

Received

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DeeVon Quirolo
222 East Liberty Street
Brooksville, FL 34601

Planning Department
Hernando County, Florida

October 14, 2017

Ron Pianta
Hernando County Planning Department
Via hand delivery

Re: Planning Commission Workshop

Dear Mr. Pianta:

I have been thinking about this and wanted to share my thoughts with both you and Pat McNeese as representatives of the Hernando County Planning Department. Your comments at the end of the Planning Commission Workshop this week in response to questions raised by the commissioners regarding the draft land use plan were deeply troubling. The current version bears little resemblance to the sound policies and strategies of the first draft regarding green building, energy efficiency, the ESL program, wildlife corridor protections, and commitment to water quality. I expected you to acknowledge the valuable contents of the first draft a little more robustly while also acknowledging that the BOCC directed the changes. I cannot imagine that you as the lead planners think you improved the plan.

Pat's presentation glossed over the very real changes to the plan so that no one would ever understand the depth of the impacts to our future those changes will create. What I heard from you both was a whitewash of the very thorough effort you undertook at the direction of the BOCC to weaken every environmental section of the plan, including replacing firm standards with "may" in a complete reversal of how sound planning policies are applied in the real world. In my humble opinion, it appears as if you wanted to allay the concerns of the Planning Commission so that they would not recommend strengthening the plan.

Your comments regarding our request for a ban on new mine permits was ignored and instead you chose to say that you cannot prohibit a land use category. That is a far cry from what we asked and undermines both the efforts of the conservation community and many citizens who raised the issue as well as the concerns raised by the Planning Commission who could, after all, recommend such a measure. We all know that mining will continue in the county for 100 years or more and will have to be included in the

land use plan to manage those activities over time. We simply asked for a restricted ban on new permits to mine in areas not currently zoned for mining. It is a reasonable request based on the extensive documented violations and health, residential, business and economic impacts that mining has had and will continue to have on our community for a very long time.

Members of the conservation community, concerned citizens, and representatives of several reputable organizations took the time and effort to organize, speak out and document why we want the plan restored to its earlier more effective version. You undermined our efforts to reinstate key provisions to the plan that have been removed and to add a new restriction on mining. Several of these issues were raised by planning commission members, but you explained them away as if they were inconsequential.

My second concern is the lack of transparency in the public outreach component of the new plan. In every written comment we submitted to the planning department and at every meeting and workshop, we have begged for comments to be posted online, for you to allow citizens to comment online, and to set up meetings around the county after working hours so that everyone has a chance to learn about and speak out about the new plan.

Not only did you not agree to any of these recommendations, but numerous written comments submitted to the planning department have not even been included in the packets presented to the BOCC and Planning Commission prior to their workshops on the plan. Perhaps if they had been included, the commissioners would have been more responsive to our concerns. The public and the commission would be far more informed about the plan and what citizens think of it. They were not submitted to you to be kept secret. My earlier experience working with Paul W. on the CEMEX mine issue had led me to expect comments and documentation submitted to a representative of the Planning Department to be included in the public record but that was not the case here. Perhaps I am missing something, but there is not even a list of the planning commissioners on the county website so that we could send them comments directly. Does this sound transparent to you?

Thank you for the opportunity to contact you. Please include this in the official record of the land use planning efforts on my behalf as a private citizen.

Very truly yours,



DeeVon Quirolo

Tampa Bay Times



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Guest column | DeeVon Quirolo

Proposed revisions would weaken environmental protections in county's comprehensive plan

By DeeVon Quirolo, Guest Columnist

Wednesday, September 6, 2017 11:38am

Hernando County is creating a new comprehensive land-use plan to guide development through 2040.

The draft plan released last fall was well done. It contained goals and strategies to promote compatible land use, sensible transportation planning, needed infrastructure and utilities, sustainable economic activities and impact fees to fund new development.

It addressed the need to protect public health from environmental hazards, protect our groundwater aquifer, conserve water and plan for climate change. It sustained protection for Hernando County's natural resources by promoting energy efficiency, green building, wildlife corridors and a viable Environmentally Sensitive Lands Program.

However, the Hernando County Commission recently directed the Planning Department to revise the draft plan to remove important environmental components we should all support. The map and section on ecological linkages to protect wildlife corridors were removed. The Environmentally Sensitive Lands Program was weakened, following earlier commission efforts to dismantle the program. Energy efficiency standards and green building codes were weakened from "shall" to "may" for public and private buildings, parking, transportation access, public space, architectural standards, construction standards and throughout the plan.

The mining section uses "projected market for resource, analysis of need and impact of jobs" as the criteria for deciding future land-use amendments for new mining. It ignores impacts to residents, businesses, historic sites, endangered species and habitat, except as mitigation to find ways to allow mining. We recommended a ban on new mines, based on lack of need, since reserves at permitted mines exceed demand. Nature tourism is our biggest economic engine, generating 10 times as much as mining, an incompatible activity.

Our earlier comments recommended strengthening the plan to protect Bayfront Health Brooksville from mining encroachment, phase out coal-burning facilities, ban fracking, study the need for a "no discharge zone" for boater sewage in coastal waters and plan a transition to 100 percent renewable energy.

Now, simply salvaging critical parts of the first draft is paramount.

A November 2016 report by the University of Florida, state Agricultural Department and 1000 Friends of Florida noted that demand for water will double in the state by 2070 but that compact development, more land preservation and water conservation measures could reduce that trend by 27 percent. County commissioners

would be wise to heed this information and abandon recent cuts to the plan that protect our environment, promote smart planning and healthy communities, and establish authority to set parameters for sustainable growth, including a ban on new mines.

While most of us won't wade through the thick draft plan, simply speaking out in support of a land-use plan that protects us into the future can deliver a compelling message. Public meetings on the plan are scheduled for Monday, Oct. 3, Nov. 13 and Dec. 12, and commissioners can be reached any time via email.

The author, DeeVon Quirolo, is writing on behalf of Nature Coast Conservation, the Sierra Club Adventure Coast Committee and Women's March Central Gulf Coast Florida.

Proposed revisions would weaken environmental protections in county's comprehensive plan 09/06/17
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Commenting Guidelines



Abuse Policy

CANDIDATE EDITION

Print name as it appears on your voter information card: Diane E. Rowden

Address: 10000 ...

City: ...

State: Florida

County: Hernando

Zip: ...

Phone: ...

Signature: ...

Date: ...



Sierra Club Adventure Coast Committee
c/o 25352 Ash Street,
Brooksville, FL 34601

January 26, 2017

Pat McNeese
AICP, Hernando County Planner III
Hernando County Planning Department
20 North Main Street
Brooksville, Florida 34601

Re: Comments on Hernando County Draft Comprehensive Land Use Plan

Dear Ms. McNeese:

The Sierra Club is America's largest and oldest environmental organization with 63 chapters, 2.4 million members and supporters, including 31,000 members in Florida and hundreds of members in Hernando County.

Thank you for meeting with our group in December to review our questions and recommendations for the draft land use plan for Hernando County.

There is much to support in this plan. Overall, it is well done and presents a responsible goal-oriented plan for future land use in Hernando County.

Attached please find our written comments for the record. They are designed to strengthen areas of the plan to further enhance the long term sustainability and economic growth of Hernando County while protecting our quality of life and environment. We look forward to participating in future meetings on the plan; please keep us advised via email to gwenqa@yahoo.com. Your cooperation is greatly appreciated.

Sincerely,

Gwen Bassick

Gwen Bassick
Chair, Sierra Club Adventure Coast Committee

Sierra Club Adventure Coast Committee
Comments on the Draft Hernando County Land Use Plan

Our most important recommendation is to encourage Hernando County to build resiliency and sustainability into all county operations that will support a strong economy and quality of life for all.

We support efforts to:

- Transition from fossil fuels to renewable, clean, efficient energy to mitigate the impacts of climate change and sea level rise in all county activities and policies.
- **Phase out the use of coal burning facilities to improve public health and the environment**
- **Phase out open pit mining to reduce negative impacts to residents and loss of habitat**
- **Update the Mining Ordinance and extend the protections of CPAM 93-1 countywide**
- **End the harvesting of timber on public lands and clear cutting land for development**
- **Prohibit hydraulic fracking, acid fracturing, and acid matrix stimulation for natural gas and oil**

- Encourage the conservation of wildlife habitat and corridors to protect habitat for bears, panthers, manatees, and other species at risk.
- Revive the Environmentally Sensitive Lands Committee and renew collection of the tax to fund their efforts to maintain currently protected lands and acquire new ones.
- Coordinate land use to preserve lands providing aquifer recharge, especially within the Weeki Wachee Springshed and the Floridan Aquifer
- Establish a water budget and promote water conservation by everyone to meet water needs
- Control point and non-point source nutrient pollution from stormwater, fertilizers, manure, wastewater treatment facilities and onsite sewage treatment and disposal systems (septic tanks, cesspits) at the source.

- Implement user fees to support new development.
- Reduce urban sprawl and promote redevelopment that is environmentally and fiscally sustainable. Encourage urban infill that utilizes existing infrastructure, services and facilities.
- Adopt Green building standards for the county and for all new development.
- Provide charging facilities for electric vehicles at county-wide facilities
- Expand broadband internet access countywide.

We expand on these issues and offer the following specific comments to the draft plan:

Section A. Draft Hernando County Comprehensive Plan Elements

Chapter 1: Future Land Use Element

Goal 1.01 Growth Strategy:

Strategy 1.01A(2) Please consider hosting a series of public hearings during the evening hours throughout different areas of the county on the new plan so that those who work can participate and learn and comment. Please provide a place on the county website where public comments that have been submitted can be viewed by the public.

Goal 1.03 Future Land Use Map

Strategy 1.03 A(7) Mining Category Current language: “The Mining Category allows for the extraction of mineral resources where the impact on surrounding rural developed and developing areas can be minimized.”

Although it is not ranked as a significant source overall in terms of productivity or jobs within the state of Florida, Hernando County has a long history of mining for lime rock and sand. There are currently enough mines already permitted to insure that mining can continue in Hernando County for many years. Mining is now being displaced as a major economic activity with nature tourism, which currently generates ten times as much income as mining in Hernando County.

Therefore, we ask you to consider a ban on new mines. Remove any reference or language in the county land use plan that would allow the establishment of new open pit mines outside of existing mining permits as of January 1, 2017. Further, remove any new areas in the mining zoning category of the future land use plan that were not permitted for mining as of January 1, 2017.

Proposed language: *The Mining Category allows for the extraction of mineral resources only on areas that were permitted prior to January 1, 2017.*

Conservation Category

Strategy 1.03A This strategy retains forests, protects wetlands, etc. yet **Objective 1.03D** would allow timbering on public lands. Please consider removing the language that would allow timbering on public lands, while still allowing it on private lands with an approved management plan.

Ecological Linkages

Strategy 1.03E(1) c. Current language is: “All new residential development projects not located within existing plats within the Rural Future Land Use Category shall maintain an open space area of 50% and utilize clustering to the maximum extent possible.”

Please consider strengthening this to *All new residential development projects not located within existing plats within the Rural Future Land Use Category shall maintain an open space area of 75% and utilize clustering to the maximum extent possible.*

d. Current language is: “Clear cutting of existing native forested land in required open space is prohibited for new development unless necessary for the safe operation of the use.”

Please consider strengthening this as follows: *Clear cutting of existing native forested land in required open space is prohibited for all new development but the understory may be managed to accommodate land management needs, subject to the restrictions of the tree ordinance to protect specimen trees.*

Mining Category

We recommend that the land use plan provide additional protection to citizens living near existing mines. The Mining Ordinance should be updated and language added into the Mining Ordinance section of the land use plan to increase setbacks, buffers, reclamation and other protections countywide that are currently provided to the Brookridge community per CPAM 91-3. One shouldn't have to litigate for the protections now offered to residents in that community; they should be extended to everyone in Hernando County equally.

Mining Ordinance

The Mining Ordinance first adopted in 1993 raises many questions. We recommend that the county undertake a complete review to update the ordinance and provide meaningful county procedures that protect public health and quality of life from the impacts of existing mining. The ordinance has failed to protect public health and the environment from the impacts of mining in Hernando.

Strategy 1.03J(4) Has this mining ordinance been enforced to protect Hernando citizens? Recommend review/update of county procedures for compliance.

Strategy 1.03J(5) Have any mining sites been stabilized during periods of inactivity? Recommend review/update of county procedures for compliance.

Strategy 1.03J(6) Has the county reviewed the mandatory record-keeping and reporting standards in order to provide adequate monitoring of mining? Recommend review/update of county procedures.

Strategy 1.03J(7) Has the county updated the mining standards for *earthen dam design and construction techniques, blasting plans and monitoring and reclamation* (as required) since adoption of this ordinance in 1993? Recommend review/update of ordinance and county procedures.

Strategy 1.03J(8) Recommend expanding setback from 100' from all property lines to 3000' as per Brookridge. Recommend review/update of this section to expand setbacks.

We recommend that you add new language from CPAM 93-1 to the Mining Ordinance section and include a strategy to review/update the Mining Ordinance to apply the existing protections for CPAM 93-1 to all Hernando County as follows:

No blasting, drilling, or extraction shall occur within 3000 feet of any other residential area.

The buffer between resource extraction and rivers, streams, lakes, springs, or wetlands that are not mined throughout Hernando shall be expanded from 100 feet to 3000 feet.

The buffer from a Protected Structure shall be expanded from within 500 feet to 3000 feet. Protected , structures are any dwelling, public building, school, church, cemetery, or commercial or institutional building on lands not controlled by the operator of the mine.

Reclamation shall be performed in all areas previously mined but are not subject to reclamation requirements, in addition to reclaiming area of new mining.

Mining Future Land Use Map Amendments

Strategy 1.03J(10) Currently reads: "Proposed comprehensive plan amendments to the Mining Category shall be based on the demonstrated availability of significant deposits of target resources."

Replace this language with the following: *"Based on the long history of mining that has resulting in extensive excavated land and quarries from past mining, the presence of many currently active permits to mine, the reduced importance of mining to the local economy, and the potential for additional mining to impact other more valuable economic activities such as nature tourism, no new mining permits will be issued in Hernando County."*

Strategy 1.03J(12) Second sentence reads: “Approval of the proposed amendment may be predicated upon appropriate mitigation of these potential impacts (including appropriate land conservation or set-aside).”

We recommend eliminating new mining and mitigation altogether. Prohibit new mining that will result in negative impacts to citizens and the environment. Hernando County has sacrificed most of the Annutteliga Hammock to mining as well as other areas of the county. There is no reasonable justification for its expansion.

At a minimum, require that the mitigation not be allowed if it will impact the integrity of ecological linkages provided by the original property and that any mitigation land swaps be performed on lands within Hernando County only.

Future Mining Transition

Strategy 1.03J(18) Cites “Requests for Future Land Use Map changes from an existing designation of “Mining Category” shall give great weight to protection of their function as future employment sites....”

We support the sustainable transition of mined lands to create new sustainable technologies such as solar farms that provide long term jobs and help promote clean energy independence.

However, there was public support identified in the E.A.R. of 2011 for transitioning mined lands to open space/rural, also a worthwhile objective we can support.

Brooksville Regional Medical Center Planned Development District

Strategy 1.04E(7) Current language: “The Brooksville Medical Center Planned Development District and its health care-related activities shall be protected from encroachment by incompatible land uses.”

Mining would present an incompatible use of the land across the highway from the medical center.

We ask you to consider strengthening this to the following: *The Brooksville Medical Center Planned Development District and its health care-related activities shall be protected from encroachment by incompatible land uses including specifically open pit limerock and sand mining.*

South Brooksville Planned Development District

Redeveloping the South Brooksville area into a viable mixed-use community, while retaining the positive features of the existing neighborhood character is long overdue and should be prioritized for adoption as soon as possible. It is arguably far more critical than current efforts to improve Cass Circle.

Accelerate adoption of this plan to improve the economic, social and environmental impact to current residents and businesses of the area, especially as it relates to development of infrastructure, recreation and open space, improvement of Martin Luther King Boulevard and the Good Neighbor Trail. This will have a beneficial impact on the development of tourism for Brooksville and the rest of Hernando County.

Transit oriented Development

Recommendation: Although it is noted in Chapters 3 and 5, consider adding a reference in this chapter that provides for the county to commit to developing energy efficient mass transit, improved roadways for bicycles and allowances for pedestrian traffic, charging stations for electric vehicles, and other incentives to encourage the implementation of smart transportation strategies for all transit oriented development

efforts. We request that this also include a commitment to reduce habitat loss due to new or expanded transportation corridors and interchanges.

Land Use Compatibility

Strategy 1.09B(1) “Future land use amendments should be compatible with surrounding development and natural resources without the need for implementation of mitigation measures that are extraordinary in scope or difficult to enforce.”

Mitigation has not proven to be an effective manner of replacing lost environmental quality and should be avoided. Recommend strengthening this as follows: *Future land use amendments should be compatible with surrounding development and natural resources without the need for mitigation measures.*

At a minimum, require that the mitigation not be allowed if it will result in impacting the integrity of ecological linkages provided by the original property and that any mitigation land swaps be performed on lands within Hernando County only.

We support **Strategy 1.09B(3)** “Protect existing and future residential areas from encroachment of incompatible uses that are destructive to the character and integrity of the residential environment.” Especially in the case of mining, fracking, and other environmentally hazardous activities.

Urban Sprawl

Citizens of Hernando County expressed the desire to preserve the rural nature of the county in the EAR of 2011. We support and commend the county’s efforts to reduce urban sprawl with in-fill of existing population centers. We already have several large planned developments that will draw from existing population centers when and if they are realized. There is no demonstrated need to invest in additional rural development outside of the areas already permitted.

We agree with **Strategy 1.10B(3)** that the county not “support new infrastructure in floodplains, flood prone areas and coastal high hazard areas except as provided...in the Conservation and Coastal Management Elements.”

Infrastructure Services

We support the concept of **New Development Proportionate Share** by implementing impact fees so that “new development pays a fair, equitable and proportionate share of costs required to provide adequate public facilities to the new development...” It is overdue in Hernando County.

Chapter 3 Economic Development Element

Workforce

We support **Strategy 3.01A(1)** to “develop multi-modal transportation network that includes transit and pedestrian/bicycle improvements and enhancements and an efficient roadway network.” A family costs an average of \$8000 per year. It is important for the employed to have access to public transportation to spur economic growth in Hernando.

Infrastructure

We support upgrading county broadband transmittal facilities. There is no better investment in the increased awareness and knowledge of county residents than access to the internet.

We also support the need to continue to concentrate economic initiatives at existing centers to reach full utilization.

We recommend adding language to formalize a county policy of energy conservation to include adoption of LEED green building codes for all new buildings, use of LED lights, eco-friendly electric or hybrid vehicle purchases for all county fleets, and use of recyclable or other eco-friendly materials in addition to other means of achieving energy savings and recycling of waste for all county activities and facilities. This is a win-win that will save energy, money and the environment.

Agricultural and Fishing

Hernando's agricultural activities should be promoted and locally-grown foods celebrated as part of our tourism promotions.

Recreational fishing opportunities are part of nature tourism and should be encouraged.

Commercial fishing operations must be zoned to protect residential areas in coastal Hernando Beach.

Tourism

We support **objective 3.03B, Strategy 3.03B(2) and Strategy 3.03B(3)** to expand nature tourism in Hernando County with a considerate approach that protects our natural resources. Hiking, trails, birding, photography, boating, fishing and eco-tours are all viable marketing niches. Historic communities such as Brooksville can be promoted to establish cultural tourism. Promoting the arts is always a good investment and will bear great rewards for both residents and visitors. The acquisition of Chinsegut Hill Manor was a good investment and should be supported by the county.

Economic Development

We must protect what we have and resist efforts to expand mining and other destructive land use practices. Focus on attracting new innovative technologies for a strong economy. For example, encourage the development of solar farms at old mine sites to provide clean renewable energy. Pursue the development of green resort facilities to improve the visitor experience in Hernando.

Chapter 4 Housing Development

We support

***Strategy 4.02A(3):** "Hernando County shall identify neighborhoods where substandard infrastructure, especially water service and wastewater service, may be contributing to neighborhood deterioration and shall appropriately prioritize and program infrastructure upgrades."

***Strategy 4.03A(4):** "Hernando County shall consider programs that encourage the establishment and/or upgrade of community features that promote convenience, low-maintenance and economic resilience, including, but not limited to energy-efficient "green" buildings, energy-saving community features, architectural features, Florida-friendly landscaping features, and other features attractive to workforce households." This is so important to our future.

Chapter 5: Transportation

This section is well done. We support:

***Strategy 5.01A(6)** “The County shall seek multi-functional corridors on existing or historical rights of way and the accommodation of existing and future technology (charging stations) in the design of public places.” Charging stations are needed now.

***Strategy 5.01C(5)** to accommodate wildlife crossings to protect endangered species.

***Strategy 5.01C(7)** to designate the Suncoast Parkway as a Scenic Corridor. Reduce the number of billboards

***Strategy 5.01E(9)** to support the Coast to Coast Connector trail as a recreational and tourism asset.

***Strategy 5.01F(4)** that long term transit planning focus on fixed guideway, rail, rapid bus transit station locations, and on local and inter-county bus transfer stations. We support rail for long term sustainable economic activities. However, we oppose investment in rail for service to the lime rock mines and the coal-fired electric power generator facilities since these facilities do not provide sustainable sources of energy and should be replaced with renewable energy.

***Strategy 5.01F(7)** to support express bus service on the Suncoast Expressway, etc.

***Strategy 5.03A(5)** the county’s canopy road ordinance to protect canopy trees bordering roadways that are scenic and attractive and improve our quality of life and nature tourism. We encourage the county to resist efforts to degrade it in any way to accommodate mining, especially on Fort Dade Avenue.

***Strategy 5.03A(6)** “to minimize investment in new and expanded roadway capacity in the Coastal Zone that are vulnerable to climate change and sea level rise.” This is a smart strategy.

***Strategy 5.03A(7)** and **5.03A(8)** “to oppose land development where inadequate roads exist and levy impact fees to support their construction where needed for new development.” Rising sea levels are a reality and must be recognized in planning efforts such as these.

Chapter 6: Utilities Development

We support

***Objective 6.01C** “The County shall adopt appropriate water shortage regulations.”

***Strategy 6.01D(3):** “No new package plants shall be permitted except as a temporary measure by agreement. Developments allowed to utilize package plants shall be required to connect to central facilities when they are available”

***Strategy 6.01D(4):** “Establish standards for connection of areas served by septic tanks when central facilities become available. In specific areas where it is determined that services are necessary to prevent imminent threat of contamination of groundwater or other compromise of public health, the County may require central facilities.”

***Strategy 6.01E(6):** “The County shall investigate the feasibility of implementing single-stream recycling or other alternative waste disposal methods for recycling.”

***Solid Waste Volume Reduction Objective 6.03G:** “Hernando County shall develop a strategy with long-term and short-term actions aimed at reducing the solid waste stream and providing alternative sustainable disposal options.” We object to allowing sludge, oily waste and other waste from other counties to be imported to our landfill facilities.

***Solid Waste Planning Objective 6.02H:** “The County will explore new technologies as an alternative to traditional landfill facilities.”

***Wellfield Protection Objective 6.03A:** “Implement and maintain a wellfield protection ordinance that sets zones of influence around current and future wellfields and restricts activities that would compromise the quality and quantity of groundwater within the zones of influence.” This is especially important with respect to mining and the impact it has on fresh water wells that are prone to contamination from such activities.

***Water Conservation Objective 6.03C:** “A program to conserve potable water supplies shall be coordinated with the Southwest Florida Water Management District, addressing both demand reduction and supply enhancement methods, including the provision of reuse water to replace potable water for appropriate uses.” It is time for Hernando County to identify our current and future fresh water needs and limit new permits for additional water use if those needs are not already met.

Chapter 7 Recreation and Open Space Element

We support **Preserves Strategy 7.01A(7):** “Hernando County shall acquire and manage preserves under its Environmentally Sensitive Lands (ESL) Program for the purpose of providing ecologically valuable open space that is also accessible for passive recreational and educational pursuits where appropriate.”

It is time to reconstitute the ESL Advisory Committee, renew collection of funds for the program and begin acquiring lands. Given that there is currently only one soon-to-retire employee with responsibility for the ESL Program, more is needed for this strategy to be successful. There was overwhelming public support identified in the E.A.R. of 2011 for sustaining this important program. We recommend adding in language for Hernando County to activate the tax levy of .10 mil to fund the ESL Program, re-appoint members to the ESL Advisory Committee tasked with identifying lands for purchase and management, and provide adequate staff to implement this strategy of public education as well as the full functioning of the ESL Program. We oppose the use of ESL lands for unqualified purposes.

We support **Waterways Access Objective 7.02C:** “Hernando County encourages access to and responsible enjoyment of its waterways resources including rivers, springs, bays and the Gulf of Mexico and shall incorporate a system of waterway access into its parks system.” However, this must be accompanied by consideration of carrying capacity limits for these resources to avoid degradation.

Chapter 8 Public School Facilities Element

Education is the key to our future success and without good schools, we cannot succeed. We support responsible investment in public school facilities as outlined in this element.

Chapter 9 Capital Improvements Element

We support **Funding By Development Strategy 9.01C(3):** “Future development shall bear a proportionate share of the cost of new or expanded capital facilities required to accommodate such development, consistent with the adopted levels of service and planning criteria for the required facilities.”

We support **Impact Fees Strategy 9.01C(5):** “Hernando County shall maintain an Impact Fee Ordinance. The ordinance shall set forth procedures and standards that enable new development to meet its proportionate share of capital facilities costs for roads, parks, schools, public buildings, libraries, fire protection, emergency medical services, jails and law enforcement. Impact fee levels shall be reviewed every five years and updated accordingly.

This should be done sooner rather than later so that as economic growth increases, current taxpayers are not footing the bill for new development.”

Chapter 10: Conservation Element

Ecological Linkages

We support the commitment to protect Wildlife and Habitat as outlined in this chapter. But we are not convinced that mitigation should be widely applied as a set-off to anticipated environmental losses from new development. These losses are avoidable by simply not allowing development to occur in strategically critical areas essential to the success of planned ecological linkages. Please add in language to that effect.

We support **Strategy 10.01A(4)** that states “The Hernando Environmentally Sensitive Lands (ESL) Program shall provide public education on the benefits of natural area greenways and ecological linkages.”

We support the protection of our natural groundwater aquifers and recognize the vulnerability of them to alterations such as mining that expose the aquifer directly to surface influences. This is a good reason to not allow any new mining that would jeopardize the aquifer and an important way of achieving the “highest level of protection” goal for the Wellhead Protection Area designation.

There was a high level of public support in the E.A.R. of 2011 for re-zoning for preservation, requiring replacement of developed habitat, removing wetland lots from development, etc. to achieve connecting the Green Swamp wildlife corridor to the Chassahowitzka wildlife area to the Croom Area east of Hwy. 19. We recommend that specific language with goals and strategies be added to address this in the plan in addition to the general language on ecological linkages.

Water Supply Planning

Well done. No new developments should be allowed unless adequate water supplies exist beyond current and future permitted projected use. The county should develop a water budget based on this criteria and compare it to SWFWMD allocations, to determine if we can meet current and future projected demand before extending commitments for more water supply to new areas.

Surface Water Bodies and Habitats

We support the objectives and strategies of this section, especially

***Strategy 10.03A(5)** to limit septic systems in flood prone areas and prohibit point source pollution.

* **Strategy 10.03A(6)** efforts to lower the total daily maximum load (TMDL) of nutrients to the spring shed at Weeki Wachee.

A note of caution regarding **Strategy 10.03B(3)**. Alternatives should be pursued in lieu of mitigation for projects that would on encroach on Class I wetlands.

Goal 10.04 Minerals, Soils and Trees reads: “The county shall require conservation, protection and sustainable use of mineral resources, soils, and trees as important natural resources.”

Why must we USE our minerals, soils and trees? Why not simply conserve and protect them as the foundation of our nature tourism and quality of life? Many of these resources have already been extensively harvested or sacrificed for mining. We recommend that you remove the reference to their use on public lands.

Limerock Minerals

Strategy 10.04A(1) We strongly recommend changing this to prevent any future land use amendments to the Mining Category beyond of those already permitted and zoned for mining.

Otherwise, this section should be expanded so that amendments to the Mining Category also require consideration of the suitability of the location for mining, the impact of mining on adjacent resident's health and quality of life, on existing businesses and healthcare facilities in the area, on wells used for drinking water in the area and on historical archeological sites.

Historical and Archaeological Resources

Strategy 10.05A(3) Strengthen this section as follows:

Goal 10.05 – **Cultural** ~~Historical and Archaeological~~ Resources

Hernando County recognizes its rich archaeological, historical and cultural history and **shall identify and protect** ~~conserve and restore~~ these resources to the greatest extent possible.

The term “cultural resources” encompasses both archeological and historical resources.

Archaeological Resource Protection

Objective 10.5A: The County shall protect archaeological sites and resources through regulations requiring the identification and evaluation of archaeological resources prior to, and monitoring of, activities that might adversely affect such resource. ~~monitoring and regulation.~~

~~Strategy 10.05A (1): Coordinate with the State of Florida to map and catalog archaeological sites and to identify the potential for archaeological resources on proposed development sites early in the review process.~~

~~(1a:) In coordination with the Florida State Master Site File (FMSF), compile and maintain records indicating the location and description of all recorded historical and archaeological site within the County.~~

~~(b:) Identify all undeveloped areas within the County that have not had a Cultural Resource Assessment Survey (CRAS I) performed within the last 5 years.~~

~~Strategy 10.05A (2): On **all** proposed development sites ~~with the potential for archaeological, historical or cultural resources,~~ within the County that have not had an accepted Cultural Resource Assessment Survey (CRAS I) performed within the last 5 years, the County shall require a CRAS I survey to be performed in accordance with the latest revision of the *Guidelines for Cultural Resource Professionals* published by the Florida Bureau of Archaeological Research, whenever a land use change is proposed that would disturb previously undisturbed land. ~~This survey that follows State guidelines must be performed by and submitted as part of the proposal package for new development proposals on sites that are not indicated on the Florida Master Site File as having resources or on site that meet all of the following criteria~~~~

~~The CRAS I survey shall be performed by a professional archaeologist qualified under Section 103 of the National Environmental Policy Act (NEPA) as modified. The results of the survey shall be submitted to the Compliance Section, Division of Historical Resources, Florida Department of State for their review and their acceptance must be received prior to granting any permissions to proceed with the proposed land use change.~~

~~a. Located on soils that are well drained or moderately well drained.~~

~~b. Located within the Coastal Lowland Brooksville Ridge, Tsalala Apopka PPlain or Western Valley geomorphological provinces listed in the “Cultural Resource Assessment: Hernando County, Florida by the Gulf Archaeological Research Institute 2009;~~

~~c. (For non-coastal sites only): located within 1200 feet of a river, freshwater swamp, permanent freshwater pond or lake or within 200 feet of a sinkhole.~~

(Predictive criteria such as this have been found to be insufficient to insure that important sites are not overlooked.)

Strategy 10.05 (3): The County shall allow flexible site development and land use standards for the purpose of protecting significant ~~archaeological, historical or~~ cultural resources. ~~When considering a proposed land use change that would affect identified Cultural Resources, the first option should be to change the proposed land use to avoid affecting the resource. Should this not be feasible, the next alternative should be to protect the resource *in situ*. As a last option, mitigation may be considered, after consultation with and approval from the Historic Resources Division, Florida Department of State.~~
~~If the resource cannot be avoided, the County and the applicant shall consult with~~

Strategy 10.05 (4): The County shall **enact regulations to insure that** ~~prohibit disturbance of~~ ~~disturbance of~~ **significant** archaeological sites are not disturbed. The County shall require **that if** any accidental disturbance **occurs** during construction, **whether or not the site has been previously identified, construction** shall be suspended and **the disturbance** reported immediately in accordance with Florida Statutes.

Historical Site Protection

Objective 10.05B: The County shall protect historical sites and structures and shall consider culturally important features in development review.

Strategy 10.05B (1): The County shall consult with local preservation groups **and the Historic Resources Division, Florida Department of State of Florida to develop and implement** ~~analyze~~ Standards for local historic designations and consider local buildings that may qualify for such a designation.

Strategy 10.05B (2) ~~The County shall promote and provide flexibility shall be provided in~~ **The County shall promote and provide** flexibility ~~shall be provided in~~ building standards to encourage the retention of historic structures and features.

Goal 10.06 Environmental Health Hazards

Hernando has high levels of lifetime childhood asthma rates and other indicators of poor health due to poor air quality, yet this is a largely rural, non-industrial county without congested traffic or other emissions. Existing coal-burning facilities contribute to such poor health. It is time to use clean energy to protect our health.

To achieve the **Objective 10.06A** to protect air quality, we must move beyond coal and phase out the operation of coal burning facilities. Proposed new paragraph and language:

Coal Burning Facilities

The County shall encourage the adoption of clean air technologies and phase out the operation of existing coal burning facilities. It shall recommend to state permitting agencies that in order to protect public health, it recommends implementing a phased approach of denying renewal of existing permits for operation of coal burning facilities in Hernando County, giving the operations adequate notice to implement readily available alternative clean air technologies.

Fracking Ban

Fracking, an extreme process that requires large volumes of fresh water and the use of toxic drilling chemicals to drill into the earth to fracture the substrate and then extract natural gas, has come to many parts of America. In its wake has come the destruction of many communities by contaminating and depleting fresh water supplies, destroying air quality, inducing earthquakes, destroying green space and the health and prosperity of its residents, in addition to the blight of drilling infrastructure and pipelines, contaminated ponds, roads and transient work force dynamics on quality of life.

The Florida legislature approved a temporary ban on fracking in the last session but a new bill has been filed to permanently ban fracking. To send a message of support, counties and cities all over Florida are passing resolutions and ordinances aimed at protecting our communities from this dangerous new form of drilling. This is not the kind of economic activity that we want or need. The ordinance passed by Dade City, Florida, provided to you earlier, is considered among the best so far and could be considered in drafting one for Hernando County.

New Section and Proposed language

Fracking

Hernando County seeks to protect our environment and public health by establishing that activities to extract oil, gas or hydro-fracking activities are expressly banned county-wide in all land use categories.

Chapter 11: Coastal Management Element

Goal 11.01 Coastal Resource Preservation.

We support **Objective 11.01A** to protect the coastal zone by limiting development impacts. We recommend consideration of a fertilizer ban in sensitive areas subject to water quality decline.

Coastal Habitat and Saltwater Intrusion

Strategy 11.02B(2) We encourage the county to take a leadership role to protect the Weeki Wachee system of Outstanding Florida Waters, especially in respect of salt water intrusion, reducing TDML's and the negative impacts to water quality from mining in both Pasco and Hernando Counties.

Strategy 11.01B(3) The proposed effort to identify vulnerable coastal properties for acquisition could be tasked to a revived ESL Advisory Committee.

Goal 11.02 Coastal Zone Development

Sea level rise will inevitably affect properties and roads in coastal Hernando. There is a delicate planning balance between reducing development in vulnerable areas and providing county resources to support existing residents, businesses and their property. We know that any new development will reduce hurricane evacuation clearance times, thereby contributing to additional county investment in coastal areas that are not sustainable over the long term. However, advanced waste treatment facilities and sewer lines should be provided to established residential areas such as Pine Island and Royal Highlands to reduce contamination from septic systems and package plants.

The "Repetitive Loss Properties" section and the "Infrastructure in the CHHA" section is well written to reduce private losses and county exposure to loss.

The "Hazard Mitigation" section, especially Strategy 11.02D(7) is well done.

Goal 11.03 Coastal Community Character

Water-Dependent Use Priorities

Strategy 11.03A(3). We support retention of traditional and working waterfront uses provided that creation of the new Commercial Marine designation does not allow expansion or encroachment of these activities into residential areas.

New Section: No Discharge Zone

We recommend that the county assess whether there is a need to establish a No Discharge Zone for boater sewage to protect water quality in Hernando County from vessel sewage discharges. If so, an ordinance could be drafted that would require marinas with five slips or more and all dockside fueling stations to provide vessel pump-out facilities and solid waste facilities consistent with the Clean Marina Program.

The county could also consider whether there is a need to provide a municipal vessel pump-out facility in Hernando Beach for the general boating public.

This would reduce vessel discharges into canals and nearshore waters that degrade water quality. Such facilities also attract eco-friendly recreational boaters and fishermen and would improve tourism in Hernando County. State Clean Marina Grants could be applied for to fund such facilities.

Public Shoreline Access & Preserve Scenic Views and Historic Resources

We support public access to coastal shorelines, beaches and waters, protection of coastal archeological and historic resources, and height limits to preserve the scenic coastline of Hernando.

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Nature Coast Conservation, Inc.
Neighbors Against Mining Project
222 East Liberty Street
Brooksville, FL 34601
352 277-3330

January 23, 2017

Pat McNeese
AICP, Hernando County Planner III
Hernando County Planning Department
20 North Main Street
Brooksville, Florida 34601

Re: Written Comments on Draft Comprehensive Land Use Plan

Dear Ms. McNeese:

Nature Coast Conservation is a local non-profit organization dedicated to protect biodiversity, conserve our natural resources and the oceans, lands and wildlife they contain.

Neighbors Against Mining is one of our most important local campaigns that was formed to oppose the approval of new open pit mining that would degrade the environment, economy and quality of life in Hernando County.

Thank you for meeting with our group in December to discuss our comments and questions on the new Land Use Plan for Hernando County. Attached are our final written comments for your consideration. We appreciate the opportunity to submit these recommendations for further strengthening this plan.

Please advise us of upcoming public hearings on the new land use plan. You can contact us via email to dquirol@gmail.com or by phone to 352 277-3330.

Very truly yours,

DeeVon Quirolo
President

Comments of Nature Coast Conservation, Inc. on
Hernando County draft Comprehensive Land Use Plan

Overall, the plan is well written and provides a comprehensive integrated template for growth and land use into the future. The draft land use plan:

- * Establishes reasonable standards for compatible land use and seeks to reduce urban sprawl
- * Provides for sensible transportation planning that will support economic growth.
- * Addresses the need for additional infrastructure and utilities development, and provides a reasonable strategy to fund such facilities.
- * Supports the protection of wildlife and habitat by promoting viable ecological linkages and wildlife corridors, habitat conservation, and removal of invasive and noxious species
- * Confirms the need to enhance groundwater aquifer protection and identifies the need for further water conservation strategies to meet water needs and reduce water quality degradation.
- * Acknowledges the need for reviving the Environmentally Sensitive Lands Program and Committee to acquire and manage recreational and conservation lands.
- * Recognizes the value of promoting agriculture, fishing and tourism activities that will provide a sustainable long term economy for Hernando County.
- * Reinforces our commitment to protect historical and archeological resources.
- * Recognizes the importance of reducing environmental health hazards to protect public health and the big job of mitigating predictable impacts to our coastal zone from climate disruption.
- * Incorporates smart planning that will benefit our economy and environment for all residents and visitors
- * Supports public education infrastructure needs to our public schools so they can create well educated citizens who can succeed in today's world.

Our most important comments for strengthening the plan focus on the issue of mining in Hernando County. Mining was the major economic activity in Hernando County in the past. But today, mining provides less than one-tenth the income generated by nature tourism, which depends upon protection and sustainable use of our natural resources. Vast areas of the Annetuliga Hammock have been mined, eliminating prime upland hardwood forests and the beneficial effect on the aquifer that it provided to our fresh drinking water supplies. Our future is in supporting protection of our environment, not mining. The county's investment in nature tourism and branding Hernando as the "Adventure Coast" is a growing success and should not be undermined by new permits for open pit mining.

That said, previously approved permits in Hernando County provide enough acreage to insure that mining can continue for the next 100 years without permitting any new mine sites. Plus, no need has been established for additional mining and some existing mining sites are inactive. Based on the mining reports submitted to the county in 2016, CEMEX reported that it has already mined 350 acres in Hernando and will mine an additional 32 acres in 2015. Vulcan Materials reported no mining, only aggregate sales. The Mills mine reported no new mining in 2014 or 2015, (and was sold this year to West Florida Aggregates). Florida Rock reported mining on 209.5 acres of previously disturbed mined areas in a vertical extraction process to +/-15 feet.

We therefore respectfully recommend the county land use plan remove any reference or language that would allow the establishment of new mines in areas outside of existing mining permits and that there be no provision in the land use plan that would allow amendment of the land use plan to allow mining to occur in any area not zoned for it as of January 1, 2017. Further, that the future land use map remove any new areas in the mining zoning category that were not permitted for mining as of January 1, 2017.

Section A. Draft Hernando County Comprehensive Plan Elements

Chapter 1: Future Land Use Element

Goal 1.03 Future Land Use Map

Strategy 1.03 A(7) Mining Category Current language: “The Mining Category allows for the extraction of mineral resources where the impact on surrounding rural developed and developing areas can be minimized.”

Proposed new language: *The Mining Category allows for the extraction of mineral resources only on areas that have previously been permitted prior to January 1, 2017.*

If that is not approved, then we would request that the language be revised as follows:

The Mining Category allows for the extraction of mineral resources where the impact on surrounding rural, residential, developed and developing areas presents no threat to the health, quality of life, quiet use and enjoyment of residents, does not impact existing commercial activity and does not degrade air or water quality or the environment, nor threaten the habitat of threatened or endangered species.

Our second main recommendation is that the land use plan provide additional protection to citizens living near existing mines. We recommend that the Mining Ordinance be updated and language added into the Mining Ordinance section of the land use plan to increase setbacks, buffers, reclamation and other protections that are provided to the Brookridge community as further defined herein. One shouldn't have to litigate for the protections now offered to residents in that community; they should be extended to everyone in Hernando County equally.

The Mining Ordinance first adopted in 1993 raises many questions. We recommend that the county undertake a complete review to update the ordinance and provide meaningful county procedures that protect public health and quality of life from the impacts of existing mining. The ordinance fails to result in the county taking an active role in enforcing its provisions.

Those of us living near existing mines report mining activity or noise late at night or very early in the morning and that mining-related traffic has destroyed the quiet enjoyment of residential areas. This is especially true of Cobb Road. We are concerned by the multiple violations of air quality that have gone unnoticed by the county and unreported by the state and/or the miners that threaten public health from the CEMEX coal-burning plant. We are concerned with the public health threat of mining itself that reduces air and water quality and impacts local fresh water drinking wells that many of us depend upon. We are concerned that trees in areas abutting the canopy road of Fort Dave Avenue have been removed without consequence or enforcement of the Canopy Road Ordinance designed to protect them. And we expect that roadside berms should be mowed to prevent high grasses from making it difficult to see and navigate some local roads.

Miners provide a brief report once a year to the county. But no on-site inspections or actual monitoring of mining activities occurs on the part of the county, nor are the miners required to timely report and remediate violations that threaten the health and safety of residents and businesses. Furthermore, no actual inspections document whether required reclamation activities are undertaken in a timely manner to restore vast areas of previously mined lands in the county.

Here are some of our specific questions on the Mining Ordinance:

Strategy 1.03J(4) Has this mining ordinance been enforced to protect Hernando citizens?

Strategy 1.03J(5) Have any mining sites been stabilized during periods of inactivity?

Strategy 1.03J(6) Has the county reviewed the mandatory record-keeping and reporting standards in order to provide adequate monitoring of mining activities?

Strategy 1.03J(7) Since adoption of this ordinance in 1993, has the county updated the mining standards for *earthen dam design and construction techniques, blasting plans and monitoring and reclamation* as required?

Mining setback

Strategy 1.03J(8) We recommend expanding the setback from 100' from all property lines to 3000' as per Brookridge-CPAM 93-1.

We recommend that you add new language from CPAM 93-1 to the Mining Ordinance section and include a strategy to review/update the Mining Ordinance to apply the existing protections for Brookridge to all Hernando County as follows:

No blasting, drilling, or extraction shall occur within 3000 feet of any other residential area.

The buffer between resource extraction and rivers, streams, lakes, springs, or wetlands that are not mined throughout Hernando shall be expanded from 100 feet to 3000 feet.

The buffer from a Protected Structure shall be expanded from within 500 feet to 3000 feet. Protected structures are any dwelling, public building, school, church, cemetery, or commercial or institutional building on lands not controlled by the operator of the mine.

Reclamation shall be performed in all areas previously mined but are not subject to reclamation requirements in addition to reclaiming area of new mining.

Mining Future Land Use Map Amendments

Strategy 1.03J(10) Currently reads: "Proposed comprehensive plan amendments to the Mining Category shall be based on the demonstrated availability of significant deposits of target resources."

Recommend strengthening this to read: *No comprehensive plan amendments to the Mining Category shall be permitted.*

If this is not approved, we recommend that the language include other factors, i.e., *Proposed comprehensive plan amendments to the Mining Category shall be based on the demonstrated need for target resources, suitability of location, and potential impact on nearby residents, healthcare facilities, businesses, historic, cultural and environmental resources, air and water quality.*

Strategy 1.03J(12) Second sentence reads: "Approval of the proposed amendment may be predicated upon appropriate mitigation of these potential impacts (including appropriate land conservation or set-aside). Impacts of the proposed mining activities and future mining activities allowable under the Mining Category designation shall be considered including, but not limited to, the following:..... "

We recommend eliminating allowable mitigation altogether. Simply reject new mining that will result in negative impacts to citizens and the environment. Hernando County has sacrificed enough of our land to mining. There is no reasonable justification for its expansion. Expanding mining activity would negatively impact nature tourism, which is a growing economic base. Why jeopardize future economic growth, public health and quality of life with more mining?

Modify **Strategy 1.03J(12)** as follows *"No more mining permits will be considered in Hernando County, based on the extensive history of mining, extent of excavated lands existing, presence of existing*

operating mines, reduced importance of mining in the local economy and potential for additional mining to impact other economic activities and quality of life. .”

Future Mining Transition

Strategy 1.03J(18) Cites “Requests for Future Land Use Map changes from an existing designation of “Mining Category” shall give great weight to protection of their function as future employment sites....”

Re-developed mines can be used to create new sustainable technologies such as solar farms that provide long term jobs and help promote clean energy independence. We ask you to add language that provides a commitment to encouraging new sustainable technologies at redeveloped mine sites.

We note that there was public support identified in the E.A.R. of 2011 for transitioning mined lands to open space/rural. Is there a goal/objective addressing this? Is there one recognizing that mining is not as important an economic activity as in the past? This could also be incorporated into the review/update of the Mining Ordinance.

Brooksville Regional Medical Center Planned Development District

Strategy 1.04E(7) Current language: “The Brooksville Medical Center Planned Development District and its health care-related activities shall be protected from encroachment by incompatible land uses.”

Mining would present an incompatible use of the land across the highway from the medical center and would threaten adjacent to Peck Sink where the county has invested in efforts to improve water quality.

We ask you to consider strengthening this to the following: *The Brooksville Medical Center Planned Development District and its health care-related activities shall be protected from encroachment by incompatible land uses including specifically open pit limerock mining.*

Our third major recommendation is to request a ban on fracking. We ask that Hernando County join the many other counties throughout Florida that have imposed such bans to not only protect their local communities, but also send a signal to our state leaders that fracking is not good for Florida at a time when thoughtful communities are adopting 100% renewable energy plans.

Fracking Ban

Fracking, an extreme process that requires large volumes of fresh water and the use of toxic drilling chemicals to drill into the earth to fracture the substrate and then extract natural gas, has come to many parts of America. In it’s wake has come the destruction of many communities by contaminating and depleting fresh water supplies, destroying air quality, inducing earthquakes, destroying green space and the health and prosperity of its residents, in addition to the blight of drilling infrastructure and pipelines, contaminated ponds, roads and transient work force dynamics on quality of life.

The Florida legislature declined to approve a ban on fracking in the last session but a new bill may be filed. We do not believe studies are necessary. They are a waste of time, money, and energy, even when they are attached to a true ban. Counties and cities all over Florida are passing resolutions and ordinances aimed at protecting our communities from this dangerous new form of drilling. This is not the kind of economic activity that we want or need.

We recommend that protections against fracking and all related industries in Hernando County be added to the land use plan. We propose adding the following language to the comp plan to exclude oil, gas and hydro-fracking activities in order to preserve the existing character of our county:

New Section and Proposed language

Fracking

Hernando County seeks to protect our environment and protect public health by establishing that none of the existing land use categories may allow activities to extract oil, gas or hydro-fracking activities. This prohibition covers all forms of fracking, to include matrix acidizing and other forms of well-stimulation that dissolve, as opposed to fracturing, the rock.

Our fourth major recommendation concerns developing a county policy to achieve 100% renewable energy use and conserve energy. We recommend that the land use plan add goals, objectives and strategies for a plan to transition to renewable energy use on the part of the county and its residents, encouraging the use of solar and other sources of renewable energy to replace our current dependence on fossil fuels.

This can include consideration of modifying franchise agreements, investing in clean energy generation, providing electric vehicle charging stations and other steps to move us toward energy independence. This effort is especially important because the existing utilities have resisted transitioning to clean energy. For example, Duke Energy plans to use fracked gas from the Sabal Trail Pipeline to provide electricity to many residents in Hernando County. Some of us are now paying fees for their ill-advised efforts to provide nuclear power at the Crystal River plant. Public utilities have lobbied the Public Service Commission to actually reduce their required renewable energy portfolio, despite broad public support for solar as evidenced in the last election referendum on solar power. We want solar power now. Many communities throughout Florida are taking steps to achieve 100% renewable energy. St. Petersburg, Florida is one example.

Equally as important is the goal of conserving energy throughout all of Hernando County. We recommend that you consider adding language formalizing a county policy of energy conservation to include activities such as use of LED lights, electric or hybrid vehicle purchases, use of recyclable or other eco-friendly materials, use of porous surfaces for parking, adoption of energy efficient LEED building standards, Florida friendly landscaping, etc., in addition to other means of achieving energy savings and recycling of waste for all county activities. If the county sets a good example, it will encourage others to do the same.

We provide these additional comments and recommendations on other sections that bear on the issue of mining as well as our general comments in the order in which they appear in the draft plan.

Goal 1.01 Growth Strategy:

Strategy 1.01A(2) Please consider hosting a series of public hearings during the evening hours throughout different areas of the county on the new plan so that those who work can participate and learn and comment. Please provide a place on the county website where public comments that have been submitted can be viewed by the public.

Land Use Compatibility

Strategy 1.09B(1) “Future land use amendments should be compatible with surrounding development and natural resources without the need for implementation of mitigation measures that are extraordinary in scope or difficult to enforce.”

Mitigation has not proven to be an effective manner of replacing lost environmental quality and should be avoided. Recommend strengthening this as follows: *Future land use amendments should be compatible with surrounding development and natural resources without the need for mitigation measures.*

Strategy 1.09B(3) “Protect existing and future residential areas from encroachment of incompatible uses that are destructive to the character and integrity of the residential environment.” This is a good strategy.

Urban Sprawl

We commend the county’s efforts to reduce urban sprawl. Efforts to in-fill existing population centers are well-advised. We already have several large planned developments that will draw from existing population centers when and if they are realized. There is no demonstrated need to invest in additional development in rural areas. Citizens of Hernando County expressed the desire to preserve the rural nature of the county in the EAR of 2011.

We agree with **Strategy 1.10B(3)** that the county not “support new infrastructure in floodplains, flood prone areas and coastal high hazard areas except as provided...in the Conservation and Coastal Management Elements.”

Infrastructure Services

The concept of **New Development Proportionate Share** by implementing impact fees so that “new development pay a fair, equitable and proportionate share of costs required to provide adequate public facilities to the new development...” is a sound planning strategy that should be pursued.

Chapter 3 Economic Development Element

Workforce

We endorse **Strategy 3.01A(1)** to “develop multi-modal transportation network that includes transit and pedestrian/bicycle improvements and enhancements and an efficient roadway network.” It is important for residents and visitors as well as workers and will promote economic development.

Education is the key to a viable workforce. It bears saying that if we invest in our public schools, our children will succeed in becoming successful in their chosen careers.

Infrastructure

We agree on the need for upgrading county broadband transmittal facilities and on the need to continue to concentrate economic initiatives at existing centers to reach full utilization.

Agricultural and Fishing

Hernando’s agricultural activities should be promoted and locally-grown foods celebrated as part of our tourism promotions. Recreational fishing opportunities are part of nature tourism and should be encouraged. Commercial fishing operations must be zoned to protect residential areas in coastal Hernando Beach.

Tourism

We agree with **objective 3.03B, Strategy 3.03B(2)** and **Strategy 3.03B(3)**. We support the effort to expand nature tourism in Hernando County with a considerate approach that protects our natural resources. Hiking, trails, birding, photography, boating, fishing and eco-tours are all viable marketing

niches. Historic communities such as Brooksville can be promoted to establish cultural tourism. Promoting the arts is always a good investment and will bear great rewards for both residents and visitors.

Economic Development

Hernando County should continue efforts to improve our economy and work in cooperation with the Tourism Bureau and other business interests. We must protect what we have and resist efforts to expand mining and other destructive land use practices. Focus on attracting new innovative technologies for a strong economy. For example, encourage the development of solar farms at old mine sites to provide clean renewable energy. Pursue the development of green resort facilities to improve the visitor experience in Hernando.

Chapter 4 Housing Development

Yes! **Strategy 4.02A(3)**: “Hernando County shall identify neighborhoods where substandard infrastructure, especially water service and wastewater service, may be contributing to neighborhood deterioration and shall appropriately prioritize and program infrastructure upgrades.”

We support **Strategy 4.03A(4)**: “Hernando County shall consider programs that encourage the establishment and/or upgrade of community features that promote convenience, low-maintenance and economic resilience, including, but not limited to energy-efficient “green” buildings, energy-saving community features, architectural features, Florida-friendly landscaping features, and other features attractive to workforce households.” This is so important to our future.

Chapter 5: Transportation

This section is well done. We support **Strategy 5.01A(6)** “The County shall seek multi-functional corridors on existing or historical rights of way and the accommodation of existing and future technology (charging stations) in the design of public places.” Charging stations are needed now.

We support **Strategy 5.01C(5)** to accommodate wildlife crossings.

We support **Strategy 5.01C(7)** to designate the Suncoast Parkway as a Scenic Corridor. Reduce the number of billboards.

We encourage adoption of **Strategy 5.01E(9)** to support the Coast to Coast Connector trail as a recreational and tourism asset.

We support **Strategy 5.01F(4)** that long term transit planning focus on fixed guideway, rail, rapid bus transit station locations, and on local and inter-county bus transfer stations.

We support **Strategy 5.01F(7)** to support express bus service on the Suncoast Expressway, etc.

We discourage investment in rail for service to the lime rock mines and the coal-fired electric power generator facilities since over the long term, these facilities will not be able to provide sustainable sources of energy and should be phased out, but do support rail for long term sustainable economic activities.

We support **Strategy 5.03A(5)** the county’s canopy road ordinance to protect canopy bordering roadways that are scenic, attractive, improve our quality of life and nature tourism. We encourage the county to resist efforts to degrade it in any way to accommodate mining, especially on Fort Dade Avenue.

Strategy 5.03A(6) “to minimize investment in new and expanded roadway capacity in the Coastal Zone that are vulnerable to climate change and sea level rise.” This is a smart strategy.

We support **Strategy 5.03A(7)** and **5.03A(8)** “to oppose land development where inadequate roads exist and levy impact fees to support their construction where needed for new development.” Rising sea levels are a reality and must be recognized in planning efforts such as these.

Chapter 6: Utilities Development

We support **Objective 6.01C** “The County shall adopt appropriate water shortage regulations.”

We support efforts to protect water quality via: **Strategy 6.01D(3)**: “No new package plants shall be permitted except as a temporary measure by agreement. Developments allowed to utilize package plants shall be required to connect to central facilities when they are available” and **Strategy 6.01D(4)**: “Establish standards for connection of areas served by septic tanks when central facilities become available. In specific areas where it is determined that services are necessary to prevent imminent threat of contamination of groundwater or other compromise of public health, the County may require central facilities.”

We support recycling and encourage adoption of **Strategy 6.01E(6)**: “The County shall investigate the feasibility of implementing single-stream recycling or other alternative waste disposal methods for recycling.”

We support **Solid Waste Volume Reduction Objective 6.03G**: “Hernando County shall develop a strategy with long-term and short-term actions aimed at reducing the solid waste stream and providing alternative sustainable disposal options.”

We support **Solid Waste Planning Objective 6.02H**: “The County will explore new technologies as an alternative to traditional landfill facilities.” We object to allowing sludge, oily waste and other waste from other counties to be imported to our landfill facilities. Please add in new language to that effect to reduce potential impacts to the environment in Hernando.

We support **Wellfield Protection Objective 6.03A**: “Implement and maintain a wellfield protection ordinance that sets zones of influence around current and future wellfields and restricts activities that would compromise the quality and quantity of groundwater within the zones of influence.” Especially as it relates to the impact of mining on fresh water drinking wells that are prone to contamination from such activities.

We support **Water Conservation Objective 6.03C**: “A program to conserve potable water supplies shall be coordinated with the Southwest Florida Water Management District, addressing both demand reduction and supply enhancement methods, including the provision of reuse water to replace potable water for appropriate uses.”

Chapter 7 Recreation and Open Space Element

We support **Preserves Strategy 7.01A(7)**: “Hernando County shall acquire and manage preserves under its Environmentally Sensitive Lands (ESL) Program for the purpose of providing ecologically valuable open space that is also accessible for passive recreational and educational pursuits where appropriate.”

It is time to reconstitute the ESL Advisory Committee, renew collection of funds for the program and begin acquiring lands. Given that there is currently only one soon-to-retire employee with responsibility for the ESL Program, more is needed for this strategy to be successful. There was overwhelming public support identified in the E.A.R. of 2011 for sustaining this important program. We recommend adding in language for Hernando County to activate the tax levy of .10 mil to fund the ESL Program, re-appoint members to the ESL Advisory Committee tasked with identifying lands for purchase and management,

and provide adequate staff to implement this strategy of public education as well as the full functioning of the ESL Program.

We support the following to enhance the growth of tourism: **Waterways Access Objective 7.02C:** “Hernando County encourages access to and responsible enjoyment of its waterways resources including rivers, springs, bays and the Gulf of Mexico and shall incorporate a system of waterway access into its parks system.”

Chapter 8 Public School Facilities Element

Education is the key to our future success and without good schools, we cannot succeed. We support responsible investment in public school facilities as outlined in this element.

Chapter 9 Capital Improvements Element

We support **Funding By Development Strategy 9.01C(3):** “Future development shall bear a proportionate share of the cost of new or expanded capital facilities required to accommodate such development, consistent with the adopted levels of service and planning criteria for the required facilities.”

We support **Impact Fees Strategy 9.01C(5):** “Hernando County shall maintain an Impact Fee Ordinance. The ordinance shall set forth procedures and standards that enable new development to meet its proportionate share of capital facilities costs for roads, parks, schools, public buildings, libraries, fire protection, emergency medical services, jails and law enforcement. Impact fee levels shall be reviewed every five years and updated accordingly. This should be done sooner rather than later so that as economic growth increases, current taxpayers are not footing the bill for new development.”

Chapter 10: Conservation Element **Ecological Linkages**

We support the commitment to protect Wildlife and Habitat as outlined in this chapter. But we are not convinced that mitigation should be widely applied as a set-off to anticipated environmental losses from new development. These losses are avoidable by simply not allowing development to occur in strategically critical areas essential to implementation of planned ecological linkages. Please add in language to that effect.

We support **Strategy 10.01A(4)** that states “The Hernando Environmentally Sensitive Lands (ESL) Program shall provide public education on the benefits of natural area greenways and ecological linkages.”

We support the protection of our natural groundwater aquifers and recognize the vulnerability of them to alterations such as mining that expose the aquifer directly to surface influences. This is a good reason to not allow any new mining that would jeopardize the aquifer. This would provide one way of achieving the “highest level of protection” goal for the Wellhead Protection Area designation.

There was a high level of public support in the E.A.R. of 2011 for re-zoning for preservation, requiring replacement of developed habitat, removing wetland lots from development, etc. to achieve connecting the Green Swamp wildlife corridor to the Chassahowitzka Wildlife Area. We recommend that specific language be added to address this in the plan in addition to the general language on ecological linkages.

Water Supply Planning

Well done. Water supply planning is critical to insure fresh water drinking supplies. No new development should be allowed where adequate water supplies cannot be met for existing uses. Does the county have a water budget and it is consistent with SWFWMD allocations? If not this should be a priority.

Surface Water Bodies and Habitats

We support the objectives and strategies of this section, especially **Strategy 10.03A(5)** to limit septic systems in floodprone areas and prohibit point source pollution.

We support **Strategy 10.03A(6)** efforts to lower the total daily maximum load (TMDL) of nutrients to the springshed at Weeki Wachee.

A note of caution regarding **Strategy 10.03B(3)**. Alternatives should be pursued in lieu of mitigation for projects that would encroach on Class I wetlands.

Goal 10.04 Minerals, Soils and Trees reads: “The county shall require conservation, protection and sustainable use of mineral resources, soils, and trees as important natural resources.” Why must we USE our minerals, soils and trees? Why not simply conserve and protect them as the foundation of our nature tourism and quality of life? Many of these resources have already been harvested or sacrificed for mining. Can you change the language to remove the reference to their use?

Limerock Minerals

Strategy 10.04A(1) This section should be expanded so that amendments to the Mining Category also require consideration of the suitability of the location for mining, the impact of mining on adjacent resident’s health and quality of life, on existing businesses and healthcare facilities in the area, on wells used for drinking water in the area and on historical archeological sites.

Historical and Archaeological Resources

Strategy 10.05A(3) Strengthen this section to protect significant archaeological, historical or cultural resources. Consultation with the Fla. Dept. of State alone will not protect the sites. Add language to require a plan on the part of the applicant to prevent damage to such resources altogether.

Goal 10.06 Environmental Health Hazards

To achieve the **Objective 10.06A** to protect air quality, we must move beyond coal and end operations at the antiquated CEMEX coal-burning facility and not allow others in the county to operate coal burning facilities. It is time to use clean energy to protect our health. Hernando has high levels of lifetime childhood asthma rates and other indicators of poor health from poor air quality. Coal-burning facilities are contributing to poor health in our county. It’s time to do adopt language that requires the use of clean air technologies that are now available instead.

Chapter 11: Coastal Management Element

Goal 11.01 Coastal Resource Preservation

We support **Objective 11.01A** to protect the coastal zone by limiting development impacts.

Coastal Habitat and Saltwater Intrusion

Strategy 11.02B(2) We encourage the county to take a leadership role to protect the Weeki Wachee system of Outstanding Florida Waters, especially in respect of reducing TDML’s and the potential for negative impact to water quality from mining in both Pasco and Hernando Counties.

Strategy 11.01B(3) The proposed effort to identify vulnerable coastal properties for acquisition could be tasked to a revived ESL Advisory Committee.

Goal 11.02 Coastal Zone Development

Sea level rise will inevitably affect properties and roads in coastal Hernando. There is a delicate planning balance between reducing development in vulnerable areas and providing county resources to support existing residents, businesses and their property. We know that any new development will reduce

hurricane evacuation clearance times, thereby contributing to additional county investment in coastal areas that are not sustainable over the long term. The “Repetitive Loss Properties” section and the “Infrastructure in the CHHA” section is well written to reduce private losses and county exposure to loss. The “Hazard Mitigation” section, especially Strategy 11.02D(7) is well done.

**Goal 11.03 Coastal Community Character
Water-Dependent Use Priorities**

We support retention of traditional and working waterfront uses that are not expanded into residential areas and which meet Strategy 11.03A(3).

We recommend that the county consider whether there is a need to establish a No Discharge Zone for boater sewage to protect water quality in Hernando County. This would require marinas with five slips or more and dockside fueling stations to provide vessel pump-out facilities and solid waste facilities as specified in the Clean Marina Program. The county could also consider whether there is a need to provide a public access vessel pump-out facility for the general boating public. Such facilities attract eco-friendly recreational boaters and fishermen and would improve tourism in Hernando.

Public Shoreline Access & Preserve Scenic Views and Historic Resources

We support public access to coastal shorelines, beaches and waters, protection of coastal archeological and historic resources, and height limits to preserve the scenic coastline of Hernando.

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Patricia L. McNeese

From: Joe <joe@hernandorealtors.com>
Sent: Monday, May 01, 2017 5:37 PM
To: John Allocco; Wayne Dukes; Nick Nicholson; Steve Champion; John Mitten
Cc: Patricia L. McNeese; Ronald Pianta
Subject: Comprehensive Plan Analysis
Attachments: Comprehensive Plan Analysis.pdf

Dear Commissioners,

On behalf of the Hernando County Association of Realtors and our 2017 President Jeanne Gavish, I am writing you about the 2040 Comprehensive Plan update that you will be discussing during tomorrow's workshop. A Comprehensive Plan is an important growth management tool, and important to the economic vitality of our community. We were monitoring this issue since the kick-off presentation in July, but a few months ago the HCAR Board of Directors authorized staff to take a deeper look at the 2040 Plan after hearing concerns from several community stakeholders, and after hearing County staff's presentation at the Hernando County Business Alliance. HCAR expanded its outreach to more community stakeholders, and finally, we contracted with outside counsel to analyze the plan. Throughout this fact-finding endeavor several key points were made to us. We have compiled those points and put them into the attached document.

We understand tomorrow's workshop will be an opportunity for open discussion regarding the 2040 Plan. Hopefully, our input will be incorporated as we move forward.

If you have any questions please let me know.

Joe Farrell
Government Affairs Director
Hernando County Association of Realtors (HCAR)
Mobile: 813-731-8194



Comprehensive Plan Analysis

Recently, County staff undertook the substantial effort of updating the Comprehensive Plan. Once the draft known as the 2040 Plan was publicly available, the Hernando County Association of Realtors® (HCAR) engaged several community stakeholders and outside counsel that specializes in land use. HCAR's goal was to evaluate the plan to ensure adequate protections of private property rights existed, strong economic development policies were in place, and it addressed the County's housing shortage. The following is our findings based on the community input and analysis provided, as well as suggestions for moving forward.

Part 1 – Issues Related to the Development of the Comprehensive Plan

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

Upon review, we attempted to understand the basis for the proposed updates to the comprehensive plan. Unfortunately, there was little to no reference of population or economic development forecasts, or any other data to develop the goals, objectives, and strategies in the 2040 Plan. There is reference to a 41% increase in population over the next 15 years, but lacks demographic context that would guide land use planning. Furthermore, the draft changes to the plan were unveiled prior to public input. This leaves out decades of stakeholder expertise and experience. Comprehensive plans typically begin with an inventory of existing conditions or at least a summary of the current development outlook- none of that was provided. Without empirical rationale or prior public input, it is difficult to understand the reasoning for proposed changes, and harder to agree with them.

In particular, the lack of data raises the following questions.

- Which segments of the population will see the most growth and will the planned-for housing types be able to accommodate that growth?
- What is the projected rate of economic growth overall and within various sectors of the economy?
- What is the projected need for affordable housing?

Recommendation: The 2040 plan does not provide a statement of existing conditions to put the plan in context or identify issues and opportunities that would provide guidance for developing goals, objectives, and policies of the plan. County staff should provide this information and all relevant data to the public for analysis before adopting the 2040 plan.



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.

The state allows local governments to determine format of their plans. Hernando County staff chose to use the “goals, objectives, and policies” format. As summarized by one leading planning treatise, these terms are typically used as follows:

- Goals are the general aims of the community, such as alleviating traffic congestion.
- Objectives are more specific sub-elements of goals, usually providing measurable, mid-range strategies.
- Policies are operational actions, usually with the purpose of relatively short-term implementation. ¹

In several places in the 2040 Plan, the objectives and strategies stated under a goal did not follow this structure. Here is an example:

Goal 1.02 Hernando County protects property rights and recognizes various legitimate interests in government action when considering mechanisms for land use and growth management within the County.

Objective 1.02(1) Permit the subdivision of land with adequate facilities.

Strategy 1.02C(1) A subdivision shall mean the division of a parcel of land into two or more contiguous parcels.

Strategy 1.02C(2) Hernando County subdivision regulations shall require approval for creation of two or more parcels from the parent parcel and for creation of any buildable parcel. Subdivision of land shall comply with subdivision regulatory standards for parcel size and adequate public facilities. Subdivided land is subject to the densities and intensities of the Future Land Use category in which the parent parcel(s) is located.

Strategy 1.02C(3) Subdivision regulations shall ensure that each subdivision provides adequate facilities including potable water, sewage treatment, solid waste, drainage/storm water, roadway access, public schools, and open space. Lots not fronting on public rights of way must provide sufficient easements for access and utilities service.

While Objective 1.02(1) is a mid-range strategy for Goal 1.02, protecting property rights by allowing subdivision of property, strategies 1 and 2 do not provide action items toward this objective. Strategy 1

¹ Eric Damian Kelly and Barbar Becker, *Community Planning: An Introduction to the Comprehensive Plan*, 19 (Island Press 2000).



simply provides a definition of “subdivision” and Strategy 2 discusses characteristics of subdivision regulations but are unrelated to the issue of whether adequate facilities are available. Strategies should be directed at encouraging or facilitating the subdivision of land with adequate facilities or facilitating the provision of adequate facilities to land that is capable of being subdivided.

We can provide other examples where the Goals, Objectives, and Strategies hierarchy format are not properly followed. The above example and ones not mentioned are more than just formatting or wordsmithing issues. The muddled road map offered by this format could be the result of reorganizing and revising the current plan. The effort to reduce the plan from 15 elements to 11, and include new ideas and direction, could be the cause of the confusion.

Recommendation: The organization and credibility of the 2040 Plan is concerning. The County should re-evaluate whether it wants to continue using the Goals, Objectives, and Strategies format. If the County decides to move forward with this format then it should revise the 2040 Plan to ensure logical relation between the goal, objectives, and strategies.

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

A comprehensive plan is the equivalent of a constitution for a community’s development. It is important that a comprehensive plan play its separate role in community development and not be confused with zoning or other LDRs. Many of the Strategies in the 2040 Plan are overly prescriptive and frequently contain requirements that would be more appropriately imposed through the County’s LDRs. For example, Strategy 1.03F(2) prescribes the specific features of a Countryside Community. Its ten subparts specify the type, location, and treatment of open space (which “may include up to 25% wetlands”), as well as design requirements for drainage, roadway location, and landscaping. If the County later desired more flexibility with respect to these design characteristics, it would need to amend the plan.

Similarly, in Strategy 1.03B(3) and 103B(6), the 2040 Plan establishes maximum densities permissible for residential *zoning* districts. The County should establish zoning densities through the zoning ordinance itself. The County may need to revisit these maximums from time to time in accordance with demographic or economic trends.

There are other overly prescriptive examples such as policies under 1.03M, Objective 1.04D, and Objective 1.04F. This is a common issue throughout the 2040 Plan and will hamstring the County moving forward when addressing changes.

Recommendation: A plan can have general policy provision, but details should be left to LDRs. The 2040 Plan should avoid using overly prescriptive policies that should be left to the zoning and LDR ordinances in an effort address changing economic and demographic trends.



Part 2 – Issues Related to the Growth Management Concepts

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.

Recommendation: Without supporting studies or data, the County should reconsider moving forward with Business Ready Sites until the public can determine whether in fact there is a need for the properties to undergo this zoning restriction.

Issue: Centers & Corridors

This planning tool would allow the County to induce development in certain areas and impose design criteria that make neighborhoods more attractive to development. This tool appears to offer significant incentives to developers to make these investments. The overall impact may make the community more desirable to employers and employees, encouraging the location of new businesses.

Recommendation: 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.

Issue: Countryside Community

The Rural Cluster Overlay in the current plan is similar to the Countryside Community concept, except that the former requires sites of at least 150 acres and the latter mechanism reduces this to 40 acres. Furthermore, it requires permanent retirement of development rights on the open spaces through conservation easements. The permitted increased density may compensate that loss.

Recommendation: The proposed increased density is beneficial for development, but this overly prescriptive requirement is best left to the LDRs. 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.

Issue: Alternative Development Techniques

Strategy 1.02A(1): Alternative methods of property development that will assist in preserving development rights while carrying out the objectives of this Plan include transferable development rights, planned developments, clustering, conservation easements, buffers, open space preservation, and other techniques.



While the suggested alternative development techniques may contribute to achieving the goals of the 2040 Plan, they may also impose much higher upfront costs on developers by introducing a greater degree of discretion in the permitting process. These techniques may infringe private property rights. For example, transfer of development rights (TDR) programs often impose reductions in permitted densities in the area to which density is transferred. Similarly, clustering of development to protect an open space may require density bonuses that never materialize.

Recommendation: 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.

Issue: Replatting of Antiquated Lots

Strategy 1.02B(1) Notwithstanding the density limitations in the Plan for any and all Future Land Use Categories, residential lots already existing and for which a plat of deed is recorded in conformance with all regulations prior to January 1, 1990, may develop with one residential unit provided all other applicable standards are met.

Strategy 1.02B(2): Provide mechanisms for replatting or retirement of antiquated platted lots especially in rural areas and ecological linkage areas.

These two Strategies are action items under Objective 1.02B: “Protect established residential plats.” Although Strategy 1.02B(1) preserves the right to use lawfully nonconforming residential lots, Strategy 1.02B(2) implies an involuntary replatting or retirement of a non-conforming lot. The Current Plan calls for “incentives” to replat or retire non-conforming property, but the use of the term “mechanisms” in the 2040 Plan suggests something involuntary. This could cause property owners to lose valuable rights to develop lots that can no longer be developed under current LDRs.

Recommendation: Eliminate Strategy 1.02B (2) or change “mechanisms” back to “incentives.”

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

Strategy 1.03B(4): ...New residential development of medium and high density shall utilize the Planned Development Project (PDP) Process...”

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. The above strategy calls upon this process for medium density projects as well, even though they do not face the same obstacles as high-density projects, nor provide the same benefits. The 2040 Plan restricts all development at these densities, even if the number of units is small. This is inappropriate and would increase permitting costs.

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



Issue: Limitation on Access for New Residential Development

Strategy 1.03B(5): New residential development should have points of access onto the arterial or collector road system but shall not have residential driveways connection directly to that system.

This strategy could be used to limit smaller residential developments and developments outside of the urbanized area. The “2040 Functionally Classified Roadways- Hernando County, FL” Map shows that for a significant portion of the County, a new development would not have the potential access to a collector or arterial street. 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.

Recommendation: This Strategy should include the phrase “where feasible” instead of just “should” as it is unclear whether this should be considered a mandatory restriction on new residential development.

Issue: Agricultural Protections

Strategy 1.03G (3): Review of development proposals in rural lands shall include identification of productive farmland to be evaluated for retention. The approval of residential development in the Rural Future Land Use Map (FLUM) Category shall acknowledge the Rural Category’s primary intent to preserve the function of agricultural lands.

It is not clear what exactly this strategy means. If the County staff reviews a development proposal in a rural area and identifies productive farmland that should be “evaluated for retention”, will the County not grant development approvals until such an evaluation is performed? If the County determines that the land should be retained in productive agricultural use, will the County take the property or simply deny development that is otherwise permitted? Further, what does it mean to “acknowledge” the intent to preserve the function of agricultural lands, and what impact may that “acknowledgement” have on development approval?

Notably, the Current Plan contains policy suggesting purchase of development rights (PDR) or transfer of development rights (TDR) programs be used to preserve agricultural lands. Furthermore, it states the County does not intend to mandate agricultural preservation through government regulation. Both policies were deleted from the 2040 Plan.

Recommendation: Rewrite Strategy 1.03G(3) to provide clarity, and reinstate the deleted policies that protected private property rights.

Issue: Commercial and Industrial Densities

Objective 1.03H: The Commercial Category allows primarily retail, office, and commercial service uses but also includes limited industrial, recreational and institutional uses...The gross floor area ratio (FAR) does not exceed 0.35.



Objective 1.03I: The Industrial Category provides for primarily industrial uses but also includes limited ancillary commercial uses. The gross floor area ratio does not exceed 0.50.

Goal 1.09: The County discourages the proliferation of urban sprawl development patterns characterized as functionally unrelated to and/or not integrated with surrounding development.

Because the 2040 Plan draft does not provide any data regarding existing conditions or future needs, it is not clear why new density limitations are needed. Even if the FARs are consistent with current development patterns, the two mentioned objectives may be in conflict with the mentioned goal because limited density may encourage development to extend further away from urbanized areas where there are larger lots. This would contribute to sprawl.

Recommendation: FAR is best left to the LDRs. Removing these objectives is prudent.

Issue: Permitted Densities

Strategy 1.03B (4): The Residential Category includes zoning for single-family housing of low density (not to exceed 2.5 dwelling units per gross acre), medium density (not to exceed 4.0 dwelling units per gross acre), and high density (not to exceed 5.4 dwelling units per acre)...

Strategy 1.03B(6): The Residential Category includes zoning for multi-family housing of low density (not exceeding 7.5 dwelling units per gross acre), medium density (not exceeding 9.6 dwelling units per acre) and high density (not exceeding 18 dwelling units per gross acre) in order to provide for a diversity of housing choices.

While high-density multifamily units will increase from 16 to 18 units per acre, all other densities will remain constrained. Using the comprehensive plan to impose fixed density limits on the various zoning districts unnecessarily restricts the County's ability to accommodate population growth without contributing to urban sprawl.

Recommendation: Once again, we recommend that something like density requirements be left to the LDR's, but should they stay then densities should be increased to avoid conflicting with the stated goal of avoiding urban sprawl.



Part 3 – Site Specific Changes to the Map

Issue: State Road 41

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

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.

Issue: State Road 50

State Road 50 has a mix of use throughout the County. Portions approaching U.S. 19 are zoned for less than optimal uses. This is another high traffic corridor that would benefit from appropriate land use zoning.

Recommendation: Change the land use in this area to commercial.

Summary

It is not an easy process engaging in a Comprehensive Plan update. Recognizing the challenges associated with an undertaking of this size we hope the analysis and recommendations provided are viewed as constructive suggestions meant to improve the 2040 Plan. A comprehensive plan is a constitution for development of the County. Based on our comments above we hope the County comes away with three basic points:

1. Demographics and economic data should be publicly available, scrutinized, and utilized before moving forward with adoption of the 2040 Plan.
2. The 2040 Plan should avoid using overly prescriptive zoning or other land development regulation. Give the County Commission the flexibility to guide development as our County grows.
3. Respect private property rights when incorporating economic development tools and anti-sprawl regulations. Property, for most, is the majority of one's net worth. Anything the County can do to avoid inhibiting a property owners rights should be observed.

Thank you for considering our opinion in this process. If you have further questions please contact our Director of Government Affairs Joe Farrell at Joe@HernandoRealtors.com.



SIERRA CLUB

Adventure Coast Conservation Committee
Tampa Bay & Suncoast Groups

August 21, 2017

Hernando County Planning Department

Attn: Pat McNeese

Via email

Re: Comments on Revised Draft Land Use Plan released in July, 2017

Dear Ms. McNeese:

Thank you for meeting with Tina Henize, Bob Keim and myself, who represent 1500 Sierra Club members and supporters in Hernando County, over 1000 supporters of Nature Coast Conservation Inc./Neighbors Against Mining Project, and over a hundred activists in the Women's March Central Florida Gulf Coast Chapter and its Environmental Justice and Sustainability Committee of which I am chair.

We are all deeply disappointed and concerned with recent revisions made to the draft land use plan at the direction of the Hernando County Commission and the absence of any of our earlier recommendations incorporated into the latest draft. Our earlier comments are attached and establish why we support the following recommendations. Our primary concerns with the new draft plan are as follows:

***Expand Public Participation:** To ensure full transparency and provide adequate opportunity for public participation in development of this land use plan, we request that you **allow public comments on the plan to be accepted online on the county website and for the planning department to post comments received on the plan from various groups and individuals.**

***Energy Issues--Mining, Coal burning facilities, Fracking, 100% Renewable Energy:** We recommend the county land use plan remove any reference or language that would allow the establishment of new mines in areas outside of existing mining permits and that there be no provision in the land use plan that would allow amendment of the land use plan to allow mining to occur in any area not zoned for it as of January 1, 2017. Further, that the future

land use map remove any new areas in the mining zoning category that were not permitted for mining as of January 1, 2017. This is similar to provisions in the plan to ban new strip malls or mobile homes in the coastal zone, activities that are also incompatible to a sustainable, healthy environment but far less dangerous than new open pit mines. There is no need for new mine sites; Hernando County has multiple existing mines with enough reserves to mine for the next 100 years with new mine sites in Pasco County. Mining undermines nature tourism, a far more valuable economic engine that currently generates ten times as much income as mining and that depends upon good air and water quality and sustainable use of our natural resources.

The language for land use amendments to allow mining fails to consider impacts to residents, businesses, habitat, species and cultural resources but instead, sets a criteria of demonstrated resources at the proposed site and asks that impacts be minimized. Mitigation has not worked for existing mines that impact the health, property and quality of life of residents every day.

Provide additional protection to citizens living near existing mines by updating the Mining Ordinance. Increase setbacks, buffers, strengthen on-site reclamation and other protections similar to that provided to the Brookridge community and require on-site monitoring of air quality. Numerous violations have been documented in the past and nothing done to redress it from the CEMEX Cement plant's coal burning plant.

Add language supporting a state ban on fracking. Add Hernando County's name to the many other counties that have asked the state to ban fracking altogether based on the negative impacts it has on air quality, public health and safety, groundwater aquifer and kars.

Invest in a healthy future by developing a county policy to achieve 100% renewable energy use and conservation. Add a plan to transition to renewable energy use on the part of the county and its residents and businesses, encouraging the use of solar and other sources of energy to replace our current dependence on fossil fuels. The obsolete CEMEX coal-burning facility at their cement plant should be phased out and clean renewable energy used instead.

***Support Green Building/Energy Efficiency: Improve energy usage, reduce landfill waste and emissions, create a healthy outdoor environment, conserve building materials and resources and promote water efficiency by adding back in sections that supported green building and energy efficiency.** Add back in "shall" (instead of "may") to apply sustainable design principles and energy efficiency standards that meet US Green Building LEED building codes or equivalent for new public buildings, planned development projects, parking, transportation access, public space, architectural standards, and private and commercial building construction standards in Hernando County.

***Preserve Ecological linkages/Wildlife Corridors protection:** Recognize the value of the ecological corridors map that simply shows where valuable habitat exists for application of priority conservation efforts. More importantly, efforts to preserve habitat connectivity are essential to promote biologic diversity. Add back into the plan that **Hernando County should consider during the review of development permits the importance of wildlife corridor connection in order to protect their functional integrity via clustering and urban sprawl prevention, lighting and fencing strategies, and open space preservation. The standards for Ecological Linkages as outlined in the Future Land Use Element (Chapter 1) of the first draft of the Plan should be restored, along with “designated and appropriately designed wildlife crossings within the Ecological Linkages on the existing roadway network...”, recognizing that “The maintenance of umbrella species is critical to maintaining the ecological function of remaining habitat in the county”, that we “Support the retention of habitat of the Florida Black Bear population.....in order to support the Florida Black Bear population as an important umbrella species,” and encouraging “the establishment or use of conservation easements as a mitigation tool for important wetland habitats and wildlife habitat connections and/or existing conservation areas depicted on the Ecological Linkages Map,”** all language that has been removed from the first draft.

***Restore the Environmentally Sensitive Lands Program and the Advisory Committee of Experts:** The revised land use plan deleted the ESL mission to provide public education on the benefits of natural area.... “greenways and ecological linkages,” and that the “ESL Program shall explore opportunities for...acquisition, conservation easements, partnering with other agencies, springs protection, protection of natural resources, cultural resources, and cooperative management agreements as authorized by the BOCC..” **We urge you to restore this essential program language to continue a balanced approach that insures that while Hernando County approves permits for new development that reduce habitat, we are also balancing that with efforts to protect and acquire habitat in critical areas, as approved by the voters who agreed to the ESL tax that funds this program.**

Also deleted from the Recreation and Open Space Element was an important policy that *ESL Program acquisition criteria shall include but may not be limited to: (a) ecological considerations including wildlife habitat and conservation of areas within the Ecological Linkages Map; (b) water resources including the presence of significant groundwater, surface waters, groundwater recharge areas, or karst features; (c) resource management considerations including the presence of archaeological resources.* **The ESL Program should be restored in order to insure the plan’s commitment to “Protect the water quantity and water quality of the groundwater**

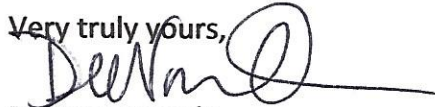
aquifer via a coordinated strategy of aquifer protection and overlying natural resources protection.”

***Restore Language to Protect Groundwater, Surface Water and Wetlands:** Several sections of the revised plan dilute or eliminate important conservation policies regarding water that should be restored to recognize the critical role of ensuring fresh water supplies into the future. The Conservation Element deletes “The groundwater aquifer complex underlying Hernando County is recognized as an important natural resource.” It dilutes the commitment to protecting aquifer recharge by replacing “will” with “we will strive”.. “to provide the highest level of protection to the most vulnerable feature of the aquifer recharge complex” and deletes the standard that such activities be “consistent with best management practices.” This is troubling at a time when water withdrawals from area springs and rivers are embroiled in controversy because they jeopardize water levels needed to maintain healthy conditions.

The plan also reads that the county “Will ... coordinate with SWFWMD to establish minimum flows and levels.” The county’s water supply planning framework is dependent upon “Consistency with the SWFWMD Regional Water Supply Plan and coordination with SWFWMD in water supply modeling.” This section need to be strengthened. **Hernando needs a realistic water budget based on pending permit allocations for water and real science to assess available supply.** SWFWMD uses a flawed model, not scientifically endorsed ground truthing, to project and justify additional water withdrawals from local springs and rivers that have experienced serious declines in levels and water quality. The 10 year water supply facilities needs and work plan does not project realistic water supply availability. The county should recommend predicting available water based on actual spring and river conditions, not a computer model that assumes a loss of 15% of habitat at our endangered springs.

The Conservation Element includes a strategy to “Coordinate with applicable regulatory agencies to monitor and establish, as needed, boating regulations and no-wake zones aimed at protecting native wildlife, shorelines and submerged aquatic vegetation.” In order to insure the highest water quality in our nearshore waters, we recommend “Establish a No Discharge Zone for boater sewage in county waters and develop boater pump-out facilities at local marinas to insure that boater sewage does not impact water quality. Such facilities are required for designation under Florida’s Clean Marina Program.

Very truly yours,



DeeVon Quirolo

Board Member

Patricia L. McNeese

From: Angel Martin <amartin217@tampabay.rr.com>
Sent: Wednesday, December 14, 2016 2:21 PM
To: Patricia L. McNeese
Subject: RE: Hernando County Comprehensive Plan update--Reply

Ms. McNeese,

I lookd at the subject materials and have some comments/suggestions that you may wish to consider. Concerning the Conservation Element.

- Concerning water-supply planning, I would add that this planning may be regional in nature (for example, coordination with Citrus County) as future wellfields may be located in Citrus County for regional supply.
- Areas of potential higher contamination in the county already have been defined. Not sure where the prime aquifer recharge areas are located? The entire county may be considered as prime recharge areas.
- Because Hernando County has a distributed well system for suppply, the well head protection areas may overlap and may not be possible to designate unless specific criteria are established.
- Need to emphasize that collection of hydrologic data may be required to prevent contamination of groundwater resources, springs, etc. An inventory fo abondened wells is needed for the county.
- Mining is not the only surface activity that may affect groundwater supplies. Road excavation, construction of storage ponds, and other activities that may affect groundwater supplies.
- Suggest adding a statement that the county will continue to expand the use of reclaimed water for irrigation of golf courses, common areas, etc. Also, emphasize the water conservation program established by the county with the comprehensive plan.

Concerning the Coastal Management Element.

- Need to define how the Coastal High Hazard Areas has been defined and how this area may be changed because of sea-level rise.
- Updating the hazard and vulnerability data may require the collection of additional data.

Let me know if you need any additional information or any clarifications.

Angel Martin, Jr.
813-767-6944

From: Patricia L. McNeese [<mailto:PMcNeese@co.hernando.fl.us>]
Sent: Tuesday, December 13, 2016 8:41 AM
To: Patricia L. McNeese
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: Angel Martin <amartin217@tampabay.rr.com>
Sent: Wednesday, July 27, 2016 1:12 PM
To: Patricia L. McNeese
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: Angel Martin <amartin217@tampabay.rr.com>
Sent: Wednesday, July 27, 2016 4:56 PM
To: Patricia L. McNeese
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

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

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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: Angel Martin <amartin217@tampabay.rr.com>
Sent: Tuesday, August 01, 2017 4:17 PM
To: Patricia L. McNeese
Subject: RE: Hernando County Comprehensive Plan update--Reply

Mrs. McNeese,

I attended the meeting at the Lake House concerning the land-use plan on July 12 and I agree with the comments given to you by Mrs. DeeVon Quirolo at that time. The comments primarily dealt with sensitive lands, wildlife linkage lands, and associated environmental issues.

Another issue that I wish to comment on is that there is nothing in the land-use plan as I can see concerning the potential effects of sea-level rise in Hernando County. Climate models indicate a possible sea-level rise from 0.5 to 2.5 feet along the coast of the Tampa Bay area including Hernando County by 2040. This possible rise in sea levels will certainly affect surface drainage and the possible movement of saline groundwater in the Floridan aquifer system in the county, especially in the western portions. This would certainly affect land-use and zoning issues. There should be some discussion in the plan on how Hernando County will address these issues.

Please contact me if you need any additional information at this time. Thank you for the opportunity to comment on the land-use plan.

Angel Martin
813-767-6944

From: Patricia L. McNeese [mailto:PMcNeese@co.hernando.fl.us]
Sent: Tuesday, August 01, 2017 4:01 PM
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-plan>

DRAFT Comprehensive Plan Elements originally posted on July 20, 2016 has been revised. New documents for 10 of the 11 elements have been posted under "Section A":

- 1) A CLEAN VERSION of the revised draft document for each element, and,
- 2) a version SHOWING CHANGES to the JULY 20, 2016 DRAFT document for each element in strikethrough and underline format.

These documents are tagged as “NEW” on the web page. The Utilities Element (A.6) has not yet been revised but will be posted soon. The cross reference spreadsheets have not been revised.

I look forward to hearing your comments on the revised DRAFT Elements.

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 weeks. 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 be notified periodically 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 you all soon. -Pat

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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: William Raines Sellers <wrsellers47@gmail.com>
Sent: Wednesday, July 20, 2016 4:50 PM
To: Patricia L. McNeese
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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Hernando County Planning Department
20 N. Main Street, Room 262
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email: pmcneese@hernandocounty.us

Patricia L. McNeese

From: Brent Whitley <BrentWhitley@Sierra-Properties.com>
Sent: Tuesday, May 02, 2017 1:12 PM
To: Rebecca Garrett
Cc: Patricia L. McNeese; Ronald Pianta
Subject: RE: Hernando County Comprehensive Plan Update

Hi Becky. Below is a question I asked Patricia last week. Actually now I have two questions about the "Parent Parcels".

- We have several parcels of land all of which have been owned by our company for quite some time, many of them pre- 1990. However, as a result of tax planning some of these parcels were transferred from the name of an individual and put into the name of the corporation post-1990. Would those parcels still be subject to the rule whereby rural designated lands of 40 acres or less can be divided into 7 parcels as long as the smallest one is 2.5 acres? I can provide documentation that the corporation and original owner is the same person.
- Second and as was stated below, if two parcels of 40 acres or less are adjoining and owned by the same individual, can they be divided under the same rule as above even though they are under common ownership. If they can be, are you allowed to have a connector road cross the parcel lines of the original two parcels?

Thanks for your help!

*Brent Whitley
Vice President Land Development
Sierra Properties*

From: Patricia L. McNeese [mailto:PMcNeese@co.hernando.fl.us]
Sent: Wednesday, April 26, 2017 1:55 PM
To: Brent Whitley
Cc: Rebecca Garrett
Subject: RE: Hernando County Comprehensive Plan Update

Hi Brent – Yes, I do remember meeting with you.

The strategies you're referring to in the draft plan update would be under Objective 1.03F. The idea, as you mentioned is to make it easier to do this type of rural clustered subdivision design. The current draft language allows this design anywhere in the Rural Category. Ecological Linkages are mentioned primarily for emphasis purposes for those Rural Category projects that are also in the ecological linkages areas, since that would affect how a subdivision's open space would be configured. But, you are right, this draft update tries to encourage use of this mechanism without a comprehensive plan amendment (as is currently required) and, as currently written, could be used anywhere in the Rural Category.

With respect to the second question, I would encourage you to contact Becky Garrett, who handles subdividing of parcels. I have copied her on this email so you have her email address. Her phone number is 352-754-4050, ext. 29133.

Thank You Brent! Please don't hesitate to contact me if you have additional questions about this. In the meantime, I will see you on Tuesday if you come to the workshop! -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: Brent Whitley [mailto:BrentWhitley@Sierra-Properties.com]
Sent: Monday, April 24, 2017 6:32 PM
To: Patricia L. McNeese <PMcNeese@co.hernando.fl.us>
Subject: RE: Hernando County Comprehensive Plan Update

Patricia,

I hope you remember meeting with Paul and me several months ago about rural overlay districts. We spoke of the Stardust project and how we thought it was too restrictive. In reading the draft in the link below it appears that the restrictions have been lifted to include possibly any projects that touch on the ecological linkages shown in the Linkages map. Can I assume then that any other property not bordering the linkages that are in the Rural classification on the FLUM could only be developed at 1DU/ 10 acres unless it is 40 acres or less? This is unfortunate in that any landowners in the southeast portion of the County have no real development options even though there is an interchange at CR 41 that once you cross into Pasco County you enter a massive Employment Center as is depicted on the image from the Pasco FLUM (See Attached).

Also, if one owns a parcel of 40 acres which has been in one ownership since 1990 (former parent Parcels) that land is restricted to a maximum of 7 DU. If the same owner has another 40 acre parcel immediately adjacent, can that also be developed under the same criteria (7 DU/ 40 acres)? What I am specifically then asking is if this owner wanted to develop the 80 acre combined parcels into a small rural community it could have 14 parcels.

Any information is greatly appreciated.

I am going to try to come to the workshop and hope to see you there.

Brent Whitley
Vice President Land Development
Sierra Properties

From: Patricia L. McNeese [mailto:PMcNeese@co.hernando.fl.us]
Sent: Monday, April 24, 2017 1:05 PM
To: Angel Martin; Anthony Adams; Anthony Palmieri; Barbara Bartlett; Bill Geiger; Bill Sellers; Blake Hunnicutt; Bob Eaton; Bobby Eaton; Brian Pierce; Buddy Selph; Cal Holland; Carolyn Zivkovic; Chuck Greenwell; Chuck Morton; Cindy & Mike Liberton; Cindy Dietrich; Cliff Manuel; Danielle Ruiz; Darryl Johnston; David; David Gonzalez; David Hamilton; DeeVon Quirolo; Denise Tenudo; Dennis Henize; Diane Greenwell; Don Lacey; Donald R. Whiting; Duane Chichester; Elizabeth Dentato; Erik van de Boogaard; Fran Baird; Frances Pioszak; Gladys Moore; Hernando Chapter Florida Native Plant Society; James Morris; Jeff Huffman; Jill Graddy; Jimmy Lodato; Joe Farrell; John Martin; John Mitten; John Murphy; John Paul and Kelly Reeve; Jude Simpson; Karlene Nordgren; Linda Prescott; Lisa Kiddon; Lynn Gruber-White; Margo McConnell; Mary Ellen Urban; Matt Koenig; Mickey Smith; Mikel Renner; Mikel Renner; Morris Porton; Pat Crowley; Ramond Chiamonte; Richard Sanvenero; Robert Buckner; Rosemarie Grubba; Shirley and Pat Miketinac; Sonny Vergara; Stephen Benson; Steve Gouldman; Steve Krou; Susan Ebner; Susan Gundersen; Timothy Beard; Tina Henize; Tom Deal;

"Mac" McM Davis; Bob Howell; Bobby King; Brent Whitley; Brookridge Property Owners; Cloverleaf HOA; Dan Garrett; David Lambert; Debra Myers; Deerfield HOA; DeVon Overmyer; Diane Rowden; Don Natterer; Donna Burdzinski; Eliberto Mendia; Heather Property Owners Association; Jack Piehl; Janet Grabowski; Jennifer Siem; Jill Edwards, School Planner; Joan Lynch; Joyce Rinehart; Kathleen and Bud Frase; Kathleen Yeo; Kathy Godfrey; Lois Vega; Lori Bainum; Marcie Clutter; Mary Mazzuco; Masaryktown Community Center; Maureen Arrigale; Michael Miller; Nancy Emrich; Randi Mikkola; Richard Morgan; Rick Fraker; River Country Estates Owners' Assoc; Robin Natterer; Sara Chase; Shahra Anderson; Sue Bathauer; Teri Nichols; Theresa Sampson; Ty Lynch; Victor Schledt; Vincent Morris; Wellington at Seven Hills; William J. Thompson

Subject: Hernando County Comprehensive Plan Update

Thank You for your continued interest in the update of the Hernando County Comprehensive Plan.

PLEASE NOTE: *The web page address for this project has changed to the following link:*

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

For those new to the page, it includes:

- A FIRST DRAFT of the Elements for the Comprehensive Plan update – All are bookmarked
- A FIRST DRAFT of the updated Future Land Use Map Series
- The CURRENT ADOPTED Comprehensive Plan
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- Powerpoint presentation from July 20, 2016
- Powerpoint presentation for outreach events, dated 12-1-2016

A workshop on the Hernando County Comprehensive Plan Update has been scheduled with the Hernando County Board of County Commissioners:

When: Tuesday, May 2, 2017 at 9:00am

Where: John Law Ayers County Commission Chambers, Hernando County Government Center, 20 North Main Street, Brooksville, FL 34601

Link to Agenda:

<http://hernandocountyfl.igm2.com/citizens/FileOpen.aspx?Type=14&ID=1623&Inline=True>

We are continuing 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. 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.

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: BUDFRASE@aol.com
Sent: Monday, July 10, 2017 2:35 PM
To: Patricia L. McNeese
Cc: budfrase@aol.com
Subject: Re: Hernando County Comprehensive Plan update

Pat,

This is GREAT! For a change we can know is the changes to the 2040-plan as it changes.

Great job by you, and thanks for the update

Have A Great Day!

Bud Frase
847-502-8756
budfrase@aol.com

In a message dated 7/7/2017 4:29:47 P.M. Eastern Daylight Time, PMcNeese@co.hernando.fl.us writes:

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-plan>

The DRAFT Future Land Use Element originally posted on July 20, 2016 has been revised. Two new documents are posted:

- 1) A CLEAN VERSION of the revised draft document, and,
- 2) a version SHOWING CHANGES to the JULY 20, 2016 DRAFT document in strikethrough and underline format.

Both of these documents are tagged as “NEW” on the web page and are at the top of the list.

The remaining elements have not yet been revised. The cross reference spreadsheets have not been revised.

I look forward to hearing your comments on the revised DRAFT Future Land Use Element. We will be posting additional revised draft elements over the next few weeks.

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 weeks. 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.

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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: zrimca@yahoo.com
Sent: Wednesday, July 27, 2016 12:05 PM
To: Patricia L. McNeese
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

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: carol Archambeault <zrimca@yahoo.com>
Sent: Wednesday, July 27, 2016 7:21 PM
To: DeeVon Quirolo; Patricia L. McNeese
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



15588 Aviation Loop Drive Brooksville, Florida 34604
Office: 352.796.0697 • Fax: 352.796.3704

Received

SEP 29 2017

September 28, 2017

Planning Department
Hernando County, Florida

Patricia McNeese
Hernando County Planning Department
20 North Main Street
Room #262
Brooksville, FL 34601

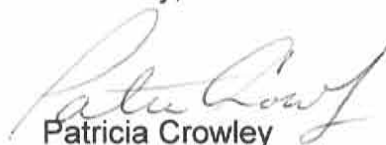
Dear Patricia,

On behalf of the Greater Hernando County Chamber of Commerce Board of Directors and staff, thank you for being a Guest Speaker at our September 2017 Monthly Membership Meeting.

The valuable information that you provided is a benefit to our business members, and we sincerely appreciate you taking the time to share it with them.

Once again, thank you for your continued support of the Chamber and our community, the information and services that you provide are truly an asset to our business members and those seeking to build a new business.

Sincerely,


Patricia Crowley
President/CEO

Patricia L. McNeese

From: Charles Greenwell, Esq <c.greenwellesq@yahoo.com>
Sent: Monday, April 24, 2017 1:59 PM
To: Patricia L. McNeese
Cc: Diane Greenwell; Gladys Moore; Margo McConnell; Fran Baird
Subject: Re: Hernando County Comprehensive Plan Update

Thank you including me in you email. We will discuss the 2040 Plan at our Governmental Affairs Committee (GAC) meeting Tuesday, April 25, 2017. I expect to be in touch with you soon about a presentation to our community.

I am familiar with the Mackinac critique of the Draft 2040 Plan. While we have our differences, I respect them for the time and effort that they have invested in providing the critique. Would you, or could you have County Legal, please send me the legislative (statutes, ordinances and/or regulations) annotations for the mandatory "shall" provisions contained in the Draft Plan.

Charles D. Greenwell
3267 Flamingo Blvd.
Hernando Beach, FL 34607
(502) 939-9809
c.greenwellesq@yahoo.com

Thank You for your continued interest in the update of the Hernando County Comprehensive Plan.

PLEASE NOTE: *The web page address for this project has changed to the following link: <http://www.hernandocounty.us/plan/2040-plan>*

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email: pmcneese@hernandocounty.us

Patricia L. McNeese

From: Charles Greenwell, Esq <c.greenwellesq@yahoo.com>
Sent: Wednesday, July 20, 2016 6:16 PM
To: Angela Davis; Patricia L. McNeese
Cc: Diane Greenwell; Gladys Moore
Subject: Re: Hernando County Comprehensive Plan HOA update email
Attachments: HOA and contacts update email.docx

Dear Angie,

It was a pleasure to meet you today. I am the chairman of the Hernando Beach property owners Association's (HBPO) governmental affairs committee GAC. Today's presentation by Miss McNeese was interesting and informative. My wife Diane and I are interested in serving on the comprehensive plan stakeholder committee. Hernando Beach is a unique waterfront residential community on the Gulf of Mexico. We are surrounded by the Weeki Wachee preserve on the North, East, West, and the second largest protected seagrass area in our Nation on the West. Thus, our prime areas of interest are: Planned Development District; Coastal Development; In-Fill Development; and Neighborhood Planning;

The following answers are listed in corresponding order to the survey questions in you email:

1. We are not located in the city of Brooksville; we are residents and homeowners in Hernando Beach.
2. Hernando Beach is an unincorporated community.
3. We are members of the HBPOA and GAC.
4. The GAC meets monthly on the second Tuesday of each month at 6 PM. When appropriate, we may hold special meetings by consent.
5. You may contact the GAC through me as chairman and the HBPOA through our Pres., Gladys Moore. My phone number and email are: **502-939-9809**; c.greenwellesq@yahoo.com. Gladys Moore's phone number and email are: **352-238-2399**;

gladysm@gate.net . In addition, you may contact both of us through Diane Greenwell by phone at **304-633-7110** or by email at bmwz3_diane@yahoo.com .

6. Yes, we are somewhat familiar with the Hernando County comprehensive plan but we are eager to learn more.

7. Yes, we would be willing to host a speaker.

8. Yes, through the HBPOA website which is: <http://www.hernandobeachpoa.com/> and that the phone numbers and email addresses listed above.

9. Yes.

10. Charles D Greenwell, Chairman, HBPOA Governmental Affairs Committee.

11. 3267 Flamingo Blvd., Hernando Beach, Florida 34607.

12. c.greenwellesq@yahoo.com . Please use a consistent subject line such as "Comprehensive Plan".

13. 502-939-9809 or 304-633-7110.

Thank you for the opportunity to work with you and Pat McNeese.

Charles D. Greenwell
3267 Flamingo Blvd.
Hernando Beach, FL 34607
(502) 939-9809
c.greenwellesq@yahoo.com

From: Angela Davis <angiethepanddintern@gmail.com>
To: Patricia L. McNeese <PMcNeese@co.hernando.fl.us>
Sent: Wednesday, July 20, 2016 2:07 PM
Subject: Hernando County Comprehensive Plan HOA update email

Mr. Greenwell,

Hello again from Pat McNeese's Hernando County Planning and Development intern. It was a pleasure meeting you this morning, and I am following up as I said I would via email. Let me know if there is anything else I can do for you. Feel free to email me at angiethepanddintern@gmail.com, or Pat McNeese (the woman that was speaking at the meeting this morning) at pmcneese@hernandocounty.us.

I am sending you a copy of the email I sent to Gladys Moore and Diane Overbeek on 07-13-16. Its intent is to update the county's information on the homeowner's associations in order to be able to keep them updated on the county's comprehensive plan developments.

I have sent the original email embedded here in this email below and as an attachment for your ease of use.

Have a great day!

~Angie Davis
Pat's P&D intern

COPY OF ORIGINAL EMAIL TO FOLLOW BELOW:.....

07/13/2016

• • •

Patricia L. McNeese, AICP, Planner III
Hernando County
20 North Main Street, Room 262
Brooksville, Florida 34601-2628

Hello!

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 in 1990 and has been amended many times. Hernando County is now in the process of updating and reformatting the entire Plan into a strategy document that provides guidance to the Year 2040. As part of this effort, the County Planning Department will begin the public participation process by providing focused input from community groups who have an interest in the County's long-term direction on land use, infrastructure and services, and natural resources protection.

Hernando County is updating its list of Homeowners' Associations and organized neighborhood groups in order to provide an opportunity for your group to have input in the planning process. We hope you will take the time to take this brief survey so that we may contact you about the best way to get the word out to your members about the County's Comprehensive Plan.

Thank You!

- ❖ **Are you located in the city of Brooksville?**
- ❖ **Are you located in unincorporated Hernando County?**
- ❖ **Are you part of a Homeowner's Association or a formal neighborhood group?**
- ❖ **If so, do you have regular meetings? When?**
- ❖ **What is the best way to contact you/ your group?**
- ❖ **Would you like to learn more about the Hernando County Comprehensive Plan?**

- ❖ **Are you interested in hosting a speaker?**
- ❖ **Do you have a website? Social Media? Newsletter? Mailing list? Email group?**
- ❖ **Would you like to be updated regularly about the Hernando County Comprehensive Plan?**
- ❖ **Please indicate your main contact person and their/your preferred title.**
- ❖ **What is their/your preferred mailing address?**
- ❖ **What is their/your preferred email address?**
- ❖ **With which phone number would they/you prefer to be contacted?**

Thank you very much for your interest and for taking the time to help us plan Hernando County's future! Please respond via email or phone call at your convenience. We look forward to hearing from you.

Patricia L. McNeese, AICP, Planner III
phone: [352-754-4057, ext. 28016](tel:352-754-4057)
email: pmcneese@hernandocounty.us

COPY OF EMAIL SENT TO HOA's TO FOLLOW BELOW:.....

Patricia L. McNeese

From: Charles Greenwell, Esq <c.greenwellesq@yahoo.com>
Sent: Tuesday, August 02, 2016 12:01 PM
To: Patricia L. McNeese; 'Diane Greenwell'
Cc: Gladys Moore
Subject: Re: Comprehensive Plan

Dear Pat, after having reviewed the Draft 2040 Plan, the areas of interest are A.1, A.7 and A.11, plus related maps. We will start with a small group; just the GAC members. Based on the dates you have available, let's plan the meeting between you and the GAC on Wednesday, August 10, 2016 @ 10:00AM at our home, 3267 Flamingo Blvd, Hernando Beach, FL. It is the house with the blue roof on your right just after the last curve on Flamingo driving toward the Hernando Beach Club. Please confirm that the proposed date and time. The GAC is made up of Community leaders who will find are a pleasure to know and work with. Call Diane or me if you have any questions or need better directions; 304-633-7110 is Diane's cell, mine is 502.939.9809.

Charles D. Greenwell
3267 Flamingo Blvd.
Hernando Beach, FL 34607
(502) 939-9809
c.greenwellesq@yahoo.com

From: Patricia L. McNeese <PMcNeese@co.hernando.fl.us>
To: 'Diane Greenwell' <bmwz3_diane@yahoo.com>
Cc: Chuck D Greenwell <c.greenwellesq@yahoo.com>; Gladys Moore <gladysm@gate.net>
Sent: Tuesday, August 2, 2016 11:25 AM
Subject: RE: Comprehensive Plan

Hi Diane – Please excuse the delayed reply. I had received a previous contact from Chuck regarding some of the items you might be interested in covering in the Comprehensive Plan. He had mentioned Planned Development Districts, Coastal Development, In-Fill Development and Neighborhood Planning.

Therefore, I feel you would be most interested in the Future Land Use and Coastal Management Elements. We could start with those and then cover anything else you like.

One question – Would I be meeting with the larger group (general meeting) of property owners? Or the smaller group (Chuck had mentioned a potential meeting with the Government Affairs Committee)? My suggestion is to meet with the smaller group first to talk through and focus on the issues you feel are important. I don't want to assume what I think is important to you and have us miss something.

Then I could potentially speak at one of the future regular meetings of the homeowners and focus on those topics you felt were important.

If that sounds like a good approach, let's just pick a day of the week to meet as the smaller group – daytime preferred, if possible. The best days for me are Tuesdays, Wednesdays and Thursdays. Available dates in August include 10, 16, 18, 24, 25 and 30.

Thank You Diane. 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: Diane Greenwell [mailto:bmwz3_diane@yahoo.com]
Sent: Monday, August 01, 2016 12:29 PM
To: Patricia L. McNeese <PMcNeese@co.hernando.fl.us>
Cc: Chuck D Greenwell <c.greenwellesq@yahoo.com>; Gladys Moore <gladysm@gate.net>
Subject: Comprehensive Plan

Pat, we are doing a brief discussion at a community meeting Tuesday evening to discuss the 2040 Comprehensive Plan with Hernando Beach interested parties. We would like to get a couple of dates from you that you might be available to come to Hernando Beach to talk on it as well.

Please let us know if there are any points you feel should be brought up at our Tuesday meeting and a time that works for you to meet with our community.

Diane Greenwell
Cell: 304-633-7110
Home: 352-606-3720
Sent from my iPhone

"To see a wrong and not expose it, is to become a silent partner to its continuance."

Patricia L. McNeese

From: Charles Greenwell, Esq <c.greenwellesq@yahoo.com>
Sent: Friday, August 05, 2016 4:35 PM
To: Patricia L. McNeese
Subject: Draft Comprehensive Plan Meeting

Please add **A.2 Intergovernmental Coordination** Element to A.1, 1.7 and A.11 for our meeting on Wednesday, August 10, 2016 at 10 AM, in Brooksville. A.2 describes the coordination and cooperation that the HBPOA GAC expects to cultivate and maintain with all levels of State and County government.

Charles D. Greenwell
3267 Flamingo Blvd.
Hernando Beach, FL 34607
(502) 939-9809
c.greenwellesq@yahoo.com

Patricia L. McNeese

From: DeVon Quirolo <dquirol@gmail.com>
Sent: Friday, January 20, 2017 12:11 PM
To: Patricia L. McNeese
Subject: Comments on land use plan
Attachments: Nature Coast Land Use Plan Comments.docx

Pat--attached please find the comments on the land use plan on behalf of Nature Coast Conservation, Inc. I will also drop off a hard copy for your use. Have a great weekend.
All the best, DeVon

--

DeVon Quirolo

www.naturecoastconservation.org

We are guests here on this planet, visitors who have come for a short time, so we need to use our days wisely, to make our world a little better for everyone.

Dalai Lama

You must be the change you want to see in the world.
Mahatma Gandhi

Patricia L. McNeese

From: DeVon Quirolo <dquirol@gmail.com>
Sent: Friday, January 27, 2017 2:28 PM
To: Patricia L. McNeese
Subject: Sierra Club Draft Land Use Plan comments
Attachments: SC land use plan cover.jpg; Final Sierra Club comments Comp Plan.docx

Hi Pat--I am pleased to attach for your consideration the written comments of the Sierra Club on the draft land use plan. They represent the comments of the Sierra Club Adventure Coast Committee as well as the Tampa Bay and Suncoast Groups.

Please keep us advised of any future public meetings on the plan. Thanks for all your hard work on this.

All the best, DeVon Quirolo

Sierra Club Adventure Coast Committee

Patricia L. McNeese

From: DeeVon Quirolo <dquiolo@gmail.com>
Sent: Tuesday, July 12, 2016 10:24 AM
To: Patricia L. McNeese; 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 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, ext. 28016](tel:352-754-4057) (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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You must be the change you want to see in the world.

Mahatma Gandhi

Patricia L. McNeese

From: DeeVon Quirolo <dquirol@gmail.com>
Sent: Tuesday, July 12, 2016 12:37 PM
To: Patricia L. McNeese
Subject: Re: Hernando County Comprehensive Plan Update Process - Stakeholder Committee Invitation

Wow---that was fast! Many thanks Pat. All the best, DeeVon

On Tue, Jul 12, 2016 at 12:04 PM, Patricia L. McNeese <PMcNeese@co.hernando.fl.us> wrote:

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

fax: [352-754-4420](tel: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; Tahenize@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, ext. 28016](tel:352-754-4057) (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

Deep Magic: Living a life that you love, one that prospers you and makes the world a better place, is no trick. When you acknowledge that the universe wants you to grow and be happy, and you learn to give yourself to the art and magic inside all things, everything changes.

You must be the change you want to see in the world.
Mahatma Gandhi

--

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Mahatma Gandhi

Patricia L. McNeese

From: DeeVon Quirolo <dquirol@gmail.com>
Sent: Friday, July 14, 2017 2:04 PM
To: Patricia L. McNeese
Cc: Debbie McDonald; Ronald Pianta
Subject: Thank you

Pat--on behalf of the Hernando County Democratic Club, I would like to thank you for taking the time out of your busy schedule to show up and present on the draft land use plan at our recent meeting. Your efforts were greatly appreciated; thank you. I was hoping this would be an excellent opportunity for you to meet a roomful of strong supporters for the draft land use plan.

Then I read the latest revision which has literally gutted the earlier draft plan. I hope you do not take my harsh words for the new changes in the plan personally. It is just very frustrating and counter-intuitive to think that we have taken the time to read the draft plan, meet amongst ourselves to draft our comments for both Sierra Club Adventure Coast members and Nature Coast Conservation/Neighbors Against Mining Action Team, then members of both groups met with you to go over our comments, then we finalized our comments and submitted them into the record for each group, then we showed up at multiple county commission meetings to speak out in support the earlier draft plan.

Only to have a small vocal minority prevail upon our county commission to direct you to remove essential language that established important policies in the plan, replace legal standards with suggested language and eliminate key sections such as wildlife corridor protections, the ESL program and energy efficiency standards. Our comments represent literally hundreds of people in Hernando County, yet I cannot find one section where our recommendations for strengthening the plan were added to the plan, either in the mining section, or in terms of a fracking ban, a no-discharge zone for boater sewage, an end to coal-burning facilities, energy efficiency, or other areas.

We humbly request another opportunity to meet with you. Please give me two dates that you are available in August and we will assemble a team to meet with you.

By the way, see the following article regarding wildlife corridors and the need to actually fund efforts to create underpasses for new highways being built in valuable habitat and another article on the accelerating rate of species loss worldwide.

<http://www.theledger.com/news/20170708/wildlife-underpasses-should-be-included-in-road-projects>
<http://www.cnn.com/2017/07/11/world/sutter-mass-extinction-ceballos-study/index.html>

Why can't Hernando County support wildlife protection that is the foundation of our nature tourism economy, which generates ten times more income than mining these days, instead of backtracking on protection of endangered and at-risk species and energy-efficient solutions? The EAR supported such policies.

--

DeeVon Quirolo

www.naturecoastconservation.org

We are guests here on this planet, visitors who have come for a short time, so we need to use our days wisely, to make our world a little better for everyone.

Dalai Lama

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Mahatma Gandhi

Patricia L. McNeese

From: DeeVon Quirolo <dquirol@gmail.com>
Sent: Thursday, July 21, 2016 9:19 AM
To: Patricia L. McNeese
Cc: Ronald Pianta
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: DeVon Quirolo <dquiolo@gmail.com>
Sent: Monday, June 26, 2017 11:35 AM
To: Patricia L. McNeese; Ronald Pianta
Subject: Supreme Court rules on "taking" issue

This should help us support wildlife corridor protection, clustering and SMART planning.

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

--

DeVon Quirolo

www.naturecoastconservation.org

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Dalai Lama

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Mahatma Gandhi

Patricia L. McNeese

From: DeeVon Quirolo <dquirol@gmail.com>
Sent: Thursday, July 28, 2016 12:31 PM
To: Patricia L. McNeese
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.

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

Patricia L. McNeese, AICP, Planner III

Hernando County Planning Department

20 N. Main Street, Room 262

Brooksville, FL 34601-2828

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

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

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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

Deep Magic: Living a life that you love, one that prospers you and makes the world a better place, is no trick. When you acknowledge that the universe wants you to grow and be happy, and you learn to give yourself to the art and magic inside all things, everything changes.

You must be the change you want to see in the world.
Mahatma Gandhi

--

DeeVon Quirolo

www.naturecoastconservation.org

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Mahatma Gandhi

Patricia L. McNeese

From: DeeVon Quirolo <dquirol@gmail.com>
Sent: Thursday, July 28, 2016 12:38 PM
To: Patricia L. McNeese
Subject: Re: Draft Comp Plan Stakeholder Effort

Many thanks! DV

On Thu, Jul 28, 2016 at 12:33 PM, Patricia L. McNeese <PMcNeese@co.hernando.fl.us> wrote:

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

Patricia L. McNeese, AICP, Planner III

Hernando County Planning Department

20 N. Main Street, Room 262

Brooksville, FL 34601-2828

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

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

email: pmcneese@hernandocounty.us

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.

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

Patricia L. McNeese, AICP, Planner III

Hernando County Planning Department

20 N. Main Street, Room 262

Brooksville, FL 34601-2828

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

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

email: pmcneese@hernandocounty.us

From: DeeVon Quirolo [mailto:dquirolo@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 DeVon

--

DeVon Quirolo

President, Nature Coast Conservation, Inc.

www.naturecoastconservation.org

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Mahatma Gandhi

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DeeVon Quirolo

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Mahatma Gandhi

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DeeVon Quirolo

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Mahatma Gandhi

Patricia L. McNeese

From: DeVon Quirolo <dquirol@gmail.com>
Sent: Monday, August 21, 2017 3:30 PM
To: Patricia L. McNeese
Subject: Land use follow-up
Attachments: Sierra Club Comments on Revised Draft Land Use Plan.pdf; 1st Sierra Club comments on Land Use Plan.docx

Pat--Many thanks for taking time out of your busy schedule to meet with us on Friday. Attached please find our comments on the revised draft land use plan. I tried to keep them brief, but it is not a simple document. If you do post them, please post this one as well as our earlier comments to which we refer. They are both attached for your use.

All the best, DeVon

--

DeVon Quirolo

www.naturecoastconservation.org

We are guests here on this planet, visitors who have come for a short time, so we need to use our days wisely, to make our world a little better for everyone.

Dalai Lama

You must be the change you want to see in the world.

Mahatma Gandhi

Patricia L. McNeese

From: Planning Resource Object
Sent: Monday, September 18, 2017 9:55 AM
To: Patricia L. McNeese
Subject: FW: Draft Land Use Plan Comment for the record
Attachments: Tampa Bay Editorial.pdf

From: DeeVon Quirolo [mailto:dquirol@gmail.com]
Sent: Saturday, September 16, 2017 5:14 PM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Cc: Nick Nicholson <NNicholson@hernandocounty.us>; Wayne Dukes <WDukes@hernandocounty.us>; Jeff Holcomb <JHolcomb@hernandocounty.us>; John Allocco <JAllocco@co.hernando.fl.us>; Steve Champion <SChampion@co.hernando.fl.us>
Subject: Draft Land Use Plan Comment for the record

Attached please find a recent guest editorial that ran in the Tampa Bay Times on the draft land use plan. Please file it into the record of public comments for the draft land use plan. County commissioners: I am copying you each on this and respectfully asking that you please read and consider the attached.

Many thanks, DeeVon

--

DeeVon Quirolo

www.naturecoastconservation.org

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Dalai Lama

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Mahatma Gandhi

Patricia L. McNeese

From: Diane <bmwz3_diane@yahoo.com>
Sent: Wednesday, July 27, 2016 5:20 PM
To: Patricia L. McNeese
Cc: Ronald Pianta; Omar DePablo; Gladys Moore; Chuck Greenwell
Subject: Re: Hernando County Comprehensive Plan Update
Attachments: HBPOA SURVEY POWERPOINT 6-2-16 [Autosaved].pptx; Summary Survey Sheet 5-21-16.docx

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%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

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: Gladys Moore <gladysm@gate.net>
Sent: Tuesday, December 13, 2016 10:00 AM
To: Patricia L. McNeese
Subject: RE: Hernando County Comprehensive Plan update

Thank you very much Pat. I have posted your message and a link to the 2040 plan on our forum, Hernando Beach Nextdoor for our community to read. Gladys Moore, President HBPOA

Patricia L. McNeese

From: Hamilton Hanson <theangrycurmudgeon@live.com>
Sent: Wednesday, May 10, 2017 8:06 PM
To: Patricia L. McNeese
Subject: Re: Fl Statute section 163.3177

Thank you.

Hamilton R. Hanson

4377 Commercial Way #157
Spring Hill, FL 34606

From: Patricia L. McNeese <PMcNeese@co.hernando.fl.us>
Sent: Wednesday, May 10, 2017 9:53 AM
To: 'Hamilton Hanson'
Cc: Ronald Pianta
Subject: RE: Fl Statute section 163.3177

Mr. Hanson – The numbering format uses a topic/key numbering system, like an outline. This format has been used since the adoption of the Plan in 1989. Please let me know if you need more information on this. 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: Hamilton Hanson [mailto:theangrycurmudgeon@live.com]
Sent: Wednesday, May 10, 2017 8:26 AM
To: Patricia L. McNeese <PMcNeese@co.hernando.fl.us>
Subject: Re: Fl Statute section 163.3177

Curiosity:

Who established the format for the Com Plan - ie: 1.1 numbering?

Hamilton R. Hanson

4377 Commercial Way #157

Spring Hill, FL 34606

From: Patricia L. McNeese <PMcNeese@co.hernando.fl.us>
Sent: Wednesday, May 3, 2017 11:53 AM
To: 'Hamilton Hanson'
Cc: Ronald Pianta
Subject: RE: Fl Statute section 163.3177

Mr. Hanson – Thank you for your comment. As Mr. Pianta mentioned in the meeting, and as labeled on the item, this was a checklist provided to summarize the Statute. The Statute itself was also attached as Item C.b. The checklist was provided to assist commissioners and citizens who wanted a quick summary of the statute. There was no intent to misrepresent. That is why the Florida Statutes themselves were also attached to the agenda. Thank you, Mr. Hanson, for coming to the workshop and for your continued interest! -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:theangrycurmudgeon@live.com>]
Sent: Wednesday, May 03, 2017 10:33 AM
To: Patricia L. McNeese <PMcNeese@co.hernando.fl.us>
Subject: Fl Statute section 163.3177

Included in the agenda packet was part C.c. Because it is labeled "163.3177, Florida Statutes Required and Optional Elements of the Comprehensive Plan", I assumed it to be law. There is no such addendum to that section of the law.

It is this kind of misrepresentation that is so troublesome. Please designate such addenda as NOT Florida law in the future.

Hamilton R. Hanson

4377 Commercial Way #157

Spring Hill, FL 34606

Patricia L. McNeese

From: Hamilton Hanson <theangrycurmudgeon@live.com>
Sent: Wednesday, May 03, 2017 1:09 PM
To: Patricia L. McNeese
Subject: Re: Fl Statute section 163.3177

Without clear headings, this was a misrepresentation - no matter how much verbiage came from Mr. Pianta. People not watching the meeting or video but who read the materials would not know from Mr. Pianta's explanation (that they never heard) that the addendum was not the Statute.

The anger regarding your presentations and the Comp Plan comes from the lack of specifics and appropriate references. This is but one item in a long string of many.

Hamilton R. Hanson

4377 Commercial Way #157
Spring Hill, FL 34606

From: Patricia L. McNeese <PMcNeese@co.hernando.fl.us>
Sent: Wednesday, May 3, 2017 11:53 AM
To: 'Hamilton Hanson'
Cc: Ronald Pianta
Subject: RE: Fl Statute section 163.3177

Mr. Hanson – Thank you for your comment. As Mr. Pianta mentioned in the meeting, and as labeled on the item, this was a checklist provided to summarize the Statute. The Statute itself was also attached as Item C.b. The checklist was provided to assist commissioners and citizens who wanted a quick summary of the statute. There was no intent to misrepresent. That is why the Florida Statutes themselves were also attached to the agenda. Thank you, Mr. Hanson, for coming to the workshop and for your continued interest! -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:theangrycurmudgeon@live.com]
Sent: Wednesday, May 03, 2017 10:33 AM
To: Patricia L. McNeese <PMcNeese@co.hernando.fl.us>
Subject: Fl Statute section 163.3177

Included in the agenda packet was part C.c. Because it is labeled "163.3177, Florida Statutes Required and Optional Elements of the Comprehensive Plan", I assumed it to be law. There is no such addendum to that section of the law.

It is this kind of misrepresentation that is so troublesome. Please designate such addenda as NOT Florida law in the future.

Hamilton R. Hanson

4377 Commercial Way #157

Spring Hill, FL 34606

Patricia L. McNeese

From: Hamilton Hanson <hamiltonrhanson@live.com>
Sent: Sunday, July 24, 2016 10:12 AM
To: Patricia L. McNeese
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: Hamilton Hanson <hamiltonrhanson@live.com>
Sent: Thursday, July 28, 2016 11:35 AM
To: Patricia L. McNeese
Subject: Re: Maybe you do this on purpose to confuse the un-informed public,

Thanks for your reply, Pat. I appreciate your consideration.

Hamilton R. Hanson

CHANGE OF MAILING ADDRESS TO:

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

From: Patricia L. McNeese <PMcNeese@co.hernando.fl.us>
Sent: Thursday, July 28, 2016 11:09:11 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,

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- 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: Planning Resource Object
Sent: Monday, May 08, 2017 7:59 AM
To: Patricia L. McNeese
Subject: FW: P.L.McNeese

From: jk [mailto:feministwomyn@earthlink.net]
Sent: Sunday, May 07, 2017 9:29 AM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: P.L.McNeese

Good morning. I attended the "meeting" last Tuesday and it looked to me like you are the only one who wants to preserve the current plan. I believe it's important with the board we have now made up of business men that we keep as many musts and shalls as we can. Thanks for all your hard work. I hope I didn't misread your intentions.

"Never doubt that a small group of thoughtful, committed citizens can change the world; indeed, it's the only thing that ever does."---Margaret Mead

Patricia L. McNeese

From: Joe <joe@hernandorealtors.com>
Sent: Monday, May 01, 2017 5:37 PM
To: John Allocco; Wayne Dukes; Nick Nicholson; Steve Champion; John Mitten
Cc: Patricia L. McNeese; Ronald Pianta
Subject: Comprehensive Plan Analysis
Attachments: Comprehensive Plan Analysis.pdf

Dear Commissioners,

On behalf of the Hernando County Association of Realtors and our 2017 President Jeanne Gavish, I am writing you about the 2040 Comprehensive Plan update that you will be discussing during tomorrow's workshop. A Comprehensive Plan is an important growth management tool, and important to the economic vitality of our community. We were monitoring this issue since the kick-off presentation in July, but a few months ago the HCAR Board of Directors authorized staff to take a deeper look at the 2040 Plan after hearing concerns from several community stakeholders, and after hearing County staff's presentation at the Hernando County Business Alliance. HCAR expanded its outreach to more community stakeholders, and finally, we contracted with outside counsel to analyze the plan. Throughout this fact-finding endeavor several key points were made to us. We have compiled those points and put them into the attached document.

We understand tomorrow's workshop will be an opportunity for open discussion regarding the 2040 Plan. Hopefully, our input will be incorporated as we move forward.

If you have any questions please let me know.

Joe Farrell
Government Affairs Director
Hernando County Association of Realtors (HCAR)
Mobile: 813-731-8194

Patricia L. McNeese

From: Chris Linsbeck
Sent: Wednesday, April 12, 2017 12:53 PM
To: John Allocco
Cc: Ronald Pianta; Patricia L. McNeese
Subject: RE: Peril of Flood amendment

Good afternoon Commissioner Allocco,

Per Ron's request below, I reviewed the below statutes and I believe the Hernando County Flood Ordinance is consistent with the flood plain management regulations of 44C.F.R. part 60. The only exception would be as Pat mentioned below to the last remaining item, the Planning Department proposes to address remaining statutory requirements in the Comprehensive Plan update process.

FS 472.0366 – this section requires surveyors and mappers to submit elevation certificates to DEM – this is a direct requirement for professionals to submit their paperwork to the state. It doesn't appear to have local governments' involvement in this requirement.

FS 627.715 – this section regulates flood insurance and insurers –Local governments' also don't appear to be involved.

Item 4 under the comprehensive plan list that states, "Be consistent with, or more stringent than, the flood resistant construction requirements in the Florida Building Code and applicable flood plain management regulations set forth in 44C.F.R. part 60." Our Flood Ordinance and the Florida Building Code are consistent with the regulations in 44C.F.R. part 60 so it appears we are compliant.

I hope this answers the questions regarding the local Flood Ordinance requirements. Pat, thank you for the research.

Chris

Christopher Linsbeck, CFM
Zoning Supervisor/ Administrative Official
Department of Planning and Zoning
789 Providence Boulevard
Brooksville, FL 34601
Ph. 352-540-6724

From: Ronald Pianta
Sent: Tuesday, April 11, 2017 8:48 AM
To: Chris Linsbeck <CLinsbeck@co.hernando.fl.us>
Subject: FW: Peril of Flood amendment

Chris; I understand that we are currently in compliance with our flood plain management ordinance. If so, please let Commissioner Allocco know. Thanks, Ron

From: John Allocco
Sent: Monday, April 10, 2017 3:39 PM
To: Patricia L. McNeese <PMcNeese@co.hernando.fl.us>
Cc: Ronald Pianta <RPianta@hernandocounty.us>; Chris Linsbeck <CLinsbeck@co.hernando.fl.us>
Subject: RE: Peril of Flood amendment

I would appreciate that. We were advised that if an ordinance was not present to address this including the building code changes along the coastal regions that we would technically be out of compliance with the statute.

Sent from [Mail](#) for Windows 10

From: [Patricia L. McNeese](#)
Sent: Monday, April 10, 2017 3:15 PM
To: [John Allocco](#)
Cc: [Ronald Pianta](#); [Chris Linsbeck](#)
Subject: Peril of Flood amendment

Good afternoon Commissioner Allocco,

I was asked to respond to your inquiry about Comprehensive Plan amendments related to the Peril of Flood Act. Some of the Act's requirements are satisfied by the County's Flood Ordinance, adopted on January 28, 2014 (attached). The Planning Department proposes to address remaining statutory requirements in the Comprehensive Plan update process – If acceptable to you, we can talk through that process a little more when Ron Pianta and I meet with you on Thursday about the Comprehensive Plan.

Thank You Commissioner Allocco! 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: Jude Simpson <judelsimpson@gmail.com>
Sent: Tuesday, December 13, 2016 11:24 AM
To: Patricia L. McNeese
Subject: Re: Hernando County Comprehensive Plan update

Thanks Pat

Sent from my iPhone

On Dec 13, 2016, at 8:41 AM, Patricia L. McNeese <PMcNeese@co.hernando.fl.us> wrote:

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: Jude Simpson <judelsimpson@gmail.com>
Sent: Wednesday, July 27, 2016 9:45 AM
To: Patricia L. McNeese
Cc: Hernando Chapter Florida Native Plant Society; Cindy & Mike Liberton
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.

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

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: Jude Simpson <judelsimpson@gmail.com>
Sent: Wednesday, July 27, 2016 9:56 AM
To: Patricia L. McNeese
Cc: Hernando Chapter Florida Native Plant Society; Cindy & Mike Liberton
Subject: Re: Hernando County Comprehensive Plan Update

Thanks Patricia,
Please do add Hernando Chapter (hcfnps@gmail.com) & our Communications Chair, Cindy Liberton to your email list. We will share info with our members through our e-news.
jude.

On Jul 27, 2016, at 9:48 AM, Patricia L. McNeese <PMcNeese@co.hernando.fl.us> wrote:

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

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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 <hcfnps@gmail.com>; Cindy & Mike Liberton <liberton@nextstepscollective.com>
Subject: Re: Hernando County Comprehensive Plan Update

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email: pmcneese@hernandocounty.us

Patricia L. McNeese

From: Kathryn Dentato <kdentato@gmail.com>
Sent: Friday, July 22, 2016 2:52 PM
To: Patricia L. McNeese
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: Kathryn Dentato <kdentato@gmail.com>
Sent: Thursday, July 28, 2016 11:14 AM
To: Patricia L. McNeese
Subject: Re: Wednesday's planning meeting

Thank you so much, Pat! I appreciate this! :)

On Thu, Jul 28, 2016 at 11:12 AM, Patricia L. McNeese <PMcNeese@co.hernando.fl.us> wrote:

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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Brooksville, FL 34601-2828

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

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

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Thanks so much,

Kathy

Patricia L. McNeese

From: weeki912@tampabay.rr.com
Sent: Sunday, June 18, 2017 3:33 PM
To: Patricia L. McNeese
Subject: Comprehensive Plan meeting

Importance: High

Thank you again for taking the time away from your Saturday for attending our meeting the members certainly appreciated that, again I'm sorry that the projector projection was not available to use I'm sure it would have been easier on you

Maureen Arrigale
Organizer
Nature Coast 9.12 Groups

<https://www.facebook.com/groups/447732061947992/>

"DO YOUR OWN RESEARCH" REMEMBER WHAT IS IN THE PAST CAN REFLECT THE FUTURE

QUESTION WITH BOLDNESS, HOLD TO THE TRUTH, SPEAK WITHOUT FEAR.....

All mail is confidential and is meant for this recipient only. Do not forward or share with others (except within the group if sent within a group) without permission. If you are not the intended recipient then please delete this email immediately and notify the sender. Thank you.

GOD BLESS AMERICA

Patricia L. McNeese

From: bvschledt@gmail.com
Sent: Wednesday, February 22, 2017 1:29 PM
To: Patricia L. McNeese
Cc: Liberton Cindy
Subject: Re: Thank You for Your Hernando FNPS Presentation

Thanks Pat,

I will send this on to have it communicated to our members.

Victor

On Feb 22, 2017, at 11:22 AM, Patricia L. McNeese <PMcNeese@co.hernando.fl.us> wrote:

Me too Victor! Please encourage the group to formulate some comments to send to me, even if it's just on the narrower topics we focused on (greenways, etc.). The comments don't have to be officially from FNPS. They can be from any group of you (Hernando County citizens) that wants to comment, or from any individuals. Hope to hear from you all soon. Thanks! -Pat

Patricia L. McNeese, AICP, Planner III
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20 N. Main Street, Room 262
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fax: 352-754-4420
email: pmcneese@hernandocounty.us

-----Original Message-----

From: bvschledt@gmail.com [mailto:bvschledt@gmail.com]
Sent: Thursday, February 16, 2017 10:07 AM
To: Patricia L. McNeese <PMcNeese@co.hernando.fl.us>
Subject: Thank You for Your Hernando FNPS Presentation

Pat,

I enjoyed meeting and speaking with you. Our members both enjoyed and learned from your presentation.

Victor Schledt
HFNPS /Chapter Programs
352-606-9833