



## DEPARTMENT OF PLANNING AND ZONING

PLANNING DIVISION

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November 19, 2021

Ray Eubanks, Plan Processing Administrator  
Florida Department of Economic Opportunity  
Bureau of Comprehensive Planning  
Caldwell Building  
107 East Madison Street, MSC 160  
Tallahassee, Florida 32399-4140

Re: **Hernando County Proposed Comprehensive Plan Amendment Transmittal**  
CPAM2107 - Comprehensive Plan Text Amendment Revising Section B, Future Land  
Use Map Series, Conservation Map Interpretation Guidance and Future Land Use  
Element Strategy 1.04A(6) to Address Publicly Owned Conservation Lands Along  
Designated Commercial Corridors

Dear Mr. Eubanks:

Pursuant to Section 163.3184(3), Florida Statutes (F.S.), please find the enclosed material relating to a proposed plan amendment (CPAM2107) to revise Section B, Future Land Use Map Series, Conservation Map Interpretation Guidance and Future Land Use Element Strategy 1.04A(6) to Address Publicly Owned Conservation Lands Along Designated Commercial Corridors.

Hernando County is submitting the proposed amendment (CPAM2107) to the Department of Economic Opportunity, Bureau of Comprehensive Planning and the review agencies to be processed under the expedited review process as described in Section 163.3184(3), F.S.

The proposed amendment and related background data and analysis have been made available for public review at the Hernando County Planning Department. Review materials have also been posted on the Hernando County webpage: <https://www.hernandocounty.us/departments/departments-n-z/planning/comprehensive-plan/pending-amendments>

### **The following information is provided to fulfill the requirements of Section 163.3184(3), F.S:**

1. The Board of County Commissioners (BCC) acting as the Local Planning Agency (LPA) and the Governing Body held an advertised public hearing on November 16, 2021 and voted to authorize transmittal of the enclosed proposed comprehensive plan amendment (CPAM2107) to the Department of Economic Opportunity and the other review agencies for comment.
2. The Comprehensive Plan Amendment proposes to revise Section B, Future Land Use Map Series, Conservation Map Interpretation Guidance and Future Land Use Element Strategy 1.04A(6) to Address Publicly Owned Conservation Lands Along Designated Commercial Corridors.
3. The proposed month of adoption of the proposed comprehensive plan amendment (CPAM2107) is January 2022.
4. The proposed Comprehensive Plan Amendment (CPAM2107) is not located in an area of Critical State Concern.
5. This letter hereby certifies that Hernando County had previously sent a digital link to its recently

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adopted 2040 Comprehensive Plan to all the review agencies listed in Chapter 163 and further, that links of all subsequent amendments with supporting data and analyses will be updated as adopted amendments occur.

6. The name of the person(s) for Hernando County who is familiar with the proposed plan amendment package is:

Michelle Miller, Senior Planner  
Hernando County Planning Department  
20 N. Main Street, Room 262  
Brooksville, Florida 34601  
Phone: (352) 754-4057 ext. 28027  
Fax: (352) 754-4420  
Email: [mlmiller@hernandocounty.us](mailto:mlmiller@hernandocounty.us)

7. In accordance with instruction from the Bureau of Comprehensive Planning, this package is being submitted via the Comprehensive Plan Electronic Portal. The proposed amendment package consists of:

**Attachment A:** Staff report for the amendment, including the LPA/BCC recommendations and actions.

**Attachment B:** Proposed Revisions to Future Land Use Element and Section B: Future Land Use Map Series (Mapping Criteria) in Strikethrough/Underline Format

If you have any further questions or require additional information, please contact Mrs. Miller.

Sincerely,



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

cc: VIA – Email:

John Meyer, LEPC and DRI Coordinator, Tampa Bay Regional Planning Council, 4000 Gateway Centre Blvd, Ste. 100, Pinellas Park, FL 33782, email to: [johnm@tbrpc.org](mailto:johnm@tbrpc.org)

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

Daniel C. Santos, AICP, Growth Management Supervisor, Florida Department of Transportation, District Seven, 11201 North McKinley Dr., MS 7-500, Tampa, FL 33612-6456, email to: [Daniel.Santos@dot.state.fl.us](mailto:Daniel.Santos@dot.state.fl.us)

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Department of Environmental Protection, Attn: Plan Review, Office of Intergovernmental Programs  
3900 Commonwealth Boulevard, MS 47, Tallahassee, FL, 32399, email to:  
[Plan.Review@dep.state.fl.us](mailto:Plan.Review@dep.state.fl.us)

Robin Jackson, Historic Preservation Planner, Department of State, Bureau of Historic Preservation  
500 South Bronough St, Tallahassee, FL 32399-0250, email to [Robin.Jackson@dos.myflorida.com](mailto:Robin.Jackson@dos.myflorida.com)

Scott Sanders, Florida Fish and Wildlife Conservation Commission, Conservation Planning Services  
620 South Meridian St, MB 5B5, Tallahassee FL 32399-1600,  
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Department of Agriculture and Consumer Services, Attn: Comprehensive Plan Review, Office of Policy and  
Budget, The Capital, Plaza Level 8, Tallahassee, FL 32399-0800, email to:  
[compplans@freshfromflorida.com](mailto:compplans@freshfromflorida.com)

Mark Weigly, Director, Department of Education, Office of Educational Facilities, 325 West Gaines St, Ste.  
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3600 W. Sovereign Path, Ste. 140, Lecanto, FL 34461, email to: [Joanna.coutu@citrusbocc.com](mailto:Joanna.coutu@citrusbocc.com)

Jeff Jenkins, Executive Planner, Long Range Planning Division. Pasco County Planning and Development  
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Karl E. Holley, AICP, CFM, Director of Development Services, Sumter County Board of Commissioners  
7375 Powell Road, Ste. 115, Wildwood, FL 34785, email to: [karl.holley@sumtercountyfl.gov](mailto:karl.holley@sumtercountyfl.gov)

Jim Lipsey, Manager of Planning, Design and Construction, Hernando County School District  
8016 Mobley Rd Brooksville FL 34601, email to: [lipsey\\_j@hcsb.k12.fl.us](mailto:lipsey_j@hcsb.k12.fl.us)

Exhibit 1: CPAM2107

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Attachment A: Staff Report

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## STAFF REPORT

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**HEARINGS:** Planning & Zoning Commission: September 13, 2021  
Local Planning Agency: November 16, 2021  
Board of County Commissioners: November 16, 2021

**APPLICANT:** Hernando County Board of County Commissioners

**FILE NUMBER:** CPAM2107

**REQUEST:** Comprehensive Plan Text Amendment Revising Section B, Future Land Use Map Series, Conservation Map Interpretation Guidance and Future Land Use Element Strategy 1.04A(6) to Address Publicly Owned Conservation Lands Along Designated Commercial Corridors

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### DESCRIPTION OF THE PROPOSED AMENDMENT

Multiple state and local governmental entities own property designated as Conservation along designated commercial corridors on the Future Land Use Map. The proposed amendment allows for properties in public ownership along designated the S.R. 50 and U.S. Highway 19 commercial corridors no longer deemed to have a public purpose and made available for surplus to have a Commercial Future Land Use designation. This designation would allow these properties to be developed commercially without an amendment to the Future Land Use Map.

### FINDINGS

The Comprehensive Plan Text Amendment Revising Section B, Future Land Use Map Series, Conservation Map Interpretation Guidance and Future Land Use Element Strategy 1.04A(6) to address publicly owned conservation lands along major commercial corridors as consistent with the Comprehensive Plan Strategies for commercial development.

### STAFF RECOMMENDATION

It is recommended that the Planning and Zoning Commission review and determine whether to recommend approval of the Comprehensive Plan Amendment to the Local Planning Agency and the Board of County Commissioners.

### P&Z RECOMMENDATION

On September 13, 2021, the Planning and Zoning Commission recommended approval to transmit the Comprehensive Plan Amendment to the Local Planning Agency and the Board of County Commissioners.

**LPA RECOMMENDATION**

On November 16, 2021, the Local Planning Agency voted 5-0 to approve the transmittal of the Comprehensive Plan Amendment to the Florida Department of Economic Opportunity and the associated reviewing agencies.

Attachment B: Proposed Revisions to the Future Land Use  
Element in Strikethrough/Underline Format

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## CPAM2107: Proposed Revisions to the Future Land Use Element

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The following strategy is proposed to be revised in the Future Land Use Element to address conservation lands owned by public entities.

### Future Land Use Map

**Strategy 1.04A(6):** The ***Commercial Category*** provides for commercial uses including products and services along major corridors and at roadway intersections to serve residents and visitors on both a localized and regionalized basis. The Commercial Category recognizes existing commercial use corridors along U.S. Highway 19 and State Route 50 and existing and planned commercial nodes at intersections of arterial and/or collector roads. The Commercial Category includes small unmapped existing commercial properties. The Commercial Category also recognizes the ability to designate infill parcels for commercial use lying in proximity to and between, but not necessarily contiguous to, other existing commercially designated properties. Publicly owned lands along the commercial use corridors that are made available for surplus may be considered to have a Commercial designation.

Attachment C: Proposed Revisions to the Future Land Use  
Mapping Criteria in Strikethrough/Underline  
Format

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## CPAM2107: Proposed Revisions to Section B, Future Land Use Map Series

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The following mapping criteria is proposed to be revised to address Conservation properties owned by public entities along Commercial corridors.

### Conservation Category

**Mapping Criteria:** The Conservation Category includes public and private natural areas designated for conservation due to sensitive or unique geologic, historic, hydrologic or environmental characteristics; or held by federal, state or local government agencies for conservation purposes. Weeki Wachee Springs State Park is included in the Conservation Category as it is designated as an area of historical and environmental emphasis and is governed by a specific set of strategies in the Future Land Use Element.

### Map Interpretation Guidance:

- (1) Due to general application of a 20-acre mapping threshold for the Future Land Use Map, small or isolated natural features such as wetlands may not be shown on the Future Land Use Map;
- (2) Wetlands and privately-owned uplands in the Coastal Zone that are completely surrounded by Conservation Category lands and do not have direct access to the County roadway network are included in the Conservation Category. These lands are considered to have a Rural Category designation for purposes of allowable uses, subject to the densities assigned in the Coastal Management Element of this Plan;
- (3) Privately-owned uplands within the Coastal Zone having direct access to the County roadway network may be considered to have a Residential Future Land Use Category designation for purposes of allowable uses only, subject to the densities assigned in the Coastal Management Element of this Plan;
- (4) Class I wetlands of forty acres or more shall be included in the Conservation Category pursuant to the Conservation Element of this Plan;
- (5) The boundaries of the Conservation FLUM Category containing wetlands are interpreted to correspond with the wetland boundary as determined by the applicable agencies;
- (6) Privately-owned lands that are not designated for conservation purposes outside the Coastal Zone shall be considered to have a Rural Future Land Use Category designation.
- (7) Publicly-owned lands located along commercial use corridors along U.S. Highway 19 and State Route 50 that are determined to no longer be necessary for conservation purposes and are made available for surplus by the designated agency may be considered to have a Commercial Future Land Use designation pursuant to Strategy 1.04.A(6) of the Future Land Use Element of this Plan.