

# HERNANDO COUNTY COMPREHENSIVE PLAN 2040 UPDATE



# Hernando County Comprehensive Plan

- Provides the blueprint to accommodate future growth
- Reset Planning Horizon to 2040
- Consolidate to 11 Elements
- Retain current Plan framework including Future Land Use pattern

## Comprehensive Plan Hernando County, Florida



*Cypress Lakes Preserve - A Sensitive Lands Fund Acquisition*

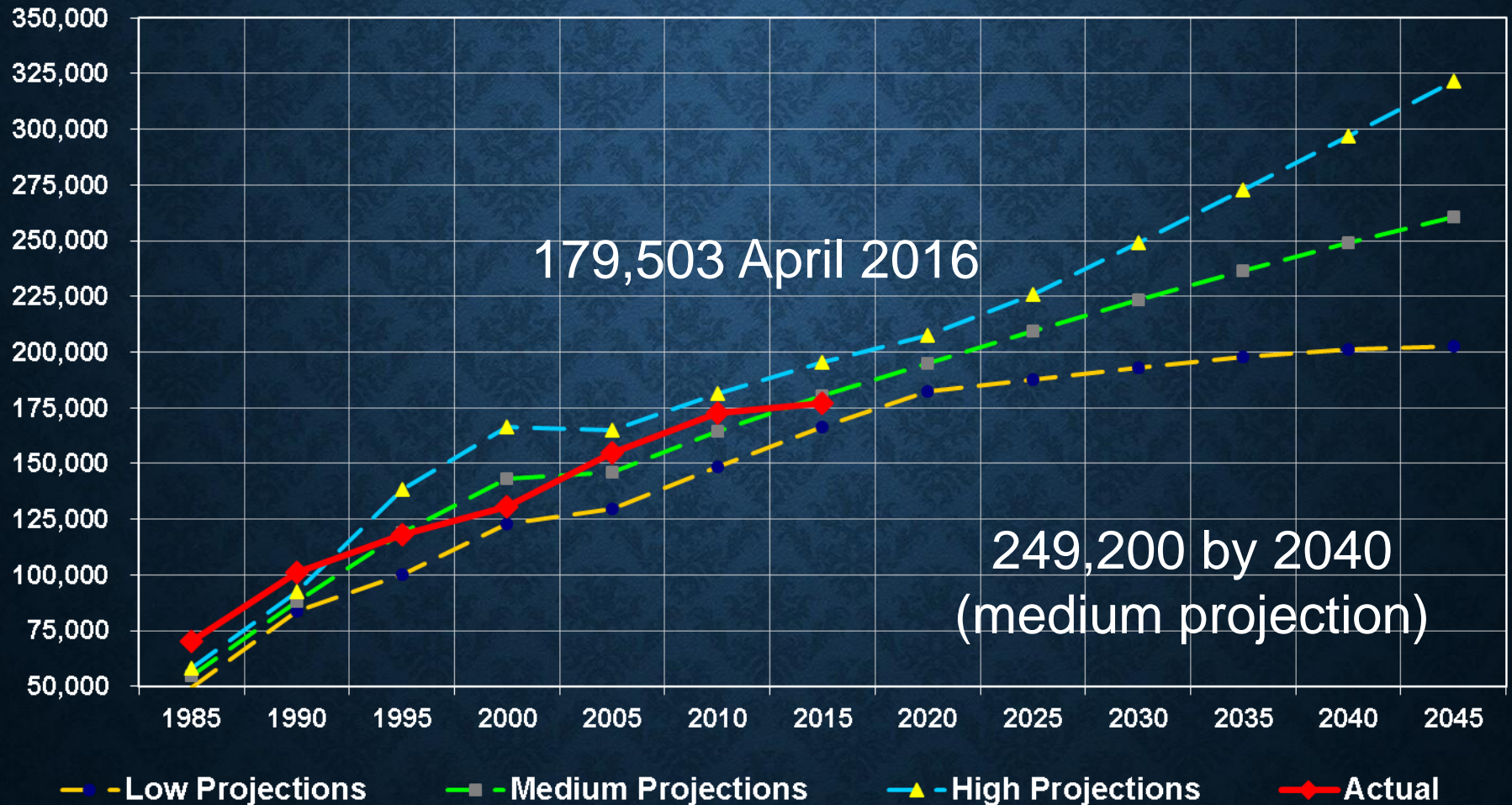
*Photo by Ken Sutherland*

### Hernando County Planning Department

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[www.hernandocounty.us/plan](http://www.hernandocounty.us/plan)

# 2015 to 2040 Population = 41% Increase



# Comprehensive Plan Update

## **Purpose of Plan Update –**

- Reorganize and consolidate
- Reflect current conditions
- Align with updated planning initiatives
- Update planning concepts to meet development needs
- Emphasis on today's important issues

**Propose to Retain the Current Foundation and Framework of the Plan including the current Future Land Use Distribution.**

# Future Land Use

**Purpose** – Designate the proposed future general distribution, location and extent of land uses in the context of the projected population growth

## **New Concepts** –

- Raise maximum residential density from 16 to 18 units/acre
- Countryside Community
- Preserve industrial sites – more expansion flexibility
- New guidance for Mining Category
- New guidance for infill development, mixed use, community design, and incentivized density increases
- Ecological Linkages
- Prepare a design guidebook

# Ecological Linkages

**Purpose** – Provides guidance for areas where open space mechanisms are prioritized based on the best remaining functional habitat.

## **New Concepts** –

- “Not intended to imply public ownership”
- Protect rural character
- Conserve open space
- Cluster development layout
- Education, agency coordination
- Infrastructure design considerations

# Future Land Use – Goal 1.05

## **New Concept –**

**Centers and Corridors – infill, mixed use and community design along transportation corridors and hubs**

- Spring Hill Drive Corridor
- SR-50 West Regional Commercial Corridor
- Northcliffe and Mariner
- Kass Circle

## **Provide for –**

- increased planning flexibility, and,
- prioritized infrastructure investment

# Future Land Use – Goal 1.07

## **New Concept –**

**Protected Corridors – preserve functional transportation integrity**

- Suncoast Parkway
- County Line Road
- Wiscon Road
- U.S. Highway 98 North
- U.S. Highway 19 North

**Provide for transportation integrity:**

- Goods movement and roadway capacity
- Land use influences across county lines
- Rural character



# Future Land Use – Goal 1.08

## **New Concept –**

## **Neighborhood Planning –**

- Historic rural communities
- Masaryktown
- Hernando Beach
- Preserve unique character or history



# Design Guidebook Concepts (non-regulatory)

- Complete Streets, Traffic Calming, Transit Amenities
- Countryside Communities
- Low Impact Stormwater Design
- Updated Planned Development Project Guidelines:
  - Building placement, height
  - Site circulation, access
  - Public space and amenities
  - Parking
  - Building Design
  - Green building

# Future Land Use Map

**Purpose** – To guide development through general category locations that characterize the long-term end toward which land use patterns are ultimately directed

→ Not a zoning map, Not parcel-specific

## **New Concepts** –

- Remove Education Category
- Update mapping criteria for Public Facilities
- Correct mapping inconsistencies – coming soon
- Rural Infill – described in plan strategies

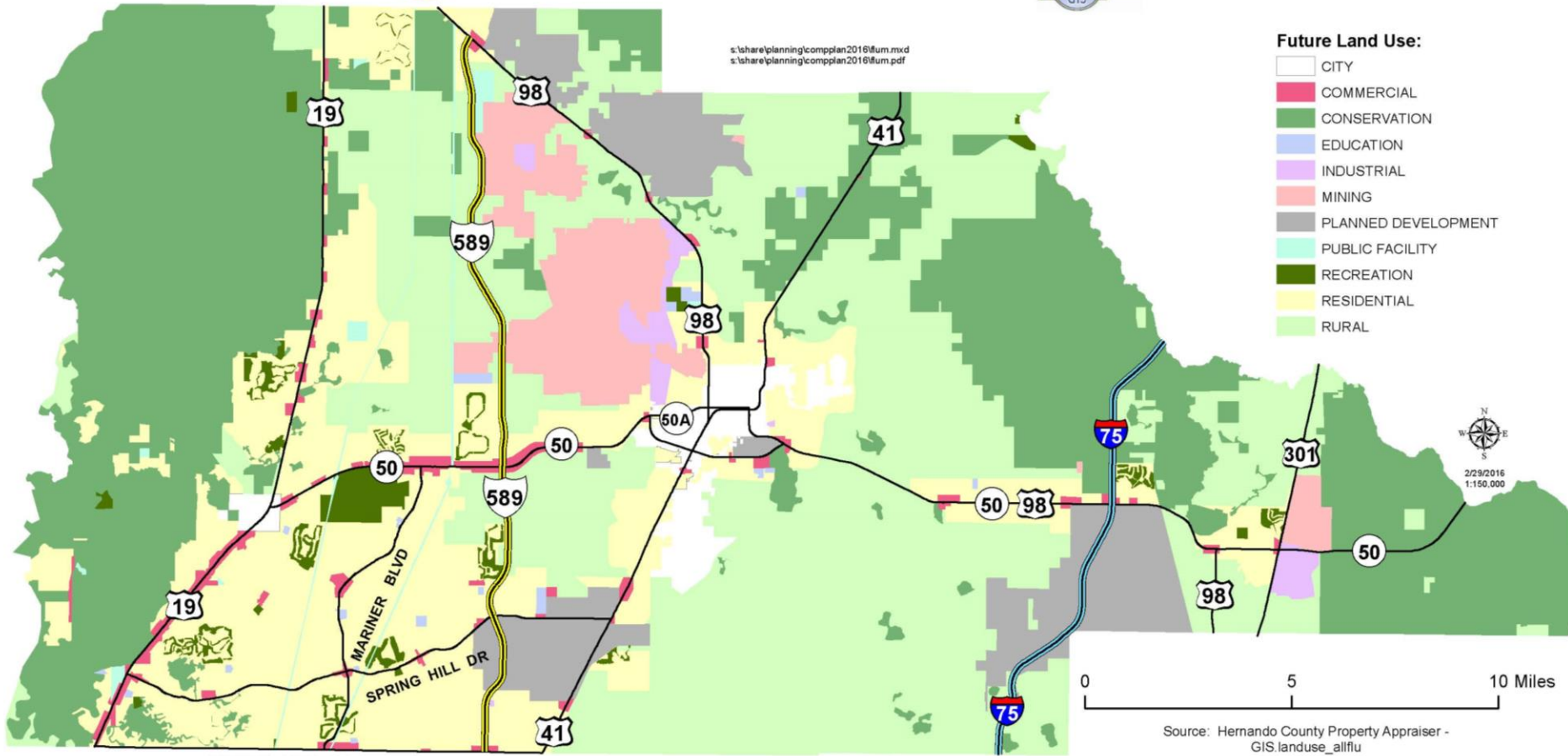
# Future Land Use Map



## Future Land Use - Hernando County, FL



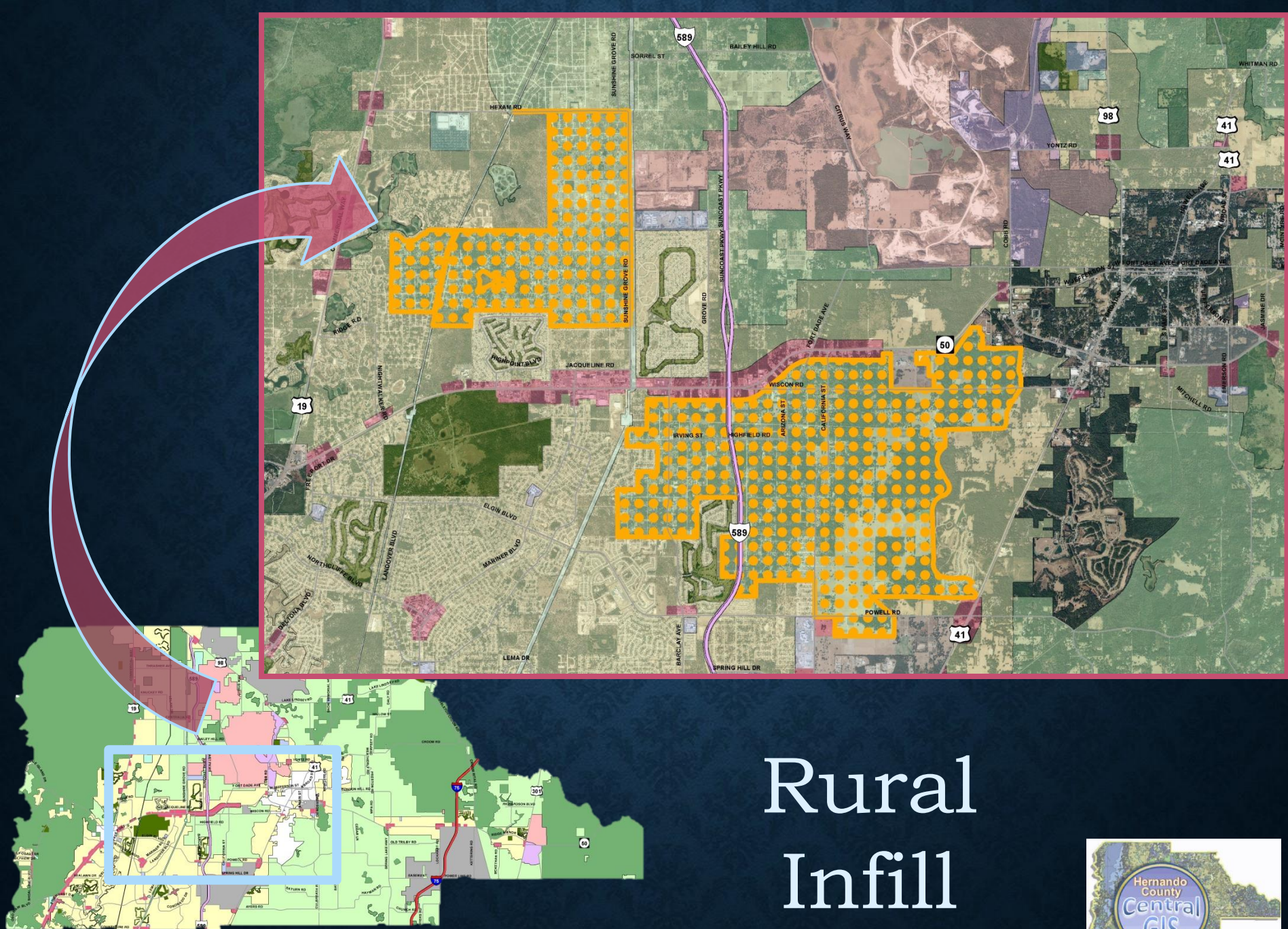
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### Future Land Use:

- CITY
- COMMERCIAL
- CONSERVATION
- EDUCATION
- INDUSTRIAL
- MINING
- PLANNED DEVELOPMENT
- PUBLIC FACILITY
- RECREATION
- RESIDENTIAL
- RURAL

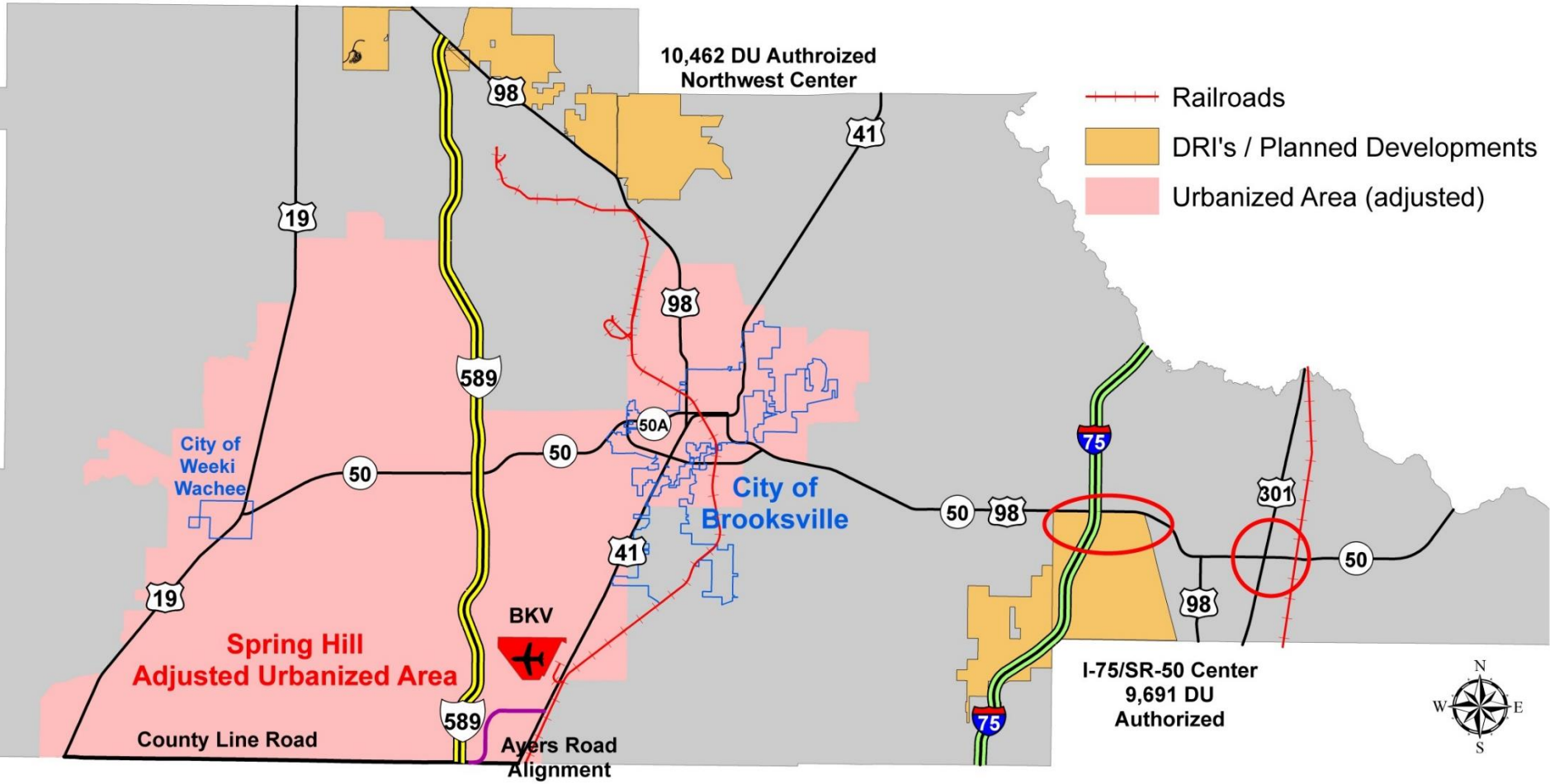
Source: Hernando County Property Appraiser - GIS.landuse\_allflu



# Rural Infill



# Future Population Growth Centers



# Economic Development

**Purpose** – Ensure that long-term land use planning aligns with County's economic development strategies

## **New Concepts** –

- Initiatives to attract a balanced workforce
- Infrastructure investments consistent with economic growth strategies
- Site readiness program
- Recognition of local agricultural industry as an important economic component
- Recognition and support of tourism opportunities including ecotourism and promotion of Adventure Coast

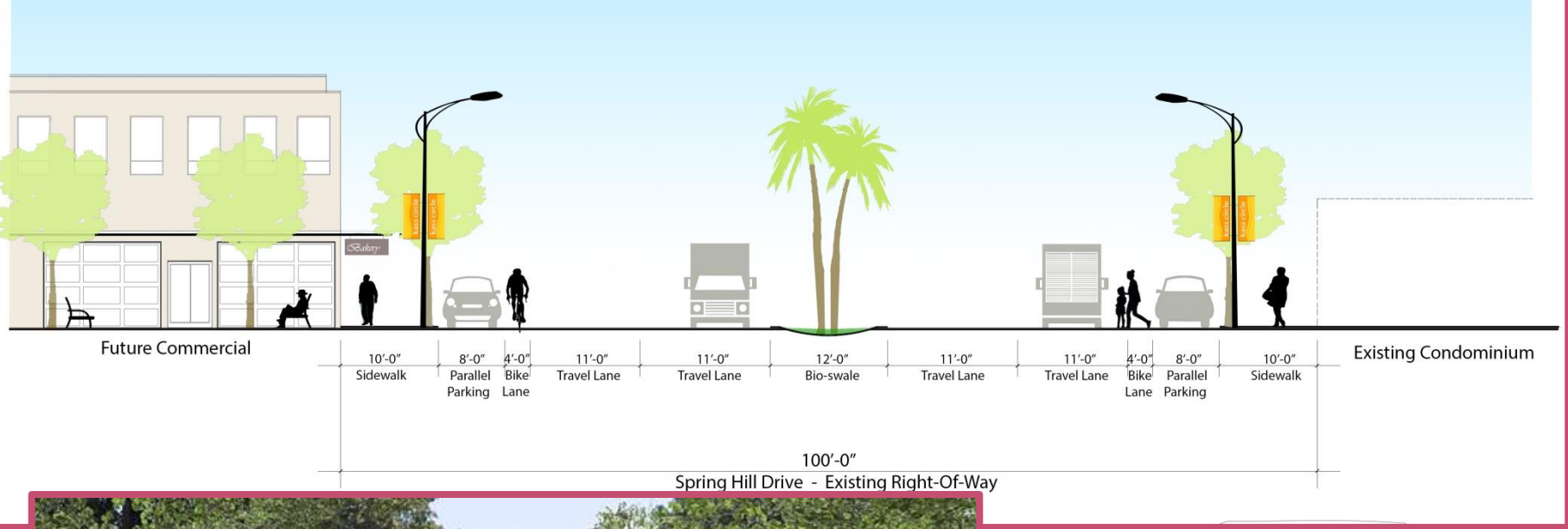
# Transportation

**Purpose** – Coordination of transportation and land use planning

## **New Concepts** –

- Include transit development planning and multi-use trails
- Coordinated access where frontage roads do not exist
- Provide sidewalks within two miles of schools
- Promote Complete Streets, traffic calming and transit amenities
- Support the Coast to Coast Connector trail
- Consider traffic circles for intersection design/upgrades
- Flexible roadway congestion management





Complete



Streets

# Conservation

**Purpose** – Conservation, use and protection of natural resources

## **New Concepts** –

- Mitigate significant habitat losses
- Support noxious plant control initiatives
- Archaeological surveys on high probability sites
- Development design flexibility to protect archaeological and historic resources
- Wildfire hazard mitigation strategies

# Utilities

**Purpose** – Coordinated utilities and land use planning (wastewater, potable water, solid waste and drainage).

## **New Concepts** –

- Combined four elements into one
- Coordinate long-term utilities planning with land use
- Restriction of wastewater and potable water services in the Rural land use category
- Master planning for stormwater
- Low impact drainage design techniques
- Reduce nutrient pollution loading to protect springs
- Solid waste volume reduction

# Recreation and Open Space

**Purpose** – Provision of County recreation and open space facilities to serve the projected population

## **New Concepts** –

- Long-term planning for large park facilities
- Consider a County recreational center
- Maintain Environmentally Sensitive Lands Program
- “Blueways” water trail system for recreation and tourist development
- Plan for a countywide multi-use trail network

# Coastal Management

**Purpose** – Provide for protection of property and resources unique to the Coastal Zone

## **New Concepts** –

- Prohibit mining and new dredging in Coastal Zone
- Protection initiatives for coastal springs and riverine systems
- Planning for post-disaster redevelopment
- Recognize long-term planning for sea level rise
- Resolve land use conflicts associated with working waterfronts
- Maintain community scale/character in Coastal Zone

# Intergovernmental Coordination

**Purpose** – Coordination with federal, state and regional governmental entities, local municipalities and School District

**New Concept** – Coordination with Pasco-Hernando State College updated to focus on workforce, transit and co-location of facilities

## Housing

**Purpose** – Provision and management of housing for the projected population

**New Concept** – Encourage energy and water-saving features

# Public School Facilities

**Purpose** – Provision of public school facilities to accommodate growth

**New Concepts** – None

# Capital Improvements

**Purpose** – To consider the need for and location of public facilities to accommodate projected growth

**New Concepts** – None

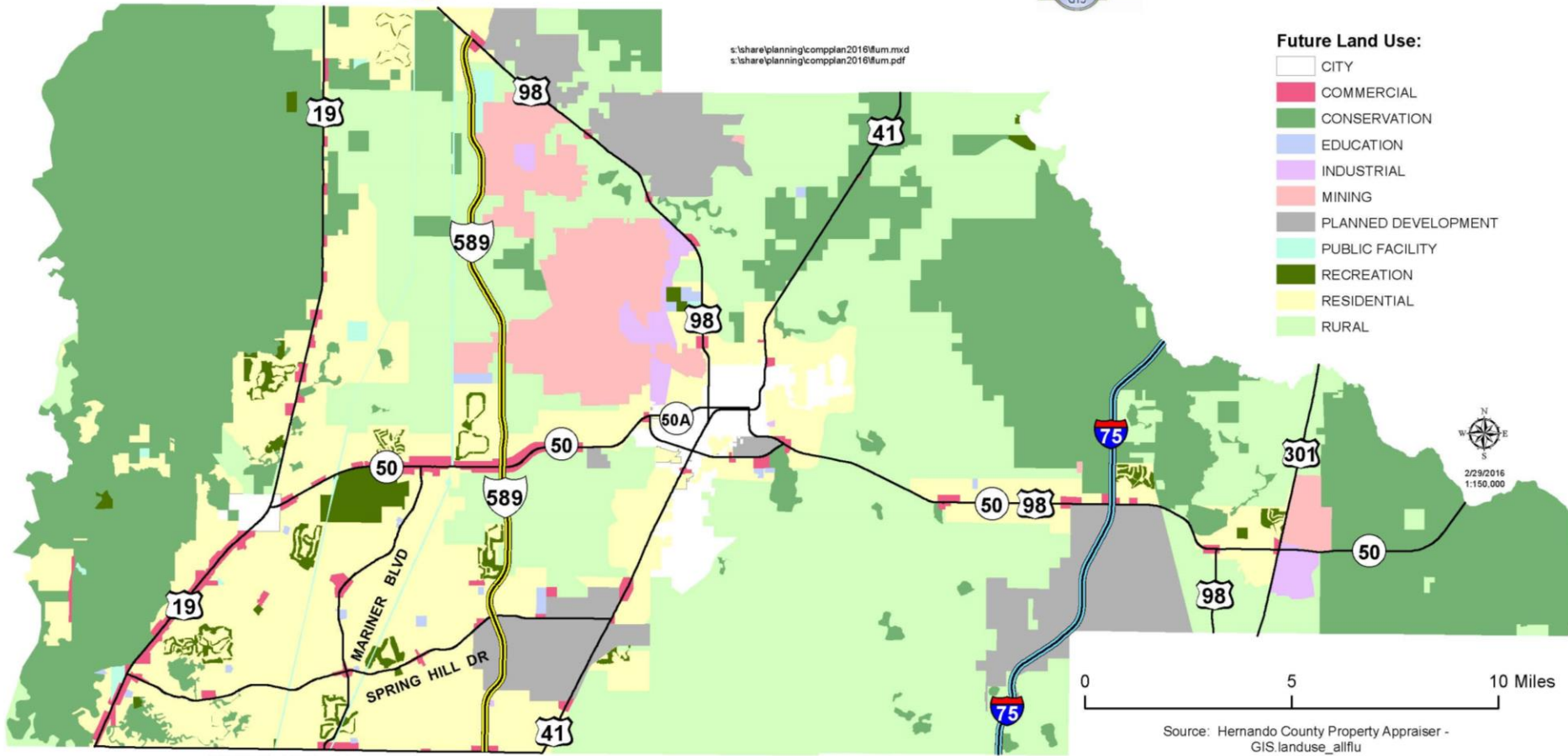
# Future Land Use Map



## Future Land Use - Hernando County, FL



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- CITY
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- PUBLIC FACILITY
- RECREATION
- RESIDENTIAL
- RURAL

COUNTY LINE RD

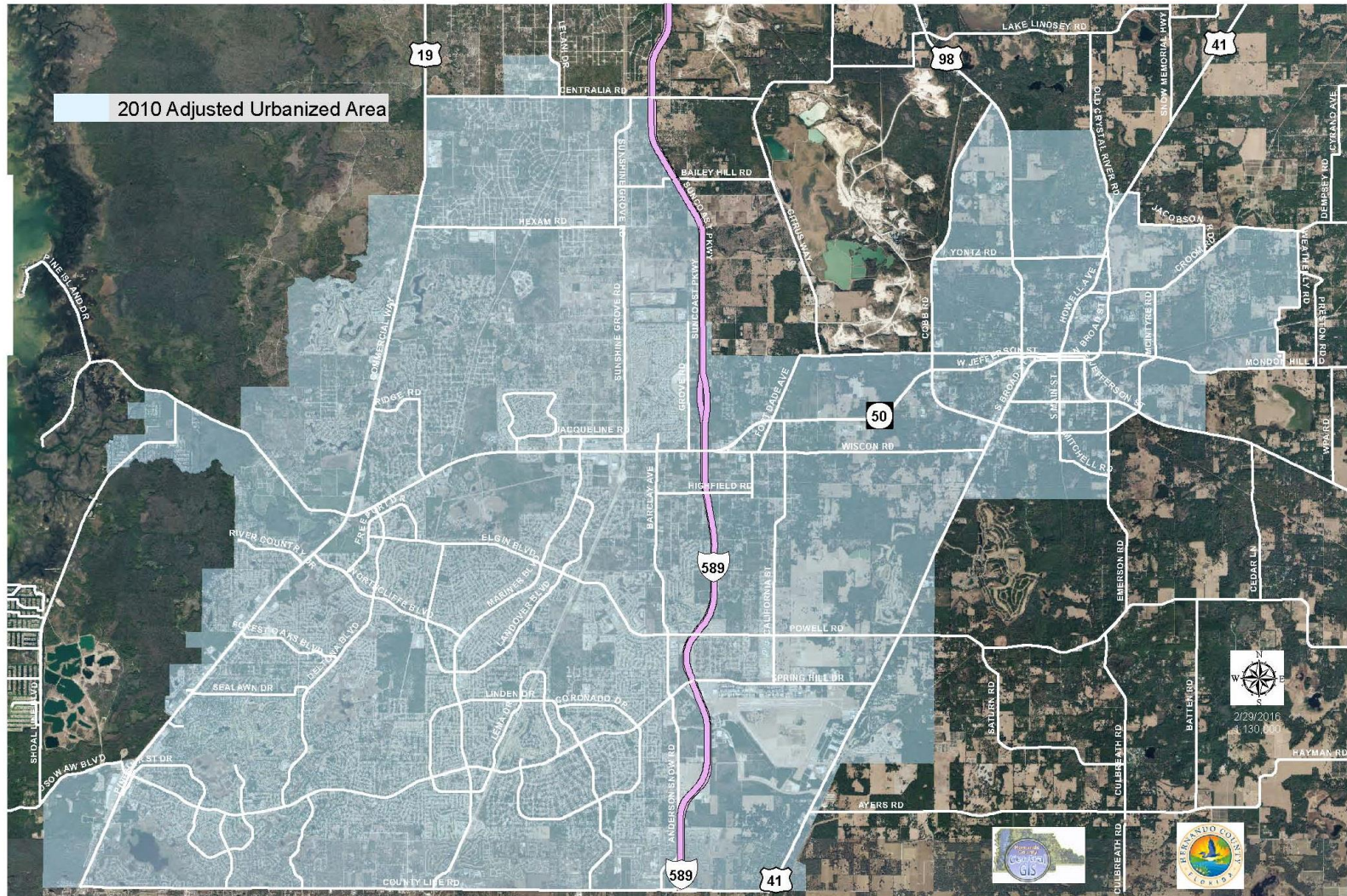
Source: Hernando County Property Appraiser - GIS.landuse\_allflu



# 2010 Adjusted Urbanized Area Map

2010 Adjusted Urbanized Area\* - Spring Hill, FL

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Source: Hernando County Property Appraiser - GIS.AERIALS2011

\* Hernando County portion

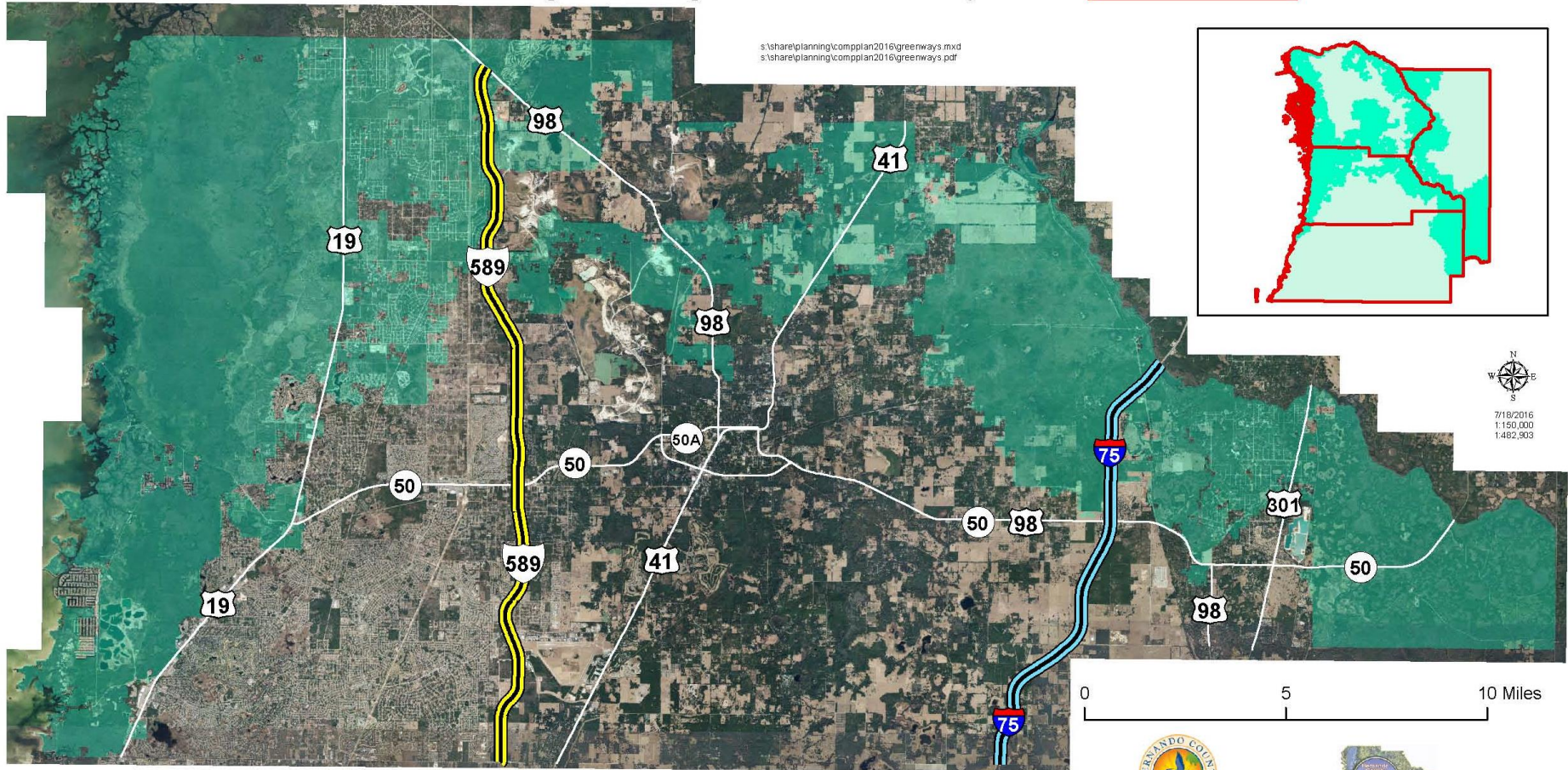
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# Ecological Linkages Map

*Ecological Linkages - Hernando County, FL*

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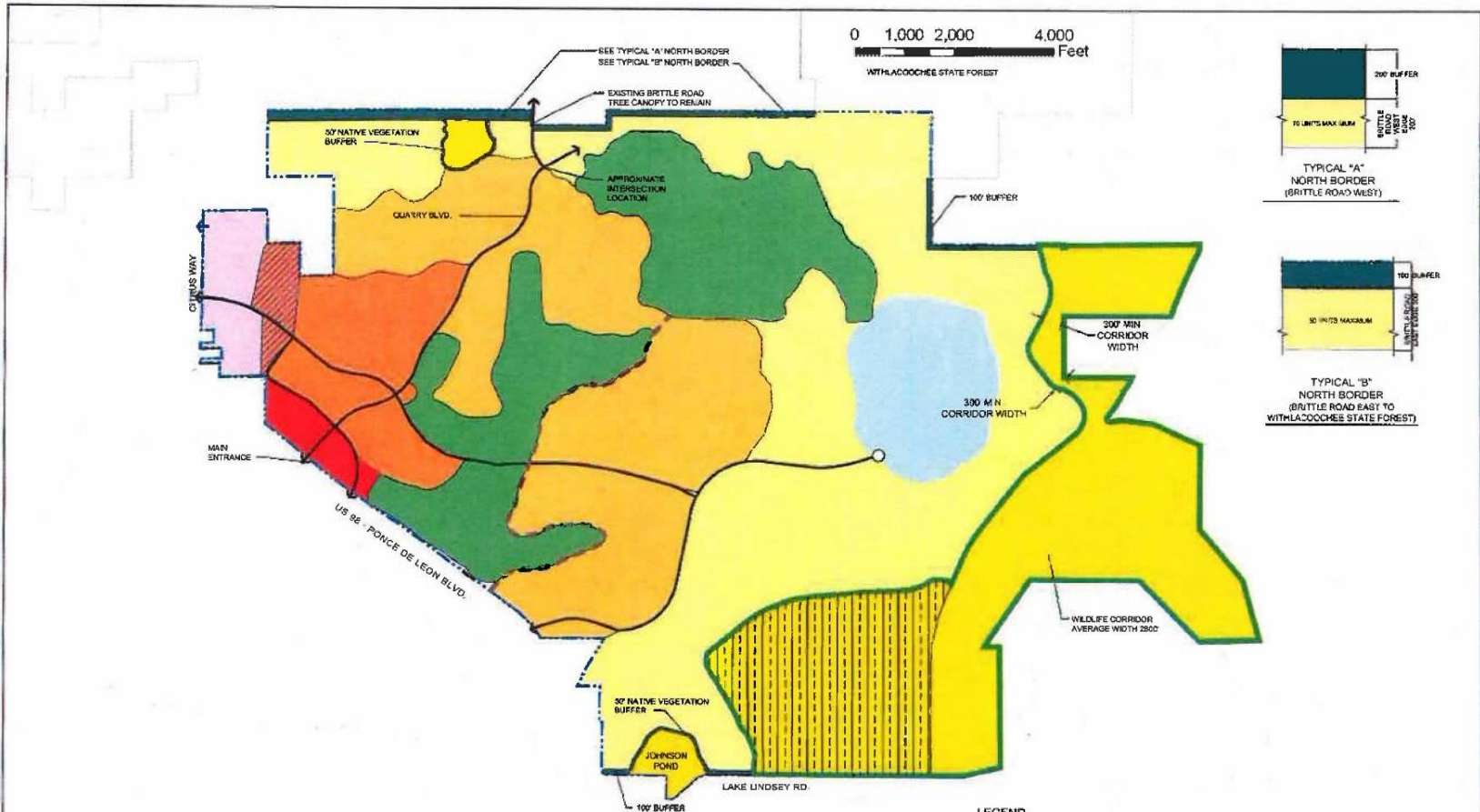
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Source: Hernando County Property Appraiser -  
GIS.FNAI\_GREENWAY\_V3\_1



# Quarry Preserve Master Plan Map



January 6, 2011



QUARRY PRESERVE PDD  
MASTER PLAN

**NOTE:**  
1. THE MASTER PLAN ADOPTED FOR THE QUARRY PRESERVE PDD PROVIDES THE GENERALIZED BOUNDARIES OF LAND USES AND SIGNIFICANT FEATURES OF THE DEVELOPMENT, INCLUDING THE WILDLIFE CORRIDOR AND EXTERNAL ACCESS POINTS. ANY ADJUSTMENTS TO THE BOUNDARIES SHALL BE GEOGRAPHICALLY LIMITED AND THE BOUNDARIES OF THE LAND USES AND SIGNIFICANT FEATURES MAY VARY, BUT ONLY TO THE EXTENT NECESSITATED BY ENVIRONMENTAL PERMITTING REQUIREMENTS, REQUIRED PLACEMENT OF INFRASTRUCTURE AND PHYSICAL CONSTRAINTS, INCLUDING SOIL SUITABILITY AND TOPOGRAPHY. A COMPREHENSIVE PLAN AMENDMENT SHALL NOT BE REQUIRED FOR ADJUSTMENTS TO LAND USES AND SIGNIFICANT FEATURES UNLESS THE PROPOSED CHANGE IS INCONSISTENT WITH THE DENSITY OR INTENSITY STANDARDS AND DEVELOPMENT CONTROLS OF THE QUARRY PRESERVE PDD AS SET FORTH IN OBJECTIVE 1.07G AND ASSOCIATED POLICIES.

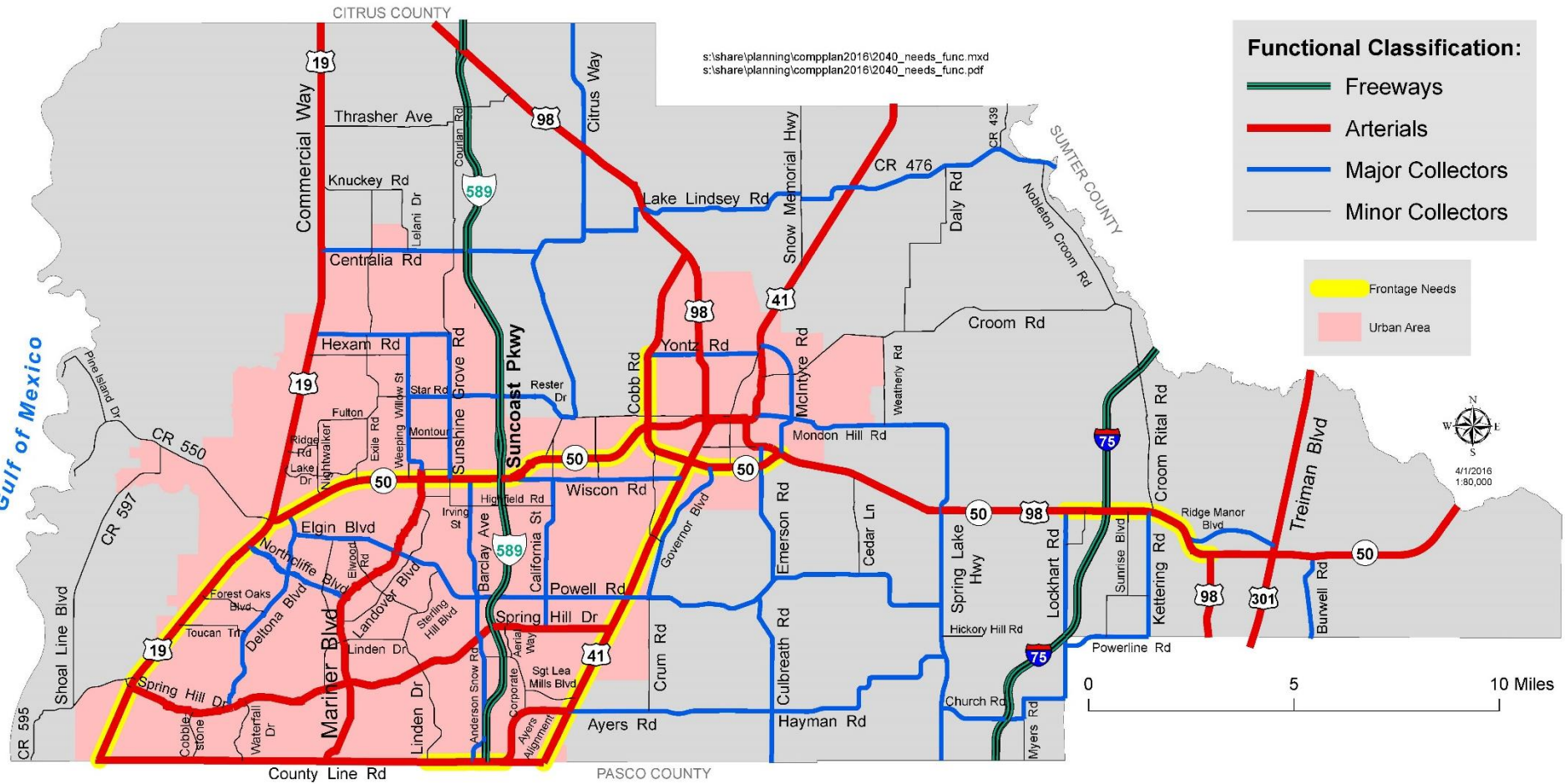
LEGEND	
	COMMUNITY RESIDENTIAL
	GATES ALLOWED IN COMMUNITY RESIDENTIAL EAST OF JUE
	RESORT DEVELOPMENT AREA
	NEIGHBORHOOD RESIDENTIAL
	BUSINESS PARK
	BUSINESS PARK EXPANSION AREA (IF NEEDED)
	TOWN CENTER
	HIGHWAY COMMERCIAL
	COMMUNITY ROADWAY NETWORK
	WILDLIFE CORRIDOR
	PRESERVATION AREAS
	QUARRY NATURE PRESERVE
	BUFFER
	GOLF COURSE



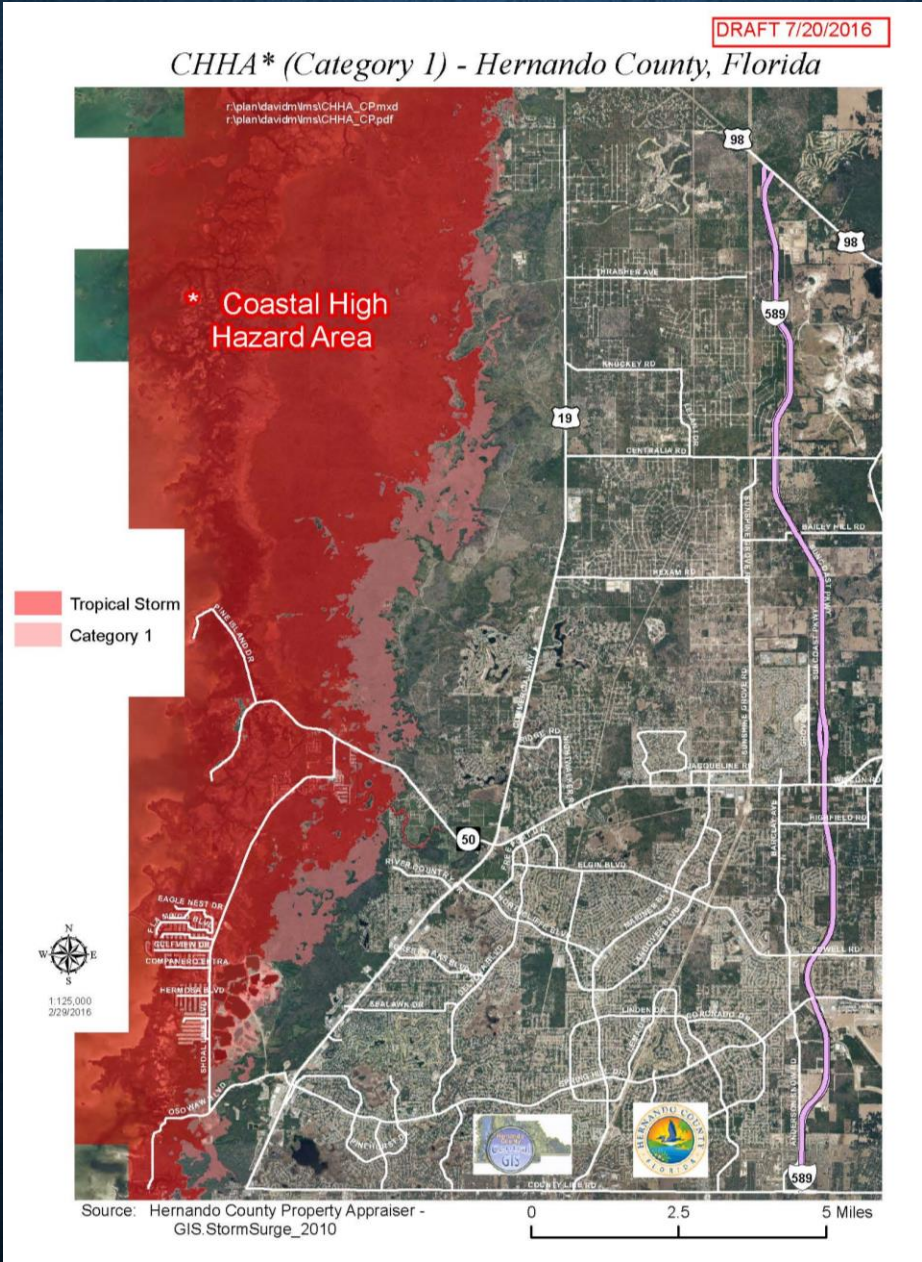
# 2040 Functionally Classified Roadways Map

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MAP B: 2040 Functionally Classified Roadways - Hernando County, FL



# Coastal High Hazard Area Map



# Thank You!

- Email Updates – ***PLEASE SIGN UP!!***
- Links for current plan and draft plan updates:  
<http://www.hernandocounty.us/plan/2040-plan>
- Outreach – Contact Patricia McNeese, AICP  
[pmcneese@hernandocounty.us](mailto:pmcneese@hernandocounty.us)  
352-754-4057, ext. 28016