

Board of County Commissioners

Hernando County



PLANNING DEPARTMENT
Government Center / Administration Building
20 North Main Street, Room 262
Brooksville, Florida 34601-2828

Planning - (352) 754-4057
Fax - (352) 754-4420
E-Mail: planning@co.hernando.fl.us

September 16, 2011



Ray Eubanks, Plan Processing Administrator
Florida Department of Economic Opportunity
Division of Community Planning - Plan Processing Team
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100

Dear Mr. Eubanks:

Pursuant to Chapter 163, Florida Statutes (FS), please find enclosed three (3) copies (one paper and two compact disks) of the materials relating to adopted plan amendment (CPAM-11-01) of the Hernando County Comprehensive Plan.

State Land Planning Agency Identification Number:

Hernando County 11-1 ESR; Hernando County's Adoption of Plan Amendments (CPAM-11-01).

Brief description of the adoption package, including any amendments previously proposed but not adopted;

CPAM-11-01 consists of an amendment to Section E, Special Features Maps of Hernando County, Florida (Future Land Use Map). A 15.3 acre parcel is being changed from Residential to Industrial.

The adopted comprehensive plan amendment is hereby transmitted to the State Land Planning Agency for review. The plan amendment (CPAM-11-01) was previously submitted to review agencies and transmitted to the State Land Planning Agency in July 2011, as a proposed amendment. A review letter was issued by the State Land Planning Agency on August 23, 2011.

Ordinance number and adoption date;

Ordinance 2011-14 adopted September 13, 2011

Certification that the adopted amendment(s) has been submitted to all parties who provided timely comments to Hernando County;

Concurrent with this submission to the State Land Planning Agency, I certify that copies of the adopted amendment with required supporting documents are being mailed to the following agencies:

Southwest Florida Water Management District
Florida Department of Transportation - District 7
Office of Intergovernmental Programs of the Florida Department of
Environmental Protection
Bureau of Planning & Budgeting of the Florida Department of Agriculture and
Consumer Services
Pasco County

Name, title, address, telephone, FAX number and e-mail address of local government contact:

Paul L. Wieczorek, AICP, Senior Planner
20 N. Main Street, Room 262
Brooksville, Florida 34601
Phone (352) 754-4057
FAX (352) 754-4420
email address: paulw@hernandocounty.us

Supporting Documents:

To fulfill the requirements of Chapter 163.3184, FS, and the State Land Planning Agency submission instructions, three copies (one paper and two CDs) of the following attachments are provided:

Attachment A: **CPAM-11-01 (MPH Holdings)**
Item 1: Staff Report
Item 2: Ordinance 2011-14 with adopted amendments
 (Future Land Use Map)
Item 3: Existing and adopted Future Land Use Map
 depicting the parcel

List of additional changes made in the adopted amendment that the State Land Planning Agency did not previously review:

There are no changes to the adopted amendment.

List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment:

There were no additional findings as the basis for adoption.

Statement indicating the relationship of the additional changes not previously reviewed by the State Land Planning Agency in response to the comment letter:

There have been no changes to the amendment not previously reviewed by the State Land Planning Agency.

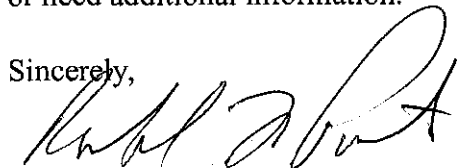
Other Information:

Copies of the Plan Amendments is available for public review in the Hernando County Planning Department.

The undersigned has been designated to transmit this Plan Amendment package to the State Land Planning Agency and make the certifications contained herein.

Please feel free to contact Paul L. Wiczorek, AICP, Senior Planner, should you have questions or need additional information.

Sincerely,



Ronald F. Pianta, AICP
Land Services Director

PLW/cb

Attachments: Exhibits
(2 compact disks with attachments)

Copies with attachments requested on compact disk (CD)

Roy Mazur, AICP, Planning Director, SWFWMD
Daniel C. Santos, AICP, Growth Management Supervisor, FDOT - District 7
Jim Quinn, Environmental Manager, Office of Intergovernmental Programs, Dept. of
Environmental Protection
Dept. of Agricultural and Consumer Services, Attn: Comprehensive Plan Review
Bill Geiger, Community Development Director, City of Brooksville
Richard Gehring, Growth Management Administrator, Pasco County

SEPARATOR PAGE ONLY

***CPAM 11-01 (MPH Holdings LLC)
ATTACHMENT A, Item 1
(Staff Memorandum)***

STAFF REPORT Version date September 15, 2011

HEARINGS: Planning & Zoning Commission: June 13, 2011
Local Planning Agency: July 19, 2011
Board of County Commissioners: July 19, 2011
Board of County Commissioners: September 13, 2011

APPLICANT: MPH Holdings, LLC

FILE NUMBER: CPAM-11-01

PURPOSE: A request to amend the Future Land Use Map for a 15 acre site from Residential to Industrial

GENERAL

LOCATION: South of Downwind Way and east of the Suncoast Parkway

LEGAL

DESCRIPTION: Portions of Section 26, Township 23 South, Range 21 East; and Sections 6 and 7, Township 23 South, Range 18 East, Hernando County, FL

FILE STATUS: All requirements necessary to conduct the public hearing have been satisfied

DESCRIPTION OF PROPOSED PROJECT AND AMENDMENTS:

CPAM 11-01 is a request to amend the Future Land Use Map for a 15.3 acre parcel from Residential to Industrial. The parcel is located at the southern terminus of Downwind Way, a road that is part of the Airport Industrial Park network. The parcel is located just to the south of the area on the Future Land Use Map that is designated Airport Planned Development District (PDD). However, since the parcel is not adjacent to the Airport PDD, it would be more appropriate to use the Industrial Future Land Use category for the proposed amendment.

The Industrial Future Land Use Map category will allow either a single user or a subdivision of the parcel into individual lots. Creation of several individual lots would be consistent and compatible with the land development pattern already established in the existing Airport Industrial Park to the north. The applicant has not indicated how the parcel may be developed with the Industrial Category.

SITE CHARACTERISTICS:

Total Site Size: 15.3 Acres

- Surrounding Zoning:** North: Agriculture
South: Agriculture
East: Agriculture
West: Agriculture
- Surrounding Land Use:** North: Residential (Vacant, WWTP)
South: Residential (Vacant, HC Water/Sewer District)
East: Residential (Vacant)
West: Residential (Suncoast Parkway)
- Current Zoning:** Agriculture
- Future Land Use
Map Designation:** Residential
- Flood Zone:** Recent 100 year flood study shows no flooding

ENVIRONMENTAL REVIEW:

- Soil Type:** Candler Fine Sand / 0 to 5 percent slopes
- Comments:** Candler Fine Sand is a well drained soil, which is typical of most areas of western Hernando County. This type of soil has few limitations for the placement of structures, roadways, and parking lots that would be expected with the Industrial Category.
- Protection
Features:** The subject parcel contains no Wellhead Protection Areas (WHPA), according to County data resources.
- Hydrologic
Features:** The subject parcel contains no wetlands according to County data resources.

LAND USE REVIEW:

The subject parcel is located to the south of the existing Airport Industrial Complex and is only accessible from Downwind Way, which is part of the airport industrial park roadway network. The road system has been designed and built by the County in recognition and consideration of the surrounding properties' proximity to the industrial park and anticipated future traffic use generated from the Airport and Industrial Park. Downwind Way provides access to Corporate Boulevard, Sgt Lee Mills Boulevard, and Aerial Way which provide access to Spring Hill Drive, US 41, and Anderson Snow Road.

The western and a portion of the southern boundary of the parcel abuts the Suncoast Parkway. The remainder of the southern boundary is adjacent to land owned by the Hernando County Water and Sewer District. To the north is a privately owned vacant parcel that also fronts on Downwind Way. To the east is a privately owned vacant parcel.

The subject parcel and the parcel directly east are virtually surrounded by land owned by the Hernando County Water and Sewer District, which is the location of the County's Airport Wastewater Treatment Plant. This plant is scheduled to be significantly enlarged in the future.

The subject parcel is currently vacant and is heavily wooded. Elevations on the site range from 65 feet in the vicinity of a small depressional area near the center of the parcel to 80 feet, with the majority of the site at 70 to 75 feet. The parcel contains no areas within the defined floodplain according to the latest County floodplain data. The southern boundary of the parcel is approximately 600 feet north of the existing Trillium residential area. However, since the County Water/Sewer District owns the intervening parcel between Trillium and the subject parcel, it is unlikely that any connection or expansion of the industrial use will encroach on the existing residential development.

DISCUSSION OF ISSUES:

There are several policies in the Hernando County Comprehensive Plan that address industrial uses. These are located in the Future Land Use Element, specifically, Objectives 1.02A and 1.02B. Two of these policies that are directly relevant to the application are Policies 1.02A(2) and 1.02B(2).

POLICY 1.02A(2): Industrial developments should be located along arterial or non-residential collector roadways and have adequate access to major arterials.

Comment: The location of the parcel at the southern end of Downwind Way, with direct connection to the Airport Industrial Park roadway network provides good access for any industrial user of the parcel. This access is only through the existing industrial area and will not impact any residential uses.

POLICY 1.02B(2): Designation of areas for industrial use shall include consideration of transportation and access standards, level of service standards, availability of sewer and water facilities, proximity to rail or air access, proximity to employment base, minimal potential for environmental degradation, and minimal land use conflicts.

Comment: The proposed amendment is consistent with the above stated policy because: first, adequate access to the County's transportation network will be provided through the existing Airport Industrial Park roadway network; second, the roadway network is not anticipated to exceed the LOS based on the buildout potential of the Airport Industrial Park; third, according to the Hernando

County Utilities Department, they will be able to serve the parcel with central water and sewer service; fourth, the parcel's location proximate to the developed Spring Hill area will provide an employment base; fifth, since there are no wetlands, floodplain, or groundwater protection limitations on the parcel, the potential for environmental degradation is minimized; and sixth, since the parcel is virtually surrounded by the Suncoast Parkway, the County's Airport Wastewater Treatment Plant, and existing industrial designated land to the north, there will be virtually no land use conflicts.

POLICY 1.02A(3): The County shall encourage the concentration of industrial uses in planned industrial parks or in appropriately sited and designed mixed developments using the planned development project method.

Comment: The addition of industrial land on the Future Land Use Map (FLUM) will provide the potential for additional future jobs and non-residential property tax base, which are both essential for the economic vitality of Hernando County. It has been the County's practice to enhance the local economy through the Business Development Department, and the addition of viable industrial properties with existing infrastructure is a way to support that effort. This site also affords the concentration of job growth / industrial development in the airport area.

POLICY 1.01H(2): Protect existing and future residential areas from encroachment of incompatible uses that are destructive to the character and integrity of the residential environment.

Comment: Changing the categories on the FLUM should consider the viability of the existing use relative to the proposed use. The current FLUM category of the subject parcel is Residential. The proposed category is Industrial. Based on the parcel's proximity to the Suncoast Parkway and the Airport Wastewater Treatment Plant, the continued viability for residential uses is diminished. Also, since the only access for the parcel is through an existing industrial complex, access for residential uses is not ideal. Finally, the proximity of the parcel to the existing industrial uses results in the parcel being more viable for a non-residential use, in this case being Industrial.

STAFF RECOMMENDATION:

It is recommended that the Planning and Zoning Commission review the proposed amendment to the Future Land Use Map to designate the 15.3 acre parcel as Industrial and recommend to the Local Planning Agency / Board of County Commissioners that CPAM 11-01 be transmitted to the designated review agencies for comment.

P & Z RECOMMENDATION:

After considering evidence and testimony provided at the hearing the Commission voted 5-0 to recommend transmittal of the Amendment package to the designated review agencies for comment.

LPA/BCC ACTION:

At its July 19, 2011 meeting the LPA / BCC held a public hearing and voted 5-0 to transmit the proposed amendment CPAM 11-01 to the designated review agencies for comment. Correspondence was received from several of the Review Agencies, none of which contained comments which needed to be addressed prior to adoption.

STAFF RECOMMENDATION:

It is recommended that the Board of County Commissioners conduct a public hearing on the adoption of CPAM 01-01, adopt the ordinance, and authorize the Planning Staff to transmit the amendment to the State Land Planning Agency and Review Agencies for a compliance review.

BCC ACTION:

The Board of County Commissioners voted 5-0 to adopt Hernando County Ordinance 2011-14, to amend the Future Land Use Map of the Hernando County Comprehensive Plan, and to transmit the adopted amendment to the State Land Planning Agency and Review Agencies in accordance with Section 163.3184, Florida Statutes.

***CPAM 11-01 (MPH Holdings LLC)
ATTACHMENT A, Item 2
(Ordinance 2011-14
with Adopted Amendment
(Future Land Use Map)***

ORDINANCE NO.: 2011- 1.4

1
2
3 AN ORDINANCE AMENDING THE HERNANDO COUNTY
4 COMPREHENSIVE PLAN BY AMENDING SECTION E RELATING TO
5 THE FUTURE LAND USE MAP; APPROVING AND ADOPTING CPAM-11-
6 01; PROVIDING FOR TRANSMITTAL TO THE STATE REVIEW
7 AGENCIES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR
8 AN EFFECTIVE DATE.
9

10 WHEREAS, in 1985, the Florida Legislature adopted the Local Government Comprehensive
11 Planning and Land Development Regulation Act as set forth in §§ 163.3161 through 163.3215
12 Florida Statutes (the "Act"); and,
13

14 WHEREAS, on June 7, 1989, the Board of County Commissioners adopted Ordinance 89-9
15 which adopted the Hernando County Comprehensive Plan, as such Plan or portions thereof have
16 been subsequently amended ("Comprehensive Plan"); and,
17

18 WHEREAS, the Hernando County Board of County Commissioners ("BOCC"), following
19 public hearing, approved amending Section E of the County's adopted Comprehensive Plan relating
20 to Future Land Use Map (a complete copy of the amendment is attached as Exhibit "A" hereto and
21 made a part hereof) and referred to as CPAM-11-01; and,
22

23 WHEREAS, the County subsequently transmitted CPAM-11-01 to the State Land Planning
24 Agency for review pursuant to the Act, and was assigned Hernando County 11-1ESR; and,
25

26 WHEREAS, the State Land Planning Agency and the Review Agencies reviewed CPAM-
27 11-01 and, thereafter, comments concerning same were submitted to the County; and,
28

29 WHEREAS, CPAM-11-01 is now ready for final adoption by the BOCC; and,
30

31 WHEREAS, the BOCC conducted a second public hearing on September 13, 2011 in
32 connection with final adoption of the CPAM-11-01 as an amendment to the County's adopted
33 Comprehensive Plan.
34

35 WHEREAS, CPAM-11-01 will be transmitted to State Land Planning Agency and Review
36 Agencies.
37

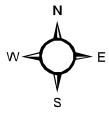
38 NOW THEREFORE:

39
40 BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF
41 HERNANDO COUNTY, FLORIDA:
42

43 SECTION 1. Adopting CPAM-11-01 (Hernando County 11-1ESR). CPAM-11-01
44 (Hernando County 11-1ESR), attached as Exhibit "A" hereto, is hereby approved and adopted and
45 the Hernando County Comprehensive Plan is amended accordingly subject to Section 6 below.
46

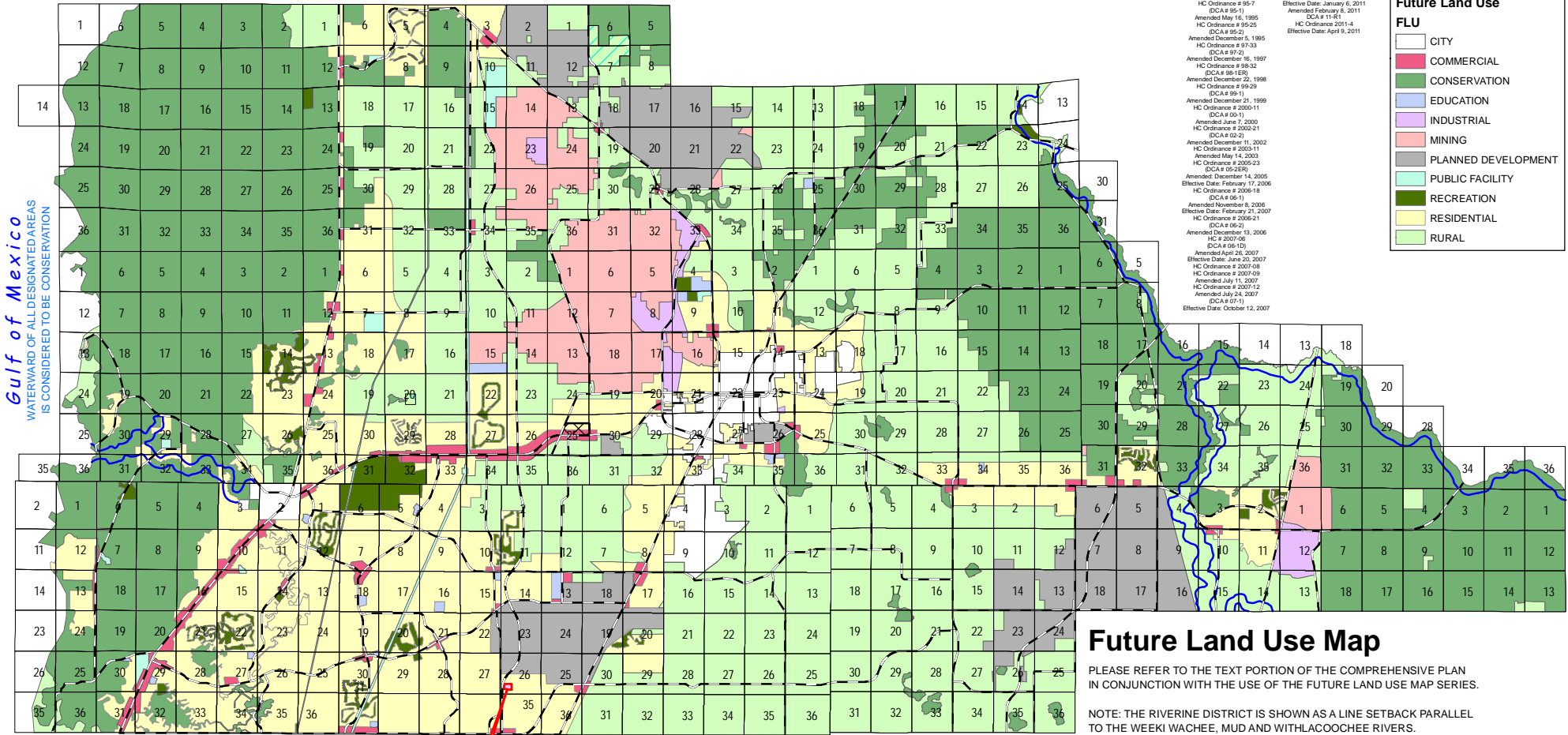
EXHIBIT A

CPAM-11-01



Hernando County Comprehensive Plan Map

Proposed CPAM 11-01
Version date: May 26, 2011



Gulf of Mexico
WATERWARD OF ALL DESIGNATED AREAS
IS CONSIDERED TO BE CONSERVATION

- Future Land Use Adoption/Amendment History:**
- HC Ordinance # 89-9
Adopted June 7, 1989
HC Ordinance # 90-21
(DCA # 90-2)
 - Amended November 14, 1990
HC Ordinance # 91-32
(DCA # 91-1)
 - Amended October 23, 1991
HC Ordinance # 91-39
(DCA # 91-2)
 - Amended December 18, 1991
HC Ordinance # 92-9
(DCA # 92-1)
 - Amended July 8, 1992
HC Ordinance # 93-25
(DCA # 93-1)
 - Amended December 1993
HC Ordinance # 95-7
(DCA # 95-1)
 - Amended May 16, 1995
HC Ordinance # 95-25
(DCA # 95-2)
 - Amended December 5, 1995
HC Ordinance # 97-23
(DCA # 97-2)
 - Amended December 16, 1997
HC Ordinance # 98-32
(DCA # 98-1E)
 - Amended December 27, 1998
HC Ordinance # 99-29
(DCA # 99-1)
 - Amended December 21, 1999
HC Ordinance # 2000-11
(DCA # 00-1)
 - Amended June 7, 2000
HC Ordinance # 2000-21
(DCA # 00-2)
 - Amended December 21, 2002
HC Ordinance # 2003-11
(DCA # 03-1)
 - Amended May 14, 2003
HC Ordinance # 2003-23
(DCA # 03-2E)
 - Amended December 14, 2006
Effective Date: February 17, 2006
HC Ordinance # 2006-18
(DCA # 06-1)
 - Amended November 8, 2006
Effective Date: February 21, 2007
HC Ordinance # 2006-21
(DCA # 06-2)
 - Amended December 13, 2006
HC # 2007-06
(DCA # 07-0)
 - Amended April 26, 2007
Effective Date: June 20, 2007
HC Ordinance # 2007-08
HC Ordinance # 2007-09
Amended July 11, 2007
HC Ordinance # 2007-12
Amended July 24, 2007
(DCA # 07-1)
 - Effective Date: October 12, 2007
- HC Ordinance # 2007-22**
Amended December 12, 2007
(DCA # 07-02)
Effective Date: February 28, 2008
HC Ordinance 2008-19
HC Ordinance 2008-20
Effective Date: August 13, 2008
HC Ordinance 2008-05
Effective Date: August 14, 2009
HC Ordinance 2010-11
Amended May 11, 2010
(DCA # 10-1)

HC Ordinance 2009-05
Effective Date: July 29, 2010
HC Ordinance 2010-20
Amended October 12, 2010
Effective Date: October 12, 2010
HC Ordinance 2010-22
Amended October 20, 2010
(DCA # 10-2)

HC Ordinance 2011-4
Amended February 8, 2011
DCA # 11-01
HC Ordinance 2011-4
Effective Date: April 5, 2011

Legend

- FLU Road
- FLU Riverine District
- Regional Commercial
- Rural Infill Overlay
- Rural Cluster Overlay

Future Land Use

FLU

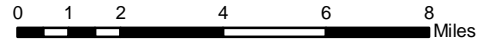
- CITY
- COMMERCIAL
- CONSERVATION
- EDUCATION
- INDUSTRIAL
- MINING
- PLANNED DEVELOPMENT
- PUBLIC FACILITY
- RECREATION
- RESIDENTIAL
- RURAL

Future Land Use Map

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOCHEE RIVERS.

CPAM 11-01

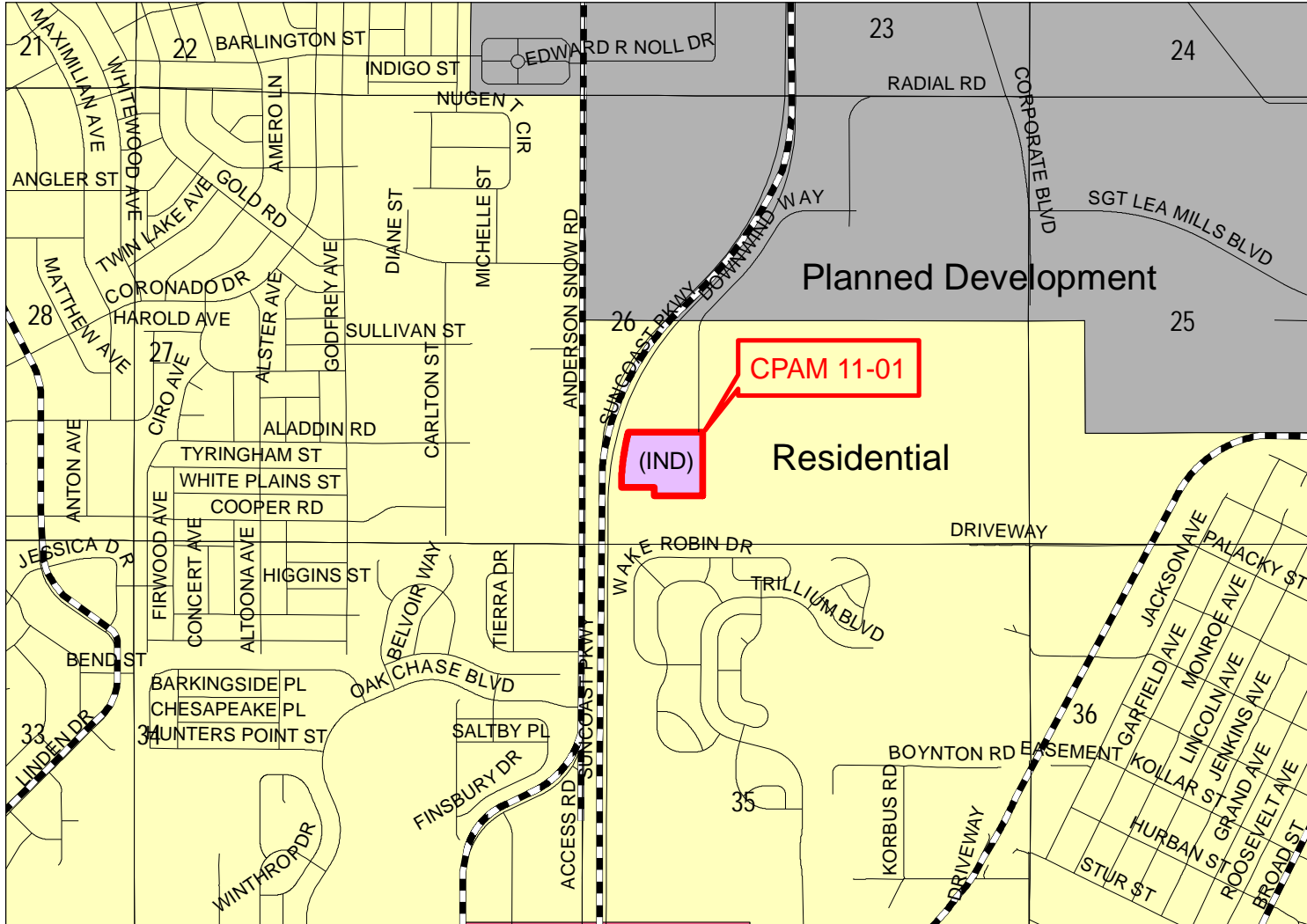
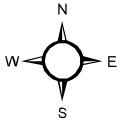


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Date of mapping: 5/26/2011



Hernando County Comprehensive Plan Map

Proposed CPAM 11-01
Version Date: 5/25/2011



Legend

- FLU Road
- FLU Riverine District
- Rural Cluster Overlay
- Rural Infill Overlay
- Regional Commercial

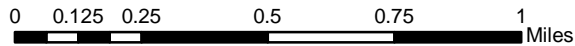
Future Land Use

FLU

- CITY
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Future Land Use Map

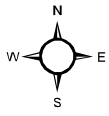
PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES. NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.



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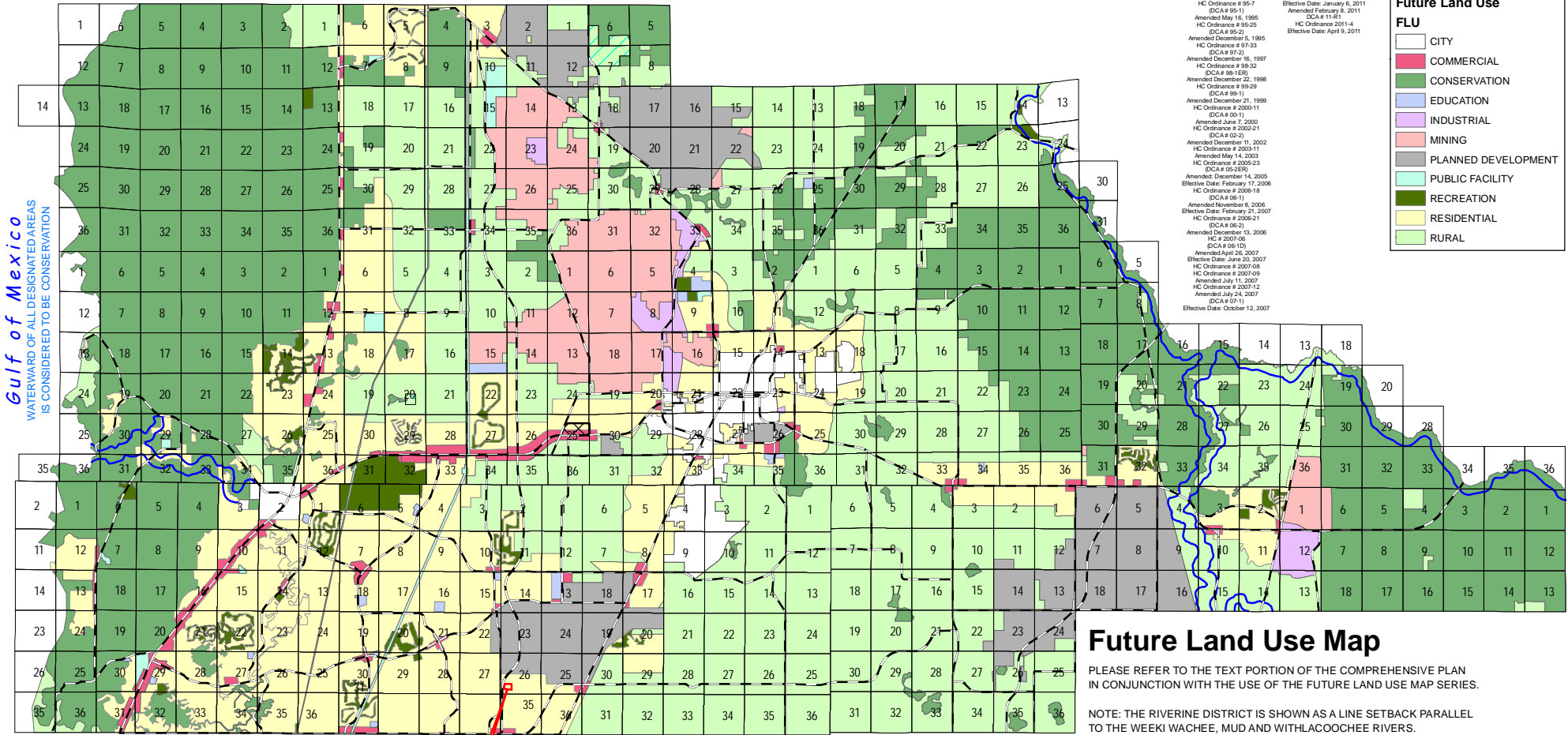


***CPAM 11-01 (MPH Holdings LLC)
ATTACHMENT A, Item 3
(Existing and Adopted
Future Land Use Maps)***



Hernando County Comprehensive Plan Map

Present/Current CPAM 11-01
Version date: May 26, 2011



Gulf of Mexico
WATERWARD OF ALL DESIGNATED AREAS
IS CONSIDERED TO BE CONSERVATION

- Future Land Use**
- Adopted/Amendment History:
 - HC Ordinance # 89-9
 - Adopted June 7, 1989
 - HC Ordinance # 90-21
 - (DCA # 90-2)
 - Amended November 14, 1990
 - HC Ordinance # 91-32
 - (DCA # 91-1)
 - Amended October 23, 1991
 - HC Ordinance # 91-39
 - (DCA # 91-2)
 - Amended December 18, 1991
 - HC Ordinance # 92-9
 - (DCA # 92-1)
 - Amended July 8, 1992
 - HC Ordinance # 93-25
 - (DCA # 93-1)
 - Amended December 1, 1993
 - HC Ordinance # 95-7
 - (DCA # 95-1)
 - Amended May 16, 1995
 - HC Ordinance # 95-25
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 - Amended December 5, 1995
 - HC Ordinance # 97-23
 - (DCA # 97-2)
 - Amended December 16, 1997
 - HC Ordinance # 98-32
 - (DCA # 98-1E)
 - Amended December 27, 1998
 - HC Ordinance # 99-29
 - (DCA # 99-1)
 - Amended December 21, 1999
 - HC Ordinance # 2000-11
 - (DCA # 00-1)
 - Amended June 7, 2000
 - HC Ordinance # 2002-21
 - (DCA # 02-2)
 - Amended December 14, 2002
 - HC Ordinance # 2003-11
 - Amended May 14, 2003
 - HC Ordinance # 2005-23
 - (DCA # 05-2E)
 - Amended December 14, 2005
 - Effective Date: February 17, 2006
 - HC Ordinance # 2006-18
 - (DCA # 06-1)
 - Amended November 8, 2006
 - Effective Date: February 21, 2007
 - HC Ordinance # 2006-21
 - (DCA # 06-2)
 - Amended December 13, 2006
 - HC # 2007-06
 - (DCA # 07-0)
 - Amended April 26, 2007
 - Effective Date: June 20, 2007
 - HC Ordinance # 2007-08
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(DCA # 07-0)

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Effective Date: August 14, 2008

HC Ordinance # 2010-11
Amended May 11, 2010
(DCA # 10-1)

Effective Date: July 29, 2010

HC Ordinance # 2010-20
Amended October 12, 2010

HC Ordinance # 2010-22
Amended October 20, 2010
(DCA # 10-2)

Effective Date: January 6, 2011

Amended February 8, 2011
DCA # 11-01

HC Ordinance 2011-4
Effective Date: April 5, 2011

Legend

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- Rural Cluster Overlay

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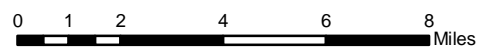
Future Land Use Map

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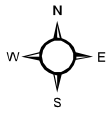
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CPAM 11-01

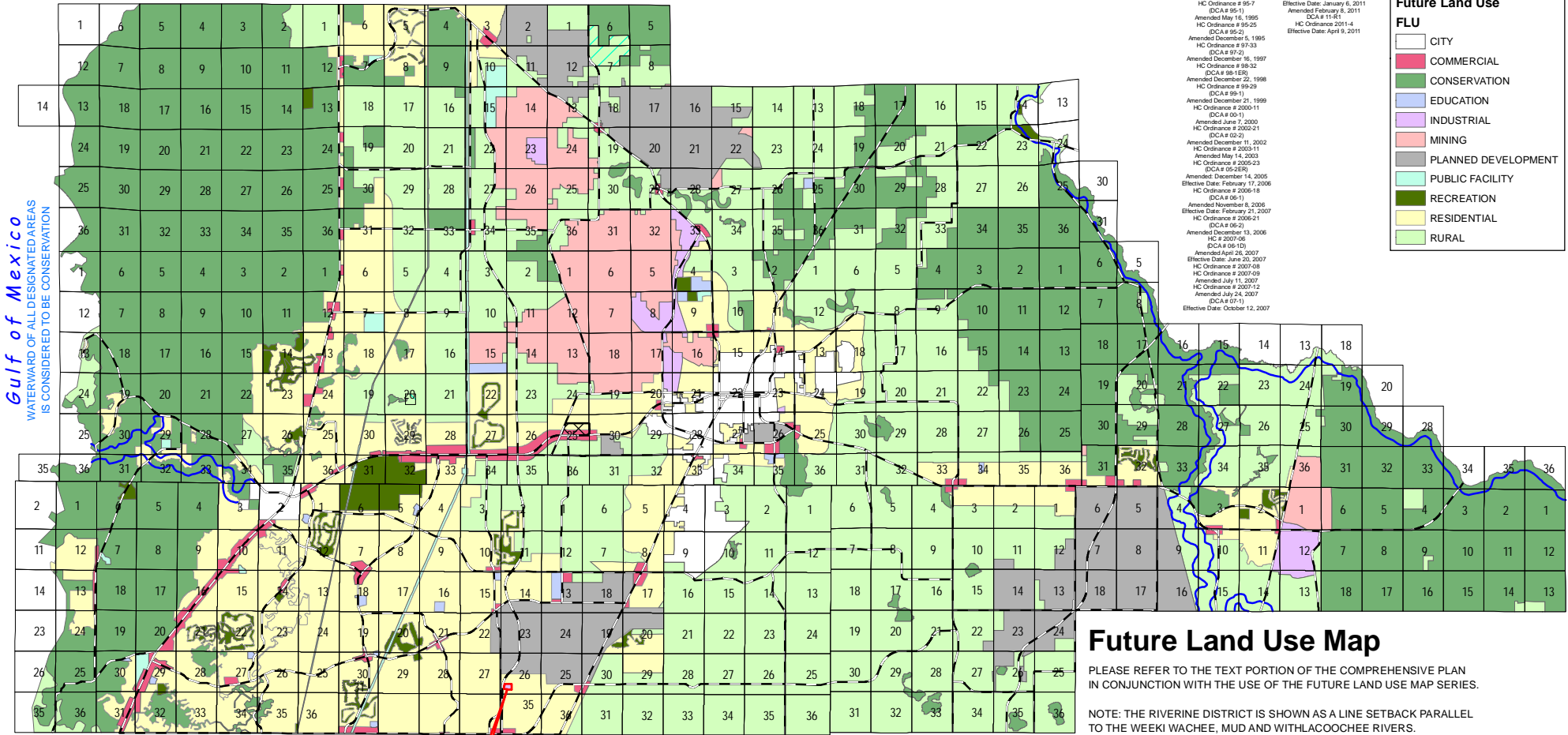


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Date of mapping: 5/26/2011



Hernando County Comprehensive Plan Map

Proposed CPAM 11-01
Version date: May 26, 2011



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- Future Land Use Adoption/Amendment History:**
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 - Amended December 1993
HC Ordinance # 95-7
(DCA # 95-1)
 - Amended May 16, 1995
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 - Amended December 16, 1997
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 - Amended December 27, 1998
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 - Amended December 21, 1999
HC Ordinance # 2000-11
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 - Amended June 7, 2000
HC Ordinance # 2000-21
(DCA # 00-2)
 - Amended December 21, 2002
HC Ordinance # 2003-11
Amended May 14, 2003
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 - Amended December 14, 2006
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 - Amended November 8, 2006
Effective Date: February 21, 2007
HC Ordinance # 2006-21
(DCA # 06-2)
 - Amended December 13, 2006
HC # 2007-06
(DCA # 07-0)
 - Amended April 26, 2007
Effective Date: June 20, 2007
HC Ordinance # 2007-08
HC Ordinance # 2007-09
Amended July 11, 2007
HC Ordinance # 2007-12
Amended July 24, 2007
(DCA # 07-1)
 - Effective Date: October 12, 2007
- HC Ordinance # 2007-22**
Amended December 12, 2007
(DCA # 07-0)

HC Ordinance # 2008-19
Effective Date: February 28, 2008
HC Ordinance 2008-20
Effective Date: August 13, 2008
HC Ordinance 2008-05
Effective Date: August 14, 2009

HC Ordinance 2010-11
Amended May 11, 2010
(DCA # 10-1)

HC Ordinance 2010-20
Amended October 12, 2010
Effective Date: July 29, 2010
(DCA # 10-1)

HC Ordinance 2010-22
Amended October 12, 2010
Effective Date: October 12, 2010
(DCA # 10-2)

HC Ordinance 2011-4
Amended February 8, 2011
DCA # 11-01
HC Ordinance 2011-4
Effective Date: April 5, 2011

Legend

- FLU Road
- FLU Riverine District
- Regional Commercial
- Rural Infill Overlay
- Rural Cluster Overlay

Future Land Use

FLU

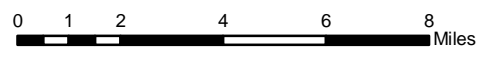
- CITY
- COMMERCIAL
- CONSERVATION
- EDUCATION
- INDUSTRIAL
- MINING
- PLANNED DEVELOPMENT
- PUBLIC FACILITY
- RECREATION
- RESIDENTIAL
- RURAL

Future Land Use Map

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

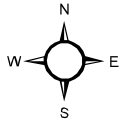
NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOCHEE RIVERS.

CPAM 11-01



Source: S:\Share\Planning\NewFLU\CPAM1101_Proposed_8x11.mxd
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Date of mapping: 5/26/2011

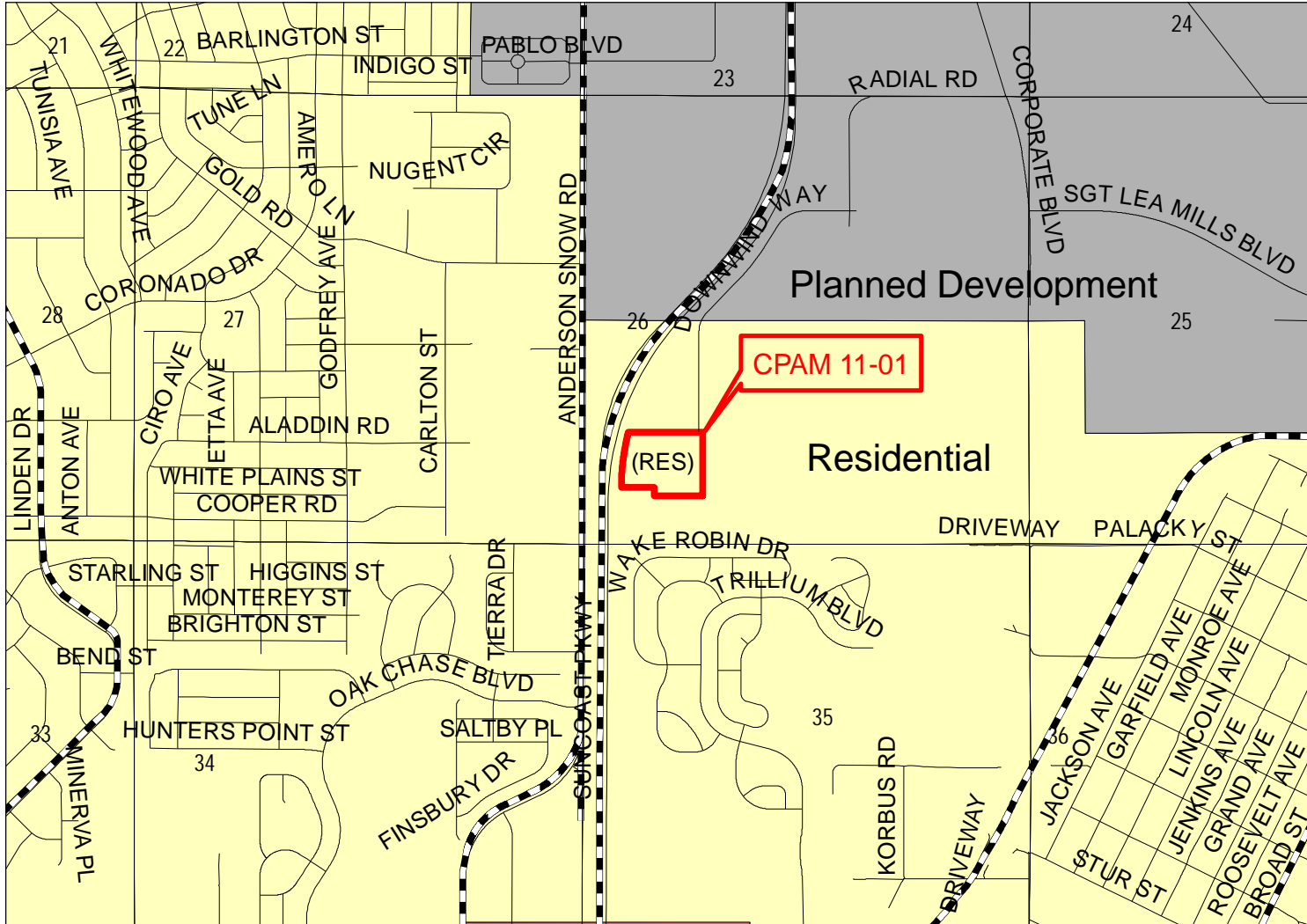




Hernando County Comprehensive Plan Map

Present / Current CPAM 11-01

Version Date: 5/25/2011



Legend

- FLU Road
- FLU Riverine District
- Rural Cluster Overlay
- Rural Infill Overlay
- Regional Commercial

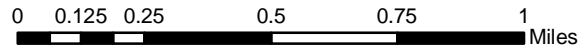
Future Land Use

FLU

- CITY
- COMMERCIAL
- CONSERVATION
- EDUCATION
- INDUSTRIAL
- MINING
- PLANNED DEVELOPMENT
- PUBLIC FACILITY
- RECREATION
- RESIDENTIAL
- RURAL

Future Land Use Map

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES. NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.

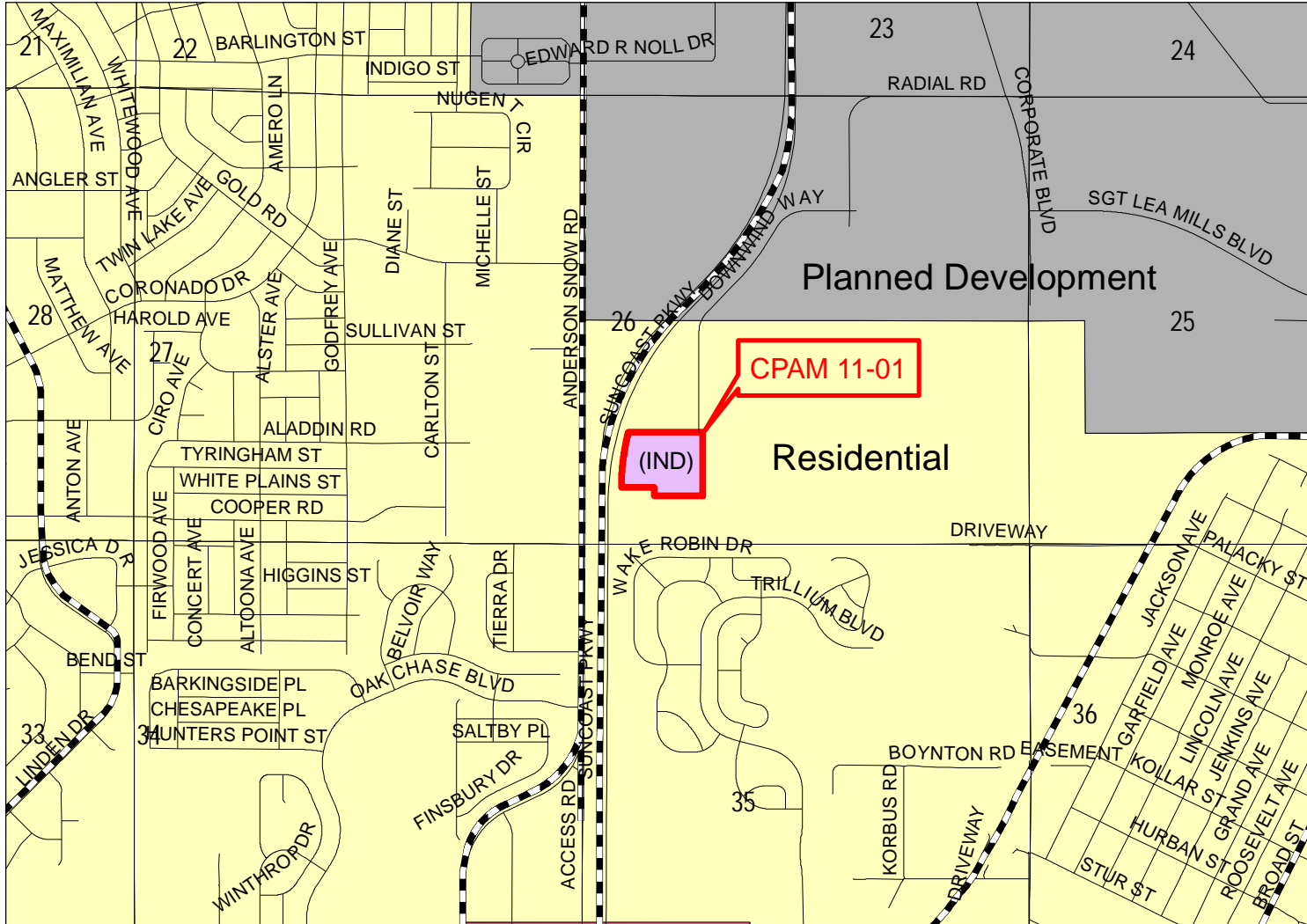
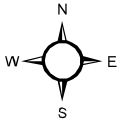


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 Date of mapping: 5/25/2011



Hernando County Comprehensive Plan Map

Proposed CPAM 11-01
Version Date: 5/25/2011



Legend

- FLU Road
- FLU Riverine District
- Rural Cluster Overlay
- Rural Infill Overlay
- Regional Commercial

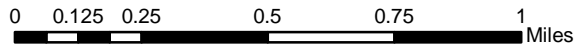
Future Land Use

FLU

- CITY
- COMMERCIAL
- CONSERVATION
- EDUCATION
- INDUSTRIAL
- MINING
- PLANNED DEVELOPMENT
- PUBLIC FACILITY
- RECREATION
- RESIDENTIAL
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Future Land Use Map

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES. NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.



Source: S:\Share\Planning\NewFLU\CPAM1101b_Detail_8x11.pdf
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Date of mapping: 5/25/2011

