

**Hernando County Comprehensive Plan**  
**2040 PLAN**  
**Section A. Chapter 1.**  
**FUTURE LAND USE ELEMENT**

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**GOAL 1.01 – Growth Strategy**

**Hernando County’s 2040 growth strategy promotes economic prosperity, protects community character, improves quality of life through community design opportunities, provides for directed infrastructure, discourages urban sprawl, protects property rights, and maintains the integrity of natural resources significant to Hernando County.**

**Growth Strategy Implementation**

**[F.S. 163.3177(1) and (5), F.S. 163.3181(1)]**

**Objective 1.01A: The Hernando County 2040 Comprehensive Growth Strategy Plan provides the principles for guiding land development activities in the County and describes the related programs and strategies that provide the overall guidance for implementing the Plan.**

**Strategy 1.01A(1):** Hernando County shall utilize this Plan as a guiding document for land use decisions, related funding priorities, to identify and program public infrastructure needs, for protection of the built and natural environment, and to promote community improvement initiatives.

**Strategy 1.01A(2):** The adopted Public Participation Process of the Hernando County Board of County Commissioners and the Hernando County Local Planning Agency will be designed to ensure adequate opportunity for public participation in the planning process. These procedures may be established, evaluated and revised as needed to ensure full transparency and public participation.

**Strategy 1.01A(3):** Hernando County shall review this Plan a minimum of every seven years to ensure compliance with the most current Florida Statutes governing growth management and Plan content.

**Strategy 1.01A(4):** A simple majority vote by the Hernando County Board of County Commissioners shall be required to amend the Comprehensive Growth Strategy Plan, its implementing ordinances or land development approvals.

**Strategy 1.01A(5):** Proposed development orders will be reviewed for overall consistency with the general intent of the Comprehensive Plan growth strategies. Consistency with each individual goal, objective or strategy is not required.

**Strategy 1.01A(6):** Within one (1) year of the effective date of the 2040 Plan, Hernando County will review the Future Land Use Map for potential revisions that are necessary to accommodate anticipated land use for the Year 2040. The Future Land Use Map will also be

reviewed in conjunction with the Evaluation and Appraisals of the Plan.

**GOAL 1.02 – Property Rights**

**Hernando County will recognize property rights interests when considering mechanisms for land use and growth management within the County.**

**Property and Vested Rights**

**Objective 1.02A: Private property rights will be protected through alternative development techniques, the continuance of non-conformities, procedures for vested rights and other appropriate mechanisms.**

**Strategy 1.02A(1):** Alternate methods for property development that may be considered by the County to assist in preserving development rights while carrying out the objectives of this Plan include transferable development rights, density bonuses, variances, waivers, deviations, planned developments, clustering, conservation easements, buffers, open space preservation and other flexible development techniques.

**Strategy 1.02A(2):** Existing legal zonings and related entitlements/property rights that do not conform with the Future Land Use Map Category shall be allowed to continue under this Plan and their entitlements shall not be diminished.

**Strategy 1.02A(3):** The continued existence of lawful structures, uses and lots that no longer conform with newly adopted or revised strategies or codes shall be provided for in the land development regulations with appropriate standards.

**Strategy 1.02A(4):** It is Hernando County’s intention that this Comprehensive Plan and implementing land development regulations be applied with sensitivity for private property rights so as to not be unduly restrictive, and that property owners must be free from actions by the County which would harm their property or which would constitute an inordinate burden on property rights as outlined in Florida Statutes Chapter 70, entitled the “Bert J. Harris, Jr., Private Property Rights Protection Act.”

**Platted Lands Protection**

**Objective 1.02B: Protect established residential plats.**

**Strategy 1.02B(1):** Notwithstanding the density limitations in this Plan for any and all Future Land Use Categories, residential lots already existing and for which a plat or deed was recorded in conformance with all regulations prior to January 1, 1990, may develop with one

residential unit per lot, regardless of consolidation of ownership, provided all other applicable standards are met.

**Strategy 1.02B(2):** The land development regulations will provide incentives and procedures for land owners to replat or abandon vacant antiquated platted lots.

**GOAL 1.03 – Subdivision of Land**

**The County will provide for land development regulations and procedures consistent with Florida Statutes for the subdivision of land.**

**Objective 1.03A: Provide subdivision regulations that establish procedures for the dividing of land, review of conditional subdivision plats, construction plan review, and final subdivision plat recording.**

**Strategy 1.03A(1):** A subdivision shall mean the division of a parcel of land into two or more contiguous parcels.

**Strategy 1.03A(2):** Hernando County subdivision regulations shall require approval for the creation of two or more parcels from the parent parcel and for creation of any buildable parcel. Subdivision of land shall comply with subdivision regulatory standards for parcel size and adequate public facilities. Subdivided land is subject to the densities and intensities of the Future Land Use Map Category in which the parent parcel(s) is located.

**Strategy 1.03A(3):** Subdivision regulations provide that each subdivision provides adequate facilities in accordance with the applicable adopted land development regulations. Lots not fronting on public rights of way must provide sufficient easements for adequate access and service with utilities.

**Strategy 1.03A(4):** Notwithstanding the density limitations in this Plan for any and all Future Land Use Categories, parcels existing prior to January 1, 1990, may be further subdivided in accordance with the applicable adopted land development regulations.

**Strategy 1.03A(5):** Notwithstanding the density limitations in this Plan, Hernando County will consider land development regulations that allow the owner of a parcel in the Rural Land Use Category to create a family compound.



**GOAL 1.04 – Future Land Use Map**

**Land use designations are intended to protect community character, discourage urban sprawl, promote economic growth and promote compatibility between uses. The Future Land Use Map shall be the guiding mechanism that directs development through general category locations, descriptions, densities and intensities of future land use.**

**[F.S. 163.3177(6)(a)]**

**Objective 1.04A:** The Future Land Use Map together with mapping criteria for each Future Land Use Category characterizes the long-term end toward which land use patterns are ultimately planned to accommodate anticipated growth. The Future Land Use Map also displays the incorporated cities of Brooksville and Weeki Wachee in order to depict the relationship of the Future Land Use Map with other jurisdictional areas inside the County.

**Strategy 1.04A(1):** The Future Land Use Map is the guiding graphic document that shows the general character and locations of anticipated future development. The Future Land Use Map shall be used and interpreted in conjunction with the Goals, Objectives and Strategies of this Plan. The categories on the Future Land Use Map illustrate the predominant future character of the area indicated and are not intended to be parcel-specific and may not match the zoning designations or boundaries in existence at the time of Plan adoption. Rather, they indicate the anticipated future disposition of the land's character with which future zoning, rezoning, development and redevelopment will be generally consistent.

**Strategy 1.04A(2):** Review of rezoning requests shall be consistent with the overall intent of the Future Land Use Map (FLUM) and Comprehensive Plan strategies in terms of potential use or character and in terms of potential densities and intensities. Approval of changes to the FLUM requested by the property owner may be accompanied by a requirement to rezone the property in conformance with the new FLUM designation prior to development.

**Strategy 1.04A(3):** The *Residential Category* accommodates residential growth clustered in and around urbanized areas and those areas that maximize the efficient use of infrastructure contained in long-range facilities plans of the County.

**Strategy 1.04A(4):** The *Rural Category* retains and promotes agricultural activities, retains the rural nature and countryside character of a significant portion of the County including rural residential uses with limited agricultural activities, limits residential density and infrastructure outside of recognized urbanizing areas as shown on the Adjusted

Urbanized Area Map, and, may be used to recognize properties with natural physical development limitations such as floodplains.

- Strategy 1.04A(5):** The *Conservation Category* retains forests, protects wetlands, retains areas of wildlife and marine habitat, preserves scenic views, protects valuable and unique natural features, and, identifies passive recreational opportunities and areas used for ecotourism. The Conservation Category includes conservation areas held by public and quasi-public entities, and, may be used to identify privately owned isolated uplands in the Coastal Zone.
- Strategy 1.04A(6):** The *Commercial Category* provides for commercial uses including products and services along major corridors and at roadway intersections to serve residents and visitors on both a localized and regionalized basis. The Commercial Category recognizes existing commercial use corridors along U.S. Highway 19 and State Route 50 and existing and planned commercial nodes at intersections of arterial and/or collector roads. The Commercial Category includes small unmapped existing commercial properties. The Commercial Category also recognizes the ability to designate infill parcels for commercial use lying in proximity to and between, but not necessarily contiguous to, other existing commercially designated properties.
- Strategy 1.04A(7):** The *Industrial Category* provides for the concentration of industrial activity at locations with appropriate infrastructure and relatively low impact to surrounding land uses. The Industrial Category recognizes and protects where appropriate existing industrial properties, and seeks to designate areas appropriate for industrial expansion. In order to provide for economic growth, the conversion of industrial uses to other uses is discouraged except where it is determined that other uses are appropriate.
- Strategy 1.04A(8):** The *Mining Category* allows for the extraction of mineral resources subject to specific development orders where the impact on surrounding areas can be minimized or mitigated. The category also provides for support related and industrial uses.
- Strategy 1.04A(9):** The *Recreation Category* provides lands for the active and passive recreation needs of residents and visitors, in locations containing natural features and in locations convenient to residents.
- Strategy 1.04A(10):** The *Public Facilities Category* includes areas of major facilities that serve a large portion of the County, the entire County, or that include service areas beyond the County such as, but not limited to, landfills, power plants, major or new power easements, and

potable water and wastewater treatment facilities serving regions of the County.

**Strategy 1.04A(11):** The *Planned Development District Category* provides for coordinated planning of new developments and redevelopments with proposed multiple uses or types, or that have specialized or unique characteristics, and would benefit from planning and coordination. This category may be project, or area specific, and may include its own set of strategies.

**Strategy 1.04A(12):** All development within the Coastal Zone shall conform to the land use standards outlined in the Coastal Management Element of this Plan.

**Strategy 1.04A(13):** Public and private educational facilities shall be an allowable use in all land use categories subject to the applicable land development regulations.

**Strategy 1.04A(14):** The land use categories depicted upon the Future Land Use Map which are not the subject of an adopted development order are intended to be a graphic illustration of the general boundaries of the depicted category and may not be exact. The land use category boundaries may be determined by the configuration of a subject parcel, the location of that parcel in relation to other parcels in that same category, compatibility of the category with surrounding categories and/or uses, and the location of manmade or natural features. The land use category boundaries may also be determined by the Board of County Commissioners in conjunction with a zoning application or planned development project consistent with the guidance of this strategy.

## Residential Category

**Objective 1.04B:** **The Residential Category allows primarily single family, duplex, resort and multi-family housing and associated ancillary uses such as recreational and institutional. Office and certain commercial uses may be allowed subject to the locational criteria and performance standards of this Plan. Residential density shall not exceed 22 dwelling units per gross acre.**

**Strategy 1.04B(1):** Commercial and institutional uses within the Residential Category are generally associated with medium and high density residential development and may include neighborhood commercial, office professional, recreational, schools, and hospitals. Minor public facilities that do not unduly disturb the peaceful enjoyment of residential uses may also be allowed.

**Strategy 1.04B(2):** Future residential development will be planned to locate where the Residential Category predominates on the Future Land Use Map as determined by the availability of facilities and services, the need to accommodate future growth, the strategies to discourage the proliferation of urban sprawl, and the impacts to natural resources, including groundwater.

### Single-Family Housing

**Strategy 1.04B(3):** The Residential Category will include zoning for single-family housing, generally averaging a density of 2.5 dwelling units per gross acre to 6.0 dwelling units per gross acre comprised of varying lot sizes and dwelling unit types such as senior housing, villa housing, single family detached housing, and zero lot line housing.

### Multi-Family Housing

**Strategy 1.04B(4):** The Residential Category includes zoning for multi-family housing generally averaging 7.5 dwelling units per gross acre up to 22 dwelling units per gross acre in order to provide for a diversity of housing choices. Multifamily housing should be located within, or in close proximity to urban areas shown on the Adjusted Urbanized Area Map, or near shopping and employment centers or within Planned Development Projects.

**Strategy 1.04B(5):** High density zonings are intended for locations in the more intensely developed sections of the County. New residential development of high density housing shall utilize the Planned Development Project (PDP) process. Regulatory criteria shall include standards that evaluate and address suitability of the location including:

- a. proximity to existing or designated commercial areas, corridors, or employment centers;
- b. direct or limited local access to arterial or collector roadways;
- c. availability of appropriate infrastructure and services capacity at the site including police, fire, emergency medical services, potable water utility supply, sewer utility supply, and primary and secondary school facilities;
- d. protection of high quality environmentally sensitive resources or historic and archaeological resources;
- e. the character and density of existing and approved residential development in the surrounding area.

**Strategy 1.04B(6):** Multi-family development may be allowed in the Commercial Category pursuant to a Planned Development Project (PDP)

Master Plan and related strategies to accommodate infill and/or mixed use development.

- Strategy 1.04B(7):** All multi-family developments shall be located such that the integrity of nearby established single family neighborhoods is preserved:
- a. multi-family development may serve as a density transition located on the periphery of single family neighborhoods and connecting to higher intensity uses;
  - b. multi-family developments at a density incompatible with surrounding land uses should not access arterial or collector roadway systems through established single family neighborhoods.

### **Mobile Homes and Recreational Vehicles**

- Strategy 1.04B(8):** Mobile homes are recognized as an affordable housing choice in the Residential Category, providing for compatibility with surrounding land uses and served at the site by appropriate infrastructure and services in accordance with Residential Category standards. Direct access to an arterial or major collector roadway is required to facilitate emergency evacuation.

- Strategy 1.04B(9):** New zoning for mobile homes shall not be permitted in the Coastal Zone as defined in the Coastal Management Element of this Plan.

- Strategy 1.04B(10):** Recreational vehicle parks are appropriate in the Residential, Commercial and Rural Future Land Use Categories and should be directed to areas containing tourist attractions or natural resources. Recreational vehicle parks shall have access to arterial or collector roads.

### **Rural Category**

- Objective 1.04C:** **The Rural Category allows agriculture, agricultural commercial, agri-industrial, recreation, agritourism and residential land uses of a rural character. Certain neighborhood commercial uses may be allowed subject to locational criteria and performance standards. Residential density is 0.1 dwelling units per gross acre (1 unit per ten gross acres) except where otherwise indicated by the strategies listed herein and incorporated into the land development regulations.**

## Rural Density Exceptions

- Strategy 1.04C(1):** Notwithstanding the density limitations stated in Objective 1.04C parcels of 40 acres or less in single ownership as of January 1, 1990 may be developed at a maximum density of 0.4 dwelling units per acre (1 unit per 2.5 gross acres) for the first four dwelling units on the parcel, including existing dwelling units as determined by the applicable land development regulations.
- Strategy 1.04C(2):** The Rural Category contains areas of predominately platted or divided lands which have a more dense development pattern and character of a rural residential or residential nature that are recognized by existing zoning designations which allow for infill in a manner consistent with the character of the area, but does not allow for expansion into areas designated with lower land use densities.
- Strategy 1.04C(3):** Notwithstanding the density limitations stated in Objective 1.04C the areas described as recognized infill areas herein may be allowed to infill at densities consistent with the availability of utility services and the existing zoning designations. An appropriate transition shall be maintained between rural/agricultural uses and recognized infill areas to protect the use and enjoyment of land and maintain appropriate development patterns. Specific areas and circumstances where the infill pattern is expected and where infill would allow for more efficient use of existing infrastructure are recognized by this strategy.
- Strategy 1.04C(4):** Development within recognized infill areas described herein are subject to the following standards:
- a. Compatibility with existing surrounding lots
  - b. Adequate access shall be provided for all newly created individual building lots;
  - c. The land development regulations for newly created building lots must be met;
  - d. The land development regulations governing lot size for potable water, well and septic tank for newly created building lots must be met.

## 1,320-Foot Transition Zone

- Strategy 1.04C(5):** For the purpose of providing a logical transition of densities and intensities, Residential Category land uses are allowable up to 1,320 feet into the Rural Category without an amendment to this Plan, only where such uses and development are contiguous to a Residential and /or mapped Commercial Category.

**Strategy 1.04C(6):** Residential uses allowed in the Residential Category are permitted in the 1,320-foot transitional zone provided they are compatible with the surrounding land uses, served by existing infrastructure, and provide a density or intensity appropriate for a logical transition to the Rural Category.

### Historic Rural Communities

**Strategy 1.04C(7):** In order to protect the community character of existing historic rural communities including Spring Lake, Lake Lindsey, Aripeka, Istachatta, and Nobleton, residential development may be allowed at the rate of 2 dwelling units per gross acre. Existing lots of record may be allowed to develop regardless of size. These densities may be applied only within the mapped boundaries of the existing historic rural communities generally described as follows:

- a. Spring Lake: In Township 23 South, Range 20 East: Sections 9, 10, 15 and 16 (encompassing the majority of the 2010 Census Designated Place for Spring Lake);
- b. Lake Lindsey: Section 25, Township 21 South, Range 19 East;
- c. Aripeka: Sections 25, 26, 35 and 36, Township 23 South, Range 16 East;
- d. Istachatta: Those portions of Sections 13 and 14, Township 21 South, Range 20 East that lie within Hernando County;
- e. Nobleton: That portion of Section 24, Township 21 South, Range 20 East that lies within Hernando County, with the west side bounded by Lucille's Shady Lane.

### The Countryside Community

**Objective 1.04D:** **The purpose of the Countryside Community is to provide for specialized standards to be met for allowing increased density for new single family subdivisions within the Rural Future Land Use Category that will ensure the accommodation of agricultural and countryside uses, maintain rural views, and maintain the functional integrity of natural resources including wildlife habitat and groundwater recharge. The Countryside Community also provides flexibility and incentives for the incorporation of exceptional conservation amenities into proposed development. The Countryside Community is designated primarily to provide for consideration of larger development proposals on property that is primarily rural in character.**

**Strategy 1.04D(1):** Countryside Communities may be developed on assemblages of property that total at least 40 acres within the Rural Future Land Use Category consisting of single family residential land uses with

a maximum residential density of 0.5 dwelling units per gross acre (1 unit per 2.0 gross acres). Development must be approved by master plan through the Planned Development Project (PDP) process and shall be clustered on 50% or less of the property acreage.

- Strategy 1.04D(2):** Countryside Community features include the following:
- a. Layout that clusters the non-agricultural, non-recreational uses to the most advantageous areas that preserve lands in contiguous open space in natural areas, agricultural lands and rural scenic views;
  - b. Agricultural pursuits (including community gardens), passive recreational areas, and open active recreational areas (field sports, trails, etc.) should be placed contiguous with natural open space and, as such, may be considered part of that open space if there are no buildings and the spirit of the development purpose (to preserve linked open space and rural views) is met;
  - c. Open space shall consist of uplands and wetlands to a lesser extent;
  - d. Low impact stormwater design shall be utilized to the maximum extent possible, taking into consideration the most advantageous configuration of open space and development areas. Stormwater handling areas may be included in contiguous open space as part of the allowable wetlands portion;
  - e. Development amenities such as drainage, lighting, landscaping, building placement and street layout shall be designed to minimize fragmentation of open space to the lowest possible edge to area ratio, and, maximize internal neighborhood connectivity in the design;
  - f. Existing or created access to a County-maintained roadway is required. Improvements may be required in conjunction with the development approval;
  - g. Pavement of all roads internal to the project within the developed portion is required;
  - h. Native forest cover in the open space shall not be cleared but the understory may be managed to accommodate land management needs;
  - i. An open space easement that runs with the land shall be recorded in perpetuity for the open space, including covenants appropriate to the sensitivity, character and function of the open space area.

- Strategy 1.04D(3):** The 184 Stardust project (CPAM 06-04) and the Stardust Ranches, LLC project (CPAM 06-07) is an existing Countryside Community that allows development of up to 0.425 dwelling units per acre



clustered on a maximum of 217.5 acres of a 435 acre site, and includes the following criteria:

- a. a minimum of 50% of the naturally forested northern 80-acre parcel will be maintained in permanent preservation/conservation and be configured to provide a contiguous wildlife corridor between the existing conservation lands to the west, north, and east; a portion of the residential lots adjacent to the preservation tract on the parcel or adjacent to other publically held lands may be included in the 50% calculation, provided that a conservation easement is established on the portion of the lot to be preserved. Any lands preserved on individual residential lots will not count toward the minimum 50% preservation area requirement for the overlay parcel;
- b. two access points will be provided to serve the parcel;
- c. there shall be a “rural vista” corridor along CR 491 and Parsons Road that is located within the 50% preservation area requirement for the overlay parcel.

### **Agricultural Lands Retention Strategies**

**Objective 1.04E:** **Agricultural pursuits are recognized as an important part of the economy and culture of Hernando County. The retention of agriculture will be pursued through multiple strategies in order to support traditional agriculture and changes in agricultural trends.**

**Strategy 1.04E(1):** Preservation of agricultural operations is a priority of Hernando County and is encouraged through support of the Hernando County Cooperative Extension Service office.

**Strategy 1.04E(2):** The County shall maintain land development regulations that allow establishment of limited internal development area for agricultural owners and employees without complying with subdivision standards. The land development regulations shall otherwise be maintained to ensure that agricultural structures and practices are not unduly restricted in agricultural areas.

**Strategy 1.04E(3):** The review of development proposals in rural lands may include identification of productive farm land and agricultural operations in close proximity to the proposed development to ensure the compatibility of the proposed development with existing and potential agricultural operations and to minimize potential land use conflicts.

**Strategy 1.04E(4):** Agritourism as defined and regulated by Florida Statutes Chapter 570 is recognized as a way to support bona fide agricultural

production by providing a secondary stream of revenue and educating the general public about the agricultural industry. Potential incompatibilities of land use can be avoided by ensuring that proposed agritourism uses comply with legislative intent and by mitigating potential impacts through the Planned Development Project (PDP) review process.

**Strategy 1.04E(5):** Changes in agricultural trends should be monitored to ensure continued economic success of this endeavor including accommodation of locally grown products, marketing and sales and accommodation of small specialty agriculture compatible with surrounding land uses.

### Conservation Category

**Objective 1.04F:** **The Conservation Category allows timbering (with a management plan) and limited resource-oriented recreational activities such as hiking, picnicking and fishing. Accessory residential units for security purposes may also be allowed.**

### Commercial Category

**Objective 1.04G:** **The Commercial Category allows primarily retail, office, and commercial service uses with an overall average gross floor area ratio of 0.35 but also includes limited industrial, recreational and institutional uses. Residential and mixed uses may be allowed subject to locational criteria and performance standards.**

**Strategy 1.04G(1):** Commercial development as envisioned on the Future Land Use Map is intended primarily for locations at major intersections and along major corridors where service to local and regional markets are enhanced by transportation patterns. New commercial zoning is directed to these mapped areas. Commercial areas that are not mapped but are allowed under this Future Land Use Category include neighborhood commercial and specialty commercial uses as described in this Plan, commercial approved as part of mixed use developments, commercial designated by planned development districts, the infill development of existing commercial areas, commercial areas extending from designated commercial nodes, and pre-existing commercially developed and designated areas. Frontage roads and cross-access between commercial uses is required where needed in accordance with the provisions of this Plan and adopted land development regulations.

## Commercial Nodes

- Strategy 1.04G(2):** Commercial development as mapped by the Future Land Use Map is intended to create and identify functional nodes that conveniently serve the supporting population without compromising the integrity of residential areas. Commercial nodes:
- are located at the intersections of roads having collector status or greater;
  - recognize concentrations of existing commercial development;
  - are generally less than 100 acres in size within the Adjusted Urbanized Area of the County;
  - are generally less than 60 acres in size outside of or on the fringe of the Adjusted Urbanized Area of the County;
  - may be located in Centers or Corridors pursuant to the related strategies.
- Strategy 1.04G(3):** When reviewing requests to designate new commercial areas or zonings apart from nodes depicted on the Future Land Use Map, the County will be guided by the commercial node strategies provided herein and the need to provide for a range of commercial uses.
- Strategy 1.04G(4):** Development in commercial nodes shall provide for extension of the County's frontage road network on arterial roadways in accordance with adopted land development regulations. Proposed commercial development may only extend outward from a commercial node where there is a frontage road or cross-access connected to the proposed development in order to encourage compact commercial development and maintain the function of adjacent roadways, especially arterials and collectors. Commercial development shall provide for multi-modal interconnection between commercial activities and adjacent residential areas.
- Strategy 1.04G(5):** Commercial development in nodes may be required to utilize unified plans in accordance with adopted land development regulations for services and amenities including, but not limited to, drainage, landscaping, access management, multi-modal site circulation, and signage.

## Commercial Strip Development

- Strategy 1.04G(6):** The existing areas of strip commercial development depicted on the Future Land Use Map include U.S. Highway 19 from County Line Road north to SR-50 and the SR-50 corridor from Oak Hill Hospital to Colorado Street.

**Strategy 1.04G(7):** A scattered unplanned commercial development pattern shall be discouraged. A development pattern of strip commercial is not desirable, and the creation of new strip commercial areas is not allowed with the exception of infill development that reduces the need for additional curb cuts and provides for a frontage road, or cross access. Other than infill, the establishment of new commercial areas or expansion of existing commercial areas is expected through the use of commercial nodes or mixed use projects using the planned development review process that support the commercial component and minimize curb cuts.

**Strategy 1.04G(8):** When evaluating unmapped commercial properties proposed for potential infill the following factors should be considered:

- a. the property should be on an arterial or collector road and provide for a frontage road, or cross access;
- b. the property should lie between commercially zoned properties on the same side of the road and be in close proximity to built commercial uses on the same side of the road such that commercial use of the intervening property is the most logical land use;
- c. the depth of the infill commercial development and/or zoning shall be commensurate with the depth of existing commercial zoning on the proximate parcels which define the infill area;
- d. the traffic impacts of additional commercial development on the affected roadways;
- e. the suitability of the property for commercial development while meeting all applicable environmental and site plan requirements;
- f. the property does not create new strip commercial areas;
- g. the proposed use is compatible with adjacent and surrounding land uses.

### **Neighborhood Commercial**

**Strategy 1.04G(9):** Neighborhood Commercial areas are recognized but generally not depicted on the Future Land Use Map due to their small size and limited function. Neighborhood commercial areas serve limited local, traditional, or historic markets such as local restaurants and coffee shops, local convenience retail, local gas stations, or similar uses, and generally do not exceed 5 acres in size.

**Strategy 1.04G(10):** Neighborhood Commercial areas are guided by the following land use criteria:

- a. may be located in Residential or Rural Categories;
- b. have a maximum total size of five (5) acres overall;

- c. are not located in environmentally sensitive areas or the Conservation Category unless associated with a resource-oriented tourism use;
- d. are located on collector or arterial roads except as part of a mixed use project;
- e. will not result in degradation of roadway levels of service;
- f. are designed to serve the convenience and personal service needs of nearby residents where such services are not otherwise reasonably available, and are proximate to the population areas supported;
- g. will not compromise the integrity of residential or rural areas;
- h. may be located internal to a mixed use project.

### Specialty Commercial

**Strategy 1.04G(11):** Specialty Commercial areas are recognized but generally not depicted on the Future Land Use Map due to their small size and specialized function. The County will provide for land use regulations that recognize and encourage specialty commercial uses important to the traditional economic base, including Agricultural Commercial, Marine Commercial and Heavy Commercial uses.

**Strategy 1.04G(12):** Agricultural Commercial uses may be allowed in the Rural Category to serve rural and agricultural communities subject to the following criteria:

- a. have access to a roadway that is currently functionally classified as a collector or greater;
- b. be proximate to and serve agricultural activities;
- c. be no greater than five acres in area.

**Strategy 1.04G(13):** Marine Commercial uses may be established to accommodate water-dependent uses and to encourage the preservation of recreational and commercial working waterfronts. These areas may distinguish between land uses that serve primarily recreational purposes and those that serve primarily commercial fishing and support-related businesses. Marine Commercial zoning districts shall meet the following criteria:

- a. be located in the Hernando Beach or Aripeka communities;
- b. provide a water-dependent or water-related service or product;
- c. provide for tourist amenities and services;
- d. minimize the adverse impacts on the waterways they are proximate to and on navigation;
- e. are clustered with like uses;
- f. comply with the strategies of adopted community vision plans.

- Strategy 1.04G(14):** Heavy Commercial uses may be established to accommodate those uses that have potential impacts too significant for a standard commercial district and shall meet the following criteria:
- a. not to be located proximate to residential housing;
  - b. be accessible to arterial or major collector roadways without requiring the use of residential roads;
  - c. provide for adequate buffers, screening and transition;
  - d. minimize negative impacts to adjoining properties.
  - e. minimize the visual impacts of outdoor storage

## **Industrial Category**

**Objective 1.04H:** **The Industrial Category provides primarily for industrial uses with an overall average gross floor area ratio of 0.50 but also includes limited ancillary commercial uses.**

**Strategy 1.04H(1):** Review of areas proposed for an industrial use designation shall include consideration of transportation and needs access, availability of sewer/water and technology infrastructure, proximity to rail or air carriers, proximity to major roadways, proximity to the employment base, potential for environmental impact and potential for land use conflicts.

**Strategy 1.04H(2):** Industrial development should be located with access to arterial or non-residential collector roadways with easy access to major arterials. Access through residential streets is prohibited.

**Strategy 1.04H(3):** The County shall provide for economic development and provide for a stable inventory of industrial locations through the protection and maintenance of its industrial areas. The conversion of industrially designated sites to other uses is discouraged.

**Strategy 1.04H(4):** Industrial Areas are not intended to be parcel specific and the Industrial Future Land Use Category may function as nodes of non-residential development in accordance with the land use characteristics of this Plan. The area of the node may be expanded to accommodate future growth provided the expansion meets the following standards:

- a. the expansion area is non-residential in nature;
- b. the expansion area is logical to the function of the node and is needed to meet the demands for land area to accommodate future employment based businesses;
- c. the expansion provides for the infill of land that is primarily non-residential or undeveloped in character;
- d. the necessary infrastructure will be provided to support the projected land uses;

- e. a master plan and use of the planned development project process for review and approval is required.

## Mining Category

**Objective 1.04I:** **The Mining Category allows mining and ancillary mining activities with an overall average gross floor area ratio of 0.50, and co-location of mining support-related or industrial uses which consume mining products where mining occurs. Agricultural uses are also allowed.**

## Mining Ordinance

- Strategy 1.04I(1):** The County shall regulate resource extraction through a Mining Ordinance in order to protect the citizens and wildlife of Hernando County from adverse effects on air, land and water resources.
- Strategy 1.04I(2):** The Hernando County Mining Ordinance shall require detailed narrative and plan sketches for proposed mining activities that lay out the proposed extraction schedule along with plans for site stabilization during periods of inactivity. All mining plans shall be sealed by a Florida-registered civil engineer. An Environmental Assessment shall be conducted and evaluated as part of the mining permit process.
- Strategy 1.04I(3):** Mining permits shall be reviewed, monitored and renewed periodically and shall include mandatory records-keeping and reporting standards in order to provide adequate monitoring.
- Strategy 1.04I(4):** Mining standards as outlined in the Mining Ordinance shall address, at a minimum, detailed technical requirements, as updated from time to time according to industry standards, for the following items:
- a. earthen dam design and construction techniques;
  - b. blasting plans and monitoring;
  - c. reclamation.
- Strategy 1.04I(5):** All activity associated with a mining operation shall maintain a minimum 100-foot setback from all property lines and shall provide for buffers as prescribed in the Mining Ordinance. The ordinance shall set minimum standards for buffer opacity, required berms, ancillary structures allowed in the setback, stormwater runoff prevention and other restrictions aimed at minimizing impacts of the operation on surrounding uses. The minimum 100-foot setback may be increased based on specific site conditions and compatibility issues.

- Strategy 1.04I(6):** Reclamation plans for mining activities shall be required and shall, in accordance with Mining Ordinance requirements, address, at a minimum:
- a. timetable and interim site management procedures such as erosion control and access control;
  - b. shelf and contour design standards;
  - c. revegetation of reclaimed areas with primarily perennial species native to the area or other appropriate species approved by the County;
  - d. completion of final reclamation activities within three years of the cessation of all mining activities;
  - e. provide for reclamation security deposit in a form acceptable to the Board of County Commissioners.

### **Mining Support-Related and Industrial Uses**

**Strategy 1.04I(7):** The County shall identify and provide for mining-support related uses or industrial uses which consume mining products in the Mining Category. Mining-support uses serve the extraction process and include heavy equipment servicing and sales; industrial equipment services, fabrication and sales; explosives and drilling services; steel suppliers and fabrication; machine shops; raw materials suppliers; truck terminals serving mining uses; co-generation facilities; and other similar uses. Industries that consume mining products include ready-mix plants; asphalt plants; brick and block manufacturers; concrete pre-stress and pre-cast producers; roofing and shingle producers; and other similar uses. Other industrial uses may include power plants, solar or wind farms and industrial parks that have been approved by master plan through the Planned Development Project (PDP) process.

**Strategy 1.04I(8):** The location of mining support-related uses and industrial uses shall be shown on a new or amended Master Mining Plan Approval (MAMPA). The location plan shall show how adverse noise impacts on surrounding uses are mitigated through the use of berms or buffers, and, shall include avoidance or mitigation of any potential impacts to stormwater management, groundwater protection, karst features, protected species and significant habitat.

**Strategy 1.04I(9):** External access for industrial uses permitted in the Mining Category shall be provided through 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.



## Future Land Use Map Amendments from Mining

- Strategy 1.04I(10):** Development and redevelopment of mining areas shall demonstrate adequate protection and buffering to ensure the functional integrity of areas crucial to the movement of wildlife especially in the eastern and northern areas of the County, and, between the two Mining Future Land Use Categories in the center of the County.
- Strategy 1.04I(11):** Where mining lands include areas of open mine pits and other features where the Floridan aquifer is exposed or minimally covered, increasing the vulnerability to groundwater contamination from overlying land uses, shall be applied to protect groundwater quality in areas where mining lands transition to other uses. Such measures may include design and regulatory standards for urban type land uses that normally include land management practices, such as application of fertilizers and chemicals, stormwater management, irrigation and other activities with a high potential to contaminate groundwater. Agricultural uses may be appropriate where best management practices are applied consistent with the end use and the level of groundwater vulnerability.
- Strategy 1.04I(12):** Requests for Future Land Use Map (FLUM) changes from an existing designation of “Mining Category” shall consider the need to provide future employment sites.
- Strategy 1.04I(13):** Where Mining Category lands are adjacent to Industrial Category lands, the transition shall give priority to redeveloped mining lands in coordination with the existing and projected industrial development, including providing sites for industries on the local or state targeted industry list.
- Strategy 1.04I(14):** Requests for Future Land Use Map (FLUM) changes from an existing designation of “Mining Category” to a designation that is intended to include a substantial amount of mixed use development as a “new community” shall utilize the Planned Development District (PDD) process. Redevelopment plans that are subject to the state coordinated review process pursuant to Section 380.06, Florida Statutes shall consider the following guidelines as part of the overall design:
- a. designed to provide a sense of “place” and a mix of land uses;
  - b. provision for employment within the community and workforce housing within the community;
  - c. provisions to safeguard environmental resources and open space;

- d. incorporation of compact development plans with clustered housing, town center design(s) and open/recreation areas situated adjacent to natural lands and open space;
- e. incorporation of a transportation network that can accommodate all modes of travel including public transit;
- f. incorporation of public realm amenities including green space and parks combined with amenities for multi-modal transportation;
- g. provision for schools, libraries, emergency services, and other public services appropriate to the level of development proposed;
- h. incorporation of energy-efficient design and water-saving features including Florida-Friendly landscaping;
- i. other provisions designed to plan a balanced community.

**Strategy 1.04I(15):** In planning for the transition of Mining Category FLUM designations to other uses, the County may consider and encourage green or clean industry uses that take advantage of the large disturbed site acreages of these properties. Examples include wind/solar energy farms and “extreme” sports parks.

### **Future Land Use Map Amendments to Mining**

**Strategy 1.04I(16):** Proposed Comprehensive Plan amendments to the Mining Category shall be based on the demonstrated availability of significant deposits of target resources. The applicant shall identify the target resource and demonstrate the need for each target resource with respect to the following:

- a. the basis for the projected market for the resources in the planned market area and mining timeframe;
- b. an analysis of the need in the context of projected resource production of all other operations in Hernando County with active Master Mining Plan Approvals (MAMPAs) pursuant to their 25-year plans;
- c. the expected impact on job growth and wages.

**Strategy 1.04I(17):** Proposed Comprehensive Plan amendments to the Mining Category shall include a full environmental review of the property submitted by the applicant including a site inventory of habitat types including impacts to major conservation areas, significant natural communities, and strategic habitat areas as outlined in the Conservation Element of this Plan, potential cultural resources and records, review of soils and review of listed species and potential habitats. The review shall include a listing and analysis of all natural and cultural resources identified on site or having the potential to be on site. Data sources shall include applicable state

and federal inventories and reports including those listed in the Conservation Element of this Plan, academic studies, and other sources deemed reliable by agency and scientific peers.

- Strategy 1.04I(18):** An inventory and analysis of the potential impacts of proposed Comprehensive Plan amendments to the Mining Category over the life of the proposed mining operation shall be submitted by the applicant and evaluated by the County. Approval of the proposed amendment may be predicated upon appropriate mitigation of these potential impacts (including appropriate land conservation or strategic habitat set-asides). Impacts of the proposed mining activities allowable under the Mining Category designation shall be considered including, but not limited to, the following:
- a. impacts on land uses within 500 feet of the property;
  - b. impacts to groundwater;
  - c. impacts to wetlands, karst and cultural resources;
  - d. impacts to wildlife and habitat as identified through the environmental review;
  - e. traffic and transport impacts to the transportation system and on surrounding land uses;
  - f. impacts to historic and cultural resources;
  - g. impacts to unique Hernando County resources outlined in this Plan or otherwise designated by the County;
  - h. impacts to property values;
  - i. economic impact based on an analysis using Regional Economic Models, Inc. (REMI) or similar regional economic model relevant to the proposed mining activity;
  - j. impacts of mining and blasting;
  - k. impacts specific to the proposed site identified by the County or by the applicant at the time of application.

- Strategy 1.04I(19):** For proposed Comprehensive Plan amendments to the Mining category, an analysis of how resource extraction plans will affect the efficiency, layout and quality of any proposed or potential post-mining use, shall be included. Plans for resource extraction and subsequent reclamation will be reviewed to ensure that any post-mining use can be accomplished without creation of new unmitigated issues especially with respect to transportation, utilities, groundwater, and ecological linkages.

- Strategy 1.04I(20):** Resource extraction shall not be allowed in natural water bodies, wetlands and floodplain areas not considered isolated, or, allowed to destroy the known habitat of state or federal listed species as regulated by those agencies. Mining extraction shall be sufficiently separated from important archeological, cultural and

historical features so as not to disturb or compromise the integrity of those features over time.

- Strategy 1.04I(21):** The land designated as mining through the approval of comprehensive plan amendment (CPAM93-1), is restricted to the excavation of hard rock limerock, soft rock limerock, sand mining and other activities or operations ancillary to the excavation of the hard and soft limerock and sand. Further no blasting, drilling, or extraction shall occur within 3,000 feet of Brookridge. CPAM93-1 shall meet the following stricter standards for environmental protection and buffering:
- a. An Environmental Assessment shall be conducted and evaluated as part of the mining permit process, which will include a mapping of environmentally sensitive lands;
  - b. Resource extraction shall not be allowed in environmentally sensitive areas which cannot be restored. Environmentally sensitive is defined to include wetlands, rivers, streams, lakes, springs, coastal floodplains, habitat of threatened and endangered species and species of special concern, county-mapped prime groundwater recharge areas, listed historically significant sites, and prime agricultural soils historically in use as cropland. Restoration is defined as restoring the type, nature, and function of the ecosystem in existence prior to mining;
  - c. There shall be a 100 foot buffer between resource extraction and rivers, streams, lakes, springs, or wetlands that are not mined;
  - d. Blasting shall not occur within 500 feet of a Protected Structure. Protected Structures are any dwelling, public building, school, church, cemetery, or commercial or institutional building on lands not controlled by the operator of the mine;
  - e. In addition to the above, this property shall also be subject to the standards of the Hernando County Mining Ordinance;
  - f. In consideration for the right to mine soft rock limerock in the area of CPAM93-1, reclamation shall be performed in all areas which were previously mined, but are not subject to the reclamation requirements. This will be in addition to reclaiming the areas of CPAM93-1. All reclamation will meet the requirements of the Mining Ordinance.

## Recreation Category

**Objective 1.04J:** **The Recreation Category allows major recreational facilities including private or public parks and recreational facilities, recreational lodgings, ancillary commercial uses and housing for security purposes.**

**Strategy 1.04J(1):** Hernando County shall develop a system of parks that meet the needs of the population pursuant to the parks classifications and standards contained in the Recreation and Open Space Element of this Plan.

**Strategy 1.04J(2):** The classification of park types and facilities shall serve, but also be designed to be compatible with, surrounding uses and neighborhoods. The mitigation of noise, lighting or other potential impacts to adjacent property, especially residential neighborhoods, should be considered through the design of physical improvements, the designation of recreational uses and/or management of operations.

## Public Facilities Category

**Objective 1.04K** **The Public Facilities Category includes major facilities that serve a large portion of the County, the entire County, or that include service areas beyond the County. Examples include landfills, power plants, major or new power easements, and regional potable water and wastewater treatment facilities.**

**Strategy 1.04K(1):** Minor public facilities that do not need to be designated with the Public Facilities Category may be allowed in any Future Land Use Map Category. These include local facilities such as wellfields, sewage collection facilities, water distribution facilities, communication towers, public buildings, schools and other governmental or public service structures and uses.

**Strategy 1.04K(2):** The Public Service Facility Zoning Overlay District will be used to evaluate and review all proposed public facilities. Conditions and performance standards may be required through the public facility review process which are binding for purposes of issuance of development orders and permits.

## Public School Siting

**Objective 1.04L:** Educational land uses specifically addressed under this Objective include primary and secondary schools and colleges, along with ancillary uses such as recreation facilities, offices and housing for security purposes.

**Strategy 1.04L(1):** Elementary, kindergarten through eighth grade (K-8) schools, and middle schools should at a minimum have direct access to a minor collector road. High schools should have direct access to at least a major collector road. Otherwise, approval by the County is contingent upon a determination of acceptable traffic impacts on adjacent roads.

**Strategy 1.04L(2):** The County supports the concept of neighborhood schools as community identity focal points generally separate from larger school facility complexes. Neighborhood schools are defined as schools suitable in scale for compatible location within residential communities consistent with community character. To qualify as a neighborhood school, the following criteria is reviewed:

- a. location relative to other school facilities must be such that vehicular trips on the functionally classified road network are reduced by virtue of traffic retention within the neighborhood;
- b. location has direct access to two or more local streets which provide functional access to the school from within the residential area served, or direct access to a major collector or arterial road;
- c. location that accommodates safe, attractive and convenient infrastructure and amenities for walkability to the school site from the residential area served, including multiple footpath entrances to the property convenient to the neighborhood;
- d. location is served by existing or planned adequate infrastructure including sewer, potable water, roads, police protection, fire and emergency medical services, and drainage facilities in accordance with Level of Service standards;
- e. student capacity shall be designed to serve a specifically-targeted residential area in which the school will be located;
- f. include joint-use recreation facilities, or, be located within one-quarter mile of a neighborhood, community or district park.

**Strategy 1.04L(3):** The County and the School District shall cooperate in the review of on-site and off-site impacts of new or expanded public schools before a significant change in the facility or use is implemented. The County and the School District will work cooperatively to mitigate adverse on-site and off-site impacts, including impacts to public facilities.

- Strategy 1.04L(4):** The following issues will be considered by the School District when evaluating potential new school sites or significant renovations of existing schools:
- a. Site acquisition and development cost;
  - b. Compatibility of the school site with present and projected uses of adjacent properties;
  - c. Adequate public facilities and services to support the proposed school are available, or will be available, concurrent with the impacts of the school;
  - d. Safe access to and from the school site by pedestrians and vehicles;
  - e. The proposed location is not within a velocity flood zone (V-zone), floodway, or the Coastal High Hazard Area (CHHA) as delineated in the adopted Comprehensive Plan of the County;
  - f. The proposed location is not in conflict with local government stormwater management plans or watershed management plans;
  - g. The proposed site is well drained and soils are suitable for development, or are adaptable for development for educational purposes with identified drainage improvements;
  - h. There are no significant environmental constraints that would preclude development of a public school on the site;
  - i. The proposed location lies outside the area regulated by Florida Statutes regarding the construction of public educational facilities in the vicinity or flight path of the Hernando County Airport;
  - j. There will be no adverse impact on archaeological or historic sites listed in the National Register of Historic Places or designated by the affected local government as a locally significant historic or archaeological resource;
  - k. The proposed site can accommodate the required parking, circulation, and adequate queuing of vehicles on site;
  - l. Whenever possible and where appropriate, existing schools will be expanded, renovated, or revitalized to support community redevelopment, in-fill development, and revitalization;
  - m. The location of schools, where possible, should be proximate to and within walking distance of the residential neighborhoods served.
- Strategy 1.04L(5):** The location and design of a proposed school in an area designated as "Rural" on the Future Land Use Map ("FLUM") of the County should predominately accommodate the student population living within the Rural area. Furthermore, in locating any school in a Rural area, the County shall review the following criteria:

- a. The School District has demonstrated a need for a school in the proposed Rural area;
- b. The School District has made a good faith effort to locate a suitable site within the currently developed urban areas of the County;
- c. The proposed site meets the other infrastructure and service needs contained in the adopted Interlocal Agreement for Public School Facility Planning and School Concurrency Implementation;
- d. Placement of a school within the Rural area provides the most cost effective alternative, including the cost to other public infrastructure and service providers, to meet the demonstrated need;
- e. The proposed school site is otherwise consistent with the Comprehensive Plan.

**Strategy 1.04L(6):** School District staff and the County shall coordinate and cooperate on new school sites. The County shall advise the School District as to the consistency of the proposed new site with the Comprehensive Plan and advise as to the appropriate processes under which the School District may request approval for school siting.

**Strategy 1.04L(7):** Educational land uses under this Objective are allowed as part of a “Public Service Facility Overlay District” within all zoning districts or as a special exception in certain zoning districts specified in the land development regulations.

**Strategy 1.04L(8):** The County may request that the School District conduct a public inquiry workshop prior to the processing of a land use application for a proposed school.

**Strategy 1.04L(9):** The submittal, processing and review of any proposed site design or development plan shall be filed with the County and shall include a site plan which, at a minimum, includes the following:

- a. Location, size, height, and use of all proposed structures;
- b. Proposed or existing location of fire hydrants and distance to structures;
- c. Location and method of buffering from adjacent residential zoning districts;
- d. Location and method of storm water retention;
- e. Location, size and total amount of recreation areas;
- f. Location and dimensions of proposed parking and service areas; and,



- g. Proposed means of vehicular access, including on-site circulation for vehicles and busses, and means of pedestrian access from the site to adjacent streets and or alleys.

**Strategy 1.04L(10):** The review and processing of any site design or development plan submitted by the School District shall be in accordance with the Comprehensive Plan and all applicable land development regulations (noting that the School District is exempt from certain regulations).

**Strategy 1.04L(11):** The School District and County shall cooperate in determining the need for, and timing of, on-site and off-site improvements necessary to alleviate the impacts from each new school or the proposed renovation or expansion of an existing school.

**GOAL 1.05 – Planned Development District**

**Planned Development District (PDD) is a Future Land Use Map Category that provides coordinated planning of new developments and redevelopments with proposed multiple uses or types, or that have specialized or unique characteristics, or would benefit from a relatively high level of planning control and coordination. PDDs envision a mixture of land uses with the locations of each land use determined through a master planning process. Each individual PDD Category shall include an objective and strategy cluster formulated through the land use process specifically designed for the unique characteristics of the development, district or category. The densities and intensities assigned to each individual PDD are addressed in the Master Plan of the development. The designated PDD Categories and associated objective/strategy cluster are identified as follows:**

**I-75/SR-50 PLANNED DEVELOPMENT DISTRICT**

**Objective 1.05A: The I-75/SR-50 Planned Development District (I-75/SR-50 PDD) is hereby established for the purpose of implementing planning tools to maximize the potential economic value of the I-75 corridor through coordination of multiple land uses, roadway network configuration, new and upgraded public infrastructure and consistency of design. The PDD 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 Withlacoochee State Trail.**

**Strategy 1.05A(1):** The I-75/SR-50 Planned Development District mapped area is characterized by a significant potential for future development of multiple land use types. The I-75/SR-50 PDD shall seek to create, to the maximum extent practical, a largely self-contained internally functional concentration of commercial, industrial, and mixed residential land uses supported by public infrastructure. The County intends to encourage and functionally integrate these land uses mainly through advance planning and programming of infrastructure that facilitates orderly development patterns.

**Strategy 1.05A(2):** Developments within the I-75/SR-50 PDD shall include a master plan utilizing the Planned Development Project (PDP) process for review. The County shall consider the following guidelines and criteria in the review of a PDP and associated master plan:

- a. Standards for a multi-modal transportation network encompassing access, circulation and connection among and between public and private properties;
- b. Planning for infrastructure needs to accommodate wastewater, potable water, fire and emergency medical service, recreation and schools;
- c. Concentration of commercial uses, mixed uses and town-center type development along and/or easily accessed from SR-50,

including park and ride opportunities for future inter-county transit;

- d. Opportunities that include primary industrial uses compatible with the placement of commercial or town center areas in order to enhance employment opportunities;
- e. Attractive, convenient and safe multi-modal connections to schools, parks and other identified community focal points;
- f. Attractive, convenient and safe bike and pedestrian connection to the Withlacoochee State Trail;
- g. Standards to create a “sense of place.”

**Strategy 1.05A(3):** Plans for development approval shall include a frontage road network, alternative access, and easements in accordance with long-range transportation plans of the Hernando/Citrus Metropolitan Planning Organization, and other planning studies/transportation criteria for the I-75/SR-50 PDD.

**Strategy 1.05A(4):** The County shall coordinate with the plans of the Florida Department of Transportation for SR 50 and I-75 in order to ensure that the transportation network is closely coordinated with land uses in the PDD.

**Strategy 1.05A(5):** The County shall utilize the I-75/SR-50 Area Plan document dated September 4, 2007 and the I-75/SR-50 Area Circulation Plan Study dated April 2013, both hereby incorporated by reference, as a guide for the consistency of proposals for development, and the overall infrastructure needs and plans in the PDD.

**Strategy 1.05A(6):** The County shall identify and implement feasible funding mechanisms to accommodate public infrastructure needs for the PDD.

## **AIRPORT PLANNED DEVELOPMENT DISTRICT**

**Objective 1.05B:** **The Airport Planned Development District (Airport PDD) is created to facilitate maximum utilization of the Brooksville-Tampa Bay Regional Airport as a center for aviation and aviation-related uses, industrial and business park uses and the development of private lands in support of an employment center.**

**Strategy 1.05B(1):** The Airport PDD includes both public and privately owned lands. Primary uses allowed include a mixture of aviation, commercial, industrial, and public facilities. Recommended uses for publically owned airport properties are guided by the Airport Master Plan for the Brooksville-Tampa Bay Regional Airport, as updated from time to time.

- Strategy 1.05B(2):** Limited agricultural and rural development as well as vested residential development with corresponding zoning are allowed to continue in the Airport PDD.
- Strategy 1.05B(3):** Residential zoning shall not be allowed, expanded or increased in density within the Airport PDD.
- Strategy 1.05B(4):** The Airport PDD may include a future commuter rail station consistent with plans of the Tampa Bay Area Regional Transit Authority.
- Strategy 1.05B(5):** The County shall prevent encroachment of residential development and other incompatible uses or structures into the Federal Aviation Administration's designated safety clear zones as described in this Plan, the Airport Master Plan, and Airport zoning regulations contained in the adopted land development regulations. Appropriate warnings for noise and runway approach hazards shall be included with development orders impacted by these requirements.
- Strategy 1.05B(6):** Incompatible uses shall not be allowed within the Airport PDD. This includes, but is not limited to, residential development, hospitals, education facilities, nursing homes, religious establishments, and similar uses that would be impacted with respect to safety, noxious odors or noise emanating from the airport or that would detract from the land area designated for employment based uses.
- Strategy 1.05B(7):** Commercial and industrial development must be compatible with airport operations and other airport activities. Industrial development shall generally be encouraged and incentivized over commercial for the purpose of protecting the employment base of the Airport PDD.

**WORLD WOODS PLANNED DEVELOPMENT DISTRICT  
(Ordinance 2005-12, adopted August 23, 2005)**

**Objective 1.05C: Maximize the recreational and tourist potential of the World Woods Golf Resort through the master planning of land uses and clustering of residential units.**

- Strategy 1.05C(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 plan, etc.).

- Strategy 1.05C(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 U.S. 98 or C.R. 491.
- Strategy 1.05C(3):** Prepare a master plan with development standards for the utilization of the area prior to any construction approvals being issued.
- Strategy 1.05C(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 U.S. 98 and C.R. 491 only. The approved residential density shall include resort residential dwellings, condominiums, residential dwellings and resort hotel. Development of the residential land use within the planned development district shall include at least 660 dwelling units in the resort residential dwellings and hotel categories.
- Strategy 1.05C(5):** At least 70% of the total land area shall consist of open space, a category which includes the golf courses and practice areas. 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.
- Strategy 1.05C(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.

- Strategy 1.05C(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.
- Strategy 1.05C(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.
- Strategy 1.05C(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.
- Strategy 1.05C(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 HILLS PLANNED DEVELOPMENT DISTRICT  
(Ordinance 2007-06, adopted April 26, 2007)**

**Objective 1.05D: 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.**

- Strategy 1.05D(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.

- Strategy 1.05D(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.

- Strategy 1.05D(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 Strategy 1.05D(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 Strategy 1.05D(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.

**Strategy 1.05D(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.

**Strategy 1.05D(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.

**Strategy 1.05D(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.

- Strategy 1.05D(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.

- Strategy 1.05D(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.
- Strategy 1.05D(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 1.05E:** 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.

**Strategy 1.05E(1):** Establish a PDD 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. General retail commercial and general office development are not allowed as a primary use in the PDD.

- Strategy 1.05E(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 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.
- Strategy 1.05E(3):** New development within this District shall utilize the planned development (PDP) master plan and review process. An infrastructure analysis shall be used to demonstrate that adequate public facilities will be provided, prior to the issuance of any development order.
- Strategy 1.05E(4):** 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. New development shall provide evidence by a qualified professional approved by the County demonstrating that the Peck Sink area will not be negatively impacted in terms of water quantity and/or water quality.
  - 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.
- Strategy 1.05E(5):** Appropriate buffers shall be established to screen development areas and provide a natural buffer for adjacent land uses;
- a. Landscaping shall meet or 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.

- Strategy 1.05E(6):** The Brooksville Regional Medical Center Planned Development District and its health care-related activities shall be protected from encroachment by incompatible land uses.
- Strategy 1.05E(7):** An integrated internal roadway network and external access shall maintain access between and among the planned development land uses and meet the following guidelines:
- a. Accommodate pedestrian and bike traffic throughout the PDD. Multi-modal transportation opportunities shall also be accommodated.
  - b. Development of the PDD 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  
(Ordinance 2010-17, adopted August 31, 2010)**

**Objective 1.05F**      **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 Chapter 163, Florida Statutes as may be amended or renumbered from time to time, which includes characteristics of sustainability and smart growth as contained in the associated strategy cluster.**

- Strategy 1.05F(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 Strategies 1.05F(13) and F(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 Strategy 1.05F(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**

- Strategy 1.05F(2):** New Town. The Quarry Preserve PDD shall be developed as a new town, as defined in Chapter 163, Florida Statutes 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

**Strategy 1.05F(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 Strategy 1.05F(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.

**Strategy 1.05F(4):** Affordable and Workforce Housing. A minimum of 12.5% of the total residential units shall be affordable workforce housing.

- a. 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,
- b. 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.
- c. 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.
- d. Affordable housing shall be phased in over the life of the development at appropriate levels.

- e. 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.

**Strategy 1.05F(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 Strategy 1.05F(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.

**Strategy 1.05F(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.

**Strategy 1.05F(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.

**Strategy 1.05F(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.

**Strategy 1.05F(9):** Community Gardens. Community restrictions will not prohibit the use of common land or open space for community gardens.

### **Business and Employment Center**

**Strategy 1.05F(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 Strategy 1.05F(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.

**Strategy 1.05F(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.

**Strategy 1.05F(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**

**Strategy 1.05F(13):** Town Center Components. The Quarry Preserve PDD shall include a Town Center as generally depicted on the adopted Master Plan defined by Strategy 1.05F(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.

**Strategy 1.05F(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 Strategy1.05F(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 Strategy1.05F(47).

### **Community Residential**

**Strategy 1.05F(15):** Community Residential (CR). The CR designated area, as generally depicted on the adopted Master Plan defined by Strategy1.05F(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

**Strategy 1.05F(16):** Neighborhood Residential (NR). The NR, as generally depicted on the adopted Master Plan defined by Strategy 1.05F(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

**Strategy 1.05F(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 Strategy 1.05F(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

**Strategy 1.05F(18):** Resort. The Resort, as generally depicted on the adopted Master Plan defined by Strategy 1.05F(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

**Strategy 1.05F(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 Strategy 1.05F(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 Strategy 1.05F(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.

**Strategy 1.05F(20):** Open Space. A minimum of 1000 acres of the land as generally depicted on the adopted Master Plan defined by Strategy 1.05F(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 Strategy 1.05F(26), the acreage converted shall be over and above the minimum acreage required by this strategy.

**Strategy 1.05F(21):** Wildlife Corridor. A viable wildlife corridor as generally depicted on the adopted Master Plan defined by Strategy 1.05F(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 Strategy 1.05F(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.

**Strategy 1.05F(22):** Nature Preserve. A minimum of 300 acres as generally depicted on the adopted Master Plan defined by Strategy 1.05F(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.

**Strategy 1.05F(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.

**Strategy 1.05F(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.

- Strategy 1.05F(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.
- Strategy 1.05F(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 Strategy 1.05F(20). For the purposes of this strategy, 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

- Strategy 1.05F(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.
- Strategy 1.05F(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.
- Strategy 1.05F(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.

**Strategy 1.05F(30):** Zero Energy Home. One (1) Zero Energy Home (“ZEH”) model will be built to feature and promote zero energy efficiency housing.

**Strategy 1.05F(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.

**Strategy 1.05F(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.

**Strategy 1.05F(33):** Irrigation. The Quarry Preserve PDD shall institute measures and techniques to reduce dependency on potable water use for irrigation.

**Strategy 1.05F(34):** Water Conservation. The Quarry Preserve PDD shall develop an educational program to institute water conservation programs.

## Infrastructure

**Strategy 1.05F(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.

**Strategy 1.05F(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.

**Strategy 1.05F(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.

**Strategy 1.05F(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.

- Strategy 1.05F(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.
- Strategy 1.05F(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.
- Strategy 1.05F(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 Strategy 1.05F(44) below.
- Strategy 1.05F(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.
- Strategy 1.05F(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.
- Strategy 1.05F(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.
- Strategy 1.05F(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.

- Strategy 1.05F(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:
- a. 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.
  - b. 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.
  - c. 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.

**Strategy 1.05F(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 1.05F and associated policies.

## Mining

**Strategy 1.05F(48):** Mining Operation. All mining operations within the Quarry Preserve PDD shall cease to operate no later than the end of 2022 in accordance with the terms of the approved Master Mining Plan (MAMPA) and Mining Operation Plan (MOPA).

## Adjacent Use Notification

**Strategy 1.05F(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 (Ordinance 2010-22, adopted October 26, 2010)**

**Objective 1.05G:** **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.**

**Strategy 1.05G(1):** Land Uses and Intensity. The SBPDD designation consists of the following:

- a. Size of 189.5 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 1.03B and related strategies;
  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

- Strategy 1.05G(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

- Strategy 1.05G(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.

**Strategy 1.05G(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 the Intergovernmental Coordination Element of this Plan.

**Strategy 1.05G(5):** Redevelopment Activities. Redevelopment activities shall be coordinated with the Enterprise Zone Program and business retention/recruitment programs.

## Housing

**Strategy 1.05G(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.

**Strategy 1.05G(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

**Strategy 1.05G(8):** Martin Luther King Corridor. Community commercial activity in South Brooksville will be located along the Dr. Martin Luther King, Jr. Blvd. corridor. Appropriate design techniques for this corridor may include, but not be limited to, the following:

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

**Strategy 1.05G(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 Strategy 1.05G(1).

**Strategy 1.05G(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 Strategy 1.05G(1).

### **Employment Center**

**Strategy 1.05G(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 Strategy 1.05G(1).

**Strategy 1.05G(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**

**Strategy 1.05G(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 Strategy 1.05G(1).

### **Transit Oriented Development**

**Strategy 1.05G(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 Strategy 1.05G(1).

**Strategy 1.05G(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

**Strategy 1.05G(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.

**Strategy 1.05G(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.

**Strategy 1.05G(18):** Multi-Purpose Pathways. Recreation areas and open spaces shall be connected by paths, greenways, bikeways and sidewalks to provide for neighborhood mobility.

### Infrastructure

**Strategy 1.05G(19):** Utilities. All new development and redevelopment within the South Brooksville PDD shall be served by central sewer and water.

**Strategy 1.05G(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.

**Strategy 1.05G(21):** Timing. Water, sewer and drainage infrastructure shall be provided to support existing development, new development, and redevelopment of the SBPDD.

**Strategy 1.05G(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.

**Strategy 1.05G(23):** Streetlights. Streetlights shall be provided using an MSBU or other appropriate funding mechanism.

**Strategy 1.05G(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).

**Strategy 1.05G(25):** Traffic Calming. Traffic calming features shall be used to manage the speed and safety of traffic in the South Brooksville area.

**Strategy 1.05G(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

**Strategy 1.05G(27):** Rezoning. Rezoning requests shall utilize the Planned Development Project (PDP) and Master Plan review process.

**Strategy 1.05G(28):** Existing Land Uses. All existing land uses and zoning shall be considered as conforming and may remain until such time that redevelopment occurs.

### SPRING CENTER PLANNED DEVELOPMENT DISTRICT (Ordinance 2018-13, adopted August 14, 2018)

**Objective 1.05H:** **Establish a Planned Development District (PDD) Land Use Category on the Future Land Use Map which allows for a master planned infill community with compact development around a town center containing a relatively compact mixture of residential, commercial, office, institutional and recreational land uses.**

**Strategy 1.05 H(1)** Land Uses and Intensity. This PDD designation will consist of the following land uses:

- a. Minimum size of 450 acres;
- b. The following land uses are approved for the PDD;
  1. A mixture of residential land use types not exceeding 3,000 dwelling units with an overall residential density of 7.00 du/acre, with no individual development project to exceed 20 du/acre;
  2. Commercial uses not exceeding 750,000 square feet;
  3. Office uses not exceeding 250,000 square feet;
  4. Recreation, institutional and public use facilities as needed for the community and as approved by the County;

5. A neighborhood park system;
6. A community park site a minimum of 20 acres in size;
7. A site for the expansion of Explorer K-8 the purpose of which will be determined by an approved agreement with the School Board;
8. A site for a potable water wellfield and water storage tank determined by an approved water and sewer agreement with Hernando County; and
9. A maximum 10-acre multipurpose public use site for a fire station and other potential governmental uses.

**Strategy 1.05 H(2)** The Spring Center PDD development is approved for the land uses, densities and intensities in Strategy 1.05 H(1), and will be developed as a master planned community which will incorporate the following features:

- a. Compact development around a town center with provisions for adjacent residential neighborhoods (town center or core);
- b. A mixture of land uses;
- c. A variety of residential housing types, densities and designs;
- d. Multi story and mixed-use buildings at the core of the development;
- e. Pedestrian and bicycle friendly amenities and design that connects all neighborhoods and the town center;
- f. The interconnection of open spaces, commercial areas, neighborhoods, and neighborhood parks through the use of trails, pathways, greenways and sidewalks;
- g. The integration of community uses and public services within the development;
- h. Commercial uses that serve the development and the surrounding area;
- i. A community park to serve the recreational needs of the development and the surrounding area;
- j. Neighborhood parks to serve each distinct neighborhood;
- k. Distinctive architecture;
- l. A definable “edge” to allow for a transition to surrounding neighborhoods;
- m. Opportunities for workforce housing;
- n. Provisions for a collector roadway network with adequate operational and safety features to access the development;
- o. Curbside or “hidden” parking (no open lots);
- p. Buildings brought forward to the front building line in the town center;
- q. Underground utilities;
- r. Streetscaping features;
- s. Native drought tolerant landscaping, and Florida Friendly Landscaping methods;

- t. Lighting that is pedestrian oriented/scaled, decorative, low level and does not intrude on surrounding neighborhoods;
- u. Coordinated decorative signage; and
- v. A transit center with amenities and associated planning concepts.

**Strategy 1.05 H(3)** Town Center Features such as the following will be utilized:

- a. Pocket parks;
- b. Community cultural center;
- c. Pedestrian oriented urban spaces for community activities;
- d. Outside seating;
- e. Public art;
- f. Bicycle amenities (parking racks, tool stand);
- g. Water fountains and street furniture;
- h. Bathrooms;
- i. Wider sidewalk treatments interconnected throughout the development;
- j. Planting strips;
- k. Shade trees;
- l. Informational kiosks for community activities;
- m. Shared and on-street parking; and
- n. Architectural features that provide for visual interest.

**Strategy 1.05 H(4)** A Spring Center Master Plan will be reviewed under the Planned Development Project process and requirements. In conjunction with the Spring Center Master Plan the developer will prepare a transportation analysis for the Spring Center PDD to determine the associated impacts and the need for mitigation in accordance with the standards and requirements of the County Engineer.

**Strategy 1.05 H(5)** Where immediately adjacent to existing Spring Hill single family detached residential lots, Spring Center will consist of single family detached lots. Higher density, or multifamily housing will be separated by a buffer or interconnected open space and a transition of building heights.

**Strategy 1.05 H(6)** A minimum of 10% of the Spring Center PDD will be developed to meet the definition of Workforce housing (rented or owned). Workforce housing will be phased in over the life of the development at appropriate levels, and will be designated by the developer at the time of development.

**Strategy 1.05 H(7)** The Spring Center PDD will be responsible for the site civil infrastructure costs associated with the public use site; including but not limited to utilities, stormwater and adequate access.

- Strategy 1.05 H(8)** The Spring Center PDD will incorporate street design that:
- a. Encourages bicycle and pedestrian use;
  - b. Discourages high speed traffic; and
  - c. Enhances access to the town center.
- Strategy 1.05 H(9)** For each phase of development, and prior to any related construction approvals being granted, the Spring Center PDD will enter into a utility service agreement with the Hernando County Utilities Department (HCUD) to address:
- a. Wastewater capacity and needed improvements;
  - a. Potable water system capacity and improvements;
  - b. The inclusion of a wellfield and water storage tank within the development; and
  - c. The potential for a reuse system.
- Strategy 1.05 H(10)** An impact fee surcharge district may be considered for the Spring Center PDD to pay for required capital infrastructure and capital facility needs.
- Strategy 1.05 H(11)** The Spring Center PDD will make application to amend the transportation element of the Comprehensive Plan, designate collector roadways anticipated to serve the PDD. At the request of the local government, the MPO Long Range Transportation Plan will subsequently require amendment for consistency.
- Strategy 1.05 H(12)** For each phase of development and prior to any related construction approvals being granted, the Spring Center PDD will conduct a cultural resource assessment survey in accordance with the specifications set forth in Florida Administrative Code. All identified resources will be protected in accordance with the requirements of the State Division of Historical resources.
- Strategy 1.05 H(13)** For each phase of development, and prior to any related construction approvals being granted, the Spring Center PDD will enter into an agreement with the Hernando County School Board to address the following issues:
- a. Sufficient queueing for Explorer K-8 traffic;
  - b. Sufficient and safe vehicle, pedestrian and bicycle access;
  - c. The provision of property for Explorer K-8;
  - d. School concurrency; and
  - e. Other issues as determined by the developer and the School District.
- All associated access and safety issues will be coordinated with the County Engineer.



- Strategy 1.05 H(14)** Prior to any construction approvals being granted, the Spring Center PDD will enter into a development agreement with the County, as approved by the County Engineer, that defines:
- a. The phased need for off-site and on-site road improvements to address the transportation needs and impacts of the development;
  - b. The estimated costs for road improvements;
  - c. The responsibilities for the provision/acquisition of needed rights of way;
  - d. The responsibilities for construction; and
  - e. The sources of funding.
  - f. Access to the west using Bay Drive, to the south and east through vacant properties, or in the event access through vacant property proves infeasible, a request to consider the use of Stephanie Drive to the south and Chalmer Street to the east as alternative points of access.
  - g. Traffic calming features will be considered at appropriate locations within the Spring Center prior to entering the offsite roadway network, to be approved by the County Engineer.
  - h. When connected to the Spring Center collector road network, Bay Drive, Explorer School Drive, Stephanie Drive and Chalmer Street will be considered collector roads and will be appropriately designated in County documents.
- Strategy 1.05 H(15)** The Spring Center PDD will mitigate the developments impact on law enforcement and fire/emergency services, if required to provide service, through the use of a special district, or other funding mechanism acceptable to the County.
- Strategy 1.05 H(16)** The Spring Center PDD will mitigate the developments' impact on the County's existing emergency evacuation shelter space by providing shelter capacity within the community through a secure facility or clubhouse with a redundant power source, or by paying a mitigation fee to the County.
- Strategy 1.05 H(17)** Development within the Spring Center PDD will incorporate:
- a. Low-impact stormwater design (LID) techniques in compliance with the volume and discharge requirements of SWFWMD and the Hernando County Facility Design Guidelines;
  - b. The use of degraded wetland features with appropriate hydrology for use as enhanced LID features;
  - c. Recognized and/or industry approved "Green" development building and site development programs and standards;
  - d. Other programs to maximize the use of water conservation measures.

**Strategy 1.05 H(18)** The Spring Center PDD will work with the County and the Southwest Water Management District (SWFMWD) to develop strategies to reduce nutrient loading to the aquifer, and to protect natural resources and water quality in accordance with the approved BMAP for the Weeki Wachee Springshed.

**GOAL 1.06 – Centers and Corridors**

**Hernando County will consider identifying Centers and Corridors of economic activity and/or transitioning neighborhoods and uses where increased planning focus and public investment may be prioritized. This planning effort seeks to provide place-making amenities attractive to the workforce, address the negative characteristics associated with aging neighborhoods, preserve community character in historic and unique neighborhoods and proactively manage land use along major transportation corridors.**

**[F.S. 163.3177(6)(a)9.b]**

**Objective 1.06A:** Centers and Corridors are characterized as having three or more of the following features: moderate to high land value, concentration of workforce, presence of mixed housing types, concentration of employment opportunities, presence of community focal points such as schools or parks, served by public transit, and, presence of goods and services to meet daily needs.

**Strategy 1.06A(1):** Centers and Corridors may be designated as an Objective in the Comprehensive Plan with associated strategy clusters.

**Strategy 1.06A(2):** Use of the Planned Development Project (PDP) and master plan process is recommended for designated Centers and Corridors.

**Strategy 1.06A(3):** Development incentives that may be considered for Centers and Corridors include density and/or intensity bonuses, modifications to land development regulations as permitted through the master plan process, localized transportation level of service exception areas, allowance of temporary degradations in transportation levels of service, transportation concurrency exceptions for specific uses, enhanced transit service, and impact fee incentives.

**Strategy 1.06A(4):** Infrastructure investments may be considered including utility and stormwater infrastructure, congestion management, transit and transit amenities, pedestrian and bicycle amenities, public space amenities, community or neighborhood planning efforts, and public-private partnerships.

**DESIGNATED CORRIDORS****Spring Hill Drive Corridor**

**Objective 1.06B:** **The area along Spring Hill Drive extending from U.S. Highway 19 to Waterfall Drive is identified as the Spring Hill Drive Corridor.**

**Strategy 1.06B(1):** The County should consider revitalization strategies for the Corridor to enhance the “sense of place” as the design entrance to the original Spring Hill master plan development. Public and

private investment should be coordinated to provide the following corridor features:

- a. preservation of the existing entrance fountain and mature landscaping;
- b. roadway transition design features at entrance and exit points;
- c. traffic calming improvements where needed to enhance pedestrian safety;
- d. level of service and concurrency exceptions where needed;
- e. intersection, curb cut and median management;
- f. Enhanced service by public transit.

**Strategy 1.06B(2):** Development proposals along the Spring Hill Drive Corridor should consider:

- a. building placement that is integral to the street front with parking behind it;
- b. mixed commercial and residential uses including mixed-use buildings;
- c. shared and reduced parking, and flexible parking placement to enhance multi-modal connections, drainage and public space layouts;
- d. pedestrian and bicycle access enhancements to improve connectivity from the neighborhood to Spring Hill Drive;
- e. sidewalks, bicycle lanes and pedestrian connectivity along the Corridor;
- f. public areas and amenities such as furniture and lighting, coordinated with open space and public transit;
- g. transition at street intersections from residential to non-residential land use character;
- h. appropriate architectural standards including building scale, building mass step-down, architectural compatibility and themes.

**Strategy 1.06B(3):** Existing uses along the Spring Hill Drive Corridor shall be protected from incompatible uses and activities. Uses such as office professional and low-intensity commercial that protect nearby residential character may be considered.

## DESIGNATED CENTERS

### Kass Circle Center Neighborhood

**Objective 1.06C:** The Kass Circle Center Neighborhood is identified by, and encompassed within the adopted Kass Circle Vision Plan.

**Strategy 1.06C(1):** The County has designated the Kass Circle Center Neighborhood as a Community Redevelopment District as part of a joint effort

between the County and the community to implement the adopted Vision Plan.

- Strategy 1.06C(2):** The Hernando County Board of County Commissioners shall be the Community Redevelopment Agency (CRA) for the District.
- Strategy 1.06C(3):** The CRA shall consider adopting a redevelopment plan and tax increment finance district as mechanisms to enhance and improve the District.
- Strategy 1.06C(4):** The redevelopment plan for the Kass Circle District may consider a wide range of planning, partnership, regulatory, public/private partnerships, funding and other mechanisms that create an orderly plan for carrying out the long-term vision. The Kass Circle Vision Plan and any adopted redevelopment plan provide the basis for review of future development and redevelopment within the District.
- Strategy 1.06C(5):** The creation of a tax increment financing trust fund is the primary way to leverage outside funding to pay for needed improvements identified in the Vision Plan and any adopted redevelopment plan.

**GOAL 1.07 – Transit Oriented Development**

**Transit-Oriented Development (TOD) shall be considered in areas consistent in location and character with the plans of the Tampa Bay Area Regional Transit Authority Master Plan and the Hernando/Citrus Metropolitan Planning Organization 2040 Long Range Transportation Plan. [F.S. 163.3177(6)(a)9.b. and 10.b]**

**Objective 1.07A: Transit-Oriented Development (TOD) should be considered within 0.25 miles of regional transit station locations and utilize design techniques and principles consistent with the strategies of this Plan.**

**Strategy 1.07A(1):** Guidelines for Transit-Oriented Development (TOD) may include the following:

- a. the consolidation of small and/or fragmented lots to promote redevelopment;
- b. implementation of an economic development and marketing strategy;
- c. provision of floor area intensity, density and mixed uses at a level that supports the expected transit ridership;
- d. integration of uses that promote pedestrian activity;
- e. provision of a mixture of housing types;
- f. encouragement of compact development around activity centers, redevelopment areas and transit stations;
- g. lay-out of appropriate transition of densities, intensities and building heights;
- h. provision of pedestrian and bicycle enhancements, amenities and connections;
- i. implementation of attractive, convenient multi-modal connections;
- j. flexible parking placement and numbers;
- k. design themes that enhance community identity;
- l. creation of public spaces and use of streetscape amenities.

**Strategy 1.07A(2):** Proposals for transit-oriented development shall be applied through the Planned Development Project (PDP) master plan process.

**GOAL 1.08 – Protected Corridors**

**Protected Corridors are identified to preserve transportation efficiency and land use character. [F.S. 163.3177(6)(a)10.b]**

**Suncoast Parkway**

**Objective 1.08A: The Suncoast Parkway is recognized as a major transportation facility connecting Hernando County to the Tampa Bay region.**

**Strategy 1.08A(1):** Development located at or in close proximity to Suncoast Parkway interchanges should consider amenities in accordance with adopted transit development plans including:

- a. park-and-ride facilities;
- b. use of public and private shared parking arrangements for park-and-ride stations; and,
- c. transit-convenient layout, amenities and themes.

**Strategy 1.08A(2):** In accordance with recognition of the Suncoast Parkway as a scenic corridor, the County shall maintain buffering standards for development adjacent to the Parkway in accordance with adopted land development regulations.

**County Line Road**

**Objective 1.08B: County Line Road is recognized as a principal arterial roadway where transportation level of service and efficiency may be compromised by the intensification of land uses. Planning for this corridor is intended to manage development for transportation efficiency and to protect residential neighborhoods.**

**Strategy 1.08B(1):** The corridor segment from Waterfall Drive to Mariner Boulevard is experiencing a transitioning pattern. New development proposals in this corridor segment with the exception of single family residential shall use the Planned Development Project (PDP) master plan process. The following guidelines apply in review of proposed projects and requested zoning changes:

- a. The area west of Mariner Boulevard to Springtime Street may be considered as part of the Commercial Category node as depicted on the Future Land Use Map;
- b. Appropriate uses for parcels fronting on County Line Road between Springtime Street and Oak Lake Boulevard generally include office, institutional, corporate park or other commercial uses with low to moderate trip generation rates;
- c. all other applicable standards for non-residential development shall apply including appropriate buffering from agricultural and residential uses;

- d. in lieu of a frontage road, cross-access shall be provided between parcels and uses to the extent possible, including the establishment of shared drives and easements to accomplish this purpose.

**Strategy 1.08B(2):** The corridor segment from Mariner Boulevard to the Suncoast Parkway consists of a residential character with commercial nodes at each end (Mariner and Suncoast intersections) and a smaller commercial node at Linden Drive. This pattern should generally be continued when considering any proposed projects or requested zoning changes in the planning horizon timeframe.

**Strategy 1.08B(3):** The 2040 Cost-Affordable Long Range Transportation Plan directs the County's long term corridor plans for County Line Road including lane configuration, median design and cuts, and should guide the final configuration of land use.

**Strategy 1.08B(4):** Land use decisions should consider anticipated development and access standards on the south side (Pasco County) of the corridor.

### Wiscon Road

**Objective 1.08C:** **The Wiscon Road corridor from SR-50 to U.S. Highway 41 is recognized as a major collector roadway that currently serves as an alternate east-west corridor and is bordered by significant areas of floodplain.**

**Strategy 1.08C(1):** Planning for, and development along, Wiscon Road shall maintain the integrity of floodplain function and discourage the expansion of new commercial development. .

### U.S. Highway 98 North

**Objective 1.08D:** **U.S. Highway 98 north of Brooksville is recognized as an existing arterial that could potentially experience significant land use development within the planning horizon, primarily associated with existing Planned Development Districts and the potential for future transitions in existing mining areas.**

**Strategy 1.08D(1):** Planning for U.S. Highway 98 North (and Cobb Road) should provide for the maintenance of transportation efficiency and functional integrity as a truck route by limiting the expansion of commercial development and new Commercial Future Land Use Categories. Long-term planning shall accommodate the future function of Cobb Road as the alternative designation of U.S. Highway 98.



## U.S. Highway 19 North

**Objective 1.08E:** **The U.S. 19 North Corridor, from Centralia Road to the Hernando County line, is designated as an area of planning emphasis to prevent the proliferation of unwanted and unsightly strip commercial development through the planning horizon. Guiding principles for future development of the U.S. 19 North Corridor, are established herein to recognize that the area is characterized by a large amount of conservation land with very little development and with a proliferation of antiquated platted lots.**

- Strategy 1.08E(1):** Land use guidance for this corridor includes:
- a. The prevention of strip development patterns along this corridor as a consideration of any proposed Comprehensive Plan amendment, rezoning, or other future planning initiative;
  - b. Recognition of the existing commercial nodes designated on the Future Land Use Map as the primary areas to be developed with future commercial services;
  - c. Recognition of the existing properties zoned for non-residential development outside the commercial nodes. These existing properties may be developed or zoned for less intensive development, but should not be expanded with the exception of those properties that are undersized for development. The combination of substandard lots to provide for parcel patterns that can better accommodate the standards listed herein is recognized and encouraged;
  - d. Enforcement of frontage road requirements contained in the land development regulations with restrictions on curb cuts and access points;
  - e. Implementation of new frontage roads to the rear of properties, including use of existing roadways where appropriate for traffic circulation;
  - f. Use of wildlife and habitat-friendly development design features appropriate to the site and surrounding conservation properties;
  - g. Use of the Planned Development Project process to be required where feasible;
  - h. Appropriate uses include conservation, residential, institutional, public facility, office, light warehousing, general and neighborhood commercial and supporting uses. Heavy commercial uses with outdoor storage shall be completely screened from view.

**GOAL 1.09 – Neighborhood Planning**

**Neighborhood planning may be appropriate for areas where it is generally desirable to preserve existing community identity or character, including historic character, when considering potential future development and facilities. Design and development standards as well as community improvements may be included.**

**Objective 1.09A:**     **The existing Historic Rural Communities designated in this Chapter are recognized as areas with historic and cultural attributes special to Hernando County. The County encourages retention of these characteristics through neighborhood planning.**

**Strategy 1.09A(1):**   Hernando County may consider creation of a community planning process whereby residents of the Historic Rural Communities request and initiate steps to identify and preserve their community character.

**Objective 1.09B:**     **Masaryktown is recognized as an area with historic and cultural attributes special to Hernando County. The County encourages retention of these characteristics through neighborhood planning.**

**Strategy 1.09B(1):**   Hernando County may consider a community planning process focused on the historic community of Masaryktown in order to plan for land use relationships to the Ayers Road alignment, address potential adverse effects of strip commercial development along U.S. Highway 41 and address other planning concerns.

**Objective 1.09C:**     **Hernando Beach is recognized as an area with cultural and recreational attributes that provide a unique quality of life for residents and visitors alike. The County encourages retention of these characteristics through neighborhood planning.**

**Strategy 1.09C(1):**   Hernando County may consider a community planning process focused on appropriate waterfront commercial development and preservation of surrounding community characteristics of Hernando Beach in order to preserve the working waterfront and community character in the context of the coastal area. Pursuit of a Florida Working Waterfronts designation may be considered for this area.

**GOAL 1.10 – Land Development Regulations**

**Provide timely and efficient development review services and decision processes, update development design standards and ensure built-in regulatory flexibility. [F.S. 163.3177(1)]**

**Objective 1.10A: The County shall promulgate and maintain land development regulations (LDRs) that provide a means of implementing the Comprehensive Plan pursuant to Chapter 163, Florida Statutes.**

**Strategy 1.10A(1):** The County may consider the application of flexible regulatory systems such as performance zoning, forms-based codes or incentives zoning to specific uses or areas in order to carry out the 2040 Growth Strategy while providing for a streamlined development review process.

**Strategy 1.10A(2):** The land development regulations (LDRs) shall address the following, at a minimum:

- a. zoning categories and standards that carry out the intent of the Future Land Use Categories described in this Chapter;
- b. development standards at appropriate scales including use of a master plan and planned development process;
- c. environmental protection standards;
- d. subdivision and plat standards.

**Strategy 1.10A(3):** Potential incompatibilities between individual uses shall be mitigated to the extent practical through application of appropriate land development regulations and performance conditions. Standards to mitigate potential land use conflicts include, but are not limited to:

- a. buffers that mitigate visual, noise, lighting, odor and other potential impacts on land use or resources;
- b. mitigation of noise impacts through control of activities or hours of operation;
- c. mitigation of light pollution that minimizes the escape of artificial light while allowing for necessary illumination.

**Strategy 1.10A(4):** The Planned Development Project (PDP) process shall be used for those land uses proposed in close proximity to incompatible uses where minimum standards will not sufficiently mitigate the potential land use conflict, such as residential developments near mining, commercial, industrial or conservation land use areas. In some cases purchaser notification may be required where conflicts cannot be adequately mitigated through design, such as the presence of wildfire hazards.

**Strategy 1.10A(5):** The County shall maintain land development regulations that implement the following land use standards pursuant to the

guidance provided in this Plan, especially the Conservation Element, the Coastal Management Element, and the Utilities Element:

- a. new development shall be discouraged, or properly mitigated, in floodplains and flood prone areas;
- b. the conservation of topography and soils through proper drainage design, erosion control and aquifer recharge protection;
- c. the protection of wildlife, wildlife habitat, significant natural and archeological resources, groundwater, and protected species;
- d. the protection of historic resources.

**Strategy 1.10A(6):** The land development regulations may be reformatted to be more user-friendly through the use of tables, charts, pictorial illustrations, architectural renderings and other devices in order to clarify and give generalized examples of the intent of land development standards.

**Strategy 1.10A(7):** The County may create and maintain an illustrated guidebook that compliments the land development regulations to assist site developers in envisioning the layout, design criteria and features that would apply to a particular development proposal. The illustrated guidebook would be coordinated and integrated with an applicable engineering design book that addresses transportation and drainage improvements.

### **Energy Efficiency**

**Strategy 1.10A(8):** Hernando County may review and consider energy efficient standards such as United States Green Building Council's Leadership in Energy Design (LEED) program, or the Florida Green Building Coalition (FGBC) program, 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.

**Strategy 1.10A(9):** The County may allow flexible development standards for buildings proposing to exceed the minimum LEED standards, especially for buildings proposed on the tiered LEED levels of Silver or Gold, as defined by the U.S. Green Building Council.

**Strategy 1.10A(10):** Newly developed public buildings in the County should be designed and constructed to meet a nationally recognized sustainable building rating or national model green building code.

Eligible rating systems include those established by the United States Green Building Council's Leadership in Energy Design (LEED) program, the Florida Green Building Coalition (FGBC) program, 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 recognized by the State of Florida.

### Land Use Compatibility

**Objective 1.10B:** **The County shall establish standards by which land use compatibility is evaluated in the review of proposals for Future Land Use Map amendments, zoning changes, and other land development applications.**

**Strategy 1.10B(1):** Future Land Use Map amendments should be compatible with surrounding development and minimize impact to natural resources without the need for mitigation measures that are extraordinary in scope or difficult to enforce.

**Strategy 1.10B(2):** Zoning changes should be compatible with surrounding development and minimize impact to natural resources. Impacts may be mitigated through design of building placement, buffers, noise reduction, setbacks and other appropriate planning techniques or performance measures.

**Strategy 1.10B(3):** Protect existing and future residential areas from encroachment of incompatible uses that are destructive to the character and integrity of the surrounding residential area.

### Planned Development Projects and Standards

**Objective 1.10C:** **Planned Development Project (PDP) zoning introduces flexibility to the land development process. The PDP is developed as a zoning district that may include multiple land uses and provides for the mitigation of impacts through performance standards. The PDP process may be used in any Future Land Use Category.**

**Strategy 1.10C(1):** A Planned Development Project (PDP) is designed as an integral unit with one or more land uses utilizing a Master Plan to illustrate and describe the site layout and characteristics including, but not limited to, uses and use restrictions, density and intensity, site and building layout and design, site coverage and designated open space, construction and phasing plans, and other detailed information about the project.

**Strategy 1.10C(2):** Delineation of the allowable density and/or intensity of development shall be contingent upon the ability to provide the adopted level of service of public services and facilities concurrent with project development as outlined in the adopted land development regulations.

**Objective 1.10D:** **Design criteria for Planned Development Projects (PDP) shall address as applicable building placement and height, parking, multi-modal circulation, drainage, landscaping, architectural standards, public space amenities, and energy efficiency. The PDP process allows flexibility in standards for projects that provide environmental protection, landscaping, increased open space, public facilities, innovative design, public benefits, or features that promote quality community design and land use compatibility.**

**Strategy 1.10D(1):** Flexibility in building placement and height standards may be allowed appropriate to the development context for new Planned Development Projects in order to encourage pedestrian and multi-modal interaction at the street level appropriate to the scale of the development. Concepts such as the following may be utilized:

- a. building relationship to the enhancement of multi-modal objectives such as traffic calming or pedestrian movement;
- b. building placement that is integral to the street front;
- c. increased building height and intensity;
- d. building placement that hides parking.

**Strategy 1.10D(2):** Parking standards for all new Planned Development Projects are encouraged where appropriate to provide for capacity and arrangements appropriate to the scale of the development. Concepts such as the following may be utilized:

- a. parking behind buildings and on streets;
- b. shared parking and reduced parking quantities;
- c. flexible parking quantities and placement standards for typical building and street types;
- d. configurations for mixed use and shared parking;
- e. configurations that easily accommodate transit stops and design of park-and-ride facilities;
- f. alternative paving techniques.

**Strategy 1.10D(3):** Site circulation and multi-modal access standards are encouraged where appropriate for all new Planned Development Projects to provide for integration of multiple travel modes appropriate to the scale and context of the surrounding development. Concepts such as the following may be utilized:

- a. relationships to community focal points such as schools, shopping centers, government offices, parks and public gathering areas;
- b. standards for traffic-calming techniques, Complete Streets, connected streets and blocks, and multi-modal layout focusing on attractive, safe and convenient access to business fronts and transitions between residential and business areas.

**Strategy 1.10D(4):** Public space and amenity standards appropriate to the development context and consistent with the scale of development may be required where appropriate for new Planned Development Projects. Concepts such as the following may be utilized:

- a. wide sidewalks, courtyards, gardens or greens that enhance the walkability and expanded useful open space of the site;
- b. public space integrated with the drainage network, using low-impact development (LID) standards where practical;
- c. public space integrated with multi-modal movement, resting and staging area amenities, such as transit stops and business-fronting sidewalks;
- d. site amenities that encourage the use of outdoor public space using vegetation, furniture, architectural features, appropriate lighting and mobile vendor accommodation where appropriate.

**Strategy 1.10D(5):** Architectural standards and/or building construction standards are encouraged for Planned Development Projects where necessary to provide guidance for design elements appropriate to the scale of the development. Items to be considered for these types of projects may include the following:

- a. architectural styles, building materials, design elements, roof shapes and architectural details;
- b. building mass step-down scale;
- c. street-visible and hidden facades;
- d. accessory buildings;
- e. doors, windows and storefronts;
- f. awnings, canopies and arcades
- g. camouflage or covering of unsightly structures such as antennas, air conditioners and similar equipment.

**Strategy 1.10D(6):** Planned Development Projects may include building construction standards and proposals to reduce energy usage, landfill waste and emissions, create a healthy indoor environment, conserve building materials and resources, and promote water efficiency.

**GOAL 1.11 – Urban Sprawl**

**In accordance with the County’s growth strategy to provide for directed high-quality infrastructure services and discourage urban sprawl, Hernando County will provide mechanisms that prioritize public infrastructure and direct growth towards urbanized and urbanizing areas of the County. [F.S. 163.3177(6)(a)2.h, (6)(a)9.a., and, (6)(a)9.b]**

**Directed Infrastructure**

**Objective 1.11A: All County infrastructure planning shall ensure that the existing and future infrastructure needs, especially for roads, wastewater service, and potable water service, are prioritized for urbanized, urbanizing and infill areas of the County, especially in the Residential, Commercial, Industrial and Planned Development District Future Land Use Categories.**

**Strategy 1.11A(1):** The County’s long range and master plans for transportation, potable water service, wastewater service and other public facilities are utilized to provide guidance for the timing and location of infrastructure according to need and level of service. Capital infrastructure projects shall be primarily directed to the urbanized areas of the County as depicted on the Adjusted Urbanized Area Map.

**Strategy 1.11A(2):** The County shall manage infrastructure availability to influence the timing and location of development.

**Strategy 1.11A(3):** Direct infrastructure toward the urbanized area and areas designated under the Plan for new development to prevent urban sprawl.

**Rural Infrastructure Limitation**

**Strategy 1.11A(4):** As part of Hernando County’s 2040 Growth Strategy and in order to prevent urban sprawl and prioritize directed infrastructure to current and planned urbanized areas, the Rural Future Land Use Category is designed for uses, densities and intensities compatible with the scale of development allowed. Public water, wastewater, transportation, solid waste, schools and other infrastructure services shall not be provided to support urban development in the Rural Category.



## Urban Sprawl Prevention

**Objective 1.11B:** The County discourages the proliferation of urban sprawl development patterns characterized as functionally unrelated to and/or not integrated with surrounding development.

**Strategy 1.11B(1):** Review of developments and comprehensive plan amendments shall evaluate whether proposals have the following characteristics of urban sprawl development:

- a. substantial areas of low-intensity, low-density, or single use development;
- b. significant amounts of urban development in rural areas at substantial distances from existing urban areas with intervening undeveloped lands that are available and suitable for development;
- c. urban development of a radial, strip, isolated, or ribbon pattern generally emanating from existing urban development;
- d. inadequate protection and conservation of natural resources, wetlands, waterbodies, floodplains, native vegetation, environmentally sensitive areas, or natural groundwater aquifer recharge areas;
- e. inadequate protection of adjacent agricultural areas and activities;
- f. inefficient use or underutilization of existing and future public facilities and services;
- g. land use patterns or timing which disproportionately increase the cost in time, money and energy of providing and maintaining facilities and services;
- h. lack of a clear separation between rural and urban uses;
- i. discouragement, hindrance or prevention of infill developments or redevelopments;
- j. lack of a functional mix of uses;
- k. poor accessibility among linked or related land uses;
- l. loss of significant amounts of functional open space.

**Strategy 1.11B(2):** Approvals shall not be issued for land development requiring potable water and/or wastewater services that is located outside those areas planned for such services within the 10-year planning period in accordance with their respective master plans, unless the facilities can be reasonably provided through a utilities services agreement.

**Strategy 1.11B(3):** Comprehensive plan amendments may be appropriate for areas adjacent to existing or authorized urban development the following items being met:

- a. the subject property comprises a logical addition to established urban areas where existing or planned infrastructure and service capacity including potable water, wastewater, solid waste, transportation, public buildings, fire protection, emergency services, law enforcement, schools, parks, open space and proximate commercial services, are available to efficiently serve the additional dwelling units;
- b. Environmental resources shall not be adversely impacted. The integrity of aquifer recharge and groundwater quality shall not be adversely affected or compromised. Standards for floodplain protection shall be met. Critical wildlife habitats shall be protected and existing major wildlife corridors shall be accommodated in the design of the development;
- c. Objectives and strategies of this Element aimed at the retention of agricultural activities in Hernando County shall be met, and, proximate rural areas shall not be adversely impacted or subjected to additional development pressure.

**GOAL 1.12 – Infrastructure Services**

**In accordance with the County’s growth strategy to provide for directed high-quality infrastructure services and discourage urban sprawl, the provision of adequate facilities shall be ensured for new development through a variety of mechanisms.**

**[F.S. 163.3177(3)(a)3., 163.3180(1), 163.3202(2)(g)]**

**New Development Proportionate Share**

**Objective 1.12A: The County requires that new development pay a fair, equitable and proportionate share of the costs required to provide adequate public facilities.**

- Strategy 1.12A(1):** A level of service standard shall be adopted for facilities and services. These standards shall be used for the purpose of implementing impact fees and for issuing development orders and are as follows:
- a. Fire Protection: Maintain or exceed an overall ISO (Insurance Service Office) rating of Class 2/2Y for Hernando County Fire District;
  - b. Law Enforcement: Maintain a ratio of at least 1.32 sworn officers per 1,000 permanent residents of the unincorporated County with accompanying equipment and facilities;
  - c. Public Buildings: Maintain the provision of public buildings at a minimum of 1,500 square feet per 1,000 permanent and seasonal residents (peak population);
  - d. Public Libraries: Maintain a book collection equal to at least 1.5 items per capita for the permanent residents;
  - e. Educational Facilities: Levels of service for educational facilities are set forth in the Public School Facilities Element of this Plan;
  - f. Transportation Facilities: Level of service standards for transportation facilities are set forth in the Transportation Element of this Plan;
  - g. Potable Water Facilities, Wastewater Facilities, Solid Waste Facilities, and Drainage Facilities: Level of service standards for potable water, wastewater, solid waste and drainage facilities are set forth in the Utilities Element of this Plan;
  - h. Hurricane Evacuation: Level of service standards for hurricane evacuation are set forth in the Coastal Management Element of this Plan.

- Strategy 1.12A(2):** The County’s established level of service standards shall be maintained for the following facilities:
- a. public libraries;
  - b. public buildings;
  - c. law enforcement and detention facilities;

- d. public parks;
- e. fire and emergency medical services;
- f. public schools;
- g. potable water and wastewater services
- h. solid waste services;
- i. drainage facilities;
- j. transportation facilities.

**Strategy 1.12A(3):** Land development should not proceed unless facilities and services are available, planned, provided or mitigated consistent with the projected impact of the development.

**Strategy 1.12A(4):** Impact fee ordinances are implemented to help mitigate the cost of new facilities necessary to support future development for any of the facilities for which level of service standards are adopted under this Plan. Impact fees are calculated using facility-specific methodologies, or other professionally accepted methodologies.

**Strategy 1.12A(5):** Land development cannot proceed unless facilities and services are available, or mitigated, in accordance with the adopted land development regulations for adequate public facilities for transportation, potable water, wastewater, drainage, solid waste disposal, parks and public schools.

**Strategy 1.12A(6):** The County may enter into agreements with private parties to develop public facilities or infrastructure within the planned service areas. While the County utilizes infrastructure facilities 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 long-range plans for water, wastewater and transportation, especially where major economic job-producing opportunities can be met and maximized.

**Strategy 1.12A(7):** The County may enter into agreements with developers to address and mitigate where necessary the impacts of that development upon infrastructure and services.