

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

Date: June 21, 2024

File No. H-24-23 Official Date Stamp:

RECEIVED

By rreinhardt at 10:54 am, Jul 01, 2024

APPLICANT NAME: Cabot Citrus Farms OPCO, LLC

Address: 17590 Ponce De Leon Blvd.

City: Brooksville

State: FL

Zip: 34614

Phone: Email: mmotes@cabotcitrusfarms.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: 34614

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

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

Contact Name: Cabot Citrus Farms Community Association, Inc

Address: 17590 Ponce De Leon Blvd

City: Brooksville

State: FL Zip: 34614

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S) 327337,327300,1227719,327569,327685,327934,327952,328096,1186175,1353911,555651
2. SECTION 11, 02, 12, 13, 14, TOWNSHIP 21S, RANGE 18E
3. Current zoning classification: CPDP
4. Desired zoning classification: CPDP
5. Size of area covered by application: 1,206.45 acres
6. Highway and street boundaries: Northside of Ponce De Leon Blvd
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, David Bennett, 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):

and (representative, if applicable):

to submit an application for the described property.

Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 24th day of June, 2024, by David Bennett who is personally known to me or produced as identification.

Signature of Notary Public



DEBRA JANE MACDONALD
Notary Public
State of Florida
Comm# HH334379
Expires 11/21/2026

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

PRINT FORM

CLEAR FORM

Notary Seal/Stamp

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

Date: 2/27/2024

File No. Official Date Stamp:

H-24-23

Received

MAR 6 2024

Planning Department
Hernando County, Florida

APPLICANT NAME: Cabot Citrus OPCO, LLC

Address: 17590 Ponce De Leon Boulevard

City: Brooksville

State: FL

Zip: 34614

Phone: Email: mmotes@cabotcitrusfarms.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: dlacey@coastal-engineering.com

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

Contact Name: Cabot Citrus Farms Homeowners Association, Inc.

Address: 17590 Ponce De Leon Blvd.

City: Brooksville

State: FL

Zip: 34614

PROPERTY INFORMATION:

1. PARCEL(S) KEY NUMBER(S): SEE ATTACHED SHEET

2. SECTION 11, 02, 12, 13, 14, TOWNSHIP 21S, RANGE 18E

3. Current zoning classification: CPDP

4. Desired zoning classification: CPDP

5. Size of area covered by application: 1,206.45 acres

6. Highway and street boundaries: North side of Ponce De Leon Blvd

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, Daniel Knight- VP for 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):

and (representative, if applicable): Coastal Engineering

to submit an application for the described property.

Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 4th day of March, 2024, by Daniel Knight who is personally known to me or produced as identification.

Debra Jane MacDonald
Signature of Notary Public

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



DEBRA JANE MACDONALD
Notary Public
State of Florida
Comm# HH334379
Expires 11/21/2026

Notary Seal/Stamp

ATTACHED SHEET

Parcel Key
327337
327300
1227719
327569
327685
327934
327952
328096
1186175
1353911
555651

MASTER PLAN APPLICATION

CABOT PHASE 2

Introduction

The site was approved for a Master Plan on property zoned Combined Planned Development (CPDP) on November 8, 2022, by Resolution 2022-216 (H22-61) subject to 35 performance conditions. Since approval, a subdivision for Cabot Citrus Farms Phase 1 has been approved and developed which is excluded from this application.

The previous Master Plan approval required that Phase 2 of Cabot Citrus Farms obtain a separate master plan approval. The current application includes both Phase 1 and Phase 2 with the exception of the subdivided area already mentioned. Specifically, the application can be summarized as follows:

- The addition of parcel key 1186175 to the overall master plan. The parcel totals 8.25 acres.
- The addition of parcel key 555651 to the overall master plan. This parcel totals 10.0 acres
- An increase in the maximum number of residential units from 980 to 1,707. This request is based on the fact that the original World Woods project included 927.8 additional acres that have been sold to the State of Florida for preservation and will not be developed. The total unit count will comply with the density standard of Strategy 1.05C(4) of the World Woods Planned Development District which states that “Residential density shall be a maximum of **one (1) unit per 1.25 gross acres of land within the planned development district...**” In essence, the units are available to the Cabot Citrus Farms project since the density calculation is for the entire PDD gross land area including a transfer from land set aside for preservation. Other privately held properties within the World Woods PDD are excluded from this calculation.
- A clarification that the cave protection plan, buffers, preservation tracts and karst protection measures will be handled during the engineering process with each construction phase of development or conditional plat as applicable.
- Updated performance conditions that will apply to the entire Cabot Citrus Farms Master Plan. The updated performance conditions are required for clarity, consistency and to establish clear expectations throughout the development process.

Proposed Performance Conditions

Using the performance conditions from the Master Plan approved for Cabot Citrus Farms as a baseline the applicant has proposed the performance conditions provided in this section of the narrative. There are no changes to the unit types, mix of uses or dimensional regulations (lot size, setbacks, etc.). A redline comparison of the original performance conditions is also provided as a separate attachment.

1. The project shall be limited to 1707 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 1.05C(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 construction plan phase of development and/or conditional plat.

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 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 karst features that are present with each construction plan phase of development and/or conditional plat. 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 plan phase of development and/or conditional plat 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 at the time of final plat or construction plan phase of development as applicable.
 - D. Karst features, direct connections, special protection areas and wetlands to be modified or abandoned must 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 conditional plat.
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. Prohibited uses as identified in Chapter 28 of the Hernando County Code of Ordinances shall meet the 500-foot 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 will 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.
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 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. Minimum Non-Residential Setbacks:

- Front: 0' (Deviation from 35')
- Side: 0' (Deviation from 10')
- Rear: 0' (Deviation from 35')

25. All non-residential amenities shall be integrated into the development in a manner consistent with the World Woods Planned Development District strategies.
26. Appropriate sediment controls shall be in place prior to site clearing with special emphasis on Karst features.
27. 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.
28. 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.

General

The subject site, consisting of approximately 1206.45 acres, lies within the section/township/range 2/21/18, 1/21/18, 11/21/18, 12/21/18, 13/21/18, 14/21/18 and is located on the north side of US 98 (Ponce De Leon Blvd.)

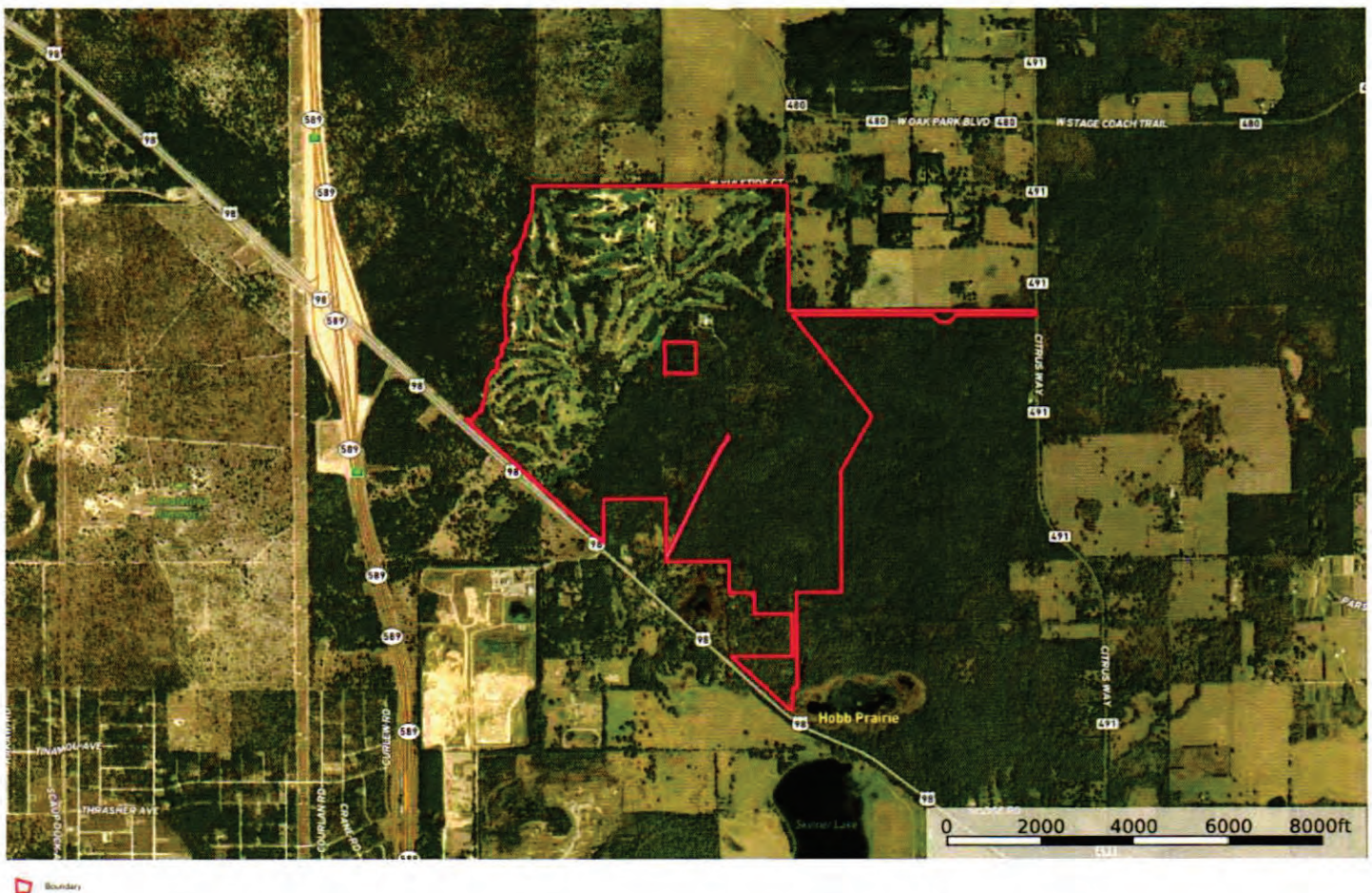


Figure 1. Cabot phase 2 Aerial & Location Map

Future Land Use and Zoning

ArcGIS Web Map

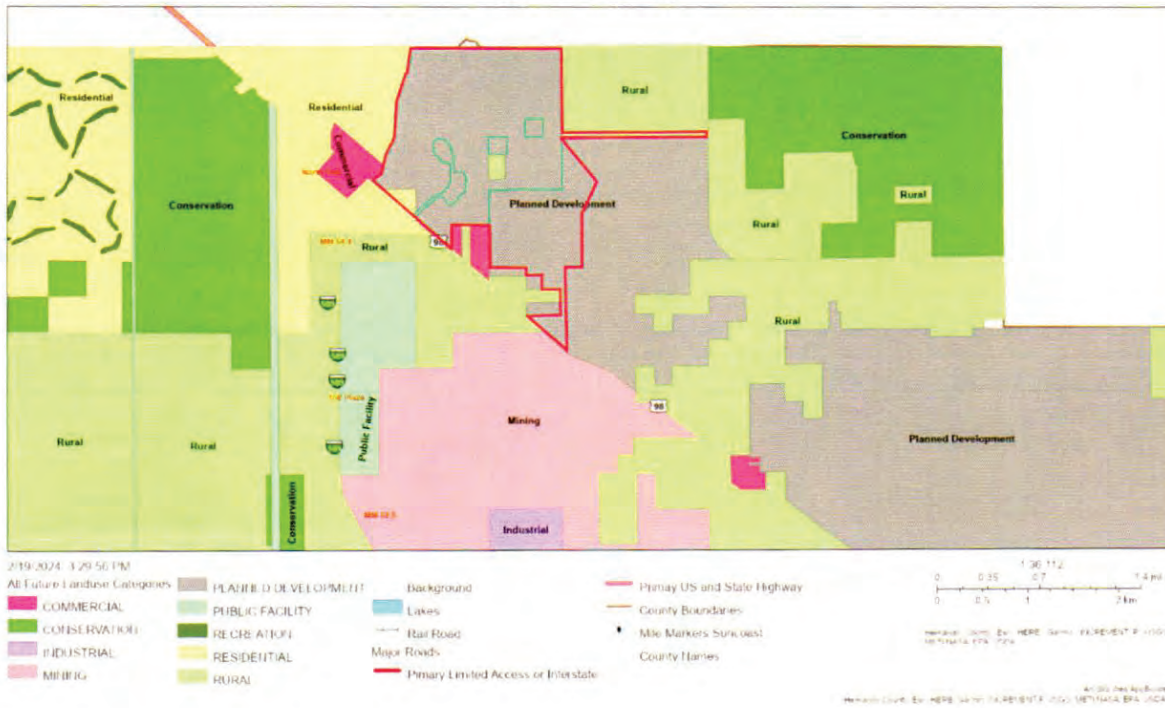


Figure 2. Cabot phase 2 Future Land Use Map (the location of the Pentz Parcel, key 555624, is incorrectly shown on the County GIS Maps)

ArcGIS Web Map

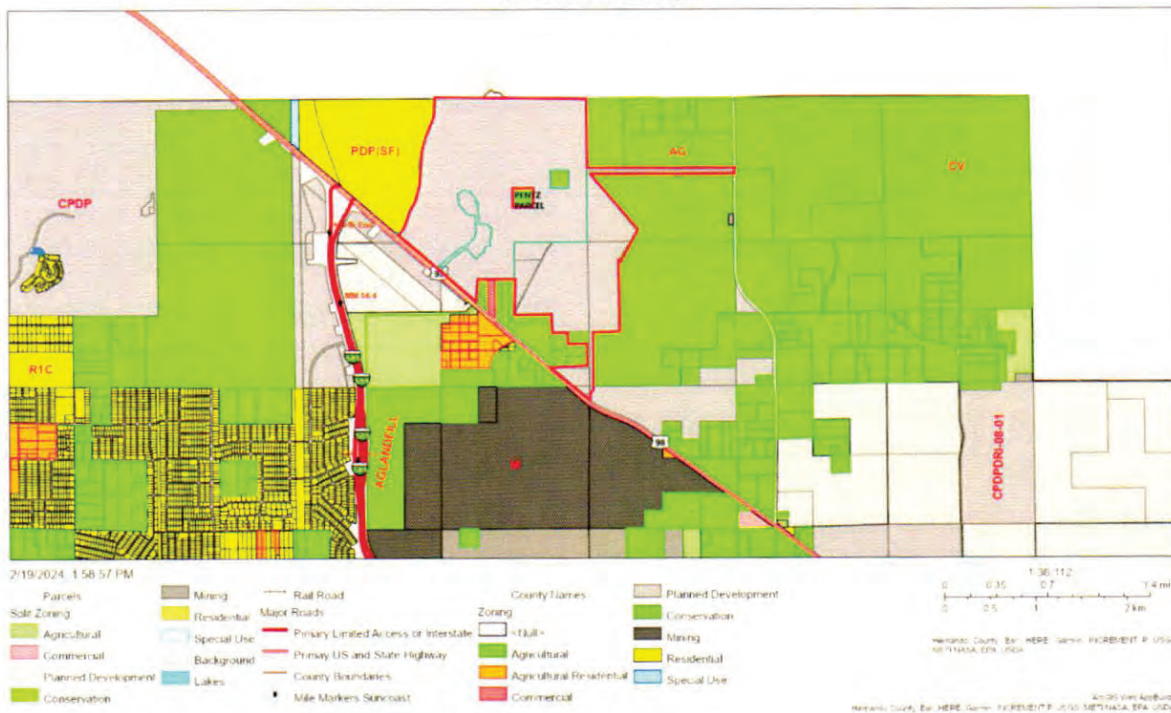


Figure 3. Cabot phase 2 Current Zoning Map

As shown on Figures 2 and 3 above, the present land use and zoning designations are as follows:

Comprehensive Plan Future Land Use Map- World Woods Planned Development district t(PDD)

Zoning- Combined Planned Development District (CPDP)

Surrounding Zoning and Land Use

The following table identifies adjacent zoning classification and their designation in the comprehensive plan's future land use map.

	Property Description	ZONING	FLU
North	Withlacoochee State Forest/ Residential/ Farmland	CITRUS COUNTY	CITRUS COUNTY
South	Vacant/ Single Family	CPDP, Agricultural, Commercial (PDP/GC), Agricultural Residential, Residential	Rural, Mining, Commercial
East	Withlacoochee State Forest	Conservation and Agricultural	Rural, Conservation
West	Vacant	PDP(SF)	Residential, Commercial

Project Specifics

Parcel Keys

327337, 327300, 1227719, 327569, 327685, 327934, 327953, 328096, 1353911, 1186175, 555651

Acreage

1206.45

Request

Master Plan approval for Phase 2 of Citrus Cabot Farms.

Setbacks and Buffers

No proposed change to the approved setbacks and buffers.

Land Uses

No change to the proposed land uses.

Density and Intensity

Intensity-400,000 square feet of nonresidential uses associated with the Resort, including but not limited to club house, restaurants, golf shop, gift shop, community center, spa and wellness center, recreation facilities, maintenance facilities, etc. (no change)

An increase from 980 to 1707 residential units. This request is based on the fact that the original World Woods project included 927.8 additional acres that have been sold to the State of Florida for preservation and will not be developed. The total unit count will comply with the density standard of Strategy 1.05C(4) of the World Woods Planned Development District which states that "Residential density shall be a maximum of **one (1) unit per 1.25 gross acres of land within the planned development district...**"

Deviations

There is no change to the deviations approved with the Phase 1 Cabot Citrus Farms Master Plan.

Utilities

The project 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.

WREC, AT&T, SPECTRUM, and TECO gas

Access and Transportation

The applicant is requesting one (1) additional point of access to the north as approved and permitted by Citrus County. Otherwise, there is no additional change to the points of access.

No change to the previous conditions of approval requested by the County Engineer.

Schools

No change to the previous conditions of approval requested by the Hernando County School District.

Environmental

The updated performance conditions propose several revisions to the environmental conditions related to timing and to clarify expectations for measures required to protect environmental resources found on the site. The updates establish clear expectations for cave protection plan, buffers, preservation tracts and karst protection measures. These items will be handled during the engineering process with each construction phase of development or conditional plat as applicable. Otherwise, the protection measures put in place with Phase 1 will be met.

Maps and Exhibits

Topography

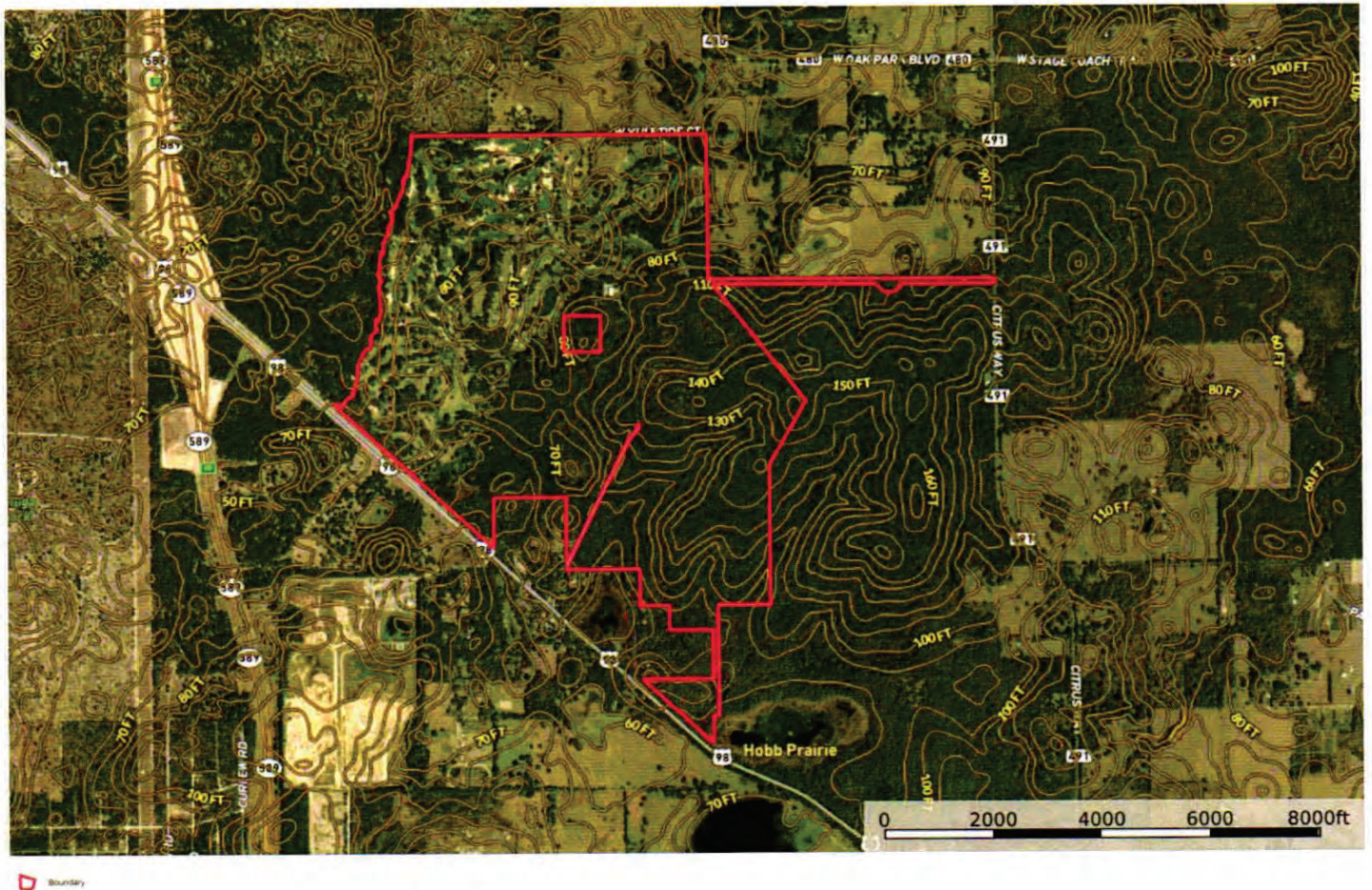


Figure 4. Cabot phase 2 Topography Map

Floodplain

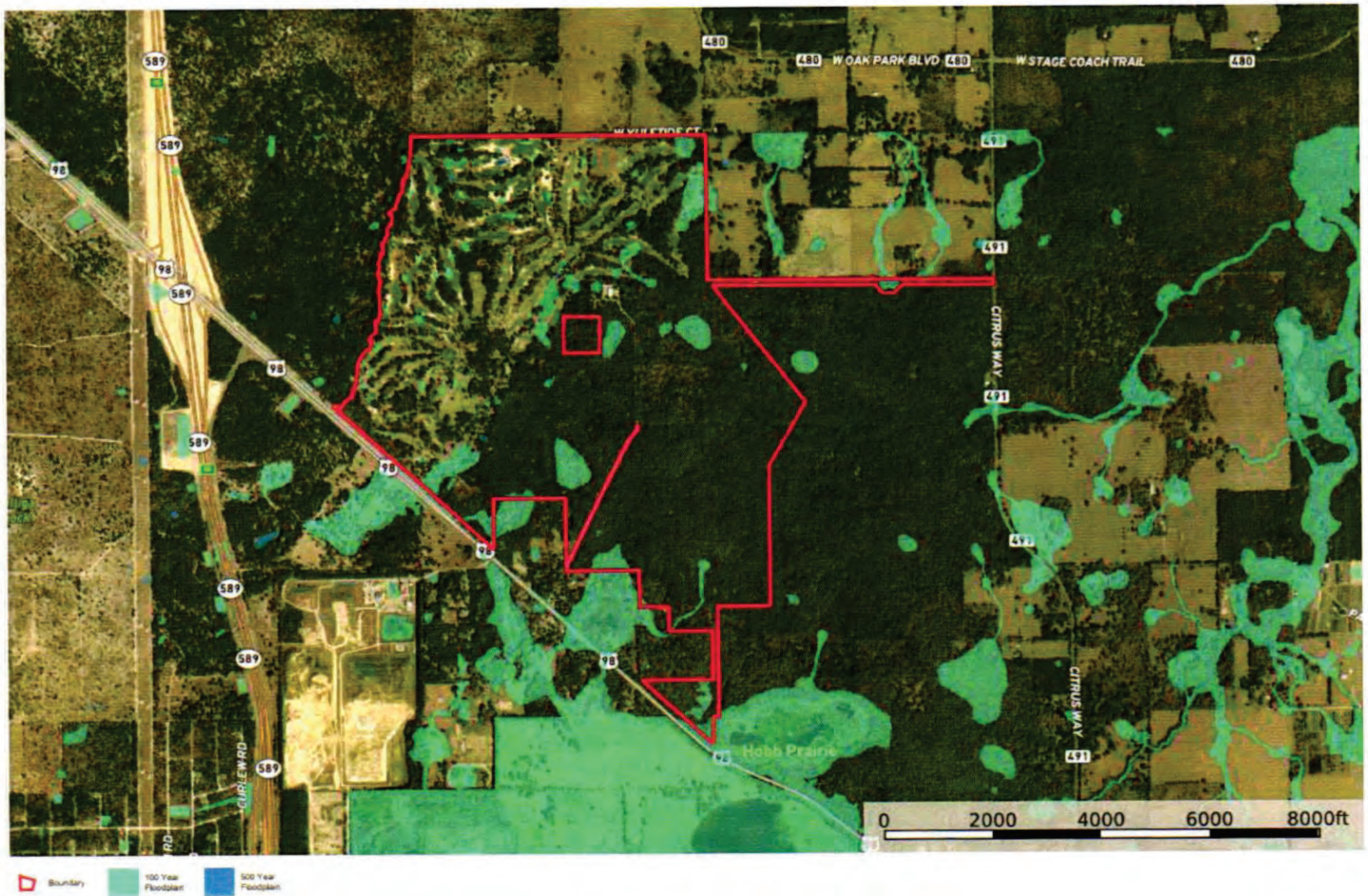
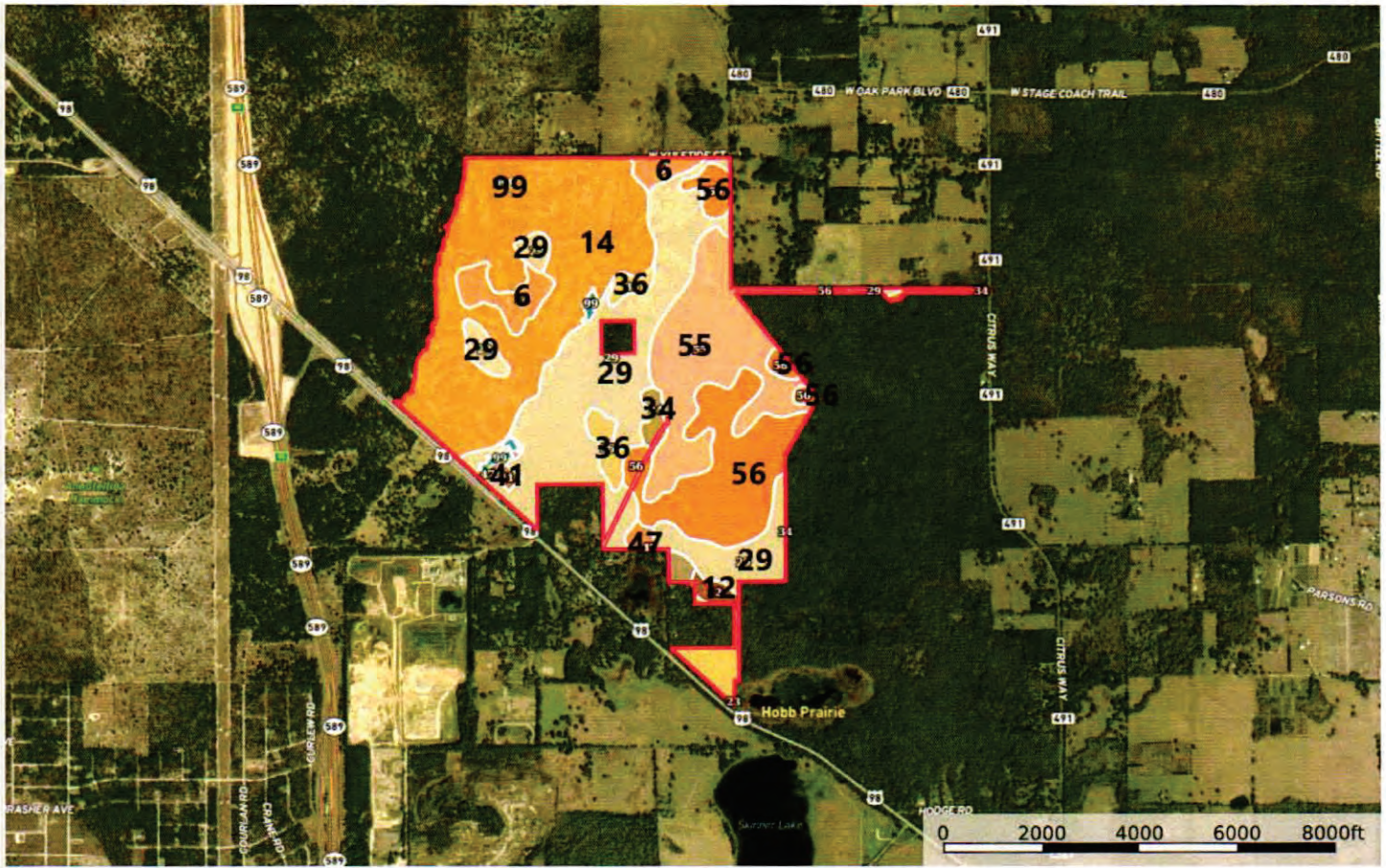


Figure 5. Cabot phase 2 Parcel Floodplain Map

Soils



Boundary

SOIL CODE	SOIL DESCRIPTION
14	Candler fine sand, 0 to 5 percent slopes
29	Kendrick fine sand, 0 to 5 percent slopes
56	Williston variant loamy fine sand, 2 to 5 percent slopes
55	Williston loamy fine sand, 2 to 5 percent slopes
6	Arredondo fine sand, 0 to 5 percent slopes
36	Nobleton fine sand, 0 to 5 percent slopes
34	Micanopy loamy fine sand, 2 to 5 percent slopes
47	Sparr fine sand, 0 to 5 percent slopes
12	Blichton loamy fine sand, 2 to 5 percent slopes
99	Water
41	Pits
23	Floridana fine sand, frequently ponded, 0 to 1 percent slopes
TOTALS	

Figure 6. Cabot Phase 2 Parcel Soil Map

Exhibits

Exhibit A – Track Change of Phase 1 Performance Conditions

Exhibit A – Track Change of Phase 1 Performance Conditions

BOCC ACTION NOVEMBER 8, 2022, AS REDLINED:

1. The project shall be limited to 1707 980 residential units and 400,000 square feet of non-residential amenities, in accordance with the World Woods Planned Development District 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 1.05C(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. Ant the time of conditional plat for phase 2, an updated floral/faunal survey shall be required for the undeveloped portion of the property and the cave complex with each construction plan phase of development and/or conditional plat.
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 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 review to locate assess if any other karst features that are present with each construction plan phase of development and/or conditional plat. The developer

Exhibit A – Track Change of Phase 1 Performance Conditions

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 in Phase

~~1 at the time of conditional plat. Data and scientific analysis, including geophysical/geotechnical data shall be provided by the applicant at the time of conditional plat for a determination of required karst protective buffer widths, and shall be used to delineate the extent of any subsurface voids. Karst features/SPAS can be filled/eliminated in accordance with SWFWMD regulations. The County shall be copied on all applications made by the applicant to the Southwest Florida Water Management District (SWFWMD).~~

~~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.~~

~~89. 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.~~

9. In conjunction with each construction plan phase of development and/or conditional plat
~~As part of the Master Plan Revision, the petitioner-developer shall coordinate with County and State environmental-regulatory review agencies to provide scientific expertise and determine the extent of~~
review for caves-protection, other karst vulnerable features, special protection areas, and
water

resources that may have already been-be adversely impacted by development. TheseAny
recommendations made by the regulatory review agencies shall be incorporated into the
required-Updated development permits.

Hydrogeological Assessment Report prior to the approval of the conditional
plat for Phase 2 of the site. This report shall be updated using the best
available technology and provide justification for the geophysical techniques
used for testing and applicability of the results. The updated report shall
contain, but is not limited to, the following:

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.
~~to be used on-site at the time of the master plan revision submittal.~~

Exhibit A – Track Change of Phase 1 Performance Conditions

- ~~A cave protection plan to address the concerns for the protection of the site's cave system and karst features. Survey by remote sensing would be allowed to expedite location of undocumented karst features.~~

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, with geophysical/geotechnical data (including electrical resistivity tomography and induced polarization, and/or shallow seismic (MASW) with the intent to determine the extent of karst features) and the scientific analysis used to derive the buffer widths and to delineate the extent of subsurface voids in sinks, caves, or other features.

- ~~Provide justification for the geophysical techniques used for testing and applicability of the results.~~

C. Protective karst buffers and wetlands to be preserved not abandoned or eliminated in accordance with County and SWFWMD regulations shall have conservation easements in favor of the Cabot Citrus Farms HOA or CDD placed over them at the time of final plat or construction plan phase of development as applicable.

D. Elimination of Kkarst features, dDirect connections, SPAs special protection areas and wetlands to be modified or abandoned must be completed in accordance with all applicable will be approved by the County once applicable mitigation measures in accordance with County/SWFWMD regulations have been met by the developer.

11. All 120-foot wide roadway/utility corridors shall utilize best management practices and techniques to minimize through the Phase 2 area as generally shown on the County approved zoning master plan to internally connect Phase 1 to the existing maintenance building and the CR 491 access road will be allowed provided the developer provides to the County Engineer detailed topography and a complete geotechnical analysis of the corridor for review and approval by the County and the state environmental agencies prior to any construction to assure there will be no adverse impacts to the existing watershed.

120. A surface drainage analysis for the Phase 2 area is required at the time of conditional plat.

134. A 500-foot SPA delineation shall be shown around all designated special protection areas karst features on each construction phase of development and/or conditional platplats

Exhibit A – Track Change of Phase 1 Performance Conditions

~~and plans. Prohibited uses as identified in Chapter 28 of the Hernando County Code of Ordinances apply to shall meet the 500-foot buffers setback surrounding designated special protection areas SPAs, 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. discharges of untreated stormwater and facilities regulated under Emergency Planning & Community Right to Know Act. Landscaped areas of golf courses are also a prohibited use where not previously existing as a nonconforming use.~~

~~12. Data and scientific analysis, including geophysical/geotechnical data shall be provided by the applicant at the time of conditional plat for a determination of required karst protective buffer widths, and shall be used to delineate the extent of any subsurface voids to the County for review by the Department of Public Works and Planning Division.~~

~~13. As it relates to Phase 2, the developer shall provide a 250-foot natural and vegetated protective buffer with an inner 125' protective conservation easement around karst sinks feature(s) with cavities and rocky bottoms, to be shown on plats and construction plans. These conservation easements are to remain vegetated with restricted access. No construction of any kind is permitted within the vegetative buffers.~~

~~14. In Phase 2, the petitioner shall be required to provide data and analysis showing the extent of subsurface voids/features and the methodology used to derive the protective buffer width(s) prior to development of the site. Increased buffers may be required based on the review of the scientific data as provided.~~

~~145. At the time of conditional plat and/or subdivision review, the petitioner shall be required to submit documentation supporting the resort residential uses for its residences to adequately determine school impacts. 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.~~

~~16. If a connection to central water and sewer is desired, a water and sewer agreement is required which would include all necessary off-site improvements required for connection Water connection, Water and sewer~~

Exhibit A – Track Change of Phase 1 Performance Conditions

~~lines internal to the development shall remain private.~~

157. 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 are will be the responsibility of the developer.

168. 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.

~~19. The applicant shall notify FDOT when utilizing US Highway 98 for development and coordinate with the FDOT when approval of access to US Highway 98 is required.~~

17. 20. Modification to Hebron Church Road, including construction access and a haul road to be approved by the County Engineer.

18. 21. 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, tThree (3) access points to US 98, and one (1) to CR 491, and one (1) northern access as approved and permitted by Citrus County shall be allowed, ~~generally as shown on the approved zoning master plan.~~

1922. 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.

~~23. The petitioner shall provide a shared parking analysis to the County prior to construction of any hotel or retail use on the property.~~

204. 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. These buildings shall be no more than 60' in height.

215. The petitioner shall provide a 100' buffer building setback from privately-owned parcels, along US Highway 98, and C.R. 491.

226. 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')

Exhibit A – Track Change of Phase 1 Performance Conditions

- Rear: 10' (Deviation from 20')

Condominiums/Multifamily:

- Front: 10' (Deviation from 25')
- Side: 5'/0' (Deviation from 10')
- Rear: 10' (Deviation from 20')

237. 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.)

249. Minimum Non-Residential Setbacks:

- Front: 0' (Deviation from 35')
- Side: 0' (Deviation from 10')
- Rear: 0' (Deviation from 35')

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

~~30. In Phase 2, The County reserves the right to request additional data, testing, and expertise necessary during hydrogeologic assessment, delineation of the preservation tract, and review of stormwater design to protect the resource.~~

~~31. Construction activities within 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. Minimize cut and fill.~~

2632. Appropriate sediment controls shall be in place prior to site clearing with special emphasis on protection of solution Karst features.

~~33. County Staff shall be included in a pre-application meeting with SWFWMD.~~

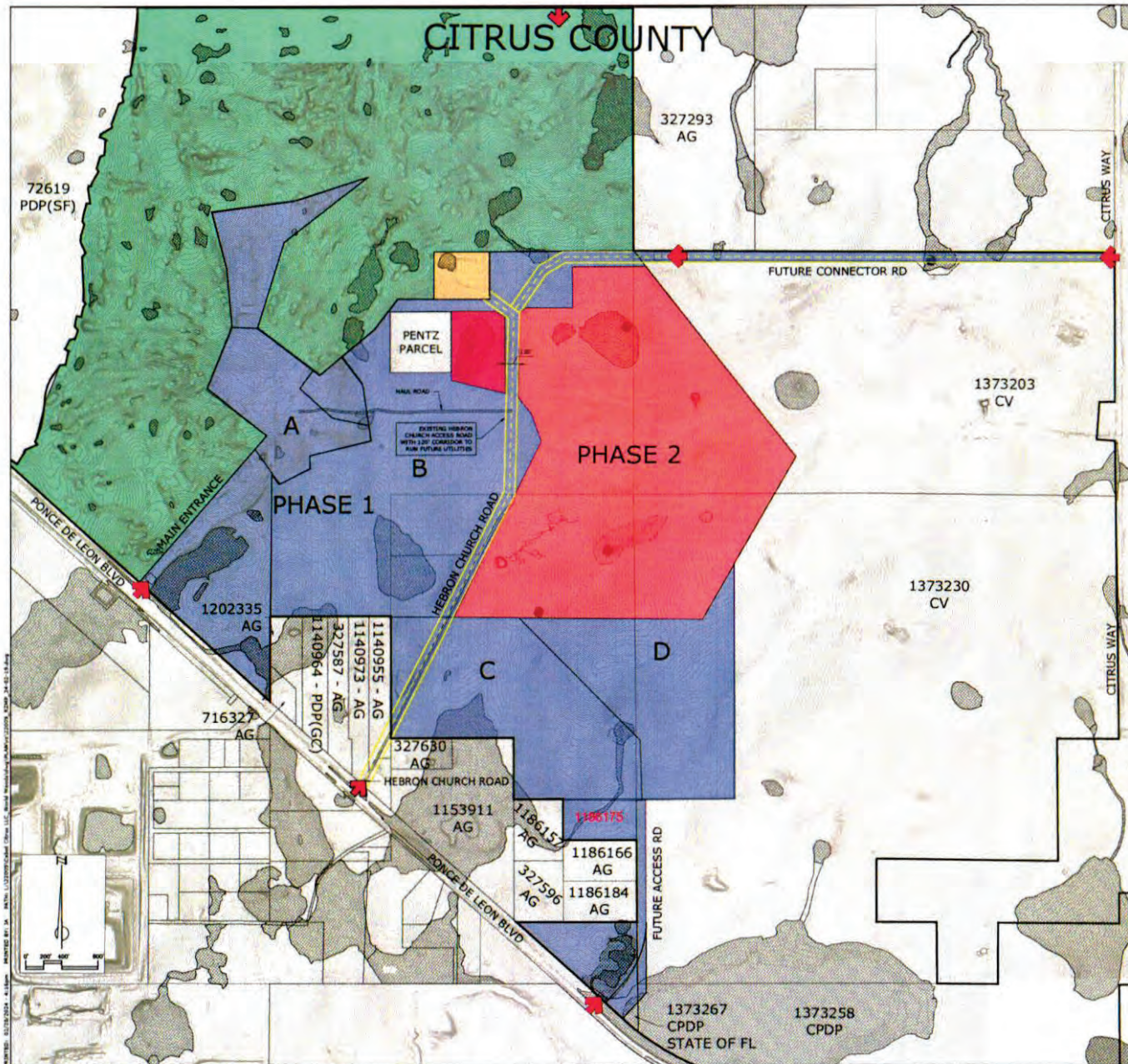
2734. The Developer shall generate a project absorption schedule for the development. This schedule shall be updated on an annual basis based upon actual home occupancy and shall be provided to the Hernando County School District and the Hernando County Planning Department.

2835. The petitioner shall provide a revised plan in compliance with all the

Exhibit A – Track Change of Phase 1 Performance Conditions

performance conditions within 30 calendar days of [notification in writing of the final BCC approvalaction](#). Failure to submit the revised plan will result in no further development permits being issued.

MAR 6 2024



Received

MAR 6 2024

NOTE: MAP IMAGE AND DATA CONTAINED ARE FROM THE ZONING
AND FUTURE LAND USE MAP AVAILABLE FROM HERNANDO COUNTY GIS
1:800' SCALE

AG Rural

WORLD WOODS
PLANNED DEVELOPMENT

Rural

Rural

M Mining

PDP(SF)
Residential

Commercial

MM 54.4
Rural

589

589

589

589

Toll Plaza
AGLANDFILL
Public Facility

98

LEGEND

Planning Department
Hernando County, Florida
WORLD WOODS PDD BOUNDARY

SITE DATA

Parcel Key No. 327337, 1815995, 1816002, 327300, 1327719, 327869, 327605, 327934, 327952,
328006, 1396175, 1373230, 1373203, 1354180, 1273286, 1327728, 1353939, 1373258,
1353911, & 327594
Area: 2,133.8 Acres
Allowed Density = 1.25 Ac. per Dwelling Unit
2138.8 Ac. / 1.25 = 1707
1707 Dwelling Units Allowed

WORLD WOODS PLANNED
DEVELOPMENT DISTRICT

EXHIBIT A



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