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**From:** Kerce, Whitley L. <Whitley.Kerce@dos.myflorida.com>  
**Sent:** Thursday, September 27, 2018 10:23 AM  
**To:** Ordinances  
**Cc:** County Ordinances  
**Subject:** Hernando20180927\_Ordinance2018\_16\_Ack.pdf  
**Attachments:** Hernando20180927\_Ordinance2018\_16\_Ack.pdf

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FLORIDA DEPARTMENT *of* STATE

**RICK SCOTT**  
Governor

**KEN DETZNER**  
Secretary of State

September 27, 2018

Honorable Don Barbee Jr.  
Hernando County Clerk's Office  
20 North Main Street, Rm. 362  
Brooksville, Florida 34601

Attention: Darlene Christensen

Dear Mr. Barbee:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Hernando County Ordinance No. 2018-16, which was filed in this office on September 27, 2018.

Sincerely,

Ernest L. Reddick  
Program Administrator

ELR/lb

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**ORDINANCE NO.: 2018- 16**

**AN ORDINANCE ADOPTING THE HERNANDO COUNTY 2040 COMPREHENSIVE PLAN BY ADOPTING REQUIRED AND OPTIONAL ELEMENTS; BY ADOPTING THE FUTURE LAND USE MAP SERIES; PROVIDING FOR TRANSMITTAL TO THE STATE REVIEW AGENCIES; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE 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 Florida Statutes (the "Act"); and,

**WHEREAS**, Hernando County completed an evaluation of the Comprehensive Plan in 2011, and the Board of County Commissioners determined that an updated comprehensive plan was necessary to manage future growth ; and,

**WHEREAS**, the Hernando County Board of County Commissioners ("BOCC"), following a public hearing on March 6, 2018, approved transmitting the proposed Hernando County 2040 Comprehensive Plan ; and,

**WHEREAS**, the County transmitted the proposed 2040 Plan which was assigned Hernando County 18-2ER by the State Land Planning Agency; and,

**WHEREAS**, the comments and an Objections, Recommendations and Comments Report (ORC) was issued by the State Land Planning Agency and comments issued by the Review Agencies regarding Hernando County 18-2ER were received by the County on or before May 21, 2018; and,

**WHEREAS**, the BOCC conducted a second public hearing on September 25, 2018, in connection with final adoption of the 2040 Plan (Hernando County 18-2ER), and approved adoption of the 2040 Comprehensive Plan and associated required and optional Elements and the Future Land Use Map Series, attached as **Exhibit "A"** hereto and made a part hereof.

**WHEREAS**, the BOCC finds and determines that the County Response to the ORC Report addressed any objections rendered by the State Land Planning Agency, and are attached hereto and made a part hereof as **Exhibit "B"** and,

**WHEREAS**, the adopted 2040 Comprehensive Plan (Hernando County 18-2ER) will be transmitted to State Land Planning Agency and Review Agencies.

**NOW THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA:**

1           **SECTION I. Recitals.** The recitals set forth above are true and correct and  
2 incorporated herein by this reference; and  
3

4           **SECTION II. Adopting the 2040 Comprehensive Plan (Hernando County 18-2ER).**  
5 The 2040 Plan (Hernando County 18-2ER) and ORC Response, attached as **Exhibit “A”** and  
6 **Exhibit “B”** hereto and incorporated herein by this reference, is hereby approved and adopted,  
7 subject to the Effective Date provision (Section X) below.  
8

9           **SECTION III. Execution.** The Chairman of the Hernando County Board of County  
10 Commissioners is hereby authorized to execute this ordinance, and all related documents.  
11

12           **SECTION IV. Transmittal to State Land Planning Agency and Review Agencies.**  
13 County staff shall transmit an executed copy of this ordinance to the State Land Planning Agency  
14 and Review Agencies within ten (10) working days of adoption hereof pursuant to § 163.3184,  
15 Florida Statutes.  
16

17           **SECTION V. Publication.** This ordinance shall be published as required by law.  
18

19           **SECTION VI. Applicability.** This Ordinance shall be applicable throughout the  
20 unincorporated area of Hernando County.  
21

22           **SECTION VII. Severability.** It is declared to be the intent of the Board of County  
23 Commissioners that if any section, subsection, clause, sentence, phrase, or provision of this  
24 ordinance is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect  
25 the validity of the remaining portions of this ordinance.  
26

27           **SECTION VIII. Conflicting Provisions.** Special acts of the Florida Legislature  
28 applicable only to unincorporated areas of Hernando County, Hernando County ordinances,  
29 County resolutions, or parts thereof, in conflict with this ordinance are hereby superseded by this  
30 ordinance to the extent of such conflict except for ordinances concerning either adoption or  
31 amendment of the Comprehensive Plan, pursuant to Chapter 163, part II, Florida Statutes.  
32

33           **SECTION IX. Filing with the Department of State.** The clerk shall be and is hereby  
34 directed forthwith to send a certified copy of this ordinance or electronically transmit the ordinance  
35 by email to the Bureau of Administrative Code, Department of State, R.A. Gray Bldg., Room 101,  
36 500 S. Bronough Street, Tallahassee, FL 32399-0250.  
37

38           **SECTION X. Effective Date.** The effective date of this plan amendment, if the  
39 amendment is not timely challenged, shall be the date the state land planning agency posts a notice  
40 of intent determining that this amendment is in compliance. If the amendment is timely  
41 challenged, or if the state land planning agency issues a notice of intent determining that this  
42 amendment is not in compliance, this amendment shall become effective on the date the state land  
43 planning agency or the Administration Commission enters a final order determining this adopted  
44 amendment to be in compliance. No development orders, development permits, or development  
45 dependent on this amendment may be issued or commence before it has become effective.  
46

1 BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF  
2 HERNANDO COUNTY in Regular Session this 25<sup>th</sup> day of September 2018.  
3

4 BOARD OF COUNTY COMMISSIONERS  
5 HERNANDO COUNTY, FLORIDA

6  
7 By: Carlene M. Christensen PC  
8 Attest: \_\_\_\_\_ By: [Signature]  
9 DONALD C. BARBEE, JR., CLERK STEVE CHAMPION, CHAIRMAN

10  
11  
12  
13 (SEAL)



14  
15  
16 Approved as to Form and  
17 Legal Sufficiency

18 By: [Signature]  
19 Assistant County Attorney  
20

**Hernando County Comprehensive Plan**  
**2040 PLAN**  
**Section A. Chapter 1.**  
**FUTURE LAND USE ELEMENT**

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Amended and Re-adopted (date), Effective date (date)

FLUE Amendments: x-xx-xx (CPAMxx-xx);

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# **EXHIBIT A**

## Table of Contents

<b>GOAL 1.01</b>	<b>Growth Strategy</b> .....	<b>Page 1</b>
	Growth Strategy Implementation.....	Page 1
<b>GOAL 1.02</b>	<b>Property Rights</b> .....	<b>Page 3</b>
	Property and Vested Rights .....	Page 3
	Platted Lands Protection .....	Page 3
<b>GOAL 1.03</b>	<b>Subdivision of Land</b> .....	<b>Page 5</b>
<b>GOAL 1.04</b>	<b>Future Land Use Map</b> .....	<b>Page 6</b>
	Residential Category .....	Page 8
	Single Family Housing .....	Page 9
	Multi-Family Housing .....	Page 9
	Mobile Homes and Recreational Vehicles.....	Page 10
	Rural Category .....	Page 10
	Rural Density Exceptions .....	Page 11
	1,320-Foot Transition Zone .....	Page 11
	Historic Rural Communities .....	Page 12
	The Countryside Community.....	Page 12
	Agricultural Lands Retention Strategies.....	Page 14
	Conservation Category.....	Page 15
	Commercial Category .....	Page 15
	Commercial Nodes.....	Page 16
	Commercial Strip Development .....	Page 16
	Neighborhood Commercial.....	Page 17
	Specialty Commercial.....	Page 18
	Industrial Category.....	Page 19
	Mining Category .....	Page 20
	Mining Ordinance .....	Page 20
	Mining Support-Related and Industrial Uses.....	Page 21
	Future Land Use Map Amendments from Mining .....	Page 22
	Future Land Use Map Amendments to Mining .....	Page 23
	Recreation Category.....	Page 26
	Public Facilities Category .....	Page 26
	Public School Siting.....	Page 27
<b>GOAL 1.05</b>	<b>Planned Development District</b> .....	<b>Page 31</b>
	I-75/SR-50 Planned Development District .....	Page 31
	Airport Planned Development District .....	Page 32
	World Woods Planned Development District.....	Page 33
	Hickory Hills Planned Development District .....	Page 35
	Brooksville Regional Medical Center Planned Development District .....	Page 43
	Quarry Preserve Planned Development District.....	Page 45



	South Brooksville Planned Development District .....	Page 61
	Spring Center Planned Development District.....	Page 66
<b>GOAL 1.06</b>	<b>Centers and Corridors.....</b>	<b>Page 72</b>
	Designated Corridors .....	Page 72
	Spring Hill Drive Corridor.....	Page 72
	Designated Centers .....	Page 73
	Kass Circle Center Neighborhood .....	Page 73
<b>GOAL 1.07</b>	<b>Transit Oriented Development .....</b>	<b>Page 75</b>
<b>GOAL 1.08</b>	<b>Protected Corridors .....</b>	<b>Page 76</b>
	Suncoast Parkway .....	Page 76
	County Line Road.....	Page 76
	Wiscon Road.....	Page 77
	U.S. Highway 98 North .....	Page 77
	U.S. Highway 19 North .....	Page 78
<b>GOAL 1.09</b>	<b>Neighborhood Planning.....</b>	<b>Page 79</b>
<b>GOAL 1.10</b>	<b>Land Development Regulations.....</b>	<b>Page 80</b>
	Energy Efficiency .....	Page 81
	Land Use Compatibility .....	Page 82
	Planned Development Projects and Standards.....	Page 82
<b>GOAL 1.11</b>	<b>Urban Sprawl .....</b>	<b>Page 85</b>
	Directed Infrastructure .....	Page 85
	Rural Infrastructure Limitation .....	Page 85
	Urban Sprawl Prevention.....	Page 86
<b>GOAL 1.12</b>	<b>Infrastructure Services.....</b>	<b>Page 88</b>
	New Development Proportionate Share.....	Page 88

**GOAL 1.01 – Growth Strategy**

**Hernando County’s 2040 growth strategy promotes economic prosperity, protects community character, improves quality of life through community design opportunities, provides for directed infrastructure, discourages urban sprawl, protects property rights, and maintains the integrity of natural resources significant to Hernando County.**

**Growth Strategy Implementation**

**[F.S. 163.3177(1) and (5), F.S. 163.3181(1)]**

**Objective 1.01A: The Hernando County 2040 Comprehensive Growth Strategy Plan provides the principles for guiding land development activities in the County and describes the related programs and strategies that provide the overall guidance for implementing the Plan.**

**Strategy 1.01A(1):** Hernando County shall utilize this Plan as a guiding document for land use decisions, related funding priorities, to identify and program public infrastructure needs, for protection of the built and natural environment, and to promote community improvement initiatives.

**Strategy 1.01A(2):** The adopted Public Participation Process of the Hernando County Board of County Commissioners and the Hernando County Local Planning Agency will be designed to ensure adequate opportunity for public participation in the planning process. These procedures may be established, evaluated and revised as needed to ensure full transparency and public participation.

**Strategy 1.01A(3):** Hernando County shall review this Plan a minimum of every seven years to ensure compliance with the most current Florida Statutes governing growth management and Plan content.

**Strategy 1.01A(4):** A simple majority vote by the Hernando County Board of County Commissioners shall be required to amend the Comprehensive Growth Strategy Plan, its implementing ordinances or land development approvals.

**Strategy 1.01A(5):** Proposed development orders will be reviewed for overall consistency with the general intent of the Comprehensive Plan growth strategies. Consistency with each individual goal, objective or strategy is not required.

**Strategy 1.01A(6):** Within one (1) year of the effective date of the 2040 Plan, Hernando County will review the Future Land Use Map for potential revisions that are necessary to accommodate anticipated land use for the Year 2040. The Future Land Use Map will also be

reviewed in conjunction with the Evaluation and Appraisals of the Plan.

**GOAL 1.02 – Property Rights**

**Hernando County will recognize property rights interests when considering mechanisms for land use and growth management within the County.**

**Property and Vested Rights**

**Objective 1.02A: Private property rights will be protected through alternative development techniques, the continuance of non-conformities, procedures for vested rights and other appropriate mechanisms.**

**Strategy 1.02A(1):** Alternate methods for property development that may be considered by the County to assist in preserving development rights while carrying out the objectives of this Plan include transferable development rights, density bonuses, variances, waivers, deviations, planned developments, clustering, conservation easements, buffers, open space preservation and other flexible development techniques.

**Strategy 1.02A(2):** Existing legal zonings and related entitlements/property rights that do not conform with the Future Land Use Map Category shall be allowed to continue under this Plan and their entitlements shall not be diminished.

**Strategy 1.02A(3):** The continued existence of lawful structures, uses and lots that no longer conform with newly adopted or revised strategies or codes shall be provided for in the land development regulations with appropriate standards.

**Strategy 1.02A(4):** It is Hernando County’s intention that this Comprehensive Plan and implementing land development regulations be applied with sensitivity for private property rights so as to not be unduly restrictive, and that property owners must be free from actions by the County which would harm their property or which would constitute an inordinate burden on property rights as outlined in Florida Statutes Chapter 70, entitled the “Bert J. Harris, Jr., Private Property Rights Protection Act.”

**Platted Lands Protection**

**Objective 1.02B: Protect established residential plats.**

**Strategy 1.02B(1):** Notwithstanding the density limitations in this Plan for any and all Future Land Use Categories, residential lots already existing and for which a plat or deed was recorded in conformance with all regulations prior to January 1, 1990, may develop with one

residential unit per lot, regardless of consolidation of ownership, provided all other applicable standards are met.

**Strategy 1.02B(2):** The land development regulations will provide incentives and procedures for land owners to replat or abandon vacant antiquated platted lots.

**GOAL 1.03 – Subdivision of Land**

**The County will provide for land development regulations and procedures consistent with Florida Statutes for the subdivision of land.**

**Objective 1.03A: Provide subdivision regulations that establish procedures for the dividing of land, review of conditional subdivision plats, construction plan review, and final subdivision plat recording.**

**Strategy 1.03A(1):** A subdivision shall mean the division of a parcel of land into two or more contiguous parcels.

**Strategy 1.03A(2):** Hernando County subdivision regulations shall require approval for the creation of two or more parcels from the parent parcel and for creation of any buildable parcel. Subdivision of land shall comply with subdivision regulatory standards for parcel size and adequate public facilities. Subdivided land is subject to the densities and intensities of the Future Land Use Map Category in which the parent parcel(s) is located.

**Strategy 1.03A(3):** Subdivision regulations provide that each subdivision provides adequate facilities in accordance with the applicable adopted land development regulations. Lots not fronting on public rights of way must provide sufficient easements for adequate access and service with utilities.

**Strategy 1.03A(4):** Notwithstanding the density limitations in this Plan for any and all Future Land Use Categories, parcels existing prior to January 1, 1990, may be further subdivided in accordance with the applicable adopted land development regulations.

**Strategy 1.03A(5):** Notwithstanding the density limitations in this Plan, Hernando County will consider land development regulations that allow the owner of a parcel in the Rural Land Use Category to create a family compound.

**GOAL 1.04 – Future Land Use Map**

**Land use designations are intended to protect community character, discourage urban sprawl, promote economic growth and promote compatibility between uses. The Future Land Use Map shall be the guiding mechanism that directs development through general category locations, descriptions, densities and intensities of future land use.**

**[F.S. 163.3177(6)(a)]**

**Objective 1.04A:** The Future Land Use Map together with mapping criteria for each Future Land Use Category characterizes the long-term end toward which land use patterns are ultimately planned to accommodate anticipated growth. The Future Land Use Map also displays the incorporated cities of Brooksville and Weeki Wachee in order to depict the relationship of the Future Land Use Map with other jurisdictional areas inside the County.

**Strategy 1.04A(1):** The Future Land Use Map is the guiding graphic document that shows the general character and locations of anticipated future development. The Future Land Use Map shall be used and interpreted in conjunction with the Goals, Objectives and Strategies of this Plan. The categories on the Future Land Use Map illustrate the predominant future character of the area indicated and are not intended to be parcel-specific and may not match the zoning designations or boundaries in existence at the time of Plan adoption. Rather, they indicate the anticipated future disposition of the land's character with which future zoning, rezoning, development and redevelopment will be generally consistent.

**Strategy 1.04A(2):** Review of rezoning requests shall be consistent with the overall intent of the Future Land Use Map (FLUM) and Comprehensive Plan strategies in terms of potential use or character and in terms of potential densities and intensities. Approval of changes to the FLUM requested by the property owner may be accompanied by a requirement to rezone the property in conformance with the new FLUM designation prior to development.

**Strategy 1.04A(3):** The *Residential Category* accommodates residential growth clustered in and around urbanized areas and those areas that maximize the efficient use of infrastructure contained in long-range facilities plans of the County.

**Strategy 1.04A(4):** The *Rural Category* retains and promotes agricultural activities, retains the rural nature and countryside character of a significant portion of the County including rural residential uses with limited agricultural activities, limits residential density and infrastructure outside of recognized urbanizing areas as shown on the Adjusted

Urbanized Area Map, and, may be used to recognize properties with natural physical development limitations such as floodplains.

- Strategy 1.04A(5):** The *Conservation Category* retains forests, protects wetlands, retains areas of wildlife and marine habitat, preserves scenic views, protects valuable and unique natural features, and, identifies passive recreational opportunities and areas used for ecotourism. The Conservation Category includes conservation areas held by public and quasi-public entities, and, may be used to identify privately owned isolated uplands in the Coastal Zone.
- Strategy 1.04A(6):** The *Commercial Category* provides for commercial uses including products and services along major corridors and at roadway intersections to serve residents and visitors on both a localized and regionalized basis. The Commercial Category recognizes existing commercial use corridors along U.S. Highway 19 and State Route 50 and existing and planned commercial nodes at intersections of arterial and/or collector roads. The Commercial Category includes small unmapped existing commercial properties. The Commercial Category also recognizes the ability to designate infill parcels for commercial use lying in proximity to and between, but not necessarily contiguous to, other existing commercially designated properties.
- Strategy 1.04A(7):** The *Industrial Category* provides for the concentration of industrial activity at locations with appropriate infrastructure and relatively low impact to surrounding land uses. The Industrial Category recognizes and protects where appropriate existing industrial properties, and seeks to designate areas appropriate for industrial expansion. In order to provide for economic growth, the conversion of industrial uses to other uses is discouraged except where it is determined that other uses are appropriate.
- Strategy 1.04A(8):** The *Mining Category* allows for the extraction of mineral resources subject to specific development orders where the impact on surrounding areas can be minimized or mitigated. The category also provides for support related and industrial uses.
- Strategy 1.04A(9):** The *Recreation Category* provides lands for the active and passive recreation needs of residents and visitors, in locations containing natural features and in locations convenient to residents.
- Strategy 1.04A(10):** The *Public Facilities Category* includes areas of major facilities that serve a large portion of the County, the entire County, or that include service areas beyond the County such as, but not limited to, landfills, power plants, major or new power easements, and



potable water and wastewater treatment facilities serving regions of the County.

**Strategy 1.04A(11):** The *Planned Development District Category* provides for coordinated planning of new developments and redevelopments with proposed multiple uses or types, or that have specialized or unique characteristics, and would benefit from planning and coordination. This category may be project, or area specific, and may include its own set of strategies.

**Strategy 1.04A(12):** All development within the Coastal Zone shall conform to the land use standards outlined in the Coastal Management Element of this Plan.

**Strategy 1.04A(13):** Public and private educational facilities shall be an allowable use in all land use categories subject to the applicable land development regulations.

**Strategy 1.04A(14):** The land use categories depicted upon the Future Land Use Map which are not the subject of an adopted development order are intended to be a graphic illustration of the general boundaries of the depicted category and may not be exact. The land use category boundaries may be determined by the configuration of a subject parcel, the location of that parcel in relation to other parcels in that same category, compatibility of the category with surrounding categories and/or uses, and the location of manmade or natural features. The land use category boundaries may also be determined by the Board of County Commissioners in conjunction with a zoning application or planned development project consistent with the guidance of this strategy.

## Residential Category

**Objective 1.04B:** **The Residential Category allows primarily single family, duplex, resort and multi-family housing and associated ancillary uses such as recreational and institutional. Office and certain commercial uses may be allowed subject to the locational criteria and performance standards of this Plan. Residential density shall not exceed 22 dwelling units per gross acre.**

**Strategy 1.04B(1):** Commercial and institutional uses within the Residential Category are generally associated with medium and high density residential development and may include neighborhood commercial, office professional, recreational, schools, and hospitals. Minor public facilities that do not unduly disturb the peaceful enjoyment of residential uses may also be allowed.

**Strategy 1.04B(2):** Future residential development will be planned to locate where the Residential Category predominates on the Future Land Use Map as determined by the availability of facilities and services, the need to accommodate future growth, the strategies to discourage the proliferation of urban sprawl, and the impacts to natural resources, including groundwater.

### Single-Family Housing

**Strategy 1.04B(3):** The Residential Category will include zoning for single-family housing, generally averaging a density of 2.5 dwelling units per gross acre to 6.0 dwelling units per gross acre comprised of varying lot sizes and dwelling unit types such as senior housing, villa housing, single family detached housing, and zero lot line housing.

### Multi-Family Housing

**Strategy 1.04B(4):** The Residential Category includes zoning for multi-family housing generally averaging 7.5 dwelling units per gross acre up to 22 dwelling units per gross acre in order to provide for a diversity of housing choices. Multifamily housing should be located within, or in close proximity to urban areas shown on the Adjusted Urbanized Area Map, or near shopping and employment centers or within Planned Development Projects.

**Strategy 1.04B(5):** High density zonings are intended for locations in the more intensely developed sections of the County. New residential development of high density housing shall utilize the Planned Development Project (PDP) process. Regulatory criteria shall include standards that evaluate and address suitability of the location including:

- a. proximity to existing or designated commercial areas, corridors, or employment centers;
- b. direct or limited local access to arterial or collector roadways;
- c. availability of appropriate infrastructure and services capacity at the site including police, fire, emergency medical services, potable water utility supply, sewer utility supply, and primary and secondary school facilities;
- d. protection of high quality environmentally sensitive resources or historic and archaeological resources;
- e. the character and density of existing and approved residential development in the surrounding area.

**Strategy 1.04B(6):** Multi-family development may be allowed in the Commercial Category pursuant to a Planned Development Project (PDP)

Master Plan and related strategies to accommodate infill and/or mixed use development.

- Strategy 1.04B(7):** All multi-family developments shall be located such that the integrity of nearby established single family neighborhoods is preserved:
- a. multi-family development may serve as a density transition located on the periphery of single family neighborhoods and connecting to higher intensity uses;
  - b. multi-family developments at a density incompatible with surrounding land uses should not access arterial or collector roadway systems through established single family neighborhoods.

### **Mobile Homes and Recreational Vehicles**

**Strategy 1.04B(8):** Mobile homes are recognized as an affordable housing choice in the Residential Category, providing for compatibility with surrounding land uses and served at the site by appropriate infrastructure and services in accordance with Residential Category standards. Direct access to an arterial or major collector roadway is required to facilitate emergency evacuation.

**Strategy 1.04B(9):** New zoning for mobile homes shall not be permitted in the Coastal Zone as defined in the Coastal Management Element of this Plan.

**Strategy 1.04B(10):** Recreational vehicle parks are appropriate in the Residential, Commercial and Rural Future Land Use Categories and should be directed to areas containing tourist attractions or natural resources. Recreational vehicle parks shall have access to arterial or collector roads.

### **Rural Category**

**Objective 1.04C:** **The Rural Category allows agriculture, agricultural commercial, agri-industrial, recreation, agritourism and residential land uses of a rural character. Certain neighborhood commercial uses may be allowed subject to locational criteria and performance standards. Residential density is 0.1 dwelling units per gross acre (1 unit per ten gross acres) except where otherwise indicated by the strategies listed herein and incorporated into the land development regulations.**

## Rural Density Exceptions

- Strategy 1.04C(1):** Notwithstanding the density limitations stated in Objective 1.04C parcels of 40 acres or less in single ownership as of January 1, 1990 may be developed at a maximum density of 0.4 dwelling units per acre (1 unit per 2.5 gross acres) for the first four dwelling units on the parcel, including existing dwelling units as determined by the applicable land development regulations.
- Strategy 1.04C(2):** The Rural Category contains areas of predominately platted or divided lands which have a more dense development pattern and character of a rural residential or residential nature that are recognized by existing zoning designations which allow for infill in a manner consistent with the character of the area, but does not allow for expansion into areas designated with lower land use densities.
- Strategy 1.04C(3):** Notwithstanding the density limitations stated in Objective 1.04C the areas described as recognized infill areas herein may be allowed to infill at densities consistent with the availability of utility services and the existing zoning designations. An appropriate transition shall be maintained between rural/agricultural uses and recognized infill areas to protect the use and enjoyment of land and maintain appropriate development patterns. Specific areas and circumstances where the infill pattern is expected and where infill would allow for more efficient use of existing infrastructure are recognized by this strategy.
- Strategy 1.04C(4):** Development within recognized infill areas described herein are subject to the following standards:
- a. Compatibility with existing surrounding lots
  - b. Adequate access shall be provided for all newly created individual building lots;
  - c. The land development regulations for newly created building lots must be met;
  - d. The land development regulations governing lot size for potable water, well and septic tank for newly created building lots must be met.

## 1,320-Foot Transition Zone

- Strategy 1.04C(5):** For the purpose of providing a logical transition of densities and intensities, Residential Category land uses are allowable up to 1,320 feet into the Rural Category without an amendment to this Plan, only where such uses and development are contiguous to a Residential and /or mapped Commercial Category.

**Strategy 1.04C(6):** Residential uses allowed in the Residential Category are permitted in the 1,320-foot transitional zone provided they are compatible with the surrounding land uses, served by existing infrastructure, and provide a density or intensity appropriate for a logical transition to the Rural Category.

### Historic Rural Communities

**Strategy 1.04C(7):** In order to protect the community character of existing historic rural communities including Spring Lake, Lake Lindsey, Aripeka, Istachatta, and Nobleton, residential development may be allowed at the rate of 2 dwelling units per gross acre. Existing lots of record may be allowed to develop regardless of size. These densities may be applied only within the mapped boundaries of the existing historic rural communities generally described as follows:

- a. Spring Lake: In Township 23 South, Range 20 East: Sections 9, 10, 15 and 16 (encompassing the majority of the 2010 Census Designated Place for Spring Lake);
- b. Lake Lindsey: Section 25, Township 21 South, Range 19 East;
- c. Aripeka: Sections 25, 26, 35 and 36, Township 23 South, Range 16 East;
- d. Istachatta: Those portions of Sections 13 and 14, Township 21 South, Range 20 East that lie within Hernando County;
- e. Nobleton: That portion of Section 24, Township 21 South, Range 20 East that lies within Hernando County, with the west side bounded by Lucille's Shady Lane.

### The Countryside Community

**Objective 1.04D:** **The purpose of the Countryside Community is to provide for specialized standards to be met for allowing increased density for new single family subdivisions within the Rural Future Land Use Category that will ensure the accommodation of agricultural and countryside uses, maintain rural views, and maintain the functional integrity of natural resources including wildlife habitat and groundwater recharge. The Countryside Community also provides flexibility and incentives for the incorporation of exceptional conservation amenities into proposed development. The Countryside Community is designated primarily to provide for consideration of larger development proposals on property that is primarily rural in character.**

**Strategy 1.04D(1):** Countryside Communities may be developed on assemblages of property that total at least 40 acres within the Rural Future Land Use Category consisting of single family residential land uses with

a maximum residential density of 0.5 dwelling units per gross acre (1 unit per 2.0 gross acres). Development must be approved by master plan through the Planned Development Project (PDP) process and shall be clustered on 50% or less of the property acreage.

- Strategy 1.04D(2):** Countryside Community features include the following:
- a. Layout that clusters the non-agricultural, non-recreational uses to the most advantageous areas that preserve lands in contiguous open space in natural areas, agricultural lands and rural scenic views;
  - b. Agricultural pursuits (including community gardens), passive recreational areas, and open active recreational areas (field sports, trails, etc.) should be placed contiguous with natural open space and, as such, may be considered part of that open space if there are no buildings and the spirit of the development purpose (to preserve linked open space and rural views) is met;
  - c. Open space shall consist of uplands and wetlands to a lesser extent;
  - d. Low impact stormwater design shall be utilized to the maximum extent possible, taking into consideration the most advantageous configuration of open space and development areas. Stormwater handling areas may be included in contiguous open space as part of the allowable wetlands portion;
  - e. Development amenities such as drainage, lighting, landscaping, building placement and street layout shall be designed to minimize fragmentation of open space to the lowest possible edge to area ratio, and, maximize internal neighborhood connectivity in the design;
  - f. Existing or created access to a County-maintained roadway is required. Improvements may be required in conjunction with the development approval;
  - g. Pavement of all roads internal to the project within the developed portion is required;
  - h. Native forest cover in the open space shall not be cleared but the understory may be managed to accommodate land management needs;
  - i. An open space easement that runs with the land shall be recorded in perpetuity for the open space, including covenants appropriate to the sensitivity, character and function of the open space area.

- Strategy 1.04D(3):** The 184 Stardust project (CPAM 06-04) and the Stardust Ranches, LLC project (CPAM 06-07) is an existing Countryside Community that allows development of up to 0.425 dwelling units per acre

clustered on a maximum of 217.5 acres of a 435 acre site, and includes the following criteria:

- a. a minimum of 50% of the naturally forested northern 80-acre parcel will be maintained in permanent preservation/conservation and be configured to provide a contiguous wildlife corridor between the existing conservation lands to the west, north, and east; a portion of the residential lots adjacent to the preservation tract on the parcel or adjacent to other publically held lands may be included in the 50% calculation, provided that a conservation easement is established on the portion of the lot to be preserved. Any lands preserved on individual residential lots will not count toward the minimum 50% preservation area requirement for the overlay parcel;
- b. two access points will be provided to serve the parcel;
- c. there shall be a “rural vista” corridor along CR 491 and Parsons Road that is located within the 50% preservation area requirement for the overlay parcel.

### **Agricultural Lands Retention Strategies**

**Objective 1.04E:** **Agricultural pursuits are recognized as an important part of the economy and culture of Hernando County. The retention of agriculture will be pursued through multiple strategies in order to support traditional agriculture and changes in agricultural trends.**

**Strategy 1.04E(1):** Preservation of agricultural operations is a priority of Hernando County and is encouraged through support of the Hernando County Cooperative Extension Service office.

**Strategy 1.04E(2):** The County shall maintain land development regulations that allow establishment of limited internal development area for agricultural owners and employees without complying with subdivision standards. The land development regulations shall otherwise be maintained to ensure that agricultural structures and practices are not unduly restricted in agricultural areas.

**Strategy 1.04E(3):** The review of development proposals in rural lands may include identification of productive farm land and agricultural operations in close proximity to the proposed development to ensure the compatibility of the proposed development with existing and potential agricultural operations and to minimize potential land use conflicts.

**Strategy 1.04E(4):** Agritourism as defined and regulated by Florida Statutes Chapter 570 is recognized as a way to support bona fide agricultural

production by providing a secondary stream of revenue and educating the general public about the agricultural industry. Potential incompatibilities of land use can be avoided by ensuring that proposed agritourism uses comply with legislative intent and by mitigating potential impacts through the Planned Development Project (PDP) review process.

**Strategy 1.04E(5):** Changes in agricultural trends should be monitored to ensure continued economic success of this endeavor including accommodation of locally grown products, marketing and sales and accommodation of small specialty agriculture compatible with surrounding land uses.

### Conservation Category

**Objective 1.04F:** **The Conservation Category allows timbering (with a management plan) and limited resource-oriented recreational activities such as hiking, picnicking and fishing. Accessory residential units for security purposes may also be allowed.**

### Commercial Category

**Objective 1.04G:** **The Commercial Category allows primarily retail, office, and commercial service uses with an overall average gross floor area ratio of 0.35 but also includes limited industrial, recreational and institutional uses. Residential and mixed uses may be allowed subject to locational criteria and performance standards.**

**Strategy 1.04G(1):** Commercial development as envisioned on the Future Land Use Map is intended primarily for locations at major intersections and along major corridors where service to local and regional markets are enhanced by transportation patterns. New commercial zoning is directed to these mapped areas. Commercial areas that are not mapped but are allowed under this Future Land Use Category include neighborhood commercial and specialty commercial uses as described in this Plan, commercial approved as part of mixed use developments, commercial designated by planned development districts, the infill development of existing commercial areas, commercial areas extending from designated commercial nodes, and pre-existing commercially developed and designated areas. Frontage roads and cross-access between commercial uses is required where needed in accordance with the provisions of this Plan and adopted land development regulations.



## Commercial Nodes

- Strategy 1.04G(2):** Commercial development as mapped by the Future Land Use Map is intended to create and identify functional nodes that conveniently serve the supporting population without compromising the integrity of residential areas. Commercial nodes:
- are located at the intersections of roads having collector status or greater;
  - recognize concentrations of existing commercial development;
  - are generally less than 100 acres in size within the Adjusted Urbanized Area of the County;
  - are generally less than 60 acres in size outside of or on the fringe of the Adjusted Urbanized Area of the County;
  - may be located in Centers or Corridors pursuant to the related strategies.
- Strategy 1.04G(3):** When reviewing requests to designate new commercial areas or zonings apart from nodes depicted on the Future Land Use Map, the County will be guided by the commercial node strategies provided herein and the need to provide for a range of commercial uses.
- Strategy 1.04G(4):** Development in commercial nodes shall provide for extension of the County's frontage road network on arterial roadways in accordance with adopted land development regulations. Proposed commercial development may only extend outward from a commercial node where there is a frontage road or cross-access connected to the proposed development in order to encourage compact commercial development and maintain the function of adjacent roadways, especially arterials and collectors. Commercial development shall provide for multi-modal interconnection between commercial activities and adjacent residential areas.
- Strategy 1.04G(5):** Commercial development in nodes may be required to utilize unified plans in accordance with adopted land development regulations for services and amenities including, but not limited to, drainage, landscaping, access management, multi-modal site circulation, and signage.

## Commercial Strip Development

- Strategy 1.04G(6):** The existing areas of strip commercial development depicted on the Future Land Use Map include U.S. Highway 19 from County Line Road north to SR-50 and the SR-50 corridor from Oak Hill Hospital to Colorado Street.

**Strategy 1.04G(7):** A scattered unplanned commercial development pattern shall be discouraged. A development pattern of strip commercial is not desirable, and the creation of new strip commercial areas is not allowed with the exception of infill development that reduces the need for additional curb cuts and provides for a frontage road, or cross access. Other than infill, the establishment of new commercial areas or expansion of existing commercial areas is expected through the use of commercial nodes or mixed use projects using the planned development review process that support the commercial component and minimize curb cuts.

**Strategy 1.04G(8):** When evaluating unmapped commercial properties proposed for potential infill the following factors should be considered:

- a. the property should be on an arterial or collector road and provide for a frontage road, or cross access;
- b. the property should lie between commercially zoned properties on the same side of the road and be in close proximity to built commercial uses on the same side of the road such that commercial use of the intervening property is the most logical land use;
- c. the depth of the infill commercial development and/or zoning shall be commensurate with the depth of existing commercial zoning on the proximate parcels which define the infill area;
- d. the traffic impacts of additional commercial development on the affected roadways;
- e. the suitability of the property for commercial development while meeting all applicable environmental and site plan requirements;
- f. the property does not create new strip commercial areas;
- g. the proposed use is compatible with adjacent and surrounding land uses.

### Neighborhood Commercial

**Strategy 1.04G(9):** Neighborhood Commercial areas are recognized but generally not depicted on the Future Land Use Map due to their small size and limited function. Neighborhood commercial areas serve limited local, traditional, or historic markets such as local restaurants and coffee shops, local convenience retail, local gas stations, or similar uses, and generally do not exceed 5 acres in size.

**Strategy 1.04G(10):** Neighborhood Commercial areas are guided by the following land use criteria:

- a. may be located in Residential or Rural Categories;
- b. have a maximum total size of five (5) acres overall;

- c. are not located in environmentally sensitive areas or the Conservation Category unless associated with a resource-oriented tourism use;
- d. are located on collector or arterial roads except as part of a mixed use project;
- e. will not result in degradation of roadway levels of service;
- f. are designed to serve the convenience and personal service needs of nearby residents where such services are not otherwise reasonably available, and are proximate to the population areas supported;
- g. will not compromise the integrity of residential or rural areas;
- h. may be located internal to a mixed use project.

### Specialty Commercial

**Strategy 1.04G(11):** Specialty Commercial areas are recognized but generally not depicted on the Future Land Use Map due to their small size and specialized function. The County will provide for land use regulations that recognize and encourage specialty commercial uses important to the traditional economic base, including Agricultural Commercial, Marine Commercial and Heavy Commercial uses.

**Strategy 1.04G(12):** Agricultural Commercial uses may be allowed in the Rural Category to serve rural and agricultural communities subject to the following criteria:

- a. have access to a roadway that is currently functionally classified as a collector or greater;
- b. be proximate to and serve agricultural activities;
- c. be no greater than five acres in area.

**Strategy 1.04G(13):** Marine Commercial uses may be established to accommodate water-dependent uses and to encourage the preservation of recreational and commercial working waterfronts. These areas may distinguish between land uses that serve primarily recreational purposes and those that serve primarily commercial fishing and support-related businesses. Marine Commercial zoning districts shall meet the following criteria:

- a. be located in the Hernando Beach or Aripaka communities;
- b. provide a water-dependent or water-related service or product;
- c. provide for tourist amenities and services;
- d. minimize the adverse impacts on the waterways they are proximate to and on navigation;
- e. are clustered with like uses;
- f. comply with the strategies of adopted community vision plans.

- Strategy 1.04G(14):** Heavy Commercial uses may be established to accommodate those uses that have potential impacts too significant for a standard commercial district and shall meet the following criteria:
- not to be located proximate to residential housing;
  - be accessible to arterial or major collector roadways without requiring the use of residential roads;
  - provide for adequate buffers, screening and transition;
  - minimize negative impacts to adjoining properties.
  - minimize the visual impacts of outdoor storage

## Industrial Category

**Objective 1.04H:** **The Industrial Category provides primarily for industrial uses with an overall average gross floor area ratio of 0.50 but also includes limited ancillary commercial uses.**

**Strategy 1.04H(1):** Review of areas proposed for an industrial use designation shall include consideration of transportation and needs access, availability of sewer/water and technology infrastructure, proximity to rail or air carriers, proximity to major roadways, proximity to the employment base, potential for environmental impact and potential for land use conflicts.

**Strategy 1.04H(2):** Industrial development should be located with access to arterial or non-residential collector roadways with easy access to major arterials. Access through residential streets is prohibited.

**Strategy 1.04H(3):** The County shall provide for economic development and provide for a stable inventory of industrial locations through the protection and maintenance of its industrial areas. The conversion of industrially designated sites to other uses is discouraged.

**Strategy 1.04H(4):** Industrial Areas are not intended to be parcel specific and the Industrial Future Land Use Category may function as nodes of non-residential development in accordance with the land use characteristics of this Plan. The area of the node may be expanded to accommodate future growth provided the expansion meets the following standards:

- the expansion area is non-residential in nature;
- the expansion area is logical to the function of the node and is needed to meet the demands for land area to accommodate future employment based businesses;
- the expansion provides for the infill of land that is primarily non-residential or undeveloped in character;
- the necessary infrastructure will be provided to support the projected land uses;

- e. a master plan and use of the planned development project process for review and approval is required.

## Mining Category

**Objective 1.04I:** **The Mining Category allows mining and ancillary mining activities with an overall average gross floor area ratio of 0.50, and co-location of mining support-related or industrial uses which consume mining products where mining occurs. Agricultural uses are also allowed.**

## Mining Ordinance

- Strategy 1.04I(1):** The County shall regulate resource extraction through a Mining Ordinance in order to protect the citizens and wildlife of Hernando County from adverse effects on air, land and water resources.
- Strategy 1.04I(2):** The Hernando County Mining Ordinance shall require detailed narrative and plan sketches for proposed mining activities that lay out the proposed extraction schedule along with plans for site stabilization during periods of inactivity. All mining plans shall be sealed by a Florida-registered civil engineer. An Environmental Assessment shall be conducted and evaluated as part of the mining permit process.
- Strategy 1.04I(3):** Mining permits shall be reviewed, monitored and renewed periodically and shall include mandatory records-keeping and reporting standards in order to provide adequate monitoring.
- Strategy 1.04I(4):** Mining standards as outlined in the Mining Ordinance shall address, at a minimum, detailed technical requirements, as updated from time to time according to industry standards, for the following items:
- a. earthen dam design and construction techniques;
  - b. blasting plans and monitoring;
  - c. reclamation.
- Strategy 1.04I(5):** All activity associated with a mining operation shall maintain a minimum 100-foot setback from all property lines and shall provide for buffers as prescribed in the Mining Ordinance. The ordinance shall set minimum standards for buffer opacity, required berms, ancillary structures allowed in the setback, stormwater runoff prevention and other restrictions aimed at minimizing impacts of the operation on surrounding uses. The minimum 100-foot setback may be increased based on specific site conditions and compatibility issues.

- Strategy 1.04I(6):** Reclamation plans for mining activities shall be required and shall, in accordance with Mining Ordinance requirements, address, at a minimum:
- a. timetable and interim site management procedures such as erosion control and access control;
  - b. shelf and contour design standards;
  - c. revegetation of reclaimed areas with primarily perennial species native to the area or other appropriate species approved by the County;
  - d. completion of final reclamation activities within three years of the cessation of all mining activities;
  - e. provide for reclamation security deposit in a form acceptable to the Board of County Commissioners.

### **Mining Support-Related and Industrial Uses**

**Strategy 1.04I(7):** The County shall identify and provide for mining-support related uses or industrial uses which consume mining products in the Mining Category. Mining-support uses serve the extraction process and include heavy equipment servicing and sales; industrial equipment services, fabrication and sales; explosives and drilling services; steel suppliers and fabrication; machine shops; raw materials suppliers; truck terminals serving mining uses; co-generation facilities; and other similar uses. Industries that consume mining products include ready-mix plants; asphalt plants; brick and block manufacturers; concrete pre-stress and pre-cast producers; roofing and shingle producers; and other similar uses. Other industrial uses may include power plants, solar or wind farms and industrial parks that have been approved by master plan through the Planned Development Project (PDP) process.

**Strategy 1.04I(8):** The location of mining support-related uses and industrial uses shall be shown on a new or amended Master Mining Plan Approval (MAMPA). The location plan shall show how adverse noise impacts on surrounding uses are mitigated through the use of berms or buffers, and, shall include avoidance or mitigation of any potential impacts to stormwater management, groundwater protection, karst features, protected species and significant habitat.

**Strategy 1.04I(9):** External access for industrial uses permitted in the Mining Category shall be provided through the primary mine entrance. Development of the mining support industries shall utilize appropriate access management techniques and controls to accommodate anticipated traffic. The use of existing rail access points is also encouraged.

## Future Land Use Map Amendments from Mining

- Strategy 1.04I(10):** Development and redevelopment of mining areas shall demonstrate adequate protection and buffering to ensure the functional integrity of areas crucial to the movement of wildlife especially in the eastern and northern areas of the County, and, between the two Mining Future Land Use Categories in the center of the County.
- Strategy 1.04I(11):** Where mining lands include areas of open mine pits and other features where the Floridan aquifer is exposed or minimally covered, increasing the vulnerability to groundwater contamination from overlying land uses, shall be applied to protect groundwater quality in areas where mining lands transition to other uses. Such measures may include design and regulatory standards for urban type land uses that normally include land management practices, such as application of fertilizers and chemicals, stormwater management, irrigation and other activities with a high potential to contaminate groundwater. Agricultural uses may be appropriate where best management practices are applied consistent with the end use and the level of groundwater vulnerability.
- Strategy 1.04I(12):** Requests for Future Land Use Map (FLUM) changes from an existing designation of “Mining Category” shall consider the need to provide future employment sites.
- Strategy 1.04I(13):** Where Mining Category lands are adjacent to Industrial Category lands, the transition shall give priority to redeveloped mining lands in coordination with the existing and projected industrial development, including providing sites for industries on the local or state targeted industry list.
- Strategy 1.04I(14):** Requests for Future Land Use Map (FLUM) changes from an existing designation of “Mining Category” to a designation that is intended to include a substantial amount of mixed use development as a “new community” shall utilize the Planned Development District (PDD) process. Redevelopment plans that are subject to the state coordinated review process pursuant to Section 380.06, Florida Statutes shall consider the following guidelines as part of the overall design:
- a. designed to provide a sense of “place” and a mix of land uses;
  - b. provision for employment within the community and workforce housing within the community;
  - c. provisions to safeguard environmental resources and open space;

- d. incorporation of compact development plans with clustered housing, town center design(s) and open/recreation areas situated adjacent to natural lands and open space;
- e. incorporation of a transportation network that can accommodate all modes of travel including public transit;
- f. incorporation of public realm amenities including green space and parks combined with amenities for multi-modal transportation;
- g. provision for schools, libraries, emergency services, and other public services appropriate to the level of development proposed;
- h. incorporation of energy-efficient design and water-saving features including Florida-Friendly landscaping;
- i. other provisions designed to plan a balanced community.

**Strategy 1.04I(15):** In planning for the transition of Mining Category FLUM designations to other uses, the County may consider and encourage green or clean industry uses that take advantage of the large disturbed site acreages of these properties. Examples include wind/solar energy farms and “extreme” sports parks.

### **Future Land Use Map Amendments to Mining**

**Strategy 1.04I(16):** Proposed Comprehensive Plan amendments to the Mining Category shall be based on the demonstrated availability of significant deposits of target resources. The applicant shall identify the target resource and demonstrate the need for each target resource with respect to the following:

- a. the basis for the projected market for the resources in the planned market area and mining timeframe;
- b. an analysis of the need in the context of projected resource production of all other operations in Hernando County with active Master Mining Plan Approvals (MAMPAs) pursuant to their 25-year plans;
- c. the expected impact on job growth and wages.

**Strategy 1.04I(17):** Proposed Comprehensive Plan amendments to the Mining Category shall include a full environmental review of the property submitted by the applicant including a site inventory of habitat types including impacts to major conservation areas, significant natural communities, and strategic habitat areas as outlined in the Conservation Element of this Plan, potential cultural resources and records, review of soils and review of listed species and potential habitats. The review shall include a listing and analysis of all natural and cultural resources identified on site or having the potential to be on site. Data sources shall include applicable state



and federal inventories and reports including those listed in the Conservation Element of this Plan, academic studies, and other sources deemed reliable by agency and scientific peers.

- Strategy 1.04I(18):** An inventory and analysis of the potential impacts of proposed Comprehensive Plan amendments to the Mining Category over the life of the proposed mining operation shall be submitted by the applicant and evaluated by the County. Approval of the proposed amendment may be predicated upon appropriate mitigation of these potential impacts (including appropriate land conservation or strategic habitat set-asides). Impacts of the proposed mining activities allowable under the Mining Category designation shall be considered including, but not limited to, the following:
- a. impacts on land uses within 500 feet of the property;
  - b. impacts to groundwater;
  - c. impacts to wetlands, karst and cultural resources;
  - d. impacts to wildlife and habitat as identified through the environmental review;
  - e. traffic and transport impacts to the transportation system and on surrounding land uses;
  - f. impacts to historic and cultural resources;
  - g. impacts to unique Hernando County resources outlined in this Plan or otherwise designated by the County;
  - h. impacts to property values;
  - i. economic impact based on an analysis using Regional Economic Models, Inc. (REMI) or similar regional economic model relevant to the proposed mining activity;
  - j. impacts of mining and blasting;
  - k. impacts specific to the proposed site identified by the County or by the applicant at the time of application.

- Strategy 1.04I(19):** For proposed Comprehensive Plan amendments to the Mining category, an analysis of how resource extraction plans will affect the efficiency, layout and quality of any proposed or potential post-mining use, shall be included. Plans for resource extraction and subsequent reclamation will be reviewed to ensure that any post-mining use can be accomplished without creation of new unmitigated issues especially with respect to transportation, utilities, groundwater, and ecological linkages.

- Strategy 1.04I(20):** Resource extraction shall not be allowed in natural water bodies, wetlands and floodplain areas not considered isolated, or, allowed to destroy the known habitat of state or federal listed species as regulated by those agencies. Mining extraction shall be sufficiently separated from important archeological, cultural and

historical features so as not to disturb or compromise the integrity of those features over time.

- Strategy 1.04I(21):** The land designated as mining through the approval of comprehensive plan amendment (CPAM93-1), is restricted to the excavation of hard rock limerock, soft rock limerock, sand mining and other activities or operations ancillary to the excavation of the hard and soft limerock and sand. Further no blasting, drilling, or extraction shall occur within 3,000 feet of Brookridge. CPAM93-1 shall meet the following stricter standards for environmental protection and buffering:
- a. An Environmental Assessment shall be conducted and evaluated as part of the mining permit process, which will include a mapping of environmentally sensitive lands;
  - b. Resource extraction shall not be allowed in environmentally sensitive areas which cannot be restored. Environmentally sensitive is defined to include wetlands, rivers, streams, lakes, springs, coastal floodplains, habitat of threatened and endangered species and species of special concern, county-mapped prime groundwater recharge areas, listed historically significant sites, and prime agricultural soils historically in use as cropland. Restoration is defined as restoring the type, nature, and function of the ecosystem in existence prior to mining;
  - c. There shall be a 100 foot buffer between resource extraction and rivers, streams, lakes, springs, or wetlands that are not mined;
  - d. Blasting shall not occur within 500 feet of a Protected Structure. Protected Structures are any dwelling, public building, school, church, cemetery, or commercial or institutional building on lands not controlled by the operator of the mine;
  - e. In addition to the above, this property shall also be subject to the standards of the Hernando County Mining Ordinance;
  - f. In consideration for the right to mine soft rock limerock in the area of CPAM93-1, reclamation shall be performed in all areas which were previously mined, but are not subject to the reclamation requirements. This will be in addition to reclaiming the areas of CPAM93-1. All reclamation will meet the requirements of the Mining Ordinance.

## Recreation Category

**Objective 1.04J:** **The Recreation Category allows major recreational facilities including private or public parks and recreational facilities, recreational lodgings, ancillary commercial uses and housing for security purposes.**

**Strategy 1.04J(1):** Hernando County shall develop a system of parks that meet the needs of the population pursuant to the parks classifications and standards contained in the Recreation and Open Space Element of this Plan.

**Strategy 1.04J(2):** The classification of park types and facilities shall serve, but also be designed to be compatible with, surrounding uses and neighborhoods. The mitigation of noise, lighting or other potential impacts to adjacent property, especially residential neighborhoods, should be considered through the design of physical improvements, the designation of recreational uses and/or management of operations.

## Public Facilities Category

**Objective 1.04K** **The Public Facilities Category includes major facilities that serve a large portion of the County, the entire County, or that include service areas beyond the County. Examples include landfills, power plants, major or new power easements, and regional potable water and wastewater treatment facilities.**

**Strategy 1.04K(1):** Minor public facilities that do not need to be designated with the Public Facilities Category may be allowed in any Future Land Use Map Category. These include local facilities such as wellfields, sewage collection facilities, water distribution facilities, communication towers, public buildings, schools and other governmental or public service structures and uses.

**Strategy 1.04K(2):** The Public Service Facility Zoning Overlay District will be used to evaluate and review all proposed public facilities. Conditions and performance standards may be required through the public facility review process which are binding for purposes of issuance of development orders and permits.

## Public School Siting

**Objective 1.04L:** Educational land uses specifically addressed under this Objective include primary and secondary schools and colleges, along with ancillary uses such as recreation facilities, offices and housing for security purposes.

**Strategy 1.04L(1):** Elementary, kindergarten through eighth grade (K-8) schools, and middle schools should at a minimum have direct access to a minor collector road. High schools should have direct access to at least a major collector road. Otherwise, approval by the County is contingent upon a determination of acceptable traffic impacts on adjacent roads.

**Strategy 1.04L(2):** The County supports the concept of neighborhood schools as community identity focal points generally separate from larger school facility complexes. Neighborhood schools are defined as schools suitable in scale for compatible location within residential communities consistent with community character. To qualify as a neighborhood school, the following criteria is reviewed:

- a. location relative to other school facilities must be such that vehicular trips on the functionally classified road network are reduced by virtue of traffic retention within the neighborhood;
- b. location has direct access to two or more local streets which provide functional access to the school from within the residential area served, or direct access to a major collector or arterial road;
- c. location that accommodates safe, attractive and convenient infrastructure and amenities for walkability to the school site from the residential area served, including multiple footpath entrances to the property convenient to the neighborhood;
- d. location is served by existing or planned adequate infrastructure including sewer, potable water, roads, police protection, fire and emergency medical services, and drainage facilities in accordance with Level of Service standards;
- e. student capacity shall be designed to serve a specifically-targeted residential area in which the school will be located;
- f. include joint-use recreation facilities, or, be located within one-quarter mile of a neighborhood, community or district park.

**Strategy 1.04L(3):** The County and the School District shall cooperate in the review of on-site and off-site impacts of new or expanded public schools before a significant change in the facility or use is implemented. The County and the School District will work cooperatively to mitigate adverse on-site and off-site impacts, including impacts to public facilities.

- Strategy 1.04L(4):** The following issues will be considered by the School District when evaluating potential new school sites or significant renovations of existing schools:
- a. Site acquisition and development cost;
  - b. Compatibility of the school site with present and projected uses of adjacent properties;
  - c. Adequate public facilities and services to support the proposed school are available, or will be available, concurrent with the impacts of the school;
  - d. Safe access to and from the school site by pedestrians and vehicles;
  - e. The proposed location is not within a velocity flood zone (V-zone), floodway, or the Coastal High Hazard Area (CHHA) as delineated in the adopted Comprehensive Plan of the County;
  - f. The proposed location is not in conflict with local government stormwater management plans or watershed management plans;
  - g. The proposed site is well drained and soils are suitable for development, or are adaptable for development for educational purposes with identified drainage improvements;
  - h. There are no significant environmental constraints that would preclude development of a public school on the site;
  - i. The proposed location lies outside the area regulated by Florida Statutes regarding the construction of public educational facilities in the vicinity or flight path of the Hernando County Airport;
  - j. There will be no adverse impact on archaeological or historic sites listed in the National Register of Historic Places or designated by the affected local government as a locally significant historic or archaeological resource;
  - k. The proposed site can accommodate the required parking, circulation, and adequate queuing of vehicles on site;
  - l. Whenever possible and where appropriate, existing schools will be expanded, renovated, or revitalized to support community redevelopment, in-fill development, and revitalization;
  - m. The location of schools, where possible, should be proximate to and within walking distance of the residential neighborhoods served.
- Strategy 1.04L(5):** The location and design of a proposed school in an area designated as "Rural" on the Future Land Use Map ("FLUM") of the County should predominately accommodate the student population living within the Rural area. Furthermore, in locating any school in a Rural area, the County shall review the following criteria:

- a. The School District has demonstrated a need for a school in the proposed Rural area;
- b. The School District has made a good faith effort to locate a suitable site within the currently developed urban areas of the County;
- c. The proposed site meets the other infrastructure and service needs contained in the adopted Interlocal Agreement for Public School Facility Planning and School Concurrency Implementation;
- d. Placement of a school within the Rural area provides the most cost effective alternative, including the cost to other public infrastructure and service providers, to meet the demonstrated need;
- e. The proposed school site is otherwise consistent with the Comprehensive Plan.

**Strategy 1.04L(6):** School District staff and the County shall coordinate and cooperate on new school sites. The County shall advise the School District as to the consistency of the proposed new site with the Comprehensive Plan and advise as to the appropriate processes under which the School District may request approval for school siting.

**Strategy 1.04L(7):** Educational land uses under this Objective are allowed as part of a “Public Service Facility Overlay District” within all zoning districts or as a special exception in certain zoning districts specified in the land development regulations.

**Strategy 1.04L(8):** The County may request that the School District conduct a public inquiry workshop prior to the processing of a land use application for a proposed school.

**Strategy 1.04L(9):** The submittal, processing and review of any proposed site design or development plan shall be filed with the County and shall include a site plan which, at a minimum, includes the following:

- a. Location, size, height, and use of all proposed structures;
- b. Proposed or existing location of fire hydrants and distance to structures;
- c. Location and method of buffering from adjacent residential zoning districts;
- d. Location and method of storm water retention;
- e. Location, size and total amount of recreation areas;
- f. Location and dimensions of proposed parking and service areas; and,

- g. Proposed means of vehicular access, including on-site circulation for vehicles and busses, and means of pedestrian access from the site to adjacent streets and or alleys.

**Strategy 1.04L(10):** The review and processing of any site design or development plan submitted by the School District shall be in accordance with the Comprehensive Plan and all applicable land development regulations (noting that the School District is exempt from certain regulations).

**Strategy 1.04L(11):** The School District and County shall cooperate in determining the need for, and timing of, on-site and off-site improvements necessary to alleviate the impacts from each new school or the proposed renovation or expansion of an existing school.

**GOAL 1.05 – Planned Development District**

**Planned Development District (PDD) is a Future Land Use Map Category that provides coordinated planning of new developments and redevelopments with proposed multiple uses or types, or that have specialized or unique characteristics, or would benefit from a relatively high level of planning control and coordination. PDDs envision a mixture of land uses with the locations of each land use determined through a master planning process. Each individual PDD Category shall include an objective and strategy cluster formulated through the land use process specifically designed for the unique characteristics of the development, district or category. The densities and intensities assigned to each individual PDD are addressed in the Master Plan of the development. The designated PDD Categories and associated objective/strategy cluster are identified as follows:**

**I-75/SR-50 PLANNED DEVELOPMENT DISTRICT**

**Objective 1.05A: The I-75/SR-50 Planned Development District (I-75/SR-50 PDD) is hereby established for the purpose of implementing planning tools to maximize the potential economic value of the I-75 corridor through coordination of multiple land uses, roadway network configuration, new and upgraded public infrastructure and consistency of design. The PDD shall extend between the County’s existing SR-50/I-75 interchange and where Lockhart Road crosses I-75 and from Lockhart Road to the Withlacoochee State Trail.**

**Strategy 1.05A(1):** The I-75/SR-50 Planned Development District mapped area is characterized by a significant potential for future development of multiple land use types. The I-75/SR-50 PDD shall seek to create, to the maximum extent practical, a largely self-contained internally functional concentration of commercial, industrial, and mixed residential land uses supported by public infrastructure. The County intends to encourage and functionally integrate these land uses mainly through advance planning and programming of infrastructure that facilitates orderly development patterns.

**Strategy 1.05A(2):** Developments within the I-75/SR-50 PDD shall include a master plan utilizing the Planned Development Project (PDP) process for review. The County shall consider the following guidelines and criteria in the review of a PDP and associated master plan:

- a. Standards for a multi-modal transportation network encompassing access, circulation and connection among and between public and private properties;
- b. Planning for infrastructure needs to accommodate wastewater, potable water, fire and emergency medical service, recreation and schools;
- c. Concentration of commercial uses, mixed uses and town-center type development along and/or easily accessed from SR-50,



including park and ride opportunities for future inter-county transit;

- d. Opportunities that include primary industrial uses compatible with the placement of commercial or town center areas in order to enhance employment opportunities;
- e. Attractive, convenient and safe multi-modal connections to schools, parks and other identified community focal points;
- f. Attractive, convenient and safe bike and pedestrian connection to the Withlacoochee State Trail;
- g. Standards to create a “sense of place.”

**Strategy 1.05A(3):** Plans for development approval shall include a frontage road network, alternative access, and easements in accordance with long-range transportation plans of the Hernando/Citrus Metropolitan Planning Organization, and other planning studies/transportation criteria for the I-75/SR-50 PDD.

**Strategy 1.05A(4):** The County shall coordinate with the plans of the Florida Department of Transportation for SR 50 and I-75 in order to ensure that the transportation network is closely coordinated with land uses in the PDD.

**Strategy 1.05A(5):** The County shall utilize the I-75/SR-50 Area Plan document dated September 4, 2007 and the I-75/SR-50 Area Circulation Plan Study dated April 2013, both hereby incorporated by reference, as a guide for the consistency of proposals for development, and the overall infrastructure needs and plans in the PDD.

**Strategy 1.05A(6):** The County shall identify and implement feasible funding mechanisms to accommodate public infrastructure needs for the PDD.

## **AIRPORT PLANNED DEVELOPMENT DISTRICT**

**Objective 1.05B:** **The Airport Planned Development District (Airport PDD) is created to facilitate maximum utilization of the Brooksville-Tampa Bay Regional Airport as a center for aviation and aviation-related uses, industrial and business park uses and the development of private lands in support of an employment center.**

**Strategy 1.05B(1):** The Airport PDD includes both public and privately owned lands. Primary uses allowed include a mixture of aviation, commercial, industrial, and public facilities. Recommended uses for publically owned airport properties are guided by the Airport Master Plan for the Brooksville-Tampa Bay Regional Airport, as updated from time to time.

- Strategy 1.05B(2):** Limited agricultural and rural development as well as vested residential development with corresponding zoning are allowed to continue in the Airport PDD.
- Strategy 1.05B(3):** Residential zoning shall not be allowed, expanded or increased in density within the Airport PDD.
- Strategy 1.05B(4):** The Airport PDD may include a future commuter rail station consistent with plans of the Tampa Bay Area Regional Transit Authority.
- Strategy 1.05B(5):** The County shall prevent encroachment of residential development and other incompatible uses or structures into the Federal Aviation Administration's designated safety clear zones as described in this Plan, the Airport Master Plan, and Airport zoning regulations contained in the adopted land development regulations. Appropriate warnings for noise and runway approach hazards shall be included with development orders impacted by these requirements.
- Strategy 1.05B(6):** Incompatible uses shall not be allowed within the Airport PDD. This includes, but is not limited to, residential development, hospitals, education facilities, nursing homes, religious establishments, and similar uses that would be impacted with respect to safety, noxious odors or noise emanating from the airport or that would detract from the land area designated for employment based uses.
- Strategy 1.05B(7):** Commercial and industrial development must be compatible with airport operations and other airport activities. Industrial development shall generally be encouraged and incentivized over commercial for the purpose of protecting the employment base of the Airport PDD.

**WORLD WOODS PLANNED DEVELOPMENT DISTRICT  
(Ordinance 2005-12, adopted August 23, 2005)**

**Objective 1.05C: Maximize the recreational and tourist potential of the World Woods Golf Resort through the master planning of land uses and clustering of residential units.**

- Strategy 1.05C(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 plan, etc.).

**Strategy 1.05C(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 100 feet from abutting privately owned parcels or from U.S. 98 or C.R. 491.

**Strategy 1.05C(3):** Prepare a master plan with development standards for the utilization of the area prior to any construction approvals being issued.

**Strategy 1.05C(4):** The following are usage guidelines for the Master Plan. Residential density shall be a maximum of one (1) unit per 1.25 gross acres of land within the planned development district, with residential land use of no greater than 25% of the land area. Public access shall be from U.S. 98 and C.R. 491 only. The approved residential density shall include resort residential dwellings, condominiums, residential dwellings and resort hotel. Development of the residential land use within the planned development district shall include at least 660 dwelling units in the resort residential dwellings and hotel categories.

**Strategy 1.05C(5):** At least 70% of the total land area shall consist of open space, a category which includes the golf courses and practice areas. At least 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.

**Strategy 1.05C(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.

- Strategy 1.05C(7):** Prior to development approval, a geologic assessment of the proposed development areas must be secured by the developer and provided to the County. The assessment must be prepared by a qualified professional approved by the County.
- Strategy 1.05C(8):** In areas of the property that may affect the cave feature known to exist, development approvals will not be issued until scientific information is provided by the developer to the County to assure that the cave will not be negatively impacted. Once sufficient scientific information is provided to determine an area above the cave where development should be limited or prohibited, a “preservation tract” will be established for that area. If development approvals are greater than one (1) unit per 3.18 gross acres of land within the PDD, an appropriate environmental entity will be chosen to manage the preservation tract, with concurrence by the County.
- 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 new species.
- Strategy 1.05C(10):** Development of the property within the District shall adhere to green industries Best Management Practices (BMPs), including Integrated Pest Management (IPM) (FDEP & FDCA, 2002. Protecting Florida Springs - Land Use Planning Strategies & Best Management Practices). Florida Yards & Neighborhoods (FYN) education shall be provided for individual lot owners.

**HICKORY HILLS PLANNED DEVELOPMENT DISTRICT  
(Ordinance 2007-06, adopted April 26, 2007)**

- Objective 1.05D: Establish a Planned Development District (PDD) Category on the Future Land Use Map which allows for a master planned residential community with recreational amenities, integrated neighborhood commercial, and ancillary uses.**
- Strategy 1.05D(1):** The Hickory Hill PDD will be designed to achieve the following objectives:
- a. Provide a high value private residential community.
  - b. Protect natural resources.
  - c. Establish land uses and development criteria that promote the preservation of land south and west of Hickory Hill PDD that is designated Rural on the Future Land Use Map.
  - d. Ensures positive fiscal benefits to Hernando County.

- Strategy 1.05D(2):** Hickory Hill PDD will include the following land uses:
- a. Up to 1,750 dwelling units with a mix of home sites ranging from villas on 1/4 acre lots to 4 acre and larger estate lot sizes.
  - b. Residential uses will be supported by private recreational amenities, such as clubhouses, tennis facilities, aquatic and fitness centers, equestrian facilities, trails, and parks.
  - c. Up to 50,000 square feet of neighborhood commercial uses will be located north of Hickory Hill Road and integrated into the design of a mixed use community.
  - d. Up to 54 golf holes and ancillary facilities, such as club houses, pro-shops, driving ranges, and restaurants and guest quarters. A phased schedule for golf course construction will be included in the Development Order. The schedule will provide for an initial construction phase of golf facilities equipped with a monitoring well system designed to determine whether or not, and, if so, to what extent, the golf facilities may affect groundwater quality in the surficial and Floridan aquifer systems. Construction of additional facilities may proceed only if the environmental performance of the initial phase is determined by the County to be adequate to avoid adverse public health and safety, and environmental consequences.

- Strategy 1.05D(3):**
- a. A multi-purpose transition zone will be established along the northern, western, and southern boundaries; except that the following boundaries are not included: that portion of the northern boundary extending from the northeast corner of the property at Lockhart Road west approximately one fourth mile, then south approximately one fourth mile, then west approximately one fourth mile; then south approximately one half mile; all of the Lockhart Road frontage from Hickory Hill Road northward; and the boundaries around private parcels surrounded by the Hickory Hill PDD except for road access.
  - b. The primary purposes of the transition zones are: to create a clear transition from urban to rural land uses; to define the ending for urban development and the beginning of rural land uses; to establish a visual and physical separation between the Hickory Hill PDD and surrounding land uses; and, to minimize the potential for future land use conflicts around the Hickory Hill PDD.
  - c. The transition zone will extend from the property boundary inward: 1320 feet along the western and southern boundaries; 500 feet on the northern boundary with its meanders from the western transition zone to the end of the affected boundary approximately one-half mile west of Lockhart Road.
  - d. Allowable uses within the transition zones are:
    1. Residential lots and supporting infrastructure.

- (a.) Within the western and southern transition zones, the maximum overall density shall not exceed 0.33 dwelling units per acre (one unit per three acres), the minimum lot size shall be 1.0 acre, except that all lots along the perimeters adjoining the buffers shall be a minimum of 2.0 acres in size.
  - (b.) Within the northern transition zone, a combination of lot sizes and buffer requirements (width and opacity) shall be utilized to achieve a transition between Hickory Hill and existing land uses to the north.
2. Golf course facilities.
  3. Equestrian facilities including stables, corrals, exercise areas, riding trails, and ancillary facilities.
  4. Passive recreational facilities including trails.
- e. The minimum open space within the western and southern transition zones will be 60%.
  - f. Within the northern transition zone, the outermost 100 feet along the property line shall consist of a vegetated buffer established as indicated by Strategy 1.05D(7). Within the western and southern transition zones, the outermost 200 feet along the property line shall consist of a buffer established as indicated by Strategy 1.05D(7), however, within the western and southern transition zones, the innermost 100 feet of the buffer may include passive recreation facilities such as hiking trails, equestrian trails, and similar low impact activities such as unmaintained portions of the golf course.

**Strategy 1.05D(4):** Hickory Hill PDD will achieve a transition of land use intensity so that higher residential density land uses are located toward the 1-75/ SR 50 PDD to the north and east and lower density residential uses are located to the south and west. For this purpose Hickory Hill PDD shall have four zones of density. The easternmost zone ("Zone A") shall have an average density of 1.1 dwelling units per 1.0 gross acres. The middle zone ("Zone B") shall have an average density of 0.7 dwelling units per 1.0 gross acres. The westernmost zone ("Zone C") shall have an average density of 0.5 dwelling units per 1.0 gross acres. That portion of the property located to the east and south of 1-75 ("Zone D") shall have an average density of one unit per five acres with residential development up to 66 units with a minimum lot size of two acres, and approximately 70 acres of upland hardwood forest will be conserved.

**Strategy 1.05D(5):** To promote the development of a high value community Hickory Hill PDD will establish design guidelines that apply to residential, commercial, and recreational structures and address site planning,

clearing, grading and drainage, tree protection, architectural design and material selection, landscape and irrigation design and controls, and standards for pools and ancillary structures. The design guidelines will ensure the following minimum requirements:

- a. Single family homes will have a minimum air conditioned/heated floor area of 2,000 square feet and at a minimum a two car garage.
- b. A diversity of architectural styles for single family homes which allows for common themes but avoids repetition. High value residential dwellings built in the Hickory Hill PDD will be comprised primarily of custom built dwellings characterized by the following types and features of construction: upgraded roof coverings of architectural shingles, slate, wood shakes, or metal; above average energy efficiency; complex roof lines with variety of surface levels, valleys, and elevations; complex exterior walls having multiple corners; special purpose rooms such as dens, family rooms, dedicated dining rooms, libraries, exercise rooms, interior swimming pools, music rooms, and offices, among others; and, stem walls and other construction techniques to maintain the natural grade and contour of the house site. A site grading standard will be included in the Development Order.
- c. Establish a common theme for community buildings and landscape elements that will complement the residential architectural styles and establish a distinct and unique theme within the overall community.
- d. Prohibit use of aluminum and vinyl siding for residential structures.
- e. Mobile homes and manufactured housing will be prohibited.
- f. Covenant, Conditions and Restrictions (CC & R) will be established to govern development within Hickory Hill PDD. The CC & Rs will serve to implement the requirements of the design guidelines and provide for enforcement by the Property Owners Association. The CC & Rs and design guidelines will be submitted to Hernando County for review and comment prior to finalization and recordation.

**Strategy 1.05D(6):** Hickory Hill PDD will protect natural resources with the following as minimum requirements:

- a. Open Space will cover a minimum of 1110 acres of the development and shall include the buffer on the west, north, and south sides of the project. The open space will also include preservation tracts, golf courses, water bodies, wildlife corridors, freshwater marshes and wet prairies, and landscaped or natural areas that shall be integrated into the development.

Additionally, the open space will be designed to provide for the preservation of areas with the highest and most diverse concentration of listed wildlife species and hardwood/mixed forest. A determination as to the future public or private character of the preservation tracts shall be included in the Development Order. A requirement for development of a long term management plan for the open space preservation tracts will be included in the Development Order.

- b. Place a conservation easement pursuant to s.704.06, Florida Statutes, or other appropriate preservation mechanism, on any wildlife habitat preservation tracts resulting from the required wildlife and wildlife habitat mitigation plan. Additional areas may be subject to a conservation easement as required by the DRI Development Order or environmental permit. Areas under conservation easement shall be considered part of the 1110 acre open space requirement.
- c. Create a scenic edge and provide for wildlife movement and a visual and sound barrier by establishing a linear park/open space corridor along the west side of I-75. The park will encompass existing wetlands, hardwood uplands and open pasture and will be an average of 200 feet in width and utilize an existing underpass as a connection beneath I-75 from the linear park to the conservation area on the east.
- d. A similar scenic edge will be provided along the east side of I-75 connecting wildlife habitat to an existing underpass as a connection beneath I-75 to the open space corridor along the west side of I-75.
- e. Impacts to wetlands shall be avoided and minimized to the greatest extent practical and economically feasible and all wetland impacts shall be mitigated. Of the approximately 71.9 acres of wetlands approximately 5 acres will be impacted by development. Existing wetlands will be enhanced by the removal of noxious species and protected by the treatment of stormwater runoff, and the removal of any existing agricultural operation from the wetland limits. Herbaceous and hardwood vegetation will be planted in storm water treatment facilities along banks and littoral shelves.
- f. Native vegetation will be protected and impacts minimized through careful planning and conformance to site design guidelines that address tree preservation, limitations on tree removal, and where feasible, the relocation of trees. The site design guidelines will address native vegetation and will focus special attention on areas classified as live oak hammock, upland hardwood forest, and hardwood conifer mixed communities. In addition to the protected wetland and upland conservation areas, naturally vegetated strips will be retained



- between golf holes and in other buffer areas, where appropriate, to encourage habitats and connect open space.
- g. Landscaping will exceed Hernando County standards in both size and quantity of material to be planted. In addition, 75% of all landscape vegetation planted and maintained will be drought tolerant and/or native species. Landscaping will follow Xeriscape principles.
  - h. Development within Hickory Hill PDD will be served by public sewer and water.
  - i. Golf holes will be sited and designed to complement the natural topography and vegetation and will allow the opportunity for irrigation with reuse water. The irrigation systems will be designed to minimize irrigation water from reaching natural vegetation due to overspray.
  - j. Golf courses shall be designed, constructed and maintained in accordance with the Audubon International Signature Program (AISP) or its equivalent. A comprehensive Environmental Management Plan will be prepared for the golf courses based upon the principles of AISP with the objective of avoiding adverse environmental impacts and enhancing environmental benefits. The Environmental Management Plan (EMP) and Wildlife Management Habitat Plan (WHMP) shall be reviewed/approved by the appropriate state and federal agencies as applicable. The EMP shall include an Integrated Pest Management Plan/Chemical Management Plan (IPMP/CMP) covering the Development's golf courses.
  - k. Require annual homeowner education regarding protection of water resources through the Florida Yards and Neighborhoods or other informational programs. Additionally, green industries certification for landscape companies providing services within the development to private property owners shall be required.
  - l. Development will be designed to complement the rolling topography and minimize site disturbance and erosion by construction phasing, limited site clearance, retention of existing vegetation, timely re-vegetation of cleared areas, and preservation of existing grades and slopes in project design and construction. Stem wall, piling or other construction techniques will be utilized in construction of all buildings to maintain contours, slopes and grades on building sites.
  - m. A scientifically designed wildlife and wildlife habitat mitigation plan shall be a requirement of the Development Order. The mitigation plan shall be approved by both the Florida Fish and Wildlife Conservation Commission (FWC) and Hernando County. The wildlife and wildlife habitat mitigation plan shall place primary emphasis on preservation of

- high quality habitat and connecting wildlife corridors (as determined by County Staff in conjunction with FWC) on site. Where wildlife takings and off site mitigation are utilized, the Developer shall acquire the necessary suitable mitigation acreage and facilitate its transfer and management to the appropriate entity.
- n. To ensure that new development protects groundwater quality and levels, Hickory Hill PDD shall install monitoring wells in accordance with the monitoring plan approved by the Florida Department of Environmental Protection (FDEP). Monitoring shall continue until five (5) years after build-out and the monitoring results shall be reported annually to FDEP, SWFWMD and Hernando County. The Developer (and its successors and/or assigns) is responsible for all groundwater quality impacts on-site determined to be caused by the project. If trends indicate increasing levels of contaminants, the County may require modification of management practices to halt the trend.
  - o. The lineaments/fracture trace assessment (supplied in the Geology and Water Resources Report on Hickory Hill PDD by Schreuder, Inc.) or a more thorough subsequent analysis shall be used in the design of the project to avoid adverse environmental impacts or structural impacts to public facilities.
  - p. The Development Order, or any equivalent development approval, or approved development agreement with the County shall include performance conditions for geotechnical evaluations of future golf greens and fairways to avoid locations in proximity to subsurface karst features.
  - q. The Hickory Hill Road tree canopy shall be preserved through the development review process.
  - r. All groundwater monitoring shall be conducted by an independent outside firm with all costs borne by the developer.
  - s. A Good Neighbor Policy for addressing potential impacts to nearby water wells will be included in the Development Order.

- Strategy 1.05D(7):** Hickory Hill PDD will establish a scenic edge that screens development areas and provides a natural buffer from perimeter roadways and along property boundaries where the scenic edge will be included within the transition zone as delineated above. The following as minimum requirements apply:
- a. In recognition of the variety of semi-rural and rural land uses to the south and west, Hickory Hill PDD will direct its higher intensity land uses toward the more intense I-75/SR 50 Planned Development District to the east and north.
  - b. The transition zone will include or serve as the perimeter buffer around the Hickory Hill PDD. Where natural vegetation does

- not exist or does not achieve 80% opacity year round, the development shall plant a variety of native vegetation, including native canopy trees, understory trees, bushes, shrubs, and groundcover that will provide a food source for wildlife and create a buffer that upon maturity of plantings will achieve 80% opacity to screen the view of the development from adjoining properties year round.
- c. The parcels along Shirley Drive shall be buffered on all sides by a minimum 100 foot vegetated buffer with at least 80 percent opacity. Elsewhere along the Hickory Hill PDD perimeter adjacent to residential areas a minimum 30 foot natural vegetative buffer will be maintained. Where natural vegetation existing within the buffer area is not adequate, the developer shall plant a variety of native canopy trees, understory trees, bushes, shrubs, and groundcover.
  - d. All roadways constructed within Hickory Hill PDD will be private and maintained either by a Property Owners Association or a Community Development District at no cost to Hernando County.
  - e. To promote the preservation of the area south and west of the Hickory Hill PDD that is designated Rural on the Future Land Use Map, access to the Hickory Hill PDD will be limited to roads designated by the County as collector roads. Access will be limited as follows: one point on Church Road and two points on Lockhart Road. The primary access point on Lockhart Road and the access point on Church Road will be secured by Staffed gatehouses. No internal roadways within the Hickory Hill PDD shall be designed or built to allow for their extension west of the Hickory Hill PDD boundary.
  - f. Lighting throughout the Hickory Hill PDD shall be designed in order to shield the night sky.
  - g. A security fence will be constructed of non-masonry, non-opaque materials along the perimeter of Hickory Hill PDD. The fence will be designed to blend into the natural landscape of the area and will be supplemented with accent and screening landscaping as necessary. Other natural materials such as wood, stone or brick may be used in conjunction with project identification and entry documentation features.
  - h. To promote the preservation of the area south and west of the Hickory Hill PDD that is designated Rural on the Future Land Use Map, no extension of Hickory Hill PDD water and/or wastewater facilities shall be designed, constructed or permitted to service the area west or south of the Hickory Hill PDD. In addition, Hickory Hill PDD internal infrastructure shall not be sized to accommodate any demand beyond that of the Hickory Hill PDD.

- Strategy 1.05D(8):** Hickory Hill PDD will ensure positive fiscal benefits to Hernando County such that the revenues generated will exceed the capital and operational expenses that will be necessary to serve the development.
- Strategy 1.05D(9):** Hickory Hill PDD will provide its proportionate fair share of improvements to regional and local transportation facilities.
- a. Transportation mitigation requirements for State roadways shall be as set forth in the Development Order issued for the Hickory Hill DRI.
  - b. For local roads, Hickory Hill PDD will pay required transportation impact fees and will cooperate with Hernando County in the alignment, construction and/or reconstruction of roadways commensurate with the development impact. In addition, on non-State roads where structural failure may be initiated by construction and other traffic related to Hickory Hill PDD (Lockhart Road, Myers Road, Hickory Hill Road, Baseball Pond Road, Old Trilby Road, and White Road), funding mechanisms to address impacts to these roadways will be included in the Development Order.
  - c. In the Development Order, a funding mechanism will be included to ensure Hickory Hill PDD funds its proportionate share of providing the necessary roads, schools, parks, water, sewer and other necessary infrastructure to serve new development in the area.
  - d. The developer will be required to make structural improvements to bring Lockhart Road to collector road standards from SR50 to the development's southernmost connection to Lockhart Road as a condition for development.
  - e. Additional right-of-way will be required (impact fee creditable) along the Lockhart Road frontage to allow future expansion to four lanes.
  - f. Bicycle and pedestrian facilities to link Hickory Hill PDD with planned County networks will be required during the development review process.

## **BROOKSVILLE REGIONAL MEDICAL CENTER PLANNED DEVELOPMENT DISTRICT**

**Objective 1.05E:** **Create a self-contained medical campus incorporating the use of the Brooksville Regional Medical Center and surrounding lands by providing for hospital and health care-related uses.**

**Strategy 1.05E(1):** Establish a PDD Land Use Category on the Future Land Use Map which allows for a mixture of the following land uses: Hospital,

and health care related uses such as ambulatory centers, assisted living facilities, hospice in-patient facilities, imaging centers, medical offices, nursing homes, oncology treatment centers, out-patient diagnostic centers, out-patient surgery centers, stand-alone doctors' offices, and other health care related and ancillary uses. General retail commercial and general office development are not allowed as a primary use in the PDD.

- Strategy 1.05E(2):** The integrated medical campus shall be self-contained and will provide for the orderly development of health care related uses in association with an existing hospital facility and associated medical office building. The density and intensity standards for the medical campus shall allow a total of 200 hospital beds, a 50-bed assisted living facility, and a total of 291,000 square feet of health care related and ancillary uses.
- Strategy 1.05E(3):** New development within this District shall utilize the planned development (PDP) master plan and review process. An infrastructure analysis shall be used to demonstrate that adequate public facilities will be provided, prior to the issuance of any development order.
- Strategy 1.05E(4):** In addition to complying with all other environmental policies and objectives contained in this Plan, development within the Brooksville Regional Medical Center Planned Development District shall comply with the following:
- a. New development shall provide evidence by a qualified professional approved by the County demonstrating that the Peck Sink area will not be negatively impacted in terms of water quantity and/or water quality.
  - b. Impacts to wetlands and other environmental features shall be avoided and minimized to the greatest extent practical and economically feasible.
  - c. Prior to development occurring, Floral and Faunal surveys shall be conducted by a qualified professional for review by the County and all applicable State agencies. Protection shall be afforded listed species where determined appropriate.
- Strategy 1.05E(5):** Appropriate buffers shall be established to screen development areas and provide a natural buffer for adjacent land uses;
- a. Landscaping shall meet or exceed Hernando County standards in both size and quantity of material to be planted.
  - b. Landscaping shall utilize Xeriscape and/or Florida Friendly Design principles.

**Strategy 1.05E(6):** The Brooksville Regional Medical Center Planned Development District and its health care-related activities shall be protected from encroachment by incompatible land uses.

**Strategy 1.05E(7):** An integrated internal roadway network and external access shall maintain access between and among the planned development land uses and meet the following guidelines:

- a. Accommodate pedestrian and bike traffic throughout the PDD. Multi-modal transportation opportunities shall also be accommodated.
- b. Development of the PDD shall utilize appropriate access management techniques and controls to accommodate anticipated traffic.
- c. Coordinate transportation improvements with state, local and regional plans.

**QUARRY PRESERVE PLANNED DEVELOPMENT DISTRICT  
(Ordinance 2010-17, adopted August 31, 2010)**

**Objective 1.05F**      **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 Chapter 163, Florida Statutes as may be amended or renumbered from time to time, which includes characteristics of sustainability and smart growth as contained in the associated strategy cluster.**

**Strategy 1.05F(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 3,950 single family residences and a minimum of 1,850 multi-family residences. Age restricted housing within this land use shall not exceed 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 Strategies 1.05F(13) and F(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 Strategy 1.05F(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**

- Strategy 1.05F(2):** New Town. The Quarry Preserve PDD shall be developed as a new town, as defined in Chapter 163, Florida Statutes 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

**Strategy 1.05F(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 Strategy 1.05F(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.

**Strategy 1.05F(4):** Affordable and Workforce Housing. A minimum of 12.5% of the total residential units shall be affordable workforce housing.

- a. 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,
- b. 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.
- c. 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.
- d. Affordable housing shall be phased in over the life of the development at appropriate levels.



- e. 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.

**Strategy 1.05F(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 Strategy 1.05F(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.

**Strategy 1.05F(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.

**Strategy 1.05F(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.

**Strategy 1.05F(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.

**Strategy 1.05F(9):** Community Gardens. Community restrictions will not prohibit the use of common land or open space for community gardens.

### **Business and Employment Center**

**Strategy 1.05F(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 Strategy 1.05F(47) which shall contain a minimum of 850,000 square feet of building space 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.

**Strategy 1.05F(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.

**Strategy 1.05F(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**

**Strategy 1.05F(13):** Town Center Components. The Quarry Preserve PDD shall include a Town Center as generally depicted on the adopted Master Plan defined by Strategy 1.05F(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.

**Strategy 1.05F(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 line shown on the Master Plan defined by Strategy1.05F(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 Strategy1.05F(47).

### **Community Residential**

**Strategy 1.05F(15):** Community Residential (CR). The CR designated area, as generally depicted on the adopted Master Plan defined by Strategy1.05F(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

**Strategy 1.05F(16):** Neighborhood Residential (NR). The NR, as generally depicted on the adopted Master Plan defined by Strategy 1.05F(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

**Strategy 1.05F(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 Strategy 1.05F(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

**Strategy 1.05F(18):** Resort. The Resort, as generally depicted on the adopted Master Plan defined by Strategy 1.05F(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

**Strategy 1.05F(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 Strategy 1.05F(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 Strategy 1.05F(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.

**Strategy 1.05F(20):** Open Space. A minimum of 1000 acres of the land as generally depicted on the adopted Master Plan defined by Strategy 1.05F(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 Strategy 1.05F(26), the acreage converted shall be over and above the minimum acreage required by this strategy.

**Strategy 1.05F(21):** Wildlife Corridor. A viable wildlife corridor as generally depicted on the adopted Master Plan defined by Strategy 1.05F(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 Strategy 1.05F(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.

**Strategy 1.05F(22):** Nature Preserve. A minimum of 300 acres as generally depicted on the adopted Master Plan defined by Strategy 1.05F(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.

**Strategy 1.05F(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.

**Strategy 1.05F(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.



**Strategy 1.05F(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.

**Strategy 1.05F(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 Strategy 1.05F(20). For the purposes of this strategy, 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**

**Strategy 1.05F(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.

**Strategy 1.05F(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.

**Strategy 1.05F(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.

**Strategy 1.05F(30):** Zero Energy Home. One (1) Zero Energy Home (“ZEH”) model will be built to feature and promote zero energy efficiency housing.

**Strategy 1.05F(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.

**Strategy 1.05F(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.

**Strategy 1.05F(33):** Irrigation. The Quarry Preserve PDD shall institute measures and techniques to reduce dependency on potable water use for irrigation.

**Strategy 1.05F(34):** Water Conservation. The Quarry Preserve PDD shall develop an educational program to institute water conservation programs.

## Infrastructure

**Strategy 1.05F(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.

**Strategy 1.05F(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 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.

**Strategy 1.05F(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.

**Strategy 1.05F(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.

- Strategy 1.05F(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.
- Strategy 1.05F(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.
- Strategy 1.05F(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 Strategy 1.05F(44) below.
- Strategy 1.05F(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.
- Strategy 1.05F(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.
- Strategy 1.05F(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.
- Strategy 1.05F(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.

- Strategy 1.05F(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:
- a. 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.
  - b. 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.
  - c. 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.

**Strategy 1.05F(47):** Master Plan. The Master Plan adopted for the Quarry Preserve PDD provides the generalized boundaries of land uses and significant features of the development, including the wildlife corridor and external access points. 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 1.05F and associated policies.

## Mining

**Strategy 1.05F(48):** Mining Operation. All mining operations within the Quarry Preserve PDD shall cease to operate no later than the end of 2022 in accordance with the terms of the approved Master Mining Plan (MAMPA) and Mining Operation Plan (MOPA).

## Adjacent Use Notification

**Strategy 1.05F(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.

## **SOUTH BROOKSVILLE PLANNED DEVELOPMENT DISTRICT (Ordinance 2010-22, adopted October 26, 2010)**

**Objective 1.05G:** **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.**

**Strategy 1.05G(1):** Land Uses and Intensity. The SBPDD designation consists of the following:

- a. Size of 189.5 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 1.03B and related strategies;
  3. Community and specialty retail not exceeding 14 acres, with a maximum FAR of .3;
  4. Highway oriented commercial not exceeding 54 acres, with a maximum FAR of .3;
  5. Business and industrial space not exceeding 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

- Strategy 1.05G(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

- Strategy 1.05G(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.

**Strategy 1.05G(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 the Intergovernmental Coordination Element of this Plan.

**Strategy 1.05G(5):** Redevelopment Activities. Redevelopment activities shall be coordinated with the Enterprise Zone Program and business retention/recruitment programs.

## Housing

**Strategy 1.05G(6):** Flexible Standards. Within the South Brooksville PDD, flexible lot sizes, flexible setbacks, mixed uses and a range of densities shall be allowed consistent with adopted land development regulations.

**Strategy 1.05G(7):** Affordable and Workforce Housing. Incentives for affordable and workforce housing shall be considered in the review of new mixed use and residential projects.

## Commercial Development

**Strategy 1.05G(8):** Martin Luther King Corridor. Community commercial activity in South Brooksville will be located along the Dr. Martin Luther King, Jr. Blvd. corridor. Appropriate design techniques for this corridor may include, but not be limited to, the following:

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

**Strategy 1.05G(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 Strategy 1.05G(1).

**Strategy 1.05G(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 Strategy 1.05G(1).

### **Employment Center**

**Strategy 1.05G(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 Strategy 1.05G(1).

**Strategy 1.05G(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**

**Strategy 1.05G(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 Strategy 1.05G(1).

### **Transit Oriented Development**

**Strategy 1.05G(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 Strategy 1.05G(1).

**Strategy 1.05G(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

**Strategy 1.05G(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.

**Strategy 1.05G(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.

**Strategy 1.05G(18):** Multi-Purpose Pathways. Recreation areas and open spaces shall be connected by paths, greenways, bikeways and sidewalks to provide for neighborhood mobility.

### Infrastructure

**Strategy 1.05G(19):** Utilities. All new development and redevelopment within the South Brooksville PDD shall be served by central sewer and water.

**Strategy 1.05G(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.

**Strategy 1.05G(21):** Timing. Water, sewer and drainage infrastructure shall be provided to support existing development, new development, and redevelopment of the SBPDD.

**Strategy 1.05G(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.

**Strategy 1.05G(23):** Streetlights. Streetlights shall be provided using an MSBU or other appropriate funding mechanism.

**Strategy 1.05G(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).

**Strategy 1.05G(25):** Traffic Calming. Traffic calming features shall be used to manage the speed and safety of traffic in the South Brooksville area.

**Strategy 1.05G(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

**Strategy 1.05G(27):** Rezoning. Rezoning requests shall utilize the Planned Development Project (PDP) and Master Plan review process.

**Strategy 1.05G(28):** Existing Land Uses. All existing land uses and zoning shall be considered as conforming and may remain until such time that redevelopment occurs.

### SPRING CENTER PLANNED DEVELOPMENT DISTRICT (Ordinance 2018-13, adopted August 14, 2018)

**Objective 1.05H:** **Establish a Planned Development District (PDD) Land Use Category on the Future Land Use Map which allows for a master planned infill community with compact development around a town center containing a relatively compact mixture of residential, commercial, office, institutional and recreational land uses.**

**Strategy 1.05 H(1)** Land Uses and Intensity. This PDD designation will consist of the following land uses:

- a. Minimum size of 450 acres;
- b. The following land uses are approved for the PDD;
  1. A mixture of residential land use types not exceeding 3,000 dwelling units with an overall residential density of 7.00 du/acre, with no individual development project to exceed 20 du/acre;
  2. Commercial uses not exceeding 750,000 square feet;
  3. Office uses not exceeding 250,000 square feet;
  4. Recreation, institutional and public use facilities as needed for the community and as approved by the County;

5. A neighborhood park system;
6. A community park site a minimum of 20 acres in size;
7. A site for the expansion of Explorer K-8 the purpose of which will be determined by an approved agreement with the School Board;
8. A site for a potable water wellfield and water storage tank determined by an approved water and sewer agreement with Hernando County; and
9. A maximum 10-acre multipurpose public use site for a fire station and other potential governmental uses.

**Strategy 1.05 H(2)** The Spring Center PDD development is approved for the land uses, densities and intensities in Strategy 1.05 H(1), and will be developed as a master planned community which will incorporate the following features:

- a. Compact development around a town center with provisions for adjacent residential neighborhoods (town center or core);
- b. A mixture of land uses;
- c. A variety of residential housing types, densities and designs;
- d. Multi story and mixed-use buildings at the core of the development;
- e. Pedestrian and bicycle friendly amenities and design that connects all neighborhoods and the town center;
- f. The interconnection of open spaces, commercial areas, neighborhoods, and neighborhood parks through the use of trails, pathways, greenways and sidewalks;
- g. The integration of community uses and public services within the development;
- h. Commercial uses that serve the development and the surrounding area;
- i. A community park to serve the recreational needs of the development and the surrounding area;
- j. Neighborhood parks to serve each distinct neighborhood;
- k. Distinctive architecture;
- l. A definable “edge” to allow for a transition to surrounding neighborhoods;
- m. Opportunities for workforce housing;
- n. Provisions for a collector roadway network with adequate operational and safety features to access the development;
- o. Curbside or “hidden” parking (no open lots);
- p. Buildings brought forward to the front building line in the town center;
- q. Underground utilities;
- r. Streetscaping features;
- s. Native drought tolerant landscaping, and Florida Friendly Landscaping methods;

- t. Lighting that is pedestrian oriented/scaled, decorative, low level and does not intrude on surrounding neighborhoods;
- u. Coordinated decorative signage; and
- v. A transit center with amenities and associated planning concepts.

**Strategy 1.05 H(3)** Town Center Features such as the following will be utilized:

- a. Pocket parks;
- b. Community cultural center;
- c. Pedestrian oriented urban spaces for community activities;
- d. Outside seating;
- e. Public art;
- f. Bicycle amenities (parking racks, tool stand);
- g. Water fountains and street furniture;
- h. Bathrooms;
- i. Wider sidewalk treatments interconnected throughout the development;
- j. Planting strips;
- k. Shade trees;
- l. Informational kiosks for community activities;
- m. Shared and on-street parking; and
- n. Architectural features that provide for visual interest.

**Strategy 1.05 H(4)** A Spring Center Master Plan will be reviewed under the Planned Development Project process and requirements. In conjunction with the Spring Center Master Plan the developer will prepare a transportation analysis for the Spring Center PDD to determine the associated impacts and the need for mitigation in accordance with the standards and requirements of the County Engineer.

**Strategy 1.05 H(5)** Where immediately adjacent to existing Spring Hill single family detached residential lots, Spring Center will consist of single family detached lots. Higher density, or multifamily housing will be separated by a buffer or interconnected open space and a transition of building heights.

**Strategy 1.05 H(6)** A minimum of 10% of the Spring Center PDD will be developed to meet the definition of Workforce housing (rented or owned). Workforce housing will be phased in over the life of the development at appropriate levels, and will be designated by the developer at the time of development.

**Strategy 1.05 H(7)** The Spring Center PDD will be responsible for the site civil infrastructure costs associated with the public use site; including but not limited to utilities, stormwater and adequate access.

- Strategy 1.05 H(8)** The Spring Center PDD will incorporate street design that:
- a. Encourages bicycle and pedestrian use;
  - b. Discourages high speed traffic; and
  - c. Enhances access to the town center.
- Strategy 1.05 H(9)** For each phase of development, and prior to any related construction approvals being granted, the Spring Center PDD will enter into a utility service agreement with the Hernando County Utilities Department (HCUD) to address:
- a. Wastewater capacity and needed improvements;
  - a. Potable water system capacity and improvements;
  - b. The inclusion of a wellfield and water storage tank within the development; and
  - c. The potential for a reuse system.
- Strategy 1.05 H(10)** An impact fee surcharge district may be considered for the Spring Center PDD to pay for required capital infrastructure and capital facility needs.
- Strategy 1.05 H(11)** The Spring Center PDD will make application to amend the transportation element of the Comprehensive Plan, designate collector roadways anticipated to serve the PDD. At the request of the local government, the MPO Long Range Transportation Plan will subsequently require amendment for consistency.
- Strategy 1.05 H(12)** For each phase of development and prior to any related construction approvals being granted, the Spring Center PDD will conduct a cultural resource assessment survey in accordance with the specifications set forth in Florida Administrative Code. All identified resources will be protected in accordance with the requirements of the State Division of Historical resources.
- Strategy 1.05 H(13)** For each phase of development, and prior to any related construction approvals being granted, the Spring Center PDD will enter into an agreement with the Hernando County School Board to address the following issues:
- a. Sufficient queueing for Explorer K-8 traffic;
  - b. Sufficient and safe vehicle, pedestrian and bicycle access;
  - c. The provision of property for Explorer K-8;
  - d. School concurrency; and
  - e. Other issues as determined by the developer and the School District.
- All associated access and safety issues will be coordinated with the County Engineer.

- Strategy 1.05 H(14)** Prior to any construction approvals being granted, the Spring Center PDD will enter into a development agreement with the County, as approved by the County Engineer, that defines:
- a. The phased need for off-site and on-site road improvements to address the transportation needs and impacts of the development;
  - b. The estimated costs for road improvements;
  - c. The responsibilities for the provision/acquisition of needed rights of way;
  - d. The responsibilities for construction; and
  - e. The sources of funding.
  - f. Access to the west using Bay Drive, to the south and east through vacant properties, or in the event access through vacant property proves infeasible, a request to consider the use of Stephanie Drive to the south and Chalmer Street to the east as alternative points of access.
  - g. Traffic calming features will be considered at appropriate locations within the Spring Center prior to entering the offsite roadway network, to be approved by the County Engineer.
  - h. When connected to the Spring Center collector road network, Bay Drive, Explorer School Drive, Stephanie Drive and Chalmer Street will be considered collector roads and will be appropriately designated in County documents.
- Strategy 1.05 H(15)** The Spring Center PDD will mitigate the developments impact on law enforcement and fire/emergency services, if required to provide service, through the use of a special district, or other funding mechanism acceptable to the County.
- Strategy 1.05 H(16)** The Spring Center PDD will mitigate the developments' impact on the County's existing emergency evacuation shelter space by providing shelter capacity within the community through a secure facility or clubhouse with a redundant power source, or by paying a mitigation fee to the County.
- Strategy 1.05 H(17)** Development within the Spring Center PDD will incorporate:
- a. Low-impact stormwater design (LID) techniques in compliance with the volume and discharge requirements of SWFWMD and the Hernando County Facility Design Guidelines;
  - b. The use of degraded wetland features with appropriate hydrology for use as enhanced LID features;
  - c. Recognized and/or industry approved "Green" development building and site development programs and standards;
  - d. Other programs to maximize the use of water conservation measures.

**Strategy 1.05 H(18)** The Spring Center PDD will work with the County and the Southwest Water Management District (SWFMWD) to develop strategies to reduce nutrient loading to the aquifer, and to protect natural resources and water quality in accordance with the approved BMAP for the Weeki Wachee Springshed.



**GOAL 1.06 – Centers and Corridors**

**Hernando County will consider identifying Centers and Corridors of economic activity and/or transitioning neighborhoods and uses where increased planning focus and public investment may be prioritized. This planning effort seeks to provide place-making amenities attractive to the workforce, address the negative characteristics associated with aging neighborhoods, preserve community character in historic and unique neighborhoods and proactively manage land use along major transportation corridors.**

**[F.S. 163.3177(6)(a)9.b]**

**Objective 1.06A:** Centers and Corridors are characterized as having three or more of the following features: moderate to high land value, concentration of workforce, presence of mixed housing types, concentration of employment opportunities, presence of community focal points such as schools or parks, served by public transit, and, presence of goods and services to meet daily needs.

**Strategy 1.06A(1):** Centers and Corridors may be designated as an Objective in the Comprehensive Plan with associated strategy clusters.

**Strategy 1.06A(2):** Use of the Planned Development Project (PDP) and master plan process is recommended for designated Centers and Corridors.

**Strategy 1.06A(3):** Development incentives that may be considered for Centers and Corridors include density and/or intensity bonuses, modifications to land development regulations as permitted through the master plan process, localized transportation level of service exception areas, allowance of temporary degradations in transportation levels of service, transportation concurrency exceptions for specific uses, enhanced transit service, and impact fee incentives.

**Strategy 1.06A(4):** Infrastructure investments may be considered including utility and stormwater infrastructure, congestion management, transit and transit amenities, pedestrian and bicycle amenities, public space amenities, community or neighborhood planning efforts, and public-private partnerships.

**DESIGNATED CORRIDORS****Spring Hill Drive Corridor**

**Objective 1.06B:** **The area along Spring Hill Drive extending from U.S. Highway 19 to Waterfall Drive is identified as the Spring Hill Drive Corridor.**

**Strategy 1.06B(1):** The County should consider revitalization strategies for the Corridor to enhance the “sense of place” as the design entrance to the original Spring Hill master plan development. Public and

private investment should be coordinated to provide the following corridor features:

- a. preservation of the existing entrance fountain and mature landscaping;
- b. roadway transition design features at entrance and exit points;
- c. traffic calming improvements where needed to enhance pedestrian safety;
- d. level of service and concurrency exceptions where needed;
- e. intersection, curb cut and median management;
- f. Enhanced service by public transit.

**Strategy 1.06B(2):** Development proposals along the Spring Hill Drive Corridor should consider:

- a. building placement that is integral to the street front with parking behind it;
- b. mixed commercial and residential uses including mixed-use buildings;
- c. shared and reduced parking, and flexible parking placement to enhance multi-modal connections, drainage and public space layouts;
- d. pedestrian and bicycle access enhancements to improve connectivity from the neighborhood to Spring Hill Drive;
- e. sidewalks, bicycle lanes and pedestrian connectivity along the Corridor;
- f. public areas and amenities such as furniture and lighting, coordinated with open space and public transit;
- g. transition at street intersections from residential to non-residential land use character;
- h. appropriate architectural standards including building scale, building mass step-down, architectural compatibility and themes.

**Strategy 1.06B(3):** Existing uses along the Spring Hill Drive Corridor shall be protected from incompatible uses and activities. Uses such as office professional and low-intensity commercial that protect nearby residential character may be considered.

## DESIGNATED CENTERS

### Kass Circle Center Neighborhood

**Objective 1.06C:** The Kass Circle Center Neighborhood is identified by, and encompassed within the adopted Kass Circle Vision Plan.

**Strategy 1.06C(1):** The County has designated the Kass Circle Center Neighborhood as a Community Redevelopment District as part of a joint effort

between the County and the community to implement the adopted Vision Plan.

- Strategy 1.06C(2):** The Hernando County Board of County Commissioners shall be the Community Redevelopment Agency (CRA) for the District.
- Strategy 1.06C(3):** The CRA shall consider adopting a redevelopment plan and tax increment finance district as mechanisms to enhance and improve the District.
- Strategy 1.06C(4):** The redevelopment plan for the Kass Circle District may consider a wide range of planning, partnership, regulatory, public/private partnerships, funding and other mechanisms that create an orderly plan for carrying out the long-term vision. The Kass Circle Vision Plan and any adopted redevelopment plan provide the basis for review of future development and redevelopment within the District.
- Strategy 1.06C(5):** The creation of a tax increment financing trust fund is the primary way to leverage outside funding to pay for needed improvements identified in the Vision Plan and any adopted redevelopment plan.

**GOAL 1.07 – Transit Oriented Development**

**Transit-Oriented Development (TOD) shall be considered in areas consistent in location and character with the plans of the Tampa Bay Area Regional Transit Authority Master Plan and the Hernando/Citrus Metropolitan Planning Organization 2040 Long Range Transportation Plan. [F.S. 163.3177(6)(a)9.b. and 10.b]**

**Objective 1.07A: Transit-Oriented Development (TOD) should be considered within 0.25 miles of regional transit station locations and utilize design techniques and principles consistent with the strategies of this Plan.**

**Strategy 1.07A(1):** Guidelines for Transit-Oriented Development (TOD) may include the following:

- a. the consolidation of small and/or fragmented lots to promote redevelopment;
- b. implementation of an economic development and marketing strategy;
- c. provision of floor area intensity, density and mixed uses at a level that supports the expected transit ridership;
- d. integration of uses that promote pedestrian activity;
- e. provision of a mixture of housing types;
- f. encouragement of compact development around activity centers, redevelopment areas and transit stations;
- g. lay-out of appropriate transition of densities, intensities and building heights;
- h. provision of pedestrian and bicycle enhancements, amenities and connections;
- i. implementation of attractive, convenient multi-modal connections;
- j. flexible parking placement and numbers;
- k. design themes that enhance community identity;
- l. creation of public spaces and use of streetscape amenities.

**Strategy 1.07A(2):** Proposals for transit-oriented development shall be applied through the Planned Development Project (PDP) master plan process.

**GOAL 1.08 – Protected Corridors**

**Protected Corridors are identified to preserve transportation efficiency and land use character. [F.S. 163.3177(6)(a)10.b]**

**Suncoast Parkway**

**Objective 1.08A: The Suncoast Parkway is recognized as a major transportation facility connecting Hernando County to the Tampa Bay region.**

**Strategy 1.08A(1):** Development located at or in close proximity to Suncoast Parkway interchanges should consider amenities in accordance with adopted transit development plans including:

- a. park-and-ride facilities;
- b. use of public and private shared parking arrangements for park-and-ride stations; and,
- c. transit-convenient layout, amenities and themes.

**Strategy 1.08A(2):** In accordance with recognition of the Suncoast Parkway as a scenic corridor, the County shall maintain buffering standards for development adjacent to the Parkway in accordance with adopted land development regulations.

**County Line Road**

**Objective 1.08B: County Line Road is recognized as a principal arterial roadway where transportation level of service and efficiency may be compromised by the intensification of land uses. Planning for this corridor is intended to manage development for transportation efficiency and to protect residential neighborhoods.**

**Strategy 1.08B(1):** The corridor segment from Waterfall Drive to Mariner Boulevard is experiencing a transitioning pattern. New development proposals in this corridor segment with the exception of single family residential shall use the Planned Development Project (PDP) master plan process. The following guidelines apply in review of proposed projects and requested zoning changes:

- a. The area west of Mariner Boulevard to Springtime Street may be considered as part of the Commercial Category node as depicted on the Future Land Use Map;
- b. Appropriate uses for parcels fronting on County Line Road between Springtime Street and Oak Lake Boulevard generally include office, institutional, corporate park or other commercial uses with low to moderate trip generation rates;
- c. all other applicable standards for non-residential development shall apply including appropriate buffering from agricultural and residential uses;

- d. in lieu of a frontage road, cross-access shall be provided between parcels and uses to the extent possible, including the establishment of shared drives and easements to accomplish this purpose.

**Strategy 1.08B(2):** The corridor segment from Mariner Boulevard to the Suncoast Parkway consists of a residential character with commercial nodes at each end (Mariner and Suncoast intersections) and a smaller commercial node at Linden Drive. This pattern should generally be continued when considering any proposed projects or requested zoning changes in the planning horizon timeframe.

**Strategy 1.08B(3):** The 2040 Cost-Affordable Long Range Transportation Plan directs the County's long term corridor plans for County Line Road including lane configuration, median design and cuts, and should guide the final configuration of land use.

**Strategy 1.08B(4):** Land use decisions should consider anticipated development and access standards on the south side (Pasco County) of the corridor.

### Wiscon Road

**Objective 1.08C:** **The Wiscon Road corridor from SR-50 to U.S. Highway 41 is recognized as a major collector roadway that currently serves as an alternate east-west corridor and is bordered by significant areas of floodplain.**

**Strategy 1.08C(1):** Planning for, and development along, Wiscon Road shall maintain the integrity of floodplain function and discourage the expansion of new commercial development. .

### U.S. Highway 98 North

**Objective 1.08D:** **U.S. Highway 98 north of Brooksville is recognized as an existing arterial that could potentially experience significant land use development within the planning horizon, primarily associated with existing Planned Development Districts and the potential for future transitions in existing mining areas.**

**Strategy 1.08D(1):** Planning for U.S. Highway 98 North (and Cobb Road) should provide for the maintenance of transportation efficiency and functional integrity as a truck route by limiting the expansion of commercial development and new Commercial Future Land Use Categories. Long-term planning shall accommodate the future function of Cobb Road as the alternative designation of U.S. Highway 98.

## U.S. Highway 19 North

**Objective 1.08E:** **The U.S. 19 North Corridor, from Centralia Road to the Hernando County line, is designated as an area of planning emphasis to prevent the proliferation of unwanted and unsightly strip commercial development through the planning horizon. Guiding principles for future development of the U.S. 19 North Corridor, are established herein to recognize that the area is characterized by a large amount of conservation land with very little development and with a proliferation of antiquated platted lots.**

- Strategy 1.08E(1):** Land use guidance for this corridor includes:
- a. The prevention of strip development patterns along this corridor as a consideration of any proposed Comprehensive Plan amendment, rezoning, or other future planning initiative;
  - b. Recognition of the existing commercial nodes designated on the Future Land Use Map as the primary areas to be developed with future commercial services;
  - c. Recognition of the existing properties zoned for non-residential development outside the commercial nodes. These existing properties may be developed or zoned for less intensive development, but should not be expanded with the exception of those properties that are undersized for development. The combination of substandard lots to provide for parcel patterns that can better accommodate the standards listed herein is recognized and encouraged;
  - d. Enforcement of frontage road requirements contained in the land development regulations with restrictions on curb cuts and access points;
  - e. Implementation of new frontage roads to the rear of properties, including use of existing roadways where appropriate for traffic circulation;
  - f. Use of wildlife and habitat-friendly development design features appropriate to the site and surrounding conservation properties;
  - g. Use of the Planned Development Project process to be required where feasible;
  - h. Appropriate uses include conservation, residential, institutional, public facility, office, light warehousing, general and neighborhood commercial and supporting uses. Heavy commercial uses with outdoor storage shall be completely screened from view.

**GOAL 1.09 – Neighborhood Planning**

**Neighborhood planning may be appropriate for areas where it is generally desirable to preserve existing community identity or character, including historic character, when considering potential future development and facilities. Design and development standards as well as community improvements may be included.**

**Objective 1.09A:** The existing Historic Rural Communities designated in this Chapter are recognized as areas with historic and cultural attributes special to Hernando County. The County encourages retention of these characteristics through neighborhood planning.

**Strategy 1.09A(1):** Hernando County may consider creation of a community planning process whereby residents of the Historic Rural Communities request and initiate steps to identify and preserve their community character.

**Objective 1.09B:** Masaryktown is recognized as an area with historic and cultural attributes special to Hernando County. The County encourages retention of these characteristics through neighborhood planning.

**Strategy 1.09B(1):** Hernando County may consider a community planning process focused on the historic community of Masaryktown in order to plan for land use relationships to the Ayers Road alignment, address potential adverse effects of strip commercial development along U.S. Highway 41 and address other planning concerns.

**Objective 1.09C:** Hernando Beach is recognized as an area with cultural and recreational attributes that provide a unique quality of life for residents and visitors alike. The County encourages retention of these characteristics through neighborhood planning.

**Strategy 1.09C(1):** Hernando County may consider a community planning process focused on appropriate waterfront commercial development and preservation of surrounding community characteristics of Hernando Beach in order to preserve the working waterfront and community character in the context of the coastal area. Pursuit of a Florida Working Waterfronts designation may be considered for this area.



**GOAL 1.10 – Land Development Regulations**

**Provide timely and efficient development review services and decision processes, update development design standards and ensure built-in regulatory flexibility. [F.S. 163.3177(1)]**

**Objective 1.10A: The County shall promulgate and maintain land development regulations (LDRs) that provide a means of implementing the Comprehensive Plan pursuant to Chapter 163, Florida Statutes.**

**Strategy 1.10A(1):** The County may consider the application of flexible regulatory systems such as performance zoning, forms-based codes or incentives zoning to specific uses or areas in order to carry out the 2040 Growth Strategy while providing for a streamlined development review process.

**Strategy 1.10A(2):** The land development regulations (LDRs) shall address the following, at a minimum:

- a. zoning categories and standards that carry out the intent of the Future Land Use Categories described in this Chapter;
- b. development standards at appropriate scales including use of a master plan and planned development process;
- c. environmental protection standards;
- d. subdivision and plat standards.

**Strategy 1.10A(3):** Potential incompatibilities between individual uses shall be mitigated to the extent practical through application of appropriate land development regulations and performance conditions. Standards to mitigate potential land use conflicts include, but are not limited to:

- a. buffers that mitigate visual, noise, lighting, odor and other potential impacts on land use or resources;
- b. mitigation of noise impacts through control of activities or hours of operation;
- c. mitigation of light pollution that minimizes the escape of artificial light while allowing for necessary illumination.

**Strategy 1.10A(4):** The Planned Development Project (PDP) process shall be used for those land uses proposed in close proximity to incompatible uses where minimum standards will not sufficiently mitigate the potential land use conflict, such as residential developments near mining, commercial, industrial or conservation land use areas. In some cases purchaser notification may be required where conflicts cannot be adequately mitigated through design, such as the presence of wildfire hazards.

**Strategy 1.10A(5):** The County shall maintain land development regulations that implement the following land use standards pursuant to the

guidance provided in this Plan, especially the Conservation Element, the Coastal Management Element, and the Utilities Element:

- a. new development shall be discouraged, or properly mitigated, in floodplains and flood prone areas;
- b. the conservation of topography and soils through proper drainage design, erosion control and aquifer recharge protection;
- c. the protection of wildlife, wildlife habitat, significant natural and archeological resources, groundwater, and protected species;
- d. the protection of historic resources.

**Strategy 1.10A(6):** The land development regulations may be reformatted to be more user-friendly through the use of tables, charts, pictorial illustrations, architectural renderings and other devices in order to clarify and give generalized examples of the intent of land development standards.

**Strategy 1.10A(7):** The County may create and maintain an illustrated guidebook that compliments the land development regulations to assist site developers in envisioning the layout, design criteria and features that would apply to a particular development proposal. The illustrated guidebook would be coordinated and integrated with an applicable engineering design book that addresses transportation and drainage improvements.

### **Energy Efficiency**

**Strategy 1.10A(8):** Hernando County may review and consider energy efficient standards such as United States Green Building Council's Leadership in Energy Design (LEED) program, or the Florida Green Building Coalition (FGBC) program, 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.

**Strategy 1.10A(9):** The County may allow flexible development standards for buildings proposing to exceed the minimum LEED standards, especially for buildings proposed on the tiered LEED levels of Silver or Gold, as defined by the U.S. Green Building Council.

**Strategy 1.10A(10):** Newly developed public buildings in the County should be designed and constructed to meet a nationally recognized sustainable building rating or national model green building code.

Eligible rating systems include those established by the United States Green Building Council's Leadership in Energy Design (LEED) program, the Florida Green Building Coalition (FGBC) program, 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 recognized by the State of Florida.

### Land Use Compatibility

**Objective 1.10B:** **The County shall establish standards by which land use compatibility is evaluated in the review of proposals for Future Land Use Map amendments, zoning changes, and other land development applications.**

**Strategy 1.10B(1):** Future Land Use Map amendments should be compatible with surrounding development and minimize impact to natural resources without the need for mitigation measures that are extraordinary in scope or difficult to enforce.

**Strategy 1.10B(2):** Zoning changes should be compatible with surrounding development and minimize impact to natural resources. Impacts may be mitigated through design of building placement, buffers, noise reduction, setbacks and other appropriate planning techniques or performance measures.

**Strategy 1.10B(3):** Protect existing and future residential areas from encroachment of incompatible uses that are destructive to the character and integrity of the surrounding residential area.

### Planned Development Projects and Standards

**Objective 1.10C:** **Planned Development Project (PDP) zoning introduces flexibility to the land development process. The PDP is developed as a zoning district that may include multiple land uses and provides for the mitigation of impacts through performance standards. The PDP process may be used in any Future Land Use Category.**

**Strategy 1.10C(1):** A Planned Development Project (PDP) is designed as an integral unit with one or more land uses utilizing a Master Plan to illustrate and describe the site layout and characteristics including, but not limited to, uses and use restrictions, density and intensity, site and building layout and design, site coverage and designated open space, construction and phasing plans, and other detailed information about the project.

**Strategy 1.10C(2):** Delineation of the allowable density and/or intensity of development shall be contingent upon the ability to provide the adopted level of service of public services and facilities concurrent with project development as outlined in the adopted land development regulations.

**Objective 1.10D:** **Design criteria for Planned Development Projects (PDP) shall address as applicable building placement and height, parking, multi-modal circulation, drainage, landscaping, architectural standards, public space amenities, and energy efficiency. The PDP process allows flexibility in standards for projects that provide environmental protection, landscaping, increased open space, public facilities, innovative design, public benefits, or features that promote quality community design and land use compatibility.**

**Strategy 1.10D(1):** Flexibility in building placement and height standards may be allowed appropriate to the development context for new Planned Development Projects in order to encourage pedestrian and multi-modal interaction at the street level appropriate to the scale of the development. Concepts such as the following may be utilized:

- a. building relationship to the enhancement of multi-modal objectives such as traffic calming or pedestrian movement;
- b. building placement that is integral to the street front;
- c. increased building height and intensity;
- d. building placement that hides parking.

**Strategy 1.10D(2):** Parking standards for all new Planned Development Projects are encouraged where appropriate to provide for capacity and arrangements appropriate to the scale of the development. Concepts such as the following may be utilized:

- a. parking behind buildings and on streets;
- b. shared parking and reduced parking quantities;
- c. flexible parking quantities and placement standards for typical building and street types;
- d. configurations for mixed use and shared parking;
- e. configurations that easily accommodate transit stops and design of park-and-ride facilities;
- f. alternative paving techniques.

**Strategy 1.10D(3):** Site circulation and multi-modal access standards are encouraged where appropriate for all new Planned Development Projects to provide for integration of multiple travel modes appropriate to the scale and context of the surrounding development. Concepts such as the following may be utilized:

- a. relationships to community focal points such as schools, shopping centers, government offices, parks and public gathering areas;
- b. standards for traffic-calming techniques, Complete Streets, connected streets and blocks, and multi-modal layout focusing on attractive, safe and convenient access to business fronts and transitions between residential and business areas.

**Strategy 1.10D(4):** Public space and amenity standards appropriate to the development context and consistent with the scale of development may be required where appropriate for new Planned Development Projects. Concepts such as the following may be utilized:

- a. wide sidewalks, courtyards, gardens or greens that enhance the walkability and expanded useful open space of the site;
- b. public space integrated with the drainage network, using low-impact development (LID) standards where practical;
- c. public space integrated with multi-modal movement, resting and staging area amenities, such as transit stops and business-fronting sidewalks;
- d. site amenities that encourage the use of outdoor public space using vegetation, furniture, architectural features, appropriate lighting and mobile vendor accommodation where appropriate.

**Strategy 1.10D(5):** Architectural standards and/or building construction standards are encouraged for Planned Development Projects where necessary to provide guidance for design elements appropriate to the scale of the development. Items to be considered for these types of projects may include the following:

- a. architectural styles, building materials, design elements, roof shapes and architectural details;
- b. building mass step-down scale;
- c. street-visible and hidden facades;
- d. accessory buildings;
- e. doors, windows and storefronts;
- f. awnings, canopies and arcades
- g. camouflage or covering of unsightly structures such as antennas, air conditioners and similar equipment.

**Strategy 1.10D(6):** Planned Development Projects may include building construction standards and proposals to reduce energy usage, landfill waste and emissions, create a healthy indoor environment, conserve building materials and resources, and promote water efficiency.

**GOAL 1.11 – Urban Sprawl**

**In accordance with the County’s growth strategy to provide for directed high-quality infrastructure services and discourage urban sprawl, Hernando County will provide mechanisms that prioritize public infrastructure and direct growth towards urbanized and urbanizing areas of the County. [F.S. 163.3177(6)(a)2.h, (6)(a)9.a., and, (6)(a)9.b]**

**Directed Infrastructure**

**Objective 1.11A: All County infrastructure planning shall ensure that the existing and future infrastructure needs, especially for roads, wastewater service, and potable water service, are prioritized for urbanized, urbanizing and infill areas of the County, especially in the Residential, Commercial, Industrial and Planned Development District Future Land Use Categories.**

**Strategy 1.11A(1):** The County’s long range and master plans for transportation, potable water service, wastewater service and other public facilities are utilized to provide guidance for the timing and location of infrastructure according to need and level of service. Capital infrastructure projects shall be primarily directed to the urbanized areas of the County as depicted on the Adjusted Urbanized Area Map.

**Strategy 1.11A(2):** The County shall manage infrastructure availability to influence the timing and location of development.

**Strategy 1.11A(3):** Direct infrastructure toward the urbanized area and areas designated under the Plan for new development to prevent urban sprawl.

**Rural Infrastructure Limitation**

**Strategy 1.11A(4):** As part of Hernando County’s 2040 Growth Strategy and in order to prevent urban sprawl and prioritize directed infrastructure to current and planned urbanized areas, the Rural Future Land Use Category is designed for uses, densities and intensities compatible with the scale of development allowed. Public water, wastewater, transportation, solid waste, schools and other infrastructure services shall not be provided to support urban development in the Rural Category.

## Urban Sprawl Prevention

**Objective 1.11B:** The County discourages the proliferation of urban sprawl development patterns characterized as functionally unrelated to and/or not integrated with surrounding development.

**Strategy 1.11B(1):** Review of developments and comprehensive plan amendments shall evaluate whether proposals have the following characteristics of urban sprawl development:

- a. substantial areas of low-intensity, low-density, or single use development;
- b. significant amounts of urban development in rural areas at substantial distances from existing urban areas with intervening undeveloped lands that are available and suitable for development;
- c. urban development of a radial, strip, isolated, or ribbon pattern generally emanating from existing urban development;
- d. inadequate protection and conservation of natural resources, wetlands, waterbodies, floodplains, native vegetation, environmentally sensitive areas, or natural groundwater aquifer recharge areas;
- e. inadequate protection of adjacent agricultural areas and activities;
- f. inefficient use or underutilization of existing and future public facilities and services;
- g. land use patterns or timing which disproportionately increase the cost in time, money and energy of providing and maintaining facilities and services;
- h. lack of a clear separation between rural and urban uses;
- i. discouragement, hindrance or prevention of infill developments or redevelopments;
- j. lack of a functional mix of uses;
- k. poor accessibility among linked or related land uses;
- l. loss of significant amounts of functional open space.

**Strategy 1.11B(2):** Approvals shall not be issued for land development requiring potable water and/or wastewater services that is located outside those areas planned for such services within the 10-year planning period in accordance with their respective master plans, unless the facilities can be reasonably provided through a utilities services agreement.

**Strategy 1.11B(3):** Comprehensive plan amendments may be appropriate for areas adjacent to existing or authorized urban development the following items being met:

- a. the subject property comprises a logical addition to established urban areas where existing or planned infrastructure and service capacity including potable water, wastewater, solid waste, transportation, public buildings, fire protection, emergency services, law enforcement, schools, parks, open space and proximate commercial services, are available to efficiently serve the additional dwelling units;
- b. Environmental resources shall not be adversely impacted. The integrity of aquifer recharge and groundwater quality shall not be adversely affected or compromised. Standards for floodplain protection shall be met. Critical wildlife habitats shall be protected and existing major wildlife corridors shall be accommodated in the design of the development;
- c. Objectives and strategies of this Element aimed at the retention of agricultural activities in Hernando County shall be met, and, proximate rural areas shall not be adversely impacted or subjected to additional development pressure.



**GOAL 1.12 – Infrastructure Services**

**In accordance with the County’s growth strategy to provide for directed high-quality infrastructure services and discourage urban sprawl, the provision of adequate facilities shall be ensured for new development through a variety of mechanisms.**

**[F.S. 163.3177(3)(a)3., 163.3180(1), 163.3202(2)(g)]**

**New Development Proportionate Share**

**Objective 1.12A: The County requires that new development pay a fair, equitable and proportionate share of the costs required to provide adequate public facilities.**

- Strategy 1.12A(1):** A level of service standard shall be adopted for facilities and services. These standards shall be used for the purpose of implementing impact fees and for issuing development orders and are as follows:
- a. Fire Protection: Maintain or exceed an overall ISO (Insurance Service Office) rating of Class 2/2Y for Hernando County Fire District;
  - b. Law Enforcement: Maintain a ratio of at least 1.32 sworn officers per 1,000 permanent residents of the unincorporated County with accompanying equipment and facilities;
  - c. Public Buildings: Maintain the provision of public buildings at a minimum of 1,500 square feet per 1,000 permanent and seasonal residents (peak population);
  - d. Public Libraries: Maintain a book collection equal to at least 1.5 items per capita for the permanent residents;
  - e. Educational Facilities: Levels of service for educational facilities are set forth in the Public School Facilities Element of this Plan;
  - f. Transportation Facilities: Level of service standards for transportation facilities are set forth in the Transportation Element of this Plan;
  - g. Potable Water Facilities, Wastewater Facilities, Solid Waste Facilities, and Drainage Facilities: Level of service standards for potable water, wastewater, solid waste and drainage facilities are set forth in the Utilities Element of this Plan;
  - h. Hurricane Evacuation: Level of service standards for hurricane evacuation are set forth in the Coastal Management Element of this Plan.

- Strategy 1.12A(2):** The County’s established level of service standards shall be maintained for the following facilities:
- a. public libraries;
  - b. public buildings;
  - c. law enforcement and detention facilities;

- d. public parks;
- e. fire and emergency medical services;
- f. public schools;
- g. potable water and wastewater services
- h. solid waste services;
- i. drainage facilities;
- j. transportation facilities.

**Strategy 1.12A(3):** Land development should not proceed unless facilities and services are available, planned, provided or mitigated consistent with the projected impact of the development.

**Strategy 1.12A(4):** Impact fee ordinances are implemented to help mitigate the cost of new facilities necessary to support future development for any of the facilities for which level of service standards are adopted under this Plan. Impact fees are calculated using facility-specific methodologies, or other professionally accepted methodologies.

**Strategy 1.12A(5):** Land development cannot proceed unless facilities and services are available, or mitigated, in accordance with the adopted land development regulations for adequate public facilities for transportation, potable water, wastewater, drainage, solid waste disposal, parks and public schools.

**Strategy 1.12A(6):** The County may enter into agreements with private parties to develop public facilities or infrastructure within the planned service areas. While the County utilizes infrastructure facilities planning and the timely provision of such services and infrastructure to influence the timing of development, the County is not precluded from entering into agreements with private parties to construct such infrastructure before it would otherwise be constructed based on adopted long-range plans for water, wastewater and transportation, especially where major economic job-producing opportunities can be met and maximized.

**Strategy 1.12A(7):** The County may enter into agreements with developers to address and mitigate where necessary the impacts of that development upon infrastructure and services.

**Hernando County Comprehensive Plan**  
**2040 PLAN**  
**Section A. Chapter 2.**  
**INTERGOVERNMENTAL**  
**COORDINATION**  
**ELEMENT**

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## Table of Contents

**GOAL 2.01 Intergovernmental Coordination ..... Page 1**

**GOAL 2.01 – Intergovernmental Coordination**

**Coordinate the Hernando County Comprehensive Plan and land development regulations with the Comprehensive Plans and regulations of the City of Brooksville, City of Weeki Wachee, adjacent Counties, Hernando County School District and regional, state and federal agencies. [F.S. 163.3177(6)(h)]**

**Objective 2.01A: Establish a framework for ongoing coordination between Hernando County and other applicable levels of government.**

**Strategy 2.01A(1):** Agency coordination methods will consist of the appointment of liaison personnel, formal or informal meetings, and review of coordinating agency plans, land use applications, regulations, and proposed program changes.

**Strategy 2.01A(2):** The County will consider the Regional Planning Council Dispute Resolution Process established by Florida Statutes and other available mediation programs for resolving conflicts with other local governments that cannot be solved through direct intergovernmental coordination.

**Objective 2.01B: Hernando County shall coordinate with local, regional, state and federal governments and agencies to facilitate improved cooperation, collaboration and communication.**

**Strategy 2.01B(1):** Hernando County will consider the use of methods for intergovernmental cooperation with other units of government through informal and formal means, as appropriate to the issue, including the use of interlocal agreements, joint planning agreements, joint infrastructure agreements, annexation review, reciprocal review agreements or other appropriate mechanisms where warranted.

**Strategy 2.01B(2):** The County will coordinate the review the of comprehensive plans, proposed plan amendments, and land development regulations with adjacent local governments as required by Interlocal Agreement or State law as applicable.

**Strategy 2.01B(3):** The County should establish regular lines of communication and formal coordination mechanisms, where appropriate, with the adjacent local governments to review issues and activities which may have impacts across common boundaries.

**Strategy 2.01B(4):** The County shall initiate the coordination, as needed, with the City of Brooksville on new developments located within the unincorporated area that are also within the first-right-to-serve area

as indicated in the adopted Water/Sewer Utility Service Interlocal Agreement in order to ensure the maintenance of appropriate levels of service.

- Strategy 2.01B(5):** Hernando County shall, in conjunction with the City of Brooksville, maintain formal coordination mechanisms with the Hernando County School District pursuant to the Public School Facilities Element of this Plan and applicable interlocal agreement. Coordination includes, at a minimum:
- a. interagency meetings as required;
  - b. level of service and concurrency management framework;
  - c. coordination on co-location of recreational, meeting and/or other facilities;
  - d. coordinated review of development proposals that may impact school enrollment;
  - e. coordinated review of siting and construction of new or expanded school facilities;
  - f. exchange of information updates such as school enrollment, population projections, building permits issued, approved developments and other items that could potentially affect current or future school enrollment.
- Strategy 2.01B(6):** Hernando County should coordinate with the Pasco-Hernando State College on workforce training, transit connections, co-location of facilities and other activities that would be mutually beneficial.
- Strategy 2.01B(7):** The County shall maintain formal coordination with the Southwest Florida Water Management District (SWFWMD) and with the Withlacoochee Regional Water Supply Authority (WRWSA) with respect to local and regional water supply planning and permitting including cooperation on review of water supply studies and models and identification of alternative water supplies.
- Strategy 2.01B(8):** The County will continue to participate in cooperative partnerships with the Southwest Florida Water Management District (SWFWMD) to implement local drainage and stormwater projects, water conservation projects, groundwater protection projects and acquisition projects that protect springs, rivers, floodways, wetlands and aquifer recharge areas.
- Strategy 2.01B(9):** The County shall maintain formal and informal coordination methods with the Tampa Bay Regional Transit Authority (TBARTA), the Florida Department of Transportation (FDOT), and the Hernando/Citrus Metropolitan Planning Organization

(MPO) to implement long-term transportation plans for the region. Mechanisms shall be used to ensure that the Transportation Element of this Plan is coordinated with:

- a. the MPO's Long-Range Transportation Plan;
- b. the FDOT adopted 5-year work plan;
- c. the long-range and short-range elements of the Florida Transportation Plan;
- d. the Strategic Regional Policy Plan for the Tampa Bay Region;
- e. the Comprehensive Plans of Brooksville, Weeki Wachee and adjacent counties;
- f. the TBARTA Master Plan and other programs;
- g. any other local or regional transportation planning efforts that may affect the County's transportation system.

**Strategy 2.01B(10):** Hernando County shall coordinate with the Florida Department of Transportation and Florida Turnpike Authority on issues which affect state roadways and on state roadway impacts to local roads in Hernando County including the development of corridor management plans for the Florida Strategic Intermodal System (SIS).

**Strategy 2.01B(11):** The County should coordinate with state and federal entities that own land or have other operating interests in Hernando County to provide input into the county's Comprehensive Plan and planning process. As part of the process, the County should identify ways that state and federal entities can augment the goals and strategies contained in the Comprehensive Plan and should consider impacts of development envisioned by the Comprehensive Plan on state and federal resources.

**Strategy 2.01B(12):** Hernando County shall coordinate with the Cities of Brooksville and Weeki Wachee. Methods for avoiding significant level of service (LOS) impacts from development, combining or sharing services, or reducing redundancy of services may be explored as opportunities arise.

**Hernando County Comprehensive Plan**  
**2040 PLAN**  
**Section A. Chapter 3.**  
**ECONOMIC DEVELOPMENT ELEMENT**



## Table of Contents

<b>GOAL 3.01</b>	<b>Workforce.....</b>	<b>Page 1</b>
<b>GOAL 3.02</b>	<b>Infrastructure.....</b>	<b>Page 2</b>
	Business-Ready Sites.....	Page 2
	Agriculture and Fishing .....	Page 3
<b>GOAL 3.03</b>	<b>Tourism.....</b>	<b>Page 5</b>
	Tourism and Cultural Amenities.....	Page 5
<b>GOAL 3.04</b>	<b>Economic Development .....</b>	<b>Page 7</b>
	Office of Business Development .....	Page 7

**GOAL 3.01 – Workforce**

**Hernando County will support and implement programs, services, amenities and training opportunities that will attract a balanced workforce.**

**Objective 3.01A: The County will identify and implement land use, development, partnership and other initiatives to encourage a viable workforce supply for existing and targeted business sectors.**

**Strategy 3.01A(1):** The convenient and efficient movement of workers to and from job sites should be prioritized through a multi-modal transportation network that includes transit and pedestrian/bicycle improvements and enhancements, and, an efficient roadway network.

**Strategy 3.01A(2):** The County will consider land use policies to attract and retain a balanced workforce through:

- a. provision of affordable housing choices;
- b. provision of quality-of-life amenities;
- c. provision of a multi-modal transportation network;
- d. investment in quality education and job training.

**Strategy 3.01A(3):** The County will consider partnerships with the Hernando County School District, the Pasco Hernando State College and other viable entities to facilitate the development of workforce training programs.

**Strategy 3.01A(4):** The County will consider opportunities for training facilities, business incubators, and similar workforce advancement programs.

**Strategy 3.01A(5):** The County should identify university research initiatives that have potential for application in Hernando County.

**Strategy 3.01A(6):** Take steps to encourage and support training, internship and quality-of-life initiatives for workers in Hernando County's expanding medical industry.

**Strategy 3.01A(7):** The County will identify programs to partner with the business community to establish internships and apprenticeships.

**GOAL 3.02 – Infrastructure**

**Hernando County’s growth strategy supports economic development through a land use platform that promotes employment centers.**

**Objective 3.02A: Public investments in infrastructure should be aligned with economic growth strategies.**

**Strategy 3.02A(1):** The County will prioritize areas for infrastructure placement and may offer incentive programs for business location to these areas in the form of favorable fee structures, public-private partnerships, job creation incentives, business-ready sites, grants and other mechanisms for providing water, sewer, drainage and transportation.

**Strategy 3.02A(2):** The County should explore opportunities for broadband networks as a tool that can be used to attract and retain businesses, develop high-tech industries and expand the marketability of local businesses. In planning for broadband, the County will consider the following:

- a. Identify and coordinate long-term broadband needs for businesses, institutions and citizens including potential start-up users of new and expanded systems;
- b. Document current systems and work with broadband providers on ways to expand service and increase quality;
- c. Identify and implement land use and infrastructure initiatives that provide for site-oriented and center-oriented easements, equipment, and amenities to accommodate the envisioned broadband network;
- d. emphasize broadband network capabilities and future expansion both locally and regionally especially in the areas of education, economic development, transportation, and public safety;
- e. Seek funding to upgrade the County’s digital and broadband transmittal capabilities to enhance public participation, communication and business development.

**Business-Ready Sites**

**Objective 3.02B: Identify and implement mechanisms needed to create a site readiness program for appropriate locations throughout the County.**

**Strategy 3.02B(1):** The County growth strategy will identify appropriate locations for business-ready sites. Business-ready sites are generally oriented towards non-retail growth sectors and industries such as

professional, technical and industrial. They may be publicly or privately owned.

- Strategy 3.02B(2):** Business-ready sites identified through the program may be evaluated to plan for the following:
- a. infrastructure supply;
  - b. appropriate zoning and pre-approved plans;
  - c. site preparation, selective clearing, topography and drainage;
  - d. compatibility of the surrounding land uses.
  - e. opportunities to develop spec buildings based upon market absorption and need

- Strategy 3.02B(3):** Proposals for business-ready sites may include protective covenants or zoning conditions that protect the integrity of the location in accordance with its primary purpose or function in order to attract tenants. In this case, a planned development project process would be used to accommodate conditions for items such as:
- a. the needs of envisioned or desired businesses and industries;
  - b. building placement, design and/or materials;
  - c. site amenities themes and standards for signage, landscaping, storage, loading zones and other needs to make the site seamlessly functional for multiple businesses;
  - d. convenient, attractive and shared common features including employee parking, circulator transit, and break areas;
  - e. tenant assurances with respect to site management.

- Strategy 3.02B(4):** The County will consider the use of economic initiatives at existing centers including, but not limited to:
- a. I-75/SR-50 Planned Development District (PDD);
  - b. Airport PDD;
  - c. Brooksville Regional Medical Center PDD;
  - d. Quarry Preserve PDD business park center;
  - e. World Woods PDD resort and tourism focus;
  - f. South Brooksville PDD and Enterprise Zone;
  - g. Industrial future land use area and rail line access near U.S. Highway 301.

## **Agriculture and Fishing**

- Objective 3.02C: Agriculture and commercial fishing are recognized as important primary economic generators that are part of Hernando County's cultural heritage. Promotion of local agricultural and fishing pursuits and products should be prioritized.**

**Strategy 3.02C(1):** Continue to monitor agricultural trends via the USDA Census of Agriculture, the Hernando County Extension Office and other means to monitor the emergence of specialty crops and any related emerging businesses such as local-products preparation and marketing.

**Strategy 3.02C(2):** Maintain, promote and expand agricultural education classes at the County extension office.

**GOAL 3.03 – Tourism**

**The County should support and expand its tourism industry by capitalizing on its natural, environmental and recreational identity and assets.**

**Objective 3.03A: The County will utilize a Tourism Department and advisory board charged with tourism development.**

**Strategy 3.03A(1):** The Tourism Department should identify, create, support and enhance activities, consistent with community assets and character, that increase visitation and economic impact for Hernando County.

**Strategy 3.03A(2):** Tourism development initiatives should be coordinated with other county departments such as Business Development, Parks and Recreation, and the Brooksville-Tampa Bay Regional Airport, to identify opportunities for collaboration.

**Strategy 3.03A(3):** The County should adopt and maintain a strategic plan for tourism development.

**Tourism and Cultural Amenities**

**Objective 3.03B: The County should take advantage of its natural environment to build and maintain high quality recreational, rural and wild lands amenities that will attract a balanced workforce, and promote compatible eco-tourism and agritourism.**

**Strategy 3.03B(1):** The County should explore opportunities for major recreational facilities as part of the parks system that capitalize on public-private partnerships and other opportunities.

**Strategy 3.03B(2):** Hernando County's rural countryside and wild lands are important assets that support ecotourism. Land use standards should ensure that environmental assets are protected while accommodating tourism uses such as:

- a. recreational pursuits enhanced by the Brooksville Ridge topography such as endurance races, ultra-marathons, mud runs, mountain biking and street bike racing;
- b. water-oriented recreation at coastal and appropriate lake locations including fishing, boating, and paddling sports;
- c. promotion of existing golf-courses including conversion to and marketing of eco-friendly best management practices standards;
- d. hunting, camping and trails networks afforded by wild lands connections within and outside the County;
- e. festivals and events that promote local and unique recreation, wildlife, and agricultural products;

- f. uses that promote agritourism, ecotourism and aquaculture in appropriate locations.

**Strategy 3.03B(3):** The County should support culture, history and the arts in the community.

**Strategy 3.03B(4):** Public amenities and spaces should include art and cultural aspects.

**Strategy 3.03B(5):** Land use decisions will be prioritized to support the County's ecotourism goals and strategies.

**GOAL 3.04 – Economic Development  
Maintain a County Economic Development Program.****Office of Business Development**

**Objective 3.04A:**     **The County will maintain an Office of Business Development charged with planning and implementing economic development programs.**

**Strategy 3.04A(1):**    Ensure coordination of Comprehensive Plan strategies, land use decisions and infrastructure priorities with economic development priorities and strategies of the Office of Business Development.

**Strategy 3.04A(2):**    Establish an efficient permitting response program comprised of the regulatory departments to facilitate and streamline permitting for economic development projects.

**Strategy 3.04A(3):**    The County should adopt and maintain a strategic plan for economic development initiatives and priorities.

**Strategy 3.04A(4):**    Coordinate local economic development initiatives with regional marketing programs and State strategies for the expansion, retention and recruitment of business opportunities.

**Strategy 3.04A(5):**    Ensure that economic development strategies and initiatives include a program for business retention and expansion.

**Strategy 3.04A(6):**    Ensure that economic development strategies and initiatives include an incentive program for job creation, job retention, infrastructure investment, impact fee abatement, site development and land.

**Strategy 3.04A(7):**    Ensure that economic development strategies and initiatives include the promotion of opportunities at the Brooksville-Tampa Bay Regional Airport.



**Hernando County Comprehensive Plan**  
**2040 PLAN**  
**Section A. Chapter 4.**  
**HOUSING ELEMENT**

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## Table of Contents

<b>GOAL 4.01</b>	<b>Adequate and Safe Housing .....</b>	<b>Page 1</b>
	Housing Provision.....	Page 1
	Affordable and Group Housing .....	Page 1
	Household Relocation.....	Page 2
<b>GOAL 4.02</b>	<b>Elimination of Substandard Housing.....</b>	<b>Page 3</b>
	Substandard Housing .....	Page 3
<b>GOAL 4.03</b>	<b>Housing Programs .....</b>	<b>Page 4</b>
<b>GOAL 4.03</b>	<b>Historic Housing.....</b>	<b>Page 5</b>

**GOAL 4.01 – Adequate and Safe Housing**

**Hernando County shall provide sites for adequate housing of its residents and shall ensure that residents have access to safe, decent and sanitary housing that is affordable to all income levels. [F.S. 163.3177(6)(f)]**

**Housing Provision**

**[F.S. 163.3177(6)(f)1 and 3]**

**Objective 4.01A: Hernando County shall encourage the provision of adequate and affordable housing opportunities to accommodate the expected population.**

**Strategy 4.01A(1):** Designate residential areas on the Future Land Use Map sufficient to support the projected population growth, and to provide a housing supply that allows for operation of the real estate market. Provide a variety of housing types and markets to choose from.

**Strategy 4.01A(2):** Provide within the Residential Category on the Future Land Use Map, a range of densities, lot sizes, setbacks, and a variety of housing types in locations convenient to the needs of various segments of the population.

**Strategy 4.01A(3):** Provide within the Residential Category on the Future Land Use Map suitable areas for mobile homes and manufactured homes.

**Strategy 4.01A(4):** Maintain, implement and update, as necessary, the Hernando County Affordable Housing Incentive Plan in order to provide for regulatory provisions, fee-related incentives, mixed-use development opportunities or other incentive mechanisms that encourage the development of affordable housing and affordable workforce housing.

**Affordable and Group Housing**

**[F.S. 163.3177(6)(f)1.d and g]**

**Objective 4.01B: Sites shall be provided for affordable workforce housing, low income, very low income and moderate income families, mobile homes, group home facilities and foster care facilities, with supporting infrastructure and public facilities.**

**Strategy 4.01B(1):** The County shall utilize a strategy to guide projects which accommodate very-low, low and moderate income households. The strategy shall include accessibility to shopping, schools, services, transportation and employment and avoid concentration of such units in single areas or neighborhoods.

**Strategy 4.01B(2):** Provide regulatory standards and incentives for the development of housing targeting low to moderate income residents as part of mixed use and/or infill projects. Incentives shall be identified in the Affordable Housing Incentive Plan, and may include expedited permitting, density bonuses, reduced parking or other flexible development standards, fee waivers or other mechanisms.

**Strategy 4.01B(3):** Hernando County should promote suitable locations for special needs populations with respect to proximity to services and compatibility of land uses. Housing for special needs populations will be regulated in the land development regulations as a permitted use or special exception in a variety of zoning districts throughout the County.

### **Household Relocation**

[F.S. 163.3177(6)(f)1.e]

**Objective 4.01C: Provide access to housing programs for households that must be relocated as a result of government action.**

**Strategy 4.01C(1):** Provide housing programs that ensure housing is available at comparable cost and at comparable locations and conditions for households that are displaced through public action.

**GOAL 4.02 – Elimination of Substandard Housing**

**The County shall utilize local codes and regulations to provide for the elimination of substandard housing conditions to preserve and improve housing and neighborhood quality. [F.S. 163.3177(6)(f)1.b and c]**

**Substandard Housing**

**Objective 4.02A: The County shall identify and eliminate substandard housing.**

**Strategy 4.02A(1):** The County shall adopt and maintain minimum building and maintenance codes for housing to ensure that the housing stock is maintained in a safe and sanitary condition including complete plumbing facilities, adequate electrical supply, complete kitchen facilities, and safe heating supply.

**Strategy 4.02A(2):** The County shall identify housing stock that does not meet the minimum adopted standards and establish requirements for the remediation of substandard conditions through County programs, appropriate enforcement mechanisms or other means.

**Strategy 4.02A(3):** Hernando County should identify neighborhoods where substandard infrastructure, especially water service and wastewater service, may be contributing to neighborhood deterioration and appropriately prioritize and program infrastructure improvements.

**Strategy 4.02A(4):** Hernando County shall work with non-profit organizations to pursue state and federal assistance to rehabilitate substandard housing, provide housing for special needs populations, and to implement needed infrastructure upgrades.

**Strategy 4.02A(5):** The County will utilize programs for the rehabilitation and remodeling of existing housing stock including the incorporation of energy-saving, water-saving and other “green” building features.

**GOAL 4.03 – Housing Programs**

**Hernando County shall implement a housing program that seeks to promote adequate housing for lower to moderate income and workforce residents.**

**[F.S. 163.3177(6)(f)1.f]**

**Objective 4.03A: Hernando County shall seek funding, implement programs, conduct studies and set priorities for a viable housing program that meets the needs of current and future residents.**

**Strategy 4.03A(1):** The Hernando County Housing Authority in conjunction with Hernando County shall provide information, technical assistance and funding programs for housing programs that are available to the private sector.

**Strategy 4.03A(2):** Hernando County shall appoint an Affordable Housing Advisory Committee (AHAC) to include, representatives from those in the housing and financial industry and the general public, for the purpose of making recommendations towards improving the housing delivery process, especially with respect to affordable housing.

**Strategy 4.03A(3):** Utilize programs that involve participation of the private sector in providing affordable housing opportunities.

**Strategy 4.03A(4):** Hernando County should consider programs that promote convenience, low-maintenance and economic resilience, including, but not limited to energy-efficient “green” buildings, energy-saving building codes, architectural features, Florida-friendly landscaping features, and other features that lead to a modern housing stock.

**GOAL 4.04 – Historic Housing****Hernando County shall protect historically significant housing and neighborhoods.****[F.S. 163.3177(6)(f)1.e]**

**Objective 4.04: Identify, preserve and protect historically significant structures and neighborhoods.**

**Strategy 4.04A(1):** Identify residential structures and neighborhoods constructed prior to 1940.

**Strategy 4.04A(2):** Categorize and prioritize historically significant residential structures and neighborhoods.

**Strategy 4.04A(3):** Coordinate with local preservation groups to provide State or National recognition of eligible places and structures.

**Strategy 4.04A(4):** Utilize flexible provisions contained in the Florida Building Code for historic structures consistent with historic preservation goals and programs.

**Hernando County Comprehensive Plan**  
**2040 PLAN**  
**Section A. Chapter 5.**  
**TRANSPORTATION ELEMENT**

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## Table of Contents

<b>GOAL 5.01</b>	<b>Transportation and Future Land Use.....</b>	<b>Page1</b>
	Multi-Modal System .....	Page 1
	Road Network – Frontage Roads .....	Page 2
	Transportation Network – Design Standards .....	Page 3
	Road Network – Suncoast Parkway Scenic Corridor .....	Page 4
	Road Network – Right of Way Needs .....	Page 4
	Bicycle and Pedestrian Network.....	Page 5
	Transit System .....	Page 6
	Transportation Disadvantaged .....	Page 7
	Regional Transit.....	Page 7
	Goods Movement .....	Page 8
<b>GOAL 5.02</b>	<b>Transportation Management.....</b>	<b>Page 9</b>
	Congestion Management Process .....	Page 9
	Transportation Flexibility .....	Page 10
<b>GOAL 5.03</b>	<b>Transportation Levels of Service.....</b>	<b>Page 11</b>
<b>GOAL 5.04</b>	<b>Airport .....</b>	<b>Page 14</b>

**GOAL 5.01 – Transportation and Future Land Use**

**Hernando County’s transportation system is designed to encourage economic growth and quality development through staging and coordination of local and regional transportation infrastructure and amenities.**

**Multi-Modal System  
[F.S. 163.3177(6)(b)]**

**Objective 5.01A:** A multi-modal transportation network shall be designed to accommodate the future development anticipated within the planning horizon based on the Future Land Use Map. The Hernando/Citrus Metropolitan Planning Organization Long Range Transportation Plan (LRTP) is the primary guiding document for programming improvements to the transportation network. Maps will maintain consistency with the LRTP.

**Strategy 5.01A(1):** The functional and buildout characteristics of the transportation network are depicted on the 2040 Roadway Plan Map. This map shall be based on overall modal travel characteristics projected through the planning horizon including freeways, arterial roads, collector roads, frontage roads, and major local roads anticipated through the planning horizon.

**Strategy 5.01A(2):** The Long-Range Bicycle Facilities Plan of the LRTP is coordinated with the 2040 Roadway Plan Map to provide safe, convenient, aesthetic and functional connectivity. Bicycle connectivity will be accommodated in accordance with adopted plans, design guidelines and programs to community focal points such as schools and parks.

**Strategy 5.01A(3):** The Long-Range Pedestrian Facilities Plan of the LRTP is coordinated with the 2040 Roadway Plan Map to provide safe, convenient, aesthetic and functional connectivity. Pedestrian connectivity will be accommodated in accordance with adopted plans, design guidelines and programs to community focal points such as schools and parks.

**Strategy 5.01A(4):** The 2040 Transit Plan of the LRTP is coordinated with the Future Land Use Map in order to provide safe, convenient, aesthetic and functional transit connectivity on a local and regional basis.

**Strategy 5.01A(5):** The County’s long-term multi-modal transportation framework of roadway, transit, bicycle and pedestrian movement guided by the LRTP is designed to plan for multi-modal opportunities in existing infill areas, redevelopment areas, and Centers and Corridors

described in the Future Land Use Element of this Plan, and, to promote economic development initiatives.

**Strategy 5.01A(6):** The County should seek opportunities to diversify, integrate and strengthen the multi-modal transportation system by considering multi-functional corridors on rights-of-way (road, rail, and utilities) and the accommodation of existing and future technology (e.g., charging stations) in the design of public spaces.

### **Road Network – Frontage Roads** **[F.S. 163.3177(6)(b)1.e]**

**Objective 5.01B:** **Maintain and expand a system of frontage roads and cross-access easements parallel to County arterial and collector roads. The frontage road network is designed to enable the creation of shared drives, shared easements, and alternative routes. Frontage road configuration is intended to optimize corridor and roadway network function, maintain capacity on the functionally classified network, and provide aesthetic, safe and convenient access to multiple properties and business sites.**

**Strategy 5.01B(1):** The frontage road network protects the function and levels of service of major arterial corridors through the planning horizon by controlling access, reducing traffic volumes and providing additional capacity.

**Strategy 5.01B(2):** The provision of frontage roads shall be required as a condition of development adjacent to the arterial network by requiring new development to comply with the County’s Frontage Road Ordinance and adopted Facilities Design Guidelines.

**Strategy 5.01B(3):** The County should require cross-access easements, shared drives, shared access and other techniques that optimize the function of the roadway network where frontage roads are not required.

**Strategy 5.01B(4):** The County should encourage land use patterns that optimize the function of frontage roads and similar access management strategies through:

- a. clustering of development to enhance the establishment of viable frontage road links;
- b. application of site-specific standards and techniques at Centers and Corridors outlined in the Future Land Use Element of this Plan.

**Strategy 5.01B(5):** Provide for the completion of missing gaps in the frontage road network by incorporating these projects into the MPO work program and County Capital Improvements Program.

**Transportation Network – Design Standards**  
**[F.S. 163.3177(6)(b)1 and (6)(b)2]**

**Objective 5.01C:** **Hernando County shall establish and maintain standards for transportation related design and construction including roadways, bicycle and pedestrian facilities, transit accommodations and site parking/circulation.**

**Strategy 5.01C(1):** The County shall address at a minimum, safety-related hazards which are coordinated with Florida Department of Transportation (FDOT) standards for roadway design, drainage and erosion, traffic control, bicycle and pedestrian design, transit design, and traffic calming, where applicable, for consistency.

**Strategy 5.01C(2):** Complete Streets, Traffic Calming, Transit Facilities Design and other transportation-related elements described in this Chapter may be applied on a project-specific or site-specific basis. Guidelines and typical graphics consistent with adopted plans, standards and programs will be published to illustrate the use of these concepts for appropriate locations.

**Strategy 5.01C(3):** The County shall coordinate future updates of standards contained in the land development regulations with the adopted Facilities Design Guidelines and MPO plans in order to implement the growth strategy and land use objectives contained in this Plan while ensuring safe and adequate design..

**Strategy 5.01C(4):** Minimum driveway spacing standards by functional classification shall be established for driveways accessing County maintained roadways.

**Strategy 5.01C(5):** New residential development should have points of access that connect to the arterial or collector road system but shall not have residential driveways connecting directly to those systems.

**Strategy 5.01C(6):** Design standards for wildlife crossings should be utilized where warranted on a site-specific situation.

**Strategy 5.01C(7):** Low-impact development (LID) techniques for stormwater in transportation design, including slopes, planting plans, and materials, may be used and/or required as determined appropriate.

## Road Network – Suncoast Parkway Scenic Corridor

**Strategy 5.01C(8):** Hernando County designates the Suncoast Parkway as a Scenic Corridor, recognizing a vision for the corridor as rich in scenic and recreational opportunities. The County should maintain buffering standards consistent with the vision for development adjacent to the Parkway.

## Road Network – Right of Way Needs [F.S. 163.3177(6)(b)1 and (6)(b)2]

**Objective 5.01D:** **The County shall plan for the procurement and protection of sufficient rights of way to accommodate the multi-modal transportation network of roadways, bicycle and pedestrian traffic, and transit as outlined in the land development regulations, adopted Facilities Design Guidelines, adopted MPO plans and the 2040 Roadway Plan Map.**

**Strategy 5.01D(1):** The 2040 Roadway Plan Map will be used to guide right of way needs pursuant to standards for the applicable lane widths and functional classification standards.

**Strategy 5.01D(2):** The County should utilize land development review and related processes to restrict encroachment onto existing and designated future rights of way:

- a. Lands identified as needed for planned future rights of way during the development review process should be protected from conversion to other uses;
- b. The regulations should incorporate setback standards from road rights of way in order to ensure adequate incorporation of Complete Streets features and enhancement of multi-modal circulation;
- c. Additional right of way beyond the functional classification standard may be required at intersections to provide additional space to accommodate turn lanes, bicycles pedestrians, transit, utilities, and other features planned for the intersection;
- d. Dedicated right of way or accommodation for transit pullouts and amenities and for future bus rapid transit may be required.

**Strategy 5.01D(3):** Provide funding for acquisition, reservation, or otherwise securing needed right of way when opportunities arise.

**Bicycle and Pedestrian Network**  
**[F.S. 163.3177(6)(b)2]**

**Objective 5.01E:** Provide for safe bicycle and pedestrian facilities as an integral element of the planning and design for planned improvements and reconstruction of the roadway network where appropriate.

**Strategy 5.01E(1):** The Long-Range Bicycle Facilities Plan of the LRTP consists of facilities appropriate to the functional setting including paved shoulders, separate dedicated bicycle paths, multi-use trails, multi-modal bridges, and signed routes. Emphasis will also be given to a regional multi-use trail network and connectivity opportunities within and outside the County.

**Strategy 5.01E(2):** The Long-Range Pedestrian Facilities Plan of the LRTP consists of facilities appropriate to the functional setting including sidewalks, walking trails, and multi-use trails.

**Strategy 5.01E(3):** The Long-Range Multi-Use Trail Facilities Plan of the LRTP consists of facilities appropriate for longer-distance trail function settings including the strategic location of trailheads and dedicated multi-use trails.

**Strategy 5.01E(4):** Annually update the priority list of bicycle and pedestrian facility projects for the development of the County's and the Hernando/Citrus Metropolitan Planning Organization's (MPO's) Transportation Improvement Program (TIP). Where possible, incorporate bicycle and pedestrian design features into road construction and reconstruction projects. Sidewalks providing bicycle/pedestrian routes to schools should be highly prioritized within a two-mile radius of schools and should be incorporated into all new and reconstructed road projects.

**Strategy 5.01E(5):** All development on local, collector or arterial roads located within two miles of a school should provide a sidewalk to County standards on the designated side of the specific roadway in accordance with standards contained in the adopted land development regulations.

**Strategy 5.01E(6):** The County will consider the use of Complete Streets features as opportunities arise and at appropriate locations in accordance with the adopted plans, standards and guidelines of the MPO and Florida Department of Transportation (FDOT).

**Strategy 5.01E(7):** Complete Streets measures used or implemented by the County should create context-sensitive travel solutions for all modes of travel based on the community and the corridor, including:

- a. traffic operations and safety improvements such as traffic signal upgrades, additional turn lanes, and lighting;
- b. installation of sidewalks, widewalks, bicycle lanes, multi-use trails, and safety-enhanced street crossings;
- c. manipulation of width and/or number of vehicular travel lanes that accommodate automobile and truck travel;
- d. the use of landscaping, curbing, median manipulation and similar features in the design;
- e. the provision of bicycle racks/storage, charging stations, signage, furniture, public realm accommodations and similar facilities as appropriate.

**Strategy 5.01E(8):** Traffic calming roadway configurations and devices will be considered by the County where deemed appropriate. Traffic calming may include measures aimed at speed control and/or volume control such as:

- a. speed humps and tables;
- b. raised and textured crosswalks;
- c. raised, re-aligned and textured intersections;
- d. traffic circles and roundabouts;
- e. lane-width narrowing;
- f. horizontal manipulation (chicanes, chokers, bulb-outs);
- g. full/partial closures and diverters;
- h. landscaping and median configuration.

**Strategy 5.01E(9):** The County supports the Coast to Coast Connector as a major recreational and tourism asset and shall coordinate such promotion with business development along the trail .

## **Transit System**

**[F.S. 163.3177(6)(b)3]**

**Objective 5.01F: Incorporate a transit system component into the transportation network that provides for the immediate and long-term mobility needs of all segments of the County’s population.**

**Strategy 5.01F(1):** Planning for future transit needs shall be guided by the adopted Transit Development Plan (TDP) in order to ensure that priority 10-year transit needs can be met.

**Strategy 5.01F(2):** The County should continue to prioritize enhancement of its local fixed-route transit system and special needs ADA (Americans with Disabilities Act) service via a process that solicits and responds to

frequent user feedback. Enhancements may include route expansions/updates, real-time digital information services, transit vehicle upgrades for users, and other initiatives.

- Strategy 5.01F(3):** Transit system design standards should be implemented at appropriate locations as part of the development review process and transportation work program including such features as:
- a. ADA-compliant accommodations at all transit stops;
  - b. transit amenities accommodating multi-modal users;
  - c. incorporation of transit bulb-outs or pull-outs in street and development layouts;
  - d. sidewalk and street accommodations that facilitate pedestrian movements;
  - e. appropriate standards for transit connection points, including amenities and park and ride facilities.

- Strategy 5.01F(4):** Long-term transit system planning should be coordinated with land use and economic development, with special emphasis on fixed guideway, rail, and rapid bus transit station locations, and, on local and inter-county bus transfer stations in accordance with adopted regional plans and programs.

- Strategy 5.01F(5):** Long-term transit system planning should be incorporated into the adopted Facility Design Guidelines including standards for bus routes that identify sufficient right-of-way needs for transit stops, stations and pull-outs.

### **Transportation Disadvantaged**

- Strategy 5.01F(6):** The County shall coordinate local transit service with the Transportation Disadvantaged Service Plan (TDSP) and with the designated Community Transportation Coordinator.

### **Regional Transit**

- Strategy 5.01F(7):** Planning for local transit service will be coordinated with regional plans developed by the Tampa Bay Area Regional Transit Authority (TBARTA) to capitalize on economic development opportunities for the County.



**Goods Movement****[F.S. 163.3177(6)(b)1 and (6)(b)2]**

**Objective 5.01G:** **Protect intermodal routes and coordinate with state, regional and private entities to optimize efficiency and ensure that these routes serve as an asset for economic development.**

**Strategy 5.01G(1):** Capitalize on rail lines that serve as important heavy cargo transportation facilities in the County with respect to the following:

- a. Service to existing land uses, including limerock mines, coal-fired electric power generation facilities, and industrial properties west of Brooksville;
- b. Rail access to future industrial and surrounding areas designated on the Future Land Use Map along Cobb Road, and at the Airport Planned Development District.

**Strategy 5.01G(2):** Land use initiatives and proposed zoning/land use changes should consider the potential for the use of rail lines for goods movement.

**GOAL 5.02 – Transportation Management**

**Hernando County’s transportation system is designed to promote economic growth and quality development through the use of proactive and diverse transportation management strategies. [F.S. 163.3177(6)(b)1]**

**Congestion Management Process (CMP)**

**Objective 5.02A: The County will participate in the Hernando/Citrus Metropolitan Planning Organization’s annual update of the Congestion Management Process (CMP) consistent with the Long Range Transportation Plan (LRTP).**

**Strategy 5.02A(1):** Annual recommendations of the CMP shall be prioritized based on safety and congestion issues and included in the County Capital Improvements Program.

**Strategy 5.02A(2):** CMP recommendations for corridors and intersections should be coordinated with the specific land use and development plans.

**Strategy 5.02A(3):** For appropriate new intersections and/or intersection improvements, a roundabout or traffic circle configuration should be analyzed as a potential option to signalization.

**Strategy 5.02A(4):** CMP mechanisms may include Transportation Demand Management Strategies developed in coordination with FDOT and TBARTA that mitigate peak-hour congestion impacts, including:

- a. telecommuting;
- b. transit information systems;
- c. alternative work hours;
- d. car and van pooling;
- e. guaranteed ride home program;
- f. parking management;
- g. addition of general purpose lanes;
- h. computerized signal systems;
- i. intersection or midblock widening;
- j. Intelligent Transportation Systems.

**Strategy 5.02A(5):** Maintenance of levels of service, and congestion management shall continue to be the two primary means by which Hernando County maintains air quality standards established for transportation-related pollutants by the Florida Department of Environmental Protection (FDEP) and the U.S. Environmental Protection Agency (EPA) through the planning horizon.

## Transportation Flexibility

- Strategy 5.02A(6):** Regulatory flexibility may be afforded to transportation systems in accordance with specific planning standards. Formulation of flexible standards may be done through the annual CMP process, or through updates to the County’s concurrency management system. The following mechanisms may be considered for application to specific areas:
- a. recognition of anticipated temporary reductions in levels of service (LOS) for targeted areas with accompanying transportation diversification and congestion management tools;
  - b. adoption of lowered levels of service for target segments, or, corridor-wide level of service determinations that would accommodate segment-specific decreases in level of service performance;
  - c. concurrency exception areas that promote integrated transit, bikeways and pedestrian ways that adequately address circulation issues;
  - d. alternative fee structures for transportation impacts;
  - e. public-private partnership agreements for improvements, easements, amenities and other mechanisms that help to facilitate the efficient flow of increased economic activity at designated activity centers and along strategic corridors;
  - f. other mechanisms that align transportation strategies with future land use strategies.

**GOAL 5.03 – Transportation Levels of Service**

**Public investment in transportation infrastructure shall ensure adequate capacity to accommodate projected growth and should incentivize growth areas. New development shall contribute proportionally to its impact on the roadway network.**

**[F.S. 163.3177(6)(b)1, (6)(b)2, and, F.S. 163.3180]**

**Objective 5.03A: Level of Service (LOS) standards for roadways shall be adopted as part of this Plan.**

**Strategy 5.03A(1):** Roadway levels of service shall be determined using methodologies approved by the Florida Department of Transportation (FDOT) and codified in the County’s concurrency management system. Roadway levels of service for peak-hour traffic volume shall be:

- a. “D–urban” on County roadways within the Adjusted Urbanized Area Map;
- b. “D–rural” for all other County roadways;
- c. “C” for state roads, or, as set by FDOT for state roads on the Strategic Intermodal System.

**Strategy 5.03A(2):** Constrained corridors are roadways which are precluded from widening improvements because of right of way constraints due to existing development, scenic, or environmental impediments. Lowered levels of service are deemed acceptable along constrained corridors. Constrained corridors include:

- a. Fort Dade Avenue from Cobb Road to Citrus Way/CR-491;
- b. Snow Memorial Highway from U.S. 41 to Lake Lindey Road/CR476;
- c. Jasmine Drive from SR-50 to Mondon Hill Road;
- d. Broad Street/U.S. 41 from the Jefferson Street intersection to SR-50A;
- e. Jefferson Street from U.S. 41 to Mildred Avenue;
- f. U.S. 41 from SR-50A to Howell Avenue;
- g. Ponce deLeon Blvd. (U.S. 98) from south of Yontz Road to Jefferson Street (SR -50A);
- h. Spring Hill Drive from U.S. 19 to Anderson Snow Road;
- i. Mariner Boulevard from SR-50 to County Line Road;
- j. Northcliffe Boulevard from U.S. 19 to Mariner Boulevard;
- k. Deltona Boulevard from SR-50 to Forest Oaks Boulevard;
- l. Linden Drive from Mariner Boulevard to County Line Road;
- m. Cortez Boulevard (CR 550) from Bayport Pier to Shoal Line Boulevard;
- n. Pine Island Drive from Pine Island to Cortez Boulevard (CR 550);
- o. Osowaw Boulevard from Pasco County to U.S. 19;
- p. Shoal Line Boulevard from Cortez Boulevard to CR 595;

- q. Howell Avenue/Main Street from Yontz Road to Lamar Avenue;
- r. County Line Road (existing alignment) from Suncoast Parkway to U.S. 41;
- s. Elgin Boulevard from Deltona Boulevard to Mariner Boulevard;
- t. Waterfall Drive from Spring Hill Drive to County Line Road;
- u. Spring Lake Highway from Hickory Hill Road to SR-50;
- v. Ayers Road from Broad Street (U.S. 41 to Hayman Road).

**Strategy 5.03A(3):** Other techniques used to manage constrained corridors include:

- a. the provision of transit service;
- b. enhanced pedestrian and bicycle access;
- c. access management;
- d. improved signal timing;
- e. upgrades to comply with current design standards;
- f. development controls;
- g. intersection, turning movement and signal upgrades;
- h. traffic demand management techniques;
- i. capacity improvements along alternative corridors;
- j. lowered levels of service.

**Strategy 5.03A(4):** The County’s Canopy Road Ordinance protects road segments, whether urban or rural, that are characterized by canopy trees bordering the roadway. The road segments covered by this ordinance are adopted by resolution of the Board of County Commissioners. These roads shall have a level of service standard of LOS "E" for peak hour traffic.

**Strategy 5.03A(5):** County Line Road experiences automobile trip loads directly generated by two local government jurisdictions, Hernando County and Pasco County. Due to the traffic volume resulting from this arterial road’s local and regional service characteristics, future planning for this facility shall be coordinated with Pasco County. The adopted Level of Service (LOS) standard of D-urban for peak-hour traffic shall be maintained, except that the segment from Waterfall Drive to the Suncoast Parkway may be allowed to operate at LOS E-peak hour until appropriate facility improvements can be planned and implemented.

**Strategy 5.03A(6):** Hernando County shall minimize investment in new and expanded roadway capacity in the Coastal Zone. Evacuation levels of service are maintained primarily by land use controls and evacuation operations.

- Strategy 5.03A(7):** Adequate hurricane evacuation clearance times for the coastal population shall be maintained in accordance with standards contained in the Coastal Management Element of this Plan.
- Strategy 5.03A(8):** Land development shall not be permitted unless adequate road facilities exist or are ensured at or above the adopted levels of service in accordance with this Element and the Concurrency Management System outlined in the Capital Improvements Element of this Plan.
- Strategy 5.03A(9):** Land development shall be required to pay an impact fee, dedicate land, enter into a proportionate fair share agreement, and/or provide for other means, of fulfilling their fair share of the cost of impacts from new development on the roadway network.

**GOAL 5.04 – Airport**

**Hernando County should promote its public airport as an economic hub through land use protection and compatibility, the development of an employment base, airport facility improvements, and promoting aviation compatible development. [F.S. 163.3177(6)(b)2]**

**Objective 5.04A: Hernando County should promote the continuation and expansion of aviation, aviation-related and aviation-compatible facilities at the County-owned airport and surrounding area, and shall coordinate planning of land use and infrastructure that enables efficient aviation-related economic development.**

**Strategy 5.04A(1):** The Airport Planned Development District (PDD) Category in the Future Land Use Element of this Plan and the Airport Master Plan shall provide guidance as to compatible airport land uses and aviation-related development.

**Strategy 5.04A(2):** Hernando County shall maintain an airport zoning ordinance that addresses land use compatibility near the airport including the following, at a minimum:

- a. an airport influence map and definitions delineating all dimensions of approach zones, clear zones and influence areas where land use compatibility issues must be addressed;
- b. regulation of structures and/or uses that could constitute an airport hazard or obstruction;
- c. the restriction and/or proper notifications for land uses that are incompatible with or could be disturbed by airport operations within a defined vicinity of the airport;
- d. the restriction of uses and activities producing potential airport hazards such as lighting, steam, smoke, glare, electrical interference, or wildlife interactions.

**Strategy 5.04A(3):** In addition to the airport zoning ordinance, the County shall restrict or prohibit incompatible uses within areas surrounding the Airport pursuant to the most recent airport planning studies and the adopted Airport Master Plan. This includes uses such as, but not limited to, residential development, hospitals, education facilities, nursing homes, religious establishments, and similar uses.

**Strategy 5.04A(4):** Airport ingress and egress on major roadways shall be coordinated with transportation plans of the County and the Metropolitan Planning Organization and shall be planned to minimize the impact of airport-related traffic on roadways both within and outside the airport, including regional transportation facilities.

- Strategy 5.04A(5):** Major infrastructure improvements at the Airport shall be coordinated with, and incorporated into the County’s Capital Improvements Plan and should address:
- a. central sewer and water service to be made available to all development areas within the airport consistent with master utilities planning of the Hernando County Utilities Department;
  - b. coordination with private utility providers to plan and facilitate the provision of natural gas, electricity, media, and other services;
  - c. implementation of a master stormwater management plan for airport property in coordination with the Southwest Florida Water Management District;
  - d. roadway improvements needed to serve the airport growth and business development.
- Strategy 5.04A(6):** The airport improvement program shall be coordinated with the Transportation Improvement Program (TIP) prepared by FDOT, and included in the planning documents prepared by the MPO.
- Strategy 5.04A(7):** The County shall seek financial assistance in the form of grants for airport improvement projects from the Federal Aviation Administration and Florida Department of Transportation.



**Hernando County Comprehensive Plan**  
**2040 PLAN**  
**Section A. Chapter 6.**  
**UTILITIES ELEMENT**

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## Table of Contents

<b>GOAL 6.01</b>	<b>Utilities Operations .....</b>	<b>Page 1</b>
	Hernando County Utilities Entity .....	Page 1
	Water Distribution Utility .....	Page 1
	Wastewater Supply Utility .....	Page 2
	Solid Waste Utility.....	Page 3
<b>GOAL 6.02</b>	<b>Long-Term Utilities Planning .....</b>	<b>Page 5</b>
	Water Supply Plan .....	Page 5
	Wellfield Siting.....	Page 6
	Wastewater Facilities Plan.....	Page 7
	Drainage Planning.....	Page 8
	Solid Waste Planning.....	Page 9
<b>GOAL 6.03</b>	<b>Environmental Protection .....</b>	<b>Page 10</b>
	Wellfield Protection.....	Page 10
	Withdrawal of Groundwater in the Public Interest.....	Page 10
	Water Conservation .....	Page 11
	Reclaimed Water.....	Page 12
	Wastewater Treatment Advancements .....	Page 13
	Low-Impact Development Drainage Design .....	Page 13
	Solid Waste Volume Reduction.....	Page 13
	Hazardous Waste Handling.....	Page 14
<b>GOAL 6.04</b>	<b>Utilities Level of Service .....</b>	<b>Page 16</b>

**GOAL 6.01 – Utilities Operations and Services**

**Hernando County shall ensure the provision of utilities services to meet the needs of the unincorporated population. Utilities services include: water for consumptive use, wastewater disposal, stormwater drainage, and solid waste disposal.**

**[F.S. 163.3177(6)(c)]**

**Hernando County Utilities Services**

**Objective 6.01A: Hernando County Government intends to provide potable water supply, wastewater disposal, drainage and solid waste disposal systems.**

**Strategy 6.01A(1):** Hernando County shall provide for utilities services consistent with the Comprehensive Plan and associated utility service master plans.

**Strategy 6.01A(2):** The County shall continue coordination with the City of Brooksville on operations in their first-right-to-serve area indicated in the adopted Water/Sewer Utility Service Interlocal Agreement in order to ensure the maintenance of appropriate levels of service.

**Water Distribution Utility**

**Objective 6.01B: Hernando County shall provide a water distribution system that meets the consumption demands of residential, institutional, industrial and commercial uses and provides for adequate fire protection.**

**Strategy 6.01B(1):** Hernando County shall adopt and maintain water treatment and distribution standards for potable water supply and fire protection that meet all local, state, regional and national requirements and will review and update those standards as needed.

**Strategy 6.01B(2):** For the purpose of water supply facility planning the adopted level of service standard shall be used as the basis for determining adequate supply.

**Strategy 6.01B(3):** Water supply systems should be interconnected where feasible in order to enhance water pressures and decrease service interruptions. This may include coordination of interconnections with the City of Brooksville's water system.

**Strategy 6.01B(4):** The County should periodically inventory and determine the condition of the existing water distribution system as a mechanism to identify and address deficiencies.

**Strategy 6.01B(5):** With the exception of the City of Brooksville, Hernando County shall be the sole franchiser of water production or supply within the County.

**Objective 6.01C**      **The County shall adopt appropriate water shortage regulations that meet the minimum State requirements and address designated emergencies. More restrictive regulations may be adopted by the Board of county Commissioners as needed to meet water conservation goals.**

**Strategy 6.01C(1):** The County will coordinate with the Southwest Florida Water Management District (SWFWMD) to ensure that any adopted water shortage regulations and declared restrictions are consistent with the District.

**Strategy 6.01C(2):** The County may elect to extend restrictive time periods or limits on water consumption beyond SWFWMD restrictions and consistent with Florida Administrative Code for the protection of its groundwater quantity.

**Strategy 6.01C(3):** The Hernando County Utilities Department should coordinate with the Southwest Florida Water Management District to ensure consistent public education on the importance of water conservation.

### **Wastewater Supply Utility**

**Objective 6.01D:**      **Hernando County shall maintain and expand a wastewater collection and treatment system that meets the demands of residential, industrial and commercial customers.**

**Strategy 6.01D(1):** Hernando County shall adopt and maintain wastewater collection and treatment standards that meet all local, state, regional and national requirements and shall review and update those standards on a regular basis to maintain compliance with changing requirements.

**Strategy 6.01D(2):** For the purpose of wastewater facility planning the adopted level of service standard shall be used as the basis for estimating demand.

**Strategy 6.01D(3):** No new package plants shall be permitted except as a temporary measure. Developments allowed to utilize package plants shall enter into an agreement for service and be required to connect to central facilities when they are available.

- Strategy 6.01D(4):** Establish standards for connection of areas served by septic tanks when central facilities become available. In specific areas where it is determined that services are necessary to prevent imminent threat of contamination of groundwater or other compromise of public health, the County may require central facilities.
- Strategy 6.01D(5):** All new subdivisions with densities greater than two units per acre shall be served by central wastewater facilities.
- Strategy 6.01D(6):** The County should maintain standards for the disposal of septage including acceptance of sludge at county treatment plants for treatment.
- Strategy 6.01D(7):** The processing of sludge shall meet or exceed standards set by the State with regard to collection, storage, disposal, and land application uses.

### Solid Waste Utility

- Objective 6.01E:** Hernando County shall maintain and expand a solid waste system or utility that meets the demands of residential, industrial and commercial development.
- Strategy 6.01E(1):** Hernando County shall adopt and maintain solid waste collection and disposal standards that meet all local, state, regional and national requirements and shall review and update those standards on a regular basis to maintain compliance with changing requirements.
- Strategy 6.01E(2):** For the purpose of solid waste facility planning the level of service standard shall be used as the basis for estimating demand.
- Strategy 6.01E(3):** The County may designate and periodically review the need for mandatory solid waste collection areas.
- Strategy 6.01E(4):** The County recognizes the special disposal needs of the construction industry and should maintain land use regulations that control location and standards for landfills designed to accept construction debris.
- Strategy 6.01E(5):** The County should investigate innovative and cost-saving technologies for the disposal of solid waste, including alternative waste disposal methods.

**Strategy 6.01E(6):** The County should investigate the feasibility of implementing single-stream recycling or other alternative waste disposal methods for recycling.

**GOAL 6.02 – Long-Term Utilities Planning**

**Hernando County shall engage in long-term planning for the construction of new facilities required to serve existing and new development consistent with local and regional population projections, sustainable demand projections, discouragement of urban sprawl, and maintenance of groundwater and natural systems. [F.S. 163.3177(6)(c)]**

**Objective 6.02A: Utilities supply planning shall be coordinated with long-term land use planning as outlined in this Comprehensive Plan.**

**Strategy 6.02A(1):** The Hernando County Utilities Department shall prepare, and update as necessary, facilities plans to meet the needs of existing and projected development within the urban growth areas designated on the Future Land Use Map. Expansion of central potable water and wastewater services to areas within the Rural Future Land Use Category shall be restricted.

**Strategy 6.02A(2):** Interconnect systems for the purposes of maintaining water quality and quantity that traverse areas within the Rural Future Land Use Category shall not be used to provide service that encourages development.

**Strategy 6.02A(3):** Utilities supply plans shall be used to evaluate and regulate the location and timing of requests for land development.

**Water Supply Plan**

**Objective 6.02B: Hernando County shall implement a coordination and analytical framework for water supply planning and scheduled updates covering at least a ten year planning period.**

**Strategy 6.02B(1):** The County will coordinate and update all local hydraulic and supply modeling consistent with the Southwest Florida Water Management District (SWFWMD).

**Strategy 6.02B(2):** Hernando County shall prepare and implement a potable water supply facilities master plan covering a twenty-year (20) planning period and update it at least every five (5) years..

**Strategy 6.02B(3):** Water supply planning shall be consistent with the Southwest Florida Water Management District's adopted Regional Water Supply Plan for that portion of the district which includes Hernando County.

**Strategy 6.02B(4):** Water supply modeling should include the optimum needs of natural systems by using measures of saltwater intrusion, springs flows, groundwater movement, groundwater quality and other

measures for the purpose of maintaining the natural systems of Hernando County.

**Strategy 6.02B(5):** The County will coordinate with the Withlacoochee Regional Water Supply Authority (WRWSA) to cooperate in regional water supply planning, alternative water supplies, water conservation and other measures aimed at protecting the region's groundwater resources to meet future needs.

**Objective 6.02C: Hernando County shall prepare and implement a water supply work plan.**

**Strategy 6.02C(1):** Hernando County shall implement a water supply work plan for at least a ten year planning period addressing water supply facilities necessary to serve existing and future development. The work plan will be updated within 18 months following an update to the Southwest Florida Water Management District (SWFWMD) Regional Water Supply Plan.

**Strategy 6.02C(2):** Annually assess the performance and effectiveness of the ten year water supply work plan and update the status of project development and potential funding sources, consistent with the SWFWMD Regional Water Supply Plan and the policies of this Comprehensive Plan in order to maximize the use of existing facilities and provide for future needs.

**Strategy 6.02C(3):** Utilize the water supply work plan to identify and plan for water supply sources and facilities required to serve existing and new development.

**Strategy 6.02C(4):** Hernando County adopts by reference the 2017 Water Supply Work Plan for a planning period of not less than 10 years. The County shall review and update the Work Plan at least every five years to be consistent with time frames outlined in this Chapter.

**Strategy 6.02C(5):** The Water Supply Work Plan shall be used to prioritize and coordinate the expansion and upgrade of facilities used to withdraw, transmit, treat, store, and distribute potable water to meet future needs.

## Wellfield Siting

**Objective 6.02D: Maintain established wellfield siting criteria and procedures to ensure the provision of potable water to meet future needs, maintain adequate quality, and prevent the degradation of natural systems.**



- Strategy 6.02D(1):** Siting criteria shall include but not be limited to aquifer characteristics, sinkhole proclivity, saltwater intrusion, proximity to various development types, water quality, proximity to water bodies, and water supply planning criteria.
- Strategy 6.02D(2):** The County shall coordinate wellfield siting decisions with the Withlacoochee Regional Water Supply Authority and the Southwest Florida Water Management District.
- Strategy 6.02D(3):** Hernando County shall develop water supplies to meet the demands of existing and projected populations and in accordance with the Southwest Florida Management District's Minimum Flows and Levels (MFLs).
- Strategy 6.02D(4):** The County shall delineate protective buffers of appropriate sizes for water bodies with existing or future slated MFLs as areas where wellfield siting and groundwater withdrawal are restricted.

### **Wastewater Facilities Plan**

**Objective 6.02E:** **Hernando County shall prepare a wastewater disposal work plan and maintain a framework for implementation and updates.**

- Strategy 6.02E(1):** Hernando County shall prepare and implement a wastewater facilities master plan covering a twenty-year (20) planning period and update it at least every five (5) years.
- Strategy 6.02E(2):** The wastewater master plan shall include a county-wide inventory that is updated periodically to establish sub-regional wastewater treatment service areas, project needs, prospective sites for facilities, cost, revenue analysis and timing.
- Strategy 6.02E(3):** The wastewater plan shall incorporate flexibility in system design to accommodate efficient expansion to meet future demand and to accommodate future upgrades in technology and effluent treatment levels.
- Strategy 6.02E(4):** Wastewater plan updates shall consider, at a minimum:
- a. changes in state law impacting treatment and technical facilities requirements;
  - b. an inventory and evaluation of areas served or proposed to be served by septic systems;
  - c. update on the status of remaining package plants and scheduling to take them off-line;
  - d. wastewater reuse facilities planning;

- e. county-wide identification of facilities programming and/or treatment upgrades to reduce nutrient and other contamination impacts to groundwater from all types of wastewater disposal systems, especially in priority springsheds.

## Drainage Planning

**Objective 6.02F:** **Hernando County in coordination with the Southwest Florida Water Management District shall maintain and update its countywide drainage basin study and flood maps and shall develop and implement a countywide program that seeks to protect natural drainage features and restore modified features where feasible.**

**Strategy 6.02F(1):** The County shall continue to participate in the National Pollutant Discharge Elimination System (NPDES) program as required by federal and state law to identify best management practices (BMPs) that optimize drainage function for each basin. The County shall also require BMPs for development and redevelopment within each basin or across multiple basins.

**Strategy 6.02F(2):** The County shall prioritize and implement basin best management practices (BMPs) for optimizing drainage functions. Cooperative assistance, grants, public-private partnerships and other means may be sought to implement BMPs.

**Strategy 6.02F(3):** The County shall inventory and map all stormwater systems including structures, conveyances and holding/treatment areas consistent with its NPDES permit requirements.

**Objective 6.02G:** **The County shall develop an integrated stormwater master plan utilizing a comprehensive basin management approach.**

**Strategy 6.02G(1):** The County shall adopt drainage levels of service for basins or groups of basins or future drainage districts. Levels of service may define stormwater treatment requirements, infrastructure capacities, design layouts, best management practices or other appropriate standards.

**Strategy 6.02G(2):** The County will implement adopted stormwater master plans through the use of retention sites, flood mitigation areas, cooperative agreements with other agencies and drainage easements in order to construct future stormwater improvements and structural best management practices (BMPs).

## Solid Waste Planning

**Objective 6.02H:** **The County will explore new technologies as an alternative to traditional landfill facilities. The County intends to maintain a long-term plan for solid waste that anticipates construction needs and evaluates methods for maximizing the efficiency and useful life of solid waste disposal facilities.**

**Strategy 6.02H(1):** Hernando County shall prepare and implement a solid waste facilities master plan covering a twenty-year (20) planning period and update it as needed.

**Strategy 6.02H(2):** The County shall establish a five-year planning period for permitting, construction phasing and operational needs for solid waste disposal technology.

**GOAL 6.03 – Environmental Protection**

**Prevent negative impacts on the quantity and quality of Hernando County’s groundwater and natural resources through the use of operational and treatment efficiencies, design and technology advances, restriction of harmful activities, and protection of resource integrity. [F.S. 163.3177(6)(c)]**

**Wellfield Protection**

**Objective 6.03A:** Implement and maintain a wellfield protection ordinance that sets zones of influence around current and future wellfields and restricts activities that would compromise the quality and quantity of groundwater within the zones of influence.

**Strategy 6.03A(1):** Wellfield protection zones shall be established and mapped based on successive levels of hydrologic influence to current and future projected withdrawal zones and on the best available hydrogeological data. The aerial extent of wellfield protection zones shall be periodically reviewed as needed.

**Strategy 6.03A(2):** The wellfield protection ordinance shall specify protection measures for wellfields and wellfield protection zones including:

- a. protection against adverse effects of bacterial and chemical contamination;
- b. control of storage, handling, use or production of all known hazardous or toxic substances;
- c. protection against significant point and non-point sources of groundwater pollution primarily through land use restrictions.

**Strategy 6.03A(3):** Hernando County shall coordinate with the Southwest Florida Water Management District to implement a system of monitoring wells to provide the hydrogeologic and groundwater data needed for protection of wellfield sites and wellfield protection zones.

**Withdrawal of Groundwater in the Public Interest**

**Objective 6.03B:** Establish standards and procedures to ensure that the withdrawal of groundwater or surface water from Hernando County shall only take place if it does not negatively impact the quality and quantity of potable water required for the County’s projected population and natural systems.

**Strategy 6.03B(1):** Hernando County should pursue and identify funding opportunities for beneficial wastewater reuse, water conservation and other alternative water supplies in order to responsibly utilize and maintain the quality and quantity of its underlying groundwater.

**Strategy 6.03B(2):** Public Facility Zoning shall be required for any proposed potable water wellfields and associated infrastructure to review the impacts on surrounding and proposed land uses. The zoning process may be used to require the mitigation of significant negative impacts associated with the proposed land use.

**Strategy 6.03B(3):** The County shall coordinate with the Withlacoochee Regional Water Supply Authority and the Southwest Florida Water Management District on major water supply issues.

## Water Conservation

**Objective 6.03C:** **A program to conserve potable water supplies shall be coordinated with the Southwest Florida Water Management District, addressing both demand reduction and supply enhancement methods, including the provision of reuse water to reduce potable water consumption.**

**Strategy 6.03C(1):** Evaluation studies shall be prepared, in conjunction with Southwest Florida Water Management District, of user patterns and supply system conditions to identify areas where water conservation methods could have a positive effect on potable water supply.

**Strategy 6.03C(2):** Water conservation methods shall include but not be limited to regulatory, fiscal, operational, and educational programs.

**Strategy 6.03C(3):** Programs shall be evaluated based on:

- a. potential for water savings;
- b. program costs, including impacts on revenues;
- c. environmental impacts;
- d. customer impacts;
- e. social acceptability;
- f. technical feasibility;
- g. political practicability.

**Strategy 6.03C(4):** Review existing ordinances, codes, and inspection procedures for adherence to applicable water conservation standards, including those contained in the Florida Statutes and the Florida Building Code.

**Strategy 6.03C(5):** Reduce the need for landscape irrigation systems by increasing the use of Florida-friendly methods which incorporate the use of native plant material and drought tolerant plants.

- Strategy 6.03C(6):** Establish incentive programs for the conservation of publicly supplied potable water.
- Strategy 6.03C(7):** Where available, reuse water and other non-potable sources of water shall be utilized for irrigation.
- Strategy 6.03C(8):** The County shall prioritize the distribution of reuse water based upon consumption patterns and availability.
- Strategy 6.03C(9):** Maintain per capita water usage at or below 150 gallons per day as indicated in the Water Supply Work Plan and encourage continued demand reductions. The strategies used to maintain and improve this rate will be implemented through water conservation measures, including cisterns, increased system efficiencies, and reuse of treated wastewater effluent.

### Reclaimed Water

**Objective 6.03D: Utilize wastewater treatment and disposal technologies that conserve, reclaim and/or reuse wastewater.**

- Strategy 6.03D(1):** Implement a strategy to expand capacity of reclaimed water infrastructure to three(3) million gallons per day by 2020 and identify new users of reclaimed water for irrigation purposes. The Southwest Florida Water Management District's Regional Water Supply Plan sets a long-term goal of providing at least 3.17 million gallons per day of reclaimed water by the year 2035.
- Strategy 6.03D(2):** Expand the existing reclaimed water system distribution network to serve additional large consumers to reduce potable water usage for irrigation.
- Strategy 6.03D(3):** The County will support the Southwest Florida Water Management District's reclaimed water projects and the implementation of new regulations and programs designed to increase the volume of reclaimed water used.
- Strategy 6.03D(4):** Maintain and periodically update the wastewater plan reclaimed water component to assess and improve existing wastewater reclamation and reuse operations, and, to identify new opportunities.
- Strategy 6.03D(5):** Hernando County should consider regulatory criteria for new subdivisions for use of reclaimed water in golf courses, residential irrigation and other appropriate uses in accordance with the

standards and recommendations of the reclaimed water master plan.

### **Wastewater Treatment Advancements**

**Objective 6.03E:**     **The County shall investigate ways to improve wastewater treatment to levels sufficient to protect the quality and quantity of receiving groundwater and surface water environments.**

**Strategy 6.03E(1):**   Advanced secondary and tertiary treatment shall be considered for future permanent sewage treatment plants and expansions of existing plants where reclaimed water can be provided to customers.

**Strategy 6.03E(2):**   The County should consider methods to alleviate nutrient pollution from septic tanks including connection to central systems and the appropriate use of advanced on-site systems for single or multiple lots.

### **Low-Impact Development Drainage Design**

**Objective 6.03F:**     **The County should incorporate Low Impact Development (LID) stormwater design into a series of best management practices (BMPs) where appropriate. A properly designed Low Impact Development (LID) stormwater management system provides treatment where runoff is reduced and treated through a series of site-specific best management practices.**

**Strategy 6.03F(1):**   The County should pursue funding for and implement low-impact development (LID) design and management for selected County infrastructure projects to use as demonstration of techniques for minimizing pollutant discharge in sensitive areas such as the Coastal Zone and high aquifer recharge locations.

### **Solid Waste Volume Reduction**

**Objective 6.03G:**     **Hernando County should develop a strategy with long-term and short-term actions aimed at reducing the solid waste stream and providing alternative sustainable disposal options.**

**Strategy 6.03G(1):**   Explore alternative waste disposal technologies that reduce or eliminate the volume of waste being landfilled.

**Strategy 6.03G(2):**   Utilize a recycling program as a means of reducing solid waste volumes. The recycling program should include public education

on reducing, reusing and recycling everyday household waste in Hernando County.

## Hazardous Waste Handling

**Objective 6.03H:** **Hernando County shall regulate and monitor the disposal of hazardous waste and the location of uses that generate hazardous waste, and shall identify and implement alternative treatment methods to landfilling hazardous and environmentally damaging materials. [F.S. 163.3177(6)(d)2.i]**

**Strategy 6.03H(1):** Hernando County shall operate a program which allows residential holders of small amounts of hazardous waste to deliver them to the County for disposal.

**Strategy 6.03H(2):** Hernando County should utilize methods of solid waste disposal which recycle, decompose or dilute environmentally damaging materials prior to landfilling.

**Strategy 6.03H(3):** Hernando County shall require compliance with all Federal and State regulations pertaining to hazardous waste and storage tanks, and shall support provisions of the Hazardous Materials Emergency Planning and Response Act and the Emergency Planning and Community Right-to-Know Act by:

- a. visiting facilities subject to regulations in order to ensure compliance;
- b. enforcing compliance with those regulations that are locally assigned by state law.

**Strategy 6.03H(4):** Hernando County shall administer a monitoring and compliance program for small-quantity hazardous waste generators to the extent required by state and federal law including:

- a. establish and annually update an assessment roll of potential small quantity generators;
- b. notify small quantity generators of proper waste management requirements;
- c. notify small quantity generators of available hazardous waste management alternatives;
- d. report annually, or as required by law, to the Florida Department of Environmental Protection with updated information on hazardous waste management and small quantity generator program.

**Strategy 6.03H(5):** Non-residential development proposals within the Coastal Zone that entail storage, handling, use or disposal of hazardous or toxic



materials or waste should not be approved unless designed or conditioned to prevent any impacts on coastal waters and/or coastal water-dependent or water-related uses. Marinas and working waterfront uses should include Florida Department of Environmental Protection Clean Marina standards and features pursuant to the Coastal Management Element of this Plan.

**GOAL 6.04 – Utilities Level of Service**

**Hernando County shall ensure that new development is compatible with available local water supplies, wastewater service capacity supplies, drainage and stormwater handling capacity and solid waste disposal service capacity and shall ensure that acceptable levels of service are provided. [F.S. 163.3180(1)]**

**Objective 6.04A: Development must be served with potable water, wastewater handling, drainage and solid waste disposal that meet accepted level of service standards. The Land Development Regulations shall ensure a review of the potable water, wastewater handling, drainage and solid waste needs for new developments.**

**Strategy 6.04A(1):** For those areas of the County which are served or will be served by a community water system, the level of service standard for facility capacity is 350 gallons per equivalent residential unit per day.

**Strategy 6.04A(2):** For those areas of the County which are served or will be served by central wastewater facilities, the level of service standard for facility capacity is 280 gallons per equivalent residential unit per day.

**Strategy 6.04A(3):** Development using any interim potable water or wastewater system shall be required to connect to a public system when available.

**Strategy 6.04A(4):** Any interim or permanent wastewater treatment plant shall be required to meet all treatment standards of the Florida Department of Environmental Protection (FDEP) under Florida Statute 403 and related sections, and to receive a permit from FDEP prior to receiving a construction permit from Hernando County.

**Strategy 6.04A(5):** Any interim or permanent septic tank shall be required to meet all density, setback and construction standards of the Florida Department of Health (FDOH) under Florida Statute 381 and related sections, and to receive a permit from FDOH prior to receiving a construction permit from Hernando County.

**Strategy 6.04A(6):** All new stormwater systems shall be built to the standards as amended from time to time of the Southwest Florida Water Management District and Florida Department of Environmental Protection. Expansion or redevelopment on existing sites shall correct any deficiencies that do not comply with current standards. This requirement constitutes the County's Drainage Level of Service standard until countywide or basin wide standards are adopted.

**Strategy 6.04A(7):** The level of service standard for solid waste generation and disposal capacity is 4.75 pounds per capita per day.

**Hernando County Comprehensive Plan**  
**2040 PLAN**  
**Section A. Chapter 7.**  
**RECREATION & OPEN SPACE**  
**ELEMENT**

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Amended and Re-adopted (date), Effective date (date)

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## Table of Contents

<b>GOAL 7.01</b>	<b>Park System.....</b>	<b>Page1</b>
	County Park Plan .....	Page 1
	Park Classifications.....	Page 1
	Regional Parks .....	Page 1
	District Parks.....	Page 2
	Community Parks.....	Page 2
	Neighborhood Parks.....	Page 2
	Preserves .....	Page 2
	Levels of Service.....	Page 3
	Alternative Funding .....	Page 3
	Coordination of Facilities .....	Page 3
<b>GOAL 7.02</b>	<b>Park Design.....</b>	<b>Page 5</b>
	Special Needs.....	Page 5
	Waterways Access .....	Page 6

**GOAL 7.01 – Park System**

**Hernando County will provide opportunities for recreation and enjoyment of natural and cultural areas for its citizens and visitors by ensuring a diverse parks system that is sufficient to meet the needs of the population served. [F.S. 163.3177(6)(e) and 163.3180(1)]**

**County Park Plan**

**Objective 7.01A: Hernando County should evaluate the extent and operation of its current parks, establish standards for the provision of parks, and use citizen input to plan for parks infrastructure and facilities.**

- Strategy 7.01A(1):** Hernando County will consider developing and maintaining a countywide master plan for parks, park facilities and open space that includes, at a minimum:
- a. an evaluation of the parks system in conjunction with annual budgetary allocations, capital funding and adequate facilities;
  - b. development of a long-term strategy for parks and major facilities that will meet identified needs for both the permanent and visitor population;
  - c. identification of options for development of a County Recreation Center to serve the recreation needs of Hernando County citizens, attract visitors, and serve regional user populations.

**Park Classifications**

- Strategy 7.01A(2):** Hernando County will use the following park classification standards based on park size, location and recreation type:
- a. active recreation includes outdoor or indoor activities that involve physical activity to engage in competition or exercise including such facilities as athletic fields of any kind, courts (tennis, basketball, handball, etc.), gymnasiums, swimming pools, playgrounds, jogging and exercise trails;
  - b. passive recreation includes outdoor activities that are based on or dependent upon natural resources and may or may not involve physical activity such as walking and biking trails, nature centers, hunting, fishing, boating and canoeing. Passive recreation includes lands designated as preserves.

**Regional Parks**

- Strategy 7.01A(3):** Regional park and open space facilities are generally recognized as those lands in Hernando County located primarily within the Chassahowitzka National Wildlife Refuge, the Withlacoochee State Forest, the Weeki Wachee Preserve and other state and federal owned preserve and recreation areas. Regional facilities

generally involve over 100 acres and are maintained by state and federal entities.

### **District Parks**

- Strategy 7.01A(4):** Hernando County District parks are:
- a. generally 40 acres or larger in size;
  - b. accessible to the residents of the district(s) it is designed to serve;
  - c. designed to include five or more active recreation facilities of any type.

### **Community Parks**

- Strategy 7.01A(5):** Hernando County Community parks are:
- a. generally 20 acres or larger in size;
  - b. accessible to the residents of the surrounding community, accessible by bicycles and pedestrians;
  - c. designed to include three or more active recreation facilities of any type.

### **Neighborhood Parks**

- Strategy 7.01A(6):** Hernando County requires a system of neighborhood and mini-park type parks that are owned, developed and managed by private developers, neighborhood organizations, homeowners' associations and community groups. These types of parks are:
- a. generally less than 20 acres in size;
  - b. have appropriate facilities designed to meet the recreation needs of the development;
  - c. provided by subdivisions, single family planned development projects and multi-family projects that include more than fifty dwelling units in accordance with the County land development regulations.

### **Preserves**

- Strategy 7.01A(7):** Hernando County shall manage preserves under its Environmentally Sensitive Lands (ESL) Program for the purpose of providing ecologically valuable open space that is also accessible for passive recreational and educational pursuits where appropriate.

## Levels of Service

**Objective 7.01B:** **Hernando County will maintain a park system that provides its citizens with sufficient levels of service for both active and passive recreation.**

**Strategy 7.01B(1):** Hernando County will utilize a level of service of 2 acres of parks containing active recreation facilities per 1,000 residents at peak population, and, at least 2 additional acres of parks containing passive recreation and open space per 1,000 residents at peak population calculated on a countywide basis.

**Strategy 7.01B(2):** At least one district park or one community park shall be located and maintained in each of the designated impact fee park districts.

**Strategy 7.01B(3):** The provision of acceptable sites or facilities for district or community parks by proposed development may be used to mitigate recreational needs and maintain adopted levels of service.

**Strategy 7.01B(4):** Review of projects with greater than 1,000 new residential units will require an analysis of the proximity and accessibility of a district or community park by the proposed development to determine whether additional facilities are needed.

## Alternative Funding

**Strategy 7.01B(5):** Hernando County should pursue alternative funding and partnership opportunities for park lands acquisition, facilities and management as appropriate including, but not limited to, grant funding, private/corporate funding where appropriate, adoption of appropriate user fees, private contracts for management or maintenance, public-private partnerships, and volunteer arrangements with community groups.

## Coordination of Facilities

**Objective 7.01C:** **Hernando County should explore opportunities for the coordination of joint use of facilities, public-private partnerships and creative management arrangements to expand and enhance recreational opportunities and experiences for Hernando County residents.**

**Strategy 7.01C(1):** Identify opportunities for joint or shared use recreation facilities such as those at municipalities, county schools, colleges, churches, community centers and private facilities that are open to the public.



- Strategy 7.01C(2):** Work with the Hernando County School Board through the joint interlocal agreement to identify and discuss the opportunities for joint-use recreation facilities at County schools.
- Strategy 7.01C(3):** Coordinate with federal and state agencies to facilitate the expansion and management of passive recreational opportunities through the limited development of facilities in natural areas.

**GOAL 7.02 – Park Design**

**Hernando County shall provide for park design and access standards that maximize use including opportunities for special needs populations of the County. [F.S. 163.3177(6)(e)]**

**Objective 7.02A: Hernando County should utilize design standards for parks that enhance them as community focal points, and provide attractive and convenient accessibility and function.**

- Strategy 7.02A(1):** The parks and open space standards for Hernando County should include the following design features:
- a. incorporation of low-impact development principles that maximize drainage efficiency, promote green space and incorporate valuable natural resources into the design including karst features, wetlands, forest units, shade trees and scenic views;
  - b. incorporation of layouts, amenities and design themes that encourage direct bicycle and pedestrian connection to surrounding communities for convenient and safe alternatives to automobile access;
  - c. incorporation of parking for daily use and additional low-impact overflow parking for events;
  - d. coordination of nearby transit access as part of a focal point;
  - e. provision of convenient and safe vehicle, pedestrian and bicycle access to district and community parks;
  - f. mitigation of noise, lighting and other potential encroachments on the peaceful enjoyment of adjacent property, especially residential.

**Special Needs**

**Objective 7.02B: Hernando County should accommodate the special needs of physically and mentally impaired residents at the Hernando County Parks system.**

**Strategy 7.02B(1):** Hernando County shall comply with all Americans with Disabilities Act (ADA) requirements in designing parks facilities and upgrading or retrofitting older facilities as funding becomes available.

**Strategy 7.02B(2):** Hernando County should determine the need for recreation programs for special needs groups including the mentally impaired, elderly and other groups with mental or physical disabilities or limitations.

The County shall consider opportunities to join with other entities such as schools, the County Library system and community groups

to make parks available or to conduct programs to meet special needs.

### **Waterways Access**

**Objective 7.02C:** **Hernando County encourages access to and responsible enjoyment of its waterways resources including rivers, springs, bays and the Gulf of Mexico, including a system of waterway access into its parks system.**

**Strategy 7.02C(1):** The County should expand, enhance and maintain boat ramps, kayak launches, public docks and other facilities where feasible at parks and other popular boating destinations such as Hernando Beach and the Withlacoochee River.

**Strategy 7.02C(2):** Water access facilities should be designed using low-impact development and Florida Department of Environmental Protection Clean Marina standards and should accommodate non-motorized craft such as canoes, kayaks and paddleboards in a safe manner, where possible and appropriate for the waterbody being accessed.

**Strategy 7.02C(3):** Hernando County should develop and implement a “blueways” water-access trail system for paddle-craft that seeks to enhance the user-experience in a manner that promotes tourism volume and length of stay. The blueways plan shall be consistent with and enhance the “Nature Coast” segment of the Florida circumnavigational Saltwater Paddling Trail.

**Strategy 7.02C(4):** The County should work to promote and market the Coast to Coast Connector multi-use trail as a major recreation and tourism asset and ensure the consistency of development initiatives with trail objectives and standards.

**Hernando County Comprehensive Plan**  
**2040 PLAN**  
**Section A. Chapter 8.**  
**PUBLIC SCHOOL FACILITIES**  
**ELEMENT**

Amended and Re-adopted (date), Effective date (date)

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## Table of Contents

<b>GOAL 8.01</b>	<b>Adequate School Facilities .....</b>	<b>Page 1</b>
	Levels of Service.....	Page 1
	Concurrency Service Areas.....	Page 2
	Land Use .....	Page 3
	Collocation of Facilities .....	Page 4
<b>GOAL 8.02</b>	<b>School Concurrency Implementation .....</b>	<b>Page 5</b>
	Capacity Determination Standards .....	Page 5
	Proportionate Share Mitigation.....	Page 5

**GOAL 8.01 – Adequate School Facilities**

**To provide for future availability of public school facilities in a manner consistent with the adopted level of service standard and the Interlocal Agreement between the School District and Hernando County. [F.S. 163.3180(1) and (6)]**

**Levels of Service**

**Objective 8.01A: Establish level of service guidelines for public school capacity. [F.S. 163.3180(6)]**

- Strategy 8.01A(1):** The Level of Service (LOS) standard set forth herein shall be applied consistently district-wide by the County and the School District to all schools of the same type. The LOS standards to implement school concurrency shall be as follows:
- a. Elementary: 100% of Permanent Florida Inventory of School Houses (FISH) Capacity for Permanent Student Stations and 100% of Permanent FISH Capacity for Core Facilities. Whichever is the greater number will be used for calculating student capacities for LOS;
  - b. Middle School: 100% of Permanent FISH Capacity for Permanent Student Stations and 100% of Permanent FISH Capacity for Core Facilities. Whichever is the greater number will be used for calculating student capacities for LOS;
  - c. High School: 100% of Permanent FISH Capacity for Permanent Student Stations and 100% of Permanent FISH Capacity for Core Facilities. Whichever is the greater number will be used for calculating student capacities for LOS;
  - d. Magnet schools will maintain the level of service standard for the type of school for which it is constructed whether an elementary, middle, or high;
  - e. Core Facilities shall mean Permanent Cafeteria Capacity based on FISH standards.

**Strategy 8.01A(2):** For the purposes of the level of service standard for public school capacity, FISH capacity shall refer to the Florida Inventory of School Houses (FISH) report of permanent capacity of existing public school facilities. The FISH Capacity is the number of students that may be housed in a facility (school) at any given time based upon a percentage by school type (*i.e.* elementary, middle, high) of the total number of existing student stations and a designated size for each program. In Hernando County, permanent capacity does not include temporary classrooms unless they meet the standards for long-term use pursuant to s. 1013.20, Florida Statutes.

- Strategy 8.01A(3):** The availability of school capacity shall be addressed prior to the issuance of development orders for new residential.
- Strategy 8.01A(4):** Where capacity will not be available to serve students from the property seeking a land use or zoning change or other development approval, the County may use the lack of school capacity as a basis for denial.
- Strategy 8.01A(5):** The level of service standards will be used to determine whether sufficient school capacity exists to accommodate future development projects, and evaluate the sufficiency of the Five-Year Schedule of Capital Improvements. The Five-Year Schedule of Capital Improvements shall be reviewed, updated, and adopted annually thus ensuring those projects necessary to address existing deficiencies, and to meet future needs based upon the adopted level of service standards are adequately planned. The annual update to the Five-Year Schedule of Capital Improvements shall ensure that level of service standards will continue to be achieved and maintained.
- Strategy 8.01A(6):** The School District shall submit to the County a General Educational Facilities Report and educational plant survey as established in Florida Statutes. Additionally Hernando County and the School District shall annually coordinate the development of their respective capital improvement programs. Timing, siting, compatibility and infrastructure issues for schools shall be evaluated pursuant to the considerations and standards listed in this Element and in the Future Land Use Element of this Plan.

### Concurrency Service Areas

**Objective 8.01B:** **Establish school concurrency service areas to be used to determine the availability of public school capacity to serve new residential development. [F.S. 163.3180(1)]**

- Strategy 8.01B(1):** Concurrency service areas (CSA) shall be established to determine whether there is adequate school capacity available based on the adopted level of service standards, and so that a proper analysis can be conducted to examine the availability of capacity in other CSAs as determined by the School District if capacity is not available in the primary CSA.
- Strategy 8.01B(2):** Hernando County will create Concurrency Service Areas that are based on school attendance zones so that there is school capacity available in each concurrency service area or contiguous

concurrency service areas to meet the adopted level of service standard within a five year time frame.

- Strategy 8.01B(3):** CSAs shall be established and subsequently modified to maximize available school capacity and make efficient use of new and existing public school facilities in accordance with the LOS standards, and taking into account policies to:
- a. minimize transportation costs;
  - b. limit maximum student travel times;
  - c. effect desegregation plans;
  - d. achieve socio-economic, racial and cultural diversity objectives;
  - e. recognize capacity commitments resulting from the development approvals for the CSA; and,
  - f. recognize capacity commitments resulting from development approvals for contiguous CSAs.

- Strategy 8.01B(4):** The Public School Concurrency Service Area Maps are adopted by the School District and updated as needed as part of the adopted Interlocal Agreement for Public School Facility Planning and School Concurrency implementation.

- Strategy 8.01B(5):** Future amendments to the CSAs may be made by the School District in accordance with the criteria contained in this Chapter and only after review and comment by the County and the City, respectively.

## Land Use

- Objective 8.01C: Ensure that Comprehensive Plan amendments and other land use decisions are simultaneously evaluated with school capacity.**

- Strategy 8.01C(1):** The County shall consider Hernando County School District comments on the availability of adequate school capacity when considering the decision to approve comprehensive plan amendments, master plans, zoning changes, subdivisions, and other land use decisions.

- Strategy 8.01C(2):** Hernando County shall encourage development to locate in areas with adequate school capacity or to where school sites adequate to serve potential growth have been acquired by the School District, provided such location of the development is consistent with the land use policies of the Hernando County Comprehensive Plan.



**Strategy 8.01C(3):** In any instance where school capacity cannot be assured, the school capacity deficiency may be a basis for denial of the proposed development.

**Strategy 8.01C(4):** During the process of land use decision making, the County will ensure the compatibility of proposed land uses in the vicinity of either existing or planned public, charter and private educational facilities and protect school locations from incompatible uses.

### **Collocation of Facilities**

**Objective 8.01D: Coordinate location of public school facilities relative to the location of other public facilities such as parks, libraries and community centers to the extent possible.**

**Strategy 8.01D(1):** The County should look for opportunities to collocate and share use of facilities with the School District.

**Strategy 8.01D(2):** A separate agreement may be developed for each instance of collocation or shared use which addresses operating and maintenance costs, scheduling use of the facilities, facility supervision, legal liability, or any other issues that may arise from collocation or shared use.

**GOAL 8.02 – School Concurrency Implementation**

**The process for the implementation of school concurrency has been established through an Interlocal Agreement with Hernando County and the School District. [F.S. 163.3180(6)]**

**Capacity Determination Standards**

**Objective 8.02A: The County shall coordinate with the School District in the determination of adequate public facilities for schools. [F.S. 163.3180 (6)]**

- Strategy 8.02A(1):** The School District will determine whether adequate school capacity exists for a proposed development based on a formula which evaluates the demand created by the proposed development and available capacity using the adopted LOS standard.
- Strategy 8.02A(2):** The County shall include schools in the land development regulations for Adequate Public Facilities.
- Strategy 8.02A(3):** The School District will conduct an adequate public facilities review for schools and render findings to the County within thirty days (30) unless circumstances warrant additional review.
- Strategy 8.02A(4):** The School District may determine mitigation is an appropriate means of addressing adequate public facilities for schools.
- Strategy 8.02A(5):** The County will be responsible for making concurrency determinations regarding schools, after coordination and consultation with the School District, in accordance with the requirements for adequate public facilities contained in the land development regulations, the Interlocal Agreement with the School District, and Chapter 163, Part II.

**Proportionate Share Mitigation**

**Objective 8.02B: The County shall coordinate with the School District to implement proportionate share mitigation alternatives which are feasible and will assure the adopted level of service standards are met. [F.S. 163.3180(6)]**

- Strategy 8.02B(1):** Mitigation options will be consistent with the requirements of Chapter 163, Part II, and shall include a credit towards the payment of impact fees, if applicable.

**Hernando County Comprehensive Plan**  
**2040 PLAN**  
**Section A. Chapter 9.**  
**CAPITAL IMPROVEMENT ELEMENT**

## Table of Contents

<b>GOAL 9.01</b>	<b>Public Facilities Provision .....</b>	<b>Page1</b>
	Capital Improvements .....	Page 1
	Capital Budget .....	Page 3
	Adequate Facilities.....	Page 4
	Capital Facilities Funding .....	Page 5
	Funding By Development .....	Page 5
	Impact Fees .....	Page 6

**GOAL 9.01 – Public Facilities Provision**

**Hernando County shall provide needed public facilities to all residents within its jurisdiction in a manner which protects public and private investments in existing facilities, maximizes the use and value of existing facilities, and discourages urban sprawl.**

**[F.S. 163.3177(3)]**

**Capital Improvements**

**Objective 9.01A: Capital improvements shall be provided to correct existing deficiencies, to accommodate anticipated future growth, and to replace worn-out or obsolete facilities.**

**Strategy 9.01A(1):** Hernando County shall include a schedule of projects required concurrent with growth within the Capital Improvement Element (CIE) covering at least a 5-year period. Capital Improvements are defined as physical assets, constructed or purchased, that have a minimum useful life of ten (10) years and a minimum total cost of \$50,000. The 5-Year schedule of projects is updated annually.

**Strategy 9.01A(2):** The Capital Improvements schedule will identify funded and unfunded needs to accommodate growth for the 5-year period.

**Strategy 9.01A(3):** Hernando County shall prioritize capital improvement projects identified as deficiencies in the 5-Year schedule of capital improvements.

**Strategy 9.01A(4):** Hernando County hereby adopts, by reference, the annual update of the Hernando County School District Five-Year Work Program into the Capital Improvements Element. Any project listed as unfunded in the District's Five-Year Work Program shall not be considered for determining whether the adopted level of service is met in the five year work program. The level of service standards for public schools as set forth in this Plan shall be used to determine whether sufficient school capacity exists to accommodate future development projects and evaluate the sufficiency of the District's Five-Year Work Program as adopted by reference. The annual update of the County's 5-Year capital improvements schedule in conjunction with the annual update of the District's Five-Year Work Program ensures that those projects necessary to address existing deficiencies and to meet future needs are based upon the adopted level of service standards and are adequately planned. The annual updates shall ensure that level of service standards continue to be achieved and maintained.

**Strategy 9.01A(5):** The annual review of the capital improvements schedule shall include the following considerations:

- a. an analysis of actual development as contrasted with the projected development contained in this Plan in order to provide necessary updates and adjustments;
- b. any corrections, updates, and modifications concerning costs, revenues, dedications of facilities, and timing of public facilities;
- c. the County's ability to meet the five-year schedule of obligations and any corrections, updates or modifications;
- d. the County's progress in eliminating deficiencies and in meeting the needs of future development;
- e. the criteria used in evaluating the timing, location, or priority of County-provided public facilities;
- f. the County's effectiveness in maintaining the adopted level of service standards;
- g. the effectiveness of the County's impact fees and dedication requirements in distributing proportionate shares of public facility costs;
- h. the current and proposed indebtedness of the County and the fiscal implications of such indebtedness;
- i. efforts made to secure grants and donations and the results of those efforts;
- j. the collection and disbursement of funds for capital improvements and available balances;
- k. capital improvements needed for the latter part of the planning period.

**Strategy 9.01A(6):** Hernando County shall also adopt an annual Capital Improvements Program (CIP) with the annual budget which will:

- a. identify improvements that are scheduled in the succeeding five (5) year period according to capital needs in the areas of water, sewer, solid waste, drainage, roads, libraries, parks and recreation, public buildings and facilities, law enforcement, fire protection, emergency services and other capital needs;
- b. ensure that level of service standards continue to be achieved and maintained;
- c. show the need and funding source for each capital project for the 5-year period;
- d. program funding levels sufficient to implement required projects including analysis, plans and other implementation support activities;
- e. provide the basis for the County's annual capital budget.

**Strategy 9.01A(7):** Selection of projects for inclusion in the CIP shall be according to the following priorities:

- a. the project is needed to protect public health and safety, or to fulfill the County's legal commitment to provide facilities and services including for development orders;
- b. the project preserves or achieves full use of existing assets, thus maintaining or achieving adopted levels of service;
- c. the project corrects an existing service level deficiency;
- d. the project significantly reduces the cost of providing a new or existing service;
- e. the project corrects service level deficiencies resulting from new growth: first, to provide full service to existing developed areas or infill development, and, second, to provide directed infrastructure to projected growth areas;
- f. the project results in an increase in level of service or represents a new service.

- Strategy 9.01A(8):** Selection of projects for inclusion in the CIP shall:
- a. be evaluated for consistency with, and implementation requirements of, this Plan;
  - b. be evaluated for consistency with restrictions on public infrastructure expansions in the Coastal Zone described in the Coastal Management Element of this Plan;
  - c. be evaluated for consistency with the facilities plans of state agencies operating within the County.

### Capital Budget

- Strategy 9.01A(9):** Hernando County's annual capital budget will formulate the needs identified for funding by the first year of the adopted CIP.

- Strategy 9.01A(10):** Hernando County will not schedule capital improvement projects that exceed estimates of available revenue, and will ensure that there will be sufficient funding for annual operating or maintenance expenses for completed capital projects.

## Adequate Facilities

**Objective 9.01B:** Adequate capital facilities must be assured in order to support future development at the time needed at adopted levels of service for each facility mandated by this Plan.

**Strategy 9.01B(1):** For purposes of public facility planning, the County shall use adopted Level of Service (LOS) standards set forth in the Future Land Use Element, the Transportation Element, the Utilities Element, the Recreation and Open Space Element, the Public School Facilities Element and the Coastal Management Element of this Plan in reviewing impacts of growth on public facilities.

**Strategy 9.01B(2):** Hernando County shall maintain an Adequate Facilities Ordinance and a Concurrency Management Program to ensure that adequate facility capacity is available or will be available to serve the development at the time it is needed in accordance with the adopted land development regulations.

**Strategy 9.01B(3):** The County's Adequate Facilities Ordinance shall set forth procedures and methods for determining availability, based on the adopted level of service standards, of facilities mandated by this Plan. The facilities mandated by this Plan are roads, parks, potable water, wastewater, solid waste, drainage and public school facilities.

**Strategy 9.01B(4):** For the purposes of the issuance of an adequate public facility determination, development orders include approvals for any Class B or Class C subdivision as provided for in the land development regulations, conditional plat approval for any Class A subdivision as provided for in the land development regulations, site plan approvals, building permits, and, development orders for developments of regional impact (DRIs).

**Strategy 9.01B(5):** In addition to a basic capacity availability determination pursuant to the Adequate Facilities Ordinance, the County shall evaluate impacts on public facilities for proposed amendments to this Plan including:

- a. Whether the proposal would generate public facility demands that will be met, or exceeded, by capacity increases planned and set out in the Five-Year Schedule of Capital Improvements;
- b. Whether the proposal would exacerbate any existing or future public facility capacity deficiencies;
- c. Whether the proposal would alter or otherwise diminish the level of service below the adopted levels of service;



- d. Whether the proposal would adversely affect plans and programs of state agencies, water management districts, the City of Brooksville, the City of Weeki Wachee or plans of neighboring counties, especially with respect to changes in levels of service or capital needs.

**Strategy 9.01B(6):** An annual report shall be prepared in conjunction with the annual update to the 5-year schedule of capital improvements required by this Plan to provide a status on the remaining capacity of public facilities.

### Capital Facilities Funding

**Objective 9.01C:** **Hernando County shall identify and manage available fiscal resources to ensure the timely provision of needed capital improvements for previously issued development orders and to accommodate future growth.**

**Strategy 9.01C(1):** Hernando County shall consider a variety of financing mechanisms for capital improvements, including, but not limited to, grants, impact fees, municipal service taxing units, municipal service business units, Special Districts, tax increment financing, sales surtax, ad valorem taxes, federal and state aid, local option gas tax, motor fuels tax, general obligation bonds, revenue bonds, service charges and general fund.

**Strategy 9.01C(2):** Hernando County shall direct infrastructure funding to urbanized and urbanizing areas as depicted on the Adjusted Urbanized Area Map to discourage urban sprawl.

### Funding By Development

**Strategy 9.01C(3):** Future development shall bear a proportionate share of the cost of new or expanded capital facilities required to accommodate such development, consistent with the adopted levels of service and planning criteria for the required facilities.

**Strategy 9.01C(4):** The imposition of impact fees, proportionate share mitigation and dedication requirements are some of the methods used to ensure that future development bears a proportionate share of the costs of capital facilities necessary to accommodate future development at adopted levels of service.

**Impact Fees**

- Strategy 9.01C(5):** Subject to periodic review and approval by the Board of County Commissioners, Hernando County shall maintain an Impact Fee Ordinance. The ordinance shall set forth procedures and standards that enable new development to meet its proportionate share of capital facilities costs for roads, parks, schools, public buildings, libraries, fire protection, emergency medical services, jails and law enforcement. Impact fee levels shall be reviewed every five years for needed updates.
- Strategy 9.01C(6):** Impact fees shall be used to cover costs for new or expanded public infrastructure facilities including, but not limited to, studies and surveys, planning and design, permitting, land costs, construction, materials and equipment. The Impact Fee Ordinance shall also provide for the use of impact fee funds for compensation of administrative expense and for studies necessary to update the fees.
- Strategy 9.01C(7):** New development shall bear the cost of construction of any interim facilities and equipment. Impact fee credits shall not be given for any interim infrastructure which is not utilized in the permanent system for the public facility.

**Hernando County Comprehensive Plan**  
**2040 PLAN**  
**Section A. Chapter 10.**  
**CONSERVATION ELEMENT**

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## Table of Contents

<b>GOAL 10.01 Protect Wildlife and Habitat.....</b>	<b>Page 1</b>
Habitat Conservation .....	Page 1
Significant Natural Communities .....	Page 2
Invasive and Noxious Species .....	Page 3
<b>GOAL 10.02 Natural Groundwater Aquifer Protection.....</b>	<b>Page 5</b>
Aquifer Recharge Integrity .....	Page 5
Special Features Protection.....	Page 5
Caves.....	Page 6
Groundwater Protection .....	Page 6
Water Supply Planning .....	Page 7
<b>GOAL 10.03 Surface Waters and Wetlands .....</b>	<b>Page 9</b>
Surface Water Bodies and Habitats .....	Page 9
Wetlands .....	Page 10
<b>GOAL 10.04 Minerals, Soils and Trees .....</b>	<b>Page 13</b>
Limerock Minerals.....	Page 13
Soil Conservation.....	Page 13
Tree and Forest Cover.....	Page 13
<b>GOAL 10.05 Cultural Resources.....</b>	<b>Page 15</b>
Archaeological Resource Protection.....	Page 15
Historic Resource Protection .....	Page 16
<b>GOAL 10.06 Environmental Health Hazards.....</b>	<b>Page 17</b>
Air Quality .....	Page 17
Wildfire Hazard Mitigation.....	Page 17
Hazardous Materials Management .....	Page 18

**GOAL 10.01 – Protect Wildlife and Habitat**

**Hernando County’s Growth Strategy protects the functional integrity of remaining wildlands and wildlife habitat in support of the County’s rich ecological, recreational and agrarian heritage. Protection is accomplished through conservation of wildlife and natural resources of importance in Hernando County. [F.S. 163.3177(6)(d)]**

**Habitat Conservation**  
**[F.S. 163.3177(6)(d)2.e.]**

**Objective 10.01A: Hernando County shall consider during the review of development permits the importance of wildlife corridor connections from the Green Swamp to the Chassahowitzka National Wildlife Refuge in accordance with recommendations from professionally accepted sources used for State planning purposes in order to protect the functional integrity of large habitat areas in public ownership and the movement of native and protected wildlife. Mechanisms to be utilized will be considered on a site specific basis including the provision of open space, the mitigation of habitat loss, and the provision of conservation easements.**

**Strategy 10.01A(1):** Where significant loss or fragmentation of environmental and wildlife corridors is identified during the review of a proposed Comprehensive Plan amendment, mitigation alternatives, including design considerations, shall be used to compensate for disruptions that have the potential to significantly degrade wildlife movement within and adjacent to Hernando County.

**Strategy 10.01A(2):** The Hernando County Environmentally Sensitive Lands (ESL) Program shall provide public education on the benefits of natural areas protection and the conservation of locally significant resources.

**Strategy 10.01A(3):** Encourage appropriate agencies and private organizations to assist the County in conserving and preserving natural area linkages which may function as wildlife corridors and/or recreation areas. Mechanisms to be coordinated may include conservation of agricultural lands, preservation of rural development patterns, land acquisitions, conservation easements, the transfer or purchase of development rights, development incentives, and landowner agreements.

**Objective 10.01B: Hernando County shall implement measures to protect the functional integrity of habitat required to protect native species and the habitat of state and federal-listed plant and animal species.**

- Strategy 10.01B(1):** Identify locations and extent of prime habitat for listed and rare species using state and regional habitat coverage and site occurrence information, especially as updated by the Florida Natural Areas Inventory (FNAI), the Southwest Florida Water Management District (SWFWMD) and the Florida Fish and Wildlife Conservation Commission (FFWCC) and other professionally accepted sources. Habitat identification shall include species listed as endangered, threatened, species of special concern, imperiled or rare.
- Strategy 10.01B(2):** Implement a development review system that provides for coordination with regional, state and federal agencies to ensure agency rules are implemented and followed, especially regarding habitat protection and listed species.
- Strategy 10.01B(3):** Ensure that land development regulations allow for development layout that promotes clustering and open space protection for significant habitat areas.
- Strategy 10.01B(4):** Review of development orders and amendments to the Comprehensive Plan and Future Land Use Map shall include a review of potential habitat and Strategic Habitat Conservation Areas (SHCAs) as mapped by the Florida Fish and Wildlife Conservation Commission. Project approvals should include design incentives or mitigation conditions to prevent loss of significant habitat.

### **Significant Natural Communities**

[F.S. 163.3177(6)(d)2.f., (6)(d)2.g., (6)(d)2.h., and (6)(g) 9.]

**Objective 10.01C: Identify and preserve environmentally sensitive lands, archaeological resources, imperiled communities and natural areas important to Hernando County.**

- Strategy 10.01C(1):** The Hernando County Environmentally Sensitive Lands (ESL) Program shall identify and carry out habitat protection and conservation projects and the continued maintenance/conservation of properties included in the ESL program pursuant to the ESL policy guidance adopted by the Board of County Commissioners (BCC).
- Strategy 10.01C(2):** Provide and support innovative public education to inform citizens of the existence and significance of wildlife habitats and unique natural communities.

- Strategy 10.01C(3):** Coordinate with state and federal agencies, adjacent counties and municipalities regarding the management, protection and use of natural communities and resources partially or wholly under their purview including the Chassahowitzka National Wildlife Refuge, the Withlacoochee State Forest, and the estuaries, bays and coastal rivers of Aripeka and Weeki Wachee.
- Strategy 10.01C(4):** Support the retention of habitat of the Florida Black Bear population, especially in the Coastal Zone as defined in the Coastal Management Element of this Plan as a primary means of maintaining ecologically functional wildlife habitat in Hernando County.
- Strategy 10.01C(5):** Review of developments and amendments to the Comprehensive Plan shall include a review of the impact to remaining habitat in the historic coverage of hammock woodlands habitat, as maintained in the County's Geographical Information System (GIS) database (Hammocks of the Government Land Survey 1843-1845: Hernando County, Florida). Development within these areas shall provide for conservation of habitat, rare species, significant geologic features, remnant ecological assemblages and archaeological resources. Habitat conservation measures may include the preservation of open space, development layout, conservation easements, incentives that encourage flexible design, and/or mitigation.

### **Invasive and Noxious Species**

**Objective 10.01D: Protect plant and animal communities from the spread of invasive and noxious exotic species.**

- Strategy 10.01D(1):** Identify problem areas where invasive exotic vegetation may threaten the functional integrity of upland, wetland and aquatic ecosystems. Plant species included on the State of Florida's Noxious Weed List and on the Florida Exotic Pest Plant Council list for the central Florida region should be included in the inventory.
- Strategy 10.01D(2):** The County should consider prohibiting the planting of invasive exotic vegetation on the Florida Exotic Pest Plant Council's Category I list of invasive species for the central Florida region or its equivalent, and shall discourage plant nurseries from selling these species.
- Strategy 10.01D(3):** The County will utilize a Noxious Plant Control Ordinance to address control and eradication of those noxious and invasive

plants specified by the Hernando County Board of County Commissioners as having the most egregious impacts on its resources and lands. The ordinance may address control of noxious plants on public and private lands.

**Strategy 10.01D(4):** Develop and implement programs for removal of invasive exotic and noxious species from County-owned lands with emphasis on preserve lands and passive parks. The County may also participate with other agencies to assist in cooperative exotics removal projects that enhance both state and county lands.

**Strategy 10.01D(5):** Implement a public education program on the eradication of exotic or noxious species, and increase public awareness of the need to prevent and eliminate these species.

**Strategy 10.01D(6):** Implement Florida Friendly Landscaping techniques as a means of increasing vegetation community resiliency and resistance to the recruitment and spread of exotic and noxious plants.



**GOAL 10.02 – Natural Groundwater Aquifer Protection**

**Hernando County places a high priority on protection of aquifer recharge structural and functional integrity and high-quality groundwater resources.**

**[F.S. 163.3177(6)(d)2.b. and (6)(c)2.]**

**Aquifer Recharge Integrity**

**Objective 10.02A: The County shall strive to protect the groundwater aquifer recharge system.**

**Strategy 10.02A(1):** Coordinate with the Southwest Florida Water Management District and the Florida Department of Environmental Protection to identify and protect the features that enhance optimum recharge function including geological, hydrological and biological features, in areas of high recharge and those that are vulnerable to impacts from alteration or pollution.

**Strategy 10.02A(2):** Develop low-impact stormwater design standards for prime aquifer recharge areas. The standards should maximize recharge function as part of development design in order to replicate pre-existing hydrologic site conditions.

**Strategy 10.02A(3):** Develop a public education program coordinated with appropriate agencies regarding the function of the aquifer recharge complex and identify steps that can limit the amount of contaminants reaching the aquifer.

**Special Features Protection**

**Objective 10.02B: Hernando County shall strive to provide the highest level of protection consistent with best management practices to the most vulnerable features of the aquifer recharge complex including natural karst features, caves, and alterations such as mining that expose the aquifer directly to surface influences.**

**Strategy 10.02B(1):** Wellhead Protection Areas (WHPAs) shall be designated for all community public water supplies.

**Strategy 10.02B(2):** The County shall require that all abandoned wells be sealed in accordance with applicable regulations to prevent contamination of groundwater resources.

**Strategy 10.02B(3):** Special Protection Areas (SPAs) shall be designated around vulnerable features which have the potential to discharge directly to the aquifer.

**Strategy 10.02B(4):** Special Protection Areas (SPAs) includes areas with land use approval processes for mining whether or not actual excavation has taken place.

**Strategy 10.02B(5):** Land development regulations will include specific prohibited uses, setbacks, design standards (such as low-impact stormwater design), use restrictions, and buffer provisions for Special Protection Areas (SPAs) and Wellhead Protection Areas (WHPAs).

**Strategy 10.02B(6):** Land development processes will include a requirement for the review and inclusion of measures to protect vulnerable karst features.

### Caves

**Strategy 10.02B(7):** Land development processes in areas above cave systems will include requirements for a subsurface geologic assessment of the project and a floral/faunal survey to identify the presence of protected species, by qualified professionals, with recommendations regarding the need for mitigation and protection measures.

**Strategy 10.02B(8):** In areas above cave systems, development approvals will not be issued until scientific information is provided to assure the subsurface karst geologic features and floral/faunal species will not be adversely impacted. A naturally vegetated surface setback with incentives that encourage flexible design shall be formulated to conserve karst systems underlying the property. Subsurface geologic features and their karst connections shall be studied and reviewed by appropriate state agencies with their recommendations and findings used to develop and manage the property. Protection shall be afforded new species.

### Groundwater Protection

**Objective 10.02C:** **The County shall protect the water quantity and water quality of the groundwater aquifer via a coordinated strategy of aquifer protection and overlying natural resources protection.**

**Strategy 10.02C(1):** Planning for provision of adequate water supplies to serve the needs of urban, agricultural and industrial land uses is predicated upon maintenance of aquifer levels and withdrawals that ensure the protection of Hernando County's natural systems including, but not limited to springs and rivers.

- Strategy 10.02C(2):** Hernando County will coordinate with the Southwest Florida Water Management District (SWFWMD) to establish minimum flows and levels (MFLs) for springs, surface water features and aquifer levels in accordance with state and federal regulations.
- Strategy 10.02C(3):** The County will plan the location and design of stormwater, sewage treatment and solid waste disposal facilities to prevent the contamination of groundwater resources as outlined in the Utilities Element of the Plan.
- Strategy 10.02C(4):** The County shall require all new golf courses to be designed and maintained using the best management practices developed by the University of Florida Institute of Food and Agricultural Sciences (IFAS) or an equivalent program.
- Strategy 10.02C(5):** The County shall manage turf and landscaping at County-owned facilities utilizing Florida-Friendly Landscaping principles in order to reduce nutrient pollution, conserve water, and provide public education on best management practices.
- Strategy 10.02C(6):** The County will utilize the Extension Service to provide public education with emphasis on residential areas regarding the maintenance of aquifer quality through implementation of Florida Friendly Landscaping design and maintenance techniques, including proper fertilizer application and its importance to protection of the County's surface water systems.
- Strategy 10.02C(7):** The County should require detailed analysis and carefully review any future proposals that use fracking for extraction of raw energy resource materials regarding impacts to the groundwater aquifer and sensitive karst features.

### **Water Supply Planning**

**[F.S. 163.3177(6)(d)2.b. and (6)(c)3.]**

**Objective 10.02D:** **The water supply needs of existing and new development, agriculture, industry, and natural systems shall be met through potable water supply planning, as outlined in the Utilities Element of this Plan and through coordination with state and regional agencies.**

- Strategy 10.02D(1):** The County's water supply planning framework includes the following:
- a. consistency with the Southwest Florida Water Management District (SWFWMD) Regional Water Supply Plan and coordination with SWFWMD in water supply modeling;

- b. preparation of ten-year water supply facilities needs based on water supply modeling and the Future Land Use Map;
- c. inclusion of needed facilities within the 5 year Capital Improvements Program and annual capital budget;
- d. utilization of the adopted Water Supply Work Plan pursuant to the Utilities Element of this Plan to outline local government responsibilities in providing for water supply facilities serving new and existing development;
- e. utilization of the adopted work plan to manage or influence the timing and location of development.

**GOAL 10.03 – Surface Waters and Wetlands**

**Protect, maintain, enhance and restore, where possible, Hernando County’s submerged saltwater and freshwater habitat, springs, estuaries, littoral zones (shoreline shelf areas) and wetlands. [F.S. 163.3177(6)(d)2.k.]**

**Surface Water Bodies and Habitats**

**Objective 10.03A: Protect the water quantity and water quality of water bodies and submerged habitats through best management practices, buffering, regulatory control and coordination with the applicable regulatory agencies.**

**Strategy 10.03A(1):** Hernando County will maintain a Riverine Protection Ordinance that regulates and manages land use activities located within one (1) mile of the Weeki Wachee River, the Mud River, the Withlacoochee River and the Little Withlacoochee River to address:

- a. setbacks and buffers in order to provide for natural floodways and minimize flood damage;
- b. the preservation of natural vegetation to supply naturally functional stormwater treatment and scenic beauty;
- c. the preservation of native flora and fauna in order to preserve healthy fish and wildlife populations;
- d. the design of drainage systems to prevent the flow of inadequately treated stormwater runoff into the applicable river;
- e. riverine access design standards that minimize vegetative alteration and shoreline degradation.

**Strategy 10.03A(2):** Vertical seawalls should be discouraged along the shorelines of natural water bodies such as rivers, lakes, springs, bays and the Gulf of Mexico. Sloping revetment structures with cantilevered or pile-supported docks or walkways should be encouraged as the accepted method to protect surface waters. Where vertical seawalls are determined to be the best alternative for shoreline stabilization, at least one row of riprap boulders shall be installed along the seawall.

**Strategy 10.03A(3):** Coordinate with the applicable regulatory agencies to monitor and establish, as needed, boating regulations and no-wake zones aimed at protecting native wildlife, shorelines and submerged aquatic vegetation.

**Strategy 10.03A(4):** Implement erosion control standards in its land development regulations and facility design guidelines that address:

- a. control of erosion and sedimentation from construction activities adjacent to any open water body or stormwater conveyance, to include silt screens and turbidity control measures appropriate to the site;
- b. retention of natural sloping topography and vegetated setbacks from open water bodies both during and after construction;
- c. establishment of rooted vegetation immediately after site construction to minimize erosion and loss of top soil to sedimentation;
- d. discouragement of seawalls and encouragement of sloping revetment structures overlaying appropriate filter fabric along shorelines.

**Strategy 10.03A(5):** Ensure protection of the quality and quantity of waters flowing overland into lakes, springs, rivers, bays, estuaries, marine waters and other water bodies through:

- a. ensuring appropriate design of stormwater controls, erosion and sedimentation controls, and sewage treatment discharges;
- b. limiting the use of septic systems in flood prone areas;
- c. limiting the use of structures which constrict the natural flow of surface waters and release of floodwaters;
- d. prohibiting point source pollutant discharge into waterbodies;
- e. requiring proper management of dredging activities so as to minimize impacts on waterbodies.

**Strategy 10.03A(6):** Assist the Florida Department of Environmental Protection (FDEP) in identifying and implementing projects and standards designed to protect the world-class Weeki Wachee Spring and Weeki Wachee River through the Basin Management Action Plan (BMAP) process to lower the total daily maximum load (TMDL) of nutrients to the springshed. Coordinate with the Southwest Florida Water Management District and the FDEP on protection measures for other springsheds located in Hernando County.

**Strategy 10.03A(7):** Hernando County supports the objectives and implementation of the Southwest Florida Water Management District Weeki Wachee River Surface Water Improvement and Management (SWIM) Plan.

## Wetlands

**Objective 10.03B:** **Hernando County wetlands are important to the maintenance of groundwater, freshwater and marine ecosystems and shall be protected to the greatest extent possible consistent with state and federal regulations to avoid compromising wetland functions.**

**Strategy 10.03B(1):** The County shall require the identification and delineation of wetlands on plans for development pursuant to the standards of the Southwest Florida Water Management District, the Florida Department of Environmental Protection, and the Army Corps of Engineers.

**Strategy 10.03B(2):** Hernando County shall only allow the alteration of Class I Wetlands consistent with the requirements of state and federal regulatory agencies. Alteration includes but is not limited to filling, draining, excavating or interruption of flow into or out of the wetland. Class I Wetlands meet at least one of the following criteria:

- a. Wetlands contiguous to or hydrologically connected with any natural surface water body including, but not limited to rivers, creeks, lakes and tidal waters;
- b. Any wetland having a hydrological connection to the Floridan aquifer;
- c. Any wetland within or hydrologically connected to a lake littoral zone;
- d. Any contiguous extent of wetlands of forty (40) acres or more;
- e. Wetlands that serve as known nesting, resting or feeding areas of federal or state listed species.

**Strategy 10.03B(3):** Projects having an overriding public benefit may encroach into Class I wetlands where there is no viable alternative provided that projects are designed to minimize disruption, provide continued wetland viability, and provide appropriate mitigation. Projects having an overriding public benefit include public roadways needed to serve the larger community and public utilities projects needed to serve the larger community or that are necessary to the health and safety of the community.

**Strategy 10.03B(4):** Hernando County will discourage the alteration of Class II Wetlands as defined below. If feasible alternatives are not viable, alteration should be limited to 25% of the wetland area and be designed in a manner that maintains the cross-sectional volume and primary hydrologic flow of the wetland. Class II Wetlands meet at least one of the following criteria:

- a. Isolated wetlands or formerly isolated wetlands that have been artificially connected to surface waters hydrologically, and that are five acres in size or greater;
- b. Isolated ephemeral wetlands of 1/8 acre or larger, excluding ephemeral wetlands on land zoned agriculture and mining.

**Strategy 10.03B(5):** Class III wetlands may be incorporated into development sites where existing wetland topography and drainage receiving

capacity is present. Alteration must conform to state and local regulations. Class III wetlands are defined as isolated wetlands that are less than five acres in size and that do not qualify as Class I or Class II Wetlands.

**Strategy 10.03B(6):** When encroachment, alteration or removal of a wetland is permitted, habitat compensation or mitigation as a condition of development approval shall be required in accordance with the regulatory standards of applicable state and federal agencies. On-site mitigation is preferred where feasible.

**Strategy 10.03B(7):** The County may allow restoration or preservation projects to occur on land that is currently or would become County-owned if deemed appropriate and provided the permittee monitors and manages the restoration pursuant to an agreement with the County.

**Strategy 10.03B(8):** A vegetated buffer averaging a minimum of twenty-five (25) feet in width and no narrower than fifteen (15) feet in width shall be maintained by development adjacent to Class I and/or Class II wetlands. No development is allowed in the buffer except for walkways or boardwalks used for access or recreation.

**Strategy 10.03B(9):** The potential impact of comprehensive plan amendments and other development orders on wetlands shall be evaluated and minimized.

**Strategy 10.03B(10):** The County encourages the establishment or use of conservation easements as a mitigation tool for important wetland habitats including:

- a. upland hammock islands such as occurs in the Weeki Wachee Swamp and Chassahowitzka Swamp;
- b. important floodways adjacent to rivers, and other floodwater storage areas;
- c. adjacent to important wildlife habitat connections and/or existing conservation areas.



**GOAL 10.04 – Minerals, Soils and Trees**

**The County shall require conservation, protection and sustainable use of mineral resources, soils, and trees as important natural resources. [F.S. 163.3177(6)(d)2.d.]**

**Objective 10.04A: Hernando County shall protect high quality mineral resources, soils and existing tree cover as important economic, cultural and scenic resources.**

**Limerock Minerals**

**Strategy 10.04A(1):** Any Future Land Use Map amendment proposals to the Mining Category must demonstrate the presence of hard or soft limerock deposits that benefit the local economy and have potential for feasible extraction without negative impacts to sensitive habitat.

**Soil Conservation**

**Strategy 10.04A(2):** Identify prime and suitable agricultural soils. Suitable agricultural soils are most appropriately located in the Rural Future Land Use Category which provide support for agricultural preservation strategies.

**Strategy 10.04A(3):** The Hernando County Extension Services should work with agricultural operations and community farms and gardens to encourage the implementation of best management practices (BMPs) that maintain soil quality and prevent soil erosion and loss. BMPs may include contour planting, no-till planting, crop rotation and stabilization of irrigation systems and waterways.

**Tree and Forest Cover**

**Strategy 10.04A(4):** Protect Hernando County's forest, rural and urban tree cover through the following programs:

- a. encourage the retention and restoration of native forest cover as important habitat, especially long-leaf pine forest and upland hardwood forest;
- b. maintain specimen tree standards for retention of large native trees on development sites including providing for flexibility in site layout to retain trees and forest stands;
- c. encourage the retention of multiple tree generations in locations on a development site where they can reasonably provide open space;
- d. adopt landscaping practices for public roadways that provide for native street trees in order to promote high-quality public spaces;

- e. maintain a Canopy Road Ordinance that protects canopy trees along scenic canopy road corridors.

**GOAL 10.05 – Cultural Resources**

**Hernando County recognizes its rich archeological, historical and cultural history and shall identify and protect these resources to the greatest extent possible.**

**[F.S. 163.3177(6)(a)3.f. and (6)(g)9.]**

**Archaeological Resource Protection**

**Objective 10.05A: The County shall protect archaeological sites and resources through monitoring and regulation of activities that might adversely affect such resources.**

**Strategy 10.05A(1):** Coordinate with the State of Florida, through the use of the most recent Florida Master Site File data to map and catalog archaeological sites and to identify the potential for archaeological resources on proposed development sites early in the review process.

**Strategy 10.05A(2):** A Cultural Resource Assessment Survey (CRAS I) performed by a qualified professional in accordance with the guidelines published by the Florida Bureau of Archaeological Research should be performed for all proposed development sites on land with characteristics for a high probability of occurrence or where resources are indicated on the Florida Master Site File or other acceptable data source. High probability of occurrence includes property located within 1,200 feet of a river, freshwater swamp, permanent freshwater pond or lake, or within 200 feet of a significant historical sinkhole. Review and acceptance of the survey by the Florida Department of State is required prior to proceeding with development.

**Strategy 10.05A(3):** The County should allow flexible site development and land use standards for the purpose of protecting significant cultural resources. If resources cannot be avoided or preserved on site as part of the development plan, the County and the applicant shall consult with the Florida Department of State regarding acceptable alternative protection methods.

**Strategy 10.05A(4):** The County shall prohibit disturbance of significant archaeological sites, whether or not the site was previously identified, and require that if any accidental disturbance occurs, construction must be suspended and the information reported immediately in accordance with the requirements of Florida Statutes.

**Historic Resource Protection**

**Objective 10.05B:** **Hernando County shall protect historic sites and structures and shall consider culturally-important architectural features in development review.**

**Strategy 10.05B(1):** The County should coordinate with local preservation groups and the Florida Department of State to develop and implement standards for local historic designations and consider local buildings that may qualify for such a designation.

**Strategy 10.05B(2):** The County should promote and provide flexibility in building standards for the retention of historic structures and features.

**GOAL 10.06 – Environmental Health Hazards**

**The County shall properly control and regulate necessary activities that may present an environmental or health hazard.**

**[F.S. 163.3177(6)(d)2.da. and (6)(d)2.i.]**

**Air Quality**

**Objective 10.06A: The County shall protect its air quality through review and mitigation of potential air pollution sources.**

**Strategy 10.06A(1):** The County shall review the impact of development proposals and land use activities with the potential for chronic or temporary degradation of air quality including exhaust stacks and similar emissions sources, uses emanating noxious or toxic odors, and open burning activities.

**Wildfire Hazard Mitigation**

**Objective 10.06B: The County recognizes that much of its extensive forest cover, whether publicly or privately owned is subject to periodic wildfire and managed burning. The County shall review development proposals to include the evaluation of potential wildfire risks and best management practices consistent with “Wildfire Risk Reduction in Florida” and other professionally acceptable publications.**

**Strategy 10.06B(1):** Maintain the Hernando County Community Wildfire Protection Plan in partnership with the Florida Forest Service and other state and local land management agencies, including designation of high-hazard areas and activities, coordination of wildfire response, and implementing methods for reducing hazards.

**Strategy 10.06B(2):** Identify incompatible land uses when they are proposed near lands with potential for wildfire and lands managed with periodic controlled burning. Incompatible land uses may include but are not limited to hospitals, nursing homes, assisted living facilities, schools, day care facilities, adult congregate care facilities and large or dense residential developments. The review of incompatible land uses should include a wildfire risk assessment, and may include conditions for mitigation through design where it is found that the land use has the potential to be impacted by the threat of wildfire.

**Strategy 10.06B(3):** Mitigation of wildfire risk for those developments deemed to have potential to be impacted by the threat of wildfire may include but shall not be limited to:

- a. recommended development layouts that locate open space or recreational uses, such as golf courses, adjacent to the wildfire risk to act as an additional buffer to structures;
- b. required notifications of likely smoke episodes to be delivered to individual parties who may be potentially affected;
- c. required notification via plat notations and deed restrictions for property sales that raise awareness for potential buyers of wildfire risks and maintenance burning activities;
- d. vegetation management for new communities or uses that prevents hazardous fuel build-up;
- e. incorporation of firewise community design standards such as residential defensive space, setbacks, common area design and construction material selection recommendations.
- f. public education and/or designation as a firewise community

### **Hazardous Materials Management**

**Objective 10.06C: Hernando County shall monitor the use, storage and disposal of hazardous materials.**

**Strategy 10.06C(1):** The County shall develop and maintain regulations that govern the storage, transportation and disposal of hazardous materials.

**Hernando County Comprehensive Plan**  
**2040 PLAN**  
**Section A. Chapter 11.**  
**COASTAL MANAGEMENT ELEMENT**

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Amended and Re-adopted (date), Effective date (date)

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## Table of Contents

<b>GOAL 11.01 Coastal Resource Preservation .....</b>	<b>Page 1</b>
Development in Coastal Zone Habitat.....	Page 1
Coastal Habitat and Saltwater Intrusion .....	Page 2
<b>GOAL 11.02 Coastal Zone Development.....</b>	<b>Page 4</b>
Development in the Coastal High Hazard Area (CHHA).....	Page 4
Hurricane Evacuation Level of Service .....	Page 5
Repetitive Loss Properties and Best Practices .....	Page 6
Infrastructure in the CHHA .....	Page 6
Transportation Corridors in the CHHA .....	Page 7
Hazard Mitigation and Development/Redevelopment Principles.....	Page 8
Hazard Mitigation Principles and Post-Disaster Redevelopment.....	Page 9
<b>GOAL 11.03 Coastal Community Character.....</b>	<b>Page 11</b>
Water-Dependent Use Priorities .....	Page 11
Public Shoreline Access.....	Page 11
Preserve Scenic Views and Historic Resources.....	Page 12
<b>GOAL 11.04 Protection of Marine Resources .....</b>	<b>Page 13</b>
Strategic Marine Area Plan.....	Page 13
Shoreline Stabilization, Oyster Reef Restoration, and Artificial Reefs.....	Page 13
Recreational and Commercial Fisheries .....	Page 13
Vessel Navigation and Water Access .....	Page 14
Hardbottom and Seagrass .....	Page 14



**GOAL 11.01 – Coastal Resource Preservation**

**Hernando County values the rich biodiversity and scenic resources of its coastal area. The County seeks to manage growth, development and natural resources to preserve the functional integrity of the coastal ecosystem and to ensure a safe, quality environment for citizens living on and visiting the coast.**

**Development in Coastal Zone Habitat**  
**[F.S. 163.3177(6)(g)]**

**Objective 11.01A: Hernando County shall preserve and protect habitat in the Coastal Zone by limiting the impacts of development on marine and freshwater wetlands, springs, rivers, estuaries, beaches, bays and channels, islands and isolated uplands.**

**Strategy 11.01A(1):** The Coastal Zone is established as all areas west of U.S. Highway 19.

**Strategy 11.01A(2):** Wetlands in the Coastal Zone shall be protected in accordance with federal, state and local regulations. Any assigned density shall be conferred to and built within the upland portion of the property.

**Strategy 11.01A(3):** Pervious surfaces should be minimized in the Coastal Zone.

**Strategy 11.01A(4):** Hernando County prohibits major withdrawals of water for consumptive use from springs and rivers in the Coastal Zone.

**Strategy 11.01A(5):** Hernando County requires the identification and protection of important coastal vegetation and wildlife communities for all new development in the Coastal Zone.

**Strategy 11.01A(6):** Mining and new excavation that creates, deepens, or widens lakes, canals, channels or ditches beyond maintenance dimensions are prohibited in the Coastal Zone.

**Strategy 11.01A(7):** The County shall continue to identify, remediate and eliminate pollution in the Coastal Zone through programs such as, but not limited to, the National Pollutant Discharge Elimination System (NPDES), and, the Florida Friendly Landscaping program.

**Strategy 11.01A(8):** Septic tanks will be eliminated in the Coastal Zone consistent with state regulations, and at the time central wastewater disposal facilities and infrastructure are made available.

**Coastal Habitat and Saltwater Intrusion**  
**[F.S. 163.3177(6)(g) and 163.3178(7)]**

**Objective 11.01B:** **Hernando County shall conduct and support actions to manage, restore and preserve the functional integrity of coastal natural resources.**

**Strategy 11.01B(1):** The County shall continue to partner with state and federal agencies in the study, review, implementation and monitoring of natural lands and wildlife management programs in the Coastal Zone, on state, federal and County lands.

**Strategy 11.01B(2):** The Weeki Wachee springs and riverine system are a highly valued resource important to the ecosystem and culture of Hernando County and the State of Florida. The County will continue to focus on protection of coastal springs through management of springsheds for each springs group, including:

- a. continue to coordinate with the Florida Department of Environmental Protection in development review of land uses and actions that could potentially affect Outstanding Florida Waters (OFW) of the Weeki Wachee system;
- b. continue to coordinate with the Southwest Florida Water Management District in establishing and maintaining minimum flows and levels (MFLs) whose primary purpose is to protect the integrity of the Weeki Wachee system and other coastal springs;
- c. coordinate with the appropriate state agencies to identify and implement actions to abate nutrient pollution in impaired waters of the Weeki Wachee including restriction of fertilizer application, use of Low Impact Development (LID) design, and Florida Friendly Landscaping programs in the springshed areas.

**Strategy 11.01B(3):** Hernando County will evaluate and consider partnerships with state and federal agencies to acquire, protect and restore natural lands and wildlife habitat in the Coastal Zone consistent with the provisions of this Plan to protect private property rights. The County shall establish a process for identifying and prioritizing coastal properties for the purpose of willing-seller state acquisition. The prioritization shall consider environmental sensitivity, hazard mitigation, beach access, beach management, urban recreation and other coastal management considerations.

**Strategy 11.01B(4):** Hernando County will partner and coordinate with the Southwest Florida Water Management District to identify and implement

actions that prevent manmade exacerbation of saltwater intrusion into fresh groundwater.

**GOAL 11.02 – Coastal Zone Development**

**Hernando County shall direct new and expanded population concentrations, vulnerable land uses and new infrastructure away from the Coastal Zone as indicated in this Element. [F.S. 163.3177(6)(g), 163.3178(2), 163.3178(8)]**

**Development in the Coastal High Hazard Area**

**Objective 11.02A: Hernando County has established a Coastal High Hazard Area (CHHA) where development is limited and regulated consistent with the provisions of this plan to protect private property rights in order to mitigate exposures to hazards and losses related to coastal storms and sea level rise and to responsibly manage the potential fiscal impacts and fiscal responses to the damage from such hazards.**

**Strategy 11.02A(1):** Hernando County designates the Coastal High Hazard Area (CHHA) as the area below the elevation of the Category 1 storm surge line as established by the Sea, Lake and Overland Surges from Hurricanes (SLOSH) storm surge model, as updated from time to time by the Federal Emergency Management Agency (FEMA) or the Tampa Bay Regional Planning Council and as generally depicted on the Coastal High Hazard Area (CHHA) Map.

**Strategy 11.02A(2):** Hernando County floodplain protection regulations shall take into account the minimum requirements of the Florida Building Code and the National Flood Insurance Program (NFIP). The County regulations will be consistent with, or more stringent than, the flood resistant construction requirements of the Florida Building Code and applicable floodplain regulations set forth in 44 C.F.R. part 60.

**Strategy 11.02A(3):** Infill residential development in existing communities with existing infrastructure are permitted in the Coastal Zone, consistent with present densities, provided that all applicable federal, state and county zoning, construction and environmental regulations are met. All newly proposed residential development in the Coastal Zone is regulated as follows notwithstanding the underlying Future Land Use Map category:

- a. Density in the Coastal High Hazard Area (CHHA) is restricted to one unit per gross acre, and, all allowable density must be sited within the upland portion of the property;
- b. Density within the V-Zone Flood Insurance Rate Map (FIRM) category as designated by the Federal Emergency Management Agency (FEMA) and adopted Flood Insurance Rate Maps (FIRM) is restricted to 1 unit per upland acre and no density shall be transferred from or built within V-Zone wetlands;

- c. Privately-owned uplands within the Coastal Zone that are designated as Conservation on the Future Land Use Map having direct access to the County roadway network may be considered to have a Residential Future Land Use Category designation for purposes of allowable uses, and, may be assigned an appropriate density consistent with the Residential Category, CHHA, or V-Zone designation as applicable.

### **Hurricane Evacuation Level of Service**

**Strategy 11.02A(4):** The following hurricane evacuation clearance time levels of service (LOS) are hereby adopted:

- a. 12 hours for evacuation to shelter for a category 5 storm; and,
- b. 16 hours for out-of-county evacuation for a category 5 storm.

Proposed development within the Coastal Zone shall meet and maintain the adopted Level of Service and shall be supported by adequate and relevant data and analysis demonstrating that the adopted hurricane evacuation Level of Service for the Category 5 storm is maintained. Level of Service evaluation for development proposals and for Comprehensive Plan Amendments seeking to increase residential densities within the Coastal Zone shall include data and analysis of the impacts of the proposed development or amendment on the Category 5 hurricane evacuation clearance time Levels of Service.

**Strategy 11.02A(5):** If review of data and analysis for proposed new developments or Comprehensive Plan Amendments indicates that the hurricane evacuation clearance time Levels of Service will not be achieved, then mitigation may be approved to the extent that it is intended to maintain the adopted Levels of Service. Appropriate mitigation includes, but is not limited to contribution of funding, land or construction services for hurricane shelters and transportation facilities. The data and analysis demonstrating adequate mitigation shall include identification of the type, cost, and timing of the improvement and these shall be made part of a binding agreement between the County and the applicant or developer. Mitigation measures in the agreement that would require capital improvements to construct facilities shall be incorporated into the County's Five-Year Schedule of Capital Improvements with an indication as to the funding source whether funded publicly or otherwise.

**Strategy 11.02A(6):** The County shall identify and implement ways to reduce and/or mitigate the estimated evacuation clearance times identified in

studies promulgated by the State of Florida and/or the Tampa Bay Regional Planning Council.

### **Repetitive Loss Properties and Best Practices**

- Strategy 11.02A(7):** The County encourages the use of best practices development and redevelopment principles, strategies, and engineering solutions that will result in the removal of coastal real property from flood zone designations established by FEMA. The County will identify and implement programs that minimize repetitive loss properties in the Coastal High Hazard Area (CHHA) and best practices to remove property from the designated flood zone including the following:
- a. The potential for acquisition, with federal assistance, repetitive loss properties;
  - b. The prohibition of new mobile homes in the Coastal High Hazard Area (CHHA);
  - c. Flood mitigation projects that reduce vulnerability and/or remove property from the 100 year floodplain;
  - d. Stormwater maintenance and stormwater improvement projects;
  - e. A Local Hazard Mitigation strategy that includes programs to elevate and/or acquire vulnerable structures; and
  - f. The enforcement of floodplain management regulations and best practices.

### **Infrastructure in the CHHA [F.S. 163.3177(6)(g)]**

**Objective 11.02B:** **Hernando County shall limit public investment in infrastructure in the CHHA and particularly in the V-Zone Flood Insurance Rate Map (FIRM) category as designated by the Federal Emergency Management Agency (FEMA). Public investment shall generally be limited to recreational and public access improvements, maintenance of existing infrastructure or upgrading of infrastructure where an environmental or service benefit exists.**

**Strategy 11.02B(1):** Hernando County shall maintain an inventory of existing public infrastructure within the Coastal High Hazard Area (CHHA), develop a program to relocate or retrofit such facilities where necessary, and limit public expenditures in the CHHA or flood prone areas.

**Strategy 11.02B(2):** New infrastructure shall not be constructed to support new development in floodplains, flood prone areas and coastal high hazard areas, except as specifically provided for in this Plan.

- Strategy 11.02B(3):** New County-funded public recreational facilities built in the V-Zone shall be restricted to recreational uses with minimal potential for structural loss or damage, such as, but not limited to open space parks and boardwalks, picnic areas, athletic fields, swimming areas, and boat ramps.
- Strategy 11.02B(4):** New and replacement water and sewer facilities will be planned and implemented with the goals of centralization in order to retire wells and septic tanks, to locate treatment facilities outside the Coastal Zone, correct current deficiencies, reduce infiltration, serve existing communities, and to steer future population concentrations away from Coastal High Hazard Areas as defined in this Plan.
- Strategy 11.02B(5):** Public and private landfills of any kind are prohibited within the Coastal Zone.
- Strategy 11.02B(6):** Continue to upgrade stormwater infrastructure through drainage improvements, erosion control, and the use of sustainable flood management techniques such as pervious pavement, protection of natural areas and bioswales or other low impact development (LID) techniques.

**Transportation Corridors in the CHHA**  
**[F.S. 163.3177(6)(g) and 163.3178(8)]**

**Objective 11.02C:** Existing transportation corridors and those roadways accessing development in the CHHA shall be built and maintained to County standards to ensure that hurricane evacuation clearance times are not reduced.

- Strategy 11.02C(1):** The County shall not install new roadway lane miles on the functionally-classified network within the Coastal High Hazard Area (CHHA) unless required for evacuation purposes. Upgrades to existing roadways is limited to intersection improvements for safety reasons, accommodation of cyclists and pedestrians or to technological improvements that facilitate evacuation and maintain or improve evacuation clearance times.
- Strategy 11.02C(2):** Levels of service for hurricane evacuation clearance times as outlined in this Chapter, and, for roadways as outlined in the Transportation Element of this Plan, shall be achieved by limiting coastal populations and by adoption of evacuation procedures in the official county evacuation plan.

**Hazard Mitigation and Development/Redevelopment Principles**  
**[F.S. 163.3178(2)]**

**Objective 11.02D:** **Hernando County shall reduce the exposure of development to natural coastal hazard impacts from high tide events, storm surge, flash floods, stormwater runoff and sea level rise through regulatory standards, hazard mitigation and post-disaster redevelopment planning.**

**Strategy 11.02D(1):** Update the hazard and vulnerability data in the County's geographic information system (GIS) to facilitate the identification of mitigation opportunities and to facilitate smooth and accurate operation of recovery efforts following a hazard incident.

**Strategy 11.02D(2):** Hernando County shall implement a Local Mitigation Strategy (LMS) to identify and guide hazard mitigation activities including site development techniques and best practices that may reduce losses due to flooding and claims made under National Flood Insurance Program (NFIP) policies. Other techniques, strategies and best practices that will be used to reduce losses due to flooding and claims under the flood insurance program include the following:

- a. Use of freeboard above the minimum elevation requirement;
- b. Maintain records of elevation certificates;
- c. Enforcement of up to date floodplain management regulations;
- d. Maintain records of substantial improvements and substantial damage in the floodplain;
- e. Participate in the Community Rating System (CRS)
- f. Implement public outreach programs;
- g. Implement buffer and open space regulations/programs;
- h. Require floodplain compensation where development impacts the designated floodplain; and
- i. Minimize infrastructure investments in the floodplain.

**Strategy 11.02D(3):** Hernando County shall adhere to the minimum requirements of the Florida Building Code and the County's Flood Damage Prevention Ordinance as they relate to reducing flood risk and mitigating damage from natural hazards.

**Strategy 11.02D(4):** Hernando County shall continue to participate in the National Flood Insurance Program's (NFIP) Community Rating System (CRS) to lower the risk of community flood damage.



- Strategy 11.02D(5):** Hernando County recognizes the potential adverse impacts of sea level rise to private property, vulnerable populations, groundwater and natural resources, and public infrastructure. In reviewing proposals for development or redevelopment, consideration shall be given to:
- a. project design in light of the required codes, engineering standards and best practices;
  - b. protection of natural vegetation, marsh species, wetlands, floodplains, and natural drainage features to ensure maximum adaptation to sea level rise;
  - c. analysis of projected impacts to infrastructure.
  - d. the projected rise in sea level by the National Oceanic and Atmospheric Administration (NOAA) or other professional accepted scientific studies;
  - e. adequate buffers from wetlands, rivers, streams and tidally influenced bodies of water;
  - f. a development pattern that maintains low density, conservation areas and protects natural areas;
  - g. documented extreme tides, flooding and rainfall events

### **Hazard Mitigation Principles and Post-Disaster Redevelopment**

**Strategy 11.02D(6):** Hernando County's Post-Disaster Redevelopment Plan (PDRP), as updated from time to time shall be the guiding document for actions and policies to be carried out in response to damage from natural or manmade disasters. The PDRP addresses short and long-term responses to damage incidents throughout the County.

- Strategy 11.02D(7):** The Plan and the land development regulations shall be updated as appropriate and as needed to address hazard mitigation and post-disaster redevelopment including:
- a. review of building codes, development codes and permitting procedures to identify the potential need for updates that reduce the flood risk in coastal areas;
  - b. review of policies and codes for non-conforming structures and uses to ensure clear guidance for permitting and rebuilding in a safe manner after a disaster to ensure compliance with standards and design techniques that reduce the potential for damage and flooding;
  - c. evaluate the potential for purchase of repetitive loss and properties extremely vulnerable to storm surge and flooding;
  - d. identify restoration standards and procedures for damaged infrastructure that includes flood-proofing;
  - e. identified action items in the adopted PDRP, as updated from time to time, including the areas of business restoration, health

- and social services, government operations and environmental restoration;
- f. methods, materials and practices that minimize flood damage;
  - g. restrict densities and uses with vulnerable populations (nursing homes, hospitals, assisted living facilities, etc.) in the CHHA and flood prone areas.

**GOAL 11.03 – Coastal Community Character**

**Coastal planning shall focus on the preservation of community character through prioritization of land uses, protection of traditional and historical uses, preservation of scenic views and enhancement of public access to the shoreline.**

**[F.S. 163.3177(6)(g) and 163.3178(2)]**

**Water-Dependent Uses**

**Objective 11.03A: Prioritize and protect water-dependent shoreline uses in the Coastal Zone by encouraging retention and enhancement of traditional and working waterfront uses at appropriate locations, and uses that support the working and recreational waterfront community.**

**Strategy 11.03A(1):** The County shall provide for a Specialty Commercial zoning designation for Commercial Marine uses as outlined in the Future Land Use Element of this Plan. The designation shall prioritize water-dependent and water-related waterfront uses that support working waterfronts.

**Strategy 11.03A(2):** The County should pursue the concepts of a working waterfronts program and implement best practices management appropriate for the Coastal Zone.

**Strategy 11.03A(3):** Review of new and redeveloped marinas in the Coastal Zone will include assurance that they:

- a. are compatible with surrounding land uses;
- b. have a hurricane preparedness plan as part of their development approval;
- c. are located so as to provide continuous deep water access such that natural bottom damage is not caused by the proposed boat sizes and types;
- d. meet Florida Department of Environmental Protection's Clean Marina standards especially for water quality and spill response plans.

**Public Shoreline Access**

**Objective 11.03B: Hernando County should acquire, protect and enhance viable areas for public access to coastal shorelines, beaches and waters.**

**Strategy 11.03B(1):** Existing County-owned public access points at Hernando Beach, Bayport, Jenkins Creek, Pine Island and other locations shall be maintained and enhanced to the extent possible without compromising environmental quality.

**Strategy 11.03B(2):** Properties that may be acquired after a disaster or as repetitive loss properties should be considered for providing public water access.

**Strategy 11.03B(3):** Ensure that any public access-way established through private lands to seaward of the mean high water line by prescription, prescriptive easement, or other legal means is preserved, or a comparable access provided by any proposed development. Comparable access shall be of substantially similar or greater quality and convenience to the public as the original access.

### **Preserve Scenic Views and Historic Resources**

**Objective 11.03C:** **Hernando County should ensure that Coastal Zone development is designed to preserve the rich scenic vistas and views of waterways, marshes and open waters and shall ensure protection of coastal archaeological and historic resources.**

**Strategy 11.03C(1):** Review of development proposals in the Coastal Zone shall include review of the Florida Master Site File for potential impacts to archaeological and historical resources including submerged resources. Development approvals shall address appropriate protection of these sites through site layouts, site protection and appropriate handling of site resources pursuant to recommendations from the Florida Department of State.

**Strategy 11.03C(2):** Development proposals in the Coastal Zone should be reviewed for impact to scenic vistas through regulation of signs, fences and walls, and placement of structures. This includes public or private structures and uses that are meant to provide access to scenic views or natural lands.

**Strategy 11.03C(3):** Hernando County should limit building heights in the coastal area to preserve community scale and character consistent with the natural and built landscape environment.

**GOAL 11.04 – Protection of Marine Resources**

**Hernando County’s marine area, which exhibits unique biophysical and ecological characteristics, supports a rich assemblage of marine biota that drive the marine resource-based economy. The County commits to planning for marine resources that conserves natural resources, supports recreation, promotes strategic land conservation, protects water quality, and promotes coastal resiliency through shoreline stabilization, oyster reef restoration, and artificial reefs; recreational and commercial fisheries; vessel navigation and water access; and protects hardbottom and seagrass.**

**Strategic Marine Area Plan**

**Objective 11.04A: The County will prepare, implement, and periodically update a Strategic Marine Area Plan (S MAP) to maintain, restore, or create stabilized shorelines, nearshore oyster reefs, and artificial reefs; to sustain economic and ecologic recreational and commercial fisheries; to develop, maintain, and enhance a resilient program of infrastructure to support the sustainable commercial and recreational use of the marine and estuarine waters; and to ensure the ecological integrity of Hernando County’s unique assemblage of seagrass bed habitats and interspersed hardbottom.**

**Shoreline Stabilization, Oyster Reef Restoration, and Artificial Reefs**

**Strategy 11.04A(1):** As set forth in the S MAP, adopt programs that promote estuarine shoreline interfaces that contribute to the ecological health and resiliency of the County’s coastal and estuarine ecosystems.

**Strategy 11.04A(2):** As set forth in the S MAP, implement a program to restore nearshore oyster reefs that contribute to estuarine health, productive fisheries, and coastal resiliency.

**Strategy 11.04A(3):** As set forth in the S MAP, implement a program to enhance Hernando County's fisheries by maximizing available structure for recreationally important fish species at all life history stages through artificial reef deployment.

**Recreational and Commercial Fisheries**

**Strategy 11.04A(4):** Determine the relative health and economic value of both fisheries in Hernando County and their relationship to the marine resources they depend on.

**Strategy 11.04A(5):** Develop and implement a holistic approach to recreational and commercial fisheries management.

### **Vessel Navigation and Water Access**

**Strategy 11.04A(6):** Adopt strategies that improve motorized, non-motorized, and motor-assisted vessel navigation in and through the waters of Hernando County.

**Strategy 11.04 A(7):** Implement robust education, compliance and funding programs to ensure the sustainable use of waterways in Hernando County.

**Strategy 11.04A(8):** Maintain and improve land-based motorized and non-motorized boating access infrastructure based upon expected growth.

### **Hardbottom and Seagrass**

**Strategy 11.04 A(9):** As set forth in the S MAP, protect and enhance the quality and quantity of seagrass and hardbottom habitat within Hernando County.

**Strategy 11.04 A(10):** Protect and enhance water quality to protect marine resources through programs that protect wetlands, reduce erosion through stormwater management controls and protect native vegetation and preserve upland habitat.

**Strategy 11.04 A(11):** Conduct surveys to document the biodiversity of the seagrass and hardbottom habitats and implement monitoring as set forth in the S MAP.

**Hernando County Comprehensive Plan**  
**2040 PLAN**  
**Section B.**  
**FUTURE LAND USE MAP SERIES**

## **Table of Contents**

**Future Land Use Map**

**Future Land Use Mapping Criteria**

**Future Land Use Amendment History Table**

**Adjusted Urbanized Area Map**

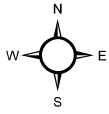
**Quarry Preserve Master Plan Map**

**2040 Roadway Plan Map**

**Coastal High Hazard Area Map**



# Hernando County 2040 Future Land Use Map



Effective Date:  
HC Ordinance: #

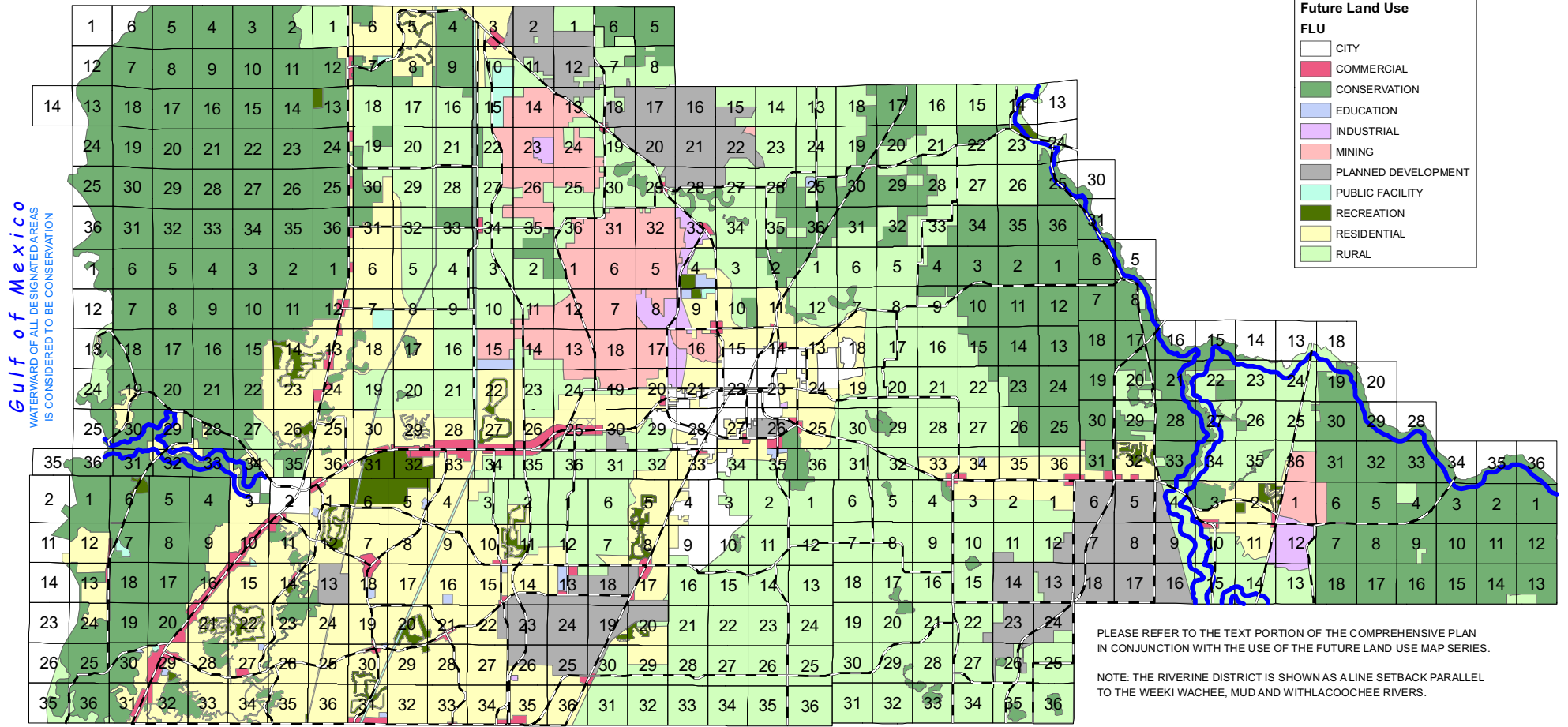
**Legend**

- FLU Road
- FLU Riverine District
- Regional Commercial

**Future Land Use**

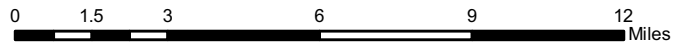
**FLU**

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



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.



Source: S:\Share\Planning\NewFLU\FLUM\_090618.pdf  
Project: S:\Share\Planning\DNemesi\CompPlan2040\FLUM\_090618  
Date of mapping: 09/06/2018

## Residential Category

**Mapping Criteria:** The Residential Category is designed to accommodate a variety of residential and support uses at varying densities and types located in areas primarily clustered in and around the Adjusted Urbanized Area and those areas that maximize the efficient use of existing and planned infrastructure.

## Rural Category

**Mapping Criteria:** The Rural Category includes:

- (1) areas outside the anticipated residential growth patterns and planned urban service facilities;
- (2) areas in some level of agricultural use and/or with large tracts of land that are rural in nature;
- (3) Properties with physical limitations (floodplains, sinkholes, wetlands, etc.) and properties transitional to major conservation areas;
- (4) Areas that exhibit a development pattern that is rural residential in nature that may include limited agricultural activities.

## Conservation Category

**Mapping Criteria:** The Conservation Category includes public and private natural areas designated for conservation due to sensitive or unique geologic, hydrologic or environmental characteristics; or held by federal, state or local government agencies for conservation purposes.

### Map Interpretation Guidance:

- (1) Due to general application of a 20-acre mapping threshold for the Future Land Use Map, small or isolated natural features such as wetlands may not be shown on the Future Land Use Map;
- (2) Wetlands and privately-owned uplands in the Coastal Zone that are completely surrounded by Conservation Category lands and do not have direct access to the County roadway network are included in the Conservation Category. These lands are considered to have a Rural Category designation for purposes of allowable uses, subject to the densities assigned in the Coastal Management Element of this Plan;
- (3) Privately-owned uplands within the Coastal Zone having direct access to the County roadway network may be considered to have a Residential Future Land Use Category designation for purposes of allowable uses only, subject to the densities assigned in the Coastal Management Element of this Plan;
- (4) Class I wetlands of forty acres or more shall be included in the Conservation Category pursuant to the Conservation Element of this Plan;
- (5) The boundaries of the Conservation FLUM Category containing wetlands are interpreted to correspond with the wetland boundary as determined by the applicable agencies;
- (6) Privately-owned lands that are not designated for conservation purposes outside the Coastal Zone shall be considered to have a Rural Future Land Use Category designation.

### **Commercial Category**

**Mapping Criteria:** The Commercial Category includes commercial corridors along U.S. 19 and S.R. 50 and designated commercial nodes at intersections of arterial and/or collector roads intended primarily for commercial development with a wide variety of uses.

Map Interpretation Guidance: Areas considered to have a Commercial Category designation but not shown on the Future Land Use Map include neighborhood commercial and specialty commercial uses as described in this Plan, commercial approved as part of mixed use developments, commercial designated by planned development districts, the infill development of existing commercial areas, commercial areas extending from designated commercial nodes, and pre-existing commercially developed and designated areas.

### **Industrial Category**

**Mapping Criteria:** The Industrial Category includes existing industrial zoned properties and areas proposed for industrial use due to their proximity to appropriate infrastructure, especially transportation, and their relatively low impact to existing surrounding land uses.

### **Mining Category**

**Mapping Criteria:** The Mining Category includes the area north of S.R. 50 within the outer boundaries of mining zoned properties existing as of June 7, 1989, and lands which receive comprehensive plan amendment approval to the Mining Category after June 7, 1989.

### **Recreation Category**

**Mapping Criteria:** The Recreation Category includes areas, public or private, which are designated for active and passive community (not neighborhood) recreation purposes including locations containing natural features and those that are convenient to residents.

### **Public Facility Category**

**Mapping Criteria:** The Public Facility Category includes areas of major facilities that serve a large portion of the County, the entire County, or that include service areas beyond the County such as, but not limited to, landfills, power plants, major or new power easements, and regional potable water and wastewater treatment facilities.

### **Planned Development District Category**

**Mapping Criteria:** The Planned Development District includes properties specified in the following individual approved Planned Development Districts (PDDs) with an area specific set of criteria and strategies for development:

- (1) I-75/SR 50 PDD;
- (2) Airport PDD;
- (3) World Woods PDD;
- (4) Hickory Hill PDD;
- (5) Brooksville Regional Medical Center PDD;
- (6) Quarry Preserve PDD;
- (7) South Brooksville PDD;
- (8) Spring Center PDD.

## Future Land Use Map Summary

This table is a summary of strategies contained in the Future Land Use Element and is intended for guidance purposes only.

<b>RESIDENTIAL - Objective 1.04B</b>		
Residential uses including single family, duplex, resort, and multi-family; recreational; institutional; certain commercial uses subject to criteria.		
	22 Dwelling Units Per Gross Acre (DU/GA)	
Single-Family Housing:		Average overall density of 2.5 - 5.4 DU/Gross Acre
Multi-Family Housing:		Average overall density of 7.5 - 22 DU/Gross Acre
Mobile Home Park:		Average overall density of 2.5 - 5.4 DU/Gross Acre
<b>RURAL - Objective 1.04C</b>		
Agriculture; agricultural commercial; agri-industrial; recreation; agritourism; residential land uses of a rural character; certain commercial uses subject to criteria.		
	0.1 Dwelling Units Per Gross Acre (DU/GA)	Density exception for parcels of 40 acres or less in single ownership as of January 1,1990 - See Strategy 1.04C(1)
Rural Infill Areas:	2 Dwelling Units Per Gross Acre (DU/GA)	Minimum parcel size of 21,500 square feet
1,320-Foot Transition Zone:	Appropriate for a logical transition from Residential Category to Rural Category	
Historic Rural Communities:	2 Dwelling Units Per Gross Acre (DU/GA)	Applies to communities described in Strategy 1.04C(7); Existing lots of record may develop regardless of size
Countryside Community:	0.425 Dwelling Units Per Gross Acre (DU/GA)	

<b>CONSERVATION - Objective 1.04F</b>		
Timbering; limited resource-oriented recreational activities; security residences		
		Private uplands in Coastal Zone with access to County roadway network may be assigned appropriate Residential Category uses; All other private uplands are considered to have a Rural Category designation; All properties in the Coastal Zone are subject to Coastal High Hazard Area and V-Zone densities.
<b>COASTAL ZONE - Strategy 11.02A(3)</b>		
Infill residential in existing communities with existing infrastructure; newly proposed residential development must meet density requirements; Private uplands in Conservation Category with access to County roadway network may be assigned appropriate Residential Category uses and densities appropriate for Coastal Zone.		
Coastal High Hazard Area:	1 Dwelling Unit Per Gross Acre (DU/GA)	
V-Zone:	1 Dwelling Unit per Gross Upland Acre (DU/GLA)	
<b>COMMERCIAL - Objective 1.04G</b>		
Retail, office, commercial service uses, limited industrial, recreational, institutional; residential and mixed uses allowable with criteria		
	0.35 Floor Area Ratio (FAR)	
Commercial Nodes:		Maximum area generally 60 acres (outside Adjusted Urbanized Area) to 100 acres (in Adjusted Urbanized Area)
Strip Development:		Located on U.S. Highway 19 and on the SR-50
Neighborhood Commercial:		Maximum area of 5 acres
Specialty Commercial:		Allowed in any Land Use Category subject to locational strategies
Agricultural Commercial		Maximum area of 5 acres
Marine Commercial		
Heavy Commercial		

<b>INDUSTRIAL - Objective 1.04H</b>		
Industrial uses		
	0.5 Floor Area Ratio (FAR)	
<b>MINING - Objective 1.04I</b>		
Mining and ancillary mining activities; Co-location of mining support-related or product-consuming industrial uses; agricultural uses allowable		
	0.5 Floor Area Ratio (FAR)	
<b>RECREATION - Objective 1.04J</b>		
Major recreational facilities; private or public parks; recreational lodgings; ancillary commercial uses; security housing		
<b>PUBLIC FACILITIES - Objective 1.04K</b>		
Major facilities serving a large portions, or entire County (e.g., landfills, power plants, regional utilities)		
<b>EDUCATIONAL FACILITIES- Objectives 1.04A AND 1.04L</b>		
Educational land uses are allowed as part of the “Public Service Facility Overlay” (PSF) in all zoning categories and shall be an allowable use in all land use categories.		
<b>PLANNED DEVELOPMENT DISTRICT – Goal 1.05G</b>		
Each Planned Development is regulated by the specific adopted objectives and strategies associated with each District.		

**Hernando County Comprehensive Plan  
Section B Future Land Use Map Series  
Future Land Use Map Amendment History**

Future Land Use Map Amendment History:

2040 Comprehensive Plan, 09-25-18, Ordinance 2018-XX

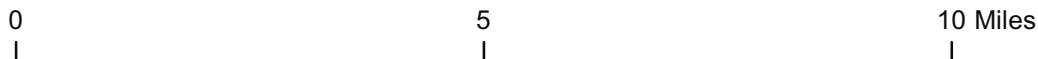
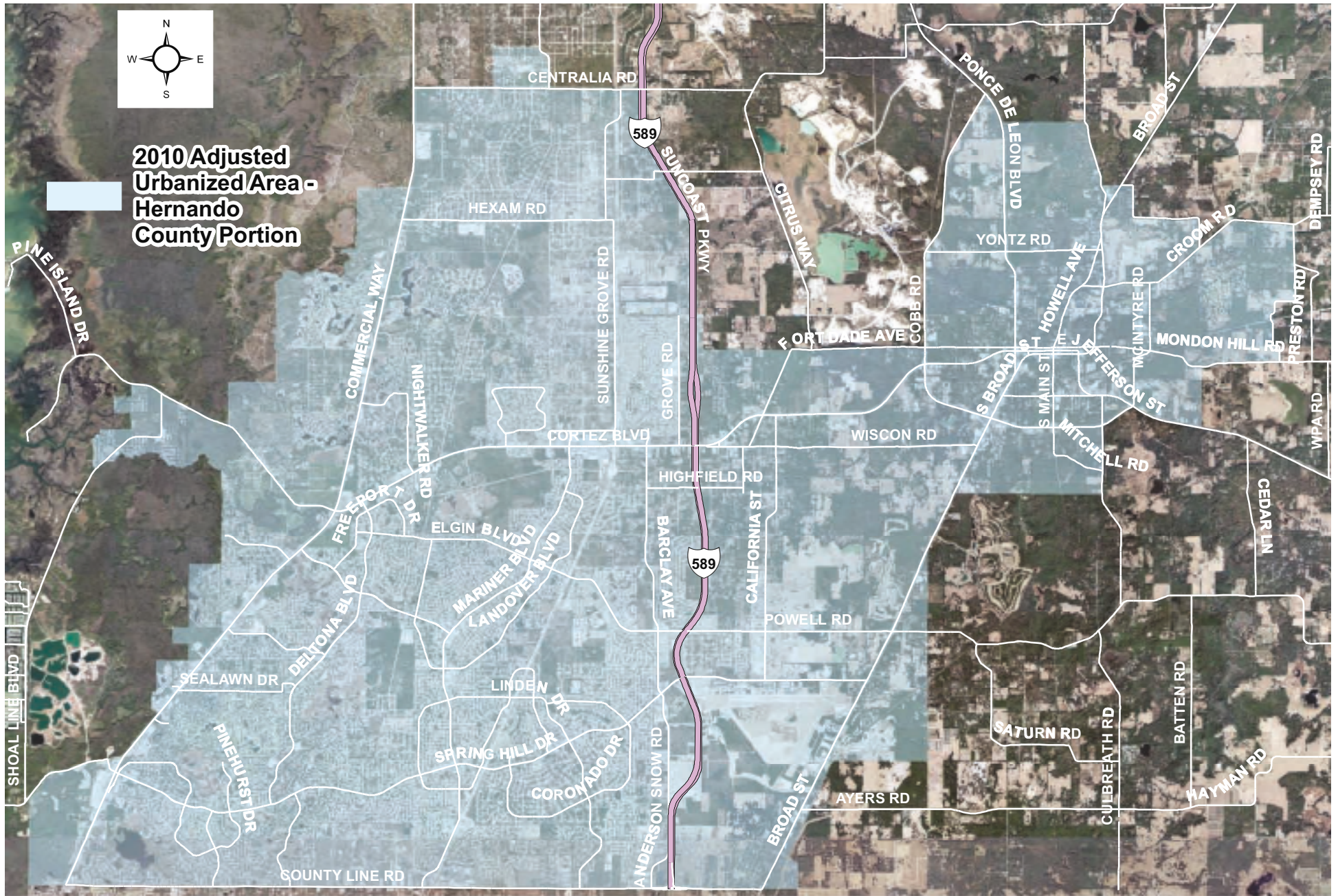
Countryside Community (CPAM1604, CPAM0607); Strategy 1.04D(3)

CPAM-XX-XX, (XX-XX-XX, Ordinance 20XX-XX) [Element; Name]



# Hernando County Comprehensive Plan

## ADJUSTED URBANIZED AREA MAP



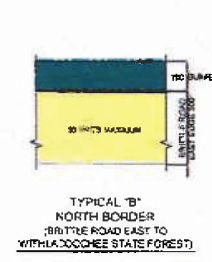
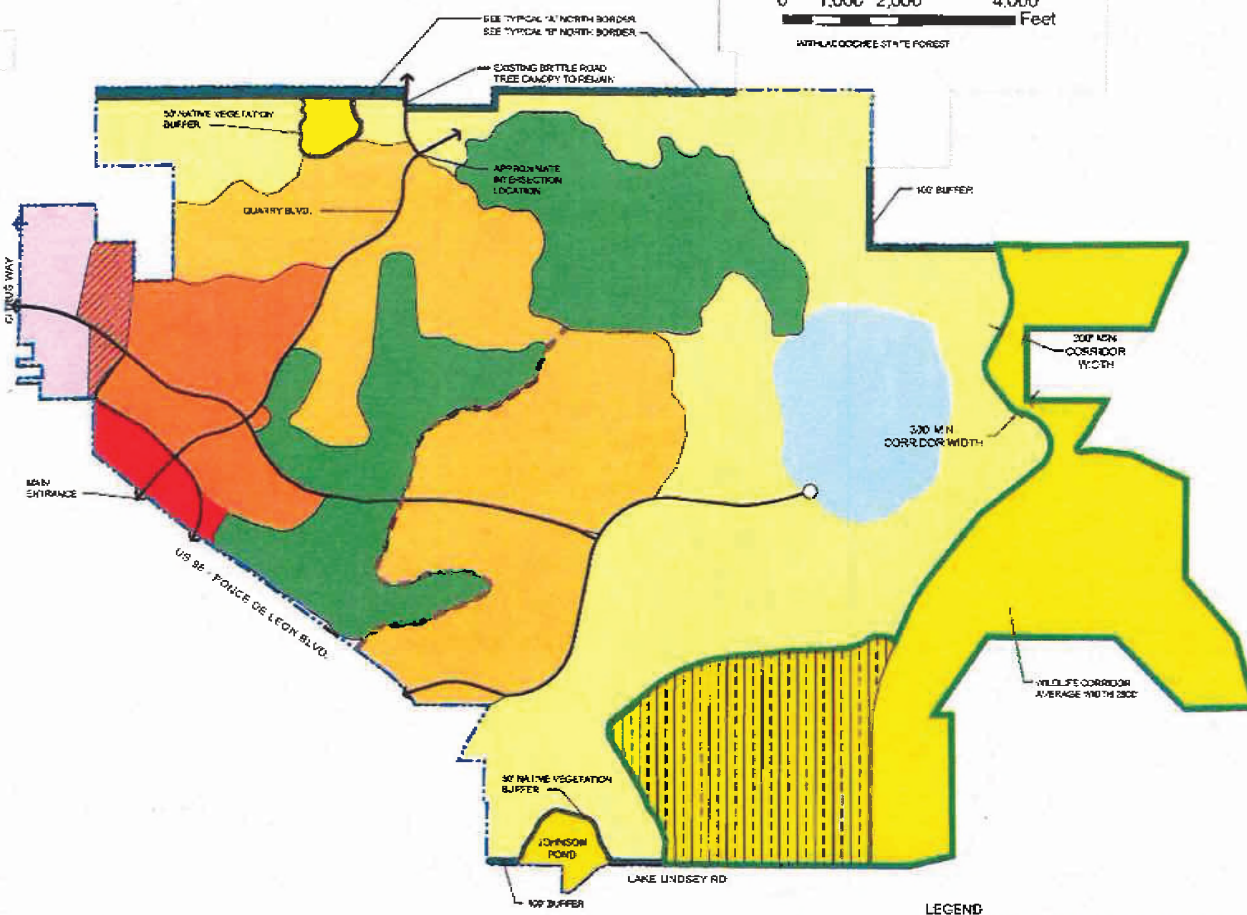


QUARRY PRESERVE PDD  
MASTER PLAN



0 1,000 2,000 4,000  
Feet

WITHLACOCHEE STATE FOREST

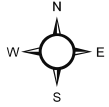


- LEGEND**
- Community Residential
  - Gates Allowed in Community Residential East of Lake
  - Resort Development Area
  - Neighborhood Residential
  - Business Park
  - Business Park Expansion Area (if needed)
  - Town Center
  - Highway Commercial
  - Community Roadway Network
  - Wildlife Corridor
  - Preservation Areas
  - Quarry Nature Preserve
  - Buffer
  - Golf Course

**NOTE:**

1. THE MASTER PLAN ADOPTED FOR THE QUARRY PRESERVE PDD PROVIDES THE GENERALIZED BOUNDARIES OF LAND USES AND SIGNIFICANT FEATURES OF THE DEVELOPMENT, INCLUDING THE WILDLIFE CORRIDOR AND EXTERNAL ACCESS POINTS. 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.

Vertical text on the left margin containing project details and dates.



# Hernando County Comprehensive Plan 2040 ROADWAY PLAN MAP

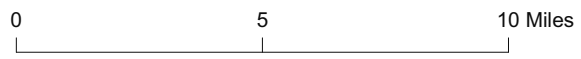
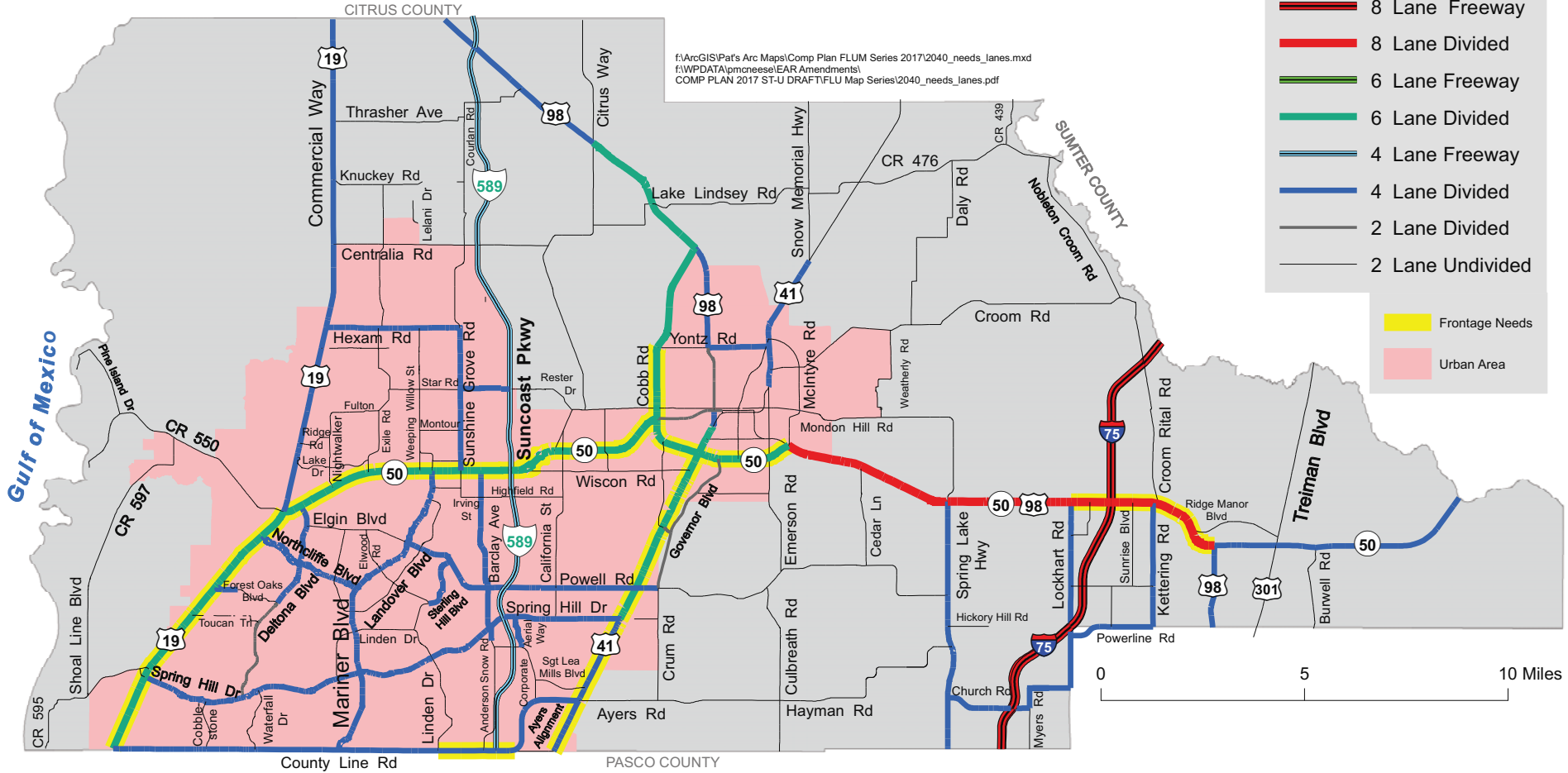
f:\ArcGIS\Pat's Arc Maps\Comp Plan FLUM Series 2017\2040\_needs\_lanes.mxd  
f:\WPDATA\pmcneese\EAR Amendments\  
COMP PLAN 2017 ST-U DRAFT\FLU Map Series\2040\_needs\_lanes.pdf

### LEGEND

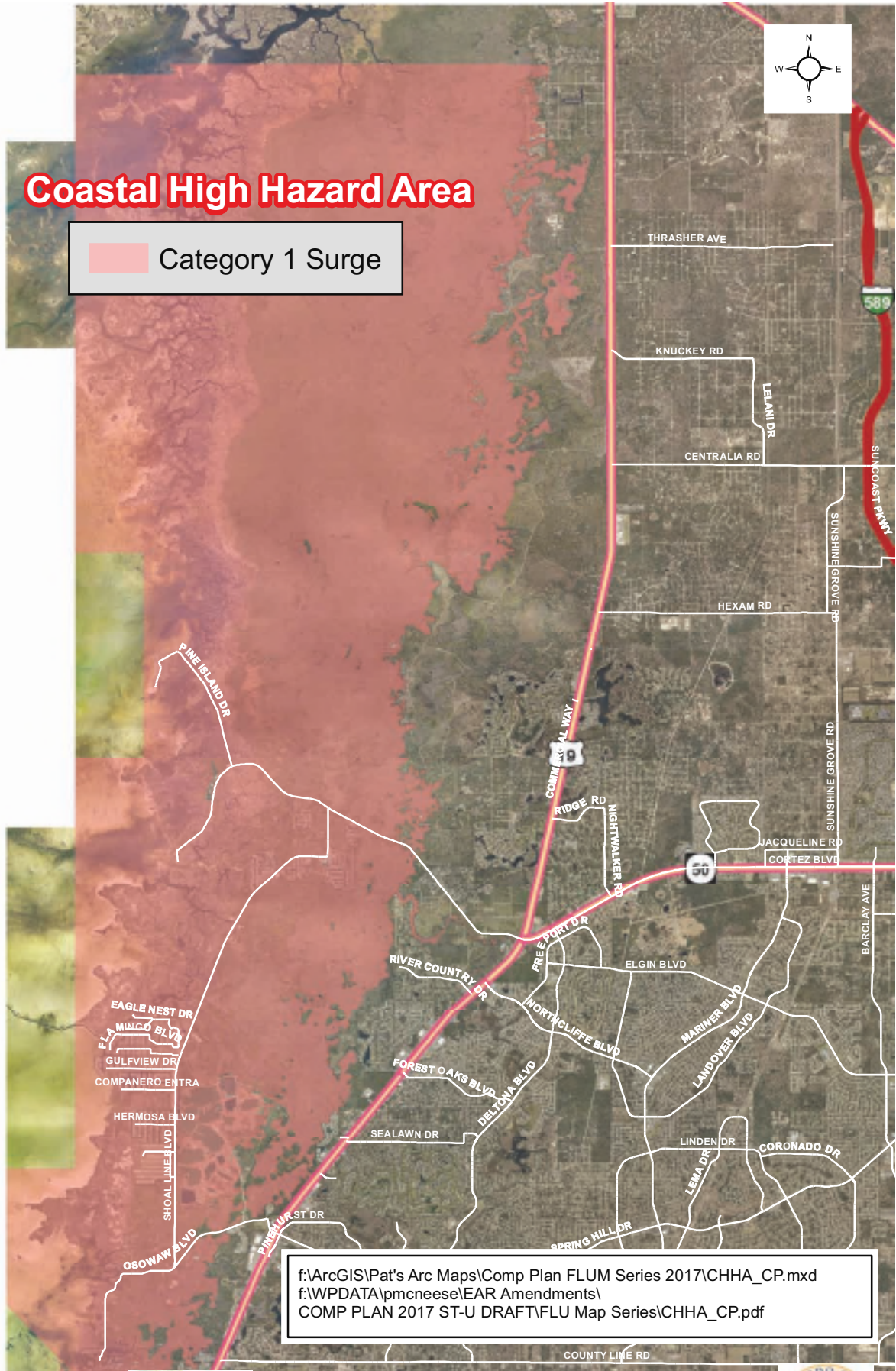
**2040 Roadways**

- 8 Lane Freeway
- 8 Lane Divided
- 6 Lane Freeway
- 6 Lane Divided
- 4 Lane Freeway
- 4 Lane Divided
- 2 Lane Divided
- 2 Lane Undivided

Frontage Needs  
Urban Area



# Hernando County Comprehensive Plan 2016 COASTAL HIGH HAZARD AREA



# **EXHIBIT B**

**RESPONSE TO**

**OBJECTIONS,**  
**RECOMMENDATIONS AND**  
**COMMENTS REPORT**

**HERNANDO COUNTY**  
**(DEO AMENDMENT**  
**NUMBER 18-2ER)**

## DEO OBJECTIONS: COASTAL MANAGEMENT ELEMENT/PERIL OF FLOOD

*Statutory Authority: Sections 163.3178(2) (f) 1-6*

**Objection 1**-Proposed Strategies 11.02B(1), (4) and (5) and Strategy 11.02D(5) and (7) do not identify development and redevelopment principles, strategies, and engineering solutions that reduce flood risk in coastal areas which result from high-tide events, storm surges, flash floods, stormwater runoff, and the related impacts of sea level rise and lacks supporting data and analysis.

**Response** - The Hernando County Post Disaster Redevelopment Plan is provided as additional data and analysis for this Objection. In addition, the following Strategies under Objectives 11.02B and 11.02D have been modified or added as follows:

The following Strategies under Objectives 11.02B and 11.02D have been modified or added as follows:

**Strategy 11.02B(1):** Hernando County shall maintain an inventory of existing public infrastructure within the Coastal High Hazard Area (CHHA), ~~and~~ develop a program to relocate or retrofit such facilities where necessary, and limit public expenditures in the CHHA or flood prone areas.

**Strategy 11.02B(4):** New and replacement water and sewer facilities will be planned and implemented with the goals of centralization in order to retire wells and septic tanks, ~~and~~ to locate treatment facilities outside the Coastal Zone, correct current deficiencies, reduce infiltration, serve existing communities, and to steer future population concentrations away from Coastal High Hazard Areas as defined in this Plan.

**Strategy 11.02B(6):** Continue to upgrade stormwater infrastructure through drainage improvements, erosion control, and the use of sustainable flood management techniques such as pervious pavement, protection of natural areas and bioswales or other low impact development (LID) techniques.

### **Hazard Mitigation and Development/Redevelopment Principles** [F.S. 163.3178(2)]

**Strategy 11.02D(5):** Hernando County recognizes the ~~implications~~ potential adverse impacts of sea level rise to private property, vulnerable populations, groundwater and natural resources, and public infrastructure. In reviewing proposals for ~~public or private~~ development or redevelopment projects, consideration shall be given to:

- a. project design in light of the ~~expected life and function of the project~~ required codes, engineering standards and best practices;
- b. protection of natural ~~topographic and geologic integrity~~ vegetation, marsh species, wetlands, floodplains, and natural drainage features to ensure maximum adaptation to sea level rise;
- c. analysis of projected ~~public and private expenditures as a part of evaluation of project scope and of engineering solutions designed to remove or reduce the risk of coastal flooding to real property or impacts to~~ infrastructure.
- d. the projected rise in sea level by the National Oceanic and Atmospheric Administration (NOAA) or other professional accepted scientific studies;
- e. adequate buffers from wetlands, rivers, streams and tidally influenced bodies of water;
- f. a development pattern that maintains low density, conservation areas and protects natural areas;
- g. documented extreme tides, flooding and rainfall events

### **Hazard Mitigation Principles and Post-Disaster Redevelopment**

**Strategy 11.02D(7):** The Plan and the land development regulations shall be updated as appropriate and as needed to address hazard mitigation and post-disaster redevelopment action items outlined in the PDRP including:

- a. review of building codes, development codes and permitting procedures to identify the potential need for implementation of specific post-disaster procedures updates that reduce the flood risk in coastal areas;
- b. review of policies and codes for non-conforming structures and uses to ensure clear guidance for permitting during and rebuilding in a safe manner after a disaster to ensure compliance with standards and design techniques that reduce the potential for damage and flooding;
- c. evaluate the potential for ~~a pre-disaster structural inventory in the Coastal Zone to identify issues and opportunities for post-disaster redevelopment~~ purchase of repetitive loss and properties extremely vulnerable to storm surge and flooding;
- d. identify restoration standards and procedures for damaged infrastructure that includes flood-proofing;
- e. ~~other~~ identified action items in the adopted PDRP, as updated from time to time, especially in including the areas of business restoration, health and social services, government operations and environmental restoration.;
- f. methods, materials and practices that minimize flood damage;



- g. restrict densities and uses with vulnerable populations (nursing homes, hospitals, assisted living facilities, etc) in the CHHA and flood prone areas.

**Objection 2-Best Practices Development and Redevelopment Principles, Strategies, and Engineering Solutions.** The proposed plan amendments (Strategy 11.02A(7) ) do not include policy language to encourage the use of best practices that will result in the removal of coastal real property from flood zone designations established by FEMA or identify what those principles will include.

**Response-**Strategy 11.02A (7) has been modified as follows:

### **Repetitive Loss Properties and Best Practices**

- Strategy 11.02A(7):** The County encourages the use of best practices development and redevelopment principles, strategies, and engineering solutions that will result in the removal of coastal real property from flood zone designations established by FEMA. The County shall will identify and implement efforts and standards programs that seek to minimize repetitive loss properties in the Coastal High Hazard Area (CHHA) and other flood prone areas best practices to remove property form the designated flood zone including the following: prohibition of new mobile homes, and the potential for acquisition, with federal assistance, of individual properties with three or more significant repetitive loss incidents.
- a. The potential for acquisition, with federal assistance, repetitive loss properties;
  - b. The prohibition of new mobile homes in the Coastal High Hazard Area (CHHA);
  - c. Flood mitigation projects that reduce vulnerability and/or remove property from the 100 year floodplain;
  - d. Stormwater maintenance and stormwater improvement projects;
  - e. A Local Hazard Mitigation strategy that includes programs to elevate and/or acquire vulnerable structures; and
  - f. The enforcement of floodplain management regulations and best practices.

**Objection 3-Reduce Flood Losses and Flood Insurance Claims.** Proposed strategies 11.02D(2) and (5) do not identify specific site development techniques and best practices that may reduce the losses due to flooding and claims made under flood insurance policies in Florida, and lacks supporting data and analysis.

**Response-** Strategy 11.02D (2) has been modified as follows:

- Strategy 11.02D(2):** Hernando County shall ~~use~~ implement a Local Mitigation Strategy (LMS) to identify and guide hazard mitigation activities including

site development techniques and best practices that may reduce losses due to flooding and claims made under National Flood Insurance Program (NFIP) policies. ~~The LMS should pursue grants and other funding to implement identified activities.~~ Other techniques, strategies and best practices that will be used to reduce to reduce losses due to flooding and claims under the flood insurance program include the following:

- a. Use of freeboard above the minimum elevation requirement;
- b. Maintain records of elevation certificates;
- c. Enforcement of up to date floodplain management regulations;
- d. Maintain records of substantial improvements and substantial damage in the floodplain;
- e. Participate in the Community Rating System (CRS);
- f. Implement public outreach programs;
- g. Implement buffer and open space regulations/programs;
- h. Require floodplain compensation where development impacts the designated floodplain; and
- i. Minimize infrastructure investments in the floodplain.

***Objection 4-Florida Building Code and Community Rating System.*** Proposed Strategy 11.02A(2) requires that the County comprehensive plan “be consistent with, or more stringent than, the flood-resistant construction requirements in the Florida Building Code and applicable flood plain management regulations set forth in C.F.R. part 60.” The statute also requires that the Coastal Management Element “encourage local governments to participate in the National Flood Insurance Program Community Rating System administered by the Federal Emergency Management Agency to achieve flood insurance discounts for residents.” The Community Rating System is not addressed.

***Response- Response-*** Strategy 11.02A (2) has been modified as follows:

**Strategy 11.02A(2):** Hernando County floodplain protection regulations shall take into account the minimum requirements of the Florida Building Code and the National Flood Insurance Program (NFIP). The County regulations will be consistent with, or more stringent than, the flood resistant construction requirements of the Florida Building Code and applicable floodplain regulations set forth in 44 C.F.R. part 60.

In addition, please note that the following strategy encourages participation in the National Flood Insurance Community Rating System:

**Strategy 11.02D(4):** Hernando County shall continue to participate in the National Flood Insurance Program’s (NFIP) Community Rating System (CRS) to lower the risk of community flood damage.

***Additional Data and Analysis-*** A copy of the Hernando County Post Disaster Redevelopment Plan will be transmitted to DEO to support the associated strategies.

## COMMENTS

### *Agency-Southwest Florida Management District (SWFWMD)*

**Comment** –Strategy 6.03B(2) is inconsistent with Florida law which vests the water management districts with the sole responsibility of regulating consumptive uses of water, and should be revised, or removed from the proposed plan.

**Response-** Strategy 6.03B(2) is not intended to regulate the consumptive use of water, but rather indicates the required zoning process to develop the infrastructure associated with potable water wellfields, including storage tanks, treatment facilities, etc. However, the proposed strategy has been revised as follows:

**Strategy 6.03B(2):** Public Facility Zoning shall be required for any proposed potable water wellfields and associated infrastructure to review the impacts on surrounding and proposed land uses ~~and the aquifer~~. The zoning process may be used to require the mitigation of significant negative impacts associated with the proposed land use.

**Comment** –The plan should recognize and support the Weeki Wachee River SWIM Plan.

**Response-**The following strategy has been added to the Conservation Element under the Goal 10.03 (Surface Waters and Wetlands):

**Strategy 10.03A(7):** Hernando County supports the objectives and implementation of the Southwest Florida Water Management District Weeki Wachee River Surface Water Improvement and Management (SWIM) Plan.

### *Agency-Florida Department of Agriculture and Consumer Services*

**Comment-**Strategies related to the Word Woods Development District, Hickory Hill Planned Development District and Quarry Preserve Planned Development District should include additional language relative to invasive plant management.

**Response-**The strategies associated with these Planned Development Districts are based upon previously approved ordinances and plan amendments that are project specific, and the language cannot be changed in the comprehensive plan. Specifically, Hickory Hill and Quarry Preserve underwent the Development of Regional Impact process and include approved DRI development orders that contain language requiring a comprehensive management plan for the control/removal of invasive exotic plant species. Similar language can be required for World Woods at the time of development approval.

## ADDITIONAL CHANGES TO THE HERNANDO COUNTY 2040 PLAN

**Change 1-**The following strategy cluster has been added to the Future Land Use Element under **Goal 1.05 Planned Development District** in accordance with CPAM 1703 Hernando County Ordinance 2018-13 adopted on August 14, 2018 (HC18-3 DRI):

**SPRING CENTER PLANNED DEVELOPMENT DISTRICT  
(ORDINANCE 2018-13, ADOPTED AUGUST 14, 2018)**

**OBJECTIVE 1.05 H: ESTABLISH A PLANNED DEVELOPMENT DISTRICT (PDD) LAND USE CATEGORY ON THE FUTURE LAND USE MAP WHICH ALLOWS FOR A MASTER PLANNED INFILL COMMUNITY WITH COMPACT DEVELOPMENT AROUND A TOWN CENTER CONTAINING A RELATIVELY COMPACT MIXTURE OF RESIDENTIAL, COMMERCIAL, OFFICE, INSTITUTIONAL AND RECREATIONAL LAND USES.**

**Strategy 1.05 H(1):** Land Uses and Intensity. This PDD designation will consist of the following land uses:

- a. Minimum size of 450 acres;
- b. The following land uses are approved for the PDD;
  1. A mixture of residential land use types not exceeding 3,000 dwelling units with an overall residential density of 7.00 du/acre, with no individual development project to exceed 20 du/acre;
  2. Commercial uses not exceeding 750,000 square feet;
  3. Office uses not exceeding 250,000 square feet;
  4. Recreation, institutional and public use facilities as needed for the community and as approved by the County;
  5. A neighborhood park system;
  6. A community park site a minimum of 20 acres in size;
  7. A site for the expansion of Explorer K-8 the purpose of which will be determined by an approved agreement with the School Board;
  8. A site for a potable water wellfield and water storage tank determined by an approved water and sewer agreement with Hernando County; and
  9. A maximum 10-acre multipurpose public use site for a fire station and other potential governmental uses.

**Strategy 1.05 H(2):** The Spring Center PDD development is approved for the land uses, densities and intensities in Strategy 1.05 H(1), and will be developed as a master planned community which will incorporate the following features:

- a. Compact development around a town center with provisions for adjacent residential neighborhoods (town center or core);
- b. A mixture of land uses;
- c. A variety of residential housing types, densities and designs;
- d. Multi story and mixed-use buildings at the core of the development;

- e. Pedestrian and bicycle friendly amenities and design that connects all neighborhoods and the town center;
- f. The interconnection of open spaces, commercial areas, neighborhoods, and neighborhood parks through the use of trails, pathways, greenways and sidewalks;
- g. The integration of community uses and public services within the development;
- h. Commercial uses that serve the development and the surrounding area;
- i. A community park to serve the recreational needs of the development and the surrounding area;
- j. Neighborhood parks to serve each distinct neighborhood;
- k. Distinctive architecture;
- l. A definable “edge” to allow for a transition to surrounding neighborhoods;
- m. Opportunities for workforce housing;
- n. Provisions for a collector roadway network with adequate operational and safety features to access the development;
- o. Curbside or “hidden” parking (no open lots);
- p. Buildings brought forward to the front building line in the town center;
- q. Underground utilities;
- r. Streetscaping features;
- s. Native drought tolerant landscaping, and Florida Friendly Landscaping methods;
- t. Lighting that is pedestrian oriented/scaled, decorative, low level and does not intrude on surrounding neighborhoods;
- u. Coordinated decorative signage; and
- v. A transit center with amenities and associated planning concepts.

**Strategy 1.05 H(3):** Town Center Features such as the following will be utilized:

- a. Pocket parks;
- b. Community cultural center;
- c. Pedestrian oriented urban spaces for community activities;
- d. Outside seating;
- e. Public art;
- f. Bicycle amenities (parking racks, tool stand);
- g. Water fountains and street furniture;
- h. Bathrooms;
- i. Wider sidewalk treatments interconnected throughout the development;
- j. Planting strips;
- k. Shade trees;
- l. Informational kiosks for community activities;
- m. Shared and on-street parking; and
- n. Architectural features that provide for visual interest.

**Strategy 1.05 H(4):** A Spring Center Master Plan will be reviewed under the Planned Development Project process and requirements. In conjunction with the Spring Center Master Plan the developer will prepare a transportation analysis for the Spring Center PDD to determine the associated impacts and the need for mitigation in accordance with the standards and requirements of the County Engineer.

**Strategy 1.05 H(5):** Where immediately adjacent to existing Spring Hill single family detached residential lots, Spring Center will consist of single family detached lots. Higher density, or multifamily housing will be separated by a buffer or interconnected open space and a transition of building heights.

**Strategy 1.05 H(6):** A minimum of 10% of the Spring Center PDD will be developed to meet the definition of Workforce housing (rented or owned). Workforce housing will be phased in over the life of the development at appropriate levels, and will be designated by the developer at the time of development.

**Strategy 1.05 H(7):** The Spring Center PDD will be responsible for the site civil infrastructure costs associated with the public use site; including but not limited to utilities, stormwater and adequate access.

**Strategy 1.05 H(8):** The Spring Center PDD will incorporate street design that:

- a. Encourages bicycle and pedestrian use;
- b. Discourages high speed traffic; and
- c. Enhances access to the town center.

**Strategy 1.05 H(9):** For each phase of development, and prior to any related construction approvals being granted, the Spring Center PDD will enter into a utility service agreement with the Hernando County Utilities Department (HCUD) to address:

- a. Wastewater capacity and needed improvements;
- a. Potable water system capacity and improvements;
- b. The inclusion of a wellfield and water storage tank within the development; and
- c. The potential for a reuse system.

**Strategy 1.05 H(10):** An impact fee surcharge district may be considered for the Spring Center PDD to pay for required capital infrastructure and capital facility needs.

**Strategy 1.05 H(11):** The Spring Center PDD will make application to amend the transportation element of the Comprehensive Plan, designate collector roadways anticipated to serve the PDD. At the request of

the local government, the MPO Long Range Transportation Plan will subsequently require amendment for consistency.

**Strategy 1.05 H(12):** For each phase of development and prior to any related construction approvals being granted, the Spring Center PDD will conduct a cultural resource assessment survey in accordance with the specifications set forth in Florida Administrative Code. All identified resources will be protected in accordance with the requirements of the State Division of Historical resources.

**Strategy 1.05 H(13):** For each phase of development, and prior to any related construction approvals being granted, the Spring Center PDD will enter into an agreement with the Hernando County School Board to address the following issues:

- a. Sufficient queuing for Explorer K-8 traffic;
- b. Sufficient and safe vehicle, pedestrian and bicycle access;
- c. The provision of property for Explorer K-8;
- d. School concurrency; and
- e. Other issues as determined by the developer and the School District.

All associated access and safety issues will be coordinated with the County Engineer.

**Strategy 1.05 H(14):** Prior to any construction approvals being granted, the Spring Center PDD will enter into a development agreement with the County, as approved by the County Engineer, that defines:

- a. The phased need for off-site and on-site road improvements to address the transportation needs and impacts of the development;
- b. The estimated costs for road improvements;
- c. The responsibilities for the provision/acquisition of needed rights of way;
- d. The responsibilities for construction; and
- e. The sources of funding.
- f. Access to the west using Bay Drive, to the south and east through vacant properties, or in the event access through vacant property proves infeasible, a request to consider the use of Stephanie Drive to the south and Chalmer Street to the east as alternative points of access.
- g. Traffic calming features will be considered at appropriate locations within the Spring Center prior to entering the offsite roadway network, to be approved by the County Engineer.
- h. When connected to the Spring Center collector road network, Bay Drive, Explorer School Drive, Stephanie Drive and Chalmer Street will be considered collector roads and will be appropriately designated in County documents.

**Strategy 1.05 H(15):** The Spring Center PDD will mitigate the developments impact on law enforcement and fire/emergency services, if required to provide service, through the use of a special district, or other funding mechanism acceptable to the County.

**Strategy 1.05 H(16):** The Spring Center PDD will mitigate the developments' impact on the County's existing emergency evacuation shelter space by providing shelter capacity within the community through a secure facility or clubhouse with a redundant power source, or by paying a mitigation fee to the County.

**Strategy 1.05 H(17):** Development within the Spring Center PDD will incorporate:

- a. Low-impact stormwater design (LID) techniques in compliance with the volume and discharge requirements of SWFWMD and the Hernando County Facility Design Guidelines;
- b. The use of degraded wetland features with appropriate hydrology for use as enhanced LID features;
- c. Recognized and/or industry approved "Green" development building and site development programs and standards;
- d. Other programs to maximize the use of water conservation measures.

**Strategy 1.05 H(18):** The Spring Center PDD will work with the County and the Southwest Water Management District (SWFMWD) to develop strategies to reduce nutrient loading to the aquifer, and to protect natural resources and water quality in accordance with the approved BMAP for the Weeki Wachee Springshed.

***Change 2-***The Future Land Use Map has been updated in accordance with CPAM 1703, Hernando County Ordinance 2018-13 adopted on August 14, 2018 (HC18-3 DRI) as follows:

Comprehensive Plan Amendment to amend the Future Land Use Map for a 450-acre (MOL) tract from Residential to create the Spring Center Planned Development District

***Change 3-***Section B - Future Land Use Map Series, has been updated in accordance with CPAM 1703, Hernando County Ordinance 2018-13 adopted on August 14, 2018 (HC18-3 DRI) as follows:

The Future Land Use Mapping Criteria is amended to include the Spring Center Planned Development District;

### **Planned Development District Category**

**Mapping Criteria:** The Planned Development District includes properties specified in the following individual approved Planned Development Districts (PDDs) with an area specific set of criteria and strategies for development:



- (1) I-75/SR 50 PDD;
- (2) Airport PDD;
- (3) World Woods PDD
- (4) Hickory Hill PDD;
- (5) Brooksville Regional Medical Center PDD;
- (6) Quarry Preserve PDD;
- (7) South Brooksville PDD;
- (8) Spring Center PDD.

**Change 4**-The Future Land Use Map has been updated in accordance with CPAM 1801 Hernando County Ordinance 2018-15 adopted on September 11, 2018 (DEO number to be assigned) as follows:

Small Scale Comprehensive Plan Amendment to amend the Future Land Use Map for a .79-acre (MOL) tract from Residential to Commercial

**Change 5**-Strategy 11.04A(5) of the Coastal Management Element has been updated as follows:

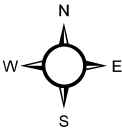
**Recreational and Commercial Fisheries**

**Strategy 11.04A(5):** In conjunction with the Florida Fish and Wildlife Conservation Commission (FFWCC), Hernando County will contribute to  
~~Develop and implement~~ a holistic approach to recreational and commercial fisheries management.

**CHANGE #2**

**CPAM1703  
FLUM**

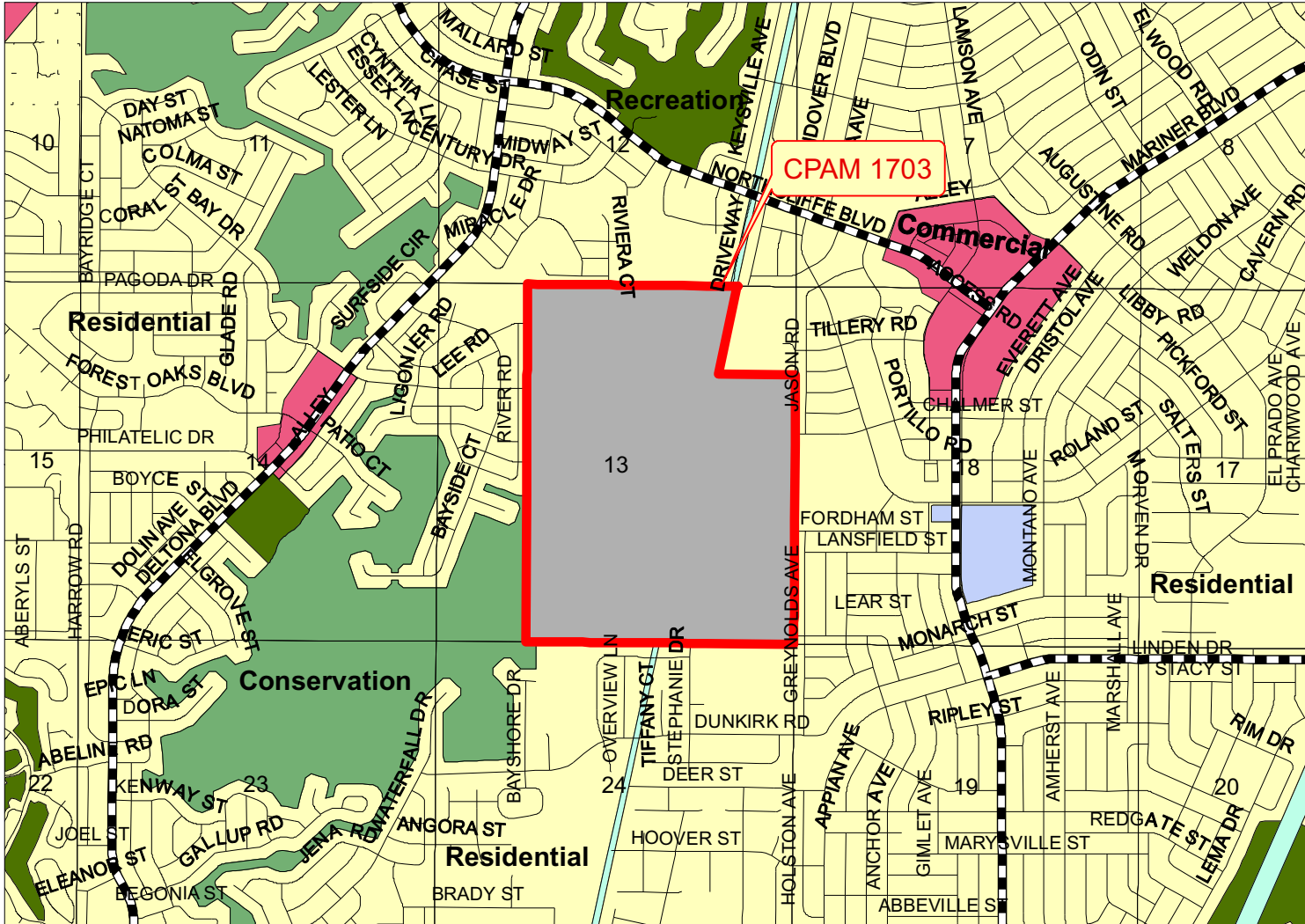
**BOCC ADOPTED  
AUGUST 14, 2018**



# Hernando County Comprehensive Plan Map

Proposed Future Land Use CPAM 1703

Version Date: February 21, 2018



## Legend

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

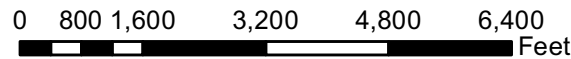
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### FLU

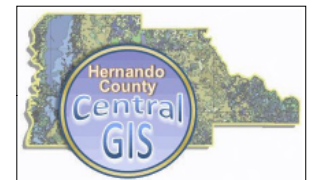
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- COMMERCIAL
- CONSERVATION
- EDUCATION
- INDUSTRIAL
- MINING
- PLANNED DEVELOPMENT
- PUBLIC FACILITY
- RECREATION
- RESIDENTIAL
- RURAL

## 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 WITHLACOCOCHEE RIVERS.



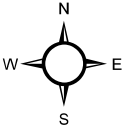
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 Date of mapping: 02/21/2018



**CHANGE #4**

**CPAM1801  
FLUM**

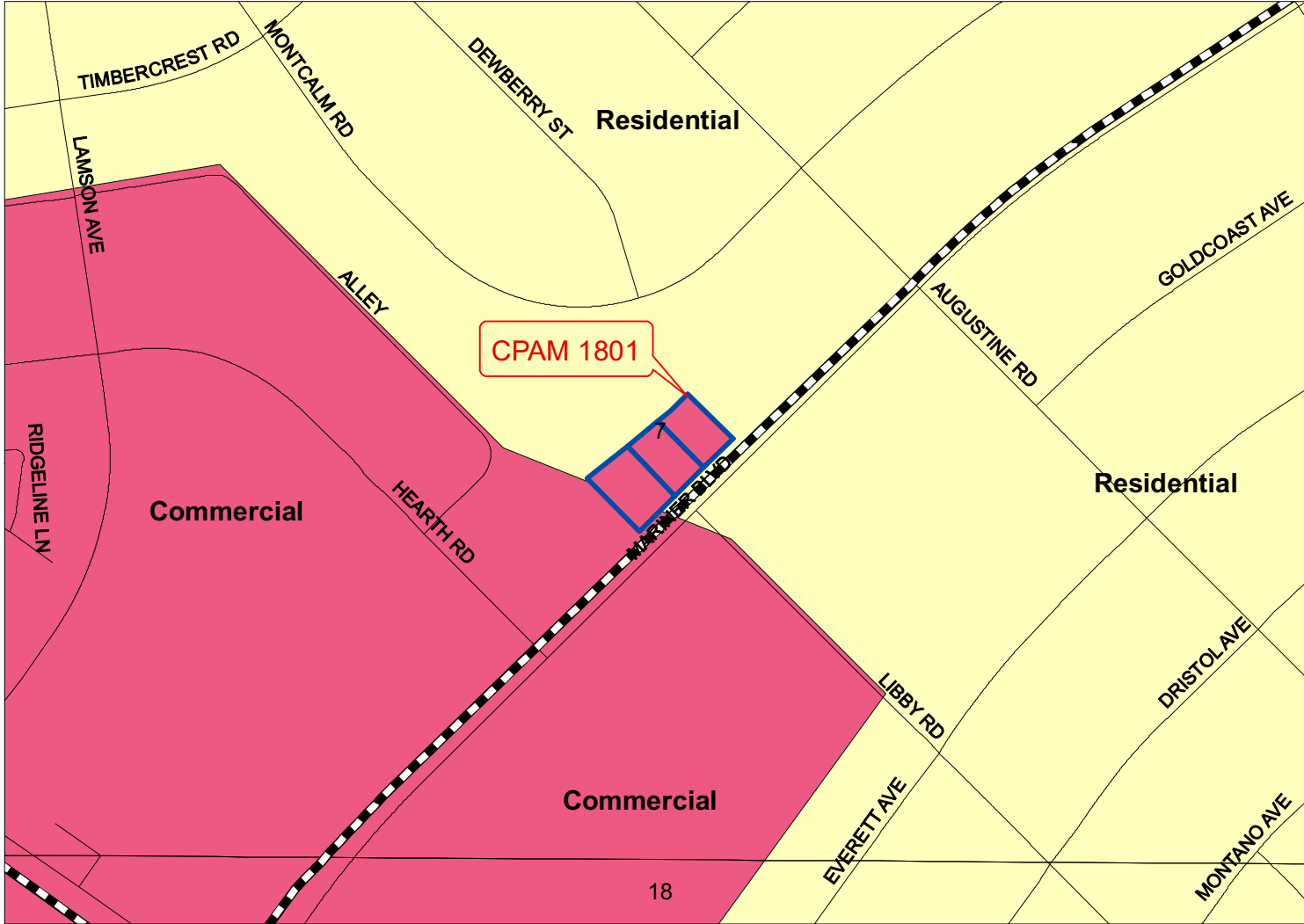
**BOCC ADOPTED  
SEPTEMBER 11, 2018**



# Hernando County Comprehensive Plan Map

Proposed Future Land Use CPAM 1801

Version Date: July 17, 2018



## Legend

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

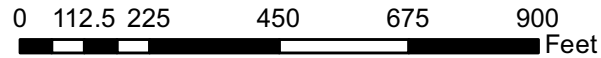
## Future Land Use

### FLU

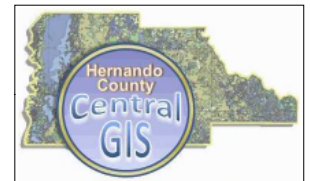
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- PUBLIC FACILITY
- RECREATION
- RESIDENTIAL
- RURAL

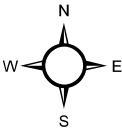
## Future Land Use Map

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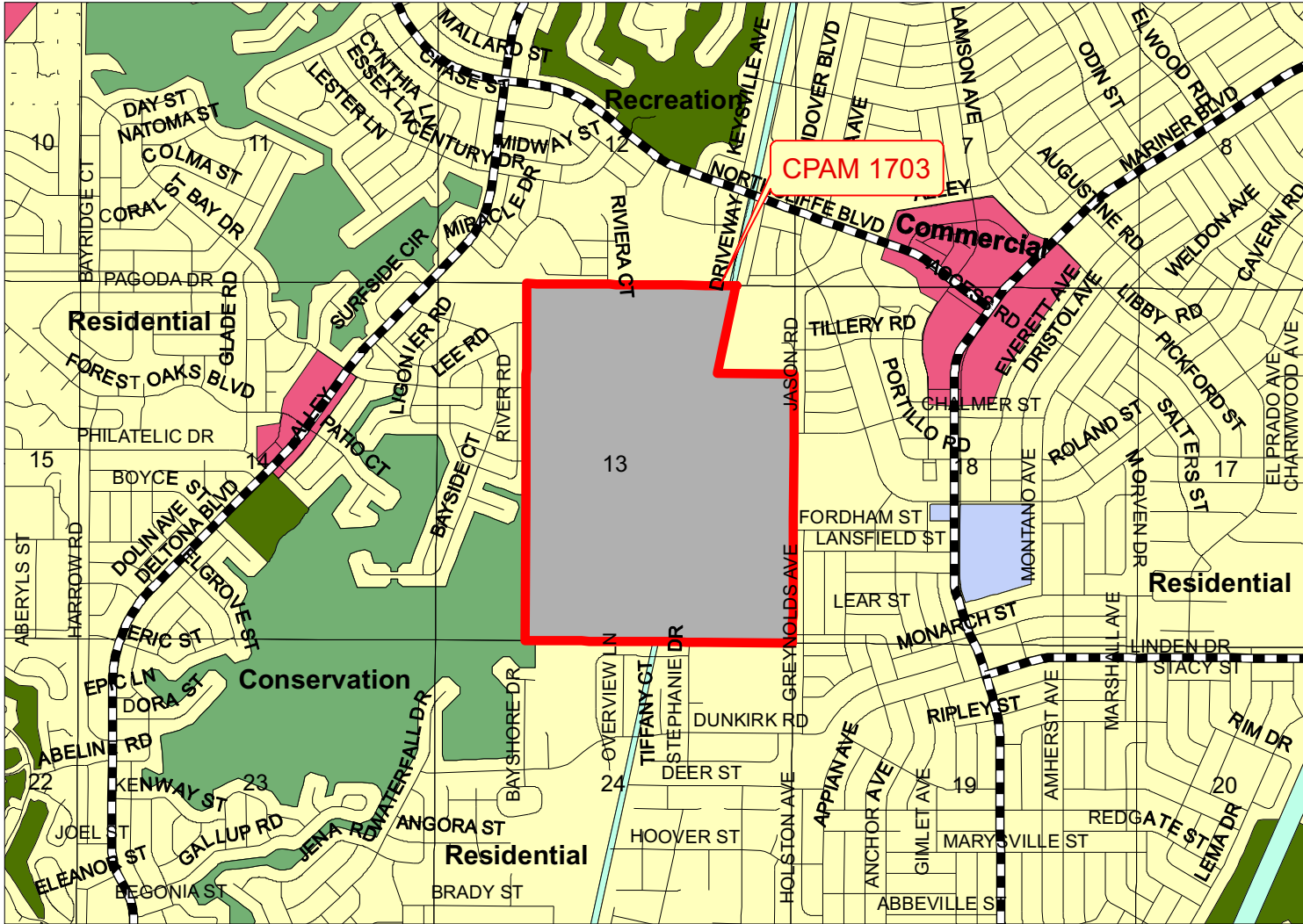




# Hernando County Comprehensive Plan Map

Proposed Future Land Use CPAM 1703

Version Date: February 21, 2018



## Legend

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

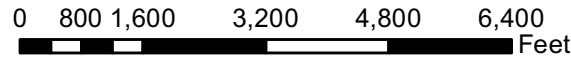
## Future Land Use

### FLU

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

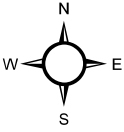
## Future Land Use Map

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 WITHLACOCOCHEE RIVERS.



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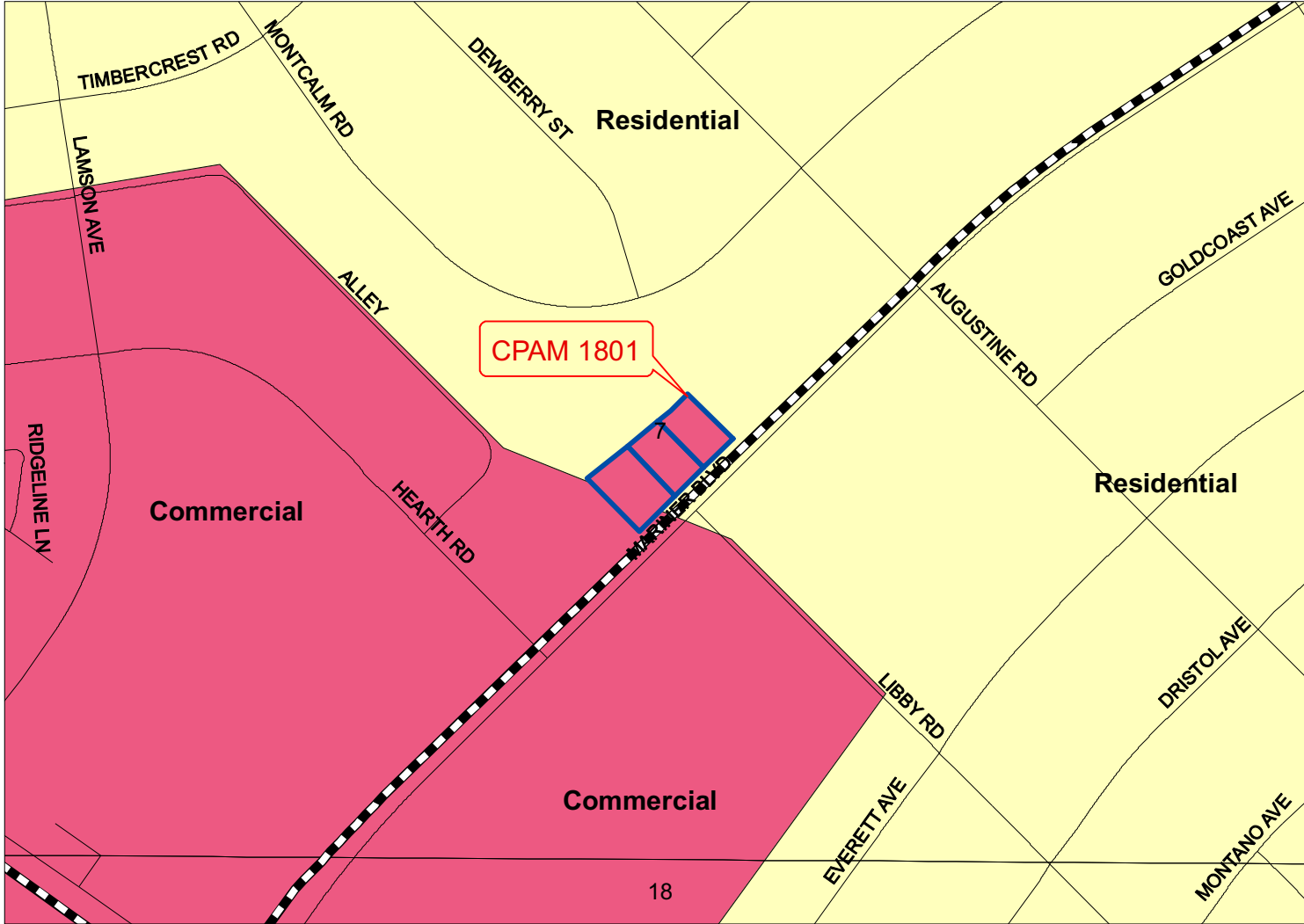




# Hernando County Comprehensive Plan Map

Proposed Future Land Use CPAM 1801

Version Date: July 17, 2018



## Legend

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

## Future Land Use

### FLU

- CITY
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## Future Land Use Map

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