

# Board of County Commissioners

*Hernando County*



**PLANNING DEPARTMENT**  
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May 8, 2007

*Sent Via FedEx*

Ray Eubanks, Plan Processing Administrator  
Florida Department of Community Affairs  
Division of Community Planning - Plan Processing Team  
2555 Shumard Oak Boulevard  
Tallahassee, Florida 32399-2100

**Re:** CPAM-06-2 (DCA No. 06-1D); Amendments to the Hernando County Comprehensive Plan

Dear Mr. Eubanks:

On April 26, 2007, the Hernando County Board of County Commissioners conducted a public hearing on a Comprehensive Plan Amendment (CPAM-06-2) and its associated Application for Development Approval for a Development of Regional Impact for Hickory Hill. The Board of County Commissioners approved, by a vote of 4-1, the adoption of CPAM-06-2 and the associated DRI Development Order (a copy of which is being provided for your information).

In accordance with the requirements of Rule 9J-11.011 of the Florida Administrative Code (F.A.C.), please find enclosed one paper copy and two CD ROM copies in Portable Document Format (PDF) of the materials relating to the adopted plan amendments to the Hernando County Comprehensive Plan for CPAM-06-02 (DCA 06-1D). A copy of this material is also being provided directly to the appropriate review agencies listed in subsection 9J-11.009(6), F.A.C.

The Comprehensive Plan Amendment (CPAM-06-02) consists of: text amendments to the *Future Land Use Element* (Chapter 1); amendments to the Capital Improvements tables for FY 2006/07 to FY 2010/11 (Section B); text amendments to the *Future Land Use Map Mapping Criteria & Land Uses Allowed* (Section D), and an amendment to the Future Land Use Map of the *Special Features Maps of Hernando County, Florida* (Section E).

Also in accordance with the requirements of Rule 9J-11.011 of the Florida Administrative Code (F.A.C.), the following information is also being provided:

**A. Newspaper for Publishing the Required Notice of Intent**

The Notice of Intent should be published in the St. Petersburg Times newspaper pursuant to Section 163.3184(8)(b), F.S. The address of the St. Petersburg Times is: 15365 Cortez Blvd., Brooksville, FL 34613 and their telephone number is (352) 754-6100.

**B. Exception to Twice per Year Limitation**

These amendments are an exception to the twice per year limitation on comprehensive plan amendments pursuant to Chapter 163.3187 (1) (b), Florida Statutes because they are directly related to an Application for Development Approval for a Development of Regional Impact (DRI).

**C. Adoption of Ordinance**

The amendments were adopted by the Hernando County Board of County Commissioners on April 26, 2007 by Ordinance 2007-6 and a copy of the ordinance is contained in the attached adoption package.

**D. Review Agencies**

Concurrent with this submission to DCA, review copies with required supporting documents are being mailed to the following agencies listed in Rule 9J-11.009(6), F.A.C.:

Withlacoochee Regional Planning Council  
Southwest Florida Water Management District  
Florida Department of Transportation - District 7  
Office of Intergovernmental Programs of the Florida Dept. of Environmental Protection  
Office of Policy and Stakeholder Coordination of the Florida Fish & Wildlife Conservation Commission  
Bureau of Planning & Budgeting of the Florida Department of Agriculture and Consumer Services  
Bureau of Historic Preservation of the Florida Department of State

A CD ROM of this package is also being sent to the City of Brooksville. A copy of this cover letter is also being sent to Citrus, Pasco, and Sumter counties, the City of Weeki Wachee, and the Hernando County School Board.

**E. Changes to the Amendments**

The plan amendments for CPAM-06-02 were previously transmitted to DCA (and review agencies) as proposed amendments to the Hernando County Comprehensive Plan. In response, DCA issued an *Objections, Recommendations, and Comments Report* (ORC) related to this amendment package. The amendment package has been revised in response to the ORC and further described in Item F, Section 1, Items 1 and 2 below.

**F. Summary of Materials Contained in the Package**

In addition to this cover letter, the adoption amendment package includes the following materials identified below by their Section number in the attached binder:

**Section 1: Adopted Policies**

*Item 1: Future Land Use Element, Chapter 1*

The policies listed below were changed. Adopted text is provided in strike-through and underline format and includes changes which were not previously reviewed. Double underlined text has been added and struck-through text has been deleted since the amendment was submitted to DCA as a proposed amendment. Single underlined text is new policy language that has not changed since submitted to DCA as a proposed amendment. Changes to the adopted policies have been made as follows:

Policy 1.07E(1)c  
Policy 1.07E(2)d  
Policy 1.07E(6)s  
Policy 1.07E(7)e  
Policy 1.07E(7)h

Future Land use Map Mapping Criteria & Land Uses Allowed  
(Section D)

*The Future Land Use Map Mapping Criteria & Land Uses Allowed* has been amended, with underlined text added to the adopted Plan and struck-through text deleted. Changes to Section D are necessary to incorporate the amendment for the specific Planned Development District into the overall Plan.

- Item 2: Capital Improvement Element Tables, Section B*  
The Capital Improvement Tables (IIA-1 and IIIA-5) were amended to reflect adequate provision of infrastructure to serve the project. The transmitted transportation tables were revised to include Church Road as a developer contribution where previously transmitted improvements to the intersection of Church Road and Spring Lake Highway and Lockhart Road and SR 50 were determined to no longer be needed within the years FY 2006/07 to FY 2010/11. The transmitted water and sewer tables were revised to include updated cost information consistent with an adopted water and sewer service agreement which is included as an attachment (Exhibit D) to the DRI Development Order. Supporting data and analysis is contained in the applicant's response to the ORC report.

## **Section 2: Adopted Map**

- Item 1: The Special Features Maps of Hernando County, Florida, Future Land Use Map*  
The Future Land Use Map was amended to reflect the adopted amendment.
- Item 2: Existing Future Land Use Map*  
Item 2 is a location map showing existing Future Land Use Categories in and around the project.
- Item 3: Future Land Use Map Depicting Hickory Hill with Streets Identified*  
Item 3 is a more detailed map showing the adopted amendment's Future Land Use designation and designations in the vicinity of the project, and street identification.

## **Section 3: Ordinance 2007-6**

A copy of the certified ordinance (2007-6) is attached in the adoption package.

## **Section 4: Citizen Courtesy Information Sheets**

Copies of the Citizen Courtesy Information Sheets have been provided. Please note that the first sheet was presented at the adoption hearing on April 26, 2007, but there were no citizen requests made for notification by DCA. The other sheets

were submitted during the County transmittal hearing on June 14, 2006, and the Planning & Zoning Commission hearings on April 10, 2006, and May 8, 2006.

**Section 5: Additional Data and Analysis**

Submitted with this adoption amendment package were several items to serve as additional data and analysis as follows:

- Item 1:* Staff Memorandum to the Board of County Commissioners for the April 26, 2007, public hearing
- Item 2:* Applicant's Response to the *Objections, Recommendations, and Comments Report* Issued by the Florida Department of Community Affairs
- Item 3:* Public Hearing Exhibit HH-4 (Transportation Submittal) - A CD ROM has been provided in the adoption package and also a paper copy in two, 3-ring binders has been provided to DCA.
- Item 4:* Public Hearing Exhibit HH-5-1 (Comprehensive Water Resource Paper - Hubbell)
- Item 5:* Public Hearing Exhibit HH-5-5 (Fishkind Update - January 11, 2007)
- Item 6:* Public Hearing Exhibit HH-11 (Master Development Plan Exhibit)
- Item 7:* Public Hearing Exhibit HH-16 (Environmental Management Plan Components)
- Item 8:* Public Hearing Exhibit HH-17 (Environmental Management Plan Key Benefits)
- Item 9:* Public Hearing Exhibit HH-35 (Habitat Management Plan) - Along with the paper copy, a CD ROM has been provided in the adoption package to DCA
- Item 10:* Public Hearing Exhibit HH-36 (Fiscal Economic Impact of Hickory Hill on Hernando County)
- Item 11:* Development Order - Hickory Hill Development of Regional Impact

**Section 6: Replacement Pages for the Hernando County Comprehensive Plan**

- Item 1:* Comprehensive Plan Title Page with Amendment Notations
- Item 2:* Future Land Use Element Table of Contents and Text Pages
- Item 3:* Capital Improvement Element Tables
- Item 4:* Section D: Future Land Use Map - Mapping Criteria & Land Uses Allowed and Section E: Special Features Maps of Hernando County, Florida

**Section 7: DVD of the April 26, 2007 Adoption Hearing (Set of 3) DVD Disks)**

In accordance with the applicant's request, a DVD of the April 26, 2007, adoption hearing of the Board of County Commissioners is provided herewith. A copy of the DVD will be provided to review agencies upon individual request.

**G. Statements and Information Pursuant to Florida Statutes and the Florida Administrative Code**

- There are no additional findings by the local governing body which are outside of this adoption package.
- There are no amendments previously reviewed by the Department in the current cycle of amendments which were not adopted by the Board of County Commissioners.
- No comments were received from military installations.
- The Future Land Use Map amendment was adopted before December 1, 2007.

**H. Contact Information**

The local government contact is:

Ronald F. Pianta, AICP, Planning Director  
Hernando County Planning Department  
20 North Main Street, Room 262  
Brooksville, Florida 34601  
Telephone: (352) 754-4057  
FAX: (352) 754-4420  
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Copies of this adoption amendment package are available for public review in the Hernando County Planning Department and the Hernando County Library System.

Sincerely,



Ronald F. Pianta, AICP  
Planning Director

Attachments

cc w/attachments: Michael R. Moehlman, Executive Director, Withlacoochee Regional  
Planning Council  
Carol M. Collins, LGCP & CMS Coordinator, FDOT - District 7  
Richard S. Owen, AICP, Planning Director, SWFWMD  
Jim Quinn, Environmental Manager, Office of Intergovernmental  
Programs, Department of Environmental Protection  
Mary Ann Poole, Director, Office of Policy and Stakeholder Coordination,  
Florida Fish and Wildlife Conservation Commission  
Wendy Evans, Administrative Assistant II, Bureau of Planning and  
Budgeting, Dept. of Agricultural and Consumer Services  
Susan Harp, Historic Preservation Planner, Bureau of Historical  
Preservation, Florida Dept. of State  
Jake Varn, Esquire  
Sebring Sierra  
Geoffrey Kirk, Assistant County Attorney