



## *Florida Department of Transportation*

**RICK SCOTT**  
GOVERNOR

11201 N. McKinley Drive  
Tampa, Florida 33612

**JIM BOXOLD**  
SECRETARY

January 20, 2015

Mr. Ronald F. Pianta, AICP  
Assistant County Administrator for Planning and Development  
Hernando County Government Center  
20 North Main Street, Room 262  
Brooksville, FL 34601-2828

Re: Hernando County Comprehensive Plan Amendment 15-1 ESR

Dear Mr. Pianta:

We have reviewed the Hernando County proposed Comprehensive Plan (the Plan) Amendment 15-1 ESR according to Chapter 163, Florida Statutes, and our review guidelines. The Department is providing the following assessment.

**Background:** With an estimated 2010 population of 165,569, Hernando County (506 square miles) is part of the Nature Coast. A combination of conservation, residential, mining and rural land uses predominate. Major roadway facilities serving the county include I-75, US 19, US 41, US 98, US 301, the Suncoast Parkway, and SR 50.

**Proposal:** The County proposes to modify the land use on 730 acres northeast of SR 50 and Fort Dade Avenue from Residential and Regional Commercial Overlay (RCO) to Mining (574 acres) and RCO (156 acres). The intent is to allow for the extraction of limerock resources on the parcels over a 20 year period. The Department notes the following:

- ✓ All of the highway facilities of state importance within three miles of the subject parcels are operating adequately, including SR 50, SR 50A and US 41.
- ✓ According to the staff report, "The developed area of the Regional Commercial Overlay [RCO] shall not exceed 750,000 square feet of floor area for all nonresidential uses." This condition is currently in place on the existing RCO in this area, and the Department presumes that this condition will continue to be imposed and that any future changes to it will be reflected in a modification to the comprehensive plan.
- ✓ Based on a General Heavy Industrial trip generation rate (there appears to be no mining rate within the ITE Trip Generation Report), there would be a reduction in PM Peak Hour trips in going from 730 acres of Residential (at 5.4

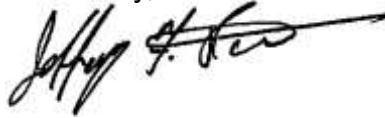
Mr. Ron Pianta  
January 20, 2015  
Page 2

units per acre; 1.01 PM PH trips/Single Family Dwelling Unit) to 574 acres of Mining (4.22 PM PH trips/acre).

Based on these observations, the Department has no comments on the amendment.

Thank you for the opportunity to review this amendment. Please ensure that we receive a copy of the adopted amendment. Should you have any questions please do not hesitate to contact me at 813-975-6444 or at [jeffery.dow@dot.state.fl.us](mailto:jeffery.dow@dot.state.fl.us).

Sincerely,

A handwritten signature in black ink, appearing to read "Jeffery F. Dow", with a long horizontal flourish extending to the right.

Jeffery F. Dow  
LGCP Coordinator

cc: Paul Wieczorek, AICP, Senior Planner, Hernando County  
Yvonne Arens, Public Transportation Manager, Office of Policy Planning, FDOT  
Maria Cahill, AICP, Senior Policy Analyst, Office of Policy Planning, FDOT  
Ray Eubanks, Plan Processing Administrator, DEO  
Waddah Farah, PDA Administrator, FDOT District 7  
Daniel Santos, AICP, Growth Management Supervisor, FDOT District 7