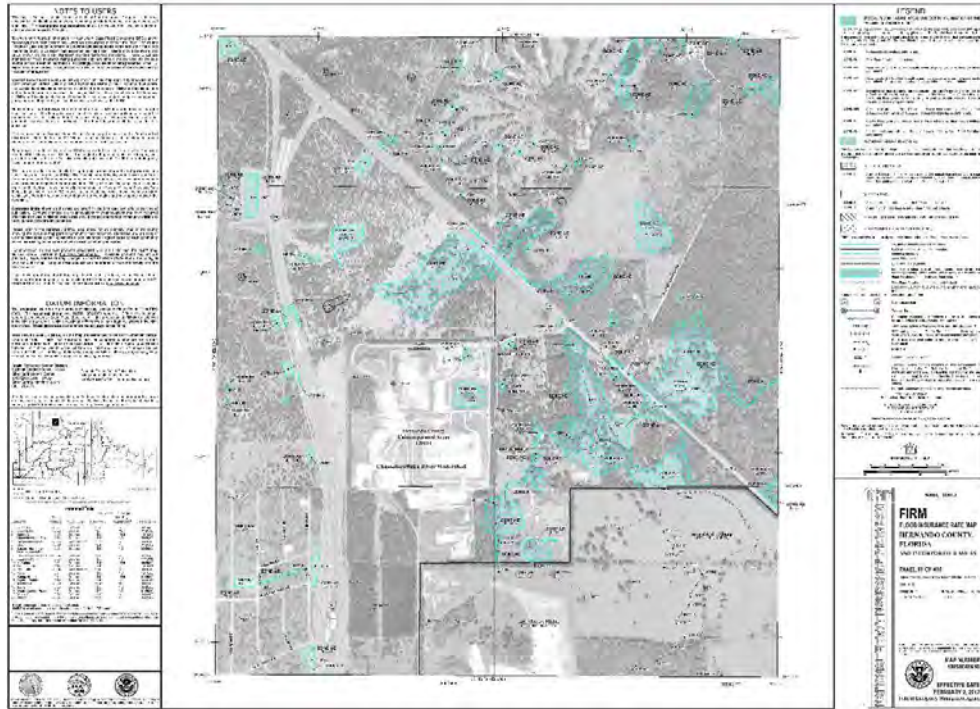
- A. **TOPOGRAPHY** - The property contains significant topographic relief, with hills as high as 170 MSL in the center of the property and low areas around 60 MSL along the southern boundary.

Figure 6 - TOPO Map

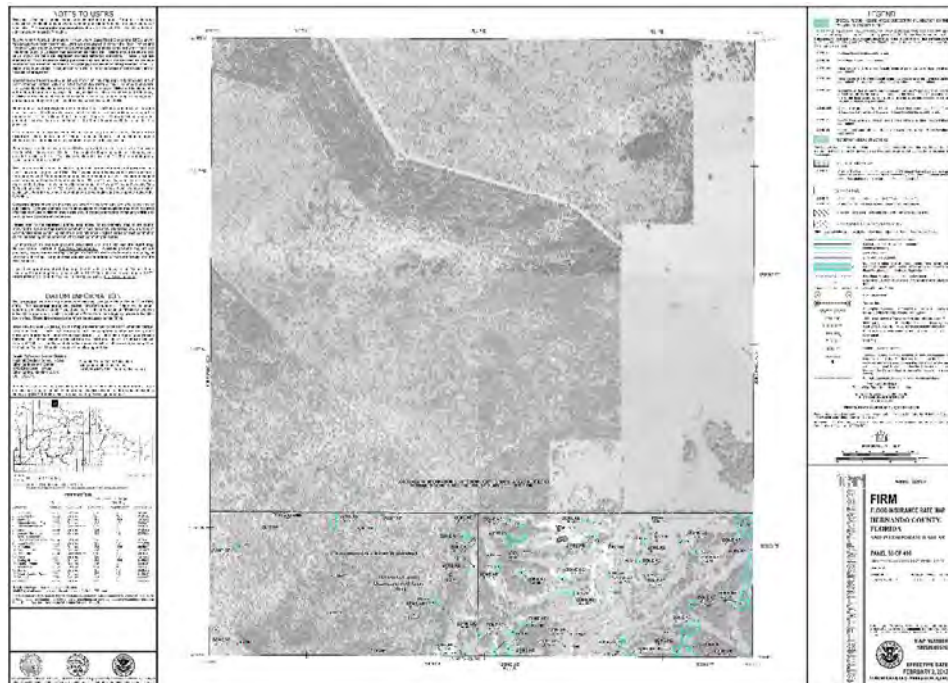


- B. **FLOODPLAIN** – The project site falls into Zone X, above the 100-year floodplain, although the two onsite lakes and a number of golf drainage features are designed in A or AE zones, subject to the 100-year flood. The primary flood feature is the lake on the east side of the entrance. The project is located on the FIRM panels 12053C0053D and 12053C0061D depicted below.

FIRM Panel 12053C0061D

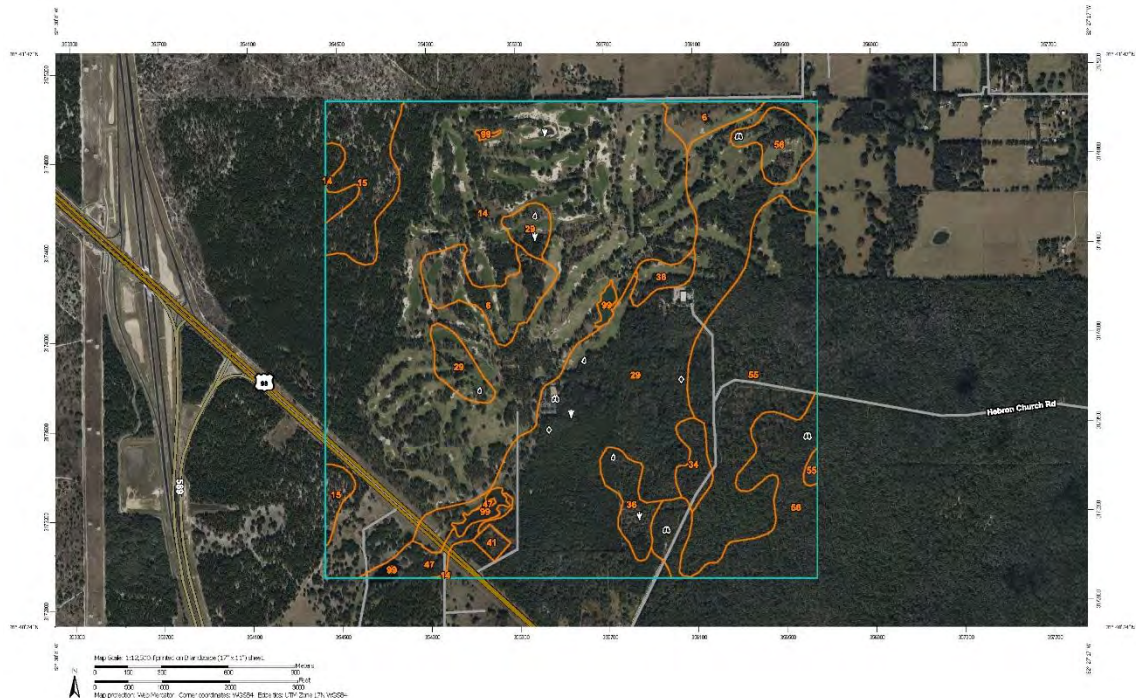


FIRM Panel 12053C0053D



- C. **SOILS** - According to the Soil Survey of Hernando County, a variety of soils are found on the site, however, the predominant soil in the west is Candler fine sand and the predominant soil in the east is Kendrick fine sand. The Candler soil series is very permeable and has high development potential. Kendrick fine sand is a moderately permeable soil that underlies much of the upland area containing hardwood hammock

Figure 7 – Soils Map



Map Unit	Symbol	Map Unit Name
6		Arredondo fine sand, 0 to 5 percent slopes
14		Candler fine sand, 0 to 5 percent slopes
15		Candler fine sand, 5 to 8 percent slopes
29		Kendrick fine sand, 0 to 5 percent slopes
34		Micanopy loamy fine sand, 2 to 5 percent slopes
36		Nobleton fine sand, 0 to 5 percent slopes
41		Pits
47		Sparr fine sand, 0 to 5 percent slopes
55		Williston loamy fine sand, 2 to 5 percent slopes
56		Williston variant loamy fine sand, 2 to 5 percent slopes
99		Water

- D. **DRAINAGE** – Site drainage is defined by the existing topographic relief of the project properties, forming internal drainage basins of varying sizes capable of storing the 100- year / 24-hour event; adequate space is available for on-site drainage retention systems, which will be designed, permitted and constructed in accordance with the regulations of the Southwest Florida Water Management District (SWFWMD), FEMA and Hernando county.

- E. **VEGETATION** - Most of the eastern and southern portions of the property are within the Annutteliga Hammock and comprised of hardwood forest, its canopy dominated by live oak, laurel oak and water oak, a considerable number of sweet gums, hickory, and magnolia as well as red cedar trees and occasional cabbage palms. Most of the northern and western area is part of the Candler Sand Ridge and consisted of planted pine prior to its conversion to golf course. A natural vegetative buffer will also be maintained around the perimeter of the project where it abuts privately owned properties and an on-site cave feature. With construction of the golf courses and sale of the vast majority of the hammock to the State through the CARL program, the following preservation objectives of World Woods PDD Comprehensive Plan Strategy 1.05C(5) have been met: "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 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 acres tract of upland contiguous to the lake being retained as a continuous tract with only a boardwalk or pedestrian trails allowed. Pedestrian trails shall be designed to preserve the habitat and wildlife species. The additional 60 - acres of upland must be inter-connected by corridors. The connections may only be broken by cart paths, walking trails, and one entrance road."

IV. **LIST OF PLANNED PUBLIC IMPROVEMENTS**

Planned off-site public improvements include:

- Construction of pump stations and a sewer transmission line to HCUD's existing force main located at the Northwest Solid Waste Management Facility.
- Approximately 3.6 miles of 12-inch potable water line connecting the existing Cabot Citrus Farms system to the county owned regional potable water supply system in the Seville Development located west of US 98; reference the below Hernando County Utility Map (Figure - 7)

V. **DEVELOPMENT SCHEDULE**

Renovation of the golf courses has been initiated, with completion anticipated by the 4th Quarter of 2023; construction of the remaining elements of the Cabot Citrus Farms master plan are expected to start in 2023 and be completed over a 10-year development schedule.

VI. **ADEQUATE ACCESS ANALYSIS**

Consistent with the requirements of Hernando County, the developer will complete the Traffic Analysis in accordance with the Hernando County Facility Design Guidelines. The analysis will include an evaluation of the access to serve the Conditional Plat for Cabot Citrus Farms with our first Conditional Plat. Project access and related improvements will consist of three access locations to the four lanes of US 98 (including Hebron Church Road) and one to County Road 49, as shown on the master zoning plan; US 98 connects NW to Suncoast Parkway.

VII. UTILITIES

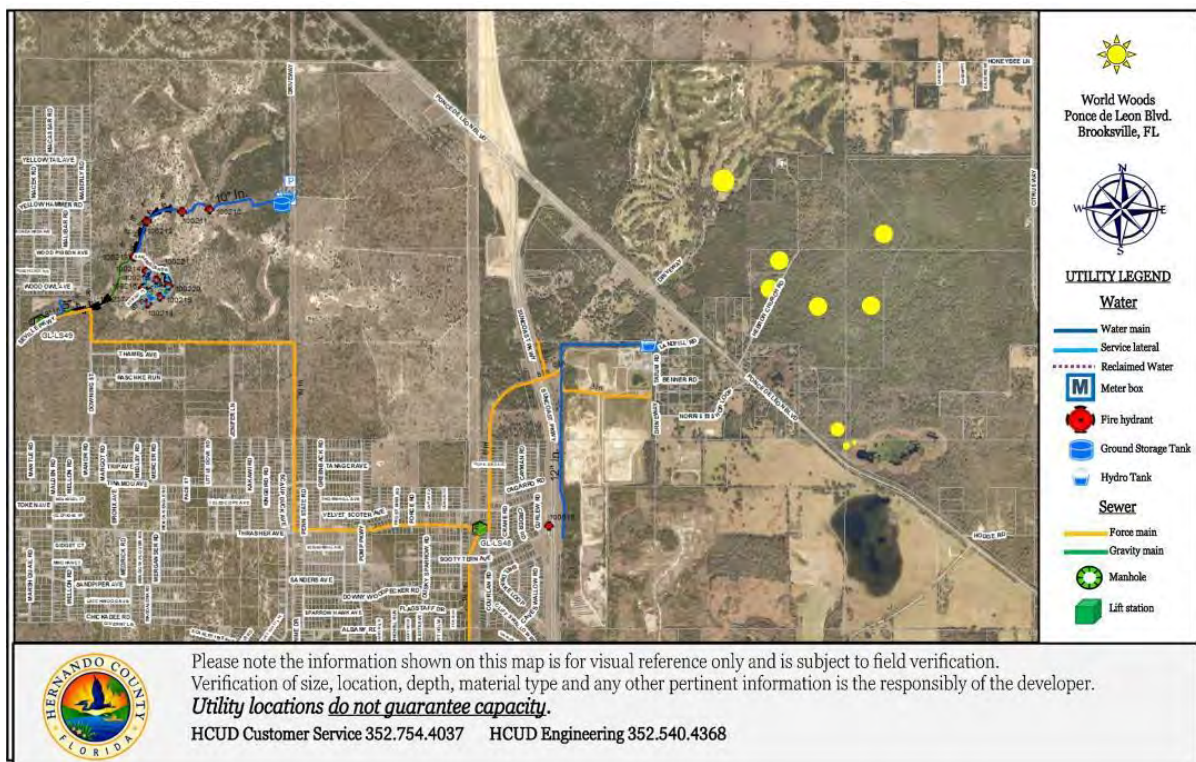
Sanitary Sewer: The Hernando County Utilities Department (HCUD) constructed a 16” force main from the Seville project south to its Glen Wastewater Reclamation Facility (GWRF), then added an eight (8) inch force main to the Northwest Waste Management Facility (across US 98 from the subject site) to transport leachate to GWRF; HCUD no longer utilizes their force main extension for this purpose thus providing future service to Cabot Citrus Farms throughout the project’s development. The GWRF has the capability to serve the project development thru project buildout. Figure 7 depicts the location and size of existing sewer and water lines in the vicinity of the project.

Solid Waste: The County’s Northwest Waste Management Facility is located across US 98 from Cabot Citrus Farms; the residential landfill cell capacity is currently under expansion to serve the County’s needs through the facilities current planning and service horizon.

Drainage: A Stormwater management will be designed, permitted, and constructed for the project development consisted with adopted SWFWMD SWERP and COUNTY/FEMA regulatory criteria.

Potable Water: Cabot Citrus Farms has a small potable water system (well and plant); HCUD also constructed and operates a regional potable water system (wells, plant, storage tank) in the nearby Seville development. As part of Seville’s sewer-water agreement with HCUD, the County can expand the system to provide county wide potable water. Cabot Citrus Farms thru a county approved sewer-water agreement will explore in coordination with HCUD the potential connection of the two potable water systems for long-term service for the Cabot Citrus Farms development.

Figure 8 – Utilities Locations



VIII. DESIGN DEVIATIONS

Cabot Citrus Farms is a golf-forward project aiming to create a unique guest experience rooted in the character and history of Florida's Nature Coast. Through a well-designed and thoughtful mix of recreation, hospitality, and residential product, Citrus Farms is a walkable place where sidewalks and paths connect people across varied landscapes and amenities. Along with a golf program consisting of two 18-hole golf courses, a 10+11 course, putting green, and practice range, the 1,200 acres is to include nature trails, a village green, swim club, spa, and core village.

To help organize the site design of this project, a landscape framework plan has been established. This plan guides the design of each area from the entry experience along Route 98 to the interior neighborhoods. Per Figure #1, those zones include the Edge, Arrival, Cabot Village, and Iron Range.

The following figures are presented in support of the application:

Figure. No.	Name
1 of 6	Design Guidelines Comments
2 of 6	Landscape Framework Plan
3 of 6	Entry Street Section
4 of 6	Main Street Section
5 of 6	Main Street View 1
6 of 6	Main Street View 2

Entry Experience – The Edge to Arrival

The existing Route 98 frontage is being designed to incorporate an earth berm for road noise mitigation and to create a planting buffer adjacent to the property. Atop the berm, a diverse selection of predominantly native plants helps to expand the existing plant palette while planning for forest succession. The existing paddock fence remains and is supplemented with a low limestone wall at the point of the entry road. Lit Cabot signage would be located on the wall for wayfinding.

The arrival road and Greeters' Hut generally follow the outline of the existing roadway infrastructure. Re-paved asphalt and curbing for the road, along with specialty paving at the Greeters' Hut freshen the arrival experience. Beyond the Greeters' Hut paddock fence turns to a stone wall with a wood gate that is fixed in the open position.

Utilities are proposed for either side of the roadway per Figure #2, keeping the median free for planting. Street lighting staggers from the Greeters' Hut into the Cabot Village, alternating at ~90' intervals. These are to be designed as full cutoff night sky compliant fixtures.

A Walkable Main Street - Cabot Village

The design intent for Cabot Village is to create a walkable main street experience that connects people with golf and amenities. One story detached cottages front on either main street or interior mews and courtyards to create a village that is best explored on foot via 5' wide sidewalks, see Figure #4. The scale is comfortable and established, with a right of way cross section that allow for ample canopy tree shade and ground cover planting, predominantly native, as required in the County Landscaping Standards. Cottage setbacks work to provide individual's privacy while keeping buildings close enough to waive to a neighbor. There is currently no on-street parking planned for main street and its 20' wide paved street section works to slow traffic, as opposed to a wider throughfare experience.

Interior parking rooms consisting of 26'-wide chipseal drive aisles and 18.5' parking bays include curbed landscape islands every 10 spaces per County standards. These areas are to be planted with a predominantly native plant palette exceeding the minimum standards required by the County. Permeable pavers are being explored for the parking bays along with wooden wheel stops to demarcate the individual parking stalls and provide a rustic quality to the design, see Figure #5. Turning radius intended to be tight to limit asphalt but can be designed with reinforced or mountable edges to facilitate county EVA and fire truck standards. Final cottage fire suppression systems are still being designed and will be coordinate with the County as they would impact site design.

Utility routing is being designed with Coastal Engineering to carry main lines outside of the core area, allowing for a tighter right-of-way as seen in Figure #3. Street lighting staggers through Cabot Village, alternating with canopy Live Oaks at ~90' intervals.

Golf-side Living - Iron Range

The detached single-family homes of the Iron Range are situated in forest between the Pine Barrens and Rolling Oaks golf courses. The lots are between 50' and 80' wide and will have homesites governed by front, rear, and side yard setback requirements.

Cul-de-sac distances are designed per County standards and turning radii will be accommodated by a combination asphalt paving and mountable curbing or reinforced edging.

On behalf of the Owner, we look forward to working with you as we progress the design standards for this project.

Below is a summary of the project Design Intent in reference to the following guidelines.

- October 2008 *Hernando County Facility Design Guidelines* (HCFDG)
- *Hernando County Code of Ordinance*
- *Florida Department of Transportation Design Standards*.

All roads on property are intended to be private. This comparison is to establish the project Design Intent as it related to typical County guidelines. Each section is organized by listing the referenced guidelines then the Design Intent response specific to this project.

Figure. No.	Name
1 of 6	Design Guidelines Comments
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Figure 1 of 6

	County Guidelines	Design Intent
<u>Hernando County Facility Design Guidelines</u>		
1.	<i>(HCFDG) I-01: Definitions, Roadway Construction Standards and Requirements: Florida Department of Transportation Manual of Uniform Minimum Standards for Design, Construction, and Maintenance for Streets and Highways also outlines design speed.</i>	Design Intent: Maintain 20 foot wide primary roads and 18 foot wide neighborhood roads with 54 foot R.O.W. with a design speed of 15 MPH.
2.	<i>(HCFDG) I-01-3 A.2 & 3: Cul-de-sac shall have 50 feet of right-of-way approach to a minimum 120-foot diameter right-of-way for a turn around a circle with a 50 foot paved radius. Cult-de-sacs shall have 60 feet of right-of-way approach to a 140-foot</i>	Design Intent: Pavers will be added to accommodate a 50 foot radius. As needed for fire access, a stabilized turning radii larger than currently shown in plan can be designed for. Open or closed drainage to be determined.

	<i>diameter right-of-way for a turn around a circle when constructed with open drainage, with a 50 foot paved radius.</i>	
3.	<i>(HCFDG) I-03 D & E: Roadway radii shall be a minimum of 30 feet at all intersections on Local Streets and Major Local Streets in residential areas. Roadway radii shall be a minimum of 35 feet at all intersections on Collector Streets, Major Collector Streets, and Frontage Roads in Commercial areas.</i>	Design Intent: Road edge will designate a 10 foot radius at perpendicular road intersections. A combination of pavers and mountable curb could be designed to accommodate EVA and fire access.
4.	<i>(HCFDG) I-08: Mailboxes shall be installed in conformance with the FDOT Roadway and Traffic Standards Index 532 and as required by U.S.P.S.</i>	Design Intent: A central, clustered mail box unit is most likely here, final location to be determined.
5.	<i>(HCFDG) I-08 Drainage Design: Vertical curbs without gutters shall be constructed using 3,000 p.s.i. concrete and be per FDOT Index 300 Type D, used on the high side of the road only.</i>	Design Intent: Where applicable, project will use Type D curbs that are 4-8” wide. Roadway slopes will be determined in coordination with civil engineer.
6.	<i>(HCFDG) V-7 Pedestrian Crossing: All signs shall be Type III-A high performance sheeting.</i>	Design Intent: Considering a design speed of 15 mph, pedestrian crossings would be demarcated with either a paver application that contrasts the roadway or with a mountable, raised pedestrian crossing.
7.	<i>(HCFDG) I-10 E: ADA Ramps and Recessed Curbing Sidewalk: Facility Requirements: FDOT Indexes 304, 310, and FDOT Spec 527 and FDOT Qualified Products List shall be acceptable with a tapered edge tile on all approach sides.</i>	Design Intent: This design variation proposes a contrasting warning color pre-cast paver against the chosen sidewalk paver, this warning paver will be a similar material to the paver, but visibly apparent.
8.	<i>(HCFDG) IV-1-3 Typical Sections Local Roads – Closed Drainage</i>	Design Intent: See Figure 3 & 4.

9.	<i>(HCFDG) IV-10 Collector 2 Ln: Water main and force main are 2 feet from the edge of the sidewalk.</i>	Design Intent: Coastal to provide preliminary utility routing based on the 9/2 WebEx between Coastal, HH, and Client. Utilities along the Arrival Road to be limited to road edges and remain outside of planted median. Cottages may have rear access to be determined.
10.	<i>(HCFDG) IV-25 Residential and Residential Connection: Parking lot driveway connection to roadway requires 15' radius apron. Minimum inbound radius is required to be 35', minimum outbound radius is required to be 25 feet for commercial connection. All driveways must be 24' width.</i>	Design Intent: See #3 above. Street right-of-way/pavements will widen based on pavers bordering roadway pavement.
11.	<i>(HCFDG) IV-28 Parking Lots – Based on Institute of Traffic Engineer parking lot dimensions, drive aisles are required to be 26 feet wide with parking stalls at 18.5 foot deep. Minimum width is 9 feet for standard and 12 feet for handicap with adjacent 5 foot access.</i>	Design Intent: The plan can accommodate for these design standards. See Figure 6. Parking stalls to be defined by a combination of wooden wheel stop indicators and paving demarcation. Parking stalls will have permeable paving.

Hernando County Code of Ordinances

12.	<i>HCLDC Ch.10 Article II Section 10-21: curbed landscape islands are required every minimum 10 spaces with 400 SF of landscaping including 1 overstory tree, 1 understory tree and 6 shrubs. Landscape islands are a minimum of 10' in width to accommodate landscaping.</i>	Design Intent: See Figure 6. Parking areas have 10 spaces in a row surrounded by planted areas in the corners. A central median has over 400 S.R. of planted area with shade trees. See Article II-Landscaping Sec. 10-17. (Ord. No. 2008-02, §2, 1-15-08) Shade trees will be every thirty (30) linear feet on both sides of Main Road that is ten (10) feet in width. See HC LDC Article II Sec. 10-21.
13.	<i>HCLDC Ch. 26, Article III. Section 26-42 (g): Street shall be laid out to intersect as nearly as possible at right angles. The minimum angle of the</i>	Existing Condition: Existing roadway has tighter radii.

	<i>intersection shall not be less than 70 degrees.</i>	
14.	<i>HCLDC Chapter 26, Section 26-42 (j): Cul-de-sac length shall be no longer than six hundred (600) feet unless alternative designs are allowed by County Engineer.</i>	Design Intent: Ongoing design development based on Iron Range layout.

Figure 2- Landscape Framework Plan

Defining Key Zones

1. The Edge

- Strong natural landscape identifies property
- Sweeping patterns of mixed woodland with wildflowers

2/2a. Greeter's Hut & Arrival

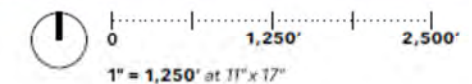
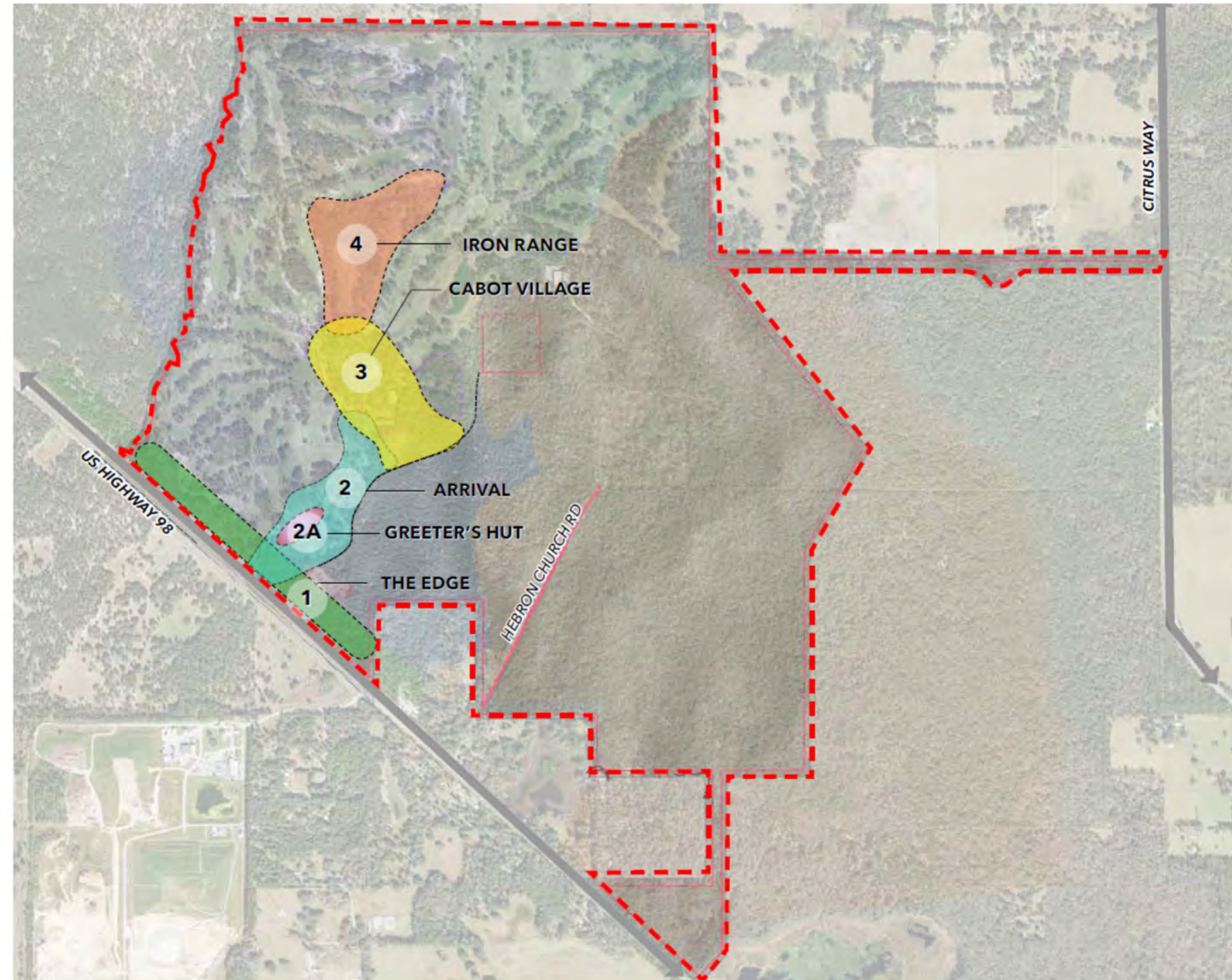
- Unique sense of place

3. Cabot Village

- A walkable main street community, connecting golf, amenities, neighborhoods and natural areas
- Enhanced biophilia, including dappled shade

4. Iron Range

- Golfside homes within an established pine-mesic forest



HART HOWERTON

Figure 4- Entry Street Section

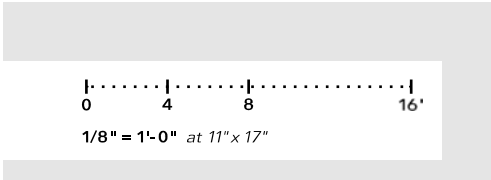


Figure 4- Main Street Section



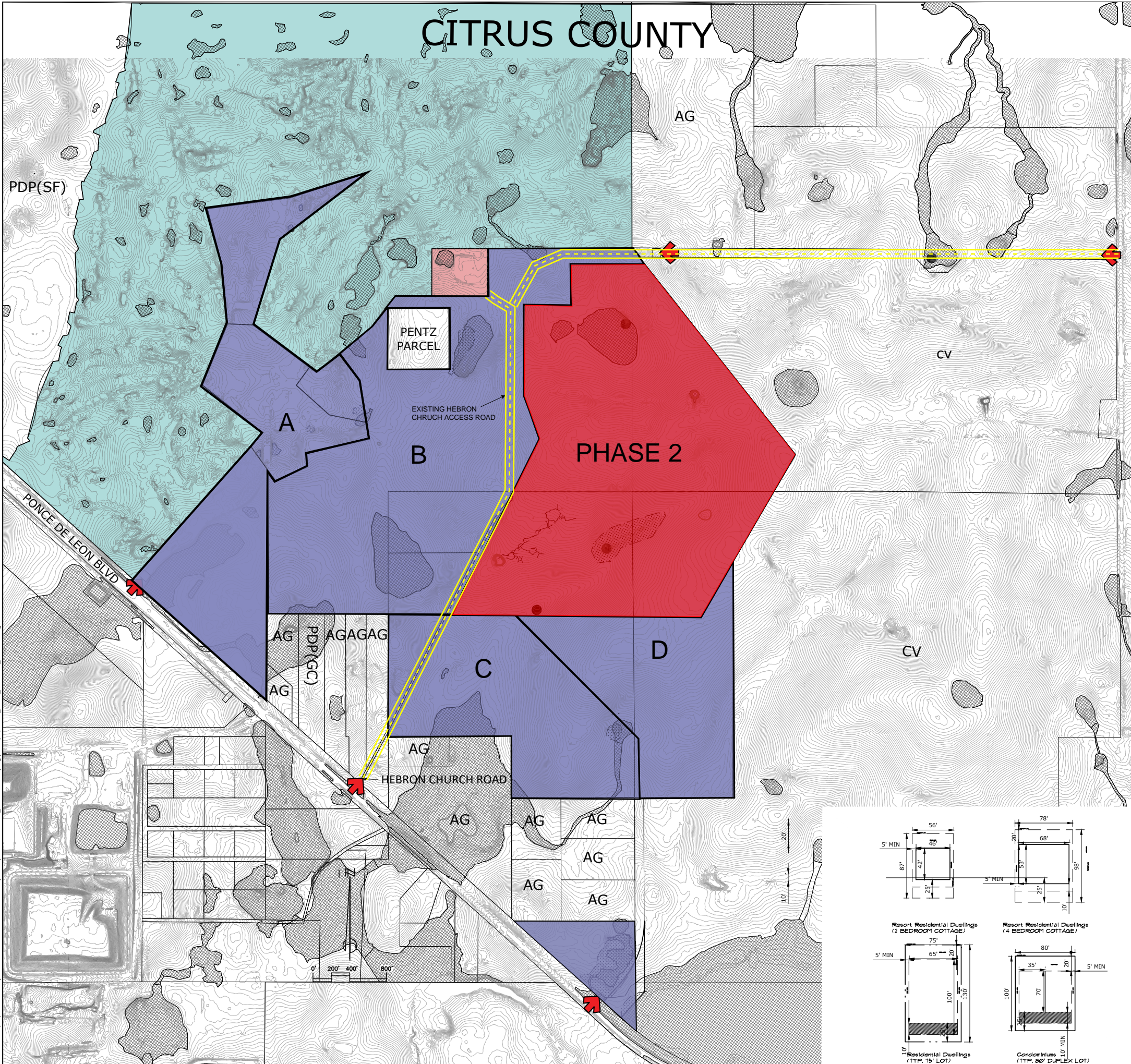
Figure 5- Main Street View 1



Figure 6 - Main Street View 2



CITRUS COUNTY



LEGEND

- EXISTING GOLF COURSE AND PRACTICE FACILITY
- RESORT RESIDENTIAL WITH GOLF AND ANCILLARY FACILITIES
- PHASE 2
- MAINTENANCE SERVICES
- FLOODPLAIN
- ENTRANCE
- GATEHOUSE
- CONNECTOR ROADS
- SUBTERRANEAN CAVE SYSTEM
- WETLAND
- SINKHOLE
- TRAFFIC ROUNDABOUT

SITE DATA

Owner/Applicant:
Cabot Citrus OPCO, LLC
150 Bloor Street West, Suite 310
Toronto, Ontario Canada M5S2X9

Parcel Key No. 327337, 327300, 1227719, 327569, 327685, 327934, 327952, 328096, & 1353911

Area: 1,188.20 - Acres

Section/Township/Range: 11,02,12,13,14/21S/18E

Current Zoning: CPDP

Requested Zoning: CPDP

Proposed No. of Lots: 999

Golf Course Setbacks: 50' from all external privately owned property lines

Clubhouse:

- Front:** 0' (provided adjacent sidewalk no less than 5')
- Side:** 0' (provided common wall maintenance agreement not less than 10')
- Rear:** 0' (provided there is a maintenance easement no less than 10')

Resort Residential Dwelling:

- Front:** 10' (provided any front loaded garage is set back 25')
- Side:** 5/0' (provided common wall maintenance easement no less than 10')
- Rear:** 20'

Condominiums/Multifamily:

- Front:** 10' (provided any front-loaded garage is set back 25')
- Side:** 5/0' (in the event there is a common wall maintenance easement no less than 10')
- Rear:** 20'

*Such villas shall be allowed golf cart only access provided cart paths are installed to each

Residential Dwellings:

- Front:** 10' (provided any front-loaded garage is set back 25')
- Side:** 5'
- Rear:** 20' for main house

*Pool and accessory dwelling unit may encroach into such setback to 10'

Resort Hotel and Ancillary Facilities:

- Front:** 0' (provided an adjacent sidewalk of not less than 5' is part of roadway in front of building)
- Side:** 0' (provided there is a common wall maintenance easement of no less than 10')
- Rear:** 0' (provided there is a maintenance easement on entire rear of not less than 10')

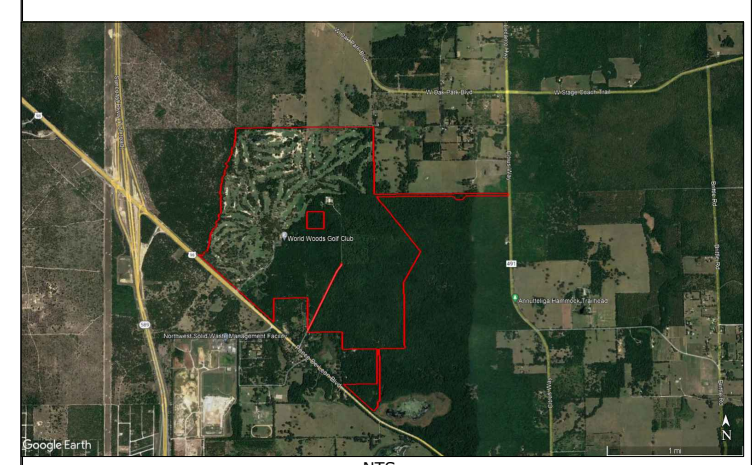
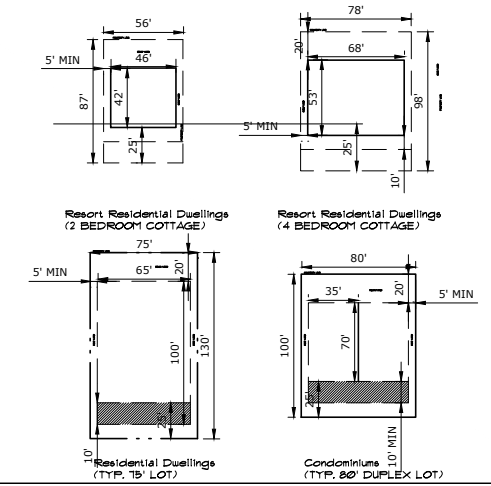
Buffer: 50' vegetated buffer

FEMA FIRM Community Panels: FEMA Panel 12053C0156E, effective date of January 15, 2021.

Fire Protection: To be addressed during the Conditional Plat phase.

General Notes:

1. This is a planning document and is not to be considered a final design or construction plan. Also, not intended for recordation in public records. Drainage and utility easement will be included in the final construction plans and shall meet the requirement of Hernando County and any agencies having jurisdiction related to this project.
2. Drainage Retention Areas (DRA) are conceptually located. The actual size and location will be determined with final engineering design.



CABOT CITRUS FARMS
REZONING MASTER PLAN

Coastal Engineering, Inc.
 966 Candlelight Boulevard - Brooksville, Florida 34601
 (352) 799-9400 / (352) 799-6359
 EB-0000142

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