

STAFF REPORT

HEARINGS: Planning & Zoning Commission: March 14, 2022
Local Planning Agency: April 12, 2022
Board of County Commissioners: July 12, 2022

APPLICANT: Hernando County Board of County Commissioners

FILE NUMBER: CPAM-22-02

REQUEST: Large-Scale Comprehensive Plan Text Amendment to Revise Future Land Use Element, Land Use Compatibility and Urban Sprawl Prevention Sections, to Address Lot Size Compatibility

GENERAL LOCATION: Countywide

PARCEL ID: Countywide

DESCRIPTION OF THE PROPOSED AMENDMENT

Hernando County has seen a significant increase in the number of residential rezoning and Comprehensive Plan Amendments for new subdivisions throughout the County. Many of these requests for new subdivisions include master plan requests with lot sizes smaller than existing lots that have been historically developed in the County.

The proposed amendment proposes Strategy revisions to the Future Land Use Element, specifically the Land Use Compatibility and Urban Sprawl sections, to address lot size compatibility issues and propose mechanisms for review of land use and rezoning applications. Placing Strategies in the Comprehensive Plan provides the legal foundation and policy guidance for the review of lot sizes for compatibility in proposed residential master plans.

FINDINGS

The proposed revisions complement the existing Goals, Objectives and Strategies in the Comprehensive Plan and provide guidance for determining compatible lot size and design, both in infill development and rural neighborhoods.

STAFF RECOMMENDATION

It is recommended that the Planning & Zoning Commission (P&Z) review proposed revisions to the Future Land Use Element of the 2040 Comprehensive Plan and recommend to the Local Planning Agency (LPA) / Board of County Commissioners (BOCC) that CPAM-22-02 be transmitted to the designated State and local agencies for review and comment.

P&Z RECOMMENDATION:

On March 14, 2022, the Planning and Zoning Commission voted 5-0 to recommend that the Local Planning Agency (LPA)/Board of County Commissioners (BOCC) transmit CPAM-22-02 to the designated State and Local agencies for review and comment.

BCC/LPA ACTION:

On April 12, 2022, the Board of County Commissioners/Local Planning Agency voted 5-0 to transmit CPAM-22-01 to the designated State and Local agencies for review and comment.

STATE AGENCY RESPONSES:

On May 13, 2022, the County received a letter of no objection from the Florida Department of Economic Opportunity.

STAFF RECOMMENDATION

It is recommended that the Board review the proposed amendment, consider the attached staff report and backup information, adopt the amendment package, and authorize the final transmittal to the Florida Department of Economic Opportunity.