

HERNANDO BEACH VISION STATEMENT

The Hernando Beach vision seeks to shape a future for our unique waterfront residential community that preserves and enhances its natural features, while providing services and amenities that are integral to a vibrant, healthy, and fun lifestyle.

Our vision celebrates nature's abundance on the "Adventure Coast" by preserving our peaceful "small town style" community and waterways while encouraging the enhancement of recreational and environmental experiences.

WHAT IS HERNANDO BEACH?

Hernando Beach is a distinctive, residential waterfront community on the Gulf of Mexico. Mile long canals offer tranquil waterway passage through our neighborhoods bringing nature to every door. Our community and canal systems were officially platted out of Florida's coastal wilderness in November 1959 making this the last manmade waterfront community in Florida.

Surrounded by an estuary (the second largest sea grass bed in North America) on one side and the 11,206 acre Weeki Wachee Nature Preserve/State Park on three sides, our locale is unparalleled in offering a true "Adventure Coast" experience for both residents and recreational enthusiasts. The preservation of these ecological features has shaped our past and present, and will provide the framework for the future growth.

As well, our community blends diverse residential, marine, and commercial interests along a small, but vital corridor. Recreational and retail operations bring energy and entertainment along Shoal Line Boulevard. Commercial fishing activities and the public boat ramp are collected in the north end on Calienta Street. This balance has helped maintain the coastal charm of our "old" Florida heritage while encouraging a thriving restaurant district enjoyed by all of Hernando County.

Our vision for the future respects the sensitive environmental and infrastructure concerns of a coastal community and the need to integrate these principles into future plans for our neighborhood.

HERNANDO BEACH VISION DOCUMENT:

The Hernando Beach Vision is a “living” document and an integrated component of the ongoing planning and development process. Our vision may be amended as our community grows and changes. This document is intended to act as a guide for positive and continuing change. Our plan encourages and desires all stakeholders to participate in the planning and implementation processes. A community with a vision statement can better manage change it desires, avoid change that detracts from its collective goals and allows focus of its diverse energies on identified local issues.

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PRINCIPLES FOR THE FUTURE:

- *We should* recognize, protect, and enhance the qualities of all our natural resources, nature preserve, aquatic ecosystem, scenic views, access to the waterfront, and cultural & recreational attributes. These are what makes Hernando Beach such a rare and truly beautiful environment.
- *We should* recognize and enhance our identity as a friendly, family oriented, residential waterfront community.
- *We should* recognize that visitors, weekend and seasonal residents come to Hernando Beach primarily for its waterfront amenities. These amenities should be enhanced to improve the experience and value, thus increasing our revenues and Hernando County's at large.
- *We should* protect and preserve our community's maritime character for marine recreation, and research.
- *We should* work to expand pedestrian transportation with careful planning so that economic and land use impacts are taken into account.
- *We should* consider every new development opportunity very carefully since these developments will define our future.
- *We should* establish a process that ensures predictable, steady, and visible progress toward our goals.

GOALS:

We will focus on economic viability, ecological best management practices and sustainability, visual and physical enhancement of our community. We are equally committed to enhancing public safety (i.e. adding/improving evacuation routes, etc.), improving residential quality of life, working to sustain our businesses and creating an environment of economic growth and prosperity for all.

It is vitally important to note that our coastal frontage is unquestionably a critical asset. It is mandatory that our canal and coastal water quality be maintained with future development and that Hernando Beach preserves its friendly small town feel.

In our future, we envision a vibrant C1 only area along Shoal Line Blvd. and Calienta St. that implements the interconnection of open spaces and street designs that will be a delightful destination for all; to fish, walk, jog, bicycle, shop, enjoy a cold drink at a local restaurant, or sit on a bench by the water and enjoy a sunset. Our waterfront will be a magnet for the boaters traveling to and from the Gulf with it being a "Must Do" port of call that encourages our local industry to work with the residents for the benefit of the entire community.

Creating a walking community with physical and visual access to and along the waterfront is one of our many goals. The pedestrian connection to the water can be improved physically, with better sidewalks, multi-modal pathways, trail connections, and public access points to the water. In a walking community, travel by bicycle or on foot are viable alternatives to cars. The envisioned sidewalks, crosswalks, boardwalks, trails and multi-modal pathways will create safe passage for pedestrians and cyclists with convenient well designed parking that encourages people to park and walk to their destination. Whether it be in our "town center" or nearer the edges of our community. Walkable communities offer more transportation choices, higher levels of social interaction, opportunities for healthier physical activity, and reduce pollution.

We seek to work toward:

- Protecting and improving our environmental and natural resource
- Supporting our existing businesses
- Public safety improvements and disaster preparation
- Improving public access and responsible use of the waterfront and our coastal resources
- Dialogue that promotes a community open to all stakeholders.
- Allows for timely, meaningful and ongoing participation of all stakeholders
- Reflects core community values
- Promotes sustainability over the long term.
- Responds to emerging issues and trends.
- Achieves long term goals through focus on short term action.
- Introduces infrastructure that supports our desired growth
- Advances Hernando Beach as an Ecotourism destination for nature and adventure lovers.
- Defines our community as foresighted, inclusive, supportive and proactive.
- Promotes, and utilizes native plants with reduced water consumption.
- Improving the aesthetics of Hernando Beach.

IMMEDIATE OBJECTIVES:

1. Identify our most treasured features, in order to enhance, and accentuate them.
2. Hold large inclusive public meetings to gain valuable local input.
3. Identify, in detail, our natural, cultural, and historic resources.
4. Identify environmental concerns that impact our community.
5. Explore zoning and comprehensive plan issues that affect Hernando Beach.
6. Research all available resources, funding options and grants.
7. Create a sense of identity for the community.
8. Identify our key players, partners and their roles.
9. Build upon our volunteer skills, capacity, knowledge and talents.
10. Study other Florida waterfront communities - accomplishments and failures.
11. Clarify our purpose, while shaping wide scope programs.
12. Develop working plans and timetables to achieve our goals.
13. Establish communication protocols and coordinate activities.
14. Develop focused, feasible strategies and action plans.
15. Build broad commitment needed for plan adoption and implementation.
16. Bridge the gap between self and community by crafting a feeling of belonging.
17. Work with County and State Government and Universities to establish an environmental and marine research center.
18. Work with Hernando County economic development staff to attract new companies to move to Hernando County and Hernando Beach.

APPENDIX

HERNANDO BEACH HISTORY:

Excerpts from: St Petersburg Times Article by JENNIFER LIBERTO Published 15 Feb 2004

“Hernando's hidden secret”

A nationwide demand for waterfront property and the opening of the Suncoast Parkway bring more buyers to Hernando Beach, which doesn't have a beach but is laced with man-made canals.

Developer's vision now shared by many

Hernando Beach could not be created today. Conservation-minded state and federal laws now prevent the type of dredging and filling that allowed the community to be built in the early 1960s. The labyrinth of canals was carved from the wetlands and gulf floor. Lots were developed from loads of imported dirt. The north end was developed first, which is why it has direct gulf access. People living in the newer, deed-restricted community, Hernando Beach South, can reach the gulf only with the help of a boat lift.

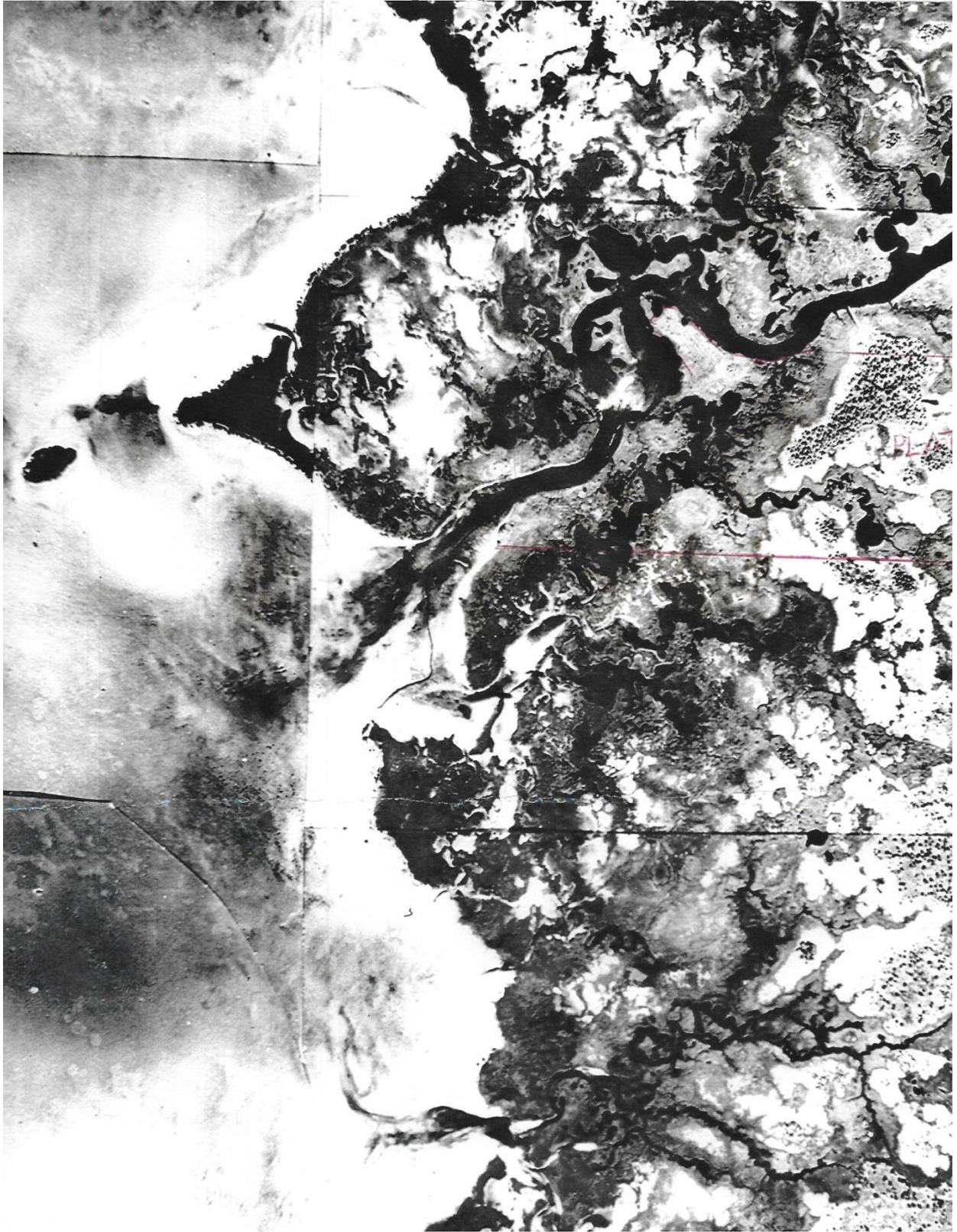
Charlie Sasser, 74, is responsible for developing the coastal community, a project that spanned 30 years and became mired in lawsuits and bureaucracy. But Sasser always hoped his brainchild would grow as popular as waterfront property farther south.

"As soon as everything was sold and there was no more, I thought that (prices) would go up, same as in St. Pete," Sasser said.

Hernando Beach grew slowly into a retiree haven, although it also appealed to middle-class couples in love with the water. Lots sold for a few thousand dollars, and one-story cottages composed most of the housing stock built prior to the mid-1980s, when stricter building codes went into effect.

When Long Islanders Judy Polatschek-Palais, 48, and Richard Palais, 53, finished building their \$205,000 home on Flounder Drive in 1990, they were among the youngest couples living in Hernando Beach. And their three-bedroom home was among the largest in the community. Although their home is now worth more than \$300,000, it is no longer among the largest."

Hernando Beach Pre 1958 Arial photo prior to the first canal being dredged.



First known advertisements

Sun Nov 29, 1959

GULF COAST RETREATS



On the Gulf of Mexico

FIRST TIME OFFERED

- BEAUTIFUL WATERFRONT AND GULF FRONT LOTS ON THE GLORIOUS GULF OF MEXICO!
- THESE HOMESITES ARE NOW AVAILABLE TO EVERYONE!

OPENING SPECIAL!

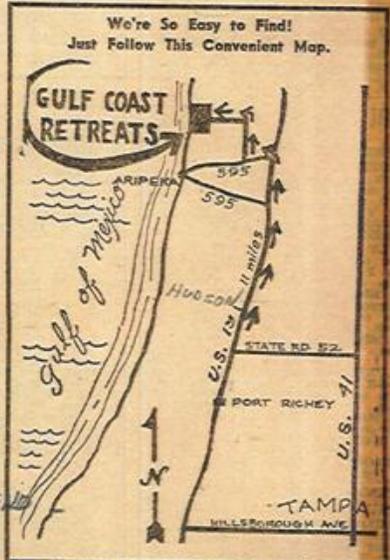
CHOOSE A LOT NOW **\$595** UP

ANY TERMS DESIRED

- IDEAL WEEKEND OR RETIREMENT SITES
- STATE'S FINEST HUNTING and FISHING
- THESE BEAUTIFUL LOTS ARE FLORIDA'S FINEST WATERFRONT VALUES . . . SO

INVESTORS, ATTENTION
PHONE **2-8565**
FOR INFORMATION

EVENINGS AND WEEK
RE **7-4307** or 37-2542



To The Sportsman Who Has Everything

For the BEST Christmas PRESENT ever, give him a beautiful, high wooded lot on huge 150 foot canals on the Gulf of Mexico. A relaxing treat for the whole family. Florida's greatest fishing, hunting and swimming at GULF COAST RETREATS with prices from \$595 on easiest terms during the opening special.

Follow Signs on U. S. 19 South of Weekiwachi

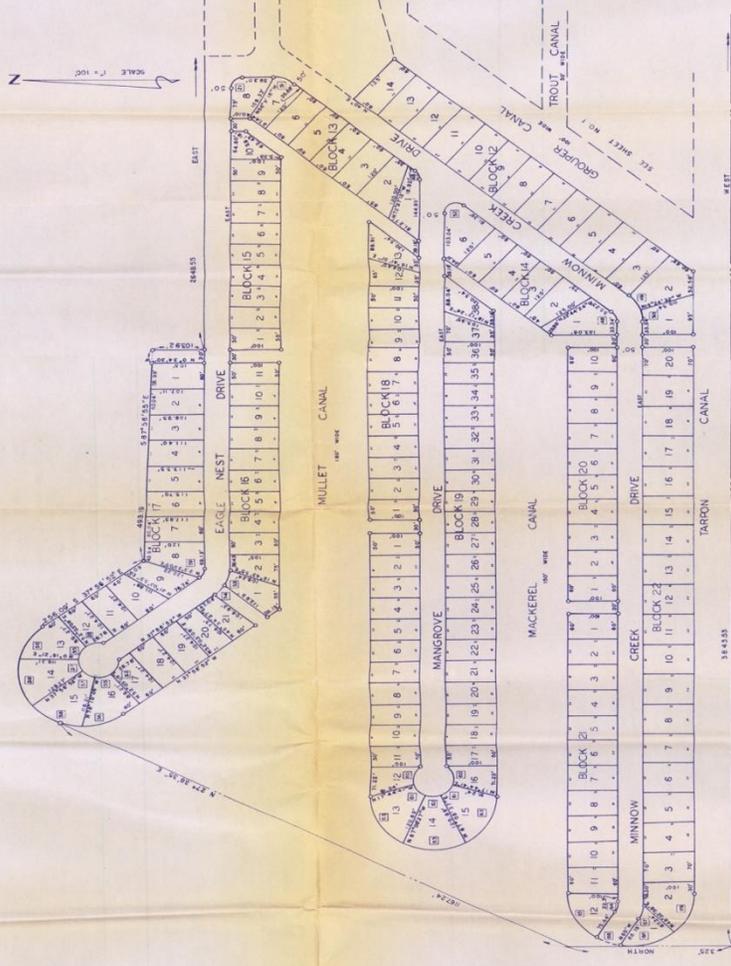
Or Call 2-8565 Days and

37-2542 or RE 7-3407 NITES AND WEEKENDS



GULF COAST RETREATS UNIT NO. 1

A SUBDIVISION IN SECTION 12, TWP 23 S., RGE 16 E., HERNANDO COUNTY, FLORIDA.



Lot	Area	CURVE		DATA		Chain	Bearing
		Name	Diam	Dist	Loc		
1	100.00	100.00	100.00	100.00	100.00	100.00	100.00
2	100.00	100.00	100.00	100.00	100.00	100.00	100.00
3	100.00	100.00	100.00	100.00	100.00	100.00	100.00
4	100.00	100.00	100.00	100.00	100.00	100.00	100.00
5	100.00	100.00	100.00	100.00	100.00	100.00	100.00
6	100.00	100.00	100.00	100.00	100.00	100.00	100.00
7	100.00	100.00	100.00	100.00	100.00	100.00	100.00
8	100.00	100.00	100.00	100.00	100.00	100.00	100.00
9	100.00	100.00	100.00	100.00	100.00	100.00	100.00
10	100.00	100.00	100.00	100.00	100.00	100.00	100.00
11	100.00	100.00	100.00	100.00	100.00	100.00	100.00
12	100.00	100.00	100.00	100.00	100.00	100.00	100.00
13	100.00	100.00	100.00	100.00	100.00	100.00	100.00
14	100.00	100.00	100.00	100.00	100.00	100.00	100.00
15	100.00	100.00	100.00	100.00	100.00	100.00	100.00
16	100.00	100.00	100.00	100.00	100.00	100.00	100.00
17	100.00	100.00	100.00	100.00	100.00	100.00	100.00
18	100.00	100.00	100.00	100.00	100.00	100.00	100.00
19	100.00	100.00	100.00	100.00	100.00	100.00	100.00
20	100.00	100.00	100.00	100.00	100.00	100.00	100.00
21	100.00	100.00	100.00	100.00	100.00	100.00	100.00
22	100.00	100.00	100.00	100.00	100.00	100.00	100.00



This document was facilitated by Hernando Beach Vision Committee

Our Visioning process began on 25 February 2016. The process was initiated by the Government Affairs Committee (GAC), Hernando Beach Property Owners Association (HBPOA), and Hernando County. It was with diligent forethought, research and polling that this document was created by committee members composed of local residents with the intent of giving a positive direction to our future.

Committee Members: Nancy Emrich, Dan Garrett, Amy Giorgio, John Paul Reeve, Kelly Reeve, Larry Mayer, Deborah Mayer, Ken McConnell, Margo McConnell, Suzanne Lemmons, David Snutes, Charles Greenwell, Diane Greenwell and Stephen Krou, Chairman.

I, Stephen Krou as committee chairman, wish to add a very special thank you to all committee members for your diligent perseverance in forming this document so that Hernando Beach may evolve into an even more appealing locale in the future!