

Marguerite Linke

From: Bryant, Linda C. <Linda.Bryant@DOS.MyFlorida.com>
Sent: Friday, August 17, 2018 3:28 PM
To: Marguerite Linke
Cc: County Ordinances
Subject: Hernando20180817_Ordinance2018_13_second amendment_Ack.pdf
Attachments: Hernando20180817_Ordinance2018_13_second amendment_Ack.pdf

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FLORIDA DEPARTMENT *of* STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

August 17, 2018

Honorable Don Barbee Jr.
Hernando County Clerk's Office
20 North Main Street, Rm. 3621
Brooksville, Florida 34601

Attention: Marguerite Linke

Dear Mr. Barbee:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your second amended electronic copy of Hernando County Ordinance No. 2018-13, which was filed in this office on August 17, 2018.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb

ORDINANCE NO.: 2018- 13

1
2
3 AN ORDINANCE AMENDING THE HERNANDO COUNTY COMPREHENSIVE
4 PLAN BY AMENDING SECTION E RELATING TO THE FUTURE LAND USE
5 MAP; AMENDING SECTION A, CHAPTER 1 RELATED TO THE FUTURE LAND
6 USE ELEMENT; AMENDING SECTION D RELATING TO THE MAPPING
7 CRITERIA AND LAND USES ALLOWED; APPROVING AND ADOPTING
8 CPAM1703; PROVIDING FOR TRANSMITTAL TO THE STATE REVIEW
9 AGENCIES; PROVIDING FOR APPLICABILITY; PROVIDING FOR
10 SEVERABILITY; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING
11 FOR FILING WITH THE DEPARTMENT OF STATE AND PROVIDING FOR AN
12 EFFECTIVE DATE.

13
14 WHEREAS, in 1985, the Florida Legislature adopted the Local Government
15 Comprehensive Planning and Land Development Regulation Act as set forth in §§ 163.3161
16 through 163.3215 Florida Statutes (the "Act"); and,
17

18 WHEREAS, on June 7, 1989, the Board of County Commissioners adopted Ordinance
19 89-9 which adopted the Hernando County Comprehensive Plan, as such Plan or portions thereof
20 have been subsequently amended ("Comprehensive Plan"); and,
21

22 WHEREAS, the Hernando County Board of County Commissioners ("BOCC"), following
23 a public hearing on April 10, 2018, approved transmitting a proposed amendment to the County's
24 adopted Comprehensive Plan (CPAM1703); and,
25

26 WHEREAS, the County transmitted CPAM1703 which was assigned Hernando County
27 18-3DRI by the State Land Planning Agency; and,
28

29 WHEREAS, the comments from the State Land Planning Agency and the Review
30 Agencies regarding Hernando County 18-3DRI (CPAM1703) were received by the County on or
31 before June 22, 2018; and,
32

33 WHEREAS, the BOCC conducted a second public hearing on August 14, 2018, in
34 connection with final adoption of the CPAM1703 (Hernando County 18-3DRI), and approved an
35 amendment to the County's adopted Comprehensive Plan, amending Section E of the Future Land
36 Use Map for a 450-acre (MOL) tract from Residential to create the Spring Center Planned
37 Development District, attached as **Exhibit "A"** hereto and made a part hereof; amending the
38 Future Land Use Element (Section A, Chapter 1) by the inclusion of an Objective and Policy
39 Cluster regarding the Planned Development District attached as **Exhibit "B"** and amending
40 Section D (Mapping Criteria and Land Uses Allowed) to include a description of the Spring Center
41 Planned Development District attached as **Exhibit "C"**.
42

43 WHEREAS, the BOCC finds and determines that CPAM1703 is internally consistent with
44 other Elements and Policies of the Hernando County Comprehensive Plan, and is now ready for
45 final adoption by the BOCC; and,
46

1 **WHEREAS**, the adopted amendment for CPAM1703 (Hernando County 18-3DRI) will
2 be transmitted to State Land Planning Agency and Review Agencies.

3
4 **NOW THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY**
5 **COMMISSIONERS OF HERNANDO COUNTY, FLORIDA:**

6
7 **SECTION I. Recitals.** The recitals set forth above are true and correct and
8 incorporated herein by this reference; and

9
10 **SECTION II. Adopting CPAM1703 (Hernando County 18-3DRI).** CPAM1703
11 (Hernando County 18-3DRI), attached as **Exhibit “A”, Exhibit “B”, and Exhibit “C”** hereto and
12 incorporated herein by this reference, is hereby approved and adopted and the Hernando County
13 Comprehensive Plan is amended accordingly, subject to the Effective Date provision (Section X)
14 below.

15
16 **SECTION III. Execution.** The Chairman of the Hernando County Board of County
17 Commissioners is hereby authorized to execute this ordinance, and all related documents.

18
19 **SECTION IV. Transmittal to State Land Planning Agency and Review Agencies.**
20 County staff shall transmit an executed copy of this ordinance to the State Land Planning Agency
21 and Review Agencies within ten (10) working days of adoption hereof pursuant to § 163.3184,
22 Florida Statutes.

23
24 **SECTION V. Publication.** This ordinance shall be published as required by law.

25
26 **SECTION VI. Applicability.** This Ordinance shall be applicable throughout the
27 unincorporated area of Hernando County.

28
29 **SECTION VII. Severability.** It is declared to be the intent of the Board of County
30 Commissioners that if any section, subsection, clause, sentence, phrase, or provision of this
31 ordinance is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect
32 the validity of the remaining portions of this ordinance.

33
34 **SECTION VIII. Conflicting Provisions.** Special acts of the Florida Legislature
35 applicable only to unincorporated areas of Hernando County, Hernando County ordinances,
36 County resolutions, or parts thereof, in conflict with this ordinance are hereby superseded by this
37 ordinance to the extent of such conflict except for ordinances concerning either adoption or
38 amendment of the Comprehensive Plan, pursuant to Chapter 163, part II, Florida Statutes.

39
40 **SECTION IX. Filing with the Department of State.** The clerk shall be and is hereby
41 directed forthwith to send a certified copy of this ordinance or electronically transmit the ordinance
42 by email to the Bureau of Administrative Code, Department of State, R.A. Gray Bldg., Room 101,
43 500 S. Bronough Street, Tallahassee, FL 32399-0250.

44
45 **SECTION X. Effective Date.** The effective date of this plan amendment, if the
46 amendment is not timely challenged, shall be the date the state land planning agency posts a notice

1 of intent determining that this amendment is in compliance. If the amendment is timely
2 challenged, or if the state land planning agency issues a notice of intent determining that this
3 amendment is not in compliance, this amendment shall become effective on the date the state land
4 planning agency or the Administration Commission enters a final order determining this adopted
5 amendment to be in compliance. No development orders, development permits, or development
6 dependent on this amendment may be issued or commence before it has become effective.
7

8 **BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF**
9 **HERNANDO COUNTY** in Regular Session this 14th day of August 2018.

10
11 **BOARD OF COUNTY COMMISSIONERS**
12 **HERNANDO COUNTY, FLORIDA**

13
14 Attest: Margaret Lewis, D.C. By: [Signature]
15 **DONALD C. BARBEE, JR., CLERK** **STEVE CHAMPION, CHAIRMAN**
16
17



18
19
20
21 (SEAL)

22
23 **Approved as to Form and**
24 **Legal Sufficiency**

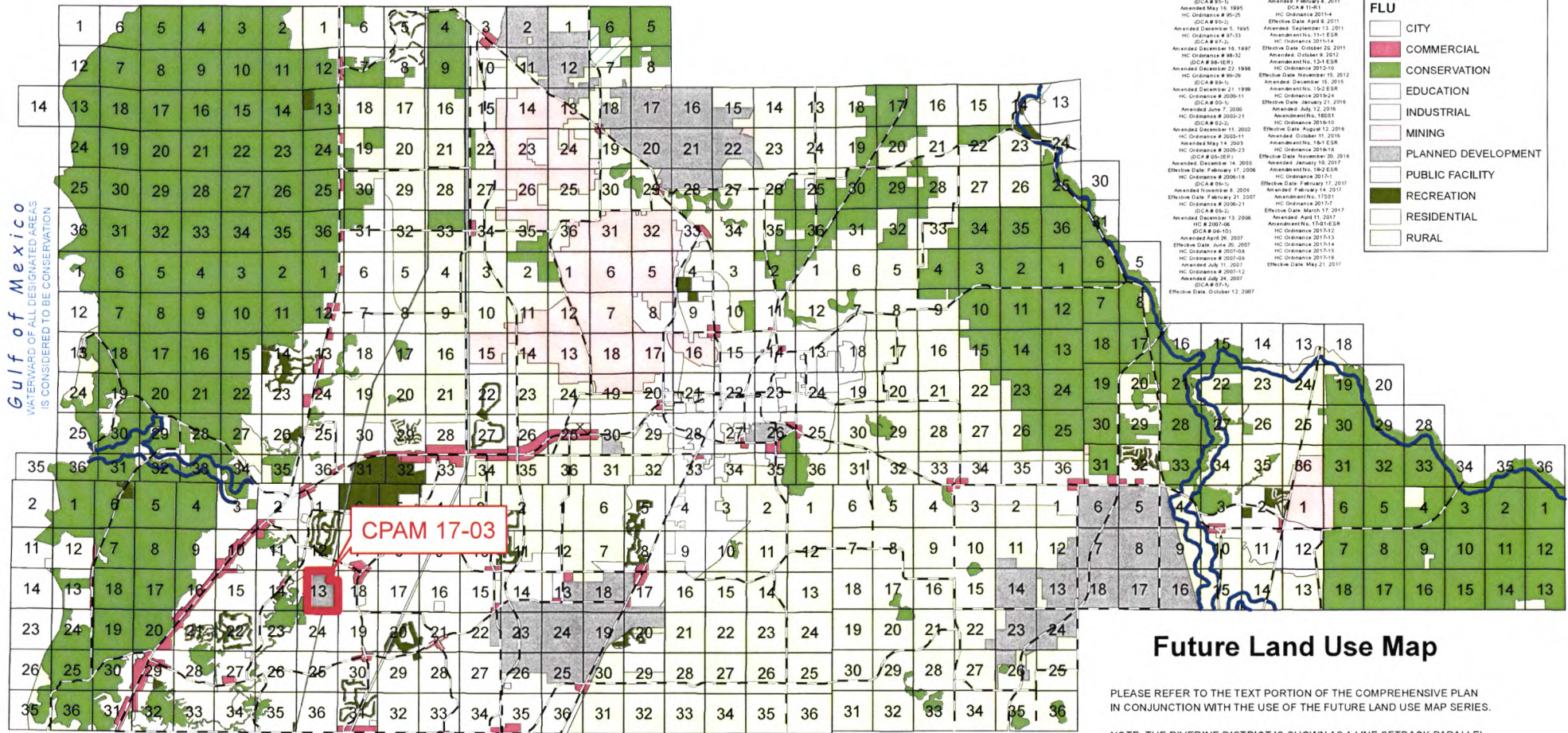
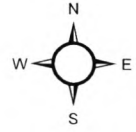
25
26 By: [Signature]
27 **Assistant County Attorney**

EXHIBIT A

CPAM1703

Hernando County Comprehensive Plan Map

Proposed CPAM 17-03
Version Date: February 21, 2018



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 WITHLACOOCHEE RIVERS.

Legend

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

Future Land Use

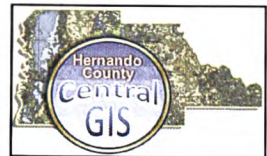
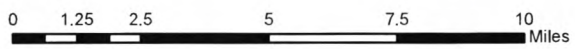
- CITY
- COMMERCIAL
- CONSERVATION
- EDUCATION
- INDUSTRIAL
- MINING
- PLANNED DEVELOPMENT
- PUBLIC FACILITY
- RECREATION
- RESIDENTIAL
- RURAL

Future Land Use Adoption / Amendment History

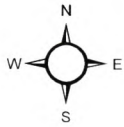
HC Ordinance # 854
Adopted June 7, 1989
HC Ordinance # 86-21
(DCA # 86-2)
Amended November 14, 1990
HC Ordinance # 89-12
(DCA # 89-1)
Amended October 23, 1991
HC Ordinance # 91-11
(DCA # 91-2)
Amended December 18, 1991
HC Ordinance # 92-9
(DCA # 92-1)
Amended July 8, 1992
HC Ordinance # 93-25
(DCA # 93-1)
Amended December 14, 1993
HC Ordinance # 95-7
(DCA # 95-1)
Amended May 18, 1995
HC Ordinance # 95-25
(DCA # 95-2)
Amended December 5, 1995
HC Ordinance # 97-33
(DCA # 97-2)
Amended December 18, 1997
HC Ordinance # 98-32
(DCA # 98-1)
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 # 2001-21
(DCA # 01-2)
Amended December 11, 2002
HC Ordinance # 2003-11
(DCA # 03-1)
Amended May 14, 2003
HC Ordinance # 2005-23
(DCA # 05-1)
Amended December 14, 2005
Effective Date February 17, 2006
HC Ordinance # 2006-18
(DCA # 06-2)
Amended December 11, 2006
HC Ordinance # 2007-12
(DCA # 07-1)
Amended July 24, 2007
HC Ordinance # 2007-22
(DCA # 07-2)
Effective Date October 12, 2007

Future Land Use Adoption / Amendment History

HC Ordinance # 2007-22
Amended December 12, 2007
(DCA # 07-2)
Effective Date February 28, 2008
HC Ordinance 2008-19
Effective Date August 13, 2008
HC Ordinance 2009-05
Effective Date August 14, 2009
HC Ordinance 2010-11
Amended May 11, 2010
(DCA # 10-1)
Effective Date July 29, 2010
HC Ordinance 2010-26
Amended October 15, 2010
Effective Date October 12, 2010
HC Ordinance 2010-22
Amended October 28, 2010
(DCA # 10-2)
Effective Date January 6, 2011
HC Ordinance 2011-4
Amended February 8, 2011
(DCA # 11-1)
HC Ordinance 2011-4
Effective Date April 8, 2011
Amended September 13, 2011
Amendment No. 1761-ESR
HC Ordinance 2011-14
Effective Date October 20, 2011
Amended October 9, 2012
HC Ordinance 2012-10
Effective Date November 15, 2012
Amended December 15, 2015
Amendment No. 1524-ESR
HC Ordinance 2015-24
Effective Date January 21, 2016
Amended July 12, 2016
Amendment No. 1650-1
HC Ordinance 2016-10
Effective Date August 12, 2016
Amended October 11, 2016
Amendment No. 1671-ESR
HC Ordinance 2016-16
Effective Date November 30, 2016
Amended January 19, 2017
Amendment No. 1702-ESR
HC Ordinance 2017-1
Effective Date February 17, 2017
Amendment No. 1750-1
HC Ordinance 2017-7
Effective Date March 17, 2017
Amended April 11, 2017
Amendment No. 1750-ESR
HC Ordinance 2017-12
Effective Date October 13, 2017
HC Ordinance 2017-14
HC Ordinance 2017-15
HC Ordinance 2017-16
Effective Date May 21, 2017

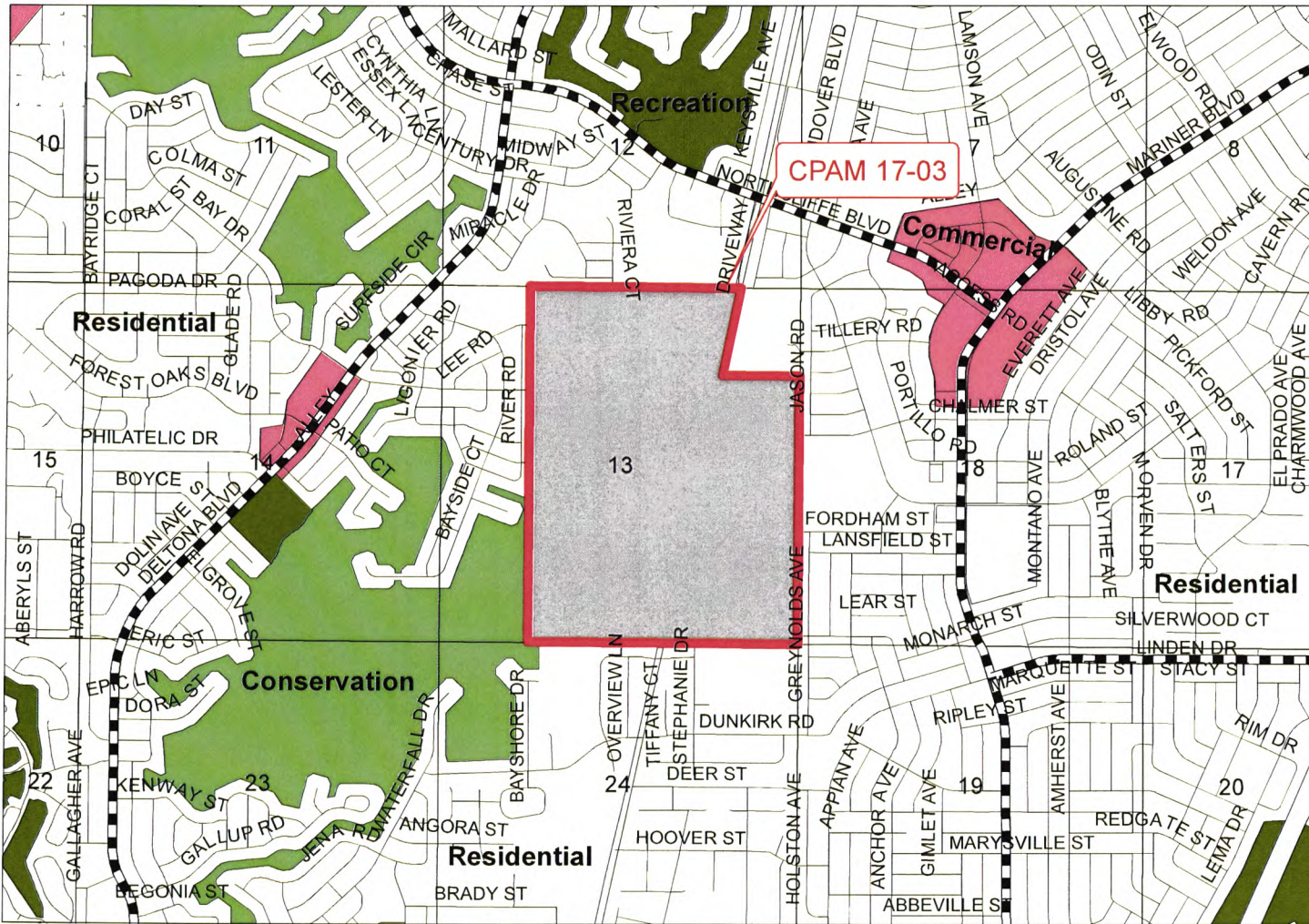


Source: S:\Share\Planning\NewFLU\CPAM1703_8x11_Proposed.pdf
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Date of mapping: 02/21/2018



Hernando County Comprehensive Plan Map

Proposed CPAM 17-03
Version Date: February 21, 2018



Legend

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

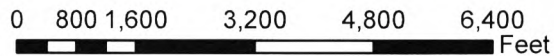
Future Land Use

FLU

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

Future Land Use Map

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NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.



Source: S:\Share\Planning\NewFLU\CPAM1703b_Detail_8x11.mxd
Project: S:\Share\Planning\Zoning\ErikL_Workspace_S\CPAM Project\CPAM1703b_8x11_Detail.mxd
Date of mapping: 02/21/2018



EXHIBIT B

CPAM1703

HERNANDO COUNTY COMPREHENSIVE PLAN
CPAM1703 (TTG PROPERTIES INC.)

SECTION A, CHAPTER 1, FUTURE LAND USE ELEMENT

SPRING CENTER PLANNED DEVELOPMENT DISTRICT

OBJECTIVE 1.07 I 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.

Policy 1.07 I (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.

Policy 1.07 I (2)

The Spring Center PDD development is approved for the land uses, densities and intensities in Strategy 1.07 I (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.

Policy 1.07 I (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.

- Policy 1.07 I (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.
- Policy 1.07 I (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.
- Policy 1.07 I (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.
- Policy 1.07 I (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.
- Policy 1.07 I (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.
- Policy 1.07 I (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;
 - b. Potable water system capacity and improvements;
 - c. The inclusion of a wellfield and water storage tank within the development; and
 - d. The potential for a reuse system.

- Policy 1.07 I (10)** An impact fee surcharge district may be considered for the Spring Center PDD to pay for required capital infrastructure and capital facility needs.
- Policy 1.07 I (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.
- Policy 1.07 I (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.
- Policy 1.07 I (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.
- Policy 1.07 I (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 ease through vacant property, 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 Spring Center prior to entering the offsite public 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.

Policy 1.07 I (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.

Policy 1.07 I (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.

Policy 1.07 I (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.

Policy 1.07 I (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.

EXHIBIT C

CPAM1703

**HERNANDO COUNTY COMPREHENSIVE PLAN
CPAM1703 (TTG PROPERTIES INC.)**

SECTION D FUTURE LAND USE MAP MAPPING CRITERIA

PLANNED DEVELOPMENT

- Mapping Criteria. This classification is being utilized for seven 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 Hickory Hill development. The fifth site is the Brooksville Regional Medical Center Planned Development District. The sixth site is the Quarry Preserve Planned Development District. The seventh site is the South Brooksville Planned Development District. The eighth site is the Spring 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.

In the Spring Center Planned Development District, the proposed mix of land uses include a compact development around a town center containing a relatively compact mixture of residential, commercial, office, institutional and recreational land uses with more description and policies being provided under Goal 1.07, Objective I.