

CHAPTER 1

FUTURE LAND USE

Introduction

The Future Land Use Element is a guide for future development and redevelopment within the City of Brooksville. It designates the general distribution, location, and extent of the uses of land for residential, commercial, industrial, recreation, conservation, education, public buildings and grounds, other public facilities, and other categories of the public and private uses of land. The Future Land Use Element regulates the location and intensity of uses through the spatial representation on the Future Land Use Map and the Goals, Objectives and Policies. The policies state the City's position on various matters relating to growth and change and illustrate how the City and community expects to achieve the goals and objectives. More specifically, the Future Land Use Element has been developed to:

- Improve the physical environment of the community;
- Protect the public health, safety and welfare, and promote the common good;
- Insure that long-range considerations are included in the determination of short-range plans;
- Facilitate the equitable determination and implementation of community policies on physical development by effecting managed growth and balancing the common welfare with individual interests;
- Ensure that all parties are afforded the opportunity to participate in the decision making process;
- Effect both political cooperation and technical coordination in community development by bringing professional and technical knowledge to bear on governmental decisions concerning the physical development of the community;
- Promote a healthy, stable and vigorous local economy which can offer the community an ample range of employment opportunities; and
- Achieve the above intent in a cost-effective manner for the residents of the City of Brooksville.

Redevelopment and New Development

Approximately 1,244 acres, or 15.7 percent, of the Brooksville land area is classified as undeveloped. Slightly more than 71 percent (888 acres) of the undeveloped 1,244 acres is presently designated for residential use. Almost all of the undeveloped residential property within the City is contained in undeveloped or partially developed planned districts with entitlements totaling 2,612 dwelling units providing for an estimated additional 6,269 residents. The existing entitlements will provide more than adequate housing stock for the anticipated population increase from the present total of 8,006 to 10,736 in 2030 as projected by the University of Florida Bureau of Economic and Business Research (BEBR). Therefore, Brooksville's future will be driven by redevelopment and new development. Redevelopment is a process in developed areas to rehabilitate, infill, use underutilized areas more efficiently, and/or replace developed areas by changing the types of uses, intensities or densities of the land uses,

usually to achieve an economically higher and better use of the land. For the purposes of this Plan, new development occurs on vacant land and it adds to the total overall built environment. The same considerations that new development must address are also applicable to redevelopment projects. However, those considerations must be weighed differently. For example, the need to mitigate adverse impacts are different for a redevelopment project from a new development. These different priorities are reflected in the objective areas of the Goal, Objectives and Policies.

The City of Brooksville offers its residents a unique environment. Capitalizing upon its assets and maintaining the opportunities of a concentrated and diverse setting for all socio-economic groups is a key to Brooksville's continued and future success. This can be achieved, in part, through the enhancement of existing amenities, increases and diversification of the employment and service bases, and the preservation and enhancement of the existing historic environment.

Goal: To ensure that the character, magnitude, and location of all land uses provide a system for orderly growth and development that achieves a balanced natural, physical, and economic environment, and enhances the quality of life of all residents. Additionally, the City seeks to ensure that land use patterns and development encourage walking, bicycling, and public transportation use, and to make these transportation options a safe and convenient choice.

Objective 1: Plan, design, and create complete and well-structured neighborhoods whose physical layout and land use mix promote walking, bicycling, and public transportation use as a means of accessing services, food, retail, employment, education, childcare, recreation, and other destinations.

Policy 1-1: Encourage mixed-use development to allow siting of residential, retail, office, recreational, and educational facilities within close proximity to each other to encourage walking and bicycling as a routine part of everyday life.

Policy 1-2: Encourage transit-oriented development by encouraging higher density and compact infill development whenever feasible near existing and planned public transportation facilities.

Policy 1-3: Require safe and convenient walking, bicycling, and public transportation features in new or renovated development.

Policy 1-4: Increase options for healthy eating and living by identifying food deserts and developing zoning regulations that encourage private sector provision of healthy food options, seeking programs to make fresh food available to those areas, ensuring bus access is provided to grocery stores and collaborating with public health agencies and organizations to support programs and activities related to nutrition, including classes in gardening, cooking and physical activity.

Objective 2: Require street design that creates public space that is safe and welcoming for pedestrians and bicyclists.

- Policy 2-1:** Encourage street-oriented buildings; locate parking lots in rear of retail and business centers.
- Policy 2-2:** Provide pedestrian-scale lighting.
- Policy 2-3:** Encourage a high proportion of streets where building façades have abundant windows and entrances facing the street and create a human-scaled wall near the lot line.
- Policy 2-4:** Encourage ground-level business uses along multi-modal corridors that support pedestrian activity, such as retail, restaurants, and services.
- Policy 2-5:** Reduce the proportion of street frontages and rights of way lined by parking lots, blank walls, or empty lots.
- Policy 2-6:** Where parking lots are located between commercial buildings and streets, require or encourage creation of a pedestrian path from the street to the entrance.
- Policy 2-7:** Utilize traffic-calming designs and other measures to improve safety for motorists, pedestrians and cyclists. It aims to encourage safer, more responsible driving and potentially reduce traffic flow.
- Policy 2-8:** Consider separated bike lanes to create safe, low-stress bicycle networks where feasible.

Objective 3: The City shall maintain land development regulations that effectively guide and manage future growth.

- Policy 3-1:** The City shall maintain a unified Land Development Code that will regulate: all land uses shown on the Future Land Use Map, the subdivision of land, the location, size and the height of signs, areas subject to seasonal or periodic flooding, and the type of land use based on suitability for the topography, soil conditions and the availability of facilities and services.
- Policy 3-2:** As part of the unified land development code, the City shall develop and adopt regulations that provide for drainage and stormwater design standards and protect potable water well fields and aquifer recharge areas.
- Policy 3-3:** The adopted, unified development code shall ensure that properly designed and safe ingress/egress is available to all sites, and that on-site

traffic flow and parking shall be adequate to meet annual maximum daily requirements.

Policy 3-4: The adopted, unified development code shall ensure and provide that development orders shall be issued only upon certification that water, sewer, and solid waste and other required services are available to serve the proposed development at the adopted level of service, or are committed to be available concurrent with a development's completion.

Policy 3-5: In conformance with Objective 3 above, the City shall establish, adopt and implement density and intensity standards for all future land uses, as applicable, and as indicated on the Future Land Use Map and the adopted City Zoning Map.

Density and intensity standards for land uses in the City of Brooksville are listed as follows:

Suburban Residential. Permissible densities shall be limited to a maximum of 2.5 dwelling units per gross acre. Provisions for clustering and non-residential uses with a maximum Floor Area Ratio (FAR) of 0.30 may be considered and shall be approved through a Planned Development Project site-plan controlled zoning.

Single Family Residential. Permissible densities shall be limited to a maximum of 7 dwelling units per acre. Non-residential uses may be considered with a maximum Floor Area Ratio (FAR) of 0.30 and shall be approved through a Planned Development Project site-plan controlled zoning.

Mobile Home/Multi-Family Residential. Permissible densities shall be limited to a maximum of 18 dwelling units per acre. Non-residential uses may be considered with a maximum Floor Area Ratio (FAR) of 0.50 and shall be approved through a Planned Development Project site-plan controlled zoning.

A. CPA2007-L2. Development of the parcel labeled as amendment CPA 2007-L2 on the Future Land Use Map shall be limited to not exceed 10 dwelling units per acre.

Mobile Home Residential. Permissible densities shall be limited to a maximum of 8 dwelling units per acre and may include mobile (manufactured) homes and conventional dwelling types. Non-residential uses may be considered with a maximum Floor Area Ratio (FAR) of 0.30 and shall be approved through a Planned Development Project site-plan controlled zoning.

Multi-Family Residential. Permissible densities shall be limited to a maximum of 18 dwelling units per acre and may include conventional dwelling types. Non-residential uses may be considered with a maximum Floor Area Ratio (FAR) of 0.50 and shall be approved through a Planned Development Project site-plan controlled zoning.

2050 Vision Overlay. The plan overlay categories are intended to address the City's desire to encourage urban-scale, transit-oriented mixed-use developments as discussed in the Introduction of this Plan. As shown in the Illustration Map, there are eight land use types: Transit Oriented Development (TOD), Regional Mixed Use, Mixed Use, Historic Central Business and Residential Mixed Use, Light Industrial/Commercial/Office, Light Industrial/Office/Manufacturing/Mining/Distribution, Medium Density Residential and Medium and Low Density Residential.

Transit Oriented Development. The Transit Oriented Development category mandates that, at a minimum, two land use types--a multi-family residential and a non-residential component or a mixture of office, commercial, light industrial and/or manufacturing uses--are included and that the proposed development is located along a significant transportation corridor in close proximity to, or that is directly served by mass transit facilities and that allows easy access to the rail system. When residential uses are included, a minimum residential density of 6 dwelling units per gross acre is required for development within this plan category. In addition, the minimum non-residential development intensity (FAR) requirement for this category shall be 0.30 and the maximum non-residential FAR for this category shall not exceed 2.0. A maximum residential density of 20 dwelling units per gross acre will be permitted. Multi-family residential units and non-residential land uses shall be a minimum requirement of development within this plan category; however, not every building structure is required to contain two or more uses. Vertical separation of uses (e.g., residential above retail and/or office use) is strongly encouraged.

Regional Mixed Use. The Regional Mixed Use category requires incorporating two or more different uses within walking distance of one another and may include a variety of housing types. The category accommodates a wide range of retail commercial, office, light manufacturing, civic, and residential uses to create vibrant activity centers with compatible activities. The minimum residential density shall be 8 dwelling units per gross acre and the maximum is 25 units per acre. The minimum non-residential

development intensity (FAR) requirement for this category shall be 0.30 and the maximum non-residential FAR for this category shall not exceed 2.0.

Mixed Use. At a minimum, a mixed use development must include two different non-residential land uses and may include residential uses. For purposes of the Mixed Use category, the non-residential land uses category may include office, retail, light industrial, and recreational uses. The minimum FAR shall be 0.30 and the maximum shall be 1.0. The minimum residential density shall be 6 dwelling units per gross acre and the maximum is 10 units per acre.

Historic Central Business and Residential Mixed Use. This category permits a high concentration of government uses, commercial uses, historic residential low density development and potential higher density residential development. Minimum FAR for non-residential uses is 0.50 and the maximum is 2.0. Maximum residential density shall be 25 dwelling units per acre.

Light Industrial/Commercial/Office. This category permits commercial uses, office uses and light industrial uses. The minimum FAR shall be 0.30 and the maximum shall be 1.0.

Light Industrial/Office/Manufacturing/Mining/Distribution. This category permits light industrial uses, office uses, manufacturing uses, mining uses and distribution. The minimum FAR shall be 0.30 and the maximum shall be 1.0.

Medium Density Residential. Permissible densities shall be limited to a maximum of 8 dwelling units per gross acre. Provisions for clustering and non-residential uses with a maximum Floor Area Ratio (FAR) of 0.30 may be considered.

Medium and Low Density Residential. Permissible densities shall be limited to a maximum of 5 dwelling units per gross acre. Provisions for clustering and non-residential uses with a maximum Floor Area Ratio (FAR) of 0.30 may be considered.

Development within the Overlay categories shall occur in areas as identified on the 2050 Vision Plan Land Use map, with the exception that properties shown on the map that are outside the incorporated City boundary shall be regulated by the Hernando County Comprehensive Plan and Hernando County Zoning regulations. Proposals to develop consistent with the principles of the vision described in the Introduction of this Plan

will require the filing of a Future Land Use Map change application and, subsequently, a Planned Development Project site-plan controlled zoning application. Along the street frontage of the development sites, buildings shall face the street and have modest front setbacks. Any portion of the perimeter of the proposed development that abuts lands designated under the Comprehensive Plan for residential development at a density of 8 dwelling units per acre or less shall contain buffering and screening components to ensure a transition between the proposed development within these plan categories and lower density uses.

Commercial. Lands classified as commercial use shall be used for the sale, rental and distribution of products or performance of services, light industrial uses and may be used for multi-family residential uses if approved through the Planned Development Project (PDP) review process. The maximum allowable non-residential intensity is a 0.70 floor area ratio and 70% lot coverage. For all commercial lots that are not subject to setback requirements in the Historic/Central Business District a 1.25 floor area ratio will be preserved. Multi-family housing may be considered for up to 20 dwelling units per acre.

A. CPA 2004-L1. Development of the parcel labeled as amendment CPA 2004-L1 on the Future Land Use Map shall be limited to not exceed 184,000 square feet of building floor area.

B. CPA2010-S7 and CPA2010-S8. Development of the parcels labeled as amendments CPA2010-S7 and CPA2010-S8 on the Future Land Use Map shall not collectively exceed 100,000 square feet of building floor area.

Industrial. The minimum lot size for industrial land use shall be 1 acre and allowed to a maximum lot coverage of 70% with a 0.80 maximum floor area ratio

A. CPA 2010-L6. Development of the parcel labeled as amendment CPA2010-L6 on the Future Land Use Map shall not exceed 375,705 square feet of building floor area.

Agriculture. The minimum lot size for the agricultural land use category is 1 acre.

Recreational. This land use will not be limited to a minimum tract size, shall have a maximum floor area ratio of 10%. All types of recreational uses are permitted.

Conservation. The adopted land development regulations will assure that

a site plan review process establishes the basis for site-specific development orders that protect and conserve conservation areas, with densities varying according to the environmental constraints. Wetlands in the City shall be designated as Conservation. Conservation Element Policy 2-13 describes the limited densities and intensities for development in wetlands.

Public Facilities and Land. Such areas are those areas that may be used for governmental purposes such as: utility, telecommunication, and transportation right-of-way and corridors; stormwater management facilities and structures; buildings and structures for governmental services; public libraries; public schools; churches, quasi-public entities and state and federal structures and buildings. Additional uses that may be permitted by the local government in this land use district include residential, commercial, industrial and mixed use. Governmental land uses will be allowed a maximum 1.25 Floor Area Ratio (FAR). Densities and intensities of residential, commercial, industrial and mixed use developments on properties designated as Public Facilities and Land shall be guided by the densities and floor area ratios of surrounding plan categories, including those of adjacent jurisdictions, to ensure compatibility with surrounding development. In instances where mixed uses are proposed, a maximum of 25 percent of the land area may be devoted to commercial land uses. Proposals to redevelop properties with residential, commercial, industrial and/or mixed uses shall be reviewed as Planned Development Projects. All development shall be subject to applicable development regulations.

Mixed Use. Mixed use developments will be permitted only within a Planned Development Project zoning district based on the approval of a site-specific development order. At a minimum, a mixed use development must include both residential and non-residential land uses. For purposes of the Mixed Use land use category, the Non-Residential land use category may include office, retail, light industrial, and recreational uses in addition to other uses specified in said category. Allowed uses within the Conservation and the Public Facilities and Lands categories may also be part of a mixed use development. A minimum of 20% and a maximum of 80% of a mixed use project will be non-residential. The maximum allowable mixed use intensity shall be 0.70 floor area ratio and 70% lot coverage. A minimum of 20% and a maximum of 80% of a mixed use project shall be residential, with residential densities up to 18 units per acre.

Southern Hills Plantation Mixed Use District. Permissible densities/intensities shall be limited to a maximum of 1,163 residential units, 240,000 square feet of retail or office, 45,000 square feet of

clubhouse and associated activities, and a minimum of 350 acres of open space/recreational uses within the project boundary.

Majestic Oaks Mixed Use District. This is a mixed use district consisting of up to 999 residential units, up to 100,000 square feet of commercial/retail/office, up to 31,000 square feet of clubhouse and associated activities, and a minimum of 200 acres of open space/recreation uses within the project boundary. All development must meet the concurrency requirements of Chapter 163, Florida Statutes. Thus, more than 600 residential units, but fewer than 999 of the units allowed in this district, may be allowed through the rezoning process provided that the approved development meets the concurrency requirements, including transportation, as required by Chapter 163, Florida Statutes.

McAteer Residential Development District (MRDD). The project shall be permitted a maximum of 450 dwelling units and shall be developed as follows:

- Community Features. The MRDD shall incorporate the following features:
 - Cluster housing to maintain open space;
 - Open space and a neighborhood park within each development pod;
 - The interconnection of open spaces and residential pods through the use of multi-purpose trails and sidewalks;
 - Drought tolerant (Xeriscape) landscaping as defined by the Southwest Florida Water Management District's *A Guide to Florida-Friendly Landscaping*; and
 - The protection of the site's natural areas.
- Zoning/Master Plan. The rezoning application shall include a master plan for approval.
- Housing Mix. The project may include a variety of housing types, lot sizes, setbacks and densities.
- Definable Edge. The project shall provide a definable edge a minimum of 50 feet in width along the eastern project boundary. The edge shall consist of existing vegetation and shall be enhanced with the planting of additional native vegetation where appropriate.
- Open Space. A minimum of 150 acres of open space containing both active and passive recreation activities as well as drainage and floodplain management facilities shall be provided.
- Protected Plant and Animal Species. Impacts to protected wildlife and plants shall be minimized through the use of on-site mitigation and preservation techniques in accordance with all applicable regulations.
- Natural Resources/Site Suitability:

- Wetland areas within MRDD shall not be impacted by development with the limited exception of necessary access, utilities and utilization for stormwater projects. There shall be no net loss of wetlands.
- Development plans, prepared prior to platting, shall identify and protect wetlands and flood plain areas through conservation easements and dedicated open spaces.
- Development within MRDD shall limit stormwater impacts by the use of clustering of residential density and open space.

South Brooksville Planned Development District (SBPDD). The SBPDD shall provide 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. The SBPDD designation consists of 122 acres. Land uses permitted within the SBPDD shall include:

- The existing single-family residential neighborhood not exceeding approximately 18.8 acres and up to 7 dwelling units per acre;
- The existing multi-family residential community not exceeding 6.9 acres and up to 18 dwelling units per acre;
- Highway-oriented, community and specialty retail not exceeding approximately 31 acres and a floor area ratio of 0.30;
- Industrial and Corporate Park space not exceeding approximately 22 acres and a floor area ratio of 0.80;
- Transit Oriented Development (TOD) located within approximately 0.25 miles of the CSX railroad right-of-way and not exceeding approximately 15 acres, developed with nonresidential uses at a minimum floor area ratio of 0.30 and a maximum of 0.70, and residential uses with a minimum density of 6 and a maximum density of 16 dwelling units per acre;
- Public use sites and facilities not exceeding approximately 4.9 acres; and
- Recreation uses on a minimum of approximately 21.3 acres.

Features

The South Brooksville PDD redevelopment will incorporate the following features:

- a vision designed to retain the existing sense of neighborhood and community;
- coordinated infrastructure, sufficient to maintain the health and safety of the existing community, while accommodating growth;
- preservation of existing single-family neighborhoods;

- higher density single-family and multi-family housing located along and in close proximity to major roadway corridors and the railway corridor;
- a mix of land uses;
- a diversity of housing types and densities, including workforce and affordable housing;
- employment opportunities;
- community retail along the Martin Luther King corridor;
- highway-oriented commercial along the SR 50 and SR 50A corridors;
- specialty retail and services along the “Good Neighbor Trail”;
- preservation of the Good Neighbor trailhead complex;
- historic preservation;
- transit oriented design techniques along the existing rail corridor consistent with the Tampa Bay Area Regional Transportation Authority (TBARTA) master plan;
- integration of public uses and facilities within the SBPDD;
- provisions for neighborhood and community recreation facilities;
- promotion of safe pedestrian and non-vehicular movement;
- provisions for the use of appropriate design guidelines and redevelopment techniques within the SBPDD.

Coordination of Governmental Entities, Actions and Programs.

Community Awareness. In order to maintain a coordinated effort with the South Brooksville community and Hernando County, the City shall maintain ongoing coordination with community representatives and the County 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 consistent with the policies contained in Objective 1 of the Intergovernmental Coordination Element.

Coordination of Land Use Changes and Policies. The City shall coordinate redevelopment activities, policies and programs, and changes in zoning with Hernando County and community representatives.

Redevelopment Activities. Redevelopment activities shall be coordinated with business retention/recruitment programs.

Housing

Housing Mix. Within the South Brooksville PDD, a variety of flexible lot sizes, flexible setbacks, mixed uses and a range of densities shall be allowed. New mobile home development shall be discouraged.

Affordable and Workforce Housing. Affordable and workforce housing shall be considered in the review of new mixed use and residential projects.

Commercial Development

Martin Luther King Corridor. Community commercial activity in South Brooksville will be located along the Martin Luther King Blvd. corridor. Appropriate design techniques for this corridor may include, but not be limited to, the following:

- The use of on street parking where safe and appropriate
- The use of reduced setbacks
- The placement of parking behind structures
- Provisions for retaining alleyways and the use of rear loading areas
- The use of architecture complimentary to the community's historic character
- The use of architectural detail, building articulation, traditional storefront looks, and overhangs
- The orientation of buildings toward streets and pedestrian areas
- The use of pedestrian connections and wider sidewalks
- The use of street furnishings and streetscape techniques
- The use of traffic calming techniques
- Flexible parking techniques

Good Neighbor Trail Corridor. Property adjacent to the Good Neighbor Trail may be redeveloped with a mix of complementary specialty retail, 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. Residential uses shall not exceed 7 dwelling units per acre. The maximum floor area ratio for nonresidential uses shall be 0.30.

Highway Commercial. Highway commercial uses shall be located along the State Road 50/Cortez Boulevard and State Road 50A/Jefferson Street corridors and shall not exceed a 0.30 floor area ratio.

Employment Center. Light Industrial and Business Park uses will be encouraged along Main Street and the existing railroad corridor. When located along the railroad corridor, these uses should be compatible with future transit oriented development. The redevelopment of existing industrial areas compatible with the community is encouraged in order to provide employment opportunities and economic growth. Maximum floor area ratio for Light Industrial and Business Park uses shall be 0.80.

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. Maximum floor area ratios shall be 0.30 for commercial uses and 0.80 for light industrial and office uses. New Heavy Industrial uses shall be prohibited.

Transit Oriented Development

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. Nonresidential uses shall be developed at a minimum floor area ratio of 0.30 and a maximum of 0.70, and residential uses with a minimum density of 6 and a maximum density of 18 dwelling units per acre.

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

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.

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.

Multi-Purpose Pathways. Recreation areas and open spaces shall be connected by paths, greenways, bikeways and sidewalks to provide for neighborhood mobility.

Infrastructure

Utilities. All new development and redevelopment within the South Brooksville PDD shall be served by central sewer and water.

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.

Timing. Water, sewer and drainage infrastructure shall be provided to support existing development, new development, and redevelopment of the SBPDD.

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.

Streetlights. Streetlights shall be provided using an MSBU or other appropriate funding mechanism.

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 Hernando 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).

Traffic Calming. Traffic calming features shall be used to manage the speed and safety of traffic in the South Brooksville area.

Sarah F. Davis Drive. The Sarah F. Davis Drive alignment will be planned and utilized to provide for internal connectivity and the distribution of traffic.

Land Use Approvals

Rezoning. Rezoning requests shall utilize the Planned Development Project (PDP) review process.

Existing Land Uses. All existing land uses and zoning shall be considered as conforming and may remain until such time that redevelopment occurs.

Land Uses Allowed. In the South Brooksville Planned Development District, the proposed mix of land uses includes residential, commercial, office and a transit oriented development node.

- Policy 3-6:** Owners of property annexed into the City shall file for a Future Land Use Map amendment within one year of annexation approval. If an application for a Future Land Use Map amendment is not filed within one year, the City shall determine the appropriate land use designation and shall file the application.
- Policy 3-7:** The City shall ensure that proposed modifications to land use in follow-up to large-scale annexations promote responsible urban growth, safeguard natural resources, expand the City's economic base, and serve to implement best practices throughout the development process.
- Policy 3-8:** Use annexation and subsequent land use petition processing as a guide to the location, timing and character of development on the City's edge.
- Policy 3-9:** Whenever possible and appropriate, use annexations and subsequent land use petition processing as an opportunity to enter into an Interlocal agreement with Hernando County regarding responsibility and timing of services and infrastructure within the Joint Planning Area.
- Policy 3-10:** Estimate the fiscal impacts of proposed land use changes on levels of service and the City's costs and revenues; then apply this information in formulation of the City's Capital Improvement Program (CIP).

Objective 4: The City shall maintain a City Zoning Map that ensures future development and redevelopment activities are located in appropriate areas of the City as illustrated on the adopted Future Land Use Map, which shall be consistent with sound planning principles and provide for control of urban sprawl in conformance with directives of the adopted Future Land Use Element.

- Policy 4-1:** The City shall continue to encourage the use of innovative land use development techniques such as planned development projects, zero lot line patio home subdivisions, cluster housing techniques and mixed use developments.
- Policy 4-2:** Concentrate higher density and intensity growth in and around areas that are adequately served by transportation facilities, public utilities, and community services and facilities.
- Policy 4-3:** Locate future land uses at densities and intensities that will control urban sprawl and leap-frog development that unduly depletes the physical, social, and fiscal resources of the City.
- Policy 4-4:** High density and intensity growth shall not be permitted in conservation areas, or those areas best suited for continued low density and intensity development.

- Policy 4-5:** Residential subdivisions shall be designed to include an efficient system of internal circulation, including the provision of external collector streets, where applicable, to feed the traffic onto external arterial roads and highways.
- Policy 4-6:** Develop a broad diversity of residential densities to satisfy the housing preferences and income levels of all residents.
- Policy 4-7:** Protect residential areas from incompatible commercial and industrial uses.
- Policy 4-8:** Provide residential areas of sufficient density to economically support adequate community facilities.
- Policy 4-9:** Require central water and sewer systems for new urban developments, which are designed to be compatible with future public utility systems.
- Policy 4-10:** Discourage isolated residential developments that require higher service costs through the proper implementation of policies 4-2, 4-3, 4-5, 4-8, 4-11, 4-13, and other appropriate adopted policies of this plan.
- Policy 4-11:** Direct urban growth by providing community facilities in prime expansion areas, and withhold these facilities from areas in which growth is to be discouraged.
- Policy 4-12:** Approve the location of new development on the basis of the land's ability to support such uses without adversely affecting the natural environment through the use of proper site plan review procedures and appropriate mitigation measures.
- Policy 4-13:** Prior to approval of locating future development, evaluate the impact of development on existing land use in relation to employment, transportation, and essential services such as sewer, water, police and fire protection, and schools.
- Policy 4-14:** Promote development of commercial areas that are convenient to the public, and well integrated into the transportation system and surrounding land uses.
- Policy 4-15:** Encourage commercial uses to locate in designated commercial nodes as directed in the Future Land Use Element.
- Policy 4-16:** Discourage commercial activities from locating in wetlands, 100-year floodplains and delineated conservation areas through the use of proper

site plan procedures and adopted floodplain management policies in the Conservation Element of this plan.

- Policy 4-17:** Locate planned shopping centers and developments serving regional and community-wide markets at the intersections of existing and proposed arterial roadways in order to improve accessibility and minimize unnecessary traffic.
- Policy 4-18:** Locate neighborhood shopping facilities within defined neighborhoods, situated on collector roads.
- Policy 4-19:** Concentrate heavy commercial activities and buffer them from residential and open space areas.
- Policy 4-20:** Support the redevelopment of under-used and abandoned industrial and commercial brownfield properties
- Policy 4-21:** Require adequate off-street parking and loading facilities in all commercial areas.
- Policy 4-22:** The City shall, through application of proper development review procedures, permit industrial development that is compatible with the natural environment, while planning the development of prime industrial land in accordance with anticipated development trends.
- Policy 4-23:** Specifically permit the type, intensity and location of industrial development in such a way as to foster a diversified economic base while not being detrimental to the City's aesthetics and quality of life, through appropriate zoning district designation and adherence to proper planning principles.
- Policy 4-24:** Designate the expansion of industry in those areas already having industrial amenities.
- Policy 4-25:** Prohibit industry from locating in residential areas.
- Policy 4-26:** Permit the clustering of industrial activities in industrial parks located in designated Industrial Nodes, which are environmentally suitable and accessible to adequate transportation facilities.
- Policy 4-27:** Protect existing industrial areas from encroachment by residential and non-compatible commercial uses.
- Policy 4-28:** Separate heavy industrial districts from residential and commercial districts through adequate buffering and screening.

- Policy 4-29:** Provide an adequate amount of land suitable to meet the growing industrial and employment needs of the City.
- Policy 4-30:** Deny industrial rezoning requests for lands that are not located in Industrial Nodes or are incompatible with adjacent land uses.
- Policy 4-31:** Prohibit industrial activities from locating in wetlands and other environmentally sensitive areas.
- Policy 4-32:** The City shall formally adopt Land Use Element maps that indicate 100-year flood hazard areas, ponding and wetlands areas, and stormwater drainage system conduits as city conservation areas, until such time as a Master Stormwater Drainage Study is completed and adopted to specifically designate sites and acreages to be reserved for conservation use.
- Policy 4-33:** The City shall maintain an ordinance to protect existing and future potable water supply sources, providing criteria for establishing protection areas for wellheads and wellfields and for identifying and restricting inappropriate activities and land uses within these.
- Policy 4-34:** Mixed land uses shall be permitted in the designated Central Business District (CBD) in accordance with the directives of the Future Land Use Element and zoning district designations specified in the adopted Land Development Code, and in conformance with the zoning district classification appearing on the City Zoning Map to promote a historic, pedestrian, residential and business character for the CBD.
- Policy 4-35:** Schools are permitted in all land use categories except Conservation. Schools may be allowed in any zoning district subject to approval as a Planned Development Project. The level of service standards for educational facilities are set forth in the Public School facilities Element (Chapter 11) and the Capital Improvements Element (Chapter 8) of this Comprehensive Plan. The City of Brooksville shall encourage the location of public elementary, middle, K-8 and high schools based on the criteria established by Chapter 11 of this plan.
- Policy 4-36:** Allow electric distribution substations in all land use categories but, if possible, avoid locating substations where they would be incompatible with adjacent land uses.
- Policy 4-37:** Require the compatibility of electric distribution substations with surrounding land uses (including heightened setback, landscaping,

buffering, screening, lighting, etc.) as part of a joint public/private site planning effort.

Objective 5: The City shall maintain measures to ensure that all public facilities and services necessary to meet adopted level of service standards are available concurrent with the impacts of development.

- Policy 5-1:** Development permits shall be issued only upon certification that a stormwater permit has been issued or exempted by the Southwest Florida Water Management District.
- Policy 5-2:** Development permits shall be issued only when level of service for stormwater management can be met and demonstrated to the Departments of Public Works and Community Development by site design plans.
- Policy 5-3:** On-site traffic flow shall be controlled for safety with appropriate marking and signage while minimizing egress onto arterial roads and providing a share of frontage road as designated in the Transportation Element.
- Policy 5-4:** On-site parking requirements for multi-family and commercial development shall be required to provide adequate parking for conditions of maximal demand.
- Policy 5-5:** Require the dedication and construction of frontage roads to minimize the number of curb cuts on major roads.
- Policy 5-6:** The development of all land uses shall be timed and staged in conjunction with provision of roads [unless a project is considered infill or redevelopment and is located in a Transportation Concurrency Exception Area (TCEA)], sanitary sewer, solid waste, drainage, potable water, schools, and parks and recreation.
- Policy 5-7:** The developer/owner of any site shall retain ultimate responsibility for on-site construction, maintenance, and management of stormwater runoff, which shall be provided in such a manner that post-development runoff rates, volumes and pollutant loads do not exceed pre-development conditions.
- Policy 5-8:** Land development that impacts public educational facilities shall not be permitted if school concurrency cannot be achieved as provided for in the Public School Facilities Element (Chapter 11) of this Comprehensive Plan.
- Policy 5-9:** Establish a uniform procedure for determining whether development applications are in compliance with school concurrency.

Policy 5-10: Before issuing a building permit, require verification from the local water supplier that adequate water will be available to serve new development by the date of issuance of a Certificate of Occupancy.

Policy 5-11: Unless a TCEA is applicable for infill or redevelopment, require all transportation facilities needed to maintain the adopted level of service to be in place or under construction within three years after approval of a building permit.

Objective 6: The City shall maintain land development regulations to provide protection to known historic resources through financial and regulatory incentives and through land development review procedures that identify such resources as part of the development review.

Policy 6-1: Historic Districts shall be designated on the Future Land Use Map of the Comprehensive Plan, and the purpose and procedures for preserving each historic district, its character and structure shall be maintained in the City's land development regulations.

Policy 6-2: If City construction activities reveal a suspected historic or prehistoric archaeological site, the City shall determine the extent and nature of the site and report such findings to the State of Florida, by a Master Site File application, and mitigate any impacts upon the site if the site is determined to be relatively intensive in cultural remains, or significant to the archaeological or historical record. Such determination of site extent, nature and significance shall be made by a professional archaeologist as recognized by the Florida Department of State, Division of Historical Resources, Bureau of Historic Preservation.

Policy 6-3: The City shall negotiate with land owners prior to the development review process, to avoid or mitigate disturbance of known historic and prehistoric sites.

Policy 6-4: The City shall consider obtaining "Certified Local Government" status as recognized by the Florida Department of State, Division of Historical Resources, Bureau of Historic Preservation as a means to protect and preserve historic resources in the City.

Objective 7: The City shall implement Housing Element directives for renewal and revitalization of substandard housing target areas within time frames and scope of assistance as identified within the element.

Policy 7-1: The City shall utilize available governmental programs as appropriate for renewal and revitalization of substandard housing target areas as identified in the Housing Element.

Objective 8: The City shall maintain specific mechanisms that reduce or eliminate existing land uses that are inconsistent with or do not further the historical, natural and economic environment that define the overall character of the community.

Policy 8-1: The City shall, through the adoption of the Future Land Use Element, Map Series, Unified Land Development Code and City Zoning Map, reduce or eliminate land uses that are inconsistent with the community's character.

Objective 9: The City shall maintain regulations to ensure protection of the City's natural resources.

Policy 9-1: The City shall, through initiation and enforcement of the goals, objectives and policies of the adopted Comprehensive Plan and adoption and implementation of the City's Land Development Code, provide protective mechanisms for the City's natural resources.

Policy 9-2: The zone of protection shall be determined for each city potable water well by a hydrologist, and these identified physical boundaries shall be the basis on which the use of hazardous substances, and certain land uses which in and of themselves have a likelihood to endanger potable water supplies, shall be restricted. These substances and/or uses shall be restricted and/or specially regulated for the purpose of protecting potable water supplies.

Policy 9-3: All environmentally sensitive land in the City including ponds, wetlands, streams, and/or sinkholes and their associated vegetative communities shall be conserved and protected from the effects of urbanization and development activities through proper site plan review procedures and mitigation measures.

Objective 10: In conformance with concurrency objectives of the adopted Comprehensive Plan, the City shall ensure that suitable land is available for utility facilities to support proposed development as applicable and necessary.

Policy 10-1: The City shall monitor, evaluate, and provide level of service (LOS) standards as applicable for utility facilities to support proposed development.

Objective 11: The City shall maintain innovative land development regulations.

Policy 11-1: The adopted City Land Development Code shall provide criteria and standards to accommodate innovative land development techniques such as those identified in Policy 4-1 of this element.

Policy 11-2: Utilize existing inventories of land use information to identify and prioritize infill development sites; then coordinate with the Hernando County Office of Business Development to make this information better available to the private sector.

Policy 11-3: Direct economic development incentives to projects that adaptively reuse existing structures and features of the built environment.

Policy 11-4: Through the land development and permitting processes, cooperate with the private sector to recognize and maintain the integrity of the City's historical built environment.

Policy 91-5: Ensure that appropriate land, infrastructure and amenities are available to attract high technology and other industrial development that is compatible with the local labor force, raw materials and landform/environmental constraints.

Objective 12: The City shall consider the elimination or reduction of future land uses that are inconsistent with the Hernando County Local Hazard Mitigation Strategy and other existing and future interagency hazard mitigation reports.

Policy 12-1: The City shall review interagency hazard mitigation reports as they become available to determine if actions are appropriate to eliminate or reduce future land uses that are inconsistent with the report.