

Patricia L. McNeese

From: Patricia L. McNeese
Sent: Tuesday, August 08, 2017 7:59 AM
To: 'TravelinVolks@aol.com'
Cc: Nick Nicholson; Steve Champion; Wayne Dukes; John Allocco; Jeff Holcomb; Administration Resource Object; hernando4liberty@yahoo.com; Ronald Pianta
Subject: RE: Draft 2040 Comprehensive Plan Update - Draft Strategy 1.12A

Thanks Pat,

The strategy example you gave is a continuation of the current Comprehensive Plan Objective 2.04B: “Require the payment of an impact fee and/or dedication of additional land for road capital improvements, which will proportionately contribute to the cost of new road capital facilities needed because of the impact of new development on the roadway network. Other funding sources should be evaluated.”

The Board has, at times, completely suspended impact fees for various periods in the past under the current Comprehensive Plan and above-stated existing language. This shows that they *do have discretion* with respect to impact fees.

Pat, I’m glad that you brought up this example because it shows that the Board’s discretion has less to do with the exact language of an individual Comprehensive Plan policy and more to do with the nature of the Plan document itself. This example from the Transportation Element illustrates the Plan function as a legislative and guiding document subject to the Board’s direction on its application with respect to future land development.

When reviewing any land use issue, the Board uses the Comprehensive Plan *as a whole*, since all of the elements work together. In a review process like this, it is a good to question and re-evaluate existing individual policies. That way, the Board can consider the original rationale and intent. However, such a review would consider the document *as a whole*. For example, this policy you are reading from the Transportation Element would be evaluated in the context of all the other elements, especially Future Land Use Element and Capital Improvements.

Pat, thank you for your continued interest and review. I will talk with you soon. -Pat

Patricia L. McNeese, AICP, Planner III
Hernando County Planning Department
20 N. Main Street, Room 262
Brooksville, FL 34601-2828
phone: 352-754-4057, ext. 28016
fax: 352-754-4420
email: pmcneese@hernandocounty.us

From: TravelinVolks@aol.com [mailto:TravelinVolks@aol.com]
Sent: Sunday, August 06, 2017 10:43 PM
To: Patricia L. McNeese <PMcNeese@co.hernando.fl.us>
Cc: Nick Nicholson <NNicholson@hernandocounty.us>; Steve Champion <SChampion@co.hernando.fl.us>; Wayne Dukes <WDukes@hernandocounty.us>; John Allocco <JAllocco@co.hernando.fl.us>; Jeff Holcomb <JHolcomb@hernandocounty.us>; Administration Resource Object <Administration@co.hernando.fl.us>;

hernando4liberty@yahoo.com

Subject: Re: Draft 2040 Comprehensive Plan Update - Draft Strategy 1.12A

You contend that impact fees are optional in the Draft 2040 Plan. I will try to give an example where that is not the case. Go to Chapter 5, Strategy 5.03A(9), page 14 in the strike/underline version. It reads, "Land development shall be required to pay an impact fee, dedicate land, enter into a proportionate fair share agreement, and/or provide other means of fulfilling their fair share of the cost of impacts from new development on the roadway network."

Based on that statement, an applicant who is either unwilling or unable to comply with the listed options will have no other choice than paying impact fees, or his permit will be denied. If there are no impact fees at the time of application, then his permit is still denied, because he can't, or won't, use the other options.

The point is that development is not allowed without paying for "impact", one way or another. I believe ALL of those methods should be optional at the discretion of the BOCC.

I still contend that any "impacts" are paid for eventually through a lifetime of local taxes of all kinds, as they were before the invention of such fees. Asking for all that money up front is an abusive hardship for too many, in my opinion, especially those who barely qualify for a loan, or can't because of the fees. Money not spent on impact fees will be spent supporting local businesses and the tax revenue they generate, if development is allowed, to generate that spending.

Pat Miketinac

In a message dated 8/1/2017 3:34:43 P.M. Eastern Daylight Time, PMcNeese@co.hernando.fl.us writes:

Hi Pat and Shirley,

Hope you are doing well. I was asked to provide you with additional information on draft Strategy 1.12A of the Draft 2040 Comprehensive Plan update, that you provided to the Board of County Commissioners at their last regular meeting of July 25, 2017. The strategy (copy attached) requires adoption of level of service standards for the facilities specified in the list. The strategy also specifies what the level of service standards are used for, including impact fees and development orders. The strategy does not mandate impact fees. It provides criteria for implementing impact fees should the Board of County Commissioners choose to do so. More importantly, it provides criteria for determining, during the land use review process, whether the County has adequate services and infrastructure to support new growth. As mentioned by Mr. Sossamon during the Board meeting, the establishment and application of impact fees is at the Board's discretion and it continues to be so under this strategy. You might note that this strategy is actually being continued verbatim from current Comprehensive Plan Policy 1.04C(2). Over the many past years of implementation of this current policy, the Board of County Commissioners has, in fact, implemented, suspended and modified impact fees at their discretion. Pat and Shirley, if you have any questions or comments on this, I would be glad to discuss it with you. Thanks! -Pat

Patricia L. McNeese, AICP, Planner III

Hernando County Planning Department

20 N. Main Street, Room 262

Brooksville, FL 34601-2828

phone: 352-754-4057, ext. 28016

fax: 352-754-4420

email: pmcneese@hernandocounty.us

Patricia L. McNeese

From: Patricia L. McNeese
Sent: Friday, May 12, 2017 4:22 PM
To: Wayne Dukes; Nick Nicholson; John Mitten; John Allocco; Steve Champion; Leonard Sossamon
Cc: Ronald Pianta
Subject: Response to Draft Comp Plan Questions

Dear Commissioners and Mr. Sossamon,

I was asked to transmit to you our responses (in red type below) to “Questions Generated by the Draft 2040 Comprehensive Plan” that you forwarded to us last week. If you have any questions or comments, please do not hesitate to contact us at any time.

Thank You! -Pat

Patricia L. McNeese, AICP, Planner III
Hernando County Planning Department
20 N. Main Street, Room 262
Brooksville, FL 34601-2828
phone: 352-754-4057, ext. 28016
fax: 352-754-4420
email: pmcneese@hernandocounty.us

QUESTIONS GENERATED BY HERNANDO COUNTY’S DRAFT 2040 COMPREHENSIVE PLAN

1. Is there any reason that changes must be made to the current comprehensive plan?

The current 2025 Plan is insufficient to meet the needs of the County’s projected population growth. Comprehensive Plans must address a minimum 10-year planning horizon (F.S. 163.3177(1)(f)(3) and 163.3177(5)(a)).

2. Is the Planning Department following the new, far less restrictive guidelines in the Community Planning Act of 2011? Are they remembering to be “sensitive” to private property owners rights as mandated in section 10 of that law?

Section 163.3161(10) is one of 12 “intent” statements prefacing the Community Planning Act and states that comprehensive plans be developed and applied “...with sensitivity for private property rights...” Although state law does not require a Property Rights section in Comprehensive Plans the current draft retains the Property Rights section of the Plan and moves it to a prominent position at the front of the Future Land Use Element. At the May 2 workshop, staff received direction to take another look at this section.

3. Why did Ms. McNeese state at the “kick-off”, that the Ecological Linkages category is on “public” land (Hernando Sun August 5, 2016)? It obviously traverses thousands of pieces of private property.

Mrs. McNeese stated that Ecological Linkages connects existing public lands.

4. If a private property owner is told that they cannot by law use over half of their property, that fencing and lighting is restricted, and they still must pay 100% of their taxes, how is this not a partial taking of their property. How is this not making public use of private property? How is this not socialism? How does this not violate state statute 163.3161 section 10 of the Community Planning Act which states:

“It is the intent of the Legislature that all rules, ordinances, regulations, comprehensive plans and amendments thereto, and programs adopted under the authority of this act must be developed, promulgated, implemented and applied with sensitivity for private property rights and not be unduly restrictive, and property owners must be free from actions by others which would harm their property or which would constitute an inordinate burden...”

As proposed at the May 2 workshop, the Ecological Linkages Map and accompanying text in the Future Land Use Element will be removed from the next draft document.

5. Why were the words in Chapter one which specifically defended private property rights edited so heavily? Is there any law that states that those words cannot be included? Can State Statute 163.3161 section 10 be included? Can Section 001 of the Bert J. Harris Jr. Private Property Rights Act, which applies to partial takings and just compensation, be included?

As proposed at the May 2 workshop, the Property Rights section will be reviewed again. Items in the current Plan that state obvious legal precedent and state law were removed to reduce the size of the Plan, one of the goals of this update. Staff will add proposed language to the next draft referencing the Bert J. Harris, Jr. Private Property Rights Act as mentioned above. It is noted that this Act would apply in full force whether or not it is included in the County’s Comprehensive Plan.

6. Why did the Planning Department switch from “Goals, Objectives and Policies” format to the “Goals, Objectives, and Strategies” format? Isn’t it true that either is permitted by the state comprehensive planning law?

It is true that the format of the Plan is up to local governments. Since the final document is proposed as a strategy format, Policies are replaced with Strategies in the current draft update. The use of the word strategy versus use of the word policy in the document is a stylistic preference. The definition of a strategy is “a plan of action or policy designed to achieve a major or overall aim.” There is little difference in the meaning of the two terms.

7. Since there is no requirement in the State Comprehensive Planning law that mandates the use of the words “shall”, “will” or “must” why can they not be removed to allow for more future flexibility by the County Commission?

F.S. 163 contains mandated Plan contents with extensive use of the words “shall”, “must” and “will.” There are areas of the Plan where definitive language is required to protect the integrity of the Plan as a legal document (Note intent of Community Planning Act, Item 163.3161(6)).

8. Who authorized the entire rewriting of the Comprehensive Plan rather than use the accepted legal method of strike-out for deletions and underline for additions? Why can’t Planning use the cross-reference charts to do just that?

The cross reference charts were created by the Planning Department due to the amount of reorganization needed to reduce the size of the Plan and take full advantage of the new Community Planning Act. We believe a strikethrough/underline version would be far more confusing for the public than the use of the charts provided. The charts can easily be searched in PDF format for any Goal, Objective, Strategy, word, phrase or partial word.

9. Could charts be included as in other county plans, to make densities, open space, acreage, recreation areas and other requirements and amenities more transparent?

Charts are much more appropriate in land development regulations since there are very few numerical requirements contained in the Comprehensive Plan.

10. Why is the Draft 2040 Plan so devoted to the unproven theory of wildlife corridors?

The Ecological Linkages Map is part of a statewide mapping system based not on theory but on actual records and movements of remaining wildlife in the context of land already under public ownership. As discussed at the May 2 workshop, staff will propose removal of the Ecological Linkages Map and accompanying strategy language in the Future Land Use Element.

11. Why was the Ecological Linkages Category created? Is it state law? Can it be removed? (Same for Countryside communities?)

Wildlife corridors are mentioned in F.S. Chapter 163 several times. State law requires that conservation of natural resources, wildlife and wildlife habitat be addressed in the Plan. Countryside Communities is an incentive-based method for retaining the remaining rural character and agricultural pursuits in the Rural Land Use Category. Use of the Countryside Community concept would be strictly voluntary, and would require the approval of the Board of County Commissioners.

12. When Rural category land owners have no open space restriction for 20 acres and less in the current plan, and new owners will have to leave 50% open space on any acreage in the Ecological Linkages Zone, how is this equal treatment? How is this being “sensitive” to private property rights?

As proposed at the May 2 workshop, the Ecological Linkages Map and accompanying text in the Future Land Use Element will be removed from the next draft document.

13. Why is new residential development on existing platted lots of one acre or more in the Ecol. Link. Category, limited to 35% impervious coverage? Who would want to purchase a lot where they could only build on 35% of it?

The 35% building area requirement is actually contained in the current land development regulations and has been in place for many years. As discussed at the May 2 workshop, this provision will be removed from the draft Plan update.

14. How will making more restrictions on new owners help promote real estate sales in the county?

F.S. 163.3177(4)(a)4 states that “The amount of land designated for future land uses should allow the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business...” Since the Plan offers a variety of land use options, this intent is met both in the current Plan and the proposed draft update. This is one reason why there was a consensus during Plan evaluation to retain Hernando County’s current Future Land Use Pattern.

15. If this category were to be created, are there any future assurances that the Planners won’t ask for all the property owners under the Ecological Linkages branding to be subject to the same restrictions? Will conservation easements and buffers become an issue? Isn’t this just a start; a foot in the door for future restrictions?

“Future assurances” are provided via the fact that all policy direction is set by the Board of County Commissioners.

16. Why aren’t all rural properties subject to the same regulations, land densities, open space requirements, fencing and lighting?

The Rural Category is a Future Land Use Category designation and, like all Future Land Use Categories, guides development via locations that characterize the long-term end toward which land use patterns are ultimately directed. Regulations are applied through the underlying Zoning District

which may be different for different properties, even if those properties are in the same Future Land Use Category.

17. Why are there different fencing restrictions placed on new owners of private property in the Ecological Linkages category? Agricultural currently has none.

As proposed at the May 2 workshop, staff will remove this restriction from the next draft Plan document.

18. Why are there new lighting restrictions on new owners of private property in the Eco. Links., when currently there are none?

As proposed at the May 2 workshop, staff will remove this restriction from the next draft Plan document.

19. Why are the Ecological Linkages map boundaries gerrymandered around different specific property owners? Who decided exactly who is included or excluded?

The Ecological Linkages Map is a statewide map based on remaining public lands and wildlife movement. It was not created by Hernando County. As proposed at the May 2 workshop, it will be removed from the next draft Plan document.

20. How can more restrictions be good for the economy of the County?

See response to Question #14 above.

21. How will we convince people and businesses to come here when they find out about hundreds of new mandates with which they must comply ? Aren't fewer restrictions more conducive to a better economy?

See response to Question #14 above. Also, the vast majority of this draft Plan update document follows the current Plan and it is a misrepresentation to state that the update draft Plan proposes "hundreds of new mandates."

21. Why are Class I wetlands now required to be open space, when in the current plan, one dwelling per forty acres is allowed. Haven't you taken away a person's private property rights? How can Pasco allow one dwelling unit for twenty acres in Class I wetlands and we can't?

This may be a reference to Policy 5.01B(2) in the current Plan which restricts all wetlands (not just Class I) to a 1 unit per forty acre density. This restriction has been removed since density and intensity is already addressed in the Future Land Use Element.

22. Why aren't there more descriptions of what we already have in conservation, parks and open space, along with current voluntary conservation efforts?

Data and analysis is not included in this Plan document. Necessary data and analysis would be provided as a support document when the final draft is transmitted to State agencies.

23. Is there a method whereby federal conservation lands can be brought back under county ownership then into private property ownership?

This is a question for the federal agencies who manage the remaining federally-owned conservation lands in our County. There is a method for surplus of federal land that is initiated at the federal level.

24. Why is land acquisition still mandated in the 2040 plan? Did any commissioner specifically request this mandate? Why is land adjacent to Ecological Linkages land to be acquired? (Chapter 10.03) Where does "adjacent" end?

Willing-seller land acquisition was listed in the draft as one of many mechanisms available to the Board of County Commissioners under the current Environmentally Sensitive Lands (ESL) program. Such decisions are at the sole discretion of the Board of County Commissioners.

25. Is it required that Planned Development District ordinances such as Hickory Hills and the Quarry be a part of the comprehensive plan or can they remain outside of it? (More like an H.O.A.) If they are in the plan, won't any amendments be much more difficult than just amending a local ordinance? The Planned Development Districts are specific to the properties involved. These provisions were negotiated for those specific individual properties and adopted by the Board of County Commissioners. They cannot be removed.

26. Why do certain P.D.D. communities such as Hickory Hills and the Quarry have such different and bizarre restrictions, like mandatory educational programs on water restrictions, pet management, and green building? No two plans have the same restrictions. No one else in the county has those restrictions.

See response to Question #25, above.

27. Why are septic tanks prohibited in the coastal area when it is not a state mandate and the county commission has not yet decided this issue?

Strategy 11.01A(7) regarding reduction of pollutant sources mentions elimination of septic tanks when sewer becomes available, and is not prohibition.

28. What is the purpose of preventing people from "withdrawing" water from springs and rivers in the coastal area (11.04)?

Strategy 11.01A(4) refers to withdrawals that would come under the County's permitting purview (i.e., large volume withdrawal) and is an update to current policy 5.01D(2).

29. Since Comprehensive Plans are law and must be followed (they are attachments to an ordinance) why wouldn't it be written as most counties do, to be the least restrictive in language and content to allow the greatest latitude for current sitting commissioners to guide in their decisions?

The current Comprehensive Plan provides that latitude and the draft Plan update proposes to continue to provide that latitude. The final adopted document will reflect the Board's direction in this regard. Please see Section 163.3161(6) and 163.3177(1) regarding the purpose and import of the Plan document including the establishment of "...meaningful and predictable standards for the use and development of land..."

30. Why are South Brooksville, the Spring Hill Corridor and Northcliffe and Mariner mandated as needing "traffic calming" strategies? Shouldn't those be decisions to be made if and when the current seated County Commission deems them necessary? Why would anyone want to slow and hinder traffic flow in those areas?

South Brooksville Strategy 1.04G(8) addresses the Martin Luther King, Jr. Blvd. corridor and includes traffic calming as one of eleven design techniques that "may" be used. Spring Hill Drive Corridor (Strategy 1.05B(1)) lists traffic calming as one of six features that "should" be coordinated. Northcliffe and Mariner Center (Strategy 1.05D(2)) lists traffic calming as one of eight features that "should" be used to "encourage" infill and redevelopment. Traffic calming is not mandated anywhere in the draft Plan. As to the rationale for traffic calming, it is a technique that can be used in limited, appropriate areas, to address infill development potential. The areas listed are three areas where preliminary analysis indicates it *may* be appropriate.

Pat & Shirley Miketinac



DEPARTMENT OF PLANNING AND ZONING SERVICES

COMPREHENSIVE & LAND USE PLANNING • ENVIRONMENTAL PLANNING • TRANSIT

20 NORTH MAIN STREET • ROOM 262 • BROOKSVILLE, FLORIDA 34601
P 352.754.4057 • F 352.754.4420 • W www.HernandoCounty.us

Joe Farrell
Government Affairs Director
Hernando County Association of Realtors
7321 Sunshine Grove Road
Brooksville, FL 34613

May 17, 2017

RE: Hernando County Comprehensive Plan Analysis

Dear Mr. Farrell:

Thank you for your recent analysis of the draft comprehensive plan prepared by the Planning Department staff, and workshopped with the Board of County Commissioners on May 2, 2017. Your insight and comments are helpful and important to the process, particularly since you took the time to consult community stakeholders and specialists in land use. We fully expect to engage the Association of Realtors throughout the process to update the plan, and look forward to your continued involvement.

Since you took the time to provide comments, I would like to provide you with a summary response to the main issues raised as the beginning point for your continued involvement.

Issue: Lack of context and Guidance for the 2040 Plan.

Answer: The document being updated is the policy document of the currently adopted Comprehensive Plan. Comprehensive plans adopted under Florida Statute 163, Part II must be based on supporting data and analysis, including, as mentioned in your analysis, the inventory of existing conditions and development trends expected for the proposed planning timeframe. For new comprehensive plans, this is usually provided in a technical document, as was done when Hernando County originally adopted the Plan in 1989. Florida Statute also requires that the adopted plan be evaluated periodically, and updated based upon the evaluation. This process has been used to update the comprehensive plan several times since the initial adoption. The current update is based upon an evaluation process begun in 2011, which included extensive public input from workshops, outreach sessions and a public opinion survey. The resulting evaluation document, posted on the 2040 Comprehensive Plan web page, provides the foundation for the data and analysis as well as the basis for the general direction for this plan update. An executive summary will also be supplied with the plan update that will include additional discussion of growth trends expected within the planning horizon.

Issue: Many of the Goals, Objectives, and Strategies are loosely associated and do not follow the framework that is generally associated with the use of these terms in a comprehensive plan.

Answer: The Planning staff will review the document for organization and proper formatting to ensure that the “hierarchal” relationship between goals, objectives and strategies is followed.

As pointed out in your analysis a policy is generally described as “operational actions, usually with the purpose of relatively short-term implementation”. Likewise, a strategy is often described as “a method or plan chosen to bring about a desired future, such as achievement of a goal or solution”. Therefore, the terms are somewhat interchangeable and the use of the term strategy is an acceptable format in the context of a comprehensive plan.

Issue: Many of the Strategies are very specific and suited for inclusion in the Land Development Regulations (LDRs).

Answer: Comprehensive plans generally provide policy direction and should not be overly burdened with regulatory details. However, Comprehensive plans adopted under Florida Statute 163, Part II must include future land use categories that include provisions for allowable uses and density/intensity standards. Part of the challenge in balancing this requirement is to ensure that the standards provide guiding limitations and average indications of development appropriate to the category without being absolute, which is regulated by the land development regulations adopted pursuant to the comprehensive plan. The Planning staff will review the draft document to ensure that regulatory-like provisions are guiding, and provide sufficient direction to implement the land development regulations without being overly detailed.

Issue: Business Ready Sites

The Business Ready Sites objective may have a positive effect on the ability of the County to attract new businesses, but could negatively affect private property rights if it results in zoning conditions or protective covenants imposed on private property owners without a corresponding increase in property value.

Answer: The update to the Economic Development Element is aimed at coordinating land use and growth management objectives with the County’s successful economic development initiatives which have included to date a Board approved site readiness program designed to attract high-quality industries and businesses without imposing restrictions that hamper private property rights. The intent is to encourage the use of business ready sites as a potential incentive based tool to accommodate and attract job producing industries. The Planning staff will review the draft language in this element to ensure that the intent is being met, and the strategies do not imply burdensome restrictions.

Issue: Centers & Corridors

Should the County adopt this planning tool then careful consideration should be given to what design criteria are necessary, and ensure that there are adequate incentives to offset the additional costs that developers may incur.

Answer: The inclusion of this planning tool in the draft Comprehensive Plan is designed as primarily incentive-based and flexible enough to respond to the business needs of the community while providing quality development that enhances property values. Such tools are not intended to be regulatory, and are guiding strategies that are useful in the appropriate context which often entails an understanding by the development community that the strategies are useful.

Issue: Countryside Community

Should the County move forward with this concept it should ensure that conservation easements are appropriately used to protect only land that has exceptional value as protected land, so that the County's development potential is not unnecessarily restricted.

Answer: Again, this concept is intended as an incentive based strategy which allows the developer to increase allowable density in the Rural land use category by setting aside open space to preserve the rural character and minimize the visual impact of increased density. The strategy is purely voluntary, and requires approval by the Board of County Commissioners on a case by case basis. The existing land development regulations for "planned development projects" allows for, and provides the implementing measure for this type of strategy. The Planning staff will review the strategy for appropriate intent.

Issue: Alternative Development Techniques

These alternative growth management tools may not be appropriate to the County. These tools are overly prescriptive and should be left to the LDRs and zoning codes.

Answer: Many of these alternative methods are in the current adopted Comprehensive Plan. This strategy and the current policies are meant to provide a basis for consideration of the techniques by the developer where the context is appropriate. The Planning staff will review the strategy for appropriate intent.

Issue: Replatting of Antiquated Lots

Answer: The issue of "antiquated subdivisions" must be addressed in the Future Land Use Element pursuant to F.S. 163.3177(6)(a)4. The draft strategy is a rewording of current adopted Plan Policy 1.01H(3). There is no intent to require County-initiated replatting of these antiquated subdivisions. The Planning staff will review the strategy for appropriate intent. The term "mechanisms" will be revised back to "incentives".

Issue: All Medium and High Density Residential Development Subjected to Discretionary Review

A PDP process can benefit developers by providing opportunities for innovative site design for large-scale development, while avoiding the rigidity of traditional zoning, allowing for mixed-uses and site-specific dimensional requirements that could not be achieved under traditional application of development regulations.

Recommendation: Remove medium density developments from the Planned Development Project process.

Answer: The proposed strategy will be revised to retain the current adopted Plan policy of requiring a PDP process for developments of greater than four (4) dwelling units per gross acre.

Issue: Limitation on Access for New Residential Development

This strategy could diminish the developmental potential of land by forcing construction of additional infrastructure or acquisition of additional land to obtain the required point of access.

Answer: This strategy is included in the current adopted Plan, and included in the County Facility Design Guidelines. Provisions are made for existing individual lots, and the requirement is applied for new subdivisions through the development review process. The Planning staff will review the strategy for appropriate intent.

Issue: Agricultural Protections

Answer: Hernando County recognizes agriculture as an important part of its existing economy and culture. These strategies are focused on ensuring that, as the County continues to grow, expansion of development, especially residential development, likewise recognizes the potential for conflicts that may arise from the existence or potential existence of nearby farming operations. The strategies provide guidance and relevance for decision makers during the rezoning process and are only intended to be taken into context with all other relevant factors. The Planning staff will review the strategy for appropriate intent.

The reference to the “purchase of development rights” will be deleted from the proposed draft.

Issue: Commercial and Industrial Densities

Answer: Comprehensive plans adopted under Florida Statute 163, Part II must include future land use categories that include provisions for allowable uses and density/intensity standards. The intensity limitations provided in these strategies are not new, but follow the current limits. The associated provisions will be reviewed to ensure that the standards are not overly restrictive.

Issue: Permitted Densities

Answer: Comprehensive plans adopted under Florida Statute 163, Part II must include future land use categories that include provisions for allowable uses and density/intensity standards. The associated provisions will be reviewed to ensure that the standards are not overly restrictive, and provide for appropriate development flexibility.

Issue: Site Specific Changes to the Map-State Road 41 and State Road 50

SR 41 has a mix of use throughout the County. Portions of it are currently zoned for residential use. This is a high traffic corridor, and will probably increase in traffic over the next 25 years. State Road 50 has a mix of use throughout the County. This is another high traffic corridor that would benefit from appropriate land use zoning.

Recommendation: Change the zoning on SR 41 from residential to commercial. This would allow investment and development to occur in areas that can take advantage of the increased traffic. SR 50-Change the land use in this area to commercial.

Answer: Commercial uses are accommodated along US 41 and SR 50 by the adopted Future Land Use Map at appropriate locations. Policies contained in the adopted Plan, and the requirements contained in Florida Statute 163, Part II, discourage “strip” or “linear” type commercial development along major transportation corridors. Therefore, the re-designation of US 41 and/or SR 50 to allow the unfettered development of commercial uses should not be handled as a wholesale change to the Future Land Use Map; but rather, should be reviewed on a case by case basis as circumstances dictate.

Again, thank you for choosing to be engaged in the process to update the Comprehensive Plan, and by providing constructive input. We look forward to your continued involvement. Please feel free to contact me, or Patricia McNeese with any questions.

Sincerely,



Ronald F. Pianta, AICP
Assistant County Administrator

cc: Honorable Chairman and Members, Board of County Commissioners
Leonard Sossamon, County Administrator
Joseph DiNovo, Assistant County Attorney
Patricia McNeese, AICP, Planner III

Patricia L. McNeese

From: Patricia L. McNeese
Sent: Wednesday, July 27, 2016 1:38 PM
To: 'Angel Martin'
Subject: RE: Comprehensive Plan Update

Angel – Thank You for your comments. I may be interested in talking with you and getting your perspective at some point, so I will keep your email and number.

There are two issues we are dealing with – land use distribution and groundwater consumptive use. As you mentioned, our forward utilities planning envisions interconnecting the western portion of the County to the northern portion to pull water from there. The challenge for us is how to preserve the Future Land Use Map pattern of Rural lands in the north and east in the context of potential development pressure on those areas based on potable water availability (among other things). Also, you may see more changes in an upcoming draft in response to the District's Regional Water Supply Plan (RWSP) which was adopted recently – we have to update our plan to be consistent with it.

Thank You Angel. I hope to talk with you soon. -Pat

Patricia L. McNeese, AICP, Planner III
Hernando County Planning Department
20 N. Main Street, Room 262
Brooksville, FL 34601-2828
phone: 352-754-4057, ext. 28016
fax: 352-754-4420
email: pmcneese@hernandocounty.us

From: Angel Martin [mailto:amartin217@tampabay.rr.com]
Sent: Wednesday, July 27, 2016 1:12 PM
To: Patricia L. McNeese <PMcNeese@co.hernando.fl.us>
Subject: Comprehensive Plan Update

Mrs. McNeese,

I attended the recent meeting on the comprehensive plan update and I am on the email list. The main comment that I have on the present plan is to make certain that the plan corresponds to the water-supply plan. I am a hydrologist and I worked on the Hernando County water-use permit when I was a staff hydrologist with the Southwest Florida Water Management District for 6 years.

I won't get into a lot of details but future groundwater sources for Hernando County probably will have to be developed from the northern/eastern parts of the county or maybe into southern Citrus County. Because of the presence of Minimum Flows and Levels (Weeki Wachee, Hunters Lake, etc.) and the proximity to the coast (saltwater intrusion issues), there probably will not be any large major groundwater development in the western parts of the county. As you know, Hernando County is served by a distributed well system where production wells are located throughout the county. I am highly familiar with the hydrogeology of Hernando County and I was the water-use permit evaluator for many water-use permits throughout the county (municipal, golf courses, agriculture, and mining permits). I was on the Hernando County Sensitive Lands Committee for about a year before it was dissolved by the county commissioners.

Please contact me if you need any information concerning the hydrogeology of the area or information concerning water-use permitting.

Angel Martin, Jr.
813-767-6944

Patricia L. McNeese

From: Patricia L. McNeese
Sent: Thursday, July 28, 2016 10:13 AM
To: 'Angel Martin'
Subject: RE: Comprehensive Plan Update--Reply

Okay. Thank You, Angel. We will talk with you soon. -Pat

Patricia L. McNeese, AICP, Planner III
Hernando County Planning Department
20 N. Main Street, Room 262
Brooksville, FL 34601-2828
phone: 352-754-4057, ext. 28016
fax: 352-754-4420
email: pmcneese@hernandocounty.us

From: Angel Martin [<mailto:amartin217@tampabay.rr.com>]
Sent: Wednesday, July 27, 2016 4:56 PM
To: Patricia L. McNeese <PMcNeese@co.hernando.fl.us>
Subject: RE: Comprehensive Plan Update--Reply

OK. Let me know what I can help you with. I am also pretty familiar with mining issues in the county (as they relate to the hydrology and permitting aspects).

Angel Martin, Jr.

From: Patricia L. McNeese [<mailto:PMcNeese@co.hernando.fl.us>]
Sent: Wednesday, July 27, 2016 1:38 PM
To: 'Angel Martin'
Subject: RE: Comprehensive Plan Update

Angel – Thank You for you comments. I may be interested in talking with you and getting your perspective at some point, so I will keep you email and number.

There are two issues we are dealing with – land use distribution and groundwater consumptive use. As you mentioned, our forward utilities planning envisions interconnecting the western portion of the County to the northern portion to pull water from there. The challenge for us is how to preserve the Future Land Use Map pattern of Rural lands in the north and east in the context of potential development pressure on those areas based on potable water availability (among other things). Also, you may see more changes in an upcoming draft in response to the District's Regional Water Supply Plan (RWSP) which was adopted recently – we have to update our plan to be consistent with it.

Thank You Angel. I hope to talk with you soon. -Pat

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Hernando County Planning Department
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Brooksville, FL 34601-2828

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fax: 352-754-4420
email: pmcneese@hernandocounty.us

From: Angel Martin [<mailto:amartin217@tampabay.rr.com>]
Sent: Wednesday, July 27, 2016 1:12 PM
To: Patricia L. McNeese <PMcNeese@co.hernando.fl.us>
Subject: Comprehensive Plan Update

Mrs. McNeese,

I attended the recent meeting on the comprehensive plan update and I am on the email list. The main comment that I have on the present plan is to make certain that the plan corresponds to the water-supply plan. I am a hydrologist and I worked on the Hernando County water-use permit when I was a staff hydrologist with the Southwest Florida Water Management District for 6 years.

I won't get into a lot of details but future groundwater sources for Hernando County probably will have to be developed from the northern/eastern parts of the county or maybe into southern Citrus County. Because of the presence of Minimum Flows and Levels (Weeki Wachee, Hunters Lake, etc.) and the proximity to the coast (saltwater intrusion issues), there probably will not be any large major groundwater development in the western parts of the county. As you know, Hernando County is served by a distributed well system where production wells are located throughout the county. I am highly familiar with the hydrogeology of Hernando County and I was the water-use permit evaluator for many water-use permits throughout the county (municipal, golf courses, agriculture, and mining permits). I was on the Hernando County Sensitive Lands Committee for about a year before it was dissolved by the county commissioners.

Please contact me if you need any information concerning the hydrogeology of the area or information concerning water-use permitting.

Angel Martin, Jr.
813-767-6944

Patricia L. McNeese

From: Patricia L. McNeese
Sent: Thursday, July 28, 2016 10:27 AM
To: 'William Raines Sellers'
Subject: RE: Hernando County Comprehensive Plan Kick-Off Meeting, July 20, 2016

Bill, Just getting to these message. That's okay. I will keep you on the email list, of course, but would like to also see if you want to meet as a group. I gave a talk a few years' ago at the Cattleman's Association, or maybe (probably more productive), a few agricultural/rural landowners would be interested in meeting, maybe at extension, or elsewhere, IF you think it would be productive and have concerns. In any case, I will keep you apprised of new information, comments and upcoming public workshops, etc.

Hope you are staying well. I will talk with you soon. -Pat

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Hernando County Planning Department
20 N. Main Street, Room 262
Brooksville, FL 34601-2828
phone: 352-754-4057, ext. 28016
fax: 352-754-4420
email: pmcneese@hernandocounty.us

From: William Raines Sellers [mailto:wrsellers47@gmail.com]
Sent: Wednesday, July 20, 2016 4:50 PM
To: Patricia L. McNeese <PMcNeese@co.hernando.fl.us>
Subject: Re: Hernando County Comprehensive Plan Kick-Off Meeting, July 20, 2016

I apologize for not being at the meeting this morning but had to go to the VA hospital and just got back about an hour ago.

Please keep me in the loop.

Thanks,

Billy Sellers
352.585.1930

On Jul 20, 2016, at 4:11 PM, Patricia L. McNeese <PMcNeese@co.hernando.fl.us> wrote:

Dear Meeting Participants,

Thank You Very Much for taking time out of your day to participate in the kick-off meeting for the update of the Hernando County Comprehensive Plan, and thank you again to the Greater Hernando County Chamber of Commerce for their hospitality in providing a venue for this event. The attendance at this meeting shows that there is a great deal of community interest in the Plan update.

At this link: <http://www.hernandocounty.us/plan/2040.asp>

You will find:

- A FIRST DRAFT of the Elements for the Comprehensive Plan update – All of these are bookmarked
- A FIRST DRAFT of the updated Future Land Use Map Series
- The current adopted Comprehensive Plan
- Documents associated with the 2011 evaluation of the current adopted Comprehensive Plan

Please forward Pat McNeese's contact information below to any group who wishes to learn about, discuss, or provide input regarding the County's Comprehensive Plan.

Call or email Pat at any time to set up presentations or meetings for your group or neighborhood. You will periodically be contacted via this courtesy email list to let you know of information and county meetings associated with this Plan update.

Thank You again for attending today and for helping us spread the word about this important update. I will be talking with all of you soon. -Pat

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phone: 352-754-4057, ext. 28016
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email: pmcneese@hernandocounty.us

Patricia L. McNeese

From: Patricia L. McNeese
Sent: Thursday, July 28, 2016 10:12 AM
To: 'carol Archambeault'; DeeVon Quirolo
Subject: RE: Comp plan for mines

Carol – Thank You for taking the time to read these portions of the draft plan. These are exactly the kind of specific public input comments we are looking for. We will be compiling these and all other public comments as we go through the outreach process. Please let me know at any time if you have additional comments as you read through more of the documents. Thank you, again, Carol. We will talk with you soon. -Pat

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Brooksville, FL 34601-2828
phone: 352-754-4057, ext. 28016
fax: 352-754-4420
email: pmcneese@hernandocounty.us

From: carol Archambeault [mailto:zrimca@yahoo.com]
Sent: Wednesday, July 27, 2016 7:21 PM
To: DeeVon Quirolo <dquirol@gmail.com>; Patricia L. McNeese <PMcNeese@co.hernando.fl.us>
Subject: Comp plan for mines

Are they serious? Are they really considering allowing blasting 500 ft away from structures? 500ft from a hospital? Why then do they have to stay 3000ft from Brookridge? Are mobile homes given more consideration than a hospital, private homes or businesses? What leverage does Brookridge have that everyone else doesn't?

Seriously, blasting 500ft from water sources? Don't we have enough ground water contamination?

Buffer zones of a mere 100ft are totally unacceptable. I'd hate to be driving down the highway when they set off a blast just 100ft from me. You're forgetting Cemex wants to dig along the side of a major highway.

Just started reading but so far I'm not impressed. I thought the plan was meant to protect people and property. This does neither.

Carol Ann

Patricia L. McNeese

From: Patricia L. McNeese
Sent: Wednesday, July 27, 2016 1:29 PM
To: 'zrimca@yahoo.com'
Subject: RE: Hernando County Comprehensive Plan Update

Hi Carol! Yes, as mentioned, several people asked for a copy of the presentation from last week so I thought it would be easier to post it on the web page.

Also as mentioned, I am compiling a "topic guide" and comparison to the current adopted plan. As soon as I have that finished (it will take a couple of weeks), I will distribute it out to everyone so you can see what is in the current plan and what is being changed.

In the meantime, regarding your specific topic, go to the web page at this link:
<http://www.hernandocounty.us/plan/2040.asp>

Open the Future Land Use Element – it is the one at the top of the list under "Section A". Go to the "Mining Category" bookmark and read pages 19 through 24. Also see page 13 of the Conservation Element. There are a few other items in the draft plan relating to mining (e.g., prohibition on mining in the coastal zone, etc.), but the sections I am giving you to read are the ones that pertain most immediately to the issue you described below. Once you read these sections, please give us your comments.

This will give you an idea of some of the draft text pertaining to the Mining Category on the Future Land Use Map. To view the map, click on the first PDF under "Section B" on the web site.

Thank You Carol. I will be sending out a full guide to changes soon. In the meantime, I hope this helps. -Pat

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Brooksville, FL 34601-2828
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fax: 352-754-4420
email: pmcneese@hernandocounty.us

From: zrimca@yahoo.com [mailto:zrimca@yahoo.com]
Sent: Wednesday, July 27, 2016 12:05 PM
To: Patricia L. McNeese <PMcNeese@co.hernando.fl.us>
Subject: Re: Hernando County Comprehensive Plan Update

Pat, This is the same information you gave at the meeting.

What people really want to know is "What exactly are you changing in the plan?"

My concern is: How will it effect the property on 50 where Cemex wants to dig? If they are allowed to take that land which currently is zoned for commercial and residential use we will literally have a pit running from Hwy 50 all the way to I-19. The Hernando county residents have been protesting this as you know. We feel this may just be another devious ploy for the commissioners to get what they want and disregard the voice of the people. The Comprehensive plan is suppose to protect the environment and the people. Allowing the

mine to do further damage to our land is NOT in compliance with what the plan is meant to do. Please outline what the exact plan is for future use of the property in question.

Thank you
Carol Archambeault

Sent from Windows Mail

From: [Patricia L. McNeese](#)
Sent: Wednesday, July 27, 2016 9:32 AM
To: [Patricia L. McNeese](#)

Good Morning and Thank You everyone for your feedback since the July 20 kick-off meeting for the update of the Hernando County Comprehensive Plan.

Several of you asked for a copy of the powerpoint presentation from that meeting. It has been posted on our Draft 2040 Plan page. It is at the bottom of the page. Here is a direct link to the powerpoint:

http://www.hernandocounty.us/plan/apps/2040/2016_DRAFT/Hernando%20County%20Comprehensive%20Plan%20Kick-Off%20Presentation%20July%2020,%202016.pdf

If the above link does not work, go to <http://www.hernandocounty.us/plan/> , click on the blue tab entitled, "Draft 2040 Plan", and then scroll to the bottom of that page to select and open the presentation.

Many of you have asked for topics and for a guide/comparison of the current adopted plan with the first draft posted on the "Draft 2040 Plan" site. These will be coming soon.

In the meantime, please contact me to discuss this proposed draft with your groups and neighborhoods!

Thanks everyone. We will talk with you soon. -Pat

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Hernando County Planning Department
20 N. Main Street, Room 262
Brooksville, FL 34601-2828
phone: 352-754-4057, ext. 28016
fax: 352-754-4420
email: pmcneese@hernandocounty.us

Patricia L. McNeese

From: DeeVon Quirolo <dquiolo@gmail.com>
Sent: Friday, June 30, 2017 12:36 PM
To: Patricia L. McNeese
Subject: Supreme Court on Taking and Land Use Talk July 12

Hey Pat--Hope you have a great July 4th time out. I wanted to touch bases with you on two things:

1. The US Supreme Court just issued a good ruling on the taking issue ---

http://www.npr.org/2017/06/24/534177388/environmentalists-rejoice-court-says-land-regulations-don-t-go-too-far?sc=17&f=1001&utm_source=iosnewsapp&utm_medium=Email&utm_campaign=app

This should help us defend wildlife corridor protection, clustering and SMART planning in the new draft land use plan.

2. For the Hernando Dem Club on Wed. July 12th, you will have about 20 minutes to talk followed by questions and answers. Our goal is to educate our members about the policies and strategies being proposed so that we can understand and support them. Going into the structure and history of the plan as you did at earlier powerpoint presentations won't do that for us (so you really don't need to show that at all--up to you). We do need positive sound bites from you on the content of the plan so that we can all rally around it. This will be a friendly audience. Please discuss the details of the policies and strategies proposed for key sections such as the following.

Chapter 1: Future Land Use Plan
growth strategies

- * Conservation--allowing timbering, Ecological Linkages open space & clustering,
- * Mining--goal and proposed strategy, setbacks
- * Land Use Compatibility--goal and strategies
- * Urban Sprawl -- in-fill strategy
- * Infrastructure--esp. impact fees

Chapter 3: Economic Development

- * Economic Development--esp. upgrade broadband facilities
- * Agriculture & Fishing--value and importance
- * Tourism--our strongest economic engine right now

Chapter 4: Housing Development
need for infrastructure improvements

Chapter 5 Transportation---

Transit-Oriented Development--energy efficient mass transit and smart transportation, wildlife crossings, scenic corridors, canopy roads

Chapter 6: Utilities Development--increase recycling, reduce solid waste, protect well fields, conserve water.

Chapter 7: Recreation and Open Space Element--Sustain ESL policies

Chapter 9: Capitol Improvements Element--impact fee strategy

Chapter 10: Conservation--esp. protecting groundwater aquifers, water supply planning, protect archeological resources

Chapter 11: Coastal Management coastal zone development --how will we prepare for sea rise and stronger storms?

This is a great draft plan. By bringing up these concepts, we'll connect with issues that were broadly supported by many residents in the earlier EAR survey. Discussing the history and past plans and the process will not. I hope you don't mind my direction in this regard. But I do want our members to understand all the good stuff that is IN the plan. The Democrats support good planning efforts. Many of us have already seen your earlier powerpoint so this will fill in the blanks regarding the actual content for them. Most people will not make the effort to go over the written document; your comments on it would be invaluable. Many thanks for your efforts in this regard.

All the best, DeeVon

DeeVon Quirolo

Patricia L. McNeese

From: Patricia L. McNeese
Sent: Tuesday, July 12, 2016 12:05 PM
To: 'DeeVon Quirolo'; Emilio Vergara; Rosemarie G; Jude Simpson; Mistake@wildblue.net; friendsofweekiwachee@gmail.com; Takenize@aol.com; dhenize
Subject: RE: Hernando County Comprehensive Plan Update Process - Stakeholder Committee Invitation

Hi DeeVon and Everyone –

Thank You for your suggestion! We have set up a “kick-off” meeting for update of the Hernando County Comprehensive Plan and invited group representatives that we know of who have been involved in past comprehensive planning issues and in the 2011 evaluation of the plan. This is not a formal steering committee but a way to spread the word quickly through involved community members, about the update process. At that meeting, we will ask attendees to provide suggestions and contacts for individual group outreach events to be conducted over the following weeks. This is a significant plan update and we are interested in input from the broadest scope of the community that can be covered!

The kick-off meeting will be held on **Wednesday, July 20 (next Wednesday) from 10:00am to 11:30 at the Greater Hernando County Chamber of Commerce, 15588 Aviation Loop Drive, Brooksville, FL 34604**. The meeting is open to the public. Everyone is invited to attend and hear about the update process. I encourage and look forward to seeing any and all of the attendees you listed below. Thank You DeeVon! I look forward to seeing you all next Wednesday! - Pat

Patricia L. McNeese, AICP, Planner III
Hernando County Planning Department
20 N. Main Street, Room 262
Brooksville, FL 34601-2828
phone: 352-754-4057, ext. 28016
fax: 352-754-4420
email: pmcneese@hernandocounty.us

From: DeeVon Quirolo [mailto:dquirol@gmail.com]
Sent: Tuesday, July 12, 2016 10:24 AM
To: Patricia L. McNeese <PMcNeese@co.hernando.fl.us>; Emilio Vergara <sonnyvergara@bellsouth.net>; Rosemarie G <rogue1400@att.net>; Jude Simpson <judelsimpson@gmail.com>; Mistake@wildblue.net <pinery@wildblue.net>; friendsofweekiwachee@gmail.com; Takenize@aol.com; dhenize <DHenize@aol.com>
Subject: Re: Hernando County Comprehensive Plan Update Process - Stakeholder Committee Invitation

Hi Pat---It has come to my attention that the invites for the first meeting on the planned revision of the Hernando County Comprehensive Land Use Plan were populated by few representatives in the conservation world. As you know, protecting our natural resources is the foundation of our quality of life and our tourism economy. Protections in the comprehensive land use plan are essential to ensure that the oft-expressed desire of county residents to retain our green space and rural nature are retained. I would suggest that you extend an invitation to the following individuals:

- * Sonny Vergara--former executive director SWFWMD
- * Rosemarie Grubba---Sierra Club Adventure Coast Committee, Neighbors Against Mining Core Action Team member

- * Jude Simpson---Pres. Native Plant Society & Brooksville Woman's Club with background in hydrology/geology
- * Miki Renner---Native Plant Society, former president and former SWFWMD staff
- * Denise Tenudo--Friends of Weeki Wachee
- * Tina Henize--exotic invasives expert/Sierra Club member/Neighbors Against Mining Core Action Team member
- * Dennis Henize---biking transportation committee member

I am copying each of these individuals so that you have their email contact and so that they are aware of this initiative.

I also recommend that Jim King be part of the county's team for his expertise on ESL lands.

Many thanks, DeeVon

On Fri, Jun 24, 2016 at 12:03 PM, Patricia L. McNeese <PMcNeese@co.hernando.fl.us> wrote:

Dear Hernando County Stakeholder:

The Hernando County Comprehensive Plan provides the long-term guidance for growth management and land use decisions in our County. The current Plan was originally adopted on November 14, 1990 and has been amended many times. The Hernando County Board of County Commissioners has concurred with staff that it is time to review the entire Plan, update it, and reformat it into a strategy document that provides guidance to the Year 2040. As part of this effort, a "Stakeholders' Group" is being formed to begin the public participation process by providing focused input from community stakeholders who have shown interest in the County's long-term direction on land use, infrastructure and services, and natural resources protection.

You are invited to participate in an introductory meeting to be held at the Greater Hernando County Chamber of Commerce, 15588 Aviation Loop Drive, Brooksville, FL 34604, on July 20, 2016 from 10:00am to 11:30am. The meeting will include a short presentation and a general discussion of how stakeholder input will be gathered and incorporated into the planning process. The current Plan is available on the Planning Department's web page at this link: <http://www.hernandocounty.us/plan/PlanningCompPlan.htm>

Each of you will also be receiving an invitation letter through the mail. If you cannot attend this first meeting but would like to participate, just let me know. If you have any other questions or concerns, please do not hesitate to contact me at [352-754-4057](tel:352-754-4057), ext. 28016 (pmcneese@hernandocounty.us). Thank you and we will see you soon! –Pat McNeese

Patricia L. McNeese, AICP, Planner III

Hernando County Planning Department

20 N. Main Street, Room 262

Brooksville, FL 34601-2828

phone: [352-754-4057, ext. 28016](tel:352-754-4057)

fax: [352-754-4420](tel:352-754-4420)

email: pmcneese@hernandocounty.us

--

DeeVon Quirolo

www.naturecoastconservation.org

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Mahatma Gandhi

Patricia L. McNeese

From: Patricia L. McNeese
Sent: Thursday, July 28, 2016 10:43 AM
To: 'DeeVon Quirolo'
Cc: Ronald Pianta
Subject: RE: Draft Comp Plan Stakeholder Effort

DeeVon – Thanks for your suggestions. We have done workshops in the past and will discuss the possibility of doing something like that again. The purpose of starting with the outreach effort is to provide interested groups and individuals with a chance to ask questions and familiarize themselves with the comprehensive planning process so they can give informed input. This is easier to do in smaller doses and groups – as you point out, most people won't wade through the entire plan.

Also, as mentioned in the group email I sent out, we will be preparing some summary and topic material to help guide the public as to where changes or new strategies are proposed in the draft. We will be posting these materials soon.

In the meantime, I would be very interested in meeting with your group. I look forward to hearing from you on setting a date. I can come to you, or, let me know if you want to meet here and we can set it up. Thank You, DeeVon! -Pat

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phone: 352-754-4057, ext. 28016
fax: 352-754-4420
email: pmcneese@hernandocounty.us

From: DeeVon Quirolo [mailto:dquirol@gmail.com]
Sent: Thursday, July 21, 2016 9:19 AM
To: Patricia L. McNeese <PMcNeese@co.hernando.fl.us>
Cc: Ronald Pianta <RPianta@hernandocounty.us>
Subject: Draft Comp Plan Stakeholder Effort

Pat--thank you for the invite to yesterday's first meeting on the new Hernando Comprehensive Land Use Plan. As I mentioned to you, in my humble opinion, I recommend that you proceed as you did during the last comp plan change by hosting a series of public workshops on each of the components of the new plan. To insure a good turnout in today's media world, publicize them via newspaper ads, social media posts, and announcements at each county commission meeting.

At the workshops, please provide an overview of the major changes to each section with maps to the attendants so that we have a grasp of what is in the new plan. Most people will not wade through the entire draft plan. Then follow with listening to comments and recommendations once people know what you are proposing. The power point that you provided was interesting and gave historical perspective to the comp planning effort, and an overview of the structure and goals of the new plan, but did not provide much in the way of details on the contents of it. It would have been impossible to do so in such a short meeting. Workshops would provide that opportunity.

Also, for those who work or cannot attend meetings, please consider providing an online comment forum on your website so that people can go there, read the draft plan, and make an online comment to the county while on the site that others can also read. This would enable a free public exchange of ideas.

The Neighbors Against Mining Core Action Team would be interested in hosting a meeting with you once we have collected and prepared our written comments. I will contact you at that time to schedule a date. In the meantime, please keep me advised of any workshops that you plan.

Many thanks DeeVon

--

DeeVon Quirolo
President, Nature Coast Conservation, Inc.

www.naturecoastconservation.org

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Mahatma Gandhi

Patricia L. McNeese

From: Patricia L. McNeese
Sent: Thursday, July 28, 2016 12:33 PM
To: 'DeeVon Quirolo'
Subject: RE: Draft Comp Plan Stakeholder Effort

Yes, in order to cover the number of groups I'm hoping for, this will occur over the next few months, so just contact me when you're ready. Thanks DeeVon! -Pat

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From: DeeVon Quirolo [mailto:dquirol@gmail.com]
Sent: Thursday, July 28, 2016 12:31 PM
To: Patricia L. McNeese <PMcNeese@co.hernando.fl.us>
Subject: Re: Draft Comp Plan Stakeholder Effort

Can this wait until after the election in November? Many of us are up to our ears in that, or out of town right now. DV

On Thu, Jul 28, 2016 at 10:42 AM, Patricia L. McNeese <PMcNeese@co.hernando.fl.us> wrote:

DeeVon – Thanks for your suggestions. We have done workshops in the past and will discuss the possibility of doing something like that again. The purpose of starting with the outreach effort is to provide interested groups and individuals with a chance to ask questions and familiarize themselves with the comprehensive planning process so they can give informed input. This is easier to do in smaller doses and groups – as you point out, most people won't wade through the entire plan.

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In the meantime, I would be very interested in meeting with your group. I look forward to hearing from you on setting a date. I can come to you, or, let me know if you want to meet here and we can set it up. Thank You, DeeVon! -Pat

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email: pmcneese@hernandocounty.us

From: DeeVon Quirolo [mailto:dquiolo@gmail.com]
Sent: Thursday, July 21, 2016 9:19 AM
To: Patricia L. McNeese <PMcNeese@co.hernando.fl.us>
Cc: Ronald Pianta <RPianta@hernandocounty.us>
Subject: Draft Comp Plan Stakeholder Effort

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Many thanks DeVon

--

DeeVon Quirolo

President, Nature Coast Conservation, Inc.

www.naturecoastconservation.org

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Mahatma Gandhi

--

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Mahatma Gandhi

Patricia L. McNeese

From: Patricia L. McNeese
Sent: Thursday, July 28, 2016 11:19 AM
To: 'Diane'
Cc: Ronald Pianta; Omar DePablo; Gladys Moore; Chuck Greenwell
Subject: RE: Hernando County Comprehensive Plan Update

Thank You Diane! I will take a look at these materials and coordinate with Ron and Omar. I will talk with you all soon. - Pat

Patricia L. McNeese, AICP, Planner III
Hernando County Planning Department
20 N. Main Street, Room 262
Brooksville, FL 34601-2828
phone: 352-754-4057, ext. 28016
fax: 352-754-4420
email: pmcneese@hernandocounty.us

From: Diane [mailto:bmwz3_diane@yahoo.com]
Sent: Wednesday, July 27, 2016 5:20 PM
To: Patricia L. McNeese <PMcNeese@co.hernando.fl.us>
Cc: Ronald Pianta <RPianta@hernandocounty.us>; Omar DePablo <ODePablo@hernandocounty.us>; Gladys Moore <gladysm@gate.net>; Chuck Greenwell <c.greenwellesq@yahoo.com>
Subject: Re: Hernando County Comprehensive Plan Update

Pat,

Hernando Beach did a Vision Survey in May in preparation for the Comprehensive Plan 2040. I have attached a copy of the results of that survey and a PowerPoint presentation made to our HBPOA so that you can see what the community has in mind for Hernando Beach's future. These plans will adjust as we continue writing our Vision Statement, Vision Plan, and developing a map of how we would like to see our commercial area of Hernando Beach developed. We plan to make an appointment with Omar DePablo and Ron Pianta to review these plans and ideas for Hernando Beach's future land use and would welcome you to be a part of that meeting if you wish.

We look forward to working with you through our Governmental Affairs Committee.

Thank you.

Diane Greenwell
304-633-7110

From: Patricia L. McNeese <PMcNeese@co.hernando.fl.us>
To: Patricia L. McNeese <PMcNeese@co.hernando.fl.us>
Sent: Wednesday, July 27, 2016 9:32 AM
Subject: Hernando County Comprehensive Plan Update

Good Morning and Thank You everyone for your feedback since the July 20 kick-off meeting for the update of the Hernando County Comprehensive Plan.

Several of you asked for a copy of the powerpoint presentation from that meeting. It has been posted on our Draft 2040 Plan page. It is at the bottom of the page. Here is a direct link to the powerpoint:

http://www.hernandocounty.us/plan/apps/2040/2016_DRAFT/Hernando%20County%20Comprehensive%20Plan%20Kick-Off%20Presentation%20July%202020,%202016.pdf

If the above link does not work, go to <http://www.hernandocounty.us/plan/> , click on the blue tab entitled, “Draft 2040 Plan”, and then scroll to the bottom of that page to select and open the presentation.

Many of you have asked for topics and for a guide/comparison of the current adopted plan with the first draft posted on the “Draft 2040 Plan” site. These will be coming soon.

In the meantime, please contact me to discuss this proposed draft with your groups and neighborhoods!

Thanks everyone. We will talk with you soon. -Pat

Patricia L. McNeese, AICP, Planner III
Hernando County Planning Department
20 N. Main Street, Room 262
Brooksville, FL 34601-2828
phone: 352-754-4057, ext. 28016
fax: 352-754-4420
email: pmcneese@hernandocounty.us

Patricia L. McNeese

From: Patricia L. McNeese
Sent: Tuesday, December 20, 2016 2:58 PM
To: 'Don Lacey'
Subject: RE: Hernando County Comprehensive Plan update

Hi Don – As you know, staff gave a kick-off presentation for the update to the Hernando County Comprehensive Plan on July 20, 2016. That power point presentation as well as an expanded outreach presentation are posted at <http://www.hernandocounty.us/plan/>. The purpose of the update is to reorganize and consolidate the Plan and to update planning concepts. The draft plan posted on the web page proposes to retain the current foundation and framework of the plan including the current Future Land Use distribution. The draft plan is based on substantial public comment in favor of retaining the current Future Land Use pattern. Therefore, staff has not identified any basis for entertaining individual Future Land Use Map changes as part of the Comprehensive Plan update process. Don, please let me know if you have any comments or questions about this. I will talk with you soon. –Pat

Patricia L. McNeese, AICP, Planner III
Hernando County Planning Department
20 N. Main Street, Room 262
Brooksville, FL 34601-2828
phone: 352-754-4057, ext. 28016
fax: 352-754-4420
email: pmcneese@hernandocounty.us

From: Don Lacey [mailto:dlacey@coastal-engineering.com]
Sent: Tuesday, December 20, 2016 8:53 AM
To: Patricia L. McNeese <PMcNeese@co.hernando.fl.us>
Subject: RE: Hernando County Comprehensive Plan update

Pat,

Are you proposing any changes to the FLUM? I would like to discuss a few with you.

Thanks,

Don

Donald Lacey, AICP
Senior Vice President
Coastal Engineering associates, inc.
966 Candlelight Boulevard
Brooksville, FL 34601
(352) 796-9423 x 1003
dlacey@coastal-engineering.com

From: Patricia L. McNeese [<mailto:PMcNeese@co.hernando.fl.us>]
Sent: Tuesday, December 13, 2016 8:41 AM
To: Patricia L. McNeese <PMcNeese@co.hernando.fl.us>
Subject: FW: Hernando County Comprehensive Plan update

Thank You for your continued interest in the update of the Hernando County Comprehensive Plan. The web page has been updated and can be found at the following link:

<http://www.hernandocounty.us/plan/2040.asp>

It includes:

- A FIRST DRAFT of the Elements for the Comprehensive Plan update – All of these are bookmarked
- A FIRST DRAFT of the updated Future Land Use Map Series
- The CURRENT ADOPTED Comprehensive Plan
- Documents associated with the 2011 evaluation of the current adopted Comprehensive Plan
- Spreadsheets that cross-reference the CURRENT ADOPTED Plan Elements with the DRAFT Elements (NEW ITEM)
- Powerpoint presentation from July 20, 2016
- Powerpoint presentation for outreach events, dated 12-1-2016 (NEW ITEM)

We are continuing our outreach efforts to meet with groups that would like to hear about the plan update and provide their input. Please let Pat McNeese know if you would like to book a speaker or schedule a meeting with your group or neighborhood during the next few months. Please forward Pat's contact information (see below) to any group who wishes to learn about, discuss, or provide input regarding the County's Comprehensive Plan. You will periodically be contacted via this courtesy email list to advise you of informational updates and county meetings associated with this Comprehensive Plan update effort.

Thank you again for helping us spread the word about this important project. I will be talking with all of you soon. -Pat

Patricia L. McNeese, AICP, Planner III
Hernando County Planning Department
20 N. Main Street, Room 262
Brooksville, FL 34601-2828
phone: 352-754-4057, ext. 28016
fax: 352-754-4420
email: pmcneese@hernandocounty.us

Patricia L. McNeese

From: Patricia L. McNeese
Sent: Thursday, July 28, 2016 11:09 AM
To: 'Hamilton Hanson'
Subject: RE: Maybe you do this on purpose to confuse the un-informed public,

Hi Mr. Hanson –

Thank You for your comments! I understand that many in the general public are not highly aware of Florida's growth management process or comprehensive planning. That's why I touched on it briefly at last Wednesday's meeting. However I would be very glad to meet with any group to go over details of this plan update.

As for drafts of the Plan, please see the current adopted plan at the following web page: <http://www.hernandocounty.us/plan/2040.asp>, and the first draft (as you pointed out) on the same web page. Subsequent drafts, if any, will be prepared as a result of public comments through the public process.

As to your point about meetings, additional meetings are not proposed at this time. We agree that repetitive general meetings at this stage would not be very productive. That is why WE are coming to YOU via an outreach approach to get input. Please let me know if there is a group forum you'd like me to meet with, or, I would be happy to meet with you, or your group here at our offices, just let me know.

Thank You, Mr. Hanson, for attending last week's meeting and for taking the time to write to us. We will talk with you soon. -Pat

Patricia L. McNeese, AICP, Planner III
Hernando County Planning Department
20 N. Main Street, Room 262
Brooksville, FL 34601-2828
phone: 352-754-4057, ext. 28016
fax: 352-754-4420
email: pmcneese@hernandocounty.us

From: Hamilton Hanson [mailto:hamiltonrhanson@live.com]
Sent: Sunday, July 24, 2016 10:12 AM
To: Patricia L. McNeese <PMcNeese@co.hernando.fl.us>
Subject: Maybe you do this on purpose to confuse the un-informed public,

but the following has no connection to the general public PARTLY because we have no idea what the difference is between a "first draft" of a plan, or a future land use map series or the difference between a comprehensive plan and the ELEMENTS of a comprehensive plan. Also, when will you provide YOUR "second, third, fourth draft", and how many of YOUR drafts do we have to read before we get "the plan"?

The con-game of "public input" has become, obviously, totally unbelievable. If you get too much public input, you keep the meetings going until there are too few people left in the room to make any difference, or even object. Example, the mining issue on SR 50. Or even the Brownfields Project for south Brooksville.

To tell a group of citizens that the government has no plans to "take" private property for its own use is such a lie. When the government has overcome/ignored all the objections by the citizens, the government will take whatever the hell it wants.

- A FIRST DRAFT of the Elements for the Comprehensive Plan update – All of these are bookmarked
- A FIRST DRAFT of the updated Future Land Use Map Series
- The current adopted Comprehensive Plan
- Documents associated with the 2011 evaluation of the current adopted Comprehensive Plan

Hamilton R. Hanson

CHANGE OF MAILING ADDRESS TO:

**Hamilton R. Hanson
4377 Commercial Way #157
Spring Hill, FL 34606**

Patricia L. McNeese

From: Patricia L. McNeese
Sent: Wednesday, July 27, 2016 9:48 AM
To: 'Jude Simpson'
Cc: Hernando Chapter Florida Native Plant Society; Cindy & Mike Liberton
Subject: RE: Hernando County Comprehensive Plan Update

Jude – There is no set timeframe. We are starting outreach immediately and will continue outreach through the fall. We expect to complete this update sometime in 2017.

Yes, please let any interested groups know that I would like to get onto their meeting calendars.

Should I add your cc'd recipients on this email to my regular Comprehensive Plan email update list? Thank You! -Pat

Patricia L. McNeese, AICP, Planner III
Hernando County Planning Department
20 N. Main Street, Room 262
Brooksville, FL 34601-2828
phone: 352-754-4057, ext. 28016
fax: 352-754-4420
email: pmcneese@hernandocounty.us

From: Jude Simpson [mailto:judelsimpson@gmail.com]
Sent: Wednesday, July 27, 2016 9:45 AM
To: Patricia L. McNeese <PMcNeese@co.hernando.fl.us>
Cc: Hernando Chapter Florida Native Plant Society <hcfnp@gmail.com>; Cindy & Mike Liberton <liberton@nextstepscollective.com>
Subject: Re: Hernando County Comprehensive Plan Update

Thanks Patricia.

What is the time frame for completion? When do you want to be speaking with community organizations?

I'll be sharing the info with groups. Hope to make the next meetings.

Jude Simpson

Sent from my iPad

On Jul 27, 2016, at 9:32 AM, Patricia L. McNeese <PMcNeese@co.hernando.fl.us> wrote:

Good Morning and Thank You everyone for your feedback since the July 20 kick-off meeting for the update of the Hernando County Comprehensive Plan.

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If the above link does not work, go to <http://www.hernandocounty.us/plan/> , click on the blue tab entitled, “Draft 2040 Plan”, and then scroll to the bottom of that page to select and open the presentation.

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In the meantime, please contact me to discuss this proposed draft with your groups and neighborhoods!

Thanks everyone. We will talk with you soon. -Pat

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Brooksville, FL 34601-2828
phone: 352-754-4057, ext. 28016
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email: pmcneese@hernandocounty.us

Patricia L. McNeese

From: Patricia L. McNeese
Sent: Wednesday, July 20, 2016 4:26 PM
To: 'pigpen34@BellSouth.net'
Subject: Airport Planned Development District

Hello Karlene – Thank you for attending this morning. You had a specific question on where to go in the Comprehensive Plan to view the Airport Planned Development District language.

Here is the direct link to the Future Land Use Element:

http://www.hernandocounty.us/plan/apps/2040/2016_DRAFT/SectionA/A.1.Hernando%20County%20Future%20Land%20Use%20Element%20DRAFT%2007.20.2016.pdf

The Airport Planned Development District is located on pages 31 and 32. If you are using the bookmarks, look for and click on the bookmark entitled, “Airport Planned Development District”

Please let me know if you have any trouble viewing this or any other concerns or questions. I will be out for the next two days, but back Monday. Thanks Again, Karlene, for attending this morning. I will talk with you soon. -Pat

Patricia L. McNeese, AICP, Planner III
Hernando County Planning Department
20 N. Main Street, Room 262
Brooksville, FL 34601-2828
phone: 352-754-4057, ext. 28016
fax: 352-754-4420
email: pmcneese@hernandocounty.us

Patricia L. McNeese

From: Patricia L. McNeese
Sent: Thursday, July 28, 2016 11:13 AM
To: 'Kathryn Dentato'
Subject: RE: Wednesday's planning meeting
Attachments: Hernando County Comprehensive Plan Kick-Off Presentation July 20, 2016.pdf

Kathy – Sorry for the delay. A couple of other people also asked for the powerpoint. Here is a PDF copy of it, and I also posted it on the web page at: <http://www.hernandocounty.us/plan/2040.asp> . It's at the bottom of the page. Thank You, Kathy! We will talk with you soon. -Pat

Patricia L. McNeese, AICP, Planner III
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phone: 352-754-4057, ext. 28016
fax: 352-754-4420
email: pmcneese@hernandocounty.us

From: Kathryn Dentato [mailto:kdentato@gmail.com]
Sent: Friday, July 22, 2016 2:52 PM
To: Patricia L. McNeese <PMcNeese@co.hernando.fl.us>
Subject: Wednesday's planning meeting

Good afternoon, Pat,

I was not able to attend the planning meeting Wednesday, but my daughter did. She tried to take pictures of the PowerPoint presentation, but they were very washed out. Would it be possible for you to email the slides to me?

Thanks so much,

Kathy

Patricia L. McNeese

From: Patricia L. McNeese
Sent: Tuesday, April 04, 2017 11:51 AM
To: 'Lynn Gruber-White'; 'chase@jckarate.org'; 'truc1@tampabay.rr.com';
'TheresaSampson@gmail.com'; 'blindguy56@outlook.com'; 'RUF2001@Juno.com';
'RNatterer@yahoo.com'; 'dsnatterer@gmail.com'; 'kathywreathlady@aol.com'
Subject: Thank You!

Hello Ridge Manor Property Owners,

I just want to thank you very much for hosting me as speaker at your meeting of Monday, March 20, 2017 on the topic of the Hernando County Comprehensive Plan. Someone had asked a question about potential future widening of Ridge Manor Boulevard. There is not a plan to widen that road to additional lanes at least out to our planning horizon of 2040. This is what I had mentioned at the meeting but I did tell you I would confirm it, so I wanted to send this email. Again, I want to thank you. You all have been added to our larger Comprehensive Plan email list. There will be a workshop on the Comprehensive Plan to be held on May 2, 2017. As soon as I obtain the meeting details, I will be emailing the larger group, including all of you. Also, please don't forget that we are looking for input on this plan. It can be something specific or just your general concerns for future land use in the County. Please send any comments by email or letter. I will talk with you all soon! -Pat

Patricia L. McNeese, AICP, Planner III
Hernando County Planning Department
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Brooksville, FL 34601-2828
phone: 352-754-4057, ext. 28016
fax: 352-754-4420
email: pmcneese@hernandocounty.us

Patricia L. McNeese

From: Patricia L. McNeese
Sent: Tuesday, July 12, 2016 1:45 PM
To: 'Travelinvolks@aol.com'
Cc: Ronald Pianta; Leonard Sossamon; James Adkins; Nick Nicholson; Wayne Dukes; Diane Rowden; Jeff Holcomb
Subject: Hernando County Comprehensive Plan meeting
Attachments: Shirley Miketinac Comprehensive Plan Stakeholder Invitation 7-12-16.pdf

Dear Shirley –

Thanks for your interest and comments today on the Comprehensive Plan update. Attached is an invitation to next Wednesday's meeting explaining the purpose and scope of this "kick-off" effort toward community involvement in the update of the Hernando County Comprehensive Plan. The meeting is next Wednesday, July 20 from 10:00am to 11:30am at the Greater Hernando County Chamber of Commerce at 15588 Aviation Loop Drive. Here, again, is the link to the current comprehensive plan: <http://www.hernandocounty.us/plan/PlanningCompPlan.htm>

Thank you, Shirley! I look forward to seeing you there. –Pat

Patricia L. McNeese, AICP, Planner III
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