

RESPONSE TO

OBJECTIONS,
RECOMMENDATIONS AND
COMMENTS REPORT

HERNANDO COUNTY
(DEO AMENDMENT
NUMBER 18-2ER)

DEO OBJECTIONS: COASTAL MANAGEMENT ELEMENT/PERIL OF FLOOD

Statutory Authority: Sections 163.3178(2) (f) 1-6

Objection 1-Proposed Strategies 11.02B(1), (4) and (5) and Strategy 11.02D(5) and (7) do not identify development and redevelopment principles, strategies, and engineering solutions that reduce flood risk in coastal areas which result from high-tide events, storm surges, flash floods, stormwater runoff, and the related impacts of sea level rise and lacks supporting data and analysis.

Response - The Hernando County Post Disaster Redevelopment Plan is provided as additional data and analysis for this Objection. In addition, the following Strategies under Objectives 11.02B and 11.02D have been modified or added as follows:

The following Strategies under Objectives 11.02B and 11.02D have been modified or added as follows:

Strategy 11.02B(1): Hernando County shall maintain an inventory of existing public infrastructure within the Coastal High Hazard Area (CHHA), ~~and~~ develop a program to relocate or retrofit such facilities where necessary, and limit public expenditures in the CHHA or flood prone areas.

Strategy 11.02B(4): New and replacement water and sewer facilities will be planned and implemented with the goals of centralization in order to retire wells and septic tanks, ~~and~~ to locate treatment facilities outside the Coastal Zone, correct current deficiencies, reduce infiltration, serve existing communities, and to steer future population concentrations away from Coastal High Hazard Areas as defined in this Plan.

Strategy 11.02B(6): Continue to upgrade stormwater infrastructure through drainage improvements, erosion control, and the use of sustainable flood management techniques such as pervious pavement, protection of natural areas and bioswales or other low impact development (LID) techniques.

Hazard Mitigation and Development/Redevelopment Principles [F.S. 163.3178(2)]

Strategy 11.02D(5): Hernando County recognizes the ~~implications~~ potential adverse impacts of sea level rise to private property, vulnerable populations, groundwater and natural resources, and public infrastructure. In reviewing proposals for ~~public or private~~ development or redevelopment projects, consideration shall be given to:

- a. project design in light of the ~~expected life and function of the project~~ required codes, engineering standards and best practices;
- b. protection of natural ~~topographic and geologic integrity~~ vegetation, marsh species, wetlands, floodplains, and natural drainage features to ensure maximum adaptation to sea level rise;
- c. analysis of projected ~~public and private expenditures as a part of evaluation of project scope and of engineering solutions designed to remove or reduce the risk of coastal flooding to real property or impacts to~~ infrastructure.
- d. the projected rise in sea level by the National Oceanic and Atmospheric Administration (NOAA) or other professional accepted scientific studies;
- e. adequate buffers from wetlands, rivers, streams and tidally influenced bodies of water;
- f. a development pattern that maintains low density, conservation areas and protects natural areas;
- g. documented extreme tides, flooding and rainfall events

Hazard Mitigation Principles and Post-Disaster Redevelopment

Strategy 11.02D(7): The Plan and the land development regulations shall be updated as appropriate and as needed to address hazard mitigation and post-disaster redevelopment action items outlined in the PDRP including:

- a. review of building codes, development codes and permitting procedures to identify the potential need for implementation of specific post-disaster procedures updates that reduce the flood risk in coastal areas;
- b. review of policies and codes for non-conforming structures and uses to ensure clear guidance for permitting during and rebuilding in a safe manner after a disaster to ensure compliance with standards and design techniques that reduce the potential for damage and flooding;
- c. evaluate the potential for a ~~pre-disaster structural inventory in the Coastal Zone to identify issues and opportunities for post-disaster redevelopment~~ purchase of repetitive loss and properties extremely vulnerable to storm surge and flooding;
- d. identify restoration standards and procedures for damaged infrastructure that includes flood-proofing;
- e. ~~other~~ identified action items in the adopted PDRP, as updated from time to time, especially in including the areas of business restoration, health and social services, government operations and environmental restoration.;
- f. methods, materials and practices that minimize flood damage;

- g. restrict densities and uses with vulnerable populations (nursing homes, hospitals, assisted living facilities, etc) in the CHHA and flood prone areas.

Objection 2-Best Practices Development and Redevelopment Principles, Strategies, and Engineering Solutions. The proposed plan amendments (Strategy 11.02A(7)) do not include policy language to encourage the use of best practices that will result in the removal of coastal real property from flood zone designations established by FEMA or identify what those principles will include.

Response-Strategy 11.02A (7) has been modified as follows:

Repetitive Loss Properties and Best Practices

- Strategy 11.02A(7):** The County encourages the use of best practices development and redevelopment principles, strategies, and engineering solutions that will result in the removal of coastal real property from flood zone designations established by FEMA. The County shall will identify and implement efforts and standards programs that seek to minimize repetitive loss properties in the Coastal High Hazard Area (CHHA) and other flood prone areas best practices to remove property form the designated flood zone including the following: prohibition of new mobile homes, and the potential for acquisition, with federal assistance, of individual properties with three or more significant repetitive loss incidents.
- a. The potential for acquisition, with federal assistance, repetitive loss properties;
 - b. The prohibition of new mobile homes in the Coastal High Hazard Area (CHHA);
 - c. Flood mitigation projects that reduce vulnerability and/or remove property from the 100 year floodplain;
 - d. Stormwater maintenance and stormwater improvement projects;
 - e. A Local Hazard Mitigation strategy that includes programs to elevate and/or acquire vulnerable structures; and
 - f. The enforcement of floodplain management regulations and best practices.

Objection 3-Reduce Flood Losses and Flood Insurance Claims. Proposed strategies 11.02D(2) and (5) do not identify specific site development techniques and best practices that may reduce the losses due to flooding and claims made under flood insurance policies in Florida, and lacks supporting data and analysis.

Response- Strategy 11.02D (2) has been modified as follows:

- Strategy 11.02D(2):** Hernando County shall ~~use~~ implement a Local Mitigation Strategy (LMS) to identify and guide hazard mitigation activities including

site development techniques and best practices that may reduce losses due to flooding and claims made under National Flood Insurance Program (NFIP) policies. ~~The LMS should pursue grants and other funding to implement identified activities.~~ Other techniques, strategies and best practices that will be used to reduce to reduce losses due to flooding and claims under the flood insurance program include the following:

- a. Use of freeboard above the minimum elevation requirement;
- b. Maintain records of elevation certificates;
- c. Enforcement of up to date floodplain management regulations;
- d. Maintain records of substantial improvements and substantial damage in the floodplain;
- e. Participate in the Community Rating System (CRS);
- f. Implement public outreach programs;
- g. Implement buffer and open space regulations/programs;
- h. Require floodplain compensation where development impacts the designated floodplain; and
- i. Minimize infrastructure investments in the floodplain.

Objection 4-Florida Building Code and Community Rating System. Proposed Strategy 11.02A(2) requires that the County comprehensive plan “be consistent with, or more stringent than, the flood-resistant construction requirements in the Florida Building Code and applicable flood plain management regulations set forth in C.F.R. part 60.” The statute also requires that the Coastal Management Element “encourage local governments to participate in the National Flood Insurance Program Community Rating System administered by the Federal Emergency Management Agency to achieve flood insurance discounts for residents.” The Community Rating System is not addressed.

Response- Response- Strategy 11.02A (2) has been modified as follows:

Strategy 11.02A(2): Hernando County floodplain protection regulations shall take into account the minimum requirements of the Florida Building Code and the National Flood Insurance Program (NFIP). The County regulations will be consistent with, or more stringent than, the flood resistant construction requirements of the Florida Building Code and applicable floodplain regulations set forth in 44 C.F.R. part 60.

In addition, please note that the following strategy encourages participation in the National Flood Insurance Community Rating System:

Strategy 11.02D(4): Hernando County shall continue to participate in the National Flood Insurance Program’s (NFIP) Community Rating System (CRS) to lower the risk of community flood damage.

Additional Data and Analysis- A copy of the Hernando County Post Disaster Redevelopment Plan will be transmitted to DEO to support the associated strategies.

COMMENTS

Agency-Southwest Florida Management District (SWFWMD)

Comment –Strategy 6.03B(2) is inconsistent with Florida law which vests the water management districts with the sole responsibility of regulating consumptive uses of water, and should be revised, or removed from the proposed plan.

Response- Strategy 6.03B(2) is not intended to regulate the consumptive use of water, but rather indicates the required zoning process to develop the infrastructure associated with potable water wellfields, including storage tanks, treatment facilities, etc. However, the proposed strategy has been revised as follows:

Strategy 6.03B(2): Public Facility Zoning shall be required for any proposed potable water wellfields and associated infrastructure to review the impacts on surrounding and proposed land uses ~~and the aquifer~~. The zoning process may be used to require the mitigation of significant negative impacts associated with the proposed land use.

Comment –The plan should recognize and support the Weeki Wachee River SWIM Plan.

Response-The following strategy has been added to the Conservation Element under the Goal 10.03 (Surface Waters and Wetlands):

Strategy 10.03A(7): Hernando County supports the objectives and implementation of the Southwest Florida Water Management District Weeki Wachee River Surface Water Improvement and Management (SWIM) Plan.

Agency-Florida Department of Agriculture and Consumer Services

Comment-Strategies related to the Word Woods Development District, Hickory Hill Planned Development District and Quarry Preserve Planned Development District should include additional language relative to invasive plant management.

Response-The strategies associated with these Planned Development Districts are based upon previously approved ordinances and plan amendments that are project specific, and the language cannot be changed in the comprehensive plan. Specifically, Hickory Hill and Quarry Preserve underwent the Development of Regional Impact process and include approved DRI development orders that contain language requiring a comprehensive management plan for the control/removal of invasive exotic plant species. Similar language can be required for World Woods at the time of development approval.

ADDITIONAL CHANGES TO THE HERNANDO COUNTY 2040 PLAN

Change 1-The following strategy cluster has been added to the Future Land Use Element under **Goal 1.05 Planned Development District** in accordance with CPAM 1703 Hernando County Ordinance 2018-13 adopted on August 14, 2018 (HC18-3 DRI):

**SPRING CENTER PLANNED DEVELOPMENT DISTRICT
(ORDINANCE 2018-13, ADOPTED AUGUST 14, 2018)**

OBJECTIVE 1.05 H: 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.

Change 2-The Future Land Use Map has been updated in accordance with CPAM 1703, Hernando County Ordinance 2018-13 adopted on August 14, 2018 (HC18-3 DRI) as follows:

Comprehensive Plan Amendment to amend the Future Land Use Map for a 450-acre (MOL) tract from Residential to create the Spring Center Planned Development District

Change 3-Section B - Future Land Use Map Series, has been updated in accordance with CPAM 1703, Hernando County Ordinance 2018-13 adopted on August 14, 2018 (HC18-3 DRI) as follows:

The Future Land Use Mapping Criteria is amended to include the Spring Center Planned Development District;

Planned Development District Category

Mapping Criteria: The Planned Development District includes properties specified in the following individual approved Planned Development Districts (PDDs) with an area specific set of criteria and strategies for development:

- (1) I-75/SR 50 PDD;
- (2) Airport PDD;
- (3) World Woods PDD
- (4) Hickory Hill PDD;
- (5) Brooksville Regional Medical Center PDD;
- (6) Quarry Preserve PDD;
- (7) South Brooksville PDD;
- (8) Spring Center PDD.

Change 4-The Future Land Use Map has been updated in accordance with CPAM 1801 Hernando County Ordinance 2018-15 adopted on September 11, 2018 (DEO number to be assigned) as follows:

Small Scale Comprehensive Plan Amendment to amend the Future Land Use Map for a .79-acre (MOL) tract from Residential to Commercial

Change 5-Strategy 11.04A(5) of the Coastal Management Element has been updated as follows:

Recreational and Commercial Fisheries

Strategy 11.04A(5): In conjunction with the Florida Fish and Wildlife Conservation Commission (FFWCC), Hernando County will contribute to ~~Develop and implement~~ a holistic approach to recreational and commercial fisheries management.