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**From:** Kerce, Whitley L. <Whitley.Kerce@dos.myflorida.com>  
**Sent:** Wednesday, August 14, 2019 1:09 PM  
**To:** Ordinances  
**Cc:** County Ordinances  
**Subject:** [EXT.] - Hernando20190814\_Ordinance2019\_1\_Ack\_Corrected.pdf  
**Attachments:** Hernando20190814\_Ordinance2019\_1\_Ack\_Corrected.pdf



## FLORIDA DEPARTMENT *of* STATE

**RON DESANTIS**  
Governor

**LAUREL M. LEE**  
Secretary of State

August 14, 2019

Honorable Doug Chorvat, Jr.  
Hernando County Clerk's Office  
20 North Main Street, Rm. 362  
Brooksville, Florida 34601

Attention: Darlene Christensen

Dear Mr. Chorvat:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Hernando County Ordinance No. 2019-1, which was filed in this office on August 13, 2019.

Sincerely,

Ernest L. Reddick  
Program Administrator

ELR/lb



1           **NOW THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY**  
2 **COMMISSIONERS OF HERNANDO COUNTY, FLORIDA:**

3  
4           **SECTION I. Recitals.** The recitals set forth above are true and correct and  
5 incorporated herein by this reference; and  
6

7           **SECTION II. Adopting CPAM1901 (Hernando County 19-1ESR)** CPAM1901  
8 (Hernando County 19-1ESR), attached as **Exhibit “A”** hereto and incorporated herein by this  
9 reference, is hereby approved and adopted and the Hernando County Comprehensive Plan is  
10 amended accordingly, subject to the Effective Date provision (Section X) below.  
11

12           **SECTION III. Execution.** The Chairman of the Hernando County Board of County  
13 Commissioners is hereby authorized to execute this Ordinance, and all related documents.  
14

15           **SECTION IV. Transmittal to State Land Planning Agency and Review Agencies.**  
16 County staff shall transmit an executed copy of this Ordinance to the State Land Planning  
17 Agency and Review Agencies within ten (10) days of adoption hereof pursuant to § 163.3184,  
18 Fla. Stat.  
19

20           **SECTION V. Publication.** This Ordinance shall be published as required by law.  
21

22           **SECTION VI. Applicability.** This Ordinance shall be applicable throughout the  
23 unincorporated area of Hernando County.  
24

25           **SECTION VII. Severability.** It is declared to be the intent of the Board of County  
26 Commissioners that if any section, subsection, clause, sentence, phrase, or provision of this  
27 Ordinance is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect  
28 the validity of the remaining portions of this Ordinance.  
29

30           **SECTION VIII. Conflicting Provisions.** Special acts of the Florida Legislature  
31 applicable only to unincorporated areas of Hernando County, Hernando County ordinances,  
32 County resolutions, or parts thereof, in conflict with this Ordinance are hereby superseded by this  
33 Ordinance to the extent of such conflict except for ordinances concerning either adoption or  
34 amendment of the Comprehensive Plan, pursuant to Chapter 163, part II, Florida Statutes.  
35

36           **SECTION IX. Filing with the Department of State.** The clerk shall be and is hereby  
37 directed forthwith to send a certified copy of this ordinance or electronically transmit the  
38 ordinance by email to the Bureau of Administrative Code, Department of State, R.A. Gray Bldg.,  
39 Room 101, 500 S. Bronough Street, Tallahassee, FL 32399-0250.  
40

41           **SECTION X. Effective date.** This Ordinance shall take effect upon filing with the  
42 Florida Secretary of State; however, the adopted amendment (CPAM1901) shall take effect, and  
43 be considered an amendment to the Hernando County Comprehensive Plan, if the amendment is  
44 not timely challenged, 31 days after the State Land Planning Agency notifies the local  
45 government that the plan amendment package is complete or as otherwise provided in

1 § 163.3184, Fla. Stat. If timely challenged, this amendment shall become effective on the date  
2 the State Land Planning Agency or the Administration Commission enters a final order  
3 determining this adopted amendment to be in compliance. No development orders, development  
4 permits, or land uses dependent on this Amendment may be issued or commence before it has  
5 become effective. If a final order of noncompliance is issued by the Administrative  
6 Commission, this amendment may nevertheless be made effective by adoption of a resolution  
7 affirming its effective status, a copy of which resolution shall be sent to the state land planning  
8 agency.

9  
10 **BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF**  
11 **HERNANDO COUNTY** in Regular Session this 13th day of August 2019.

12  
13 **BOARD OF COUNTY COMMISSIONERS**  
14 **HERNANDO COUNTY, FLORIDA**

15  
16  
17  
18  
19 Attest: By Douglas M. Chorvat, Jr.  
20 *Jori* DOUGLAS A. CHORVAT, JR.  
21 CLERK OF CIRCUIT COURT  
22 AND COMPTROLLER

23  
24  
25  
26  
27 By: Jeff Holcomb  
28 JEFF HOLCOMB  
29 CHAIRMAN



30  
31 **Approved as to Form and**  
**Legal Sufficiency**

By: Maureen S. Sikora  
Assistant County Attorney

## EXHIBIT A

### FUTURE LAND USE ELEMENT

#### **The Countryside Community**

- Strategy 1.04D(3):** The 184 Stardust project (CPAM 06-04) ~~and the Stardust Ranches, LLC project (CPAM 06-07)~~ is an existing Countryside Community that allows development of up to 0.425 dwelling units per acre clustered on a maximum of ~~217.5~~ 92.8 acres of a ~~435~~ 185.6 acre site, and includes the following criteria:
- a. a minimum of 50% of the naturally forested northern 80-acre parcel will be maintained in permanent preservation/conservation and be configured to provide a contiguous wildlife corridor between the existing conservation lands to the west, north, and east; a portion of the residential lots adjacent to the preservation tract on the parcel or adjacent to other publicly held lands may be included in the 50% calculation, provided that a conservation easement is established on the portion of the lot to be preserved. Any lands preserved on individual residential lots will not count toward the minimum 50% preservation area requirement for the overlay parcel;
  - b. two access points will be provided to serve the parcel;
  - c. there shall be a "rural vista" corridor along CR 491 and Parsons Road that is located within the 50% preservation area requirement for the overlay parcel.