

**From:** [Bryant, Linda C.](#)  
**To:** [Ordinances](#)  
**Cc:** [County Ordinances](#)  
**Subject:** [EXT.] -  
**Date:** Wednesday, October 14, 2020 3:25:52 PM  
**Attachments:** [Hernando20201014\\_Ordinance2020\\_11\\_Ack.pdf](#)

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FLORIDA DEPARTMENT *of* STATE

**RON DESANTIS**  
Governor

**LAUREL M. LEE**  
Secretary of State

October 14, 2020

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

Attention: Ms. Heidi Kurppe, 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. 2020-11, which was filed in this office on October 14, 2020.

Sincerely,

Ernest L. Reddick  
Program Administrator

ELR/lb

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**ORDINANCE NO.: 2020- 11**

**AN ORDINANCE AMENDING THE HERNANDO COUNTY COMPREHENSIVE PLAN BY AMENDING SECTION B RELATING TO THE FUTURE LAND USE MAP AS AFFECTING 9 ACRES OF LAND GENERALLY LOCATED ON THE NORTH SIDE OF COUNTY LINE ROAD, APPROXIMATELY 1,500 FEET WEST OF OAK CHASE BOULEVARD; APPROVING AND ADOPTING CPAM2003; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**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,

**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 instant request is for the Hernando County Board of County Commissioners (“BOCC”) to amend Section B of the County’s adopted Comprehensive Plan relating to the Future Land Use Map (a complete copy of the amendment is collectively attached as Exhibit “A” hereto and made a part hereof) and hereinafter referred to as CPAM2003; and,

**WHEREAS**, CPAM2003 is an amendment to the County’s Future Land Use Map involving land that is 9 acres or less in size and which has been determined by the Hernando County Planning Department to constitute a “small scale development amendment” based upon the criteria set forth in § 163.3187(1)(c), Florida Statutes; and,

**WHEREAS**, small scale development amendments are exempt from state and regional review pursuant to § 163.3187, Florida Statutes; and,

**WHEREAS**, the BOCC conducted a public hearing on October 13, 2020, in connection with the adoption of CPAM2003 as an amendment to the County’s adopted Comprehensive Plan.

**NOW THEREFORE:**

**BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA:**

**SECTION 1.** Recitals. The above recitals are incorporated herein by reference.

**SECTION 2.** Adopting CPAM2003. CPAM2003, attached as Exhibit “A” hereto, is hereby approved and adopted and the Hernando County Comprehensive Plan Future Land Use Map is amended from Residential to Commercial accordingly, subject to Section 6 below.

1 SECTION 3. Execution. The Chairman of the Hernando County Board of County  
2 Commissioners is hereby authorized to execute this ordinance.  
3

4 SECTION 4. Transmittal to Florida Department of Economic Opportunity (DEO). The  
5 County shall transmit an executed copy of this ordinance to the State Land Planning Agency  
6 according to the Guidelines contained on the DEO website.  
7

8 SECTION 5. Severability. It is declared to be the intent of the Board of County  
9 Commissioners that if any section, subsection, clause, sentence, phrase, or provision of this  
10 ordinance is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect  
11 the validity of the remaining portions of this ordinance.  
12

13 SECTION 6. Effective date. This Ordinance shall take effect upon filing with the Florida  
14 Secretary of State; however, pursuant to § 163.3187(5)(c), Florida Statutes, CPAM2003 shall not  
15 become effective until 31 days after adoption by the BOCC (the date below), unless challenged  
16 within 30 days from the date hereof. In the event of any timely challenge, CPAM2003 shall not  
17 become effective until the state land planning agency (DEO) or the Administration Commission,  
18 respectively, issues a final order determining that this adopted small scale development  
19 amendment is in compliance.  
20

21 BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF  
22 HERNANDO COUNTY in Regular Session this 13<sup>th</sup> day of October 2020.  
23

24 BOARD OF COUNTY COMMISSIONERS  
25 HERNANDO COUNTY, FLORIDA  
26  
27

28  
29 Attest: Susan Buew, Deputy Clerk  
30 DOUGLAS A. CHORVAY, JR.  
31 CLERK OF CIRCUIT COURT AND  
32 COMPTROLLER  
33

34  
35 By: [Signature]  
36 JOHN MITTEN  
37 CHAIRMAN  
38

39 (SEAL)

40  
41 Approved as to Form and  
42 Legal Sufficiency



43  
44 By: [Signature]  
45 Kyle Benda, Assistant County Attorney  
46

**EXHIBIT A**

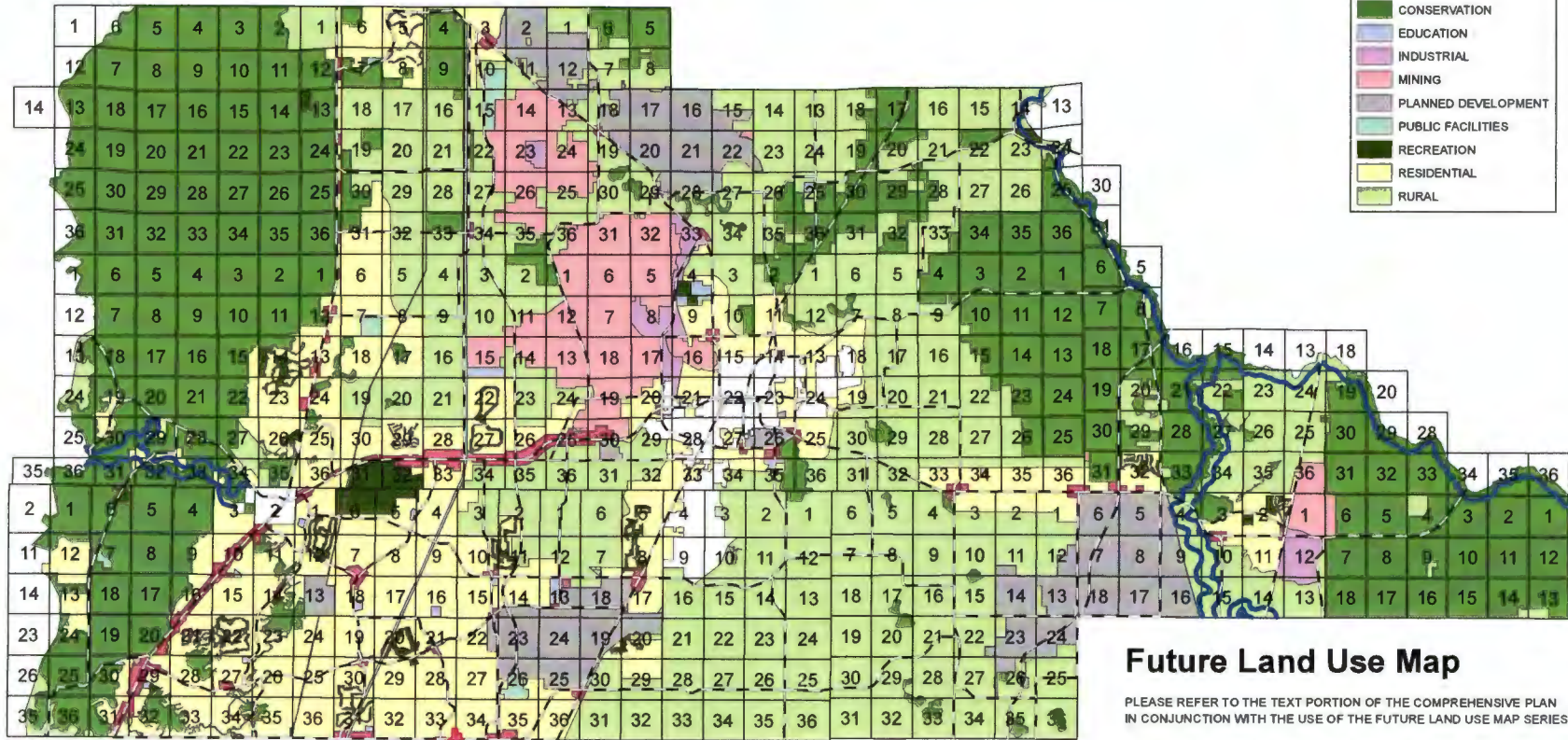
**CPAM-20-03**

# Hernando County Comprehensive Plan Map

Proposed Future Land Use CPAM 20-03

Version Date 07/18/20

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 WITHLACOOCHEE RIVERS.

CPAM 20-03

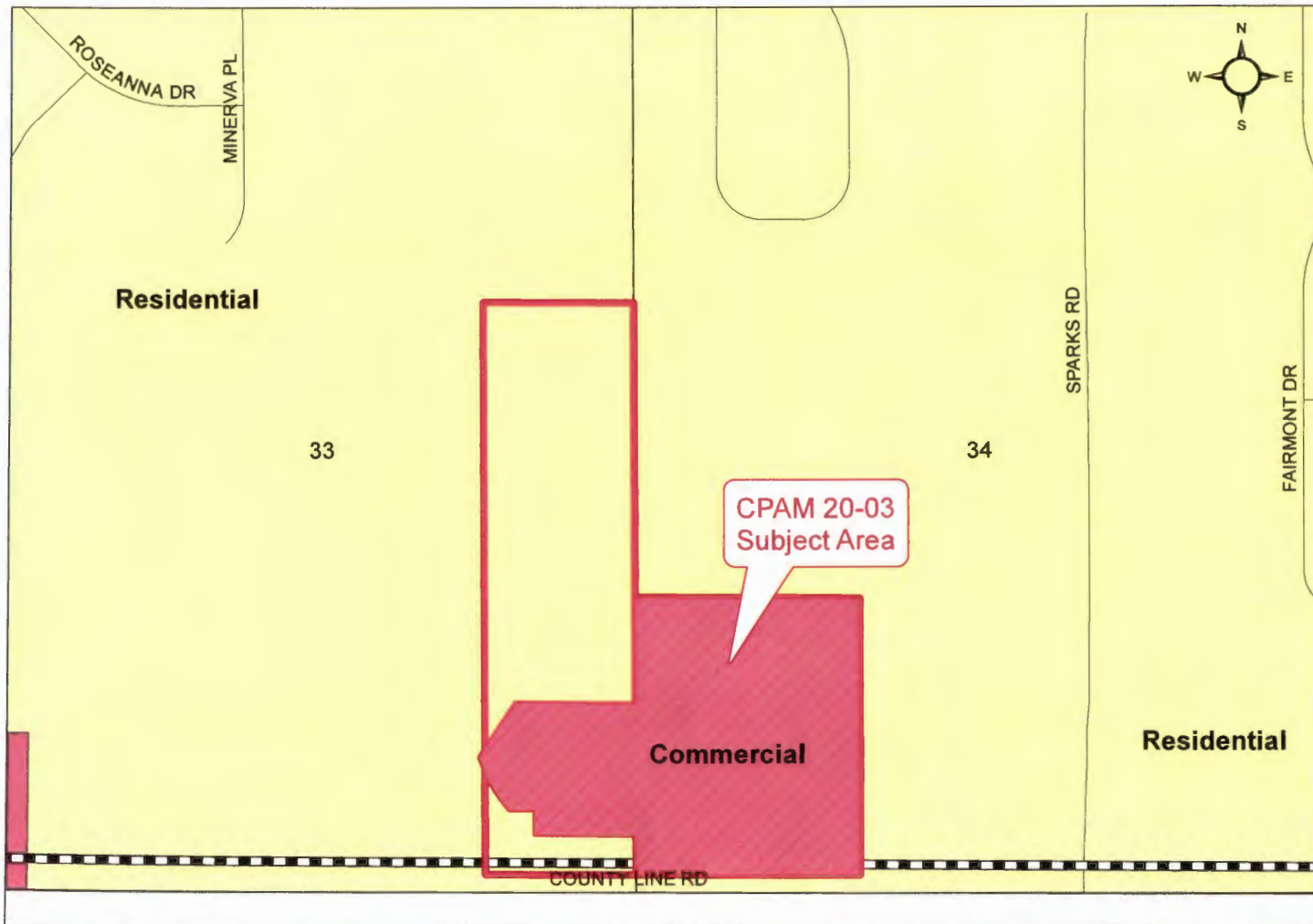


Source: S:\Share\Planning\NewFLU\CompPlan2040\CPAM 2003\CPAM2003\_8x11\_Proposed.pdf  
 Project: S:\Share\Planning\Zoning\NicoleD\_Workspace\_S\CPAM\CPAM2003\CPAM2003\_8x11\_Proposed.mxd  
 Date of mapping: 08/10/20

# Hernando County Comprehensive Plan Map

Proposed Future Land Use CPAM 20-03

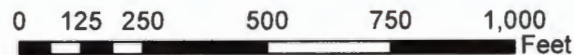
Version Date:07/18/20



	CPAM 20-03 Subject Area
	CPAM 20-03 Parcels
	FLU Road
	FLU Riverine District
	Regional Commercial
<b>Future Land Use</b>	
<b>FLU</b>	
	CITY
	COMMERCIAL
	CONSERVATION
	EDUCATION
	INDUSTRIAL
	MINING
	PLANNED DEVELOPMENT
	PUBLIC FACILITIES
	RECREATION
	RESIDENTIAL
	RURAL

## 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.



Source: S:\Share\Planning\NewFLU\CompPlan2040\CPAM2003\CPAM2003b\_Detail\_8x11.pdf  
 Project: S:\Share\Planning\Zoning\NicoleD\_Workspace\_S\CPAM\CPAM2003\CPAM2003b\_8x11\_Detail.mxd  
 Date of mapping: 08/10/20

