

# **HERNANDO COUNTY 2040 COMPREHENSIVE PLAN**



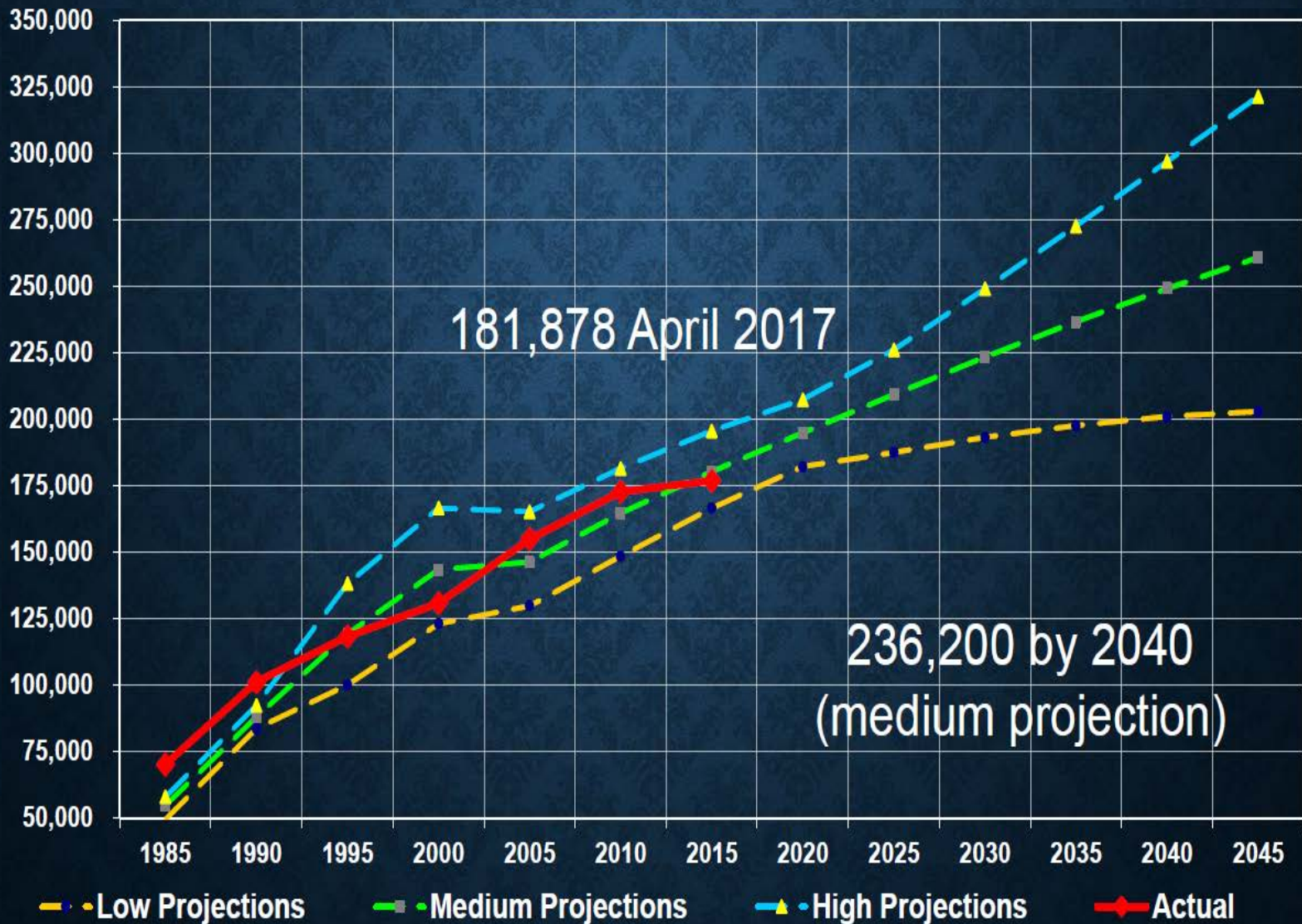
**Planning and Zoning Commission  
Public Hearing  
November 13, 2017**

# The Purpose Of A Comprehensive Plan

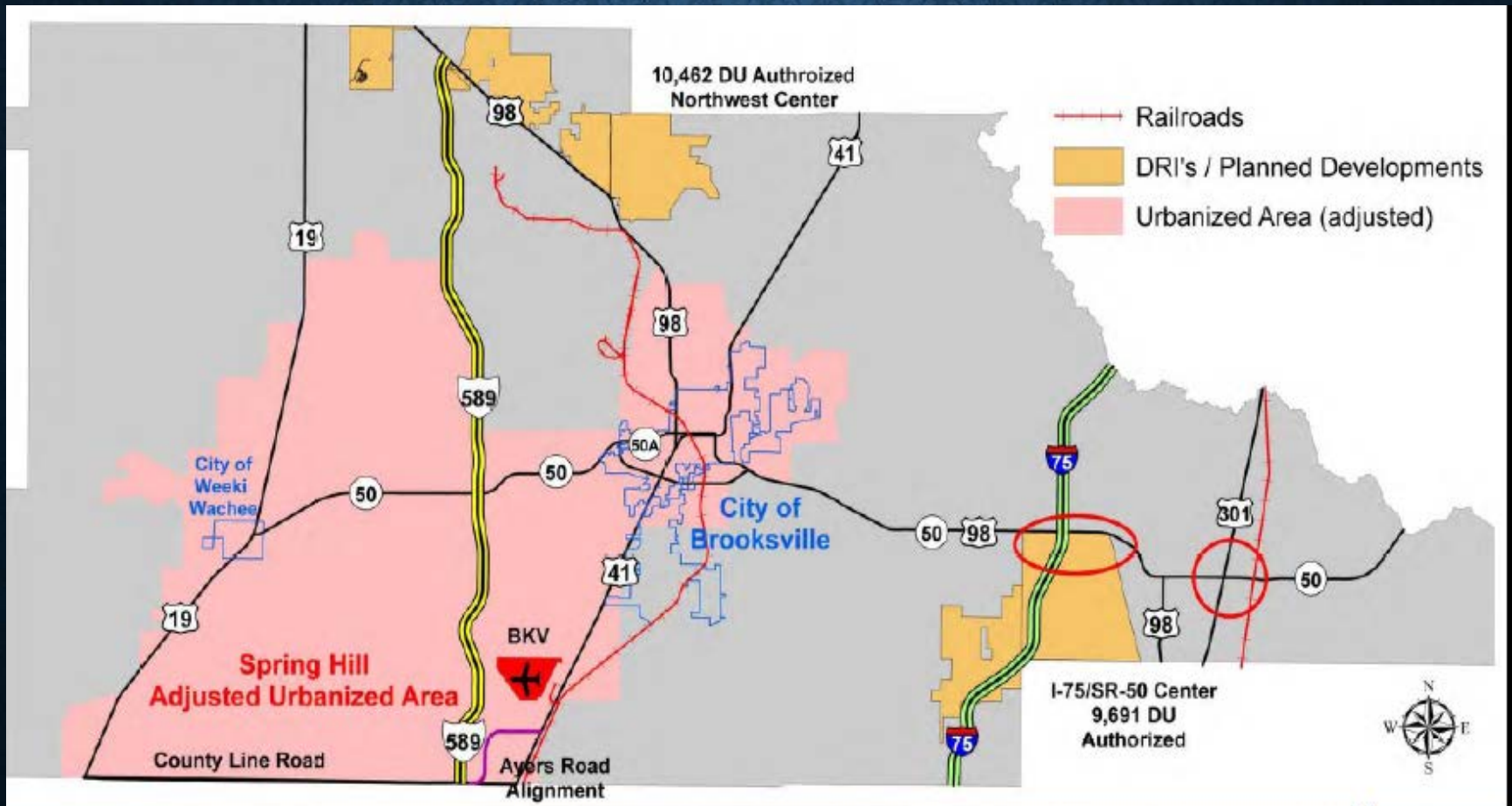
- Identify strategies to accommodate future growth
- Reconcile land use with infrastructure and service delivery
- Identify land use limitations and provide flexible growth strategies
- Coordinate land use decisions with infrastructure and resources (schools, natural resources, water, roads, utilities and others)
- Should be a living document to account for current priorities and policies
- Non-regulatory in nature – Plan strategies provide guidance for the regulatory framework but do not directly regulate
- Should be legally defensible to support land use decisions



# Projected Population Growth



# Future Population Centers





# **2040 Comprehensive Plan Basic Approach**

- **Reformat Plan as a Strategy Document**
- **Organize and Update It, Make It User-Friendly**
- **Reset Planning Horizon at 2040**
- **Consolidate to 11 Elements**
- **Retain Current Foundation and Framework**
- **Keep the Future Land Use Map Pattern Intact**

# Plan Structure

## Smaller Plan, More Organized and User-Friendly:

- 52% reduction in the number of pages
- Removes the Mining Element
- Consolidates four (4) elements to one (Utilities)
- Goals, Objectives and Strategies reduced by 41%
- Maps: 34 current versus 9 proposed (74% reduction)

Parameter	Current Plan	Draft Update	% DECREASE
Pages	450	216	52%
Goals	70	42	40%
Objectives	221	143	40%
Strategies	1,145	678	60%

# Major Conclusions

- Protect groundwater resources
- Retain the current future land use pattern
- Protect rural area and rural character
- Provide greater flexibility/opportunity for infill development
- Coordinate infrastructure and land use to provide for infrastructure efficiency
- Maintain consistency with Metropolitan Planning Organization 2040 Long-Range Transportation Plan
- Promote economic development and tourism



# Comprehensive Plan Elements

1. Future Land Use
2. Intergovernmental Coordination
3. Economic Development
4. Housing
5. Transportation
6. Utilities
7. Recreation and Open Space
8. Public School Facilities
9. Capital Improvements
10. Conservation
11. Coastal Management
12. Map Series



# Major Concepts

- Provide for rural infill in the urbanized area
- “Countryside Community” – Allow rural clustering outside the urbanized area for new subdivisions only (requires Board approval)
- Provide for infill, increased density, flexible design standards and mixed use in the urbanized area
- Preserve industrial sites, provide for flexible expansion
- Include the importance of tourism, ecotourism and agriculture for economic development
- Include the importance of workforce development and business-ready sites for economic development
- Eliminate Education Category from Future Land Use Map
- Identify the importance of neighborhood planning
- Incorporate transit, sidewalk/trail, frontage road and roadway strategies from MPO 2040 Long Range Plan

# Major Concepts

- Identify the importance of a “blueways” water trail for recreation and tourism
- Identify the importance of LID stormwater design and the need for stormwater master planning
- Identify the importance of noxious plant control, protection of archeological sites and wildfire hazard mitigation strategies
- Coordinate utilities planning with land use
- Identify the importance of nutrient loading to protect springs
- Maintain community scale and character in the coastal areas
- Recognize the importance of long term planning for disasters and sea level rise



# Path to Completion

1. November 13, 2017 – Planning & Zoning Commission Public Hearing
2. December 12, 2017 – Board of County Commissioners Transmittal Hearing
3. Transmit to Fla. Dept. of Economic Opportunity
4. The County will have 180 days from receiving comments to adopt the 2040 Plan

# Thank You

- Link for 2040 Plan documents and public comment:

<http://www.hernandocounty.us/plan/2040-plan>