



DEPARTMENT OF PLANNING AND ZONING

PLANNING DIVISION

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

November 19, 2021

Ray Eubanks, Plan Processing Administrator
Florida Department of Economic Opportunity
Division of Community Development
107 East Madison Street, MSC - 160
Tallahassee, Florida 32399-4120

Re: Hernando County Small Scale Amendment Adoption Package (CPAM2109 – Oak Development Group)

Dear Mr. Eubanks:

Pursuant to Section 163.3187(1), Florida Statutes (FS), please find the enclosed material relating to an adopted small scale plan amendment CPAM2109 – Oak Development Group to amend the Future Land Use Map of the Hernando County Comprehensive Plan.

The proposed amendment and related background data and analysis have been available for public review at the Hernando County Planning Department. Review materials have also been posted on Hernando County's internet web page.

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

1. The Board of County Commissioners (BOCC) acting as the governing body held an advertised public hearing on November 16, 2021 and voted to adopt Ordinance 2021-24 adopting the small scale comprehensive plan amendment CPAM2109 – Oak Development Group.
2. The small scale comprehensive plan amendment amends 49.6 acres from Rural to Residential. The total small scale amendments for Hernando County in calendar year 2021 is 53.03 acres.
3. The small scale comprehensive plan amendment (CPAM2109 – Oak Development Group) is not applicable to an area of Critical State concern.
4. 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
Email: mlmiller@hernandocounty.us

In accordance with instructions from the Division of Community Planning, this amendment shall be submitted to the Florida Department of Economic Opportunity through its Online Comprehensive Plan Amendment portal. The proposed amendment package consists of:

- Exhibit 1:** CPAM2109 – Oak Development Group
- Attachment A:** Ordinance 2021-24 with Exhibit A.
- Attachment B:** Current Future Land Use Map depicting the area of the amendment.
- Attachment C:** Staff report for the amendment, including the BCC recommendations and actions.
- Attachment D:** Copy of Comprehensive Plan Amendment application with narrative.

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

Attachments: Exhibit 1

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

Trisha Neasman, AICP, Planning Supervisor, Southwest Florida Water Management District
2379 Broad Street, Brooksville FL 34604-6899, email to: 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

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

Department of State, Bureau of Historic Preservation, 500 South Bronough St, Tallahassee, FL 32399-0250,
email to: compliancepermits@dos.myflorida.com

Scott Sanders, Florida Fish and Wildlife Conservation Commission, Conservation Planning Services
620 South Meridian St, MB 5B5, Tallahassee FL 32399-1600,
email to: FWCConservationPlanningServices@myfwc.com

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

Mark Weigly, Director, Department of Education, Office of Educational Facilities, 325 West Gaines St, Ste. 1014, Tallahassee, FL 32399-0400, email to: Mark.weigly@fldoe.org

Steve Gouldman, City Planner, City of Brooksville, 201 Howell Avenue, Brooksville FL 34601, email to: sgouldman@cityofbrooksville.us

Joanna L. Coutu, AICP, Director, Citrus County Land Development Division, 3600 W. Sovereign Path, Ste. 140, Lecanto, FL 34461, email to: Joanna.coutu@citrusbocc.com

Jeff Jenkins, Executive Planner, Long Range Planning Division. Pasco County Planning and Development 8731 Citizens Drive, Ste. 320, New Port Richey, FL 34654, email to: jjenkins@pascocountyfl.net

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

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



Appendix A: CPAM2109 – Oak Development Group

Attachment A: Ordinance 2021-24 with Exhibit A

ORDINANCE NO. 2021- 24

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AN ORDINANCE AMENDING THE 2040 HERNANDO COUNTY COMPREHENSIVE PLAN BY AMENDING SECTION B RELATING TO THE FUTURE LAND USE MAP AS AFFECTING 49.6 ACRES OF LAND GENERALLY LOCATED AT THE NORTHERN TERMINUS OF WINTER PINE AVENUE AND EASTERN TERMINUS OF EVERGREEN AVENUE; PROVIDING FOR TRANSMITTAL OF ADOPTED CPAM-21-09 TO THE STATE LAND PLANNING AGENCY AND REVIEW AGENCIES; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in 1985, the Florida Legislature adopted the Local Government Comprehensive Planning and Land Development Regulation Act (now known as the Community Planning Act), as set forth in Sections 163.3161 through 163.3215, Florida Statutes (the “Act”); and,

WHEREAS, on September 25, 2018, the Hernando County Board of County Commissioners (“BOCC”) adopted the 2040 Hernando County Comprehensive Plan (Ordinance 2018-16), within which, are included goals, objectives, and strategies used to guide future growth; and,

WHEREAS, the instant request is for the BOCC to amend Section B of the 2040 Hernando County Comprehensive Plan relating to the Future Land Use Map (attached as **Exhibit “A”** hereto and incorporated herein by this reference) hereinafter referred to as CPAM-21-09; and,

WHEREAS, CPAM-21-09 is an amendment to the County’s Future Land Use Map involving land that is 50 acres or less in size and which has been determined by the Hernando County Planning Department to constitute a “small scale development amendment” based upon the criteria set forth in Section 163.3187, Florida Statutes; and,

WHEREAS, small scale development amendments are exempt from state and regional review pursuant to Section 163.3187, Florida Statutes; and,

WHEREAS, the BOCC conducted a public hearing on November 16, 2021, in connection with the adoption of CPAM-21-09 as an amendment to the 2040 Hernando County Comprehensive Plan; and,

WHEREAS, upon enactment of this Ordinance, CPAM-21-09 will be transmitted as an adopted comprehensive plan amendment to the State Land Planning Agency and the other Review Agencies for filing.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA:

1 **SECTION I. Recitals.** The recitals set forth above are true and correct and incorporated
2 herein by this reference.

3
4 **SECTION II. Adopting CPAM-21-09.** CPAM-21-09 (attached as **Exhibit “A”** hereto
5 and incorporated herein by this reference) is hereby approved and adopted and the 2040 Hernando
6 County Comprehensive Plan is amended accordingly, subject to the Effective Date provision
7 (Section X) below.

8
9 **SECTION III. Execution.** The Chairman of the Hernando County Board of County
10 Commissioners is hereby authorized to execute this Ordinance, and all related documents.

11
12 **SECTION IV. Transmittal of Adopted CPAM-21-09 to State Land Planning Agency
13 and Review Agencies.** County staff shall transmit an executed copy of this Ordinance adopting
14 CPAM-21-09 to the State Land Planning Agency and the other Review Agencies within ten (10)
15 days of adoption hereof pursuant to Section 163.3184, Florida Statutes.

16
17 **SECTION V. Publication.** This Ordinance shall be published as required by law.

18
19 **SECTION VI. Applicability.** This Ordinance shall be applicable throughout the
20 unincorporated area of Hernando County.

21
22 **SECTION VII. Severability.** It is declared to be the intent of the Board of County
23 Commissioners that if any section, subsection, clause, sentence, phrase, or provision of this
24 Ordinance is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect
25 the validity of the remaining portions of this Ordinance.

26
27 **SECTION VIII. Conflicting Provisions.** Special acts of the Florida Legislature applicable
28 only to unincorporated areas of Hernando County, Hernando County ordinances, County
29 resolutions, or parts thereof, in conflict with this Ordinance are hereby superseded by this
30 Ordinance to the extent of such conflict except for ordinances concerning either adoption or
31 amendment of the Comprehensive Plan, pursuant to Chapter 163, Part II, Florida Statutes.

32
33 **SECTION IX. Filing with the Department of State.** The clerk shall be and is hereby
34 directed forthwith to send a certified copy of this Ordinance, or electronically transmit this
35 Ordinance by email, to the Bureau of Administrative Code, Department of State, R.A. Gray
36 Building, Room 101, 500 South Bronough Street, Tallahassee, Florida 32399-0250.

37
38 **SECTION X. Effective Date.** This Ordinance shall take effect upon filing with the
39 Florida Secretary of State; however, the adopted amendment (CPAM-21-09) shall take effect and
40 be considered an amendment to the 2040 Hernando County Comprehensive Plan, if the
41 amendment is not timely challenged, 31 days after the State Land Planning Agency notifies the
42 local government that the plan amendment package is complete or as otherwise provided in
43 Sections 163.3184 and 163.3187, Florida Statutes. If timely challenged, this amendment shall
44 become effective on the date the State Land Planning Agency or the Administration Commission
45 enters a final order determining this adopted amendment to be in compliance. No development
46 orders, development permits, or land uses dependent on this amendment may be issued or

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commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the State Land Planning Agency.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY in Regular Session this 16th day of November 2021.

**BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA**

Attest: Heidi Kruppe, D.C.
for **DOUGLAS A. CHORVAT, JR.**
**CLERK OF CIRCUIT COURT
AND COMPTROLLER**

By: [Signature]
Steve Champion, Chairman



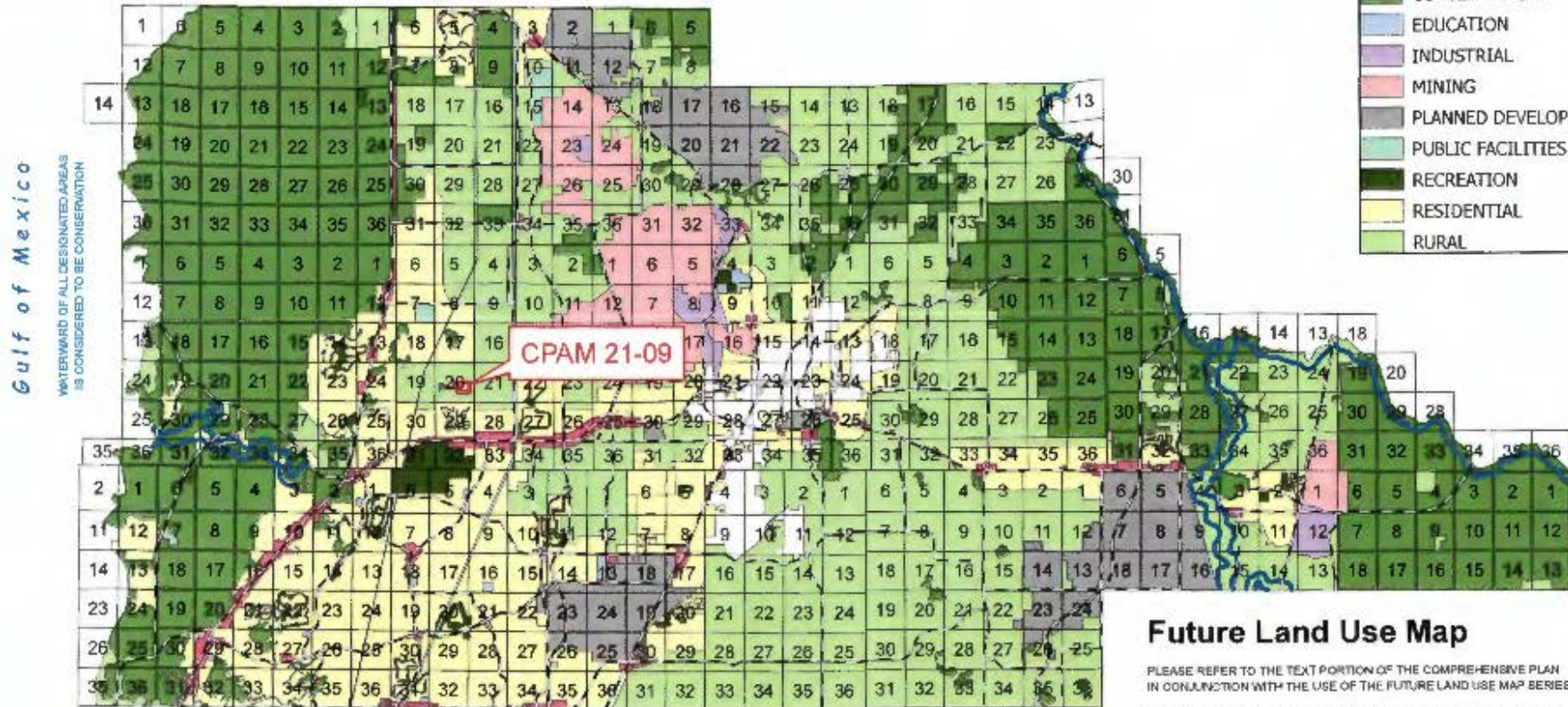
**Approved as to Form and
Legal Sufficiency**

By: [Signature]
Assistant County Attorney

Hernando County Comprehensive Plan Map

Proposed Future Land Use CPAM 21-09

Version Date 04/29/2021

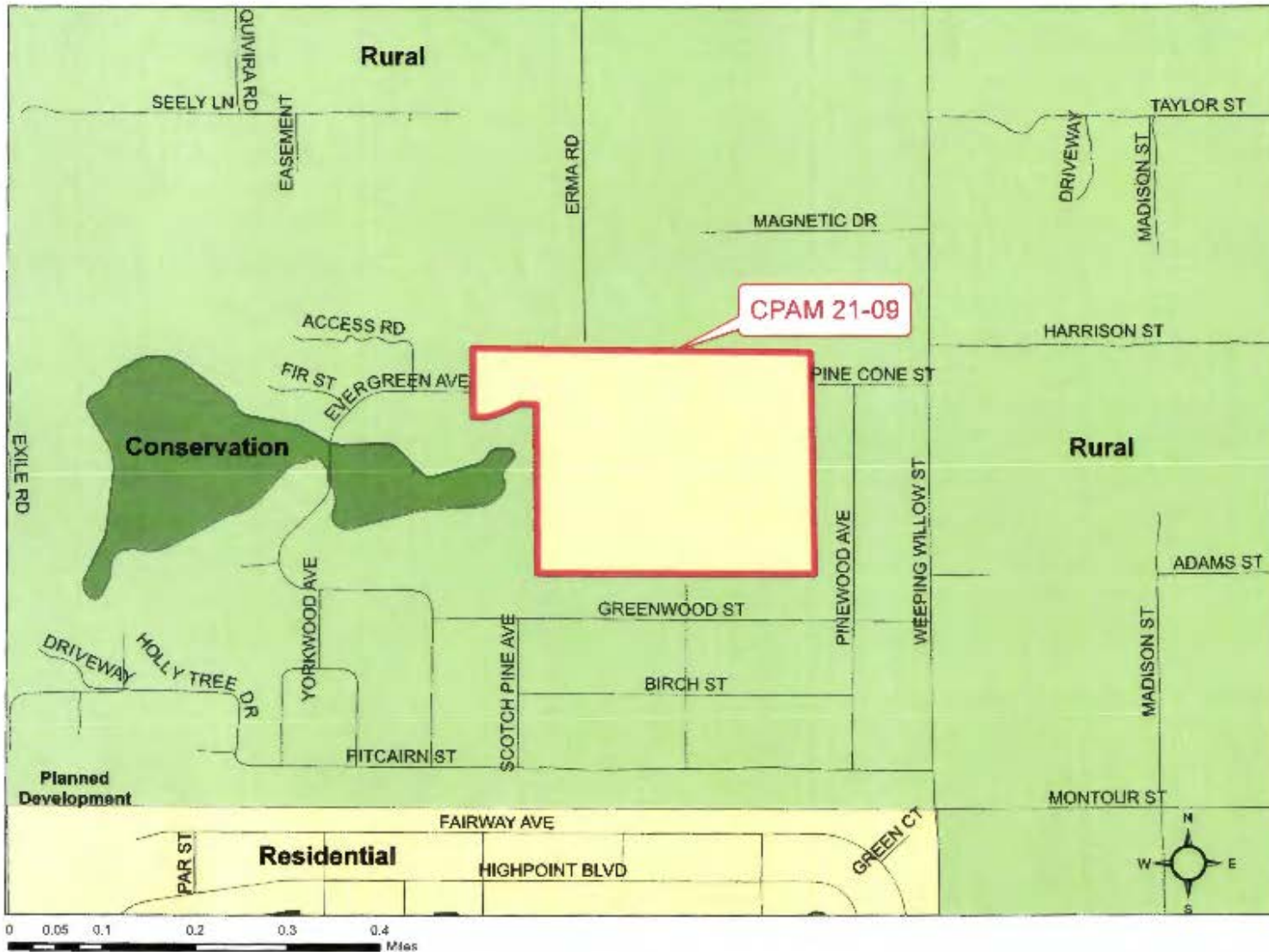


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 Date of mapping: 07/27/2021



Hernando County Comprehensive Plan Map

Proposed Future Land Use CPAM 21-09
Version Date: 04/29/2021



CPAM 21-09

FLU Riverine District

Regional Commercial

FLU

- CITY
- COMMERCIAL
- CONSERVATION
- EDUCATION
- INDUSTRIAL
- MINING
- PLANNED DEVELOPMENT
- PUBLIC FACILITIES
- RECREATION
- RESIDENTIAL
- RURAL

Future Land Use Map

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

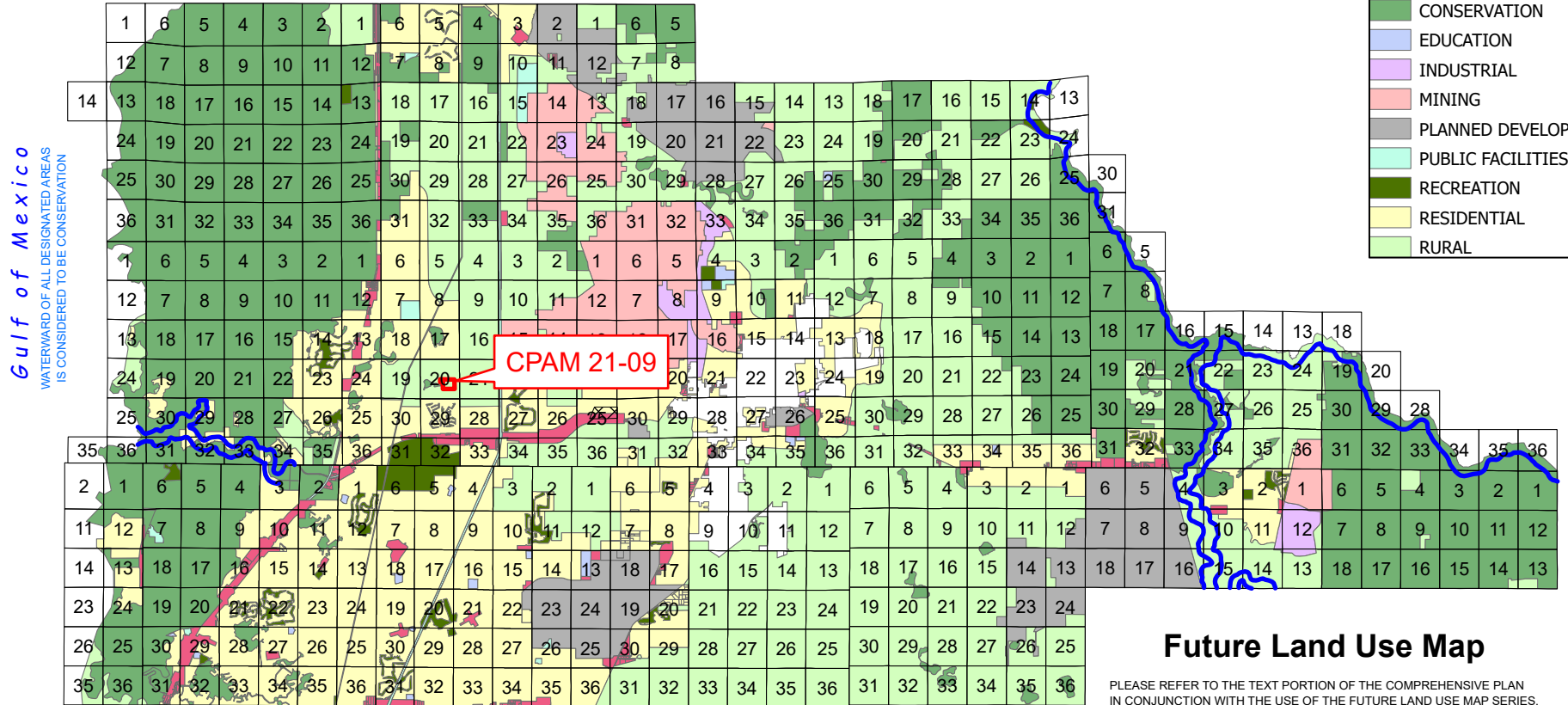
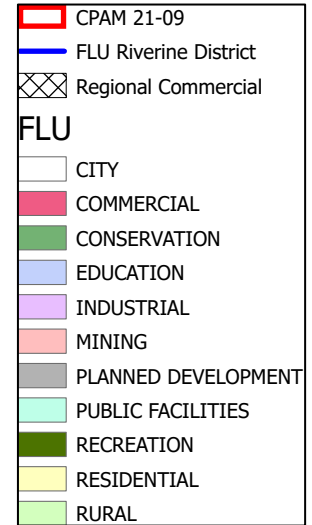
NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHIE RIVERS.



Attachment B: Current Future Land Use Map depicting the area
of the amendment

Hernando County Comprehensive Plan Map

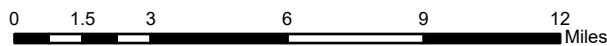
Existing Future Land Use CPAM 21-09
Version Date 04/29/2021



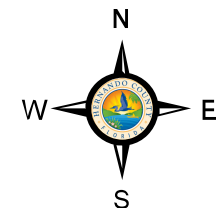
Future Land Use Map

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.



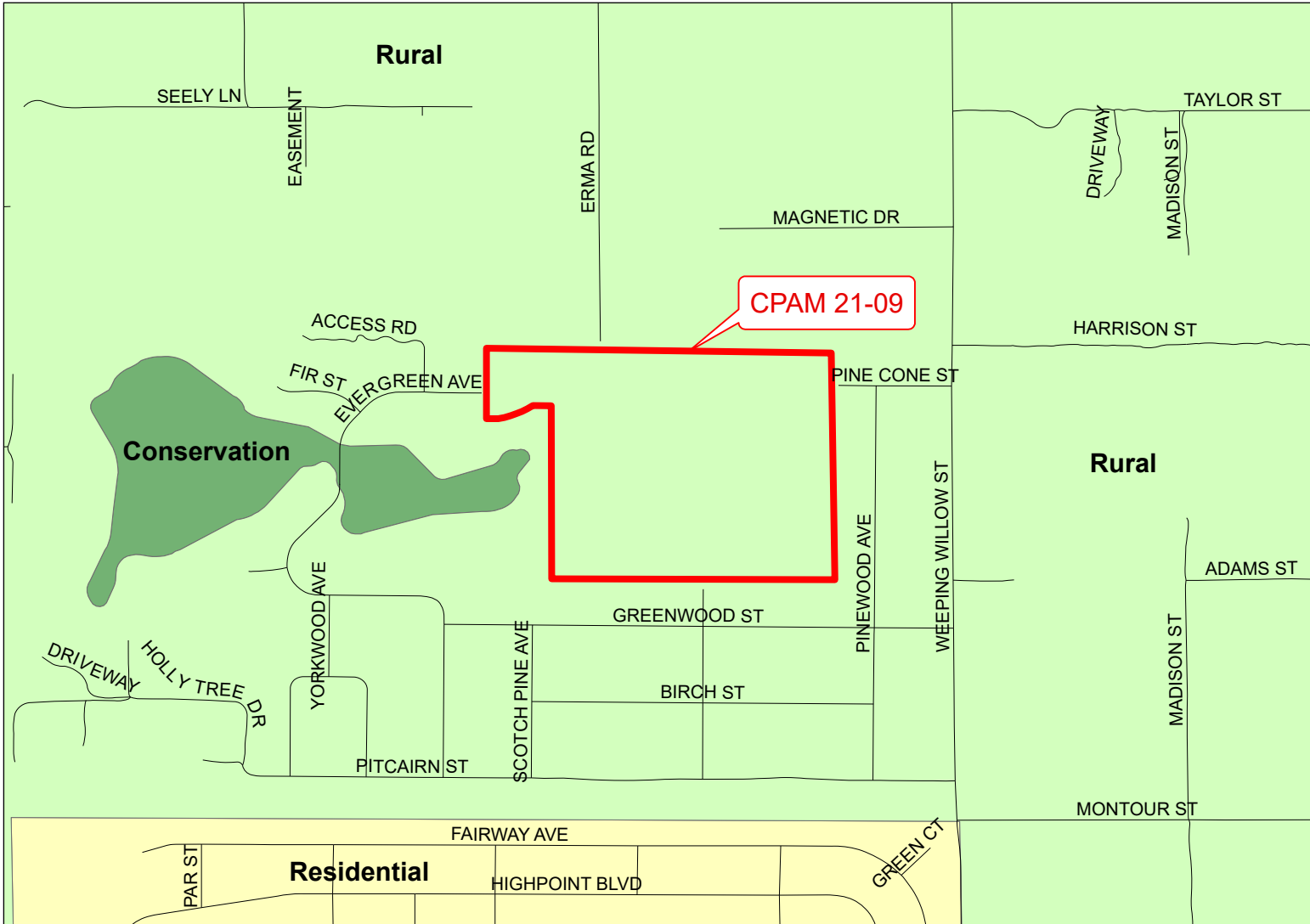
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Date of mapping: 07/27/2021



Hernando County Comprehensive Plan Map

Existing Future Land Use CPAM 21-09

Version Date: 04/29/2021



CPAM 21-09

FLU Riverine District

Regional Commercial

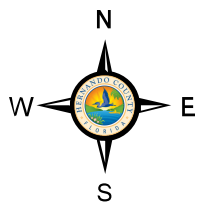
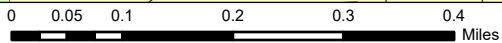
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- RECREATION
- RESIDENTIAL
- RURAL

Future Land Use Map

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOCHEE RIVERS.



Attachment C: Staff report for the amendment, including the
BOCC recommendation and actions

STAFF REPORT

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

APPLICANT: Oak Development Group

FILE NUMBER: CPAM2109

REQUEST: Small Scale Comprehensive Plan Amendment to Change the Future Land Use Map for a 49.6-acre Portion of Parcel Keys 344648 and 344746 from Rural to Residential

GENERAL LOCATION: Northern terminus of Winter Pine Avenue and eastern terminus of Evergreen Avenue

PARCEL KEY NUMBERS: 344648, 344746

DESCRIPTION OF PROPOSED AMENDMENT

During the 2021 legislative session, the maximum acreage for a Small-Scale Comprehensive Plan Amendment was increased from 10 to 50 acres. The subject property is 60.825 acres in total; the Small-Scale Comprehensive Plan amendment would cover 49.6 acres. The remaining acres can be developed as residential under the 1,320-foot transition zone strategy in the Comprehensive Plan (Strategy 1.04C(5)).

DESCRIPTION OF PROPOSED PROJECT

The proposed amendment will allow for the development of the subject site as a single-family residential subdivision with 267 homes. The companion rezoning application (H2147) is being processed concurrently with this Comprehensive Plan Amendment.

BACKGROUND INFORMATION

Site Characteristics

Total Site Size: 49.6 acres

Surrounding Zoning: North: AR2 – Developed residential uses
South: R1-C - Developed residential uses
East: R1-C - Developed residential uses
West: R1-A - Developed residential uses

Surrounding Land Use: North: Rural
South: Rural
East: Rural
West: Rural

Current Zoning: Agriculture (AG) (Proposed Zoning PDP/SF and PDP/SU
Pending approval of companion rezoning application (H2147)

IMPACTS OF PROPOSED AMENDMENT

According to the Hernando County Comprehensive Plan, properties that are classified as rural on the Future Land Use Map can have up to 1 unit per every ten gross acres, except when parcels were created prior to 1990. Assuming a maximum build out based on the existing rural classification of the subject parcel, 4 dwelling units could be generated on the site. The proposed amendment from rural to residential would generate a maximum of 297 dwelling units based on a maximum single-family residential build out of 6 dwelling units per acre as permitted by the Residential Future Land Use category (Future Land Use Strategy 1.04B(3)). These density and intensity calculations do not take into consideration any zoning conditions of approval or site constraints such as environmental considerations, access, and other land development requirements.

COMPREHENSIVE PLAN CONSISTENCY

Future Land Use Map

Strategy 1.04A(3): The Residential Category accommodates residential growth clustered in and around urbanized areas and those areas that maximize the efficient use of infrastructure contained in long-range facilities plans of the County.

Residential Category

Objective 1.04B: The Residential Category allows primarily single family, duplex, resort and multi-family housing and associated ancillary uses such as recreational and institutional. Office and certain commercial uses may be allowed subject to the locational criteria and performance standards of this Plan. Residential density shall not exceed 22 dwelling units per gross acre.

Strategy 1.04B(1): Commercial and institutional uses within the Residential Category are generally associated with medium and high-density residential development and may include neighborhood commercial, office professional, recreational, schools, and hospitals. Minor public facilities that do not unduly disturb the peaceful enjoyment of residential uses may also be allowed.

Strategy 1.04B(2): Future residential development will be planned to locate where the Residential Category predominates on the Future Land Use Map as determined by the availability of facilities and services, the need to accommodate future growth, the strategies to discourage the proliferation of urban sprawl, and the impacts to natural resources, including groundwater.

Single-Family Housing

Strategy 1.04B(3): The Residential Category will include zoning for single-family housing, generally averaging a density of 2.5 dwelling units per gross acre to 6.0 dwelling units per gross acre comprised of varying lot sizes and dwelling unit types such as senior housing, villa housing, single-family detached housing, and zero lot line housing.

Staff Analysis: The petitioner has submitted a corresponding rezoning application and master plan that proposes the construction of 267 homes on the subject site. This request generates an average single-family density of 4.4 units/acre. This density is consistent with the densities allowable under the Residential category for single-family homes.

1,320-Foot Transition Zone

Strategy 1.04C(5): For the purpose of providing a logical transition of densities and intensities, Residential Category land uses are allowable up to 1,320 feet into the Rural Category without an amendment to this Plan, only where such uses and development are contiguous to a Residential and /or mapped Commercial Category.

Strategy 1.04C(6): Residential uses allowed in the Residential Category are permitted in the 1,320-foot transitional zone provided they are compatible with the surrounding land uses, served by existing infrastructure, and provide a density or intensity appropriate for a logical transition to the Rural Category.

Staff Analysis: The total parcel size is 60.825 acres. The 14.825 acres not included in the Comprehensive Plan Amendment are covered by the 1,320-foot transition zone, as established by the above-referenced strategy. The uses proposed for this area consist of neighborhood park, open space, drainage, and project buffers and provide a logical transition from the proposed residential uses to the existing single family residential uses to the west of the proposed development.

Urban Sprawl Prevention

Objective 1.11B: The County discourages the proliferation of urban sprawl development patterns characterized as functionally unrelated to and/or not integrated with surrounding development.

Strategy 1.11B(1): Review of developments and comprehensive plan amendments shall evaluate whether proposals have the following characteristics of urban sprawl development:

- a. substantial areas of low-intensity, low-density, or single use development;
- b. significant amounts of urban development in rural areas at substantial distances from existing urban areas with intervening undeveloped lands that are available and suitable for development;
- c. urban development of a radial, strip, isolated, or ribbon pattern generally emanating from existing urban development;

- d. inadequate protection and conservation of natural resources, wetlands, waterbodies, floodplains, native vegetation, environmentally sensitive areas, or natural groundwater aquifer recharge areas;
- e. inadequate protection of adjacent agricultural areas and activities;
- f. inefficient use or underutilization of existing and future public facilities and services;
- g. land use patterns or timing which disproportionately increase the cost in time, money and energy of providing and maintaining facilities and services;
- h. lack of a clear separation between rural and urban uses;
- i. discouragement, hindrance or prevention of infill developments or redevelopments;
- j. lack of a functional mix of uses;
- k. poor accessibility among linked or related land uses;
- l. loss of significant amounts of functional open space.

Strategy 1.11B(2): Approvals shall not be issued for land development requiring potable water and/or wastewater services that is located outside those areas planned for such services within the 10-year planning period in accordance with their respective master plans, unless the facilities can be reasonably provided through a utilities services agreement.

Strategy 1.11B(3): Comprehensive plan amendments may be appropriate for areas adjacent to existing or authorized urban development the following items being met:

- a. the subject property comprises a logical addition to established urban areas where existing or planned infrastructure and service capacity including potable water, wastewater, solid waste, transportation, public buildings, fire protection, emergency services, law enforcement, schools, parks, open space and proximate commercial services, are available to efficiently serve the additional dwelling units;
- b. Environmental resources shall not be adversely impacted. The integrity of aquifer recharge and groundwater quality shall not be adversely affected or compromised. Standards for floodplain protection shall be met. Critical wildlife habitats shall be protected and existing major wildlife corridors shall be accommodated in the design of the development;
- c. Objectives and strategies of this Element aimed at the retention of agricultural activities in Hernando County shall be met, and, proximate rural areas shall not be adversely impacted or subjected to additional development pressure.

Staff Analysis: The Hernando County Utilities Department has recognized that off-site improvements may be necessary to provide capacity for both potable water and sewer services to the proposed development. If any improvements are required, the developer will enter into a utilities services agreement with the department for the cost and construction of the improvements. This is consistent with the County's urban sprawl prevention strategies as utility services can be reasonably provided through a service agreement with the developer. Additionally, the site is surrounded by lands developed with single-family residential uses, consistent with the proposed use for the site. Environmental resources are not proposed to be impacted, as the petitioner is proposing a 30' buffer around the existing Class II wetland on the site.

Infrastructure Services

GOAL 1.12 – Infrastructure Services: In accordance with the County’s growth strategy to provide for directed high-quality infrastructure services and discourage urban sprawl, the provision of adequate facilities shall be ensured for new development through a variety of mechanisms.

Strategy 1.12A(1): A level of service standard shall be adopted for facilities and services. These standards shall be used for the purpose of implementing impact fees and for issuing development orders and are as follows:

- a. Fire Protection: Maintain or exceed an overall ISO (Insurance Service Office) rating of Class 2/2Y for Hernando County Fire District;
- b. Law Enforcement: Maintain a ratio of at least 1.32 sworn officers per 1,000 permanent residents of the unincorporated County with accompanying equipment and facilities;
- c. Public Buildings: Maintain the provision of public buildings at a minimum of 1,500 square feet per 1,000 permanent and seasonal residents (peak population);
- d. Public Libraries: Maintain a book collection equal to at least 1.5 items per capita for the permanent residents;
- e. Educational Facilities: Levels of service for educational facilities are set forth in the Public School Facilities Element of this Plan;
- f. Transportation Facilities: Level of service standards for transportation facilities are set forth in the Transportation Element of this Plan;
- g. Potable Water Facilities, Wastewater Facilities, Solid Waste Facilities, and Drainage Facilities: Level of service standards for potable water, wastewater, solid waste and drainage facilities are set forth in the Utilities Element of this Plan;
- h. Hurricane Evacuation: Level of service standards for hurricane evacuation are set forth in the Coastal Management Element of this Plan.

Staff Analysis: According to the Hernando County Sheriff’s Office, the proposed Comprehensive Plan Amendment will not have any adverse effect on its level of service.

Water and sewer are available to the subject site; however, a capacity analysis will be required at the time of development to determine if any off-site improvements will be required to provide adequate capacity to the development. If improvements are necessary, they will be the responsibility of the developer and established through a utilities services agreement with the County.

A Traffic Access Analysis shall be required at the time of development to identify any improvements to provide reasonable capacity for the subject development. Any improvements identified by the analysis shall be the responsibility of the developer.

The applicant must apply for and receive a Finding of School Capacity from the School District prior to the approval of the conditional plat or the

functional equivalent. The County will only issue a certificate of concurrency for schools upon the School District’s written determination that adequate school capacity will be in place or under actual construction within three (3) years after the issuance of subdivision approval or site plan approval (or functional equivalent) for each level of school without mitigation, or with the execution of a legally binding proportionate share mitigation agreement between the applicant, the School District, and the County.

It is not anticipated that the development shall have any impact on any other public facilities.

Wetlands

Strategy 10.03B(4): Hernando County will discourage the alteration of Class II Wetlands as defined below. If feasible alternatives are not viable, alteration should be limited to 25% of the wetland area and be designed in a manner that maintains the cross-sectional volume and primary hydrologic flow of the wetland. Class II Wetlands meet at least one of the following criteria:

- a. Isolated wetlands or formerly isolated wetlands that have been artificially connected to surface waters hydrologically, and that are five acres in size or greater;
- b. Isolated ephemeral wetlands of 1/8 acre or larger, excluding ephemeral wetlands on land zoned agriculture and mining.

Staff Analysis: The petitioner has proposed a 30' vegetative buffer around any wetlands located on the site. No alterations to the Class II wetlands on the site are proposed.

FINDINGS

The Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map for a 49.6-acre portion of Parcel Keys 344648 and 344746 from Rural to Residential is consistent with the Comprehensive Plan Strategies for residential 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 of the Comprehensive Plan Amendment to the Local Planning Agency and the Board of County Commissioners.

BCC ACTION:

On November 16, 2021, the Board of County Commissioners voted 5-0 to adopt Ordinance 2021-24, adopting the small-scale Comprehensive Plan Amendment.

Attachment D: Copy of Comprehensive Plan Amendment
Application with narrative

**HERNANDO COUNTY COMPREHENSIVE
PLAN AMENDMENT PETITION (CPAM)**



Application request (check one):

- Small Scale – Map Only (10 acres or less)**
- Large Scale Text Amendment (More than 10 acres)**
- Large Scale Map Amendment (More than 10 acres)**

PRINT OR TYPE ALL INFORMATION

File No. CP2109 Official Date Stamp:
Received

JUL 14 2021

Planning Department
Hernando County, Florida

Date: July 13, 2021

APPLICANT NAME: Oak Development Group LLC

Address: 1025 58th Street North
 City: St. Petersburg State: FL Zip: 33703
 Phone: (727) 560-7827 Email: casey@oakdg.com
Property owner's name: (if not the applicant) Glenn M. Thor (Key #344648) and James W. Hampton (Key #344746)

REPRESENTATIVE/CONTACT NAME: Jacob T. Cremer and Cynthia D. Spidell

Company Name: Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A
 Address: 401 E. Jackson Street, Suite 2100
 City: Tampa State: FL Zip: 33602
 Phone: 813-222-4800 Email: jcremer@stearnsweaver.com & cspidell@stearnsweaver.com

HOME OWNERS ASSOCIATION: Yes No (if applicable provide name)

Contact Name: _____
 Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 344648 (portion of) & 344746
2. SECTION 20, TOWNSHIP 22 S, RANGE 18 East
3. Size of area covered by application: 49.6 Acres
4. Future Land Use Map Classification (if applicable): Rural
5. Desired Map Classification: Residential
6. Desired Text Amendment: _____
7. Has a public hearing been held on this property within the past twelve months? Yes No
8. Will expert witness(es) be utilized during the public hearings? Yes No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? Yes No (Time needed: _____)

PROPERTY OWNER AFFIDIVAT

I, Glenn M. Thor, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (check one):

- I am the owner of the property and am making this application **OR**
- I am the owner of the property and am authorizing (applicant): Oak Development LLC
 and (representative, if applicable): Jacob T. Cremer and Cynthia D. Spidell - Stearns Weaver Miller
 to submit an application for the described property.



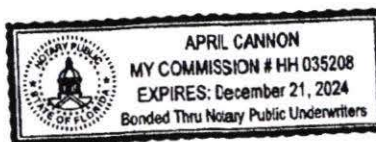
 Glenn M. Thor Signature of Property Owner

**STATE OF FLORIDA
COUNTY OF HERNANDO**

The foregoing instrument was acknowledged before me this 12th day of July, 2021, by Glenn M. Thor who is personally known to me or produced D. License as identification.



 Signature of Notary Public



Notary Seal/Stamp

Effective Date: 11/8/16 Last Revision: 6/2/17

**NARRATIVE TO
SMALL SCALE COMPREHENSIVE PLAN
AMENDMENT APPLICATION**

PINE CONE

Submitted by:

**Jacob T. Cremer, Esquire
Jessica Icerman, Esquire
Cynthia D. Spidell, AICP
Stearns Weaver Miller
401 East Jackson Street, Suite 2100
Tampa, Florida 33602
(813) 222-5051**

As of July 13, 2021

Received

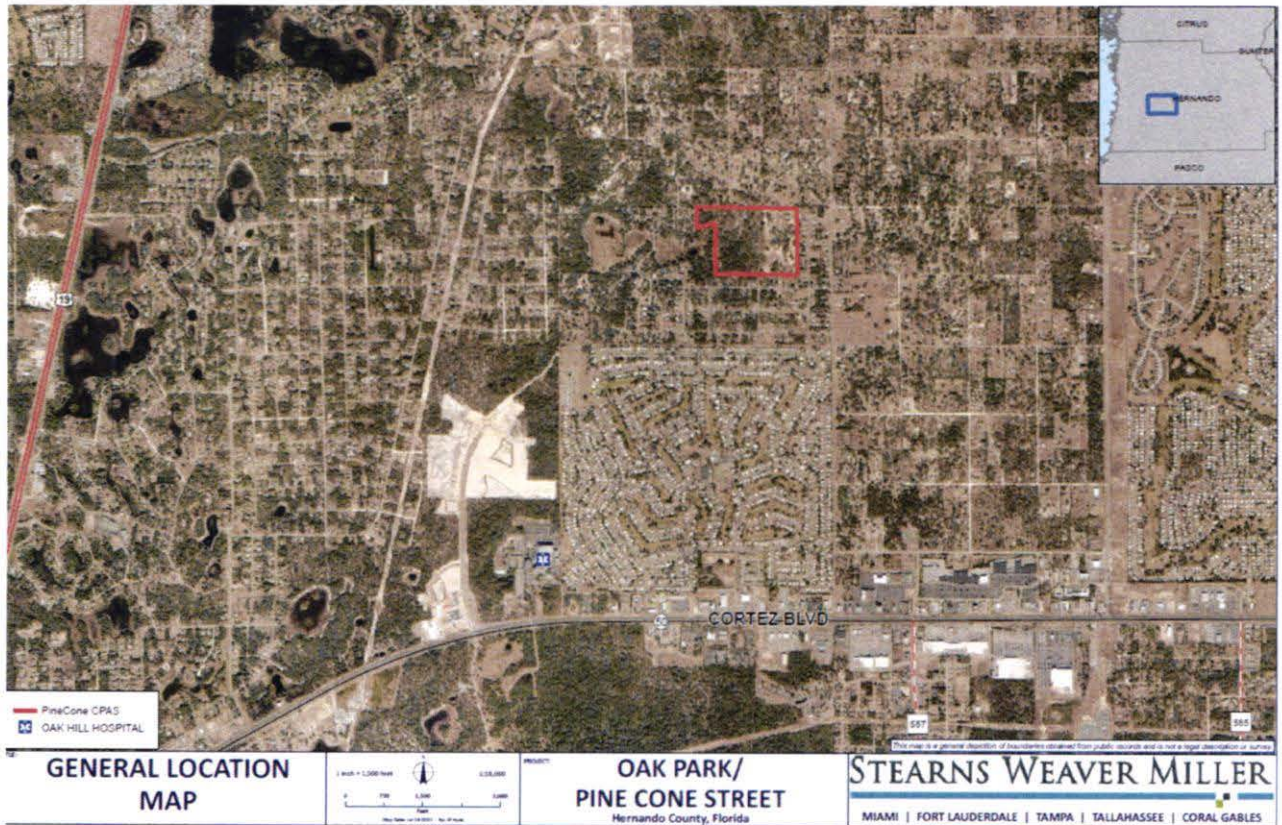
'JUL 14 2021

Planning Department
Hernando County, Florida

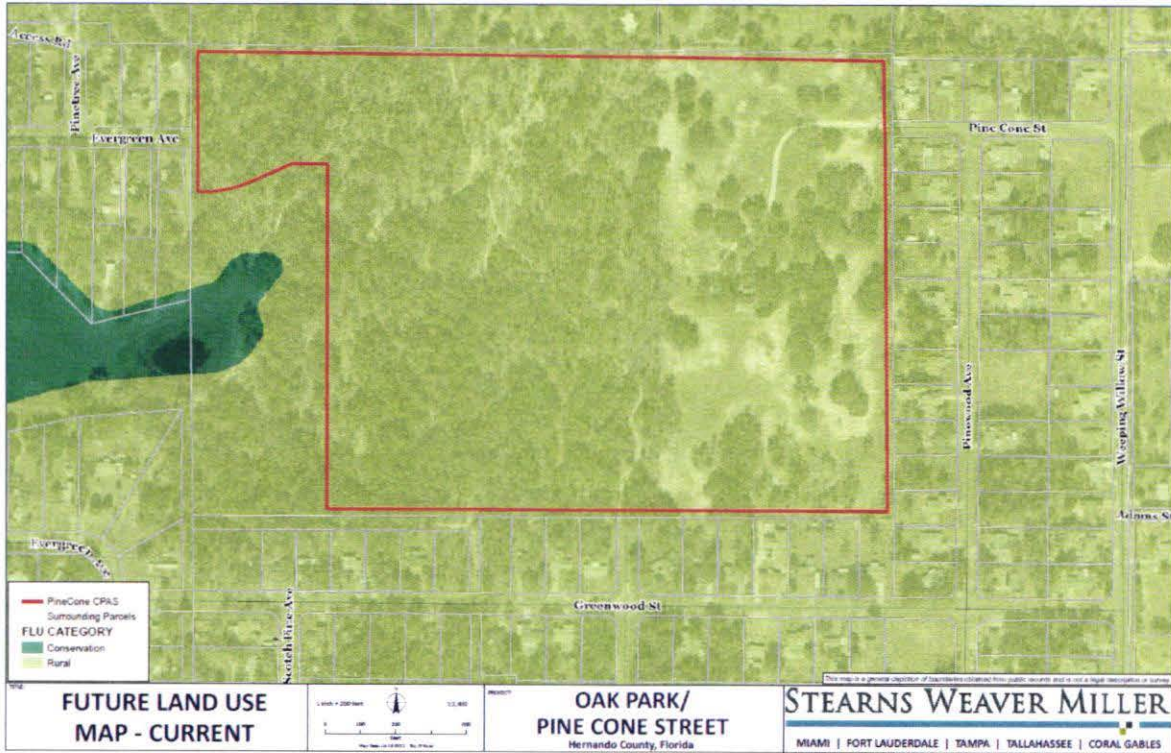
JUSTIFICATION REPORT

I. Statement of Proposed FLU Map Amendment.

This small scale comprehensive plan amendment (“CPAS”) proposes to change the Future Land Use (FLU) category from Rural to Residential on approximately 49.6 acres (**Exhibit A – Location Map**). This CPAS is in conjunction with a corresponding rezoning application on parcel keys 344648 and 344746 totaling 60.825 acres. It should be noted that the area subject to this CPAS is limited to the minimum area that is planned for residential development. The remaining +/-11.225 acres shall remain open space, stormwater ponds, and or wetlands/conservation. Thus a FLU category amendment is not required for that portion of the rezoning. The area subject to this amendment is located beyond the eastern terminus of Evergreen Avenue and at the western terminus of Pine Cone Street as set forth below:



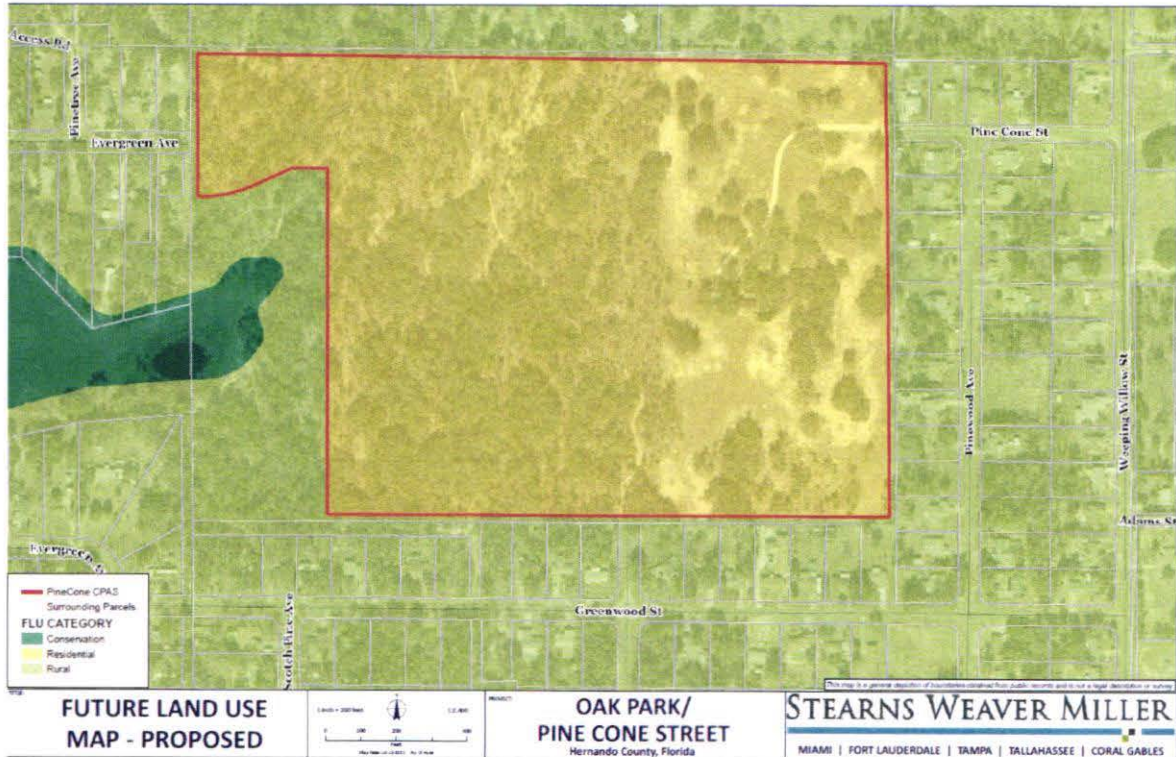
The current FLU map shows the project surrounded by the Rural FLU category (**Exhibit B – Current FLU Map**).



However, as can be seen by the attached surrounding neighborhood map (**Exhibit C – Surrounding Neighborhood Map**), the subject area is surrounded by suburban residential development to the west, south, and east. To the north of the project is the Underwood Subdivision and consists of larger 3-5 acre residential parcels.



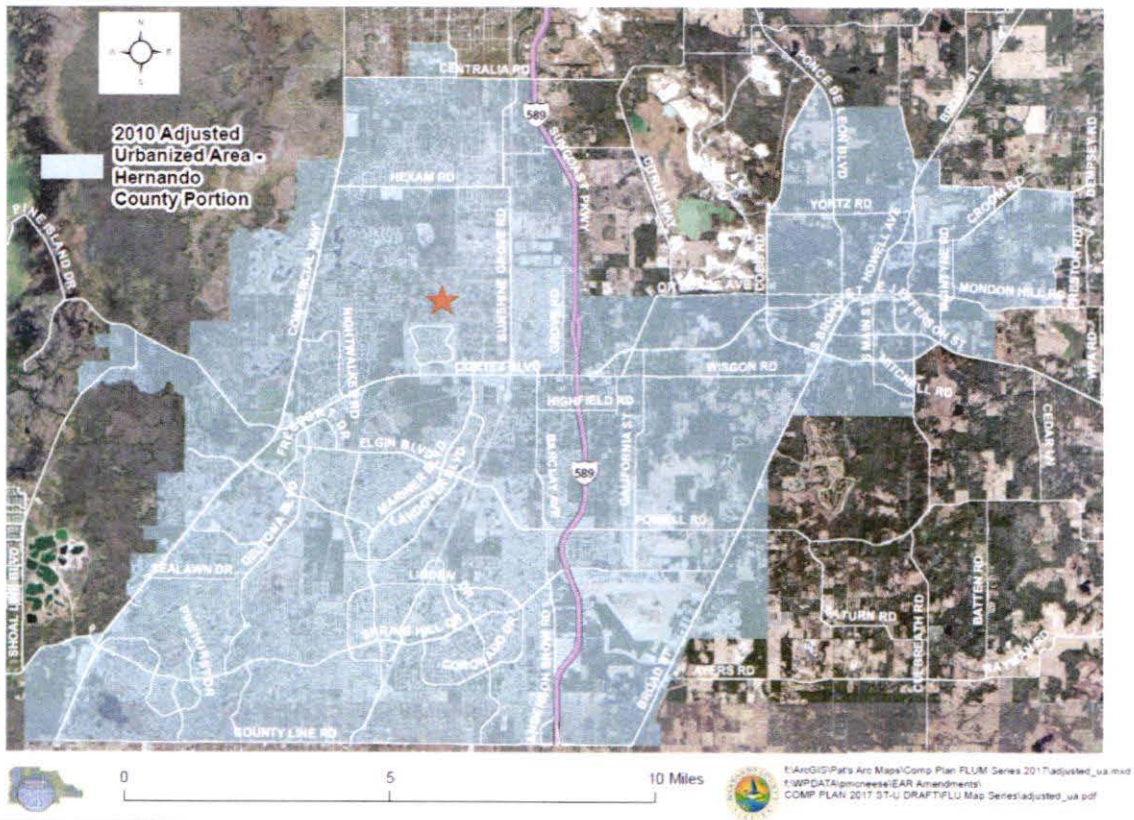
Therefore, the Proposed FLU category map is a bit misleading (**Exhibit D – Proposed FLU Map**). At a glance, it may appear that this CPAS will create a “spot” of residential FLU category amidst the rural FLU category; however, it is in actuality residential infill with respect to the Pine Grove suburban style residential on three (3) of four (4) sides of the project. The proposed FLU map is depicted below:



Furthermore, the area subject to this CPAS is within the adopted Hernando County Adjusted Urbanized Area Map (**Exhibit E**). In accordance with the Hernando County Comprehensive Plan Goal 1.11 regarding Urban Sprawl, Hernando County has adopted the Adjusted Urbanized Area “to provide for directed high-quality infrastructure services and discourage urban sprawl”. Pursuant to Goal 1.11, “Hernando County will provide mechanisms

that prioritize public infrastructure and direct growth towards urbanized and urbanizing areas of the County.” The Project’s location within the Adjusted Urbanized Area is as follows:

Hernando County Comprehensive Plan ADJUSTED URBANIZED AREA MAP



II. Urban Sprawl Analysis under Section 163.3177, Florida Statutes.

A. Analysis of Urban Sprawl under Section 163.3177(6)(a)(9)(a), Florida Statutes.

Florida law defines “urban sprawl” as:

[A] development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses.

Section 163.3164(52), Florida Statutes. The Comprehensive Plan Amendment application requires the following urban sprawl analysis consistent with section 163.3177(6)(a)(9)(a) to demonstrate the proposed amendment will not result in urban sprawl. These indicators must be analyzed in total; no one indicator alone determines whether or not urban sprawl exists. On balance and as a whole, for the reasons discussed herein, Pine Cone is not urban sprawl. Furthermore, the above referenced statutory requirements for urban sprawl have been incorporated in the Hernando

County adopted comprehensive plan under the Urban Sprawl Prevention Objective 1.11B and Strategy 1.11B(1) (**Exhibit F**).

- 1. The amendment promotes, allows or designates for development of substantial areas of the jurisdiction to develop as low-intensity, low-density or single use development or uses in excess of demonstrated need.**

Response: The applicant is seeking to cluster density and is therefore not seeking low-density that would foster urban sprawl. To the contrary, 1-5 acre rural estate lots on this Project would be defined as “low-density” and in turn would foster urban sprawl.

- 2. Promotes, allows or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while leaping over undeveloped lands which are available and suitable for development.**

Response: The proposed development is currently surrounded by suburban residential development on three (3) out of four (4) sides of the project and therefore does not leap over any undeveloped lands. As stated above, the project subject to this amendment is located in the County’s Adjusted Urbanized Area Map and is thus in a location targeted for growth.

- 3. Promotes, allows or designates urban development in radial, strip, isolated or ribbon patterns generally emanating from existing urban developments.**

Response: This is not applicable as the project subject to this CPAS is a residential infill project. It is bounded residential development on all sides of the project. Concurrent with this application, the applicant is also filing for a zoning to Planned Development-Single Family, “PDP (Single Family) District”, which requires a Master Plan demonstrating compliance with the County’s Land Development Code (“LDC”). To address any compatibility concerns, buffers, open space and design criteria will be implemented through the rezoning to ensure compatibility with surrounding areas.

- 4. As a result of premature or poorly planned conversion of rural land to other uses, fails adequately to protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.**

Response: This is not applicable as the concurrent zoning application to the PDP (Single-Family) district will require a master plan demonstrating consistency with Hernando County LDC, including, but not limited to, the preservation and protection of natural resources such as wetlands, floodplains, and other environmental factors as required by the LDC. Additionally, it should be noted that the applicant has not included the areas that are designated as open space, wetlands, and/or Stormwater/floodplain compensation. Those areas shall maintain the Rural FLU category further ensure adequate protection and conservation of natural resources and wetlands.

5. Fails adequately to protect adjacent agricultural areas and activities, including silviculture, and including active agricultural and silvicultural activities as well as passive agricultural activities and dormant, unique and prime farmlands and soils.

Response: This is not applicable as the property is adjacent to and surrounded by existing residential development. As stated above, the area is located in the County's Adjusted Urbanized Area and is thus in an area targeted for growth and provision of public facilities and infrastructure.

6. Fails to maximize use of existing public facilities and services.

Response: The developer will work with the County and collaboratively work on maximizing existing public facilities and services.

7. Fails to maximize use of future public facilities and services.

Response: As the proposed development represents a residential infill opportunity in an area designated for growth per the Adjusted Urbanized Area Map, the development as proposed would maximize the use of future public facilities and services.

8. Allows for land use patterns or timing which disproportionately increase the cost in time, money and energy of providing and maintaining facilities and services including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response and general government.

Response: As this area is completely surrounded by residential development, it presents an infill opportunity which will facilitate economies of scale.

9. Fails to provide a clear separation between rural and urban uses.

Response: This is not applicable as the land area subject to this amendment is completely surrounded by residential development; however in conjunction with the corresponding rezoning, the developer will incorporate design standards that will ensure compatibility with surrounding residential communities. Furthermore, the area subject to this amendment is in the County's adopted Adjusted Urbanized Area and is thus in an area targeted for urbanization and growth.

10. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

Response: The proposed amendment is promoting infill development.

11. The amendment results in the loss of significant amounts of functional open space.

Response: The amendment will promote the preservation of open space through the PDP (Single-Family) rezoning process. Approximately 10-11 acres are proposed for passive and/or active recreational amenities.

12. Results in poor accessibility among linked or related land uses.

Response: As this project is residential infill due to the surrounding residential development, accessibility to this site will improve upon development of the property.

13. Results in the loss of significant amounts of functional open space.

Response: As stated in No. 11 above, the proposed land use will result in the preservation of functional open space. The areas that are to remain open space/wetlands/conservation will maintain the Rural FLU category and will not be subject to this amendment. In conclusion, the applicant has taken great consideration to ensure the minimal development footprint allocated for residential development.

III. Public Facilities Impact Analysis.

The following charts outline the potential impacts on public facilities:

Potable Water Impacts	
Zoning District	Proposed Density EDU
Planned Development – Single Family*	245
Maximum Daily Demand	143,325 gallons per day (99.53 gallons per minute)
Required Fire Flow	1000 gallons per minute
Required Fire Flow + Maximum Daily Demand	1099.53 gallons per minute
*Analysis based on PDP (Single Family) Zoning District of 245 equivalent dwelling units as the Zoning Application to be considered concurrently with the CPAS application. (245 EDU = 240 single family homes + Amenity Center assumed @ 5 homes)	
Potable Water Impacts	
Average Daily Flow	49,000 gallons per day
Peak Hourly Flow	102.08 gallons per minute

As this CPA application is being filed and considered concurrently with a corresponding PDP (Single Family) rezoning application, the developer will work closely with the County to bring the necessary infrastructure to the site throughout the permitting process.

IV. Consistency with Hernando County Comprehensive Plan.

The following represents a list of supporting comprehensive plan objectives, goals, and policies for the area subject to this CPA application followed by a brief discussion of how the proposed Project is consistent with the applicable provisions of the Hernando County Comprehensive Plan.

A. GOAL 1.01 – Growth Strategy Hernando County’s 2040 growth strategy promotes economic prosperity, protects community character, improves quality of life through community design opportunities, provides for directed infrastructure, discourages urban sprawl, protects property rights, and maintains the integrity of natural resources significant to Hernando County.

Objective 1.01A: The Hernando County 2040 Comprehensive Growth Strategy Plan provides the principles for guiding land development activities in the County and describes the related programs and strategies that provide the overall guidance for implementing the Plan.

Strategy 1.01A(1): Hernando County shall utilize this Plan as a guiding document for land use decisions, related funding priorities, to identify and program public infrastructure needs, for protection of the built and natural environment, and to promote community improvement initiatives.

Strategy 1.01A(6): Within one (1) year of the effective date of the 2040 Plan, Hernando County will review the Future Land Use Map for potential revisions that are necessary to accommodate anticipated land use for the Year 2040. The Future Land Use Map will also be reviewed in conjunction with the Evaluation and Appraisals of the Plan.

Discussion: The proposed CPAS is consistent with Hernando County’s growth strategy a the area subject to this amendment is surrounded by residential development and is in the urban area which is designated to accommodate growth.

B. GOAL 1.02 – Property Rights Hernando County will recognize property rights interests when considering mechanisms for land use and growth management within the County. Property and Vested Rights Objective 1.02A: Private property rights will be protected through alternative development techniques, the continuance of non-conformities, procedures for vested rights and other appropriate mechanisms. Strategy

1.02A(1): Alternate methods for property development that may be considered by the County to assist in preserving development rights while carrying out the objectives of this Plan include transferable development rights, density bonuses, variances, waivers, deviations, planned developments, clustering, conservation easements, buffers, open space preservation and other flexible development techniques.

Strategy 1.02A(2): Existing legal zonings and related entitlements/property rights that do not conform with the Future Land Use Map Category shall be allowed to continue under this Plan and their entitlements shall not be diminished

Strategy 1.02A(4): It is Hernando County's intention that this Comprehensive Plan and implementing land development regulations be applied with sensitivity for private property rights so as to not be unduly restrictive, and that property owners must be free from actions by the County which would harm their property or which would constitute an inordinate burden on property rights as outlined in Florida Statutes Chapter 70, entitled the "Bert J. Harris, Jr., Private Property Rights Protection Act."

Discussion: The applicant and landowner wish to develop the property as a residential subdivision consistent with the Hernando County's adopted Adjusted Urbanized Area Map. Additionally, the area is completely surrounded by existing residential development and thus represents a true residential infill opportunity.

C. GOAL 1.04 – Future Land Use Map Land use designations are intended to protect community character, discourage urban sprawl, promote economic growth and promote compatibility between uses. The Future Land Use Map shall be the guiding mechanism that directs development through general category locations, descriptions, densities and intensities of future land use. [F.S. 163.3177(6)(a)]

Objective 1.04A: The Future Land Use Map together with mapping criteria for each Future Land Use Category characterizes the long-term end toward which land use patterns are ultimately planned to accommodate anticipated growth. The Future Land Use Map also displays the incorporated cities of Brooksville and Weeki Wachee in order to depict the relationship of the Future Land Use Map with other jurisdictional areas inside the County

Strategy 1.04A(3): The Residential Category accommodates residential growth clustered in and around urbanized areas and those areas that maximize the efficient use of infrastructure contained in long range facilities plans of the County.

Strategy 1.04A(14): The land use categories depicted upon the Future Land Use Map which are not the subject of an adopted development order are intended to be a graphic illustration of the general boundaries of the depicted category and may not be exact. The land use category boundaries may be determined by the configuration of a subject parcel, the location of that parcel in relation to other parcels in that same category, compatibility of the category with surrounding categories and/or uses, and the location of manmade or natural features. The land use category boundaries may also be determined by the Board of County Commissioners in conjunction with a zoning application or planned development project consistent with the guidance of this strategy.

Discussion: Consistent with Strategies 1.04A(3) and (14), this CPAS seeks an amendment to the Residential FLU category in order to develop the property in a manner compatible with the surrounding residential development.

D. Residential Category Objective 1.04B: The Residential Category allows primarily single family, duplex, resort and multi-family housing and associated ancillary uses such as recreational and institutional. Office and certain commercial uses may be allowed subject to the locational criteria and performance standards of this Plan. Residential density shall not exceed 22 dwelling units per gross acre.

Strategy 1.04B(3): The Residential Category will include zoning for single-family housing, generally averaging a density of 2.5 dwelling units per gross acre to 6.0 dwelling units per gross acre comprised of varying lot sizes and dwelling unit types such as senior housing, villa housing, single family detached housing, and zero lot line housing.

Discussion: This CPAS is accompanied by a rezoning to the Planned Development (Single Family) District to accommodate a residential development. The average density proposed with the concurrent rezoning is 3.8 dwelling units per gross acre, which is well within the threshold for the Residential Category of 2.5-6.0 du/ga.

Natural Resource Protection

Discussion: The wetlands, open space, conservation, and stormwater ponds that will be set aside on the Master Plan for the accompanying rezoning application have been intentionally excluded from this CPAS to the extent practical. As the project is in the design phase, slight modifications to the exact sizes and locations of various development parcels may be revised consistent with the FLU categories throughout the zoning and permitting process. However, as can be verified on the accompanying Master Plan, the applicant has committed to protecting natural resources. Additionally, an environmental assessment has been included with the rezoning application and the applicant will comply with the recommendations summarized therein.

Public Facilities and Services

Discussion: As this CPAS application is being filed and considered concurrently with a corresponding PDP (Single Family) rezoning application, the standard conditions of approval that guide the provision of public facilities and infrastructure shall be included.

Exhibit List

- Exhibit A – Location Map
- Exhibit B – Current FLU Map
- Exhibit C – Surrounding Neighborhood Map
- Exhibit D – Proposed FLU Map
- Exhibit E – Hernando County Adjusted Urbanized Area Map

Exhibit F – Urban Sprawl Prevention Objective 1.11B and Strategy 1.11B(1)
Exhibit G – Surrounding Transportation Network Map

SMALL SCALE COMPREHENSIVE PLAN AMENDMENT APPLICATION

PINE CONE

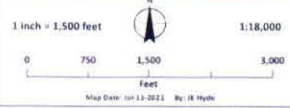
Exhibit A Location Map



— PineCone CPAS
+ OAK HILL HOSPITAL

This map is a general depiction of boundaries obtained from public records and is not a legal description of survey.

TITLE: **GENERAL LOCATION MAP**



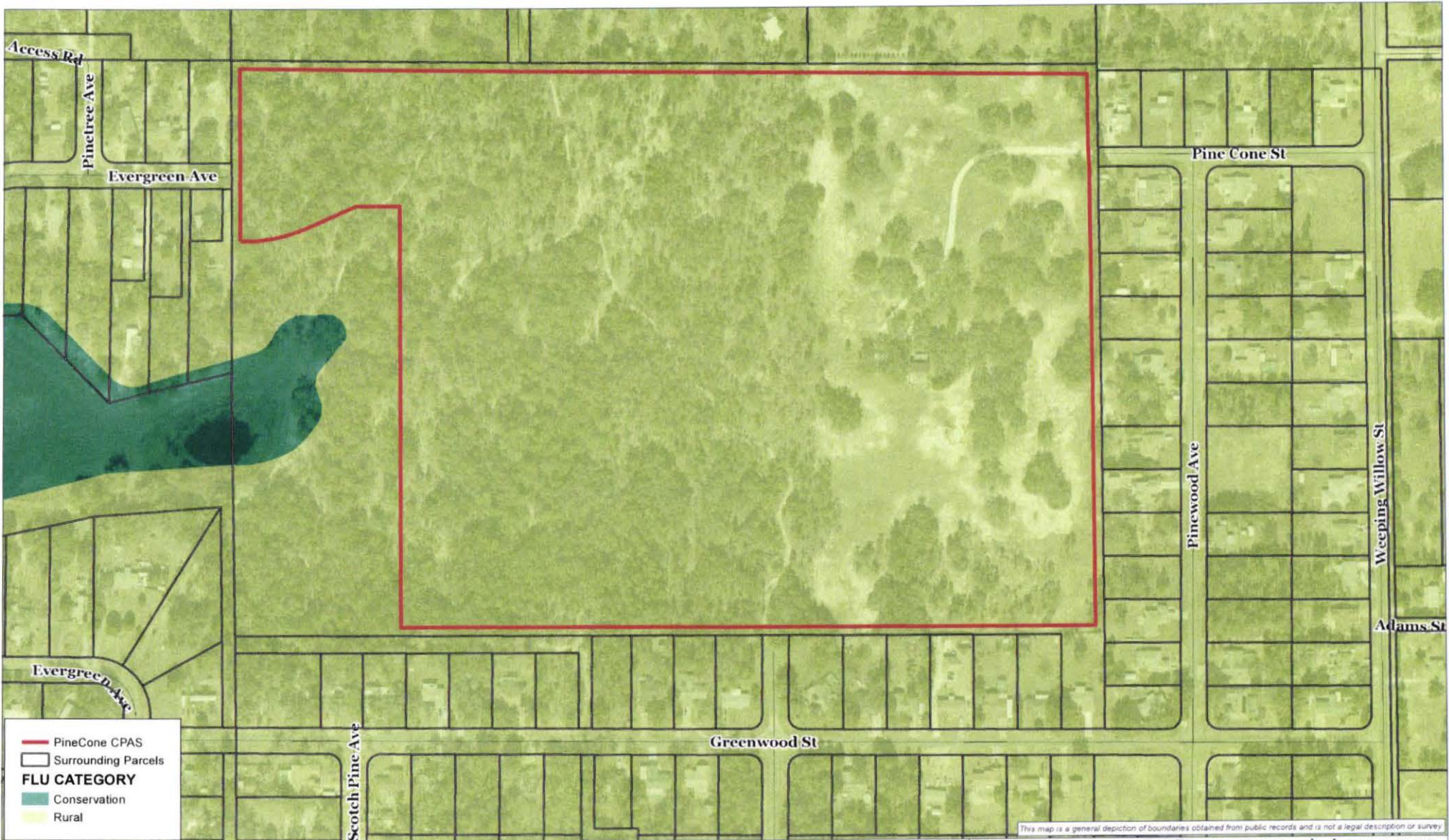
PROJECT: **OAK PARK/
PINE CONE STREET**
Hernando County, Florida

STEARNS WEAVER MILLER
MIAMI | FORT LAUDERDALE | TAMPA | TALLAHASSEE | CORAL GABLES

**SMALL SCALE COMPREHENSIVE PLAN
AMENDMENT APPLICATION**

PINE CONE

**Exhibit B
Current FLU Map**



— PineCone CPAS
 Surrounding Parcels
FLU CATEGORY
■ Conservation
■ Rural

TITLE: **FUTURE LAND USE MAP - CURRENT**



PROJECT: **OAK PARK/
PINE CONE STREET**
Hernando County, Florida

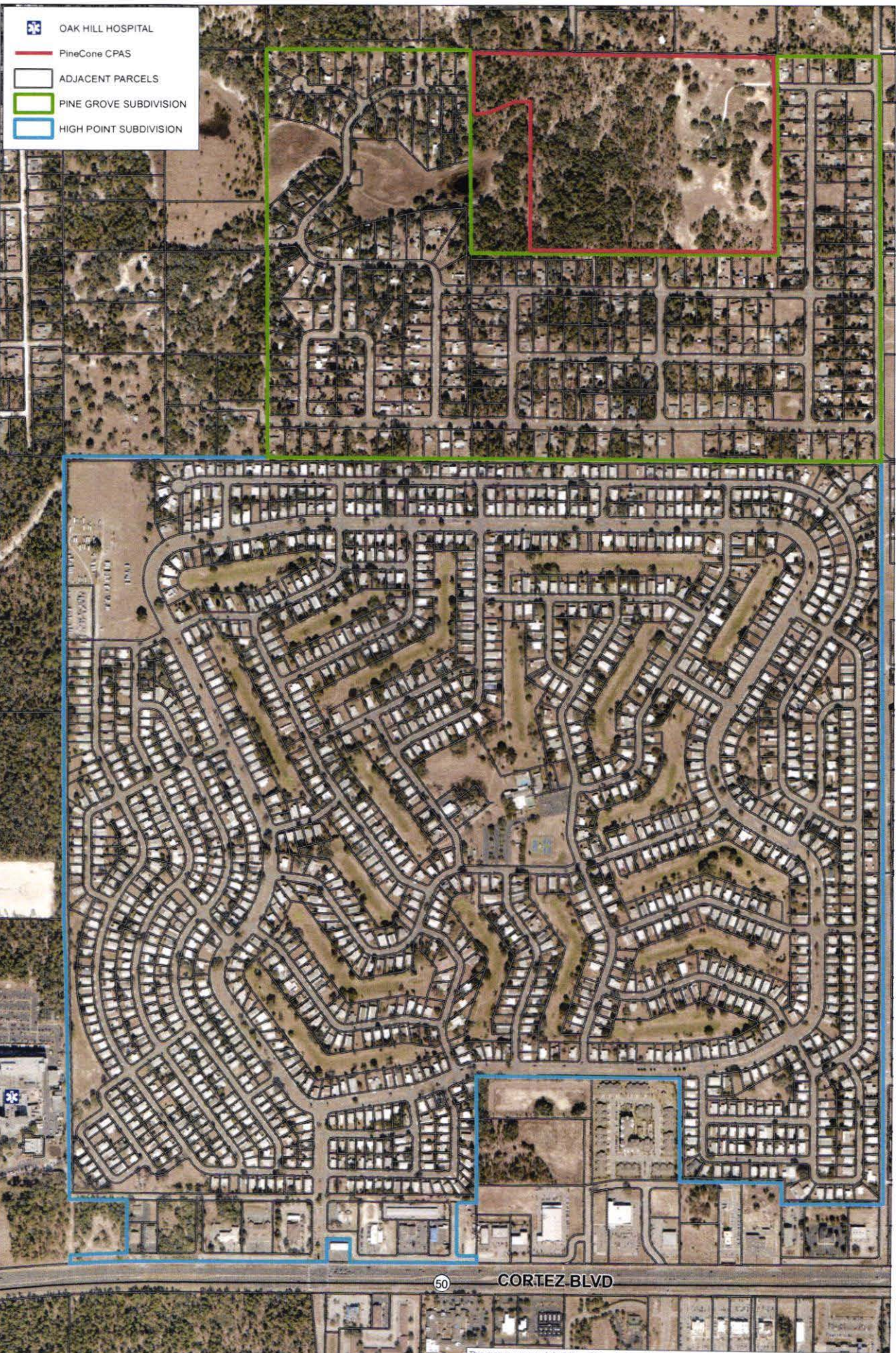
STEARNS WEAVER MILLER
 MIAMI | FORT LAUDERDALE | TAMPA | TALLAHASSEE | CORAL GABLES

This map is a general depiction of boundaries obtained from public records and is not a legal description or survey.

**SMALL SCALE COMPREHENSIVE PLAN
AMENDMENT APPLICATION**

PINE CONE

**Exhibit C
Surrounding Neighborhood Map**



**AERIAL SHOWING
SURROUNDING DEVELOPMENT**



**OAK PARK/
PINE CONE STREET**
County, Florida

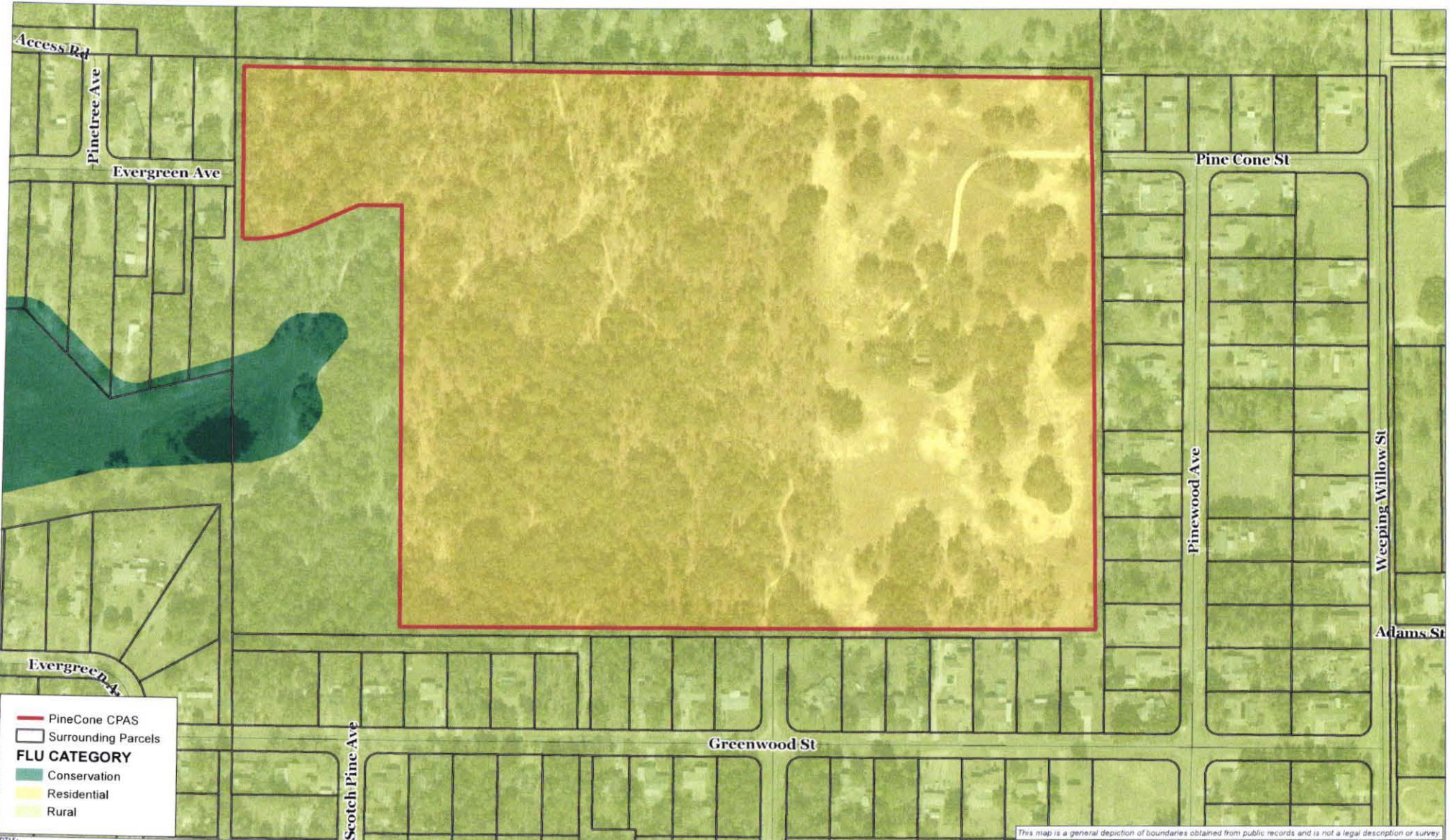
This map is a general depiction of boundaries obtained from public records and is not a legal description or survey.

STEARNS WEAVER MILLER
MIAMI | FORT LAUDERDALE | TAMPA | TALLAHASSEE | CORAL GABLES

**SMALL SCALE COMPREHENSIVE PLAN
AMENDMENT APPLICATION**

PINE CONE

**Exhibit D
Proposed FLU Map**



— PineCone CPAS
 Surrounding Parcels
FLU CATEGORY
■ Conservation
■ Residential
■ Rural

This map is a general depiction of boundaries obtained from public records and is not a legal description or survey.

TITLE:
**FUTURE LAND USE
 MAP - PROPOSED**



PROJECT:
**OAK PARK/
 PINE CONE STREET**
 Hernando County, Florida

STEARNS WEAVER MILLER

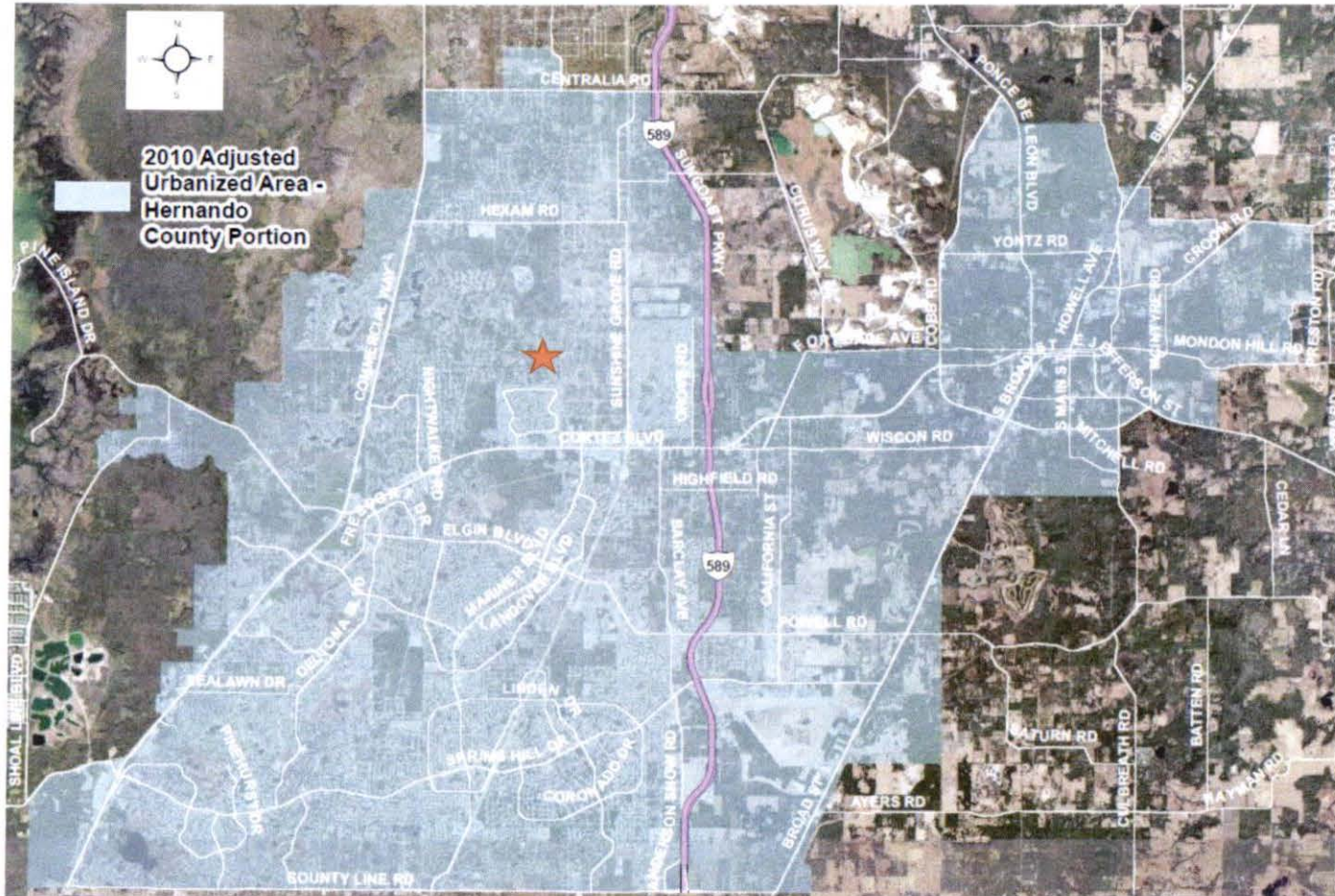
MIAMI | FORT LAUDERDALE | TAMPA | TALLAHASSEE | CORAL GABLES

**SMALL SCALE COMPREHENSIVE PLAN
AMENDMENT APPLICATION**

PINE CONE

**Exhibit E
Hernando County
Adjusted Urbanized Area Map**

Hernando County Comprehensive Plan ADJUSTED URBANIZED AREA MAP



2010 Adjusted
Urbanized Area -
Hernando
County Portion



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**SMALL SCALE COMPREHENSIVE PLAN
AMENDMENT APPLICATION**

PINE CONE

**Exhibit F
Urban Sprawl Prevention
Objective 1.11B and Strategy 1.11B(1)**

GOAL 1.11 – Urban Sprawl

In accordance with the County’s growth strategy to provide for directed high-quality infrastructure services and discourage urban sprawl, Hernando County will provide mechanisms that prioritize public infrastructure and direct growth towards urbanized and urbanizing areas of the County. [F.S. 163.3177(6)(a)2.h, (6)(a)9.a., and, (6)(a)9.b]

Directed Infrastructure

Objective 1.11A: All County infrastructure planning shall ensure that the existing and future infrastructure needs, especially for roads, wastewater service, and potable water service, are prioritized for urbanized, urbanizing and infill areas of the County, especially in the Residential, Commercial, Industrial and Planned Development District Future Land Use Categories.

Strategy 1.11A(1): The County’s long range and master plans for transportation, potable water service, wastewater service and other public facilities are utilized to provide guidance for the timing and location of infrastructure according to need and level of service. Capital infrastructure projects shall be primarily directed to the urbanized areas of the County as depicted on the Adjusted Urbanized Area Map.

Strategy 1.11A(2): The County shall manage infrastructure availability to influence the timing and location of development.

Strategy 1.11A(3): Direct infrastructure toward the urbanized area and areas designated under the Plan for new development to prevent urban sprawl.

Rural Infrastructure Limitation

Strategy 1.11A(4): As part of Hernando County’s 2040 Growth Strategy and in order to prevent urban sprawl and prioritize directed infrastructure to current and planned urbanized areas, the Rural Future Land Use Category is designed for uses, densities and intensities compatible with the scale of development allowed. Public water, wastewater, transportation, solid waste, schools and other infrastructure services shall not be provided to support urban development in the Rural Category.

Urban Sprawl Prevention

Objective 1.11B: **The County discourages the proliferation of urban sprawl development patterns characterized as functionally unrelated to and/or not integrated with surrounding development.**

Strategy 1.11B(1): Review of developments and comprehensive plan amendments shall evaluate whether proposals have the following characteristics of urban sprawl development:

- a. substantial areas of low-intensity, low-density, or single use development;
- b. significant amounts of urban development in rural areas at substantial distances from existing urban areas with intervening undeveloped lands that are available and suitable for development;
- c. urban development of a radial, strip, isolated, or ribbon pattern generally emanating from existing urban development;
- d. inadequate protection and conservation of natural resources, wetlands, waterbodies, floodplains, native vegetation, environmentally sensitive areas, or natural groundwater aquifer recharge areas;
- e. inadequate protection of adjacent agricultural areas and activities;
- f. inefficient use or underutilization of existing and future public facilities and services;
- g. land use patterns or timing which disproportionately increase the cost in time, money and energy of providing and maintaining facilities and services;
- h. lack of a clear separation between rural and urban uses;
- i. discouragement, hindrance or prevention of infill developments or redevelopments;
- j. lack of a functional mix of uses;
- k. poor accessibility among linked or related land uses;
- l. loss of significant amounts of functional open space.

Strategy 1.11B(2): Approvals shall not be issued for land development requiring potable water and/or wastewater services that is located outside those areas planned for such services within the 10-year planning period in accordance with their respective master plans, unless the facilities can be reasonably provided through a utilities services agreement.

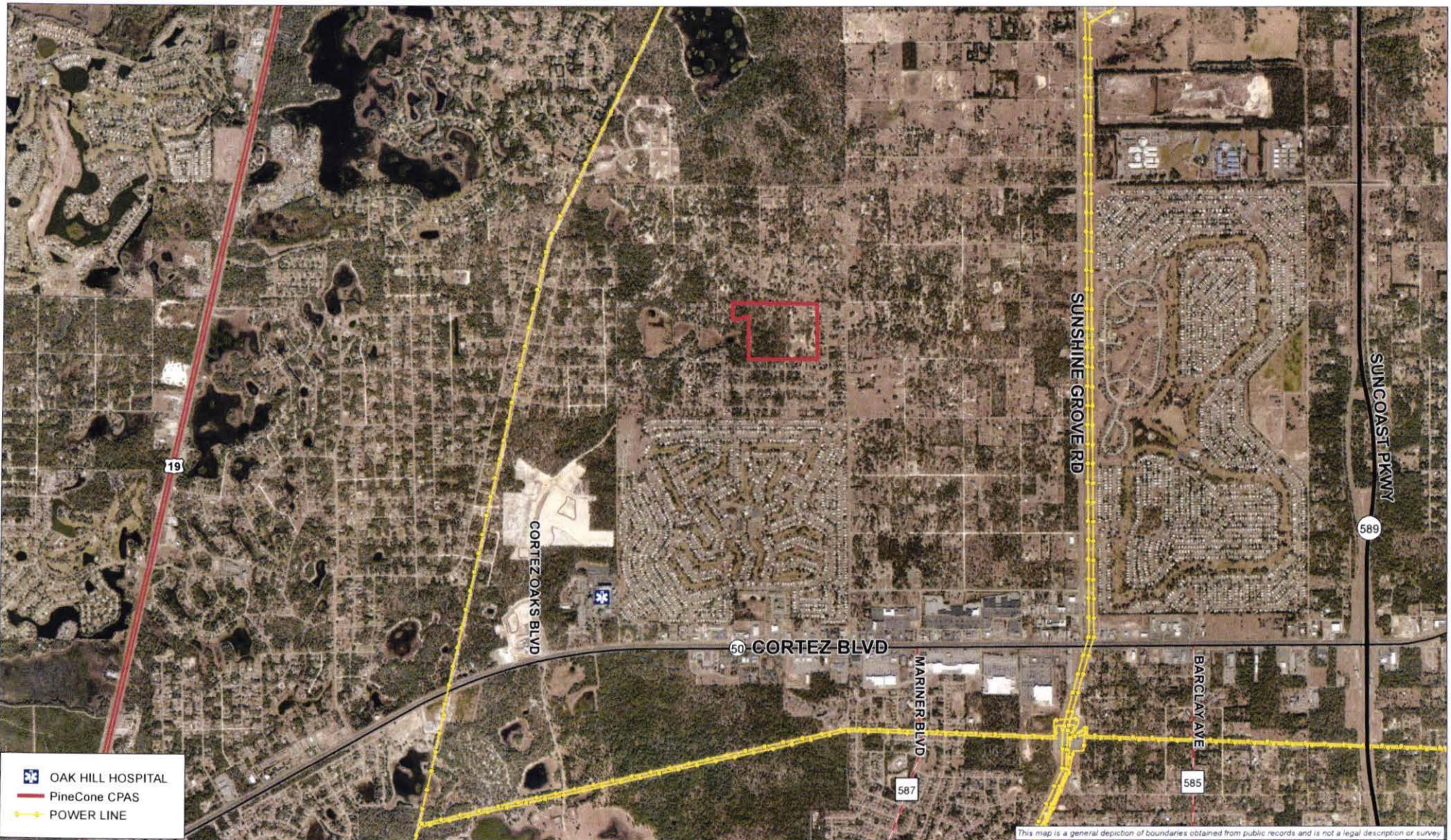
Strategy 1.11B(3): Comprehensive plan amendments may be appropriate for areas adjacent to existing or authorized urban development the following items being met:




- a. the subject property comprises a logical addition to established urban areas where existing or planned infrastructure and service capacity including potable water, wastewater, solid waste, transportation, public buildings, fire protection, emergency services, law enforcement, schools, parks, open space and proximate commercial services, are available to efficiently serve the additional dwelling units;
- b. Environmental resources shall not be adversely impacted. The integrity of aquifer recharge and groundwater quality shall not be adversely affected or compromised. Standards for floodplain protection shall be met. Critical wildlife habitats shall be protected and existing major wildlife corridors shall be accommodated in the design of the development;
- c. Objectives and strategies of this Element aimed at the retention of agricultural activities in Hernando County shall be met, and, proximate rural areas shall not be adversely impacted or subjected to additional development pressure.

**SMALL SCALE COMPREHENSIVE PLAN
AMENDMENT APPLICATION**

PINE CONE

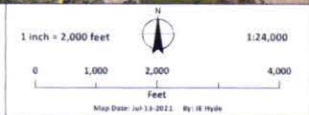
**Exhibit G
Surrounding Transportation Network Map**



-  OAK HILL HOSPITAL
-  PineCone CPAS
-  POWER LINE

This map is a general depiction of boundaries obtained from public records and is not a legal description or survey.

TITLE:
TRANSPORTATION



PROJECT:
**OAK PARK/
PINE CONE STREET**
Hernando County, Florida

STEARNS WEAVER MILLER
MIAMI | FORT LAUDERDALE | TAMPA | TALLAHASSEE | CORAL GABLES

**HERNANDO COUNTY COMPREHENSIVE
PLAN AMENDMENT PETITION (CPAM)**



Application request (check one):

- Small Scale – Map Only (10 acres or less)**
- Large Scale Text Amendment (More than 10 acres)**
- Large Scale Map Amendment (More than 10 acres)**

PRINT OR TYPE ALL INFORMATION

File No. _____ **Received** Official Date Stamp:
JUL 14 2021
Planning Department
Hernando County, Florida

Date: July 13, 2021

APPLICANT NAME: Oak Development Group LLC

Address: 1025 58th Street North

City: St. Petersburg State: FL Zip: 33703

Phone: (727) 560-7827 Email: casey@oakdg.com

Property owner's name: (if not the applicant) Glenn M. Thor (Key #344648) and James W. Hampton (Key #344746)

REPRESENTATIVE/CONTACT NAME: Jacob T. Cremer and Cynthia D. Spidell

Company Name: Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A

Address: 401 E. Jackson Street, Suite 2100

City: Tampa State: FL Zip: 33602

Phone: 813-222-4800 Email: jcremer@stearnsweaver.com & cspidell@stearnsweaver.com

HOME OWNERS ASSOCIATION: Yes No (if applicable provide name) _____

Contact Name: _____

Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 344648 (portion of) & 344746

2. SECTION 20, TOWNSHIP 22 S, RANGE 18 East

3. Size of area covered by application: 49.6 Acres

4. Future Land Use Map Classification (if applicable): Rural

5. Desired Map Classification: Residential

6. Desired Text Amendment: _____

7. Has a public hearing been held on this property within the past twelve months? Yes No

8. Will expert witness(es) be utilized during the public hearings? Yes No (If yes, identify on an attached list.)

9. Will additional time be required during the public hearing(s) and how much? Yes No (Time needed: _____)

PROPERTY OWNER AFFIDAVIT

I, James W. Hampton, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (check one):

I am the owner of the property and am making this application **OR**

I am the owner of the property and am authorizing (applicant): Oak Development LLC

and (representative, if applicable): Jacob T. Cremer and Cynthia D. Spidell - Stearns Weaver Miller

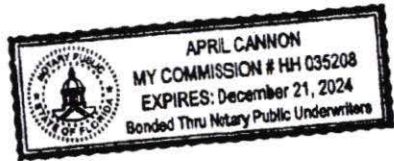
to submit an application for the described property.

James W. Hampton
Signature of Property Owner

**STATE OF FLORIDA
COUNTY OF HERNANDO**

The foregoing instrument was acknowledged before me this 12 day of July, 2021, by James W. Hampton who is personally known to me or produced D. Licata identification.

April Cannon
Signature of Notary Public



Effective Date: 11/8/16 Last Revision: 6/2/17

Notary Seal/Stamp