



DEPARTMENT OF PLANNING AND ZONING

PLANNING DIVISION

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April 13, 2022

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**
CPAM2202 (Hernando County Board of County Commissioners - Large-Scale Comprehensive Plan Text Amendment to Revise Future Land Use Element, Land Use Compatibility and Urban Sprawl Prevention Sections, to Address Lot Size Compatibility) (Expedited Review)

Dear Mr. Eubanks:

Pursuant to Section 163.3184(3), Florida Statutes (F.S.), please find the enclosed material relating to a proposed plan amendment (CPAM2202) to Revise the Future Land Use Element, Land Use Compatibility and Urban Sprawl Prevention Sections, to Address Lot Size Compatibility.

Hernando County is submitting the proposed amendment (CPAM2202) 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 April 12, 2022 and voted to authorize transmittal of the enclosed proposed comprehensive plan amendment (CPAM2202) to the Department of Economic Opportunity and the other review agencies for comment.
2. The Comprehensive Plan Amendment proposes to Revise the Future Land Use Element, Land Use Compatibility and Urban Sprawl Prevention Sections, to Address Lot Size Compatibility
3. The proposed month of adoption of the proposed comprehensive plan amendment (CPAM2202) is June 2022.
4. The proposed Comprehensive Plan Amendment (CPAM2202) 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 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.

Ray Eubanks, Plan Processing Administrator
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April 13, 2022

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

Omar DePablo, Senior Planner
Hernando County Planning Department
1653 Blaise Drive
Brooksville, FL 34601
Phone: (352) 754-4057 ext. 28028
Fax: (352) 754-4420
Email: odepablo@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 the Future Land Use Element

If you have any further questions or require additional information, please contact Mr. DePablo.

Sincerely,



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

cc: VIA – Email:

Cara W. Serra, Comprehensive Resiliency Planner, Tampa Bay Regional Planning Council, 4000 Gateway Centre Blvd, Ste. 100, Pinellas Park, FL 33782, email to: cara@tbprc.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

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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:
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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

Attachment A: Staff Report for the Amendment

STAFF REPORT

HEARINGS: Planning & Zoning Commission: March 14, 2022
Local Planning Agency: April 12, 2022
Board of County Commissioners:

APPLICANT: Hernando County Board of County Commissioners

FILE NUMBER: CPAM-22-02

REQUEST: Large-Scale Comprehensive Plan Text Amendment to Revise Future Land Use Element, Land Use Compatibility and Urban Sprawl Prevention Sections, to Address Lot Size Compatibility

GENERAL LOCATION: Countywide

PARCEL ID: Countywide

DESCRIPTION OF THE PROPOSED AMENDMENT

Hernando County has seen a significant increase in the number of residential rezoning and Comprehensive Plan Amendments for new subdivisions throughout the County. Many of these requests for new subdivisions include master plan requests with lot sizes smaller than existing lots that have been historically developed in the County.

The proposed amendment proposes Strategy revisions to the Future Land Use Element, specifically the Land Use Compatibility and Urban Sprawl sections, to address lot size compatibility issues and propose mechanisms for review of land use and rezoning applications. Placing Strategies in the Comprehensive Plan provides the legal foundation and policy guidance for the review of lot sizes for compatibility in proposed residential master plans.

FINDINGS

The proposed revisions complement the existing Goals, Objectives and Strategies in the Comprehensive Plan and provide guidance for determining compatible lot size and design, both in infill development and rural neighborhoods.

STAFF RECOMMENDATION

It is recommended that the Planning & Zoning Commission (P&Z) review proposed revisions to the Future Land Use Element of the 2040 Comprehensive Plan and recommend to the Local Planning Agency (LPA) / Board of County Commissioners (BOCC) that CPAM-22-02 be transmitted to the designated State and local agencies for review and comment.

P&Z RECOMMENDATION:

On March 14, 2022, the Planning and Zoning Commission voted 5-0 to recommend that the Local Planning Agency (LPA)/Board of County Commissioners (BOCC) transmit CPAM-22-02 to the designated State and Local agencies for review and comment.

BCC/LPA ACTION:

On April 12, 2022, the Board of County Commissioners/Local Planning Agency voted 5-0 to transmit CPAM-22-01 to the designated State and Local agencies for review and comment.

Attachment B: Proposed Revisions to the Future Land Use Element

CPAM2202 - Proposed Revisions to the Future Land Use Element

Land Use Compatibility

Strategy 1.10 B (4): Review all land use applications for compatibility to include:

- a. Evaluation of existing uses of land, zonings, and Future Land Uses, including the existing and potential densities and intensities;
- b. Consideration of existing development patterns and approved development in the area;
- c. Evaluation of existing proposed and anticipated transitions between land uses;
- d. Consideration of environmental and cultural features and community characters;
- e. Appropriate timing based on the availability of adequate public facilities/services;
- f. Consistency with applicable specific area plans, corridor plans and redevelopment plans;
- g. Limitations on building height and/or use of increased setbacks; and
- h. Transition of density and intensity.

Strategy 1.10B (5): To promote compatible lot size and design and to mitigate potential incompatibilities, residential Master Plan applications will be reviewed for the following:

- a. Use of undisturbed native vegetation as a suitable buffer;
- b. Use of enhanced buffers to include supplemental trees and shrubs and/or perimeter fencing/walls;
- c. Requirements for increased opacity of screening on the site perimeter;
- d. Increased setbacks on the site perimeter;
- e. The placement of smaller lots internal to the site;
- f. The placement of larger lots, similar in size to adjoining lots, on the site perimeter;
- g. Increased width of buffers on the site perimeter;
- h. Limitations on density consistent with adjoining land uses;
- i. Gradual transition of density and lot size; and
- j. Proposed residential developments adjacent to residential uses shall demonstrate compatibility through the creation of a similar lot pattern, enhanced screening/buffering or other means. Maintenance and enhancement of rural, scenic, or natural view corridors shall also be a consideration in evaluating compatibility in this area.

Urban Sprawl Prevention

Strategy 1.11 B (4): The following information shall be required when considering rezoning requests in Rural neighborhoods:

- a. A narrative describing how the proposed development will maintain and/or protect the existing rural neighborhood, to include:
 1. An analysis of adjacent conditions and proposed development which illustrates protection of the rural character;
 2. An analysis of the existing roadway network and other infrastructure which demonstrates minimal impact;
 3. The applicant shall conduct one (1) neighborhood meeting prior to the Planning and Zoning Commission hearing for citizen input on the proposed petition.

4. A description of the methods proposed protecting rural neighborhoods from the impacts upon adjacent uses that may affect the long-term viability of those neighborhoods. The impacts to be analyzed include unwanted light, noise, physical access, odor, and other disruptions;
5. An analysis of the impact upon, and compatibility with adjoining agricultural uses.; and
6. The need to include a homeowners or deed restriction for lots in the development that the development is adjacent to agricultural uses