

**HERNANDO COUNTY  
COMPREHENSIVE PLAN AMENDMENT  
CPAM-06-2, DCA06-1D  
ADOPTED APRIL 26, 2007 (ORDINANCE 2007-6)**

**ADOPTION AMENDMENT PACKAGE**

**SECTION 1, ITEM 1**

**Adopted Policies with Modified Text**

**Text Key:**

**Underlined Text = Text as presented in the first transmittal to DCA**

**Double-underlined Text = Text added after the first transmittal to DCA**

**~~Struckthrough Text~~ = Deleted text**

**ADOPTED COMPREHENSIVE PLAN AMENDMENT  
CPAM-06-02 HICKORY HILL, LLC  
HERNANDO COUNTY ORDINANCE NO. 2007-6  
DCA NO. 06-1D**

Hernando County Comprehensive Plan - Section A, Chapter 1 (Future Land Use), Goal 1.07 is hereby amended by adding Objective 1.07E and Policies 1.07E(1) through 1.07E(9) 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.

**A. Hickory Hill Planned Development District**

OBJECTIVE 1.07E: 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.

POLICY 1.07E(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 a compatible, transitional land uses between the more intense uses to the north and east within the 1-75/ SR 50 PDD and the semi-rural and rural lands to the 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.

POLICY 1.07E(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 ~~63~~ 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.

POLICY 1.07E(3):

- a.1. 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.2. 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.3. 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.4. Allowable uses within the transition zones are:

1.a. Residential lots and supporting infrastructure.

(a)(1) 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)(2) 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.b. Golf course facilities.

3.e. Equestrian facilities including stables, corrals, exercise areas, riding trails, and ancillary facilities.

4.d. Passive recreational facilities including trails.

e.5. The minimum open space within the western and southern transition zones will be 60%.

f.6. Within the northern transition zone, the outermost 100 feet along the property line shall consist of a vegetated buffer established as indicated by Policy 1.07E(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 Policy 1.07E(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.

POLICY 1.07E(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.

POLICY 1.07E(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.

POLICY 1.07E(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 ~~through~~ 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.

POLICY 1.07E(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 (unless otherwise required by Hernando County). 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. Nor shall any In addition, Hickory Hill PDD internal infrastructure shall not be sized to accommodate any demand beyond that of the Hickory Hill PDD.

POLICY 1.07E(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.

POLICY 1.07E(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.

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Hernando County Comprehensive Plan - Section D: Future Land Use Map Mapping Criteria & Land Uses Allowed is hereby amended to read as follows, with underlined text added to the adopted Plan and struck-through text deleted:

## 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 Hickory Hill development.
  
- 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 and ancillary facilities, 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.