
From: Bryant, Linda C. <Linda.Bryant@DOS.MyFlorida.com>
Sent: Wednesday, June 10, 2020 10:16 AM
To: Ordinances
Cc: County Ordinances
Subject: [EXT.] -
Attachments: Hernando20200610_Ordinance2020_5_Ack.pdf



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

June 10, 2020

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

Attention: Ms. Darlene Christensen, Deputy Clerk

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. 2020-5, which was filed in this office on June 10, 2020.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb

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ORDINANCE NO.: 2020- 5

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AN ORDINANCE AMENDING THE HERNANDO COUNTY COMPREHENSIVE PLAN BY AMENDING THE FUTURE LAND USE MAP FOR A 182.4 ACRE TRACT FROM INDUSTRIAL, PLANNED DEVELOPMENT DISTRICT AND RESIDENTIAL TO PUBLIC FACILITIES; APPROVING AND ADOPTING CPAM1903; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY AND REVIEW AGENCIES; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE; AND PROVIDING FOR AN EFFECTIVE DATE.

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WHEREAS, in 1985, the Florida Legislature adopted the Local Government Comprehensive Planning and Land Development Regulation Act as set forth in §§ 163.3161 through 163.3215 Florida Statutes (the “Act”); and,

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WHEREAS, on September 25, 2018, the Board of County Commissioners adopted the 2040 Hernando County Comprehensive Plan (Ordinance 2018-16) within which are included goals, objectives, and strategies used to guide future growth; and,

WHEREAS, the Hernando County Board of County Commissioners (“BOCC”), following public hearing on December 10, 2019, approved amending the Future Land Use Map for a 182.4 acre tract from Industrial, Planned Development District and Residential to Public Facilities (a complete copy of the amendment is attached as **Exhibit “A”** hereto and made a part hereof) referred to as CPAM1903; and,

WHEREAS, the County subsequently transmitted CPAM1903 to the State Land Planning Agency for review pursuant to the Act, and was assigned Hernando County 19-02ESR and,

WHEREAS, the State Land Planning Agency and the Review Agencies reviewed CPAM1903 and, thereafter, comments concerning same were submitted to the County; and,

WHEREAS, the BOCC finds and determines that CPAM1903 is internally consistent with other Elements and Strategies of the Hernando County Comprehensive Plan, and is now ready for final adoption by the BOCC; and,

WHEREAS, the BOCC conducted a second public hearing on April 14, 2020, in connection with final adoption of the CPAM1903 as an amendment to the County’s adopted Comprehensive Plan.

WHEREAS, CPAM1903 will be transmitted to State Land Planning Agency and Review Agencies.

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

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4 **SECTION I. Recitals.** The recitals set forth above are true and correct and
5 incorporated herein by this reference; and
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7 **SECTION II. Adopting CPAM1903 (Hernando County 19-02ESR) CPAM1903**
8 (Hernando County 19-02ESR), 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.
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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.
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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.
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20 **SECTION V. Publication.** This Ordinance shall be published as required by law.
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22 **SECTION VI. Applicability.** This Ordinance shall be applicable throughout the
23 unincorporated area of Hernando County.
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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.
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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.
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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.
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41 **SECTION X. Effective date.** This Ordinance shall take effect upon filing with the
42 Florida Secretary of State; however, the adopted amendment (CPAM1903) 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.

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10 **BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF**
11 **HERNANDO COUNTY** in Regular Session this 9th day of JUNE 2020.

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

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18 Attest: Darlene M. Christensen, D.C. By: [Signature]
19 DOUGLAS A. CHORVAT, JR. JOHN MITTEN
20 CLERK OF CIRCUIT COURT CHAIRMAN
21 AND COMPTROLLER



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26 **Approved as to Form and**
27 **Legal Sufficiency**

28
29 By: [Signature]
30 Kyle Benda
31 Assistant County Attorney

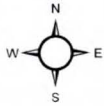
EXHIBIT A

CPAM-19-03

Hernando County Comprehensive Plan Map

Proposed Future Land Use CPAM 1903

Version Date 03/20/20



Legend

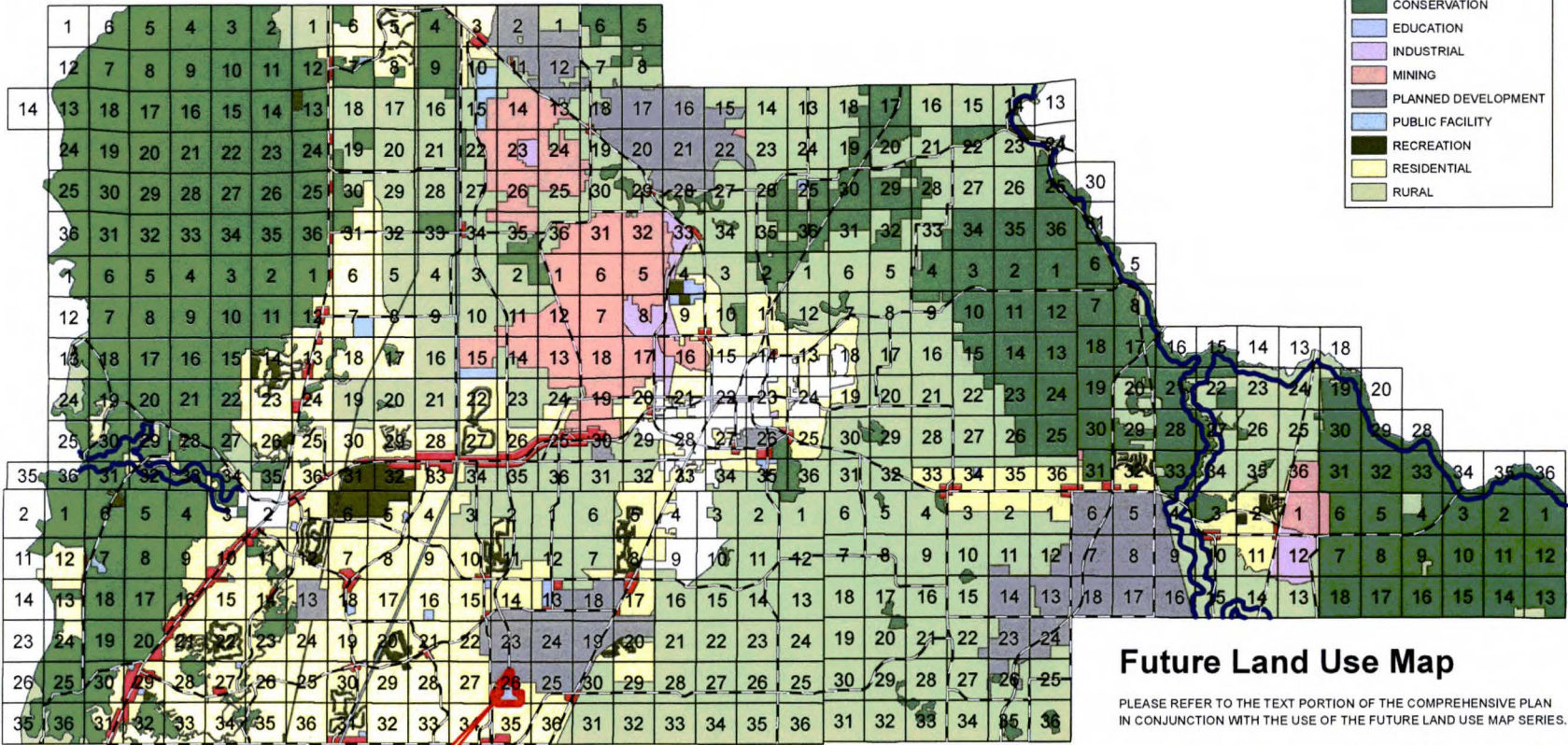
- CPAM1903
- FLU Road
- FLU Riverine District
- Regional Commercial

Future Land Use

FLU

- CITY
- COMMERCIAL
- CONSERVATION
- EDUCATION
- INDUSTRIAL
- MINING
- PLANNED DEVELOPMENT
- PUBLIC FACILITY
- RECREATION
- RESIDENTIAL
- RURAL

Gulf of Mexico
WATERWARD OF ALL DESIGNATED AREAS
IS CONSIDERED TO BE CONSERVATION

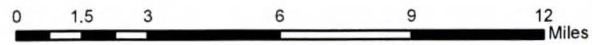


Future Land Use Map

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOCHEE RIVERS.

CPAM 1903

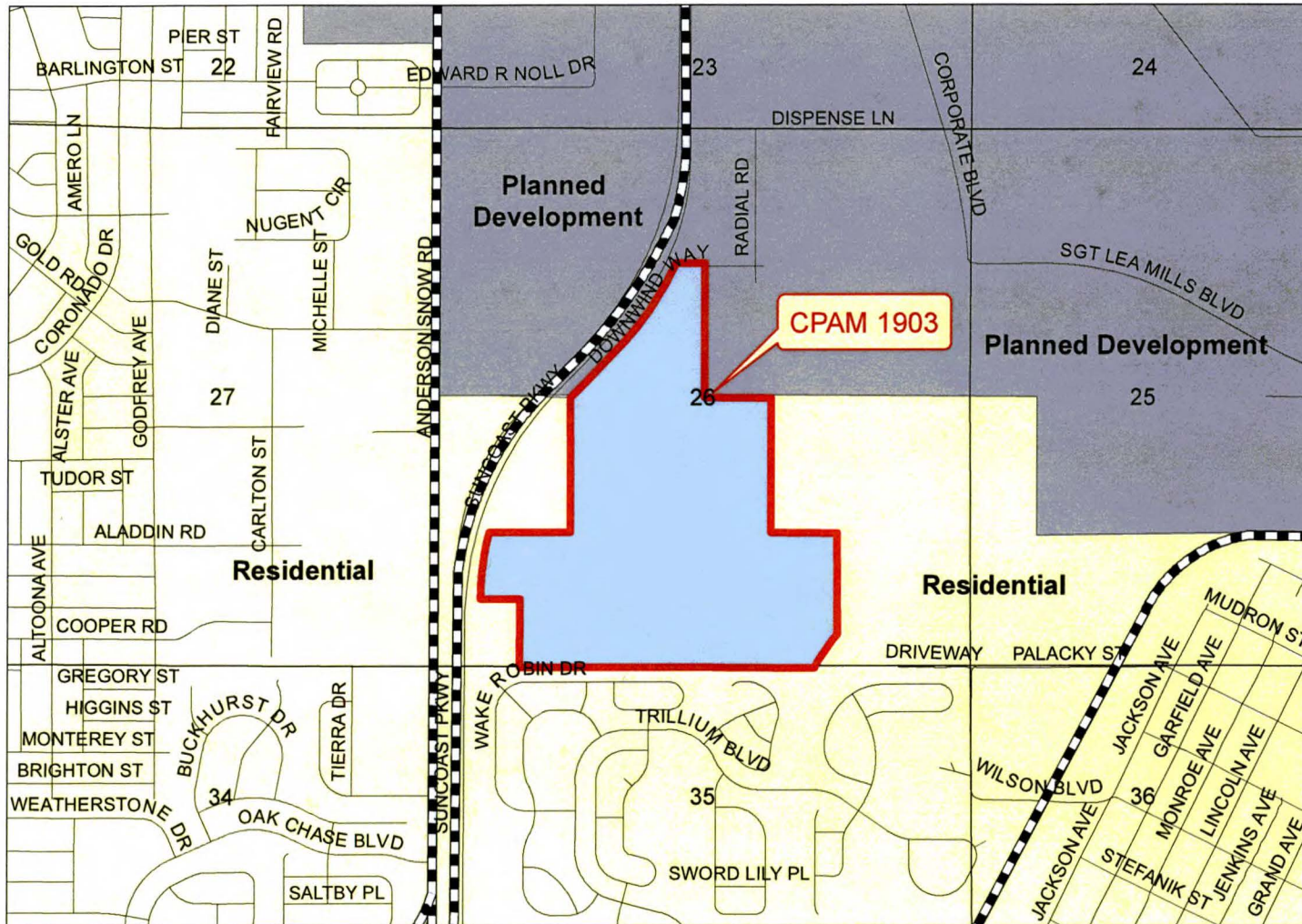
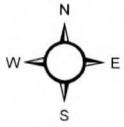


Source: S:\Share\Planning\NewFLU\CPAM 19-03\CPAM1903_8x11_Proposed.pdf
 Project: S:\Share\Planning\Zoning\NicoleD_Workspace_S\NicoleD_Workspace_S\CPAM\CPAM 1903\CPAM1903_8x11_Proposed.mxd
 Date of mapping: 03/20/20

Hernando County Comprehensive Plan Map

Proposed Future Land Use CPAM 1903

Version Date: 03/20/2020



Legend

- CPAM1903
- FLU Road
- FLU Riverine District
- Regional Commercial

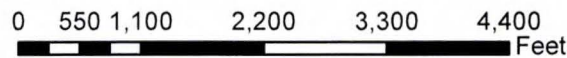
Future Land Use

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- PLANNED DEVELOPMENT
- PUBLIC FACILITY
- RECREATION
- RESIDENTIAL
- RURAL

Future Land Use Map

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Source: S:\Share\Planning\NewFLU\CPAM 19-03\CPAM1903b_Detail_8x11.pdf
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 Date of mapping: 03/20/20

