

STAFF REPORT Version Date: May 1, 2007
Planning & Zoning Commission: July 9, 2007
Local Planning Agency: August 8, 2007
Board of County Commissioners: August 8, 2007
Board of County Commissioners:

APPLICANT: Hernando HMA Inc.

FILE NUMBER: CPAM-07-06

PURPOSE: The proposed text and map amendment to the Hernando County Comprehensive Plan involves the creation of a medical campus district to include the existing Brooksville Regional Hospital site, designated as the Brooksville Regional Medical Center Planned Development District in the Future Land Use Element. This amendment adds objectives and policies as well as amends the Future Land Use Map from Rural and Residential to the Brooksville Regional Medical Center Planned Development District.

GENERAL

LOCATION: East of Lykes Dublin Road, south of Cortez Blvd (SR 50); north of Wiscon Road (CR 570)

LEGAL

DESCRIPTION: A portion of Section 30, Township 22 South, Range 19 East, Hernando County Florida

FILE STATUS: All legal obligations have been completed.

CITIZEN

RESPONSE: Correspondence received as of the date of this report? Yes No

DESCRIPTION OF PROPOSED PROJECT AND AMENDMENTS:

The application requests a text and map amendment to the Future Land Use Element by adding objectives and policies to create the Brooksville Regional Medical Center Planned Development District and amend the FLU Map to change 140 acres from Rural and Residential land uses to the Brooksville Regional Medical Center Planned Development District. On the FLUM, the parcel is bordered by Rural and Commercial on the West; by Residential on the North, and Rural on the East and South.

The proposed amendment will create the Brooksville Regional Medical Center Planned Development District to accommodate both the preexisting 120-bed hospital facility and

68,000 square foot medical office building with future health care related facilities within an approximate 140-acre contiguous area. The preliminary development plan includes an additional 36-bed assisted living facility and other health care related facilities. The total square footage for the project, not including the hospital, is anticipated to be approximately 291,000 square feet. A preliminary conceptual development plan is attached to the application packet. A Master Plan for the Planned Development District describing the health care related facilities in more detail will be developed in the future as part of the rezoning process.

BACKGROUND INFORMATION:

The Brooksville Regional Hospital was conveyed by the applicant to Hernando County on December 2, 2005. The applicant currently leases the hospital from the county via a Lease Agreement dated June 1, 1998 and a First Amendment to the Lease Agreement dated December 2, 2005. Since the County owns the ground under the Brooksville Regional Hospital and hence, as the “property owner,” the County is a party to this application to amend the Comprehensive Plan as contained in s. 163.3164, F.S.; s. 163.3181 and 163.3184. Both the hospital and the associated medical office building are open, well functioning facilities and neither facility has impacted the area in any negative way. The remainder of the PDD area is expected to be compatible with land use element objectives and policies.

INFRASTRUCTURE:

UTILITIES REVIEW:

The Hernando County Utilities Department has made significant investments in infrastructure based on the Inter-local Agreement between Hernando County and the City of Brooksville delineating which entities will serve the particular areas of the property, as well as specific Right to Serve Boundary lines.

Electric, potable water and sewer infrastructures are currently extended to the existing hospital and medical office building. A portion of the PDD area containing the existing hospital and medical office building are within Hernando County’s Utility First Right to Serve area and the county currently serves the existing hospital and medical office building for both potable water and sewer. The remainder of the PDD area is located within the City of Brooksville’s Utility First Right to Serve area. It is anticipated that potable water and sewer service for the PDD proposed uses within the City’s right to serve area would be available from the City, if needed.

The statements made by the applicant with regard to the potable water and sewer have adequately addressed any concerns of the Hernando County Utilities Department and no further exceptions were noted.

ENVIRONMENTAL REVIEW:

County data resources show that the subject property is contained within a Special Protection Area (SPA) as defined in Hernando County's Groundwater Protection Ordinance (GPO). The area is geologically active and is in close proximity to the Peck Sink complex. The comments submitted by the applicant are sufficient at this time and further conditions and analysis will continue at the master plan stage to ensure that requested conditions are addressed.

WILDLIFE REVIEW:

The comments submitted by the applicant are sufficient at this time; however on a recent site visit the Lead Environmental Planner for Hernando County did view protected listed species. Further conditions and analysis will be required at the master plan stage.

ENGINEERING & TRANSPORTATION REVIEW:

The Hernando County Engineering and Transportation Departments do not have any immediate issues with the surrounding roadways serving the area of the proposed PDD, however wishes to note that specific issues may be present themselves and be handled as the project continues through the subsequent rezoning and development phases.

DISCUSSION OF ISSUES:

The significant discussion should address the fundamental consideration of whether or not the requested amendment should be transmitted as a proposed amendment. This determination should be based on consistency, land use compatibility, groundwater and environmental impacts, and fiscal impacts.

Internal consistency is measured against the Goals, Objectives and Policies which provide the overall direction for the adopted Comprehensive Plan. Consistency is also measured against the requirements of Chapter 163 F.S. and Rule 9J-5 FAC. Compatibility is determined with respect to surrounding land uses and environmental conditions.

CONSISTENCY AND COMPATIBILITY:

A. Internal Plan Consistency

The requested amendment furthers the overall direction of Hernando County's Comprehensive Plan with regard to the following:

Future Land Use Element - Chapter 1

Goals 1.01: To require compatible and coordinated distributions of land uses and intensities of land uses which will promote the health, safety, and welfare of the citizens of Hernando County and discourage the proliferation of urban sprawl.

Policy 1.01A: A Planned Development Project (PDP) shall be developed as an integral unit with one or more land uses.

Policy 1.01A(2): PDP categories shall be established by land development regulations for the following uses ...; public and quasi-public facilities developed in accordance with an approved development plan.

Objective 1.01T: Provide for efficient use and provision of public facilities/services in a cost-efficient manner

Policy 1.01T(1): Limit the potential for urban sprawl by establishing services in areas adjacent to concentrated growth.

Policy 1.01T(3): Provide attractive, functionally related mixed use projects which permit a variety of compatible uses to be located in close proximity to each other.

Policy 1.01T(4): Hernando County shall discourage the urban sprawl development pattern characterized as functionally unrelated to or integrated with other surrounding development ... b). Lineal or strip development that expands along major roadways beyond urban infrastructure causing the degradation of roadway capacity and incompatibility of adjoining land uses. c). Single dimensional development lacking supportive services.

Goal 1.07: To have comprehensive planning of certain areas within the county in which mixed land uses are envisioned and more planning control is determined to be necessary to best utilize a limited resource.

Conservation - Chapter 10

Objective 6.05A: Protect and conserve identified wetlands and the natural function of wetlands by restricting incompatible land use activities in wetlands to those which do not significantly impact the quality and function of the wetland.

Policy 6.02A(4): Stormwater managements systems should be designed to utilize wetlands which provide a natural filtering of pollutants in accordance with the Florida Administrative Code.

Economic Development - Chapter 14

Objective 10.01A: Promote economic development by supporting and assisting existing businesses and by recruiting targeted new businesses.

Policy 10.01A(3): New businesses will be recruited in targeted industries to improve the diversity and thereby the stability of Hernando County’s economy...

B. Consistency with Statutes and Rules

The requested amendment appears to be consistent with Chapter 163 F.S. and Rule 9J-5 F.AC.

C. Compatibility

The land uses permitted by the requested amendment are compatible with the adjacent existing Rural areas. The PDD area is adequately served by road access from Cortez Blvd (SR 50), Wiscon Road, and Lykes-Dublin Road which are suitable to support additional office/professional health care related development. There are no apparent land use conflicts or adverse impacts on infrastructure.

The parcel is located in a large area generally described on comprehensive plan maps as a high aquifer recharge area with significant potential for groundwater pollution. The Land Development Regulations and state permitting requirements may stipulate specific measures to manage potential groundwater contaminants. The Special Features Maps of the Comprehensive Plan and other available resources do not indicate any other significant environmental concerns.

STAFF FINDINGS:

The amendment as submitted appears to be consistent with important Goals, Objectives and Policies in the adopted Plan as it minimizes environmental impacts, preserves open space, and has a positive fiscal impact on the County. The discussion of issues above outlines the basis for recommended changes to achieve the Goals, Objectives, and Policies of the adopted Plan.

Careful site design and management of stormwater can minimize the potential for adverse impacts to groundwater due to the subject property is contained within a Special Protection Area (SPA) and the area's geologically activity and close proximity to the Peck Sink complex. A historical and archaeological survey will be needed before land alterations begin. A survey of wildlife and vegetation communities and a wetlands survey will also be needed. These surveys will be required as part of determination of zoning.

The maintenance of designated areas for economic development supports the County's economic development goals and supports the development of diversity and stability in the local economy, diversity in the County's tax base, and the development and sustainability of better than average paying jobs. The fiscal impacts of economic development are considered to be positive.

The applicant provided draft policies, which staff has revised. The attached revised Policy language shown in strikethrough-underline format contains the revisions necessary to attain consistency and compatibility. With the modifications delineated above and with adoption of all of the Policies as amended below, the amendment appears to be consistent with and furthers the overall intent of the Comprehensive Plan.

STAFF RECOMMENDATIONS:

It is recommended that the Planning & Zoning Commission review and consider the proposed draft Comprehensive Plan Amendment CPAM-07-06 Hernando HMA Inc., accept public comments, and recommend to the Local Planning Agency (LPA) and the Board of County Commissioners that the proposed amendments to the County's adopted Comprehensive Plan be transmitted to the Florida Department of Community Affairs and the associated review agencies with review requested.

**PROPOSED COMPREHENSIVE PLAN AMENDMENT
(WITH STAFF'S RECOMMENDED CHANGES
IN UNDERLINE-STRIKETHROUGH)**

Objective 1.07F and Policies 1.07F(1) through 1.07F(8) are proposed for adoption into the Hernando County Comprehensive Plan.

**BROOKSVILLE REGIONAL MEDICAL CENTER
PLANNED DEVELOPMENT DISTRICT**

OBJECTIVE 1.07F: ~~MAXIMIZE~~ CREATE A SELF CONTAINED MEDICAL CAMPUS INCORPORATING THE USE OF THE BROOKSVILLE REGIONAL MEDICAL CENTER AND SURROUNDING LANDS BY PROVIDING FOR HOSPITAL AND HEALTH CARE - RELATED USES.

POLICY 1.07F(1): Establish a Planned Development Land Use Category on the Future Land Use Map which allows for a mixture of the following land uses:

Hospital, and health care related uses such as ambulatory centers, assisted living facilities, hospice in-patient facilities, imaging centers, medical offices, nursing homes, oncology treatment centers, out-patient diagnostic centers, out-patient surgery centers, stand-alone doctors' offices, and other health care related and ancillary uses. This policy shall prohibit retail commercial or general office development as a primary use.

POLICY 1.07F(2): ~~Later prepare and maintain a master plan for the Brooksville Regional Medical Center Planned Development Land Use Category which controls the uses allowed within the health care related properties.~~ The integrated medical campus shall be self contained and will provide for the orderly development of health care related uses in association with an existing hospital facility and associated medical office building.

POLICY 1.07F(3): HMA, Inc., or its successors or assigns, shall prepare for inclusion in the Land Development Regulations, a specific planned development (PDP) medical campus zoning district for review and adoption by the County prior to filing a rezoning petition. This zoning district shall be specifically designed for the creation of the Brooksville Regional Medical Center Planned Development District.

POLICY 1.07F(4): ~~Once created, the master plan for the Brooksville Regional Medical Center Planned Development property shall be updated at least every five (5) years.~~

Property shall only be developed within this District using the planned development (PDP) process utilizing the specific zoning regulations developed for the District.

POLICY 1.07F(5): ~~Ancillary uses allowed within the Planned Development Land Use Category shall not be incompatible with health care related activities.~~ In addition to complying with all other environmental policies and objectives contained in this Plan, development within the Brooksville Regional Medical Center Planned Development District shall comply with the following:

- a. The District property drains into Peck Sink which has experienced recent activity resulting in heightened concerns about groundwater problems. Therefore prior to development occurring, HMA, Inc., or its successors or assigns, shall provide evidence by a qualified professional approved by the County demonstrating that the Peck Sink area will not be negatively impacted
- b. Impacts to wetlands and other environmental features shall be avoided and minimized to the greatest extent practical and economically feasible.
- c. Prior to development occurring, Floral and Faunal surveys shall be conducted by a qualified professional for review by the County and all applicable State agencies. Protection shall be afforded new species where determined appropriate.

POLICY 1.07F(6) Appropriate buffers shall be established to screen development areas and provide a natural buffer for adjacent land uses;

- a. Landscaping shall exceed Hernando County standards in both size and quantity of material to be planted.
- b. Landscaping shall utilize Xeriscape and/or Florida Friendly Design principles.

POLICY 1.07F(7): ~~The Brooksville Regional Medical Center Planned Development District and its health care-related activities shall be protected from encroachment by incompatible land uses.~~ An infrastructure analysis shall be used to demonstrate that adequate public facilities will be provided, prior to the issuance of any development order.

POLICY 1.07F(8) An integrated internal roadway network and external access shall be required to maintain access between and among the planned development land uses;

- a. Accommodate for pedestrian and bike traffic throughout the planned development. Multi-modal transportation opportunities shall also be accommodated.
- b. Development of the District shall utilize appropriate access management techniques and controls to accommodate anticipated traffic.