

HERNANDO COUNTY 2040 COMPREHENSIVE PLAN

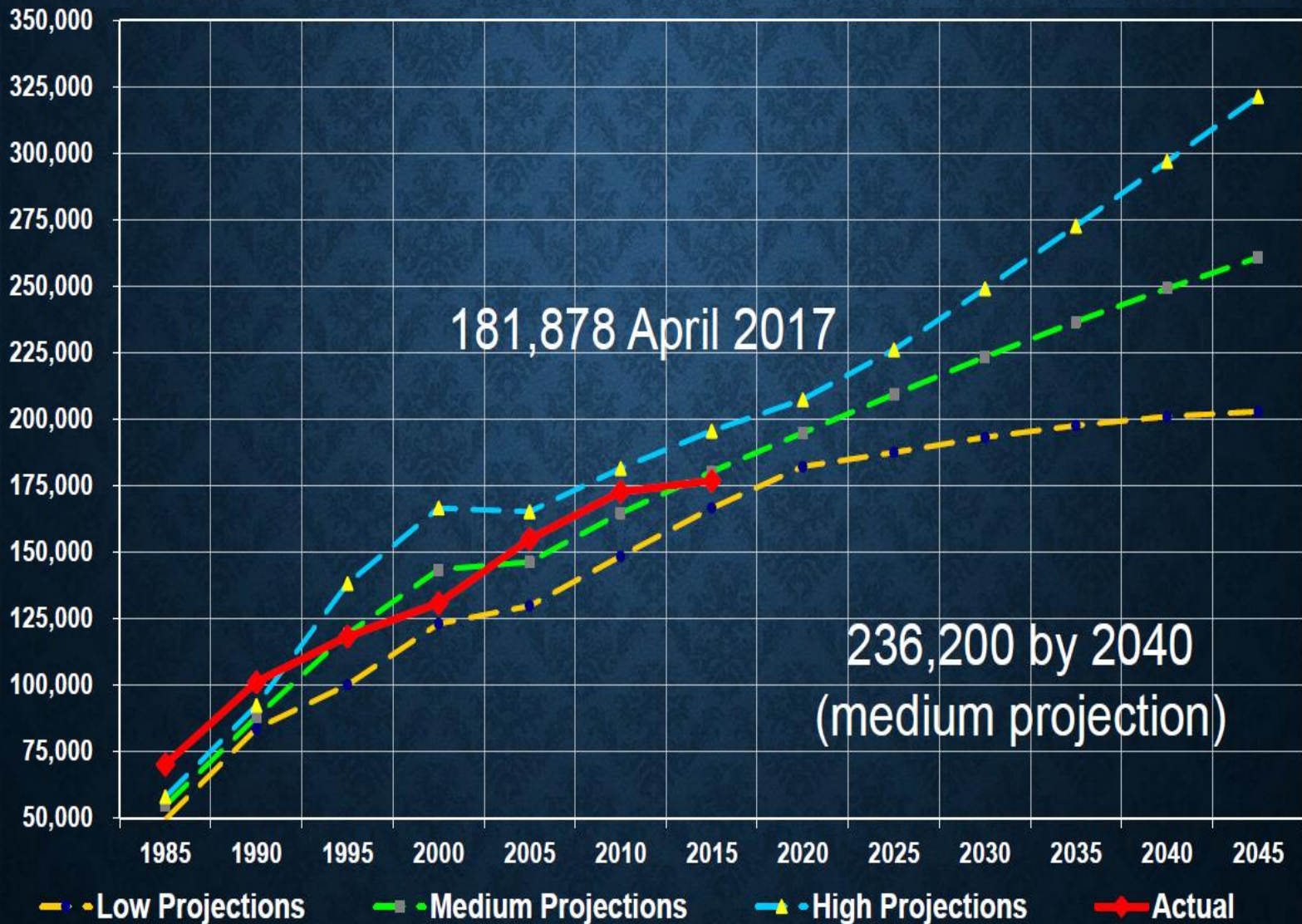


**Board of County Commissioners
Public Hearing
December 12, 2017**

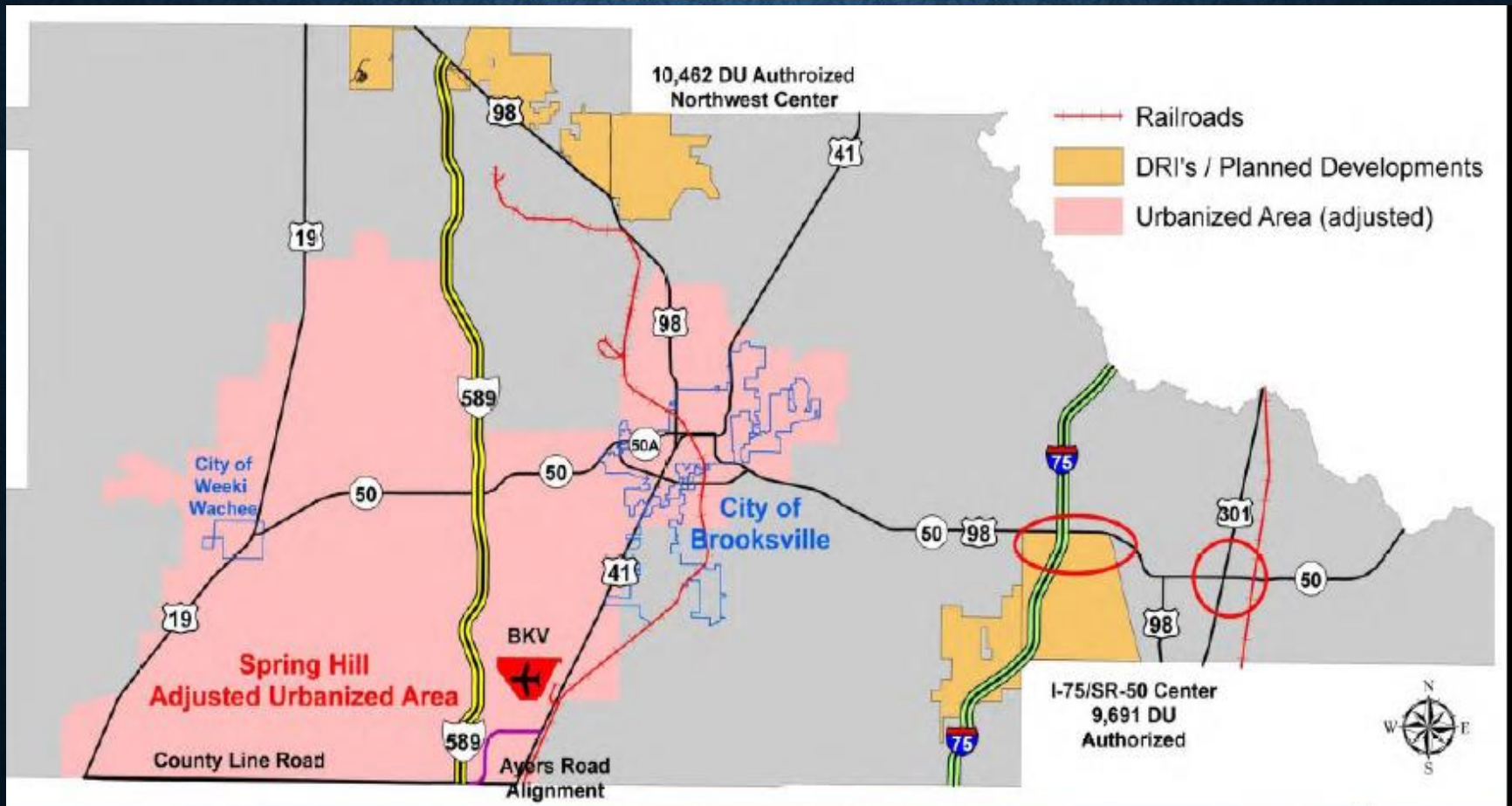
The Purpose Of A Comprehensive Plan

- 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 to 2040
- Consolidate to 11 Elements of Text
- 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%

Milestones

- Plan adopted in 1989; updated in 1996, 2003, 2013
- 2010 Monthly workshops with the Planning and Zoning Commission
- 2011 Report evaluating the Plan
- Board presentations 2013, 2015, 2016
- 2040 Plan first draft posted in 2016
- July 2016 2040 Plan Kickoff Presentation
- Planning and Zoning Commission Workshops January & October 2017; Public Hearing in November 2017
- Board Workshops in May and October 2017
- Revised 2040 Plan posted in July 2017

2040 Plan Outreach

- Hernando County Chamber of Commerce
- Hernando Builders Association
- Hernando Realtors Association
- Hernando Progress
- Leadership Hernando
- Kiwanis and Rotary Clubs
- Hernando Beach Property Owners Association
- Ridge Manor Property Owners Association
- United Communities
- Sierra Club and Native Plant Society
- Nature Coast Conservation Neighbors Against Mining
- Nature Coast 911 Group

Major Conclusions

- Protect groundwater resources
- Retain the current future land use pattern
- Provide for flexibility in decision making
- 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
- Emphasize the importance of tourism, ecotourism and agriculture for economic development
- Emphasize the importance of workforce development and business-ready sites for economic development
- Eliminate Education Category from the Future Land Use Map
- Include neighborhood planning as a strategy
- Incorporate transportation 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
- Emphasize the importance of springs protection
- Maintain community scale and character in the coastal areas
- Recognize the importance of long term planning for disasters

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 from DEO to adopt the 2040 Plan

Thank You

- Link for 2040 Plan documents and public comment:
<http://www.hernandocounty.us/plan/2040-plan>