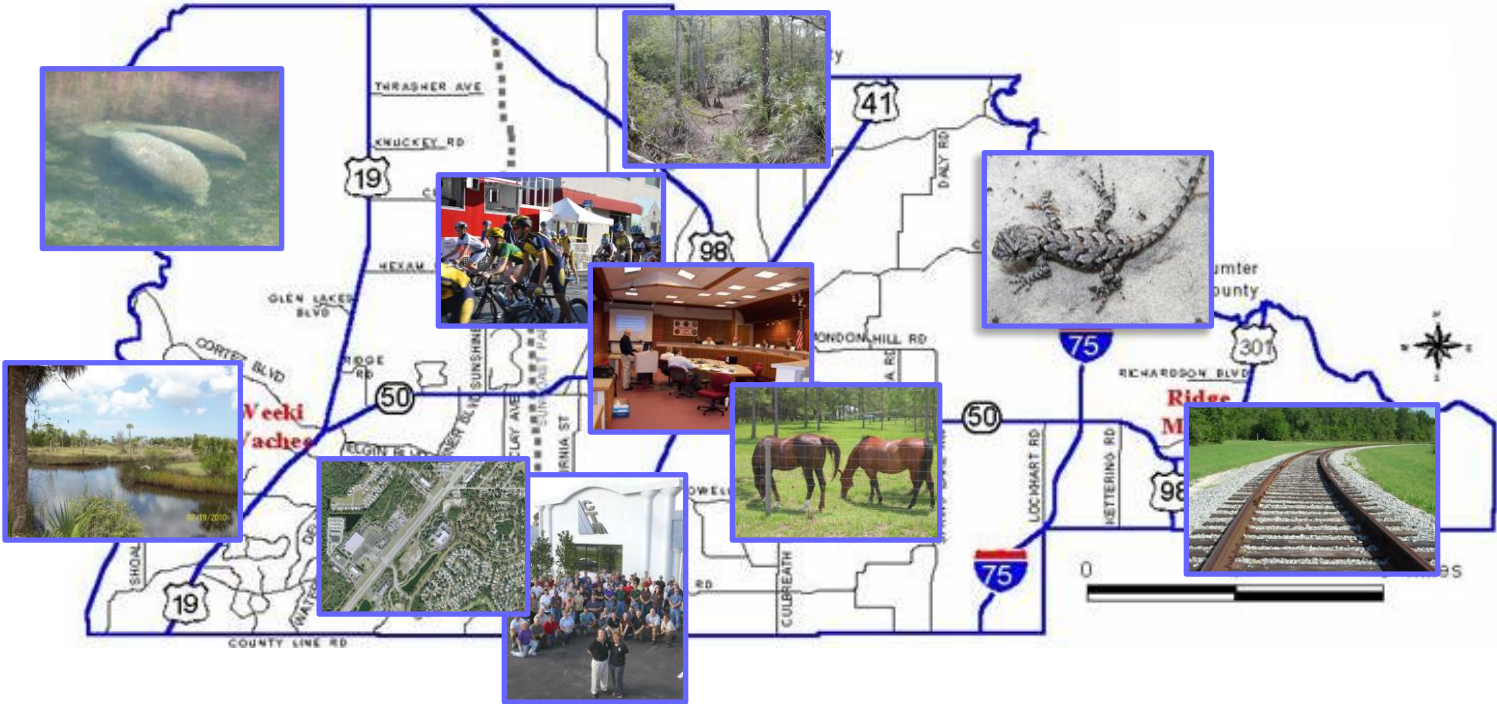


**Evaluation of the  
Hernando County  
Comprehensive Plan  
2011**



**Hernando County Planning Department**



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***Executive Summary***

**Evaluation of the  
Hernando County Comprehensive Plan**

Hernando County, Florida is located on the west-central coast of Florida between the Gulf of Mexico and the Withlacoochee River. It includes two incorporated cities: Brooksville and Weeki Wachee and is part of the Tampa Bay Region. The Hernando County Comprehensive Plan provides the blueprint for the County's growth and development. An evaluation of the Plan is required by Florida Statutes (F.S. 163.3191) in order to conduct a continuous and ongoing process of planning. This document comprises Hernando County's third Evaluation Report since Plan adoption in 1989. The 2011 evaluation process consisted of four main phases: 1) initial scoping and identification of major issues, 2) plan analysis and public input, 3) drafting of the document and recommendations, and, 4) public hearings. The County identified five Major Issues for which Plan performance should be evaluated:

1. Infrastructure Supply, Funding and Level of Service
2. Economic Development and Sustainable Jobs
3. Natural Resources Functional Integrity
4. Groundwater and Potable Water
5. Future Land Use Pattern

The recent economic downturn was the primary unanticipated changed condition that occurred during the seven-year period since the 2004 EAR. Conclusions and recommendations resulting from public input, Plan analysis and workshop discussions identified the following:

- The County's 2010 permanent population of 172,778 may grow by as much as 43 percent to 247,600 by the 2035 (planning horizon)
- The need to incorporate sustainable growth concepts into the future land use pattern including compact development and infill,
- The need for improved mobility and an increase in mobility options,
- The need for increased coordination with regional transportation and destination planning,
- The need for expanded coordination of infrastructure with land use pattern,
- The need for level of service updates and adequate funding for all infrastructure,
- The need for focused policies on job center/business site development and the future transition of mining lands to uses that offer employment opportunities,
- The need to solidify and coordinate goals for ecological greenways and rural lands retention as part of a sustainable growth strategy.

The review will provide the basis for updating the Comprehensive Plan.

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## ***INTRODUCTION***

The Hernando County Comprehensive Plan provides the blueprint for growth and development in Hernando County, Florida including distribution of land uses, provision of adequate public infrastructure and protection of natural resources. The Comprehensive Plan is required by Chapter 163, Florida Statutes in the Community Planning Act (F.S. 163.3164) which gives counties and municipalities in Florida the power and responsibility to:

- Plan for their future development and growth,
- Adopt comprehensive plans to guide their future growth,
- Implement the comprehensive plan by adoption of appropriate land development regulations, and
- Establish administrative instruments and procedures to carry out the provisions of the act (F.S. 163.3167).

### ***Community Overview***

Evaluation of the Comprehensive Plan is required every seven years by Florida Statutes (F.S. 163.3191) in order to conduct a continuous and ongoing process of planning. This document comprises Hernando County's third Evaluation since Plan adoption in 1989. The current Hernando County Comprehensive Plan consists of five sections with 15 elements. Elements of the Plan may be downloaded at [www.hernandocounty.us/plan](http://www.hernandocounty.us/plan).

Hernando County, Florida is about 323,877 acres in size and is located on the west-central coast of Florida. It is flanked by the Gulf of Mexico on its western border and the Withlacoochee River on its eastern border. The Chassahowitzka National Wildlife Refuge occupies a large expanse of Hernando County's coastline and the Withlacoochee State Forest occupies large portions along the river. Hernando County's center lies over the Brooksville Ridge, an ancient limerock formation that serves as a reservoir for the underground Floridan Aquifer. This formation makes possible a groundwater resource of superior quality and also generates a great deal of freshwater spring activity throughout the County. The County is known for its springs and other natural features.

Hernando County includes two incorporated cities: Brooksville in the center, and Weeki Wachee near the coast. The counties of Citrus, Sumter and Pasco surround Hernando County on the north, east and south sides, respectively. The population is concentrated mainly to the southwest in the Spring Hill area and in the City of Brooksville. The County has historically been rural with significant agricultural activity and limestone mining. Both of these economies are still active but have been supplemented with the current five major County employers: medical and

life sciences, construction and real estate, retail trade, government and education, and tourism. The County is part of the Tampa Bay Region and is considered to be a suburban county with respect to the region. Major regional transportation corridors connecting Hernando to adjacent counties include U.S. Highway 19 (Commercial Way) running north-south near the coast, the Suncoast Parkway limited access toll road running north-south near Brooksville, Interstate-75 running north-south on the eastern side of the County, and State Road 50 (Cortez Blvd.) transecting east-west through the approximate center of the County.

***Purpose of the Evaluation Report***

The purpose of this 2011 Evaluation Report is to provide an evaluation of the performance of the Hernando County Comprehensive Plan over the last five years (2006 – 2010). The EAR process ensures that the Comprehensive Plan will remain a “living” and relevant document. The County’s last EAR document was adopted in July 2004 and EAR-based Comprehensive Plan amendments were adopted in December 2005, hence the start of the current evaluation period in 2006.

The Comprehensive Plan is a large document so it helps to identify major planning issues as the focus of the process. Five Major Issues were identified and analyzed during the 2011 review process. The process consisted of four main phases: 1) initial scoping and identification of the five Major Issues, 2) Plan analysis and public input, 3) drafting of the EAR document and recommendations on the Major Issues, and, 4) public hearings. Comprehensive Plan amendments will be formulated and adopted based on the recommendations contained in this document.



***Current Conditions &  
Trends***

***Population***

**Population Growth: Census 2010**

The 2010 U.S. Census permanent population for Hernando County was 172,778. The total Hernando County population in 2000 was 130,802. Total permanent population increase over the 10-year period to 2010 was 32 percent.

Additional 2010 Census data available at the time of this writing shows the following trends:

- The number of permanent households increased from 55,425 in 2000 to 71,745 in 2010. The average household size (persons per household) is 2.38.
- The number of Census Tracts increased from 25 in 2000 to 44 in 2010.
- The City of Brooksville's population increased from 7,264 in 2000 to 7,719 in 2010. The City of Weeki Wachee's population of 12 was the same in 2010 as it was in 2000.
- The 2010 Census recorded 82,478 dwelling units in Hernando County, a 31 percent increase from the 2000 Census (62,737 units). In 2000, 11.6 percent of the total units (or 7,302) were vacant while in 2010 vacancy increased to 15.5 percent of the total units (12,759). Of the vacant units, nearly half (3,566) were considered to be seasonal in 2000 whereas only one-third (4,194) were seasonal in 2010. Seasonal units constituted about 5.1 percent of the County's total units in 2010.
- Spring Hill, an unincorporated population concentration, is often of interest when looking at Census numbers. While the boundaries of the Spring Hill Census Designated Place (CDP) changed only slightly the population went from 69,078 in 2000 to 98,621 in 2010.

**BEBR Population Projections**

At the time of the 2004 EAR adoption, BEBR projected an 11 percent increase in population from 2005 to 2010. BEBR's current 2005 population estimate of 154,905 and the 2010 Census population figure of 172,778 yields an actual increase of 11.5 percent for that period. Figure 1 shows that BEBR medium projections have been a good long-term indicator of actual population growth. Smith and Rayer (2010) reviewed BEBR's population forecasting methods in detail for the state and for individual counties in Florida. They concluded that:

- Three series of projections, low, medium and high, are used to account for the uncertainty of population forecasting. The medium series should provide accurate forecasts in most instances for future population change.
- BEBR's "low and high projections were based on analyses of past population forecast errors...and the distribution of absolute percent errors tends to remain fairly stable over time..."
- "The high and low series provide reasonable alternative scenarios [that] should be considered when using projections for planning purposes" because past data shows that they provide for a reasonable range of errors for most counties.

These trends are borne out by the 25 years of data shown in Figure 1. The 2010 Census total population figure of 172,778 falls approximately halfway between BEBR's latest medium and high projections for Hernando County.

### **Functional Population**

BEBR population projections refer only to permanent Florida residents and do not include visitors or seasonal residents. There were 4,194 seasonal units recorded in the 2010 Census. The persons per household rate of 2.38 was applied to generate a seasonal population of 9,982. That result brings Hernando County's total functional population for 2010 to 182,760.

### **Planning Horizon**

The current Comprehensive Plan has a planning horizon of 2025. In view of the availability of long-term population projections to 2035 and the development of several state and regional planning initiatives to the 2030/2035 timeframe, the County will update the planning horizon to 2035 for its Comprehensive Plan.

### **Population Projections**

While the 2010 Census figures for Hernando County were available in time to include them in this document, BEBR's revised population projections were not. Therefore, the 2035 projections available as of April 2010 will be used. The new projections are scheduled to be available prior to the initiation of the updating of the Plan. They will be considered in the analysis and drafting of amendments.

The County's permanent population is currently projected to be 247,600 by 2035 per BEBR's medium projections (Figure 1). The seasonal population will be projected based on permanent population since the number of future dwelling units is unknown. Applying the 5.1 percent seasonal rate to the projected population, a seasonal population of 12,627 will be added by 2035 and a total functional population of 260,227 by 2035 is projected.

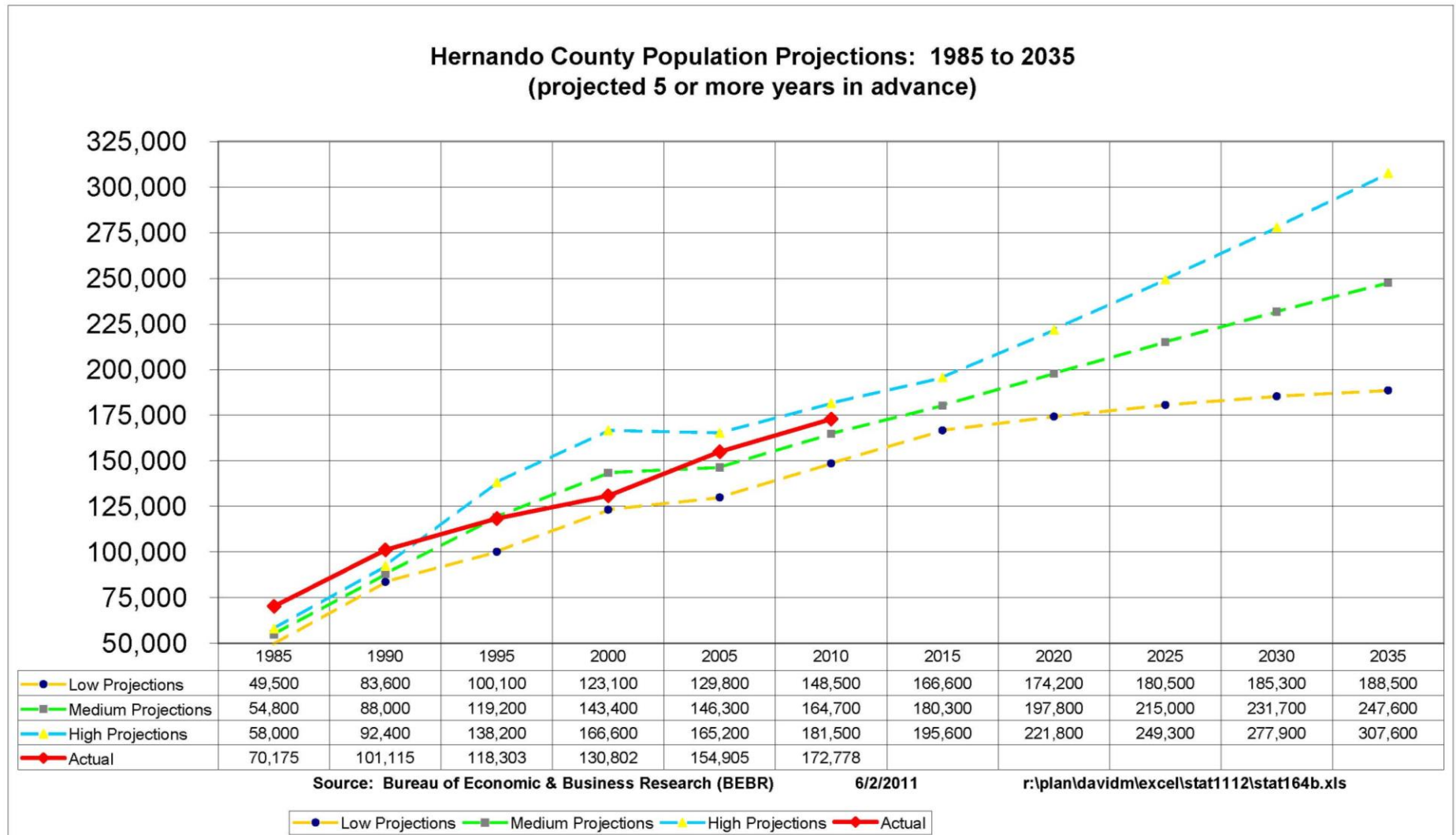


Figure 1. Bureau of Economic and Business Research April 2010 population projections showing actual Census figures.

### ***Population Distribution Pattern***

Hernando County experienced an active period of growth from 2000 to 2010 adding nearly 42,000 people to its population. The County's population density changed in that time from 0.43 persons per acre (273 per square mile) to 0.56 persons per acre (362 per square mile). Approximately 62 percent of Hernando County residents live in Spring Hill and Brooksville. Spring Hill's population density rose from two (2) persons per acre in 2000 to 2.8 persons per acre in 2010. The City of Brooksville's population distribution stayed virtually the same with 2.3 persons per acre in 2000 compared to 2.4 persons per acre in 2010. Hernando County has a low-density relatively scattered population distribution county-wide.

The County is considered to be part of the Tampa Bay metropolitan area and has grown in much the same spread out fashion as the entire bay area over the last ten years (Mahurin *et al.*, 2010). Such a low density, spread-out distribution growth pattern is not unusual for a rural county. However, Hernando County has been on an increasingly urbanizing track. Official designation of Spring Hill as an "urban" area for transportation purposes nearly twenty years ago was followed by a relatively long period of land development stability and prosperity. The County may add 25,000 to its population in the next 10 years followed by an additional 55,000 by 2035.

With the current economic downturn the County is struggling to maintain services for its current population. New residents expected over the planning horizon will be accommodated in part by dozens of approved, but currently unbuilt, developments. The County also faces the prospect of reduced outside funding that would assist with infrastructure needs. A proactive approach is needed to prepare for the future distribution of Hernando County's projected population. The current pattern of scattered growth is proving to be unsustainable. Changes are needed to create a land use platform that provides for greater efficiency in public services and encourages economic growth. This will need to be accomplished in the context of balancing private property development rights with the public interest need for more compact development.

## ***Land Use***

### **City Annexations**

There are two incorporated areas in Hernando County, the Cities of Brooksville and Weeki Wachee. The City of Weeki Wachee has not annexed additional property since the 2004 EAR was adopted. The City of Brooksville has annexed a total of 1,948 acres comprised of 28 separate annexation ordinances passed in 16 separate actions since 2004. Six of the 28 annexations are over 75 acres and comprise 88 percent of the total annexation acreage. Table 1 lists these annexations and some of their general characteristics including Future Land Use Map (FLUM) designations.

**Table 1: Larger Annexations into the City of Brooksville Since the 2004 EAR**

ORD. NO., DATE PROJECT NAME	ACREAGE	PREVIOUS COUNTY FLUM / APPROVED UNITS	CITY FLUM / APPROVED UNITS	CURRENT USE
683, 12/0/04 Majestic Oaks	407.7	Residential/estimated at 1,223	Majestic Oaks Mixed Use District / 999	agriculture, golf course
698, 7/12/05 Brooksville Country Club	162.3	Residential/ 133	Majestic Oaks Mixed Use District / (see above for total)	golf course
689, 6/6/05 Evans Financ.	184.7	Residential / estimated at 552	Suburban Residential / estimated at 460	agriculture
690, 6/6/05 Milkaway Farms	440.1	Commercial, Residential, Conservation, Rural / estimated at 800	Undesignated land use / density not yet set	agriculture
710, 4/17/06 McAteer	437.8	Rural / 43	McAteer Residential Development District / 450	agriculture
815, 12/24/10 Sea Gate Village	75.8	Residential, 304	Undesignated land use / 304	vacant residential

Major properties such as the McAteer annexation and another project, Southern Hills, annexed in 2004 (included in 2004 EAR), continue to impact planning issues in both the County and City. Closer intergovernmental coordination between the two entities is needed to encourage a more efficient land use pattern and the existence of the City as a historic center of activity and future regional destination for rail.

### Land Development

Hernando County has an estimated 323,877 acres of land area. Development patterns over the past seven years were examined along with an inventory and analysis of available land suitable for development. The Hernando County Future Land Use Map (FLUM) contains ten land use designations for the unincorporated area. Table 2 lists the built and unbuilt (vacant) acreages for each of these land use categories.

Forty-three percent of Hernando County’s land area is in public ownership or under water. The remaining 57 percent of the land is almost exactly half built (29 percent built and 28 percent vacant). Of the ten FLUM categories listed in Table 2, four are removed from further analysis because their designations are essentially recognitions of existing uses. These include the Mining, Education, Recreation and Public Facility categories.

**Table 2: Estimated Land Area in Each Future Land Use Map Category in Hernando County**

FUTURE LAND USE MAP CATEGORY	BUILT AREA	UNBUILT AREA	OTHER* AREA	% OF TOTAL COUNTY AREA
City	2,105	2,320	1,854	1.9
Residential	26,604	19,467	13,896	18.5
Planned Development District (PDD)	3,004	7,301	4,893	4.7
Rural	47,262	43,817	12,561	32.0
Commercial	1,459	1,357	613	1.1
Industrial	1,255	1,060	10	0.7
Mining	8,533	8,262	159	5.2
Education	673	2	19	0.2
Recreation	60	1,81,609	1,767	1.1
Public Facility	543	146	951	0.5
Conservation	2,832	5,710	101,773	34.1
	94,330 (29% of Total)	91,051 (28% of Total)	138,496 (43% of Total)	323,877 (County Total)

Source: Hernando County Property Appraiser

\*Includes submerged lands and land in public ownership (federal, state or local)

Another category, Conservation, can be presumed to be largely unsuitable for development. This designation is used primarily for lands that have been purchased for public conservation or preservation. Only about 6 percent of the land in the Conservation category is privately owned. Development potential there is limited to uplands accessible via County roads and is considered to be a negligible amount.

The remaining categories, Residential, Planned Development District (PDD), Rural, Commercial and Industrial, make up 47 percent of the County's private land considered generally suitable for development. Slightly more than half of the estimated 152,586 acres in these categories is built. These categories represent areas where future land development would occur to accommodate population growth and its supporting services. Each of these categories is described in more detail below by development type.

### **Commercial/Industrial Land**

Built industrial lands (excluding mining) in Hernando County primarily include uses at the Hernando County Airport and the Walmart Distribution Center in eastern Hernando. The County currently has approximately 551 acres of vacant industrial land in the Industrial and PDD FLUM categories. The bulk of this vacancy is comprised of one large property of approximately

473 acres along Highway 301.

Built commercial lands in Hernando County primarily include banks, motels, restaurants, retail, office uses, services (including automobile) and other businesses. The County currently has approximately 2,895 acres of vacant commercial land available in Commercial and PDD FLUM designations.

It can generally be stated that commercial and industrial development has largely occurred in areas associated with these designations on the FLUM over the past seven years. In the PDD category these uses are primarily intended to serve the associated development. For example, large industrial and commercial areas within the Quarry PDD are designed essentially to provide the economic component of a self-contained development unit. Large commercial floor areas for these and other approved PDDs (Lake Hideaway, Sunrise, Seville) have yet to be built.

### **Agricultural Land**

A large percentage of the County's available land (28 percent) is located within the Rural FLUM category. About half of the suitable acreage in this category is built. Built Rural lands are generally characterized by agriculture on acreage parcels with associated residential and supporting uses. The remaining estimated 43,817 acres of available Rural land is considered to be suitable for potential agricultural development. Hernando County had seen an increase in smaller farms (10 acres or more) from 2002 to 2007 (U.S. Department of Agriculture, 2007 Census of Agriculture). The variety of agricultural products produced has also expanded including hay, crops, pasture land, feed lots, dairies, poultry, groves, ornamentals and timber.

Rural land changes over the last seven years have included parcel splits and subdivision activity on a limited basis (see Residential Development discussion below). The most notable changes, however, have been the carving out of Rural acreage parcels for larger residential developments either as part of annexations to the City of Brooksville or as Planned Development Districts within the County. Notable developments of previously Rural land have included Southern Hills (annexed to the City of Brooksville in 2004) and Hickory Hills.

### **Residential Development**

Residential development figures were compiled in two primary categories: 1) units in platted subdivisions and approved developments, and, 2) acreage parcels with residential building potential. Built and available residential dwelling units (DUs) were estimated for both categories and tabulated in Table 3. The resulting numbers are not regulatory but are estimates for planning purposes only.

Virtually all Residential FLUM lands are occupied by plats. Plats also occur within portions of the Rural FLUM category (termed "rural subdivisions"). The County has 713 residential subdivisions and approved developments with a total buildout of 138,317 units. Building is

actively occurring in 537 of these subdivisions (based on the completion of one or more dwelling units to date). A total of 73,713 units have been completed and there are 31,974 potential units still available in actively building subdivisions.

**Table 3: Estimates of Built and Potential Residential Dwelling Units (DUs) in Hernando County**

DESCRIPTION	EXISTING DWELLING UNITS (DU)	BUILDOUT (DU)	REMAINING AVAILABLE DU
537 Subdivisions Actively Building (at least one DU)	73,713	105,687	31,974
176 Authorized Subdivisions with no existing DU	0	32,630	32,630
Estimate of Lots with Low Suitability			(3,556)
<b><i>Approved Residential Subtotal:</i></b>			61,048
Residential FLUM category not in subdivisions			14,881
1,320-Foot Transition Zone (11,976 acres)			4,241
<b>Estimate of Potential Available Units:*</b>			80,170

*\*This number is NOT regulatory but is an estimate for planning purposes only.*

The remaining 176 subdivisions are authorized but have had no building activity to date. Those subdivisions have 32,630 potential units available. Approximately 10.9 percent of those potential building sites (3,556 units) are considered to have low suitability for building because they are flood prone, undersized, or lack roadway infrastructure. In summary the total estimated number of potential units available in platted subdivisions and approved developments is 61,048.

The Comprehensive Plan also allows for residential development within the “1,320-foot transition zone” (Policy 1.01B(4)) which is designed to maintain an orderly progression of intensity from development areas to rural areas. The 1,320-foot transition zone is designated where the Residential FLUM category abuts the Rural FLUM category. A detailed analysis of the 1,320-foot transition zone and of the remaining Residential FLUM property located outside platted lands was completed as part of a fairly rigorous needs analysis for the Quarry Preserve PDD in 2010. This is currently the best available data for unplatted residential development potential. The potential for units in vacant unplatted Residential FLUM lands was estimated at 14,881 while the potential for units in the vacant unplatted 1,320-foot transition zone was estimated at 4,241.

The County’s estimated total potential for available residential units is therefore conservatively estimated for planning purposes at 80,170 (Table 3). Most of the built units are associated with the Residential FLUM category and are located substantially where anticipated by the FLUM. Two large developments, Hickory Hills PDD and Quarry Preserve PDD constitute 7,550 lots in areas primarily located in previous Rural and Mining FLUM categories. Meanwhile, the I-75/SR-50 PDD contains several approved developments, most notably Sunrise, adding 6,939



units.

### Future Land Use Map

FLUM changes that have occurred since the 2004 EAR are listed in Table 4.

**Table 4: Future Land Use Map Amendments Adopted Since the 2004 EAR**

COUNTY NO.	ACREAGE	FROM FLUM	TO FLUM
CPAM 06-02	2,766	Rural	Planned Development District
CPAM 06-04	184	Rural	Rural/Rural Cluster Overlay
CPAM 06-05	528	Industrial, Rural, Residential	Mining
CPAM 06-07	251	Mining	Rural/Rural Cluster Overlay
CPAM 07-02	30	Mining	Industrial
CPAM 07-05	40	Rural	Rural/Rural Infill Overlay
CPAM 07-06	140	Rural, Residential	Planned Development District
CPAM 07-09	157	Residential	Mining
CPAM 08-03	4	Rural	Planned Development District
CPAM 08-04	7	Residential	Conservation
CPAM 09-03	8	Industrial	Mining
CPAM 09-04	158	Rural	Mining
CPAM 07-03	4,282	Mining, Industrial, Rural, Conservation	Planned Development District
CPAM 10-05	7	Rural	Residential
CPAM 10-02	290	Residential, Industrial, Recreation, Commercial	Planned Development District

The Brooksville Regional Medical Center PDD (CPAM 07-06) and the South Brooksville PDD (CPAM 10-02) are both viewed as positive enhancements to the FLUM. Both should promote compact development, economic development and more efficient use of resources in the existing activity areas reflected by the FLUM. The FLUM PDD amendments for Hickory Hill (CPAM 06-02) and for the Quarry Preserve (CPAM 07-03) were the two most significant unanticipated changes that occurred since the 2004 EAR since they occurred outside the areas designated for development.

The Future Land Use Map and Comprehensive Plan have generally provided adequate guidance in directing development to the County’s “urban area” (i.e., all FLUM categories except Conservation and Rural). The economic downturn has fueled the need to explore a more efficient land use pattern that focuses on cost-effective infrastructure and on a desire for residential and business communities that function sustainably. A sustainable land use pattern based on the current FLUM would include:

- PDD policy reforms that anticipate the impacts of proposed significant new population

- concentrations by incorporating sustainable growth concepts,
- Encouragement of compact development and infill within the “urban areas” already designated on the FLUM,
  - Assurance that the FLUM and Plan policies provide sufficient guidance for infrastructure investment,
  - Ways to capitalize on existing activity centers and FLUM successes (e.g., Airport PDD) to advance sustainable commercial/industrial nodes, business sites and job centers,
  - Expansion of clustering and other mechanisms that protect the overall integrity of the existing Rural and Conservation components of the FLUM.

### ***Infrastructure***

Hernando County implemented a Concurrency Management System in 1992 in order to ensure that adequate facilities are maintained for new development. The absorption rate of the existing supply of residential and commercial lands and their corresponding effect on public facilities is monitored in three ways: through the Adequate Public Facilities Ordinance as applied to new development, through annual traffic analysis performed by the Metropolitan Planning Organization (MPO) and through issuance of a Concurrency Management System Annual Report. The Annual Reports produced since adoption of EAR-based amendments (2005) were reviewed to evaluate infrastructure provision and the performance of concurrency management in Hernando County.

### **Parks and Open Space**

The County has a total of 406.3 acres of user-oriented park facilities. Using the most recent functional population figure of 182,789 the operating level of service (2.22 acres per 1,000 persons) is above the adopted level of service standard of 2.00 acres per 1,000 persons. With significant budget shortfalls over the past three years, park maintenance has become increasingly difficult to fund especially for active recreation. The County should evaluate level of service standards and location standards especially for user-oriented parks. The areas to be served by future parks should be identified now in conjunction with a future land use and development pattern designed to support investment decisions. The County should also take a closer look at specific park facility needs and the additional maintenance funding techniques that may be necessary. In addition the neighborhood parks now required for new developments should be added to the pool for measuring level of service.

### **Drainage**

With no central drainage infrastructure, drainage issues are currently handled via site design standards, floodplain standards and, where necessary through local and State regulations. The County’s drainage level of service (LOS) standards reflect this method and are consistent with

the requirements of the Southwest Florida Water Management District. Currently, a county-wide drainage basin study is nearing completion in conjunction with revised floodplain mapping. The drainage study will provide the basis for eventual development of a County-wide strategy for drainage.

### **Public Schools**

School capacity information is provided by the Hernando County School Board via their Five-Year Work Program. During Fiscal Year 2009-2010 there were several elementary schools with student enrollments above the permanent capacity of these facilities. The School Board's Five-Year Work Program addresses these deficiencies. This document is adopted into the Hernando County Comprehensive Plan by reference.

### **Potable Water**

Potable water capacity conditions are supplied by the Hernando County Utilities Department (HCUD). Remaining current capacity is expected to accommodate the anticipated population and development at the present level of service of 350 gallons per equivalent residential unit per day. At the time of submittal of the 2009 Concurrency Management System Annual Report the Southwest Hernando wellfield was showing the only deficit. The five-year capital improvements program includes the design and construction of the North Central Wellfield to increase service capacity to the Southwest Hernando area. An aggressive water conservation program and the current implementation of wastewater reuse will also provide results in successfully meeting or exceeding level of service standards moving forward.

The County's concern for protection and control of its potable water and wellfield resources may at times conflict with the need for a more efficient land use pattern. For example, establishment of a new wellfield in the northern area of the County not only provides for the needs of the southwest area but also increases development potential in the north area. The Plan currently discourages utility expansion to Rural areas but there are significant competing pressures that make this very difficult to implement. Land owners and developers, private utilities, and commercial users all have an interest in the County's groundwater resources. A strategy is needed to better correlate an efficient land use pattern with the provision of a viable potable water utility.

### **Sanitary Sewer**

Comparing permitted sanitary sewer capacity to committed capacity shows deficits for four current wastewater reclamation facilities (WRF): Berkeley Manor, Brookridge, The Glen and the Airport. The five-year capital improvements program incorporates projects to address this issue. Addressing future capacity needs and cost efficiency were driving factors in the design of a County-wide wastewater regionalization plan. The preferred wastewater regionalization alternative includes expansion of three major water reclamation facilities (Airport, The Glen, and

Ridge Manor) to serve the County. Brookridge would be retained as a sub-regional facility.

West Hernando improvements to the Airport WRF will provide for the reclaimed water needs of Timber Pines and Spring Hill Golf Courses. East Hernando improvements to Ridge Manor will provide for reclaimed water needs of the Hickory Hill PDD with sufficient excess capacity designed to serve future potential customers especially in the I-75/SR-50 PDD. The expansions of the Airport, The Glen, and Ridge Manor WRFs will provide additional capacity to accommodate growth beyond that already incorporated into the 2025 flow projections, while generating an effluent suitable for public reuse. The Comprehensive Plan currently discourages utility expansion to Rural areas. However, the regionalization strategy involves fewer but larger regional facilities that could open the possibility of requests for new service in these areas. A strategy is needed to better correlate an efficient land use pattern with the provision of a viable wastewater utility.

### **Solid Waste**

The County opened Cell 3 at its major landfill facility (Northwest Waste Management Facility) in 2010. Cell 3 provides approximately 16 years of capacity at the current disposal rate. Depending on future growth in the waste stream the actual capacity in years will be less. The existing solid waste LOS of 4.75 pounds per capita per day should be met into the foreseeable future. There is sufficient additional land acreage at this facility to accommodate further landfill expansion in the future.

### **Transportation**

Roadway links that are at a volume to capacity ratio (V/C) of 0.9 or above are considered to have a critical need for capacity improvements. In 2005 the County had one transportation link at the critical need level and eleven more approaching that level (at 0.70 V/C or above). In 2006 there were 14 critical need links and 10 nearing capacity. In 2007 and 2008 the number of critical need links was at 13 with 12 more nearing the critical level. The County has addressed LOS deficiencies in two primary ways: widening and provision of parallel corridors. Frontage roads and signal/intersection improvements (e.g., turn lanes) are examples of additional congestion management techniques that are becoming increasingly important for maintaining LOS.

Preliminary review of 2010 traffic count data shows that V/C ratios have been reduced for at least eight of the 13 previously identified critical needs segments. These segments, at or above the critical needs V/C ratio of 0.90 in 2008 were at or below 0.74 V/C ratio in 2009-2010. The reasons for this change appear to be a combination of road improvement projects and possible changes in traffic patterns or in total volume. It is notable that the time period of collection for this new traffic count data essentially coincided with a period of significant economic decline. A full analysis will be conducted with production of the 2010 Concurrency Management System Annual Report.

In Hernando County transportation-deficient facilities can be characterized as those roadway segments with a V/C ratio over 1.0. Six State and County facilities met this definition in 2008 although 2010 traffic count data shows that three of these segments had dropped to below critical needs level. Overall, traffic volume will continue to increase albeit at a slower rate than previously experienced as the economy recovers. The County recently amended Comprehensive Plan Policy 2.04A(3) of the Transportation Element to include a series of congestion management techniques that will be used to manage Constrained Roadway Facilities. A listing and map of Constrained Roadway Facilities was added to Section E, Special Features Maps. This expands the available traffic management options beyond roadway improvements that react to changes in volume often creating a lag time in facility performance.

The development of the County's Long Range Transportation Plan (LRTP), adopted in December 2009, essentially recognizes the need to:

- tie traffic planning to a more efficient land use pattern,
- fine tune capacity measures to reflect land use pattern objectives and mobility options,
- consider alternative methods for providing capacity, and
- expand funding options.

### **Infrastructure Summary**

In the current economy the County is re-evaluating the way infrastructure is supplied and funded. Local revenues and federal/state funding will continue to decline in the foreseeable future. Several approved developments are in the pipeline. Consideration should be given to:

- where infrastructure investment should be directed in the future,
- identification and analysis of a wide array of infrastructure funding techniques,
- correlation of investment areas to a future land use and development pattern especially for transportation, utilities and parks, and,
- evaluation of level of service standards for all infrastructure.

**Major FAR Issue**

**Major Issue #1**  
***Infrastructure Supply, Funding and Level of Service***

**STATEMENT:**

According to BEBR projections Hernando County may experience a population increase of 50 percent by 2035. In order to supply infrastructure and services in a reasonably efficient manner the County will need to make service-based choices regarding the distribution of residential and commercial development over the planning horizon.

**ISSUE:**

How will Hernando County fund, build and maintain infrastructure and meet level of service standards for current, vested and future development over the planning horizon especially with respect to transportation, potable water, sewer, and solid waste? Should the County consider the establishment of an urban service area boundary(ies)?

***Transportation***

Hernando County's current transportation infrastructure supply, funding and level of service were examined in the context of the influencing factors and trends listed below.

**Changed Economy**

With the economic downturn sources of federal, state and local transportation funding and revenues are shrinking. This trend will continue along with an increasing focus on prioritizing the use of remaining funds. The use of Hernando County's federal and state funds must be maximized through efficient and prioritized project planning.

**Local Funding Trends**

Shrinking federal and state funding sources shift the burden to local governments. The value of gas tax revenue, a fixed rate, is declining as fuel prices rise and fuel efficiency increases. Hernando County must follow the lead of other jurisdictions in evaluating its overall transportation funding strategy. At the local level, diversification of sources and options for transportation funding must be examined.

## Regional Framework

As federal and state transportation dollars shrink, the County's tie with regional transportation planning will become more important. The Tampa Bay Area Regional Transportation Authority (TBARTA) is moving ahead with regionalization of mobility, corridors, freight and other transportation aspects. These plans must provide a framework for County transportation planning and funding strategies.

## Long-Range Transportation Plan

The Hernando County Cost-Affordable Long Range Transportation Plan is an important document developed within the regional framework. Its adoption in December 2009 solidifies its place in guiding transportation priorities. Future transportation projects should comply with the plan.

## Levels of Service

Hernando County should expect a reduction in excess capacity with an accompanying increase in traffic congestion. Decisions on if, when and how to build new capacity will need to be made in light of decreasing revenues. Several jurisdictions around the state have examined alternatives to traditional LOS standards for traffic management. Congestion management and design standards for transit-oriented development appear in the County's Plan. These and other policies must be incorporated into a transportation strategy that includes a review of Hernando County's LOS standards.

### *CONCLUSIONS for the future direction of TRANSPORTATION PLANNING*

- The County should plan strategically for transportation infrastructure and financing to determine where and how scarce local resources will be spent.
- The County should consider land use patterns that maximize limited transportation dollars and promote efficient infrastructure. Sustainable growth concepts such as infill and compact development would encourage the promotion of efficient infrastructure through a more efficient land use pattern.
- The long-range plans of the LRTP and TBARTA should be used as an overall guide for promoting sustainable growth through increased mobility.
- Land use patterns and the role of land use planning are essential in defining the function of corridors. This includes coordination of land uses and accessible destinations along limited access corridors such as the Suncoast Parkway and I-75.
- Hernando County will need to look at its transportation funding strategies. Federal and state funding must be protected through efficient and prioritized project planning. Local funding sources and alternatives should be evaluated for expansion and diversification.
- Transportation levels of service should be reviewed in the context of a sustainable growth strategy.

*SUSTAINABLE GROWTH CONCEPTS* would provide an efficient and more sustainable land use pattern through policy direction that:

- Can be accomplished with the current Future Land Use Map as a basis;
- Integrates land use with mobility to support sustainable growth patterns;
- Promotes mixed use, multi-modal activity centers;
- Considers level of service and funding alternatives for infrastructure;
- Encourages local transit and land use patterns that support local and regional transit;
- Promotes a land use pattern that prepares for mass transit and commuter rail opportunities including destination design standards for limited-access corridors.

### *Wastewater and Potable Water*

Hernando County's current utilities infrastructure supply, funding and level of service were examined in the context of the influencing factors and trends listed below.

#### **Master Plans**

Hernando County completed master plans for both water supply and sewer service in 2005. Both are currently being updated. In the meantime, HCUD is implementing the Wastewater Treatment Facility Expansion, Regionalization and Reuse Strategy. Utilities infrastructure in both of these master plans is generally trending towards a County-wide regionalization of sources with the potential for a wide distribution network. For example the County's new north potable water well field will expand supply to the existing developed area of Spring Hill but will have the capacity to accommodate new development elsewhere. Similar plans for expansion of the Ridge Manor Wastewater Treatment Facility in eastern Hernando County would incorporate design features that allow for a future doubling of the initial 4 million gallons per day treatment capacity. The County must take a proactive approach to planning for potential future capacity and water conservation needs in utility design. However the current master plans lack a clear link between potential expansions and land use distribution pattern.

#### **Urban Sprawl**

The Comprehensive Plan currently discourages urban sprawl and the provision of utilities services to rural areas. At the same time, discouragement of urban sprawl also includes reduction of package facilities. Clear consistent policy direction is needed to coordinate an efficient land use pattern with efficient infrastructure planning.



**CONCLUSIONS** for the future direction of **UTILITIES PLANNING**:

- Utilities planning should be closely tied with an efficient land use pattern that incorporates sustainable growth strategies.
- Plan policies that link land use pattern to utilities provision should be strengthened.
- Provide clear direction on appropriate facility distribution areas to discourage sprawl.

**SUSTAINABLE GROWTH CONCEPTS** would provide an efficient and more sustainable land use pattern through policy direction that:

- Increases consistency and coordination of long-range plans for infrastructure with land use;
- Discourages urban sprawl by restructuring infrastructure expansion (water, sewer and roads) outside the urban area.

## ***Parks and Recreation***

Hernando County's current parks infrastructure supply, funding and level of service were examined in the context of the influencing factors and trends listed below.

### **Maintenance Funding**

With the recent economic downturn, funding of parks maintenance has been severely impacted. The County is faced with implementing park and recreation service reductions.

### **Level of Service**

The County is currently meeting or exceeding its level of service for parks. However, funding issues may force the closing of some parks. Park classifications currently provided for in the Plan include regional parks, district parks, community parks, neighborhood parks and mini-parks. Neighborhood parks are required for new developments but are currently not included in the level of service calculation.

***CONCLUSIONS*** for the future direction of ***PARKS PLANNING***:

- The County should review its level of service standards for parks and include required neighborhood parks in the calculation.
- The County should evaluate the standards and facilities priorities for park classifications, particularly regional and district parks. This should be directly coordinated with an efficient land use pattern and sustainable growth concepts.
- The County should evaluate expanded funding options for parks.

***SUSTAINABLE GROWTH CONCEPTS*** would provide an efficient and more sustainable land use pattern through policy direction that:

- Promotes mixed use, multi-modal activity centers that include public open space and preservation;
- Considers level of service and funding alternatives for parks;
- Considers long range planning activities that provide for an efficient and cost effective provision of parks facilities and recreation opportunities.

***Solid Waste and Drainage***

Solid waste and drainage were found not to have any significant Plan performance or implementation issues with respect to supply, funding or level of service over the planning horizon. All infrastructure will continue to be monitored and coordinated with a sustainable growth strategy.

**Major Issue #2**  
**Economic Development and Sustainable Jobs**

**STATEMENT:**

Hernando County should anticipate and plan for changes in our economic base over the planning horizon and ensure that our Comprehensive Plan enables the encouragement of a diversified, desirable industrial base with an education infrastructure that will support our job-creation goals.

**ISSUE:**

Does the current plan enable and encourage Hernando County to achieve a sustainable balance of residential versus business growth? How can we position ourselves to take maximum advantage of future trends in alternative energies and “green” industries?

Hernando County’s current status of economic development was examined in the context of the influencing factors and trends listed below.

**Changed Economy**

The Hernando County economy has been in transition for at least the past ten years. Experts have demonstrated that the County’s last period of increased growth activity (since the late 1990s) was trending towards a retirement-based economy (Fruth 2009) with supporting construction and service industries. The recent economic downturn has prompted a much closer look at the sustainability of the County’s primary industries and economic base. The change has placed a new emphasis on long-term planning for a sustainable economy.

**Local Economic Development**

The Hernando County Office of Business Development is in the process of implementing an Economic Development Action Plan (EDAP), the majority of which is program-oriented. Local efforts also including tracking of the County’s workforce (Pasco-Hernando Workforce Board) and support of small business (Small Business Development Council). These ongoing programs provide a valuable resource for planning.

**Regional Economic Development**

Regional efforts by the Tampa Bay Partnership have assisted Hernando County in identifying growth industries, workforce distribution and education needs, potential sustainable industries, impediments to business entry and tie-ins to the region in terms of infrastructure and mobility.

### **Economic Activity Centers**

The status and development potential of Hernando County's current economic centers was reviewed. The County adopted two PDDs aimed at encouraging and focusing commercial and industrial development through advanced master planning and efficient use of infrastructure. Those are the I-75/SR-50 PDD and the Airport PDD.

In 2010 the County completed adoption of the South Brooksville PDD, intended to revitalize economic opportunities and community amenities and to prepare for future regional transit to the area. The Brooksville Regional Medical Center PDD is another economic center designed as a medical campus. A fifth area of economic importance is the US-301/SR-50 Corridor area.

### **Mining Lands**

The County has three major Mining designations on its Future Land Use Map. They all lie along suitable freight transit corridors and should be considered in the economic development picture. In 2010 the County strengthened the economic viability of these areas by expanding industrial land uses in the Mining FLUM category.

The Comprehensive Plan recognizes the finite nature of these industries and addresses transitions in land use. Transitional policy language is currently limited to evaluation of environmental and economic impacts from land use changes.

### **Infrastructure to Support Business**

The discussion on economic development included the need on both local and regional levels to plan for infrastructure to support business-ready sites that address mobility, freight rail, energy, communications and public/private utilities.

**CONCLUSIONS** for the future direction of **ECONOMIC DEVELOPMENT**:

- The County should ensure Plan consistency with the EDAP and ensure that Plan policies promote workforce and small business tracking and development. There is a high potential for increased regionalization of the workforce. Planning should be consistent with and take advantage of regional initiatives in business development.
- The County needs to prepare better for land use transitions in mining areas within the planning horizon and to consider expansion of policies to provide appropriate guidance.
- Some existing areas of economic focus such as the Airport PDD could be further developed towards an industrial node concept. Mining transitions could emphasize the industrial node concept.
- Infrastructure planning should include a focus on the specific needs of current and future identified business centers, industrial nodes and business-ready sites.
- The potential for environmentally sustainable industries should be analyzed.

*SUSTAINABLE GROWTH CONCEPTS* would provide an efficient and more sustainable land use pattern through policy direction that:

- Expands freight rail opportunities;
- Considers establishment of industrial nodes supported by transportation infrastructure;
- Considers emphasis on mining land use transitions with an economic focus including the industrial node concept;
- Expands infrastructure planning to support and promote business centers and sites and to support the EDAP.

**Major Issue #3**  
**Natural Resources Functional Integrity**

**STATEMENT:**

Hernando County has an excellent greenways infrastructure base. However, completion of our greenways goals cannot be achieved through land purchases alone. Hernando County should ensure that components of a successful connected green infrastructure are in place. This includes preservation of the integrity of the coastal zone and the open space landscape.

**ISSUE:**

How will Hernando County ensure and maintain the long-term functional integrity of its greenways, wild lands, coast and open space landscape?

Hernando County's current natural resources functional integrity was examined in the context of the influencing factors and trends listed below.

**Greenways**

Current greenways and wildlife corridor designations and protection efforts were reviewed in the context of Florida's Ecological Greenways Network. Hernando County's greenways provide a critical wildlife corridor link connecting the Green Swamp with the Chassahowitzka National Wildlife Refuge and then continues south along the coast. A secondary corridor connects the Withlacoochee State Forest with habitat in Pasco County. A wide variety of protection mechanisms in addition to fee-simple public acquisition were reviewed.

**Critical Lands and Waters Identification Project (CLIP)**

The Century Commission for a Sustainable Florida recently completed the Critical Lands and Waters Identification Project (CLIP) in conjunction with the GeoPlan Center (University of Florida) and the Florida Natural Areas Inventory (Florida State University). Areas of ecological importance in the State were compiled into one database location, ranked and published in the CLIP report. The CLIP data and Century Commission recommendations can help Hernando County formulate goals for sustaining the functional integrity of remaining wildlife habitat.

**Rural Lands**

Rural lands including farmlands were reviewed primarily in the context of their function as open space and as ecological landscape connections. These functional relationships are not currently emphasized in the Plan.

## Wetlands

The Plan provides a basis for identification and classification of wetlands. The policies were formulated in the 1990s and need updating. Also needed is an updated analysis of development potential for remaining wetland lots and parcels.

## Wildfire Management

Hernando County has joined other central Florida communities in recognizing the need to raise awareness of and address hazard mitigation for the risk of wildfire. Real estate development of fire-maintained natural communities presents potential problems, especially for residential land uses. This includes risk management for both naturally occurring wildfires and prescribed maintenance burns on adjacent lands. The Hernando County Emergency Management Division adopted a Community Wildfire Protection Plan in 2009, coordinating closely with the Florida Division of Forestry (DOF). The County has been encouraged by DOF to update the Plan with expanded wildfire protection language.

### *CONCLUSIONS* for the future direction of *NATURAL RESOURCES PLANNING*:

- The Critical Lands and Waters Identification Project provides updated data on greenways that is more consolidated and readily available in a useable format. This data can now be used to support refinement of Hernando County greenways goals and criteria.
- Greenways and rural lands are complementary components of a sustainable growth strategy that directs future growth to existing urban areas.
- The County should update wetlands criteria and policies in the Plan.
- Land use policies should be expanded to incorporate wildfire management criteria.
- Incentives for greenways conservation should be included in mining land use transition.

*SUSTAINABLE GROWTH CONCEPTS* would provide an efficient and more sustainable land use pattern through policy direction that:

- Provides incentives for a sustainable land use pattern that includes greenways and rural land uses;
- Updates rural subdivisions and densities as appropriate to promote sustainable growth concepts;
- Includes greenways conservation in existing and transitioning mining areas;
- Expands the potential array of options and mechanisms for conservation of greenways and rural lands.



**Major Issue #4  
Groundwater and Potable Water**

**STATEMENT:**

As regional populations increase potable water demand will increase. Hernando County will want to be proactive in ensuring continued protection of our ground and surface water resources in the face of higher regional water demands while providing our citizens with adequate potable water at a reasonable cost.

**ISSUE:**

How effective is the current plan in ensuring protection of and provision for Hernando County's future potable water needs while protecting groundwater quality and quantity, providing for adequate drainage capacity and pollutant removal, and providing for protection of karst features within both local and regional contexts?

Hernando County's current status of groundwater and potable water supply were examined in the context of the influencing factors and trends listed below.

**Regional Water Supply Planning**

The Southwest Florida Water Management District (SWFWMD) will adopt a Regional Water Supply Plan (RWSP) in 2011. The RWSP has a planning horizon of 2030. The County will have 18 months after adoption to ensure that local water supply planning is consistent with the RWSP. The County's Water Supply Master Plan, wastewater reuse program and water conservation program are expected to fulfill this requirement. These three strategies will combine to meet Hernando County's potable water needs entirely from groundwater resources through the planning horizon.

**Local Water Supply Planning**

The Hernando County Water Supply Master Plan was adopted in 2005 and is currently being updated. The plan is a proactive document that features target use rates at or below 150 gallons per person per day well in advance of the anticipated regional implementation of this required standard. The County has also completed a feasibility plan for reclaimed water reuse aimed primarily at bulk users (mostly golf courses). The Reclaimed Water Master Plan and Reuse Feasibility Study for Hernando County concludes that there will be plenty of demand for planned reuse facilities through 2025. The County is recognized for its water conservation program. The Hernando County Water Conservation Plan adopted in 2007 is currently in the implementation phase with all planned programs and features expected to be implemented by 2012.

## Aquifer Integrity

Hernando County must couple its water supply planning over the 2035 planning horizon with a long-range view towards protecting the integrity of the Floridan Aquifer. The Comprehensive Plan lays a good foundation for continued stakeholder participation in regional supply planning beyond County boundaries with respect to the use of both groundwater and surface water. The County's Special Protection Areas ordinance is listed as a model ordinance by the U.S. Environmental Protection Agency. Continued coordination with SWFWMD should encourage adoption of minimum flows and levels (MFLs) for ground and surface waters to replace proxy MFLs in the RWSP before water supply decisions are finalized. Expansion of aquifer recharge and vulnerable features mapping would also assist with protection efforts.

## Drainage

Hernando County is situated in an area of high direct rainwater recharge to the Floridan Aquifer. Direct and indirect impacts can be incurred with the prevalence of impervious surfaces and pollutant sources. Pollution abatement activities are complicated by the fact that the County has a multiple drainage-basin configuration rather than a watershed pattern. Studies for 17 of the County's 20 drainage basins have recently been completed. Development of a drainage strategy will likely include LOS standards, best management practices (BMPs) and components of a storm water utility. New BMPs could include the use of low impact development (LID) in appropriate situations. LID techniques have proven to be highly effective in sustainable site and land use design.

**CONCLUSIONS** for the future direction of **GROUNDWATER PROTECTION**:

- The County must update the 10-year water supply plan upon adoption of the RWSP by the SWFWMD. MFLs should be established for surface waters.
- Expanded mapping of exposed (vulnerable) features and aquifer recharge areas would assist in a more focused aquifer protection and drainage strategy.
- LID techniques should be incorporated into drainage standards and BMPs to maximize the efficient use of space and reduce drainage impacts.

**SUSTAINABLE GROWTH CONCEPTS** would provide an efficient and more sustainable land use pattern through policy direction that:

- Encourages the implementation of LID techniques as part of a sustainable growth concept maximizing the use of land area and reducing drainage impacts.

**Major Issue #5  
Future Land Use Pattern**

**STATEMENT:**

Hernando County may experience a population increase of 50 percent by 2035 (BEBR) with potential transitioning of mining, agricultural and rural lands to residential development. The County must be proactive in encouraging and directing an efficient land use pattern while maintaining a viable tax base and economy. Land use patterns should be reviewed especially with respect to Issue 1 (Infrastructure) and Issue 3 (Greenways).

**ISSUE:**

What will the Hernando County development pattern look like in 2035? How will Hernando County guide its future development to achieve a desirable land use pattern with a sustainable balance of residential, commercial, industrial and rural lands? Will the County's ability to supply services be enhanced by its future land use pattern?

Hernando County's current future land use pattern was examined in the context of the influencing factors and trends listed below.

**Future Land Use Map (FLUM)**

The County's Future Land Use Map (FLUM) has generally worked well for creating a visual identity. Large expanses of Conservation and Rural FLUM categories illustrate the rich natural resources and rural character of the County. The Residential and Commercial FLUM categories are located in existing activity centers such as Spring Hill and Brooksville while Industrial FLUM designations complement existing heavy mining operations. The Comprehensive Plan has generally provided sufficient guidance, policy language and flexibility to provide for landowner expectations and County approvals within existing FLUM categories. Changes to the FLUM designating new PDD categories have expanded the County's "urban" area. The Hickory Hills and Quarry Preserve PDDs were not envisioned at the time of the 2004 EAR. The recent changed economy has emphasized the need to provide for a more efficient land use pattern linked closely to a plan for infrastructure and economic development.

**Changed Economy**

The changed economy since the 2004 EAR has greatly influenced the use of both vacant and developed land in Hernando County mainly by virtue of slowed activity.

- Housing foreclosures have increased and new residential construction is at a virtual standstill. Several approved Developments of Regional Impact and PDDs have delayed building.

- Unemployment in Hernando County is among the highest in the State evidenced by a loss of jobs associated with the construction industry.
- The County has had to make increasingly tough infrastructure and service budget choices.
- The economic impact on the State and Federal Governments means less projected funding for infrastructure, housing and other needs into the future.

## Regional Growth Outlook

At the workshop conducted for Major Issue #5, Future Land Use Pattern, participants were presented with the One Bay Livable Communities regional visioning initiative (Mahurin *et al.*, 2010). Hernando County is part of the One Bay region. The initiative has sought to create a shared regional vision to plan where future population and employment growth should occur based upon responsible land use, mobility, economic and environmental sustainability. The One Bay vision compares anticipated impacts for a continued sprawling pattern of development region-wide versus a more compact pattern. Impacts are projected to be significantly lower under the compact development scenario on total land consumed, agricultural land, wetlands, vehicle miles traveled, automobile trips generated, water demand and electricity usage. Hernando County must choose how and where future growth will be accommodated and where to invest in infrastructure through a land use platform that supports sustainable jobs and a sustainable ecosystem.

*CONCLUSIONS* for the direction of Hernando County's *FUTURE LAND USE PATTERN*:

### *Sustainable Growth Strategy*

The County should engage in a sustainable growth strategy as a response to future population growth and distribution issues and changed economic conditions. Sustainable growth concepts promote quality compact and connected development that attracts residents and businesses while consolidating resources and costs. Sustainable growth prioritizes resources towards existing and approved multi-modal and mixed use centers, infrastructure investment areas and areas of economic vitality by coordinating these three components more closely.

- **Land Use**

The current FLUM provides a good basis for a sustainable growth strategy. Sustainable growth concepts applied to the FLUM would provide more guidance for efficient use of limited local resources. Comprehensive Plan policies would focus efforts to areas of the County that have potential for the application of sustainable growth concepts. The development of new policy language is anticipated but the bulk of the strategy will involve revision of existing policies. Although the County is not ruling out the possibility of developing FLUM changes as part of this strategy, no major changes to the category locations and coverages are anticipated.

**CONCLUSIONS** for the direction of Hernando County's **FUTURE LAND USE PATTERN**  
(Continued)

• **Infrastructure**

With respect to the placement of infrastructure, policy coordination has typically occurred in conjunction with individual development proposals rather than on a long-term planning basis. The sustainable growth concept seeks to remedy this through implementation of program mechanisms that provide closer coordination of infrastructure master plans with the FLUM. Policy revisions may be a part of this program expansion along with more focused public infrastructure investment in areas of sustainable growth opportunity.

• **Economic Vitality**

Incentives for business growth are needed in the current economic climate. The County has identified areas where regulatory changes could enhance mixed use and infill opportunities providing potential incentives for business development. These incentives would limit urban sprawl and increase the efficiency of public services. The industrial node and business center concepts would also be encouraged via application of sustainable growth concepts.

**SUSTAINABLE GROWTH CONCEPTS** would provide an efficient and more sustainable land use pattern through policy direction that:

- Promotes a more efficient land use pattern that supports a sustainable growth strategy;
- Promotes mixed use multi-modal activity centers;
- Considers infill designations and densities;
- Discourages expansion of infrastructure (water, sewer, roads) outside urban areas;
- Expands conservation mechanisms;
- Updates rural subdivisions and rural densities as needed to promote the preservation of open space along strategic corridors;
- Establishes industrial nodes and the transition of mining lands to provide for employment opportunities supported by multimodal transportation infrastructure;
- Provides incentives for a sustainable land use pattern that includes greenways and rural land uses.

**Recommendations for Major Issue 1: Infrastructure Supply, Funding and Level of Service**

<b>ELEMENT</b>	<b>POLICY CLUSTER</b>	<b>SUBJECT MATTER</b>	<b>SUSTAINABLE GROWTH CONCEPT</b>	<b>RECOMMENDATIONS</b>
Future Land Use	1.01A, 1.01R	Planned Development Projects, Regulations	Integrate land use with mobility to support sustainable growth patterns	Site design and access standards to promote sustainable growth should be integrated into future roadway and public facility design.
	1.01L, 1.01M, 1.01O	Commercial Land Use		Review commercial policies including commercial areas and commercial nodes to ensure consistency with multi-modal transportation strategies.
	1.01F, 1.01G, 1.01L, 1.01M	Residential, Commercial	Encourage future local mass transit and land use patterns that support local and regional transit	When reviewing commercial and residential policies and criteria for sustainable growth opportunities ensure incorporation of mass transit support and design features including consistency with regional plans.
	1.01T, 1.11A	Infrastructure Location, Fiscal Impacts	Increase consistency and coordination of long-range plans for infrastructure with land use	Coordination should be enhanced on long-term and master planning of road work, water supply and wastewater service.
	1.01A, 1.01R	Planned Development Projects, Regulations	Promote mixed use, multi-modal activity centers	Add regulatory flexibility to promote sustainable site design especially for parking placement, parking quantities, building placement, building height, mixing of uses, streets, blocks and major public spaces/layouts. Add appropriate Plan language and graphics.
	1.01T	Infrastructure Location	Discourage urban sprawl by restructuring infrastructure expansion (water, sewer, roads) outside urban area	Strengthen policies that prohibit the extension of infrastructure in Rural areas to discourage urban sprawl. Review and clarify descriptions of urban, transitioning and rural development areas in the Plan.

<b>ELEMENT</b>	<b>POLICY CLUSTER</b>	<b>SUBJECT MATTER</b>	<b>SUSTAINABLE GROWTH CONCEPT</b>	<b>RECOMMENDATIONS</b>
Transportation	2.03B	Design Standards	Integrate land use with mobility to support sustainable growth patterns	Site design and access standards to promote sustainable growth should be integrated into future roadway and public facility design.
	2.04D	Frontage Road Links		Identify alternatives for funding frontage road links for major corridors.
	2.03B	Design Standards	Promote mixed use, multi-modal activity centers	Ensure flexible parking and site circulation design standards including parking placement and parking quantities.
	2.03C, 2.03D	Bicycle and Pedestrian Design		Ensure integration of pedestrian and bicycle mobility in site design.
	2.03F	Multi-modal System		Ensure coordination of multi-modal transportation function and connection goals. Current plan policies should encourage multi-modal design guidelines for future development in appropriate areas. Add appropriate Plan language and graphics.
	2.04A	Transportation Level of Service	Consider level of service and funding alternatives for infrastructure	Review level of service standards to identify opportunities for exception areas and other level of service updates.
	2.04E	Transportation demand		Review congestion management systems for appropriate sustainable growth strategies including intersection improvements, parallel access systems and other mechanisms.
	2.04B	Transportation Impact Fees		The County may wish to consider a tiered impact fee system or other funding alternatives for infrastructure development as part of a sustainable growth concept.
	2.02B, 2.03G	Rail and Guideways, Suncoast Corridor	Destination design standards for limited-access corridors	Support destination design standards and the potential to support multimodal mobility strategies.

<b>ELEMENT</b>	<b>POLICY CLUSTER</b>	<b>SUBJECT MATTER</b>	<b>SUSTAINABLE GROWTH CONCEPT</b>	<b>RECOMMENDATIONS</b>
Potable Water	4.11G	Water Supply to Urban Areas	Discourage urban sprawl by restructuring infrastructure expansion (water, sewer, roads) outside urban area	Infrastructure planning should be driven by the Future Land Use Map and Element based on sustainable growth initiatives that support urban infill and protect rural areas.
			Increase coordination of long-range infrastructure planning with future land use	
Sanitary Sewer	4.01A	Wastewater Planning	Discourage urban sprawl by discouraging infrastructure expansion (water, sewer, roads) outside urban area	Infrastructure planning should be driven by the Future Land Use Map and Element based on sustainable growth initiatives that support urban infill and protect rural areas.
			Increase coordination of long-range infrastructure planning with future land use	
Parks and Recreation	7.02C	Joint Use of Recreation Facilities	Consider level of service and funding alternatives for infrastructure	Although intergovernmental coordination has taken place pursuant to several plan policies, difficulties primarily with liability and maintenance issues have impeded joint-use interlocal agreements. No policy amendments are needed but this issue should continue to be pursued.
	7.03A	Level of Service		The County should explore the development of a system that credits required neighborhood recreation facilities towards the achievement of level of service.
	7.03A	Level of Service		The County should evaluate level of service standards and facilities for all parks classifications, especially regional and district parks in order to prioritize funding.
	7.03C	Land Funding		The County may want to review methods for funding the maintenance of parks and expand these policies to implement those methods.



<b>ELEMENT</b>	<b>POLICY CLUSTER</b>	<b>SUBJECT MATTER</b>	<b>SUSTAINABLE GROWTH CONCEPT</b>	<b>RECOMMENDATIONS</b>
Capital Improvements	9.01E	Level of Service	Consider level of service and funding alternatives for infrastructure	Review level of service standards to identify opportunities for exception areas and other updates.
	9.01C, 9.01D	Impact Fees, Other Funding		The County may wish to consider a tiered impact fee system or other funding alternatives for infrastructure development as part of a sustainable growth concept.
	9.01A	5-year Capital Improvements Program	Increase coordination of long-range infrastructure planning with future land use	Coordination should be increased and perhaps more formalized on long-term and master planning of road work, water supply and wastewater service.
Public School Facilities	11.01E	Collocation of Facilities	(none)	Although intergovernmental coordination has taken place difficulties primarily with liability and maintenance issues have stalled the development of joint-use interlocal agreements. No amendments are needed but this issue should continue to be pursued.

**Recommendations for Major Issue 2:  
Economic Development and Sustainable Jobs**

<b>ELEMENT</b>	<b>POLICY CLUSTER</b>	<b>SUBJECT MATTER</b>	<b>SUSTAINABLE GROWTH CONCEPT</b>	<b>RECOMMENDATIONS</b>
Future Land Use	1.12A	Mining Transitions	Mining transitions to emphasize economic focus including industrial node concept	Consider expansion of mining transition policies to retain an economic focus including allowance for green industries and energy parks.
	1.01T	Infrastructure Location	Expand infrastructure planning to support and promote business centers and sites and to support the Economic Development Action Plan	The Future Land Use Element should directly address infrastructure to support business or infrastructure-ready business sites.
	1.01L, 1.01M	Commercial		Ensure that the Plan does not impose significant barriers on small business development and review the Plan for potential areas where small business incentives can be expanded
Transportation	2.03G	Rail and Guideways	Expand freight rail opportunities	If new double track infrastructure proceeds forward on the east rail line, consider whether additional language may be needed to support freight rail for economic development.
Economic Development	New policy cluster		Expand infrastructure planning to support and promote business centers and sites and to support the Economic Development Action Plan	The Economic Development Element should directly address infrastructure to support business or infrastructure-ready business sites.
	New policy cluster			Consider whether policies may be needed to guide or encourage private infrastructure investment including gas, electric and information networks.

<b>ELEMENT</b>	<b>POLICY CLUSTER</b>	<b>SUBJECT MATTER</b>	<b>SUSTAINABLE GROWTH CONCEPT</b>	<b>RECOMMENDATIONS</b>
	10.01A	Business Support	(none)	The County should add a reference to Hernando County’s Economic Development Action Plan in order to effectively coordinate it with the Comprehensive Plan’s guidance on land use and infrastructure planning.
Economic Development (Continued)	10.01D	Workforce	(none)	Review Economic Development policies calling for coordination of workforce training to ensure that target and primary industries are the primary focus.
	10.01A	Business Support	(none)	Ensure that the Plan does not impose significant barriers on small business development and review the Plan for potential areas where small business incentives can be expanded.
	10.01D	Workforce	(none)	The County should use the GIS program to support business development and track workforce. Workforce training needs should be identified and coordinated.
	10.01B	Environmental Quality	(none)	The Economic Development Element should provide for analysis and regional coordination of potential sustainable, or “green” industries. The analysis should lead to the identification of policy and regulatory opportunities and barriers that should be addressed in the Plan. Existing sustainable activities such as agriculture, commercial fishing and ecotourism should be included in the analysis.

**Recommendations for Major Issue 3:  
Natural Resources Functional Integrity**

<b>ELEMENT</b>	<b>POLICY CLUSTER</b>	<b>SUBJECT MATTER</b>	<b>SUSTAINABLE GROWTH CONCEPT</b>	<b>RECOMMENDATIONS</b>
Future Land Use	1.12A	Mining Transitions	Include greenway conservation in existing and transitioning mining areas	When considering expansion of mining transition policies (see Major Issue #2: Economic Development and Sustainable Jobs), include identification and protection of areas within existing mining lands that are in or near ecological greenways and corridors.
	1.01B, 1.01V, 1.03A	Rural Lands, Subdivision of Land	Update rural subdivisions and rural densities as appropriate	Review Rural and Conservation densities for consistency with and support of sustainable growth concepts. The use of clustering techniques should be expanded. Also the use of transferable development rights, conservation easements and similar mechanisms should be retained for potential future application.
	1.01D	Agricultural Lands	Provide incentives for a sustainable land use pattern that includes greenways and rural land uses	Review existing agricultural preservation policies for opportunities to work in concert with sustainable growth concepts using complementary mechanisms such as level of service structures, fee structures or density transfers.
	1.01D	Agriculture	(none)	Ensure Plan support for higher intensity agricultural uses that are becoming more prevalent in Hernando County.
	1.03B	Wetlands and Floodplains	Expand the potential array of options and mechanisms for conservation of greenways and rural lands	Revisit the current wetland classifications and policies in the Plan and provide for appropriate updates.

<b>ELEMENT</b>	<b>POLICY CLUSTER</b>	<b>SUBJECT MATTER</b>	<b>SUSTAINABLE GROWTH CONCEPT</b>	<b>RECOMMENDATIONS</b>
Conservation	6.05A	Wetlands	Expand the potential array of options and mechanisms for conservation of greenways and rural lands	Revisit the current wetland classifications and policies in the Plan and provide for appropriate updates.
	6.01G	Greenways	(none)	State natural resources mapping efforts such as the Critical Lands and Waters identification Project (CLIP) and Florida Ecological Greenways Network should be used to help refine, clarify, and organize the County's greenways and corridor definition and rationale in the Plan.
	6.01G	Greenways	(none)	Expand coordination with adjacent Counties on making greenways corridor connections as defined in Florida Ecological Greenways Network and CLIP
	6.01C	Sensitive Lands	(none)	The "protection plan" referred to in various policies should be clarified to reflect the focus on County preserves purchased for environmental conservation.
	6.01C	Sensitive Lands	(none)	Policies under this objective and/or elsewhere as appropriate should be expanded to include standards for development located in or near wildfire management areas. This was identified as an issue of concern by the Florida Division of Forestry during agency scoping.
	6.07A	Historical Resources	(none)	The County may consider expanding or adding policies to study the designation of potentially-historical African-American communities especially those associated with cemeteries and schools. The County should coordinate with the work being performed by the Historic Hernando Preservation Society.

<b>ELEMENT</b>	<b>POLICY CLUSTER</b>	<b>SUBJECT MATTER</b>	<b>SUSTAINABLE GROWTH CONCEPT</b>	<b>RECOMMENDATIONS</b>
Coastal Management	5.01A	Coastal Wetlands	Expand the potential array of options and mechanisms for conservation of greenways and rural lands	Revisit the current wetland classifications and policies in the Plan and provide for appropriate updates.

**Recommendations for Major Issue 4: Groundwater and Potable Water**

<b>ELEMENT</b>	<b>POLICY CLUSTER</b>	<b>SUBJECT MATTER</b>	<b>SUSTAINABLE GROWTH CONCEPT</b>	<b>RECOMMENDATIONS</b>
Potable Water	4.11G	Water Supply Plan	(none)	The County must update its water supply plan to be consistent with the Southwest Florida Water Management District's Regional Water Supply Plan pursuant to Florida Statutes when that regional plan is adopted.
	4.12A	Groundwater Protection	(none)	Consider adding language to seek funding for additional study and mapping of vulnerable (exposed) aquifer features and highly productive recharge features for the purpose of determining whether further protection measures should be developed.
Drainage & Natural Groundwater Aquifer Recharge Element	4.09A	Drainage Standards	Encourage the implementation of low impact development (LID) techniques as part of a sustainable growth concept maximizing the use of site space and reducing drainage impacts	Explore the potential for future integration of low impact development and green infrastructure for storm water handling as part of sustainable growth design. Include Plan language and graphics.

**Recommendations for Major Issue 5: Future Land Use Pattern**

<b>ELEMENT</b>	<b>POLICY CLUSTER</b>	<b>SUBJECT MATTER</b>	<b>SUSTAINABLE GROWTH CONCEPT</b>	<b>RECOMMENDATION</b>
Future Land Use	New policy cluster(s)		Promote a more efficient land use pattern that supports a sustainable growth strategy.	Create one or two umbrella policy clusters that define the goals and concepts associated with sustainable growth. The policy cluster(s) should tie together future land use pattern, future infrastructure investment and future economic development. It should also be used as a guiding principle for existing, revised and new policies elsewhere in the Plan to support sustainable growth patterns.
	1.02B	Industrial	Industrial nodes supported by transportation infrastructure	Consider possible designation of industrial nodes or clusters south of the Hernando County Airport and in the US-301/SR-50 area. This would include coordination with the Florida Department of Transportation on the Strategic Intermodal System.
	1.01A, 1.07	Planned Development Projects, Planned Development Districts	Promote mixed use, multi-modal activity centers	Expand the Planned Development District (PDD) and Planned Development Project (PDP) concepts to promote sustainable growth standards.
	1.01A, 1.01R	Planned Development Projects, Regulations		Add regulatory flexibility to promote sustainable site design especially for parking placement, parking quantities, building placement, building height, mixing of uses, streets, blocks and major public spaces/layouts. Add appropriate Plan language and graphics.



ELEMENT	POLICY CLUSTER	SUBJECT MATTER	SUSTAINABLE GROWTH CONCEPT	RECOMMENDATION
Future Land Use (Continued)	1.01L, 1.01M, 1.01O, 1.01Q	Commercial, Single Family	Promote mixed use, multi-modal activity centers	Review policies for commercial standards, commercial nodes and strip commercial to identify and provide for appropriate mixed use and design flexibility, refinement of individual node functions, compact development and redevelopment of strip centers. Include strategies for transitioning areas such as County Line Road, Spring Hill Drive and others.
	1.01A, 1.07	Planned Development Projects, Planned Development Districts	Infill designations and densities	Explore using the Planned Development District (PDD) and Planned Development Project (PDP) mechanisms as a means to promote defined mixed use and infill densities.
	1.01F, 1.01G	Residential		Consider revising single-family and multi-family residential FLUM category and mapping standards to include infill densities and location criteria for middle and higher level densities with respect to sustainable growth concepts.
	1.01M, 1.01O, 1.01Q	Commercial, Single Family Infill		Consider providing infill designations along commercial corridors with transitioning residential uses. Provide design standards and appropriate Plan language and graphics.
	1.01V	Rural Cluster Overlay	Expand the potential array of options and mechanisms for conservation of greenways and rural lands	Consider expanding rural clustering policies and consider other incentives such as open space, or design standards that support and promote sustainable growth concepts and greenways.
	1.01H	Platted Lands		The County should perform a more detailed inventory of properties in floodplains and lacking roadways in order to explore whether they are appropriate for development.

ELEMENT	POLICY CLUSTER	SUBJECT MATTER	SUSTAINABLE GROWTH CONCEPT	RECOMMENDATION
Future Land Use (Continued)	1.01T	Infrastructure Location	Discourage urban sprawl by restructuring infrastructure expansion (water, sewer, roads) outside urban area	Infrastructure planning should be driven by the Future Land Use Map and Element based on sustainable growth initiatives that support urban infill and protect rural areas. Review and clarify descriptions for urban, transitioning and rural development areas in the Plan.
	1.01B, 1.01V, 1.03A	Rural Lands, Subdivision of Land	Update rural subdivisions and rural densities as appropriate	Review Rural and Conservation densities for consistency with and support of sustainable growth concepts. The use of clustering techniques should be expanded. Also the use of transferable development rights, conservation easements and similar mechanisms should be retained for potential future application.
	1.01D	Agricultural Lands	Provide incentives for a sustainable land use pattern that includes greenways and rural land uses	Review existing agricultural preservation policies for opportunities to work in concert with sustainable growth concepts using complementary mechanisms such as level of service structures, fee structures or density transfers.
	1.01D	Agriculture	(none)	Ensure Plan support for higher intensity agricultural uses that are becoming more prevalent in Hernando County.
	1.03B	Wetlands and Floodplains	Expand the potential array of options and mechanisms for conservation of greenways and rural lands	Revisit the current wetland classifications and policies in the Plan and provide for appropriate updates.
Section D, Future Land Use Map Mapping Criteria & Land Uses Allowed	Entire section		Promote a more efficient land use pattern that supports a sustainable growth strategy	All land use categories, especially Residential, Commercial, Industrial, Planned Development District and Rural should be reviewed for consistency with the Future Land Use Element and promotion of a more efficient land use pattern including criteria for density, infill and mixed use opportunities.

<b>ELEMENT</b>	<b>POLICY CLUSTER</b>	<b>SUBJECT MATTER</b>	<b>SUSTAINABLE GROWTH CONCEPT</b>	<b>RECOMMENDATION</b>
Parks & Recreation	7.03B, 7.04C	Open Space	Promote mixed use, multi-modal activity centers	Review open space requirements to determine if additional standards are needed to accommodate effective public spaces in site design.
	7.04C	Park Access		Identify and integrate appropriate park sites that would promote sustainable growth concepts especially including a focus on mobility and access design.

**Recommendations for  
Additional Plan Updates**

<b>ELEMENT</b>	<b>POLICY CLUSTER</b>	<b>SUBJECT MATTER</b>	<b>RECOMMENDATIONS</b>
Transportation	2.03E	Congestion Management	Update to reflect correct terminology: Congestion Management Process (CMP).
	2.03G	Rail and Guideways	A numbering correction is needed to codify these three policies under Objective 2.03F.
	2.04E	Transportation Demand System	Update to reflect correct terminology: Congestion Management Process (CMP).
Potable Water	4.13B	Well field Siting	The list of lakes with adopted minimum flows and levels should be updated to match the Southwest Florida Water Management District's most recent list.
Housing	3.05A	Historic Neighborhoods	The County may consider expanding or adding policies to study the designation of potentially-historical African-American communities especially those associated with cemeteries and schools. The County should coordinate with the work being performed by the Historic Hernando Preservation Society.
Conservation	6.01D	Conservation Areas	Policy language should be updated here and elsewhere in the Plan to replace outdated CARL and Preservation 2000 programs with the Florida Forever program.
	6.01D	Conservation Areas	The Riverine District referred to under this objective should be updated to also include the Mud River and the Little Withlacoochee River as currently codified in the ordinance.
	6.07A	Historical Resources	The County may consider expanding archeological site survey requirements and protection through probability mapping and criteria for countywide cultural resource assessment.
Coastal Management	5.04C	Post-disaster Planning	The County should update policies under this objective to recognize the efforts of the Local Mitigation Strategy team.
Drainage & Natural Groundwater Aquifer Recharge	4.08A	Drainage Standards	It is recommended that "sodding" be removed from Policy 4.08A(3) as a natural runoff control technique.

ELEMENT	POLICY CLUSTER	SUBJECT MATTER	RECOMMENDATIONS
Intergovernmental Coordination	8.01C	Coordination with Cities	The County and the City of Brooksville have been fairly successful in coordinating on local issues. The two jurisdictions should explore expansion of this coordination to support sustainable growth, more thorough analysis of annexations and other initiatives. A joint planning agreement should be pursued.
	8.01E	Joint School Committee	During agency scoping the Hernando County Schools Planning Manager identified a desire for more formalized school siting procedures. This can be accomplished through the existing School Board joint committee.
Section D. Future Land Use Map – Mapping Criteria & Land Uses Allowed	Mapping Updates		The map needs an update to reflect changes since the last update (annexations, education uses and others). A list of updates will be created.
	Mapping Updates		The two major rail routes serving Hernando County should be depicted on the FLUM in order to provide a context for transit and freight-oriented policies.
	Category Updates		The Riverine District and Regional Commercial Districts are not listed in Section D. Descriptions for those categories should be added.
Section C. Monitoring & Evaluation	C.II	State Requirements	This section quoting FS 163 should be revised to reflect the current version of FS 163. Further, all references to Chapter 9J-5, FAC should be removed.
	C.III	Monitoring Products	This section referencing an annual report, eventually replaced by a five-year EAR should be revised to reflect the currently required seven-year process.
	C.VI	Worksheets	Delete the worksheets as their use is outdated.
Section E. Special Features Maps of Hernando County, Florida		Replace shapefile names with labels for clearer presentation and check for map updates	<p style="text-align: center;">Withlacoochee River Protection Area Wetland Soils Map                      Weeki Wachee River Protection Area Wetland Soils Map                      Lakes and Rivers Map                      Solution Features Map                      Historical and Archeological Resources Map</p>

<b>ELEMENT</b>	<b>POLICY CLUSTER</b>	<b>SUBJECT MATTER</b>	<b>RECOMMENDATIONS</b>
		Maps with known updates	Flood Prone Areas Map Strategic Habitat Conservation Areas Map
		Map updates as appropriate based on policy updates	The Wetland Map may be updated in conjunction with any updates of wetlands identification and conservation policies

***References***

Fruth, W.H. 2009. "Hernando County Economy... What To Do Now?" In: Preparing The Way: Hernando County 2009 Community Summit, Hernando Progress, Inc., Brooksville, FL., pp. 1-4.

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**Appendix A:  
Chapter 163, Florida Statutes Update  
Status 2005-2010\***

<b>YEAR</b>	<b>CHANGES TO CHAPTER 163, F.S.</b>	<b>ADDRESSED IN CURRENT COMPREHENSIVE PLAN</b>	<b>NEED FOR COMPREHENSIVE PLAN UPDATE</b>
2004	163.3167 (9) Created to require local governments to identify adequate water supply sources to meet future demand for the established planning period.	Potable Water Element Objective 4.11G and underlying policies address the requirement of an adopted water supply facilities work plan. The County's work plan identifies groundwater as the primary water source through the planning horizon.	The Southwest Florida Water Management District will adopt an updated Regional Water Supply Plan by the end of 2011. The County's Water Supply Master Plan is currently being updated to be consistent with the District's plan including the identification of water supply alternatives pursuant to F.S. 373.0361.
2004	163.3177(6)(c)3. Extended the deadline for adoption of the water supply facilities work plan amendment until December 1, 2006; provided for updating the work plan every five years; and exempts such amendment from the limitation on frequency of adoption of amendments.	Potable Water Element Objective 4.11G and underlying policies address the requirement of an adopted water supply facilities work plan and five-year updates.	The Southwest Florida Water Management District will adopt an updated Regional Water Supply Plan by the end of 2011. The County's Potable Water Element will need to be updated within 18 months of that adoption to incorporate those items required by statute.
2005	163.3177(3)(a)4. Required the comprehensive plan to include a 5-year schedule of capital improvements.	The Capital Improvements Element sets the 5-year timeframe and funding standards for Capital Improvements. The annually updated and adopted 5-year plan is included in Section B, Capital Improvements Implementation.	
2005	163.3177(6)(a)1.d. Requires the future land use element to be based upon the availability of water supplies (in addition to public water facilities)	Policy 1.01T(2) of the Future Land Use Element requires future development to be directed to areas of facility availability including long range plans for potable water supply. Objective 4.11G of the Potable Water Element requires that the long range plans for potable water be based on the availability of water supplies.	



<i>YEAR</i>	<i>CHANGES TO CHAPTER 163, F.S.</i>	<i>ADDRESSED IN CURRENT COMPREHENSIVE PLAN</i>	<i>NEED FOR COMPREHENSIVE PLAN UPDATE</i>
2005	163.3177(6)(a)3.c. Added requirement that future land use element of coastal counties must encourage the preservation of working waterfronts as defined in s.342.07,F.S.	Coastal Management Element Objective 5.05A and the underlying policy cluster prioritize waterfront locations for commercial and recreational fishing uses.	The Future Land Use Element may need to be updated to add a reference to the Coastal Management Element and to clarify the intent to preserve Hernando County's working waterfront uses.
2005	163.3177(6)(c)3. Required the potable water element to be updated within 18 months of an updated regional water supply plan to incorporate the alternative water supply projects and traditional water supply projects and conservation and reuse selected by the local government to meet its projected water supply needs. The ten-year water supply work plan must include public, private and regional water supply facilities, including development of alternative water supplies. Such amendments do not count toward the limitation on the frequency of adoption of amendments.	Potable Water Element Objective 4.11G and underlying policies address the requirement of an adopted water supply facilities work plan. The County's current work plan already depends heavily on an excellent water conservation program and some reuse facilities. The plan is currently being updated and wastewater reuse is expected to be expanded significantly.	The Southwest Florida Water Management District will adopt an updated Regional Water Supply Plan (RWSP) by the end of 2011. The County's Water Supply Master Plan is currently being updated to be consistent with the District's plan including the identification of water supply alternatives pursuant to F.S. 373.0361. The Potable Water Element will also be updated within 18 months of the RWSP.
2005	163.3177(6)(e) Added waterways to the system of sites addressed by the recreation and open space element.	Recreation & Open Space Element Objective 7.05A and underlying policies address appropriate access to Hernando County's rivers and other waterways.	
2005	163.3177(6)(h)1. The intergovernmental coordination element must address coordination with regional water supply authorities.	Intergovernmental Coordination Element Objective 8.01F and underlying policies address coordination with the Southwest Florida Water Management District.	
2005	163.3178(2)(g) Expands requirement of coastal element to include strategies that will be used to preserve recreational and commercial working waterfronts, as defined in s.342.07, F.S.	The Coastal Management Element Objective 5.05A and underlying policy cluster prioritize waterfront location for commercial and recreational fishing uses.	

<i>YEAR</i>	<i>CHANGES TO CHAPTER 163, F.S.</i>	<i>ADDRESSED IN CURRENT COMPREHENSIVE PLAN</i>	<i>NEED FOR COMPREHENSIVE PLAN UPDATE</i>
2005	163.3180(2)(a) Required consultation with water supplier prior to issuing building permit to ensure “adequate water supplies” to serve new development will be available by the date of issuance of a certificate of occupancy.	Adequate existing approved potable water supply is required to be available prior to issuance of a building permit.	
2005	163.3180(13) Required school concurrency.	Capital Improvements Element Policy 9.01E(1)h sets the level of service and concurrency requirements for public schools.	
2005	163.3180(13)(c)1. Requires school concurrency after five years to be applied on a “less than districtwide basis” (i.e., by using school attendance zones, etc).	Public School Facilities Element Objective 11.01B and underlying policies already establish concurrency service areas (CSAs) and standards. The areas are depicted on the CSA map series in Section E, Special Features Maps.	
2005	163.3180(6)(f)2.b. No application for development approval may be denied if a less-than-districtwide measurement of school concurrency is used; however the development impacts must to shifted to contiguous service areas with school capacity.	Public School Facilities Element Objective 11.01C and underlying policies address standards for analysis and assignment of impacts to primary and contiguous concurrency service areas.	
2005	163.3180(6)(h)2. Allowed school concurrency to be satisfied if a developer executes a legally binding commitment to provide mitigation proportionate to the demand.	Public School Facilities Element Objective 11.02C sets standards for proportionate share mitigation of school capacity.	
2005	163.3180(6)(h)2.a. Enumerated mitigation options for achieving proportionate-share mitigation.	Public School Facilities Element Objective 11.02C sets standards for proportionate share mitigation.	
2005	163.3180(6)(h)2.b. If educational facilities funded in one of the two following ways, the local government must credit this amount toward any impact fee or exaction imposed on the community: contribution of land, OR, construction, expansion, or payment for land acquisition	Public School Facilities Element Objective 11.02C sets standards for proportionate share mitigation of school capacity.	

<i>YEAR</i>	<i>CHANGES TO CHAPTER 163, F.S.</i>	<i>ADDRESSED IN CURRENT COMPREHENSIVE PLAN</i>	<i>NEED FOR COMPREHENSIVE PLAN UPDATE</i>
2005	163.3180(6)(j)4. Local governments must establish a uniform procedure for determining if development applications are in compliance with school concurrency.	Public School Facilities Element Objective 11.02A sets forth cooperative procedures for Hernando County and Hernando County School Board to implement school capacity determination standards.	
2006	163.3178(9)(a) Adds a new section allowing a local government to comply with the requirement that its comprehensive plan direct population concentrations away from the CHHA and maintains or reduces hurricane evacuation times by maintaining an adopted LOS Standard for out-of-county hurricane evacuation for a category 5 storm, by maintaining a 12-hour hurricane evacuation time to shelter or by providing mitigation that satisfies these two requirements. Ch. 2006-68, LOF.	The Coastal Management Element contains several policies especially under Objective 5.02A directing population concentrations away from the CHHA. Policy 5.02B(6) also states that roadway capacity will be maintained so as to maintain “clearance times as identified by the Hurricane Evacuation Study.”	The County will need to evaluate current policies and update them as needed to comply with this statute taking into account the recently released Florida Statewide Regional Evacuation Study for the Tampa Bay Region.
2006	163.3178(9)(b) Adds a new section establishing a level of service for out-of-county hurricane evacuation of no greater than 16 hours for a category 5 storm for any local government that wishes to follow the process in s.163.3178(9)(a) but has not established such a level of service by July 1, 2008. Ch. 2006-68, LOF.	The Coastal Management Element contains several policies under Objective 5.02A directing population concentrations away from the CHHA. Policy 5.02B(6) also states that roadway capacity will be maintained so as to maintain “clearance times as identified by the Hurricane Evacuation Study.”	The County will need to evaluate current policies and update them as needed to comply with this statute taking into account the recently released Florida Statewide Regional Evacuation Study for the Tampa Bay Region.
2006	163.3178(2)(h) Requires local governments to amend their Future Land Use Map and Coastal Management Element to include the new definition of the CHHA, and to depict the CHHA on the FLUM by July 1, 2008. Ch. 2006-68, LOF.	Coastal Management Element Policy 5.02B(1) includes the updated definition of the CHHA. An updated CHHA map was adopted into Section E, Special Features Maps in 2008.	

<i>YEAR</i>	<i>CHANGES TO CHAPTER 163, F.S.</i>	<i>ADDRESSED IN CURRENT COMPREHENSIVE PLAN</i>	<i>NEED FOR COMPREHENSIVE PLAN UPDATE</i>
2006	163.3208 Creates a new section related to electric distribution substations; establishes criteria addressing land use compatibility of substations; requires local governments to permit substations in all FLUM categories (except preservation, conservation or historic preservation); establishes compatibility standards to be used if a local government has not established such standards; establishes procedures for the review of applications for the location of a new substation; allows local governments to enact reasonable setback and landscape buffer standards for substations. Ch. 2006-268, LOF.	Hernando County allows electric distribution substations in all zoning categories.	
2006	163.3209 Creates a new section preventing a local government from requiring a permit or other approval for vegetation maintenance and tree pruning or trimming within an established electric transmission and distribution line right-of-way. Ch. 2006-268, LOF.	Hernando County does not regulate vegetation maintenance on public or utility rights-of-way.	
2007	163.3177(3)(b)1. Requires an annual update to the Five-Year Schedule of Capital Improvements to be submitted by December 1, 2008 and yearly thereafter. If this date is missed, no amendments are allowed until the update is adopted. Ch. 2007-204, LOF.	Policy 9.01A(3) of the Capital Improvements Element requires the annual update of the 5-year schedule of capital improvements. The annually updated and adopted 5-year plan is included in Section B, Capital Improvements Implementation.	
2007	163.3177(6)(f)1.d. Revises the Housing Element requirements to ensure adequate sites for affordable workforce housing within certain counties. Ch. 2007-198, LOF.		Housing Element Goal 3.04 addresses provision of sites for low-income housing , moderate-income housing, mobile homes, group homes and foster care facilities. The goal should be revised to add workforce housing to this list.

YEAR	CHANGES TO CHAPTER 163, F.S.	ADDRESSED IN CURRENT COMPREHENSIVE PLAN	NEED FOR COMPREHENSIVE PLAN UPDATE
2008	163.3177(6)(a)(1)h. The future land use plan must discourage urban sprawl. Ch. 2008-191, LOF.	Future Land Use Element Goal 1.01 sets the standard of discouraging proliferation of urban sprawl. This standard is further elucidated in Objective 1.01T and underlying policies dealing mainly with infrastructure location.	
2009	163.3177(6)(a) Requires the Future Land Use Element to include by June 30, 2012, criteria that will be used to achieve compatibility of lands near public use airports. Section 3, Chapter 2009-85, LOF.	The Transportation Element currently includes extensive policy language requiring compatibility of land uses with airports especially under Objective 2.08A.	Due to the requirement under 163.3177(6)(a) that this issue be addressed in the Future Land Use Element the County may need to add a policy in that element referring to the Transportation Element.
2009	163.3177(6)(h)1.c. Requires the intergovernmental coordination element to include a mandatory dispute resolution process and requires use of the process prescribed in section 186.509, F.S., for this purpose. Section 3, Chapter 2009-96, LOF.	Intergovernmental Element Policy 8.01A(4) requires that the County “shall utilize the Dispute Resolution Process provided by the Withlacoochee Regional Planning Council.”	
2009	163.3177(6)(h)1.d. Requires the intergovernmental coordination element to provide for interlocal agreements pursuant to s.333.03(1)(b), F.S., between adjacent local governments regarding airport zoning regulations. Section 3, Chapter 2009-85, LOF.		Policy 8.01D(3) should be amended to provide for agreements concerning airport zoning regulations.
<p><i>*Note: This table is based on a review of changes to Florida Statutes since completion of Hernando County’s 2004 EAR. It is intended to identify the compliance status of the current Plan with statutory requirements through 2010. House Bill (HB)7207 statutory changes to growth management law became effective on June 2, 2011. Further analysis of HB7207 is needed to create a final list of Plan amendments needed to comply with Florida Statutes. The above list may be modified based on that analysis.</i></p>			

**Appendix B:**  
**2011 Legislative Changes (HB 7207)\***

ELEMENT	CHANGES TO CHAPTER 163, F.S.	COMPREHENSIVE PLAN REVIEW
All Elements	163.3161 Revises definitions including some deletions and new additions	All elements will be reviewed to determine the affect of definition changes on policy intent and to determine the need for new or revised language.
Future Land Use	163.3177(6)(a)2.j. Adds antiquated subdivisions to the list of items to be addressed as a basis for the element.	Objectives 1.01H, 1.01Q, 1.05A and other policy clusters related to this requirement will be reviewed.
	163.3177(6)(a)4. Planned uses must address antiquated subdivisions and provision for operation of the real estate market.	Objectives 1.01F, 1.01H, 1.01L, 1.01M, 1.01Q, 1.05A and other policy clusters related to this requirement will be reviewed.
Transportation	163.3177(6)(b)1.e. Must include strategies for addressing transportation deficiencies and needs.	Goal 2.04 addresses this requirement. Any changes to concurrency standards would include updates to the element to meet this requirement (see below).
	163.3180(1) Transportation concurrency is now optional. Standards are now codified in 163.3180(5).	A detailed review is needed to update concurrency standards as appropriate.
	<u>Note:</u> Rule 9J-5 has been repealed. Several previous requirements of 9J-5.019 have been incorporated into the statute. In many cases the incorporated language has been simplified or generalized. Many previous requirements were not incorporated into the statute.	A detailed review of this element may be needed.
Potable Water, Sanitary Sewer, Solid Waste and Natural Groundwater Aquifer Recharge Elements	<u>Note:</u> Rule 9J-5 has been repealed. Several previous requirements of 9J-5.011 have been incorporated into the statute. In many cases the incorporated language has been simplified or generalized. Some previous requirements were not incorporated into the statute.	A detailed review of these elements may be needed.
Coastal Management	163.3177(6)(g)10. Optional creation of adaptation action area designation in coastal area.	Evaluate whether there is any need for establishment of such a designation in Hernando County.
Recreation & Open Space	163.3180(1) Parks and recreation concurrency now a local option.	A review of this element may be needed.

ELEMENT	CHANGES TO CHAPTER 163, F.S.	COMPREHENSIVE PLAN REVIEW
Intergovernmental Coordination	<u>Note:</u> Rule 9J-5 has been repealed. At least two previous requirements of 9J-5.015 have been incorporated into the statute. Several previous requirements were not incorporated into the statute.	A detailed review of this element may be needed.
Capital Improvements	163.3177(3)(a)1. Standards for debt management no longer required.	Objective 9.01D addressing debt management will be reviewed.
	163.3180(1) Public schools concurrency is now optional. Standards are now codified in 163.3180(6)(a).	A detailed review is needed to update concurrency standards as appropriate.
	163.3180(1) Transportation concurrency is now optional. Standards are now codified in 163.3180(5).	A detailed review is needed to update concurrency standards as appropriate.
Public School Facilities	<u>Note:</u> 163.3177 was amended to delete this element from the statute. A public school interlocal agreement is required.	A review of this element may be needed.
	163.3180(1) Public schools concurrency is now optional. Standards are now codified in 163.3180(6)(a).	A detailed review is needed to update concurrency standards as appropriate.
Section B. Capital Improvements Implementation	163.3177(3)(a)4. Project funding status and priority level replaces previous financial feasibility standard.	Section B containing the 5-year schedule of improvements will be reviewed.
Section D. Future Land Use Map Mapping Criteria & Land Uses Allowed	163.3177(6)(b)4. Incorporation of the airport master plan now optional.	Review incorporation of airport master plan and associated standards as appropriate.
Section E. Special Features Maps of Hernando County, Florida	163.3177(6)(b) Removes specific list of items required to be shown on the transportation map series.	Review transportation map series.
Section E. Special Features Maps of Hernando County, Florida	163.3177(6)(c)2. Removes the requirement to adopt an aquifer recharge map.	Review aquifer recharge map.
<i>*Note: This table is based on preliminary analysis of HB7207 which became effective on June 2, 2011. Further review of local planning policy will be conducted in the context of significant growth management implementation shifts included in the bill.</i>		

**Appendix C:  
Public Participation**

One of the main purposes of the review process is to engage the general public, stakeholders, agencies and public officials in revisiting and updating the direction and guidance set by the Comprehensive Plan. The document entitled, “Public Participation Process of the Hernando County Board of County Commissioners and the Hernando County Local Planning Agency,” was adopted in June 1995 pursuant to Chapter 163.3181, F.S. The public participation strategy followed this program and included four main components: public workshops, web page/internet engagement, outreach events and on-line public survey. The opportunity for written comments was provided throughout the process. A contact list of all stakeholders, agency personnel, public officials, and interested members of the public was compiled and updated throughout the process.

**Agency Scoping**

County planning staff developed five preliminary Major Issues including “problem statements” and “issue statements” for each. These preliminary issues were used as a basis for initial scoping with coordinating agencies and with County officials. An agency scoping meeting was held on July 28, 2010 at the Hernando County Planning Department in Brooksville, Florida. Invitations were distributed on June 29, 2010 to the agency personnel listed in Table C-1. The meeting was attended by six of the 23 agencies invited. No other additional comments were received from the non-attending agencies outside the meeting.

Table C-1. Agencies invited to participate in the Hernando County Evaluation and Appraisal Report agency scoping meeting.

Agency Name	Contact Person
Florida Department of Community Affairs	Ray Eubanks
Florida Department of Agriculture and Consumer Services	Wendy Evans
Florida Division of Forestry, Withlacoochee State Forest	Don Ruths
Florida Department of Education	Tracy Suber
Florida Department of Environmental Protection	Jim Quinn
Florida Department of State	Susan Harp
Florida Fish and Wildlife Conservation Commission	Mary Ann Poole
Chinsegut Nature Center	Kristen Wood
Governor’s Office of Tourism, Trade and Economic Development	Sherri Martin
Florida Department of Transportation, District 7	Daniel Santos
Withlacoochee Regional Planning Council	Michael Moehlman



Table C-1 (Continued). Agencies invited to participate in the Hernando County Evaluation Report agency scoping meeting.

Agency Name	Contact Person
Tampa Bay Regional Planning Council	Jessica White
Southwest Florida Water Management District	Joseph Quinn
Tampa Bay Area Regional Transportation Authority	Bob Clifford
Withlacoochee Regional Water Supply Authority	Jack Sullivan
Citrus County	Kevin Smith
Sumter County	Brad Cornelius
Pasco County	Quanlin Hu
City of Brooksville	Bill Geiger
City of Weeki Wachee	Robyn Anderson
Hernando County School Board	Amber Wheeler
Chassahowitzka National Wildlife Refuge	Michael Lusk
U.S. Department of Agriculture	Janet Grabowski

***Public Meetings & Workshops***

The public participation strategy used a combination of techniques to attempt to spark interest and enthusiasm in the process. The overall strategy identified the County’s Planning and Zoning Commission as the primary “committee” conducting the public input process for evaluation of the Major Issues and development of the 2011 recommendations. The Hernando County Planning and Zoning Commission as part of its duties holds public hearings on proposed amendments to the Comprehensive Plan and proposed land development regulations and transmits comments to the local planning agency (LPA). In Hernando County, the Board of County Commissioners sits as the LPA.

The five preliminary Major Issues were presented to the Planning and Zoning Commission at their regular public meeting of July 12, 2010. After consideration of comments from the general public and the coordinating agencies, the Planning and Zoning Commission finalized the five Major Issues at their regular public meeting of August 9, 2010. Those issues were later reviewed with to the Board of County Commissioners.

The Planning and Zoning Commission held a series of public workshops focused on the five Major Issues as topics. The workshop format included a series of speakers for each topic, along with questions and input from the attending general public. A preliminary analysis of the Comprehensive Plan and background information were provided in a staff report prior to each workshop. After completion of each workshop, key points were compiled and presented for confirmation at the next available meeting.

The five workshops were held monthly in the evenings starting in September 2010 and ending in January 2011. Over sixty persons attended the workshops. All of the workshops were broadcast live on Hernando County Government Broadcasting cable channel 622 and were available in live stream format on the internet. As with all Hernando County government meetings, the workshops were also immediately and conveniently available for replay on the internet. Media products were available at each workshop (See “Media Products” below) including forms for submitting written comments at the workshop, and a sign-up sheet for the newsletter email distribution list.

On February 14, 2011 the Planning and Zoning Commission and the public were presented with an overall summary confirming the direction of the 2011 Review with respect to the Major Issues and the key points made at each workshop. The Board of County Commissioners sitting as the Board and the LPA were given the same presentation on March 8, 2011. At the Planning and Zoning Commission meetings of March 14, 2011 and April 11, 2011, presentations were made on aspects of the Major Issues where additional information had been requested.

All public hearings were broadcast live on Hernando County Government Broadcasting cable channel 622 and were available in live stream format on the internet. As with all Hernando County government meetings, the public hearings were also immediately and conveniently available for replay on the internet.

### *Media Products*

Information about the process and the Major Issues was widely disseminated in several formats. A web page was created at [www.hernandocounty.us/plan/EAR](http://www.hernandocounty.us/plan/EAR). The page contained downloads of workshop and meeting agenda packets and minutes packets, publications, newsletters, and topics pages as well as contact information. Links to relevant web sites and documents were also provided. There were five topics pages built around the five Major Issues. Each page provided the Major Issue statement as well as downloadable speakers’ presentations from the corresponding workshop. A sixth topic page entitled, “Public Comments” provided a link for the public to email their written comments directly to the Planning Staff.

Informational publications produced included a single-page fact sheet, a two-page “frequently asked questions” (FAQs) sheet and a quick-reference summary of each of the 15 elements in the Comprehensive Plan. A monthly two-page newsletter was also produced and sent by email to a contact list of stakeholders including governments, community groups and the general public. The purpose of the newsletter was to include comprehensive planning topics of general and specific interest surrounding the upcoming workshops and to try to generate interest in the workshops. All materials including brochures, fact sheets, newsletters, emails, slide shows and reports used the same logo and design format to serve as a “brand” for the process and differentiate it from other planning processes in the County.

Each public meeting, workshop and public hearing was advertised in the *Hernando Times*, a newspaper of general circulation in Hernando County. In addition, press releases were produced and sent to an email list of 65 media contacts (some were multiple contacts for the same media outlet) in Hernando County and the Tampa Bay Region. Workshops were also posted on the County's "Board Agendas and Minutes" page and included in the *Hernando County News*, a weekly update newsletter of wide circulation generated by the Hernando County Community Relations Office. The workshop information was also regularly posted on the Hernando County Government Broadcasting Channel's scrolling bulletin board during non-programmed air time. The *Hernando Times*, a major written media outlet in Hernando County featured two articles and one information piece on the workshops. The *Hernando News Source*, an on-line media outlet reported on all of the workshops and produced eight articles in all.

### *Outreach*

The development of a traveling outreach presentation was a key strategy for involving public stakeholders. Table C-2 lists groups that were contacted for outreaches and the type of interaction if any that occurred with the group. Regardless of whether or not the group responded to the initial contact, they remained on the electronic newsletter distribution list if an email address was available. Interaction with groups included verbal contact by phone or in person, email contact including distribution of publications and newsletters to the group's membership, appearance of articles in the applicable group newsletter, and outreach events.

The outreach events included an up-to-date slide show talk on the 2011 process, workshops and key conclusions. Review publications including the fact sheet, FAQs and the most recent newsletter were disseminated at outreach events. A sign-up sheet for the newsletter email distribution list was also circulated at each outreach. The first traveling outreach event was held in October 2010 and outreaches continued through May 2011. Outreaches generated a good deal of discussion, questions and dialogue on growth management in Hernando County. The public was encouraged to participate by attending workshops, submitting written comments and completing the on-line public opinion survey. At least 170 people were interacted with directly through outreaches.

Table C-2. Stakeholder groups contacted during the 2011 Review process.

GROUP NAME	INTERACTION TYPE
United Communities of Hernando County	verbal, email
Hernando Builders Association	outreach, group newsletter
Hernando County Association of Realtors	verbal, email
Greater Hernando County Chamber of Commerce	outreach
Gulf Coast Conservancy	verbal
Hernando Audubon Society	verbal, email, group newsletter
Hernando Chapter of the Florida Native Plant Society	outreach
Hernando County Land Protectors	outreach
The Nature Conservancy	none
Withlacoochee River Alliance	none
Gulf Restoration Network	none
Rotary Club of Brooksville	none
Kiwanis Club of Brooksville	outreach
Kiwanis Club of Brooksville Ridge	outreach
Rotary Club of Spring Hill	none
Rotary Club of Spring Hill Central	verbal
Kiwanis Club of Spring Hill	outreach
Kiwanis Club of the Nature Coast	none
Brooksville Business Alliance	none
Hernando County Industrial Association	email, group newsletter
Hernando Progress	outreach
Senior Citizens Club of Hernando County	none
African American Club of Hernando County	none
Hernando Beach Club	none
Hernando County Education Foundation	none
Hernando County Cattlemen's Association	outreach
Hernando Classroom Teachers Association	none
Sierra Club – Nature Coast Chapter	none
Spring Hill Community Association	none
Spring Hill Art League	none

***Public Comments & On-Line Survey***

The public was provided with the opportunity to submit written comments. Written comments were received at the workshops, by email and by mail. An on-line public opinion survey was posted on the Hernando County web site on January 3, 2011 and continued through March 31, 2011. The survey provided:

- a summary of specific issues being discussed at the workshops,

- a quick and easy way for the public to express their opinions, and,
- an opportunity to generate public interest in the 2011 process.

Logo buttons entitled, “Take our Survey” were posted prominently on the main County home web page, the Review web page and the County’s Environmentally Sensitive Lands home web page. Subtitles such as “weigh in on your County’s future” were used to interest the public in the survey.

Press releases were issued at the beginning of the survey on January 4, 2011 and twice near the end of the survey on March 7, 2011 and March 25, 2011. The public was also reminded about the survey in the monthly newsletter and in the County’s weekly on-line newsletter. A special bulletin board post for the Hernando County Government Broadcasting scrolling bulletin board on Channel 622 was also run during the last two weeks of the survey. Two newspapers of general circulation, the Hernando Today and the Hernando Times, picked up the press release at the beginning of the survey. The Hernando Times actually produced an opinion piece urging the public to take the survey. Near the end of the survey, press space was provided again by the Hernando Times and by an on-line Hernando County media outlet called Real News Real Fast.

A total of 534 persons completed the full on-line survey. See Appendix D for survey results.

**Appendix D:  
2011 Public Opinion Survey Results**

**Hernando County Comprehensive Plan  
Evaluation Report  
Results of EAR 2011 Public Opinion Survey  
April 28, 2011  
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Appendix 1: Transition of Mining Lands – “Other” Responses	
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**Hernando County Comprehensive Plan  
Evaluation Report  
Results 2011 Public Opinion Survey  
April 28, 2011**

**Introduction**

The Hernando County Evaluation Report (EAR) provides an evaluation of the performance of the Hernando County Comprehensive Plan over the last five years (2006 – 2010). The Comprehensive Plan provides the blueprint for growth and development in Hernando County including distribution of land use, provision of adequate infrastructure and protection of natural resources. The 2011 EAR was developed with input from Hernando County residents through various means including an on-line public opinion survey. This report presents the results of that survey.

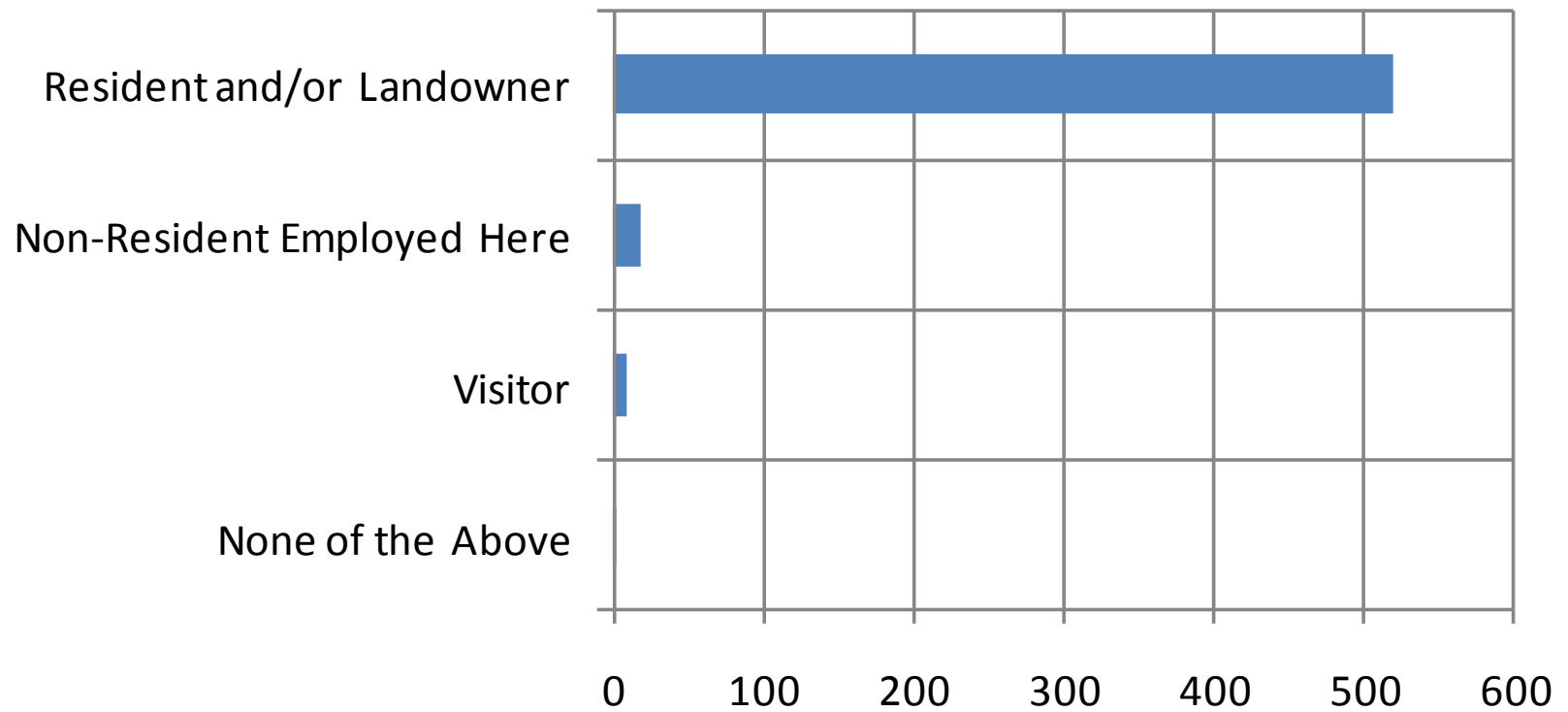
The survey was posted on January 3, 2011 and ended on April 1, 2011. The public was notified of the survey through emails, newsletters, outreach presentations, website, newspaper and radio press. Appendix 3 includes the original survey questions and response choices as presented to the survey respondents.

A total of 534 respondents completed the entire survey. Additional respondents completed portions of the survey. All survey responses were included in the results. It is noted that the pool of survey respondents do not represent a random sample of the population.

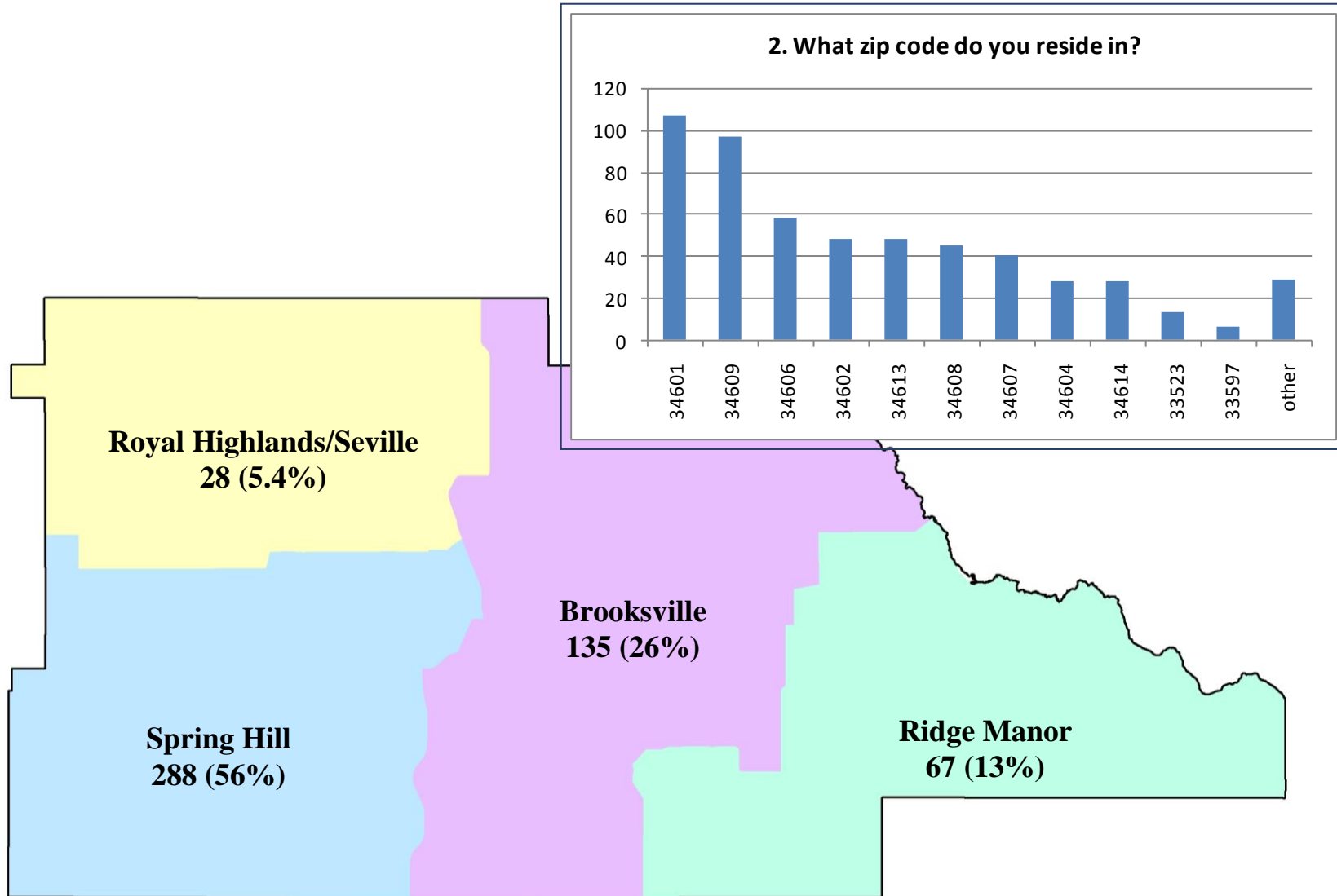
The following charts and tables present the results of the survey. Full questions as posed to the respondents are included in each chart. To view the full response choices for each question, please refer to the copy of the survey in Appendix 3. The number of respondents for each question is indicated on each corresponding results page.

The full survey results can be viewed at [www.hernandocounty.us/plan/EAR](http://www.hernandocounty.us/plan/EAR).

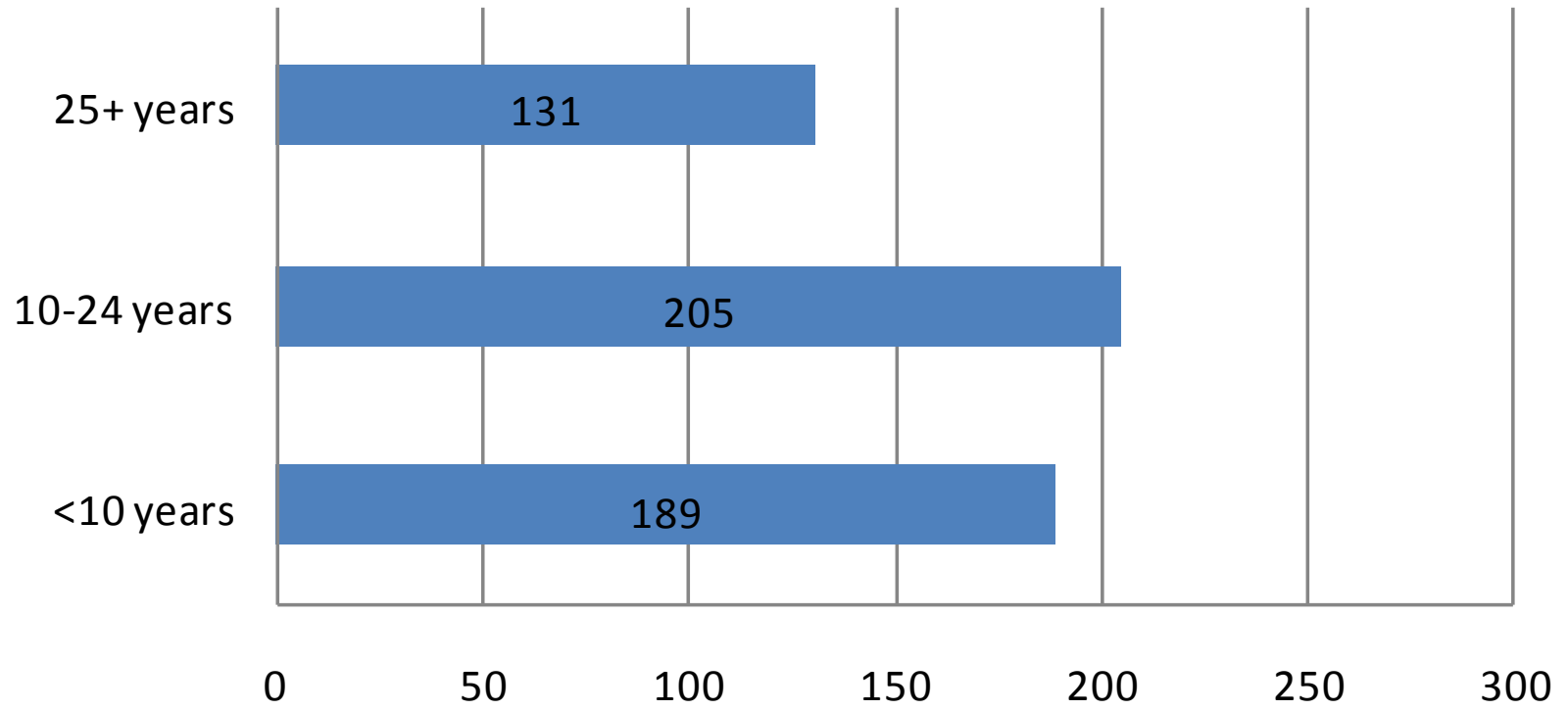
### 1. What is your status in Hernando County?



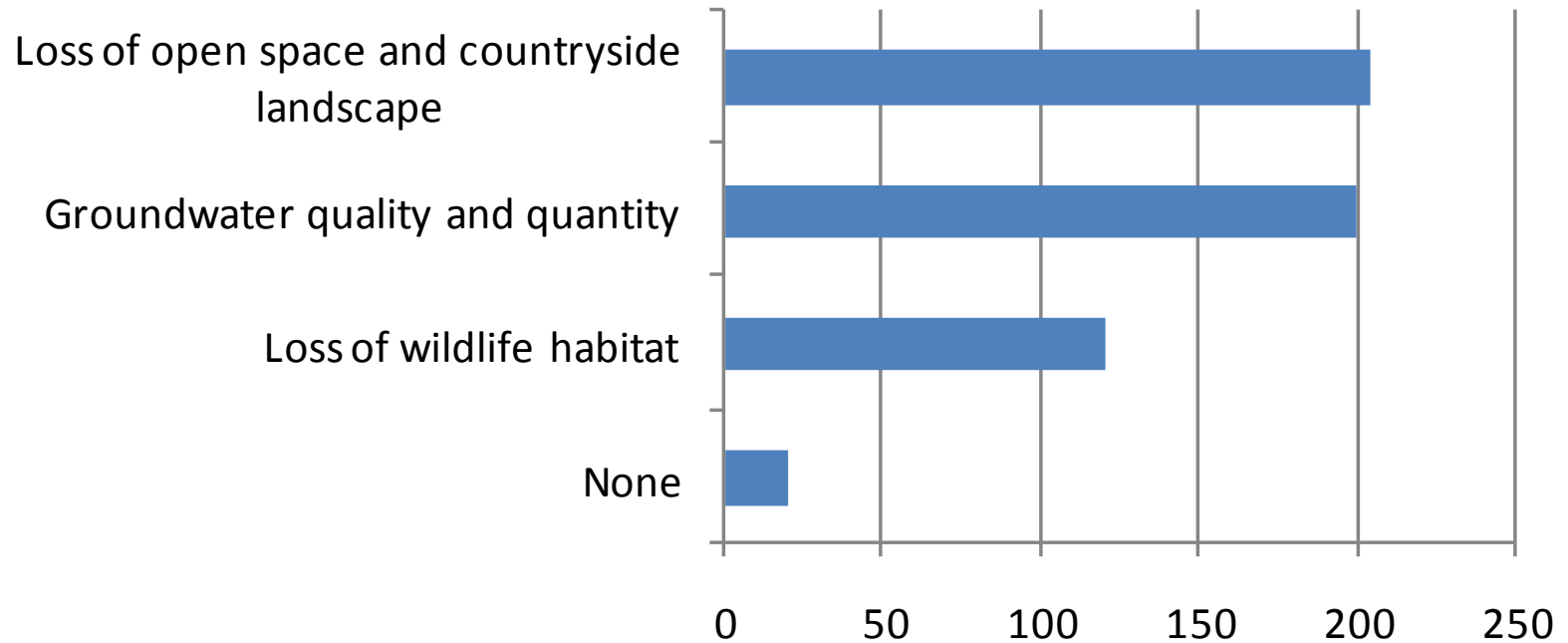




### 3. How long have you been in Hernando County?

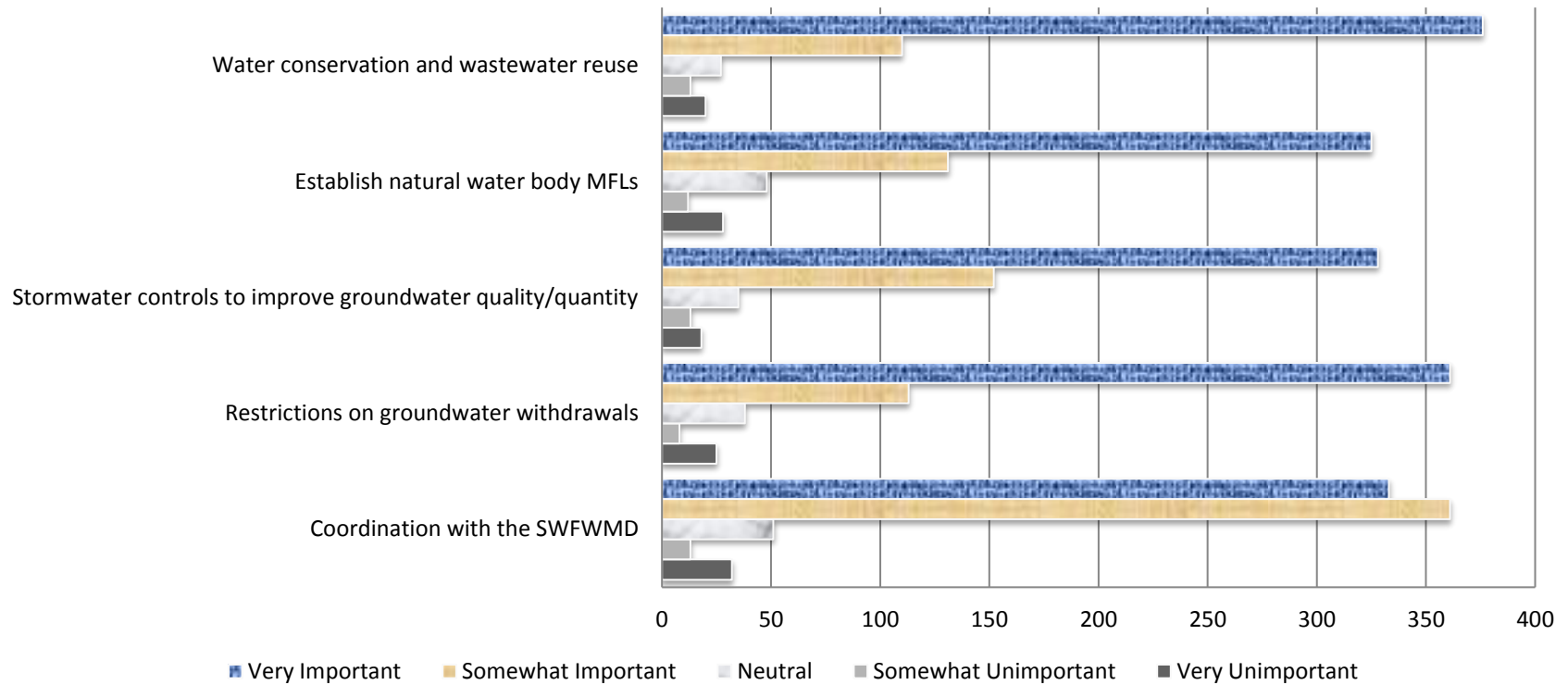


#### 4. What aspect of Hernando County's environment and natural resources concerns you the most?



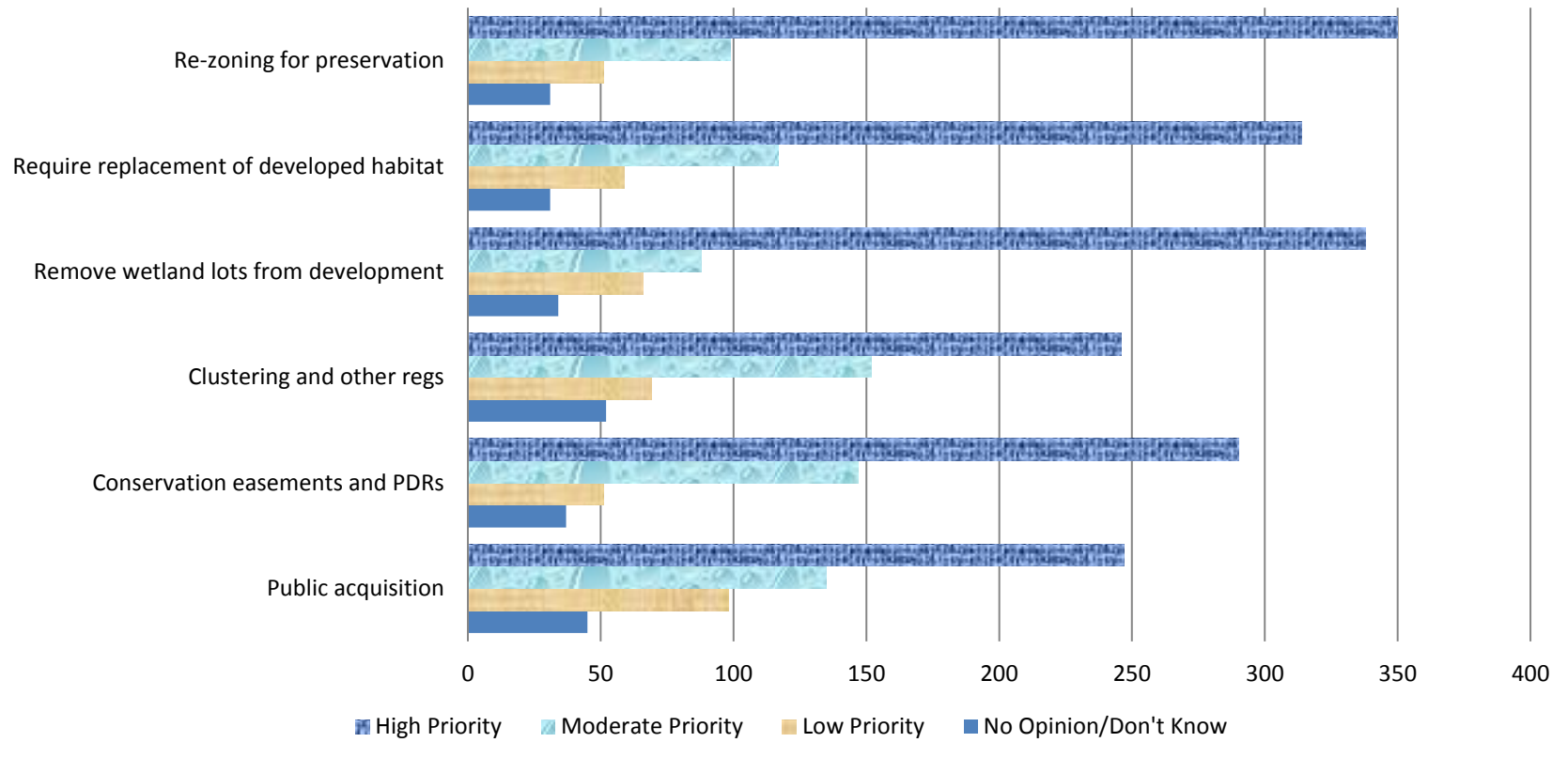
530 respondents

### 5. How important are the following measures for protection of the quantity and quality of groundwater?



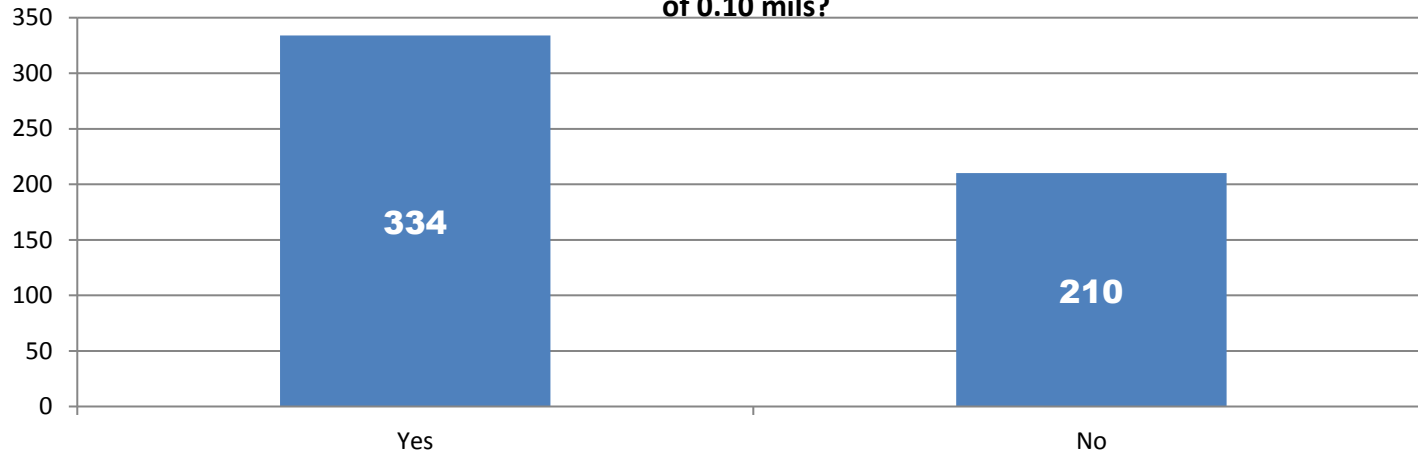
546 respondents

**6. Hernando County has an opportunity to connect a major state wildlife corridor. What's the best way to encourage the connection of the Green Swamp to the Chassahowitzka wildlife area?**



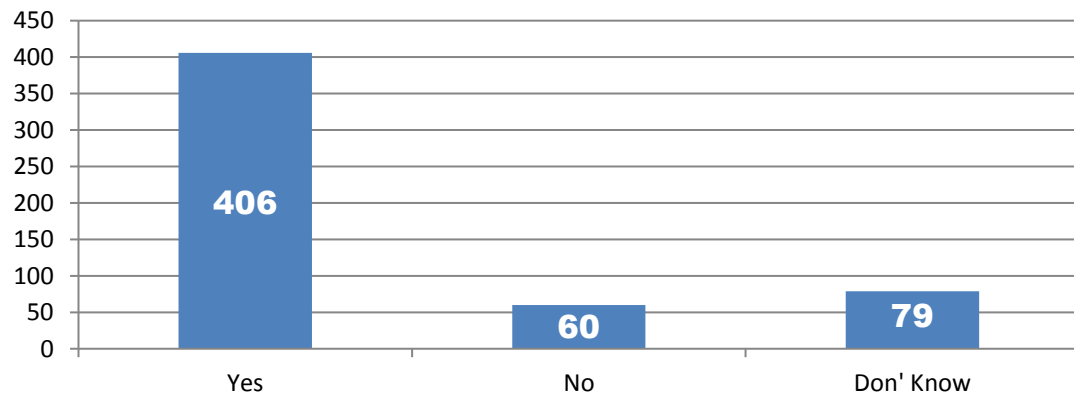
526 respondents

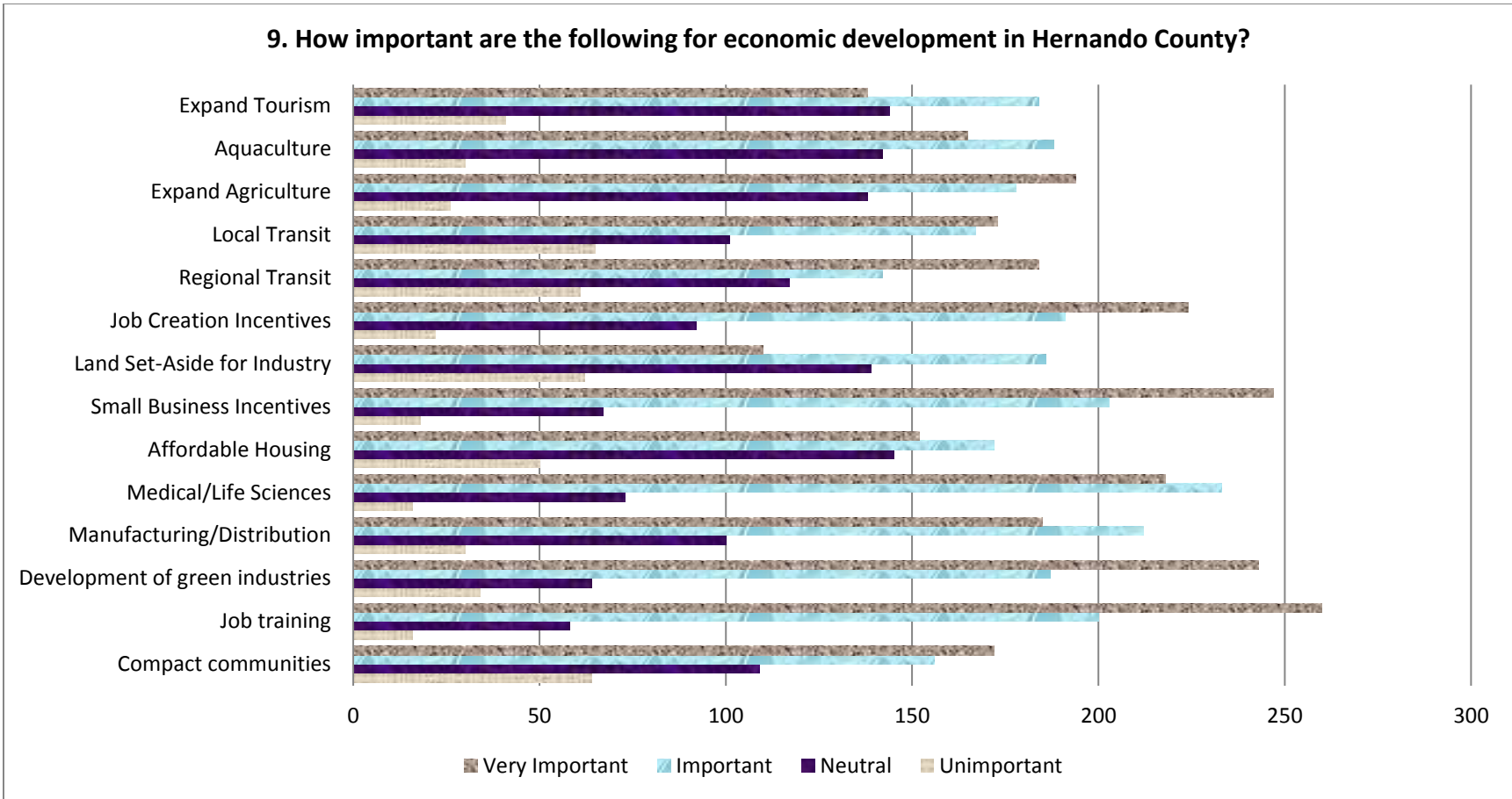
**7. Were you aware that Hernando County has a program for the acquisition and management of wildlife habitat called the Environmentally Sensitive Lands Program that is funded through a tax levy of 0.10 mils?**



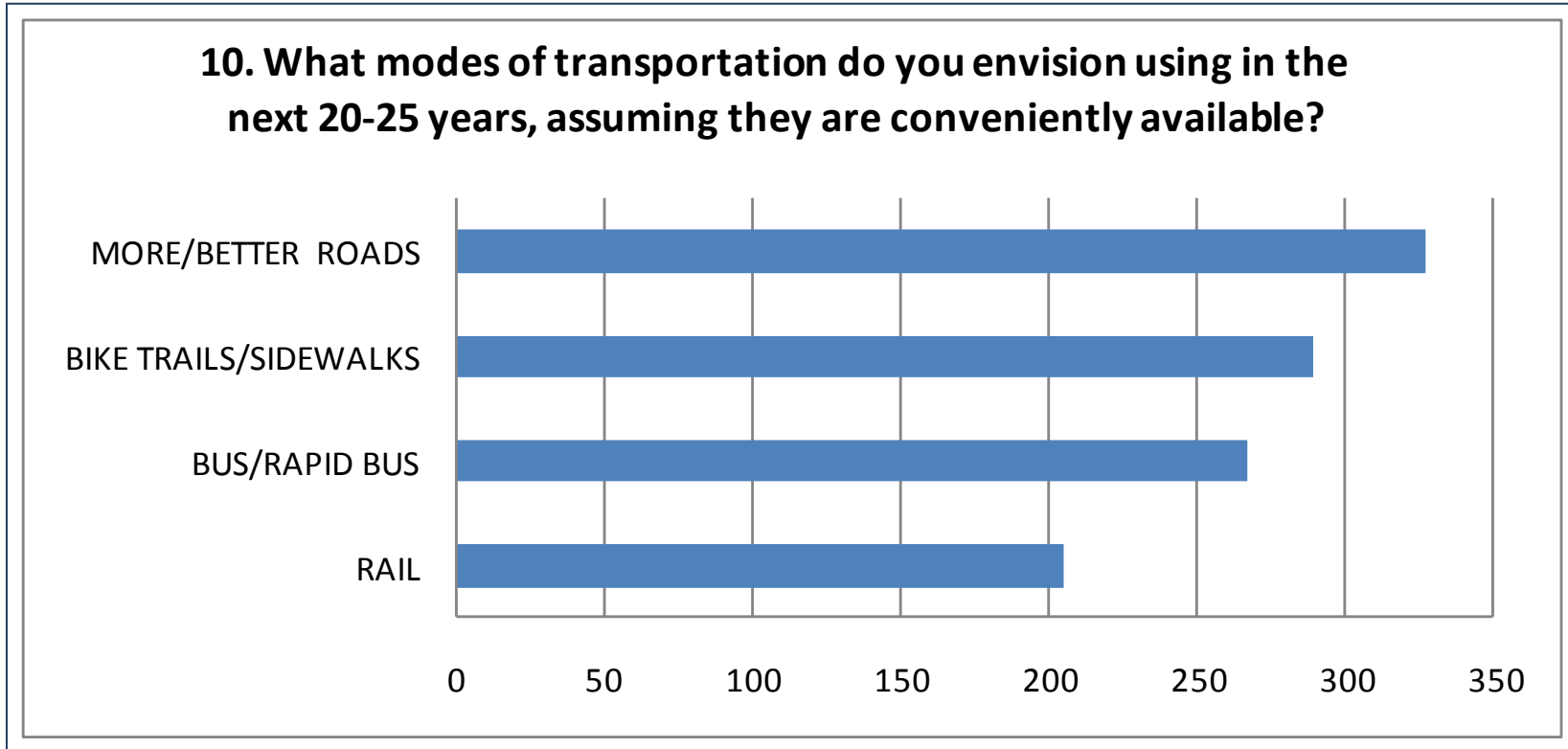
529 Respondents

**8. Should the Environmentally Sensitive Lands program be continued?**





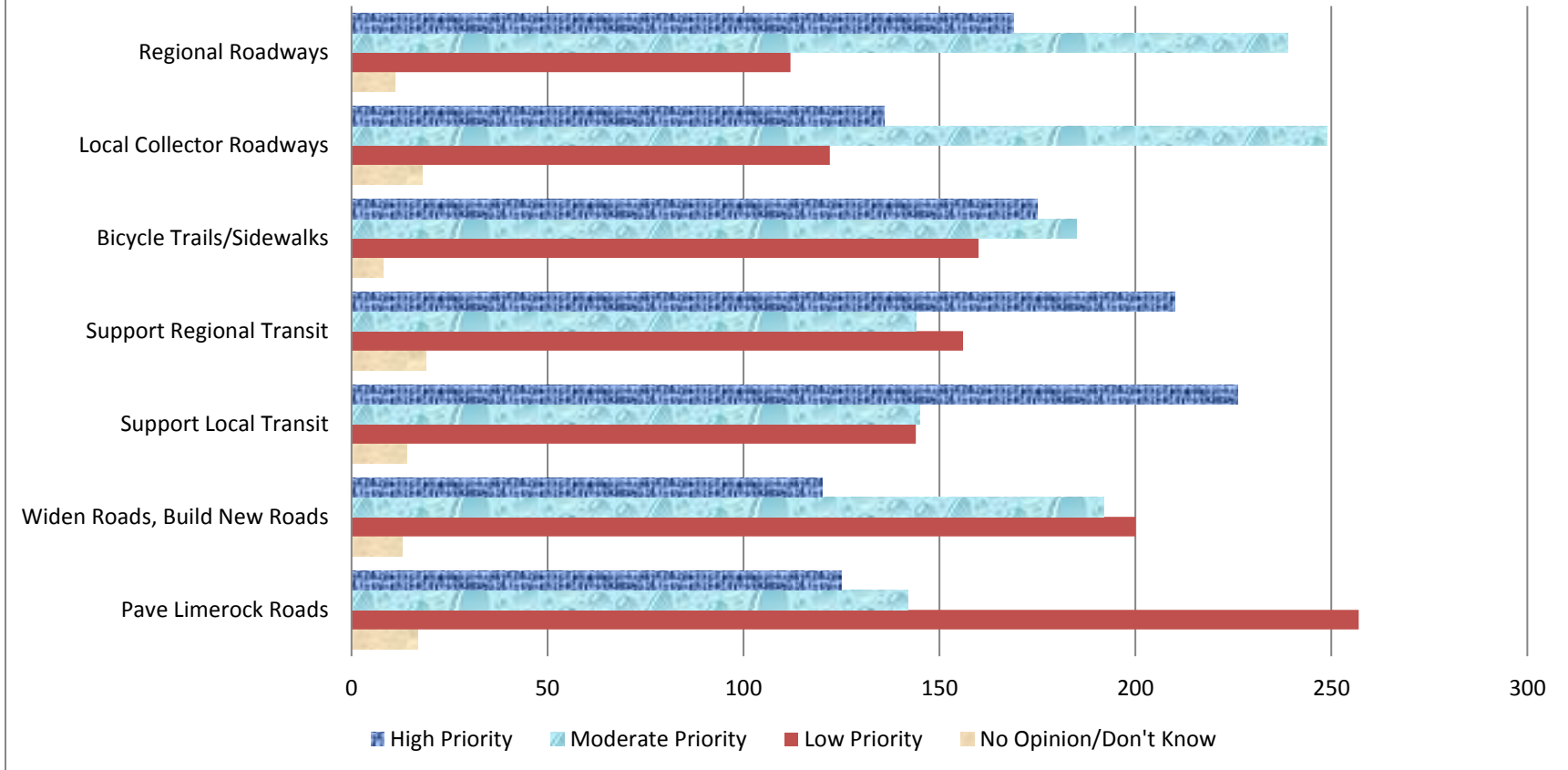
542 respondents



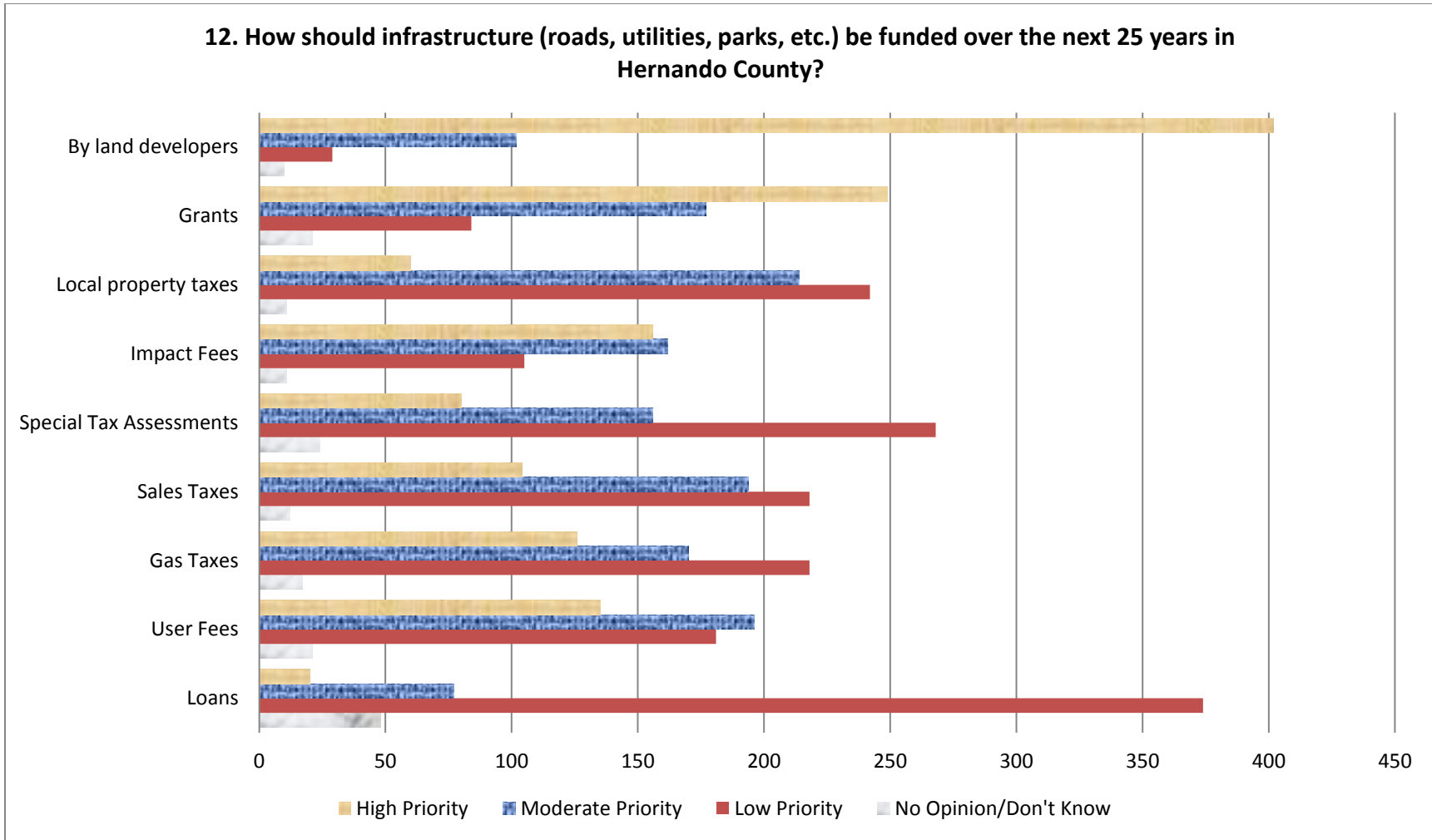
533 respondents



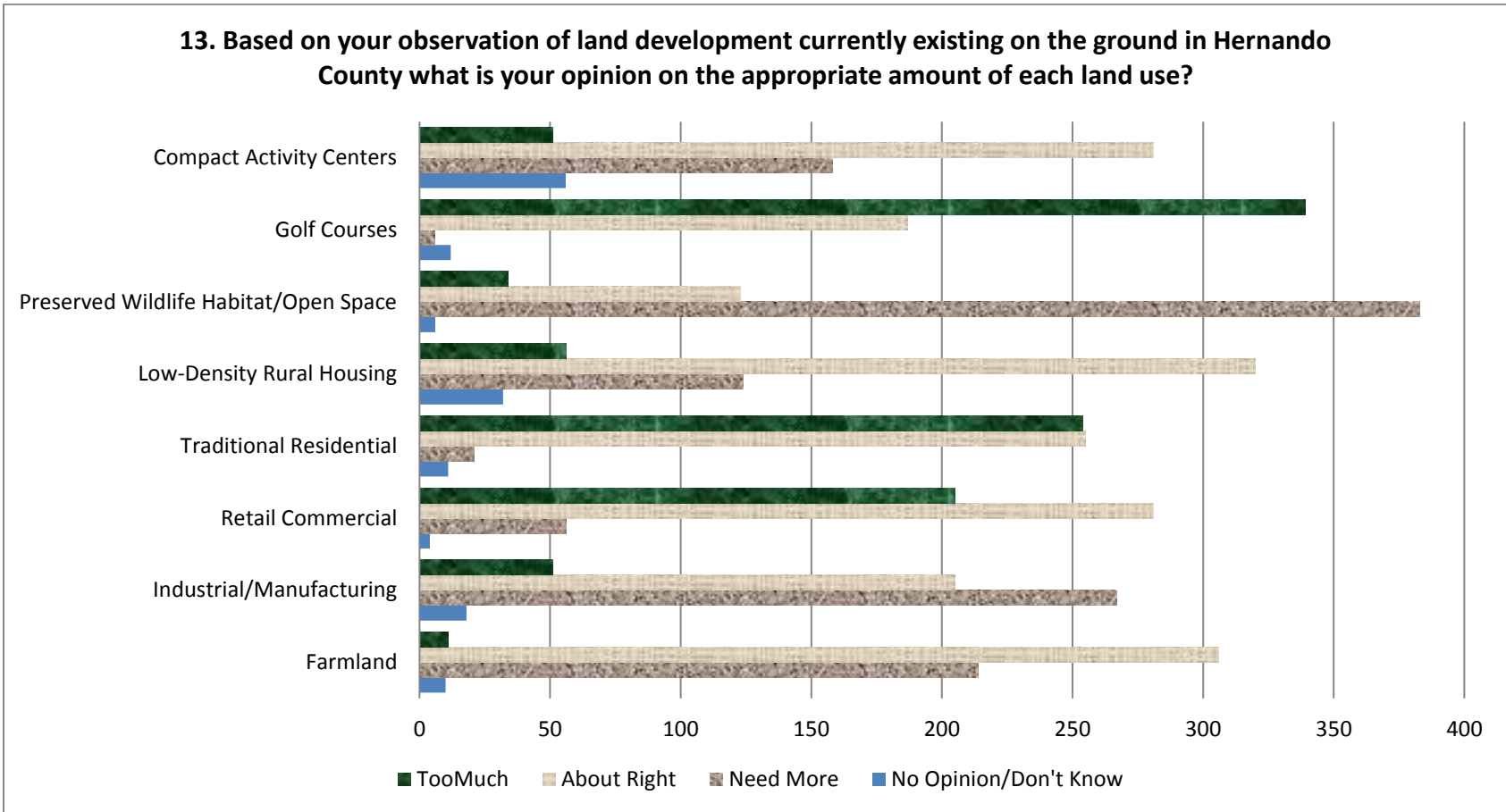
**11. How should we use limited transportation dollars available to the County over the next 20-25 years?**



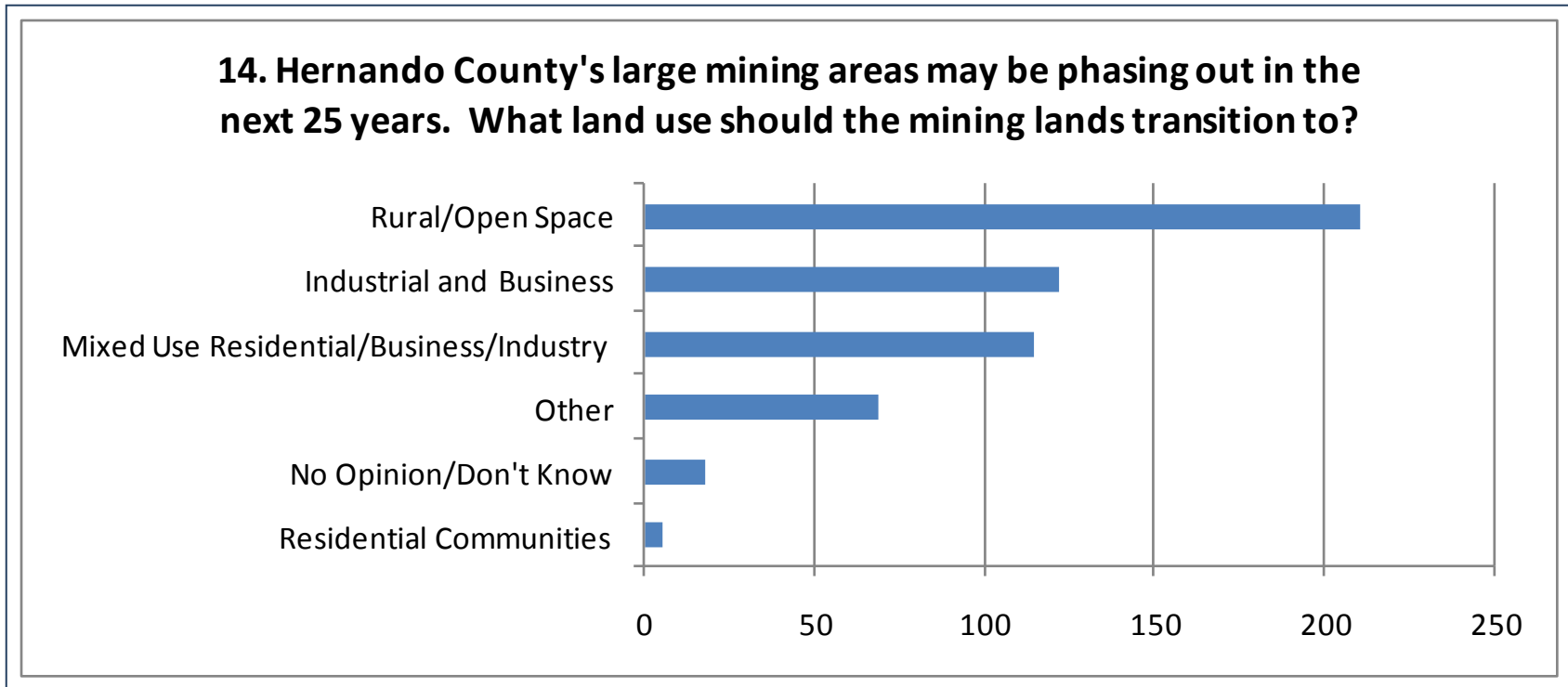
541 respondents



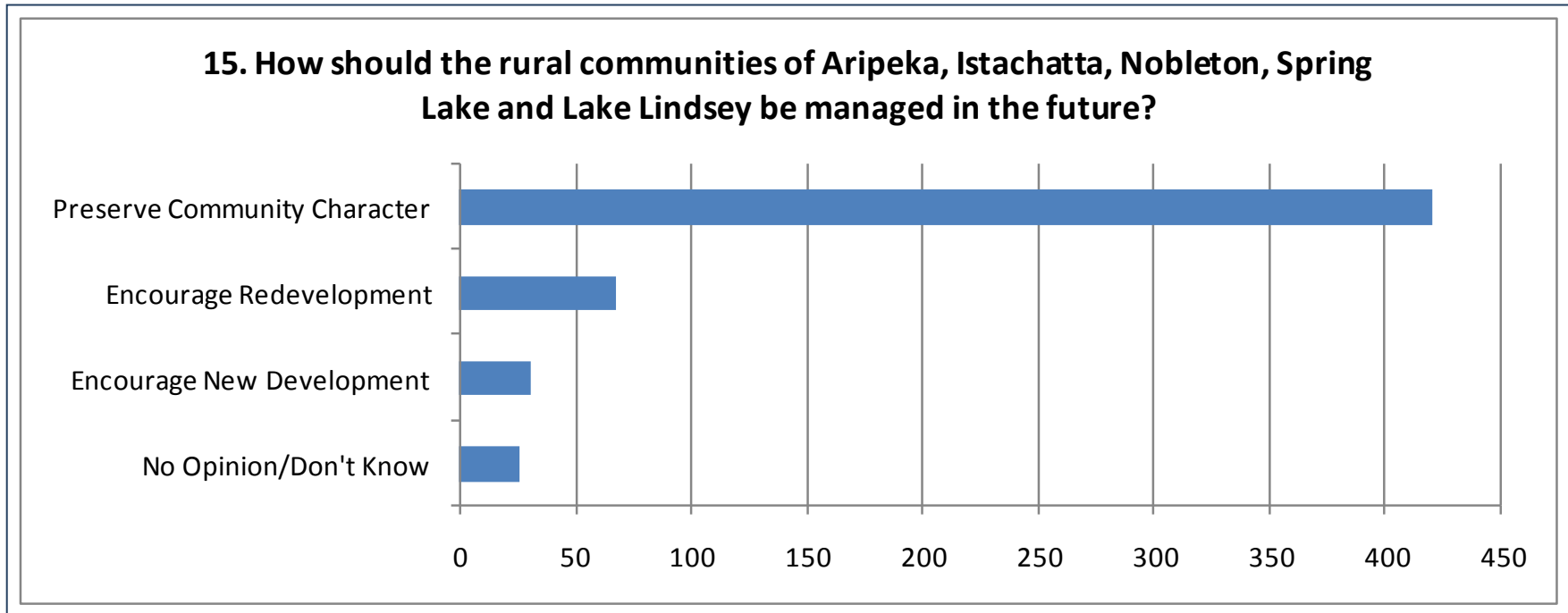
543 respondents



546 respondents

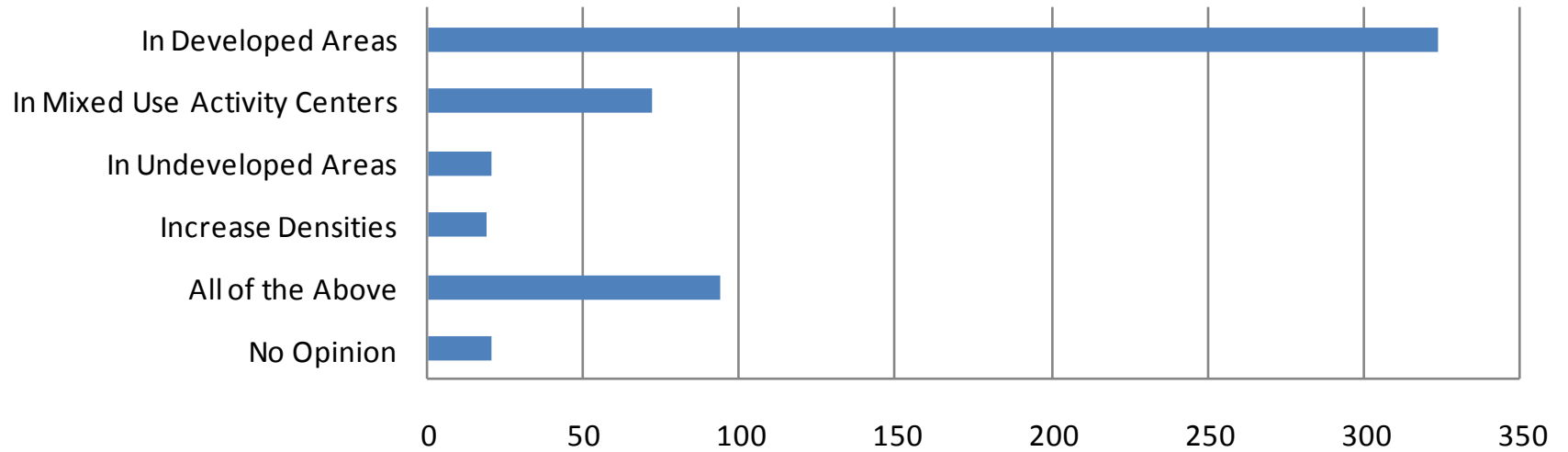


524 respondents

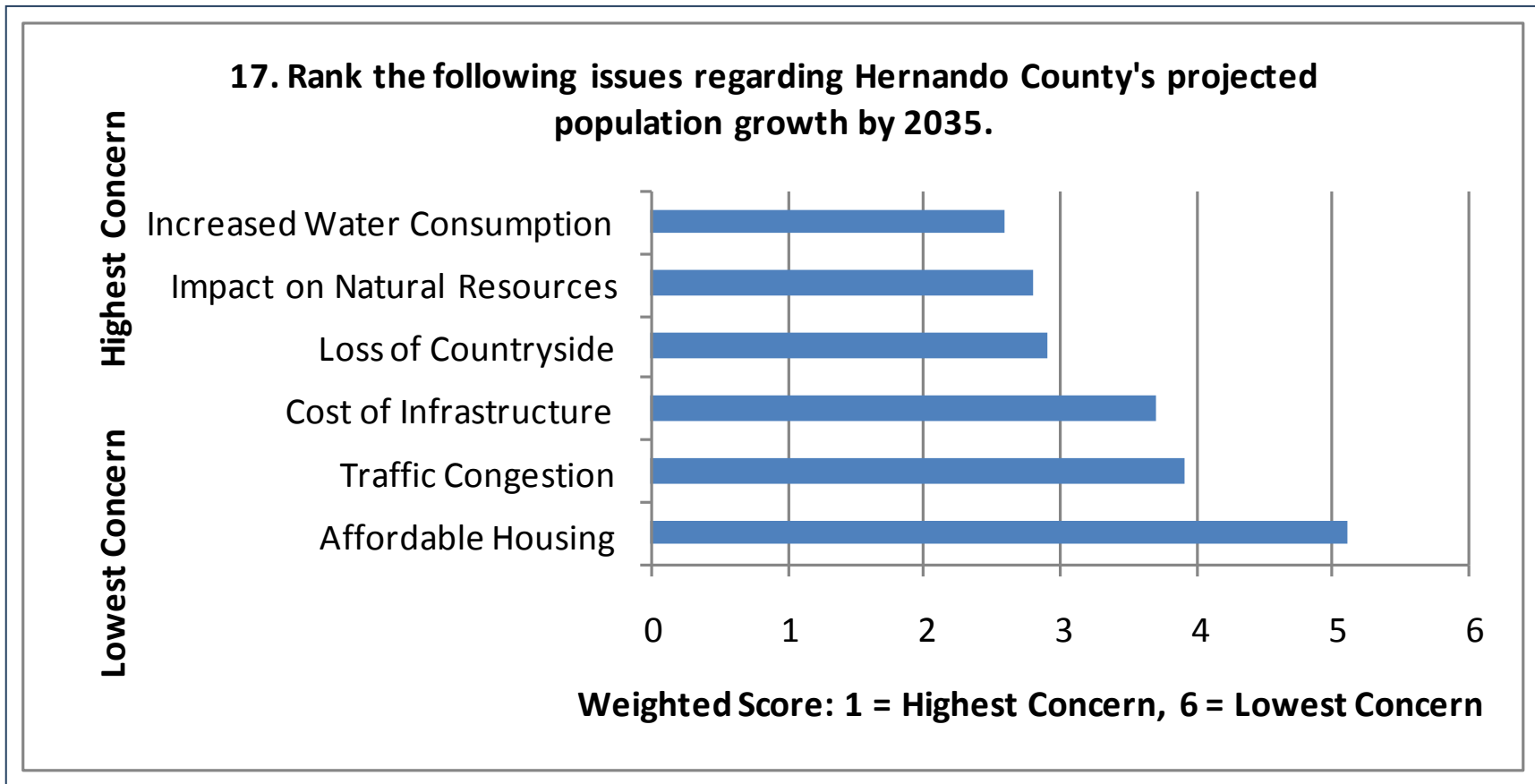


530 respondents

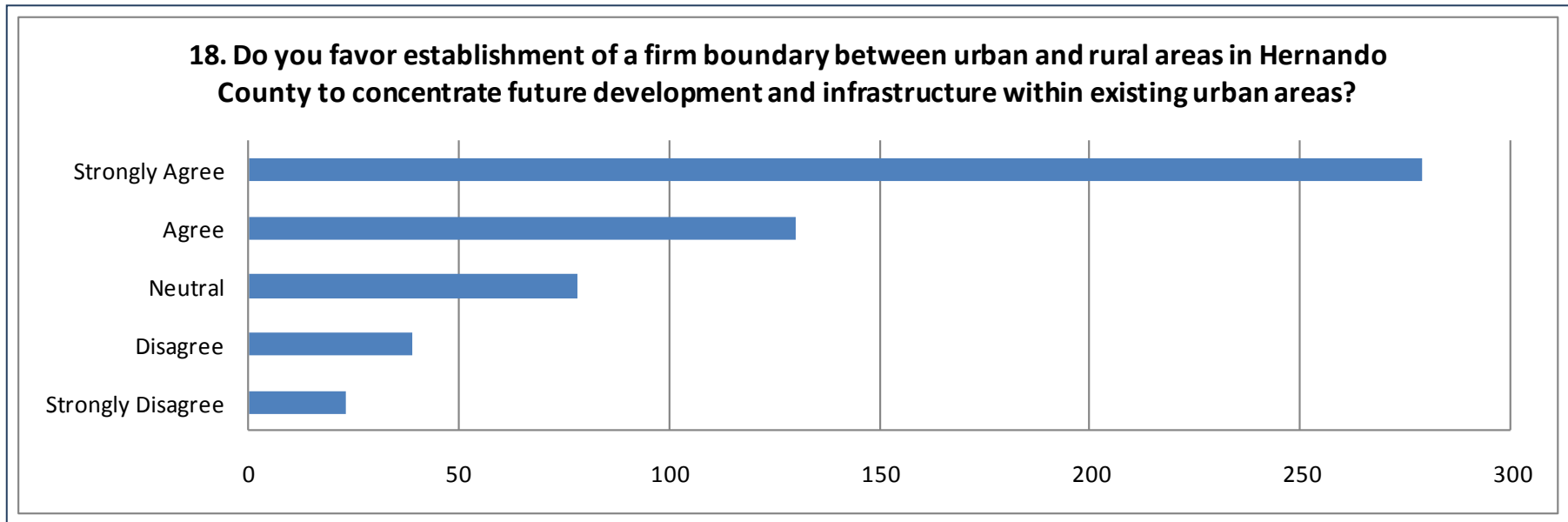
**16. By 2035, Hernando County's population may increase by 50%. What is the preferred way to accommodate the growth in population expected by 2035?**



533 respondents



526 respondents



533 respondents



**Question #19. Name three things you would do to improve the quality of life in Hernando County (results highlights\*).**

**Land Use Pattern – Top Comments/Ideas**

- ❖ Slowing the pace of development approvals and curbing urban sprawl
- ❖ Support of mixed use and compact development
- ❖ Support of preserving rural lands

**Environment/Natural Resources – Top Comments/Ideas**

- ❖ Protect wildlife habitat and corridors

**Water Resources – Top Comments/Ideas**

- ❖ Support of water resources protection

**Mobility – Top Comments/Ideas**

- ❖ Support of multi-modal transportation modes such as sidewalks and bicycle lanes
- ❖ Support of public and mass transit
- ❖ Support of roadway improvements

**Economic Development – Top Comments/Ideas**

- ❖ Support of bringing in larger business and industry
- ❖ Support of tourism and eco-tourism

**Parks and Recreation – Top Comments/Ideas**

- ❖ Preserving and increasing County parks and recreational opportunities

\*Full survey results can be viewed at [www.hernandocounty.us/plan/EAR](http://www.hernandocounty.us/plan/EAR)

**Appendix E. Acronyms**

BCC	BOARD OF COUNTY COMMISSIONERS
BEBR	BUREAU OF ECONOMIC AND BUSINESS RESEARCH
BMP	BEST MANAGEMENT PRACTICE
CDP	CENSUS DESIGNATED PLACE
CHHA	COASTAL HIGH HAZARD AREA
CLIP	CRITICAL LANDS AND WATERS IDENTIFICATION PROJECT
CMP	CONGESTION MANAGEMENT PROCESS
CSA	CONCURRENCY SERVICE AREA
DOF	FLORIDA DIVISION OF FORESTRY
DU	DWELLING UNIT
EAR	EVALUATION REPORT
EDAP	ECONOMIC DEVELOPMENT ACTION PLAN
FAC	FLORIDA ADMINISTRATIVE CODE
FAQ	FREQUENTLY ASKED QUESTIONS
FLUM	FUTURE LAND USE MAP
F.S. or FS	FLORIDA STATUTES
HB	HOUSE BILL
HCUD	HERNANDO COUNTY UTILITIES DEPARTMENT
LID	LOW IMPACT DEVELOPMENT
LPA	LOCAL PLANNING AGENCY
LOF	LAWS OF FLORIDA
LOS	LEVEL OF SERVICE
LRTP	LONG RANGE TRANSPORTATION PLAN
MFL	MINIMUM FLOWS AND LEVELS
MPO	METROPOLITAN PLANNING ORGANIZATION
PDD	PLANNED DEVELOPMENT DISTRICT
PDP	PLANNED DEVELOPMENT DISTRICT
RWSP	REGIONAL WATER SUPPLY PLAN
SWFWMD	SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
TBARTA	TAMPA BAY AREA REGIONAL TRANSPORTATION AUTHORITY
V/C	VOLUME TO CAPACITY (RATIO)
WRF	WATER RECLAMATION FACILITY