

**STAFF REPORT**

Planning & Zoning Commission: June 13, 2005

Local Planning Agency: July 13, 2005

Board of County Commissioners: July 13, 2005

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**APPLICANT:** Hernando County Board of County Commissioners  
**FILE NUMBER:** CPAM-05-05-EAR

**PURPOSE:** EAR-based Comprehensive Plan Amendments to amend and update all Elements and Sections D and E, consisting of text and map amendments and additions.

**GENERAL**

**LOCATION:** County-wide

**LEGAL**

**DESCRIPTION:** County-wide

**FILE STATUS:** All legal obligations have been completed.

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**COMMENTS RECEIVED:** 1

**STAFF FINDINGS:**

**AMENDMENTS BASED ON EAR RECOMMENDATIONS**

The draft Proposed EAR-based Comprehensive Plan Amendments (CPAM-05-05-EAR) to the adopted *Hernando County's Comprehensive Plan* are based on the recommendations in the *Evaluation and Appraisal Report of the Comprehensive Plan, Hernando County, Florida*. The EAR process began in March, 2002 with a Growth and Development Workshop. The EAR process was primarily based in public participation and the EAR Report contained recommendations based on the public comments received, along with changes required by Florida Statutes, and "housekeeping" updates. The EAR was adopted by Hernando County, Florida on July 14<sup>th</sup>, 2004, and determined to be sufficient by the Florida Department of Community Affairs on October 8, 2004. The draft amendments have been prepared based upon the recommendations contained in the adopted EAR.

**DRAFT PROPOSED AMENDMENTS BROADLY DISSEMINATED TO PUBLIC**

The draft Proposed EAR-based Comprehensive Plan Amendments have been broadly

disseminated for public review and oral and written comments have been invited and considered. Notices have been sent to interested parties on the Planning Department's mailing lists. Notices were emailed to interested parties on the Planning Department's EAR email contact list. Public review copies have been made available at the County's four major libraries and at the Planning Department office. Electronic copies of all text and map amendments have been posted to the Planning Department's web page. Planning Staff held two public meetings (May 12 and 20, 2005) to present the draft proposed amendments to the public and to invite, consider, and respond to public comments.

## **DESCRIPTION OF AMENDMENTS**

The draft proposed amendments affect all Elements of the Plan and Sections D and E, and include both text and map amendments. The text and map amendments are listed in the enclosed "List of EAR-Based Comprehensive Plan Amendments." The amendments are listed by subject organized around the EAR recommendations with accompanying citations for applicable changes. In addition to the EAR-based amendments, the draft proposed amendments include numerous "housekeeping" changes and updates reflecting completed tasks, performance date revisions or additions, and agency name changes.

## **BACKGROUND INFORMATION, DATA, AND ANALYSIS CONTAINED IN EAR**

These amendments are based on the background information, data, and analysis contained in the adopted EAR and its Appendices. The EAR and its Appendices are posted to the Planning Department's web page in user-friendly format. Public review copies of the EAR and its Appendices remain available at the Planning Department office and at the four major County libraries.

The new long range pedestrian and bicycle facility plan maps are based on the Future Land Use Map's designation of areas for urban development, connectivity between population centers and destinations, and the most recent update to the MPO's Long Range Transportation Plan adopted in December, 2004.

The new Buildout Thoroughfare Plan map is based on a FSUTMS Model run loaded with population projections and land use patterns projected at buildout of the Future Land Use Map proposed for adoption. The population and land use pattern were projected based on the Future Land Use Map in combination with the density guidance provided in the policies of the current adopted Comprehensive Plan and considering parcel characteristics such as size, developable area, and planned infrastructure. The traffic volumes predicted by the FSUTMS Model run were utilized to predict the sizes, numbers, locations, and characteristics of roads needed to maintain adopted Levels of Service on the functionally classified road network at buildout as planned by the current adopted Comprehensive Plan.

**STAFF RECOMMENDATIONS:**

The Planning Staff recommends that the Planning & Zoning Commission review and consider the draft Proposed EAR-based Comprehensive Plan Amendments (CPAM-05-05-EAR) and recommend their approval to the Local Planning Agency (LPA) and the Board of County Commissioners.