

**HERNANDO COUNTY COMPREHENSIVE
PLAN AMENDMENT PETITION (CPAM)**



Application request (check one):

- Small Scale - Map Only (10 acres or less)
- Large Scale Text Amendment (More than 10 acres)
- Large Scale Map Amendment (More than 10 acres)

PRINT OR TYPE ALL INFORMATION

Date: 10/05/2022

APPLICANT NAME: Oak Development Group LLC

Address: 1025 58th Street North
 City: St Petersburg State: FL Zip: 33703
 Phone: (727) 560-7827 Email: casey@oakdq.com

Property owner's name: (if not the applicant) Lesa Bruger, Trustee

REPRESENTATIVE CONTACT NAME: Jacob T. Cremer & Cynthia D. Spidell

Company Name: Stearns Weaver Miller
 Address: PO Box 3299
 City: Tampa State: FL Zip: 33601-3299
 Phone: (813) 223-4800 Email: jcremer@stearnsweaver.com and cspidell@stearnsweaver.com

HOME OWNERS ASSOCIATION: Yes No (if applicable provide name)

Contact Name: _____
 Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) KEY NUMBER(S): 00344657
2. SECTION 20 TOWNSHIP 22 South RANGE 18 East
3. Size of area covered by application: 40.4 Acres
4. Future Land Use Map Classification (if applicable): Rural
5. Desired Map Classification: Residential
6. Desired Text Amendment: N/A
7. Has a public hearing been held on this property within the past twelve months? Yes No
8. Will expert witness(es) be utilized during the public hearings? Yes No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? Yes No (Time needed: TBD)

PROPERTY OWNER AFFIDAVIT

I, Lesa Bruger, Trustee, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (check one):

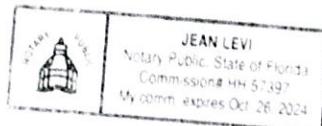
- I am the owner of the property and am making this application OR
- I am the owner of the property and am authorizing (applicant) Oak Development Group LLC and (representative if applicable) Jacob T. Cremer & Cynthia D. Spidell to submit an application for the described property.

Lesa Bruger, Trustee
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 5 day of October, 2022, by _____ who is personally known to me or produced DL as identification.

Signature of Notary Public

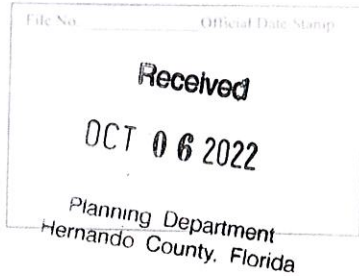


Effective Date: 11-8-16 Last Revision: 6-2-17

CPAM Application Form 06-02-17 Docx

Notary Seal Stamp

File No _____ Official Date Stamp



**NARRATIVE TO
SMALL SCALE COMPREHENSIVE PLAN
AMENDMENT APPLICATION**

**BRUGER PROPERTY
OAK DEVELOPMENT GROUP, LLC**

Submitted by:

**Jacob T. Cremer, Esquire
Cynthia D. Spidell, AICP
Stearns Weaver Miller
401 East Jackson Street, Suite 2100
Tampa, Florida 33602
(813) 222-5051**

October 5, 2022

JUSTIFICATION REPORT

I. Statement of Proposed FLU Map Amendment.

This small scale comprehensive plan amendment (“CPAS”) proposes to change the Future Land Use (FLU) category from Rural to Residential on approximately 40.4 acres (**Exhibit A – Location Map**) on parcel key no. 00344657 (the “**Property**”). This CPAS is in conjunction with a corresponding rezoning application to the Planned Development District (PDP) on the Property. It should be noted that a portion of the Property has a cell tower located on it. Pursuant to Hernando County Comprehensive Plan Strategy 1.04K(1), communication towers are allowed in any future land use category and therefore the acreage associated therewith shall be included with this request:

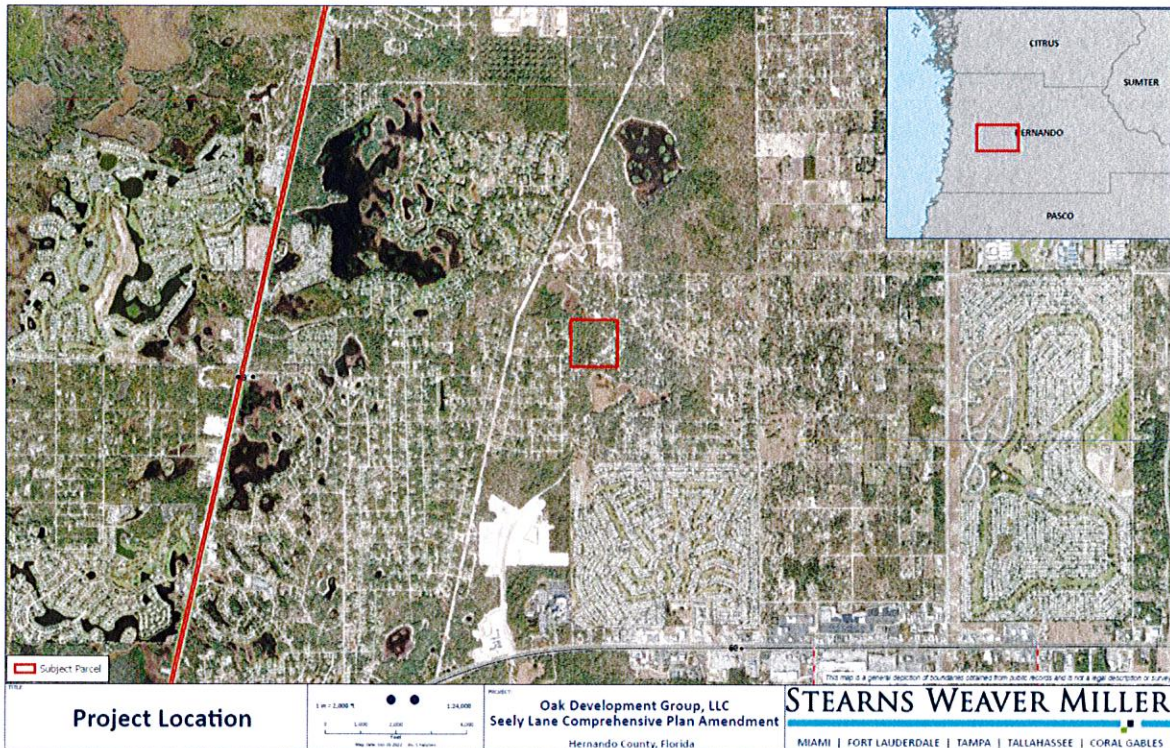
Public Facilities Category

Objective 1.04K **The Public Facilities Category includes major facilities that serve a large portion of the County, the entire County, or that include service areas beyond the County. Examples include landfills, power plants, major or new power easements, and regional potable water and wastewater treatment facilities.**

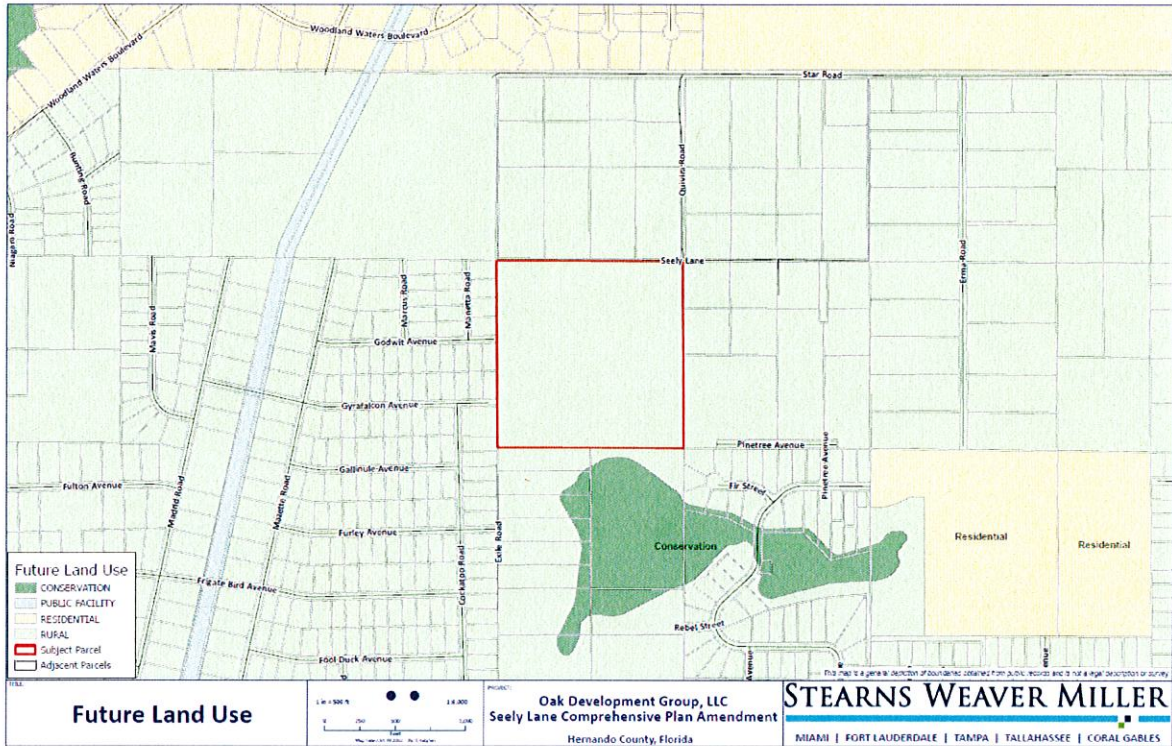
Strategy 1.04K(1): Minor public facilities that do not need to be designated with the Public Facilities Category may be allowed in any Future Land Use Map Category. These include local facilities such as wellfields, sewage collection facilities, water distribution facilities, communication towers, public buildings, schools and other governmental or public service structures and uses.

There are currently no proposed changes to the cell tower use at this time, however, for purposes of this amendment it has been included to be changed to residential in the case of a future decision to remove the tower and develop as residential. A rezoning application for the Property is being filed concurrently with this CPAS application to accommodate a change in zoning from the Agricultural District to Planned Development – Single Family (PDP-SF) to accommodate approximately 162 single family lots on 40.4 acres. This represents a gross density of 4.00 dwelling units per acre (162 dwelling units/40.4 acres).

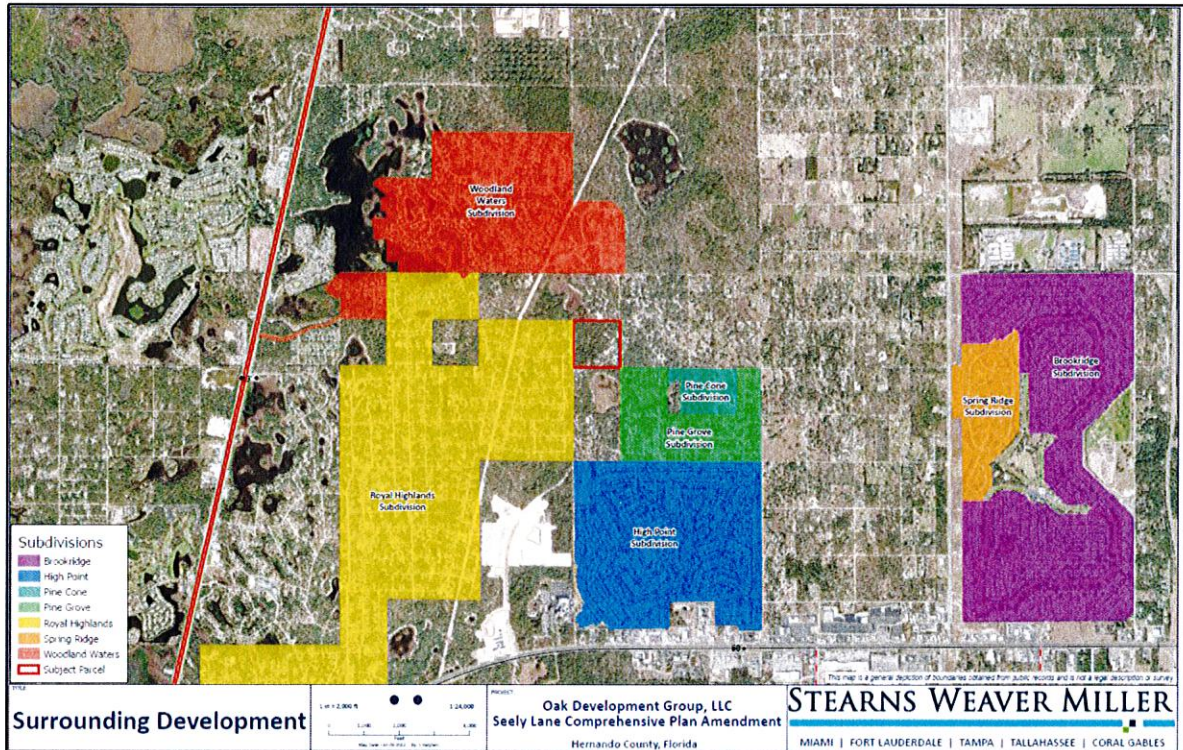
The area subject to this amendment is located south of and abutting Seely Lane as follows (**Exhibit A - Location Map**):



The current FLU map shows the project surrounded by the Rural FLU category (**Exhibit B – Current FLU Map**).



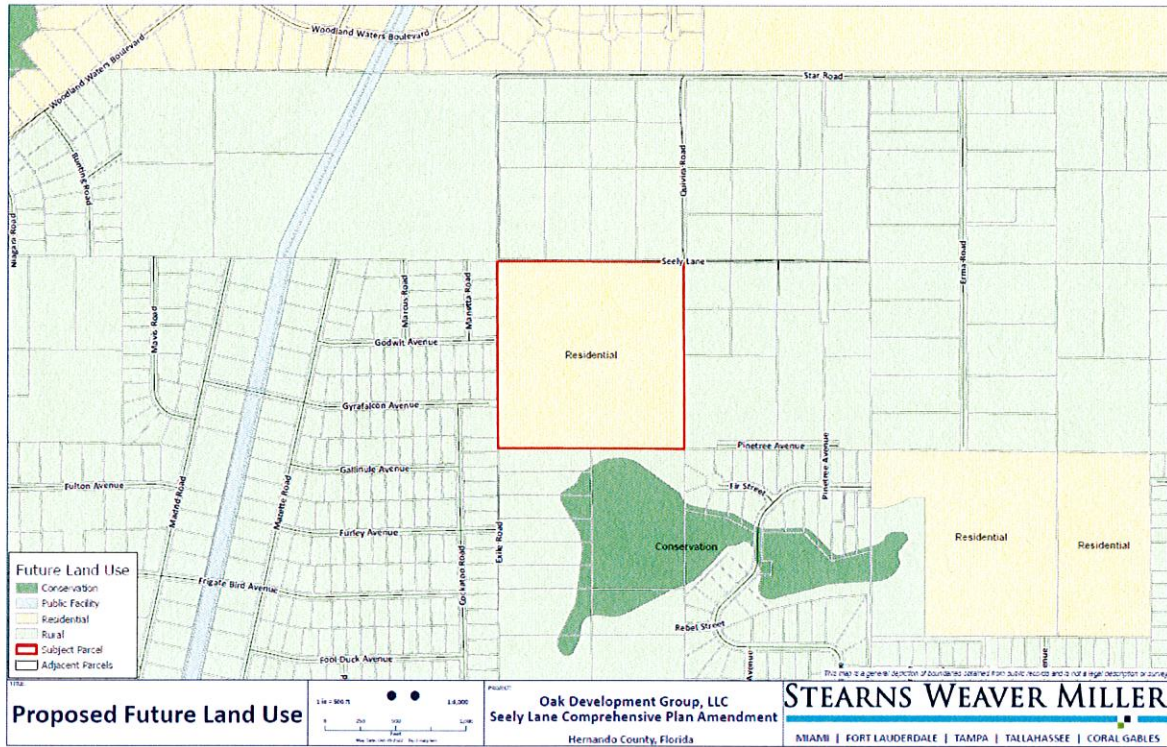
The Surrounding Development exhibit (**Exhibit C – Surrounding Development**), demonstrates how the Property is surrounded by several suburban style residential communities including Woodland Waters to the north, Royal Highlands to the west and south and Pine Cone, Pine Groves, and High Point to the south (and east). Additionally, the Spring Ridge and Brookridge subdivisions are also within a couple miles of the Property. Although, immediately abutting, three (3) sides of this project, the properties are relatively vacant, this exhibit demonstrates how the area is in transition and that the County is fulfilling its vision for this area to be the area that absorbs the County’s growth needs.



In addition to those shown on the above exhibit, there are several other developments recently approved by the County including Metro Development Group’s Lake Hideaway project (just north of the Property) and Waterford/Cortez Oaks/Oak Hill to the south of the Property between the Royal Highlands and High Point subdivisions.

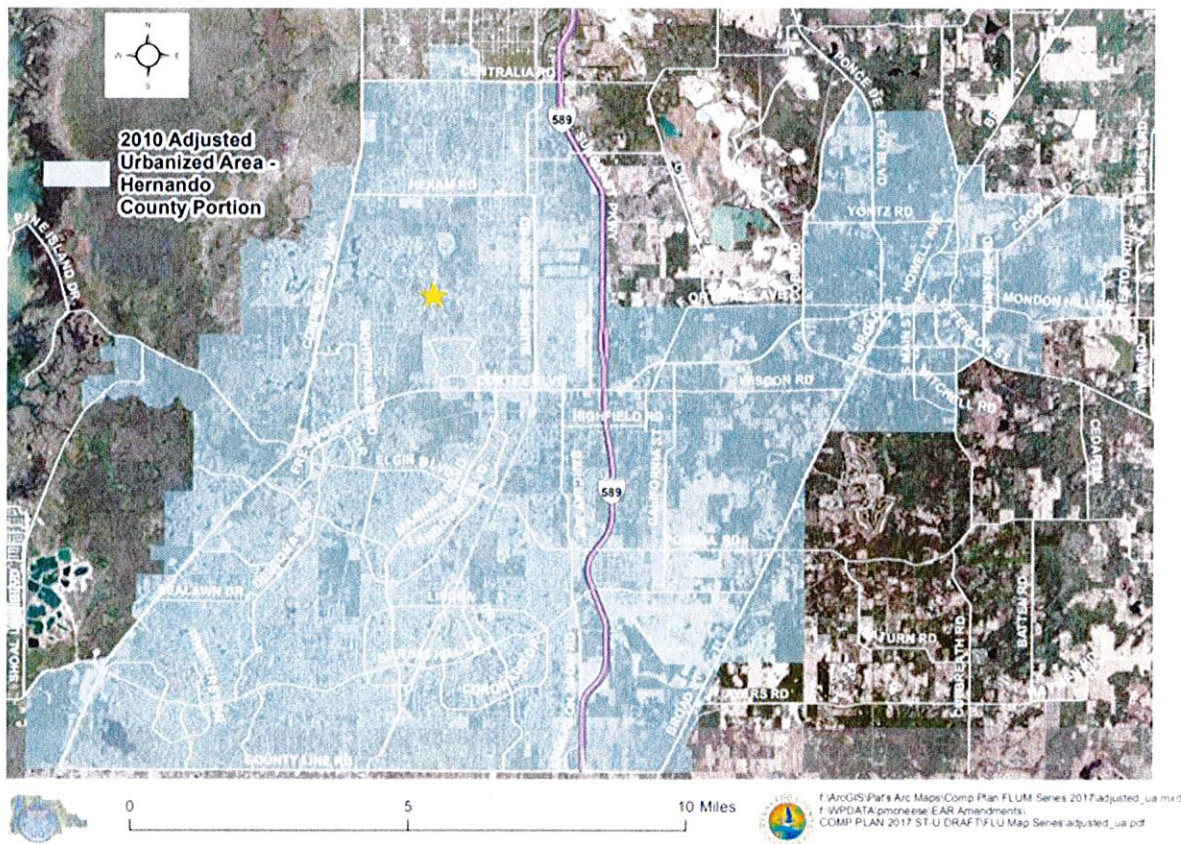
Therefore, the Proposed FLU category map is a bit misleading (**Exhibit D – Proposed FLU Map**). At a glance, it may appear that this CPAS will create a “spot” of residential FLU category amidst

the rural FLU category; however, it is located in an area targeted for growth and in transition from rural to residential. The proposed FLU map is depicted below:



Furthermore, the area subject to this CPAS is within the adopted Hernando County Adjusted Urbanized Area Map (**Exhibit E**). In accordance with the Hernando County Comprehensive Plan Goal 1.11 regarding Urban Sprawl, Hernando County has adopted the Adjusted Urbanized Area “to provide for directed high-quality infrastructure services and discourage urban sprawl.” Pursuant to Goal 1.11, “Hernando County will provide mechanisms that prioritize public infrastructure and direct growth towards urbanized and urbanizing areas of the County.” The Project’s location within the Adjusted Urbanized Area is as follows:

Hernando County Comprehensive Plan ADJUSTED URBANIZED AREA MAP



II. Urban Sprawl Analysis under Section 163.3177, Florida Statutes.

A. *Analysis of Urban Sprawl under Section 163.3177(6)(a)(9)(a), Florida Statutes.*

Florida law defines “urban sprawl” as:

[A] development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses.

Section 163.3164(52), Florida Statutes. The Comprehensive Plan Amendment application requires the following urban sprawl analysis consistent with section 163.3177(6)(a)(9)(a) to demonstrate the proposed amendment will not result in urban sprawl. These indicators must be analyzed in total; no one indicator alone determines whether or not urban sprawl exists. On balance and as a whole, for the reasons discussed herein, development of this Property is not urban sprawl. Furthermore, the above referenced statutory requirements for urban sprawl have been incorporated in the Hernando County adopted comprehensive plan under the Urban Sprawl Prevention Objective 1.11B and Strategy 1.11B(1) (**Exhibit F**).

- 1. The amendment promotes, allows or designates for development of substantial areas of the jurisdiction to develop as low-intensity, low-density or single use development or uses in excess of demonstrated need.**

Response: The applicant is seeking to cluster density and is therefore not seeking low-density that would foster urban sprawl. To the contrary, 1-5 acre rural estate lots on this Project would be defined as “low-density” and in turn would foster urban sprawl.

- 2. Promotes, allows or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while leaping over undeveloped lands which are available and suitable for development.**

Response: As stated above, the project subject to this amendment is located in the County’s Adjusted Urbanized Area Map and is thus in a location targeted for growth. As shown on the Surrounding Development (**Exhibit C**), the entire area is in transition from rural to suburban style residential.

- 3. Promotes, allows or designates urban development in radial, strip, isolated or ribbon patterns generally emanating from existing urban developments.**

Response: This is not applicable as the project subject to this CPAS is located in an area targeted to absorb growth and is already in transition. Concurrent with this application, the applicant is also filing for a zoning to Planned Development-Single Family, “PDP (Single Family) District”, which requires a Master Plan demonstrating compliance with the County’s Land Development regulations (“LDR’s”). To address any compatibility concerns, buffers, open space and design criteria will be implemented through the rezoning to ensure compatibility with surrounding areas consistent with recently approved Hernando County Comprehensive Plan Strategies 1.10 B (4) and (5).

- 4. As a result of premature or poorly planned conversion of rural land to other uses, fails adequately to protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.**

Response: This is not applicable as the concurrent zoning application to the PDP (Single-Family) district will require a master plan demonstrating consistency with Hernando County LDR’s, including, but not limited to, the preservation and protection of natural resources such as wetlands, floodplains, and other environmental factors as required by the County’s LDR’s.

- 5. Fails adequately to protect adjacent agricultural areas and activities, including silviculture, and including active agricultural and silvicultural activities as well as passive agricultural activities and dormant, unique and prime farmlands and soils.**

Response: As stated above, the area is located in the County's Adjusted Urbanized Area and is thus in an area targeted for growth and provision of public facilities and infrastructure. Additionally, to ensure compatibility with the immediate abutting parcels, the required site plan will ensure consistency with Hernando County Comprehensive Plan policies 1.10B(4) and (5).

6. Fails to maximize use of existing public facilities and services.

Response: The developer will work with the County and collaboratively work on maximizing existing public facilities and services.

7. Fails to maximize use of future public facilities and services.

Response: As the proposed development represents an opportunity to develop in an area designated for growth per the Adjusted Urbanized Area Map, the development as proposed would maximize the use of future public facilities and services.

8. Allows for land use patterns or timing which disproportionately increase the cost in time, money and energy of providing and maintaining facilities and services including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response and general government.

Response: As this area is in an area slated for growth and surrounded by many suburban style communities, it presents a relative-infill opportunity which will facilitate economies of scale.

9. Fails to provide a clear separation between rural and urban uses.

Response: This is not applicable as the land area subject to this amendment is within the County's adopted Adjusted Urbanized Area and is thus in an area targeted for urbanization and growth. It is generally surrounded by vacant rural development, but the area due to its location within the Adjusted Urbanized Area is an area in transition. Therefore, in conjunction with the corresponding rezoning, the developer will incorporate design standards that will ensure compatibility with currently existing conditions within the surrounding area as contemplated by Hernando County Comprehensive Plan policies 1.10B(4) and (5).

10. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

Response: The proposed amendment is promoting infill development within an area designated for growth and already well in transition from rural to suburban style residential.

11. The amendment results in the loss of significant amounts of functional open space.

Response: The amendment will promote the preservation of open space through the PDP (Single-Family) District rezoning process. A 2.19-acre neighborhood park is proposed, which is just in excess of the 2.12 acres required per the County's LDR's.

12. Results in poor accessibility among linked or related land uses.

Response: As this project is located in an area targeted to absorb growth, accessibility among linked or related uses will improve upon development of the property. For example, this property is located within about 2 miles of the school complex which includes an elementary school, a middle school and a high school.

13. Results in the loss of significant amounts of functional open space.

Response: As stated in No. 11 above, the proposed land use and development as a PDP-SF District will ensure the preservation of functional open space in accordance with applicable LDR's.

III. Public Facilities Impact Analysis.

The following charts outline the potential impacts on public facilities:

Potable Water Impacts	
Zoning District	Proposed Density EDU
Planned Development – Single Family*	167
Average Daily Demand	65,130 gallons per day
Maximum Daily Demand	97,695 gallons per day (67.8 gallons per minute)
Required Fire Flow	1000 gallons per minute
Required Fire Flow + Maximum Daily Demand	1067.8 gallons per minute
*Analysis based on PDP (Single Family) Zoning District of 167 equivalent dwelling units as the Zoning Application to be considered concurrently with the CPAS application. (167 EDU = 162 single family homes + Amenity Center assumed @ 5 homes)	
Sanitary Sewer Impacts	
Average Daily Flow	33,400 gallons per day
Peak Hourly Flow	69.58 gallons per minute

As this CPAS application is being filed and considered concurrently with a corresponding PDP (Single Family) rezoning application, the developer will work closely with the County to bring the necessary infrastructure to the site throughout the permitting process.

IV. Consistency with Hernando County Comprehensive Plan.

The following represents a list of supporting comprehensive plan objectives, goals, and policies for the area subject to this CPA application followed by a brief discussion of how the proposed Project is consistent with the applicable provisions of the Hernando County Comprehensive Plan.

A. GOAL 1.01 – Growth Strategy Hernando County’s 2040 growth strategy promotes economic prosperity, protects community character, improves quality of life through community design opportunities, provides for directed infrastructure, discourages urban sprawl, protects property rights, and maintains the integrity of natural resources significant to Hernando County.

Objective 1.01A: The Hernando County 2040 Comprehensive Growth Strategy Plan provides the principles for guiding land development activities in the County and describes the related programs and strategies that provide the overall guidance for implementing the Plan.

Strategy 1.01A(1): Hernando County shall utilize this Plan as a guiding document for land use decisions, related funding priorities, to identify and program public infrastructure needs, for protection of the built and natural environment, and to promote community improvement initiatives.

Strategy 1.01A(6): Within one (1) year of the effective date of the 2040 Plan, Hernando County will review the Future Land Use Map for potential revisions that are necessary to accommodate anticipated land use for the Year 2040. The Future Land Use Map will also be reviewed in conjunction with the Evaluation and Appraisals of the Plan.

Discussion: The proposed CPAS is consistent with Hernando County’s growth strategy as the area subject to this amendment is in the urban area which is designated to accommodate growth.

B. GOAL 1.02 – Property Rights Hernando County will recognize property rights interests when considering mechanisms for land use and growth management within the County. **Property and Vested Rights Objective 1.02A:** Private property rights will be protected through alternative development techniques, the continuance of non-conformities, procedures for vested rights and other appropriate mechanisms. **Strategy**

1.02A(1): Alternate methods for property development that may be considered by the County to assist in preserving development rights while carrying out the objectives of this Plan include transferable development rights, density bonuses, variances, waivers, deviations, planned developments, clustering, conservation easements, buffers, open space preservation and other flexible development techniques.

Strategy 1.02A(2): Existing legal zonings and related entitlements/property rights that do not conform with the Future Land Use Map Category shall be allowed to continue under this Plan and their entitlements shall not be diminished

Strategy 1.02A(4): It is Hernando County’s intention that this Comprehensive Plan and implementing land development regulations be applied with sensitivity for private property rights so as to not be unduly restrictive, and that property owners must be free from actions by the County which would harm their property or which would constitute an inordinate burden on property rights as outlined in Florida Statutes Chapter 70, entitled the “Bert J. Harris, Jr., Private Property Rights Protection Act.”

Discussion: The applicant and landowner wish to develop the property as a residential subdivision consistent with the Hernando County’s adopted Adjusted Urbanized Area Map. There are several subdivisions within direct proximity of the Property. The Property is also conveniently located just over 2 miles from three (3) schools: Central High School, West Hernando Middle School and Pine Grove Elementary.

C. GOAL 1.04 – Future Land Use Map Land use designations are intended to protect community character, discourage urban sprawl, promote economic growth and promote compatibility between uses. The Future Land Use Map shall be the guiding mechanism that directs development through general category locations, descriptions, densities and intensities of future land use. [F.S. 163.3177(6)(a)]

Objective 1.04A: The Future Land Use Map together with mapping criteria for each Future Land Use Category characterizes the long-term end toward which land use patterns are ultimately planned to accommodate anticipated growth. The Future Land Use Map also displays the incorporated cities of Brooksville and Weeki Wachee in order to depict the relationship of the Future Land Use Map with other jurisdictional areas inside the County

Strategy 1.04A(3): The Residential Category accommodates residential growth clustered in and around urbanized areas and those areas that maximize the efficient use of infrastructure contained in long range facilities plans of the County.

Strategy 1.04A(14): The land use categories depicted upon the Future Land Use Map which are not the subject of an adopted development order are intended to be a graphic illustration of the general boundaries of the depicted category and may not be exact. The land use category boundaries may be determined by the configuration of a subject parcel, the location of that parcel in relation to other parcels in that same category, compatibility of the category with surrounding categories and/or uses, and the location of manmade or natural features. The land use category boundaries may also be determined by the Board of County Commissioners in conjunction with a zoning application or planned development project consistent with the guidance of this strategy.

Discussion: Consistent with Strategies 1.04A(3) and (14), this CPAS seeks an amendment to the Residential FLU category in order to develop the property in an area designated to absorb urban growth in order to minimize urban sprawl.

D. Residential Category Objective 1.04B: The Residential Category allows primarily single family, duplex, resort and multi-family housing and associated ancillary uses such as recreational and institutional. Office and certain commercial uses may be allowed subject to the locational criteria and performance standards of this Plan. Residential density shall not exceed 22 dwelling units per gross acre.

Strategy 1.04B(3): The Residential Category will include zoning for single-family housing, generally averaging a density of 2.5 dwelling units per gross acre to 6.0 dwelling units per gross acre comprised of varying lot sizes and dwelling unit types such as senior housing, villa housing, single family detached housing, and zero lot line housing.

Discussion: This CPAS is accompanied by a rezoning to the PDP-SF to accommodate a residential development while maintaining the existing cell tower in the northeast corner of the Property. The average density proposed with the concurrent rezoning is 4.00 dwelling units per gross acre (162 dwelling units/40.4 acres= 4.00 dwelling units/gross acre), which is well within the general threshold for the Residential Category of 2.5-6.0 dwelling units per gross acre.

Natural Resource Protection

Discussion: The wetlands, open space, conservation, and stormwater ponds that will be set aside on the Planned Development Master Plan with the accompanying rezoning application. As the project is in the design phase, slight modifications to the exact sizes and locations of various development parcels may be revised consistent with the FLU categories throughout the zoning and permitting process. However, as can be verified on the accompanying Master Plan for the associated rezoning, the applicant has committed to protecting natural resources. Additionally, an environmental assessment has been included with the rezoning application and the applicant will comply with the recommendations summarized therein.

Public Facilities and Services

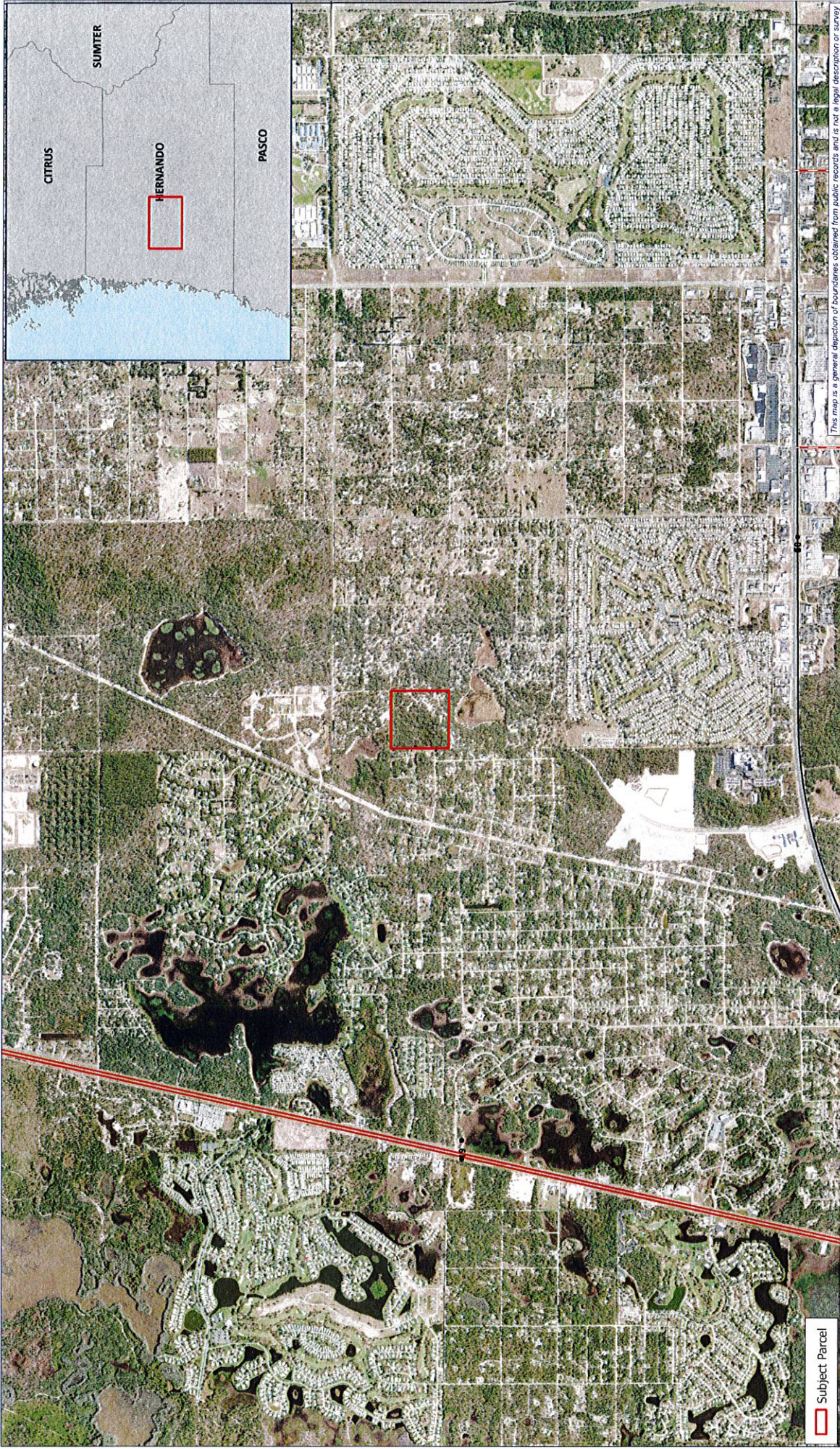
Discussion: As this CPAS application is being filed and considered concurrently with a corresponding PDP(SF) rezoning application, the standard conditions of approval that guide the provision of public facilities and infrastructure shall be included.

Exhibit List

- Exhibit A – Location Map
- Exhibit B – Current FLU Map
- Exhibit C – Surrounding Neighborhood Map
- Exhibit D – Proposed FLU Map
- Exhibit E – Hernando County Adjusted Urbanized Area Map

Exhibit F – Urban Sprawl Prevention Objective 1.11B and Strategy 1.11B(1)
Exhibit G – Surrounding Transportation Network Map

Exhibit AA



This map is a general depiction of boundaries obtained from public records and is not a legal description or survey.

TITLE:

1 in = 2,000 ft

0 1,000 2,000 4,000 Feet

Map Date: 01/13/2023 By: S. Hargrave

PROJECT: Oak Development Group, LLC
Seely Lane Comprehensive Plan Amendment
Hernando County, Florida

1:24,000

0 1,000 2,000 4,000 Feet

Map Date: 01/13/2023 By: S. Hargrave

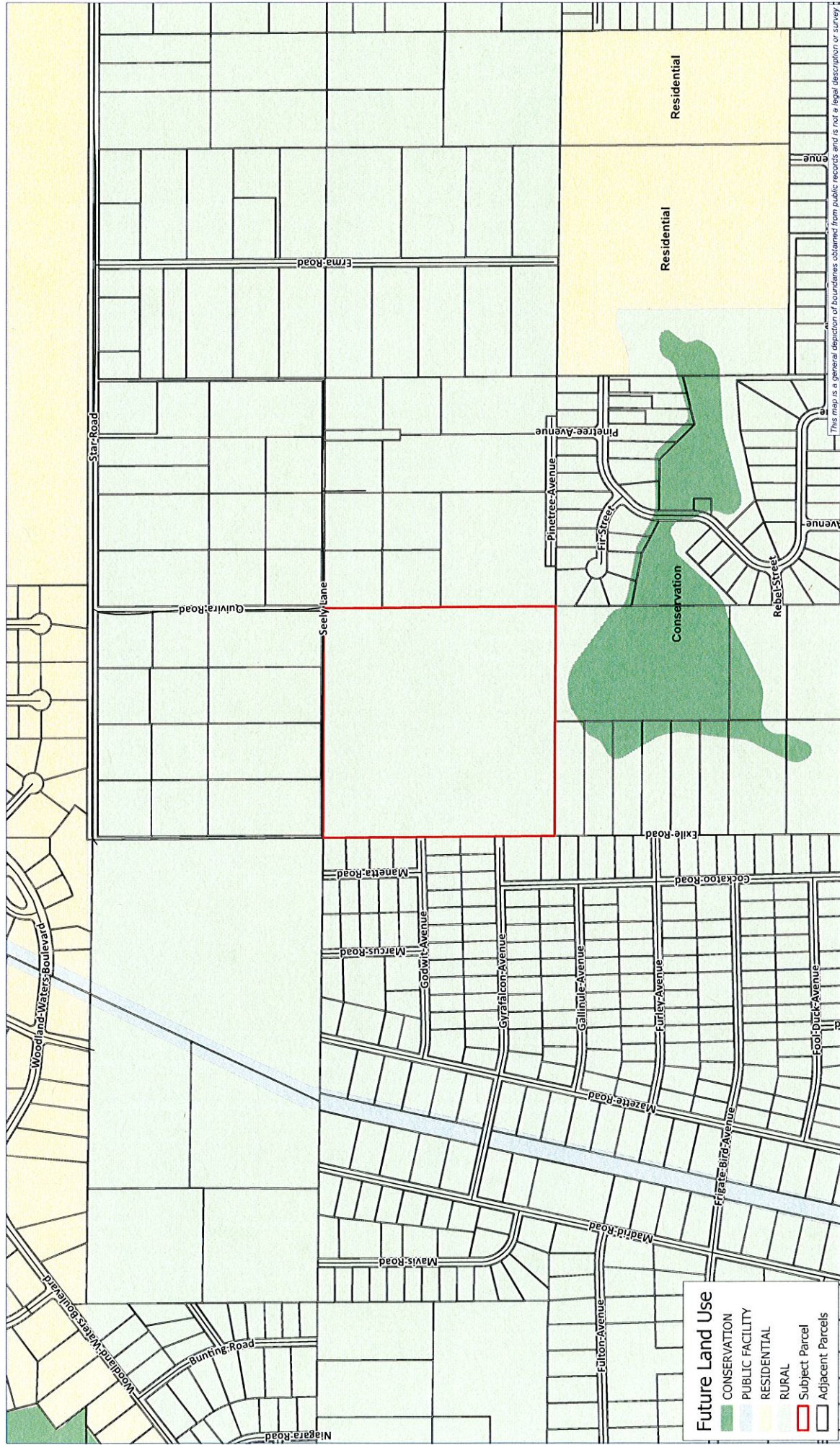
Subject Parcel

Project Location

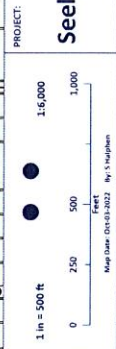
STEARNS WEAVER MILLER

MIAMI | FORT LAUDERDALE | TAMPA | TALLAHASSEE | CORAL GABLES

Exhibit BB



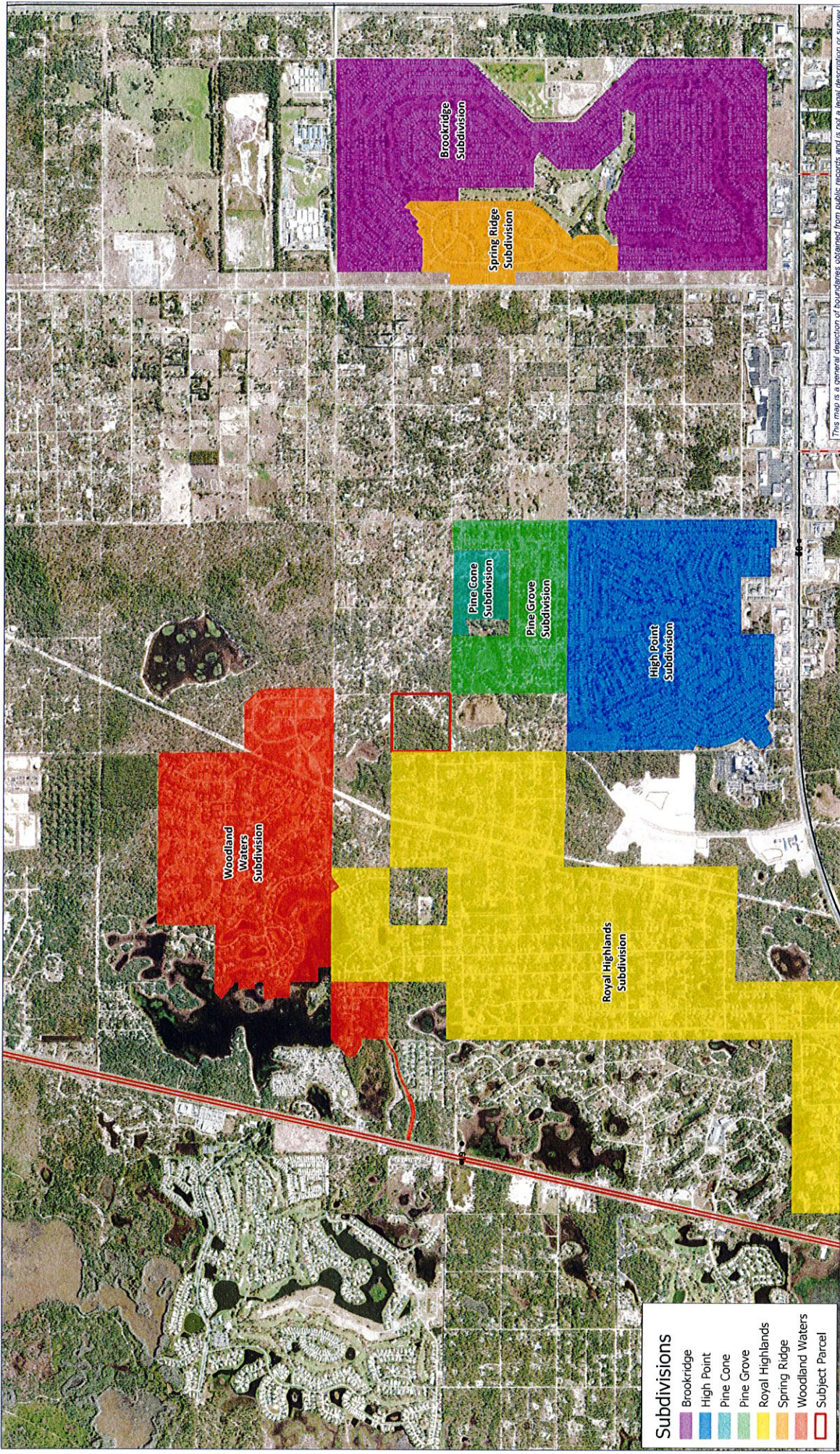
- Future Land Use**
- CONSERVATION
 - PUBLIC FACILITY
 - RESIDENTIAL
 - RURAL
 - Subject Parcel
 - Adjacent Parcels



PROJECT:
 Oak Development Group, LLC
 Seely Lane Comprehensive Plan Amendment
 Hernando County, Florida

This map is a general depiction of boundaries obtained from public records and is not a legal description or survey.

Exhibit CC



- Subdivisions**
- Brookridge
 - High Point
 - Pine Cone
 - Pine Grove
 - Royal Highlands
 - Spring Ridge
 - Woodland Waters
 - Subject Parcel

TITLE: **Surrounding Development**

PROJECT: **Oak Development Group, LLC
Seely Lane Comprehensive Plan Amendment**

Hernando County, Florida

Map Date: 02/28/2022 By: S/M/ghm

1 in = 2,000 ft

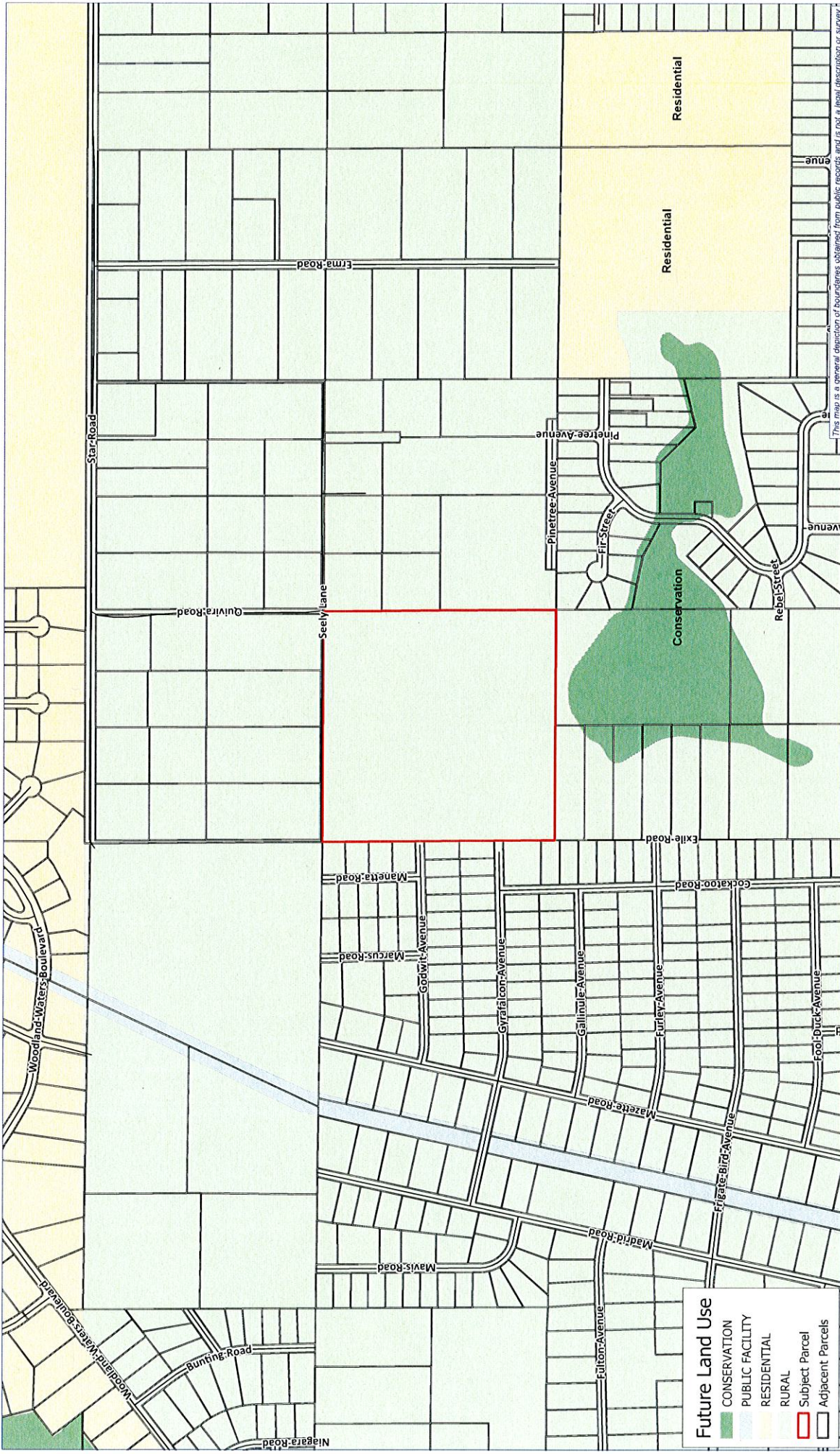
0 1,000 2,000 4,000

0 1 2 4

Feet Miles

This map is a general depiction of boundaries obtained from public records and is not a legal description of a survey.

Exhibit D



This map is a general depiction of boundaries obtained from public records, and is not a legal description or survey.

STEARNS WEAVER MILLER

PROJECT: Oak Development Group, LLC
Seely Lane Comprehensive Plan Amendment
Hernando County, Florida

1 in = 500 ft
0 250 500 1,000 1,6,000
Map Date: 08/28/2022 By: S. Kaplan

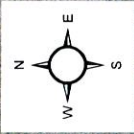
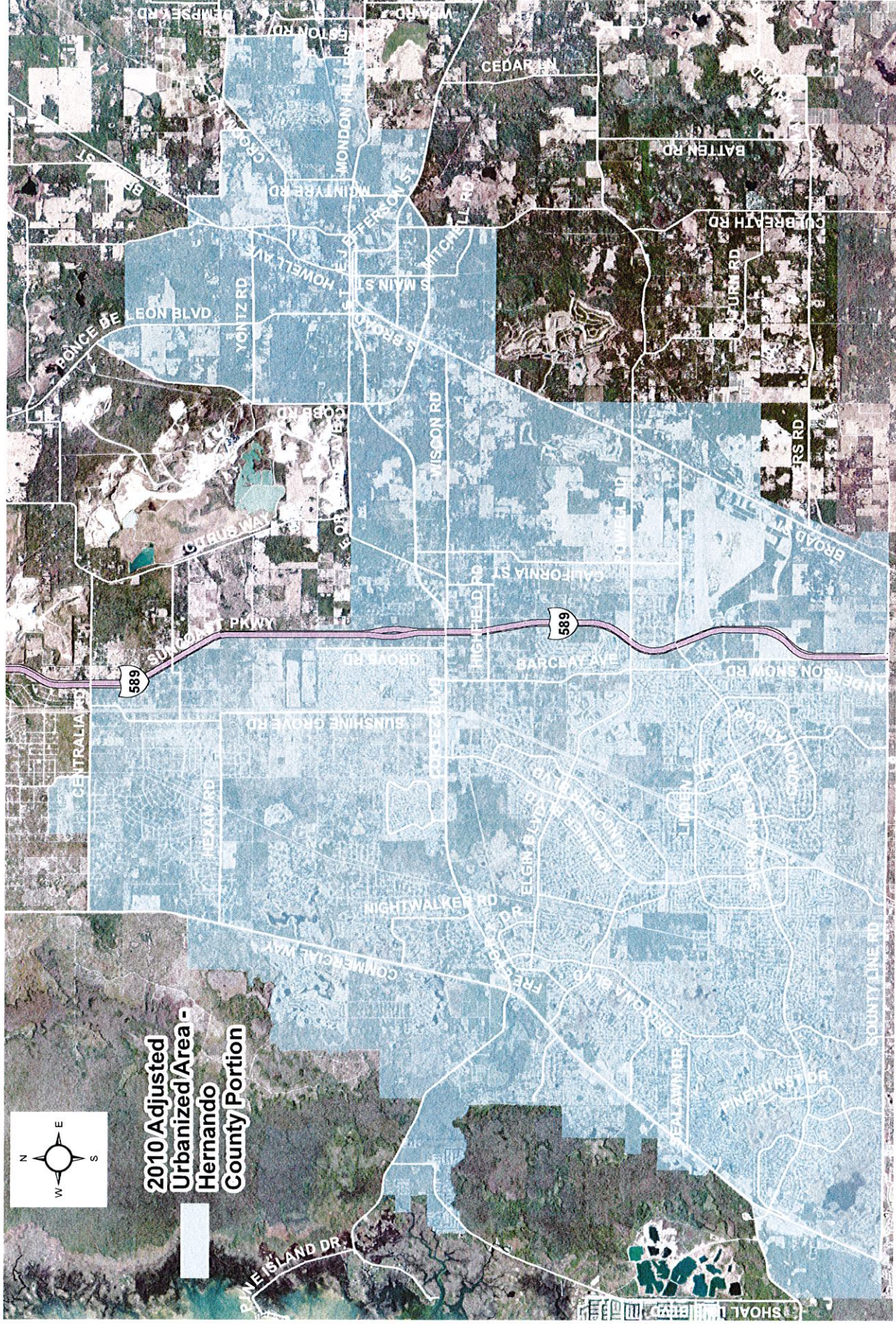
MIAMI | FORT LAUDERDALE | TAMPA | TALLAHASSEE | CORAL GABLES

Future Land Use

- CONSERVATION
- PUBLIC FACILITY
- RESIDENTIAL
- RURAL
- Subject Parcel
- Adjacent Parcels

Exhibit E

Hernando County Comprehensive Plan ADJUSTED URBANIZED AREA MAP



10 Miles

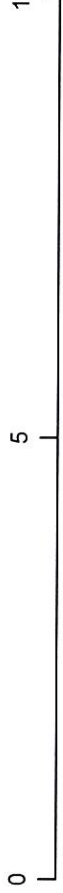


Exhibit F

GOAL 1.11 – Urban Sprawl

In accordance with the County’s growth strategy to provide for directed high-quality infrastructure services and discourage urban sprawl, Hernando County will provide mechanisms that prioritize public infrastructure and direct growth towards urbanized and urbanizing areas of the County. [F.S. 163.3177(6)(a)2.h, (6)(a)9.a., and, (6)(a)9.b]

Directed Infrastructure

Objective 1.11A: All County infrastructure planning shall ensure that the existing and future infrastructure needs, especially for roads, wastewater service, and potable water service, are prioritized for urbanized, urbanizing and infill areas of the County, especially in the Residential, Commercial, Industrial and Planned Development District Future Land Use Categories.

Strategy 1.11A(1): The County’s long range and master plans for transportation, potable water service, wastewater service and other public facilities are utilized to provide guidance for the timing and location of infrastructure according to need and level of service. Capital infrastructure projects shall be primarily directed to the urbanized areas of the County as depicted on the Adjusted Urbanized Area Map.

Strategy 1.11A(2): The County shall manage infrastructure availability to influence the timing and location of development.

Strategy 1.11A(3): Direct infrastructure toward the urbanized area and areas designated under the Plan for new development to prevent urban sprawl.

Rural Infrastructure Limitation

Strategy 1.11A(4): As part of Hernando County’s 2040 Growth Strategy and in order to prevent urban sprawl and prioritize directed infrastructure to current and planned urbanized areas, the Rural Future Land Use Category is designed for uses, densities and intensities compatible with the scale of development allowed. Public water, wastewater, transportation, solid waste, schools and other infrastructure services shall not be provided to support urban development in the Rural Category.

Urban Sprawl Prevention

Objective 1.11B: **The County discourages the proliferation of urban sprawl development patterns characterized as functionally unrelated to and/or not integrated with surrounding development.**

Strategy 1.11B(1): Review of developments and comprehensive plan amendments shall evaluate whether proposals have the following characteristics of urban sprawl development:

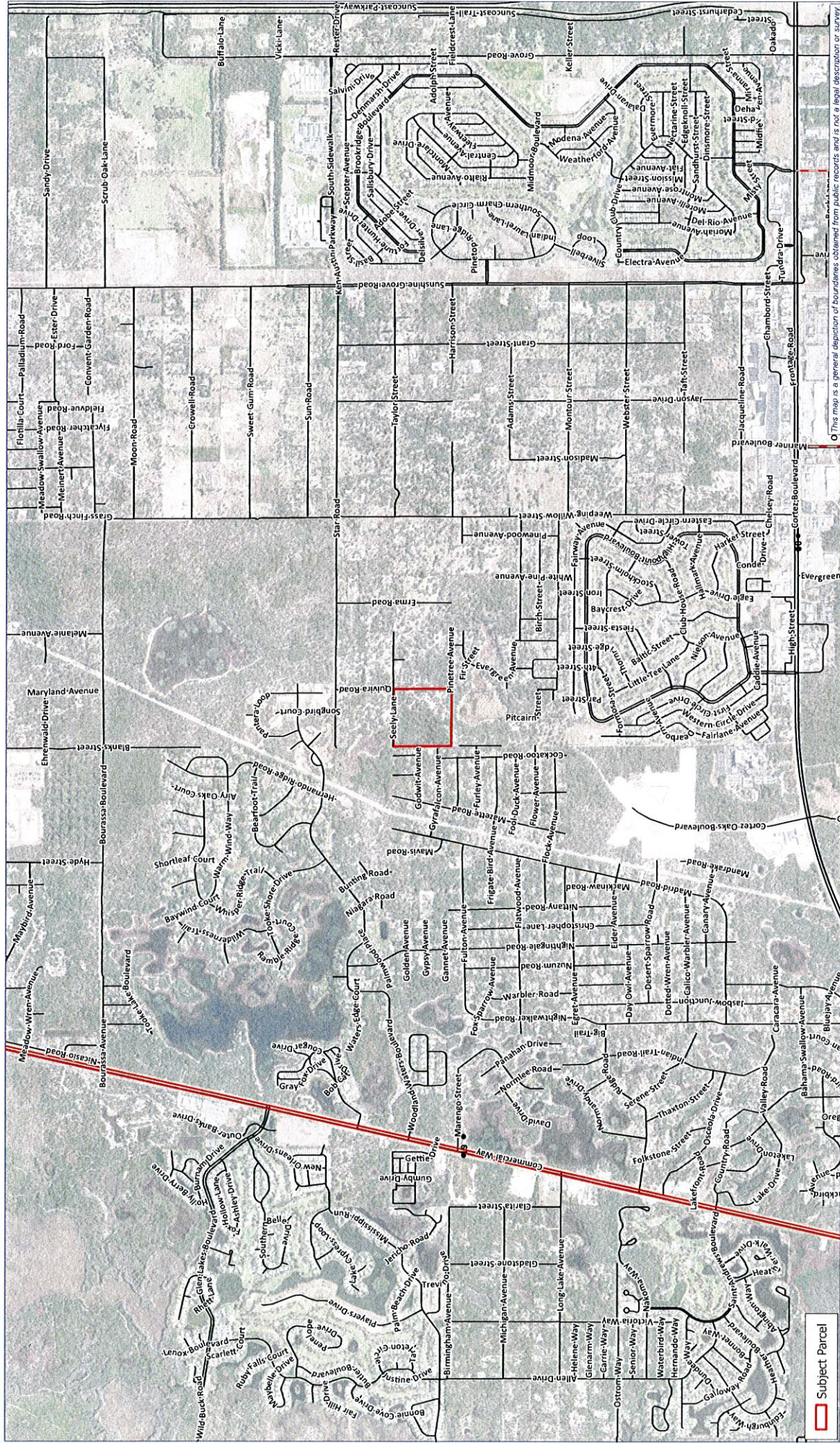
- a. substantial areas of low-intensity, low-density, or single use development;
- b. significant amounts of urban development in rural areas at substantial distances from existing urban areas with intervening undeveloped lands that are available and suitable for development;
- c. urban development of a radial, strip, isolated, or ribbon pattern generally emanating from existing urban development;
- d. inadequate protection and conservation of natural resources, wetlands, waterbodies, floodplains, native vegetation, environmentally sensitive areas, or natural groundwater aquifer recharge areas;
- e. inadequate protection of adjacent agricultural areas and activities;
- f. inefficient use or underutilization of existing and future public facilities and services;
- g. land use patterns or timing which disproportionately increase the cost in time, money and energy of providing and maintaining facilities and services;
- h. lack of a clear separation between rural and urban uses;
- i. discouragement, hindrance or prevention of infill developments or redevelopments;
- j. lack of a functional mix of uses;
- k. poor accessibility among linked or related land uses;
- l. loss of significant amounts of functional open space.

Strategy 1.11B(2): Approvals shall not be issued for land development requiring potable water and/or wastewater services that is located outside those areas planned for such services within the 10-year planning period in accordance with their respective master plans, unless the facilities can be reasonably provided through a utilities services agreement.

Strategy 1.11B(3): Comprehensive plan amendments may be appropriate for areas adjacent to existing or authorized urban development the following items being met:

- a. the subject property comprises a logical addition to established urban areas where existing or planned infrastructure and service capacity including potable water, wastewater, solid waste, transportation, public buildings, fire protection, emergency services, law enforcement, schools, parks, open space and proximate commercial services, are available to efficiently serve the additional dwelling units;
- b. Environmental resources shall not be adversely impacted. The integrity of aquifer recharge and groundwater quality shall not be adversely affected or compromised. Standards for floodplain protection shall be met. Critical wildlife habitats shall be protected and existing major wildlife corridors shall be accommodated in the design of the development;
- c. Objectives and strategies of this Element aimed at the retention of agricultural activities in Hernando County shall be met, and, proximate rural areas shall not be adversely impacted or subjected to additional development pressure.

Exhibit G



This map is a general depiction of boundaries obtained from public records and is not a legal description or survey.

PROJECT: Oak Development Group, LLC
Seely Lane Comprehensive Plan Amendment

1 in = 2,000 ft
0 1,000 2,000 4,000
Map Date: 03-01-2022 By: S. Haldeman

TITLE: **Transportation**

STEARNS WEAVER MILLER

MIAMI | FORT LAUDERDALE | TAMPA | TALLAHASSEE | CORAL GABLES

Hernando County, Florida

Transportation

Subject Parcel

Transportation