

**HERNANDO COUNTY
COMPREHENSIVE PLAN AMENDMENT
CPAM-06-2, DCA06-1D
ADOPTED APRIL 26, 2007 (ORDINANCE 2007-6)**

ADOPTION AMENDMENT PACKAGE

SECTION 6, ITEM 4

Section D: Future Land Use Map - Mapping Criteria & Land Uses Allowed, and Section E: Special Features Maps of Hernando County, Florida

HERNANDO COUNTY
COMPREHENSIVE PLAN

**SECTION D:
FUTURE LAND USE MAP
MAPPING CRITERIA &
LAND USES ALLOWED**

SECTION D: FUTURE LAND USE MAP MAPPING CRITERIA & LAND USES ALLOWED

PUBLIC FACILITY

- Mapping Criteria. This classification includes but is not limited to the following existing and proposed major public facilities: wellfields, sewage treatment plants, solid waste disposal sites, towers, power transmission lines, and power plants.
- Purpose. To identify areas within the County where major public facilities are to be located.
- Land Uses Allowed. The public facilities listed under mapping criteria and limited recreation and agricultural uses by special designation where compatible with adjacent land uses. The County recognizes that sand mining activities will be allowed to continue on the public facility lands designated in Sections 10 and 15 of Township 21 South, Range 18 East.

EDUCATION

- Mapping Criteria. This classification includes existing and proposed school sites as identified by the Hernando County School Board. The intensity of uses shall not exceed 60 students per acre.
- Purpose. To identify areas within the County where schools are to be located.
- Land Uses Allowed. Schools and ancillary activities such as recreation facilities, offices and housing for security purposes.

PLANNED DEVELOPMENT

- Mapping Criteria. This classification is being utilized for four specific areas within the County where a mixture of land uses is envisioned, but the locations of each land use will have to be determined in a master planning process. One site consists of major tracts of land at the SR 50 interchange with I-75. The second site is the Hernando County Airport and surrounding designated lands. The third site is the World Woods Golf Resort and related conservation areas. The fourth site is the Hickory Hill development.
- Purpose. To allow for a mix of land uses in locations where master planning and public/private coordination is particularly important.
- Land Uses Allowed.
 - In the I-75/SR 50 Planned Development District the proposed mix of land uses include industrial, commercial residential and public facility with more description and policies being provided under Goal 1.07, Objective B.

In the Airport Planned Development District, the proposed mix of land uses include aviation, aviation related activities, industrial uses, public facility, commercial, limited agriculture, limited rural development, and interim continuation of vested residential development, and other uses not incompatible with the airport. More description and policies are provided under Goal 1.07, Objective C.

In the World Woods Planned Development District, the proposed mix of land uses include: Golf Courses, Clubhouse, Resort Residential Dwellings, Condominiums, Resort Hotel and Ancillary Facilities (including but not limited to restaurant, pro shop, tennis club, parking, interim sewage treatment plant, etc.) with more description and policies being provided under Goal 1.07, Objective D.

In the Hickory Hill Planned Development District, the proposed mix of land uses include single family residential, golf courses and ancillary facilities, neighborhood commercial, open space, and recreational amenities, such as clubhouses, tennis facilities, aquatic and fitness centers, equestrian facilities, trails and parks, with more description and policies being provided under Goal 1.07, Objective E.

HERNANDO COUNTY
COMPREHENSIVE PLAN

**SECTION E:
SPECIAL FEATURES MAPS
OF HERNANDO COUNTY,
FLORIDA**

SECTION E: SPECIAL FEATURES MAPS OF HERNANDO COUNTY, FLORIDA

**SECTION E
SPECIAL FEATURES MAPS OF HERNANDO COUNTY, FLORIDA**

TABLE OF CONTENTS

Future Land Use Map
Pre-Existing Rural Communities Map
Airport Master Plan Map
Buildout Thoroughfare Map
Functionally Classified Roadway Map 2025
Highway Network Map 2025
Long Range Bicycle Facilities Map
Long Range Pedestrian Facility Map
Year 2015 Level of Service - HCM Method Map
Recommended Transit Routes Map
Major Travel Attractors in Spring Hill Map
Year 2015 Intermodal Facilities Map
Limits of Scenic Corridor Map
Evacuation Routes Map
Coastal Zone Map
Coastal High Hazard Area Map
Wetland Map
Soils Map
Withlacoochee River Protection Area Wetland Soils Map
Weeki Wachee River Protection Area Wetland Soils Map
Flood Prone Areas Map
Lakes and Rivers Map
Solution Features Map
Historical and Archeological Resources Map
Minerals Map
Strategic Habitat Conservation Areas Map
Water Recharge and Discharge Rates - Floridan Aquifer Map
Springs Coast Watershed Ground Water Pollution Potential to the Floridan Aquifer Map

THIS PAGE INTENTIONALLY LEFT BLANK.

[END OF SECTION E]

