



CITIZENS' COMMENT FORM

THE BOARD OF COUNTY COMMISSIONERS VALUES YOUR PARTICIPATION

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

Please PRINT all information.

Name: Cheryl Kelly

Address: _____ Zip: _____

Indicate Agenda Item Number: CABOT

Brief description of your comments:

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

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

ENVIRONMENTAL REVIEW

The specific adopted and specific World Woods environmental comprehensive plan strategies are listed herein for guidance.

Soils and Habitat type

Strategy 1.05C(9):

Floral and faunal surveys shall be conducted by appropriate state agencies and qualified scientists within subsurface geologic features. Protection shall be afforded for new species.

Comments:

The project is partially developed with golf courses, golf related amenities and maintenance area, the rest is forested and shown as sandhill, mixed hardwood-coniferous, rural open forested, impoundment reservoir and golf courses according to FWC CLC (Florida Cooperative Land Cover Classification System that includes Florida Land Use Cover and Classification System).

Candler and Kendrick Fine Sands are suitable habitats for gopher tortoises. There was an existing FWC incidental take permit for the project. The applicant has elected to contract with a non-profit organization for humane relocation of impacted gopher tortoises. Other on-site soils include Arredondo fine sand, Micanopy loamy fine sand, Nobleton fine sand, pits, Sparr fine sand, Williston loamy and variant loamy fine sand, and water.

An updated floral/faunal survey shall be required for the undeveloped portion of the property and the cave complex.

Wetlands/Protection Features:

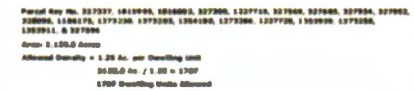
Strategy 1.05C(3):

Prepare a master plan with development standards for the utilization of the area prior to any construction approvals being issued.

Comments:

The subject site contains Class 2 and 3 wetlands, according to the Comprehensive Plan wetland designations and are

MAR 6 2024



**WORLD WOODS PLANNED
DEVELOPMENT DISTRICT**

EXHIBIT A



Coastal
Engineering & Construction
1000 Chesapeake Parkway • Chesapeake, Virginia 20840
202/546-6600 • Fax 202/546-6601
E-Mail: info@coastaleng.com

THE STATE OF TEXAS,
COUNTY OF DALLAS.I, the undersigned, a Justice of the Peace in and for the County of Dallas, State of Texas, do hereby certify that the within and foregoing is a true and correct copy of the original of the same as the same appears from the records of said County.

1000									
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SHEET

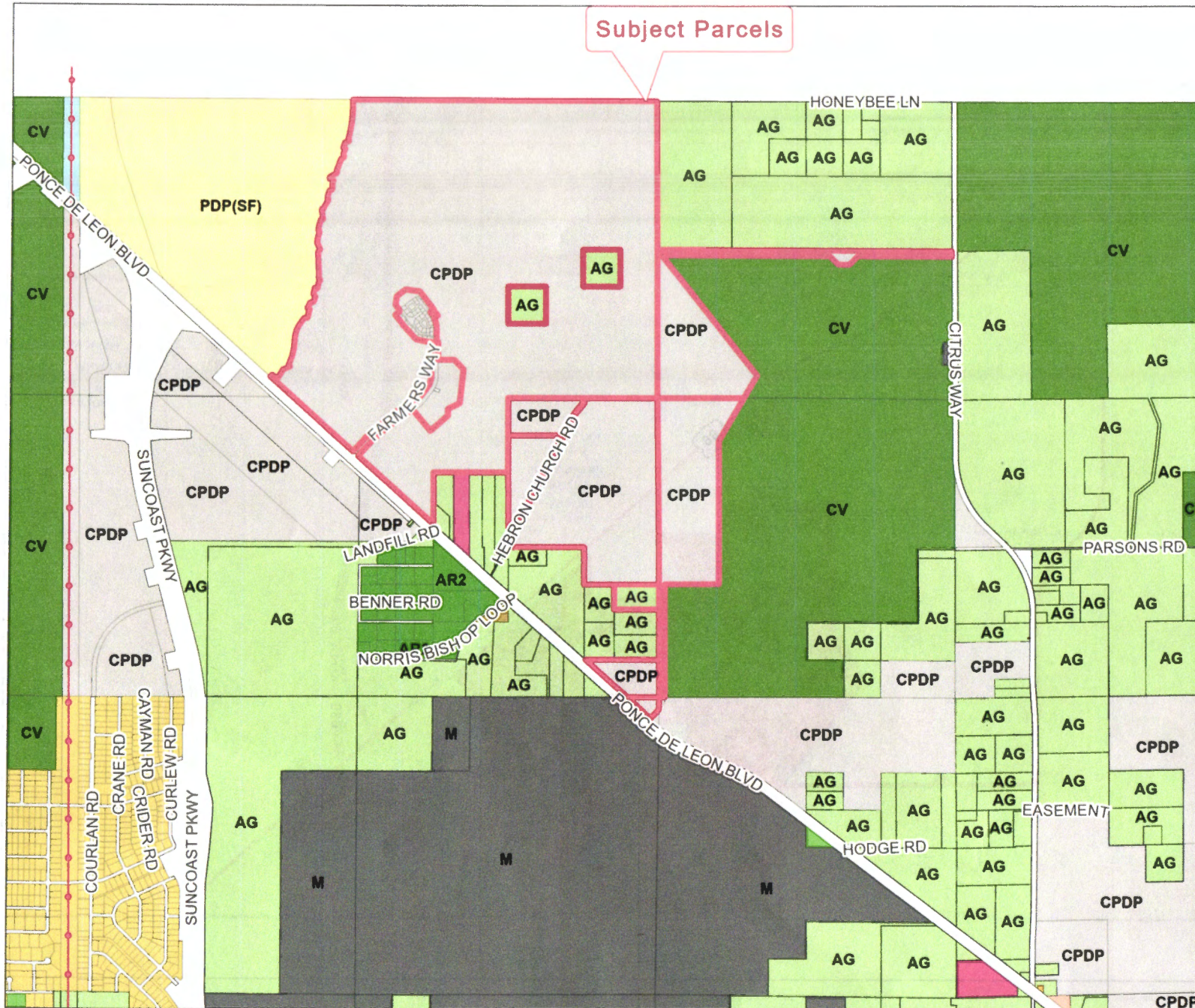
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NTS

H-24-23

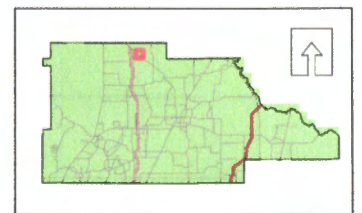
This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



Zoning:

AC	PDP(HC)
AG	PDP(HHC)
AR	PDP(HID)
AR1	PDP(IND)
AR2	PDP(LI)
C1	PDP(MF)
C2	PDP(MH)
C3	PDP(NC)
C4	PDP(OP)
CITY	PDP(PSF)
CM1	PDP(REC)
CM2	PDP(RR)
CPDP	PDP(RUR)
CV	PDP(SF)
I1	PDP(SU)
I2	R1A
M	R1B
OP	R1C
PDP(AF)	R1MH
PDP(CM)	R2
PDP(CP)	R2.5
PDP(GC)	R3
PDP(GHC)	RC
	RM

City Zoning Pending



H-24-23 AREA MAP

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.

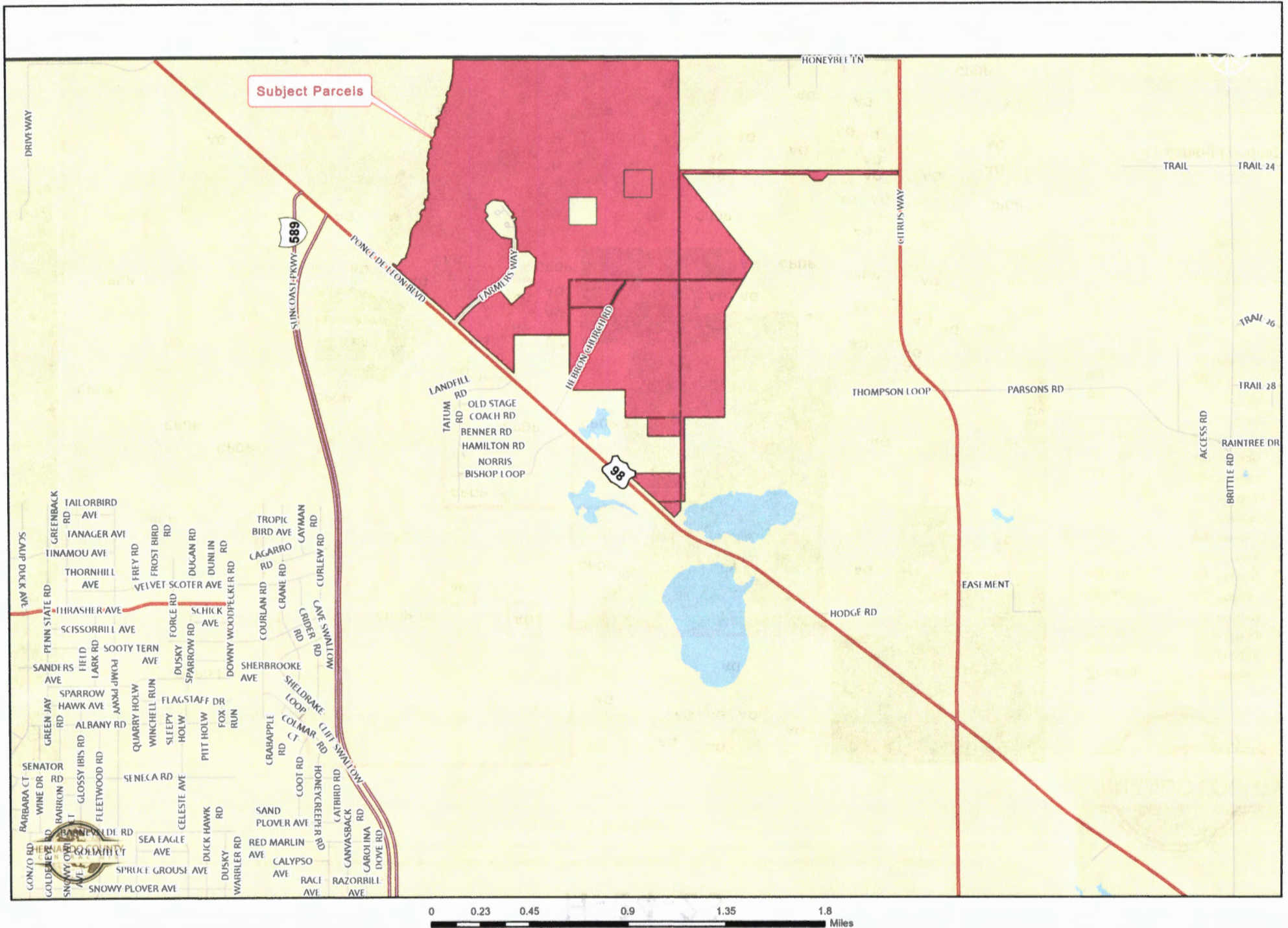


Exhibit A – Track Change of Phase 1 Performance Conditions

• ~~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.

Cave System

• ~~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 ~~K~~karst features, ~~d~~Direct 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 420-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 GR 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 plat

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

~~• 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 Karst features, Direct 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 401 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.

131. 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 plat

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')

(TREES)

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

What property was given?

Search b
enter a c



- 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. The request is due to the original World Woods project having an additional 927.8 acres that have since been sold to the State of Florida for preservation. The total unit count complies with the density standard of Strategy 1.05C(4) of the World Woods Planned Development District (Hernando Comprehensive Plan) 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

IS THERE AN E.I.S. (Environmental Impact Statement)
HAS CABOT Applied for a STORM WATER Mgt./Run-off Permit?



THE HERNANDO SUN; Published Weekly

Brooksville Hernando County FLORIDA

PUBLISHER'S AFFIDAVIT OF PUBLICATION

STATE OF FLORIDA

COUNTY OF HERNANDO :

Before the undersigned authority, Julie B. Maglio, personally appeared, who on oath, says that she is Editor of the Hernando Sun, a weekly newspaper published at Brooksville in Hernando County, Florida, that the attached copy of the advertisement, being a

NOTICE OF PUBLIC HEARING HERNANDO COUNTY, FLORIDA PLANNING AND ZONING COMMISSION

in the matter of

Meeting on Friday, August 12, 2024 & Saturday, September 24, 2024

was published in said newspaper by print in the issue(s) of:
August 2, 2024

and/or by publication on the newspaper's publicly available website, if authorized, on August 2, 2024

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

(Signature of Affiant)

Sworn to and subscribed before me
This 5th day of August, 2024.

(Signature of Notary Public)



LISA M. MACNEIL
Commission # HH 254975
Expires April 19, 2026

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally known ☒ or

produced identification _____

Type of identification produced _____

NOTICE OF PUBLIC HEARING
HERNANDO COUNTY, FLORIDA

PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission of Hernando County, Florida, will hold a Public Hearing in the John Law Ayers County Commission Chambers, Hernando County Government Center, 20 North Main Street, Room 160, Brooksville, Florida on August 12, 2024. The meeting starts at 8:00 AM and the cases will be heard thereafter in the order established when the agenda is published.

BOARD OF COUNTY COMMISSIONERS

The Board of County Commissioners of Hernando County, Florida, will hold a Public Hearing in the John Law Ayers County Commission Chambers, Hernando County Government Center, 20 North Main Street, Room 160, Brooksville, Florida, on September 24, 2024. The meeting starts at 8:00 AM and the cases will be heard thereafter in the order established when the Board agenda is published.

APPLICANT: Donald & Teresa Krell
FILE NUMBER: H2432
REQUEST: Rezoning from R-1C (Residential) to AR (Agricultural/Residential)
GENERAL LOCATION: North side of Bamevalde Road Approximately 650' from its intersection with Celeste Avenue
PARCEL KEY NUMBER: 73903

APPLICANT: Spring Time Flex Warehouses, LLC
FILE NUMBER: H2425
REQUEST: Master Plan Revision on property zoned PD-P(HC)/Planned Development Project (Highway Commercial) to PDP(HC) with specific C-4 use
GENERAL LOCATION: East side of Spring Time Street, approximately 658' north of County Line Road
PARCEL KEY NUMBER: 190340

APPLICANT: CGCR Holding LLC
FILE NUMBER: H2426
REQUEST: Master Plan Revision on property zoned PD-P(HC)/Planned Development Project (Highway Commercial) with a specific C-4 use for Automotive Collision Center
GENERAL LOCATION: West side of US Hwy 19, South and East of Suzanne Drive, approximately 1,300' North of Caribbean Drive
PARCEL KEY NUMBER: 852562 & 857571

APPLICANT: Cabot Citrus OPCO, LLC
FILE NUMBER: H2423
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 NUMBER: 327337, 327300, 1227719, 327560, 327685, 327934, 327952, 328096, 1353911, 1186176, 555651

APPLICANT: Rain Dancer LLC, on behalf of Evergreen Partners LLC
FILE NUMBER: H2417
REQUEST: Master Plan Revision for a property zoned PDP(GC)/Planned Development Project (General Commercial) with Specific C-2 Uses for Mini-warehouses and Outdoor Storage, with Deviations
GENERAL LOCATION: North side of County Line Road, approximately 340' east of Seven Hills Drive.
PARCEL KEY NUMBER: 1317685

Notice Continues on Page 2