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TALLAHASSEE, FL

ORDINANCE NO.: 2011-4

AN ORDINANCE AMENDING SECTION A OF THE HERNANDO COUNTY COMPREHENSIVE PLAN RELATING TO THE FUTURE LAND USE ELEMENT BY AMENDING THE “QUARRY PRESERVE PLANNED DEVELOPMENT DISTRICT” BY AMENDING THE POLICIES UNDER OBJECTIVE 1.07G; AMENDING SECTION E RELATING TO THE SPECIAL FEATURES MAPS; AMENDING CPAM 07-03 AS PREVIOUSLY ADOPTED; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in 1985, the Florida Legislature adopted the Local Government Comprehensive Planning and Land Development Regulation Act as set forth in §§ 163.3161 through 163.3215 Fla. Stat. (the “Act”); and,

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

WHEREAS, during 2006, Brooksville Quarry, LLC (the “Developer”) filed a request to amend the Comprehensive Plan as described in the above caption, and which Comprehensive Plan Amendment was designated by the County as CPAM 07-03; and,

WHEREAS, on January 12, 2010, the Hernando County Board of County Commissioners (“BOCC”) conducted a public hearing regarding CPAM 07-03, and the BOCC voted to approve transmitting CPAM 07-03 to the Florida Department of Community Affairs (“DCA”) for review pursuant to the Act; and,

WHEREAS, on April 2, 2010, the DCA issued its Objections, Recommendations and Comments (“ORC”) Report in connection with its review of CPAM 07-03; and,

WHEREAS, a response to the ORC Report was prepared and transmitted to DCA; and,

WHEREAS, the BOCC conducted a second public hearing on August 31, 2010 in connection with final adoption of CPAM 07-03 as an amendment to the County’s adopted Comprehensive Plan and which amendment was approved and adopted by the BOCC; and,

WHEREAS, the DCA issued a Notice of Intent to find CPAM 07-03 not in compliance on October 27, 2010; and,

WHEREAS, County Planning staff and the DCA have agreed on revisions to CPAM 07-03 in order to bring said plan amendment into compliance and these revisions are described in Exhibit “B” to the Stipulated Settlement Agreement (the “Remedial Amendments”); and,

**Hernando County Comprehensive Plan
CPAM 07-03 Quarry Preserve
Remedial Amendments**

Revised 1/24/2011

- **Quarry Preserve Planned Development District**

Objective 1.07G: Establish Planned Development District (PDD) Category on the Future Land Use Map (FLUM), which provides for a transition in land use from mining to a sustainable mixed use community. The intent of this PDD is to develop a new town, as defined in Rule 9J-5.003, F.A.C. as may be amended or renumbered from time to time, which includes characteristics of sustainability and smart growth as contained in the associated policy cluster.

Policy 1.07G (1) **Land Uses and Intensity.** This PDD designation shall consist of the following land uses:

- a. Minimum size of 4,280 acres.
- b. The following land uses are approved for the PDD:
 1. Residential uses not exceeding 5,800 dwelling units with a maximum of ~~4,600~~ 3,950 single family residences and a minimum of ~~1,200~~ 1,850 multi-family residences. Age restricted housing within this land use shall not exceed ~~1,300~~ 650 units;
 2. Commercial uses not exceeding 545,000 square feet (maximum of 315,000 square feet to be highway-oriented with the remainder located internally within the Town Center or Resort Area pursuant to Policy 1.07 G(13) and G(18);
 3. Business Park acreage sufficient to accommodate a minimum of 850,000 square feet of building space within a minimum of 85 acres with a minimum of an additional 40 acres designated as a potential expansion area should it be needed;
 4. Lodging not exceeding 200 units unless additional units are added pursuant to Policy 1.07G (18);
 5. Golf not exceeding 36 holes;
 6. Ancillary resort and golf facilities;
 7. Recreation, institutional, and public use facilities as needed for the new town and as approved by the County;
 8. 10 acres for public use site(s), and
 9. A minimum of 26 acres and up to 35 acres for a school site acceptable to the Hernando County School Board.

Characteristics of a New Town and Smart Growth

Policy 1.07G (2) **New Town.** The Quarry Preserve PDD shall be developed as a new town, as defined in Rule 9J-5.003, F.A.C. as may be amended or renumbered from time to time, and will incorporate the following features:

- a) Designed to provide a sense of “place;”
- b) A mix of land uses;
- c) Provisions to safeguard environmental resources;
- d) A diversity of housing types and densities;
- e) An employment center;
- f) Opportunities for affordable housing;
- g) Compact development centered around a Town Center, with provisions for adjacent residential neighborhoods;
- h) The integration of community uses within the development, including but not limited to schools, civic uses, government facilities, parks, shopping, and employment;
- i) Accommodations for public transit stops and amenities;
- j) Clustered housing to maintain open space;
- k) Open space and neighborhood parks within and among internal communities;
- l) The interconnection of open spaces and all internal communities through the use of a comprehensively planned system of pedestrian and multi-modal pathways, open spaces, greenways, trails, and other measures, with the specific intent of reducing automobile dependence and greenhouse gas emissions while promoting energy efficiency and sustainable lifestyle habits;
- m) The use of street designs that encourage pedestrian and bicycle use, discourage high speed traffic, and enhance access between the Town Center and all internal communities;
- n) Non-gated communities in and adjacent to the Town Center;
- o) Provisions for the efficient use of energy and to minimize water use;
- p) Maintenance of a definable “edge” around the development to protect surrounding areas;
- q) The use of landscape designs that utilize native plants, reduce water consumption, and pesticide/herbicide use;
- r) The protection of a wildlife corridor, unique features of the site and natural areas;
- s) Provisions for a community intranet site.

Housing

Policy 1.07G (3) **Housing Mix.** The Quarry Preserve PDD shall include a variety of housing types, flexible lot sizes, flexible setbacks, and a range of densities. The housing options shall serve all segments of the population. Housing types may include, but are not limited to, traditional single family residences, townhomes, zero-lot line configurations, condominiums, duplexes, patio homes, and apartments. Provisions shall also be made for “granny flats” and mother-in-law apartments where consistent with community and neighborhood architectural standards. The areas generally depicted on the adopted Master Plan defined by Policy 1.07G (47) as golf course within the Community Residential (CR) and Neighborhood Residential (NR) may include up to 36 holes of golf. The layout of golf and residential within these areas are to be approved through the development review process in accordance with the development controls of the Quarry Preserve PDD.

Policy 1.07G (4) **Affordable and Workforce Housing.** A minimum of 12.5% of the total residential units shall be affordable or workforce housing.

- A minimum of 2.5% of the total residential units within the Quarry Preserve PDD shall be affordable (rental or owned) to households that have a total annual gross income that does not exceed 100% of the median annual income of Hernando County (as part of the Tampa-St. Pete-Clearwater MSA) adjusted for family size, and

- 5.0% of the total residential units within the Quarry Preserve PDD shall be affordable (rented or owned) to households that have a total annual gross income that does not exceed 120% of the median annual income of Hernando County (as part of the Tampa-St. Pete-Clearwater MSA), adjusted for family size.
- In addition, a minimum of 5.0 % of the total residential units within the PDD shall be affordable (rented or owned) to households that have a total annual gross income that does not exceed 140% of the median annual income of Hernando County (as part of the Tampa-St. Pete-Clearwater MSA), adjusted for family size.
- Affordable housing shall be phased in over the life of the development at appropriate levels.
- The calculation used to determine this requirement is that monthly rents, or monthly mortgage payments including property taxes and insurance, do not exceed 30 percent of that amount which represents between 100 and 140 percent of the median adjusted gross annual income for the households within the MSA (this case-Tampa-St. Petersburg-Clearwater), divided by 12.

Policy 1.07G (5) **Density.** The Quarry Preserve PDD shall be developed such that compact higher density residential development is situated in proximity to the Town Center and Business Park land uses. In the Quarry Preserve PDD, net residential acreages shall be calculated by excluding right-of-way, wetlands, stormwater management areas, environmental preservation areas, and common areas. Environmental preservation areas such as wildlife habitat, karst features, conservation areas, a wildlife corridor and other environmentally sensitive lands shall only be excluded if the lands are designated on the Master Plan defined by Policy 1.07G (47) as such or are dedicated to the County or other public agency through a conservation easement. Common areas such as parks, buffers, and managed areas shall only be excluded if publicly owned or committed to a Homeowner's Association formed pursuant to Chapter 720, Florida Statutes.

Policy 1.07G (6) **Defined Edge.** The Quarry Preserve PDD shall maintain a defined "edge" around portions of the development in order to create a clear transition from urban to rural land uses, to establish a visual and physical separation between the Project and surrounding land uses and to minimize the potential for future land use conflicts around the Project.

Policy 1.07G (7) **Home-Based Business.** Home-based businesses will be allowed in residential areas of the Quarry Preserve PDD by the community restrictions, provided that they meet community architectural guidelines and do not generate traffic nor require parking for clients, vendors or business vehicles.

Policy 1.07G (8) **Neighborhood Parks and Pathways.** The Quarry Preserve shall provide a system of neighborhood parks and open space throughout the residential communities connected through the use of wildlife corridors, greenways, trails, bikeways or other measures. A "Pathways Plan" depicting internal pedestrian, bicycle, and multi-modal trails, sidewalks, and other pathways shall be submitted to the County and must be approved with the first residential conditional plat and updated as the project moves forward in phases. The trail network shall provide for pedestrian/bicycle access throughout the Project and will be designed in a manner to provide connectivity within and between all residential pods, the Town Center, the public use site, school(s), highway oriented commercial areas, institutional uses, and all employment centers.

Policy 1.07G (9) **Community Gardens.** Community restrictions will not prohibit the use of common land or open space for community gardens.

Business Park and Employment Center

Policy 1.07G (10) **Uses and Intensity.** The Quarry Preserve PDD shall include a Business Park and Employment Center (Business Park) as generally depicted on the adopted Master Plan defined by Policy 1.07G (47) which shall contain a minimum of 850,000 square feet of building space ~~(with up to an additional 200,000 square feet so long as related traffic impacts are assessed and mitigated, if required)~~ and shall be a minimum of 85 acres. The addition of more square footage in the Business Park will be encouraged. Prior to any such addition, the appropriate provisions in the comprehensive plan and Development Order must be amended, and all appropriate and necessary studies and analyses shall be conducted and approved as required by the comprehensive plan amendment process and the DRI process. The Business Park shall include a mix of business uses, including, but not limited to administrative offices, wholesaling, warehouse, distribution, research and development, back office operations, business incubators, publishing, data processing, corporate headquarters, and light manufacturing activities. The purpose of the business park is to provide space for primary industries (defined as business and industries that primarily serve the markets outside Hernando County) and employment opportunities. The Business Park and Employment Center Area shall be interconnected with the Town Center and other internal communities including residential areas through the use of open space, greenways, trails, bikeways, sidewalks and other measures.

Policy 1.07G (11) **Expansion Parcel.** The Developer shall reserve an additional 40 acres of land (the "Expansion Area") contiguous to the Business Park to provide for expansion area for the 850,000 square feet of building space that cannot be accommodated within the original 85 acre Business Park. The absorption rate of the business park acreage by floor area shall be monitored during development to determine whether the Expansion Area, or portions thereof, will be necessary to accommodate 850,000 square feet of building space. Any portion of the Expansion Area not required for the Business Park use may be allocated to the Town Center.

Policy 1.07G (12) **Master Planning and Infrastructure.** To promote development of the Business Park, the developer shall provide a master plan for the Business Park for county review and approval prior to the issuance of the 800th residential building permit for the Quarry Preserve PDD. A spine road (defined as the east/west collector road extending from Citrus Way to the western edge of the Town Center) shall be constructed along with all required utility and technology infrastructure (voice and data) in order to provide development ready sites prior to issuance of the 1,500th residential building permit for the Quarry Preserve PDD. Secondary access roads along with all required utilities and communications infrastructure (those internal to the Business Park) shall be designed, permitted and constructed by the developer as existing sites are taken out of inventory in order to provide additional development ready sites and to maintain a logical progression of business park development consistent with the development of the overall Quarry Preserve project. In addition, all necessary infrastructure for the Business Park, in accordance with the then current Business Park Master Plan, will be constructed prior to the issuance of a building permit for the 5,000th residential unit.

Town Center

Policy 1.07G (13) **Town Center Components** The Quarry Preserve PDD shall include a Town Center as generally depicted on the adopted Master Plan defined by Policy 1.07G (47) comprised of a minimum of 200 acres as the major focal point of the community. Density within the Town Center shall average a minimum of 10 units per net residential acre on a minimum of 80 net residential acres. Residential uses within the Town

Center shall be located within a ½ mile walking distance of a commercial, civic, employment or institutional use. Commercial including office uses within the Town Center shall be a minimum of 200,000 square feet. Minimum intensity for commercial development shall be .25 FAR. The Town Center will incorporate the following features and design components:

- a) A Town Square, which shall include a landscaped “Green.”
- b) A mix of land uses, including commercial, hotel, office and residential uses, that are both vertically and horizontally integrated, including the use of upper levels on nonresidential buildings .
- c) Utilization of open or civic space as a focal point.
- d) Civic uses, a school site, park, government facilities, religious institutions and other public and private institutional uses.
- e) The integration of future transit opportunities in the design.
- f) The use of “neo-traditional” design elements for both nonresidential and residential areas, which may include the use of a “grid pattern” for streets.
- g) A variety of housing types at more compact densities around the Town Center.
- h) The orientation of buildings towards streets and pedestrian friendly areas.
- i) Development at a pedestrian scale.
- j) Wider sidewalks within shopping areas and interconnected walkway systems throughout.
- k) Shared, or structured, parking areas located to the rear of buildings.
- l) The use of on street parking, where appropriate.
- m) The use of intermittent landscaping and trees to provide visual relief and shade.
- n) Street furniture and streetscape elements within shopping areas.
- o) The use of architectural features that provide for visual interest through the use of zero setbacks, angles, overhangs, cornices, parapets, awnings, canopies, front porches and balconies.
- p) The use of design guidelines so that streets, buildings, and public spaces create a strong sense of place.
- q) Architectural standards for signage.

Policy 1.07G (14) **Residential Gating.** Residential development in the Town Center will not be gated and residential development within the Community Residential area will not be gated, provided, gating may be allowed in the Community Residential area east of the golf course area if approved by the County line shown on the Master Plan defined by Policy 1.07G (47). In order to insure good connectivity in the New Town, there shall be no gates on the major collector roads shown on the Master Plan defined by Policy 1.07G (47).

Community Residential

Policy 1.07G (15) **Community Residential (CR).** The CR designated area, as generally depicted on the adopted Master Plan defined by Policy 1.07G (47), will have a minimum average residential density of 6 units per net residential acre on a minimum of 400 net residential acres. Neighborhood areas within the CR designated area shall utilize clustering and have a diversity of housing types, densities and sizes. Each neighborhood within the CR designated area shall be sized and designed to ensure that residences are within ½ mile walking distance of a nonresidential or recreation use to provide access to basic goods, services or

amenities, to promote an attractive and functional mix of land uses and to achieve an energy efficient land use pattern.

Neighborhood Residential

Policy 1.07G (16) **Neighborhood Residential (NR).** The NR, as generally depicted on the adopted Master Plan defined by Policy 1.07G (47), will be designed to promote pedestrian activity and to facilitate the multi-modal transportation policies of the Quarry Preserve PDD new town. The NR designated area shall consist of integrated and interconnected neighborhoods designed around parks, open spaces and golf courses. There will be a maximum of 1,500 detached single family units within the NR area.

Highway Commercial

Policy 1.07G (17) **Highway Commercial.** The Quarry Preserve PDD will include highway oriented commercial uses at the intersection of Quarry Boulevard and US 98 (the Main Entrance), as generally depicted on the adopted Master Plan defined by Policy 1.07G (47). The maximum intensity for the highway oriented commercial uses shall be 315,000 square feet and development of this area shall be oriented toward the development of a medium to large retail center to serve the grocery and commodity shopping needs of the PDD and surrounding communities. While generally automobile-oriented, the highway oriented commercial area shall be interconnected with the Town Center and other internal communities through the use of open spaces, greenways, trails, bikeways, sidewalks and other measures. The highway commercial development shall also be differentiated from the Town Center by design features that provide for an appropriate buffer or a transition of uses.

Resort

Policy 1.07G (18) **Resort.** The Resort, as generally depicted on the adopted Master Plan defined by Policy 1.07G (47), will include areas designated for resort/lodging and uses for tourists and non-permanent residents. Uses may include club and/or resort facilities, passive recreation, tennis, spa and/or fitness center, convention facilities, commercial (including office), ancillary dining facilities, swimming pools, up to 200 lodging units, residential and resort residential. Up to 200 additional lodging units may be constructed in either Resort, Town Center or Highway Commercial based upon a reduction in an equivalent number of single family residential units in any land use category except the Town Center. The Resort area will have a minimum of 5,000 square feet and a maximum of 10,000 square feet of commercial including office uses.

Environmental

Policy 1.07G(19) **Environmental Management Plan.** To achieve the protection of natural resources on the site, an Environmental Management Plan (EMP) shall be prepared by the developer for review and approval by the County prior to the authorization by the County of any development activity occurring on site, excluding rezoning the site consistent with the Master Plan defined by Policy 1.07G(47). Elements of the EMP may be submitted to State, regional and Federal agencies for review, and approved by those agencies when required by applicable State or Federal regulations. The EMP shall act as the umbrella document and shall address, at a minimum, wildlife corridors, wildlife management/enhancement, landscape restoration, invasive exotic species removal, the use of native plants for landscaping, pet management, the protection of karst features, the protection of surface and groundwater resources, wetland protection, wetland buffers, golf

course natural area design, the use of pesticides and fertilizers, water conservation techniques, low impact design techniques for stormwater management, best management practices, prescribed burn regimens, and groundwater monitoring. The EMP shall be updated as required for each subsequent conditional plat or site plan as applicable. At a minimum, the EMP shall contain the following components:

a) The Project shall be designed, developed and maintained to account for all karst and sensitive subsurface features which may be affected or impacted by developmental activities. A Karst Management Plan (KMP) shall be prepared by a qualified professional geologist and which shall be regularly updated as the development moves through each phase or plat. The initial KMP shall be prepared and submitted prior to any development activity occurring on the site, excluding rezoning the site consistent with the Master Plan defined by Policy 1.07G(47), and shall, at a minimum, include identification and assessment of karst and sensitive subsurface features (including caves and related dissolution features) which may be adversely impacted by development. The KMP shall recommend best management practices that include, but are not limited to, design criteria for all stormwater facilities located in karst sensitive areas, the use of ground penetrating radar or other appropriate geotechnical technique to locate and identify anomalies, the use of preservation techniques and buffering of sensitive karst features where necessary, and geotechnical requirements for the design and layout of development areas including golf and proposed infrastructure.

b) A Ground Water Monitoring Plan (GWMP), which shall ensure the protection of groundwater quality. The Quarry Preserve PDD shall install monitoring wells in accordance with a monitoring plan approved by the Florida Department of Environmental Protection (FDEP). Monitoring shall continue until 5 years after buildout and the reports shall be reported annually to FDEP, the SWFWMD and Hernando County. The GWMP shall include at a minimum the collection of baseline data, monitoring, annual reporting, documentation of violations and statistically significant trends, and remediation in accordance with the approved GWMP and Agency guidelines and standards.

c) A Stormwater Pollution Prevention Plan (SWPPP), which shall require: (1) clearing and grading areas only as they are being prepared for construction; (2) stabilizing areas immediately after construction completion; (3) limited watering for dust control at time of construction; (4) no discharge of untreated stormwater into any depression with direct or demonstrated hydrologic connection to the Floridan Aquifer in accordance with applicable SWFWMD, FDEP and County regulations and best management practices.

d) An Integrated Pest Management Plan (IPMP)/Chemical Management Plan (CMP).

e) A Wildlife Habitat Management Plan (WHMP) that requires impacts to protected wildlife and plants to be minimized through the use of on-site mitigation and preservation techniques in accordance with all applicable statutes and regulations. Wildlife areas within open space corridors shall be preserved. Listed plants within open space corridors shall be preserved. Listed plants outside of open space corridors may be propagated or relocated within open space corridors. Listed wildlife may be relocated to designated open space corridors if allowed under applicable permitting rules and guidelines.

f) A Pet Management Plan (PMP) that will become part of the deed restriction and association documents for the development and that will require education regarding responsible pet care and ownership responsibilities.

Policy 1.07G(20) Open Space. A minimum of 1000 acres of the land as generally depicted on the adopted Master Plan defined by Policy 1.07G (47) within the Quarry Preserve PDD shall consist of open space that

provides for recreational opportunities, wildlife movement and conservation of natural resources. The minimum open space requirement shall not include any maintained areas of golf courses. In the event that the maintained areas of golf are converted to open space as allowed by policy 1.07G(26), the acreage converted shall be over and above the minimum acreage required by this policy.

Policy 1.07G(21) **Wildlife Corridor.** A viable wildlife corridor as generally depicted on the adopted Master Plan defined by Policy 1.07G (47) shall be established and designated within the Quarry Preserve PDD to provide connectivity to conservation areas adjacent to the site and facilitate the movement of wildlife. The average width of the wildlife corridor (including the Nature Preserve) within the Quarry Preserve shall be a minimum of 2800 feet with a minimum width of 300 feet in the locations depicted on the Master Plan defined by Policy 1.07G(47). Where the designated wildlife corridor crosses open pasture land, native vegetation (trees, shrubs, grasses and ground cover) shall be planted to achieve an opacity dense enough to provide wildlife cover and food source at full growth in accordance with the provisions of the approved Environmental Management Plan. Road crossings of the wildlife corridor shall be minimized, and include a wildlife underpass. Improved multipurpose trails will not be constructed within the designated wildlife corridor.

Policy 1.07G(22) **Nature Preserve.** A minimum of 300 acres as generally depicted on the adopted Master Plan defined by Policy 1.07G (47) and as part of the Open Space area, consisting of a significant portion of the mining tailings area located in the southeast portion of the property shall be identified as a Nature Preserve and restored with appropriate wildlife food source plants and native vegetation to create, and ensure, a viable wildlife habitat.

Policy 1.07G(23) **Vegetation in the Wildlife Corridor and Edge.** The wildlife corridor shall be vegetated with wildlife food source plants, and the “edge” shall be planted with native vegetation at an appropriate opacity.

Policy 1.07G(24) **Special Protection Area.** The Quarry Preserve PDD shall mitigate golf course construction in Special Protection Areas as defined by County ordinances through the use of alternative design techniques in accordance with the requirements of the Hernando County Groundwater Protection Ordinance. These techniques include, but are not limited to, the use of Conservation Design Pool treatment methodology, contained distribution of irrigation water, construction of fairways, borders and tees to original permeability conditions, construction of impermeable greens with complete leachate capture and treatment systems, and construction of surrounding “roughs” and “out-of-play” areas using all native soils, grasses, and landscaping.

Policy 1.07G(25) **Irrigation.** Development of the Quarry Preserve PDD, including golf courses, will maximize the use of stormwater retention for irrigation and the use of native vegetation for landscaping in order to minimize the consumption of groundwater for irrigation. Potable water will not be utilized for irrigation on the golf courses and managed common areas, and the use of sod shall be minimized in managed common areas through the use of drought tolerant ground cover. The Quarry Preserve PDD shall be designed to incorporate and use reuse water if and when it becomes available.

Policy 1.07G(26) **Golf Courses.** Golf courses shall be designed, constructed and maintained to meet, or exceed, the Audubon International Signature Program (AISP) Natural Resource Management Plan’s Environmental Design Standards, or other equivalent program design standard. It shall be the objective to use these, or equivalent, program design standards to avoid adverse environmental impacts. In the event a golf course or courses are not constructed the areas that would have been classified as maintained areas shall be

converted to open space over and above the minimum open space required by Policy 1.07G(20). For the purposes of this policy, the maintained areas shall equal 150 acres per 18 holes of golf. The design and location of this acreage shall be determined by the County at the time of conversion.

“Green” Development

Policy 1.07G(27) **Building Construction Standards.** To promote the development of a quality, sustainable new town, site development and building construction standards shall incorporate the United States Green Building Council’s Leadership in Energy Design (LEED) program, or the Florida Green Building Coalition (FGBC) program, or the Green Building Initiative’s Green Globes program, or any other nationally recognized green building and site development program of equal, or greater, standing approved by the County and the State Department of Management Services. It shall be the objective to meet program levels of certification above the applicable program minimums.

Policy 1.07G(28) **Education Program.** The Developer of the Quarry Preserve PDD shall establish a program to educate builders and homeowners on the benefits of “green” development.

Policy 1.07G(29) **Programs and Standards.** The Quarry Preserve PDD building and site design shall incorporate the following programs and rating standards:

- The Florida Green Lodging Program

- USEPA Energy Star program and standards

- Florida Water Star program and standards (gold level)

- Dark Skies (Night Sky Protection) initiatives

- Florida Yards and Neighborhoods program and standards

- Or any other nationally recognized green building and site development program of equal, or greater, standing approved for use by the County and/or the applicable State agency.

Policy 1.07G(30) **Zero Energy Home.** One (1) Zero Energy Home (“ZEH”) model will be built to feature and promote zero energy efficiency housing.

Policy 1.07G(31) **Reduced Impact Alternatives.** The Quarry Preserve PDD shall consider alternatives to impervious pavement (the use of porous pavement products), consider the use of low impact stormwater design (LID) techniques, and consider the integral use of shade trees and open areas to reduce the impact of large expanses of impervious pavement.

Policy 1.07G(32) **Recycling.** The Quarry Preserve PDD shall allow for mandatory recycling when instituted by the County, and will consider instituting a community recycling and yard waste program.

Policy 1.07G(33) **Irrigation.** The Quarry Preserve PDD shall institute measures and techniques to reduce dependency on potable water use for irrigation.

Policy 1.07G(34) **Water Conservation.** The Quarry Preserve PDD shall develop an educational program to institute water conservation programs.

Infrastructure

Policy 1.07G(35) **Utilities.** Prior to commencing development, the Quarry Preserve PDD shall enter into a utility service agreement with the Hernando County Utilities Department to serve the site with central potable water and wastewater treatment facilities, and phase development to correspond to the availability of potable water and wastewater treatment services. The utility service agreement shall require that the force main that will serve the Quarry Preserve PDD shall be designed and constructed to serve only the Quarry Preserve PDD, and shall not be used to serve any other development that requires a comprehensive plan amendment. Individual wells for potable water use and septic systems for wastewater disposal shall not be permitted, unless necessary for golf course convenience stations or other similar accessory uses. If approved by the County, the Quarry Preserve PDD may provide for an interim wastewater treatment plant and a potable water wellfield and water treatment plant within the Quarry Preserve PDD. No more than 1000 equivalent residential units (ERU's) may be constructed until the interim wastewater treatment plant is replaced with a permanent connection to Hernando County water reclamation facilities. If requested by the County, the developer will cooperate with the County to incorporate and interconnect any on-site facilities into the Hernando County Utilities Department's Northwest Utilities Service Area.

Policy 1.07G(36) **Schools.** The Quarry Preserve PDD shall enter into a development agreement acceptable to the Hernando County School Board to provide an infrastructure ready school site within the ~~PDD~~ Town Center and proportionate share mitigation, if required, of any of the development's impacts on public school facilities. The school site shall be infrastructure ready prior to the issuance of a building permit for the 501st residential unit. In addition, the Quarry Preserve PDD shall be responsible for all of the additional construction costs associated with developer-required design limitations or guidelines resulting from the site's location within the Town Center.

Policy 1.07G(37) **Roads.** The necessary off site roadway improvements and transportation infrastructure shall be planned, designed and funded, or in place at the time individual phases of development occur as indicated by required transportation studies, unless "pipelining" or a proportionate share mitigation agreement has been approved as to the timing of improvements. The developer shall be responsible for proportionate share mitigation of the development's impacts on the transportation system. All "pipeline" improvements shall be made to the functionally classified roadway network as identified in the County's Long Range Transportation Plan and Transportation Element of the adopted Comprehensive Plan.

Policy 1.07G(38) **Neighborhood and Community Parks.** The Quarry Preserve PDD shall provide internal sites and facilities to accommodate the neighborhood park and community park needs of its residents in accordance with County requirements.

Policy 1.07G(39) **District Parks.** The Quarry Preserve PDD shall conduct an impact analysis of the demand for District Park needs, and provide for proportionate share mitigation of facilities, if required, in accordance with the development's impact on District Park needs.

Policy 1.07G(40) **Law Enforcement.** The Quarry Preserve PDD shall mitigate the development's impact on law enforcement needs, if required, through the use of a special district, or other funding mechanism acceptable to the County.

Policy 1.07G(41) **Library Services.** The Quarry Preserve PDD shall provide a site for a public library if determined necessary by the County. The site shall be part of the 10 acres for public use described in Policy 1.07G (44) below.

Policy 1.07G(42) **Hurricane Shelters.** The Quarry Preserve PDD shall design and construct a community center or resort clubhouse within the development for use as a hurricane shelter for the development's residents.

Policy 1.07G(43) **Solid Waste Services.** The Quarry Preserve PDD will coordinate development to correspond with the availability of solid waste disposal facilities by the County, and shall identify small quantity waste generators during the permitting process.

Policy 1.07G(44) **Public Use Site(s).** The Quarry Preserve PDD shall provide 10 acres for public uses within Quarry Preserve. When appropriate, the site(s) will be in close proximity to the Town Center. In addition, the Quarry Preserve PDD shall be responsible for the infrastructure costs associated with the site(s), including but not limited to, the provision of potable water, sanitary sewer, fire protection, stormwater and adequate access.

Policy 1.07G(45) **Historical Resources.** A cultural resource assessment survey will be used for the purpose of locating and assessing the significance of any historic resources present on the Quarry Preserve PDD site. All survey reports will conform to the specifications set forth in Chapter 1A-46, Florida Administrative Code, and forwarded to the Division of Historical Resources ("Division") for comment and recommendation. All identified resources will be protected in accordance with the requirements of the Division. In addition, all project personnel will be notified regarding the potential for on site cultural resources and trained in reporting potential finds.

Policy 1.07G(46) **Jobs to Housing Balance.** To promote an appropriate jobs to housing mix and the timing of residential and nonresidential uses during the development of Quarry Preserve, the following schedule will be followed:

1. A minimum of 60,000 square feet of commercial including office uses and a minimum of 100,000 square feet of Business Park uses within the Quarry Preserve PDD shall be constructed or under construction before the 2,001st dwelling unit is completed. Infrastructure and development ready sites shall be constructed in the Town Center prior to the issuance of the 1000th residential building permit. The minimum size of the initial Town Center phase shall be no less than 50 acres.
2. A minimum of 120,000 square feet of commercial including office uses and a minimum of 200,000 square feet of Business Park uses within the Quarry Preserve PDD shall be constructed or under construction before the 3,501st dwelling unit is completed.
3. A minimum of 200,000 square feet of commercial including office uses and a minimum of 400,000 square feet of Business Park uses within the Quarry Preserve PDD shall be constructed or under construction before the 4,601st dwelling unit is completed.

Policy 1.07G (47) **Master Plan.** The Master Plan adopted for the Quarry Preserve PDD provides the generalized ~~location~~ boundaries of land uses and significant features of the development, including the wildlife corridor and external access points. ~~Specific locations of~~ Any adjustments to the boundaries shall be

geographically limited and the boundaries of the land uses and significant features may vary, but only to the extent necessitated by environmental permitting requirements, required placement of infrastructure and physical constraints, including soil suitability and topography. A comprehensive plan amendment shall not be required for adjustments to land uses and significant features unless the proposed change is inconsistent with the density or intensity standards and development controls of the Quarry Preserve PDD as set forth in Objective 1.07G and associated policies.

Mining

Policy 1.07G(48) **Mining Operation.** All mining operations within the Quarry Preserve PDD shall cease to operate no later than the end of 2018 in accordance with the terms of the approved Master Mining Plan (MAMPA) and Mining Operation Plan (MOPA).

Adjacent Use Notification

Policy 1.07G(49) **Notification to Project Residents.** Residents in close proximity to the northern boundary of the Quarry Preserve PDD will be provided with notification in their deed, that agricultural operations exist adjacent to the PDD boundaries.

