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2
3 **ORDINANCE NO.: 2006-21**

4 **AN ORDINANCE AMENDING SECTION B OF THE HERNANDO COUNTY**
5 **COMPREHENSIVE PLAN RELATING TO THE CAPITAL**
6 **IMPROVEMENTS IMPLEMENTATION, AMENDING SECTION D**
7 **RELATING TO FUTURE LAND USE MAP MAPPING CRITERIA & LAND**
8 **USES ALLOWED, AND AMENDING SECTION E RELATING TO THE**
9 **SPECIAL FEATURES MAPS OF HERNANDO COUNTY, FLORIDA;**
10 **ADOPTING CPAM-06-05; ADOPTING CPAM-06-06; ADOPTING CPAM-06-**
11 **09; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN**
12 **EFFECTIVE DATE.**

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

16
17 **WHEREAS**, on June 7, 1989, the Board of County Commissioners adopted Ordinance 89-9
18 which adopted the Hernando County Comprehensive Plan, as such Plan or portions thereof have
19 been subsequently amended ("Comprehensive Plan"); and,

20
21 **WHEREAS**, the Hernando County Board of County Commissioners ("BOCC") previously
22 transmitted CPAM-06-05, CPAM-06-06 and CPAM-06-09 to the Florida Department of Community
23 Affairs ("DCA") for review pursuant to the Act, and were assigned, respectively, DCA No.06-2; and,

24
25 **WHEREAS**, CPAM-06-05, CPAM-06-06 and CPAM-06-09 (respectively, attached as
26 Exhibits A, B and C hereto and made a part hereof) are now ready for final adoption by the BOCC;
27 and,

28
29 **WHEREAS**, the BOCC conducted a second public hearing on December 13, 2006 in
30 connection with final adoption of CPAM-06-05, CPAM-06-06 and CPAM-06-09 as amendments
31 to the County's adopted Comprehensive Plan.

32
33 **NOW THEREFORE:**

34
35 **BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF**
36 **HERNANDO COUNTY, FLORIDA:**

37
38 **SECTION 1. Adopting CPAM-06-05, CPAM-06-06, and CPAM-06-09.** The BOCC
39 hereby approves and adopts CPAM-06-05 (Exhibit A hereto), CPAM-06-06 (Exhibit B hereto), and
40 CPAM-06-09 (Exhibit C hereto).

41
42 **SECTION 2. Execution.** The Chairperson of the Hernando County Board of County
43 Commissioners is hereby authorized to execute this ordinance.
44

ORDINANCE NO. 2006-21

EXHIBIT A

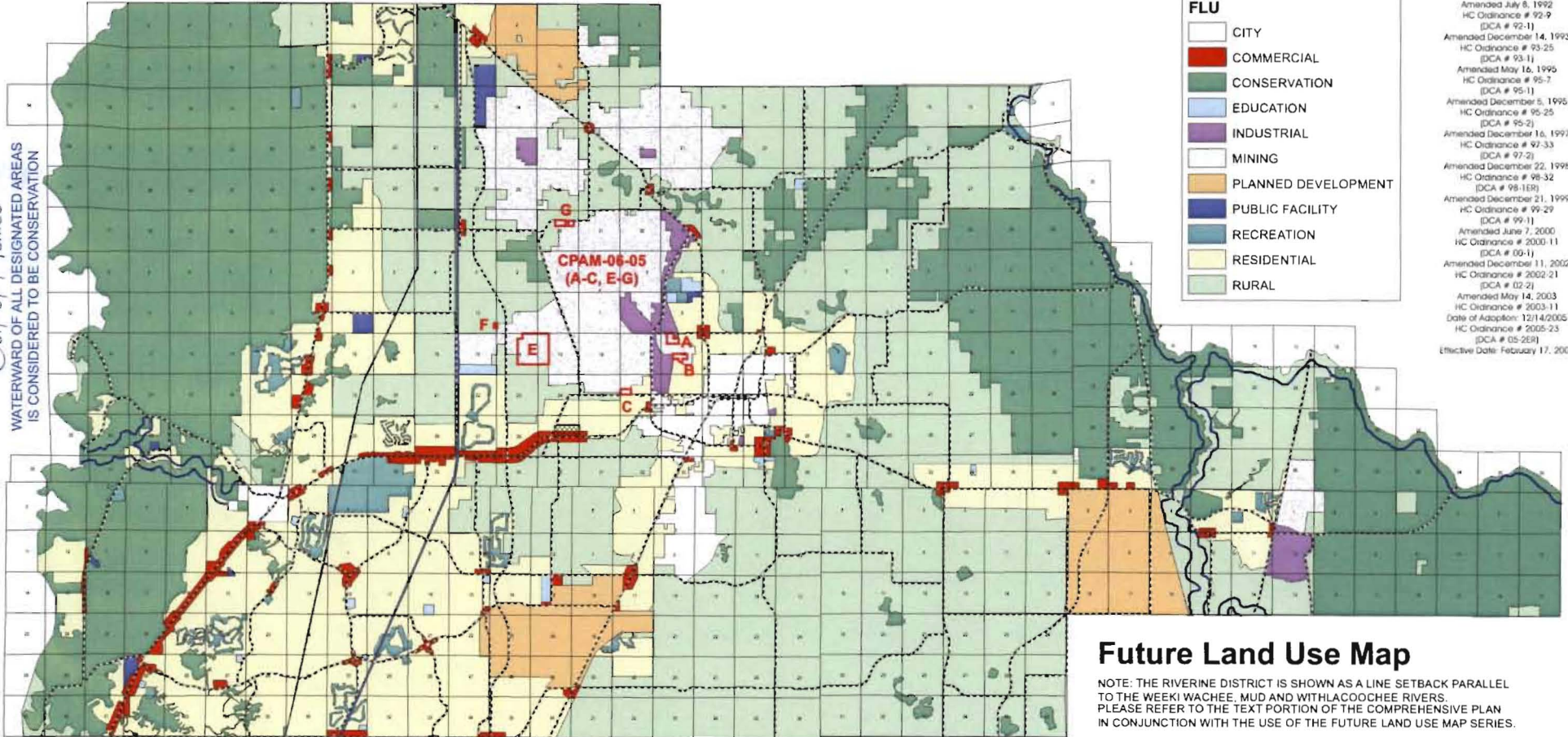
CPAM-06-05

Hernando County Comprehensive Plan Map

Comprehensive Plan Amendment CPAM-06-05 (DCA # 06-02)

BCC Adoption Hearing December 13, 2006

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



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

Future Land Use Adoption / Amendment History:

- Adopted June 7, 1989 HC Ordinance # 89-9
- Amended November 14, 1990 HC Ordinance # 90-21 (DCA # 90-2)
- Amended October 23, 1991 HC Ordinance # 91-32 (DCA # 91-1)
- Amended December 16, 1991 HC Ordinance # 91-39 (DCA # 91-2)
- Amended July 8, 1992 HC Ordinance # 92-9 (DCA # 92-1)
- Amended December 14, 1993 HC Ordinance # 93-25 (DCA # 93-1)
- Amended May 16, 1995 HC Ordinance # 95-7 (DCA # 95-1)
- Amended December 5, 1995 HC Ordinance # 95-25 (DCA # 95-2)
- Amended December 16, 1997 HC Ordinance # 97-33 (DCA # 97-2)
- Amended December 22, 1998 HC Ordinance # 98-32 (DCA # 98-1ER)
- Amended December 21, 1999 HC Ordinance # 99-29 (DCA # 99-1)
- Amended June 7, 2000 HC Ordinance # 2000-11 (DCA # 00-1)
- Amended December 11, 2002 HC Ordinance # 2002-21 (DCA # 02-2)
- Amended May 14, 2003 HC Ordinance # 2003-11
- Date of Adoption: 12/14/2005 HC Ordinance # 2005-23 (DCA # 05-2ER)
- Effective Date: February 17, 2006

Future Land Use Map

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

Source: f:\arcdata\1\Flu\Proflu\CP0605_BCC.pdf
Date of mapping: 11/28/06



ORDINANCE NO. 2006-21

EXHIBIT B

CPAM-06-06

MINING

- Mapping Criteria. This classification consists of 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 land use category after June 7, 1989. The maximum Floor Area Ratio shall be .1.
- Purpose. To allow for the extraction of mineral resources where impact on major residential areas will be minimal.
- Land Use Allowed. Mining and ancillary mining activities, and agriculture.

Additional Clarifications

- 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 limerock and sand. Further, no blasting, drilling, or extraction shall occur within ~~7,500'~~ 3,000' of Brookridge.
- CPAM-93-1 shall meet the following stricter standards for environmental protection and buffering:

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.

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EXHIBIT C

CPAM-06-09

Section B
Hernando County Comprehensive Plan
Capital Improvements Element
Capital Improvements Implementation - Fiscal Years 2006/07 - 2009/10
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Table II-A.1.
HERNANDO COUNTY COMPREHENSIVE PLAN
CAPITAL IMPROVEMENTS ELEMENT
CONSOLIDATED 5-YEAR CAPITAL IMPROVEMENTS LIST
FISCAL YEARS 2006/07 - 2010/11

Categories		Impact Fee District	FY 2006-07	FY 2007-08	FY 2008-09	FY 2009-10	FY 2010-11	TOTAL
Water and Sewer Facilities								
1	Wastewater Collection & Transmission		\$669,010	\$2,511,026	\$2,136,917	\$457,886	\$1,169,902	\$6,944,741
2	Subregional Wastewater Treatment Plants		\$12,524,255	\$7,879,665	\$8,786,894	\$13,154,178	\$0	\$42,344,992
3	Reclaimed Water Facilities		\$618,778	\$6,943,887	\$2,410,348	\$0	\$165,502	\$10,138,515
4	Water Transmission Systems		\$8,960,996	\$3,472,622	\$5,263,082	\$1,627,707	\$6,394,165	\$25,718,572
5	Water Supply, Treatment & Storage Facilities		\$3,669,604	\$3,672,161	\$0	\$0	\$154,111	\$7,495,876
	Total		\$26,442,643	\$24,479,361	\$18,597,241	\$15,239,771	\$7,883,680	\$92,642,696
Solid Waste Facilities								
1	Construction of Cell 3		\$8,807,811	\$0	\$0	\$0	\$0	\$8,807,811
	Total		\$8,807,811	\$0	\$0	\$0	\$0	\$8,807,811
Transportation - Roads								
1	Sunshine Grove Road	1	\$5,000,000	\$0	\$0	\$0	\$0	\$5,000,000
2	Star Road	1	\$150,000	\$300,000	\$1,750,000	\$2,000,000	\$1,500,000	\$5,700,000
3	Ken Austin Parkway Extension	1	\$300,000	\$300,000	\$600,000	\$1,300,000	\$1,300,000	\$3,800,000
4	Ken Austin Multi-Lane	1	\$0	\$300,000	\$2,000,000	\$0	\$0	\$2,300,000
5	Exile Road	1	\$0	\$300,000	\$300,000	\$300,000	\$0	\$900,000
6	Weeping Willow	1	\$0	\$0	\$400,000	\$500,000	\$0	\$900,000
7	Bailey Hill Road	1	\$0	\$0	\$0	\$500,000	\$750,000	\$1,250,000
	Subtotal Impact Fee District 1		\$5,450,000	\$1,200,000	\$5,050,000	\$4,600,000	\$3,550,000	\$19,850,000
8	Howell Avenue	2	\$0	\$250,000	\$0	\$0	\$0	\$250,000
9	McIntyre Road	2	\$300,000	\$0	\$350,000	\$350,000	\$0	\$1,000,000
	Subtotal Impact Fee District 2		\$300,000	\$250,000	\$350,000	\$350,000	\$0	\$1,250,000
10	Spring Lake Highway	3	\$854,178	\$337,533	\$200,000	\$0	\$1,300,000	\$2,691,711
	Subtotal Impact Fee District 3		\$854,178	\$337,533	\$200,000	\$0	\$1,300,000	\$2,691,711
11	Barclay Avenue North	4	\$500,000	\$0	\$3,500,000	\$5,000,000	\$5,000,000	\$14,000,000
12	Deltona Boulevard - Segment 1	4	\$0	\$0	\$2,500,000	\$0	\$0	\$2,500,000
13	Deltona Boulevard - Segment 2	4	\$0	\$11,000,000	\$0	\$0	\$0	\$11,000,000
14	County Line Road	4	\$5,100,000	\$15,527,525	\$7,042,000	\$5,000,000	\$0	\$32,669,525
15	Irving Street	4	\$600,000	\$0	\$2,000,000	\$0	\$2,500,000	\$5,100,000
16	Sterling Hill Road Extension	4	\$0	\$300,000	\$0	\$0	\$0	\$300,000
17	Elgin Boulevard	4	\$300,000	\$200,000	\$2,500,000	\$3,000,000	\$3,000,000	\$9,000,000

Table II-A.1.
HERNANDO COUNTY COMPREHENSIVE PLAN
CAPITAL IMPROVEMENTS ELEMENT
CONSOLIDATED 5-YEAR CAPITAL IMPROVEMENTS LIST
FISCAL YEARS 2006/07 - 2010/11

Categories		Impact Fee District	FY 2006-07	FY 2007-08	FY 2008-09	FY 2009-10	FY 2010-11	TOTAL
18	Powell Road	4	\$0	\$300,000	\$0	\$500,000	\$600,000	\$1,400,000
19	California Street	4	\$0	\$0	\$0	\$200,000	\$400,000	\$600,000
	Subtotal Impact Fee District 4		\$6,500,000	\$27,327,525	\$17,542,000	\$13,700,000	\$11,500,000	\$76,569,525
	Total - All Districts		\$13,104,178	\$29,115,058	\$23,142,000	\$18,650,000	\$16,350,000	\$100,361,236
Transportation - Road Improvements								
1	Culvert & Shoulder Safety Improvements		\$1,987,066	\$180,983	\$100,000	\$100,000	\$100,000	\$2,468,049
2	Pavement Management - Collector Roads		\$2,487,202	\$3,600,000	\$3,600,000	\$3,600,000	\$3,600,000	\$16,887,202
3	Pavement Management - Residential Program		\$4,350,610	\$4,400,000	\$4,400,000	\$4,400,000	\$4,400,000	\$21,950,610
4	Traffic Signal and Management Improvements		\$855,000	\$0	\$0	\$0	\$0	\$855,000
5	Sidewalk Projects		\$100,000	\$0	\$0	\$0	\$0	\$100,000
6	Hernando Beach Dredge & Fill		\$9,253,450	\$0	\$0	\$0	\$0	\$9,253,450
7	Stormwater Management		\$1,236,340	\$500,000	\$500,000	\$500,000	\$500,000	\$3,236,340
8	Limerock Road MSBU Cost Share Program		\$300,000	\$75,000	\$75,000	\$75,000	\$75,000	\$600,000
	Total		\$20,569,668	\$8,755,983	\$8,675,000	\$8,675,000	\$8,675,000	\$55,350,651
Airport & Industrial Park Services								
1	Internal Security Access Road		\$123,965	\$0	\$0	\$0	\$0	\$123,965
2	Airport Infrastructure		\$57,298	\$0	\$0	\$0	\$0	\$57,298
3	Above Ground Water Storage Facility		\$1,000,000	\$0	\$0	\$0	\$0	\$1,000,000
4	Construct/Extend Taxiway		\$360,413	\$0	\$0	\$0	\$0	\$360,413
5	Construct Hangars		\$1,204,306	\$200,000	\$0	\$375,000	\$375,000	\$2,154,306
6	Aviation Related Infrastructure		\$400,000	\$0	\$0	\$0	\$0	\$400,000
7	Air Cargo/FBO Apron Construction		\$800,000	\$0	\$0	\$0	\$0	\$800,000
8	Drainage Improvements		\$368,750	\$0	\$0	\$0	\$0	\$368,750
9	Taxiway W Conversion & Lights		\$150,000	\$0	\$150,000	\$0	\$0	\$300,000
10	Construct High Speed Taxiway		\$0	\$0	\$0	\$750,000	\$0	\$750,000
11	Taxiway A Lighting System		\$0	\$500,000	\$0	\$0	\$0	\$500,000
12	Taxiway A Realignment		\$0	\$0	\$0	\$500,000	\$0	\$500,000
13	Construct Airport Road/Rail		\$1,364,533	\$0	\$0	\$0	\$0	\$1,364,533
	Total		\$5,829,265	\$700,000	\$150,000	\$1,625,000	\$375,000	\$8,679,265

**Table II-A.1.
HERNANDO COUNTY COMPREHENSIVE PLAN
CAPITAL IMPROVEMENTS ELEMENT
CONSOLIDATED 5-YEAR CAPITAL IMPROVEMENTS LIST
FISCAL YEARS 2006/07 - 2010/11**

Categories	Impact Fee District	FY 2006-07	FY 2007-08	FY 2008-09	FY 2009-10	FY 2010-11	TOTAL
Parks and Recreational Facilities							
Impact Fee District	1	\$0	\$0	\$1,467,600	\$305,500	\$736,100	\$2,509,200
Impact Fee District	2	\$1,668,300	\$3,638,000	\$1,122,600	\$2,468,200	\$1,093,955	\$9,991,055
Impact Fee District	3	\$1,434,000	\$57,642	\$29,765	\$31,255	\$32,820	\$1,585,482
Impact Fee District	4	\$0	\$1,945,461	\$1,625,710	\$1,163,240	\$565,780	\$5,300,191
Total - All Districts		\$3,102,300	\$5,641,103	\$4,245,675	\$3,968,195	\$2,428,655	\$19,385,928
TOTAL ALL CATEGORIES		\$77,855,865	\$68,691,505	\$54,809,916	\$48,157,966	\$35,712,335	\$285,227,587

Table III-A.5.
HERNANDO COUNTY COMPREHENSIVE PLAN
CAPITAL IMPROVEMENTS ELEMENT
CAPITAL IMPROVEMENTS - PROJECTED COSTS & REVENUES; FUNDING SOURCES
FISCAL YEARS 2006/07 - 2010/11

Categories	Funding Sources								Total
	Transportation Trust Fund	Gas Tax	State and/or Federal Funding	Developer	Connection Fees/Charges	Other	General Fund	Impact Fees	
Water & Sewer Facilities									
1 Wastewater Collection & Transmission					\$677,710	\$6,267,031			\$6,944,741
2 Subregional Wastewater Treatment Plants					\$33,897,775	\$8,447,217			\$42,344,992
3 Reclaimed Water Facilities					\$3,562,464	\$6,576,051			\$10,138,515
4 Water Transmission Systems					\$23,031,121	\$2,687,451			\$25,718,572
5 Water Supply, Treatment & Storage Facilities					\$7,392,021	\$103,855			\$7,495,876
Total					\$68,561,091	\$24,081,605			\$92,642,696
*Other for Water & Sewer = Repair/Replacement Funds, Utilities Capital Funds, or Bonds									
Solid Waste Facilities									
1 Construction of Cell 3						\$8,807,811			\$8,807,811
Total						\$8,807,811			\$8,807,811
*Other for Solid Waste Facilities = Waste Management Capital Funds									
Transportation - Roads									
1 Sunshine Grove Road								\$5,000,000	\$5,000,000
2 Star Road								\$5,700,000	\$5,700,000
3 Ken Austin Parkway Extension								\$3,800,000	\$3,800,000
4 Ken Austin Multi-Lane								\$2,300,000	\$2,300,000
5 Exile Road								\$900,000	\$900,000
6 Weeping Willow								\$900,000	\$900,000
7 Bailey Hill Road								\$1,250,000	\$1,250,000
8 Howell Avenue								\$250,000	\$250,000
9 McIntyre Road								\$1,000,000	\$1,000,000
10 Spring Lake Highway								\$2,691,711	\$2,691,711
11 Barclay Avenue North								\$14,000,000	\$14,000,000
12 Deltona Boulevard - Segment 1								\$2,500,000	\$2,500,000
13 Deltona Boulevard - Segment 2								\$11,000,000	\$11,000,000
14 County Line Road			\$26,035,834	\$200,000		\$1,700,000		\$4,733,691	\$32,669,525
15 Irving Street								\$5,100,000	\$5,100,000
16 Sterling Hill Road Extension								\$300,000	\$300,000
17 Elgin Boulevard								\$9,000,000	\$9,000,000
18 Powell Road								\$1,400,000	\$1,400,000
19 California Street								\$600,000	\$600,000
Total			\$26,035,834	\$200,000		\$1,700,000		\$72,425,402	\$100,361,236
*Other for Roads = Loans									

Table III-A.5.
HERNANDO COUNTY COMPREHENSIVE PLAN
CAPITAL IMPROVEMENTS ELEMENT
CAPITAL IMPROVEMENTS - PROJECTED COSTS & REVENUES; FUNDING SOURCES
FISCAL YEARS 2006/07 - 2010/11

Categories	Funding Sources								Total
	Transportation Trust Fund	Gas Tax	State and/or Federal Funding	Developer	Connection Fees/Charges	Other	General Fund	Impact Fees	
Transportation - Road Improvements									
1 Culvert & Shoulder Safety Improvements		\$2,277,068				\$190,983			\$2,468,049
2 Pavement Management - Collector Roads	\$5,330,202	\$11,557,000							\$16,887,202
3 Pavement Management - Residential Program		\$12,350,610					\$9,600,000		\$21,950,610
4 Traffic Signal and Management Improvements		\$855,000							\$855,000
5 Sidewalk Projects	\$100,000								\$100,000
6 Hernando Beach Dredge & Fill			\$6,750,000			\$1,303,450	\$1,200,000		\$9,253,450
7 Stormwater Management			\$2,500,000			\$736,340	\$0		\$3,236,340
8 Limerock Road MSBU Cost Share Program	\$600,000								\$600,000
Total	\$6,030,202	\$27,039,678	\$9,250,000			\$2,230,773	\$10,800,000		\$55,350,651
*Other for Road Improvements = Municipal Service Benefit/Taxing Units, or Bonds									
Airport & Industrial Park Complex									
1 Internal Security Access Road			\$99,172			\$24,793			\$123,965
2 Airport Infrastructure			\$45,838			\$11,480			\$57,298
3 Above Ground Water Storage Facility			\$800,000			\$200,000			\$1,000,000
4 Construct/Extend Taxiway			\$288,330			\$72,083			\$360,413
5 Construct Hangars			\$1,723,445			\$430,861			\$2,154,306
6 Aviation Related Infrastructure			\$320,000			\$80,000			\$400,000
7 Air Cargo/FBO Apron Construction			\$640,000			\$160,000			\$800,000
8 Drainage Improvements			\$295,000			\$73,750			\$368,750
9 Taxiway W Conversion & Lights			\$240,000			\$60,000			\$300,000
10 Construct High Speed Taxiway			\$577,500			\$172,500			\$750,000
11 Taxiway A Lighting System			\$25,000			\$475,000			\$500,000
12 Taxiway A Realignment			\$12,500			\$487,500			\$500,000
13 Construct Airport Road/Rail			\$682,267			\$682,267			\$1,364,533
Total			\$5,749,052			\$2,930,214			\$8,679,265
*Other for Airport = Airport Revenue									

Table III-A.5.
HERNANDO COUNTY COMPREHENSIVE PLAN
CAPITAL IMPROVEMENTS ELEMENT
CAPITAL IMPROVEMENTS - PROJECTED COSTS & REVENUES; FUNDING SOURCES
FISCAL YEARS 2006/07 - 2010/11

Categories	Funding Sources								Total
	Transportation Trust Fund	Gas Tax	State and/or Federal Funding	Developer	Connection Fees/Charges	Other	General Fund	Impact Fees	
Parks and Recreational Facilities									
Impact Fee District 1			\$200,000				\$1,717,054	\$592,146	\$2,509,200
Impact Fee District 2							\$3,357,981	\$6,633,074	\$9,991,055
Impact Fee District 3						\$1,394,000	\$0	\$191,482	\$1,585,482
Impact Fee District 4							\$2,420,300	\$2,879,891	\$5,300,191
Total			\$200,000			\$1,394,000	\$7,495,335	\$10,296,593	\$19,385,928
*Other for Parks = Environmentally Sensitive Lands Fund									
TOTAL ALL CATEGORIES	\$6,030,202	\$27,039,676	\$41,234,886	\$200,000	\$68,561,091	\$41,144,403	\$18,285,335	\$82,721,995	\$285,227,587
Summary									
Water & Sewer Facilities	\$0	\$0	\$0	\$0	\$68,561,091	\$24,081,605	\$0	\$0	\$92,642,696
Solid Waste Facilities	\$0	\$0	\$0	\$0	\$0	\$8,807,811	\$0	\$0	\$8,807,811
Transportation - Roads	\$0	\$0	\$26,035,834	\$200,000	\$0	\$1,700,000	\$0	\$72,425,402	\$100,361,236
Transportation - Road Improvements	\$6,030,202	\$27,039,676	\$9,250,000	\$0	\$0	\$2,230,773	\$10,800,000	\$0	\$55,350,651
Airport & Industrial Park Complex	\$0	\$0	\$5,749,052	\$0	\$0	\$2,930,214	\$0	\$0	\$8,679,265
Parks and Recreational Facilities	\$0	\$0	\$200,000	\$0	\$0	\$1,394,000	\$7,495,335	\$10,296,593	\$19,385,928
Total	\$6,030,202	\$27,039,676	\$41,234,886	\$200,000	\$68,561,091	\$41,144,403	\$18,285,335	\$82,721,995	\$285,227,587