



DEPARTMENT OF PLANNING AND ZONING

PLANNING DIVISION

1653 BLAISE DRIVE ♦ BROOKSVILLE, FLORIDA 34601

P 352.754.4057 ♦ F 352.754.4420 ♦ W www.HernandoCounty.us

May 26, 2022

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; (CPAM2111 -Bibi Coluccio)

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 CPAM2111 - Bibi Coluccio 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 May 10, 2022 and voted to adopt Ordinance 2022-03 adopting the small scale comprehensive plan amendment CPAM2111 - Bibi Coluccio.
2. The small scale comprehensive plan amendment amends 2.88 acres from Residential to Commercial. The total small scale amendments for Hernando County in calendar year 2022 is 7.08 acres.
3. The small scale comprehensive plan amendment (CPAM2111 - Bibi Coluccio) 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 L. Miller | Acting Planning Administrator
Hernando County Planning Department
1653 Blaise Drive
Brooksville, Florida 34601
Phone: (352) 754-4057 ext. 28027
Email: mlmiller@hernandocounty.us



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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:** **CPAM2111 - Bibi Coluccio**
- Attachment A:** Ordinance 2022-03 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 me.

Sincerely,

Michelle L. Miller
Acting Planning Administrator

Attachments: Exhibit 1

cc: VIA – Email:

Appendix A: CPAM2111 - Bibi Coluccio

Attachment A: Ordinance 2022-03 with Exhibit A

ORDINANCE NO. 2022 - 13

1
2
3 AN ORDINANCE AMENDING THE 2040 HERNANDO COUNTY
4 COMPREHENSIVE PLAN BY AMENDING SECTION B RELATING TO
5 THE FUTURE LAND USE MAP AS AFFECTING 2.88 ACRES OF LAND
6 GENERALLY LOCATED AT THE NORTH SIDE OF CORTEZ
7 BOULEVARD, 860' WEST OF WESTWOOD AVENUE; PROVIDING FOR
8 TRANSMITTAL OF ADOPTED CPAM-21-11 TO THE STATE LAND
9 PLANNING AGENCY AND REVIEW AGENCIES; PROVIDING FOR
10 APPLICABILITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR
11 CONFLICTING PROVISIONS; PROVIDING FOR FILING WITH THE
12 DEPARTMENT OF STATE; AND PROVIDING FOR AN EFFECTIVE
13 DATE.

14
15 WHEREAS, in 1985, the Florida Legislature adopted the Local Government Comprehensive
16 Planning and Land Development Regulation Act (now known as the Community Planning Act),
17 as set forth in Sections 163.3161 through 163.3215, Florida Statutes (the "Act"); and,
18

19 WHEREAS, on September 25, 2018, the Hernando County Board of County Commissioners
20 ("BOCC") adopted the 2040 Hernando County Comprehensive Plan (Ordinance 2018-16), within
21 which, are included goals, objectives, and strategies used to guide future growth; and,
22

23 WHEREAS, the instant request is for the BOCC to amend Section B of the 2040 Hernando
24 County Comprehensive Plan relating to the Future Land Use Map (attached as **Exhibit "A"** hereto
25 and incorporated herein by this reference) hereinafter referred to as CPAM-21-11; and,
26

27 WHEREAS, CPAM-21-11 is an amendment to the County's Future Land Use Map involving
28 land that is 50 acres or less in size and which has been determined by the Hernando County
29 Planning Department to constitute a "small scale development amendment" based upon the criteria
30 set forth in Section 163.3187, Florida Statutes; and,
31

32 WHEREAS, small scale development amendments are exempt from state and regional review
33 pursuant to Section 163.3187, Florida Statutes; and,
34

35 WHEREAS, the BOCC conducted a public hearing on May 10, 2022, in connection with the
36 adoption of CPAM-21-11 as an amendment to the 2040 Hernando County Comprehensive Plan;
37 and,
38

39 WHEREAS, upon enactment of this Ordinance, CPAM-21-11 will be transmitted as an
40 adopted comprehensive plan amendment to the State Land Planning Agency and the other Review
41 Agencies for filing.
42

43 NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY
44 COMMISSIONERS OF HERNANDO COUNTY, FLORIDA:
45

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-21-11.** CPAM-21-11 (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-21-11 to State Land Planning Agency**
13 **and Review Agencies.** County staff shall transmit an executed copy of this Ordinance adopting
14 CPAM-21-11 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-21-11) 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

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

5
6 **BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF**
7 **HERNANDO COUNTY, FLORIDA, ADOPTED IN REGULAR SESSION THIS 10th DAY**
8 **OF MAY 2022.**

9
10 **BOARD OF COUNTY COMMISSIONERS**
11 **HERNANDO COUNTY, FLORIDA**

12
13
14
15 Attest: Heidi Kuppe, D.C.
16 *for* DOUGLAS A. CHORVAT, JR.
17 CLERK OF CIRCUIT COURT
18 AND COMPTROLLER



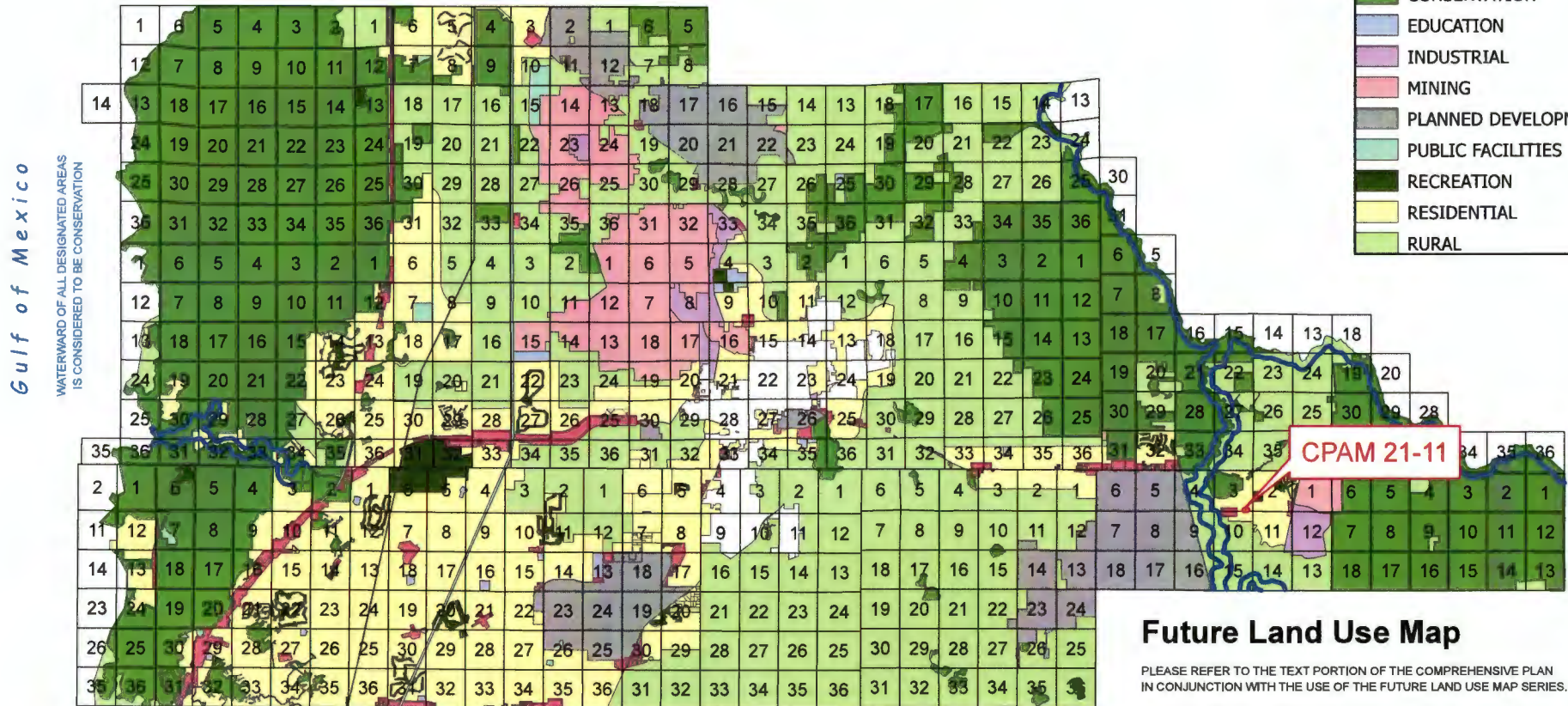
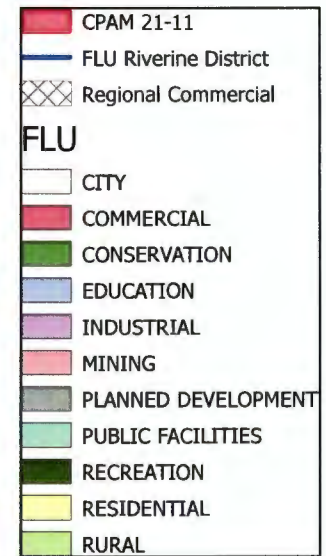
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30 By: [Signature]
31 STEVE CHAMPION
CHAIRMAN

32 **APPROVED AS TO FORM AND LEGAL SUFFICIENCY**

33 By: [Signature]
County Attorney's Office

Hernando County Comprehensive Plan Map

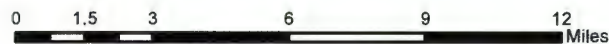
Proposed Future Land Use CPAM 21-11
Version Date 06/08/2021



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 WITHLACOOCHIE RIVERS.



Source: S:\Share\Planning\NewFLU\CompPlan2040\CPAM 2111\CPAM2111_8x11_Proposed.pdf
Project: S:\Share\Planning\Zoning\NicoleD_Workspace_S\CPAM\CPAM2111\CPAM2111.aprx
Date of mapping: 02/03/2022

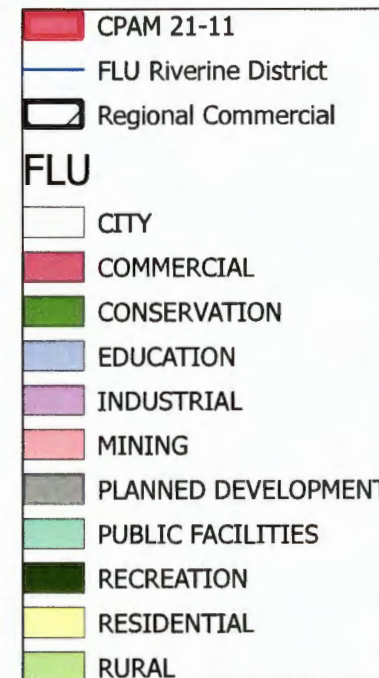
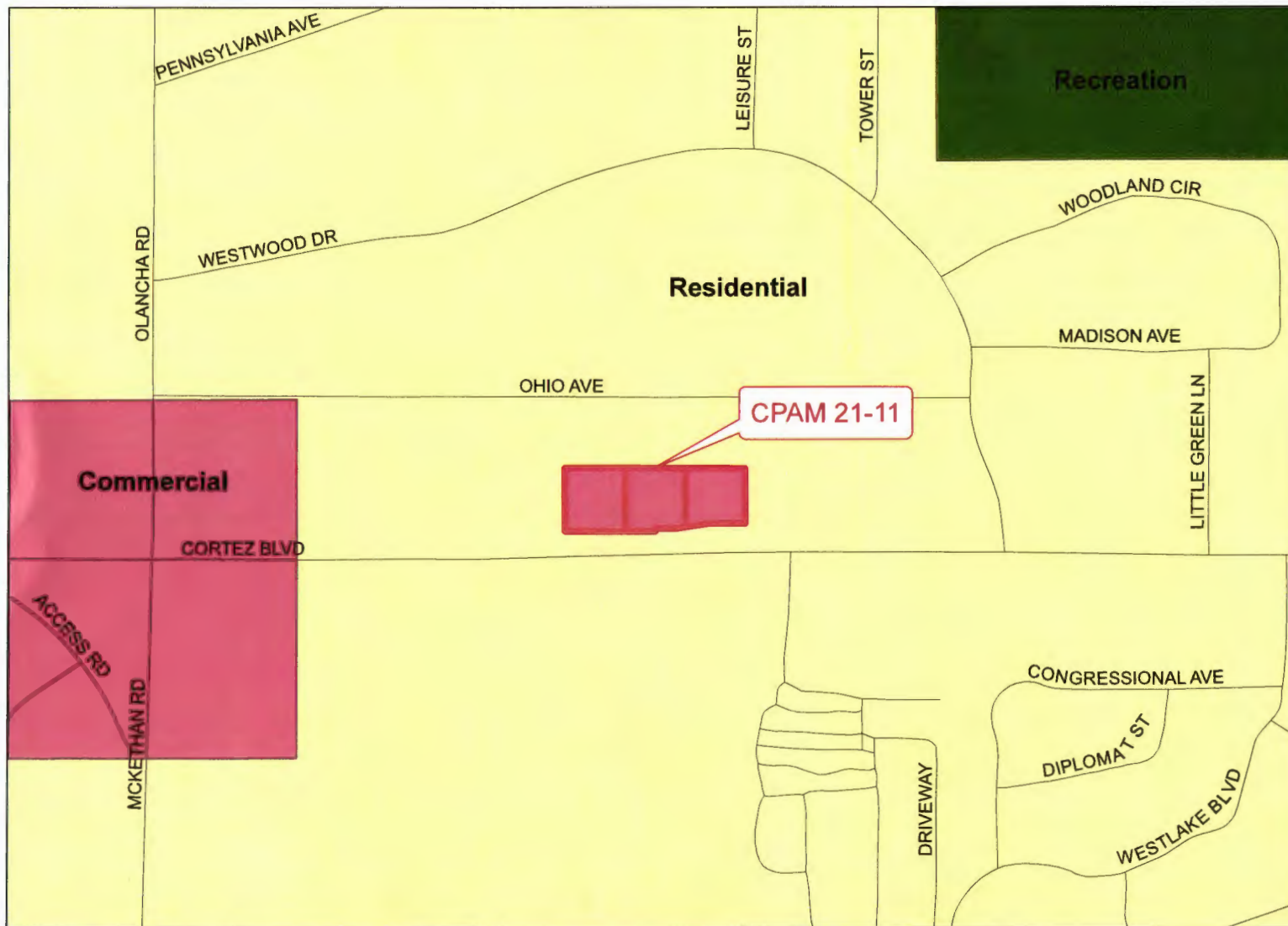


EXHIBIT A

Hernando County Comprehensive Plan Map

Proposed Future Land Use CPAM 21-11

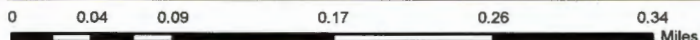
Version Date: 06/08/2021



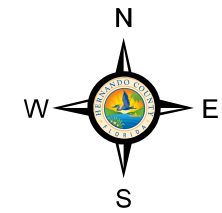
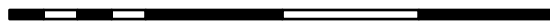
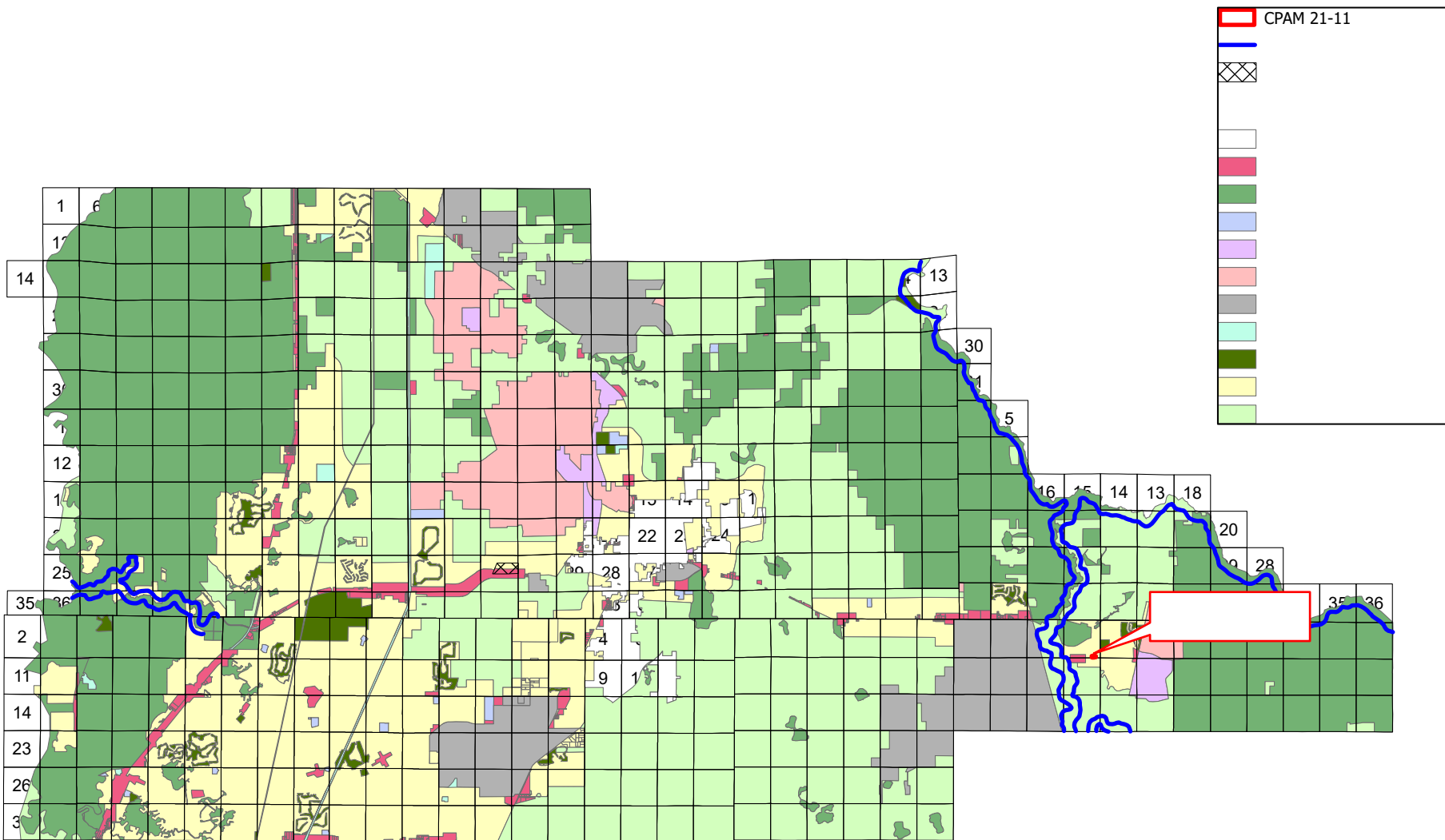
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NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.



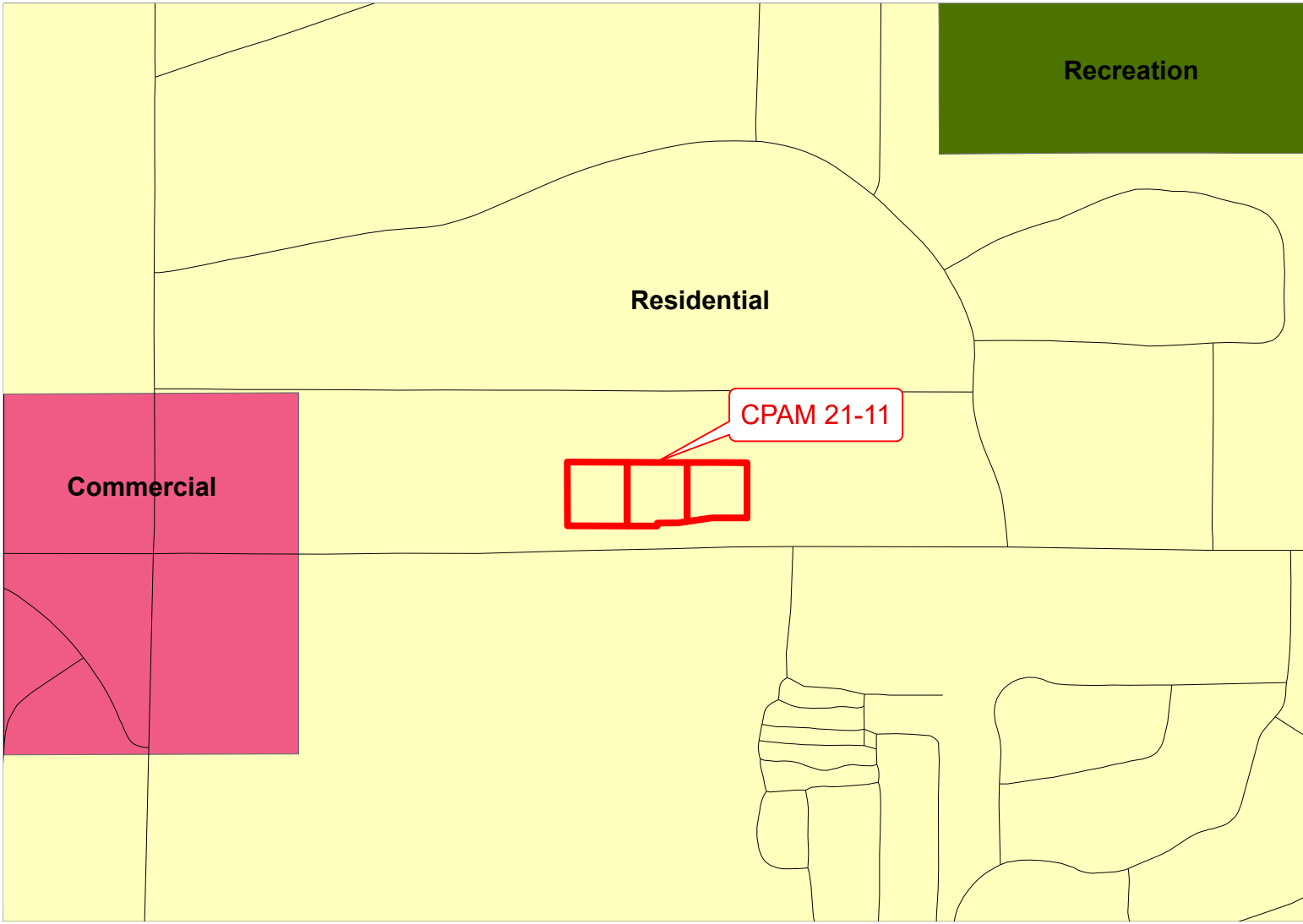
Attachment B: Current Future Land Use Map depicting the area
of the amendment



Hernando County Comprehensive Plan Map

Existing Future Land Use CPAM 21-11

Version Date: 06/08/2021



- CPAM 21-11
- 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 WITHLACOCHEE RIVERS.



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

STAFF REPORT

HEARINGS: Planning & Zoning Commission: April 11, 2022
Local Planning Agency: May 10, 2022
Board of County Commissioners: May 10, 2022

APPLICANT: Bibi Coluccio

FILE NUMBER: CPAM2111

REQUEST: Small-Scale Comprehensive Plan Amendment to change the Future Land Use on 2.88 acres from Residential to Commercial

GENERAL LOCATION: North side of Cortez Boulevard, 860' west of Westwood Avenue

PARCEL KEY NUMBERS: 44393, 46060, 46088

DESCRIPTION OF PROPOSED AMENDMENT

The proposed small scale Comprehensive Plan Amendment is to amend the Future Land Use Map from Residential to Commercial on a 2.88-acre tract (MOL) located at North side of Cortez Boulevard, 860' west of Westwood Avenue

DESCRIPTION OF PROPOSED PROJECT

The petitioner has no immediate plans for development; however, plans on marketing and developing the site with commercial uses.

BACKGROUND INFORMATION

Site Characteristics

Total Site Size: 2.88 acres

Surrounding Zoning: North: R-1C; Existing Residential Development
South: R-1C; Existing Residential Development
East: R-1C; Existing Residential Development
West: R-1C; Existing Residential Development

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

Current Zoning: R1C (Companion Rezoning to C-1 Petition Submitted (H2163))

IMPACTS OF PROPOSED AMENDMENT

According to the Hernando County Comprehensive Plan, this amendment from residential to commercial could generate a maximum of 43,908 square feet of nonresidential development based on a buildout of 0.35 Floor Area Ratio (FAR) for the parcel, in accordance with the Commercial Future Land Use category.

COMPREHENSIVE PLAN CONSISTENCY

Future Land Use Element

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.

Comments: The subject site is located on State Road 50, a recognized commercial corridor. While the property is not located immediately adjacent to Commercially designated properties, the site is in an area with a mix of commercial and residential uses. Additionally, as the site is located on S.R. 50, commercial development is an appropriate use for the site.

Commercial Category

Objective 1.04G: The Commercial Category allows primarily retail, office, and commercial service uses with an overall average gross floor area ratio of 0.35 but also includes limited industrial, recreational and institutional uses. Residential and mixed uses may be allowed subject to locational criteria and performance standards. Strategy 1.04G(1): Commercial development as envisioned on the Future Land Use Map is intended primarily for locations at major intersections and along major corridors where service to local and regional markets are enhanced by transportation patterns. New commercial zoning is directed to these mapped areas. Commercial areas that are not mapped but are allowed under this Future Land Use Category include neighborhood commercial and specialty commercial uses as described in this Plan, commercial approved as part of mixed use developments, commercial designated by planned development districts,

the infill development of existing commercial areas, commercial areas extending from designated commercial nodes, and pre-existing commercially developed and designated areas. Frontage roads and cross-access between commercial uses is required where needed in accordance with the provisions of this Plan and adopted land development regulations.

Comments: The petitioner has not proposed specific uses for the subject site; however, a companion rezoning application for a Rezoning from R-1C/(Residential) to C-1/(General Commercial). The approved uses within the C-1/(General Commercial) district are consistent with the Commercial Category.

Future Land Use Mapping Criteria

Commercial Category Mapping Criteria:

The Commercial Category includes commercial corridors along U.S. 19 and S.R. 50 and designated commercial nodes at intersections of arterial and/or collector roads intended primarily for commercial development with a wide variety of uses.

Comments: The subject site is located along S.R. 50, a commercial corridor. The request to change the Future Land Use from Residential to Commercial is consistent with the Commercial Category mapping criteria.

FINDINGS

Given that the subject property is consistent with the strategies for the surrounding parcels and the request is consistent with the strategies for the Commercial land use category, the small-scale amendment is consistent with the Comprehensive Plan.

STAFF RECOMMENDATION

It is recommended that the Planning and Zoning Commission review the proposed amendment and determine whether to recommend approval to the Local Planning Agency and the Board of County Commissioners as a small-scale amendment.

P&Z RECOMMENDATION

On April 11, 2022, the Planning and Zoning Commission reviewed the proposed amendment voted 5-0 to recommend approval to the Local Planning Agency and the Board of County Commissioners as a small-scale amendment.

BCC ACTION:

On May 10, 2022, the Board of County Commissioners voted 5-0 to adopt the Small-Scale Comprehensive Plan Amendment (CPAM2111).

Attachment D: Copy of Comprehensive Plan Amendment
Application with Narrative

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

File No. CPAM 2111 Official Date Stamp:

Received

OCT. 8 2021

Planning Department
Hernando County, Florida



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

Date: 8/25/21

APPLICANT NAME: Bibi Colucci ^{BC}

Address: Please use agent

City: " State: " Zip: "

Phone: " Email: "

Property owner's name: (if not the applicant) "

REPRESENTATIVE/CONTACT NAME: Todd Pressman

Company Name: Pressman & Assoc., Inc.

Address: 200 2nd Ave., South, #451, St. Petersburg, FL 33701

City: st. petersburg State: FL Zip: 33701

Phone: 727-804-1760 Email: todd@pressmaninc.com

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

Contact Name: "

Address: " City: " State: " Zip: "

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 44393, 46060, 46088
2. SECTION 21, TOWNSHIP 16, RANGE 03
3. Size of area covered by application: 3.9 acres
4. Future Land Use Map Classification (if applicable): Residential
5. Desired Map Classification: Commercial
6. Desired Text Amendment: n/a
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, Bibi Colucci, 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**):

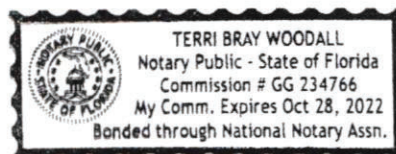
- I am the owner of the property and am making this application **OR**
- I am the owner of the property and am authorizing (applicant): "
and (representative, if applicable): Todd Pressman, Pres., Pressman & Assoc., Inc.
to submit an application for the described property.

Bibi Colucci
Signature of Property Owner

**STATE OF FLORIDA
COUNTY OF HERNANDO**

The foregoing instrument was acknowledged before me this 25th day of August, 2021, by Bibi Coluccio who is personally known to me or produced FL. DE. LIC as identification.

TERRI BRAY WOODALL
Signature of Notary Public



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

Notary Seal/Stamp

PRESSMAN AND ASSOC., INC.

GOVERNMENTAL AND PUBLIC AFFAIRS

200 2ND AVE., SOUTH #451, ST. PETERSBURG, FL 33701

727-804-1760 FX. (888) 977-1179

CELL. 727-804-1760, E-MAIL, TODD@PRESSMANINC.COM

Received

OCT 8 2021

Planning Department
Hernando County, Florida

Narrative, Keys: 46060, 46088, 44393, Cortez Road Future Land Use Amendment Application

This application seeks to ask consideration of a change of the Future Land Use category from Residential to Commercial.

The main Comprehensive Plan considerations are:

- Strategy 1.04G(1): Commercial development as envisioned on the Future Land Use Map is intended primarily for locations at major intersections and along major corridors where service to local and regional markets are enhanced by transportation patterns.
- Strategy 1.04G(8): When evaluating unmapped commercial properties proposed for potential infill the following factors should be considered:
 - a. the property should be on an arterial or collector road and provide for a frontage road, or cross access;
 - b. the property should lie between commercially zoned properties on the same side of the road and be in close proximity to built commercial uses on the same side of the road such that commercial use of the intervening property is the most logical land use;
 - c. the depth of the infill commercial development and/or zoning shall be commensurate with the depth of existing commercial zoning on the proximate parcels which define the infill area;
 - d. the traffic impacts of additional commercial development on the affected roadways;
 - e. the suitability of the property for commercial development while meeting all applicable environmental and site plan requirements;
 - f. the property does not create new strip commercial areas;
 - g. the proposed use is compatible with adjacent and surrounding land uses.

Strategy 1.10B(2): Zoning changes should be compatible with surrounding development and minimize impact to natural resources. Impacts may be mitigated through design of building placement, buffers, noise reduction, setbacks and other appropriate planning techniques or performance measures. NOTE: This policy is cited in regard to the proposed use that will buffer the busy arterial road from the existing residential. The proposed site will act as a very good transitional structure.

Additionally, a segment of C-1 zoning is existing directly across Cortez and this site lies between commercially zoned properties. The intensity of Cortez being an arterial roadway, very dense, high volume and high speed that is not compatible or conducive for residential use. The average daily traffic is 9,000 vehicles/day. The intensity of use and zoning at the nearby intersection is very close. The roadway is also a designated truck route and has a Level of Service Capacity of C.

PRESSMAN AND ASSOC., INC.

GOVERNMENTAL AND PUBLIC AFFAIRS

200 2ND AVE., SOUTH #451, ST. PETERSBURG, FL 33701

727-804-1760 FX. (888) 977-1179

CELL 727-804-1760, E-MAIL, TODD@PRESSMANINC.COM

Page 2, FLU

The total of the 3 acres is 3.9 acres, for specifics, please see the attached map series. The FAR will be determined by the underlying FLU category, of which is seeking to be changed to match the C-1 zoning.

The existing land use is vacant.

There are no wetlands (see the attached wetlands page), drainage is natural, there are no water features, no habitats, the site is adjacent to Cortez, a busy roadway and residential. The proposed zoning uses will act as an excellent transitional use buffering the busy Cortez roadway. One of the 3 parcels is in the 1% ACF FEMA Flood zone.

All site plan impacts will meet code requirements.

The site is small at 3.9 parcels and will have a diminimus impact on public facilities. As a proposed commercial use there will be no impacts on schools, recreation and parks. Cortez has adequate capacity with a Level of Service as a "C", as do police and fire. The site will use public water and sewer.