

Hernando County Comprehensive Plan
2040 PLAN
Section B.
FUTURE LAND USE MAP SERIES

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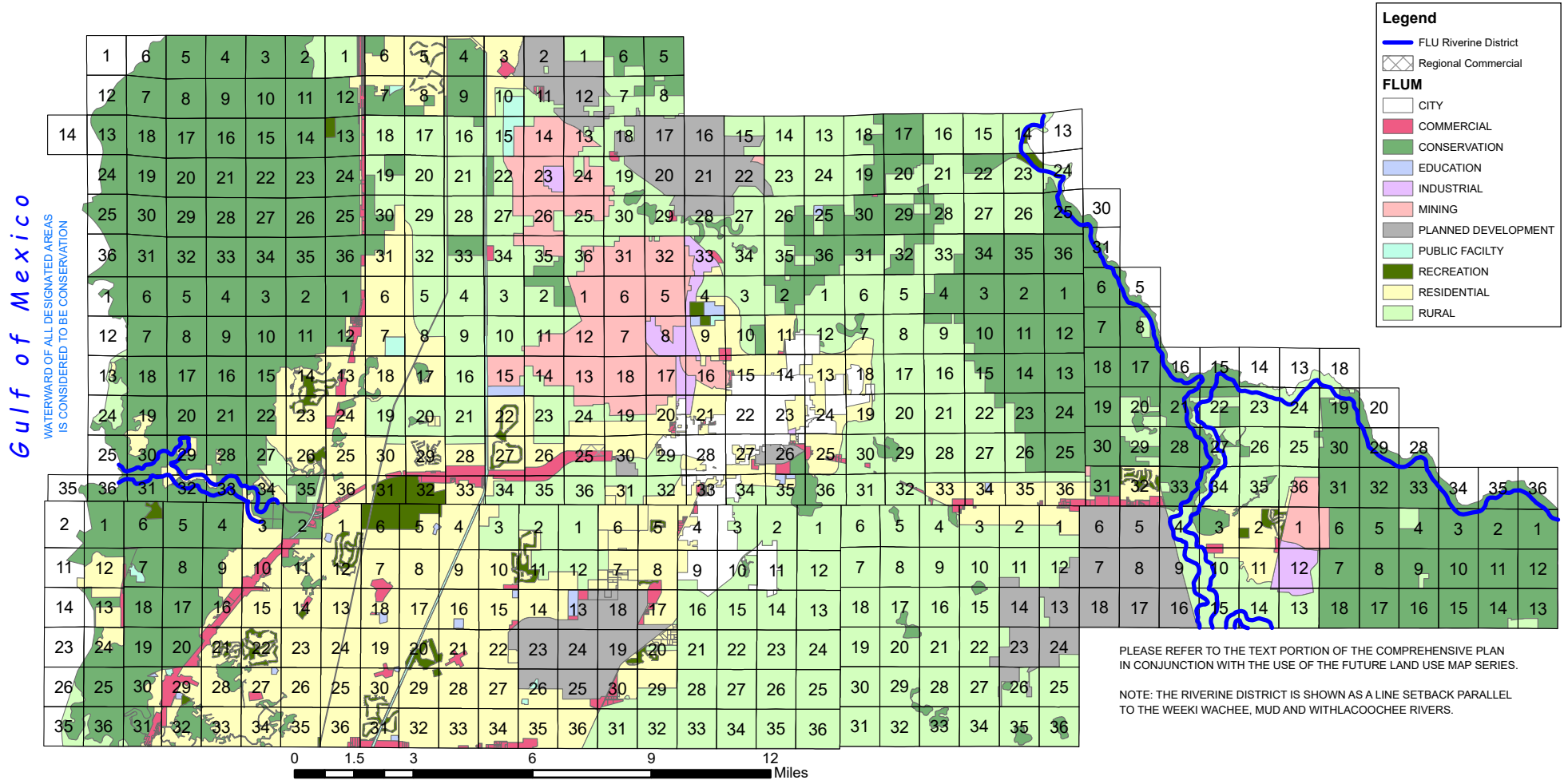
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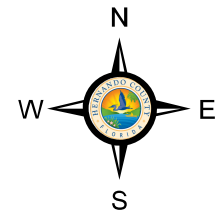
Hernando County 2040 Future Land Use Map

Effective Date: January 11, 2022

HC Ordinance: # ORD 2022-1



Source: S:\Share\Planning\NewFLU\CompPlan2040\FLUM_021522.pdf
 Project: S:\Share\Planning\Zoning\NicoleD_Workspace_S\FLUM\FLUM.aprx
 Date of mapping: 02/15/2022



Residential Category

Mapping Criteria: The Residential Category is designed to accommodate a variety of residential and support uses at varying densities and types located in areas primarily clustered in and around the Adjusted Urbanized Area and those areas that maximize the efficient use of existing and planned infrastructure.

Rural Category

Mapping Criteria: The Rural Category includes:

- (1) areas outside the anticipated residential growth patterns and planned urban service facilities;
- (2) areas in some level of agricultural use and/or with large tracts of land that are rural in nature;
- (3) Properties with physical limitations (floodplains, sinkholes, wetlands, etc.) and properties transitional to major conservation areas;
- (4) Areas that exhibit a development pattern that is rural residential in nature that may include limited agricultural activities.

Conservation Category

Mapping Criteria: The Conservation Category includes public and private natural areas designated for conservation due to sensitive or unique geologic, historic, hydrologic or environmental characteristics; or held by federal, state or local government agencies for conservation purposes. Weeki Wachee Springs State Park is included in the Conservation Category as it is designated as an area of historical and environmental emphasis and is governed by a specific set of strategies in the Future Land Use Element.

Map Interpretation Guidance:

- (1) Due to general application of a 20-acre mapping threshold for the Future Land Use Map, small or isolated natural features such as wetlands may not be shown on the Future Land Use Map;
- (2) Wetlands and privately-owned uplands in the Coastal Zone that are completely surrounded by Conservation Category lands and do not have direct access to the County roadway network are included in the Conservation Category. These lands are considered to have a Rural Category designation for purposes of allowable uses, subject to the densities assigned in the Coastal Management Element of this Plan;
- (3) Privately-owned uplands within the Coastal Zone having direct access to the County roadway network may be considered to have a Residential Future Land Use Category designation for purposes of allowable uses only, subject to the densities assigned in the Coastal Management Element of this Plan;
- (4) Class I wetlands of forty acres or more shall be included in the Conservation Category pursuant to the Conservation Element of this Plan;
- (5) The boundaries of the Conservation FLUM Category containing wetlands are interpreted to correspond with the wetland boundary as determined by the applicable agencies;

- (6) Privately-owned lands that are not designated for conservation purposes outside the Coastal Zone shall be considered to have a Rural Future Land Use Category designation.
- (7) Publicly-owned lands located along commercial use corridors along U.S. Highway 19 and State Route 50 that are determined to no longer be necessary for conservation purposes and are made available for surplus by the designated agency may be considered to have a Commercial Future Land Use designation pursuant to Strategy 1.04.A(6) of the Future Land Use Element of this Plan. To receive this designation, the agency must proceed through the Comprehensive Plan Amendment process to amend the future land use map, in accordance with Section 163.3184, F.S.

Commercial Category

Mapping Criteria: The Commercial Category includes commercial corridors along U.S. 19 and S.R. 50 and designated commercial nodes at intersections of arterial and/or collector roads intended primarily for commercial development with a wide variety of uses.

Map Interpretation Guidance: Areas considered to have a Commercial Category designation but not shown on the Future Land Use Map 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.

Industrial Category

Mapping Criteria: The Industrial Category includes existing industrial zoned properties and areas proposed for industrial use due to their proximity to appropriate infrastructure, especially transportation, and their relatively low impact to existing surrounding land uses.

Mining Category

Mapping Criteria: The Mining Category includes the area north of S.R. 50 within the outer boundaries of mining zoned properties existing as of June 7, 1989, and lands which receive comprehensive plan amendment approval to the Mining Category after June 7, 1989.

Recreation Category

Mapping Criteria: The Recreation Category includes areas, public or private, which are designated for active and passive community (not neighborhood) recreation purposes including locations containing natural features and those that are convenient to residents.

Public Facility Category

Mapping Criteria: The Public Facility 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 regional potable water and wastewater treatment facilities.

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.

Future Land Use Map Summary

This table is a summary of strategies contained in the Future Land Use Element and is intended for guidance purposes only.

RESIDENTIAL Objective 1.04B		
	22 Dwelling Units Per Gross Acre (DU/GA)	
Single-Family Housing:		Average overall density of 2.5 - 5.4 DU/Gross Acre
Multi-Family Housing:		Average overall density of 7.5 - 22 DU/Gross Acre
Mobile Home Park:		Average overall density of 2.5 - 5.4 DU/Gross Acre
RURAL Objective 1.04C		
Agriculture; agricultural commercial; agri-industrial; recreation; agritourism; residential land uses of a rural character; certain commercial uses subject to criteria.		
	0.1 Dwelling Units Per Gross Acre (DU/GA)	Density exception for parcels of 40 acres or less in single ownership as of January 1,1990 - See Strategy 1.04C(1)
Rural Infill Areas:	2 Dwelling Units Per Gross Acre (DU/GA)	Minimum parcel size of 21,500 square feet
1,320-Foot Transition Zone:	Appropriate for a logical transition from Residential Category to Rural Category	
Historic Rural Communities:	2 Dwelling Units Per Gross Acre (DU/GA)	Applies to communities described in Strategy 1.04C(7); Existing lots of record may develop regardless of size
Countryside Community:	0.425 Dwelling Units Per Gross Acre (DU/GA)	

Adopted September 25, 2018, Effective date November 15, 2018

Section B Amendment: 06.12.18 (CPAM1702) [Effective 05.23.19]; 02.11.20 (CPAM1904); 06.09.20 (CPAM1903); 10.13.20 (CPAM2003); 11.17.20 (CPAM2007); 03.23.21 (CPAM2004, CPAM2006); 04.13.21 (CPAM2002); 02-08-2022 (CPAM2107)

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CONSERVATION Objective 1.04F

Timbering; limited resource-oriented recreational activities; security residences

		Private uplands in Coastal Zone with access to County roadway network may be assigned appropriate Residential Category uses; All other private uplands are considered to have a Rural Category designation; All properties in the Coastal Zone are subject to Coastal High Hazard Area and V-Zone densities.
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COASTAL ZONE Strategy 11.02A(3)

Infill residential in existing communities with existing infrastructure; newly proposed residential development must meet density requirements; Private uplands in Conservation Category with access to County roadway network may be assigned appropriate Residential Category uses and densities appropriate for Coastal Zone.

Coastal High Hazard Area:	1 Dwelling Unit Per Gross Acre (DU/GA)	
V-Zone:	1 Dwelling Unit per Gross Upland Acre (DU/GLA)	

COMMERCIAL Objective 1.04G

Retail, office, commercial service uses, limited industrial, recreational, institutional; residential and mixed uses allowable with criteria

	0.35 Floor Area Ratio (FAR)	
Commercial Nodes:		Maximum area generally 60 acres (outside Adjusted Urbanized Area) to 100 acres (in Adjusted Urbanized Area)
Strip Development:		Located on U.S. Highway 19 and on the SR-50
Neighborhood Commercial:		Maximum area of 5 acres
Specialty Commercial:		Allowed in any Land Use Category subject to locational strategies
Agricultural Commercial		Maximum area of 5 acres
Marine Commercial		
Heavy Commercial		

INDUSTRIAL Objective 1.04H		
	0.5 Floor Area Ratio (FAR)	
MINING Objective 1.04I		
consuming industrial uses; agricultural uses allowable		
	0.5 Floor Area Ratio (FAR)	
RECREATION Objective 1.04J		
PUBLIC FACILITIES Objective 1.04K		
Major facilities serving a large portions, or entire County (e.g., landfills, power plants, regional utilities)		
EDUCATIONAL FACILITIES Objectives 1.04A AND 1.04L		
Educational land uses are allowed as part of the “Public Service Facility Overlay” (PSF) in all zoning categories and shall be an allowable use in all land use categories.		
PLANNED DEVELOPMENT DISTRICT Goal 1.05G		
Each Planned Development is regulated by the specific adopted objectives and strategies associated with each District.		

Hernando County Comprehensive Plan Section B Future Land Use Map Series Future Land Use Map Amendment History

Future Land Use Map Amendment History:

2040 Comprehensive Plan, 09-25-18, Ordinance 2018-16

Countryside Community (CPAM0604, CPAM0607); Strategy 1.04D(3)

Amended June 12, 2018, Amendment No. 18-1ESR, HC Ordinance 2018-12; Effective Date May 23, 2018
(CPAM1702 – Cemex)

Amended February 11, 2020, Amendment No. 20S01, HC Ordinance 2020-02; Effective Date March 13, 2020
(CPAM1904 - Sousa)

Amended June 9, 2020, Amendment No. 19-2ESR, HC Ordinance 2020-05; Effective Date July 18, 2020
(CPAM1903 - HCBCC)

Amended October 13, 2020, Amendment No. 20S02, HC Ordinance 2020-11; Effective Date November 13, 2020
(CPAM2003 – Landbuilder)

Amended November 17, 2020, Amendment No. 20S03, HC Ordinance 2020-13; Effective Date December 18, 2021
(CPAM2007 – Field)

Amended March 23, 2021, Amendment No. 20-01ESR; HC Ordinance 2021-04; Effective Date April 23, 2021
(CPAM2004 – Hernando County BOCC – Weeki Wachee)

Amended March 23, 2021, Amendment No. 20-01ESR; HC Ordinance 2021-05; Effective Date April 23, 2021
(CPAM2006 – Hernando County BOCC – Countywide FLUM)

Amended April 13, 2021, Amendment No. 21-01ESR, HC Ordinance 2021-06; Effective Date May 24, 2021
(CPAM2002 – Benge)

Amended May 11, 2021, Amendment No. 21-02ESR, HC Ordinance 2021-07; Effective Date June 11, 2021
(CPAM2101 – 184 Stardust)

Amended November 16, 2021, Amendment No. 21S03, HC Ordinance 2021-24; Effective Date December 17, 2021
(CPAM2109 – Oak Development Group)

Amended January 11, 2022, Amendment No. 22S01, HC Ordinance 2022-01; Effective Date February 11, 2022
(CPAM2110 – Soffron Holdings)

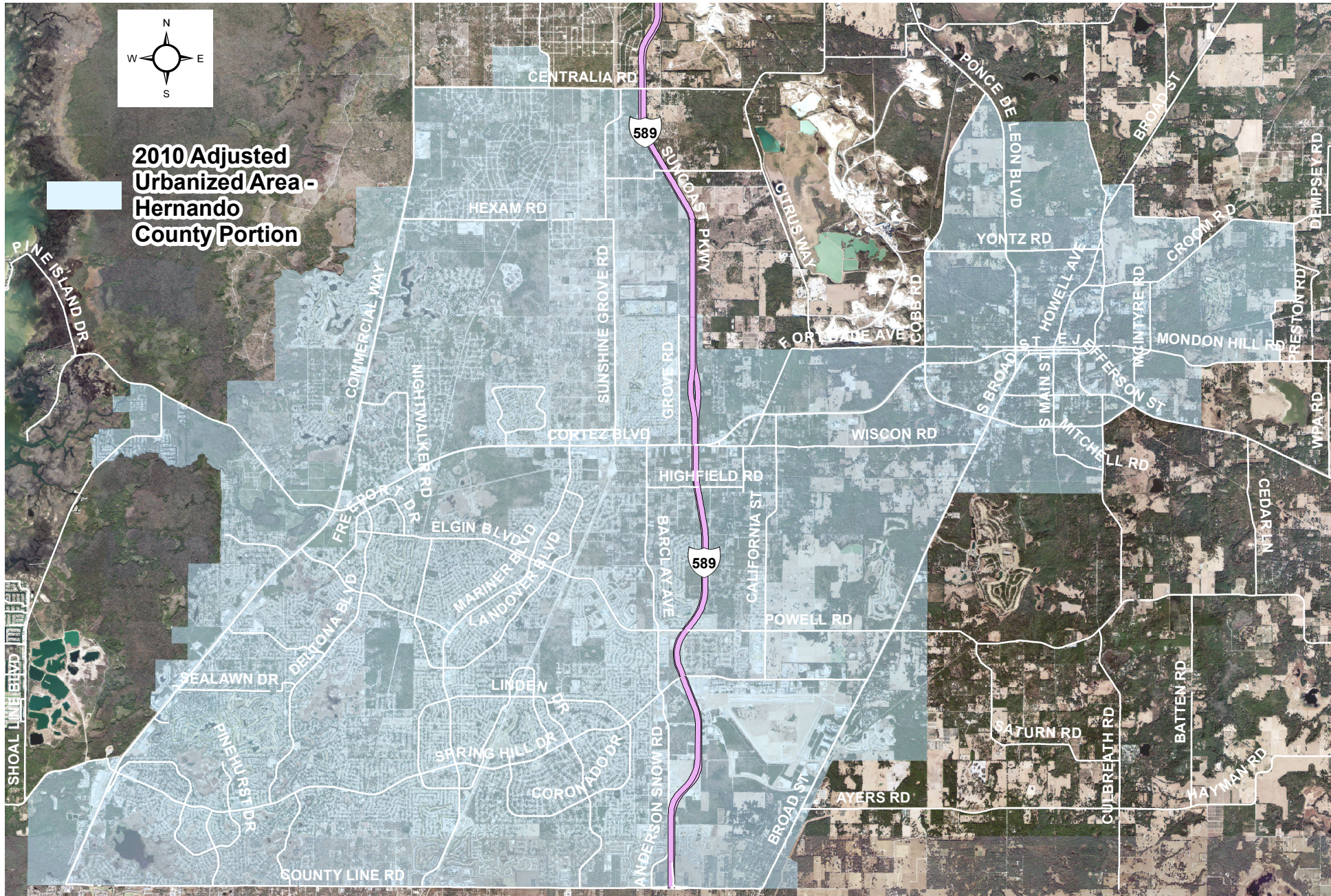
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Hernando County Comprehensive Plan

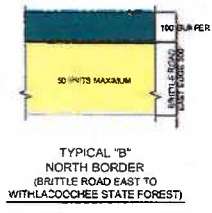
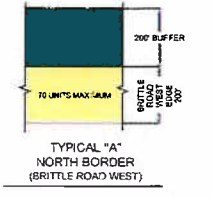
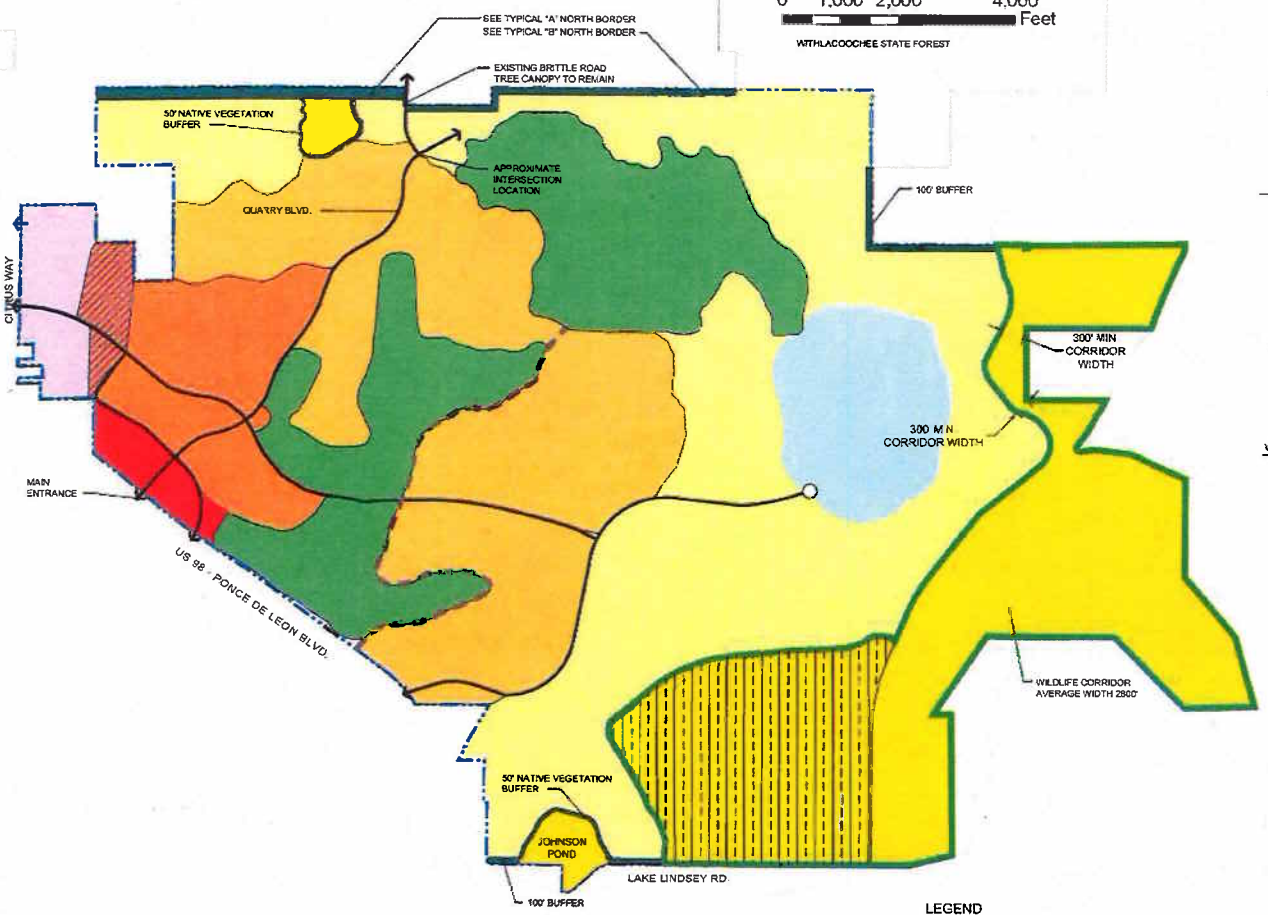
ADJUSTED URBANIZED AREA MAP



January 6, 2011



QUARRY PRESERVE PDD MASTER PLAN



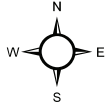
LEGEND

	COMMUNITY RESIDENTIAL		COMMUNITY ROADWAY NETWORK
	GATES ALLOWED IN COMMUNITY RESIDENTIAL EAST OF LINE		WILDLIFE CORRIDOR
	RESORT DEVELOPMENT AREA		PRESERVATION AREAS
	NEIGHBORHOOD RESIDENTIAL		QUARRY NATURE PRESERVE
	BUSINESS PARK		BUFFER
	BUSINESS PARK EXPANSION AREA (IF NEEDED)		GOLF COURSE
	TOWN CENTER		
	HIGHWAY COMMERCIAL		

NOTE:

- THE MASTER PLAN ADOPTED FOR THE QUARRY PRESERVE PDD PROVIDES THE GENERALIZED BOUNDARIES OF LAND USES AND SIGNIFICANT FEATURES OF THE DEVELOPMENT, INCLUDING THE WILDLIFE CORRIDOR AND EXTERNAL ACCESS POINTS. ANY ADJUSTMENTS TO THE BOUNDARIES SHALL BE GEOGRAPHICALLY LIMITED AND THE BOUNDARIES OF THE LAND USES AND SIGNIFICANT FEATURES MAY VARY, BUT ONLY TO THE EXTENT NECESSITATED BY ENVIRONMENTAL PERMITTING REQUIREMENTS, REQUIRED PLACEMENT OF INFRASTRUCTURE AND PHYSICAL CONSTRAINTS, INCLUDING SOIL SUITABILITY AND TOPOGRAPHY. A COMPREHENSIVE PLAN AMENDMENT SHALL NOT BE REQUIRED FOR ADJUSTMENTS TO LAND USES AND SIGNIFICANT FEATURES UNLESS THE PROPOSED CHANGE IS INCONSISTENT WITH THE DENSITY OR INTENSITY STANDARDS AND DEVELOPMENT CONTROLS OF THE QUARRY PRESERVE PDD AS SET FORTH IN OBJECTIVE 1.07G AND ASSOCIATED POLICIES.

Project Name: Quarry Preserve PDD Master Plan; Project No: 1001001001; Date: 1/6/11; Scale: 1"=100'; Drawing No: 1001001001-01; Author: Coastal Environmental Services, Inc.; Checked: Coastal Environmental Services, Inc.; Approved: Coastal Environmental Services, Inc.



Hernando County Comprehensive Plan 2040 ROADWAY PLAN MAP

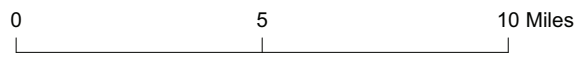
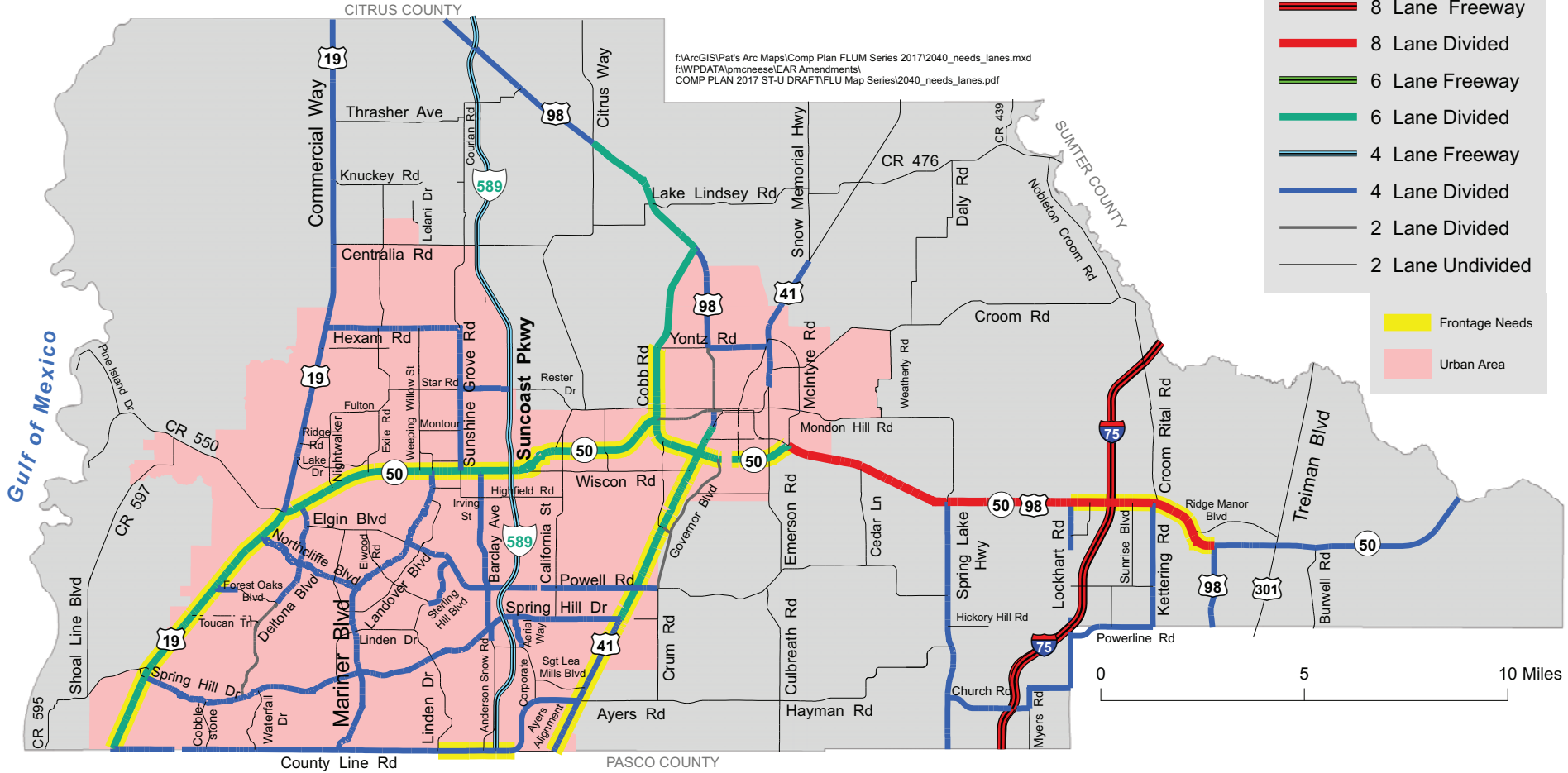
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LEGEND

2040 Roadways

- 8 Lane Freeway
- 8 Lane Divided
- 6 Lane Freeway
- 6 Lane Divided
- 4 Lane Freeway
- 4 Lane Divided
- 2 Lane Divided
- 2 Lane Undivided

Frontage Needs
Urban Area



Hernando County Comprehensive Plan 2016 COASTAL HIGH HAZARD AREA

