

HERNANDO COUNTY COMPREHENSIVE PLAN

Kick-off Meeting

July 20, 2016



Why Are You Here?

You represent a group or individual who interacts with the County on various issues.

- You Are **NOT**: a formal steering committee
- You **ARE**: interested, focused individuals who will spread the word and connect us with the community

Florida Growth Management History

- **The Growth Management Act of 1985**
 - Required certification of local plans by the state, and, adoption of plan-consistent local regulations
 - Followed earlier legislation from 1972 and 1975
- **Local Plans provide for:**
 - the distribution of land use types and densities,
 - the provision of adequate infrastructure, and,
 - the protection of natural resources.

Florida Growth Management History

- **Community Planning Act – 2011**
 - More local control
 - Plan amendment process changed
 - Focus on “important state resources and facilities”
 - Administrative Rules repealed
 - Evaluation and Appraisal process scaled back

Hernando County Comprehensive Plan

- Provides the blueprint to accommodate future growth
- Originally adopted in 1990; Current planning horizon is 2025
- 15 elements and a set of maps
- Evaluation and Appraisal (EAR) in 2011

Comprehensive Plan Hernando County, Florida



Cypress Lakes Preserve - A Sensitive Lands Final Acquisition

Photo by Ken Sutherland

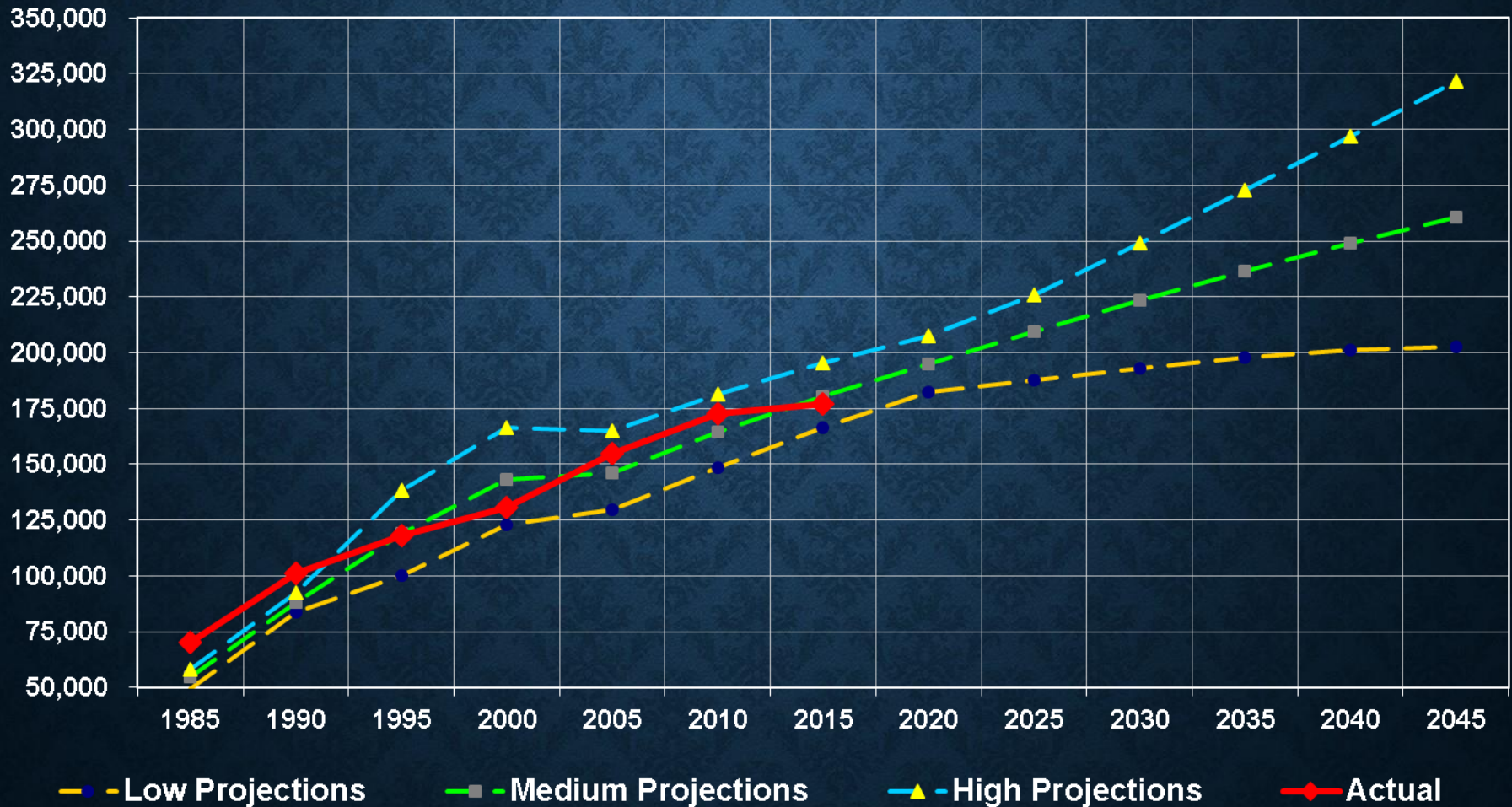
Hernando County Planning Department
20 N. Main Street, Room 262
Brooksville, FL 34601
352-754-4057
www.hernandocounty.us/plan

Time for a Plan Update!

Basic Approach to Plan Update

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

2015 to 2040 Population = 41% Increase



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

The Future Land Use Map

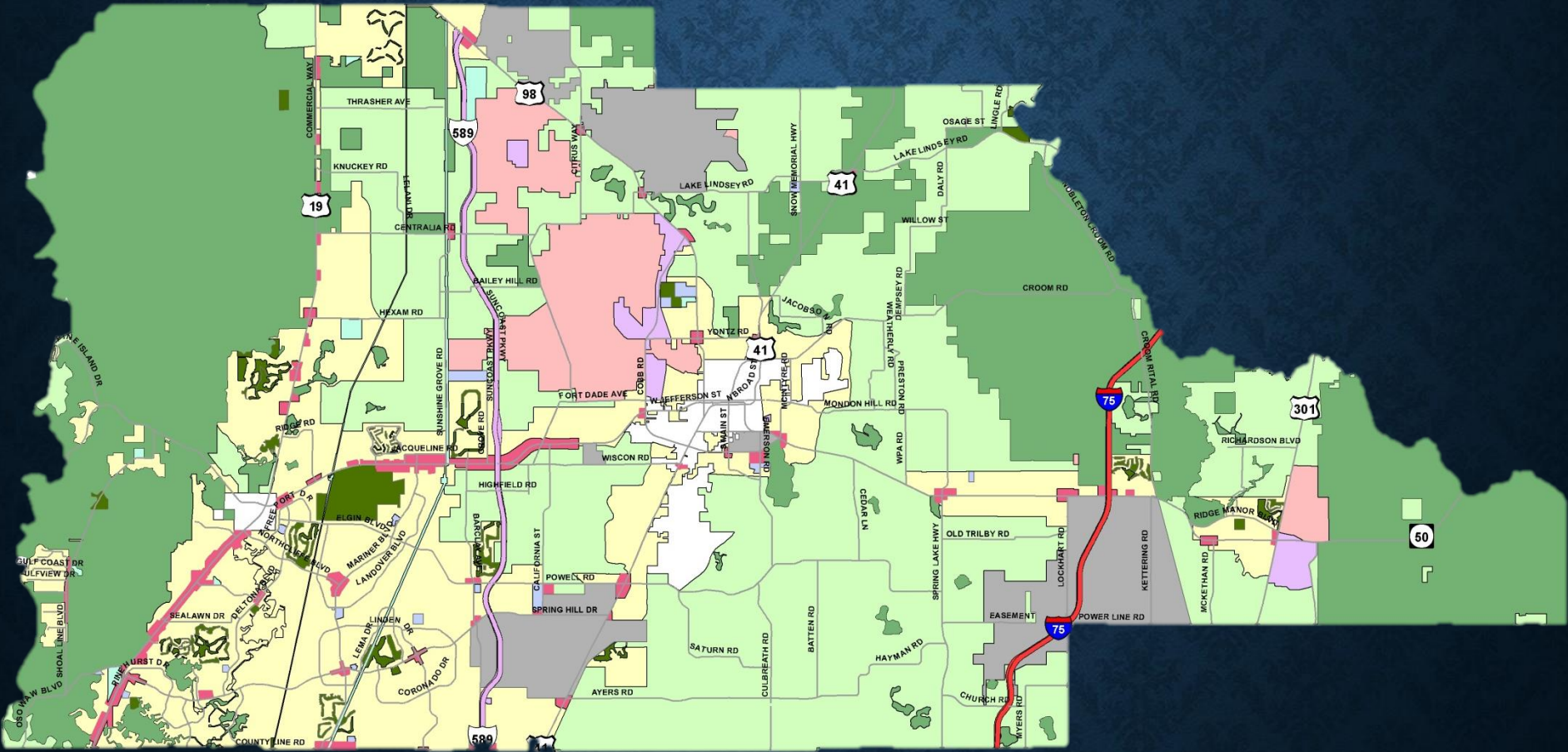
- **GOAL 1.03 – Future Land Use Map**

“...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.”

- **Objective 1.03A:**

“Maintain a Future Land Use Map...that characterizes the long-term end toward which land use patterns are ultimately directed.”

Future Land Use Map

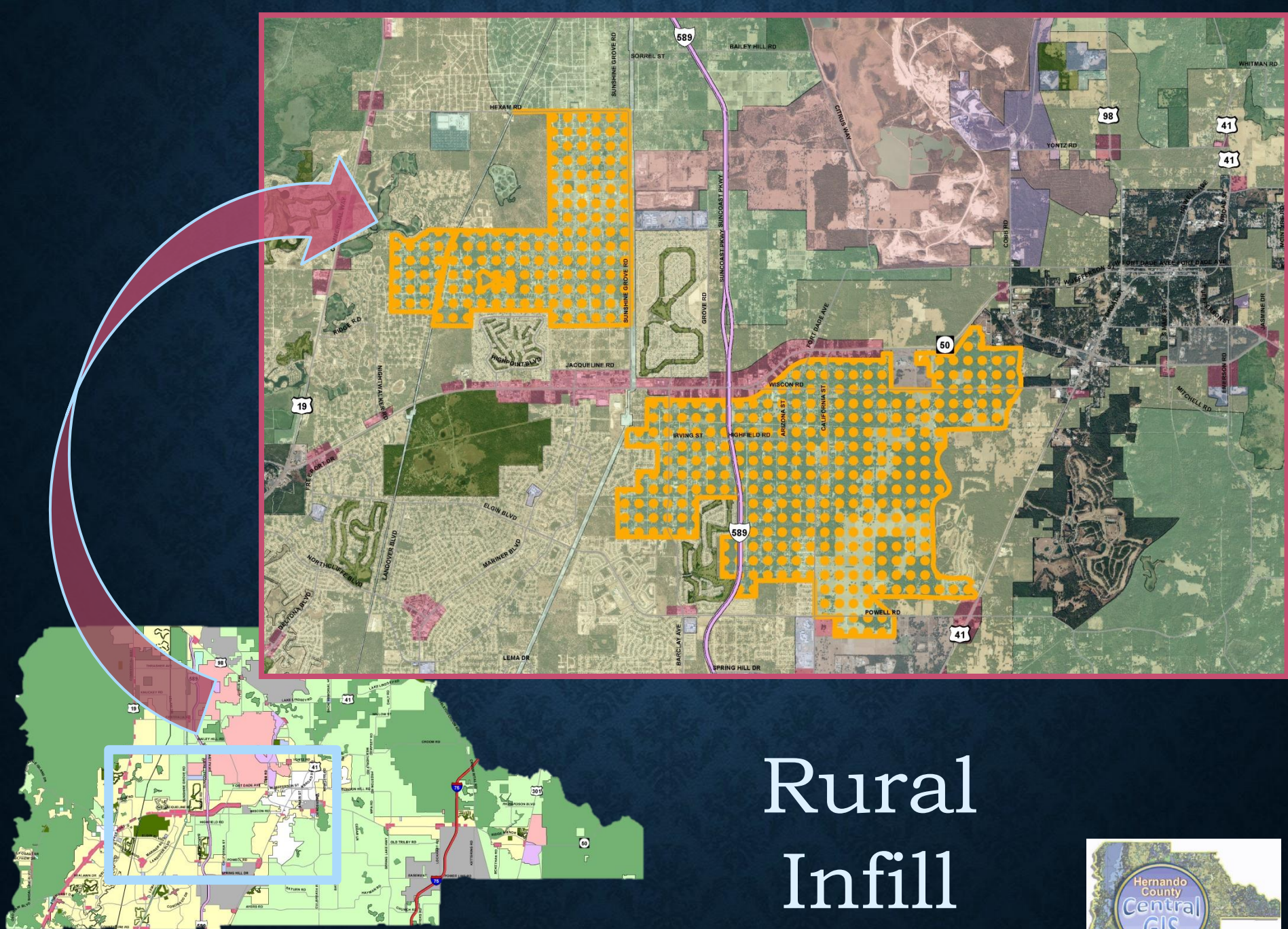


Strategies – Tourism, Economic

- Promote outdoor activities – traditional and emerging pursuits
- Promote economic development

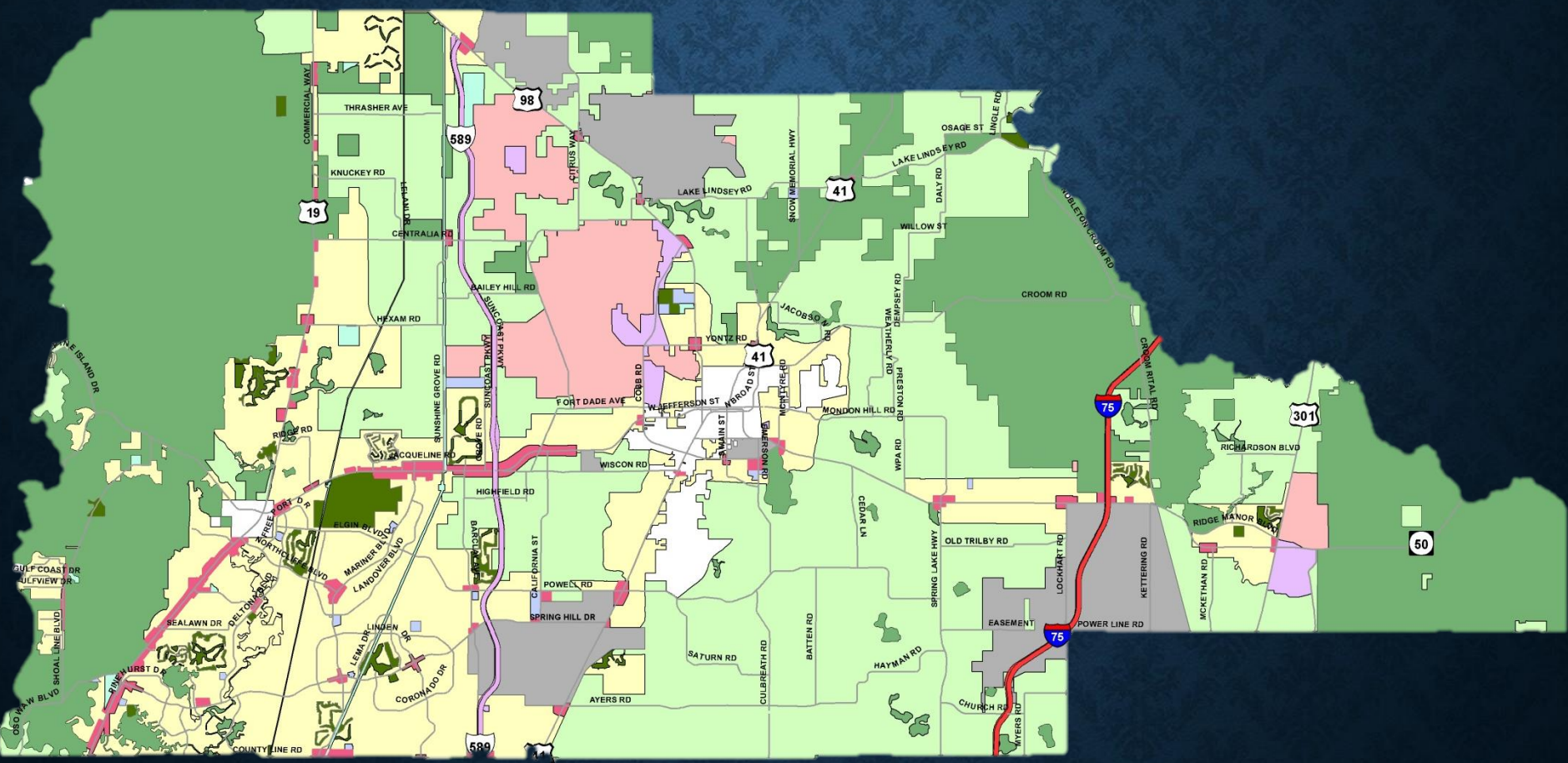
Strategies – Rural & Ecological

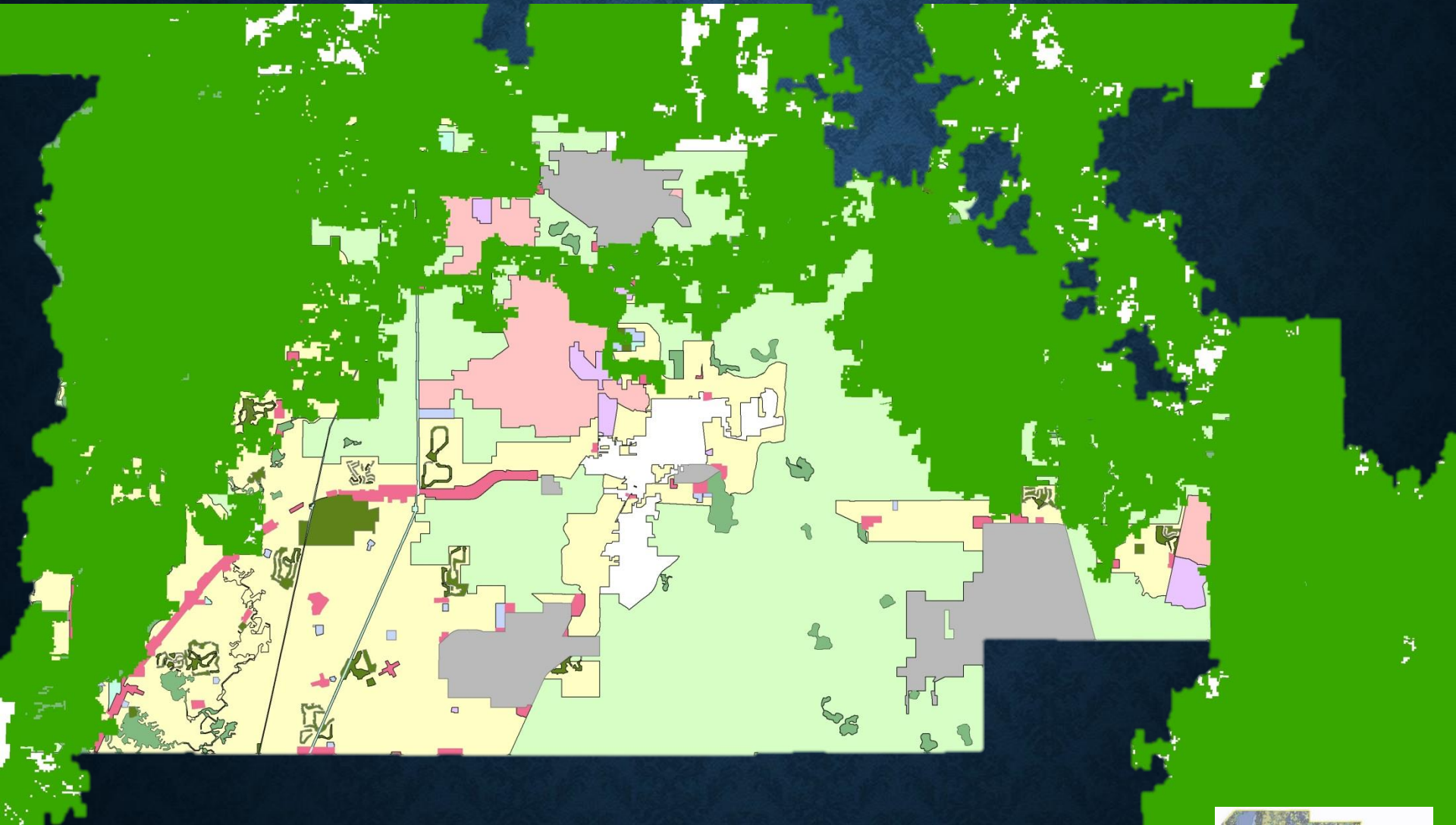
- Countryside Communities – Incentivized preservation of rural character
- Rural Infill
- Ecological Linkages



Rural Infill



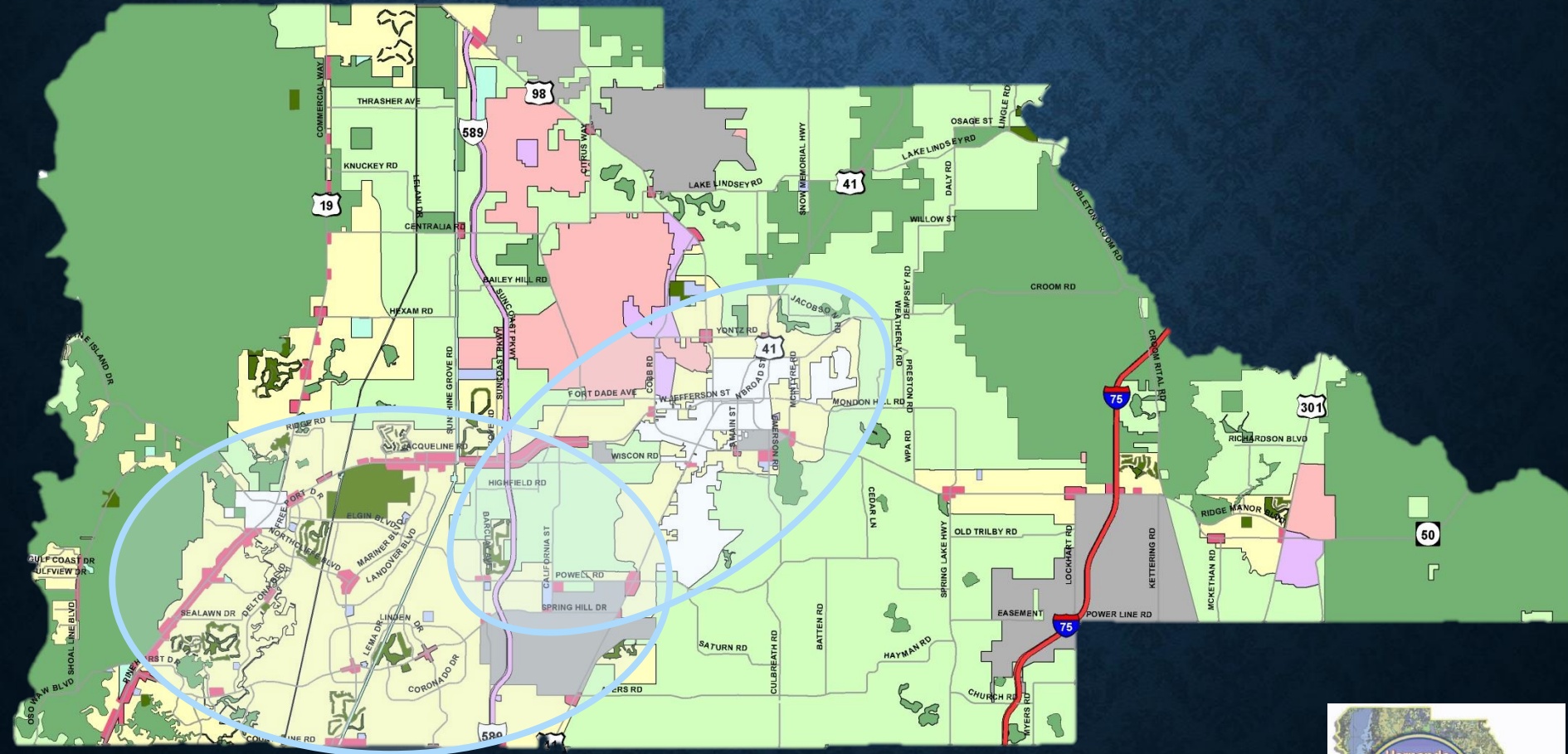




Ecological Linkages

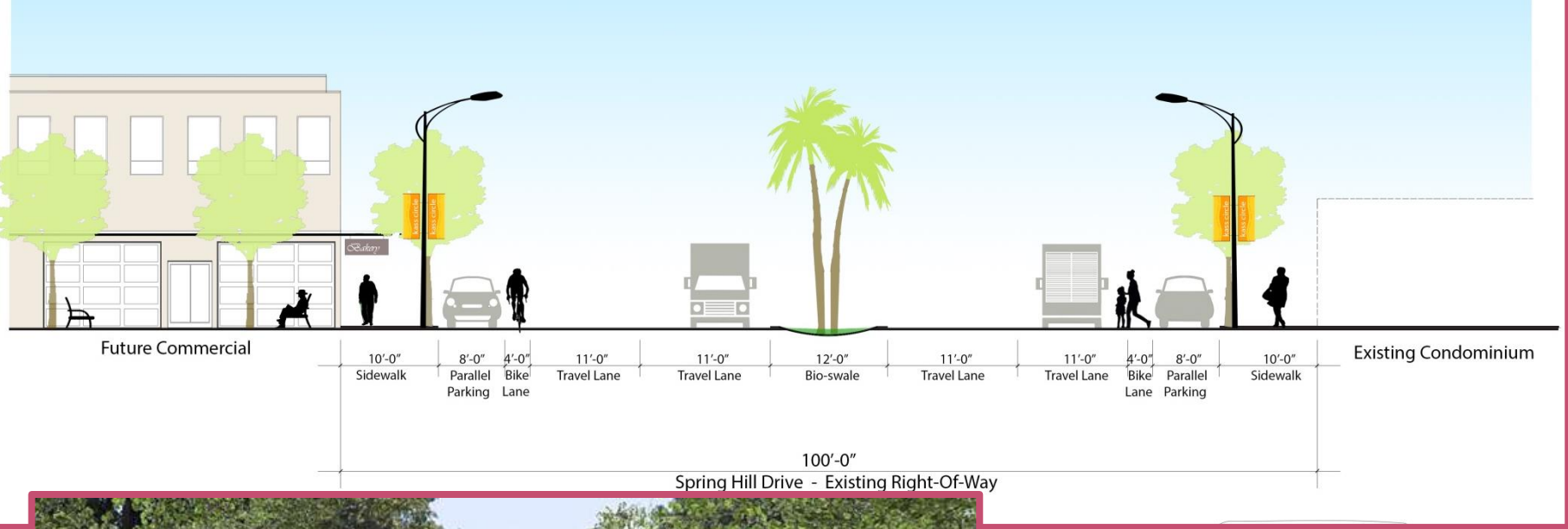


Efficient Development of the Urbanized Area



Urbanized Area Strategies

- Infill Development
- Mixed Use
- Complete Streets
- Transit and Amenities
- Public Space
- Infrastructure Priorities



Complete

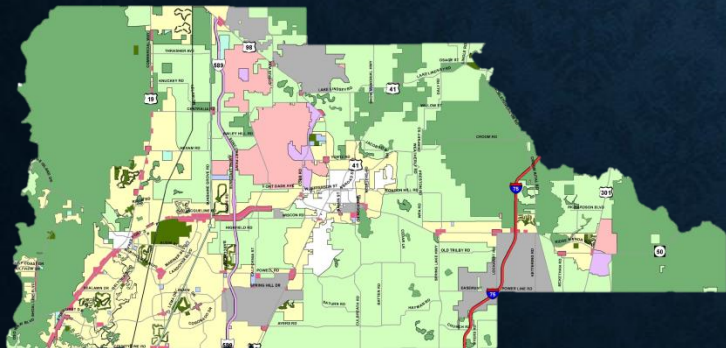
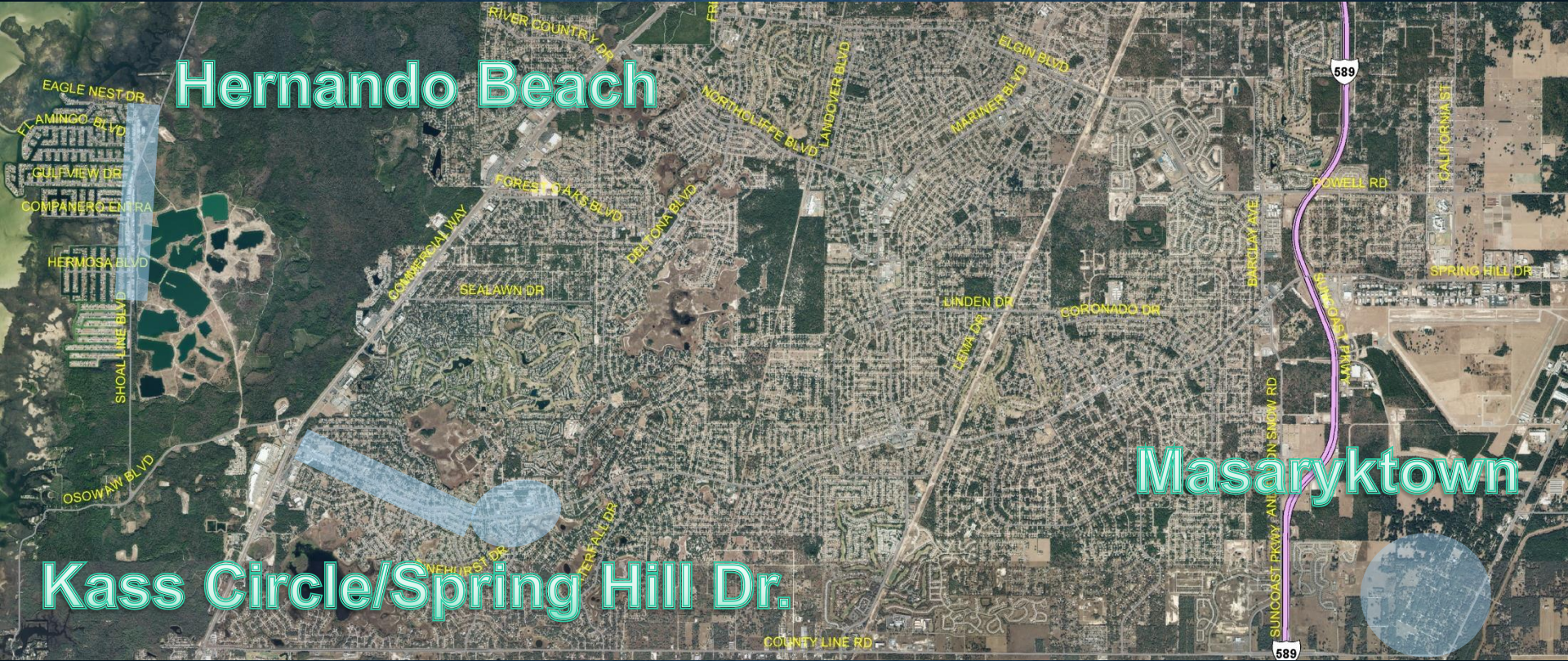


Streets

Neighborhood Planning & Community Design

- **Community Design** – The community sets standards for development/redevelopment
- **Neighborhood Planning** – The community is proactive about development and redevelopment in their neighborhood
- **Planned Development Project (PDP)** process can be used to provide the flexibility needed to implement these.

Neighborhood Planning



Guidebook

Sample Design Layouts and Features For –

- Ecological Linkages
- Countryside Community
- Low Impact Development (LID)
- Planned Development Project (PDP) Development
 - building placement and height,
 - parking,
 - site circulation and multi-modal access,
 - public space and amenities,
 - architectural.

What Can You Do?

- We need your unique perspective from your areas of expertise and experience.
- Consider the “legacy” of the current adopted Plan.
- Tell us what areas you or your group would like to hear more about.

Outreach Groups –

1. Hernando Builders Association
2. Hernando Realtors Association
3. Hernando Chamber of Commerce
4. Hernando Progress
5. Kiwanis Clubs
6. Rotary Clubs
7. Native Plant Society
8. United Communities
9. Owners' Associations

Next Steps

- **Community Outreach – Starting Today!**
- **Follow-up email – SIGN UP!!**
- **Outreach calendar – make your group requests**
- **Links for current plan and draft plan updates**

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