

ORDINANCE NO.: 2010- 2 2

FILED  
2010 NOV -5 PM 3: 37  
CLERK OF COUNTY COMMISSIONERS  
HERNANDO COUNTY, FLORIDA

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2  
3 AN ORDINANCE AMENDING THE HERNANDO COUNTY  
4 COMPREHENSIVE PLAN BY ADDING NEW OBJECTIVES AND  
5 POLICIES UNDER GOAL 1.07 OF THE FUTURE LAND USE ELEMENT;  
6 AMENDING SECTION D, FUTURE LAND USE MAP MAPPING CRITERIA  
7 AND LAND USES ALLOWED; AMENDING SECTION E RELATING TO  
8 THE FUTURE LAND USE MAP; ADOPTING CPAM-10-02; PROVIDING  
9 FOR TRANSMITTAL TO THE FLORIDA DEPARTMENT OF  
10 COMMUNITY AFFAIRS; PROVIDING FOR SEVERABILITY; AND  
11 PROVIDING FOR AN EFFECTIVE DATE.

12  
13 WHEREAS, in 1985, the Florida Legislature adopted the Local Government Comprehensive  
14 Planning and Land Development Regulation Act as set forth in §§ 163.3161 through 163.3215  
15 Florida Statutes (the "Act"); and,  
16

17 WHEREAS, on June 7, 1989, the Board of County Commissioners adopted Ordinance 89-9  
18 which adopted the Hernando County Comprehensive Plan, as such Plan or portions thereof have  
19 been subsequently amended ("Comprehensive Plan"); and,  
20

21 WHEREAS, the Hernando County Board of County Commissioners ("BOCC"), following  
22 public hearing, approved amending Goal 1.07 of the Future Land Use Element, Section D, and  
23 Section E of the County's adopted Comprehensive Plan relating to Future Land Use Map Mapping  
24 Criteria and the Future Land Use Map (a complete copy of the amendment is attached as Exhibit  
25 "A" hereto and made a part hereof) and referred to as CPAM-10-02; and,  
26

27 WHEREAS, the County subsequently transmitted CPAM-10-02 to the Florida Department  
28 of Community Affairs ("DCA") for review pursuant to the Act, and was assigned DCA No. 10-2;  
29 and,  
30

31 WHEREAS, the DCA reviewed CPAM-10-02 and, thereafter, issued its Objections,  
32 Recommendations and Comments (ORC) Report concerning same; and,  
33

34 WHEREAS, CPAM-10-02 is now ready for final adoption by the BOCC; and,  
35

36 WHEREAS, the BOCC conducted a second public hearing on October 26, 2010 in  
37 connection with final adoption of the CPAM-10-02 as an amendment to the County's adopted  
38 Comprehensive Plan.  
39

40 WHEREAS, CPAM-10-02 will be transmitted to DCA along with CPAM-10-01, CPAM-10-  
41 03, and CPAM-10-04 as part of the same plan amendment cycle/package.  
42

43 NOW THEREFORE:  
44

45 BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF  
46 HERNANDO COUNTY, FLORIDA:



HERNANDO COUNTY COMPREHENSIVE PLAN  
CPAM-10-02  
October 12, 2010

**South Brooksville Planned Development District (SBPDD)**

**Objective 1.07H:**      Establish a Planned Development District (PDD) Category on the Future Land Use Map (FLUM), which provides for the orderly redevelopment of the South Brooksville area into a viable mixed-use community, while retaining the positive features of the existing neighborhood character.

**Policy 1.07H (1)**      Land Uses and Intensity. The SBPDD designation consists of the following:

- a.      Size of 289.5 acres.
- b.      Land uses approved for the PDD:
  - 1.      The existing residential uses, consisting of approximately 60 acres, with an approximate density of 3.5 dwelling units per acre, to be maintained and preserved;
  - 2.      Additional Residential uses not exceeding 29 acres and consistent with the regulation, density and location standards of Objectives 1.01F and 1.01G and their related policies;
  - 3.      Community and specialty retail not exceeding 30 14 acres, with a maximum FAR of .3;
  - 4.      Highway oriented commercial not exceeding 100 54 acres, with a maximum FAR of .3;
  - 5.      Business and industrial space not exceeding 100 30 acres, with a maximum FAR for business uses of .3 and for industrial uses of .25;
  - 6.      Transit Oriented Development (TOD), located within 0.25 miles of the CSX railroad right of way, not exceeding 40 acres, with a maximum residential density of 16 dwelling units per acre and a maximum FAR for commercial uses of .3;
  - 7.      Public use sites and facilities not exceeding 13 acres;
  - 8.      Open space and recreation not exceeding 40 acres.
  - 9.      Public rights of way of approximately 9.5 acres.

**Characteristics of the South Brooksville Community**

**Policy 1.07H (2)**      **Community Character.** The existing South Brooksville Community is proximate to downtown Brooksville and provides an opportunity for redevelopment. The historically platted grid system provides a framework within which special areas adjacent to major roadways and an existing rail

line can be developed as a vibrant mixed-use commercial, office, industrial and residential community compatible with the area's character. The South Brooksville PDD redevelopment will incorporate the following features:

- a) a vision designed to retain the existing sense of neighborhood and community;
- b) coordinated infrastructure, sufficient to maintain the health and safety of the existing community, while accommodating growth;
- c) a mix of land uses;
- d) a diversity of housing types and densities, including workforce and affordable housing;
- e) employment opportunities;
- f) community retail along the Martin Luther King corridor;
- g) specialty retail and services along the "Good Neighbor Trail";
- h) highway oriented commercial along the SR 50 and SR 50A corridors;
- i) historic preservation;
- j) transit oriented design techniques along the existing rail corridor consistent with the Tampa Bay Area Regional Transportation Authority (TBARTA) master plan;
- k) integration of public uses and facilities within the SBPDD;
- l) provisions for neighborhood and community recreation facilities;
- m) promotion of safe pedestrian and non-vehicular movement;
- n) provisions for the use of appropriate design guidelines and redevelopment techniques within the SBPDD

### **Coordination of Governmental Entities, Actions and Programs**

Policy 1.07H (3) **Community Awareness.** In order to maintain a coordinated effort with the South Brooksville community and the City of Brooksville, the County shall maintain ongoing coordination with community representatives and the City of Brooksville regarding redevelopment programs, proposals and activities that impact the SBPDD. Coordination shall include, but not be limited to, meeting with community groups, holding public information workshops and coordinating with community representatives.

Policy 1.07H (4) **Coordination of Land Use Changes and Policies.** The County shall coordinate redevelopment activities, policies and programs, and changes in zoning with the City of Brooksville and community representatives, consistent with the policies contained in Objective 8.01C.

Policy 1.07H (5)      **Redevelopment Activities.** Redevelopment activities shall be coordinated with the Enterprise Zone Program and business retention/recruitment programs.

### **Housing**

Policy 1.07H (6)      **Housing Mix, Flexible Standards** Within the South Brooksville PDD, a variety of housing types, flexible lot sizes, flexible setbacks, mixed uses and a range of densities shall be encouraged allowed consistent with adopted land development regulations.

Policy 1.07H (7)      **Affordable and Workforce Housing.** Incentives for affordable and workforce housing may shall be considered in the review of new mixed use and residential projects.

### **Commercial Development**

Policy 1.07H (8)      **Martin Luther King Corridor.** Community commercial activity in South Brooksville will be located along the Martin Luther King Blvd. corridor. Appropriate design techniques for this corridor may include, but not be limited to, the following:

- The use of on street parking where safe and appropriate
- The use of reduced setbacks
- The placement of parking behind structures
- Provisions for retaining alleyways and the use of rear loading areas
- The use of architecture complimentary to the communities historic character
- The use of architectural detail, building articulation, traditional storefront looks, and overhangs
- The orientation of buildings toward streets and pedestrian areas
- The use of pedestrian connections and wider sidewalks
- The use of street furnishings and streetscape techniques
- The use of traffic calming techniques
- Flexible parking techniques

Policy 1.07H (9)      **Good Neighbor Trail Corridor.** Property adjacent to the Good Neighbor Trail may be redeveloped with a mix of complementary community and specialty retail uses, services and residential/lodging uses. Specialty retail should include, but not be limited to, restaurants, bicycle shops, small commodity stores, art galleries, antique shops, consignment shops, bed & breakfast houses, and other compatible uses of similar scale and intensity. Uses shall conform to the density / intensity standards contained in Policy 1.07H(1).

Policy 1.07H(10)     **Highway Commercial.** Highway commercial uses shall be located along the State Road 50/Cortez Boulevard and State Road 50A/Jefferson Street corridors. Uses shall conform to the density / intensity standards contained in Policy 1.07H(1).

### **Employment Center**

Policy 1.07H(11)     **Employment Center.** Light Industrial and Business Park uses will be encouraged along the SR 50/Cortez Boulevard, SR 50A/Jefferson Street, Main Street, and the existing railroad corridor. When located along the railroad corridor, these uses should be compatible with future transit oriented development. Uses shall conform to the density / intensity standards contained in Policy 1.07H(1).

Policy 1.07H(12)     **Existing Industrial Areas.** The redevelopment of existing industrial areas compatible with the community is encouraged in order to provide employment opportunities and economic growth.

### **Mixed Use Areas**

Policy 1.07H(13)     **Mixed Use Areas.** Mixed use areas should be planned and designed to incorporate a mix of uses, including, but not limited to, light industrial, office space, commercial and residential. New heavy industrial uses shall be prohibited. Uses shall conform to the density / intensity standards contained in Policy 1.07H(1).

### **Transit Oriented Development**

Policy 1.07H(14)     **TOD Land Use Principles and Techniques.** Development in proximity to the existing railroad ROW, identified as a regional transit corridor by the Tampa Bay Area Regional Transportation Authority (TBARTA) master plan, shall be oriented to land uses that are complementary to the use of Transit Oriented Development (TOD) principles and techniques. These techniques shall include, but not be limited to mixed uses, higher density development, diversity of housing, active ground floor uses, quality pedestrian environment, structured parking, non-auto oriented commercial, pocket parks, live-work units, gathering places and on-site bicycle facilities. Uses shall conform to the density / intensity and locational standards contained in Policy 1.07H(1).

Policy 1.07H(15)     **Consistency with TBARTA.** Transit Oriented Development shall be designed to be consistent with model policies developed by the Tampa Bay Area Regional Transportation Authority (TBARTA) and

goals/objectives/policies established elsewhere in this plan related to mass transit, mobility and transit oriented development.

### **Recreation & Open Space**

Policy 1.07H(16)      **Open Space.** Redevelopment of the South Brooksville PDD shall include the use of open space that provides active and passive recreational opportunities, visual aesthetics and environmental preservation within the community.

Policy 1.07H(17)      **Recreation.** Kennedy Park shall continue to be the focal point of active community recreation facilities. Additional neighborhood parks and open space may be placed within the South Brooksville PDD to provide passive recreation opportunities and gathering spaces for community residents.

Policy 1.07H (18)      **Multi-Purpose Pathways.** Recreation areas and open spaces shall be connected by paths, greenways, bikeways and sidewalks to provide for neighborhood mobility.

### **Infrastructure**

Policy 1.07H (19)      **Utilities.** All new development and redevelopment within the South Brooksville PDD shall be served by central sewer and water.

Policy 1.07H (20)      **Drainage & Floodplain Management.** Redevelopment in the South Brooksville area shall not impede the ability of drainage patterns and floodplain areas to function properly, or present risks of flooding or impeding drainage flow.

Policy 1.07H (21)      **Timing.** Water, sewer and drainage infrastructure shall be provided to support existing development, new development, and redevelopment of the SBPDD.

Policy 1.07H (22)      **Grant Funding.** Grant funding shall be researched, applied for, and utilized, to provide for water, sewer and drainage infrastructure to support existing development, new development, and redevelopment.

Policy 1.07H (23)      **Streetlights.** Streetlights shall be provided using an MSBU or other appropriate funding mechanism.

Policy 1.07H (24)      **Transit and Mobility Alternatives.** The mobility needs of the South Brooksville Community shall be met by providing transit and mobility alternatives/infrastructure consistent with the County transit development

plan, the plans of the Metropolitan Planning Organization (MPO), the City of Brooksville, the Tampa Bay Area Regional Transportation Authority (TBARTA), and the Florida Department of Transportation (FDOT).

Policy 1.07H (25) **Traffic Calming.** Traffic calming features shall be used to manage the speed and safety of traffic in the South Brooksville area.

Policy 1.07H (26) **Newgate Street.** The Newgate Street alignment will be planned and utilized to provide for internal connectivity and the distribution of traffic.

### **Land Use Approvals**

Policy 1.07H (27) **Rezoning.** Rezoning requests shall utilize the Planned Development Project (PDP) and Master Plan review process.

Policy 1.07H (28) **Existing Land Uses.** All existing land uses and zoning shall be considered as conforming and may remain until such time that redevelopment occurs.

## **SECTION D FUTURE LAND USE MAP MAPPING CRITERIA**

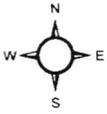
### **PLANNED DEVELOPMENT**

- Mapping Criteria. This classification is being utilized for seven specific areas within the County where a mixture of land uses is envisioned, but the locations of each land use will have to be determined in a master planning process. One site consists of major tracts of land at the SR 50 interchange with I-75. The second site is the Hernando County Airport and surrounding designated lands. The third site is the World Woods Golf Resort and related conservation areas. The fourth site is the Hickory Hill development. The fifth site is the Brooksville Regional Medical Center Planned Development District. The sixth site is the Quarry Preserve Planned Development District. The seventh site is the South Brooksville Planned Development District
- Purpose. To allow for a mix of land uses in locations where master planning and public/private coordination is particularly important.
- Land Uses Allowed.

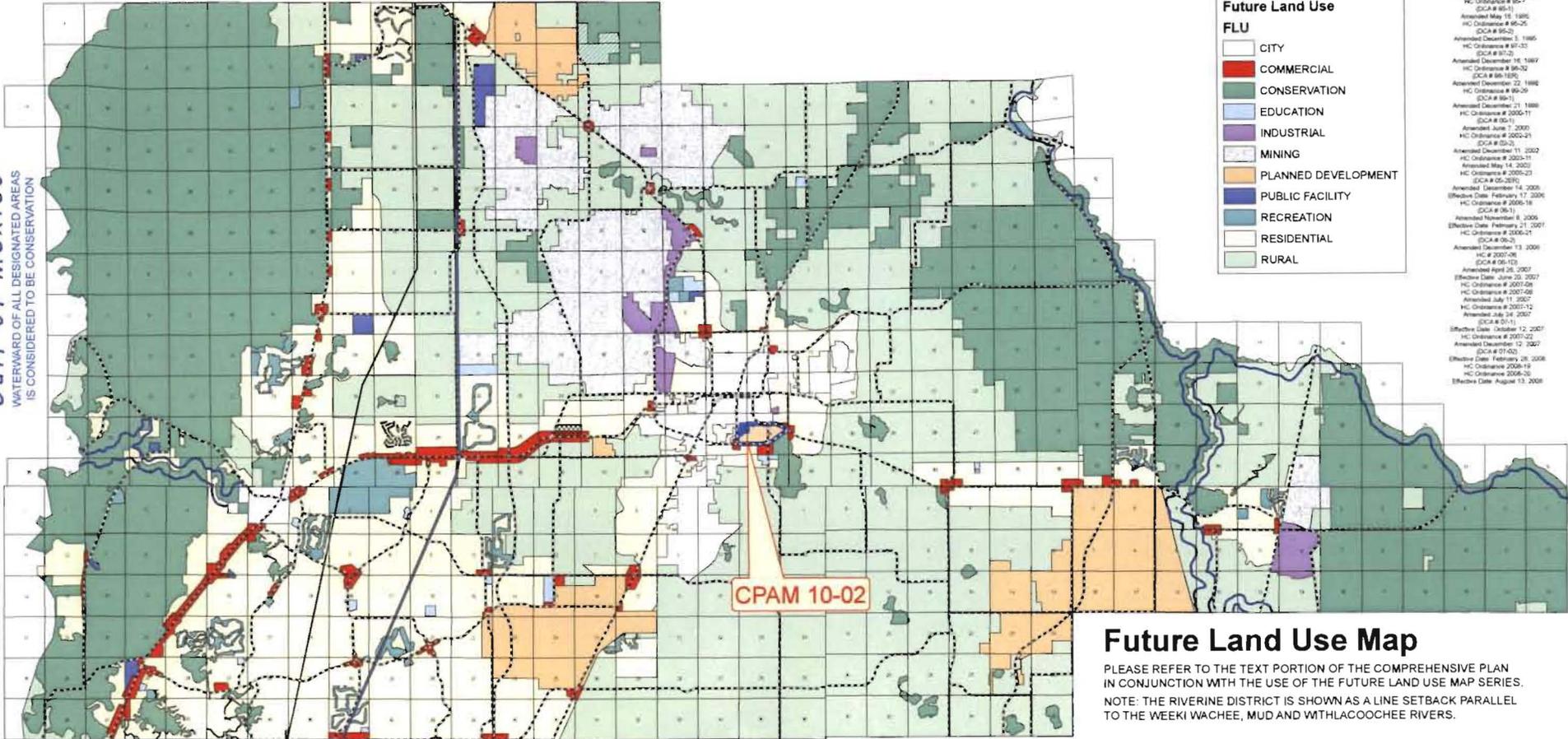
In the South Brooksville Planned Development District, the proposed mix of land uses includes residential, commercial, office and a transit oriented development node. More description and policies are provided under Goal 1.07, Objective H.

# Hernando County Comprehensive Plan Map

Proposed CPAM 10-02  
Version date: March 29, 2010



Gulf of Mexico  
WATERWARD OF ALL DESIGNATED AREAS  
IS CONSIDERED TO BE CONSERVATION



**Legend**

- FLU Road
- FLU Riverine District
- ▨ Regional Commercial
- ▨ Rural Infill Overlay
- ▨ Rural Cluster Overlay

**Future Land Use**

**FLU**

- CITY
- COMMERCIAL
- CONSERVATION
- EDUCATION
- INDUSTRIAL
- MINING
- PLANNED DEVELOPMENT
- PUBLIC FACILITY
- RECREATION
- RESIDENTIAL
- RURAL

**Future Land Use**  
 Adoption / Amendment History  
 HC Ordinance # 89-1  
 Adopted June 7, 1989  
 HC Ordinance # 90-21  
 (SCA # 90-2)  
 Amended November 14, 1989  
 HC Ordinance # 91-32  
 (SCA # 91-1)  
 Amended October 23, 1991  
 HC Ordinance # 91-39  
 (SCA # 91-2)  
 Amended December 16, 1993  
 HC Ordinance # 93-9  
 (SCA # 93-1)  
 Amended July 8, 1993  
 HC Ordinance # 93-25  
 (SCA # 93-1)  
 Amended December 14, 1993  
 HC Ordinance # 93-7  
 (SCA # 93-1)  
 Amended May 16, 1995  
 HC Ordinance # 95-25  
 (SCA # 95-2)  
 Amended December 5, 1995  
 HC Ordinance # 95-33  
 (SCA # 95-2)  
 Amended December 18, 1997  
 HC Ordinance # 96-7  
 (SCA # 96-1)  
 Amended December 22, 1998  
 HC Ordinance # 98-29  
 (SCA # 98-1)  
 Amended December 21, 1998  
 HC Ordinance # 2000-11  
 (SCA # 00-1)  
 Amended June 7, 2000  
 HC Ordinance # 2002-21  
 (SCA # 02-2)  
 Amended December 11, 2002  
 HC Ordinance # 2003-11  
 (SCA # 03-2)  
 Amended May 14, 2002  
 HC Ordinance # 2005-23  
 (SCA # 05-2B)  
 Amended December 14, 2006  
 Effective Date: February 17, 2006  
 HC Ordinance # 2006-18  
 (SCA # 06-1)  
 Amended November 8, 2006  
 Effective Date: February 21, 2007  
 HC Ordinance # 2006-21  
 (SCA # 06-2)  
 Amended December 13, 2006  
 HC # 2007-06  
 (SCA # 06-1C)  
 Amended April 26, 2007  
 Effective Date: June 28, 2007  
 HC Ordinance # 2007-06  
 HC Ordinance # 2007-08  
 Amended July 11, 2007  
 HC Ordinance # 2007-12  
 Amended July 14, 2007  
 (SCA # 07-1)  
 Effective Date: October 12, 2007  
 HC Ordinance # 2007-22  
 Amended December 12, 2007  
 (SCA # 07-02)  
 Effective Date: February 26, 2008  
 HC Ordinance 2008-18  
 HC Ordinance 2008-20  
 Effective Date: August 13, 2008

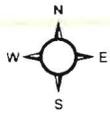
## Future Land Use Map

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.  
 NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.



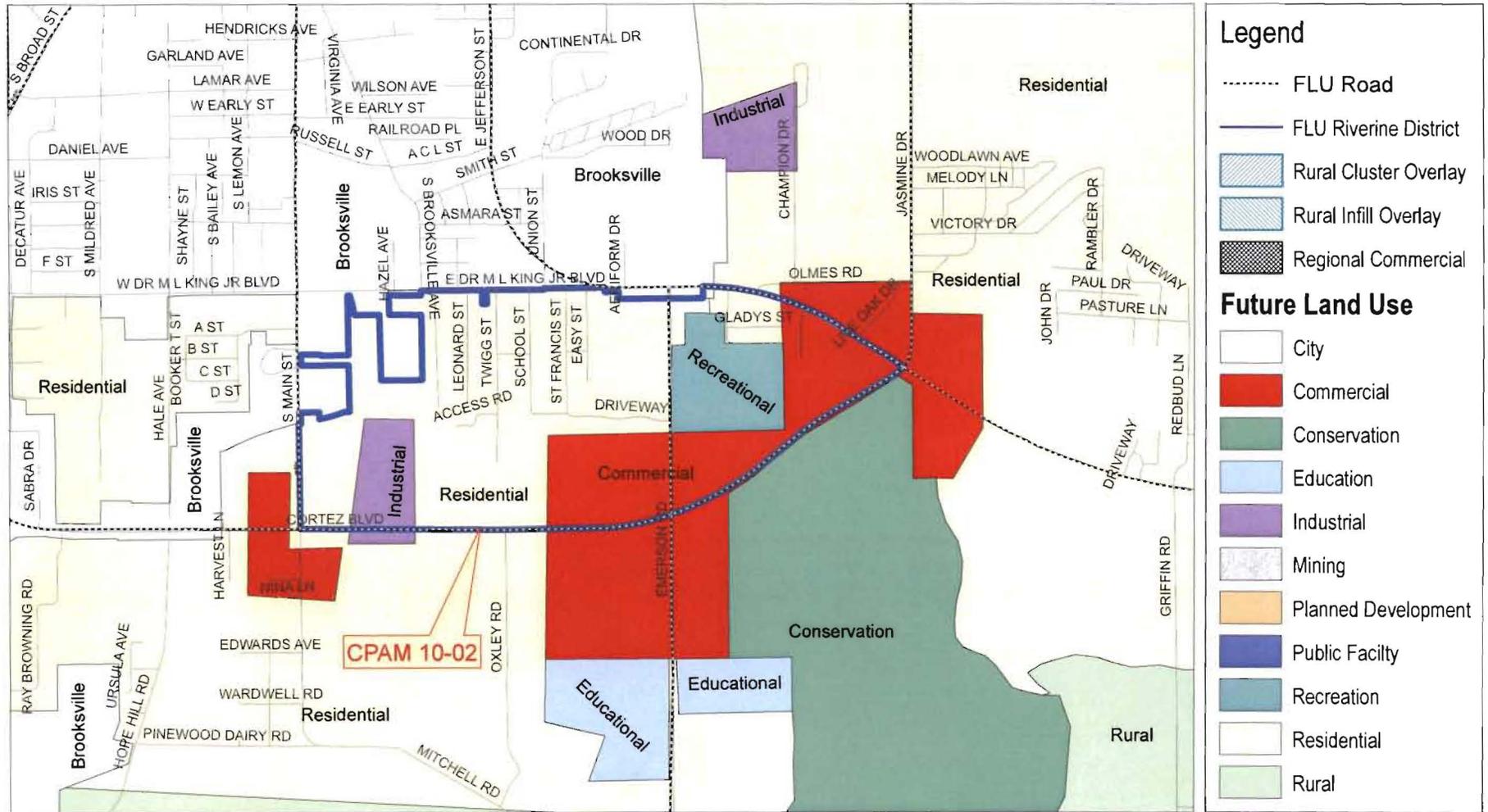
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 Date of mapping: 3/29/2010





# Hernando County Comprehensive Plan Map

Present / Current CPAM 10-02  
Version Date: March 29, 2010

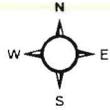


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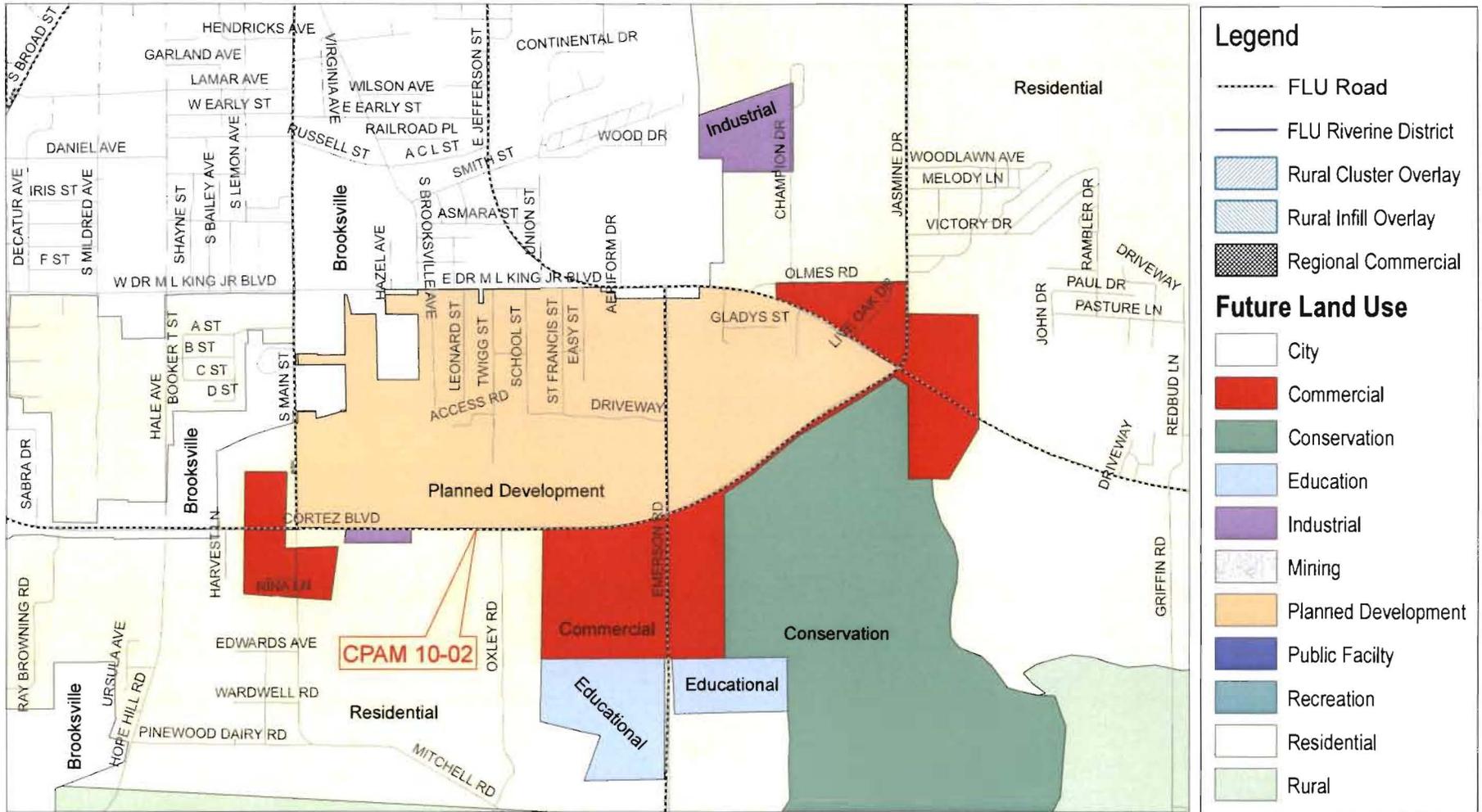
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Date of mapping: 3/29/2010





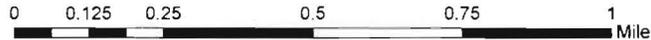
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Date of mapping: 3/29/2010

