

**HERNANDO COUNTY
COMPREHENSIVE PLAN**

**CHAPTER 1
FUTURE LAND USE**

CHAPTER 1: FUTURE LAND USE

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GOAL 1.01

TO REQUIRE COMPATIBLE AND COORDINATED DISTRIBUTIONS AND INTENSITIES OF LAND USES WHICH WILL PROMOTE THE HEALTH, SAFETY AND WELFARE OF THE CITIZENS OF HERNANDO COUNTY AND DISCOURAGE THE PROLIFERATION OF URBAN SPRAWL.

PLANNED DEVELOPMENT PROJECT

OBJECTIVE 1.01A: LAND DEVELOPMENT REGULATIONS SHALL BE DEVELOPED WHICH INCLUDE PROVISIONS FOR PLANNED DEVELOPMENT PROJECTS AND OTHER INNOVATIVE LAND USE DEVELOPMENT TECHNIQUES.

POLICY 1.01A(1): A Planned Development Project (PDP) shall be developed as an integral unit with one or more land uses.

POLICY 1.01A(2): PDP categories shall be established by land development regulations for the following uses: complementary and compatible commercial or industrial uses or both; planned commercial centers with complementary and compatible residential or industrial uses or both; planned industrial parks with complementary and compatible residential or commercial uses or both; and public and quasi-public facilities developed in accordance with an approved Development Plan.

POLICY 1.01A(3): Land Development Regulations shall be adopted which establish PDP criteria for diversification of uses, structures, and open spaces in a manner compatible with existing and permitted land uses on abutting properties.

POLICY 1.01A(4): Development within a PDP shall occur according to limitations of use, design, density, coverage, and phasing stipulated on an approved Development Plan.

POLICY 1.01A(5): Land Development Regulations shall be adopted which establish PDP criteria to preserve the natural amenities and environmental assets of the land.

POLICY 1.01A(6): Land Development Regulations shall be adopted which establish PDP criteria for the amount and use of open space areas and the concentration of building areas.

- POLICY 1.01A(7):** Delineation of the allowable intensity of development shall be contingent upon the ability to provide the adopted level of service of public services and facilities.
- POLICY 1.01A(8):** PDP criteria shall be established through land development regulations which provide definitions of different levels of deviations from the approved development plan and provide for appropriate levels of review for such deviations. The relocation of land uses within a Planned Development Project (PDP) shall not in itself be considered a deviation significant enough to require a comprehensive plan amendment.
- POLICY 1.01A(9):** The Land Development Regulations shall establish a Planned Development Project (PDP) district which can be used for single use or mixed use projects, with flexibility in standards allowed if projects provide environmental protection, landscaping, increased open space, public facilities, innovative planning design or other appropriate public benefits.
- POLICY 1.01A(10):** Provide maximum opportunity for application of innovative concepts of site planning in the creation of aesthetically pleasing and natural system preserving living, shopping, and working environments on properties of adequate size, shape and location.

RURAL LAND USE REGULATION AND DENSITY STANDARDS

- OBJECTIVE 1.01B:** **PROVIDE FOR A COMPATIBLE AND COORDINATED LAND USE ARRANGEMENT WHICH WILL PROMOTE RETENTION OF AGRICULTURAL ACTIVITIES, PRESERVE NATURAL RESOURCES AND MAINTAIN OPEN SPACE.**
- POLICY 1.01B(1):** Establish a Rural Land Use Category on the Future Land Use Map within which agricultural activities can be retained and expanded. Potential uses include farms, ranches, agri-industrial uses, agricultural commercial, farm worker housing, residential uses, neighborhood commercial uses, recreation, and public and semi-public uses.
- POLICY 1.01B(2):** Land Development Regulations (LDRs) shall provide criteria and standards for determining appropriate locations for very low density residential development. These regulations will provide for separation of uses, appropriate buffering, and protection of open space and natural resources, particularly groundwater quality.

Density within the Rural Land Use Category shall be one unit per ten acres maximum.

- POLICY 1.01B(3):** The range of residential density allowed within the 1320 foot transition zone where the Residential Land Use Category abuts the Rural Land Use Category will maintain an orderly progression of intensity from development areas to rural areas.
- POLICY 1.01B(4):** Require developments locating adjacent to existing agricultural operations to provide necessary buffering that would mitigate any potential nuisance caused by the agricultural operation.
- POLICY 1.01B(5):** During the planning period all future development within the Rural Land Use Category will be required to preserve open space according to the following criteria:
- a. Tracts over 100 acres must retain 50% open space;
 - b. Tracts over 20 and up to 100 acres must retain 30% open space;
 - c. Tracts 20 acres or less are not required to retain open space.

NOTE: This policy will not supersede other policies in the plan that provide for development requiring a special approval process. These developments will provide for open space as defined in the Land Development Regulations. (Example Policy 1.01B(15)).

- POLICY 1.01B(6):** Allow new development within the Rural Land Use Category which is compatible with the level of public services provided. The County will not provide water, sewer, transportation, or other infrastructure to support urban development in the Rural Land Use Category so that urban development can be directed into those areas which are planned to receive such services.
- POLICY 1.01B(7):** The County shall establish a procedure to evaluate the potential conversion of agricultural lands to non-agricultural uses which incorporate a site assessment process that considers the following:
- a. Adjacent land uses;
 - b. Viability of adjacent parcels for continued or future agricultural use;

- c. Compatibility of proposed use with existing land characteristics;
- d. Comprehensive development plans;
- e. Available infrastructure;
- f. Viability of the subject site including soils

POLICY 1.01B(8): Limit land uses which adversely affect highly erodible soils as defined by the USDA Natural Resources Conservation Service (NRCS).

POLICY 1.01B(9): During the development review process the character of land including topography, soil types, natural resources, and/or relationship to other land use areas, should be carefully reviewed and evaluated for potential preservation.

POLICY 1.01B(10): Residential land uses consistent with those uses allowed in the Residential Land Use Category are allowable up to 1,320 feet into the Rural Land Use Category without a comprehensive plan amendment only where it lies contiguous to a Residential Land Use Category, it does not have a detrimental impact on the established nature of the area, the needed infrastructure is available or planned to support the density and intensity of development, and, a transition of density and intensity from urban to rural is created in accordance with Policy 1.01B(3) so that the boundary between Residential and Rural is established by the transition in density and intensity.

POLICY 1.01B(11): During this planning period the County shall not approve development orders which would allow the development of residential uses at a density in excess of 0.1 dwelling units per gross acre (0.1 du/ga), or the development of any residential lot less than 1 acre in size using clustering, except for:

- a. development orders for residential development in the following pre-existing rural communities: Spring Lake, Nobleton, Lake Lindsey, Aripeka and Istachatta where consistent with other goals, objectives, and policies in this Comprehensive Plan, and with other applicable development regulations. These communities will be permitted to develop at densities that currently exist. The geographical boundary for each community established on the Future Land Use Map

shall be the demarcation line between standard Rural Land Use Category density limits and those categories allowed by this policy. The number of building permits issued for new dwelling units per year for these "pre-existing rural communities" shall not exceed a total of 200 for all of the areas. A mechanism shall be developed in the Land Development Regulations (LDRs) for distribution of the 200 units across the pre-existing rural communities.

- b. development orders for the development of lots already existing, but which do not meet the above stated density requirements, and for which a plat or deed was recorded prior to March 1, 1990, where such lots are developed consistent with the other applicable development regulations.
- c. small parcels of property, 40 acres or less, in single ownership as of January 1, 1990, in the Rural Land Use Category, which may be developed at a maximum density of 0.4 dwelling units per acre for the first four dwelling units on the parcel, including existing dwelling units.

POLICY 1.01B(12): Development orders for residential development in the pre-existing rural communities of Aripeka, Istachatta, and Nobleton as designated on the Future Land Use Map Series, may be issued at densities that currently exist provided that the overall gross density of development of upland areas does not exceed 2 dwelling units per gross upland acre.

POLICY 1.01B(13): Development orders for residential development in the pre-existing rural communities of Spring Lake and Lake Lindsey as designated on the Future Land Use Map Series, may be issued at densities that currently exist provided that the overall gross density of development does not exceed 2 dwelling units per acre.

POLICY 1.01B(14): Any non-residential or non-agricultural related project exceeding 30,000 square feet of gross building area shall require special approval.

POLICY 1.01B(15): All mixed and multiple use projects shall be functionally related and will require special approval as defined in the Land Development Regulations developed pursuant to Florida Statutes.

POLICY 1.01B(16): Future Land Use Map amendments to create a Rural Infill Overlay designation for residential development of parcels in the Rural Category may be approved provided the following criteria are met:

- a. The parcel requesting the increase in density may be a single parcel no greater than 40 acres in size and must have existed as of January 1, 1990.
- b. The parcel requesting the increase in density must be bordered on at least two sides by subdivisions containing lots one acre in size or less.
- c. Fifty percent of the lots described in B above, bordering the parcel must have been developed with residential structures.
- d. The density approved for the parcel requesting the increase in density may not exceed the density of the surrounding adjacent development.
- e. Adequate infrastructure must exist or be provided for the density being requested.
- f. The Development rules for development at the requested density must be met.
- g. An environmental assessment will be conducted to determine the suitability of the site for the proposed density and intensity of use.

POLICY 1.01B(17): Properties to be considered for increased density shall be required to seek a “Rural Infill Overlay District” designation via amendment to the Future Land Use Map and must file an application for a comprehensive plan amendment (CPAM) and address the standards contained in Policy 1.01B(16).

When a determination has been approved as part of a Rural Infill Overlay District through the approval of a comprehensive plan amendment, that information will be placed in Section D: Future Land Use Map Mapping Criteria & Land Uses Allowed and will be referenced by the Comprehensive Plan Amendment (CPAM) number assigned to the case. Additional criteria may be added to further define approved conditions. This information will be used in the determination of a zoning approval on the parcel.

POLICY 1.01B(18): Properties under consideration for the Rural Infill Overlay District designation shall have or create access to a paved, county-maintained roadway. All roads within the clustered portions of the project shall be paved to County standards.

STANDARDS FOR INCREASING DENSITY IN THE RURAL LAND USE CATEGORY

OBJECTIVE 1.01C: PROVIDE STANDARDS FOR THE DEVELOPMENT OF PROPERTY AT A MAXIMUM DENSITY OF 1 DWELLING UNIT PER 5 ACRES WHERE ADEQUATE INFRASTRUCTURE EXISTS AND THE SURROUNDING LAND USES ARE COMPATIBLE.

POLICY 1.01C(1): Densities up to one (1) unit per five (5) acres will be permitted in the rural land use category provided the minimum criteria for infrastructure services and land use compatibility are addressed.

POLICY 1.01C(2): The minimum criteria for infrastructure services are as follows:

- a. The property must have an ISO rating of 8 or better; and,
- b. The development activity must have direct access to a county paved road; and,
- c. The property must be located within 3 miles of a public school; and,
- d. The property must be located within a 3-mile radius of a commercial node.

POLICY 1.01C(3): The minimum criteria for land use compatibility are as follows:

- a. The property is located within one (1) mile of a residential land use category or a designated pre-existing rural community; and,
- b. The density of 1 dwelling unit per 5 acres is compatible with the surrounding land uses.

POLICY 1.01C(4): The minimum parcel size for consideration of densities up to one (1) dwelling unit per five (5) acres within the Rural Land Use Category is 40 acres.

POLICY 1.01C(5): Development of one (1) dwelling unit per five (5) acres within the Rural Land Use Category will be treated as a Planned Development Project. Development shall achieve the minimum requirements of clustering, open space, and buffering referred to in the Land Development Regulations (LDRs).

AGRICULTURAL PRESERVATION

- OBJECTIVE 1.01D: PROVIDE AN ENVIRONMENT CONDUCIVE TO THE RETENTION OF AGRICULTURE IN HERNANDO COUNTY.**
- POLICY 1.01D(1):** Within the Rural Land Use Category, as designated on the FLUM, the approval of residential development shall acknowledge the preservation of agricultural lands as one of the primary functions of the Rural Land Use Category. Preservation of successful operations on agricultural lands and the continuation of such activities shall take precedence.
- POLICY 1.01D(2):** The County should establish development standards whereby landowners of parcels in agricultural use would be able to establish limited internal development areas for agricultural owners and employees without complying with subdivision standards.
- POLICY 1.01D(3):** The County shall evaluate and revise the Land Development Regulations to ensure that agricultural structures and practices are not unduly restricted in agricultural areas.
- POLICY 1.01D(4):** A Purchase of Development Rights (PDR) or Transfer of Development Rights (TDR) method shall be reviewed for use in the preservation of agricultural lands.
- POLICY 1.01D(5):** Prior to the issuing of development orders for proposed development, development plans will be reviewed to consider the area's topography, soil conditions, and unique natural features (criteria to be developed).
- POLICY 1.01D(6):** It is not the intent of Hernando County to mandate the preservation of agriculture through government regulation, but to provide areas of the County where agriculture and rural land uses can exist.
- POLICY 1.01D(7):** The County shall support strategies to promote agriculture and encourage local consumption of local agricultural products.

OBJECTIVE 1.01E: SECTION RESERVED**RESIDENTIAL LAND USE REGULATION AND DENSITY****OBJECTIVE 1.01F: TO PROVIDE FOR MODERATE TO HIGH DENSITY RESIDENTIAL DEVELOPMENT IN SUITABLE AREAS.**

- POLICY 1.01F(1):** Establish a Residential Land Use Category where the land uses allowed are: Single family residential densities up to 5.4 units/acre, resort residential, and ancillary land uses such as recreation, churches, and community centers. Land uses which can be located in this category with performance standards being met include multi-family housing up to 16 units/acre, rural residential, neighborhood commercial, commercial extending from commercial nodes with a functioning frontage road, unless it is determined that wetlands or existing development make frontage road extension unfeasible, offices and professional, schools, hospitals and minor public facilities.
- POLICY 1.01F(2):** Low density zoning districts shall be established to encourage and promote single family development at densities not to exceed 2.5 units per acre.
- POLICY 1.01F(3):** Medium high density zoning districts shall be directed to areas within or adjacent to urbanizing sectors within the County at densities not to exceed 4.0 units per acre.
- POLICY 1.01F(4):** High density single-family zoning districts shall be limited to the continuation of existing single family residential development at densities not to exceed 5.4 units per acre in designated areas and will not be utilized extensively for future development.
- POLICY 1.01F(5):** Any single family density of greater than 4.0 units per acre, other than described in Policy 1.01F(4), above, should be considered as a Planned Development Project.
- POLICY 1.01F(6):** Development with less than .2 dwelling units per acre will be allowed in this category without a comprehensive plan amendment. Greater restrictions may be placed on any agricultural activities or animal maintenance in these areas.
- POLICY 1.01F(7):** Land Development Regulations, which allow residential development in suitable areas, shall provide criteria and standards for determining

residential densities for land included in the Residential land use category. The criteria and standards used in the determination of appropriate locations of higher residential densities greater than 4.0 dwelling units per acre shall consider:

Proximity to existing or designated commercial areas or corridors or major employment centers;

Direct access to arterial or collector roadways or access to arterial or collector roadways via limited use of local roadways;

Provision of appropriate police, fire and EMS services;

Service by existing or planned expansion of County water supply facilities;

Service by existing or planned expansion of County sewer facilities;

Suitability of the land for septic tank sewage disposal;

The character and density of existing or approved residential developments of close proximity;

Availability of appropriate public primary and secondary school facilities;

Provision of open space beyond minimum County standards;

Preservation, conservation or enhancement of high quality, ecologically viable environmentally sensitive areas;

Preservation, conservation or restoration of historic or archaeologically significant features;

Aesthetic or architectural quality;

Other applicable goals, objectives or policies contained in this Comprehensive Plan.

POLICY 1.01F(8): Residential development which proposes to develop above or below planned gross densities utilized in planning infrastructure and services to serve the Residential Land Use Category areas shall address and

mitigate where necessary the impacts of the proposed additional or unrealized population upon planned infrastructure and services.

POLICY 1.01F(9): New residential development in the County will occur within the areas designated in the Residential Category on the Future Land Use Map. These will be the areas utilized for residential densities provided for in Policies 1.01F(1 through 5) and Policies 1.01G(1 through 4) until and unless these areas are predominantly developed and occupied, population projections indicate a need for additional urban development areas, and additional areas for urban development in the County can be established without adversely affecting natural resources, particularly groundwater, or producing adverse fiscal impacts on local government entities.

POLICY 1.01F(10): Comprehensive plan amendments may be considered for residential development adjacent to existing developed urban areas. Such amendments may be approved where all of the following conditions are met:

A) Infrastructure and service capacity is available to serve the additional dwelling units (potable water, sewer, transportation, fire protection and emergency services, law enforcement, schools, parks and open space, solid waste, public buildings, and proximate commercial services);

B) Environmental resources will not be adversely impacted and environmental constraints will be avoided consistent with policies in other parts of the comprehensive plan and the land development regulations. Aquifer recharge and groundwater quality shall not be adversely impacted. Standards for floodplain protection shall be met. Critical wildlife habitats shall be protected and any planned wildlife corridors shall be accommodated;

C) Objectives in the comprehensive plan which promote retention of agricultural activities and agricultural preservation shall be met, and proximate Rural areas will not be adversely impacted or subjected to additional development pressure as a result of the residential development;

D) The subject property comprises a logical addition to established urban areas and will be efficiently served by infrastructure and services; and,

E) New residential development provides additional dwelling units where additional housing is needed and available housing supplies in the market area have been predominantly utilized.

LOCATION OF MULTI-FAMILY RESIDENTIAL LAND USES

OBJECTIVE 1.01G: ESTABLISH A MULTI-FAMILY SUB-CATEGORY WITHIN THE RESIDENTIAL LAND USE CATEGORY, AND ESTABLISH APPROPRIATE DENSITY AND LOCATIONAL CRITERIA.

- POLICY 1.01G(1):** Establish a Multi-Family Land Use Sub-Category in which land uses allowed are: multi-family housing up to 16 units/acre, resort residential housing, single family attached housing, neighborhood commercial, office professional, recreation and minor public facilities. The Multi-Family Sub-Category will not be mapped on the Future Land Use Map but is a Sub-Category of the Residential Category.
- POLICY 1.01G(2):** Establish a low density multi-family zoning district to permit residential development consisting of densities not to exceed 7.5 units per acre.
- POLICY 1.01G(3):** Establish a medium density multi-family zoning district to permit residential development consisting of densities not to exceed 9.6 units per acre.
- POLICY 1.01G(4):** Establish a high density multi-family zoning district to permit residential development consisting of multi-family dwellings at densities not to exceed 16 units per acre.
- POLICY 1.01G(5):** High density multi-family residential development in other than multi-use PDPs should be located in close proximity to commercial or employment clusters.
- POLICY 1.01G(6):** Multi-family developments should not be located where access to the arterial or collector roadway system is through established single family neighborhoods.
- POLICY 1.01G(7):** Multi-family development shall be encouraged as "step-down" in intensity of use between single family residential and intensive uses such as commercial and industrial.

- POLICY 1.01G(8):** Encourage coordination of access and facilities by utilizing a Planned Development Project designation where multi-family housing is located in mixed use areas.
- POLICY 1.01G(9):** Require high density and medium density multi-family residential development to have appropriate open space, buffering, landscaping, and recreation areas suited to their density and design.
- POLICY 1.01G(10):** Clustering multi-family residential development should be encouraged as a means of providing more open space.
- POLICY 1.01G(11):** Multi-family developments shall be designed to accommodate public transit systems access.
- POLICY 1.01G(12):** Multi-family developments shall be designed to provide safe and functional pedestrian access to transportation facilities and adjacent land uses and functional bicycle access to transportation facilities and adjacent land uses where adjacent to proposed bike routes on the adopted Long Range Bicycle Facilities Plan.
- POLICY 1.01G(13):** Multi-family residential development shall be located in the Residential Land Use Category areas on the Future Land use map in accordance with Policy 1.01F(8).

RESIDENTIAL PROTECTION AND REDEVELOPMENT OF PLATTED LANDS

- OBJECTIVE 1.01H: PROTECT ESTABLISHED RESIDENTIAL AREAS AND PROVIDE FOR REDEVELOPMENT OF HISTORICALLY PLATTED LANDS.**
- POLICY 1.01H(1):** Accommodate a diverse choice of housing types, densities and prices within the County.
- POLICY 1.01H(2):** Protect existing and future residential areas from encroachment of incompatible uses that are destructive to the character and integrity of the residential environment.
- POLICY 1.01H(3):** Provide incentives for and encourage the reassembly, redesign, and replatting of vacant platted residential lots that are not suitable for timely, safe, efficient, and healthy development.

EDUCATIONAL LAND USE REGULATION AND DENSITY STANDARDS**OBJECTIVE 1.01I: ESTABLISH STANDARDS FOR THE LOCATION OF FUTURE SCHOOL SITES.**

- POLICY 1.01I(1):** Establish an Educational Land Use Category in which the land uses allowed are: schools and ancillary activities such as recreation facilities, offices and housing for security purposes.
- POLICY 1.01I(2):** The School Board shall submit to the County a General Educational Facilities Report and educational plan survey as established in Florida Statutes.
- POLICY 1.01I(3):** School siting decisions shall be consistent with the standards established in Florida Statutes.
- POLICY 1.01I(4):** School siting approvals shall be consistent with appropriate service standards.
- POLICY 1.01I(5):** Aside from the Education land use category, public educational facilities of the School Board (elementary schools, middle schools, and high schools) are an allowable use in the Residential and Rural land use categories.
- POLICY 1.01I(6):** The location of new public educational facilities, or the expansion of an existing site, within one of the future land use categories listed above, shall only be allowed upon determination by Hernando County in accordance with the Comprehensive Plan, that the proposed site is consistent with the Plan or the site qualifies for or has received a Comprehensive Plan Amendment.
- POLICY 1.01I(7):** The Hernando County School Board and the Hernando County shall cooperate to review and consider the proposed location of a new and/or materially expanded educational facility within one of the future land use categories listed above, in utilizing the following general criteria, in addition to consistency with the County's Comprehensive Plan:
- a) Compatible with existing and projected uses of adjacent properties.

- b) The site area of the proposed location provides sufficient area to accommodate all needed utilities and support facilities and allow for adequate buffering of surrounding land uses.
- c) There will be adequate public services and facilities to support the public educational facility based on the Capital Improvement Program of the School Board and the County's Comprehensive Plan.
- d) No significant environmental constraints that would preclude development of a public educational facility on the site.
- e) There will be no adverse impact on archaeological or historic sites listed in the National Register of Historic Places or designated by a local government as locally significant historic or archaeological resources.
- f) The proposed location is well drained and soils are suitable for development or are adaptable for development and outdoor educational purposes with drainage improvements.
- g) Not in conflict with the County's Stormwater Management Plan and any watershed management plans adopted by the County, if applicable.
- h) Not in a velocity zone or a floodway.
- i) Can accommodate the required parking and anticipated queuing of vehicles onsite.
- j) Lies outside the area regulated by Section 333.03(3), F.S., regarding the construction of public educational facilities in the vicinity of an airport.

POLICY 1.01I(8): Location of schools shall be permitted up to two (2) miles from a Residential land use category or existing schools into a Rural land use category, and only upon demonstrated need consistent with the following criteria:

In the planning, siting, land acquisition and development of the facility, evaluation shall include consideration of the student population density of the area (such as sufficient student population of the existing rural communities); the criteria contained in Policy

1.01I(7), and public safety. In addition, such school facilities located within the Rural Future Land Use Category shall be serviced by central water and sewer facilities.

POLICY 1.01I(9): The Hernando County School Board and Hernando County shall cooperate to evaluate whether proposed locations of specific types of schools are consistent with the County's Comprehensive Plan including the following criteria:

Elementary Schools

- a) The proposed location shall have direct access to at least a minor collector road or as otherwise approved by the local government after determination of acceptable traffic impacts on adjacent roads of lesser classification.

Middle Schools

- a) The proposed location shall have direct access to at least a minor collector road or as otherwise approved by the local government after determination of acceptable traffic impacts on adjacent roads of lesser classification.
- b) Outdoor recreational facilities and similar support facilities shall be located and buffered on the proposed site to minimize impacts on adjacent properties.

High Schools

- a) The proposed location shall have direct access to at least a major collector road, or as otherwise approved by the local government after determination of acceptable traffic impacts on adjacent roads of lesser classification.
- b) Stadiums, outdoor recreational facilities, and similar support facilities shall be located and buffered on the proposed site to minimize impacts on adjacent properties.

Neighborhood Schools

- a) Neighborhood schools shall have direct access to two or more local streets which provide functional access to the school from within the residential neighborhood, or direct access to a

major local or higher class road, or as otherwise approved by the local government after determination of acceptable traffic impacts on adjacent roads of lesser classification.

- POLICY 1.01I(10):** Proposed locations that are less than the standard site acreage as prescribed in the Florida Department of Education State Requirements of Educational Facilities may be determined to be consistent with the County's Comprehensive Plan provided the requirements of Florida Statutes, are met and off-site impacts can be adequately mitigated.
- POLICY 1.01I(11):** If a site is consistent for some educational uses but not others, a consistency determination for a proposed new site or substantial additional property with the County's Comprehensive Plan may be conditioned with references to specific types of public educational facilities.
- POLICY 1.01I(12):** If a site is determined to be inconsistent with the County's Comprehensive Plan in order to achieve consistency with the Plan, Hernando County may impose reasonable conditions for development of the site at the time of special exception determination. Conditions may not be imposed which conflict with those established in Florida Statutes unless mutually agreed.
- POLICY 1.01I(13):** The Hernando County and School Board shall cooperate to accomplish a review of the facility's onsite and offsite impacts before a significant and material change of facility use at a public facility is implemented. The County and the School Board will work cooperatively to mitigate onsite and offsite impacts, including impacts to public facilities, identified through the review.
- POLICY 1.01I(14):** Hernando County and the School Board shall annually coordinate the development of their respective capital improvement programs.
- POLICY 1.01I(15):** The County supports the concept of neighborhood schools in order to promote community identity and character and reduce vehicle trips on the functionally classified road network. For the purposes of comprehensive planning, neighborhood schools are defined as schools suitable in scale for compatible location in residential communities, subdivisions, developments, areas, or neighborhoods that adequate infrastructure and services are in place or programmed in the Capital Improvements Plan to provide sewer, potable water, roads, police protection, fire and emergency medical services, and drainage

facilities to the school and surrounding residential uses in conformance with applicable Level of Service standards and within capacities of local streets. Neighborhood schools shall have design student capacities suitable for serving the residential communities, subdivisions, developments, areas, or neighborhoods in which they are located. Neighborhood schools should have joint-use recreation facilities or, be co-located within one-quarter mile of a neighborhood, community or district park. Neighborhood schools will usually be singular facilities to serve as neighborhood focal points, and usually not part of a larger school complex.

NOISE REGULATION AND STANDARDS BY RECEIVING LAND USE

OBJECTIVE 1.01J: TO REGULATE SOURCES OF SOUNDS WHICH EXCEED ESTABLISHED NOISE LIMITS AND TO MINIMIZE ADVERSE NOISE IMPACTS ON RECEIVING LAND USES

POLICY 1.01J(1): Maintain a Noise Control Ordinance which establishes amongst other standards the limits of allowable noise in receiving land use categories.

POLICY 1.01J(2): Establish and regulate blasting standards, including vibration and air blast overpressure limits, blasting hours, records and reporting procedures, and public safety precautions.

POLICY 1.01J(3): The Noise Ordinance shall provide modified standards for existing noise sources.

POLICY 1.01J(4): These noise standards do not apply to the areas of Hernando County which are within noise contours as outlined in the Hernando County Airport Noise Ordinance.

POLICY 1.01J(5): The following activities should be regulated by the Hernando County Noise Control Ordinance, but not required to meet standards of allowable noise in receiving land uses:

- a. Street Sales
- b. Animals
- c. Stationary Non-emergency Signaling Devices
- d. Emergency Signaling Devices
- e. Domestic Power Tools
- f. Air-Conditioning and Air-Handling Equipment
- g. Motor Vehicles operating on public right-of-way

- h. Refuse Collection Vehicles
- i. The Unamplified Human Voice
- j. Railway Locomotives and Cars
- k. Non-Stationary Farming Equipment
- l. Aircraft Operations
- m. Routine Maintenance of Public Service Utilities

POLICY 1.01J(6): Short duration noises of one second or less duration (of the nature of gunshots or other explosive sounds, excluding blasting) should be addressed in the Hernando County Noise Control Ordinance.

POLICY 1.01J(7): Adverse noise impacts of proposed development on conservation areas with noise-sensitive wildlife shall be minimized through the use of buffers, separation of land uses, and regulating land uses and activities. Where conservation lands are acquired or otherwise encumbered to protect wildlife species or populations which are sensitive to noise impacts, the acquisitions or other encumbrances should include adequate buffers for minimizing noise impacts.

MOBILE HOME STANDARDS

OBJECTIVE 1.01K: **TO REGULATE THE LOCATION OF MOBILE HOMES IN HERNANDO COUNTY THROUGH REQUIREMENTS WHICH SHALL ENSURE THE AVAILABILITY OF THE NECESSARY FACILITIES AND SERVICES AND WHICH SHALL ENSURE COMPATIBILITY WITH OTHER ADJACENT LAND USES.**

POLICY 1.01K(1): The location of mobile homes shall be guided by the same criteria and standards as are applied to conventional single family detached housing. The County will establish zoning districts within those areas designated in the Residential Land Use Category on the Future Land Use Map which allow mobile homes.

POLICY 1.01K(2): Minimum design standards shall be developed for mobile home parks and subdivisions which include lot size, access, parking, buffering and screening, open space and recreation, and utilities.

POLICY 1.01K(3): Mobile homes shall be located only in zoning districts which are exclusively established for mobile homes with the exception of existing developed residential areas already containing a mix of dwelling unit types.

- POLICY 1.01K(4):** Buffers shall be used to maintain the integrity of mobile home developments as separate entities unless bordered by similar developments.
- POLICY 1.01K(5):** In order to facilitate hurricane evacuation requirements, mobile home developments at a net density of one (1) unit per acre or greater shall have direct access to arterials or major collector roads.
- POLICY 1.01K(6):** The Land Development Regulations shall establish a zoning district to allow park model trailers and modular manufactured housing 300 to 600 square feet in area. The gross density for park model trailer developments shall not exceed 8.7 units per acre and the park model trailer zoning district will not be used extensively for future development.
- POLICY 1.01K(7):** Except for mobile home PDP's, mobile homes located in mobile home parks or sub-divisions shall not exceed 5.4 units per acre.
- POLICY 1.01K(8):** Mobile home developments approved through the planned development project process shall be allowed to cluster lots with a minimum size of 5,000 square feet, provided the gross density does not exceed 6 units per gross acre and that the additional area resulting from clustering be put into open space or recreation.

COMMERCIAL LAND USE REGULATION AND DENSITY STANDARDS

OBJECTIVE 1.01L: **PROVIDE FOR THE DEVELOPMENT OF HIGH QUALITY COMMERCIAL AREAS TO MEET THE CURRENT AND PROJECTED NEEDS OF HERNANDO COUNTY RESIDENTS WHILE ENSURING AN ORDERLY AND EFFICIENT PATTERN OF LAND USES AND PROTECTING THE COUNTY'S TRANSPORTATION NETWORK.**

- POLICY 1.01L(1):** Establish a Commercial Land Use Category, in which land uses such as commercial, recreation, office and professional, minor public facilities, incidental residential units in commercial buildings, single and multi-family residential dwelling units only when part of an integrated transportation and utilities master plan for the affected commercial node or strip commercial area, and minor institutional are allowed.

- POLICY 1.01L(2):** The County shall include in its Land Development Regulations specific criteria for neighborhood commercial, general commercial, community commercial, regional commercial, and any subcategories thereof, addressing permitted uses, bulk regulations, buffer requirements, performance standards, signage, aesthetics, parking requirements and special exceptions or other mechanisms to allow flexibility.
- POLICY 1.01L(3):** New commercial rezoning shall be initiated within commercial nodes and regional commercial overlay districts, as indicated on the adopted Future Land Use Map Series, except for Specialty Commercial, Neighborhood Commercial, and appropriate infill areas.
- POLICY 1.01L(4):** The Landscape Ordinance shall require the buffering of the negative visual impacts of commercial development through the use of landscaping, screening, regulation of signs, planting of trees and where possible, the preservation of natural vegetation.
- POLICY 1.01L(5):** Where commercial development is proximate to residential uses, ordinances and land use approval conditions shall require that anticipated negative impacts shall be mitigated to the extent practicable by the commercial development, including noise, glare, dust, noxious fumes, odors, light, increased traffic, and visual discontinuity.
- POLICY 1.01L(6):** The Land Development Regulations shall be written to encourage planned development zoning along arterial roads or in multiple land use developments to ensure compatible land uses and maximize coordination of facilities and access.
- POLICY 1.01L(7):** The County shall establish standards to promote the integration of pedestrian traffic within and between commercial developments and adjacent residential areas.
- POLICY 1.01L(8):** During the land use approval process for higher intensity commercial uses, appropriate buffering will be considered to maintain a separation from existing or proposed residential uses. The buffering method may include lower intensity commercial or multi-family uses creating a pattern of higher to lower intensity.

COMMERCIAL NODES

OBJECTIVE 1.01M: **HERNANDO COUNTY WILL MANAGE AND DIRECT COMMERCIAL DEVELOPMENT THROUGH THE USE OF COMMERCIAL NODES AND RELATED POLICIES.**

POLICY 1.01M(1): Commercial development shall be guided through a classification of commercial nodes, established primarily by function and location characteristics. Other factors, including but not limited to compatibility, opportunities for redevelopment, access, the availability of adequate infrastructure, environmental constraints and consistency with other policies may affect the size, location, function, and appropriateness of commercial development.

POLICY 1.01M(2): Commercial nodes shall be classified as neighborhood commercial, community commercial, general commercial, and regional commercial, with the following characteristics:

- a. Neighborhood Commercial Nodes
 1. May be located in the Residential or Rural Future Land Use categories,
 2. Will have a maximum node size of 5 acres;
 3. Will not be located in Conservation areas or environmentally sensitive areas;
 4. Will be located on collector or arterial roads except where proposed as part of an integrated, mixed-use planned unit development;
 5. Will not degrade the proper functioning of the adjacent roads below the established levels of service;
 6. Will be designed to serve the convenience and personal service needs of nearby residents, and will be proximate to population areas to support the proposed use;
 7. Will not compromise the integrity of residential areas.

- b. Community Commercial Nodes
 - 1. Will be located in areas designated on the Future Land Use Map Series as locations appropriate for nodal commercial development designed to serve the surrounding area with a wider range of commercial uses;
 - 2. Will be located proximate to the intersection of two roadways of a status of collector road or greater;
 - 3. Full median cuts will generally not be allowed any closer than 660 feet from the intersection to maintain the proper functioning of the intersection;
 - 4. Will be located on the fringe, not the interior, of residential areas;
 - 5. Will not compromise the integrity of the residential areas;
 - 6. Will generally range from 40-60 acres in size with a service area radius of up to 3 miles.

- c. General Commercial Nodes
 - 1. Will be located in areas designated on the Future Land Use Map Series as appropriate for nodal commercial development designed to provide for a full range and variety of shopping goods;
 - 2. Will be located proximate to the intersection of an arterial highway and a second road of at least collector status;
 - 3. Full median cuts will generally not be any closer than 1,320 feet on arterials and 660 feet on collectors from the intersection to maintain the proper functioning of the intersection;
 - 4. Will generally range from 50 to 100 acres in size;

5. Will be located within a three to five mile radius of population areas necessary to support the size and intensity of the development proposed;
 6. Will be of a design and function which does not compromise the integrity of adjacent uses.
- d. Regional Commercial Nodes

A Regional Commercial Node shall be an overlay district, may be located on the Future Land Use Map only in association with but not limited to an existing commercial area appropriate for general commercial development serving both the county and surrounding region and shall meet the following criteria:

1. Will be located along a multi-lane arterial roadway, within 1.5 miles of an intersecting multi-lane arterial;
2. Will have a minimum node size of 80 acres;
3. Will be of a design which does not compromise the integrity of adjacent uses;
4. Full median cuts will generally not be any closer than 1,320 feet from the intersection, in order to maintain the proper functioning of the intersection.
5. Will provide for road, bicycle and pedestrian connectivity to adjoining land uses.

POLICY 1.01M(3): Development in commercial nodes shall provide for extension of the County's frontage road network on arterial roadways.

POLICY 1.01M(4): In order to encourage compact commercial development and maintain the viability of adjacent roadways, commercial development can only extend outward from commercial nodes where there is a frontage road connected to the commercial node, unless it is determined that wetlands or existing development make frontage road extension unfeasible.

POLICY 1.01M(5): Commercial development in nodes may be required to utilize unified surface drainage plans, unified landscaping plans, unified access

management plans, unified transportation plans for vehicles, bicycles and pedestrians, and unified signage criteria.

- POLICY 1.01M(6):** Median cuts for commercial nodes on U.S. 19 north of S.R. 50 will be limited to one per quadrant unless it can be demonstrated to the Florida Department of Transportation (FDOT) that additional cuts will result in an improved traffic flow.
- POLICY 1.01M(7):** The access management plan will provide for interconnection between the commercial activities and residential areas.
- POLICY 1.01M(8):** Deleted by CPAM-09-01 (adopted 12/08/09, Ordinance 2009-17).
- POLICY 1.01M(9):** Deleted by CPAM-09-01 (adopted 12/08/09, Ordinance 2009-17).
- POLICY 1.01M(10):** Highway commercial components of planned development projects shall be directed into commercial nodes. The planned development district shall not be utilized for new highway commercial development outside of designated commercial nodes.
- POLICY 1.01M(11):** When reviewing requests to designate additional commercial areas, the County will consider the commercial node classification policies, the need to provide for a range of commercial uses, and the amount of commercial property available to meet the needs of businesses and residents as projected growth occurs through the planning horizon.

SPECIALTY COMMERCIAL

OBJECTIVE 1.01N: **ESTABLISH APPROPRIATE ZONING CATEGORIES AND LAND DEVELOPMENT REGULATIONS TO PROVIDE FOR THE LOCATION OF SPECIALTY COMMERCIAL USES WHICH DO NOT NORMALLY FUNCTION WITHIN COMMERCIAL NODES.**

- POLICY 1.01N(1):** The County shall adopt Land Development Regulations which establish categories for Agricultural Commercial, Marine Commercial, and Heavy Commercial.
- POLICY 1.01N(2):** Agricultural Commercial districts can be established in the Rural Land Use Category to serve rural and agricultural communities. They must meet the following criteria:

- a. Be directly accessible to a roadway classified by the County as collector or greater;
- b. Be proximate to agricultural activities;
- c. Be no greater than five (5) acres in area;

POLICY 1.01N(3): Marine Commercial districts can be established to accommodate water dependent uses. They must meet the following criteria:

- a. Be located proximate to existing waterways, including the Gulf of Mexico, Weeki Wachee River, and Withlacoochee River;
- b. Be providing some water dependent service or product;
- c. Provide for the minimization of adverse impacts on the waterways they are proximate to.

POLICY 1.01N(4): Separate Marine Commercial districts may be established which distinguish between those areas used to accommodate primarily recreational users of water resources and those which accommodate more intense users such as commercial fishing operations.

POLICY 1.01N(5): Heavy Commercial districts can be established to accommodate those commercial uses which have potential impacts which are determined to be too significant to place in standard commercial districts. They must meet the following criteria:

- a. Not to be located proximate to residential housing;
- b. Be accessible to arterial or major collector roadways without requiring use of residential roads;
- c. Meet any performance standards required to accommodate the increased project impacts.

POLICY 1.01N(6): Ancillary Commercial can be established in Future Land Use Map categories such as Recreation, Mining and Industrial, where the commercial activity proposed is considered to be serving those land use categories and it is not detrimental to the purpose of that category.

STRIP COMMERCIAL DEVELOPMENT

OBJECTIVE 1.010: LIMIT AND MANAGE STRIP COMMERCIAL AND INFILL COMMERCIAL AREAS SO AS TO IMPROVE TRAFFIC CIRCULATION AND VISUAL QUALITY.

POLICY 1.010(1): Strip Commercial will only be allowed along commercial corridors which have significant existing commercial development, remaining parcels are generally zoned commercial and commercial development is expected to continue. These areas are delineated on the Future Land Use map along US 19 south of State Road 50 to the County line and along State Road 50 from Oak Hill Hospital to Colorado Street. The depth and intensity of commercial development in these areas shall be managed through development review processes to allow commercial development which will generate traffic consistent with traffic generation projections utilized in developing the Buildout Thoroughfare Map.

POLICY 1.010(2): Expansion of the existing strip commercial areas shall not be allowed.

POLICY 1.010(3): The County shall not permit the creation of any new strip commercial areas during the planning period.

POLICY 1.010(4): Infill commercial development may be approved where existing areas having 300 feet or less frontage on arterial or collector roads lie between commercially zoned parcels on the same side of the road so that commercial use of the intervening property(ies) is the most logical land use. The depth of such infill commercial development shall be commensurate with the depth of existing commercial zoning on the proximate parcels which define the infill area. Such approvals shall consider: the traffic impacts of additional commercial development on the affected roadways; the suitability of the property for commercial development while meeting setbacks, parking, drainage, frontage road, access management, and other requirements of the land development regulations; the need for additional commercial development to serve proximate residential populations; environmental constraints; Policy 1.010(3) prohibiting creation of new strip commercial areas; and compatibility with surrounding land uses.

POLICY 1.010(5): Where practicable, the County shall encourage the redevelopment of existing strip commercial areas through the designation of

commercial nodes in locations consistent with the criteria as found in Objective 1.01M.

POLICY 1.01O(6): The County shall encourage the redevelopment of older strip commercial areas in locations consistent with the Future Land Use Map.

POLICY 1.01O(7): Regulations shall be prepared to address the special needs of these corridors such as, setbacks, buffers, landscaping requirements, access limitations, and frontage roads.

RECREATIONAL VEHICLE STANDARDS

OBJECTIVE 1.01P: **ESTABLISH STANDARDS FOR DENSITY, LOCATION, LAND USES AND LENGTH OF STAY IN RECREATIONAL VEHICLE PARKS AS A METHOD OF DISTINGUISHING BETWEEN RECREATIONAL AND RESIDENTIAL LAND USES.**

POLICY 1.01P(1): Recreational vehicle parks shall not allow any recreational vehicle unit to stay at the park (excluding storage areas) longer than 183 days per 365 day period.

POLICY 1.01P(2): Permanent structures in recreational vehicle parks, which are required for the operation of the parks, should be restricted to the following: marinas, clubhouses, bathrooms, recreational halls, laundry facilities, recreational vehicle storage, park store, and living units for the resident manager and permanent employees.

POLICY 1.01P(3): Recreational vehicle parks should be accessed via adequately designed roads, but not through residential streets.

POLICY 1.01P(4): Separate zoning classification(s) shall be established for recreational vehicle parks which are potentially allowable in the residential, planned development, commercial, and rural land use categories in areas where comparable residential services are available.

POLICY 1.01P(5): Recreational vehicle parks should be directed to locate in areas which contain tourist attractions, natural resources or major traffic corridors.

POLICY 1.01P(6): The County shall establish infrastructure standards applicable to recreational vehicle parks.

POLICY 1.01P(7): Flexible standards may be allowed for the location of recreational vehicle sites and tent camping facilities within recreational vehicle parks.

POLICY 1.01P(8): The Hernando County Zoning Ordinance shall be amended to establish standards for recreational vehicle parks densities, buffers, and setbacks.

LOCATION OF SINGLE FAMILY RESIDENTIAL LAND USES

OBJECTIVE 1.01Q: **ESTABLISH APPROPRIATE LOCATIONAL CRITERIA FOR ALL SINGLE FAMILY RESIDENTIAL LAND USE CATEGORIES.**

POLICY 1.01Q(1): Single family housing development of a density greater than .4 dwelling units per acre should be located in proximity to existing development in order to make efficient use of infrastructure and services.

POLICY 1.01Q(2): Single family developments should have points of access onto the arterial or collector road system, but should have no residential driveways connecting directly to that system.

POLICY 1.01Q(3): Where infrastructure exists or is planned, infill development shall be encouraged by allowing greater densities and prioritizing capital infrastructure expenditures.

POLICY 1.01Q(4): Single family density of greater than .2 dwelling units per acre in the major flood areas should not be allowed.

POLICY 1.01Q(5): Single family development which encroaches upon mining, commercial, industrial or other incompatible land uses should only be allowed through a planned development project approval which addresses access, buffers and purchaser notification.

LAND DEVELOPMENT REGULATIONS

OBJECTIVE 1.01R: **ESTABLISH LAND DEVELOPMENT REGULATIONS TO INCORPORATE POLICIES AND PROCEDURES ESTABLISHED IN ELEMENTS OF THE COMPREHENSIVE PLAN. THE ISSUES ADDRESSED IN POLICIES BELOW**

ARE MAJOR COMPONENTS OF THE REVISION, BUT DO NOT CONSTITUTE A COMPREHENSIVE LIST.

- POLICY 1.01R(1):** A number of zoning categories will be established for each of the following land use categories to allow for clustering of like uses, reduction of encroachment of incompatible uses, and distinction in the infrastructure and services required: Residential, Rural, Commercial, Industrial, and Mining.
- POLICY 1.01R(2):** In order to promote a harmonious built environment, performance standards to be included in the LDR's may cover such issues as services, access, noise, bulk, height, traffic, buffers, open space, acreage minimums or maximums, landscaping, signage, timing, architectural and aesthetic designs.
- POLICY 1.01R(3):** Environmental protection shall be considered in zoning evaluation procedures, with reasonable conditions placed upon development approvals. Conditions on approvals may address, but are not limited to the following issues:
- a. retention of significant natural habitat;
 - b. minimization of disturbance to water bodies;
 - c. protection of threatened or endangered species;
 - d. avoidance of pollution to the groundwater aquifer;
 - e. protection of historical and archaeological sites;
 - f. maintenance of scenic vistas;
 - g. minimization of air pollution.
- POLICY 1.01R(4):** The Land Development Regulations shall establish a list of allowable uses for each zoning district, with standards provided for the issuance of special exceptions.
- POLICY 1.01R(5):** Procedures shall be placed in the Land Development Regulations to provide for conditional plats, variances and conditional use permits, with appropriate standards established.

POLICY 1.01R(6): Any land use approval application process should require sufficient information from the applicant to allow the County to address the issues required under this Comprehensive Plan.

POLICY 1.01R(7): The Land Development Regulations shall include standards for controlling light pollution throughout the County for both residential and nonresidential uses. The purpose of the standards is to minimize artificial light escaping from developed premises, while allowing adequate illumination for security, and encouraging energy conservation.

BUFFERS

OBJECTIVE 1.01S: **ESTABLISH BUFFERS BETWEEN ADJACENT LAND USES, AND BETWEEN LAND USES AND CONSERVATION AREAS, SENSITIVE ENVIRONMENTAL AREAS, OR ARCHAEOLOGICAL FEATURES.**

POLICY 1.01S(1): Incorporate within Land Development Regulations the requirement for buffers as part of the review and approval process.

POLICY 1.01S(2): Promulgate guidelines to be utilized in the establishment of buffers. The guidelines shall allow some flexibility in application, but will address criteria for the following:

- a. degree of opacity;
- b. type of buffers (open space, hedges, walls, trees, etc.);
- c. differing purpose of buffers (visual, noise, etc.);
- d. lists of acceptable plants and trees;
- e. model standard buffers between land uses.

POLICY 1.01S(3): Vegetative buffers shall consist of appropriate species acceptable for the purpose of the buffer, using native species whenever practical.

POLICY 1.01S(4): Buffers shall be greater (height, width, or opacity) as the extent of incompatibility between land uses increases.

POLICY 1.01S(5): Buffers shall be provided by the encroaching land use, and may be required in the case of a planned land use on adjacent property as designated on the Future Land Use Map or by other land use approvals.

- POLICY 1.01S(6):** Buffers may be reduced between different land uses within a Planned Development Project.
- POLICY 1.01S(7):** The County shall establish the types of buffers which may be utilized.
- POLICY 1.01S(8):** In order to reduce the impact of encroaching land uses, buffers may be required between proposed development and lakes, rivers, wetlands, conservation lands, historical or archaeological sites, eagles' nests, sinkholes or similar significant natural features.
- POLICY 1.01S(9):** Buffers shall be shown on all conditional plats and construction plans.
- POLICY 1.01S(10):** Buffers shall be required between proposed development and conservation areas, with particular emphasis on minimizing noise impacts of development on wildlife species and communities which are intolerant of manmade noise.

LOCATION OF PUBLIC FACILITIES

- OBJECTIVE 1.01T:** **PROVIDE FOR EFFICIENT USE AND PROVISION OF PUBLIC FACILITIES/SERVICES IN A COST-EFFICIENT MANNER.**
- POLICY 1.01T(1):** Limit the potential for urban sprawl by establishing services in areas adjacent to concentrated growth.
- POLICY 1.01T(2):** Provide infrastructure for future development within areas of facility availability and investment in accordance with long range plans by the County for providing potable water, sanitary sewer, transportation and other facilities at planned levels of service and timing. Infrastructure for future development will be provided within the Residential, Commercial, Industrial, and Planned Development District Category areas indicated on the Future Land Use Map. The County may manage the timing of infrastructure availability within these areas to influence the timing and location of development.
- POLICY 1.01T(3):** Provide attractive, functionally related mixed use projects which permit a variety of compatible uses to be located in close proximity to each other.
- POLICY 1.01T(4):** Hernando County shall discourage the urban sprawl development pattern characterized as functionally unrelated to or integrated with

other surrounding development. The following are representative characteristics of the urban sprawl development pattern:

- a. Leap frog development which is not contiguous to, or in close proximity to, existing urban infrastructure which requires costly public investments to provide such urban services for development.
- b. Linear or strip development that expands along major roadways beyond urban infrastructure causing the degradation of roadway capacity and incompatibility of adjoining land uses.
- c. Single dimensional development lacking supportive services.

POLICY 1.01T(5): New infrastructure shall not be constructed to support new development in floodplains, flood prone areas and coastal high hazard areas, except as listed in the Coastal Management Element.

POLICY 1.01T(6): Water and sewer planning conducted by the County will utilize a public participation process.

POLICY 1.01T(7): The County may enter into agreements with private parties to develop water and sewer facilities within the planned service areas. While the County will utilize water and sewer planning and the timely provision of such services and infrastructure to influence the timing of development, the County is not precluded from entering into agreements with private parties to construct such infrastructure before it would otherwise be constructed based on adopted water and sewer plans.

POLICY 1.01T(8): Planning for water and sewer facilities will be consistent with the areas planned for urban development and designated on the Future Land Use Map.

POLICY 1.01T(9): The County may enter into agreements with private parties to develop transportation facilities within planned growth areas. While the County will utilize the long range transportation plan and the timely provision of transportation facilities and infrastructure to influence the timing of development, the County is not precluded from entering into agreements with private parties to construct such infrastructure before it would otherwise be constructed based on the adopted long range transportation plan.

PUBLIC FACILITY REGULATIONS

OBJECTIVE 1.01U: **PROVIDE FOR THE DEVELOPMENT OF MECHANISMS TO LOCATE PUBLIC FACILITIES IN SUCH A MANNER AS TO EFFECTIVELY AND EFFICIENTLY SERVE EXISTING AND PROJECTED DEVELOPMENT AND MINIMIZE THE FACILITIES' IMPACT ON NEARBY NATURAL RESOURCES AND EXISTING LAND USES.**

POLICY 1.01U(1): The location of major public facilities shall be approved only after adequate opportunity has been provided for public review and comment.

POLICY 1.01U(2): As part of the major public facility locational review process, a statement of impact shall be prepared for new facilities describing the current condition of adjacent natural resources and land uses, the projected impact of the proposed facility on these adjacent areas and how the projected impact will be mitigated or minimized.

POLICY 1.01U(3): Conditions imposed by the public facility locational review process shall be binding for purposes of issuance of development orders and other development permits.

POLICY 1.01U(4): Major public facilities shall be within a separate zoning district which is allowed in any future land use category with performance standards.

RURAL CLUSTER OVERLAY

OBJECTIVE 1.01V: **ESTABLISH STANDARDS FOR CLUSTERED DEVELOPMENT OF PROPERTY AT A MAXIMUM DENSITY OF 0.425 DWELLING UNITS PER ACRE WHERE SUCH PROJECTS MEET IDENTIFIED PUBLIC INTEREST CRITERIA.**

POLICY 1.01V(1): Parcels of property or assemblages of parcels to be considered must be a total 150 acres or greater, located within the Rural Land Use Category, with proposed residential units clustered on 50% or less of the assembled property and the remaining property placed in permanent conservation/preservation. Parcels in the Coastal High Hazard Zone are not eligible for consideration for a Rural Cluster Overlay District designation. Property may be assembled through

different FLUM amendments, so long as the parcels are assembled within 18 months of each other, and the total assemblage meets the requirements of Policy 1.01V(3).

POLICY 1.01V(2): Properties to be considered for increased density shall be required to seek a “Rural Cluster Overlay District” designation via amendment to the Future Land Use Map.

When a determination has been made on how a specific parcel meets the criteria contained in this Objective 1.01V, that information will be placed in Section D: Future Land Use Map Mapping Criteria & Land Uses Allowed and will be referenced by the Comprehensive Plan Amendment (CPAM) number assigned to the case. Additional criteria may be added to further define approved conditions. This information will be used in the determination of a zoning approval on the parcel.

POLICY 1.01V(3): Proposed projects should include design information on the aesthetic nature of the clustered development including types of structures to be developed, including building sizing, elevations and site placement, landscaping, traffic patterns, and pedestrian mobility. Development plans should depict how such features are incorporated. Open space uses may include preservation, conservation, maintaining existing agricultural land uses, passive recreation such as trails, and related accessory uses, and shall be depicted on any proposed site plans. Projects should provide access and connectivity to the associated open space areas on the site where such areas are designated for passive recreation by residents.

Any path or trail features to be developed within the project shall be maintained by the homeowners association. Proposed sites that contain historical or archeological resources should provide documentation and include plans for the protection and conservation of such resources within their development plans.

POLICY 1.01V(4): Properties under consideration for the Rural Cluster Overlay District designation shall have or create access to a paved, county-maintained roadway. All roads within the clustered portions of the project shall be paved.

POLICY 1.01V(5): Qualification for Consideration of a Rural Cluster Overlay District designation at 0.425 dwelling units per acre. Applicant parcels must meet the following criteria:

- (a) A portion of the property to remain in open space creates a connection between public lands or between public lands and lands that have been identified for acquisition by the State or the Hernando County Environmentally Sensitive Lands Committee. At least part of this connection must be in a natural forested ecosystem;
- (b) The site design for the property utilizes open space to preserve rural vistas. Specific measures for preservation of rural vistas on the site, through such means as buffering, development siting or other means, should be included on any proposed development plans;
- (c) The site design for the property utilizes open space to preserve natural forested ecosystems, habitat of listed species or other areas of environmental sensitivity and must be primarily uplands; wetlands may not constitute more than 25% of the open space;
- (d) At least 50% of the parcel or assembled parcels of land must be left in public open space protected by a conservation easement created and recorded pursuant to the terms of s. 704.06, Florida Statutes;

POLICY 1.01V(6): By 2010, the County shall identify other areas and lands that may be appropriate for rural clustered development, based upon environmental sensitivity, wildlife protection, designated greenway plans, rural vistas and other issues of public interest. A resulting policy cluster shall contain appropriate criteria to accomplish such objective. The additional proposals may contain a range of allowable increased densities, but shall not exceed 0.425 dwelling units per acre. Until the additional policy cluster is adopted, any requests for rural clustering under this objective must meet the criteria established under Policy 1.01V(5).

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GOAL 1.02

TO PROVIDE FOR A DIVERSE, BALANCED, AND STABLE LOCAL ECONOMY.

INDUSTRIAL LAND USE REGULATIONS AND INTENSITIES STANDARDS

OBJECTIVE 1.02A: THE COUNTY SHALL ESTABLISH STANDARDS FOR INDUSTRIAL LAND USES WHICH ALLOW FOR THE EXPANSION OF INDUSTRIAL EMPLOYMENT OPPORTUNITIES WHILE PROTECTING THE NATURAL ENVIRONMENT AND THE INTEGRITY OF ADJOINING LAND USES.

- POLICY 1.02A(1):** Establish an Industrial Land Use Category in which land uses allowed are: industrial uses, ancillary commercial activities, minor public facilities, and ancillary residential.
- POLICY 1.02A(2):** Industrial developments should be located along arterial or non-residential collector roadways and have adequate access to major arterials.
- POLICY 1.02A(3):** The County shall encourage the concentration of industrial uses in planned industrial parks or in appropriately sited and designed mixed developments using the planned development project method.
- POLICY 1.02A(4):** The County shall amend its Land Development Regulations for industrial uses to address separate classifications for light and heavy industrial uses, internal and external transportation facilities, off street parking and unloading, landscaping and buffering, access controls, utility sizing and placement, signage, bulk regulations, special exceptions, and compatibility with adjacent developments.
- POLICY 1.02A(5):** Proposed industrial developments shall be evaluated for their effect on the natural environment, including tree retention, water consumption, habitat destruction, wetland disturbance, threatened and endangered wildlife, potential for the generation of point or non-point source pollution, the amount, kind, and method of handling hazardous wastes, and the effect on air quality.
- POLICY 1.02A(6):** Industrial development along major arterials shall provide for extension of the County's frontage road network, where applicable.

INDUSTRIAL LAND USE CATEGORIES

OBJECTIVE 1.02B: **DEFINE AND INCORPORATE ON THE FUTURE LAND USE MAP SERIES, PLANNED DEVELOPMENT, AND INDUSTRIAL LAND USE CATEGORIES.**

POLICY 1.02B(1): The Industrial Land Use category shall incorporate parcels to be used exclusively for industrial uses.

POLICY 1.02B(2): Designation of areas for industrial use shall include consideration of transportation and access standards, level of service standards, availability of sewer and water facilities, proximity to rail or air access, proximity to employment base, minimal potential for environmental degradation, and minimal land use conflicts.

LOCATION OF MINING RELATED INDUSTRIAL USES

OBJECTIVE 1.02C: **PROVIDE FOR THE COMPATIBLE AND COORDINATED DEVELOPMENT OF INDUSTRIES WHICH CONSUME MINING PRODUCTS AND CO-LOCATED MINING SUPPORT RELATED INDUSTRIAL USES WITHIN THE MINING LAND USE CATEGORY.**

POLICY 1.02C(1): The purpose and primary benefit of allowing these related industrial uses to be co-located with surface mining activities facilitates Hernando County's economic development efforts to recruit and retain primary industries and create jobs for its residents.

POLICY 1.02C(2): Identify mining support related industries that only provide services and products to be used in the extraction processes to include: heavy equipment servicing, parts, repairs, and tire sales; industrial equipment parts, services and fabrication; explosives and drilling contractors; steel suppliers, fabrication and contractors; machine shops; raw material suppliers (steel, tires, etc.); truck terminals related to cement, aggregate or construction materials; co-generation facilities; and other similar activities or uses. Retail uses shall not be allowed.

POLICY 1.02C(3): Identify industries which consume mining products to include: ready-mix plants; asphalt plants; brick and block manufacturing; concrete pre-stress and pre-cast products; roofing and shingle products; and other similar activities or uses.

- POLICY 1.02C(4):** The County shall identify and include in its Land Development Regulations specific requirements for mining support related and consumers of mining products industries permitted within the Mining District.
- POLICY 1.02C(5):** External access for mining support related industries and consumers of mining products industries within the Mining District shall be provided by the primary mine entrance. Development of the mining support industries shall utilize appropriate access management techniques and controls to accommodate anticipated traffic. The use of existing rail access points is also encouraged.
- POLICY 1.02C(6):** Adverse noise impacts of proposed mining related support and consumers of mining products industries on adjacent or surrounding land uses shall be minimized through the use of berms and buffers as identified in Objective and Policies 1.08B.
- POLICY 1.02C(7):** In order to establish the industrial uses outlined in Policies 1.02C(2) and (3) above and specify their locations on mining properties, an amendment to the existing Master Mining Plan Approval (MAMPA) meeting the requirements of the Hernando County Code of Ordinances will be required. The approval process to establish the aforementioned industrial uses shall include, but not be limited to, review of the following natural resource issues stormwater management, groundwater protection, karst features, and protected species.

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GOAL 1.03

TO DIRECT DEVELOPMENT TO THOSE AREAS OF THE COUNTY WHICH HAVE ADEQUATE PUBLIC FACILITIES OR HAVE ASSURANCE OF ADEQUATE PUBLIC FACILITIES IN ORDER TO ACCOMMODATE GROWTH IN AN ENVIRONMENTALLY ACCEPTABLE AND FISCALLY RESPONSIBLE MANNER.

ORDERLY TRANSFER AND SUBDIVISION OF LAND

OBJECTIVE 1.03A: TO PERMIT THE DIVISION OF PARCELS INTO LOTS TO FACILITATE THE ANTICIPATED GROWTH WHILE PROVIDING THAT ADEQUATE PUBLIC AND PRIVATE FACILITIES ARE AVAILABLE OR ENSURED.

POLICY 1.03A(1): A subdivision shall mean the division of a parcel of land into two or more contiguous parcels for the purpose either of transferring ownership thereof or of building development thereon.

POLICY 1.03A(2): The subdivision of land or the transfer of parcels created by such subdivision shall require compliance with subdivision regulations.

POLICY 1.03A(3): Approval procedures shall be established to ensure that each subdivision provides adequate facilities such as streets, roads or other access, sewage disposal, potable water, stormwater drainage, and open space to meet the needs of the users of the individual lots. Specific standards shall be established in the subdivision regulations.

POLICY 1.03A(4): The County shall adopt subdivision regulations which allow the division of property when the division meets reasonable standards related to the size of the smallest parcel created, the levels of service available to said parcel, and the density of the total parcel from which the division was made.

POLICY 1.03A(5): Wherever lots are created that do not front on public right of ways, sufficient easements shall be provided to allow vehicular access and the extension of all available public and private utilities.

FLOODPLAINS, FLOOD PRONE AREAS AND COASTAL HIGH HAZARD AREAS

OBJECTIVE 1.03B: TO DIRECT DEVELOPMENT TO AREAS THAT DO NOT PLACE PEOPLE , STRUCTURES AND INFRASTRUCTURE AT RISK DUE TO FLOODING.

POLICY 1.03B(1): New development shall be discouraged in floodplains, flood prone areas and coastal high hazard areas. New development shall be directed to areas that do not present risks of flooding.

POLICY 1.03B(2): Infrastructure in floodplains, flood prone areas and coastal high hazard areas shall be maintained at current levels to support existing vested development. Infrastructure and capital facilities shall not be increased in capacity to support new development. Infrastructure and capital facilities may be increased in capacity only to address environmental issues directly attributed to existing vested development, such as utilizing sanitary sewer to eliminate adverse environmental impacts of septic tanks on water quality.

POLICY 1.03B(3): New infrastructure shall not be constructed to support new development in floodplains, flood prone areas and coastal high hazard areas, except as listed in the Coastal Management Element.

LEVELS OF SERVICE FOR FLOODPLAINS AND FLOOD PRONE AREAS

OBJECTIVE 1.03C: TO PROVIDE STANDARDS FOR PROVIDING AND MAINTAINING INFRASTRUCTURE IN AREAS PRONE TO FLOODING

POLICY 1.03C(1): Where new roads are constructed within flood prone areas, local roads shall be elevated above the level calculated for the 25 year frequency flood event, collector roads shall be elevated above the level calculated for the 50 year frequency flood event, and arterial roads shall be elevated above the level calculated for the 100 year frequency flood event.

POLICY 1.03C(2): When roads in flood prone areas are rehabilitated, local roads shall be elevated above the level calculated for a 10 year frequency flood event, collector roads shall be elevated above the level calculated for

the 50 year frequency flood event, and arterial roads shall be elevated above the level calculated for the 100 year frequency flood event.

- POLICY 1.03C(3):** The County's Facilities Design Guidelines and flood plain management regulations shall be adopted to establish and maintain standards that address roads and other infrastructure in flood prone areas or in small isolated flood prone areas. The methods implemented by the Guidelines and regulations shall include, but not be limited to: minimum base flood elevations, engineering details to prevent infiltration and design standards to minimize damage from flooding.
- POLICY 1.03C(4):** Where development impacts flood prone areas, surface water management systems shall not cause adverse water quantity impacts to receiving waters and adjacent lands nor cause adverse flooding to offsite property. Storm water conveyances shall not be impacted so that the flow of flood water is restricted, obstructed, diverted, or increased in volume or velocity, so that increased flooding occurs on private or public property, except as part of storm water master plan, an authorized flood protection project, or water quality treatment project.
- POLICY 1.03C(5):** Where new developments occur within flood prone areas, alterations to flood plains, storm water conveyances, or drainage patterns shall not reduce the net storage of water within the areas inundated by the 100 year storm event.

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GOAL 1.04

TO REQUIRE NEW DEVELOPMENT TO PAY A FAIR, EQUITABLE AND PROPORTIONATE SHARE OF THE COSTS REQUIRED TO PROVIDE ADEQUATE PUBLIC FACILITIES TO THAT NEW DEVELOPMENT.

LAND USE AND PUBLIC FACILITIES LEVELS OF SERVICE (LOS) STANDARDS

OBJECTIVE 1.04A: **TO ESTABLISH NEW OR IMPROVE EXISTING FACILITIES IN ORDER TO MAINTAIN THE CURRENT LEVEL OF SERVICE STANDARDS FOR EDUCATIONAL FACILITIES, LIBRARIES, PUBLIC BUILDINGS, LAW ENFORCEMENT, PARKS, ROADS, FIRE AND EMERGENCY MEDICAL SERVICES, AND PUBLIC POTABLE WATER AND SANITARY SEWER FACILITIES.**

POLICY 1.04A(1): The Hernando County District Schools must expand its educational facilities in order to maintain current standards if new development is to be accommodated without decreasing current standards.

POLICY 1.04A(2): Hernando County must expand its libraries in order to maintain current standards if new development is to be accommodated without decreasing current standards.

POLICY 1.04A(3): Hernando County must expand its public buildings in order to maintain current standards if new development is to be accommodated without decreasing current standards.

POLICY 1.04A(4): Hernando County must expand its police protection in order to maintain current standards if new development is to be accommodated without decreasing current standards.

POLICY 1.04A(5): Hernando County must expand its parks system in order to maintain current parks standards if new development is to be accommodated without decreasing current standards.

POLICY 1.04A(6): Hernando County must expand its road system in order to maintain current road standards if new development is to be accommodated without decreasing current standards.

- POLICY 1.04A(7):** Hernando County must expand its fire and emergency medical services in order to maintain current standards if new development is to be accommodated without decreasing current standards.
- POLICY 1.04A(8):** Hernando County must expand its potable water and sanitary sewer facilities and services in order to maintain the current standards if new development is to be accommodated without decreasing current standards.
- POLICY 1.04A(9):** In lieu of expansion, alternative methods of maintaining current standards required by new development may be utilized.
- POLICY 1.04A(10):** Methodology shall be established as to how development will pay a fair, equitable and proportionate share of the costs of new solid waste management/disposal facilities and drainage facilities.

LAND USE AND PUBLIC FACILITIES IMPACT FEES

- OBJECTIVE 1.04B:** **IMPLEMENT IMPACT FEES TO BE USED FOR CAPITAL FACILITIES OR LAND ACQUISITION FOR EDUCATIONAL FACILITIES, LIBRARIES, PUBLIC BUILDINGS, LAW ENFORCEMENT, PARKS, ROADS, FIRE AND EMERGENCY MEDICAL SERVICES, POTABLE WATER, AND SANITARY SEWERAGE IMPROVEMENTS. OTHER FUNDING SOURCES SHOULD BE EVALUATED.**
- POLICY 1.04B(1):** Implement an Educational Facilities Impact Fee Ordinance to help distribute the cost of new educational facilities that are necessary for future development.
- POLICY 1.04B(2):** Implement a Public Capital Facilities Impact Fee Ordinance to help distribute the cost of new libraries, public buildings, and police protection capital facilities that are necessary for future development.
- POLICY 1.04B(3):** Implement a Parks Impact Fee Ordinance to help distribute the cost of new parks capital facilities that are necessary for future development within each impact fee district.
- POLICY 1.04B(4):** Implement a Roads Impact Fee Ordinance to help distribute the cost of new road capital facilities that are necessary for future development.

POLICY 1.04B(5): Implement a Fire Protection and Emergency Medical Services Capital Facilities Impact Fees Ordinance to help distribute within each impact fee district the cost of new fire protection and emergency medical services capital facilities that are necessary for future development.

POLICY 1.04B(6): Implement a Potable Water and Sanitary Sewer Impact Fee Ordinance to help distribute the cost of new potable water and sanitary sewer capital facilities that are necessary for future development within each district.

AVAILABILITY OF FACILITIES AND SERVICES CONCURRENT WITH IMPACTS OF DEVELOPMENT

OBJECTIVE 1.04C: **LAND DEVELOPMENT SHALL NOT BE PERMITTED UNLESS THE NECESSARY FACILITIES AND SERVICES TO MAINTAIN PUBLIC HEALTH, SAFETY AND GENERAL WELFARE ARE EITHER EXISTING OR ENSURED.**

POLICY 1.04C(1): Facilities and services shall be available to provide the adopted levels of service concurrent with development including roadways, potable water, sewage treatment, drainage, solid waste disposal and parks.

POLICY 1.04C(2): A level of service standard shall be adopted for facilities and services which includes schools, libraries, public buildings, police protection, and fire protection. These standards shall be used for the purpose of implementing impact fees and for the issuance of development orders and are as follows:

Fire Protection

To maintain or exceed an ISO (Insurance Service Office) rating of Class 5 for Spring Hill Fire and Rescue, Class 6 for Brooksville (Township 22) Fire Department, Class 5/9 for Hernando County Fire District, and Class 5/9 for Hernando Beach Municipal Fire Service Unit.

Law Enforcement

To maintain a ratio of a minimum of 1.32 sworn officers per 1,000 permanent residents (unincorporated population) with accompanying equipment and facilities.

Public Buildings

To maintain the provision of public buildings at a minimum of 1,500 square feet per 1,000 (peak) population.

Public Libraries

Maintain a book collection equal to at least 1.5 items per capita.

Educational Facilities

The level of service standard for educational facilities are set forth in the Public School Facilities Element (Chapter 15) of this Comprehensive Plan.

- POLICY 1.04C(3):** Levels of service, standards and criteria for facilities and services shall be established within this Comprehensive Plan or shall be those standards which were adopted for the purposes of establishing impact fees within duly enacted ordinances prior to the adoption of this Comprehensive Plan.
- POLICY 1.04C(4):** Land development which requires potable water shall not be permitted outside those areas planned to receive potable water service in accordance with the ten year water supply planning conducted under Objective 4.11G of the Potable Water Element.
- POLICY 1.04C(5):** Land development which requires sanitary sewer shall not be permitted outside those areas planned to receive sanitary sewer service in accordance with wastewater service planning conducted under Objective 4.01A of the Sanitary Sewer Element.
- POLICY 1.04C(6):** Land development which impacts public educational facilities shall not be permitted if school concurrency cannot be achieved as provided for in Goal 11.01 and Objectives and Policies thereunder.

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GOAL 1.05

TO PROTECT PRIVATE PROPERTY RIGHTS AND RECOGNIZE THE EXISTENCE OF LEGITIMATE AND OFTEN COMPETING PUBLIC INTERESTS AND PRIVATE INTERESTS IN LAND USE REGULATIONS AND OTHER GOVERNMENT ACTION.

ALTERNATIVE METHODS OF PRESERVING PROPERTIES

OBJECTIVE 1.05A: TO ESTABLISH ALTERNATIVE METHODS FOR DEVELOPMENT WHERE LIMITATIONS ARE PLACED ON LAND.

POLICY 1.05A(1): The County shall use the following methods for the development of property where the preservation of certain features are in the public interest: Transfer of Development Rights, Purchase of Development Rights, planned development procedures, clustering of development, conservation easements, buffers, the preservation of natural areas as open space, and other appropriate planning techniques. Land Development Regulations shall be amended to include these techniques.

DEVELOPMENT REGULATIONS CONSISTENT WITH JUDICIAL INTERPRETATIONS

OBJECTIVE 1.05B: LAND DEVELOPMENT REGULATIONS SHOULD BE CONSISTENT WITH EXISTING JUDICIAL INTERPRETATIONS OF THE RIGHTS OF PRIVATE PROPERTY OWNERS.

POLICY 1.05B(1): Existing and future land use regulations shall be reviewed annually for consistency with judicial interpretations of private property rights.

NON-CONFORMING ZONING

OBJECTIVE 1.05C: TO ALLOW OR INITIATE REZONING IN MEASURED STEPS TO REACH THE FUTURE LAND USE MAP DEVELOPMENT PATTERN BY THE YEAR 2025.

POLICY 1.05C(1): Within 9 months of the adoption of any scheduled EAR based plan amendment, the Department of Planning shall prepare a plan

indicating all non-conforming zoning, recommending those parcels which warrant rezoning to conform to the Future Land Use Map.

POLICY 1.05C(2): Within 12 months of the adoption of any scheduled EAR based plan amendment, the County Commission shall initiate rezoning actions for parcels which should be rezoned to ensure the integrity of the future land use plan.

POLICY 1.05C(3): Parcels considered to warrant immediate rezoning under Policies 1.05C(1) and 1.05C(2) shall include those whose existence in a non-conforming zoning status would endanger the integrity of the Future Land Use Map. The following types of parcels are among those generally considered to meet that test.

- a. All areas within the Conservation Land Use Category;
- b. All areas within the Recreation, Public Facilities, Education Land Use Categories;
- c. All undeveloped parcels zoned as residential without an active conditional plat or master plan, or without a conditional plat or master plan approval within the previous five (5) years, which lie within the Rural Land Use Category.
- d. All agriculturally zoned parcels within the Rural Category which exhibit rural residential usage.

POLICY 1.05C(4): Rezoning which bring a property's classification into conformance with the 2025 Future Land Use Map may be initiated by either the County or property owner at any time.

POLICY 1.05C(5): Parcels not considered to warrant immediate rezoning under Policies 1.05C(1) and (2) shall include those whose continued existence in a non-conforming zoning status would not endanger the integrity of the Future Land Use Map. Such parcels shall not be rezoned without the consent of the owner. The following types of parcels are among those generally considered to meet that test:

- a. Agricultural zonings in any category other than Conservation or Riverine Protection Area; or selected rural areas in the Rural Category (see Policy 1.05C(3)(d)).

- b. Commercial zonings of smaller than mapping threshold size (twenty acres) which lie adjacent to collector or arterial roadways.
- c. Zonings in any land use category where a conditional plat or master plan is either active or has been approved within the previous five (5) years.
- d. Mining zoning in Rural Land Use Category.

POLICY 1.05C(6): The County shall develop procedures to ensure adequate notice to affected property owners, consistent with Florida Statutes.

POLICY 1.05C(7): Development or re-development of parcels in existence at the time of adoption of this Plan, including lots of record, which comply with the lot size criteria existing at said time or which are legal non-conforming lots at said time, and which do not meet the minimum lot size criteria for the land use district in which they are located, shall be allowed as a non-conforming lot size in said land use district.

VESTED RIGHTS

OBJECTIVE 1.05D: TO PROVIDE FOR THE DETERMINATION OF VESTED RIGHTS.

POLICY 1.05D(1): Hernando County shall enact a vested rights ordinance to ensure that existing rights of property owners are preserved in accord with the Constitutions of the State of Florida and the United States. The details of that ordinance shall generally be guided by principles of statutory vesting and common law vesting.

POLICY 1.05D(2): The vested rights ordinance shall provide specific definitions of the common law and statutory vesting and shall provide an administrative procedure by which a property owner may demonstrate that private property rights are vested against the provisions of the Comprehensive Plan.

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GOAL 1.06

TO PROVIDE FOR THE PROTECTION OF NATURAL COASTAL, RIVERINE, AND WETLAND ECOSYSTEMS, AND VALUABLE HABITATS, IN ORDER TO PRESERVE THE EXISTING HIGH ENVIRONMENTAL QUALITY IN HERNANDO COUNTY.

TOPOGRAPHY AND SOIL CONDITIONS

OBJECTIVE 1.06A: TO COORDINATE FUTURE LAND USES WITH TOPOGRAPHY AND SOIL CONDITIONS AS INVENTORIED AND EVALUATED BY THE USDA NATURAL RESOURCES CONSERVATION SERVICE (NRCS) AND TO CONSERVE, DEVELOP, AND PRODUCTIVELY USE SOIL RESOURCES CONSISTENT WITH THE MEASURABLE STANDARDS OF THE HERNANDO COUNTY SOIL SURVEY.

- POLICY 1.06A(1):** All required drainage and stormwater management must be consistent with applicable regulations and rules of State and Federal agencies.
- POLICY 1.06A(2):** Delineation of upland hardwood hammocks comprising the Big Hammock Region will be accomplished utilizing the soils which support upland hardwood hammocks community identified by NRCS and cross-referencing with the original public land survey data.
- POLICY 1.06A(3):** Identify hydric soils shown on the Soils Map Series of the Future Land Use Map Series and the Florida Land Use Cover Classification System (FLUCCS) 6000 category as constituting wetlands.
- POLICY 1.06A(4):** Utilize the Natural Resources Conservation Service identification of soils subject to flooding, in addition to FEMA mapping, in the regulation of seasonally or periodically flooded areas.
- POLICY 1.06A(5):** All urban future land use categories, including commercial, residential, and industrial, shall address the structural capability of the soils, through the development review process.
- POLICY 1.06A(6):** Utilize the interpretations for recreational development of the Hernando County Soil Survey in determining areas for recreational land uses.

POLICY 1.06A(7): The siting of major public facilities, including but not limited to sanitary facilities and public building site development, shall include an on-site soils investigation.

POLICY 1.06A(8): Protect and conserve highly erodible lands as defined by USDA Natural Resources Conservation Service (NRCS).

OBJECTIVE 1.06B: **TO COORDINATE DEVELOPMENT ACTIVITIES WITH STATE AND FEDERAL AGENCIES TO PROVIDE FOR THE PROTECTION OF HABITAT FOR THREATENED AND ENDANGERED SPECIES AND SPECIES OF SPECIAL CONCERN.**

POLICY 1.06B(1): Map areas of significant habitat.

POLICY 1.06B(2): Maintain a development review system that provides coordination with the Department of Environmental Protection, Florida Fish and Wildlife Conservation Commission, Southwest Florida Water Management District, and Army Corps of Engineers to ensure agency rules are complied with.

POLICY 1.06B(3): Prohibit development activities that are inconsistent with agency rules regarding habitat protection.

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GOAL 1.07

TO HAVE COMPREHENSIVE PLANNING OF CERTAIN AREAS WITHIN THE COUNTY IN WHICH MIXED LAND USES ARE ENVISIONED AND MORE PLANNING CONTROL IS DETERMINED TO BE NECESSARY TO BEST UTILIZE A LIMITED RESOURCE.

OBJECTIVE 1.07A: [RESERVED.]

I-75/SR 50 PLANNED DEVELOPMENT DISTRICT

OBJECTIVE 1.07B: EFFICIENTLY UTILIZE THE COMMERCIAL/INDUSTRIAL VALUE OF THE I-75 CORRIDOR, THROUGH MASTER PLANNING OF LAND USES, ROADWAY NETWORK, INFRASTRUCTURE AND AESTHETICS.

POLICY 1.07B(1): Establish a Planned-Development Land Use Category on the Future Land Use Map which allows for a mixture of the following land uses: commercial, industrial, residential, multi-family, recreation and public facilities. The Planned Development Land Use Category shall extend between the County's existing (SR 50) I-75 interchange and where Lockhart Road crosses I-75 and from Lockhart Road to the abandoned railroad right-of-way.

POLICY 1.07B(2): Prepare a master plan for the Planned-Development Land Use Category. An areawide DRI application may be prepared.

POLICY 1.07B(3): The master plan for the Planned-Development Land Use Category shall incorporate the following standards or concepts:

- a. Industrial usage from 20-40% of the land area, commercial usage from 10-25% of the land area; public facility and recreational use as needed; residential and multi-family use.
- b. Clustering of industrial uses within areas of good transportation access to I-75.
- c. Establishment of a commercial/light industrial corridor of approximately 1,000-1,500 feet on either side of I-75.
- d. The plan will establish criteria for increased landscaping, and architectural standards within the corridor.

- e. Utilization of "steps in intensity" and buffers to minimize incompatibility of adjacent land uses.
- f. A master transportation network which includes the following:
 - 1. parallel collector roads within the I-75 commercial/light industrial corridor;
 - 2. identification of all proposed SR 50 median cuts;
 - 3. establishment of a frontage road network which can move traffic within the Planned Development Land Use Category, minimizing unnecessary access to SR 50 and comparable major arterials;
 - 4. requirement of an interconnecting internal roadway network to maintain access between the planned development land uses;
 - 5. coordination with FDOT during the transportation planning process;
 - 6. accommodation for pedestrian and bike traffic throughout planned development.
- g. An infrastructure analysis to determine the needs for traffic improvements, sewer and water facilities, fire protection and recreation.
- h. Provision for sub-regional facilities to serve utility needs.

POLICY 1.07B(4): Land development approvals shall be generally consistent with the master plan.

AIRPORT PLANNED DEVELOPMENT DISTRICT

OBJECTIVE 1.07C: MAXIMIZE THE USE OF THE HERNANDO COUNTY AIRPORT AND SURROUNDING LANDS BY PROVIDING FOR AVIATION, AVIATION RELATED ACTIVITIES, INDUSTRIAL USES, AND OTHER LAND USES NOT INCOMPATIBLE WITH THE AIRPORT.

- POLICY 1.07C(1):** Establish a Planned Development Land Use Category on the Future Land Use Map which allows for a mixture of the following land uses: Aviation, Commercial, Industrial, Public Facility, Exposition Facility, limited agriculture, limited rural development, and interim continuation of vested residential development. In order to minimize land use conflicts, other than limited rural residential, no new residential development shall be permitted within the Airport Planned Development District.
- POLICY 1.07C(2):** Aviation uses will be restricted to the Hernando County Airport properties.
- POLICY 1.07C(3):** Maintain a master plan for the Hernando County Airport property which controls the uses allowed within the airport properties.
- POLICY 1.07C(4):** The Master Plan for the Hernando County Airport property shall be updated at least every five (5) years.
- POLICY 1.07C(5):** The location of land uses within the Airport Planned Development Land Use Category, not owned by Hernando County, shall be governed by the locational criteria for the proposed use.
- POLICY 1.07C(6):** Industrial uses allowed within the Planned Development Land Use Category shall not be incompatible with the aviation activities at the airport.
- POLICY 1.07C(7):** The County shall identify runway "approach surfaces" at the end of each runway which shall be protected from encroachment from residential development and other non-compatible land uses.
- POLICY 1.07C(8):** Appropriate warnings (noise and proximity to runway approach surface) shall be issued to property owners seeking to place dwelling units on property within the Airport PDD. These warnings shall be made part of any deed of sale and shall be issued as part of a request for building permits.
- POLICY 1.07C(9):** The County shall develop a plan to include funding to acquire properties within the Airport Planned Development District necessary for expanded operation of the Hernando County Airport.
- POLICY 1.07C(10):** The airport and its aviation activities shall be protected from encroachment by incompatible land uses, especially residential land uses, educational facilities, medical facilities and other land uses and

activities which may present safety concerns due to proximate aviation activities, or which may be adversely impacted by noise, engine exhaust, airborne odors, and other impacts of existing and future aviation activities in the vicinity of the airport.

WORLD WOODS PLANNED DEVELOPMENT DISTRICT

- OBJECTIVE 1.07D:** **MAXIMIZE THE RECREATIONAL AND TOURIST POTENTIAL OF THE WORLD WOODS GOLF RESORT THROUGH THE MASTER PLANNING OF LAND USES AND CLUSTERING OF RESIDENTIAL UNITS.**
- 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 100 feet from abutting privately owned parcels or from US 98 or CR 491.
- POLICY 1.07D(3):** Prepare a master plan with development standards for the utilization of the area prior to any construction approvals being issued.
- POLICY 1.07D(4):** The following are usage guidelines for the Master Plan. Residential density shall be a maximum of one (1) unit per 1.25 gross acres of land within the planned development district, with residential land use of no greater than 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 resort hotel categories.
- POLICY 1.07D(5):** At least 70% of the total land area shall consist of open space, a category which includes the golf course. At least 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(6):** A 100' natural vegetative buffer shall be maintained around the perimeter of the PDD where it abuts privately-owned parcels. Where a natural vegetative buffer does not exist, the developer shall plant a vegetative buffer of natural species to meet the 100' standard.
- 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.

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 land uses 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 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. 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. 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. 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. Allowable uses within the transition zones are:
 1. Residential lots and supporting infrastructure.
 - (a.) 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.) 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. Golf course facilities.
- 3. Equestrian facilities including stables, corrals, exercise areas, riding trails, and ancillary facilities.
- 4. Passive recreational facilities including trails.
- e. The minimum open space within the western and southern transition zones will be 60%.
- f. 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 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. 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. 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.

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.

QUARRY PRESERVE PLANNED DEVELOPMENT DISTRICT

OBJECTIVE 1.07G: **Establish Planned Development District (PDD) Category on the Future Land Use Map (FLUM), which provides for a transition in land use from mining to a sustainable mixed use community. The intent of this PDD is to develop a new town, as defined in Rule 9J-5.003, F.A.C. as may be amended or renumbered from time to time, which includes characteristics of sustainability and smart growth as contained in the associated policy cluster.**

- POLICY 1.07G(1):** **Land Uses and Intensity.** This PDD designation shall consist of the following land uses:
- a. Minimum size of 4,280 acres.
 - b. The following land uses are approved for the PDD:
 1. Residential uses not exceeding 5,800 dwelling units with a maximum of 3,950 single family residences and a minimum of 1,850 multi-family residences. Age restricted housing within this land use shall not exceed 650 units;

2. Commercial uses not exceeding 545,000 square feet (maximum of 315,000 square feet to be highway-oriented with the remainder located internally within the Town Center or Resort Area pursuant to Policy 1.07G(13) and G(18);
3. Business Park acreage sufficient to accommodate a minimum of 850,000 square feet of building space within a minimum of 85 acres with a minimum of an additional 40 acres designated as a potential expansion area should it be needed;
4. Lodging not exceeding 200 units unless additional units are added pursuant to Policy 1.07G(18);
5. Golf not exceeding 36 holes;
6. Ancillary resort and golf facilities;
7. Recreation, institutional, and public use facilities as needed for the new town and as approved by the County;
8. 10 acres for public use site(s), and
9. A minimum of 26 acres and up to 35 acres for a school site acceptable to the Hernando County School Board.

Characteristics of a New Town and Smart Growth

POLICY 1.07G(2): New Town. The Quarry Preserve PDD shall be developed as a new town, as defined in Rule 9J-5.003, F.A.C. as may be amended or renumbered from time to time, and will incorporate the following features:

- a. Designed to provide a sense of “place;”
- b. A mix of land uses;
- c. Provisions to safeguard environmental resources;
- d. A diversity of housing types and densities;
- e. An employment center;

- f. Opportunities for affordable housing;
- g. Compact development centered around a Town Center, with provisions for adjacent residential neighborhoods;
- h. The integration of community uses within the development, including but not limited to schools, civic uses, government facilities, parks, shopping, and employment;
- i. Accommodations for public transit stops and amenities;
- j. Clustered housing to maintain open space;
- k. Open space and neighborhood parks within and among internal communities;
- l. The interconnection of open spaces and all internal communities through the use of a comprehensively planned system of pedestrian and multi-modal pathways, open spaces, greenways, trails, and other measures, with the specific intent of reducing automobile dependence and greenhouse gas emissions while promoting energy efficiency and sustainable lifestyle habits;
- m. The use of street designs that encourage pedestrian and bicycle use, discourage high speed traffic, and enhance access between the Town Center and all internal communities;
- n. Non-gated communities in and adjacent to the Town Center;
- o. Provisions for the efficient use of energy and to minimize water use;
- p. Maintenance of a definable “edge” around the development to protect surrounding areas;
- q. The use of landscape designs that utilize native plants, reduce water consumption, and pesticide/herbicide use;
- r. The protection of a wildlife corridor, unique features of the site and natural areas;
- s. Provisions for a community intranet site.

Housing

POLICY 1.07G(3): Housing Mix. The Quarry Preserve PDD shall include a variety of housing types, flexible lot sizes, flexible setbacks, and a range of densities. The housing options shall serve all segments of the population. Housing types may include, but are not limited to, traditional single family residences, townhomes, zero-lot line configurations, condominiums, duplexes, patio homes, and apartments. Provisions shall also be made for “granny flats” and mother-in-law apartments where consistent with community and neighborhood architectural standards. The areas generally depicted on the adopted Master Plan defined by Policy 1.07G(47) as golf course within the Community Residential (CR) and Neighborhood Residential (NR) may include up to 36 holes of golf. The layout of golf and residential within these areas are to be approved through the development review process in accordance with the development controls of the Quarry Preserve PDD.

POLICY 1.07G(4): Affordable and Workforce Housing. A minimum of 12.5% of the total residential units shall be affordable or workforce housing.

- A minimum of 2.5% of the total residential units within the Quarry Preserve PDD shall be affordable (rental or owned) to households that have a total annual gross income that does not exceed 100% of the median annual income of Hernando County (as part of the Tampa-St. Pete-Clearwater MSA) adjusted for family size, and
- 5.0% of the total residential units within the Quarry Preserve PDD shall be affordable (rented or owned) to households that have a total annual gross income that does not exceed 120% of the median annual income of Hernando County (as part of the Tampa-St. Pete-Clearwater MSA), adjusted for family size.
- In addition, a minimum of 5.0% of the total residential units within the PDD shall be affordable (rented or owned) to households that have a total annual gross income that does not exceed 140% of the median annual income of Hernando County (as part of the Tampa-St. Pete-Clearwater MSA), adjusted for family size.
- Affordable housing shall be phased in over the life of the development at appropriate levels.
- The calculation used to determine this requirement is that monthly rents, or monthly mortgage payments including property taxes and insurance, do not exceed 30 percent of that amount which represents between 100 and 140 percent of the median adjusted gross annual income for the households within the MSA (this case-Tampa-St. Petersburg-Clearwater), divided by 12.

- POLICY 1.07G(5): Density.** The Quarry Preserve PDD shall be developed such that compact higher density residential development is situated in proximity to the Town Center and Business Park land uses. In the Quarry Preserve PDD, net residential acreages shall be calculated by excluding right-of-way, wetlands, stormwater management areas, environmental preservation areas, and common areas. Environmental preservation areas such as wildlife habitat, karst features, conservation areas, a wildlife corridor and other environmentally sensitive lands shall only be excluded if the lands are designated on the Master Plan defined by Policy 1.07G(47) as such or are dedicated to the County or other public agency through a conservation easement. Common areas such as parks, buffers, and managed areas shall only be excluded if publicly owned or committed to a Homeowner's Association formed pursuant to Chapter 720, Florida Statutes.
- POLICY 1.07G(6): Defined Edge.** The Quarry Preserve PDD shall maintain a defined "edge" around portions of the development in order to create a clear transition from urban to rural land uses, to establish a visual and physical separation between the Project and surrounding land uses and to minimize the potential for future land use conflicts around the Project.
- POLICY 1.07G(7): Home-Based Business.** Home-based businesses will be allowed in residential areas of the Quarry Preserve PDD by the community restrictions, provided that they meet community architectural guidelines and do not generate traffic nor require parking for clients, vendors or business vehicles.
- POLICY 1.07G(8): Neighborhood Parks and Pathways.** The Quarry Preserve shall provide a system of neighborhood parks and open space throughout the residential communities connected through the use of wildlife corridors, greenways, trails, bikeways or other measures. A "Pathways Plan" depicting internal pedestrian, bicycle, and multi-modal trails, sidewalks, and other pathways shall be submitted to the County and must be approved with the first residential conditional plat and updated as the project moves forward in phases. The trail network shall provide for pedestrian/bicycle access throughout the Project and will be designed in a manner to provide connectivity within and between all residential pods, the Town Center, the public use site, school(s), highway oriented commercial areas, institutional uses, and all employment centers.
- POLICY 1.07G(9): Community Gardens.** Community restrictions will not prohibit the use of common land or open space for community gardens.

Business Park and Employment Center

POLICY 1.07G(10): Uses and Intensity. The Quarry Preserve PDD shall include a Business Park and Employment Center (Business Park) as generally depicted on the adopted Master Plan defined by Policy 1.07G(47) which shall contain a minimum of 850,000 square feet of building space and shall be a minimum of 85 acres. The addition of more square footage in the Business Park will be encouraged. Prior to any such addition, the appropriate provisions in the comprehensive plan and Development Order must be amended, and all appropriate and necessary studies and analyses shall be conducted and approved as required by the comprehensive plan amendment process and the DRI process. The Business Park shall include a mix of business uses, including, but not limited to administrative offices, wholesaling, warehouse, distribution, research and development, back office operations, business incubators, publishing, data processing, corporate headquarters, and light manufacturing activities. The purpose of the business park is to provide space for primary industries (defined as business and industries that primarily serve the markets outside Hernando County) and employment opportunities. The Business Park and Employment Center Area shall be interconnected with the Town Center and other internal communities including residential areas through the use of open space, greenways, trails, bikeways, sidewalks and other measures.

POLICY 1.07G(11): Expansion Parcel. The Developer shall reserve an additional 40 acres of land (the "Expansion Area") contiguous to the Business Park to provide for expansion area for the 850,000 square feet of building space that cannot be accommodated within the original 85 acre Business Park. The absorption rate of the business park acreage by floor area shall be monitored during development to determine whether the Expansion Area, or portions thereof, will be necessary to accommodate 850,000 square feet of building space. Any portion of the Expansion Area not required for the Business Park use may be allocated to the Town Center.

POLICY 1.07G(12): Master Planning and Infrastructure. To promote development of the Business Park, the developer shall provide a master plan for the Business Park for county review and approval prior to the issuance of the 800th residential building permit for the Quarry Preserve PDD. A spine road (defined as the east/west collector road extending from Citrus Way to the western edge of the Town Center) shall be constructed along with all required utility and technology infrastructure (voice and data) in order to provide development ready sites prior to issuance of the 1,500th residential building permit for the Quarry Preserve PDD. Secondary access roads along with all required utilities and communications infrastructure (those internal

to the Business Park) shall be designed, permitted and constructed by the developer as existing sites are taken out of inventory in order to provide additional development ready sites and to maintain a logical progression of business park development consistent with the development of the overall Quarry Preserve project. In addition, all necessary infrastructure for the Business Park, in accordance with the then current Business Park Master Plan, will be constructed prior to the issuance of a building permit for the 5,000th residential unit.

Town Center

POLICY 1.07G(13): Town Center Components. The Quarry Preserve PDD shall include a Town Center as generally depicted on the adopted Master Plan defined by Policy 1.07G(47) comprised of a minimum of 200 acres as the major focal point of the community. Density within the Town Center shall average a minimum of 10 units per net residential acre on a minimum of 80 net residential acres. Residential uses within the Town Center shall be located within a ½ mile walking distance of a commercial, civic, employment or institutional use. Commercial including office uses within the Town Center shall be a minimum of 200,000 square feet. Minimum intensity for commercial development shall be .25 FAR. The Town Center will incorporate the following features and design components:

- a. A Town Square, which shall include a landscaped “Green.”
- b. A mix of land uses, including commercial, hotel, office and residential uses, that are both vertically and horizontally integrated, including the use of upper levels on nonresidential buildings.
- c. Utilization of open or civic space as a focal point.
- d. Civic uses, a school site, park, government facilities, religious institutions and other public and private institutional uses.
- e. The integration of future transit opportunities in the design.
- f. The use of “neo-traditional” design elements for both nonresidential and residential areas, which may include the use of a “grid pattern” for streets.
- g. A variety of housing types at more compact densities around the Town Center.

- h. The orientation of buildings towards streets and pedestrian friendly areas.
- i. Development at a pedestrian scale.
- j. Wider sidewalks within shopping areas and interconnected walkway systems throughout.
- k. Shared, or structured, parking areas located to the rear of buildings.
- l. The use of on street parking, where appropriate.
- m. The use of intermittent landscaping and trees to provide visual relief and shade.
- n. Street furniture and streetscape elements within shopping areas.
- o. The use of architectural features that provide for visual interest through the use of zero setbacks, angles, overhangs, cornices, parapets, awnings, canopies, front porches and balconies.
- p. The use of design guidelines so that streets, buildings, and public spaces create a strong sense of place.
- q. Architectural standards for signage.

POLICY 1.07G(14): Residential Gating. Residential development in the Town Center will not be gated and residential development within the Community Residential area will not be gated, provided, gating may be allowed in the Community Residential area east of the line shown on the Master Plan defined by Policy 1.07G(47). In order to insure good connectivity in the New Town, there shall be no gates on the major collector roads shown on the Master Plan defined by Policy 1.07G(47).

Community Residential

POLICY 1.07G(15): Community Residential (CR). The CR designated area, as generally depicted on the adopted Master Plan defined by Policy 1.07G(47), will have a minimum average residential density of 6 units per net residential acre on a minimum of 400 net residential acres. Neighborhood areas within the CR designated area shall utilize clustering and have a diversity of housing types, densities and sizes. Each neighborhood within the CR designated area shall be sized and designed to ensure that residences are within ½ mile walking

distance of a nonresidential or recreation use to provide access to basic goods, services or amenities, to promote an attractive and functional mix of land uses and to achieve an energy efficient land use pattern.

Neighborhood Residential

POLICY 1.07G(16): Neighborhood Residential (NR). The NR, as generally depicted on the adopted Master Plan defined by Policy 1.07G(47), will be designed to promote pedestrian activity and to facilitate the multi-modal transportation policies of the Quarry Preserve PDD new town. The NR designated area shall consist of integrated and interconnected neighborhoods designed around parks, open spaces and golf courses. There will be a maximum of 1,500 detached single family units within the NR area.

Highway Commercial

POLICY 1.07G(17): Highway Commercial. The Quarry Preserve PDD will include highway oriented commercial uses at the intersection of Quarry Boulevard and US 98 (the Main Entrance), as generally depicted on the adopted Master Plan defined by Policy 1.07G(47). The maximum intensity for the highway oriented commercial uses shall be 315,000 square feet and development of this area shall be oriented toward the development of a medium to large retail center to serve the grocery and commodity shopping needs of the PDD and surrounding communities. While generally automobile-oriented, the highway oriented commercial area shall be interconnected with the Town Center and other internal communities through the use of open spaces, greenways, trails, bikeways, sidewalks and other measures. The highway commercial development shall also be differentiated from the Town Center by design features that provide for an appropriate buffer or a transition of uses.

Resort

POLICY 1.07G(18): Resort. The Resort, as generally depicted on the adopted Master Plan defined by Policy 1.07G(47), will include areas designated for resort/lodging and uses for tourists and non-permanent residents. Uses may include club and/or resort facilities, passive recreation, tennis, spa and/or fitness center, convention facilities, commercial (including office), ancillary dining facilities, swimming pools, up to 200 lodging units, residential and resort residential. Up to 200 additional lodging units may be constructed in either Resort, Town Center or Highway Commercial based upon a reduction in an equivalent number of single family residential units in any land use category except the Town Center. The Resort area will have a minimum of 5,000

square feet and a maximum of 10,000 square feet of commercial including office uses.

Environmental

POLICY 1.07G(19): Environmental Management Plan. To achieve the protection of natural resources on the site, an Environmental Management Plan (EMP) shall be prepared by the developer for review and approval by the County prior to the authorization by the County of any development activity occurring on site, excluding rezoning the site consistent with the Master Plan defined by Policy 1.07G(47). Elements of the EMP may be submitted to State, regional and Federal agencies for review, and approved by those agencies when required by applicable State or Federal regulations. The EMP shall act as the umbrella document and shall address, at a minimum, wildlife corridors, wildlife management/enhancement, landscape restoration, invasive exotic species removal, the use of native plants for landscaping, pet management, the protection of karst features, the protection of surface and groundwater resources, wetland protection, wetland buffers, golf course natural area design, the use of pesticides and fertilizers, water conservation techniques, low impact design techniques for stormwater management, best management practices, prescribed burn regimens, and groundwater monitoring. The EMP shall be updated as required for each subsequent conditional plat or site plan as applicable. At a minimum, the EMP shall contain the following components:

- a. The Project shall be designed, developed and maintained to account for all karst and sensitive subsurface features which may be affected or impacted by developmental activities. A Karst Management Plan (KMP) shall be prepared by a qualified professional geologist and which shall be regularly updated as the development moves through each phase or plat. The initial KMP shall be prepared and submitted prior to any development activity occurring on the site, excluding rezoning the site consistent with the Master Plan defined by Policy 1.07G(47), and shall, at a minimum, include identification and assessment of karst and sensitive subsurface features (including caves and related dissolution features) which may be adversely impacted by development. The KMP shall recommend best management practices that include, but are not limited to, design criteria for all stormwater facilities located in karst sensitive areas, the use of ground penetrating radar or other appropriate geotechnical technique to locate and identify anomalies, the use of preservation techniques and buffering of sensitive karst features where necessary, and

geotechnical requirements for the design and layout of development areas including golf and proposed infrastructure.

- b. A Ground Water Monitoring Plan (GWMP), which shall ensure the protection of groundwater quality. The Quarry Preserve PDD shall install monitoring wells in accordance with a monitoring plan approved by the Florida Department of Environmental Protection (FDEP). Monitoring shall continue until 5 years after buildout and the reports shall be reported annually to FDEP, the SWFWMD and Hernando County. The GWMP shall include at a minimum the collection of baseline data, monitoring, annual reporting, documentation of violations and statistically significant trends, and remediation in accordance with the approved GWMP and Agency guidelines and standards.
- c. A Stormwater Pollution Prevention Plan (SWPPP), which shall require: (1) clearing and grading areas only as they are being prepared for construction; (2) stabilizing areas immediately after construction completion; (3) limited watering for dust control at time of construction; (4) no discharge of untreated stormwater into any depression with direct or demonstrated hydrologic connection to the Floridan Aquifer in accordance with applicable SWFWMD, FDEP and County regulations and best management practices.
- d. An Integrated Pest Management Plan (IPMP)/Chemical Management Plan (CMP).
- e. A Wildlife Habitat Management Plan (WHMP) that requires impacts to protected wildlife and plants to be minimized through the use of on-site mitigation and preservation techniques in accordance with all applicable statutes and regulations. Wildlife areas within open space corridors shall be preserved. Listed plants within open space corridors shall be preserved. Listed plants outside of open space corridors may be propagated or relocated within open space corridors. Listed wildlife may be relocated to designated open space corridors if allowed under applicable permitting rules and guidelines.
- f. A Pet Management Plan (PMP) that will become part of the deed restriction and association documents for the development and that will require education regarding responsible pet care and ownership responsibilities.

POLICY 1.07G(20): Open Space. A minimum of 1000 acres of the land as generally depicted on the adopted Master Plan defined by Policy 1.07G(47) within the Quarry

Preserve PDD shall consist of open space that provides for recreational opportunities, wildlife movement and conservation of natural resources. The minimum open space requirement shall not include any maintained areas of golf courses. In the event that the maintained areas of golf are converted to open space as allowed by policy 1.07G(26), the acreage converted shall be over and above the minimum acreage required by this policy.

POLICY 1.07G(21): Wildlife Corridor. A viable wildlife corridor as generally depicted on the adopted Master Plan defined by Policy 1.07G(47) shall be established and designated within the Quarry Preserve PDD to provide connectivity to conservation areas adjacent to the site and facilitate the movement of wildlife. The average width of the wildlife corridor (including the Nature Preserve) within the Quarry Preserve shall be a minimum of 2800 feet with a minimum width of 300 feet in the locations depicted on the Master Plan defined by Policy 1.07G(47). Where the designated wildlife corridor crosses open pasture land, native vegetation (trees, shrubs, grasses and ground cover) shall be planted to achieve an opacity dense enough to provide wildlife cover and food source at full growth in accordance with the provisions of the approved Environmental Management Plan. Road crossings of the wildlife corridor shall be minimized, and include a wildlife underpass. Improved multipurpose trails will not be constructed within the designated wildlife corridor.

POLICY 1.07G(22): Nature Preserve. A minimum of 300 acres as generally depicted on the adopted Master Plan defined by Policy 1.07G(47) and as part of the Open Space area, consisting of a significant portion of the mining tailings area located in the southeast portion of the property shall be identified as a Nature Preserve and restored with appropriate wildlife food source plants and native vegetation to create, and ensure, a viable wildlife habitat.

POLICY 1.07G(23): Vegetation in the Wildlife Corridor and Edge. The wildlife corridor shall be vegetated with wildlife food source plants, and the “edge” shall be planted with native vegetation at an appropriate opacity.

POLICY 1.07G(24): Special Protection Area. The Quarry Preserve PDD shall mitigate golf course construction in Special Protection Areas as defined by County ordinances through the use of alternative design techniques in accordance with the requirements of the Hernando County Groundwater Protection Ordinance. These techniques include, but are not limited to, the use of Conservation Design Pool treatment methodology, contained distribution of irrigation water, construction of fairways, borders and tees to original permeability conditions, construction of impermeable greens with complete leachate capture and treatment systems, and construction of surrounding

“roughs” and “out-of-play” areas using all native soils, grasses, and landscaping.

POLICY 1.07G(25): Irrigation. Development of the Quarry Preserve PDD, including golf courses, will maximize the use of stormwater retention for irrigation and the use of native vegetation for landscaping in order to minimize the consumption of groundwater for irrigation. Potable water will not be utilized for irrigation on the golf courses and managed common areas, and the use of sod shall be minimized in managed common areas through the use of drought tolerant ground cover. The Quarry Preserve PDD shall be designed to incorporate and use reuse water if and when it becomes available.

POLICY 1.07G(26): Golf Courses. Golf courses shall be designed, constructed and maintained to meet, or exceed, the Audubon International Signature Program (AISP) Natural Resource Management Plan’s Environmental Design Standards, or other equivalent program design standard. It shall be the objective to use these, or equivalent, program design standards to avoid adverse environmental impacts. In the event a golf course or courses are not constructed the areas that would have been classified as maintained areas shall be converted to open space over and above the minimum open space required by Policy 1.07G(20). For the purposes of this policy, the maintained areas shall equal 150 acres per 18 holes of golf. The design and location of this acreage shall be determined by the County at the time of conversion.

“Green” Development

POLICY 1.07G(27): Building Construction Standards. To promote the development of a quality, sustainable new town, site development and building construction standards shall incorporate the United States Green Building Council’s Leadership in Energy Design (LEED) program, or the Florida Green Building Coalition (FGBC) program, or the Green Building Initiative’s Green Globes program, or any other nationally recognized green building and site development program of equal, or greater, standing approved by the County and the State Department of Management Services. It shall be the objective to meet program levels of certification above the applicable program minimums.

POLICY 1.07G(28): Education Program. The Developer of the Quarry Preserve PDD shall establish a program to educate builders and homeowners on the benefits of “green” development.

POLICY 1.07G(29): Programs and Standards. The Quarry Preserve PDD building and site design shall incorporate the following programs and rating standards:

The Florida Green Lodging Program

USEPA Energy Star program and standards

Florida Water Star program and standards (gold level)

Dark Skies (Night Sky Protection) initiatives

Florida Yards and Neighborhoods program and standards

Or any other nationally recognized green building and site development program of equal, or greater, standing approved for use by the County and/or the applicable State agency.

POLICY 1.07G(30): Zero Energy Home. One (1) Zero Energy Home (“ZEH”) model will be built to feature and promote zero energy efficiency housing.

POLICY 1.07G(31): Reduced Impact Alternatives. The Quarry Preserve PDD shall consider alternatives to impervious pavement (the use of porous pavement products), consider the use of low impact stormwater design (LID) techniques, and consider the integral use of shade trees and open areas to reduce the impact of large expanses of impervious pavement.

POLICY 1.07G(32): Recycling. The Quarry Preserve PDD shall allow for mandatory recycling when instituted by the County, and will consider instituting a community recycling and yard waste program.

POLICY 1.07G(33): Irrigation. The Quarry Preserve PDD shall institute measures and techniques to reduce dependency on potable water use for irrigation.

POLICY 1.07G(34): Water Conservation. The Quarry Preserve PDD shall develop an educational program to institute water conservation programs.

Infrastructure

POLICY 1.07G(35): Utilities. Prior to commencing development, the Quarry Preserve PDD shall enter into a utility service agreement with the Hernando County Utilities Department to serve the site with central potable water and wastewater treatment facilities, and phase development to correspond to the availability of potable water and wastewater treatment services. The utility service

agreement shall require that the force main that will serve the Quarry Preserve PDD shall be designed and constructed to serve only the Quarry Preserve PDD, and shall not be used to serve any other development that requires a comprehensive plan amendment. Individual wells for potable water use and septic systems for wastewater disposal shall not be permitted, unless necessary for golf course convenience stations or other similar accessory uses. If approved by the County, the Quarry Preserve PDD may provide for an interim wastewater treatment plant and a potable water wellfield and water treatment plant within the Quarry Preserve PDD. No more than 1000 equivalent residential units (ERU's) may be constructed until the interim wastewater treatment plant is replaced with a permanent connection to Hernando County water reclamation facilities. If requested by the County, the developer will cooperate with the County to incorporate and interconnect any on-site facilities into the Hernando County Utilities Department's Northwest Utilities Service Area.

POLICY 1.07G(36): Schools. The Quarry Preserve PDD shall enter into a development agreement acceptable to the Hernando County School Board to provide an infrastructure ready school site within the Town Center and proportionate share mitigation, if required, of any of the development's impacts on public school facilities. The school site shall be infrastructure ready prior to the issuance of a building permit for the 501st residential unit. In addition, the Quarry Preserve PDD shall be responsible for all of the additional construction costs associated with developer-required design limitations or guidelines resulting from the site's location within the Town Center.

POLICY 1.07G(37): Roads. The necessary off site roadway improvements and transportation infrastructure shall be planned, designed and funded, or in place at the time individual phases of development occur as indicated by required transportation studies, unless "pipelining" or a proportionate share mitigation agreement has been approved as to the timing of improvements. The developer shall be responsible for proportionate share mitigation of the development's impacts on the transportation system. All "pipeline" improvements shall be made to the functionally classified roadway network as identified in the County's Long Range Transportation Plan and Transportation Element of the adopted Comprehensive Plan.

POLICY 1.07G(38): Neighborhood and Community Parks. The Quarry Preserve PDD shall provide internal sites and facilities to accommodate the neighborhood park and community park needs of its residents in accordance with County requirements.

- POLICY 1.07G(39): District Parks.** The Quarry Preserve PDD shall conduct an impact analysis of the demand for District Park needs, and provide for proportionate share mitigation of facilities, if required, in accordance with the development's impact on District Park needs.
- POLICY 1.07G(40): Law Enforcement.** The Quarry Preserve PDD shall mitigate the development's impact on law enforcement needs, if required, through the use of a special district, or other funding mechanism acceptable to the County.
- POLICY 1.07G(41): Library Services.** The Quarry Preserve PDD shall provide a site for a public library if determined necessary by the County. The site shall be part of the 10 acres for public use described in Policy 1.07G(44) below.
- POLICY 1.07G(42): Hurricane Shelters.** The Quarry Preserve PDD shall design and construct a community center or resort clubhouse within the development for use as a hurricane shelter for the development's residents.
- POLICY 1.07G(43): Solid Waste Services.** The Quarry Preserve PDD will coordinate development to correspond with the availability of solid waste disposal facilities by the County, and shall identify small quantity waste generators during the permitting process.
- POLICY 1.07G(44): Public Use Site(s).** The Quarry Preserve PDD shall provide 10 acres for public uses within Quarry Preserve. When appropriate, the site(s) will be in close proximity to the Town Center. In addition, the Quarry Preserve PDD shall be responsible for the infrastructure costs associated with the site(s), including but not limited to, the provision of potable water, sanitary sewer, fire protection, stormwater and adequate access.
- POLICY 1.07G(45): Historical Resources.** A cultural resource assessment survey will be used for the purpose of locating and assessing the significance of any historic resources present on the Quarry Preserve PDD site. All survey reports will conform to the specifications set forth in Chapter 1A-46, Florida Administrative Code, and forwarded to the Division of Historical Resources ("Division") for comment and recommendation. All identified resources will be protected in accordance with the requirements of the Division. In addition, all project personnel will be notified regarding the potential for on site cultural resources and trained in reporting potential finds.
- POLICY 1.07G(46): Jobs to Housing Balance.** To promote an appropriate jobs to housing mix and the timing of residential and nonresidential uses during the development of Quarry Preserve, the following schedule will be followed:

1. A minimum of 60,000 square feet of commercial including office uses and a minimum of 100,000 square feet of Business Park uses within the Quarry Preserve PDD shall be constructed or under construction before the 2,001st dwelling unit is completed. Infrastructure and development ready sites shall be constructed in the Town Center prior to the issuance of the 1000th residential building permit. The minimum size of the initial Town Center phase shall be no less than 50 acres.
2. A minimum of 120,000 square feet of commercial including office uses and a minimum of 200,000 square feet of Business Park uses within the Quarry Preserve PDD shall be constructed or under construction before the 3,501st dwelling unit is completed.
3. A minimum of 200,000 square feet of commercial including office uses and a minimum of 400,000 square feet of Business Park uses within the Quarry Preserve PDD shall be constructed or under construction before the 4,601st dwelling unit is completed.

POLICY 1.07G(47): Master Plan. The Master Plan adopted for the Quarry Preserve PDD provides the generalized boundaries of land uses and significant features of the development, including the wildlife corridor and external access points. Any adjustments to the boundaries shall be geographically limited and the boundaries of the land uses and significant features may vary, but only to the extent necessitated by environmental permitting requirements, required placement of infrastructure and physical constraints, including soil suitability and topography. A comprehensive plan amendment shall not be required for adjustments to land uses and significant features unless the proposed change is inconsistent with the density or intensity standards and development controls of the Quarry Preserve PDD as set forth in Objective 1.07G and associated policies.

Mining

POLICY 1.07G(48): Mining Operation. All mining operations within the Quarry Preserve PDD shall cease to operate no later than the end of 2018 in accordance with the terms of the approved Master Mining Plan (MAMPA) and Mining Operation Plan (MOPA).

Adjacent Use Notification

POLICY 1.07G(49): Notification to Project Residents. Residents in close proximity to the northern boundary of the Quarry Preserve PDD will be provided with

notification in their deed, that agricultural operations exist adjacent to the PDD boundaries.

SOUTH BROOKSVILLE PLANNED DEVELOPMENT DISTRICT

OBJECTIVE 1.07H: Establish a Planned Development District (PDD) Category on the Future Land Use Map (FLUM), which provides for the orderly redevelopment of the South Brooksville area into a viable mixed-use community, while retaining the positive features of the existing neighborhood character.

POLICY 1.07H(1): Land Uses and Intensity. The SBPDD designation consists of the following:

- a. Size of 289.5 acres.
- b. Land uses approved for the PDD:
 1. The existing residential uses, consisting of approximately 60 acres, with an approximate density of 3.5 dwelling units per acre, to be maintained and preserved;
 2. Additional Residential uses not exceeding 29 acres and consistent with the regulation, density and location standards of Objectives 1.01F and 1.01G and their related policies;
 3. Community and specialty retail not exceeding 14 acres, with a maximum FAR of .3;
 4. Highway oriented commercial not exceeding 54 acres, with a maximum FAR of .3;
 5. Business and industrial space not exceeding 30 acres, with a maximum FAR for business uses of .3 and for industrial uses of .25;
 6. Transit Oriented Development (TOD), located within 0.25 miles of the CSX railroad right of way, not exceeding 40 acres, with a maximum residential density of 16 dwelling units per acre and a maximum FAR for commercial uses of .3;

7. Public use sites and facilities not exceeding 13 acres;
8. Open space and recreation not exceeding 40 acres.
9. Public rights of way of approximately 9.5 acres.

Characteristics of the South Brooksville Community

POLICY 1.07H(2): Community Character. The existing South Brooksville Community is proximate to downtown Brooksville and provides an opportunity for redevelopment. The historically platted grid system provides a framework within which special areas adjacent to major roadways and an existing rail line can be developed as a vibrant mixed-use commercial, office, industrial and residential community compatible with the area's character. The South Brooksville PDD redevelopment will incorporate the following features:

- a) a vision designed to retain the existing sense of neighborhood and community;
- b) coordinated infrastructure, sufficient to maintain the health and safety of the existing community, while accommodating growth;
- c) a mix of land uses;
- d) a diversity of housing types and densities, including workforce and affordable housing;
- e) employment opportunities;
- f) community retail along the Martin Luther King corridor;
- g) specialty retail and services along the "Good Neighbor Trail";
- h) highway oriented commercial along the SR 50 and SR 50A corridors;
- i) historic preservation;

- j) transit oriented design techniques along the existing rail corridor consistent with the Tampa Bay Area Regional Transportation Authority (TBARTA) master plan;
- k) integration of public uses and facilities within the SBPDD;
- l) provisions for neighborhood and community recreation facilities;
- m) promotion of safe pedestrian and non-vehicular movement;
- n) provisions for the use of appropriate design guidelines and redevelopment techniques within the SBPDD

Coordination of Governmental Entities, Actions and Programs

POLICY 1.07H(3): Community Awareness. In order to maintain a coordinated effort with the South Brooksville community and the City of Brooksville, the County shall maintain ongoing coordination with community representatives and the City of Brooksville regarding redevelopment programs, proposals and activities that impact the SBPDD. Coordination shall include, but not be limited to, meeting with community groups, holding public information workshops and coordinating with community representatives,

POLICY 1.07H(4): Coordination of Land Use Changes and Policies. The County shall coordinate redevelopment activities, policies and programs, and changes in zoning with the City of Brooksville and community representatives, consistent with the policies contained in Objective 8.01C.

POLICY 1.07H(5): Redevelopment Activities. Redevelopment activities shall be coordinated with the Enterprise Zone Program and business retention/recruitment programs.

Housing

POLICY 1.07H(6): Flexible Standards. Within the South Brooksville PDD, flexible lot sizes, flexible setbacks, mixed uses and a range of densities shall be allowed consistent with adopted land development regulations.

POLICY 1.07H(7): Affordable and Workforce Housing. Incentives for affordable and workforce housing shall be considered in the review of new mixed use and residential projects.

Commercial Development

POLICY 1.07H(8): Martin Luther King Corridor. Community commercial activity in South Brooksville will be located along the Martin Luther King Blvd. corridor. Appropriate design techniques for this corridor may include, but not be limited to, the following:

- The use of on street parking where safe and appropriate
- The use of reduced setbacks
- The placement of parking behind structures
- Provisions for retaining alleyways and the use of rear loading areas
- The use of architecture complimentary to the communities historic character
- The use of architectural detail, building articulation, traditional storefront looks, and overhangs
- The orientation of buildings toward streets and pedestrian areas
- The use of pedestrian connections and wider sidewalks
- The use of street furnishings and streetscape techniques
- The use of traffic calming techniques
- Flexible parking techniques

POLICY 1.07H(9): Good Neighbor Trail Corridor. Property adjacent to the Good Neighbor Trail may be redeveloped with a mix of complementary community and specialty retail uses, services and residential/lodging uses. Specialty retail should include, but not be limited to, restaurants, bicycle shops, small commodity stores, art galleries, antique shops, consignment shops, bed & breakfast houses, and other compatible uses of similar scale and intensity. Uses shall conform to the density / intensity standards contained in Policy 1.07H(1).

POLICY 1.07H(10): Highway Commercial. Highway commercial uses shall be located along the State Road 50/Cortez Boulevard and State Road 50A/Jefferson Street corridors. Uses shall conform to the density / intensity standards contained in Policy 1.07H(1).

Employment Center

POLICY 1.07H(11): Employment Center. Light Industrial and Business Park uses will be encouraged along the SR 50/Cortez Boulevard, SR 50A/Jefferson Street, Main Street, and the existing railroad corridor. When located along the railroad corridor, these uses should be compatible with future transit oriented development. Uses shall conform to the density / intensity standards contained in Policy 1.07H(1).

POLICY 1.07H(12): Existing Industrial Areas. The redevelopment of existing industrial areas compatible with the community is encouraged in order to provide employment opportunities and economic growth.

Mixed Use Areas

POLICY 1.07H(13): Mixed Use Areas. Mixed use areas should be planned and designed to incorporate a mix of uses, including, but not limited to, light industrial, office space, commercial and residential. New heavy industrial uses shall be prohibited. Uses shall conform to the density / intensity standards contained in Policy 1.07H(1).

Transit Oriented Development

POLICY 1.07H(14): TOD Land Use Principles and Techniques. Development in proximity to the existing railroad ROW, identified as a regional transit corridor by the Tampa Bay Area Regional Transportation Authority (TBARTA) master plan, shall be oriented to land uses that are complementary to the use of Transit Oriented Development (TOD) principles and techniques. These techniques shall include, but not be limited to mixed uses, higher density development, diversity of housing, active ground floor uses, quality pedestrian environment, structured parking, non-auto oriented commercial, pocket parks, live-work units, gathering places and on-site bicycle facilities. Uses shall conform to the density / intensity and locational standards contained in Policy 1.07H(1).

POLICY 1.07H(15): Consistency with TBARTA. Transit Oriented Development shall be designed to be consistent with model policies developed by the Tampa Bay Area Regional Transportation Authority (TBARTA) and goals/objectives/policies established elsewhere in this plan related to mass transit, mobility and transit oriented development.

Recreation & Open Space

- POLICY 1.07H(16): Open Space.** Redevelopment of the South Brooksville PDD shall include the use of open space that provides active and passive recreational opportunities, visual aesthetics and environmental preservation within the community.
- POLICY 1.07H(17): Recreation.** Kennedy Park shall continue to be the focal point of active community recreation facilities. Additional neighborhood parks and open space may be placed within the South Brooksville PDD to provide passive recreation opportunities and gathering spaces for community residents.
- POLICY 1.07H(18): Multi-Purpose Pathways.** Recreation areas and open spaces shall be connected by paths, greenways, bikeways and sidewalks to provide for neighborhood mobility.

Infrastructure

- POLICY 1.07H(19): Utilities.** All new development and redevelopment within the South Brooksville PDD shall be served by central sewer and water.
- POLICY 1.07H(20): Drainage & Floodplain Management.** Redevelopment in the South Brooksville area shall not impede the ability of drainage patterns and floodplain areas to function properly, or present risks of flooding or impeding drainage flow.
- POLICY 1.07H(21): Timing.** Water, sewer and drainage infrastructure shall be provided to support existing development, new development, and redevelopment of the SBPDD.
- POLICY 1.07H(22): Grant Funding.** Grant funding shall be researched, applied for, and utilized, to provide for water, sewer and drainage infrastructure to support existing development, new development, and redevelopment.
- POLICY 1.07H(23): Streetlights.** Streetlights shall be provided using an MSBU or other appropriate funding mechanism.
- POLICY 1.07H(24): Transit and Mobility Alternatives.** The mobility needs of the South Brooksville Community shall be met by providing transit and mobility alternatives/infrastructure consistent with the County transit development plan, the plans of the Metropolitan Planning Organization (MPO), the City of Brooksville, the Tampa Bay Area

Regional Transportation Authority (TBARTA), and the Florida Department of Transportation (FDOT).

POLICY 1.07H(25): Traffic Calming. Traffic calming features shall be used to manage the speed and safety of traffic in the South Brooksville area.

POLICY 1.07H(26): Newgate Street. The Newgate Street alignment will be planned and utilized to provide for internal connectivity and the distribution of traffic.

Land Use Approvals

POLICY 1.07H(27): Rezoning. Rezoning requests shall utilize the Planned Development Project (PDP) and Master Plan review process.

POLICY 1.07H(28): Existing Land Uses. All existing land uses and zoning shall be considered as conforming and may remain until such time that redevelopment occurs.

**FOR GOALS 1.08, 1.09, AND 1.10
PLEASE SEE CHAPTER 2: MINING**

GOAL 1.11

HERNANDO COUNTY SHALL GROW AND DEVELOP SO AS TO BE FISCALLY SUSTAINABLE IN BOTH THE SHORT TERM OF THE FIVE YEAR CAPITAL IMPROVEMENTS PLAN AND LONGER TERM OF THE TWENTY YEAR PLANNING HORIZON.

ANALYZING FISCAL IMPACTS

OBJECTIVE 1.11A: TO EVALUATE THE SHORT AND LONG TERM FISCAL IMPACTS OF LAND USE DECISIONS AND CHANGES IN PLANNING STRATEGY WHICH AFFECT LAND USE, DEVELOPMENT INTENSITY, INFRASTRUCTURE, AND/OR INVOLVE INVESTMENT OF PUBLIC FUNDS OR OTHER PUBLIC RESOURCES.

POLICY 1.11A(1): The short and long term fiscal impacts on public infrastructure, county revenues, and costs of providing county services shall be analyzed using suitable available techniques and the fiscal impacts considered when the County considers making land use decisions and/or changes in planning strategies which affect land uses, development intensity, infrastructure, levels of service, and/or investments of public funds or other public resources.

POLICY 1.11A(2): Where land use decisions or changes in planning strategy affect more than one jurisdiction of local government or, affect infrastructure responsibilities of more than one government entity, the impacts on all directly affected governments and entities shall be analyzed and considered.

POLICY 1.11A(3): Fiscal impacts analysis conducted in accordance with this section shall not be regarded as the sole determinant of outcome when making land use and planning strategy decisions, but shall be utilized as a tool for producing information to be considered along with other important considerations directed by the collective elements of this plan. It is recognized that some land uses and planning strategies which are important components of the community (such as less-costly housing, mobile homes, or public transit) may not produce favorable fiscal impacts, yet be deemed necessary for the community based on other considerations.

POLICY 1.11A(4): The County shall explore available options and methods for analyzing fiscal impacts, and shall utilize one or more methodologies for evaluating the fiscal impacts and considerations of land use distribution, development intensity, capital improvement programming, and/or planning strategy to demonstrate the plan is financially feasible.

POLICY 1.11A(5): Changes in planning strategy which shall undergo fiscal analysis include: text changes to policies in the comprehensive plan which could result in increased development intensity, especially when significantly above or below the levels utilized in infrastructure planning for potable water, sanitary sewer, transportation, and other public facilities.

POLICY 1.11A(6): The overall objectives of fiscal impact analysis is improved decision making. The specific objectives shall be as follows:

- a. improve land use decision-making;
- b. improve budgetary planning;
- c. linkage between land use decision making and budgetary planning;
- d. evaluation of location sensitive impacts on infrastructure and costs to provide services;
- e. examine capital and operating costs;
- f. analyze LOS and infrastructure backlogs;
- g. analyze both short and long term impacts;
- h. provide an information tool to aid in attaining fiscally sustainable short and long term growth;
- i. track the inventory of land available for various land uses; and,
- j. analyze development alternatives.

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GOAL 1.12

PROVIDE FOR AN ORDERLY TRANSITION OF MINING LANDS TO OTHER LAND USES WHEN MINING IS COMPLETED WHILE MAINTAINING THE ENVIRONMENTAL AND FISCAL BENEFITS REALIZED FROM MINING LAND USES.

TRANSITION OF MINING LANDS TO OTHER LAND USES UPON COMPLETION OF MINING

OBJECTIVE 1.12A: TO PROVIDE GUIDANCE FOR CONSIDERING THE TRANSITION OF MINING LANDS TO OTHER LAND USES.

POLICY 1.12A(1): It is recognized that the geographical areas indicated by the Mining Category on the Future Land Use Map include lands substantially affected by mining (including pits, settling ponds, dikes, berms, overburden piles, etc.) along with lands that have not been substantially impacted by mining.

POLICY 1.12A(2): It is recognized that mineral resources are finite and that when the resources are sufficiently depleted, mining will cease.

POLICY 1.12A(3): When mining lands are proposed for conversion to other land uses, the unique environmental aspects of mining lands and the fiscal impacts of the loss of mining shall be considered in addition to the other issues normally associated with land use amendments. At a minimum, the following shall be considered:

- a. The unique environmental aspects of mined areas, including but not limited to, open pits with steep walls, settling ponds, created wetlands, and uncommon wildlife habitats;
- b. The relationship of mining lands to proposed wildlife corridors;
- c. Mining lands include areas of open mine pits and other features where the limestone of the Floridan aquifer is exposed or minimally covered, resulting in increased vulnerability to groundwater contamination from overlying land uses. Stringent and diligently applied measures shall be required to protect groundwater quality in such areas. Urban and other land uses which normally include land management

practices, such as fertilization, chemical application, stormwater management, and irrigation, which are known to have contributed to groundwater contamination shall be prohibited where the potential for groundwater contamination has been increased by mining activities.

- d. Mining is a prime industry which contributes substantially to the local economy by producing goods locally for sale outside the county. As resources are depleted and mining ends, the County's economy will lose the benefits of an important primary industry. The County will evaluate the fiscal and economic impacts of proposed alternative land uses on local governments and the local economy.

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End of Chapter 1