

COMPREHENSIVE PLAN AMENDMENT CPAM-23-03

STAFF REPORT

RECOMMENDATIONS/ACTIONS

STAFF RECOMMENDATION TO PLANNING & ZONING COMMISSION

APRIL 1, 2024

It is recommended that the Planning & Zoning Commission (P&Z) review the proposed revisions to the Utilities Element of the 2040 Comprehensive Plan and recommend to the Local Planning Agency (LPA) / Board of County Commissioners (BOCC) that CPAM2403 be transmitted to the designated State and local agencies for review and comment listed in **Appendix A** of this Staff Report.

PLANNING & ZONING COMMISSION ACTION

APRIL 8, 2024

On April 8, 2024, the Planning and Zoning Commission voted 4-0 to recommend to the Local Planning Agency (LPA) / Board of County Commissioners (BOCC) that CPAM2403 be transmitted to the appropriate designated State and local agencies for review and comment. (modified from staff's recommendation) listed in **Appendix B** of this Staff Report.

STAFF RECOMMENDATION TO THE COUNTY COMMISSION

MAY 7, 2024

It is recommended that the Board of County Commissioners Local Planning Agency (LPA) / Board of County Commissioners (BOCC) that CPAM2403 be transmitted to the appropriate designated State and local agencies for review and comment listed in **Appendix B** (Planning and Zoning Commission recommendation) of this Staff Report.

INTRODUCTORY INFORMATION

HEARINGS: Planning & Zoning Commission: April 8, 2024
Local Planning Agency: May 14, 2024
Board of County Commissioners: May 14, 2024

APPLICANT: Hernando County Board of County Commissioners

FILE NUMBER: CPAM2303

REQUEST: Comprehensive Plan Text Amendment Adopting the Septic Tank Remediation Plan and Revising Chapter 6 Utilities Element of the 2040 Comprehensive Plan

GENERAL LOCATION: Countywide

PARCEL ID: Countywide

DESCRIPTION OF THE PROPOSED AMENDMENT

Florida Senate Bill 552 (SB 552) was passed in July of 2016 establishing Florida Springs and Aquifer Protection Act. The Bill was created to protect Florida's water and natural resources and the policies therein were aimed to preserve and restore the state's resources for current and future use. The policy further aimed to protect and restore flows and water quality in the state's Outstanding Florida Springs (OFS). Hernando County has two identified OFS; Weeki Wachee and Chassahowitzka. Under these laws, local governments are required to address Septic Tank Remediation in their comprehensive plan.

DESCRIPTION OF PROPOSED AMENDMENTS:

To bring consistency with State Law as it pertains to Septic Tank Remediation in Hernando County, staff is proposing corresponding changes to the Goals, Objectives and Strategies of the Chapter 6 Utilities Element of the 2040 Comprehensive Plan. The proposed changes are consistent with the plans and programs of the Hernando County Utilities Department and incorporating HCUD plan name by reference.

Specific Text Amendments:

Strategy 6.02E(5): Hernando County adopts by reference Wastewater Treatment Feasibility Analysis Report. The County shall review and update the work plan as needed, in accordance with Florida Department of Environmental Protection (FDEP) requirements.

**APPENDIX A
STAFF RECOMMENDATION TO
PLANNING AND ZONING COMMISSION**

STAFF RECOMMENDATION:

It is recommended that the Planning & Zoning Commission (P&Z) review the proposed revisions to the Utilities Element of the 2040 Comprehensive Plan and recommend to the Local Planning Agency (LPA) / Board of County Commissioners (BOCC) that CPAM2403 be transmitted to the designated State and local agencies for review and comment.

**APPENDIX B
PLANNING AND ZONING COMMISSION
ACTION/RECOMMENDATION**

P&Z ACTION:

On April 8, 2024, the Planning and Zoning Commission voted 4-0 to recommend to the Local Planning Agency (LPA) / Board of County Commissioners (BOCC) that CPAM2403 be transmitted to the appropriate designated State and local agencies for review and comment.