

ORDINANCE NO.: 2007- 22

1
2
3 **AN ORDINANCE AMENDING THE HERNANDO COUNTY**
4 **COMPREHENSIVE PLAN BY AMENDING SECTION A, CHAPTER 1**
5 **RELATING TO THE FUTURE LAND USE ELEMENT, SECTION D**
6 **RELATING TO FUTURE LAND USE MAP MAPPING CRITERIA & LAND**
7 **USES ALLOWED, AND SECTION E RELATING TO THE FUTURE LAND**
8 **USE MAP; ADOPTING CPAM-07-06; PROVIDING FOR SEVERABILITY;**
9 **AND PROVIDING FOR AN EFFECTIVE DATE.**

10
11 **WHEREAS**, in 1985, the Florida Legislature adopted the Local Government Comprehensive
12 Planning and Land Development Regulation Act as set forth in §§ 163.3161 through 163.3215
13 Florida Statutes (the “Act”); and,
14

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

19 **WHEREAS**, the Hernando County Board of County Commissioners (“BOCC”), following
20 public hearing, approved amending Section A and Section D of the County’s adopted
21 Comprehensive Plan relating to the Comprehensive Plan Elements Chapter 1 - Future Land Use;
22 Future Land Use Mapping Criteria & Land Uses Allowed; and amending Section E of the County’s
23 adopted Comprehensive Plan relating to the Future Land Use Map (a complete copy of the
24 amendment is collectively attached as **Exhibit “A”** hereto and made a part hereof) and referred to
25 as CPAM-07-06; and,
26

27 **WHEREAS**, the County subsequently transmitted CPAM-07-06 to the Florida Department
28 of Community Affairs (“DCA”) for review pursuant to the Act, and were assigned, respectively,
29 DCA No.07-2; and,
30

31 **WHEREAS**, the DCA reviewed CPAM-07-06 and, thereafter, issued its Objections,
32 Recommendations and Comments (ORC) Report concerning same; and,
33

34 **WHEREAS**, the County responded to and addressed the Objections, Recommendations and
35 Comments (ORC) Report for DCA No. 07-2; and,
36

37 **WHEREAS**, CPAM-07-06 is now ready for final adoption by the BOCC; and,
38

39 **WHEREAS**, the BOCC conducted a second public hearing on December 12, 2007 in
40 connection with final adoption of the CPAM-07-06 as an amendment to the County’s adopted
41 Comprehensive Plan.
42

43 **NOW THEREFORE:**
44
45

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

3
4 **SECTION 1. Adopting CPAM-07-06 (DCA No. 07-2).** CPAM-07-06 (DCA No. 07-2),
5 collectively attached as **Exhibit "A"** hereto, is hereby approved and adopted and the Hernando
6 County Comprehensive Plan is amended accordingly subject to Section 6 below.
7

8 **SECTION 2. Execution.** The Chairperson of the Hernando County Board of County
9 Commissioners is hereby authorized to execute this ordinance.
10

11 **SECTION 3. Transmittal to Florida Department of Community Affairs.** The County
12 shall transmit an executed copy of this ordinance to the Florida Department of Community Affairs
13 within ten (10) working days of adoption hereof.
14

15 **SECTION 4. Publication.** This ordinance shall be published in accordance with law.
16

17 **SECTION 5. Severability.** It is declared to be the intent of the Board of County
18 Commissioners that if any section, subsection, clause, sentence, phrase, or provision of this
19 ordinance is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect the
20 validity of the remaining portions of this ordinance.
21

22 **SECTION 6. Effective date.** This Ordinance shall take effect upon filing with the Florida
23 Secretary of State; however, the adopted amendments CPAM-07-06 shall take effect, and be
24 considered amendments to the Hernando County Comprehensive Plan, upon DCA issuing a final
25 order finding same to be in compliance pursuant to § 163.3189(2), Florida Statutes.
26

27 **BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF**
28 **HERNANDO COUNTY** in Regular Session this 12th day of December, 2007.
29



30
31
32 Attest: Karen Nicolai
33
34 **KAREN NICOLAI**
35 **CLERK**
36
37
38

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

39
40
41 By: Jeff Stabins
42 **JEFF STABINS**
43 **CHAIRMAN**
44
45
46

39 **Approved as to Form and**
40 **Legal Sufficiency**
41
42 By: Geoffrey T. Kirk 12/4/07
43 **Geoffrey T. Kirk**
44 **Assistant County Attorney**
45
46

**ADOPTED COMPREHENSIVE PLAN AMENDMENT
CPAM-07-06 BROOKSVILLE REGIONAL MEDICAL CENTER
PLANNED DEVELOPMENT DISTRICT
HERNANDO COUNTY ORDINANCE NO. 2007-22
DCA NO. 07-2**

Hernando County Comprehensive Plan - Section A, Chapter 1 (Future Land Use), Goal 1.07 is hereby amended by adding Objective 1.07F and Policies 1.07F(1) through 1.07F(8) thereunder, to read as follows, with underlined and double underlined text added to the Comprehensive Plan. Double underlined text has been added since the amendment was submitted to DCA as a proposed amendment and struck-through text has been deleted since the amendment was submitted to DCA as a proposed amendment.

**BROOKSVILLE REGIONAL MEDICAL CENTER
PLANNED DEVELOPMENT DISTRICT**

**OBJECTIVE 1.07F: 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.**

POLICY 1.07F(1): Establish a Planned Development 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. This policy shall prohibit retail commercial or general office development as a primary use.

POLICY 1.07F(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 120- bed 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 as defined.

POLICY 1.07F(3): HMA, Inc., or its successors or assigns, shall prepare for inclusion in the Land Development Regulations, a specific planned development (PDP) medical campus zoning district for review and adoption by the County

prior to filing a rezoning petition. This zoning district shall be specifically designed for the creation of the Brooksville Regional Medical Center Planned Development District.

POLICY 1.07F(4): Property shall only be developed within this District using the planned development (PDP) process utilizing the specific zoning regulations developed for the District.

POLICY 1.07F(5): 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. The District property drains into Peck Sink which has experienced recent activity resulting in heightened concerns about groundwater problems. Therefore prior to development occurring, HMA, Inc., or its successors or assigns, shall provide evidence by a qualified professional approved by the County demonstrating that the Peck Sink area will not be negatively impacted
- 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.

POLICY 1.07F(6) Appropriate buffers shall be established to screen development areas and provide a natural buffer for adjacent land uses;

- a. Landscaping shall 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.

POLICY 1.07F(7): The Brooksville Regional Medical Center Planned Development District and its health care-related activities shall be protected from encroachment by incompatible land uses. An infrastructure analysis shall be used to demonstrate that adequate public facilities will be provided, prior to the issuance of any development order.

POLICY 1.07F(8) An integrated internal roadway network and external access shall be

required to maintain access between and among the planned development land uses;

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

Section D: The following Mapping Criteria & Land Uses Allowed language is also proposed for adoption into the Hernando County Comprehensive Plan.

PLANNED DEVELOPMENT

- Land Uses Allowed.

In the Brooksville Regional Medical Center Hospital Planned Development District, the proposed mix of land uses include hospital and health care related and ancillary uses. Retail commercial or general office development as a primary use are prohibited with more description and policies provided under Goal 1.07, Objective F. The District intensity standard shall be in accordance with Policy 1.07F(2).

Revised Date December 12, 2007

SECTION D

PLANNED DEVELOPMENT

- Mapping Criteria. This classification is being utilized for ~~three~~ four specific areas within the County where a mixture of land uses is envisioned, but the locations of each land use will have to be determined in a master planning process. One site consists of major tracts of land at the SR 50 interchange with I-75. The second site is the Hernando County Airport and surrounding designated lands. The third site is the World Woods Golf Resort and related conservation areas. The fourth site is the Brooksville Regional Medical Center Planned Development District.

- Purpose. To allow for a mix of land uses in locations where master planning and public/private coordination is particularly important.

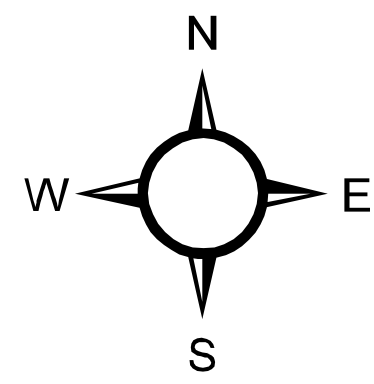
- Land Uses Allowed.
 - In the I-75/SR 50 Planned Development District the proposed mix of land uses include industrial, commercial residential and public facility with more description and policies being provided under Goal 1.07, Objective B.

 - In the Airport Planned Development District, the proposed mix of land uses include aviation, aviation related activities, industrial uses, public facility, commercial, limited agriculture, limited rural development, and interim continuation of vested residential development, and other uses not incompatible with the airport. More description and policies are provided under Goal 1.07, Objective C.

 - In the World Woods Planned Development District, the proposed mix of land uses include: Golf Courses, Clubhouse, Resort Residential Dwellings, Condominiums, Resort Hotel and Ancillary Facilities (including but not limited to restaurant, pro shop, tennis club, parking, interim sewage treatment plant, etc.) with more description and policies being provided under Goal 1.07, Objective D.

 - In the Hickory Hill Planned Development District, the proposed mix of land uses include Single Family Residential, Golf Courses, Neighborhood Commercial, Open Space, and Recreational Amenities, such as clubhouses, tennis facilities, aquatic and fitness centers, equestrian facilities, trails and parks, with more description and policies being provided under Goal 1.07, Objective E.

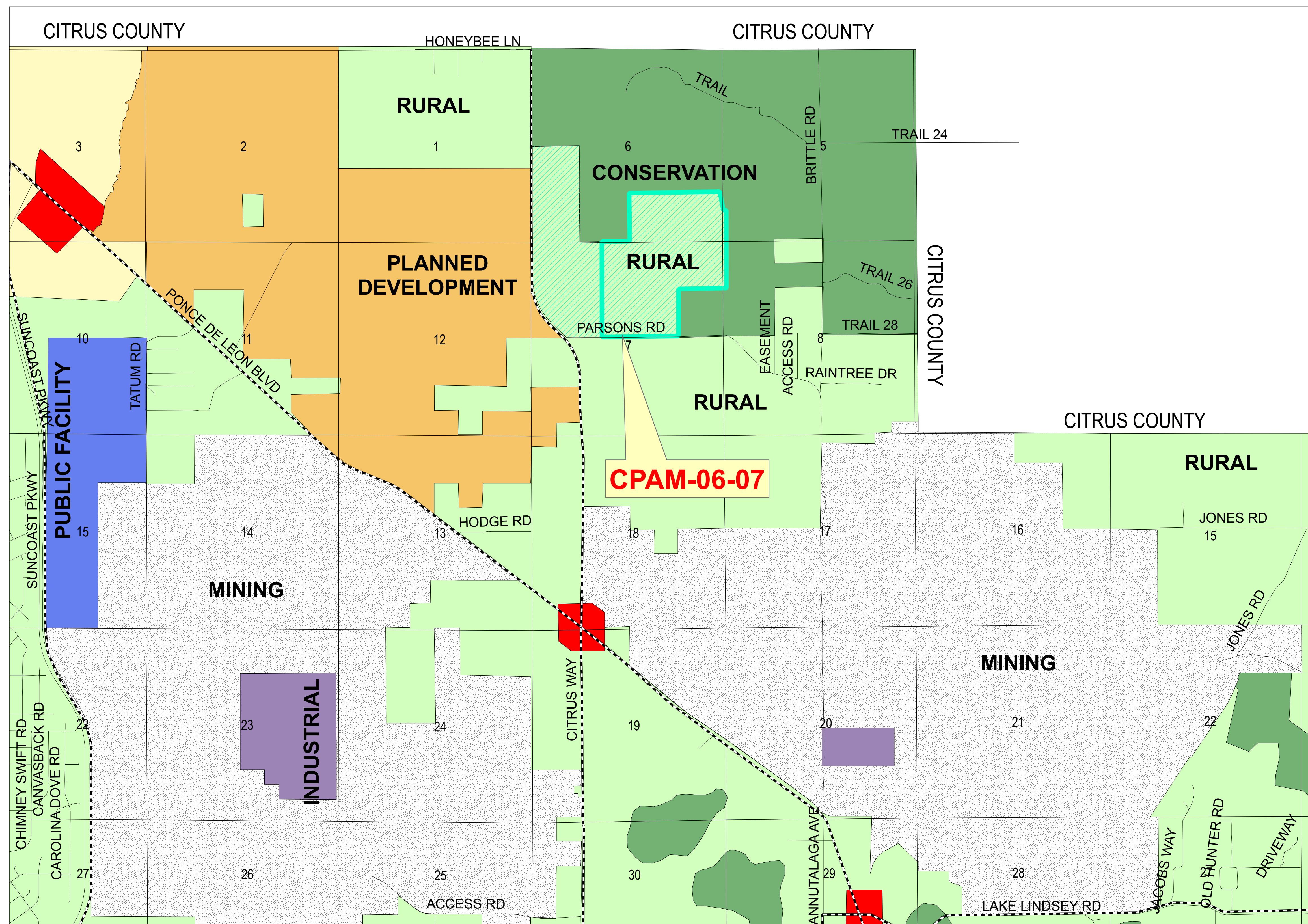
 - In the Brooksville Regional Medical Center Hospital Planned Development District, the proposed mix of land uses include hospital and health care related and ancillary uses. Retail commercial or general office development as a primary use are prohibited with more description and policies provided under Goal 1.07, Objective F. The District intensity standard shall be in accordance with Policy 1.07F(2).



Hernando County Comprehensive Plan Map

BOCC Adoption Hearing: 7/11/2007

CPAM-06-07 (DCA # 07-1)



Legend

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

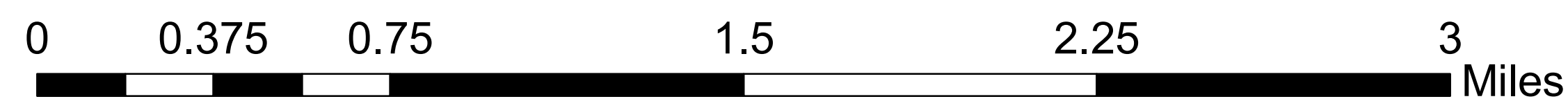
Future Land Use

FLU

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

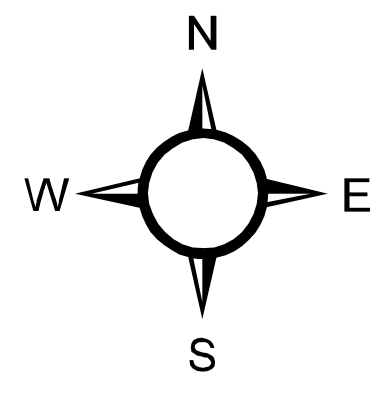
Future Land Use Map

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\NewFlu\CPAM0607_BOCC_Detail.pdf

Date of mapping: 7/2/07



Hernando County Comprehensive Plan Map

BOCC Adoption Hearing: 12/12/07
CPAM-07-06 (DCA # 07-02)

Legend

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

Future Land Use

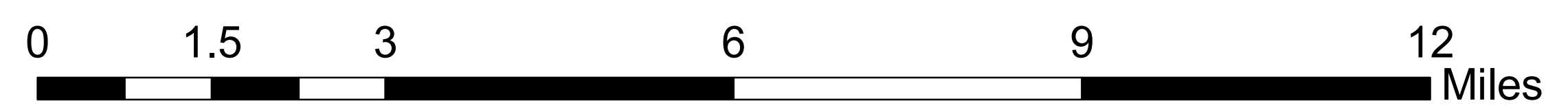
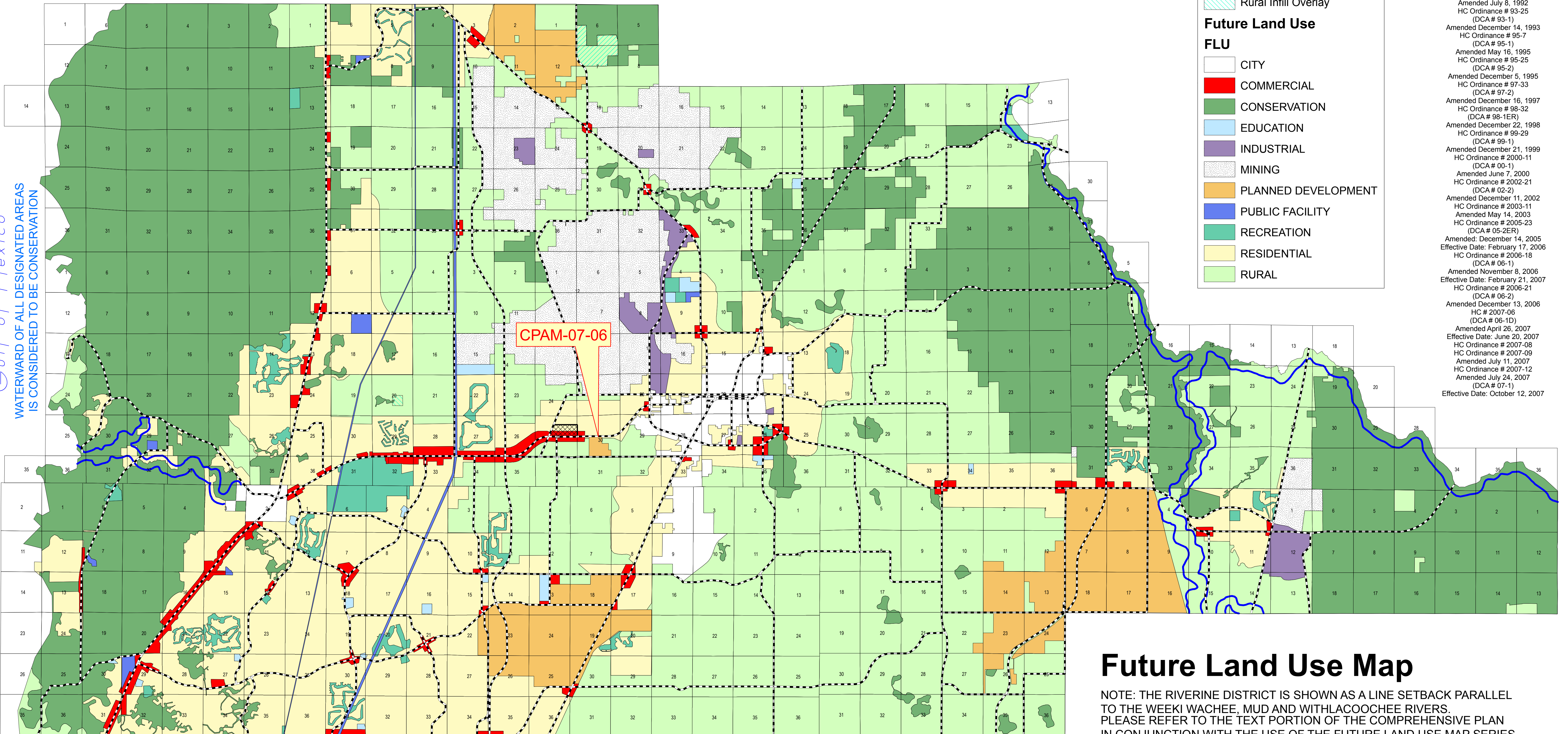
FLU

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

Future Land Use Adoption / Amendment History:

HC Ordinance # 89-9 Adopted June 7, 1989
 HC Ordinance # 90-21 (DCA # 90-2) Amended November 14, 1990
 HC Ordinance # 91-32 (DCA # 91-1) Amended October 23, 1991
 HC Ordinance # 91-39 (DCA # 91-2) Amended December 18, 1991
 HC Ordinance # 92-9 (DCA # 92-1) Amended July 8, 1992
 HC Ordinance # 93-25 (DCA # 93-1) Amended December 14, 1993
 HC Ordinance # 95-7 (DCA # 95-1) Amended May 16, 1995
 HC Ordinance # 95-25 (DCA # 95-2) Amended December 5, 1995
 HC Ordinance # 97-33 (DCA # 97-2) Amended December 16, 1997
 HC Ordinance # 98-32 (DCA # 98-1ER) Amended December 22, 1998
 HC Ordinance # 99-29 (DCA # 99-1) Amended December 21, 1999
 HC Ordinance # 2000-11 (DCA # 00-1) Amended June 7, 2000
 HC Ordinance # 2002-21 (DCA # 02-2) Amended December 11, 2002
 HC Ordinance # 2003-11 Amended May 14, 2003
 HC Ordinance # 2005-23 (DCA # 05-2ER) Amended December 14, 2005
 Effective Date: February 17, 2006
 HC Ordinance # 2006-18 (DCA # 06-1) Amended November 8, 2006
 Effective Date: February 21, 2007
 HC Ordinance # 2006-21 (DCA # 06-2) Amended December 13, 2006
 HC # 2007-06 (DCA # 06-1D) Amended April 26, 2007
 Effective Date: June 20, 2007
 HC Ordinance # 2007-08 HC Ordinance # 2007-09 Amended July 11, 2007
 HC Ordinance # 2007-12 Amended July 24, 2007
 (DCA # 07-1) Effective Date: October 12, 2007

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



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\NewFlu\cpam0706.pdf
Date of mapping: 11/30/07