

**Chapter 1. FUTURE LAND USE ELEMENT - Hernando County DRAFT 2040
Comprehensive Plan Update - July 20, 2016**

New Goal, Objective or Strategy in 7/20/2016 DRAFT UPDATE	Page Number in 7/20/2016 DRAFT UPDATE	Goal, Objective or Policy in CURRENT ADOPTED PLAN	Subject Summary of Goal, Objective or Policy in CURRENT ADOPTED PLAN	Plan Update Status
Growth Strategy Implementation				
1.01	1	1.01	Coordinated and compatible land uses to promote health, safety welfare and to discourage urban sprawl	Revised
1.01A	1			NEW
1.01A(1)	1			NEW
1.01A(2)	1			NEW
1.01A(3)	1	Sec C	Procedures for Monitoring & Evaluation	Moved, Revised
Property and Vested Rights				
1.02	2	1.05	To protect property rights and recognize various interests in government action	No Change
1.02A	2	1.05A	Establish alternative development methods for land with limitations	Combined, Revised
		1.05D	Provide for vested rights process	
		1.05D(1)	Enact a vested rights ordinance	
		1.05D(2)	Vested rights ordinance to provide definitions and administrative procedures	

**Chapter 1. FUTURE LAND USE ELEMENT - Hernando County DRAFT 2040
Comprehensive Plan Update - July 20, 2016**

New Goal, Objective or Strategy in 7/20/2016 DRAFT UPDATE	Page Number in 7/20/2016 DRAFT UPDATE	Goal, Objective or Policy in CURRENT ADOPTED PLAN	Subject Summary of Goal, Objective or Policy in CURRENT ADOPTED PLAN	Plan Update Status
1.02A(1)	2	1.05A(1)	Alternate methods for property development: TDRs, PDRs, planned development, clustering, conservation easements, buffers, open space preservation and other techniques as amended in LDRs	Revised
		1.05B	LDRs consistent with judicial private property interpretations	Deleted - Not necessary; Codified elsewhere
		1.05B(1)	Review regs annually for consistency with judicial interpretations of private property rights	Deleted - Unnecessary exercise
		1.05C	Rezoning to achieve FLUM pattern by 2025	Deleted - Unnecessary exercise
1.02A(2)	2	1.05C(1)	Prepare a plan inventorying all non-conforming zoning parcels and recommending parcel rezoning to conform to the FLU within 9 months of any EAR-based amendment	Replaced
		1.05C(2)	County Commission to initiate rezoning action to confirm to FLU within 12 months of any EAR-based amendment	Deleted - Unnecessary exercise
1.02A(3)	2	1.05C(3)	Consider immediate rezoning for parcels that would endanger the integrity of FLU including parcels meeting listed criteria	Replaced

**Chapter 1. FUTURE LAND USE ELEMENT - Hernando County DRAFT 2040
Comprehensive Plan Update - July 20, 2016**

New Goal, Objective or Strategy in 7/20/2016 DRAFT UPDATE	Page Number in 7/20/2016 DRAFT UPDATE	Goal, Objective or Policy in CURRENT ADOPTED PLAN	Subject Summary of Goal, Objective or Policy in CURRENT ADOPTED PLAN	Plan Update Status
		1.05C(5)	Parcels not endangering the integrity of the FLUM should not be considered to warrant immediate rezoning including parcels meeting listed criteria	Deleted - Unnecessary exercise
1.02A(4)	2	1.05C(4)	Rezoning to conform to the FLUM may be initiated by the County or property owner any time	Revised
		1.05C(6)	Develop procedures for notice to affected property owners per Florida Statutes	Deleted - Not necessary; Codified elsewhere
1.02A(5)	2	1.05C(7)	Parcels in existence that met previous criteria or are legal non-conforming to be allowed to continue as legal non-conforming	Revised
Platted Lands Protection				
1.02B	3	1.01H	Protect established residential plats	Revised
1.02B(1)	3	1.01H(1)	Accommodate a diverse choice of housing types, densities and prices	Replaced
1.02B(2)	3	1.01H(3)	Provide incentives for replatting	Revised

**Chapter 1. FUTURE LAND USE ELEMENT - Hernando County DRAFT 2040
Comprehensive Plan Update - July 20, 2016**

New Goal, Objective or Strategy in 7/20/2016 DRAFT UPDATE	Page Number in 7/20/2016 DRAFT UPDATE	Goal, Objective or Policy in CURRENT ADOPTED PLAN	Subject Summary of Goal, Objective or Policy in CURRENT ADOPTED PLAN	Plan Update Status
Subdivision of Land				
1.02C	3	1.03	To direct development to areas with adequate public facilities	Combined, Revised
		1.03A	Permit subdivision with adequate facilities	
1.02C(1)	3	1.03A(1)	Subdivision definition	Revised
1.02C(2)	3	1.03A(4)	Adopt subdivision regs allowing division that meets reasonable parcel size, level of service and density standards	Combined, Revised
		1.03A(2)	Subdivision to comply with subdivision regulations	
1.02C(3)	3	1.03A(3)	Approval procedures to include assurance of adequate facilities via standards in the subdivision regs	Combined, Revised
		1.03A(5)	Easements to be provided for lots not fronting on public ROWs	
Future Land Use Map				
1.03	4	1.01	Establish land use that promotes the health, safety and welfare of Hernando County citizens and discourages urban sprawl	Revised

**Chapter 1. FUTURE LAND USE ELEMENT - Hernando County DRAFT 2040
Comprehensive Plan Update - July 20, 2016**

New Goal, Objective or Strategy in 7/20/2016 DRAFT UPDATE	Page Number in 7/20/2016 DRAFT UPDATE	Goal, Objective or Policy in CURRENT ADOPTED PLAN	Subject Summary of Goal, Objective or Policy in CURRENT ADOPTED PLAN	Plan Update Status
1.03A	4			NEW
1.03A(1)	4	Sec D	Residential Purpose, Mapping Criteria	Moved, Revised
1.03A(2)	4	1.01B	Provide for land use arrangement to retain agriculture, preserve natural resources and maintain open space	Moved, Combined, Revised
		1.01B(1)	Rural FLU category where agriculture can be retained and expanded	
		Sec D	Rural Purpose, Mapping Criteria	
1.03A(3)	4	Sec. D	Conservation Purpose, Mapping Criteria	Moved, Combined, Revised
		6.01D(5)	Conservation FLU category	
1.03A(4)	4	6.01G	Encourage creation of connecting greenways	Moved, Combined, Revised
		6.01G(2)	Greenways components and defined benefit	

**Chapter 1. FUTURE LAND USE ELEMENT - Hernando County DRAFT 2040
Comprehensive Plan Update - July 20, 2016**

New Goal, Objective or Strategy in 7/20/2016 DRAFT UPDATE	Page Number in 7/20/2016 DRAFT UPDATE	Goal, Objective or Policy in CURRENT ADOPTED PLAN	Subject Summary of Goal, Objective or Policy in CURRENT ADOPTED PLAN	Plan Update Status
1.03A(5)	5	1.01L	Provide for high quality commercial connected with transportation network	Moved, Combined, Revised
		Sec D	Commercial Purpose, Mapping Criteria	
1.03A(6)	5	Sec D	Industrial Purpose, Mapping Criteria	Moved, Combined, Revised
		1.02A	Establish industrial land uses to allow for expanded employment opportunities while protecting against impacts	
		1.02B	Define industrial land use on FLUM	
		1.02B(1)	Industrial category to be used exclusively for industrial uses	
1.03A(7)	5	Sec D	Mining Purpose and Mapping Criteria	Moved, Revised
1.03A(8)	5	Sec D	Recreation Mapping Criteria and Purpose	Moved, Revised
1.03A(9)	5	Sec D	Public Facility Mapping Criteria and Purpose	Moved, Revised
1.03A(10)	5	1.07	PDD Purpose and Mapping Criteria: To plan for certain areas where mixed uses are envisioned and more planning control is necessary	Revised
1.03A(11)	5			NEW

**Chapter 1. FUTURE LAND USE ELEMENT - Hernando County DRAFT 2040
Comprehensive Plan Update - July 20, 2016**

New Goal, Objective or Strategy in 7/20/2016 DRAFT UPDATE	Page Number in 7/20/2016 DRAFT UPDATE	Goal, Objective or Policy in CURRENT ADOPTED PLAN	Subject Summary of Goal, Objective or Policy in CURRENT ADOPTED PLAN	Plan Update Status
Residential Category				
1.03B	6	1.01F	Provide for residential in suitable areas	Combined, Revised
		1.01F(1)	Residential Land Use Category with uses listed and densities of 5.4 DU/acre or multi-family at 16 DU/acre	
1.03B(1)	6	Sec D	Commercial uses allowed in Residential Category	Moved, Revised
1.03B(2)	6	1.01F(9)	New residential to occur within the Residential Category until these areas are predominantly developed and population projections indicate a need for more	Revised
Single-Family Housing				
1.03B(3)	6	1.01F(6)	Densities less than 0.2 DU/acre allowed but ag activities may be regulated	Combined, Revised
		1.01Q(4)	Do not allow SFR development of over 0.2 DU/acre in major flood areas	

**Chapter 1. FUTURE LAND USE ELEMENT - Hernando County DRAFT 2040
Comprehensive Plan Update - July 20, 2016**

New Goal, Objective or Strategy in 7/20/2016 DRAFT UPDATE	Page Number in 7/20/2016 DRAFT UPDATE	Goal, Objective or Policy in CURRENT ADOPTED PLAN	Subject Summary of Goal, Objective or Policy in CURRENT ADOPTED PLAN	Plan Update Status
1.03B(4)	6	1.01F(2)	Low density zoning districts to encourage densities up to 2.5 DU/acre	Combine, Revise
		1.01F(3)	Medium density zoning for areas adjacent to urbanizing sectors at densities up to 4 DU/acre	
		1.01F(4)	High density SFR zoning for continuation of existing subdvs at densities up to 5.4 DU/acre	
		1.01F(5)	New SFR densities proposed over 4 DU/acre = PDP	
		1.01F(7)	LDR criteria/standards to be considered and adopted for areas appropriate for over 4 DU/acre	
1.03B(5)	7	1.01Q(2)	SFR development to have points of access, not driveways, to arterials and collectors	No Change
		1.01Q	Establish locational criteria for single family	Deleted - Not necessary; Codified elsewhere

**Chapter 1. FUTURE LAND USE ELEMENT - Hernando County DRAFT 2040
Comprehensive Plan Update - July 20, 2016**

New Goal, Objective or Strategy in 7/20/2016 DRAFT UPDATE	Page Number in 7/20/2016 DRAFT UPDATE	Goal, Objective or Policy in CURRENT ADOPTED PLAN	Subject Summary of Goal, Objective or Policy in CURRENT ADOPTED PLAN	Plan Update Status
Multi-Family Housing				
1.03B(6)	7	1.01G	Establish Multi-family subcategory	Combined, Revised
		1.01G(2)	Low density multi-family zoning for densities up to 7.5 DU/acre	
		1.01G(3)	Medium density multi-family zoning for densities up to 9.6 DU/acre	
		1.01G(4)	High density multi-family zoning for densities up to 16 DU/acre	
		1.01G(1)	Establish Multi-family subcategory (not seperately mapped on FLUM) allowing 16 DU/acre and certain uses (listed)	
		1.01G(5)	High density multi-family (other than those in mixed use PDPs) to be located near commercial or employment clusters	
1.03B(7)	7	1.01G(8)	Use PDP designation for multi-family in mixed use areas	Revised
1.03B(8)	7	1.01G(6)	Multi-family located where access is not through residential neighborhood	Combined, Revised
		1.01G(7)	Encourage multi-family as a "step-down" in intensity location	

**Chapter 1. FUTURE LAND USE ELEMENT - Hernando County DRAFT 2040
Comprehensive Plan Update - July 20, 2016**

New Goal, Objective or Strategy in 7/20/2016 DRAFT UPDATE	Page Number in 7/20/2016 DRAFT UPDATE	Goal, Objective or Policy in CURRENT ADOPTED PLAN	Subject Summary of Goal, Objective or Policy in CURRENT ADOPTED PLAN	Plan Update Status
		1.01G(13)	Multi-family residential to be located in Residential FLUM category areas	Deleted - Not necessary; Codified elsewhere
Rural Category				
1.03C	8	Sec D	Rural Land Uses Allowed	Moved, Combined, Revised
		1.01B(1)	Rural Land Uses Allowed	
		1.01B(2)	LDRs to provide standards for low density rural development, Rural FLU density 0.1 DU/acre max	
		1.01B(8)	Limit land uses that adversely affect highly erodible soils	Deleted - Not necessary
		1.01B(14)	Non-res, non-ag projects exceeding 30,000 s.f. of building requires special approval	Deleted - Not necessary; Codified elsewhere
		1.01B(15)	Mixed and multiple use projects require special approval	Deleted - Not necessary; Codified elsewhere
Rural Density Exceptions				
1.03C(1)	8	1.01B(11)	Rural density limit and clustering limit stated with exceptions	Revised
1.03C(2)	8			NEW

**Chapter 1. FUTURE LAND USE ELEMENT - Hernando County DRAFT 2040
Comprehensive Plan Update - July 20, 2016**

New Goal, Objective or Strategy in 7/20/2016 DRAFT UPDATE	Page Number in 7/20/2016 DRAFT UPDATE	Goal, Objective or Policy in CURRENT ADOPTED PLAN	Subject Summary of Goal, Objective or Policy in CURRENT ADOPTED PLAN	Plan Update Status
1.03C(3)	8	Sec. D	Rural Land uses Allowed	Moved, Revised
		1.01C	Standards for increasing density in rural	Deleted - Outdated
		1.01C(1)	Can increase density to 0.2 DU/acre if infrastructure and compatibility issues are met	Deleted - Outdated
		1.01C(3)	Land use compatibility criteria for above	Deleted - Outdated
		1.01C(4)	Minimum parcel size for above is 40 acres	Deleted - Outdated
		1.01C(5)	Density increase to 0.2 DU/acre to be treated as a PDP	Deleted - Outdated
1.03C(4)	8	1.01B(17)	Rural Infill Overlay request as a FLU amendment. Zoning must comply with FLU amendment conditions.	Moved, Combined, Revised
		Sec D	Rural Infill Overlay Mapping Criteria and Purpose	
		1.01B(16)	Rural Infill Overlay FLU designation standards	
		1.01B(18)	Rural Infill Overlay properties to have access to a paved county road and all roads in the project to be paved.	
		Sec D	Sec. D Rural Infill Overlay - Land Uses Allowed	

**Chapter 1. FUTURE LAND USE ELEMENT - Hernando County DRAFT 2040
Comprehensive Plan Update - July 20, 2016**

New Goal, Objective or Strategy in 7/20/2016 DRAFT UPDATE	Page Number in 7/20/2016 DRAFT UPDATE	Goal, Objective or Policy in CURRENT ADOPTED PLAN	Subject Summary of Goal, Objective or Policy in CURRENT ADOPTED PLAN	Plan Update Status
1,320-Foot Transition Zone				
1.03C(5)	9	1.01B(3)	1320 foot residential/rural transition zone to provide an orderly progression of intensity	Revised
1.03C(6)	9	1.01B(10)	Standards for residential uses in the 1,320-ft zone	Revised
Historic Rural Communities				
1.03C(7)	9	1.01B(12)	Aripeka, Istachatta and Nobleton DOs may be issued at current densities provided gross density not exceeding 2 DU/gross upland acre	Combined, Revised
		1.01B(13)	Spring Lake and Lake Lindsey DOs may be issued at current densities provided not exceeding 2 DU/gross acre	
Mobile Homes and Recreational Vehicles				
1.03C(8)	10	1.01K	Regulate the location of mobile homes	Combine, Revise
		1.01K(1)	Locate mobile homes similar to SFR and establish zoning districts in Residential Land Use category that allow mobile homes	
		1.01K(5)	Mobile home development with densities of 1 DU/acre or greater to have direct major road access for evacuation	

**Chapter 1. FUTURE LAND USE ELEMENT - Hernando County DRAFT 2040
Comprehensive Plan Update - July 20, 2016**

New Goal, Objective or Strategy in 7/20/2016 DRAFT UPDATE	Page Number in 7/20/2016 DRAFT UPDATE	Goal, Objective or Policy in CURRENT ADOPTED PLAN	Subject Summary of Goal, Objective or Policy in CURRENT ADOPTED PLAN	Plan Update Status
		1.01K(3)	Mobile homes only allowed in exclusive mobile home zoning districts except where they already exist in mixed residential areas	Deleted - Not necessary; Codified elsewhere
		1.01K(7)	Mobile home parks or subdivision not to exceed 5.4 DU/acre except in PDPs	Deleted - Not necessary; Codified elsewhere
		1.01K(8)	PDP mobile home developments allowed to cluster lots with minimum size of 5,000 s.f. if gross density does not exceed 6 DU/gross acre	Deleted - Not necessary; Codified elsewhere
		1.01K(6)	Limited zoning allowed for park model trailers and modular housing to 600 square feet in area not exceeding 8.7 DU/acre	Deleted - Not necessary; Codified elsewhere
1.03C(9)	10			NEW
		1.01K(2)	Develop minimum design standards for mobile home parks and subdivisions	Deleted - Not necessary; Codified elsewhere
		1.01K(4)	Buffer mobile home developments	Deleted - Not necessary; Codified elsewhere
		1.01P	Establish standards for recreational vehicle parks and land uses	Deleted - Not necessary; Codified elsewhere

**Chapter 1. FUTURE LAND USE ELEMENT - Hernando County DRAFT 2040
Comprehensive Plan Update - July 20, 2016**

New Goal, Objective or Strategy in 7/20/2016 DRAFT UPDATE	Page Number in 7/20/2016 DRAFT UPDATE	Goal, Objective or Policy in CURRENT ADOPTED PLAN	Subject Summary of Goal, Objective or Policy in CURRENT ADOPTED PLAN	Plan Update Status
		1.01P(1)	Limit on RV length of stay at park	Deleted - Not necessary; Codified elsewhere
1.03C(10)	10	1.01P(4)	Separate zoning to be established for RV parks	Combined, Revised
		1.01P(3)	RV parks to be accessed via adequate roads	
		1.01P(5)	RV parks to be located in appropriate areas for RV use	Deleted - Not necessary; Codified elsewhere
		1.01P(8)	Zoning ordinance to establish standards for RV park densities, buffers and setbacks	Deleted - Not necessary; Codified elsewhere
		1.01P(6)	Establish infrastructure standards for RV parks	Deleted - Not necessary; Codified elsewhere
		1.01P(2)	Restrictions on permanent structures at RV parks	Deleted - Not necessary; Codified elsewhere
		1.01P(7)	Flexible standards for RV and tent camping sites within RV parks	Deleted - Not necessary; Codified elsewhere
Conservation Category				
1.03D	10	Sec D	Conservation Land Uses Allowed and Additional Clarification	Moved, Revised
		Sec D Item 6	Conservation Additional Clarification	

**Chapter 1. FUTURE LAND USE ELEMENT - Hernando County DRAFT 2040
Comprehensive Plan Update - July 20, 2016**

New Goal, Objective or Strategy in 7/20/2016 DRAFT UPDATE	Page Number in 7/20/2016 DRAFT UPDATE	Goal, Objective or Policy in CURRENT ADOPTED PLAN	Subject Summary of Goal, Objective or Policy in CURRENT ADOPTED PLAN	Plan Update Status
Ecological Linkages				
1.03E	10			NEW
1.03E(1)	11	1.01B(5)	Open space requirements by tract size	Revised
The Countryside Community				
1.03F	11	1.01V	Establish standards for clustered development	Moved, Combined, Revised
		Sec D	Mapping Criteria	
1.03F(1)	11	1.01B(5)	Open space requirements by tract size	Moved, Combined, Revised
		1.01V(1)	Rural Cluster Overlay: Clustered development at maximum 0.425 DU/acre on projects of 150 acres or more within Rural category with units clustered on 50% or less of the property and remainder placed in conservation	
		Sec D	Rural Cluster Overlay Purpose	

**Chapter 1. FUTURE LAND USE ELEMENT - Hernando County DRAFT 2040
Comprehensive Plan Update - July 20, 2016**

New Goal, Objective or Strategy in 7/20/2016 DRAFT UPDATE	Page Number in 7/20/2016 DRAFT UPDATE	Goal, Objective or Policy in CURRENT ADOPTED PLAN	Subject Summary of Goal, Objective or Policy in CURRENT ADOPTED PLAN	Plan Update Status
1.03F(2)	12	1.01V(3)	Projects to include design information on the project (criteria listed)	Combined, Revised
		1.01V(4)	Projects to have access to paved, county-maintained roadway all roads in clustered area to be paved	
		1.01V(5)	List of criteria parcels must meet to qualify for Rural Cluster Overlay	
		1.01V(2)	FLUM amendment required	Deleted - Not Necessary
		1.01V(6)	County to identify other areas and lands appropriate for rural clustered development and write a new policy cluster	Deleted - Not Necessary
1.03F(3)	13	Sec D	Land Uses Allowed: Stardust	Moved, No Change
Agricultural Lands Retention Strategies				
1.03G	13	1.01D	Provide for retention of agriculture	Revised
1.03G(1)	13			NEW

**Chapter 1. FUTURE LAND USE ELEMENT - Hernando County DRAFT 2040
Comprehensive Plan Update - July 20, 2016**

New Goal, Objective or Strategy in 7/20/2016 DRAFT UPDATE	Page Number in 7/20/2016 DRAFT UPDATE	Goal, Objective or Policy in CURRENT ADOPTED PLAN	Subject Summary of Goal, Objective or Policy in CURRENT ADOPTED PLAN	Plan Update Status
1.03G(2)	13	1.01D(2)	Development standards for limited internal development for ag owners and employees without subdivision regulatory compliance	Combined, Revised
		1.01D(3)	LDRs to ensure that ag structures and practices not unduly restricted in ag areas	
		1.01B(7)	Procedure to evaluate potential conversion of agricultural lands to non-agricultural	Deleted - Unnecessary exercise
		1.01D(6)	No intent to mandate preservation of ag but to provide areas where ag can exist	Deleted - Not necessary
1.03G(3)	14	1.01D(1)	Preservation and continuance of successful ag operations to take precedence in residential development approvals	Combine, Revise
		1.01D(4)	PDR and TDR methods to be reviewed to preserve ag lands	
		1.01D(5)	Development plans to be reviewed to consider topo, soil and natural features (criteria to be developed)	
1.03G(4)	14	1.01D(7)	Support strategies to promote ag and encourage local ag products	Revised

**Chapter 1. FUTURE LAND USE ELEMENT - Hernando County DRAFT 2040
Comprehensive Plan Update - July 20, 2016**

New Goal, Objective or Strategy in 7/20/2016 DRAFT UPDATE	Page Number in 7/20/2016 DRAFT UPDATE	Goal, Objective or Policy in CURRENT ADOPTED PLAN	Subject Summary of Goal, Objective or Policy in CURRENT ADOPTED PLAN	Plan Update Status
Commercial Category				
1.03H	14	Sec D	Commercial Land Uses Allowed	Moved, Combined, Revised
		1.01L(1)	Commercial land use category and uses allowed	
1.03H(1)	14	1.01L(3)	Initiate new commercial rezoning within nodes and regional commercial overlay on the FLU	Moved, Revised
		Sec D	Commercial Mapping Criteria	
		1.01L(4)	Landscape ordinance to require buffering of commercial	Deleted - Not necessary; Codified elsewhere
		1.01L(8)	Consider buffering higher intensity commercial uses including buffering with lower intensity commercial of multi-family	Deleted - Not necessary; Codified elsewhere
		1.01L(5)	Mitigate affects of commercial development proximate to residential uses	Deleted - Not necessary; Codified elsewhere

**Chapter 1. FUTURE LAND USE ELEMENT - Hernando County DRAFT 2040
Comprehensive Plan Update - July 20, 2016**

New Goal, Objective or Strategy in 7/20/2016 DRAFT UPDATE	Page Number in 7/20/2016 DRAFT UPDATE	Goal, Objective or Policy in CURRENT ADOPTED PLAN	Subject Summary of Goal, Objective or Policy in CURRENT ADOPTED PLAN	Plan Update Status
Commercial Nodes				
1.03H(2)	14	1.01M	Manage and direct development through use of commercial nodes	Combined, Revised
		1.01M(1)	Commercial development to be guided through nodes established by function and location	
		1.01M(2)c	General Commercial Nodes	
		1.01M(2)b	Community Commercial Nodes	
		1.01L(2)	LDR criteria for commercial uses and design standards	
1.01L(7)	Promote integration of pedestrian traffic in and between commercial and residential			
1.03H(3)	15	1.01M(11)	Review criteria for new commercial area requests	Revised
1.03H(4)	15			NEW

**Chapter 1. FUTURE LAND USE ELEMENT - Hernando County DRAFT 2040
Comprehensive Plan Update - July 20, 2016**

New Goal, Objective or Strategy in 7/20/2016 DRAFT UPDATE	Page Number in 7/20/2016 DRAFT UPDATE	Goal, Objective or Policy in CURRENT ADOPTED PLAN	Subject Summary of Goal, Objective or Policy in CURRENT ADOPTED PLAN	Plan Update Status
1.03H(5)	15	1.01M(3)	Commercial nodes to provide for frontage road network on arterials	Combined, Revised
		1.01M(4)	Commercial uses can only extend outward from node where there is a frontage road connected to the node	
		1.01M(7)	Access mgmt plan to provide for interconnection	
1.03H(6)	15	1.01M(5)	Unified plans for commercial development in nodes	Revised
		1.01M(10)	PDP not to be used for new highway commercial development outside nodes	Deleted - Not necessary
Commercial Strip Development				
1.03H(7)	16	1.01O(1)	Strip commercial allowed along corridors with significant commercial development including US 19 south, SR 50 segment. Criteria listed	Revised

**Chapter 1. FUTURE LAND USE ELEMENT - Hernando County DRAFT 2040
Comprehensive Plan Update - July 20, 2016**

New Goal, Objective or Strategy in 7/20/2016 DRAFT UPDATE	Page Number in 7/20/2016 DRAFT UPDATE	Goal, Objective or Policy in CURRENT ADOPTED PLAN	Subject Summary of Goal, Objective or Policy in CURRENT ADOPTED PLAN	Plan Update Status
1.03H(8)	16	1.01O	Limit strip commercial and infill to improve traffic circulation and aesthetics	Combined, Revised
		1.01O(2)	No expansion of existing strip commercial	
		1.01O(3)	No new strip commercial areas to be planned	
		1.01O(5)	Encourage redevelopment of strip commercial to nodes	
		1.01O(6)	Encourage redevelopment of older strip commercial areas	
1.03H(9)	16	1.01O(4)	Criteria for infill commercial	Revised
		1.01O(7)	Regulations to address special design needs for corridors	Deleted - Unnecessary exercise
Neighborhood Commercial				
1.03H(10)	16	1.01M(2)a	Neighborhood Commercial Nodes	Split, Revised
1.03H(11)	16			
Specialty Commercial				
1.03H(12)	17	1.01N	Establish zoning categories for specialty commercial	Combined, Revised
		1.01N(1)	Adopt LDRs for specialty commercial (ag, marine, heavy)	

**Chapter 1. FUTURE LAND USE ELEMENT - Hernando County DRAFT 2040
Comprehensive Plan Update - July 20, 2016**

New Goal, Objective or Strategy in 7/20/2016 DRAFT UPDATE	Page Number in 7/20/2016 DRAFT UPDATE	Goal, Objective or Policy in CURRENT ADOPTED PLAN	Subject Summary of Goal, Objective or Policy in CURRENT ADOPTED PLAN	Plan Update Status
1.03H(13)	17	1.01N(2)	Ag Commercial allowed in Rural category with certain criteria	Revised
1.03H(14)	17	1.01N(3)	Marine Commercial for water dependent uses with certain criteria	Combined, Revised
		1.01N(4)	Separate Marine Commercial may be established for recreational vs industrial (commercial fishing)	
1.03H(15)	18	1.01N(5)	Heavy Commercial criteria	Revised
		1.01N(6)	Ancillary Commercial allowed in Recreation, Mining and Industrial categories for activity serving those categories	Deleted - Not necessary; Codified elsewhere
Industrial Category				
1.03I	18	Sec D	Mapping Criteria, Land Uses Allowed	Moved, Combined, Revised
		1.02A(1)	Industrial category with listed uses	
1.03I(1)	18	1.02B(2)	Criteria to consider in designating an area for industrial	Revised
		1.02A(6)	Industrial along major arterials to provide for frontage road extension where applicable	Deleted - Not necessary; Codified elsewhere

**Chapter 1. FUTURE LAND USE ELEMENT - Hernando County DRAFT 2040
Comprehensive Plan Update - July 20, 2016**

New Goal, Objective or Strategy in 7/20/2016 DRAFT UPDATE	Page Number in 7/20/2016 DRAFT UPDATE	Goal, Objective or Policy in CURRENT ADOPTED PLAN	Subject Summary of Goal, Objective or Policy in CURRENT ADOPTED PLAN	Plan Update Status
1.03I(2)	18	1.02A(2)	Industrial to be located along arterials or collectors and have access to major arterials	Revised
		1.02A(4)	Amend LDRs for industrial uses to address classifications of light and heavy and design criteria	Deleted - Not necessary; Codified elsewhere
		1.02A(5)	Evaluate proposed industrial affect on natural environment including listed issues	Deleted - Not necessary; Codified elsewhere
1.03I(3)	18	1.02	To provide for stable economy	Revised
1.03I(4)	18	1.02A(3)	Encourage concentration of industrial in industrial parks or mixed developments using PDP method	Revised
Mining Category				
1.03J	19	Sec D	Mining Purpose, Mapping Criteria, Land Uses Allowed	Combined, Revised
		1.02C	Mining-related Industrial Uses	
		1.02C(1)	Purpose and economic benefit of industrial uses in mining areas.	
		1.12A(1)	Mining category on FLUM include areas affected by mining and not affected by mining	Deleted - Not necessary

**Chapter 1. FUTURE LAND USE ELEMENT - Hernando County DRAFT 2040
Comprehensive Plan Update - July 20, 2016**

New Goal, Objective or Strategy in 7/20/2016 DRAFT UPDATE	Page Number in 7/20/2016 DRAFT UPDATE	Goal, Objective or Policy in CURRENT ADOPTED PLAN	Subject Summary of Goal, Objective or Policy in CURRENT ADOPTED PLAN	Plan Update Status
Mining-Support Related Uses				
1.03J(1)	19	1.02C(2)	Identify mining support related industries (list follows with retail excluded)	Combined, Revised
		1.02C(3)	Identify industries which consume mining products (list follows)	
		1.02C(4)	Include specific LDR requirements for the uses identified in the above 2 policies	
1.03J(2)	19	1.02C(6)	Adverse noise impacts to be minimized with berms and buffers	Combined, Revised
		1.02C(7)	Industrial uses to be added through the Master Mining Plan process	
1.03J(3)	19	1.02C(5)	External access for industries shall be provided by main entrance to the mining site	Revised
Mining Ordinance				
1.03J(4)	20			NEW

**Chapter 1. FUTURE LAND USE ELEMENT - Hernando County DRAFT 2040
Comprehensive Plan Update - July 20, 2016**

New Goal, Objective or Strategy in 7/20/2016 DRAFT UPDATE	Page Number in 7/20/2016 DRAFT UPDATE	Goal, Objective or Policy in CURRENT ADOPTED PLAN	Subject Summary of Goal, Objective or Policy in CURRENT ADOPTED PLAN	Plan Update Status
1.03J(5)	20	1.08	Manage mining extraction and ensure reclamation	Combined, Revised
		1.08A	Design to acceptable standards by an engineer	
		1.08A(2)	Planned maintenance program for the site	
		1.10B(2)	Conduct environmental assessment as part of mining permit process	
1.03J(6)	20	1.08A(3)	Annual reports required with engineer certification	Revised
		1.09A(5)	Mining permits to be revised at a public hearing and issued for maximum 25 years.	Deleted; Not necessary; Codified elsewhere
		1.09B(2)	Mining permits to be revised at a public hearing and issued for maximum 25 years.	Deleted; Not necessary; Codified elsewhere

**Chapter 1. FUTURE LAND USE ELEMENT - Hernando County DRAFT 2040
Comprehensive Plan Update - July 20, 2016**

New Goal, Objective or Strategy in 7/20/2016 DRAFT UPDATE	Page Number in 7/20/2016 DRAFT UPDATE	Goal, Objective or Policy in CURRENT ADOPTED PLAN	Subject Summary of Goal, Objective or Policy in CURRENT ADOPTED PLAN	Plan Update Status
1.03J(7)	20	1.08A(1)	Engineering of earthen dams	Moved, Combined, Revised
		1.10	Create a county mining regulatory function	
		1.10A	Maintain blasting standards	
		1.10A(1)	Standards for particle velocity and overpressure	
		1.10A(2)	Blasting hours	
		1.10A(3)	Monitoring of blasting	
		1.10A(4)	Maintain 5-year blasting vibration records	
		1.10A(5)	Provide for vehicular traffic control for blasting near roads	
		1.10A(6)	Update blasting plan pursuant to technology at 5-year permit review	

**Chapter 1. FUTURE LAND USE ELEMENT - Hernando County DRAFT 2040
Comprehensive Plan Update - July 20, 2016**

New Goal, Objective or Strategy in 7/20/2016 DRAFT UPDATE	Page Number in 7/20/2016 DRAFT UPDATE	Goal, Objective or Policy in CURRENT ADOPTED PLAN	Subject Summary of Goal, Objective or Policy in CURRENT ADOPTED PLAN	Plan Update Status
1.03J(8)	20	1.08B	Setbacks contiguous to land owned by mining operation	Moved, Combined, Revised
		1.08B(1)	Items permitted in setback	
		1.08B(2)	Measure setback from right-of-way lines	
		1.08B(3)	Additional setback may be needed to comply with noise and blasting standards	
		1.08C	Setbacks contiguous to land not owned by mining operation	
		1.08C(1)	Berm standards	
		1.08C(2)	Berm placement	
		1.08C(3)	Berm opacity standards	
		1.08C(4)	Buffer standards	

**Chapter 1. FUTURE LAND USE ELEMENT - Hernando County DRAFT 2040
Comprehensive Plan Update - July 20, 2016**

New Goal, Objective or Strategy in 7/20/2016 DRAFT UPDATE	Page Number in 7/20/2016 DRAFT UPDATE	Goal, Objective or Policy in CURRENT ADOPTED PLAN	Subject Summary of Goal, Objective or Policy in CURRENT ADOPTED PLAN	Plan Update Status
1.03J(9)	20	1.08D	Require mining reclamation plans	Moved, Combined, Revised
		1.08D(1)	Reclamation plan requirements	
		1.08D(2)	Maintenance program during reclamation	
		1.08D(3)	Shelf and contour standards	
		1.08D(4)	Complete reclamation within 3 years	
		1.08D(5)	Clear away safety hazards	
		1.08D(6)	Revegetation with perennial species	
		1.08D(7)	Site security	
		1.08D(8)	Security to remain in effect until final inspection	
		1.08D(9)	Reclamation to meet requirements of all agencies having jurisdiction	
Mining Future Land Use Map Amendments				
1.03J(10)	21			NEW
1.03J(11)	21	1.10B	Protect ecological features on mining land	Moved, Combined, Revised
		1.10B(1)	Comp Plan amendment review process for mining	
1.03J(12)	21			NEW

**Chapter 1. FUTURE LAND USE ELEMENT - Hernando County DRAFT 2040
Comprehensive Plan Update - July 20, 2016**

New Goal, Objective or Strategy in 7/20/2016 DRAFT UPDATE	Page Number in 7/20/2016 DRAFT UPDATE	Goal, Objective or Policy in CURRENT ADOPTED PLAN	Subject Summary of Goal, Objective or Policy in CURRENT ADOPTED PLAN	Plan Update Status
1.03J(13)	22			NEW
1.03J(14)	22	1.10B(3)	Mining not allowed in listed species habitat	Combined, Revised
		1.10B(4)	Mining not allowed in natural water bodies	
		1.10B(5)	Mining not allowed in wetlands or floodplains	
1.03J(15)	22	Sec D	Mining Additional Clarifications	
Future Mining Transitions				
1.03J(16)	23	1.12A(3)b	Relationship of mining lands to wildlife corridors	Revised
1.03J(17)	23	1.12A(3)c	Prohibit groundwater-contaminating uses.	Revised

**Chapter 1. FUTURE LAND USE ELEMENT - Hernando County DRAFT 2040
Comprehensive Plan Update - July 20, 2016**

New Goal, Objective or Strategy in 7/20/2016 DRAFT UPDATE	Page Number in 7/20/2016 DRAFT UPDATE	Goal, Objective or Policy in CURRENT ADOPTED PLAN	Subject Summary of Goal, Objective or Policy in CURRENT ADOPTED PLAN	Plan Update Status
1.03J(18)	24	10.01A(4)	Monitoring of primary industries	Moved, Combined, Revised
		1.12	Provide for orderly transition of mining lands to other uses	
		1.12A	Provide guidance for transition	
		1.12A(2)	Mineral resource supplies recognized to be finite and that mining will cease	
		1.12A(3)a	Description of mining lands features	
		1.12A(3)d	Consider fiscal impacts of mining transitions	
1.03J(19)	24			NEW
1.03J(20)	25			NEW
Recreation Category				
1.03K	25	Sec D	Recreation Land Uses Allowed	Moved, Revised
1.03K(1)	25			NEW
1.03K(2)	25			NEW

**Chapter 1. FUTURE LAND USE ELEMENT - Hernando County DRAFT 2040
Comprehensive Plan Update - July 20, 2016**

New Goal, Objective or Strategy in 7/20/2016 DRAFT UPDATE	Page Number in 7/20/2016 DRAFT UPDATE	Goal, Objective or Policy in CURRENT ADOPTED PLAN	Subject Summary of Goal, Objective or Policy in CURRENT ADOPTED PLAN	Plan Update Status
Public Facilities Category				
1.03L	25	Sec D 1.01U	Public Facilities uses Locate public facilities for efficient service while minimizing impacts	Moved, Combined, Revised
1.03L(1)	25	1.01U(4)	Major public facilities to be in a separate zoning district allowed in any FLU category with performance standards	Revised
1.03L(2)	26			NEW
1.03L(3)	26	1.01U(1) 1.01U(2) 1.01U(3)	Adequate public review and comment required prior to the location of major public facilities Impact statement required for new major public facility locational review process Conditions imposed during facility locational review shall be binding	Combined, Revised

**Chapter 1. FUTURE LAND USE ELEMENT - Hernando County DRAFT 2040
Comprehensive Plan Update - July 20, 2016**

New Goal, Objective or Strategy in 7/20/2016 DRAFT UPDATE	Page Number in 7/20/2016 DRAFT UPDATE	Goal, Objective or Policy in CURRENT ADOPTED PLAN	Subject Summary of Goal, Objective or Policy in CURRENT ADOPTED PLAN	Plan Update Status
Public School Siting				
1.03M	26	1.01I	Establish standards for school siting	Combined, Revised
		Sec D	Education Mapping Criteria, Purpose and Land Uses Allowed	
		1.01I(1)	Educational Land Use Category for school uses listed	
		1.01I(5)	Schools also allowable in Residential and Rural land use categories	
		1.01I(2)	School Board to submit an educational facilities report and survey	
		1.01I(14)	County and School Board to coordinate annually on their capital improvement programs	Moved to Public School Facilities Element
		1.01I(3)	School siting to be consistent with Florida Statutes	
		1.01I(4)	School siting to be consistent with service standards	
1.03M(1)	26	1.01I(9)	Criteria for evaluating proposed locations for specific school types	Revised
1.03M(2)	26	1.01I(15)	Definition and standards for neighborhood schools	Revised

**Chapter 1. FUTURE LAND USE ELEMENT - Hernando County DRAFT 2040
Comprehensive Plan Update - July 20, 2016**

New Goal, Objective or Strategy in 7/20/2016 DRAFT UPDATE	Page Number in 7/20/2016 DRAFT UPDATE	Goal, Objective or Policy in CURRENT ADOPTED PLAN	Subject Summary of Goal, Objective or Policy in CURRENT ADOPTED PLAN	Plan Update Status
1.03M(3)	27	1.01I(10)	Sites of size less than state requirements can be consistent with comp plan if impacts are mitigated	Combined, Revised
		1.01I(11)	Site consistent for only some educational uses may be conditioned with references to specific uses/facilities	
		1.01I(12)	If site is inconsistent with comp plan, County can impose conditions through a special exception	
		1.01I(13)	Review impacts before a significant change in use of facility is made	
1.03M(4)	27	11.01D	Ensure planning and construction of facilities is coordinated with infrastructure	Split, Combined, Revised
		11.01D(1)	List of items that School Board must consider in evaluating new school sites or major renovations	

**Chapter 1. FUTURE LAND USE ELEMENT - Hernando County DRAFT 2040
Comprehensive Plan Update - July 20, 2016**

New Goal, Objective or Strategy in 7/20/2016 DRAFT UPDATE	Page Number in 7/20/2016 DRAFT UPDATE	Goal, Objective or Policy in CURRENT ADOPTED PLAN	Subject Summary of Goal, Objective or Policy in CURRENT ADOPTED PLAN	Plan Update Status
1.03M(5)	28	1.01I(8)	Criteria for schools up to 2 miles from a Residential category or in Rural category	Split, Combined, Revised
		11.01D(1)	List of items that School Board must consider in evaluating new school sites or major renovations	
		1.01I(6)	New or expanded educational facilities in Residential or Rural categories must be consistent with Plan or have received a Plan amendment	
		1.01I(7)	Additional criteria listed for reviewing new or expanded schools in Residential or Rural categories	
1.03M(6)	28	11.01D(2)	School and County staff to meet and review potential sites	Moved, Combined, Revised
		11.01D(3)	County to advise School Board about consistency of proposed sites with comp plan	
1.03M(7)	28	11.01D(4)	Public facility overlay district zoning for schools	Moved, Revised
1.03M(8)	29	11.01D(6)	School to provide notice to adjacent property owners for proposed rezonings.	Moved, Revised

**Chapter 1. FUTURE LAND USE ELEMENT - Hernando County DRAFT 2040
Comprehensive Plan Update - July 20, 2016**

New Goal, Objective or Strategy in 7/20/2016 DRAFT UPDATE	Page Number in 7/20/2016 DRAFT UPDATE	Goal, Objective or Policy in CURRENT ADOPTED PLAN	Subject Summary of Goal, Objective or Policy in CURRENT ADOPTED PLAN	Plan Update Status
1.03M(9)	29	11.01D(7)	Standards for site design or development plan submittal to County	Moved, Revised
1.03M(10)	29	11.01D(8)	County to review site plan in accordance with comp plan and applicable LDRs	Moved, Revised
1.03M(11)	29	11.01D(9)	Determine need and timing for on site and off-site facilities to support schools	Moved, Revised
		11.01D(10)	School Board and County to jointly determine need and timing for on-site and off-site improvements to support new schools and sites	
Planned Development Districts				
1.04	30	1.07	PDD Purpose and Mapping Criteria: To plan for certain areas where mixed uses are envisioned and more planning control is necessary	Combined, Revised
		1.07A	[Reserved]	
		Sec D	PDD Mapping Criteria	
I-75/SR-50 PDD				
1.04A	30	1.07B	I-75/SR50 PDD Objective: Use economic value of I-75 corridor through master planning, infrastructure and aesthetics	Revised
1.04A(1)	30	1.07B(1)	Establish PDD with list of land uses	Revised

**Chapter 1. FUTURE LAND USE ELEMENT - Hernando County DRAFT 2040
Comprehensive Plan Update - July 20, 2016**

New Goal, Objective or Strategy in 7/20/2016 DRAFT UPDATE	Page Number in 7/20/2016 DRAFT UPDATE	Goal, Objective or Policy in CURRENT ADOPTED PLAN	Subject Summary of Goal, Objective or Policy in CURRENT ADOPTED PLAN	Plan Update Status
1.04A(2)	30	1.07B(2)	Prepare a master plan and perhaps an areawide DRI	Split, Combined, Revised
		1.07B(3)	Standards for the PDD master plan	
		1.07B(4)	Land development to be consistent with master plan	Deleted - Outdated
1.04A(3)	31	1.07B(3)	Standards for the PDD master plan	Split, Revised
1.04A(4)	31	1.07B(3)	Standards for the PDD master plan	Split, Revised
Airport PDD				
1.04B	31	1.07C	Airport PDD Objective: maximize use of airport with compatible uses	Revised
1.04B(1)	31	1.07C(1)	Establish Airport PDD with list of uses	Combined, Revised
		1.07C(3)	Maintain airport master plan	
		1.07C(4)	Update master plan every 5 years	
1.04B(2)	31	1.07C(1)	Establish Airport PDD with list of uses	Revised
		1.07C(2)	Aviation uses restricted to HC airport property	Deleted - Not necessary
1.04B(3)	32	1.07C(5)	Locational criteria for PDD land uses not owned by county	Revised

**Chapter 1. FUTURE LAND USE ELEMENT - Hernando County DRAFT 2040
Comprehensive Plan Update - July 20, 2016**

New Goal, Objective or Strategy in 7/20/2016 DRAFT UPDATE	Page Number in 7/20/2016 DRAFT UPDATE	Goal, Objective or Policy in CURRENT ADOPTED PLAN	Subject Summary of Goal, Objective or Policy in CURRENT ADOPTED PLAN	Plan Update Status
1.04B(4)	32			NEW
1.04B(5)	32	1.07C(7)	Protect runway approaches from development	Combined, Revised
		1.07C(8)	Airport noise warnings for surrounding property sales	
1.04B(6)	32	1.07C(10)	Protect airport from incompatible land uses that present safety concerns	Revised
1.04B(7)	32	1.07C(6)	Industrial uses to be compatible with aviation	Revised
1.04B(8)	32	1.07C(9)	Develop a funding plan for acquisition of necessary properties	Revised
World Woods PDD				
1.04C	32-34	1.07D(1)-(10)	World Woods PDD	No Change
Hickory Hills PDD				
1.04D	34-42	1.07E(1)-(9)	Hickory Hills PDD	No Change
Brooksville Regional Medical Center PDD				
1.04E	43-44	1.07F(1)-(8)	Brooksville Regional Medical Center PDD	No Change
Quarry Preserve PDD				
1.04F	44-60	1.07G(1)-(49)	Quarry Preserve	No Change
South Brooksville PDD				
1.04G	60-66	1.07H(1)-(28)	South Brooksville PDD	No Change

**Chapter 1. FUTURE LAND USE ELEMENT - Hernando County DRAFT 2040
Comprehensive Plan Update - July 20, 2016**

New Goal, Objective or Strategy in 7/20/2016 DRAFT UPDATE	Page Number in 7/20/2016 DRAFT UPDATE	Goal, Objective or Policy in CURRENT ADOPTED PLAN	Subject Summary of Goal, Objective or Policy in CURRENT ADOPTED PLAN	Plan Update Status MOVED, DELETED, REVISED, REPLACED, COMBINED, SPLIT, NO CHANGE, NEW
Centers and Corridors				
1.05	67			NEW
1.05A	67			NEW
1.05A(1)	67			NEW
1.05A(2)	67			NEW
1.05A(3)	67			NEW
1.05A(4)	67			NEW
1.05A(5)	67			NEW
Spring Hill Drive Corridor				
1.05B	68			NEW
1.05B(1)	68			NEW
1.05B(2)	68			NEW
1.05B(3)	69			NEW
SR-50 West Regional Commercial Corridor				
1.05C	69	1.01M(2)d	Regional Commercial Nodes	Split, Revised
1.05C(1)	69			

**Chapter 1. FUTURE LAND USE ELEMENT - Hernando County DRAFT 2040
Comprehensive Plan Update - July 20, 2016**

New Goal, Objective or Strategy in 7/20/2016 DRAFT UPDATE	Page Number in 7/20/2016 DRAFT UPDATE	Goal, Objective or Policy in CURRENT ADOPTED PLAN	Subject Summary of Goal, Objective or Policy in CURRENT ADOPTED PLAN	Plan Update Status MOVED, DELETED, REVISED, REPLACED, COMBINED, SPLIT, NO CHANGE, NEW
1.05C(2)	69			NEW
1.05C(3)	70			NEW
Northcliffe and Mariner Center				
1.05D	70			NEW
1.05D(1)	70			NEW
1.05D(2)	70			NEW
Kass Circle Center				
1.05E	71			NEW
1.05E(1)	71			NEW
1.05E(2)	71			NEW
1.05E(3)	71			NEW

**Chapter 1. FUTURE LAND USE ELEMENT - Hernando County DRAFT 2040
Comprehensive Plan Update - July 20, 2016**

New Goal, Objective or Strategy in 7/20/2016 DRAFT UPDATE	Page Number in 7/20/2016 DRAFT UPDATE	Goal, Objective or Policy in CURRENT ADOPTED PLAN	Subject Summary of Goal, Objective or Policy in CURRENT ADOPTED PLAN	Plan Update Status
Transit-Oriented Development				
1.06	72	2.06E	Utilize TOD techniques along transit corridors	Moved, Combined, Revised
		2.06E(1)	Transit oriented development (TOD) appropriate in areas identified in TBARTA master plans and strategies	
		2.06E(2)	TOD to be consistent with LRTP and TDPs adopted by MPO	
1.06A	72	2.06E(3)	TOD to use design principles developed by TBARTA	Revised
1.06A(1)	72	2.06E(4)	List of TOD design techniques and principles	Combined, Revised
1.06A(2)	72	2.06E(5)	TOD designs to be implemented through PDP and Master Plan review processes	Revised
Protected Corridors				
1.07	73			NEW
Suncoast Parkway				
1.07A				NEW
1.07A(1)	73			NEW
1.07A(2)	73			NEW

**Chapter 1. FUTURE LAND USE ELEMENT - Hernando County DRAFT 2040
Comprehensive Plan Update - July 20, 2016**

New Goal, Objective or Strategy in 7/20/2016 DRAFT UPDATE	Page Number in 7/20/2016 DRAFT UPDATE	Goal, Objective or Policy in CURRENT ADOPTED PLAN	Subject Summary of Goal, Objective or Policy in CURRENT ADOPTED PLAN	Plan Update Status
County Line Road				
1.07B	73			NEW
1.07B(1)	73			NEW
1.07B(2)	74			NEW
1.07B(3)	74			NEW
Wiscon Road				
1.07C	74			NEW
1.07C(1)	75			NEW
U.S. Highway 98 North				
1.07D	75			NEW
1.07D(1)	75			NEW
U.S. Highway 19 North				
1.07E	75			NEW
1.07E(1)	75			NEW
		1.01M(6)	U.S. 19 and S.R. 50 median cut standards	Deleted - Not necessary; Codified elsewhere

**Chapter 1. FUTURE LAND USE ELEMENT - Hernando County DRAFT 2040
Comprehensive Plan Update - July 20, 2016**

New Goal, Objective or Strategy in 7/20/2016 DRAFT UPDATE	Page Number in 7/20/2016 DRAFT UPDATE	Goal, Objective or Policy in CURRENT ADOPTED PLAN	Subject Summary of Goal, Objective or Policy in CURRENT ADOPTED PLAN	Plan Update Status
Neighborhood Planning				
1.08	77			NEW
1.08A	77			NEW
1.08A(1)	77			NEW
1.08B	77			NEW
1.08B(1)	77			NEW
1.08C	77			NEW
1.08C(1)	77			NEW
Land Development Regulations				
1.09	78			NEW
1.09A	78	1.01R	Establish LDRs to implement comp plan	Revised
1.09A(1)	78			NEW
1.09A(2)	78	1.01R(1)	Establish zoning categories to allow clustering, reduce incompatible uses and plan for infrastructure	Combined, Revised
		1.01R(3)	Environmental protection to be considered through conditions addressing listed issues	

**Chapter 1. FUTURE LAND USE ELEMENT - Hernando County DRAFT 2040
Comprehensive Plan Update - July 20, 2016**

New Goal, Objective or Strategy in 7/20/2016 DRAFT UPDATE	Page Number in 7/20/2016 DRAFT UPDATE	Goal, Objective or Policy in CURRENT ADOPTED PLAN	Subject Summary of Goal, Objective or Policy in CURRENT ADOPTED PLAN	Plan Update Status
		1.01R(2)	List of development performance standards (design criteria) that may be covered in the LDRs	MOVED, DELETED, REVISED, REPLACED, COMBINED, SPLIT, NO CHANGE, NEW
		1.01B(4)	Residential to provide buffering when built adjacent to existing ag	
		Sec D	Appropriate buffers between high intensity agricultural uses and low density residential.	
		1.01J	Regulate sources of sounds for noise impacts	
		1.01S	Establish buffers between uses	
		1.01J(1)	Maintain a noise control ordinance	
		1.01J(2)	Regulate blasting	
		1.01J(3)	Noise ordinance to provide modified standards for existing noise sources	
		1.01J(4)	Noise standards do not apply to areas outlined in Airport Noise Ordinance	
		1.01J(6)	Short duration noises to be addressed in noise ordinance	
		1.01J(5)	Activities to be regulated by noise ordinance	

**Chapter 1. FUTURE LAND USE ELEMENT - Hernando County DRAFT 2040
Comprehensive Plan Update - July 20, 2016**

New Goal, Objective or Strategy in 7/20/2016 DRAFT UPDATE	Page Number in 7/20/2016 DRAFT UPDATE	Goal, Objective or Policy in CURRENT ADOPTED PLAN	Subject Summary of Goal, Objective or Policy in CURRENT ADOPTED PLAN	Plan Update Status
1.09A(3)	78	1.01J(7)	Adequately buffer noise effects on conservation areas	Combined, Revised
		1.01S(1)	Include required buffers in LDRs	
		1.01S(2)	Establish guidelines for buffers to address the listed issues	
		1.01S(4)	Buffers to increase in capacity with the increase in land use incompatibility	
		1.01S(3)	Vegetative buffers to consist of appropriate species	
		1.01S(8)	Buffers may required to protect natural, historical or archaeological areas or features (see list)	
		1.01S(5)	Buffers to be provided by the encroaching land use	
		1.01S(7)	County to establish buffer types	
		1.01S(9)	Buffers to be shown on all conditional plats and construction plans	
		1.01S(10)	Buffers to be required between development and natural areas with emphasis on noise impact reduction	
1.01R(7)	LDRs to include standards for controlling light pollution			

**Chapter 1. FUTURE LAND USE ELEMENT - Hernando County DRAFT 2040
Comprehensive Plan Update - July 20, 2016**

New Goal, Objective or Strategy in 7/20/2016 DRAFT UPDATE	Page Number in 7/20/2016 DRAFT UPDATE	Goal, Objective or Policy in CURRENT ADOPTED PLAN	Subject Summary of Goal, Objective or Policy in CURRENT ADOPTED PLAN	Plan Update Status
		1.01R(4)	LDRs to establish a list of allowable uses for each zoning district	Deleted - Not necessary
		1.01R(5)	LDRs to provide procedures for conditional plats, variances, conditional uses	Deleted - Not necessary
		1.01R(6)	Development applications to provide sufficient information to County for review	Deleted - Not necessary
1.09A(4)	78	1.01Q(5)	SFR development near incompatible uses only allowed through PDP	Revise
		1.01B(9)	Development review process to include characterization of land to evaluate for potential preservation	Deleted - Not necessary

**Chapter 1. FUTURE LAND USE ELEMENT - Hernando County DRAFT 2040
Comprehensive Plan Update - July 20, 2016**

New Goal, Objective or Strategy in 7/20/2016 DRAFT UPDATE	Page Number in 7/20/2016 DRAFT UPDATE	Goal, Objective or Policy in CURRENT ADOPTED PLAN	Subject Summary of Goal, Objective or Policy in CURRENT ADOPTED PLAN	Plan Update Status
1.09A(5)	79	1.03B	Direct development away from floodprone areas	Combined, Revised
		1.03B(1)	Discourage new development in floodplains and direct new development to be directed to areas with no risk of flooding	
		1.06A	To coordinate land use with topography and soils	
		1.06	Provide for protection of natural features, habitats and environmental quality	
		1.06A(4)	Use NRCS soils subject to flooding in addition to FEMA maps to identify flooded areas	
		1.06A(5)	FLU categories of commercial, residential and industrial to address structural capability of the soils	
		1.06A(6)	Interpret recreational development of soil survey to determine areas for recreation	
		1.06A(7)	Siting of major public facilities to include on-site soils investigation	
		1.06A(8)	Protect and conserve highly erodible lands	
1.06B	Provide for protection of wildlife habitat			

**Chapter 1. FUTURE LAND USE ELEMENT - Hernando County DRAFT 2040
Comprehensive Plan Update - July 20, 2016**

New Goal, Objective or Strategy in 7/20/2016 DRAFT UPDATE	Page Number in 7/20/2016 DRAFT UPDATE	Goal, Objective or Policy in CURRENT ADOPTED PLAN	Subject Summary of Goal, Objective or Policy in CURRENT ADOPTED PLAN	Plan Update Status
1.09A(6)	79			NEW
1.09A(7)	79			NEW
Land Use Compatibility				
		1.01S(6)	Buffers may be reduced between uses in a PDP	Deleted - Not necessary; Codified elsewhere
		1.03C(3)	County Facility Design Guidelines and flood plain regs to establish and maintain standards addressing infrastructure in flood prone areas	Deleted - Not necessary; Codified elsewhere
		1.03C(4)	Standards for stormwater systems to avoid development impacts to flood prone areas	Moved to Utilities
		1.03C(5)	New development within flood prone areas should not reduce net storage of water within the 100-year flood event areas	Moved to Utilities
		1.06A(1)	Drainage and stormwater management to be consistent with state and federal rules	Moved to Utilities
		1.06A(2)	Delineate Big Hammock Region upland hardwood hammocks using soils	Moved to Conservation

**Chapter 1. FUTURE LAND USE ELEMENT - Hernando County DRAFT 2040
Comprehensive Plan Update - July 20, 2016**

New Goal, Objective or Strategy in 7/20/2016 DRAFT UPDATE	Page Number in 7/20/2016 DRAFT UPDATE	Goal, Objective or Policy in CURRENT ADOPTED PLAN	Subject Summary of Goal, Objective or Policy in CURRENT ADOPTED PLAN	Plan Update Status
		1.06A(3)	Identify hydric soils as constituting wetlands	Moved to Conservation
		1.06B(1)	Map areas of significant habitat for listed species	Moved to Conservation
		1.06B(2)	Maintain a development review system that provides coordination with state and federal regulatory agencies	Moved to Conservation
		1.06B(3)	Prohibit development that is inconsistent with agency rules regarding habitat protection	Moved to Conservation
1.09B	79			NEW
1.09B(1)	79			NEW
1.09B(2)	79			NEW
1.09B(3)	80	1.01H(2)	Protect residential from encroachment of incompatible uses	Revised
Planned Development Projects and Standards				
		1.01L(6)	LDRs to encourage PDP zoning to ensure compatible land uses and maximize efficient facilities and access	Deleted - Not necessary
1.09C	80	1.01A	Provide for PDP process	Revised

**Chapter 1. FUTURE LAND USE ELEMENT - Hernando County DRAFT 2040
Comprehensive Plan Update - July 20, 2016**

New Goal, Objective or Strategy in 7/20/2016 DRAFT UPDATE	Page Number in 7/20/2016 DRAFT UPDATE	Goal, Objective or Policy in CURRENT ADOPTED PLAN	Subject Summary of Goal, Objective or Policy in CURRENT ADOPTED PLAN	Plan Update Status
1.09C(1)	80	1.01A(1)	PDP developed as a unit with multiple land uses	Combined, Revised
		1.01A(4)	PDP development to comply with stipulations of approved development plan	
		1.01A(2)	PDP categories in LDRs for specified mixed use types	Deleted - Not necessary
1.09C(2)	80	1.01A(7)	Allowable project intensity contingent on facilities LOS	Revised
		1.01A(8)	PDP criteria in LDRs for review of deviations from development plan	Deleted - Not necessary
1.09D	80	1.01A(9)	PDP districts in LDRs for single use or mixed use with flexibility in design standards	Combined, Revised
		1.01A(10)	Provide maximum opportunity for application of innovative concepts	
		1.01A(5)	PDP criteria in LDRs for preserving natural environment	
		1.01A(3)	PDP criteria for diversification of uses, structures, open spaces	
		1.01G(9)	High and medium density multi-family to meet listed design standards	

**Chapter 1. FUTURE LAND USE ELEMENT - Hernando County DRAFT 2040
Comprehensive Plan Update - July 20, 2016**

New Goal, Objective or Strategy in 7/20/2016 DRAFT UPDATE	Page Number in 7/20/2016 DRAFT UPDATE	Goal, Objective or Policy in CURRENT ADOPTED PLAN	Subject Summary of Goal, Objective or Policy in CURRENT ADOPTED PLAN	Plan Update Status
1.09D(1)	80	1.01A(6)	PDP criteria in LDRs for open space area and building concentrations	Combined, Revised
		1.01G(10)	Clustering of multi-family encouraged in design	
1.09D(2)	81			NEW
1.09D(3)	81	1.01G(11)	Design multi-family to accommodate public transit	Combine, Revise
		1.01G(12)	Design multi-family to provide bike and pedestrian access to transportation and in coordination with bicycle facilities plan	
1.09D(4)	81			NEW
1.09D(5)	82			NEW
1.09D(6)	82			NEW
1.09D(7)	82			NEW
1.09D(8)	82			NEW
1.09D(9)	82			NEW

**Chapter 1. FUTURE LAND USE ELEMENT - Hernando County DRAFT 2040
Comprehensive Plan Update - July 20, 2016**

New Goal, Objective or Strategy in 7/20/2016 DRAFT UPDATE	Page Number in 7/20/2016 DRAFT UPDATE	Goal, Objective or Policy in CURRENT ADOPTED PLAN	Subject Summary of Goal, Objective or Policy in CURRENT ADOPTED PLAN	Plan Update Status
Urban Sprawl				
1.10	84			NEW
Directed Infrastructure				
1.10A	84	1.01T	Provide for cost-efficient public facilities	Combined, Revised
		1.01T(1)	Limit urban sprawl by establishing services in areas adjacent to concentrated growth	
		1.01T(8)	Planning for water and sewer to be consistent with areas planned for urban development designated on the FLU	
1.10A(1)	84	1.01T(2)	Provide infrastructure for future development in areas of facility availability and in accordance with long range County facilities plans	Combined, Revised
		1.01T(6)	Public participation required in water and sewer planning	
1.10A(2)	84			NEW
Rural Infrastructure Limitation				
1.10A(3)	84	1.01B(6)	County will not provide infrastructure to support urban development in Rural FLU category	Revised

**Chapter 1. FUTURE LAND USE ELEMENT - Hernando County DRAFT 2040
Comprehensive Plan Update - July 20, 2016**

New Goal, Objective or Strategy in 7/20/2016 DRAFT UPDATE	Page Number in 7/20/2016 DRAFT UPDATE	Goal, Objective or Policy in CURRENT ADOPTED PLAN	Subject Summary of Goal, Objective or Policy in CURRENT ADOPTED PLAN	Plan Update Status
Prioritized Infrastructure				
1.10A(4)	84	1.01Q(1)	SFR development of greater than 0.4 DU/acre to be located in proximity to efficient infrastructure and services	Combined, Revised
		1.01Q(3)	Use infill development by allowing greater densities where infrastructure exists	
Urban Sprawl Prevention				
1.10B	85	1.01T(4)	Discourage urban sprawl including the listed characteristics	Split, Revised
1.10B(1)	85	1.01T(4)	Discourage urban sprawl including the listed characteristics	Moved, Combined, Revised
		2.02A(8)	Analyze impact on transportation for proposed comp plan amendments	
1.10B(2)	85	1.04C(4)	Do not require potable water service in LDRs beyond areas planned to receive service per ten-year water supply plan	Combined, Revised
		1.04C(5)	Do not require sewer service in LDRs beyond areas planned to receive service per sewer element	

**Chapter 1. FUTURE LAND USE ELEMENT - Hernando County DRAFT 2040
Comprehensive Plan Update - July 20, 2016**

New Goal, Objective or Strategy in 7/20/2016 DRAFT UPDATE	Page Number in 7/20/2016 DRAFT UPDATE	Goal, Objective or Policy in CURRENT ADOPTED PLAN	Subject Summary of Goal, Objective or Policy in CURRENT ADOPTED PLAN	Plan Update Status
		1.01T(3)	Provide mixed use projects with a variety of compatible uses	Deleted - Not necessary
1.10B(3)	85	1.03	To direct development to areas with adequate public facilities	Combined, Revised
		1.03B(2)	Maintain existing infrastructure in floodplains to support vested development but do not increase it to support new development	
		1.03B(3)	No new infrastructure to support new development in floodplains	
		1.03C	Direct infrastructure away from flood-prone areas	
		1.03C(1)	Elevation standards for new roads in flood prone areas	
		1.03C(2)	Elevation standards for rehabilitated roads in flood prone areas	
		1.01T(5)	No new infrastructure to support new development in floodplains, floodprone areas and CHHA	
1.10B(4)	86	1.01F(10) A - D		Revised

**Chapter 1. FUTURE LAND USE ELEMENT - Hernando County DRAFT 2040
Comprehensive Plan Update - July 20, 2016**

New Goal, Objective or Strategy in 7/20/2016 DRAFT UPDATE	Page Number in 7/20/2016 DRAFT UPDATE	Goal, Objective or Policy in CURRENT ADOPTED PLAN	Subject Summary of Goal, Objective or Policy in CURRENT ADOPTED PLAN	Plan Update Status
		1.01F(10) E		Deleted - Not necessary
Infrastructure Services				
1.11	87			NEW
New Development Proportionate Share				
1.11A	87	1.04	Require new development to share infrastructure costs, and provide adequate facilities	Revised
1.11A(1)	87	1.04C(2)	A LOS standard shall be adopted for listed facilities and services (LOS listed for each)	Revised

**Chapter 1. FUTURE LAND USE ELEMENT - Hernando County DRAFT 2040
Comprehensive Plan Update - July 20, 2016**

New Goal, Objective or Strategy in 7/20/2016 DRAFT UPDATE	Page Number in 7/20/2016 DRAFT UPDATE	Goal, Objective or Policy in CURRENT ADOPTED PLAN	Subject Summary of Goal, Objective or Policy in CURRENT ADOPTED PLAN	Plan Update Status
1.11A(2)	88	1.04A	Establish and maintain Levels of Service	Combined, Revised
		1.04A(2)	County must expand libraries to maintain standards for new development	
		1.04A(3)	County must expand public buildings to maintain standards for new development	
		1.04A(4)	County must expand police protection to maintain standards for new development	
		1.04A(5)	County must expand parks system to maintain standards for new development	
		1.04A(6)	County must expand road system to maintain standards for new development	
		1.04A(7)	County must expand fire and EMS to maintain standards for new development	
		1.04A(8)	County must expand potable water and sewer to maintain standards for new development	

**Chapter 1. FUTURE LAND USE ELEMENT - Hernando County DRAFT 2040
Comprehensive Plan Update - July 20, 2016**

New Goal, Objective or Strategy in 7/20/2016 DRAFT UPDATE	Page Number in 7/20/2016 DRAFT UPDATE	Goal, Objective or Policy in CURRENT ADOPTED PLAN	Subject Summary of Goal, Objective or Policy in CURRENT ADOPTED PLAN	Plan Update Status
		1.04A(1)	Hernando County Schools to expand educational facilities to accommodate new development and maintain current standards	Deleted - Not necessary
		1.04A(9)	In lieu of expansion, alternative methods may be used to maintain standards	Deleted - Not necessary
		1.04A(10)	Establish methodology for development to pay a fair share of cost of new solid waste and drainage facilities	Deleted - Not necessary
1.11A(3)	88	1.04B	Implement impact fees for capital facilities	Combined, Revised
		1.04B(1)	Implement Educational Facilities impact fee ordinance	
		1.04B(2)	Implement Public Capital Facilities impact fee ordinance	
		1.04B(3)	Implement Parks impact fee ordinance	
		1.04B(4)	Implement Roads impact fee ordinance	
		1.04B(5)	Implement a fire and EMS impact fees ordinance	
		1.04B(6)	Implement a Potable Water and Santiary Sewer impact fee ordinance	

**Chapter 1. FUTURE LAND USE ELEMENT - Hernando County DRAFT 2040
Comprehensive Plan Update - July 20, 2016**

New Goal, Objective or Strategy in 7/20/2016 DRAFT UPDATE	Page Number in 7/20/2016 DRAFT UPDATE	Goal, Objective or Policy in CURRENT ADOPTED PLAN	Subject Summary of Goal, Objective or Policy in CURRENT ADOPTED PLAN	Plan Update Status
1.11A(4)	88	1.04C	Adequate facilities to be existing or ensured prior to permitting	Combined, Revised
		1.04C(1)	Facilities and services to be available at the adopted levels of service concurrent with development	
		1.04C(3)	LOS standards established in Comp Plan or via impact fee ordinance	Delete - Not necessary; Codified elsewhere
1.11A(5)	88	1.04C(6)	Do not allow development impacting schools if school concurrency cannot be achieved	Revised
1.11A(6)	88	1.01T(7)	County may enter into agreements with private parties to develop water and sewer within planned service areas.	Combined, Revised
		1.01T(9)	County may enter into agreements with private parties to develop transportation facilities within planned growth areas	
1.11A(7)	88	1.01F(8)	Residential development not at projected infrastructure gross densities must address or mitigate the excess or deficit	Revised