

STAFF REPORT

Planning & Zoning Commission: January 12, 2004

Local Planning Agency: February 11, 2004

Board of County Commissioners: February 11, 2004

FILE NUMBER: CPAM-04-01

APPLICANT: Hernando County Board of County Commissioners

PURPOSE: Comprehensive Plan Amendment to amend the Future Land Use Element, Transportation Element, and adding an Airport Master Plan to Section E - Special Features Maps of Hernando County, Florida of the Hernando County Comprehensive Plan

GENERAL

LOCATION: County-wide

LEGAL

DESCRIPTION: County-wide

FILE STATUS: All legal obligations have been completed.

CITIZEN RESPONSE: FOR: 0 AGAINST: 0

STAFF FINDINGS:

During the 2002 Session, the Florida Legislature adopted an amendment to Chapter 163 F.S. that created an exemption in the Development of Regional Impact (DRI) rules for airports. Specifically, if the local government comprehensive plan included the adoption of an airport land use plan that met standards defined in the Statute, an exemption could be obtained from the DRI rules as they pertain to aviation and non-aviation related uses on airport property. The Planning Department staff is assisting the Airport personnel in the preparation of the comprehensive plan amendment to meet the standards of the above noted Statute.

Hernando County had established an industrial park on the northern portion of the airport property along Spring Hill Drive during the 1980's and as a result of its success, have added additional lands along the western boundary of the property in the late 1990's. In order to accommodate additional industrial uses, along with certain aviation uses, the total project was nearing the DRI threshold, which would have required the County to undertake a costly and time consuming DRI review. The State Legislature recognized that if the development of airport properties was adequately addressed in the local jurisdiction's Comprehensive Plan, then the need for the DRI would not be necessary.

Section 163.3177(k) F.S. specifies that if an airport master plan is incorporated into the local jurisdiction's Comprehensive Plan and addresses land use compatibility consistent with Chapter 333 F.S. regarding airport zoning, provides for regional transportation facilities for the efficient use of

the transportation facilities and airport, is consistent with the Transportation Element of the Comprehensive Plan and the MPO's long range transportation plan, addresses maintaining adopted level of service standards for public facilities subject to concurrency, and may address airport-related or aviation-related development, then development consistent with the adopted master plan shall not be considered a DRI.

CPAM-04-01 consists of an Airport Master Plan, which will be added to the Special Features Maps of Hernando County (Section E) of the County's Comprehensive Plan and amendments to Policy 1.07(C)(1) of the Future Land Use Element, Goal 2.08, Policy 2.08(A)(11), Objective 2.08(B), and Policies 2.08(B)1-2, Goal 2.09, Objective 2.09(A), Polices 2.09(A)(1), and the creation of Policies 2.08(B)4-8, Policies 2.09(A)3 and 6, all in the Transportation Element. The master plan map has been prepared to be consistent with the current and future anticipated uses as development by the Hernando County Airport Authority and Board of County Commissioners. The changes to existing policies and the preparation of new policies in the aforementioned elements has been done to demonstrate compatibility with the existing Comprehensive Plan and address the issues defined in Section 163.3177(k) F.S.

The Airport Master Plan shows existing uses, both Aviation-Related and Industrial / Commercial, along the northern and western areas of the airport property and adjacent to the existing runways in the northeast and eastern portions of the airport property. The proposed uses are also depicted on the Plan and identify proposed Industrial / Commercial areas across the southern half of the airport property from near the Suncoast Parkway to US 41. A proposed east/west training runway and corresponding taxiways is located in the southern portion of the property, with proposed aviation uses to be located in the area enclosed by the two existing runways and the proposed training runway. Also depicted on the Plan is a network of major transportation facilities on the airport property with access off of US 41 at the southern end of the property and road stubs to the south to connect to the proposed County Line Road / Ayers Road extension.

Also submitted with the application were three maps, the Airport Conceptual Drainage Plan, Airport Master Utilities Plan, and Airport Area Transportation Plan. In addition, a narrative entitled "Hernando County Airport Data and Analysis Summary" was submitted to help substantiate the issues as defined in Section 163.3177(k) and demonstrate that the standards in the Statute have been met.

The Hernando County Airport Authority at its meeting of December 11, 2003, reviewed the proposed Master Plan and policies and had no substantial comments at that time. However, as the amendment proceeds through the process of adoption, the Airport Authority will be revisiting the proposed Master Plan at a future meeting, following receipt of the DCA Objections, Recommendations, and Comments (ORC) report to deal with matters of consistency, if any, raised by the DCA review.

STAFF RECOMMENDATION:

The Planning Staff recommends that the Board of County Commissioners as the Local Planning Agency and as the Board of the County Commissioners review CPAM-04-01, conduct the advertised public hearing taking public comment and vote to transmit the proposed amendment to DCA for their review and comments.

P & Z RECOMMENDATION:

On January 12, 2004, the Planning & Zoning Commission voted 5-0 to recommend the Local Planning Agency and the BCC approve the amendments to policies of the Future Land Use Element and the Transportation Element, and the addition of an Airport Master Plan to Section E - Special Features Maps of Hernando County, Florida of *Hernando County's Comprehensive Plan*.

LPA/BCC ACTION:

On February 11, 2004, the Board of County Commissioners (BCC) acting as the LPA conducted a public hearing taking public comment and recommended the transmittal of the proposed Hernando County Comprehensive Plan Amendment CPAM-04-01 and the BCC acting as the Governing Body conducted a public hearing taking public comment voted 4-0 to transmit the proposed Hernando County Comprehensive Plan Amendment CPAM-04-01 to the Florida Department of Community Affairs (DCA) and review agencies with the request for DCA to review the proposed plan amendment.

DCA ORC REPORT:

STAFF RECOMMENDATION:

BCC ACTION: