



DEPARTMENT OF PLANNING AND ZONING

PLANNING DIVISION

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October 1, 2018

Ray Eubanks, Plan Processing Administrator
Florida Department of Economic Opportunity
Division of Community Planning - Plan Processing Team
107 East Madison Street, MSC - 160
Tallahassee, Florida 32399-4140

Re: **Hernando County 2040 Comprehensive Plan Adoption**
Amendment No. 18-2ER (State Coordinated Review)

Dear Mr. Eubanks:

Pursuant to Chapter 163, Florida Statutes (FS), please find enclosed three (3) copies (one paper and two compact disks) of the materials relating to adopted Hernando County 2040 Comprehensive Plan.

State Land Planning Agency Identification Number:

Hernando County 2040 Comprehensive Plan; DEO Amendment No. 18-2ER.

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

- 1) The proposed amendment is related to an updated comprehensive plan for Hernando County. Please note that documentation supporting the current comprehensive plan which was previously submitted is still valid to the extent that it supports the updated comprehensive plan.
- 2) The Board of County Commissioners (BCC) acting as the Local Planning Agency (LPA) and the Governing Body held an advertised public hearings on December 12, 2017, January 23, 2018 and March 6, 2018. The BCC and LPA voted to authorize transmittal of the enclosed proposed 2040 Comprehensive Plan to the State Land Planning Agency and other Review Agencies for comment on March 6, 2018. The Department of Economic Opportunity (DEO) completed a review of the Plan, and issued an Objections, Recommendations and Report (ORC), on May 21, 2018.
- 3) The Board of County Commissioners (BCC) held an advertised public hearing on September 25, 2018 and voted to adopt the enclosed 2040 Comprehensive Plan for Hernando County.
- 4) The 2040 Comprehensive Plan for Hernando County updates the text of all elements of the comprehensive plan, reformats the plan approach to identify strategies to accommodate expected growth, resets the planning horizon to 2040, consolidates the Plan to 11 elements, retains the Future Land Use Map pattern, eliminates the Education Category from the Future Land Use Map, specifies that public schools are allowed in all Future Land Use Map categories, and updates the Map series included in the plan document.

Ordinance number and adoption date:

Ordinance 2018-16 adopted on September 25, 2018.

Certification that the adopted plan been submitted to all parties who provided timely comments to Hernando County:

Concurrent with this submission to the State Land Planning Agency, I certify that copies of the adopted plan with required supporting documents will be provided to the following agencies:

Southwest Florida Water Management District
Florida Department of Transportation - District 7
Department of Agriculture and Consumer Services

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

Ronald F. Pianta, AICP
Planning and Zoning Director
Hernando County Planning Department
20 North Main Street, Room 262
Brooksville, Florida 34601
Telephone Number: (352) 754-4057, extension 28021
FAX Number: (352) 754-4420
Email address: rpianta@hernandocounty.us

Supporting Documents:

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

Hernando County 2040 Comprehensive Plan

Attachment A: Ordinance 2018-16

Attachment B: 2040 Comprehensive Plan Executive Summary and Elements text
(Exhibit A of Ordinance 2018-16)

Attachment C: Future Land Use Map Series (Exhibit A of Ordinance 2018-16)

Attachment D: Response to ORC Report (Exhibit B of Ordinance 2018-16)

Attachment E: Hernando County Post Disaster Redevelopment Plan (additional supporting documents)

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

The Plan was updated to address the comments and/or suggestions from the Southwest Florida Water Management District and the Department of Economic Opportunity. The response to the DEO Objections, Recommendations, and Comments Report (ORC) is included as Attachment D as reference.

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

There were no additional findings as the basis for adoption.

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

Changes were made to the Coastal Management Element, Strategy 11.02B(1), Strategy 11.02B(4), Strategy 11.02B(6), Strategy 11.02D(5), Strategy 11.02D(7), Strategy 11.02A(7), Strategy 11.02D(2), Strategy 11.02A(2), and Strategy 11.02D(4) as a result of comments from DEO. Changes were made to the Utilities Element, Strategy 6.03B(2) and the Conservation Element by adding Strategy 10.03A(7) as a result of comments from the Southwest Florida Water Management District. The changes are further described in the Response to the ORC Report (Attachment D).

Additional changes were made to the Coastal Zone Element Strategy 11.04A(5) relative to recreational and commercial fisheries. Additional changes were made to the Future Land Use Element in accordance with CPAM 1703 (Ordinance 2018-13) to recognize the Objective and Strategy cluster under Goal 1.05 (Planned Development District) and the Future Land Use Mapping Criteria for the Spring Center Planned Development District (DEO HC 18-3 DRI). The Future Land Use Map has been updated to recognize the Spring Center Planned Development District (Hernando County Ordinance 2018-13) adopted on August 14, 2018, and a Small Scale map amendment in accordance with CPAM 1801 (Hernando County Ordinance 2018-15) adopted on September 11, 2018. The changes are further described in the Response to the ORC Report (Attachment D).

Other Information:

Copies of the 2040 Plan is available for public review in the Hernando County Planning Department.

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

Please feel free to contact me should you have questions or need additional information.

Sincerely,



Ronald F. Pianta, AICP
Director of Planning and Zoning Services

Attachments: Exhibits; (2 compact disks with attachments)

cc: via email

Trisha Neasman, AICP, Planning Supervisor, Southwest Florida Water Management District
2379 Broad Street, Brooksville FL 34604-6899, email to: trisha.neasman@watermatters.org

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Department of Agriculture & Consumer Services, Attn: Comprehensive Plan Review, Office of Policy and Budget
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