



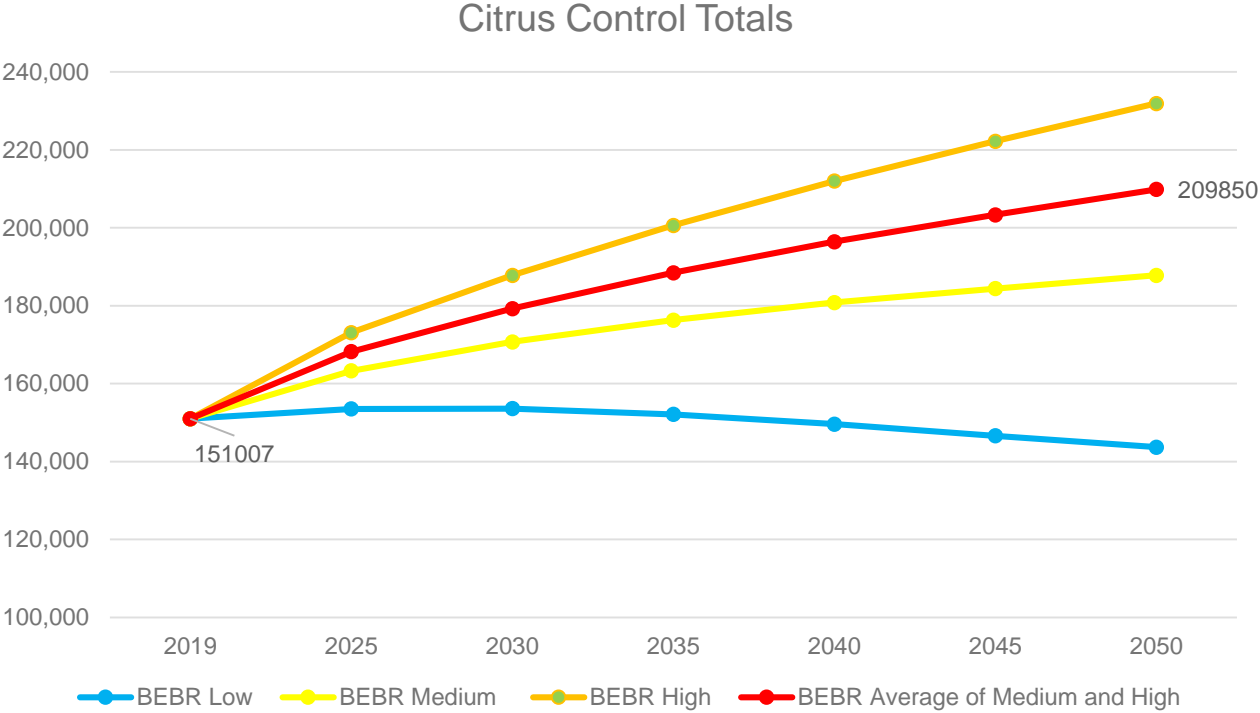
2050 LRTP SOCIOECONOMIC DATA FORECAST PROCESS

PROJECT BRIEFING

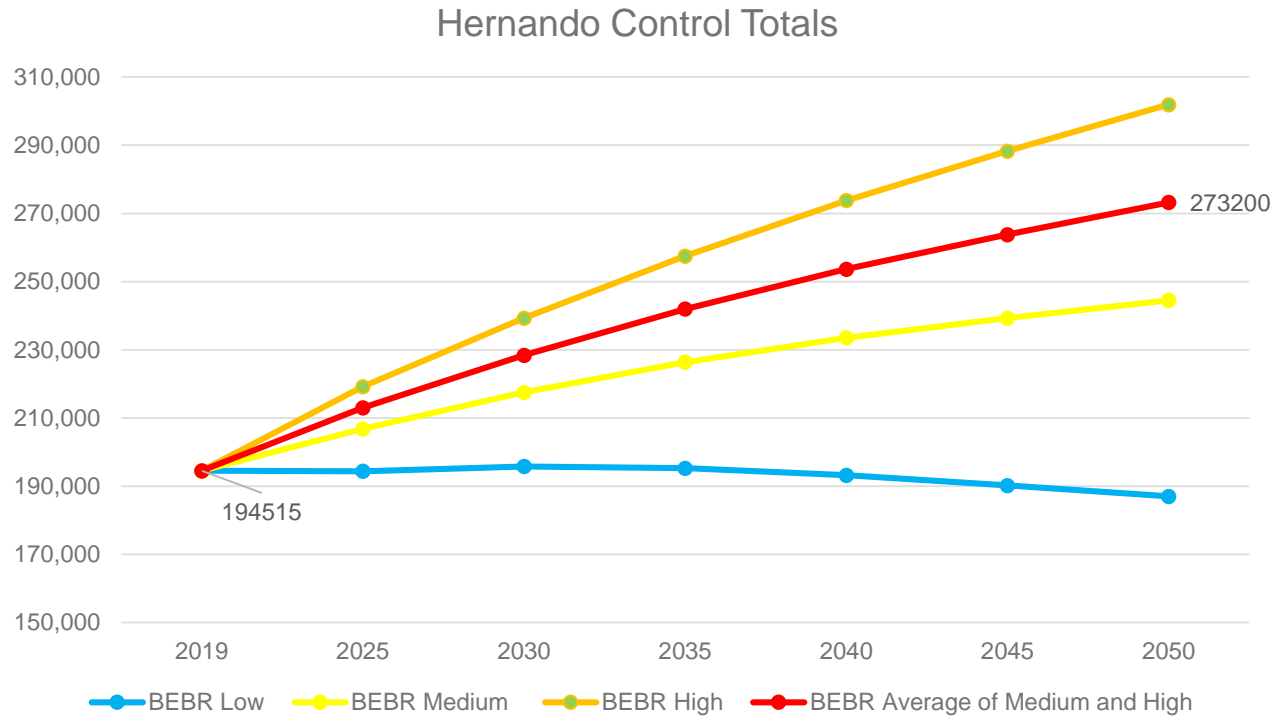
HERNANDO CITRUS TAC – CAC – BPAC

MAY 24, 2023

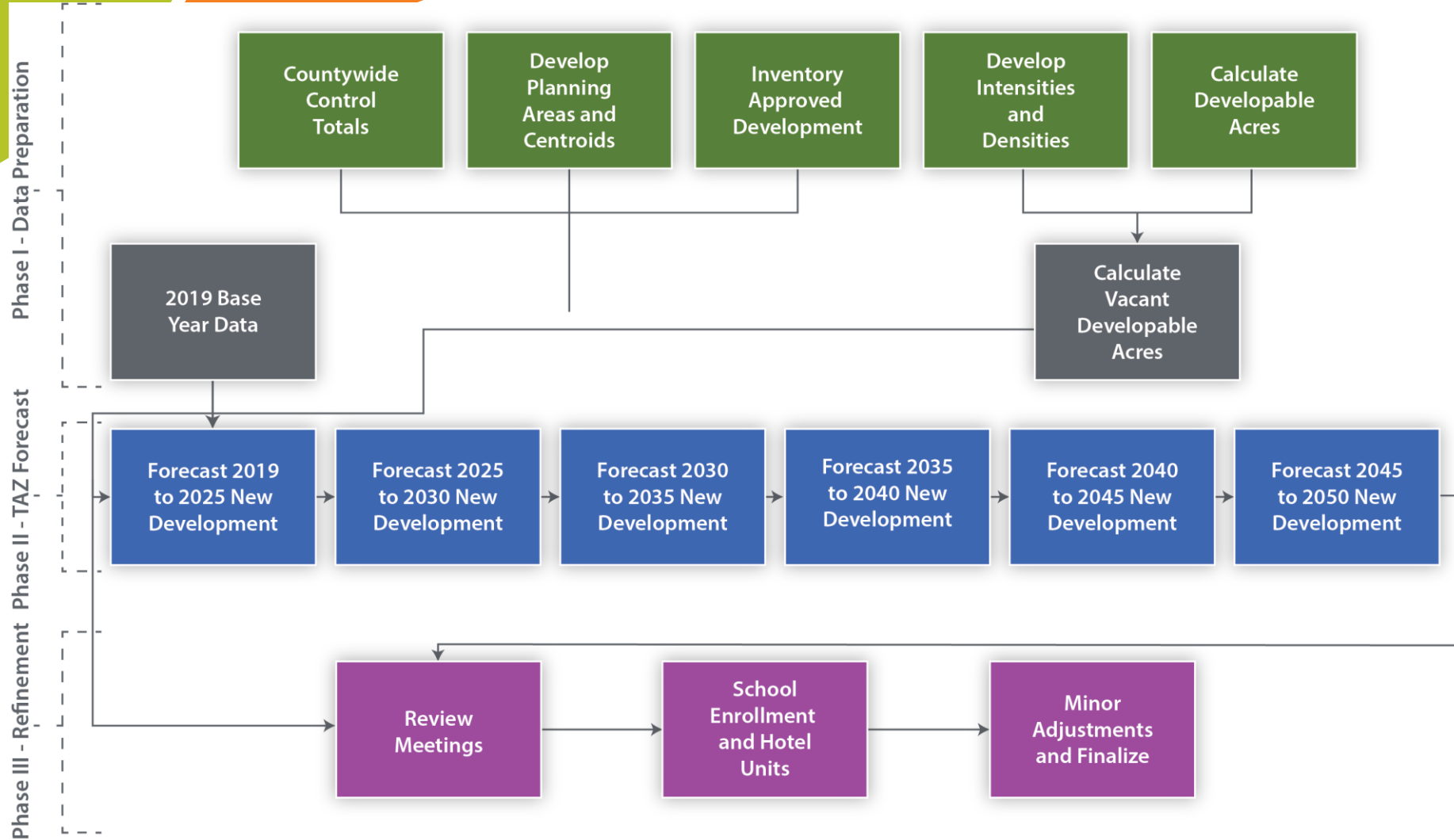
Citrus County Population



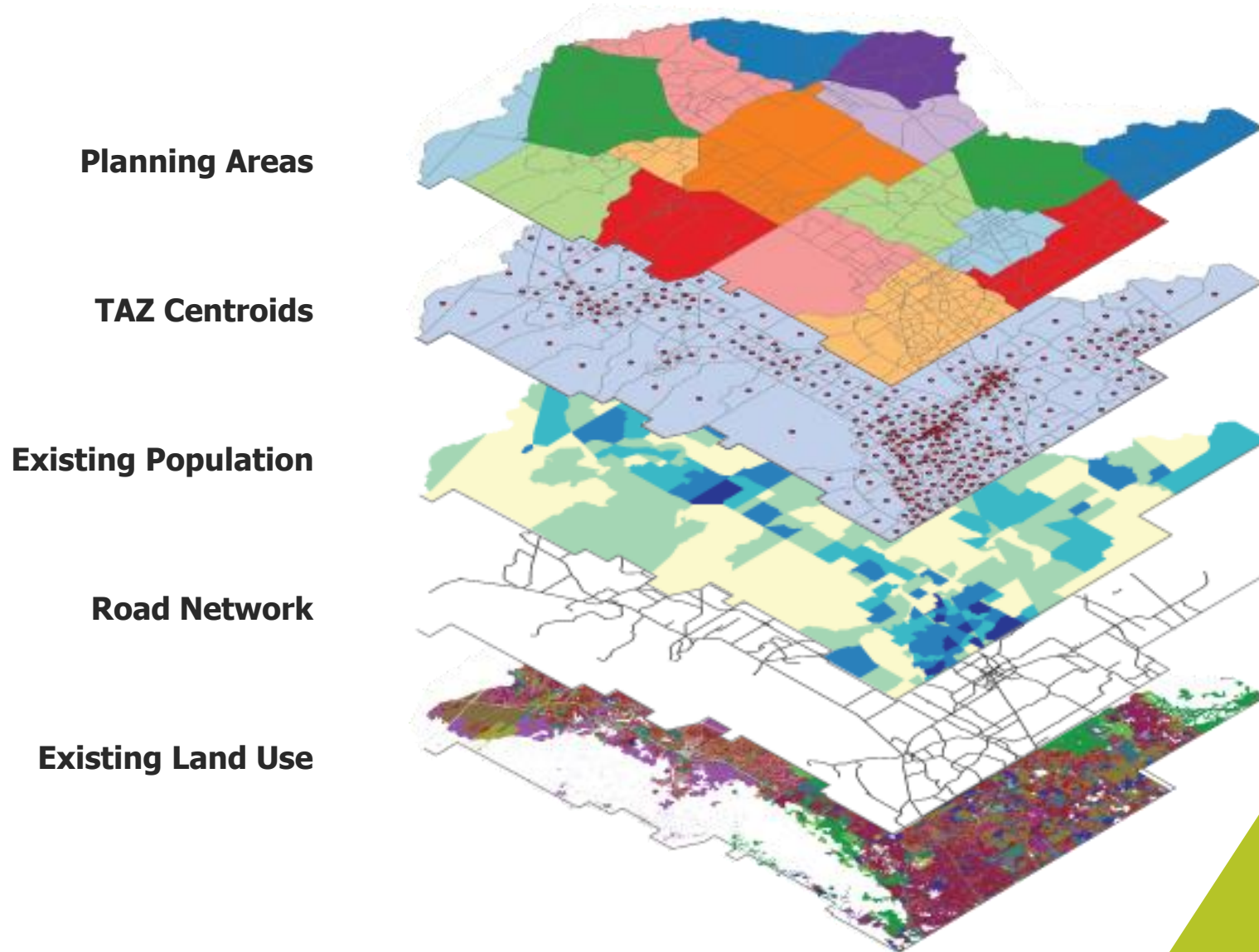
Hernando County Population



Recommended Process



GIS Evaluation



Developable Acres

- Planning Areas - Intensities**
- Future Land Use**
- TAZ's**
- Wetlands & Environmental**
- Vacant Land**
- Existing Land Use**



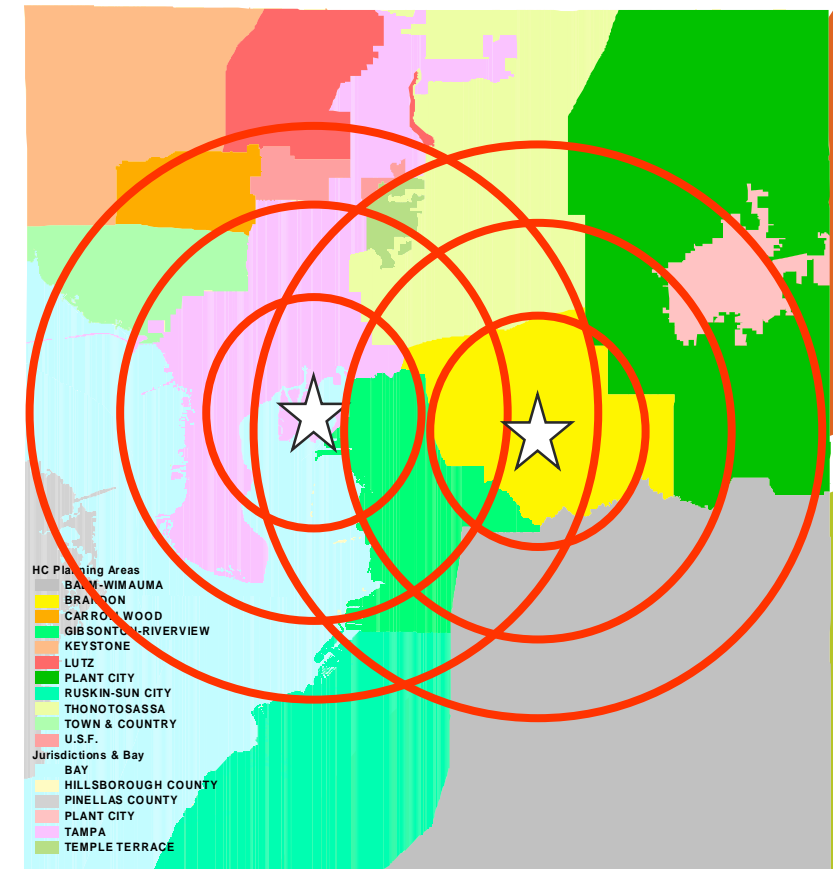
Densities and Intensities

| Juris | Juris | Juris_ FLU | Land Use | Land Use Code | Maximum Dwelling Units | Maximum FAR | | |
|---------------------|---------------------|------------|------------------------------------------------|---------------|------------------------|----------------|----------------|-------------|
| | | | | | | Industrial Use | Commercial Use | Service Use |
| Hernando County | Hernando County | HC_COM | Commercial | COM | 0.00 | 0.00 | 0.30 | 0.35 |
| | Hernando County | HC_CON | Conservation | CON | 0.03 | 0.00 | 0.00 | 0.00 |
| | Hernando County | HC_EDUC | Education | EDUC | 5.40 | 0.00 | 0.35 | 0.35 |
| | Hernando County | HC_IND | Industrial | IND | 0.00 | 0.50 | 0.00 | 0.00 |
| | Hernando County | HC_MINE | Mining | MINE | 0.00 | 0.50 | 0.00 | 0.00 |
| | Hernando County | HC_PDEV | Planned Development | PDEV | 16.00 | 0.00 | 0.35 | 0.30 |
| | Hernando County | HC_PF | Public Facility | PF | 0.00 | 0.00 | 0.00 | 0.23 |
| | Hernando County | HC_REC | Recreation | REC | | 0.00 | 0.00 | 0.10 |
| | Hernando County | HC_RES | Residential | RES | | 0.00 | 0.30 | 0.35 |
| | Hernando County | HC_RESMF | MF Residential | RESMF | | 0.00 | 0.30 | 0.35 |
| | Hernando County | HC_RUR | Rural | RUR | | 0.23 | 0.23 | 0.23 |
| City of Brooksville | City of Brooksville | CB_SHPMUD | Southern Hills Mixed Use District | SHPMUD | 0.00 | 0.00 | 0.30 | 0.35 |
| | City of Brooksville | CB_MOMUD | Majestic Oaks Mixed Use District | MOMUD | 7.00 | 0.00 | 0.30 | 0.35 |
| | City of Brooksville | CB_MRDD | McAteer Residential Development District | MRDD | 1.00 | 0.00 | 0.30 | 0.35 |
| | City of Brooksville | CB_SBPDD | South Brooksville Planned Development District | SBPDD | 18.00 | 0.80 | 0.70 | 0.80 |
| | City of Brooksville | CB_SUBRES | Suburban Residential | SUBRES | 2.50 | 0.00 | 0.30 | 0.35 |
| | City of Brooksville | CB_SF | Single Family Residential | SF | 7.00 | 0.00 | 0.30 | 0.35 |
| | City of Brooksville | CB_MH | Mobile Home/Multi-Family Residential | MH | 18.00 | 0.00 | 0.00 | 0.00 |
| | City of Brooksville | CB_MF | Multi-Family Residential | MF | 18.00 | 0.00 | 0.00 | 0.00 |
| | City of Brooksville | CB_COM | Commercial | COM | 0.00 | 0.00 | 1.25 | 0.00 |
| | City of Brooksville | CB_IND | Industrial | IND | 0.00 | 0.80 | 0.00 | 0.00 |
| | City of Brooksville | CB_AGR | Agriculture | AGR | 0.00 | 0.00 | 0.00 | 0.00 |
| | City of Brooksville | CB_REC | Recreational | REC | 0.00 | 0.00 | 0.10 | 0.10 |
| | City of Brooksville | CB_CON | Conservation | CON | 0.00 | 0.00 | 0.00 | 0.00 |
| | City of Brooksville | CB_PF | Public Facilities and Land | PF | 0.00 | 0.80 | 1.25 | 1.25 |

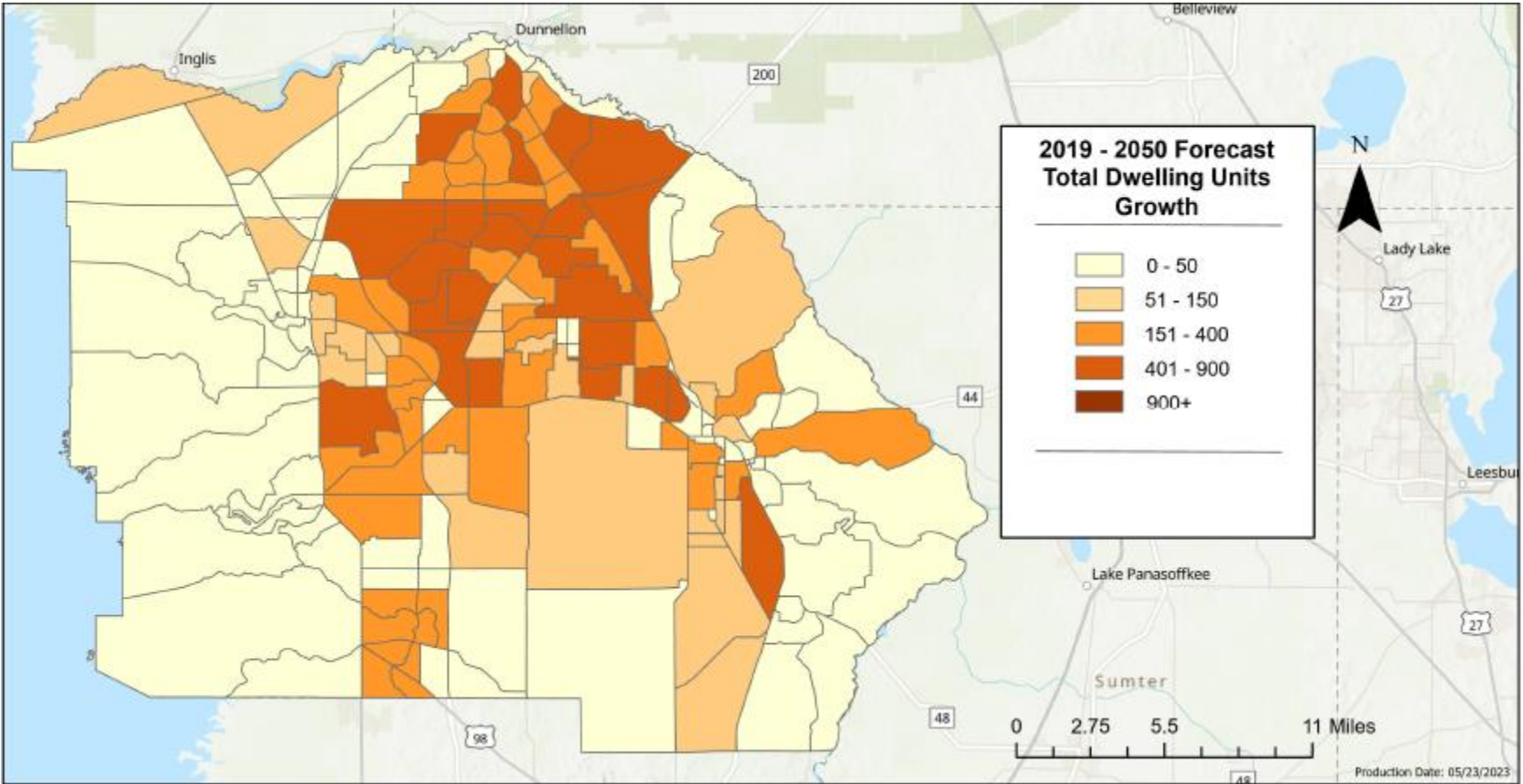
Units Per Acre

Allocation Process

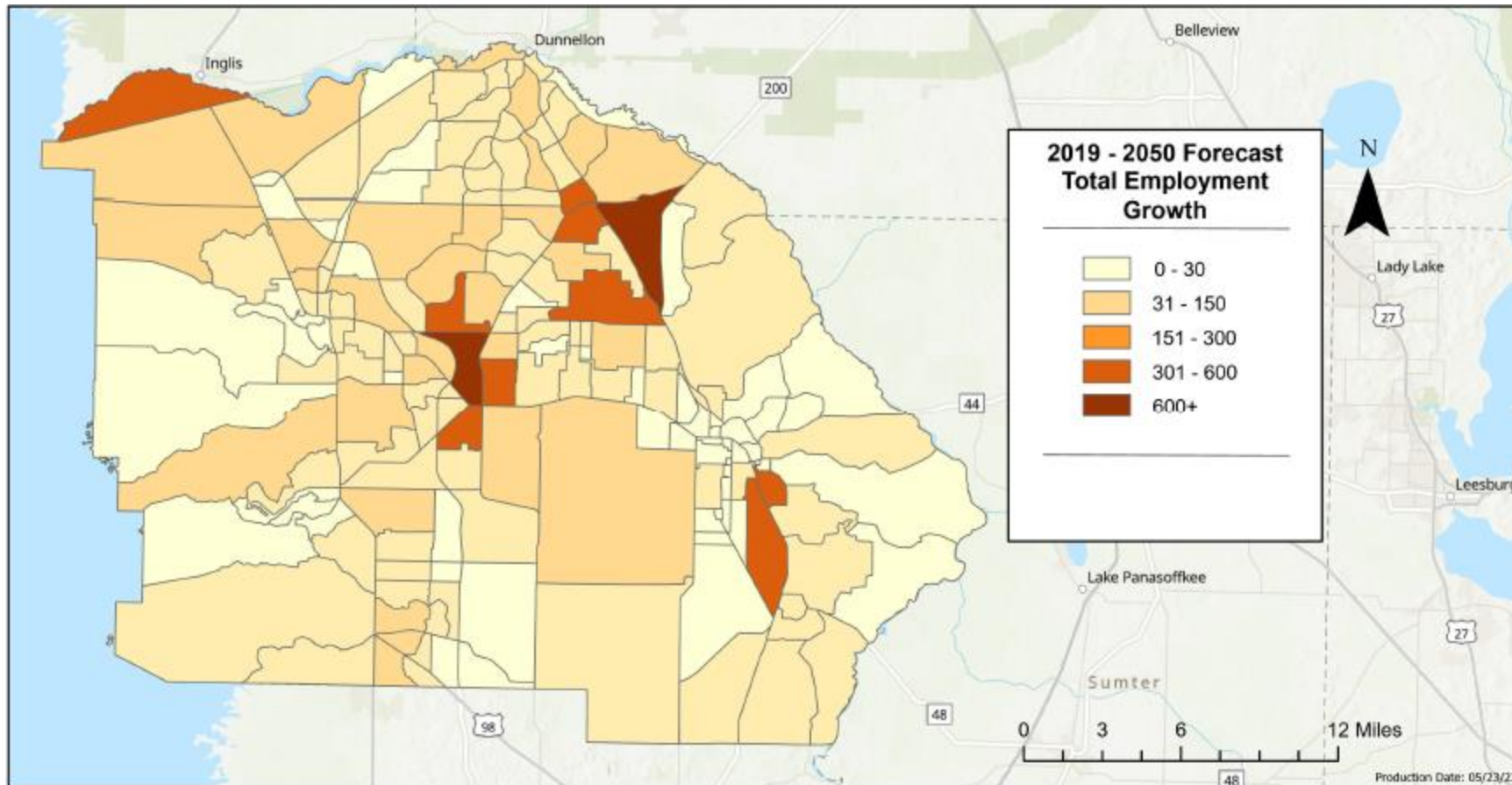
- Approved Development
- Gravity Model
 - Bigger & Closer are More Attractive



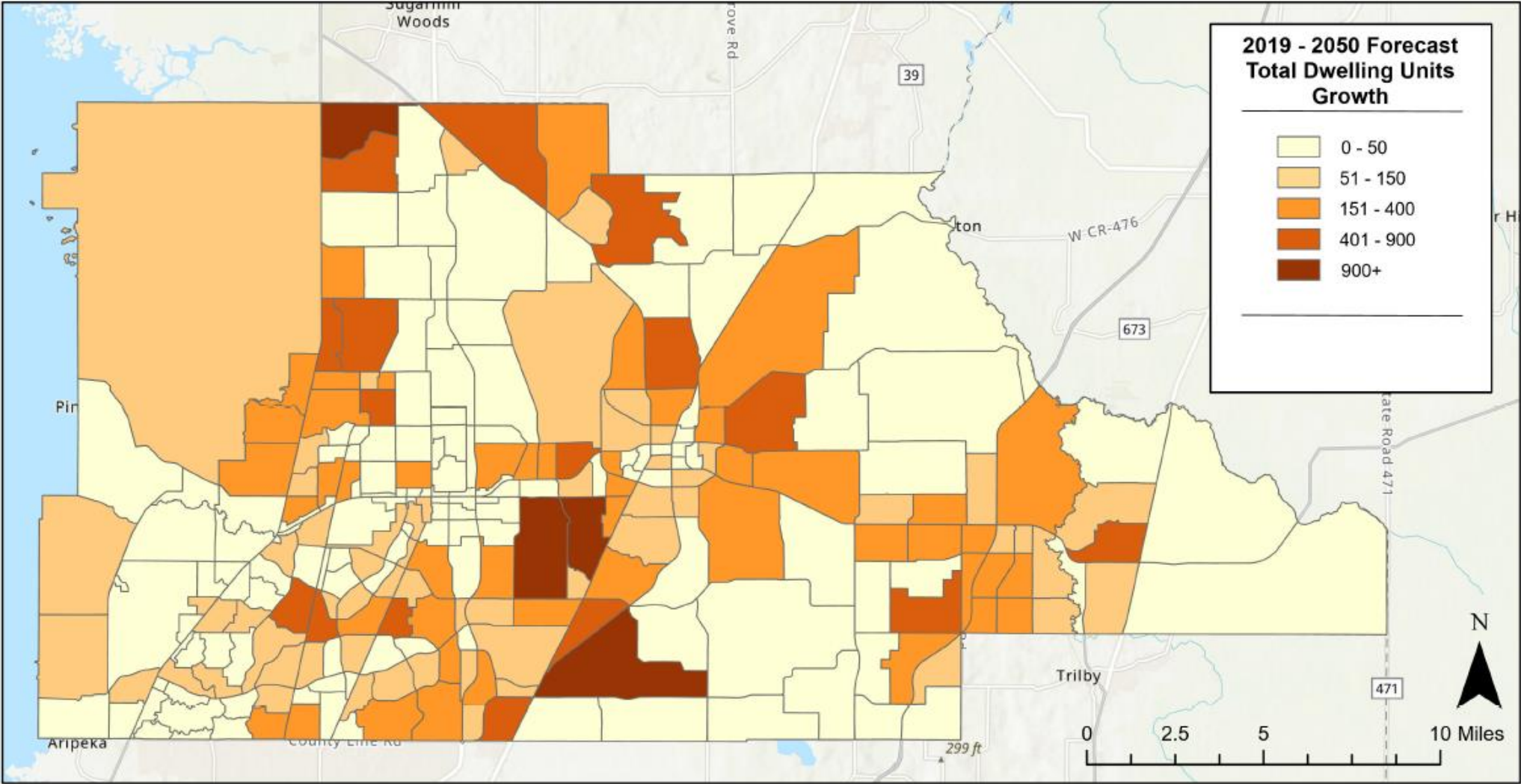
Citrus Total Dwelling Units Growth 2019-2050 (DRAFT)



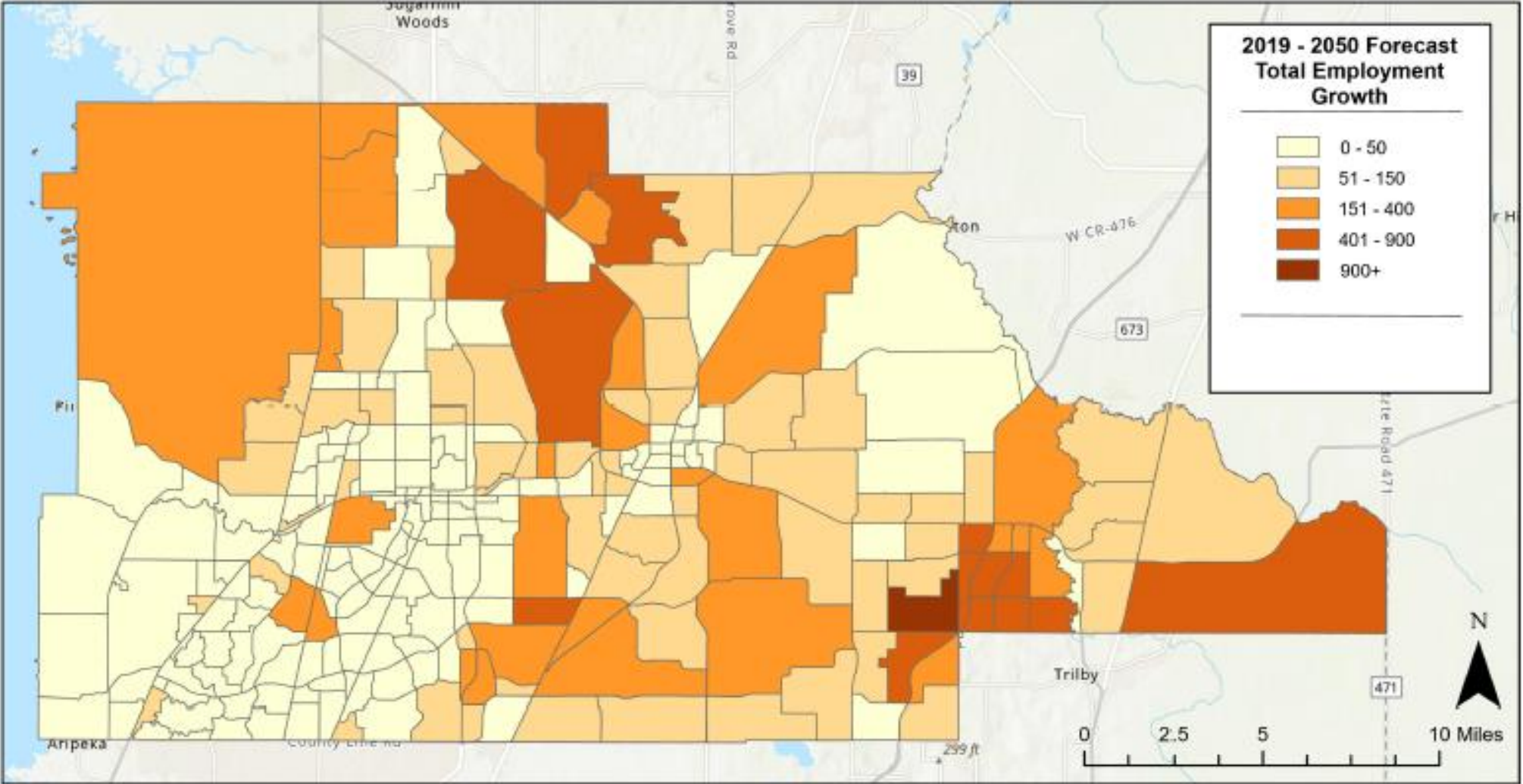
Citrus Total Employment Growth 2019-2050 (DRAFT)



Hernando Total Dwelling Units Growth 2019-2050 (DRAFT)



Hernando Total Employment Growth 2019-2050 (DRAFT)



Recommendations

Not a Model but a
Tool

Short Term to Long
Term

Draw on Human
Knowledge/Review
Workshops

Produce Widely
Useful Forecast



2050 LRTP SOCIOECONOMIC DATA FORECAST PROCESS

PROJECT BRIEFING

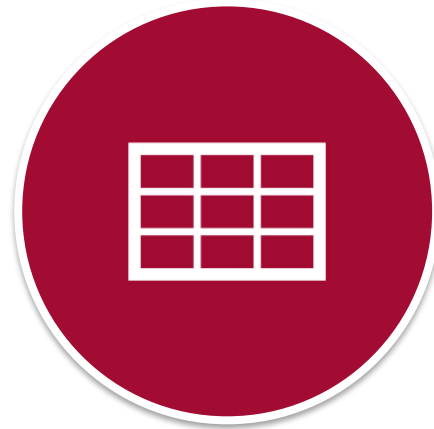
HERNANDO CITRUS TAC – CAC – BPAC

MAY 24, 2023

Review Process Tools



MAP EXHIBITS



EDITOR
SPREADSHEET



TAZ WEB VIEWER

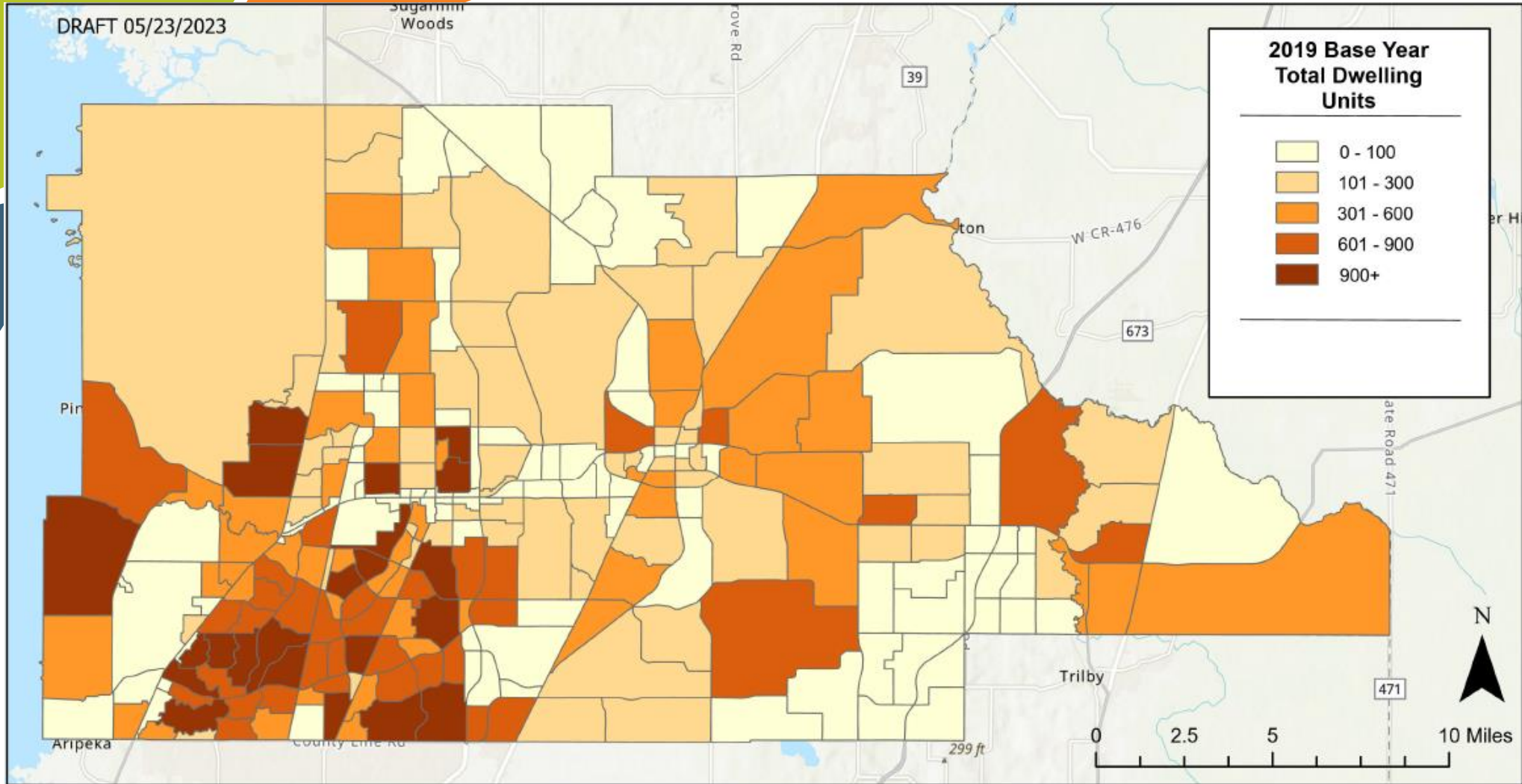


2050 LRTP FORECAST PROCESS

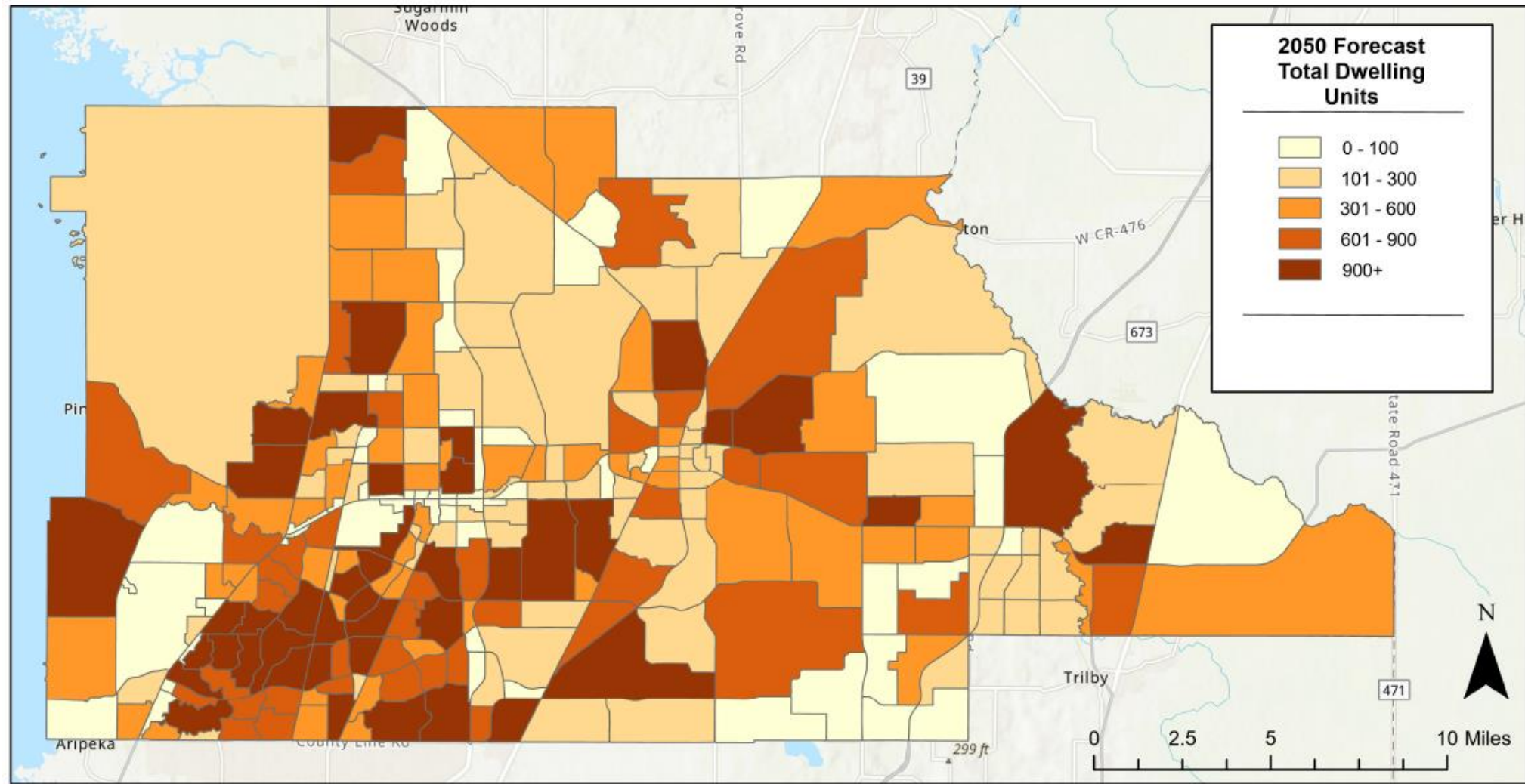
PROJECT BRIEFING

??? MEETING

Hernando Total Dwelling Units 2019 (DRAFT)



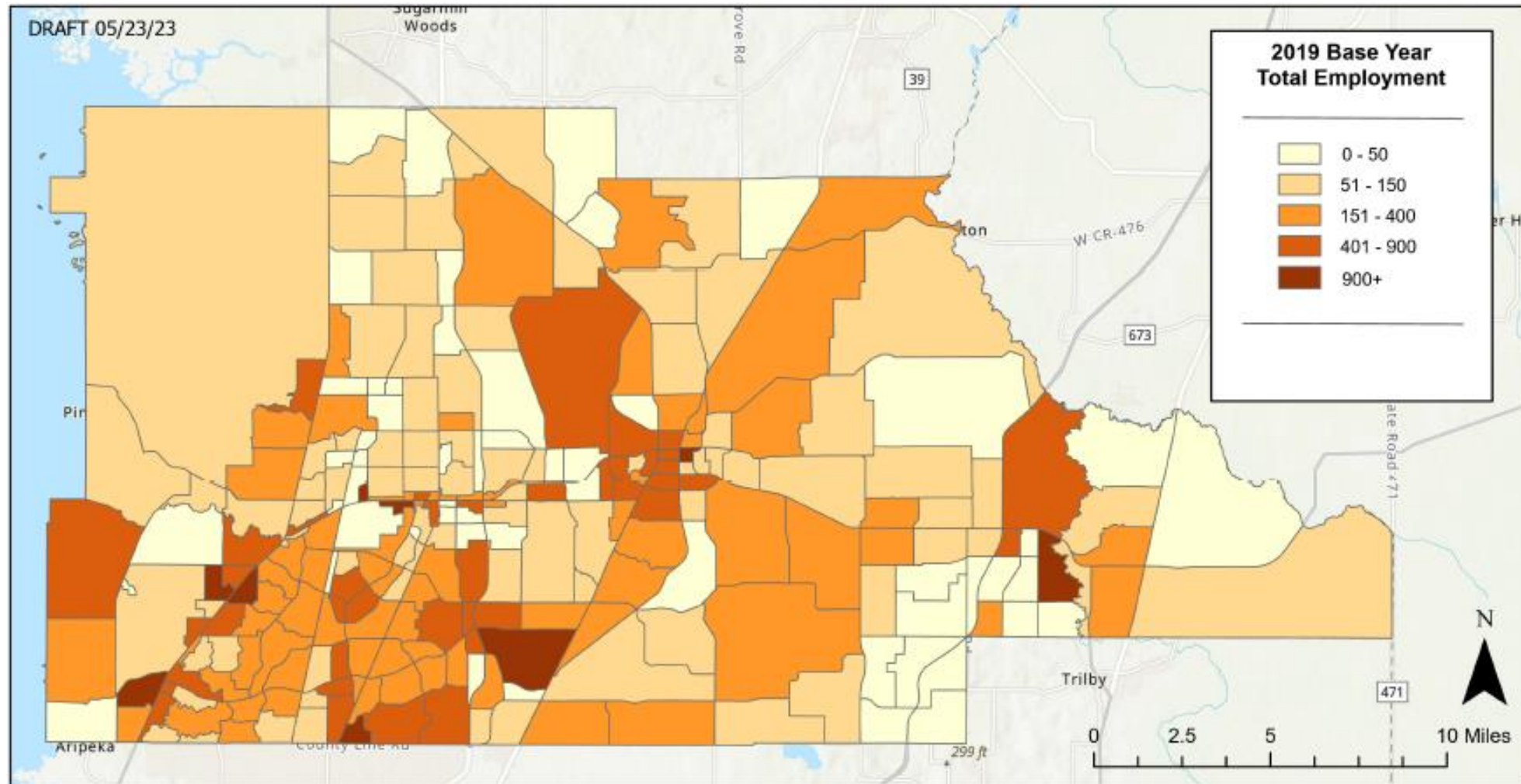
Hernando Total Dwelling Units 2050 (DRAFT)



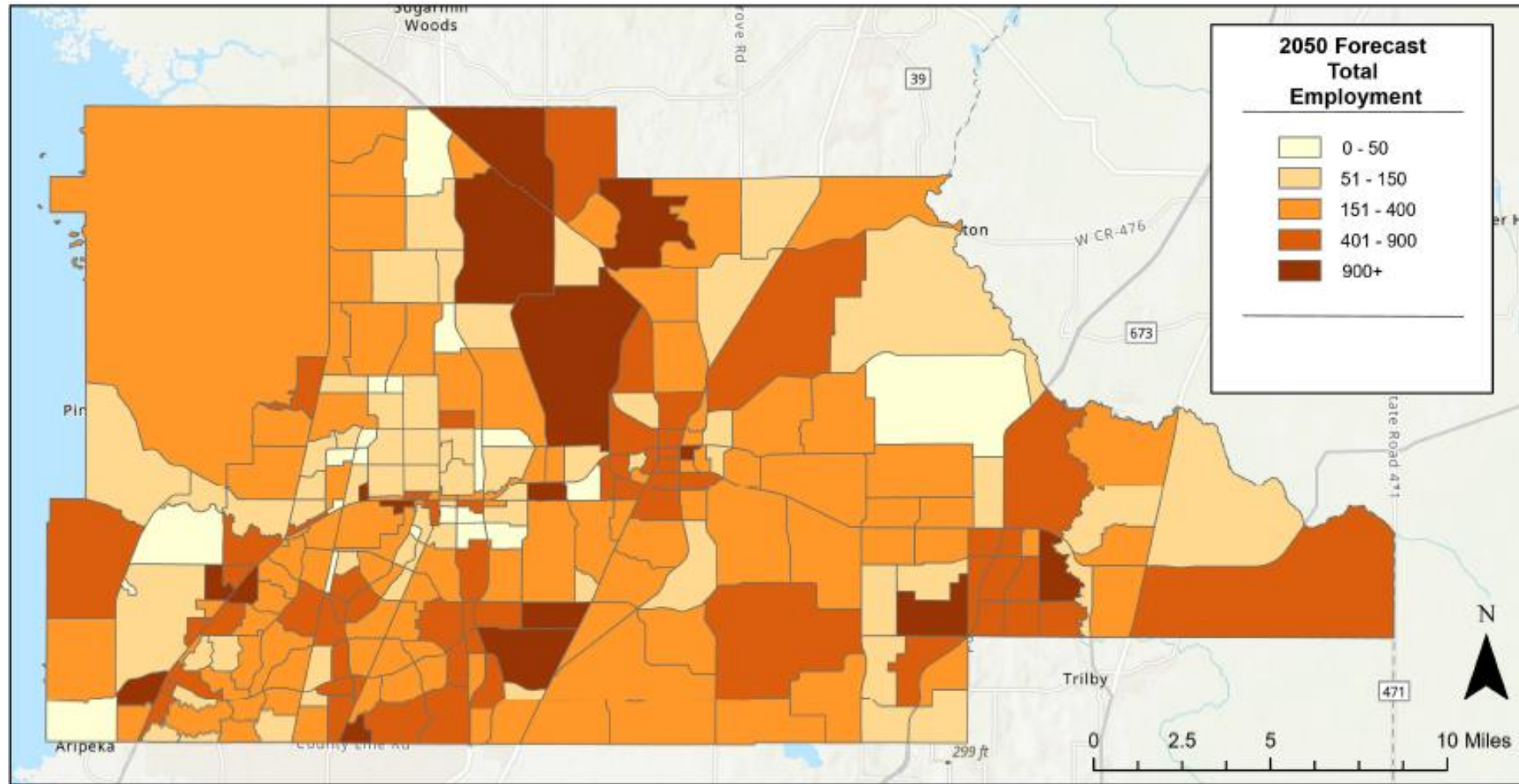
Citrus Control Totals

| Citrus County: 2050 Socioeconomic Data Forecast | | | | | | | | | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------|---------------|---------|---------|---------|---------|---------|---------|--------|----------------|----------------|---------|
| Table 1A: BEBR Data | | | | | | | | | | | |
| | BEBR Forecast | | | | | | | Growth | BEBR Extension | BEBR Extension | Growth |
| | 2019 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 | | | | |
| BEBR Low | 151,007 | 153,500 | 153,600 | 152,100 | 149,600 | 146,600 | 143,700 | -7,307 | 141,264 | 138,829 | -4,871 |
| BEBR Medium | 151,007 | 163,300 | 170,700 | 176,300 | 180,800 | 184,400 | 187,800 | 36,793 | 200,064 | 212,329 | 24,529 |
| BEBR High | 151,007 | 173,100 | 187,800 | 200,600 | 212,000 | 222,200 | 231,900 | 80,893 | 258,864 | 285,829 | 53,929 |
| BEBR Average of Medium and High | 151,007 | 168,200 | 179,250 | 188,450 | 196,400 | 203,300 | 209,850 | 58,843 | 229,464 | 249,079 | 39,229 |
| Sources: Bureau of Economic and Business Research, <i>Florida Population Studies, Volume 55, Bulletin 192</i> University of Florida, Feb 2022. | | | | | | | | | | | |
| Table 1B: Population Control Totals | | | | | | | | | | | |
| | 2019 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 | | | | |
| Preliminary Control Totals | 151,007 | 168,200 | 179,250 | 188,450 | 196,400 | 203,300 | 209,850 | 58,843 | 229,464 | 249,079 | 39,229 |
| Working Control Totals | 151,007 | 168,200 | 179,250 | 188,450 | 196,400 | 203,300 | 209,850 | 58,843 | 229,464 | 249,079 | 39,229 |
| Population to Allocate (per time frame) | 0 | 17,193 | 11,050 | 9,200 | 7,950 | 6,900 | 6,550 | 58,843 | 19,614 | 19,615 | 39,229 |
| | | 11.39% | 6.57% | 5.13% | 4.22% | 3.51% | 3.22% | | | | |
| Table 1C: Control Totals | | | | | | | | | | | |
| | 2019 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 | | | | |
| Household Population | 151,007 | 168,200 | 179,250 | 188,450 | 196,400 | 203,300 | 209,850 | 58,843 | 225,334 | 244,595 | 34,745 |
| SF Population Ratio | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | N/A | 1.000 | 1.000 | N/A |
| MF Population Ratio | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | N/A | 0.000 | 0.000 | N/A |
| Group Quarters Percent | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | N/A | 0% | 0% | N/A |
| SF Population | 151,007 | 168,200 | 179,250 | 188,450 | 196,400 | 203,300 | 209,850 | 58,843 | 225,334 | 244,595 | 34,745 |
| MF Population | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Group Quarters Population | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,130 | 4,483 | 4,483 |
| Total Permanent Population | 151,007 | 168,200 | 179,250 | 188,450 | 196,400 | 203,300 | 209,850 | 58,843 | 229,464 | 249,079 | 39,229 |
| Labor Force (Resident) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Employed Labor Force | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Unemployment Rate | 4.500 | 0.040 | 0.040 | 0.040 | 0.040 | 0.040 | 0.040 | N/A | #DIV/0! | #DIV/0! | N/A |
| Employees | 49,000 | 54,579 | 58,165 | 61,150 | 63,729 | 65,968 | 68,094 | 19,094 | 0 | 0 | -68,094 |
| Employees/Population Ratio | 0.324 | 0.324 | 0.324 | 0.324 | 0.324 | 0.324 | 0.324 | N/A | 0.000 | 0.000 | N/A |
| Industrial | 8,700 | 9,745 | 10,444 | 11,041 | 11,570 | 12,043 | 12,499 | 3,799 | 0 | 0 | -12,499 |
| Commercial | 10,500 | 11,586 | 12,231 | 12,737 | 13,146 | 13,476 | 13,774 | 3,274 | 0 | 0 | -13,774 |
| Service | 29,800 | 33,248 | 35,490 | 37,373 | 39,013 | 40,449 | 41,821 | 12,021 | 0 | 0 | -41,821 |
| Industrial/Employment Ratio | 0.178 | 0.179 | 0.180 | 0.181 | 0.182 | 0.183 | 0.184 | N/A | 0.184 | 0.184 | N/A |
| Commercial/Employment Ratio | 0.214 | 0.212 | 0.210 | 0.208 | 0.206 | 0.204 | 0.202 | N/A | 0.202 | 0.202 | N/A |
| Service/Employment Ratio | 0.608 | 0.609 | 0.610 | 0.611 | 0.612 | 0.613 | 0.614 | N/A | 0.614 | 0.614 | N/A |
| #N/A | | | | | | | | | | | |

Hernando Total Employment 2019 (DRAFT)



Hernando Total Employment 2050 (DRAFT)



Recommended Process



Recommended Process



Introduction

- Travel Demand Forecasting
- Socioeconomic Data



Forecast Variables

Population (Household & Group Quarters)

Households

- **Workers with Children**
- **Workers without Children**
- **Retired**

Employees

- **Industrial**
- **Commercial**
- **Service**

School Enrollment

Hotel/Motel

Control Totals

Census

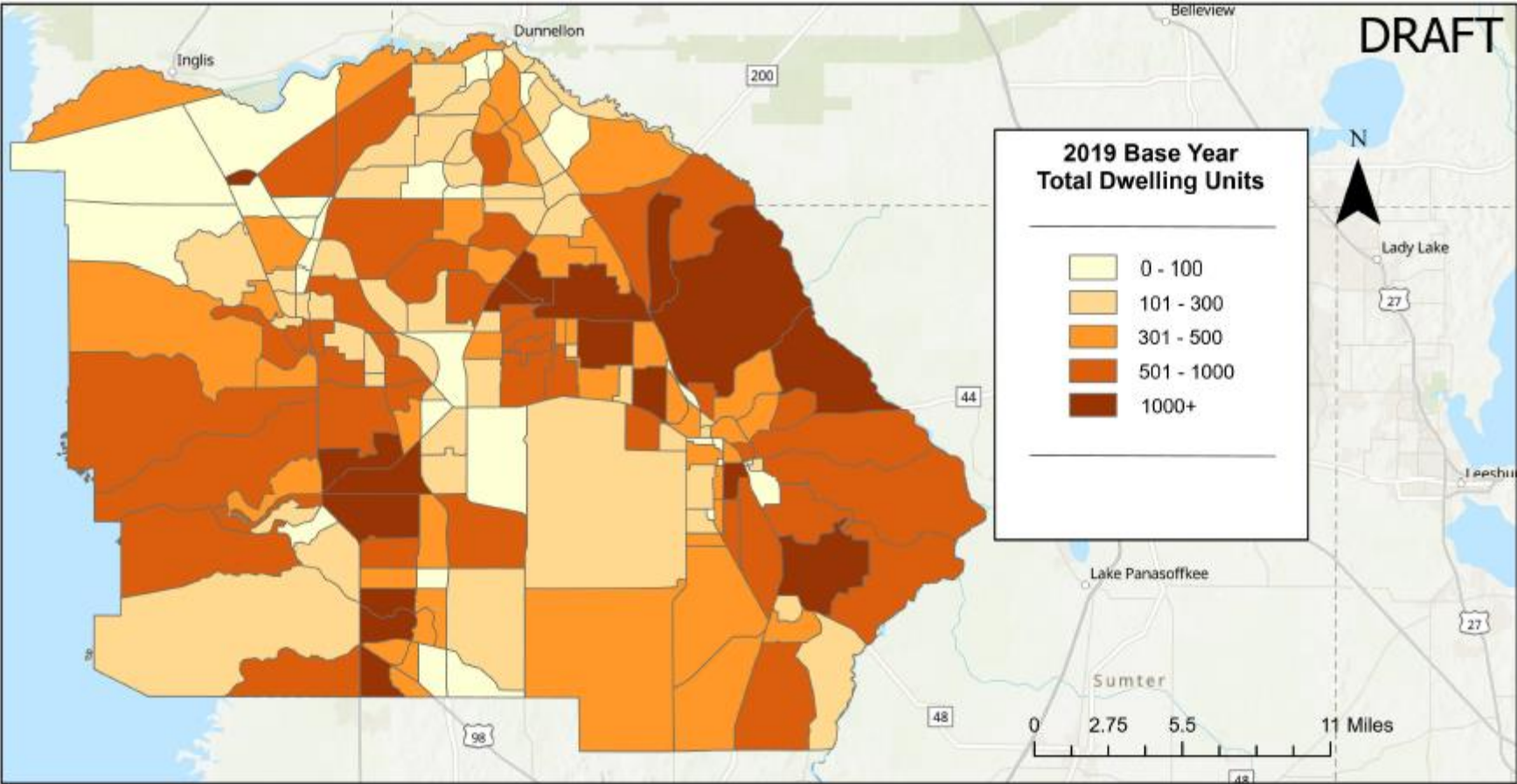
BEBR (Low, Medium, & High)

BEA – Historical

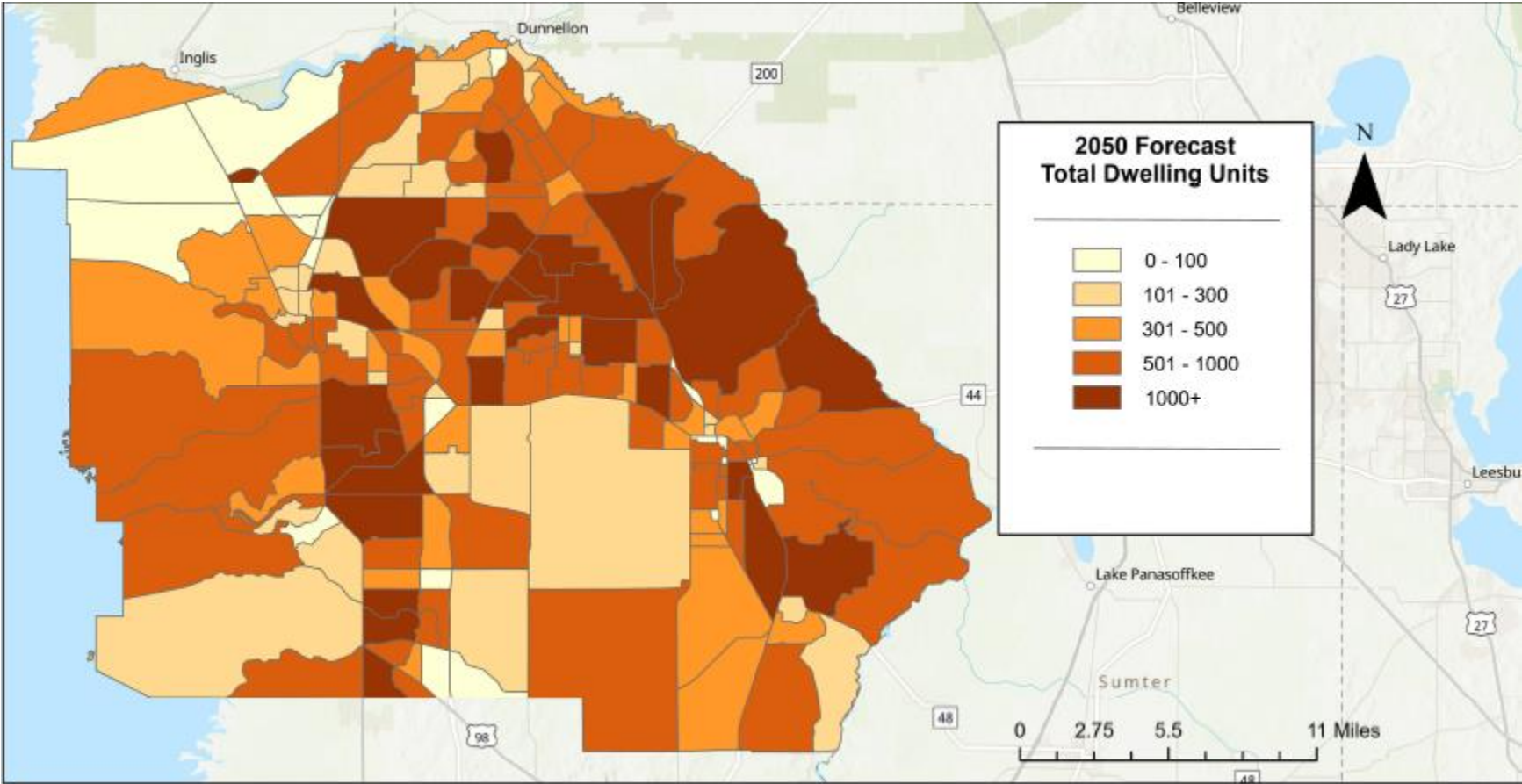
Regional Data

Workers Compensation

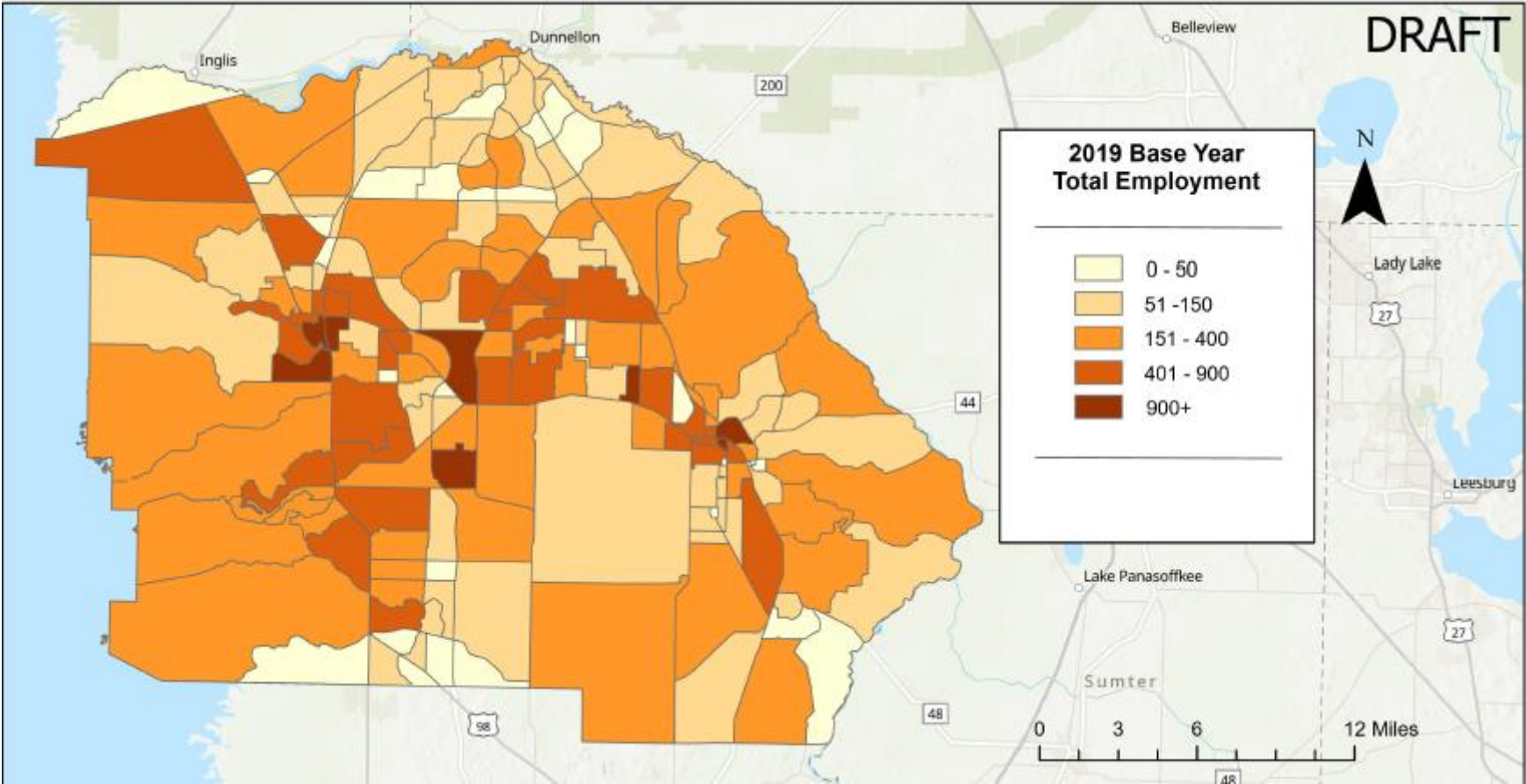
Citrus Total Dwelling Units 2019 (DRAFT)



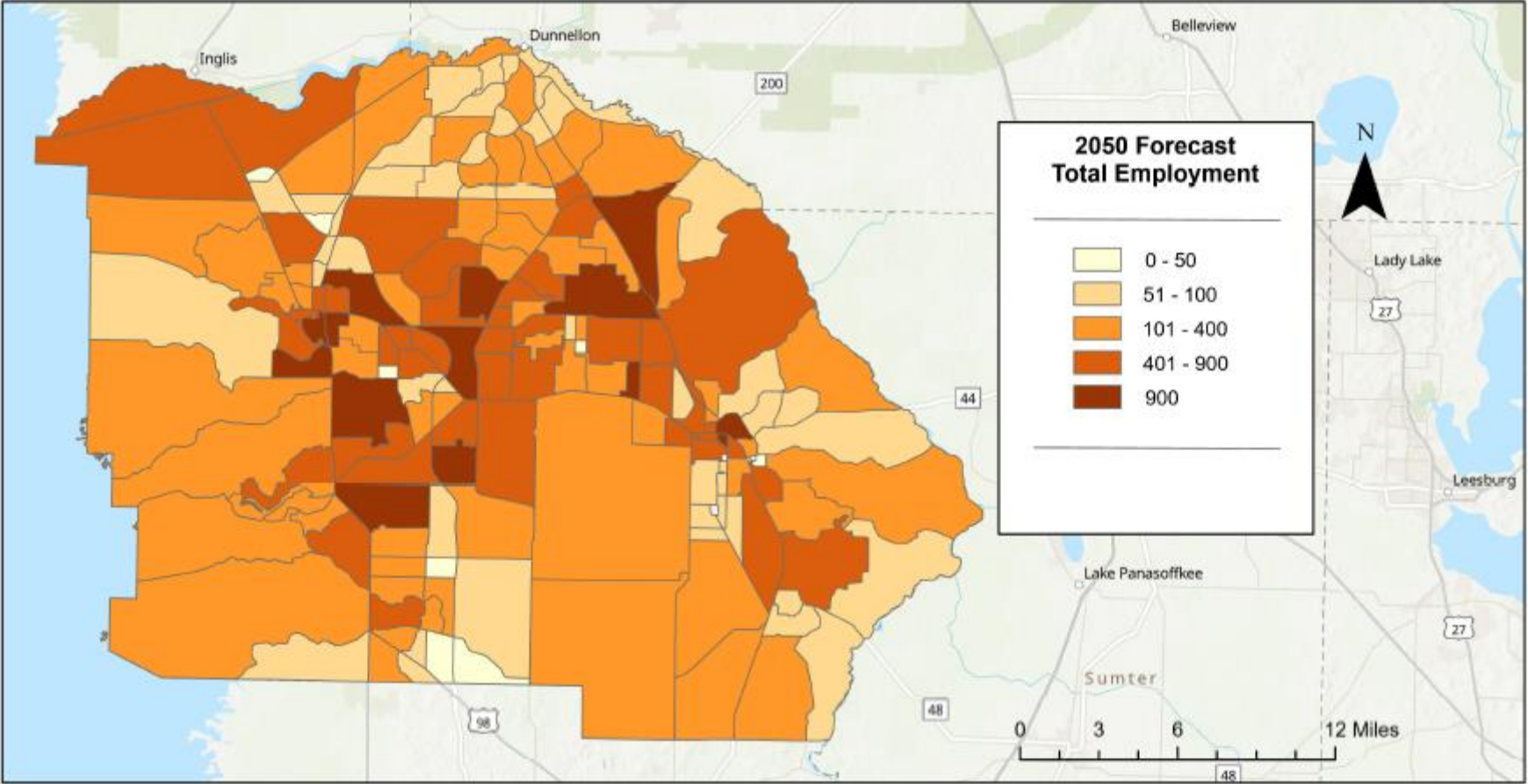
Citrus Total Dwelling Units 2050 (DRAFT)



Citrus Total Employment 2019 (DRAFT)



Citrus Total Employment 2050 (DRAFT)



Hernando Control Totals

| Table 1A: BEBR Data (05/01/2023) | | | | | | | | | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------|---------|---------------|---------|---------|---------|---------|---------|---------|----------------|----------------|---------|
| | | BEBR Forecast | | | | | | Growth | BEBR Extension | BEBR Extension | Growth |
| | 2019 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 | | | | |
| BEBR Low | 194,515 | 194,400 | 195,800 | 195,300 | 193,200 | 190,200 | 187,000 | -7,515 | 184,495 | 181,990 | -5,010 |
| BEBR Medium | 194,515 | 206,800 | 217,500 | 226,400 | 233,500 | 239,300 | 244,500 | 49,985 | 261,162 | 277,823 | 33,323 |
| BEBR High | 194,515 | 219,200 | 239,300 | 257,500 | 273,800 | 288,300 | 301,900 | 107,385 | 337,695 | 373,490 | 71,590 |
| BEBR Average of Medium and High | 194,515 | 213,000 | 228,400 | 241,950 | 253,650 | 263,800 | 273,200 | 78,685 | 299,429 | 325,657 | 52,457 |
| Sources: Bureau of Economic and Business Research, <i>Florida Population Studies, Volume 55, Bulletin 192</i> University of Florida, Feb 2022. | | | | | | | | | | | |
| Table 1B: Population Control Totals | | | | | | | | | | | |
| | 2019 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 | | | | |
| Preliminary Control Totals | 194,515 | 213,000 | 228,400 | 241,950 | 253,650 | 263,800 | 273,200 | 78,685 | 299,429 | 325,657 | 52,457 |
| Working Control Totals | 194,515 | 213,000 | 228,400 | 241,950 | 253,650 | 263,800 | 273,200 | 78,685 | 299,429 | 325,657 | 52,457 |
| Population to Allocate (per time frame) | 0 | 18,485 | 15,400 | 13,550 | 11,700 | 10,150 | 9,400 | 78,685 | 26,229 | 26,228 | 52,457 |
| | | 9.50% | 7.23% | 5.93% | 4.84% | 4.00% | 3.56% | | | | |
| Table 1C: Control Totals | | | | | | | | | | | |
| | 2019 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 | | | | |
| Household Population | 192,398 | 210,682 | 225,914 | 239,317 | 250,889 | 260,929 | 270,227 | 77,829 | 294,039 | 319,795 | 49,568 |
| SF Population Ratio | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | N/A | 1.000 | 1.000 | N/A |
| MF Population Ratio | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | N/A | 0.000 | 0.000 | N/A |
| Group Quarters Percent | 1.09% | 1.09% | 1.09% | 1.09% | 1.09% | 1.09% | 1.09% | N/A | 1% | 1% | N/A |
| SF Population | 192,398 | 210,682 | 225,914 | 239,317 | 250,889 | 260,929 | 270,227 | 77,829 | 294,039 | 319,795 | 49,568 |
| MF Population | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Group Quarters Population | 2,117 | 2,318 | 2,486 | 2,633 | 2,761 | 2,871 | 2,973 | 856 | 5,390 | 5,862 | 2,889 |
| Total Permanent Population | 194,515 | 213,000 | 228,400 | 241,950 | 253,650 | 263,800 | 273,200 | 78,685 | 299,429 | 325,657 | 52,457 |
| Labor Force (Resident) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Employed Labor Force | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Unemployment Rate | 3.900 | 0.040 | 0.040 | 0.040 | 0.040 | 0.040 | 0.040 | N/A | #DIV/0! | #DIV/0! | N/A |
| Employees | 65,400 | 71,615 | 76,793 | 81,349 | 85,282 | 88,695 | 91,856 | 26,456 | 0 | 0 | -91,856 |
| Employees/Population Ratio | 0.340 | 0.340 | 0.340 | 0.340 | 0.340 | 0.340 | 0.340 | N/A | 0.000 | 0.000 | N/A |
| Industrial | 12,500 | 13,759 | 14,831 | 15,792 | 16,641 | 17,396 | 18,108 | 5,608 | 0 | 0 | -18,108 |
| Commercial | 15,400 | 16,720 | 17,776 | 18,667 | 19,399 | 19,998 | 20,527 | 5,127 | 0 | 0 | -20,527 |
| Service | 37,500 | 41,135 | 44,186 | 46,889 | 49,241 | 51,301 | 53,221 | 15,721 | 0 | 0 | -53,221 |
| Industrial/Population Ratio | 0.191 | 0.192 | 0.193 | 0.194 | 0.195 | 0.196 | 0.197 | N/A | 0.197 | 0.197 | N/A |
| Commercial/Population Ratio | 0.235 | 0.233 | 0.231 | 0.229 | 0.227 | 0.225 | 0.223 | N/A | 0.223 | 0.223 | N/A |
| Service/Population Ratio | 0.573 | 0.574 | 0.575 | 0.576 | 0.577 | 0.578 | 0.579 | N/A | 0.579 | 0.579 | N/A |