

**ORDINANCE NO.: 2005-12**

**AN ORDINANCE AMENDING THE HERNANDO COUNTY COMPREHENSIVE PLAN BY AMENDING SECTION A, OBJECTIVE 1.07D AND THE POLICIES THEREUNDER, RELATING TO THE FUTURE LAND USE ELEMENT AND SECTION D RELATING TO THE FUTURE LAND USE MAP MAPPING CRITERIA & LAND USES ALLOWED; ADOPTING CPAM-05-01; ADOPTING CPAM-05-02; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

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

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

**WHEREAS**, the Hernando County Board of County Commissioners (“BOCC”), following public hearing, approved amending the Comprehensive Plan by amending Section A, Objective 1.07D and the Policies thereunder, relating to the Future Land Use Element (copy attached as **Exhibit “A”** hereto) and hereinafter referred to as CPAM-05-01; and,

**WHEREAS**, the BOCC, following public hearing, approved amending the Comprehensive Plan by amending Section D relating to Future Land Use Map Mapping Criteria & Allowed Uses (copy attached as **Exhibit “B”** hereto) and hereinafter referred to as CPAM-05-02; and,

**WHEREAS**, the County subsequently transmitted CPAM-05-01 and CPAM-05-02 to the Florida Department of Community Affairs (“DCA”) for review pursuant to the Act, and were assigned, respectively, DCA No. 05-1; and,

**WHEREAS**, the DCA reviewed CPAM-05-01 and CPAM-05-02 and, thereafter, issued its Objections, Recommendations and Comments (ORC) Report concerning same; and,

**WHEREAS**, CPAM-05-01 and CPAM-05-02 are now ready for final adoption by the BOCC; and,

**WHEREAS**, the BOCC conducted a second public hearing on August 23, 2005 in connection with final adoption of the CPAM-05-01 and CPAM-05-02 as amendments to the Comprehensive Plan.

**NOW THEREFORE:**

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

2005 AUG 30 PM 2: 25  
DEPARTMENT OF STATE  
TALLAHASSEE, FLORIDA  
**FILED**

**SECTION 1. Amending Section A, Objective 1.07D and the Policies thereunder, of the Comprehensive Plan.** The amendments to Section A, Objective 1.07D and the Policies thereunder, relating to the Future Land Use Element (CPAM-05-01; DCA No. 05-1) and attached as **Exhibit A** hereto is hereby approved and adopted and the Hernando County Comprehensive Plan is amended accordingly subject to Section 5 below

**SECTION 2. Amending Section D of the Comprehensive Plan.** The amendments to Section D relating to the Future Land Use Map Mapping Criteria & Land Uses Allowed (CPAM-05-02; DCA No. 05-1) and attached as **Exhibit B** hereto is hereby approved and adopted and the Hernando County Comprehensive Plan is amended accordingly subject to Section 5 below


**SECTION 3. Execution and transmittal.** The Chairperson of the Hernando County Board of County Commissioners is hereby authorized to execute this ordinance. County staff shall transmit an executed copy of this ordinance to the Florida Department of Community Affairs within ten (10) working days of adoption hereof.


**SECTION 4. Severability.** It is declared to be the intent of the Board of County Commissioners that if any section, subsection, clause, sentence, phrase, or provision of this ordinance is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect the validity of the remaining portions of this ordinance.


**SECTION 5. Effective date.** This Ordinance shall take effect upon filing with the Florida Secretary of State; however, the adopted amendments CPAM-05-01 and CPAM-05-02 shall take effect, and be considered amendments to the Hernando County Comprehensive Plan, upon DCA issuing a final order finding same to be in compliance pursuant to § 163.3189(2), Florida Statutes.

**BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY** in Regular Session this 23rd day of August, 2005.

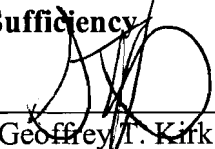
**BOARD OF COUNTY COMMISSIONERS  
HERNANDO COUNTY, FLORIDA**

Attest:   
KAREN NICOLAI  
CLERK



By:   
ROBERT C. SCHENCK  
CHAIRMAN

**Approved as to Form and  
Legal Sufficiency**

By:  8/25/05  
Geoffrey T. Kirk  
Assistant County Attorney

**HERNANDO COUNTY COMPREHENSIVE  
PLAN AMENDMENT**

**DCA 05-1**

**EXHIBIT A**

The proposed policies for the World Woods Planned District are as listed below in strikethrough / underline format:

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

**Policy 1.07D(2):** Locate residential units, resort hotel, clubhouse, paved parking, interim sewage treatment plants and other buildings toward the interior of the district, no closer than ~~300~~ 100 feet from abutting privately owned parcels or from US 98 or CR 491.

**Policy 1.07D(4):** The following are usage guidelines for the Master Plan, Residential density shall be a maximum of one (1) unit per ~~3.18~~ 1.25 gross acres of land within the planned development district, with residential land use of no greater than ~~15~~ 25 % of the land area. Public access shall be from US 98 and CR 491 only. The approved residential density shall include resort residential dwellings, condominiums, residential dwellings and the resort hotel. Development of the residential land use within the planned development district shall include at least 660 dwelling units in the resort residential dwellings and resort hotel categories.

**Policy 1.07D(5):** At least ~~60~~ 70 % of the total land area shall consist of open space, a category which includes the golf courses and practice areas. ~~In areas where the natural hardwood hammock vegetative community exists, at~~ At least ~~23~~ 50 % of the hammock shall be preserved. Wherever possible, areas of preserved hammock shall be connected by a corridor of natural hammock vegetation which may be crossed by golf cart paths. In the site planning of the property, the hammock preservation shall be established in such a fashion that at least 210 acres of upland shall be retained in the southern portion of the property, with Horse Lake and a 150 acre tract of upland hammock contiguous to the lake being retained as a continuous tract with only a boardwalk, or walking or jogging trails allowed. Walking and jogging trails shall be designed so as to preserve the habitat and wildlife species. The additional 60 acres of upland must at least be inter-connected by corridors. The connections may only be broken by cart paths, walking trails and one entrance road.

**Policy 1.07D(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.

**Policy 1.07D(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.

**Policy 1.07D(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.

**Policy 1.07D(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.

**HERNANDO COUNTY COMPREHENSIVE  
PLAN AMENDMENT**

**DCA 05-1**

**EXHIBIT B**

The following describes the proposed text amendment in underline / strikethrough format:

#### Additional Clarification

The land designated as mining through the approval of comprehensive plan amendment 93-1, 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 rock limerock and sand. ~~Upon completion of the excavation of the hard rock limerock, nor further mining approvals will be granted.~~ Further, no blasting, drilling, or extraction shall occur within 7,500' of Brookridge.

Standard 1: An Environmental Assessment shall be conducted and evaluated as part of the mining permit process, which will include a mapping of environmentally sensitive lands.

Standard 2: 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.

Standard 3: There shall be a 100 foot buffer between resource extraction and rivers, streams, lakes, springs, or wetlands that are not mined.

Standard 4: 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.

- In addition to the above, this property shall also be subject to the standards of the Hernando County Mining Ordinance.
- ~~Mining of limerock in CPAM-93-1 shall be limited to “hard limerock” consisting of the harder strata of limestone that generally are suitable for use as the coarse aggregate component in the production of either portland cement concrete or asphaltic concrete located generally at elevations above 60 feet MSL.~~
- In consideration for the right to mine soft rock limerock in the area of CPAM 93-1, 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 CPAM 93-1. All reclamation will meet the requirements of the Mining Ordinance.