

**AMENDMENT TO THE
COMPREHENSIVE PLAN -
WCI COMMUNICATIONS
(CPAM-05-01)**

HERNANDO COUNTY COMPREHENSIVE PLAN AMENDMENT PETITION

Application For Public Hearing

Date: Oct. 6, 2004

Print or Type all information. Refer to instruction sheets for assistance or call the Planning Department at the number on the instruction sheet.

APPLICANT: WCI, Communities

Mailing Address: 139 S. Pebble Beach Blvd., Suite 105
Sun City Center, FL 33573

Daytime Phone: (800) 237-8200

FAX No: (813) 948-1249

REPRESENTATIVE: Donald R. Lacey A.I.C.P., Vice President, Coastal Engineering Associates, Inc.

Mailing Address: 966 Candlelight Blvd.
Brooksville, FL 34601

Daytime Phone: (352) 796-9423

FAX No. (352) 799-8359

Legal Description: Write below the complete legal description of the property. Include Section, Township and Range; and if applicable, Subdivision Name, Lot, Block, and Unit Number. Attach additional sheet if necessary.

See attached.

Sect. 7, Township 21 S, Range 19 East and

SEC ^{1, 2, 3, 11, 12, 13,} ₇₁₄

TWP 21 (S) RANGE 18 (E)

Size of Area Covered by Application: approx. 2100 acres

Highway & Street Boundaries: U.S. 98

Future Land Use Map Classification (if applicable): Planned Development

Desired Map Classification (if applicable): N.A.

Type of Amendment Requested: text change only

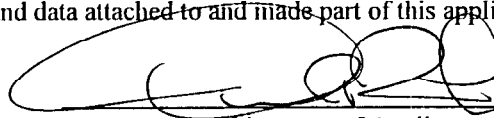
ACKNOWLEDGEMENT

This acknowledgement must be signed in the presence of a Notary Public.

I, Donald R. Lacey, A.I.C.P., Vice President, Coastal Engineering Associates, Inc., hereby state and affirm that I have read the instructions for filing this application and that:

- I am the owner of the property covered under this application.
- I am the ^{author} legal representative of the owner or lessee of the property described, which is the subject matter of the application.

All answers to the questions in said application, all sketches and data attached to and made part of this application are honest and true to the best of my knowledge and belief.

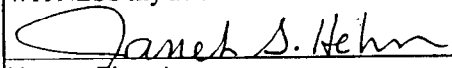

Signature of Applicant or Representative

STATE OF Florida COUNTY OF Hernando

On this the 6 day of Oct. 2004, before me, the undersigned Notary Public of the State of Florida personally appeared Donald R. Lacey and whose name(s) is/are subscribed to the within instrument, and acknowledge that he/she/they executed it.

WITNESS my hand and official seal.

NOTARY SEAL & COMMISSION EXPIRATION:


Notary Signature



- Personally Known to Me Presented the following Identification: _____
- Did take an oath; or DID NOT take an oath

HERNANDO COUNTY COMPREHENSIVE PLAN AMENDMENT
WORLD WOODS PLANNED DEVELOPMENT DISTRICT
OBJECTIVE 1.07D, POLICIES 1 -6

A. This petition for amendment of the Hernando County Comprehensive Plan is submitted to the Hernando County Board of County Commissioners for review pursuant to the provisions of Chapter 9J-11, Section .006, Florida Administrative Code.

B. NARRATIVE STATEMENT

The following narrative is organized as responses to items B 1-6 on the Hernando County "Procedure for Amending the Comprehensive Plan". The requirements are shown in italics.

B. Twelve copies of narrative describing the requested amendment including data analysis for consistency with the State Comprehensive Plan, Regional Comprehensive Plan, and the Hernando County Comprehensive Plan, the text of the proposed change(s); and all proposed maps.

General Description

This request is for an amendment to policies 1, 2, 4 & 5 under Future Land Use Element Objective 1.07D, the "World Woods Planned Development District." The request is in furtherance of the objective, which is to "maximize the recreational and tourist potential of the World Woods golf resort through the master planning of land uses and clustering of residential units." The amendments modify policy guidelines related to density and building setbacks to allow a more efficient development of property adjacent to the internationally-renowned World Woods golf facility. Other guidelines are being modified to increase the area reserved for open space and preservation.

Site Description

The World Woods Planned Development district presently consists of approximately 2,100 acres 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 district is bordered on the east by CR 491, on the south by U.S. 98 and on the north by Citrus County. The western portion of the project is part of the Candler Sand Ridge, which

stretches south and north into Pasco and Citrus Counties. Prior to the construction of the golf course facility, the Candler Sand area consisted primarily of planted pines (70%) and natural xeric (dry) habitat on fast draining soils. The eastern portion of the property consists primarily of hardwood hammock, the western extreme of an area generally referred to as the Annutteliga Hammock. The hammock area is dominated by live oak, water oak, and laurel oak, with significant numbers of sweet gum, magnolia, bays, hickory and other hardwoods. A large, shallow lake (Horse Lake) is situated adjacent to the US 98 ROW in the southeast portion of the property.

Project Description

The World Woods golf facility, located on the western portion of the district, is highlighted by two championship golf courses well regarded by the international golfing community. The facility also includes a “par 3” course, a state-of-the-art practice facility and an interim clubhouse. All the golf facilities at World Woods are open to the public. Plans for the remaining undeveloped area belonging to World Woods includes a clubhouse, a resort hotel, condominiums, resort residential dwellings, residential housing and ancillary facilities. This purpose of this proposed amendment is to accommodate those plans, while ensuring the provision of open space and preservation. Major residential vested DRI developments are located adjacent to the property to the west and northwest (Sugarmill Woods) and to the southwest (Seville).

The easternmost 930 acres of the district was purchased in 1999 as part of the C.A.R.L. program. Consisting primarily of hardwood hammock and wetlands, this property is under the management of the Florida Fish and Wildlife Conservation Commission.

Justification

When the World Woods Planned Development District was established more than ten years ago, the surrounding area was more rural in nature and the public infrastructure was incomplete. The Sugarmill Woods community, adjacent to the west, has grown significantly since that time, with thousands of developed lots. The vested Seville community, adjacent to the south, has recently secured master plan approval for over 3,000 dwelling units and approximately 100 acres of commercial. Seville is in partnership with Hernando County to augment the public infrastructure in the area, particularly in the areas of potable water supply and wastewater treatment. Most obviously, the construction of the Suncoast Parkway has brought a significant transportation facility to the doorstep of World Woods. With the improvements in infrastructure and the growth of the area, it appears that an increase in the density of residential and resort activity within World Woods would be compatible with the area, supportable by the infrastructure and consistent with the objective of the District, which is: "Maximize the recreational and tourist potential of the World Woods Golf Resort through the master planning of land uses and clustering of residential units." The above is particularly appropriate, when District open space and preservation guidelines can be maintained or enhanced. **MAXIMIZE THE RECREATIONAL AND TOURIST POTENTIAL OF THE WORLD WOODS GOLF RESORT THROUGH THE MASTER PLANNING OF LAND USES AND CLUSTERING OF RESIDENTIAL UNITS.**

Consistency with Adopted Plans

These items are reviewed in Item #3 below.

Text of Proposed Change

Objective 1.07D, which sets the guidelines for the World Woods Planned Development District, is reproduced below. The proposed changes in policies 1, 2, 4 and 5 are shown in "strike through – underline" format.

WORLD WOODS PLANNED DEVELOPMENT DISTRICT

OBJECTIVE 1.07D: MAXIMIZE THE RECREATIONAL AND TOURIST POTENTIAL OF THE WORLD WOODS GOLF RESORT THROUGH THE MASTER PLANNING OF LAND USES AND CLUSTERING OF RESIDENTIAL UNITS.

POLICY 1.07D(1): Establish a Planned-Development Land Use Category on the Future Land Use Map which allows for a mixture of the following land uses: Golf Courses, Clubhouse, Resort Residential Dwellings, Condominiums, Residential Dwellings, Resort Hotel and Ancillary Facilities (including but not limited to restaurant, pro shop, tennis club, parking, interim sewage treatment plant, etc.)

POLICY 1.07D(2): Locate residential units, resort hotel, clubhouse, paved parking, interim sewage treatment plants and other buildings toward the interior of the district, no closer than 300 feet from abutting privately owned parcels or from US 98 or CR 491.

POLICY 1.07D(3): Prepare a master plan with development standards for the utilization of the area prior to any construction approvals being issued.

POLICY 1.07D(4): The following are usage guidelines for the Master Plan. Residential density shall be a maximum of one (1) unit per ~~3.48~~ 1.25 gross acres of land within the planned development district, with residential land use of no greater than ~~15~~ 25 % of the land area. Public access shall be from US 98 and CR 491 only. The approved residential density shall include resort residential dwellings, condominiums, residential dwellings and the resort hotel.

POLICY 1.07D(5): At least ~~60~~ 70 % of the total land area shall consist of open space, a category which includes the golf courses and practice areas. ~~In areas where the natural hardwood hammock vegetative community exists, at~~ At least ~~23~~ 50% of the hammock shall be preserved. Wherever possible, 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 acre tract of upland hammock contiguous to the lake being retained as a continuous tract with only a boardwalk, or walking or jogging trails allowed. Walking and jogging trails shall be designed so as to preserve the habitat and wildlife species. The additional 60 acres of upland must at least be inter-connected by corridors. The connections may only be broken by cart paths, walking trails and one entrance road.

POLICY 1.07D(6): A 100' natural vegetative buffer shall be maintained around the perimeter of the PDD where it abuts privately-owned parcels. Where a natural vegetative buffer does not exist, the developer shall plant a vegetative buffer of natural species to meet the 100' standard.

Proposed Map Change

No change is proposed to the Future Land Use Map.

Analysis

1. The size of the subject property in acres or fractions thereof.

The World Woods property presently consists of approximately 2,100 acres.

1-A. Data and analysis of the character of the vacant land in order to determine its suitability for the intended use.

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.

Floodplain - The great majority of the site falls in Zone C as indicated on FEMA Flood Insurance Rate Map #120110 0075. Zone C indicates that there should be no onsite flooding during a 500-year storm event. The area immediately around Horse Lake is designated as Zone A, which indicates flooding within the 100 year storm.

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 Williston loamy fine sand. The Candler soil series is very permeable and has high development potential. The Williston series is a moderately permeable soil that underlies much of the upland area containing hardwood hammock. The only soils with significant restrictions on development potential are found around Horse Lake.

Drainage - The site drainage is quite easily defined by the relief, forming drainage basins of varying sizes. The limited amount of development proposed for the site will make

stormwater management relatively easy to accomplish.

Vegetation - The majority of the property is comprised of hardwood forest. The forest canopy is characteristically dominated by live oak, laurel oak and water oak. There are also frequent small red cedar trees and occasional cabbage palms, along with significant numbers of sweet gum, hickory and magnolia. The area around Horse Lake is dominated by low wet forests comprised of water oaks and bays. Various panic grasses, sedges, rushes, cattails, pickerelweed, waterlilies and waterweeds grow throughout most of the lake. Most of the area comprising the World Woods facility consisted of planted pine prior to its conversion to golf course.

2. A description of the availability of and the demand on the following public facilities: Sanitary sewer, solid waste, drainage, potable water, traffic circulation and recreation, as appropriate.

A quick summary of the availability of public facilities is as follows:

Sanitary Sewer: In partnership with the Seville Planned Development community across US 98, the Hernando County Utilities Department is scheduled to construct a force main from US 98 (across from the subject site) south to its Glen Subregional Wastewater Treatment Plant in 2005. This force main will serve to transport wastewater from Seville, World Woods, the County's Northwest Waste Management Facility and surrounding development. The Glen Subregional WWTP facility has expansion capability to 6 MGD, over four times the present flow. Wastewater impact fees are in place to provide for future expansion of facilities.

Solid Waste: The County's Northwest Waste Management Facility is located across US 98 from World Woods. The landfill cell capacity is projected to serve the County's needs well beyond the planning horizon of the Comprehensive Plan. According to the Hernando County Utility Department (HCUD) the available capacity of the present cell is approximately _____ cubic yards.

Drainage: Drainage on site will be treated through on-site drainage retention.

Potable Water: The World Woods resort has a potable water system (well, plant). The Hernando County Utilities Department also operates a system in the Seville development. As part of Seville's sewer/water agreement with HCUD, the County has the ability to drill additional wells on the Seville site and is scheduled to construct a water storage tank.

Traffic Circulation: According to the Hernando County Metropolitan Planning Organization, the average daily traffic volume on US 98 in front of the project and to the south is 4,600 trips, utilizing less than one-half of the roadway capacity in its present 2-lane configuration. Four-laning of US 98 from the World Woods entrance to US 19, being constructed in conjunction with the Suncoast Parkway, places the volume to capacity ratio of that link at less than 15%. The significant portion of the project traffic will be utilizing the Suncoast Parkway (tollway), which is also operating at a level of service "A."

Recreation: World Woods is itself a recreational facility. The proposed resort and residential development plans will incorporate significant recreational facilities other than golf for use visitors and residents.

3. Information regarding the compatibility of the proposed land use amendments with the land use element objectives and policies and those of other affected elements.

State Comprehensive Plan

The proposed Comprehensive Plan Amendment is consistent with the State Comprehensive Plan, particularly Section 187.201(22)(b), F.S. The Economy. No specific policy relates to siting criteria for residential and resort activities, however, the project is consistent with policies protecting wetlands, natural resources, endangered and threatened species and historical and archaeological resources. More specifically, the proposed uses are consistent with the following State Comprehensive Policies:

(8) WATER RESOURCES.--

Policies.--

5. Ensure that new development is compatible with existing local and regional water supplies.

As described in the facility analysis above, the area is served by two potable water facilities, with existing capacity and the ability for expansion.

10. Protect surface and groundwater quality and quantity in the state.

With the extensive amount of open space provided within the PDD, stormwater management will be easily handled in conformance with SWFWMD and Hernando County standards. There are minimal wetlands outside the CARL properties and the only surface water bodies within the World Woods development were created as part of the facility.

(10) NATURAL SYSTEMS AND RECREATIONAL LANDS.--

(a) Goal.--Florida shall protect and acquire unique natural habitats and ecological systems, such as wetlands, tropical hardwood hammocks, palm hammocks, and virgin longleaf pine forests, and restore degraded natural systems to a functional condition.

(b) Policies.--

1. Conserve forests, wetlands, fish, marine life, and wildlife to maintain their environmental, economic, aesthetic, and recreational values.

Approximately 45% of the PDD has been acquired for public conservation through the CARL program. The proposed amendment will increase the required open space set aside from 60% to 70% and the minimum hammock preservation from 23% to 50%.

(16) LAND USE.--

(a) Goal.--In recognition of the importance of preserving the natural resources and enhancing the quality of life of the state, development shall be directed to those areas which have in place, or have agreements to provide,

the land and water resources, fiscal abilities, and service capacity to accommodate growth in an environmentally acceptable manner.

(b) Policies.--

1. Promote state programs, investments, and development and redevelopment activities which encourage efficient development and occur in areas which will have the capacity to service new population and commerce.

The World Woods PDD is in the unique position of having all the required infrastructure (sewer, potable water, transportation facilities, solid waste) at its doorstep, while also taking great steps in the preservation of the surrounding natural resources.

(18) PUBLIC FACILITIES.--

(a) Goal.--Florida shall protect the substantial investments in public facilities that already exist and shall plan for and finance new facilities to serve residents in a timely, orderly, and efficient manner.

(b) Policies.--

1. Provide incentives for developing land in a way that maximizes the uses of existing public facilities.

4. Create a partnership among state government, local governments, and the private sector which would identify and build needed public facilities and allocate the costs of such facilities among the partners in proportion to the benefits accruing to each of them.

The proposed project is serviced by public infrastructure now in place or under permitting/construction that easily meets all level of service requirements. These facilities have been put in place with significant investment by public and private partnerships.

Strategic Regional Policy Plan

This amendment is generally consistent with the Withlacoochee Regional Planning Council's Strategic Regional Policy Plan, its natural resource (stormwater management, groundwater protection, wetlands, endangered & threatened species), economic and transportation policies. The policies relating most directly to this amendment are as follows:

Policy 2.11.5 Require economic development projects to be sited in a manner which does not adversely impact resources or facilities of regional significance, does not encourage urban sprawl and in general promotes a functional mix of living, working, shopping and recreational activities through the policies of the local comprehensive plans and criteria of land development regulations, and other regulatory permitting.

The World Woods Planned Development District is located at a major intersection (Suncoast Parkway & US 98) and will serve the many people that utilize that popular connection to the Tampa Bay area. It provides a mixture of living and recreational uses. In combination with the adjacent Seville development, the immediate area also provides for working and shopping activities. Together with Seville and Sugarmill Woods, it forms a community with excellent infrastructure, while retaining most of the natural resources of the area.

Policy 4.1.1 Provide infrastructure and approve development permits only for new developments that have identified a specific long-term supply of water that is both adequate for the increased population associated with the development and that will not diminish the ability to provide adequate water for the local government's projected population or water needed by the natural systems

The northwest sector of Hernando County has proven to be an excellent source of potable water. The County is viewing its Seville wellfield and water plant to be the long-term supply for development in the surrounding area. Via their sewer/water agreement with Seville, the County has the ability to expand their wellfield capacity and is scheduled to add regional storage facilities. There is the possibility of looping in the private World Woods potable water system and wells through a sewer/water agreement to further bolster the service to the area. This system is separate from the County's eastern and western water supply systems, which serve other development areas and would not diminish the ability to provide service to those areas.

Policy 4.9.1 Preserve and protect areas of fish and wildlife habitat of sufficient diversity, size, and linkages to maintain viable populations of indigenous species.

The northwest sector of Hernando County has seen thousands of acres of previously vested development property acquired by the State and placed into preservation. In the World Woods Planned Development District alone, over 70% of the property will be retained in open space, with nearly 50% of the property retaining its natural habitat.

Policy 5.5.6 Control development permit issuance to ensure that regionally significant roadways operate at acceptable levels of service concurrent with the impacts of proposed development.

Policy 5.5.9 Coordinate the land use plans and transportation planning efforts to ensure that land use decisions and transportation improvements are complementary.

Several improvements to regionally significant roadways have recently been completed or are underway in the immediate vicinity. The Suncoast Parkway was constructed with its northern terminus virtually at the doorstep of World Woods. US 98 is being four-laned from World Woods to US 19 in order to service the Suncoast Parkway traffic and the surrounding communities of Sugarmill Woods and Seville. These improvements place the levels of service at an excellent “A” or “B” level.

Hernando County Comprehensive Plan

The proposed amendment is consistent with the Hernando County Comprehensive Plan and more specifically the following policies.

Future Land Use Element

Goal 1.01 Objective A, Policy 9. – The Land Development Regulations shall establish a Planned Development Project (PDP) district which can be used for single use or mixed use projects, with flexibility in standards allowed if projects provide environmental protection, landscaping, open space, public facilities, innovative planning design or other appropriate public benefits.

The World Woods project is being developed as a Planned Development Project. It incorporates all the features that are described in the above policy. The environmental

protection and open space are established in detail in the World Woods PDD district guidelines provided above. The beautiful landscaping in place for the golf course will be expanded into the proposed residential communities. The planned development master plan will include innovative and efficient planning design, including the clustering of density. The magnificent golf facility is open to the public.

Goal 1.01 Objective G, Policy 5. – Multi-family developments should not be located where access to the arterial or collector roadway system is through established residential neighborhoods.

Goal 1.01 Objective G, Policy 8. – Encourage coordination of access and facilities by utilizing a Planned Development Project designation where multi-family housing is located in mixed use areas.

Goal 1.01 Objective G, Policy 9. – Require high density and medium density multi-family residential development to have appropriate open space, buffering, landscaping, and recreation areas suited to their density and design.

The World Woods project will include a collector roadway system that provides access from resort residential, lodging and multi-family clusters to US 98. The development will incorporate a mixture of residential uses with a coordinated recreation and infrastructure plan. The World Woods PDD guidelines ensure an abundance of open space and buffering.

Goal 1.01 Objective Q, Policy 1. – Single family housing development of a density greater than .4 dwelling units per acre should be located in proximity to existing development in order to make more efficient use of infrastructure and services.

The World Woods project is located adjacent to two major vested DRI communities. Sugarmill Woods is a mature community, with significant investment in infrastructure. Seville, with a newly-approved master plan, is partnering with Hernando County in providing additional potable water, wastewater treatment and transportation infrastructure to the area. The proposed amendment will allow Hernando County to make more efficient use of the planned infrastructure, while also providing impact fee funds to support the expenditures.

Goal 1.04 Objective C, Policy 1. – Facilities and services shall be available to provide the adopted levels of service concurrent with development including roadways, potable water, sewage treatment, drainage, solid waste disposal and parks.

As described in the data and analysis, above, the project is served by facilities and services that easily meet the adopted levels of service. Roadways in the vicinity are all a LOS A or B. A significant wastewater infrastructure project is underway in conjunction with Seville that will connect the area to the Glen WWTP, a facility operating at an excellent level of service, with fourfold expansion capability. There are potable water facilities at Seville and World Woods, each with the easy capability of expansion. The Northwest Waste Management Facility, across US 98, has existing capacity and significant permitted area for expansion. More than sufficient property is included within World Woods for drainage and the development plan will incorporate additional recreational facilities to serve residents and visitors.

Goal 1.07 Objective D. – Maximize the recreational and tourist potential of the World Woods Golf Resort through the master planning of land uses and clustering of residential units.

The proposed amendment is in furtherance of the objective that outlines the purpose of the World Woods Planned Development District. A master plan is being prepared that will include the clustering of sufficient recreation, lodging, resort residential and residential uses to maximize the potential of the World Woods Golf Resort. The increased density will not be done at the expense of open space or preservation.

Comprehensive Plan Mapping

A review of the Hernando County Comprehensive Plan Future Land use Maps and other support document maps provide further evidence of the site potential and the relative lack of physical or environmental limitations.

The "Special Features Maps" within the Comprehensive Plan indicates that the portion of the property proposed for development does not lie within a flood zone and is located in an area that does not have identified historical or archaeological sites. There is no known evidence of any on-site natural features, which would inhibit the proposed use.

4. One sketch showing all adjacent property owners within 250 feet of the property covered by this application and surrounding portion of subdivision in which the land is located; or if unplatted, the streets, highways, roads, alleys, and public places surrounding the land.

A map has been attached.

5. List of names and addresses of adjacent property owners.

Attached.

6. Fees for plan amendment review, mailing and legal advertisement, in cash or check, drawing to the order of the Hernando County Planning Department.

A check for fees in the amount of \$500.00 is enclosed.