

From: [Bryant, Linda C.](#)
To: [Ordinances](#)
Cc: [County Ordinances](#)
Subject: [EXT.] -
Date: Wednesday, March 24, 2021 8:49:15 AM
Attachments: [Hernando20210323_Ordinance2021_05_Ack.pdf](#)



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

March 24, 2021

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. 2021-05, which was filed in this office on March 23, 2021.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb

ORDINANCE NO.: 2021- 05

1
2
3 **AN ORDINANCE AMENDING THE HERNANDO COUNTY**
4 **COMPREHENSIVE PLAN BY AMENDING SECTION B RELATING TO**
5 **THE FUTURE LAND USE MAP AS AFFECTING MULTIPLE PARCELS**
6 **COUNTYWIDE THROUGH THE 2040 FUTURE LAND USE MAP**
7 **UPDATE; APPROVING AND ADOPTING CPAM2006; PROVIDING FOR**
8 **TRANSMITTAL TO THE STATE LAND PLANNING AGENCY AND**
9 **REVIEW AGENCIES; PROVIDING FOR APPLICABILITY; PROVIDING**
10 **FOR SEVERABILITY; PROVIDING FOR CONFLICTING PROVISIONS;**
11 **PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE; AND**
12 **PROVIDING FOR AN EFFECTIVE DATE.**

13
14 **WHEREAS**, in 1985, the Florida Legislature adopted the Local Government
15 Comprehensive Planning and Land Development Regulation Act as set forth in §§ 163.3161
16 through 163.3215 Florida Statutes (the “Act”); and,
17

18 **WHEREAS**, on September 25, 2018, the Board of County Commissioners adopted the
19 2040 Hernando County Comprehensive Plan (Ordinance 2018-16) within which are included
20 goals, objectives, and strategies used to guide future growth; and,
21

22 **WHEREAS**, the Hernando County Board of County Commissioners (“BOCC”),
23 following public hearing on December 15, 2020, approved amending Section B relating to the
24 Future Land Use Map as affecting multiple parcels Countywide through the 2040 Future Land Use
25 Map Update of the County’s adopted Comprehensive Plan (a complete copy of the amendment is
26 attached as **Exhibit “A”** hereto and made a part hereof) and referred to as CPAM2006; and,
27

28 **WHEREAS**, the County subsequently transmitted CPAM2006 to the State Land Planning
29 Agency for review pursuant to the Act, and was assigned Hernando County; and,
30

31 **WHEREAS**, the State Land Planning Agency and the Review Agencies reviewed
32 CPAM2006 and, thereafter, comments concerning same were submitted to the County; and,
33

34 **WHEREAS**, the BOCC finds and determines that CPAM2006 is internally consistent with
35 other Elements and Strategies of the Hernando County Comprehensive Plan, and is now ready for
36 final adoption by the BOCC; and,
37

38 **WHEREAS**, the BOCC conducted a second public hearing on March 23, 2021, in
39 connection with final adoption of the CPAM2006 as an amendment to the County’s adopted
40 Comprehensive Plan.
41

42 **WHEREAS**, CPAM2006 will be transmitted to State Land Planning Agency and Review
43 Agencies.
44

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 incorporated
5 herein by this reference; and
6

7 **SECTION II. Adopting CPAM2006 (Hernando County 20-02ESR)** CPAM2006
8 (Hernando County), attached as **Exhibit “A”** hereto and incorporated herein by this reference, is
9 hereby approved and adopted and the Hernando County Comprehensive Plan is amended
10 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 Agency
17 and Review Agencies within ten (10) days of adoption hereof pursuant to § 163.3184, Fla. Stat.
18

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

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

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

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

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


40 **SECTION X. Effective date.** This Ordinance shall take effect upon filing with the Florida
41 Secretary of State; however, the adopted amendment (CPAM2006) shall take effect, and be
42 considered an amendment to the Hernando County Comprehensive Plan, if the amendment is not
43 timely challenged, 31 days after the State Land Planning Agency notifies the local government
44 that the plan amendment package is complete or as otherwise provided in § 163.3184, Fla. Stat. If
45 timely challenged, this amendment shall become effective on the date the State Land Planning

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

8 **BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF**
9 **HERNANDO COUNTY** in Regular Session this 23rd day of March 2021.

10
11 **BOARD OF COUNTY COMMISSIONERS**
12 **HERNANDO COUNTY, FLORIDA**
13

14
15
16
17 Attest: Heidi Kruppe, D.C.
18 *for* DOUGLAS A. CHORVAT, JR.
19 CLERK OF CIRCUIT COURT
20 AND COMPTROLLER
21

22
23
24
25 By: 
26 JOHN ALLOCCO
27 CHAIRMAN
28
29

30
31
32
33
34
35 **Approved as to Form and**
36 **Legal Sufficiency**

37 By: 
38 Assistant County Attorney
39

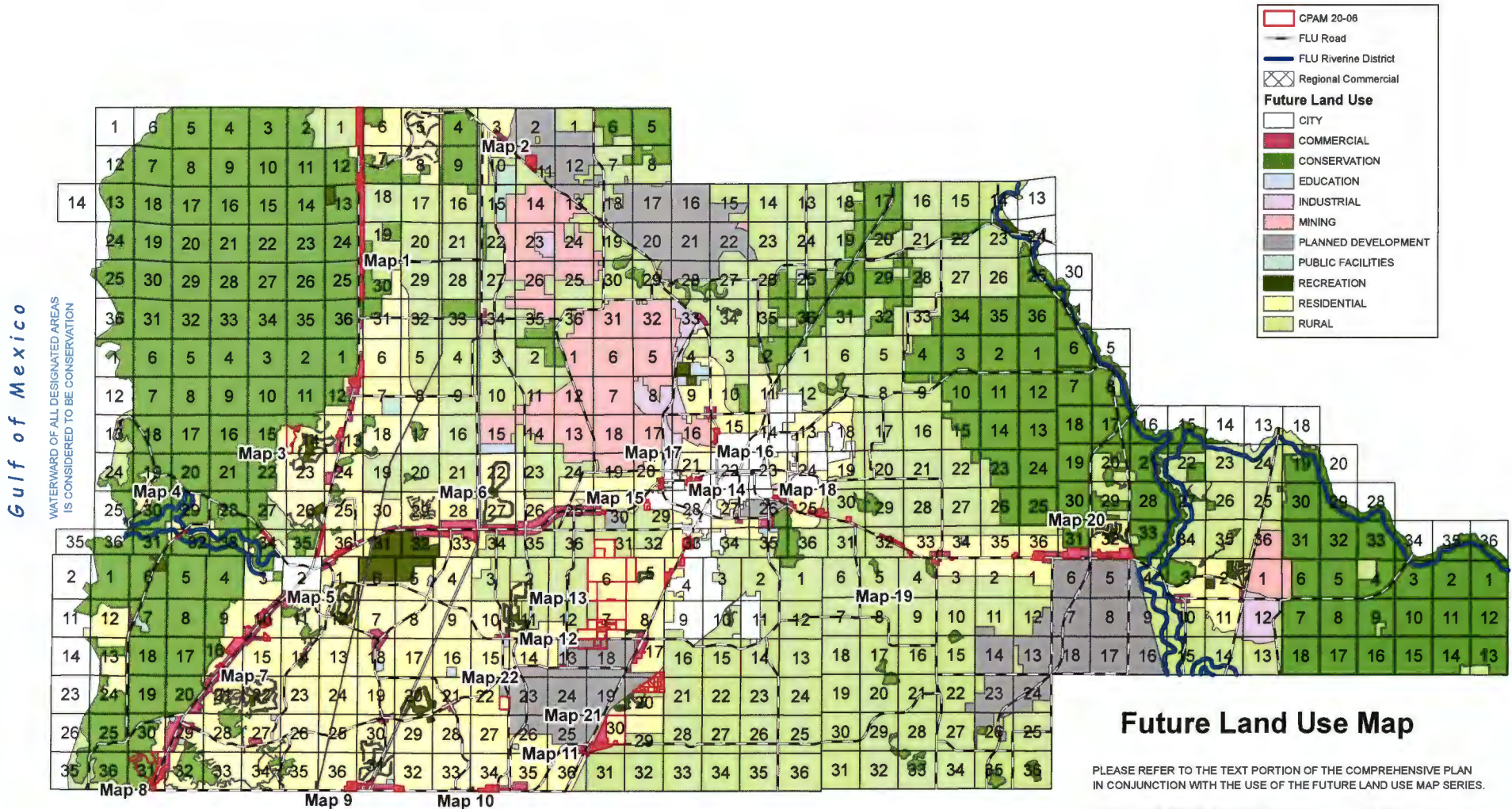


Exhibit A: Adopted Future Land Use Map

Hernando County Comprehensive Plan Map

Proposed Future Land Use CPAM 20-06

Version Date 12/18/2020



CPAM 20-06

- FLU Road
- FLU Riverine District
- Regional Commercial

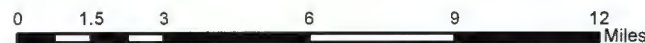
Future Land Use

- 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 WITHLAGOOCHEE RIVERS.



Source: S:\Share\Planning\NewFLU\CompPlan2040\CPAM 2006\CPAM2006_8x11_Proposed.pdf
 Project: S:\Share\Planning\Zoning\NicoleD_Workspace_S\CPAM\CPAM2006\CPAM2006_8x11_Proposed.mxd
 Date of mapping: 02/09/2021



Exhibit A-1: Sector 1 Adopted Future Land Use Maps and Parcel List

Map 1: Future Land Use Map Amendment to Commercial Category

Parcel Key	Owner Name	Proposed FLUM	Existing FLUM	Zoning	Site Address	DOR Code	DOR Description
326604	WHITMAN LARRY B	Commercial	Residential	C1	COMMERCIAL WAY	10	Vacant Commercial
326105	MECCIA VITANTONIO R, MECCIA DANJELA	Commercial	Rural	C1, R1C	COMMERCIAL WAY	0	Vacant Residential
1259881	SEVILLE HOMEOWNERS ASSOC INC	Commercial	Commercial	C2	SEVILLE PKWY	9	Residential Common Areas
63674	MORRISON IDA TRUSTEE	Commercial	Residential	C2	COMMERCIAL WAY	10	Vacant Commercial
684959	ORDUY FERNANDO, ORDUY NICOLAS, ORDUY	Commercial	Residential	C2	NICASIO JAY AVE	10	Vacant Commercial
684940	ORDUY FERNANDO, ORDUY NICOLAS, ORDUY	Commercial	Residential	C2	NICASIO JAY AVE	10	Vacant Commercial
692566	WILLIAMS ROY, WILLIAMS DIANA	Commercial	Residential	C2	NECKLACE WARBLER AVE	10	Vacant Commercial
692584	ROBINSON EFIMIA M	Commercial	Residential	C2	NECKLACE WARBLER AVE	10	Vacant Commercial
63692	THORNTON JEROLENE L LIFE ESTATE	Commercial	Commercial	C2	NECKLACE WARBLER AVE	10	Vacant Commercial
554929	SAHAR-MAHJOOR GHULAM	Commercial	Residential	C2	NECKLACE WARBLER AVE	10	Vacant Commercial
684968	ORDUY FERNANDO, ORDUY NICOLAS, ORDUY	Commercial	Residential	C2	NICASIO JAY AVE	10	Vacant Commercial
692227	AIR SOURCE COOLING AND HEATING LLC	Commercial	Commercial	C2	NECKLACE WARBLER AVE	10	Vacant Commercial
692548	ELLORENCO CONCHITA R	Commercial	Residential	C2	NECKLACE WARBLER AVE	10	Vacant Commercial
490917	SPECTRASITE COMMUNICATIONS LLC	Commercial	Residential	C2	NECKLACE WARBLER AVE	10	Vacant Commercial
684879	OVSIANIK JAMES M TTEE, OVSIANIK TERRY	Commercial	Residential	C2	NICASIO JAY AVE	10	Vacant Commercial
684977	ORDUY AGUIAR MATEO S ETAL	Commercial	Residential	C2	NICASIO JAY AVE	10	Vacant Commercial
684986	ORDUY AGUIAR MATEO S ET AL	Commercial	Residential	C2	NICASIO JAY AVE	10	Vacant Commercial
685306	DEVITO SABATO JR, DEVITO DENISE	Commercial	Commercial	C2	NICASIO JAY AVE	10	Vacant Commercial
685351	ROOF USA LLC	Commercial	Commercial	C2	NECKLACE WARBLER AVE	10	Vacant Commercial
685379	TERSILLO THOMAS, TERSILLO FRANCISCO M	Commercial	Commercial	C2	NICASIO JAY AVE	10	Vacant Commercial
685388	TERSILLO ANTHONY, TERSILLO PETRINA	Commercial	Commercial	C2	NECKLACE WARBLER AVE	10	Vacant Commercial
685397	CALDARELLI EUGENIO, CALDARELLI ANN F	Commercial	Commercial	C2	NICASIO JAY AVE	10	Vacant Commercial
692209	PACKER MARIE J TR	Commercial	Commercial	C2	NECKLACE WARBLER AVE	10	Vacant Commercial
692218	AIR SOURCE COOLING AND HEATING LLC	Commercial	Commercial	C2	NECKLACE WARBLER AVE	10	Vacant Commercial
692780	BUNGE JOHN A TTEE	Commercial	Commercial	C2	NICASIO JAY AVE	10	Vacant Commercial
692799	BUNGE JOHN A TTEE	Commercial	Commercial	C2	NECKLACE WARBLER AVE	10	Vacant Commercial
692806	CORREIA GRACE, DESARIO JOSEPH	Commercial	Commercial	C2	NICASIO JAY AVE	10	Vacant Commercial
607971	ANDRES FILMER	Commercial	Residential	C2	NECKLACE WARBLER AVE	10	Vacant Commercial
684897	KRING ELAINE DASKAROLIS, TOMARAS STAVRIA	Commercial	Residential	C2	NICASIO JAY AVE	10	Vacant Commercial
685075	BLUE GEM LLC TTEE	Commercial	Commercial	C2	NECKLACE WARBLER AVE	10	Vacant Commercial
685084	JEFF COPELAND SURVEYING INC	Commercial	Commercial	C2	NECKLACE WARBLER AVE	10	Vacant Commercial
685217	ROYAL PROPERTIES LLC LAND TR	Commercial	Commercial	C2	NICASIO JAY AVE	10	Vacant Commercial
685262	TRAMMELL KENNETH C, TRAMMELL CONNIE A	Commercial	Commercial	C2	NECKLACE WARBLER AVE	10	Vacant Commercial
685280	TRAMMELL KENNETH C, TRAMMELL CONNIE A	Commercial	Commercial	C2	NECKLACE WARBLER AVE	10	Vacant Commercial
692977	ELLORENCO CONCHITA R MD	Commercial	Residential	C2	NICASIO JAY AVE	10	Vacant Commercial
692174	NECKLACE WARBLER LAND TRUST	Commercial	Commercial	C2	NECKLACE WARBLER AVE	10	Vacant Commercial
692487	SPECTRASITE COMMUNICATIONS LLC	Commercial	Residential	C2	NECKLACE WARBLER AVE	10	Vacant Commercial
692842	CHETTY RAJU, CHETTY VIMALABAI	Commercial	Commercial	C2	NICASIO JAY AVE	10	Vacant Commercial
692851	PACKER MARIE J TR	Commercial	Commercial	C2	NECKLACE WARBLER AVE	10	Vacant Commercial
692860	PACKER MARIE J TR	Commercial	Commercial	C2	NICASIO JAY AVE	10	Vacant Commercial
692879	GAETANI DONATO ESTATE OF	Commercial	Commercial	C2	NECKLACE WARBLER AVE	10	Vacant Commercial
692888	WARE DAVID M, WARE JEREMIAH D	Commercial	Commercial	C2	NICASIO JAY AVE	10	Vacant Commercial
692913	DEVITO SABATO JR, DEVITO DENISE	Commercial	Residential	C2	NECKLACE WARBLER AVE	10	Vacant Commercial
692922	ORDUY GERHARD E	Commercial	Residential	C2	NICASIO JAY AVE	10	Vacant Commercial
692931	AMANDO HOLDINGS INC	Commercial	Residential	C2	NECKLACE WARBLER AVE	10	Vacant Commercial
692940	ORDUY GERHARD E	Commercial	Residential	C2	NICASIO JAY AVE	10	Vacant Commercial

Map 1: Future Land Use Map Amendment to Commercial Category

Parcel Key	Owner Name	Proposed FLUM	Existing FLUM	Zoning	Site Address	DOR Code	DOR Description
692968	ANDRES FILMER	Commercial	Residential	C2	NICASIO JAY AVE	10	Vacant Commercial
997149	SHIVER BETTY JO TTEE	Commercial	Commercial	C2	NECKLACE WARBLER AVE	10	Vacant Commercial
490926	PACKER MARIE J TR	Commercial	Commercial	C2	NECKLACE WARBLER AVE	10	Vacant Commercial
453663	ANTON NICHOLAS P, LIMBERATOS VIVIAN P,	Commercial	Commercial	C2	NECKLACE WARBLER AVE	10	Vacant Commercial
453672	TRAMMELL KENNETH C, TRAMMELL CONNIE A	Commercial	Commercial	C2	NICASIO JAY AVE	10	Vacant Commercial
453690	PINE ISLE ESTATE LLC	Commercial	Commercial	C2	NECKLACE WARBLER AVE	10	Vacant Commercial
453707	ZAREMSKY JEFFREY A TTEE, ZAREMSKY	Commercial	Commercial	C2	NICASIO JAY AVE	10	Vacant Commercial
607980	BRLN LLC	Commercial	Residential	C2	NICASIO JAY AVE	10	Vacant Commercial
685208	LEWIS TOMMY G, LEWIS SUSAN S	Commercial	Commercial	C2	NICASIO JAY AVE	10	Vacant Commercial
685235	VITALE OLGA	Commercial	Commercial	C2	NECKLACE WARBLER AVE	10	Vacant Commercial
692986	ELLORENCO CONCHITA R MD	Commercial	Residential	C2	NECKLACE WARBLER AVE	10	Vacant Commercial
692414	AMIR LEEN ABDEL	Commercial	Commercial	C2	NICASIO JAY AVE	10	Vacant Commercial
692815	XTREME TOWING & RECOVERY LLC	Commercial	Commercial	C2	NICASIO JAY AVE	10	Vacant Commercial
692824	SOOKOO GOORPERSAD, SOOKOO SUMATEE S	Commercial	Commercial	C2	NICASIO JAY AVE	10	Vacant Commercial
692833	NATARAJAN RAJKUMAR LIFE ESTATE, RAJKUMAR	Commercial	Commercial	C2	NICASIO JAY AVE	10	Vacant Commercial
692897	WARE DAVID M, WARE JEREMIAH D	Commercial	Commercial	C2	NECKLACE WARBLER AVE	10	Vacant Commercial
63683	ATANAT BENJAMIN R	Commercial	Residential	C2	NICASIO JAY AVE	10	Vacant Commercial
490908	ARROYO EDGAR, CASCANTE HELVETIA	Commercial	Commercial	C2	NICASIO JAY AVE	10	Vacant Commercial
1259872	NEW SEVILLE 2011 DEVELOPMENT LLC	Commercial	Commercial	C2	NECKLACE WARBLER AVE	10	Vacant Commercial
1259890	NEW SEVILLE 2011 DEVELOPMENT LLC	Commercial	Conservation	C2	NECKLACE WARBLER AVE	10	Vacant Commercial
685342	MIGNOLI JOSEPH A TTEE, MIGNOLI SUSAN M	Commercial	Commercial	C2	17300 NICASIO JAY AVE	17	Office Buildings
685244	AJH WEST COAST LLC	Commercial	Commercial	C2	NICASIO JAY AVE	17	Office Buildings
685324	MIGNOLI JOSEPH A TTEE, MIGNOLI SUSAN M	Commercial	Commercial	C2	17309 NECKLACE WARBLER AVE	48	Warehouse/Distribution
685066	ROOF US (DELAWARE) LLC	Commercial	Commercial	C2	NECKLACE WARBLER AVE	48	Warehouse/Distribution
692959	AIR SOURCE COOLING & HEATING LLC	Commercial	Residential	C2	17040 NICASIO JAY AVE	48	Warehouse/Distribution
453654	SOUTHWEST FLA W M D	Commercial	Conservation	C2	NECKLACE WARBLER AVE	87	State Ownership
684904	SOUTHWEST FLA W M D	Commercial	Residential	C2	NICASIO JAY AVE	87	State Ownership
684913	SOUTHWEST FLA W M D	Commercial	Residential	C2	NICASIO JAY AVE	87	State Ownership
684922	SOUTHWEST FLA W M D	Commercial	Residential	C2	NICASIO JAY AVE	87	State Ownership
1386217	SOUTHWEST FLA W M D	Commercial	Conservation	C2	SEVILLE PKWY	87	State Ownership
692183	SOUTHWEST FLA W M D	Commercial	Conservation	C2	NECKLACE WARBLER AVE	87	State Ownership
692192	SOUTHWEST FLA W M D	Commercial	Conservation	C2	NECKLACE WARBLER AVE	87	State Ownership
692904	SOUTHWEST FLA W M D	Commercial	Residential	C2	NICASIO JAY AVE	87	State Ownership
1259863	NEW SEVILLE 2011 DEVELOPMENT LLC	Commercial	Commercial	CPDP	SEVILLE PKWY	0	Vacant Residential
326917	ARCADIA US19-16 LLC	Commercial	Residential	CPDP	COMMERCIAL WAY	54	Timberland
1353608	DUONG HUE THI	Commercial	Commercial	CPDP	COMMERCIAL WAY	54	Timberland
326971	DUONG HUE THI	Commercial	Residential	CPDP	COMMERCIAL WAY	54	Timberland
877787	DUONG HUE THI	Commercial	Residential	CPDP	COMMERCIAL WAY	54	Timberland
857139	DUONG HUE THI	Commercial	Residential	CPDP	COMMERCIAL WAY	54	Timberland
327006	HERNANDO COUNTY	Commercial	Commercial	CPDP	COMMERCIAL WAY	80	Vacant Governmental
1403957	SOUTH TAMPA TRUST LLC	Commercial	Residential	CPDP	COMMERCIAL WAY	91	Utilities/Communications
1353617	ARCADIA US19-16 LLC	Commercial	Residential	CPDP	COMMERCIAL WAY	99	Unclassified
326374	TIITF/GFWFC	Commercial	Conservation	CV	COMMERCIAL WAY	82	Forest/Parks/Recreational
1143248	SOUTHWEST FLA W M D	Commercial	Residential	CV	COMMERCIAL WAY	87	State Ownership
326506	TIITF/GFWFC	commercial	rural	CV, R1C	COMMERCIAL WAY	82	Forest/Parks/Recreational
1487359	STATE OF FLORIDA D O T	Commercial	Rural	Not Classified	COMMERCIAL WAY	94	ROW/Streets/Roads

Map 1: Future Land Use Map Amendment to Commercial Category

Parcel Key	Owner Name	Proposed FLUM	Existing FLUM	Zoning	Site Address	DOR Code	DOR Description
1639178	HERNANDO COUNTY	Commercial	Commercial	Not Classified	NICASIO JAY AVE	94	ROW/Streets/Roads
1259854	HERNANDO COUNTY	Commercial	Commercial	Not Classified	SEVILLE PKWY	94	ROW/Streets/Roads
1488303	HERNANDO COUNTY	Commercial	Rural	Not Classified	ZEBRAFINCH AVE	94	ROW/Streets/Roads
1488349	HERNANDO COUNTY	Commercial	Residential	Not Classified	YELLOW HAMMER RD	94	ROW/Streets/Roads
1639187	HERNANDO COUNTY	Commercial	Residential	Not Classified	THRASHER AVE	94	ROW/Streets/Roads
1639276	HERNANDO COUNTY	Commercial	Residential	Not Classified	KNUCKEY RD	94	ROW/Streets/Roads
1524764	STATE OF FLORIDA D O T	Commercial	Residential	Not Classified	COMMERCIAL WAY	94	ROW/Streets/Roads
1524773	STATE OF FLORIDA D O T	Commercial	Residential	Not Classified	COMMERCIAL WAY	94	ROW/Streets/Roads
676389	MARJONCU JONEL	Commercial	Residential	PDP(GC)	NECKLACE WARBLER AVE	10	Vacant Commercial
676343	MARJONCU JONEL	Commercial	Residential	PDP(GC)	NECKLACE WARBLER AVE	10	Vacant Commercial
676405	MARJONCU JONEL	Commercial	Residential	PDP(GC)	NECKLACE WARBLER AVE	10	Vacant Commercial
676423	LEE SHARON C TTEE	Commercial	Residential	PDP(GC)	NECKLACE WARBLER AVE	10	Vacant Commercial
326588	TOCCO JOSEPH, TOCCO JACK ESTATE OF	commercial	rural	PDP(HC)	COMMERCIAL WAY	10	Vacant Commercial
63709	ASPEN DEVELOPMENT OF HERNANDO INC	Commercial	Residential	PDP(HC)	17410 NICASIO JAY AVE	48	Warehouse/Distribution
62595	HARTZELL ROBERT L SR	Commercial	Residential	PDP(NC)	18132 COMMERCIAL WAY	22	Drive-In Restaurants
1585458	NEW SEVILLE 2011 DEVELOPMENT LLC	Commercial	Commercial	PDP(SU)	SEVILLE PKWY	96	DRA/Lift Station
326454	BICKEL TERRY G TTEE	commercial	residential	R1C	COMMERCIAL WAY	0	Vacant Residential
326515	GIBBS B J, GIBBS JUDITH G, GIBBS BRENT J	commercial	rural	R1C	COMMERCIAL WAY	0	Vacant Residential
326436	ROESCH KENNETH M II TTEE, ROESCH ANITA M	commercial	residential	R1C	COMMERCIAL WAY	0	Vacant Residential
326418	WARE DAVID M, WARE JEREMIAH D	commercial	residential	R1C	COMMERCIAL WAY	0	Vacant Residential
326445	ROESCH KENNETH M II TTEE, ROESCH ANITA M	commercial	residential	R1C	COMMERCIAL WAY	0	Vacant Residential
326383	JAYCOX DALE, JAYCOX KAREN	commercial	residential	R1C	COMMERCIAL WAY	0	Vacant Residential
326409	ROESCH KENNETH M II TTEE, ROESCH ANITA M	commercial	residential	R1C	COMMERCIAL WAY	0	Vacant Residential
618736	ATANAT BENJAMIN R	Commercial	Rural	R1C	COMMERCIAL WAY	0	Vacant Residential
483532	HOLTZ RANDALL, HOLTZ CAROL A	Commercial	Residential	R1C	COMMERCIAL WAY	0	Vacant Residential
618344	BENEVENTO LAWRENCE	Commercial	Rural	R1C	COMMERCIAL WAY	0	Vacant Residential
618692	CRISTIANO MARIA	Commercial	Rural	R1C	PARAKEET RD	0	Vacant Residential
676272	SAFFELL JAMES T	Commercial	Residential	R1C	NECKLACE WARBLER AVE	0	Vacant Residential
634898	KOSLOWSKI KASEY	Commercial	Residential	R1C	COMMERCIAL WAY	0	Vacant Residential
618380	HENRY THOMAS L, SCLAFANI ROSARIO A	Commercial	Rural	R1C	COMMERCIAL WAY	0	Vacant Residential
326141	WARREN ANGELA TTEE	Commercial	Rural	R1C	COMMERCIAL WAY	0	Vacant Residential
608346	POWELL GARY J, POWELL SANDRA J	Commercial	Rural	R1C	COMMERCIAL WAY	0	Vacant Residential
326178	QURESHI ZAHID A, ANJUM FARIHA	Commercial	Rural	R1C	COMMERCIAL WAY	0	Vacant Residential
618629	FROMHOLD MARK J	Commercial	Rural	R1C	PARAKEET RD	0	Vacant Residential
633425	SALVETTI WAYNE, SALVETTI PAMELA	Commercial	Residential	R1C	COMMERCIAL WAY	0	Vacant Residential
608364	ZYWNO WACLAW, ZYWNO BARBARA	Commercial	Rural	R1C	COMMERCIAL WAY	0	Vacant Residential
633390	RENSCH R E	Commercial	Residential	R1C	COMMERCIAL WAY	0	Vacant Residential
608355	POWELL GARY J, POWELL SANDRA J	Commercial	Rural	R1C	COMMERCIAL WAY	0	Vacant Residential
608373	ZYWNO WACLAW, ZYWNO BARBARA	Commercial	Rural	R1C	COMMERCIAL WAY	0	Vacant Residential
483523	CORDANO ANTHONY	Commercial	Residential	R1C	COMMERCIAL WAY	0	Vacant Residential
62363	LONGOBARDI SALVATORE, LONGOBARDI JUDITH	Commercial	Residential	R1C	COMMERCIAL WAY	0	Vacant Residential
618406	NICHOLS FRANK H, NICHOLS MARCIA L	Commercial	Rural	R1C	COMMERCIAL WAY	0	Vacant Residential
634825	WYNNS MARY L TTEE, HIRSCHLER JANICE J	Commercial	Residential	R1C	COMMERCIAL WAY	0	Vacant Residential
618308	BENEVENTO LAWRENCE	Commercial	Rural	R1C	COMMERCIAL WAY	0	Vacant Residential
634790	CORDANO ANTHONY	Commercial	Residential	R1C	COMMERCIAL WAY	0	Vacant Residential
449009	BENEVENTO LAWRENCE	Commercial	Rural	R1C	COMMERCIAL WAY	0	Vacant Residential

Map 1: Future Land Use Map Amendment to Commercial Category

Parcel Key	Owner Name	Proposed FLUM	Existing FLUM	Zoning	Site Address	DOR Code	DOR Description
618665	WHEELER WILLIAM	Commercial	Rural	R1C	PARAKEET RD	0	Vacant Residential
676325	SAFFELL JAMES T P A	Commercial	Residential	R1C	NECKLACE WARBLER AVE	0	Vacant Residential
618647	ON THE SLOPE LLC	Commercial	Rural	R1C	PARAKEET RD	0	Vacant Residential
676281	PELEGRINI MICHAEL TTEE	Commercial	Residential	R1C	NECKLACE WARBLER AVE	0	Vacant Residential
595895	NICHOLS GLADYS	Commercial	Residential	R1C	COMMERCIAL WAY	0	Vacant Residential
449018	BENEVENTO LAWRENCE	Commercial	Rural	R1C	COMMERCIAL WAY	0	Vacant Residential
483471	GIUNTOLI YVONNE	Commercial	Rural	R1C	PARAKEET RD	0	Vacant Residential
618718	CRISTIANO MARIA	Commercial	Rural	R1C	PARAKEET RD	0	Vacant Residential
618638	HETZEL MICHELE D	Commercial	Rural	R1C	PARAKEET RD	0	Vacant Residential
449269	PELEGRINI MICHAEL TTEE	Commercial	Residential	R1C	NECKLACE WARBLER AVE	0	Vacant Residential
634601	SNYDER MICHAEL, SNYDER JULIANA	Commercial	Residential	R1C	COMMERCIAL WAY	0	Vacant Residential
610146	TRILLIUM HOLDINGS LLC	Commercial	Rural	R1C	PARAKEET RD	0	Vacant Residential
633611	CONRAD CONNIE M TTEE	Commercial	Residential	R1C	COMMERCIAL WAY	0	Vacant Residential
608426	LONGLEY SYLVIA J	Commercial	Rural	R1C	COMMERCIAL WAY	0	Vacant Residential
635021	BENEVENTO LAWRENCE	Commercial	Residential	R1C	COMMERCIAL WAY	0	Vacant Residential
618433	SANTIAGO NOELIA	Commercial	Rural	R1C	PARAKEET RD	0	Vacant Residential
635012	WEHNER RICHARD W, JULIANO JAMES, GRILLO	Commercial	Residential	R1C	COMMERCIAL WAY	0	Vacant Residential
634852	VENUTI JOSEPH A, VENUTI DEBORAH M,	Commercial	Residential	R1C	COMMERCIAL WAY	0	Vacant Residential
618326	BENEVENTO LAWRENCE	Commercial	Rural	R1C	COMMERCIAL WAY	0	Vacant Residential
608293	THOMPSON BRENDA, THOMPSON MAUREEN	Commercial	Rural	R1C	COMMERCIAL WAY	0	Vacant Residential
608328	FINO JULIUS EST OF	Commercial	Rural	R1C	COMMERCIAL WAY	0	Vacant Residential
62336	AMANDO HOLDINGS INC	Commercial	Residential	R1C	ZEBRAFINCH AVE	0	Vacant Residential
62112	AUTO BUSTERS INC	Commercial	Rural	R1C	PARAKEET RD	0	Vacant Residential
608391	BLACKWELL GARY L	Commercial	Rural	R1C	COMMERCIAL WAY	0	Vacant Residential
618727	LINDIAKOS ELEFTHERIOS	Commercial	Rural	R1C	COMMERCIAL WAY	0	Vacant Residential
554509	AMANDO HOLDINGS INC	Commercial	Residential	R1C	NECKLACE WARBLER AVE	0	Vacant Residential
608337	ALLAF FAMILY HOLDINGS LTD	Commercial	Rural	R1C	COMMERCIAL WAY	0	Vacant Residential
449027	SODERBERG DANIEL R TTEE	Commercial	Rural	R1C	COMMERCIAL WAY	0	Vacant Residential
634870	LEAVINE CYNTHIA A	Commercial	Residential	R1C	COMMERCIAL WAY	0	Vacant Residential
618362	PEZZA NICHOLAS, PEZZA JOHN	Commercial	Rural	R1C	COMMERCIAL WAY	0	Vacant Residential
449081	BROWN CHARLES R, ANDERSON THOMAS N	Commercial	Residential	R1C	COMMERCIAL WAY	0	Vacant Residential
618228	MAGLIULO MICHAEL	Commercial	Rural	R1C	COMMERCIAL WAY	0	Vacant Residential
634406	TRANCHINA TONY, TRANCHINO SALVATOR,	Commercial	Residential	R1C	COMMERCIAL WAY	0	Vacant Residential
610066	MEDEIROS JAMES O TTEE	Commercial	Rural	R1C	PARAKEET RD	0	Vacant Residential
483426	RODRIGUEZ SUSAN TTEE	Commercial	Rural	R1C	COMMERCIAL WAY	0	Vacant Residential
634530	PVT INVESTMENTS LCC	Commercial	Residential	R1C	COMMERCIAL WAY	0	Vacant Residential
610119	WALKER EDWARD T	Commercial	Rural	R1C	PARAKEET RD	0	Vacant Residential
635003	WEHNER RICHARD W, JULIANO JAMES, GRILLO	Commercial	Residential	R1C	COMMERCIAL WAY	0	Vacant Residential
610100	THOMPSON BRENDA, THOMPSON MAUREEN	Commercial	Rural	R1C	PARAKEET RD	0	Vacant Residential
633274	HO TRINH, HO HOA	Commercial	Residential	R1C	COMMERCIAL WAY	0	Vacant Residential
608319	MUNDY DENNIS	Commercial	Rural	R1C	COMMERCIAL WAY	0	Vacant Residential
633247	HO TRINH, HO HOA	Commercial	Residential	R1C	COMMERCIAL WAY	0	Vacant Residential
608300	KIERZYNSKI MICHAEL, KIERZYNSKI GLORIA	Commercial	Rural	R1C	COMMERCIAL WAY	0	Vacant Residential
618567	MECCIA VITANTONIO R, MECCIA DANJELA	Commercial	Rural	R1C	PARAKEET RD	0	Vacant Residential
633210	LACHANCE LAWRENCE M	Commercial	Residential	R1C	COMMERCIAL WAY	0	Vacant Residential
618273	MAGLIULO MICHAEL	Commercial	Rural	R1C	COMMERCIAL WAY	0	Vacant Residential

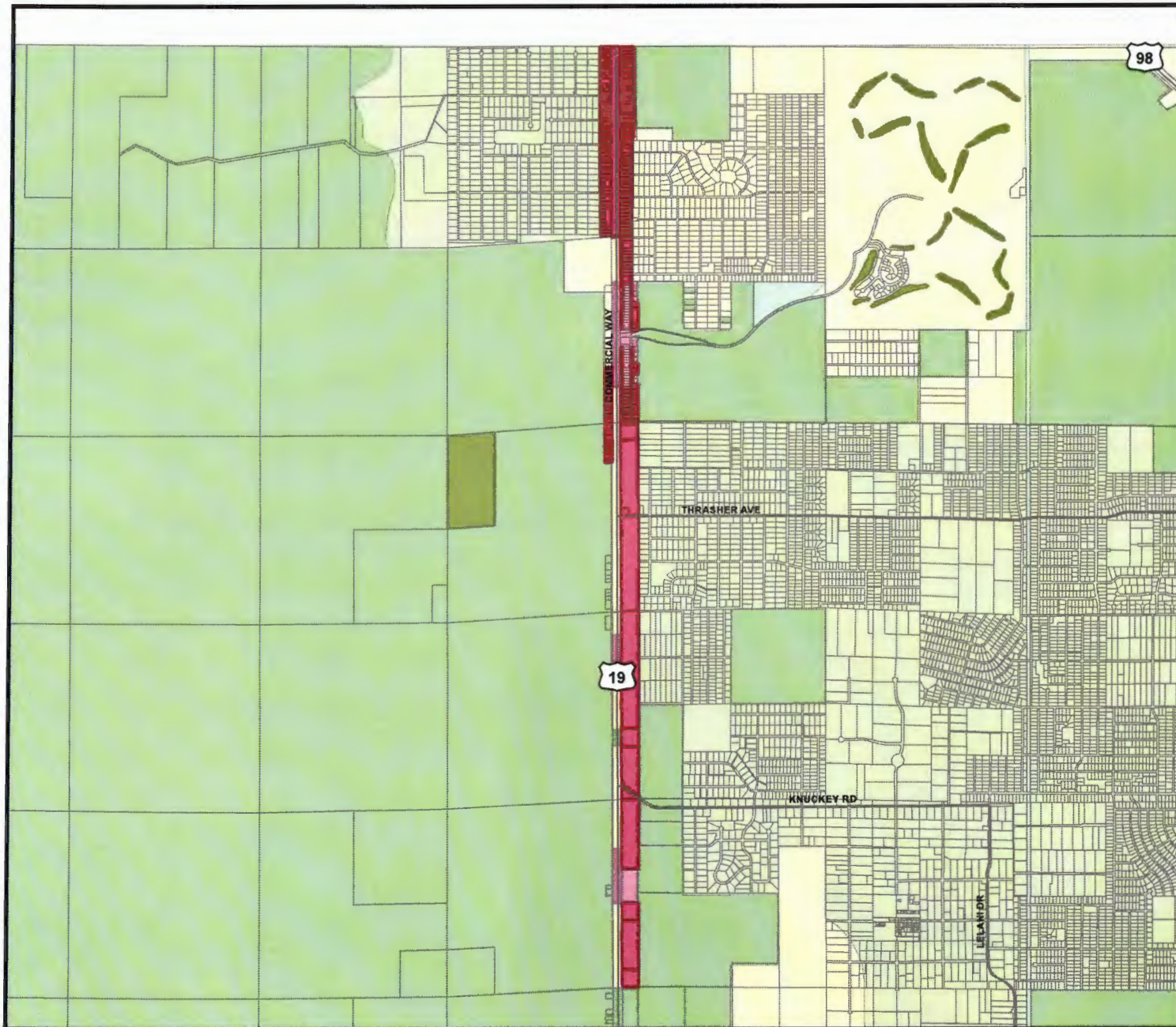
Map 1: Future Land Use Map Amendment to Commercial Category

Parcel Key	Owner Name	Proposed FLUM	Existing FLUM	Zoning	Site Address	DOR Code	DOR Description
483462	MAGLIULO MICHAEL	Commercial	Rural	R1C	COMMERCIAL WAY	0	Vacant Residential
634558	PVT INVESTMENTS LCC	Commercial	Residential	R1C	COMMERCIAL WAY	0	Vacant Residential
610128	TRILLIUM HOLDINGS LLC	Commercial	Rural	R1C	PARAKEET RD	0	Vacant Residential
62354	BISCOTTO JOSEPH A	Commercial	Residential	R1C	COMMERCIAL WAY	0	Vacant Residential
62176	MAGLIULO MICHAEL	Commercial	Rural	R1C	PARAKEET RD	0	Vacant Residential
608382	MATHIAS ARNOLD, MATHIAS BARBARA	Commercial	Rural	R1C	COMMERCIAL WAY	0	Vacant Residential
634460	ATANAT BENJAMIN R	Commercial	Residential	R1C	COMMERCIAL WAY	0	Vacant Residential
610075	PINEIRO ALBERT	Commercial	Rural	R1C	PARAKEET RD	0	Vacant Residential
634433	SY GUAT JR, SY DIONISIA	Commercial	Residential	R1C	COMMERCIAL WAY	0	Vacant Residential
554787	VUONG NGUYEN H T, YOUNG QUAN M	Commercial	Rural	R1C	PARAKEET RD	0	Vacant Residential
610057	CORREA RALPH F	Commercial	Rural	R1C	PARAKEET RD	0	Vacant Residential
62345	SCARANTINO FRANK, TRANCHINA TONY,	Commercial	Residential	R1C	COMMERCIAL WAY	0	Vacant Residential
610048	VESZ PETER	Commercial	Rural	R1C	PARAKEET RD	0	Vacant Residential
635067	CORDANO ANTHONY	Commercial	Residential	R1C	COMMERCIAL WAY	0	Vacant Residential
618460	ANGHAD SOAMNAUTH, ANGHAD NIANAWATTIE	Commercial	Rural	R1C	PARAKEET RD	0	Vacant Residential
326123	KOKOLAKIS JOHN TTEE, KOKOLAKIS PAGONA	Commercial	Rural	R1C	COMMERCIAL WAY	0	Vacant Residential
483435	MUNDY DENNIS	Commercial	Rural	R1C	COMMERCIAL WAY	0	Vacant Residential
608417	VESZ PETER	Commercial	Rural	R1C	COMMERCIAL WAY	0	Vacant Residential
633595	BASSALI MAURICE, BASSALI MARGUERITTE	Commercial	Residential	R1C	COMMERCIAL WAY	0	Vacant Residential
448901	KAPLAN LAW FIRM PL TTEE, KANOOR	Commercial	Rural	R1C	COMMERCIAL WAY	0	Vacant Residential
634576	SNYDER MICHAEL, SNYDER JULIANA	Commercial	Residential	R1C	COMMERCIAL WAY	0	Vacant Residential
610137	TRILLIUM HOLDINGS LLC	Commercial	Rural	R1C	PARAKEET RD	0	Vacant Residential
618549	MECCIA VITANTONIO R, MECCIA DANJELA	Commercial	Rural	R1C	PARAKEET RD	0	Vacant Residential
633960	CHICHESTER MICHAEL R	Commercial	Residential	R1C	COMMERCIAL WAY	0	Vacant Residential
448992	ETTER THALIA	Commercial	Rural	R1C	PARAKEET RD	0	Vacant Residential
634031	KHOT ANJANA	Commercial	Residential	R1C	COMMERCIAL WAY	0	Vacant Residential
610020	DUPREY DANIEL K	Commercial	Rural	R1C	PARAKEET RD	0	Vacant Residential
633997	CHICHESTER MICHAEL R	Commercial	Residential	R1C	COMMERCIAL WAY	0	Vacant Residential
610011	BROWN WILLIAM P, BROWN SHIRLEY A	Commercial	Rural	R1C	PARAKEET RD	0	Vacant Residential
634353	SCARANTINO FRANK, TRANCHINA TONY,	Commercial	Residential	R1C	COMMERCIAL WAY	0	Vacant Residential
635030	SANABRIA JORGE O	Commercial	Residential	R1C	COMMERCIAL WAY	0	Vacant Residential
618442	ANGHAD SOAMNAUTH, ANGHAD NIANAWATTIE	Commercial	Rural	R1C	PARAKEET RD	0	Vacant Residential
483541	YEPREMIAN SARKIS, YEPREMIAN ARDEMIS	Commercial	Residential	R1C	COMMERCIAL WAY	0	Vacant Residential
618503	ANGHAD SOAMNAUTH, ANGHAD NIANAWATTIE	Commercial	Rural	R1C	PARAKEET RD	0	Vacant Residential
61792	THOMPSON BRENDA, THOMPSON MAUREEN	Commercial	Rural	R1C	COMMERCIAL WAY	0	Vacant Residential
634503	MENDEZ ADRIAN L ROMAN	Commercial	Residential	R1C	COMMERCIAL WAY	0	Vacant Residential
610093	FORMENTO VIRGINIA L TTEE	Commercial	Rural	R1C	PARAKEET RD	0	Vacant Residential
634488	H & L INVESTMENTS INC	Commercial	Residential	R1C	COMMERCIAL WAY	0	Vacant Residential
610084	FORMENTO VIRGINIA L TTEE	Commercial	Rural	R1C	PARAKEET RD	0	Vacant Residential
326089	KOKOLAKIS JOHN TTEE, KOKOLAKIS PAGONA	Commercial	Rural	R1C	COMMERCIAL WAY	0	Vacant Residential
635094	YOUNGER CHRISTOPHER C	Commercial	Residential	R1C	COMMERCIAL WAY	0	Vacant Residential
618488	ANGHAD SOAMNAUTH, ANGHAD NIANAWATTIE	Commercial	Rural	R1C	PARAKEET RD	0	Vacant Residential
633470	REESE ROBERT O TRUSTEE, REESE JOYCE E	Commercial	Residential	R1C	COMMERCIAL WAY	0	Vacant Residential
618424	PRESNO LLC	Commercial	Rural	R1C	PARAKEET RD	0	Vacant Residential
326169	KOKOLAKIS JOHN TTEE, KOKOLAKIS PAGONA	Commercial	Rural	R1C	COMMERCIAL WAY	0	Vacant Residential
634077	DIAZ ROBERT	Commercial	Residential	R1C	COMMERCIAL WAY	0	Vacant Residential

Map 1: Future Land Use Map Amendment to Commercial Category

Parcel Key	Owner Name	Proposed FLUM	Existing FLUM	Zoning	Site Address	DOR Code	DOR Description
610039	VESZ PETER	Commercial	Rural	R1C	PARAKEET RD	0	Vacant Residential
618601	FROMHOLD MARK J	Commercial	Rural	R1C	PARAKEET RD	0	Vacant Residential
583336	CHETTY RAJU, CHETTY VIMALABAL	Commercial	Residential	R1C	NECKLACE WARBLER AVE	0	Vacant Residential
326132	CATTLEMENS LIVESTOCK	Commercial	Rural	R1C	COMMERCIAL WAY	0	Vacant Residential
618585	MECCIA VITANTONIO R, MECCIA DANJELA	Commercial	Rural	R1C	PARAKEET RD	0	Vacant Residential
676263	CHETTY RAJU, CHETTY VIMALABAI	Commercial	Residential	R1C	NECKLACE WARBLER AVE	0	Vacant Residential
895758	DUONG HUE THI	Commercial	Residential	R1C	COMMERCIAL WAY	54	Timberland
326472	TIITF/GFWFC	commercial	rural	R1C	COMMERCIAL WAY	82	Forest/Parks/Recreational
1357597	TIITF	commercial	rural	R1C	COMMERCIAL WAY	87	State Ownership
326640	TIITF/FWCC	commercial	rural	R1C	COMMERCIAL WAY	87	State Ownership
326551	TIITF	commercial	rural	R1C	COMMERCIAL WAY	87	State Ownership
326392	TIITF/FWCC, CHASSAHOWITZKA WILDLIFE	commercial	residential	R1C	COMMERCIAL WAY	87	State Ownership
326560	TIITF/GFWFC	commercial	rural	R1C	COMMERCIAL WAY	87	State Ownership
326524	TIITF/FWCC, CHASSAHOWITZKA WILDLIFE	commercial	residential	R1C	COMMERCIAL WAY	87	State Ownership
633363	SOUTHWEST FLA W M D	Commercial	Residential	R1C	COMMERCIAL WAY	87	State Ownership
633434	SOUTHWEST FLA W M D	Commercial	Residential	R1C	COMMERCIAL WAY	87	State Ownership
633176	SOUTHWEST FLA W M D	Commercial	Residential	R1C	COMMERCIAL WAY	87	State Ownership
633309	SOUTHWEST FLA W M D	Commercial	Residential	R1C	COMMERCIAL WAY	87	State Ownership
633336	SOUTHWEST FLA W M D	Commercial	Residential	R1C	COMMERCIAL WAY	87	State Ownership
676414	SOUTHWEST FLA W M D	Commercial	Residential	R1C	NECKLACE WARBLER AVE	87	State Ownership
634521	SOUTHWEST FLA W M D	Commercial	Residential	R1C	COMMERCIAL WAY	87	State Ownership
633452	SOUTHWEST FLA W M D	Commercial	Residential	R1C	COMMERCIAL WAY	87	State Ownership
633522	SOUTHWEST FLA W M D	Commercial	Residential	R1C	COMMERCIAL WAY	87	State Ownership
633559	SOUTHWEST FLA W M D	Commercial	Residential	R1C	COMMERCIAL WAY	87	State Ownership
62327	SOUTHWEST FLA W M D	Commercial	Residential	R1C	COMMERCIAL WAY	87	State Ownership
633498	SOUTHWEST FLA W M D	Commercial	Residential	R1C	COMMERCIAL WAY	87	State Ownership
1400656	LEVEL 3 COMMUNICATIONS LLC	Commercial	Residential	R1C	COMMERCIAL WAY	91	Utilities/Communications
1353591	TRAN LINH NHAT ET AL	Commercial	Residential	R1C	THRASHER AVE	99	Unclassified
326427	JAYCOX DALE, JAYCOX KAREN	commercial	residential	R1C, C1	COMMERCIAL WAY	10	Vacant Commercial
1163742	SOUTHWEST FLA W M D	Commercial	Conservation	RM	COMMERCIAL WAY	87	State Ownership

Revisions to Hernando County 2040 Future Land Use Map



Not to Scale

FLU	
	CITY
	COMMERCIAL
	CONSERVATION
	EDUCATION
	INDUSTRIAL
	MINING
	PLANNED DEVELOPMENT
	PUBLIC FACILITIES
	RECREATION
	RESIDENTIAL
	RURAL



Date of Mapping: 10/19/2020



Map 1

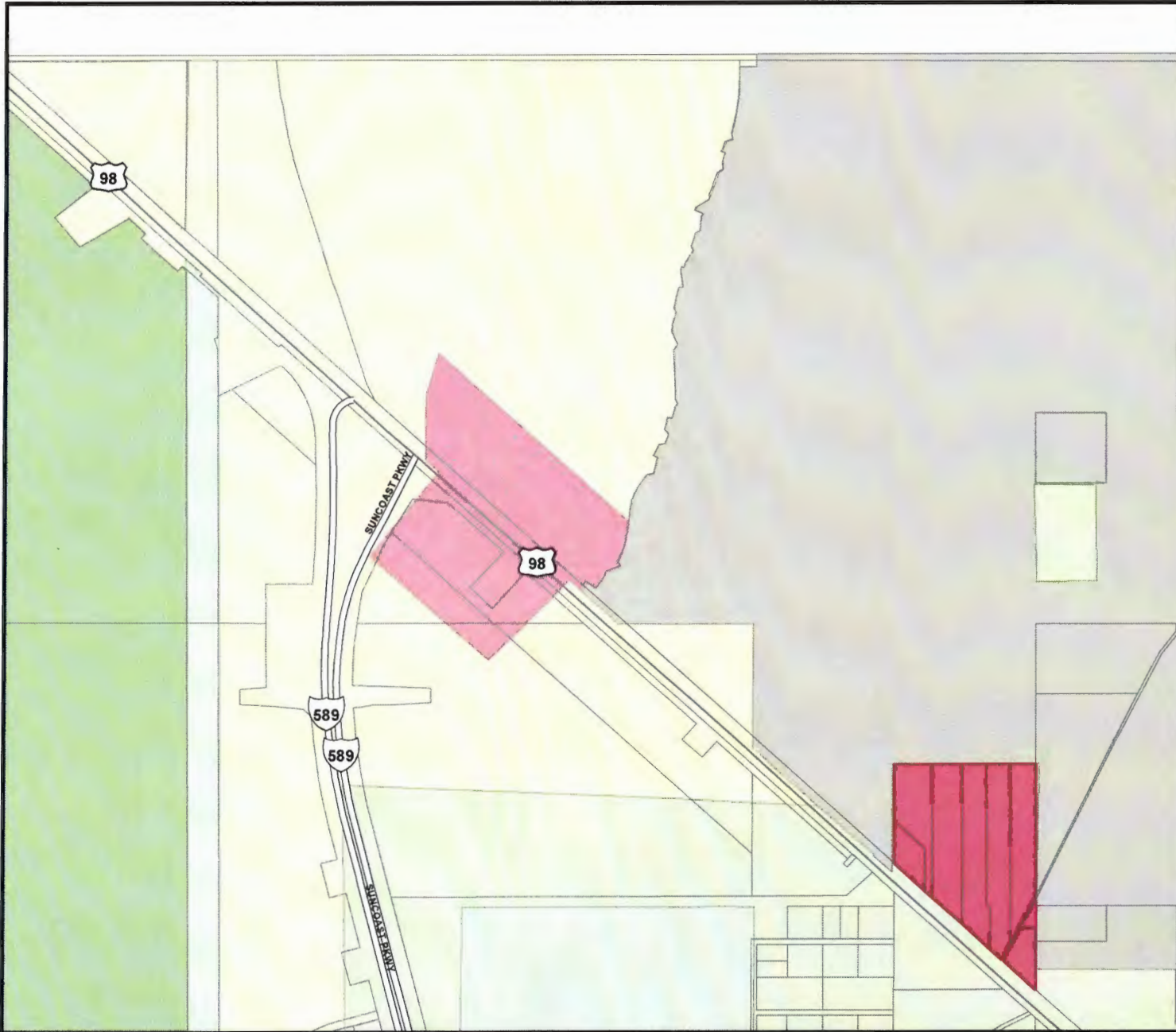
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FLUM Revision Maps\
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Exhibit A-2: Sector 2 Adopted Future Land Use Maps and Parcel List

Map 2: Future Land Use Map Amendment to Commercial Category

Parcel Key	Owner Name	Proposed FLUM	Existing FLUM	Zoning	Site Address	DOR Code	DOR Code Description
716327	CAREY KEVIN F	Commercial	Residential	AG	17402 PONCE DE LEON BLVD	1	Vacant Residential
327578	WATSON EDWIN P JR, WATSON KAREN L	Commercial	Residential	AG	17268 PONCE DE LEON BLVD	2	Single-family residential
327587	CARIDE NICOLE	Commercial	Residential	AG	17320 PONCE DE LEON BLVD	1	Vacant Residential
1140955	SHEA DEREK A	Commercial	Residential	AG	15265 HEBRON CHURCH RD	2	Single-family residential
1140973	GREEN PLAN LLC TTEE OF	Commercial	Residential	AG	15207 HEBRON CHURCH RD	2	Single-family residential
1202335	HARRIS JOSHUA	Commercial	Residential	AG	PONCE DE LEON BLVD	99	Unclassified
327630	GROWE KEITH A, GROWE CHERYL E	Commercial	Residential	AG	15220 HEBRON CHURCH RD	66	Orchard/Groves

Revisions to Hernando County 2040 Future Land Use Map



Not to Scale

FLU	
	CITY
	COMMERCIAL
	CONSERVATION
	EDUCATION
	INDUSTRIAL
	MINING
	PLANNED DEVELOPMENT
	PUBLIC FACILITIES
	RECREATION
	RESIDENTIAL
	RURAL



Date of Mapping: 12/17/2020



Map 2

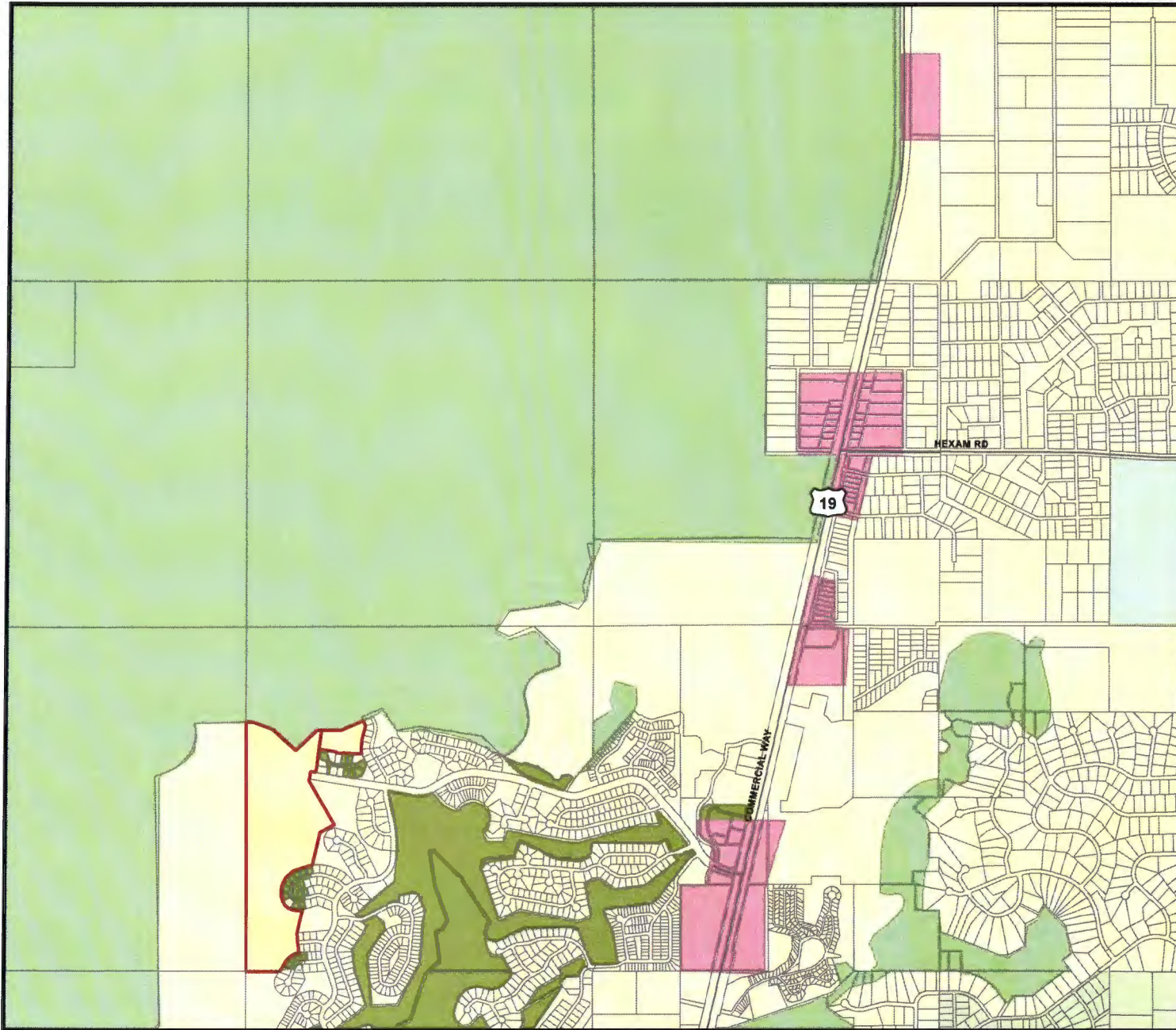
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FLUM Revision Maps\
FLUM_Revisions_Map2

Exhibit A-3: Sector 3 Adopted Future Land Use Maps and Parcel List

Map 3: Future Land Use Map Amendment to Residential Category

Parcel Key	Owner Name	Proposed FLUM	Existing FLUM	Zoning	Site Address	DOR Code	DOR Code Description
1144960	GLEN LAKES PARTNERSHIP	Residential	Recreation	CPDP	WILD BUCK RD	54	Timberland
1459969	GLEN LAKES HOMEOWNERS ASSOC	Residential	Recreation	PDP(SU)	CHARLESTON DR	96	Drainage Retention

Revisions to Hernando County 2040 Future Land Use Map



Not to Scale

FLU	
	CITY
	COMMERCIAL
	CONSERVATION
	EDUCATION
	INDUSTRIAL
	MINING
	PLANNED DEVELOPMENT
	PUBLIC FACILITIES
	RECREATION
	RESIDENTIAL
	RURAL



Date of Mapping: 10/27/2020



Map 3: Res

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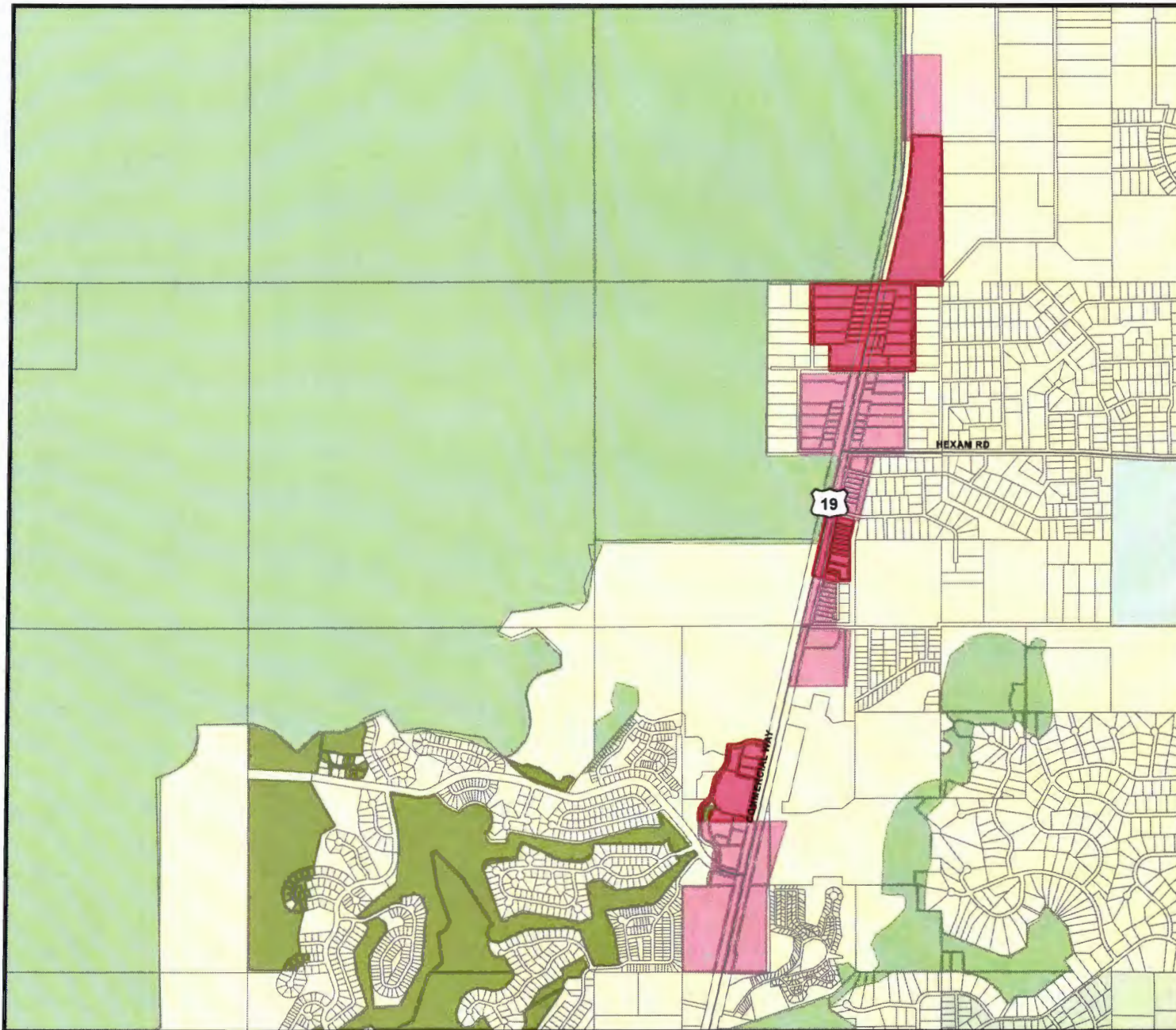
Map 3: Future Land Use Map Amendment to Commercial Category

Parcel Key	Owner Name	Proposed FLUM	Existing FLUM	Zoning	Site Address	DOR Code	DOR Code Description
78720	MAEDER MARSHALL L TRUSTEE, MAEDER	Commercial	Residential	R1A	BEAVERBANK ST	0	Vacant Residential
78739	MAEDER MARSHALL L TRUSTEE, MAEDER	Commercial	Residential	R1A	BEAVERBANK ST	0	Vacant Residential
78604	SALVETTI WAYNE, SALVETTI PAMELA	Commercial	Residential	R1A	COMMERCIAL WAY	0	Vacant Residential
78613	SALVETTI WAYNE, SALVETTI PAMELA	Commercial	Residential	R1A	COMMERCIAL WAY	0	Vacant Residential
78622	GROSS RICHARD	Commercial	Residential	R1A	COMMERCIAL WAY	0	Vacant Residential
78631	GROSS RICHARD	Commercial	Residential	R1A	COMMERCIAL WAY	0	Vacant Residential
78640	D AND C IMPORT-EXPORT INC	Commercial	Residential	R1A	COMMERCIAL WAY	0	Vacant Residential
78659	D AND C IMPORT-EXPORT INC	Commercial	Residential	R1A	COMMERCIAL WAY	0	Vacant Residential
78490	DENKTSIS HELEN, DENKTSIS MICHAEL	Commercial	Residential	R1A	COMMERCIAL WAY	0	Vacant Residential
78436	QURESHI ZAHID A, ANJUM FARIHA	Commercial	Residential	R1A	RICHMOND ST	0	Vacant Residential
78454	DENKTSIS HELEN, DENKTSIS MICHAEL	Commercial	Residential	R1A	RICHMOND ST	0	Vacant Residential
78515	ZAGELBAUM BENJAMIN TTEE, ZAGELBAUM ADELE	Commercial	Residential	R1A	COMMERCIAL WAY	0	Vacant Residential
78542	DENKTSIS MICHAEL, DENKTSIS HELEN	Commercial	Residential	R1A	COMMERCIAL WAY	0	Vacant Residential
78506	DENKTSIS HELEN, DENKTSIS MICHAEL	Commercial	Residential	R1A	COMMERCIAL WAY	0	Vacant Residential
78711	LAURENT SABINE	Commercial	Residential	R1A	11276 BEAVERBANK ST	2	Mobile home
729260	SALAZAR JOHN TTEE, SALAZAR LEANNE TTEE	Commercial	Residential	C2	NICASIO RD	10	Vacant Commercial
741843	WILLIAMS SHIRLEY L	Commercial	Residential	C2	NICASIO RD	10	Vacant Commercial
741852	CASTORIA CARMINE	Commercial	Residential	PDP(HC)	10448 NICASIO RD	10	Vacant Commercial
741870	MARSICANO BRYAN, MARSICANO JOANN	Commercial	Residential	C2	NICASIO RD	10	Vacant Commercial
741889	MARSICANO BRYAN, MARSICANO JOANN	Commercial	Residential	C2	NICASIO RD	10	Vacant Commercial
742021	LAKE HIDEAWAY TRUST	Commercial	Residential	CPDP	NEEDHAM CT	10	Vacant Commercial
741914	LAKE HIDEAWAY TRUST	Commercial	Residential	CPDP	NICASIO RD	10	Vacant Commercial
1707282	WMG DEVELOPMENT LLC	Commercial	Residential	PDP(GHC)	9749 COMMERCIAL WAY	10	Vacant Commercial
1150239	DAS FAMILY LLC	Commercial	Recreation	PDP(GHC)	COMMERCIAL WAY	10	Vacant Commercial
1150248	DAS FAMILY LLC	Commercial	Recreation	PDP(GHC)	COMMERCIAL WAY	10	Vacant Commercial
78748	KRANACK ROBERT J, KRANACK NANCY	Commercial	Residential	C2	BEAVERBANK ST	10	Vacant Commercial
78702	D & C IMPORT-EXPORT INC	Commercial	Residential	C2	BEAVERBANK ST	10	Vacant Commercial
78588	KRANACK ROBERT J, KRANACK NANCY	Commercial	Residential	C2	ATLANTA AVE	10	Vacant Commercial
78597	KRANACK ROBERT J, KRANACK NANCY	Commercial	Residential	C2	COMMERCIAL WAY	10	Vacant Commercial
78418	DENKTSIS MICHAEL, DENKTSIS HELEN	Commercial	Residential	C1	RICHMOND ST	10	Vacant Commercial
78579	DENKTSIS MICHAEL, DENKTSIS HELEN	Commercial	Residential	C1	COMMERCIAL WAY	10	Vacant Commercial
78551	DENKTSIS MICHAEL, DENKTSIS HELEN	Commercial	Residential	C1	COMMERCIAL WAY	10	Vacant Commercial
78427	DENKTSIS MICHAEL, DENKTSIS HELEN	Commercial	Residential	C1	RICHMOND ST	10	Vacant Commercial
78409	DENKTSIS MICHAEL, DENKTSIS HELEN	Commercial	Residential	C1	ATLANTA AVE	10	Vacant Commercial
78524	QURESHI ZAHID A, ANJUM FARIHA	Commercial	Residential	C2	COMMERCIAL WAY	10	Vacant Commercial
78533	QURESHI ZAHID A, ANJUM FARIHA	Commercial	Residential	C2	COMMERCIAL WAY	10	Vacant Commercial
78560	DENKTSIS MICHAEL, DENKTSIS HELEN	Commercial	Residential	C1	COMMERCIAL WAY	10	Vacant Commercial
78445	QURESHI ZAHID A, ANJUM FARIHA	Commercial	Residential	C2	RICHMOND ST	10	Vacant Commercial
1584253	DENKTSIS MICHAEL, DENKTSIS HELEN	Commercial	Residential	PDP(GC)	BOSTON AVE	10	Vacant Commercial
741861	CASTORIA CARMINE C	Commercial	Residential	PDP(HC)	10440 NICASIO RD	11	Stores - 1 Story
1707273	WALGREENS	Commercial	Residential	PDP(GHC)	9819 COMMERCIAL WAY	11	Stores - 1 Story
78668	D & C IMPORT-EXPORT INC	Commercial	Residential	C2	11267 COMMERCIAL WAY	11	Stores - 1 Story
1678045	PHILLIPS EDISON GROCERY CENTER	Commercial	Residential/Recreation	PDP(GHC)	9595 COMMERCIAL WAY	16	Shopping Center
78463	11242 COMMERCIAL WAY LLC	Commercial	Residential	PDP(GC)	11242 COMMERCIAL WAY	17	Office Buildings
1704196	SUNTRUST BANK	Commercial	Residential	PDP(GHC)	9701 COMMERCIAL WAY	23	Financial Institutions

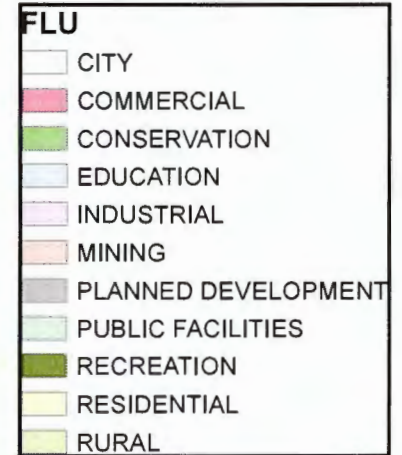
Map 3: Future Land Use Map Amendment to Commercial Category

Parcel Key	Owner Name	Proposed FLUM	Existing FLUM	Zoning	Site Address	DOR Code	DOR Code Description
78677	RODRIGUEZ DAVID, RODRIGUEZ SHANNON	Commercial	Residential	PDP(GC)	COMMERCIAL WAY	27	Auto Repair
65743	SALAZAR JOHN TTEE, SALAZAR LEANNE TTEE	Commercial	Residential	C2	10474 NICASIO RD	48	Warehousing/Distribution
741905	MARSICANO BRYAN, MARSICANO JOANN	Commercial	Residential	C2	10408 NICASIO RD	48	Warehousing/Distribution
1077355	LANDWIRTH GARY M TTEE, LANDWIRTH USSERY	Commercial	Residential	C2	COMMERCIAL WAY	54	Timberland
1489311	HERNANDO COUNTY	Commercial	Residential	Not Classified	KILDEER RD	94	ROW/Streets/Roads
1707317	HERNANDO COUNTY	Commercial	Residential/Recreation	Not Classified	HAPPY DAYS DR	94	ROW/Streets/Roads
1489311	HERNANDO COUNTY	Commercial	Residential	Not Classified	KILDEER RD	94	ROW/Streets/Roads
1490087	HERNANDO COUNTY	Commercial	Residential	Not Classified	BOSTON AVE	94	ROW/Streets/Roads
1707291	GLEN LAKES COMMERCIAL PROPERTY OWNERS	Commercial	Residential	PDP(GHC)	OUTER BANKS DR	96	Drainage Retention

Revisions to Hernando County 2040 Future Land Use Map



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Date of Mapping: 10/27/2020



Map 3: Com

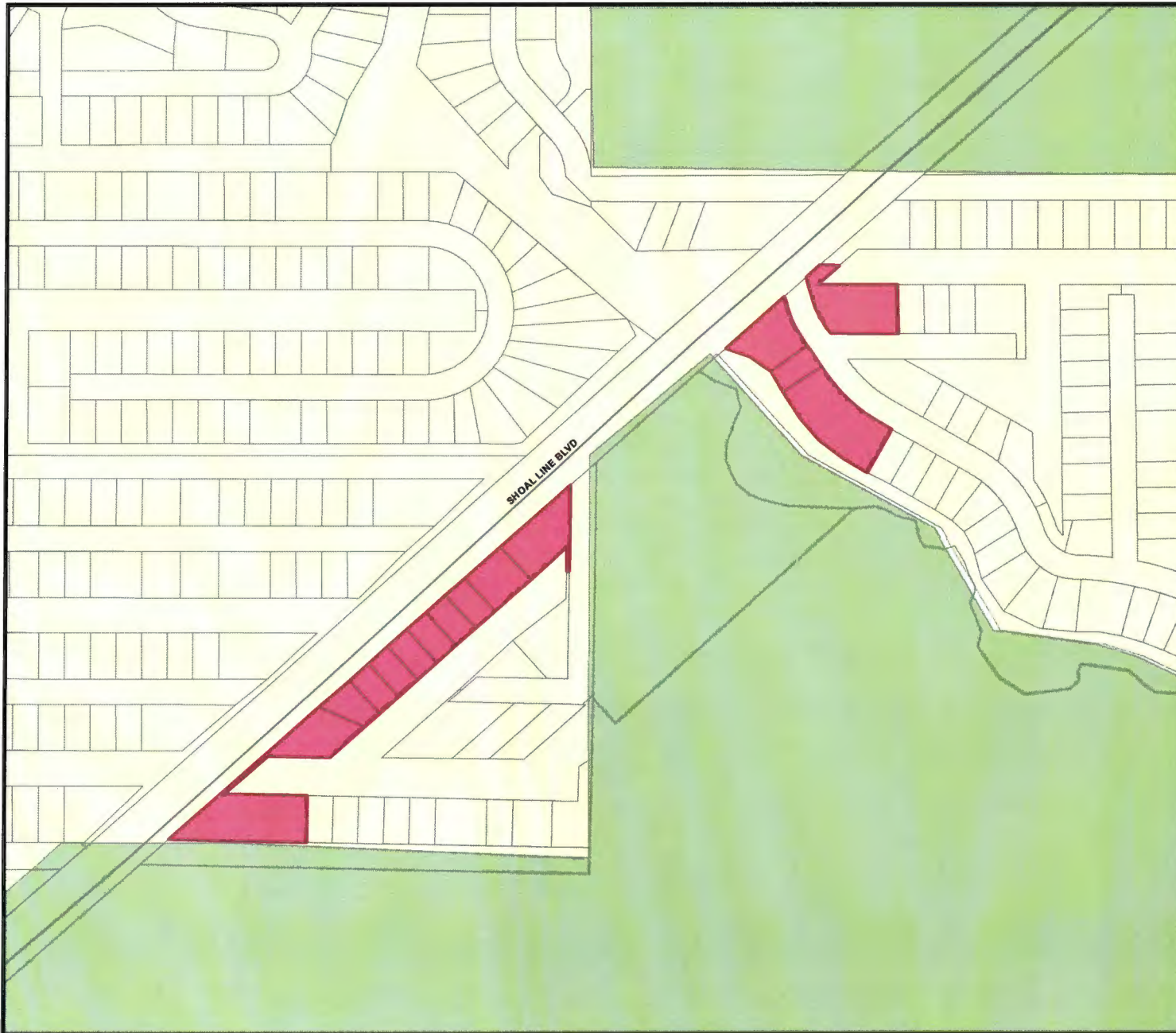
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Exhibit A-4: Sector 4 Adopted Future Land Use Maps and Parcel List

Map 4: Future Land Use Map Amendment to Commercial Category

Parcel Key	Owner Name	Proposed FLUM	Existing FLUM	ZONING	Site Address	DOR Code	DOR Code Explanation
93213	SANDERS GWENDOLYN L TTEE	Commercial	Residential	R1A	SHOAL LINE BLVD	0	vacant residential
1454401	OLESON JEFFEREY M, OLESON KATHERINE	Commercial	Residential	PDP(RR)	SHOAL LINE BLVD	0	vacant residential
93197	FLYNT JULIE MUNZ	Commercial	Residential	PDP(RR)	SHOAL LINE BLVD	0	vacant residential
93188	CASTLEBERRY STEPHEN T	Commercial	Residential	R1A	7194 SHOAL LINE BLVD	1	single family
93179	SANDERS GWENDOLYN L, MARSICANO JUSTIN E	Commercial	Residential	R1A	7186 SHOAL LINE BLVD	1	single family
93160	WARD SHAWN W, WARD REBECCA L	Commercial	Residential	R1A	7180 SHOAL LINE BLVD	1	single family
93151	CANTRELL CHARLES R	Commercial	Residential	R1A	7176 SHOAL LINE BLVD	2	mobile home
94604	CONE JONATHON E, CONE AMBER L	Commercial	Residential	C1	DARLENE ST	10	vacant commercial
95257	MAHONEY JOHN, MAHONEY MARGARET A	Commercial	Residential	C3	DARLENE ST	10	vacant commercial
93142	LANIER JAMES E, LANIER PATRICIA A	Commercial	Residential	CM1	SHOAL LINE BLVD	10	vacant commercial
93044	LANIER JAMES E, LANIER PATRICIA ANN	Commercial	Residential	CM1	7154 SHOAL LINE BLVD	20	airport/bus terminal/marina
946150	BREWER JENNIFER P	Commercial	Residential	C2	7224 SHOAL LINE BLVD	21	restaurant
94588	MAHONEY JOHN, MAHONEY MARGARET A	Commercial	Residential	C1	5386 DARLENE ST	21	restaurant
827653	NEIN RICHARD W JR	Commercial	Residential	C2	7216 SHOAL LINE BLVD	27	auto sales
94597	HARDING BLAKE TTEE	Commercial	Residential	C1	5414 DARLENE ST	33	night club/cocktail lounge

Revisions to Hernando County 2040 Future Land Use Map



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FLU	
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	COMMERCIAL
	CONSERVATION
	EDUCATION
	INDUSTRIAL
	MINING
	PLANNED DEVELOPMENT
	PUBLIC FACILITIES
	RECREATION
	RESIDENTIAL
	RURAL



Date of Mapping: 10/19/2020



Map 4

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Exhibit A-5: Sector 5 Adopted Future Land Use Maps and Parcel List

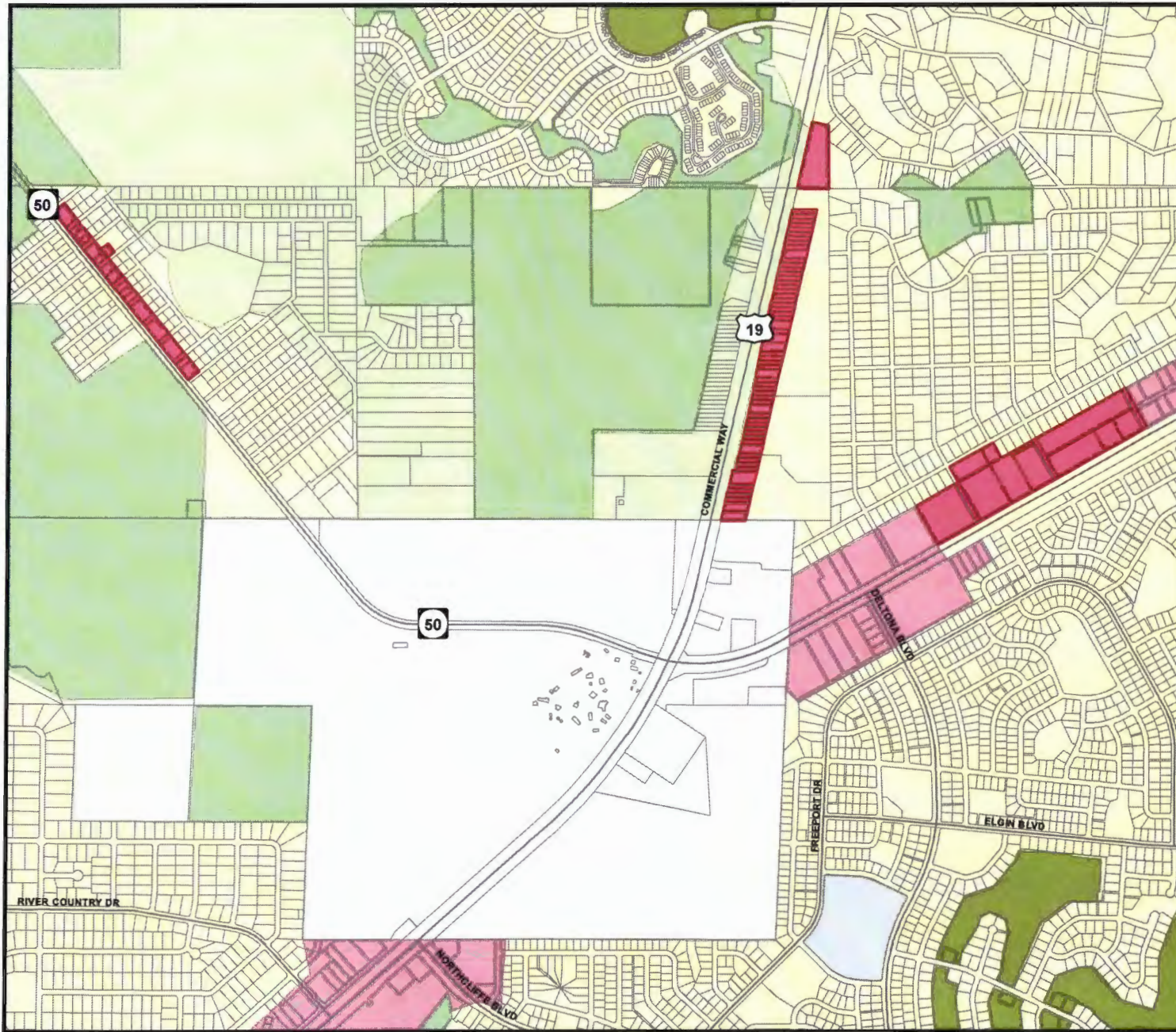
Map 5: Future Land Use Map Amendment to Commercial

Parcel Key	Owner Name	Proposed FLUM	Existing FLUM	Zoning	Site Address	DOR Code	DOR Code Description
70700	WITHLACOOCHEE RIVER ELEC	Commercial	Residential	C2	NODDY TERN RD	0	Vacant residential
654713	GIOTAKIS WILLIAM, GIOTAKIS MARY, NALE	Commercial	Residential	AG	COMMERCIAL WAY	0	Vacant residential
654731	BEDI SATNAM S TTEE, BEDI BALBIR K TTEE	Commercial	Residential	AG	COMMERCIAL WAY	0	Vacant residential
654697	GIOTAKIS WILLIAM, GIOTAKIS MARY, NALE	Commercial	Residential	AG	COMMERCIAL WAY	0	Vacant residential
654768	BEDI SATNAM S TTEE, BEDI BALBIR K TTEE	Commercial	Residential	AG	COMMERCIAL WAY	0	Vacant residential
654722	GIOTAKIS WILLIAM, GIOTAKIS MARY, NALE	Commercial	Residential	AG	COMMERCIAL WAY	0	Vacant residential
654973	MUBA REALTY INC	Commercial	Residential	AG	COMMERCIAL WAY	0	Vacant residential
654848	CHEZE JOYCE L TTEE	Commercial	Residential	AG	COMMERCIAL WAY	0	Vacant residential
654802	CHEZE JOYCE L TTEE	Commercial	Residential	AG	COMMERCIAL WAY	0	Vacant residential
654820	CHEZE JOYCE L TTEE	Commercial	Residential	AG	COMMERCIAL WAY	0	Vacant residential
654795	CHEZE JOYCE L TTEE	Commercial	Residential	AG	COMMERCIAL WAY	0	Vacant residential
654964	MUBA REALTY INC	Commercial	Residential	AG	COMMERCIAL WAY	0	Vacant residential
654955	MUBA REALTY	Commercial	Residential	AG	COMMERCIAL WAY	0	Vacant residential
655017	MUBA REALTY	Commercial	Residential	AG	COMMERCIAL WAY	0	Vacant residential
655035	MUBA REALTY INC	Commercial	Residential	AG	COMMERCIAL WAY	0	Vacant residential
655151	HURLEY JOSEPH T	Commercial	Residential	AG	COMMERCIAL WAY	0	Vacant residential
655124	HURLEY ANNA L TTEE	Commercial	Residential	AG	COMMERCIAL WAY	0	Vacant residential
655222	YANG THOMAS W, YANG WINNIE	Commercial	Residential	AG	COMMERCIAL WAY	0	Vacant residential
655142	HURLEY JOSEPH T	Commercial	Residential	AG	COMMERCIAL WAY	0	Vacant residential
655302	TANG ANTHONY SHEUNG-ON	Commercial	Residential	AG	COMMERCIAL WAY	0	Vacant residential
655295	TANG ANTHONY SHEUNG-ON	Commercial	Residential	AG	COMMERCIAL WAY	0	Vacant residential
655268	TANG ANTHONY SHEUNG-ON	Commercial	Residential	AG	COMMERCIAL WAY	0	Vacant residential
655277	NGO DAVID KY, NGO PHUOC	Commercial	Residential	AG	COMMERCIAL WAY	0	Vacant residential
655366	VANDETTI EDWARD, VANDETTI NICHOLAS	Commercial	Residential	AG	COMMERCIAL WAY	0	Vacant residential
655311	VANDETTI EDWARD, VANDETTI NICHOLAS	Commercial	Residential	AG	COMMERCIAL WAY	0	Vacant residential
655348	VANDETTI EDWARD M, VANDETTI NICHOLAS	Commercial	Residential	AG	COMMERCIAL WAY	0	Vacant residential
655286	NGO DAVID KY, NGO PHUOC	Commercial	Residential	AG	COMMERCIAL WAY	0	Vacant residential
655375	VANDETTI EDWARD M, VANDETTI NICHOLAS	Commercial	Residential	AG	COMMERCIAL WAY	0	Vacant residential
655357	VANDETTI EDWARD M, VANDETTI NICHOLAS	Commercial	Residential	AG	COMMERCIAL WAY	0	Vacant residential
655384	VANDETTI EDWARD, VANDETTI NICHOLAS	Commercial	Residential	AG	COMMERCIAL WAY	0	Vacant residential
655455	KOLTOOKIAN ZAVEN	Commercial	Residential	AG	COMMERCIAL WAY	0	Vacant residential
655491	FINE DOROTHY D, FINE JOSEPH G, FINE	Commercial	Residential	AG	COMMERCIAL WAY	0	Vacant residential
655473	KOLTOOKIAN ZAVEN	Commercial	Residential	AG	COMMERCIAL WAY	0	Vacant residential
655482	KOLTOOKIAN ZAVEN	Commercial	Residential	AG	COMMERCIAL WAY	0	Vacant residential
655507	FINE DOROTHY D, FINE JOSEPH G, FINE	Commercial	Residential	AG	COMMERCIAL WAY	0	Vacant residential
655525	FINE DOROTHY D, FINE JOSEPH G, FINE	Commercial	Residential	AG	COMMERCIAL WAY	0	Vacant residential
655446	KOLTOOKIAN ZAVEN	Commercial	Residential	AG	COMMERCIAL WAY	0	Vacant residential
655534	FINE DOROTHY D, FINE JOSEPH G, FINE	Commercial	Residential	AG	COMMERCIAL WAY	0	Vacant residential
341749	EMERALD HERNANDO LLC	Commercial	Residential	PDP(MF)	COMMERCIAL WAY	0	Vacant residential
1285059	CLARK THOMAS C CO-TTEE	Commercial	Residential	C2	10177 CORTEZ BLVD	1	Single-Family
100385	ZARCONI RICHARD, ZARCONI ALWINE	Commercial	Residential	C2	THURSTON ST	1	Single-Family
100367	GOURLY WILLIAM	Commercial	Residential	R1A	7237 MONTEZUMA ST	1	Single-Family
100223	REEMA PROPERTIES INC	Commercial	Residential	C2	8016 DARTS ST	2	Mobile home
100116	BREWER MARINE LLC	Commercial	Residential	C2	8103 CORTEZ BLVD	2	Mobile home

Map 5: Future Land Use Map Amendment to Commercial

Parcel Key	Owner Name	Proposed FLUM	Existing FLUM	Zoning	Site Address	DOR Code	DOR Code Description
100027	ANDERSON BARBARA J LIFE ESTATE	Commercial	Residential	R1A	7036 SAGINAW ST	2	Mobile home
100287	BROWN CHARLES R, BROWN GWEN E	commercial	residential	C2	8029 DARTS ST	2	Mobile home
1057965	ACE CORTEZ LAND LLC	Commercial	Residential	C2	CORTEZ BLVD	10	vacant commercial
654660	FREDERICK DONALD W CO-TTEE, FREDERICK	Commercial	Residential	C1	COMMERCIAL WAY	10	vacant commercial
654937	GOLUBA ROBERT L TTEE	Commercial	Residential	C2	COMMERCIAL WAY	10	vacant commercial
654928	GOLUBA ROBERT L AS TRUSTEE	Commercial	Residential	C2	COMMERCIAL WAY	10	vacant commercial
654946	GOLUBA ROBERT L TTEE	Commercial	Residential	C2	COMMERCIAL WAY	10	vacant commercial
654900	GOLUBA ROBERT L AS TRUSTEE	Commercial	Residential	C2	COMMERCIAL WAY	10	vacant commercial
655062	MURQ PROPERTIES LLC	Commercial	Residential	C2	COMMERCIAL WAY	10	vacant commercial
655044	MURQ PROPERTIES LLC	Commercial	Residential	C2	COMMERCIAL WAY	10	vacant commercial
655071	MURQ PROPERTIES LLC	Commercial	Residential	C2	COMMERCIAL WAY	10	vacant commercial
655053	MURQ PROPERTIES LLC	Commercial	Residential	C2	COMMERCIAL WAY	10	vacant commercial
655106	TWEAN SUBSIDIARY LLC	Commercial	Residential	C2	COMMERCIAL WAY	10	vacant commercial
655419	ELSEBOUGH DAVID C TTEE, ELSEBOUGH	Commercial	Residential	C2	COMMERCIAL WAY	10	vacant commercial
655393	ELSEBOUGH DAVID C TTEE, ELSEBOUGH	Commercial	Residential	C2	COMMERCIAL WAY	10	vacant commercial
86784	INVERNESS HOLDINGS LLC	Commercial	Residential	PDP(GHC)	COMMERCIAL WAY	10	vacant commercial
100303	BROWN CHARLES R, BROWN GWEN E	Commercial	Residential	C2	7633 CORTEZ BLVD	10	vacant commercial
1778222	EMERALD HERNANDO LLC	Commercial	Residential	PDP(MF)	COMMERCIAL WAY	10	vacant commercial
100161	REEVE JOHN PAUL	Commercial	Residential	C1	8047 CORTEZ BLVD	11	1-story store
749499	SMITH JOHN	Commercial	Residential	C1	8057 CORTEZ BLVD	11	1-story store
639991	EVANS DAVID M	Commercial	Residential	PDP(HC)	8061 CORTEZ BLVD	11	1-story store
100018	BAITA DOUGLAS A, BAITA KATHIE L	Commercial	Residential	C2	6487 SCHERING ST	12	store/office
1057974	MAZZUCO MARY CO-TTEE, MAZZUCO JOSEPH JR	Commercial	Residential	C2	CORTEZ BLVD	17	Office building - 1 story
1141106	GOOD SHEPHERD LEASING CORP	Commercial	Residential	C2	CORTEZ BLVD	17	Office building - 1 story
100376	PLUMMER MICHAEL J TTEE, PLUMMER	Commercial	Residential	C1	7597 CORTEZ BLVD	17	Office building - 1 story
100214	REEMA PROPERTIES INC	Commercial	Residential	C2	CORTEZ BLVD	17	Office building - 1 story
1267140	ACE HOLDINGS CORTEZ BLVD LLC	Commercial	Residential	C2	10045 CORTEZ BLVD STE 110	19	professional building
655204	CROWNCOOPER LLC	Commercial	Residential	C1	7068 COMMERCIAL WAY	19	professional building
655179	CROWNCOOPER LLC	Commercial	Residential	PDP(GC)	7044 COMMERCIAL WAY	19	professional building
100296	BROWN CHARLES R, BROWN GWEN E	Commercial	Residential	C2	8021 DARTS ST	25	service shop
100090	KT & KJ INC	Commercial	Residential	C2	8129 CORTEZ BLVD	33	night club
939685	REGAL OAKS DEVELOPMENT GROUP INC	Commercial	Residential	C2	6400 OREGON CHICKADEE RD	48	warehousing/distribution
1066107	VINCIGUERRA JOHN M	Commercial	Residential	C2	7571 CORTEZ BLVD	48	warehousing/distribution
533408	ANDERSON BARBARA J, PORTER EUGENE M	Commercial	Residential	C2	7037 SAGINAW ST	48	warehousing/distribution
903990	HERNANDO COUNTY	Commercial	Residential	R1C	6335 OVENBIRD RD	86	county-owned
835662	WITHLACOOCHEE RIVER ELEC	Commercial	Residential	C2	10005 CORTEZ BLVD	91	utilities
739810	TWEAN SUBSIDIARY LLC	Commercial	Residential	C2	COMMERCIAL WAY	91	utilities
1497776	HERNANDO COUNTY	Commercial	Residential		DARTS ST	94	right of way/street/road
1497767	HERNANDO COUNTY	Commercial	Residential		SAGINAW ST	94	right of way/street/road
832889	ACE CORTEZ LAND LLC	Commercial	Residential	PDP(OP)	NODDY TERN RD	96	DRA/Lift Station
1778213	JPM OUTLOOK APARTMENTS TEN LLC	Commercial	Residential	PDP(MF)	6467 WESTBROOK CIR	99	Unclassified

Revisions to Hernando County 2040 Future Land Use Map



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	RECREATION
	RESIDENTIAL
	RURAL



Date of Mapping: 10/19/2020



Map 5

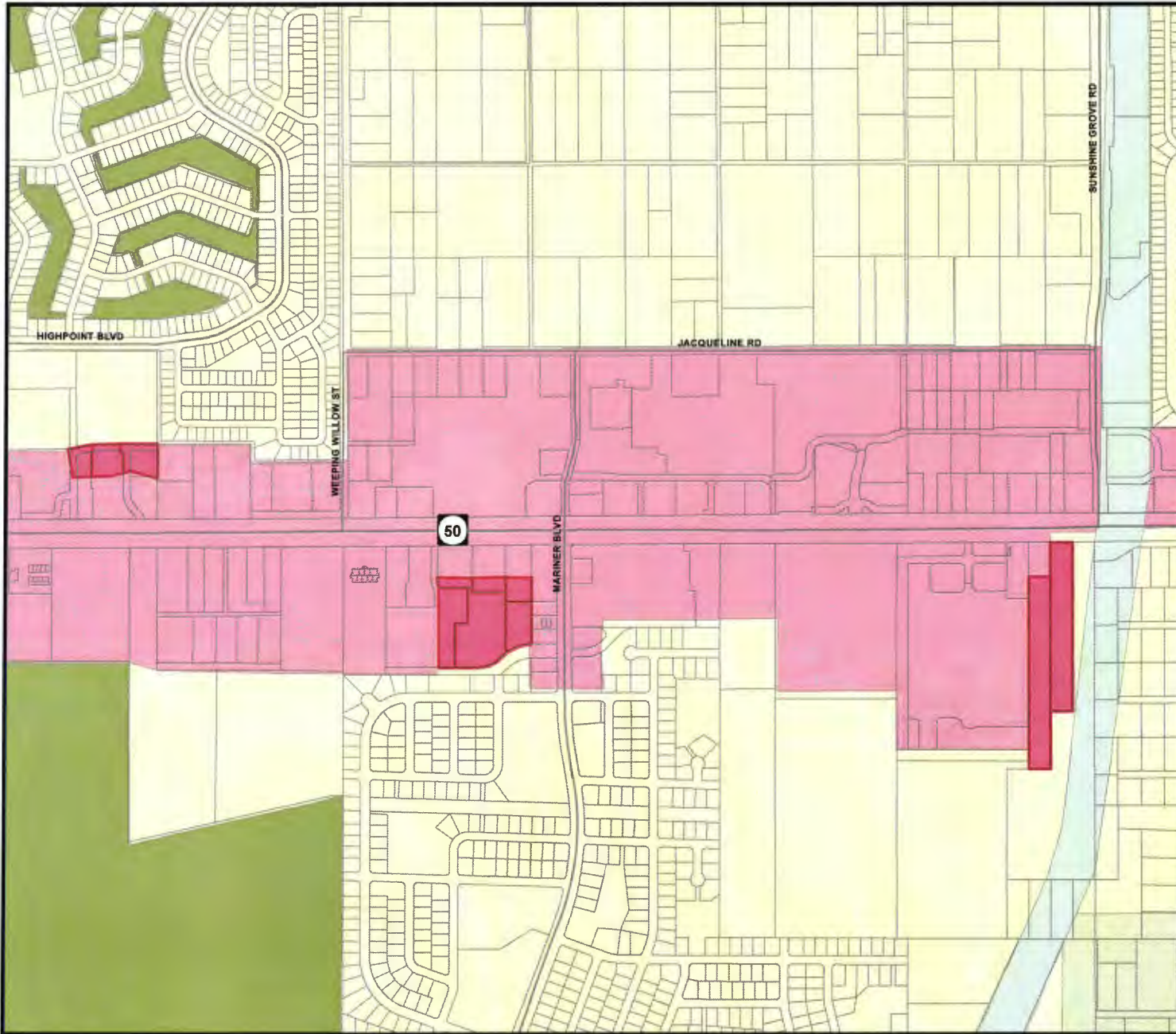
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Exhibit A-6: Sector 6 Adopted Future Land Use Maps and Parcel List

Map 6: Future Land Use Map Amendment to Commercial Category

Parcel Key	Owner Name	Proposed FLUM	Existing FLUM	Zoning	Site Address	DOR Code	DOR Code Description
130021	THREE-D SAC SELF STORAGE LTD PARTNERSHIP	Commercial	Residential	C2	13416 CORTEZ BLVD	48	Warehouse/Distribution
130030	13406 CORTEZ BLVD PARTNERSHIP	Commercial	Residential	C2	13406 CORTEZ BLVD	19	Professional Building
1742948	BROOKSVILLE CORTEZ LLC	Commercial	Residential	PDP(GHC)	12936 CORTEZ BLVD	16	Shopping Center
1742975	BROOKSVILLE CORTEZ LLC	Commercial	Residential	PDP(GHC)	CORTEZ BLVD	11	1-story store
710449	WW BROOKSVILLE LLC	Commercial	Residential	PDP(GHC)	12984 CORTEZ BLVD	11	1-story store
346824	WEST HL PROPERTY LLC	Commercial	Residential	PDP(GHC)	12950 CORTEZ BLVD	13	Department Store
346771	BROOKSVILLE CORTEZ LLC	Commercial	Residential	PDP(GHC)	CORTEZ BLVD	96	Drainage, Lift Station, Borrow Pit, Etc.
1352002	RAINBOW CAR WASH INC	Commercial	Residential	PDP(GHC)	12990 CORTEZ BLVD	11	1-story store
1762550	JB BROOKSVILLE LLC	Commercial	Residential	PDP(GC)	12249 CORTEZ BLVD	10	Vacant Commercial
1746971	BROOKSVILLE AULDI POOH LLC	Commercial	Residential	PDP(HC)	HIGHLINE DR	11	1-story store
1747015	BLACKWELL GARY L	Commercial	Residential	PDP(HC)	HIGHLINE DR	10	Vacant Commercial

Revisions to Hernando County 2040 Future Land Use Map



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	PUBLIC FACILITIES
	RECREATION
	RESIDENTIAL
	RURAL



Date of Mapping: 10/19/2020



Map 6

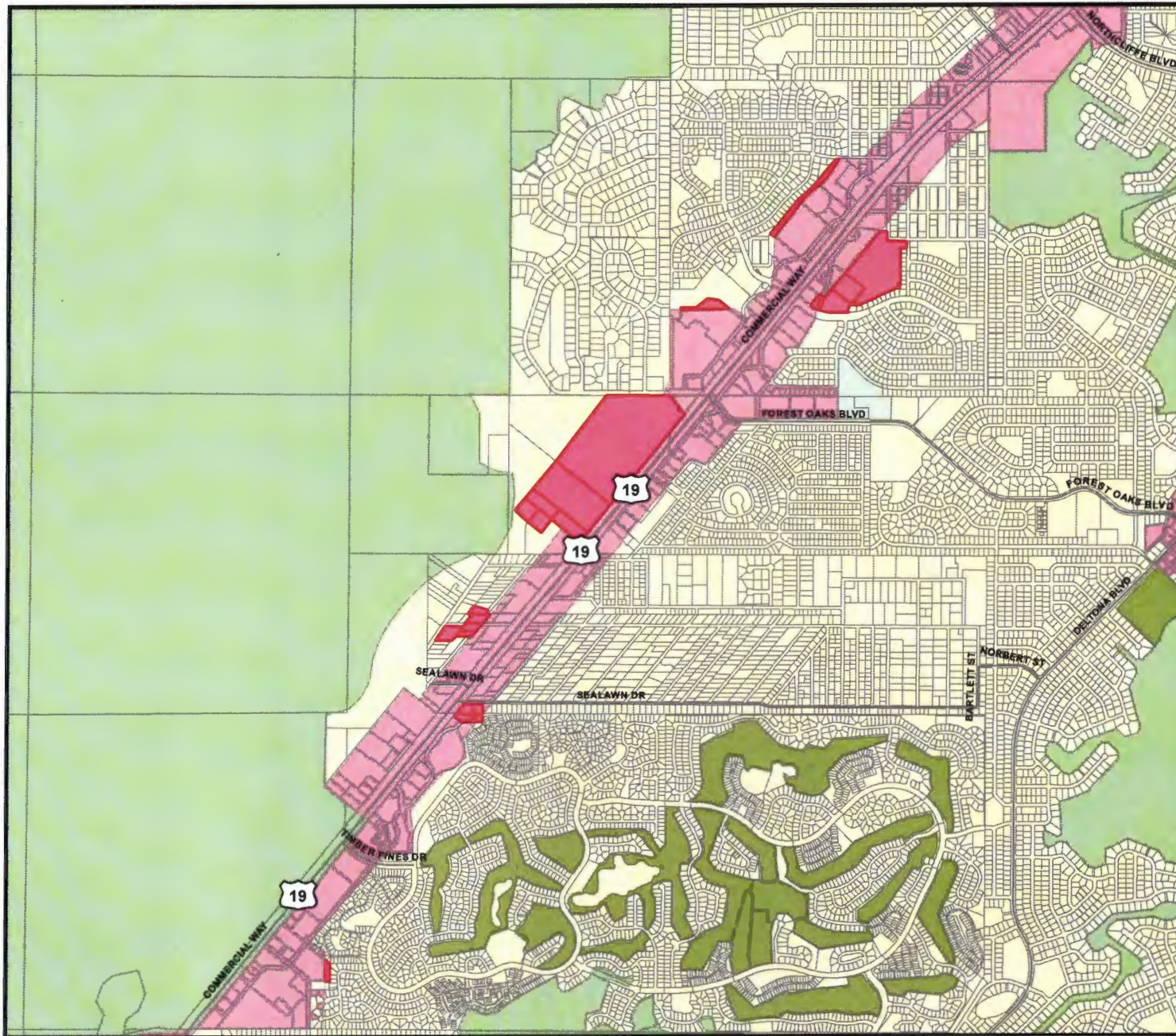
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Exhibit A-7: Sector 7 Adopted Future Land Use Maps and Parcel List

Map 7: Future Land Use Map Amendment to Commercial Category

Parcel Key	Owner Name	Proposed FLUM	Existing FLUM	Zoning	Site Address	DOR Code	DOR Code Description
934591	COMMERCIAL CAPITAL US LLC	Commercial	Residential	PDP(GC)	TRENTON AVE	10	Vacant Commercial
1464766	LOWE'S HOME CENTERS INC	Commercial	Residential	C1	BERKELEY MANOR BLVD	10	Vacant Commercial
760091	THOMAS TOM J	Commercial	Commercial	PDP(OP)	SEALAWN DR	10	Vacant Commercial
1355394	MILLENNIUM VENTURES LIMITED	Commercial	Commercial	PDP(GHC)	COMMERCIAL WAY	10	Vacant Commercial
656971	LOPUSNAK WILLIAM, LOPUSNAK MARIE	Commercial	Commercial/Residential	C2	3601 COMMERCIAL WAY	11	Single-Story
1212431	LOWE'S HOME CENTERS INC	Commercial	Residential	C1/C2	4780 COMMERCIAL WAY	11	Single-Story
1692519	GOODWILL INDUSTRIES-SUNCOAST INC	Commercial	Residential	C1	4750 COMMERCIAL WAY	11	Single-Story
1292256	HOME DEPOT USA INC	Commercial	Residential	PDP(GHC)	4765 COMMERCIAL WAY	11	Single-Story
183722	VALENZANO ROBERT, VALENZANO CINDY	Commercial	Residential	C1	6344 TOUCAN TRL	12	Store/Office
1266944	TARGET CORPORATION	Commercial	Residential	PDP(GHC)	4401 COMMERCIAL WAY	13	Department Store
184044	HUTCHINSON BARBARA L TTEE	Commercial	Commercial	C1	COMMERCIAL WAY	17	1-story office building
183713	SOSCSG LLC	Commercial	Residential	C1	3339 MIDDLESEX DR	27	auto sales
501718	AGAP SPRING HILL LLC	Commercial	Residential/Commercial	C2	3617 COMMERCIAL WAY	48	warehouse/distribution
1532602	EAST STORESMART SPRING HILL TWO LLC	Commercial	Residential	PDP(GC)	COMMERCIAL WAY	48	warehouse/distribution
184794	VANCE KEVIN J, VANCE FRANCINE R	Commercial	Residential	C1	3369 MIDDLESEX DR	49	Open Storage
183786	VANCE KEVIN J, VANCE FRANCINE R	Commercial	Residential	C1	3367 MIDDLESEX DR	49	Open Storage
1580042	AGAP SPRING HILL LAND LLC	Commercial	Residential	AG/C2	COMMERCIAL WAY	54	timberland
1580033	AGAP SPRING HILL LAND LLC	Commercial	Residential	AG/C2	COMMERCIAL WAY	54	timberland
376042	HUNTLEY PROPERTIES LLC	Commercial	Residential	CPDP	COMMERCIAL WAY	54	timberland
183731	WITHLACOOCHEE RIVER ELEC	Commercial	Residential	C1	TOUCAN TRL	91	utilities
1464739	HERNANDO COUNTY	Commercial	Residential	N/A	COMMERCIAL WAY	94	ROW
1355376	HERNANDO COUNTY	Commercial	Commercial	N/A	FOREST RD	94	ROW
1456686	AGAP SPRING HILL LAND LLC	Commercial	Residential	C2	COMMERCIAL WAY	96	DRA
1464757	LOWE'S HOME CENTERS INC	Commercial	Commercial/Residential	C1	BERKELEY MANOR BLVD	96	DRA
1113949	HERNANDO COUNTY	Commercial	Residential	PDP(SU)	PLUMOSA ST	96	DRA
1320537	TIMBER PINES COMM ASSOC INC	Commercial	Commercial/Residential	PDP(REC)	PINE FOREST DR	97	Outdoor parkland/recreation

Revisions to Hernando County 2040 Future Land Use Map



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	COMMERCIAL
	CONSERVATION
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	INDUSTRIAL
	MINING
	PLANNED DEVELOPMENT
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	RECREATION
	RESIDENTIAL
	RURAL



Date of Mapping: 11/20/2020



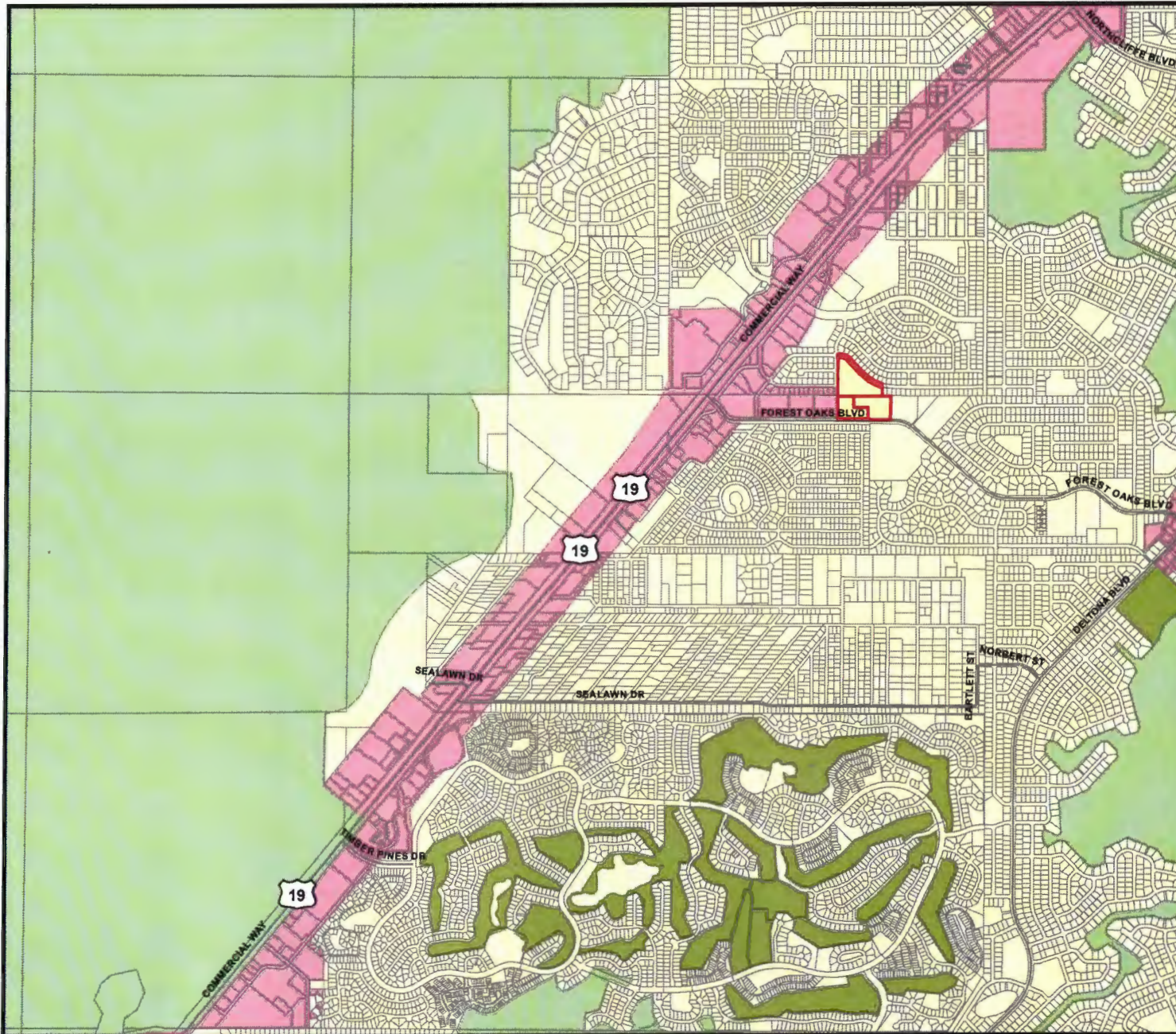
Map 7: Com

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Map 7: Future Land Use Map Amendment to Residential Category

Parcel Key	Owner Name	Proposed FLUM	Existing FLUM	Zoning	Site Address	DOR Code	DOR Code Description
1027908	NAMI HERNANDO INC	Residential	Public Facility	N/A		N/A	N/A
944072	HERNANDO COUNTY	Residential	Public Facility	N/A		N/A	N/A
1757646	HERNANDO COUNTY	Residential	Public Facility	N/A		N/A	N/A

Revisions to Hernando County 2040 Future Land Use Map



Not to Scale

FLU	
	CITY
	COMMERCIAL
	CONSERVATION
	EDUCATION
	INDUSTRIAL
	MINING
	PLANNED DEVELOPMENT
	PUBLIC FACILITIES
	RECREATION
	RESIDENTIAL
	RURAL



Date of Mapping: 11/20/2020



Map 7: Res

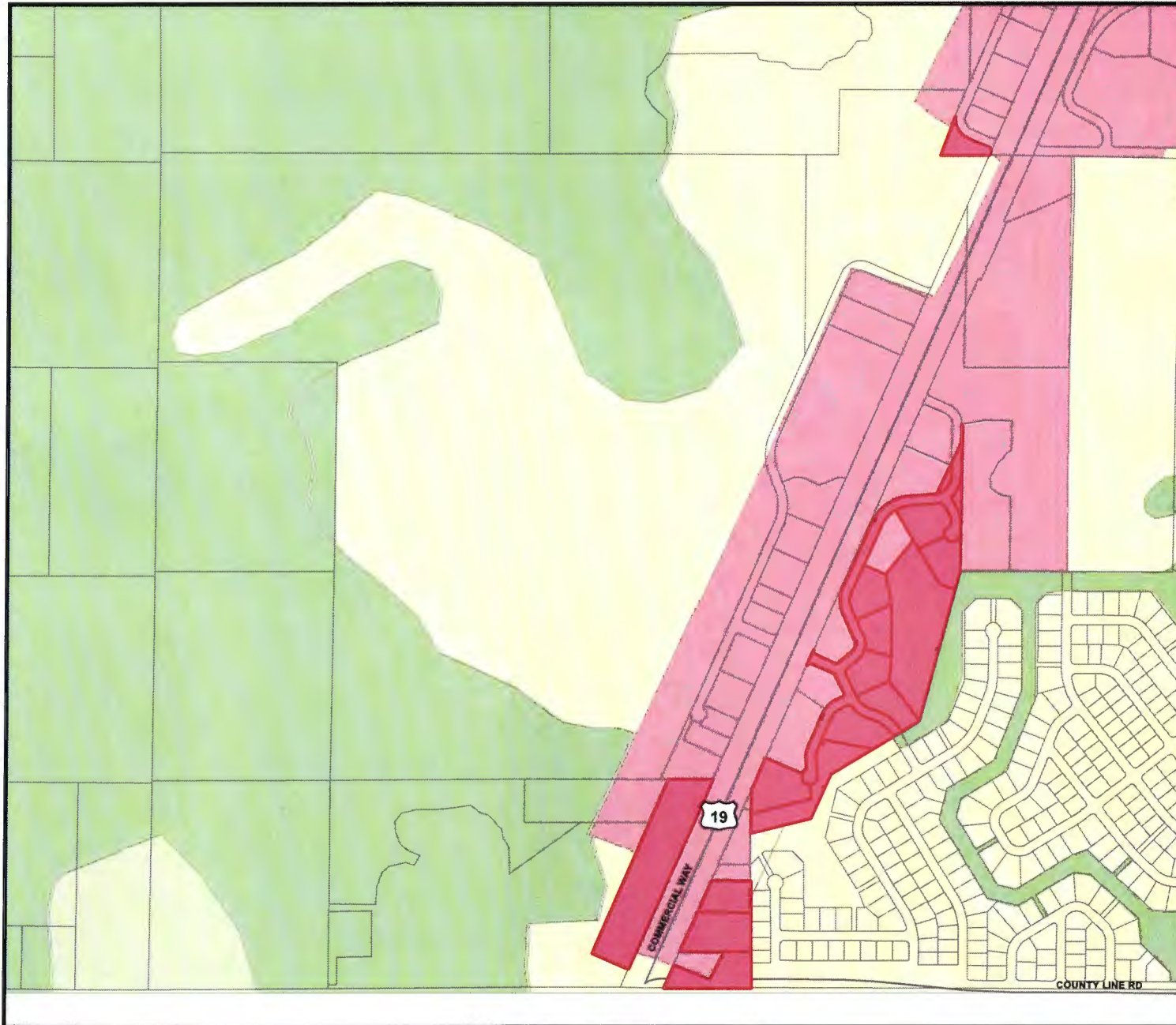
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Exhibit A-8: Sector 8 Adopted Future Land Use Maps and Parcel List

Map 8: Future Land Use Map Amendment to Commercial Category

Parcel Key	Owner Name	Proposed FLUM	Existing FLUM	Zoning	Site Address	DOR Code	DOR Code Description
852633	BSBZ HOLDINGS LLC	Commercial	Residential	C2	DELLA CT	17	Office Building - 1 story
852795	HERNANDO COUNTY	Commercial	Conservation, Residential Commercial	C2	BEVERLY CT	96	Drainage/Lift Station/Borrow Pit
852722	ACCESS REAL ESTATE HOLDINGS LLC	Commercial	Residential, Conservation	C2	5121 CARIBBEAN DR	48	Warehouse/Distribution
852786	ASHTON CHARLES J, ASHTON DALE	Commercial	Residential, Conservation	C2	KATHY CT	10	Vacant Commercial
852866	CONNER FAMILY PARTNERSHIP THE	Commercial	Residential	PDP(HC)	BEVERLY CT	10	Vacant Commercial
852704	JEHLE MARTIN	Commercial	Residential	C2	BEVERLY CT	10	Vacant Commercial
852777	CUSTOM SIGNS & GRAPHIX INC	Commercial	Residential	C2	BEVERLY CT	10	Vacant Commercial
852688	HERNANDO COUNTY	Commercial	Residential, Commercial	C2	DELLA CT	96	Drainage/Lift Station/Borrow Pit
852759	JAN DE RUIJTER BEHEERSMIJ	Commercial	Residential	C2	366 BEVERLY CT	10	Vacant Commercial
852633	BSBZ HOLDINGS LLC	Commercial	Commercial, Residential	C2	DELLA CT	17	Office Building - 1 story
852740	RUPPE RONALD H LIFE ESTATE, RUPPE	Commercial	Residential, Commercial, Conservation	C2	BEVERLY CT	11	Stores - 1 story
852731	TENDER CARE MEDICAL SERVICES INC	Commercial	Residential, Commercial, Conservation	C2	306 BEVERLY CT	17	Office Building - 1 story
852679	RODRIGUEZ JUAN MANUEL	Commercial	Residential	C2	CARIBBEAN DR	10	Vacant Commercial
1034847	HERNANDO COUNTY	Commercial	Residential	C2	DELLA CT	96	Drainage/Lift Station/Borrow Pit
189539	ZORBAS THEODOROS	Commercial	Residential, Commercial	C2	50 COMMERCIAL WAY	11	Stores - 1 story
189566	THEKLAS PLAZA LLC	Commercial	Residential, Commercial	C2	120 COMMERCIAL WAY	11	Stores - 1 story
376694	DIOCESE OF ST PETERSBURG	Commercial	Residential	AG, C2	1107 COMMERCIAL WAY	71	Church
849087	KOVACH EDWARD A	Commercial	Residential, Commercial	AG, C2	COMMERCIAL WAY	10	Vacant Commercial
1485994	HERNANDO COUNTY	Commercial	Residential	Not Classified - ROW/Street	ARCADIA AVE	94	ROW/Street/Road
1485985	HERNANDO COUNTY	Commercial	Residential, Commercial, Conservation	Not Classified - ROW/Street	BEVERLY CT	94	ROW/Street/Road

Revisions to Hernando County 2040 Future Land Use Map



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FLU	
	CITY
	COMMERCIAL
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	MINING
	PLANNED DEVELOPMENT
	PUBLIC FACILITIES
	RECREATION
	RESIDENTIAL
	RURAL



Date of Mapping: 12/18/2020



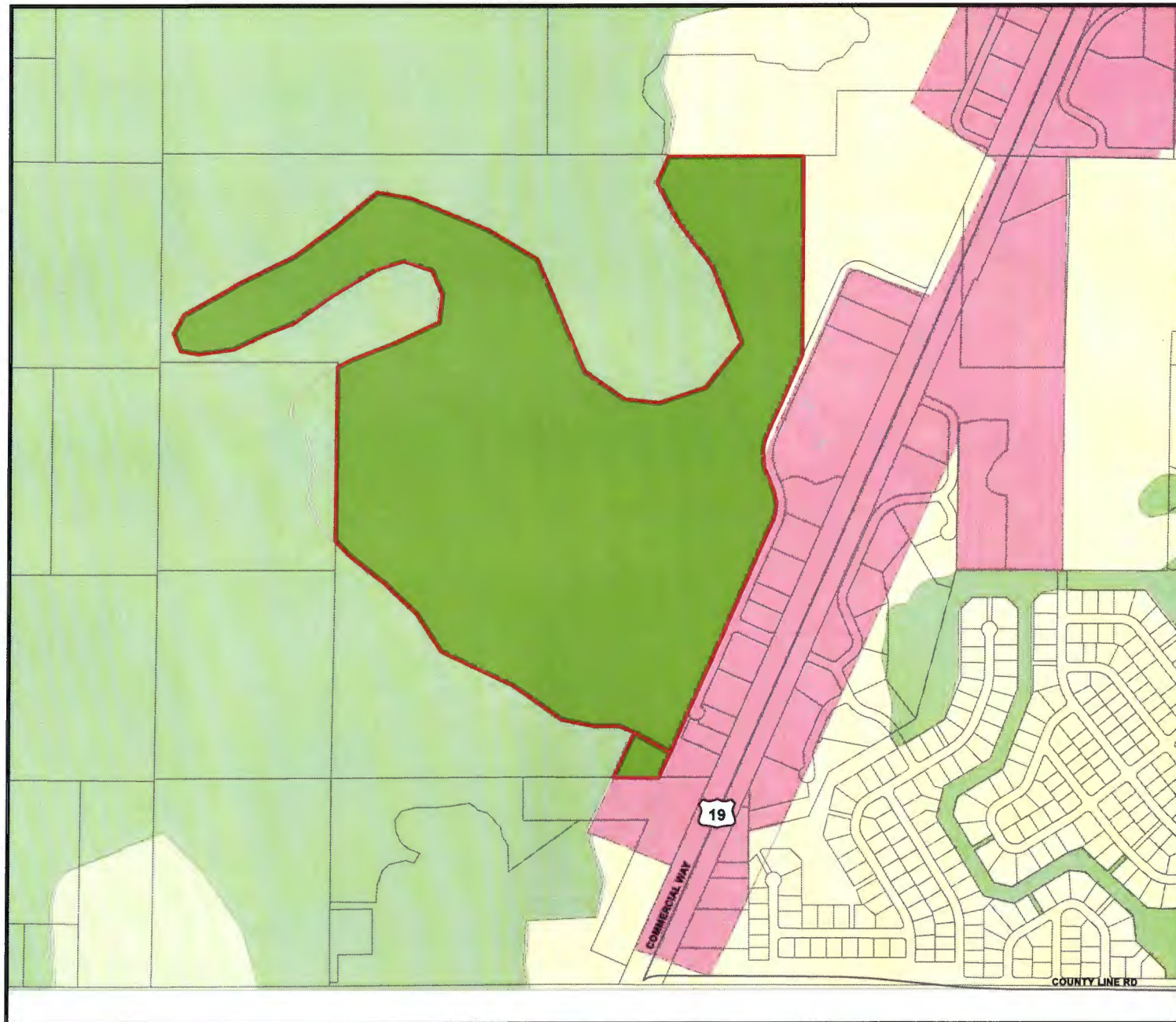
Map 8: Com

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Map 8: Future Land Use Map Amendment to Conservation Category

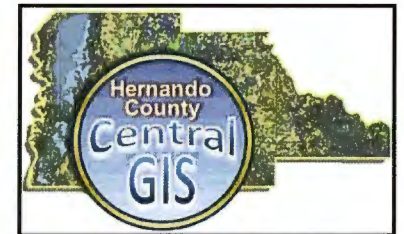
Parcel Key	Owner Name	Proposed FLUM	Existing FLUM	Zoning	Site Address	DOR Code	DOR Code Description
376685	SOUTHWEST FLA W M D	Conservation	Residential/Commercial	AG	SUZANNE DR	87	State Non-Military

Revisions to Hernando County 2040 Future Land Use Map



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	PUBLIC FACILITIES
	RECREATION
	RESIDENTIAL
	RURAL



Date of Mapping: 12/18/2020



Map 8: Con

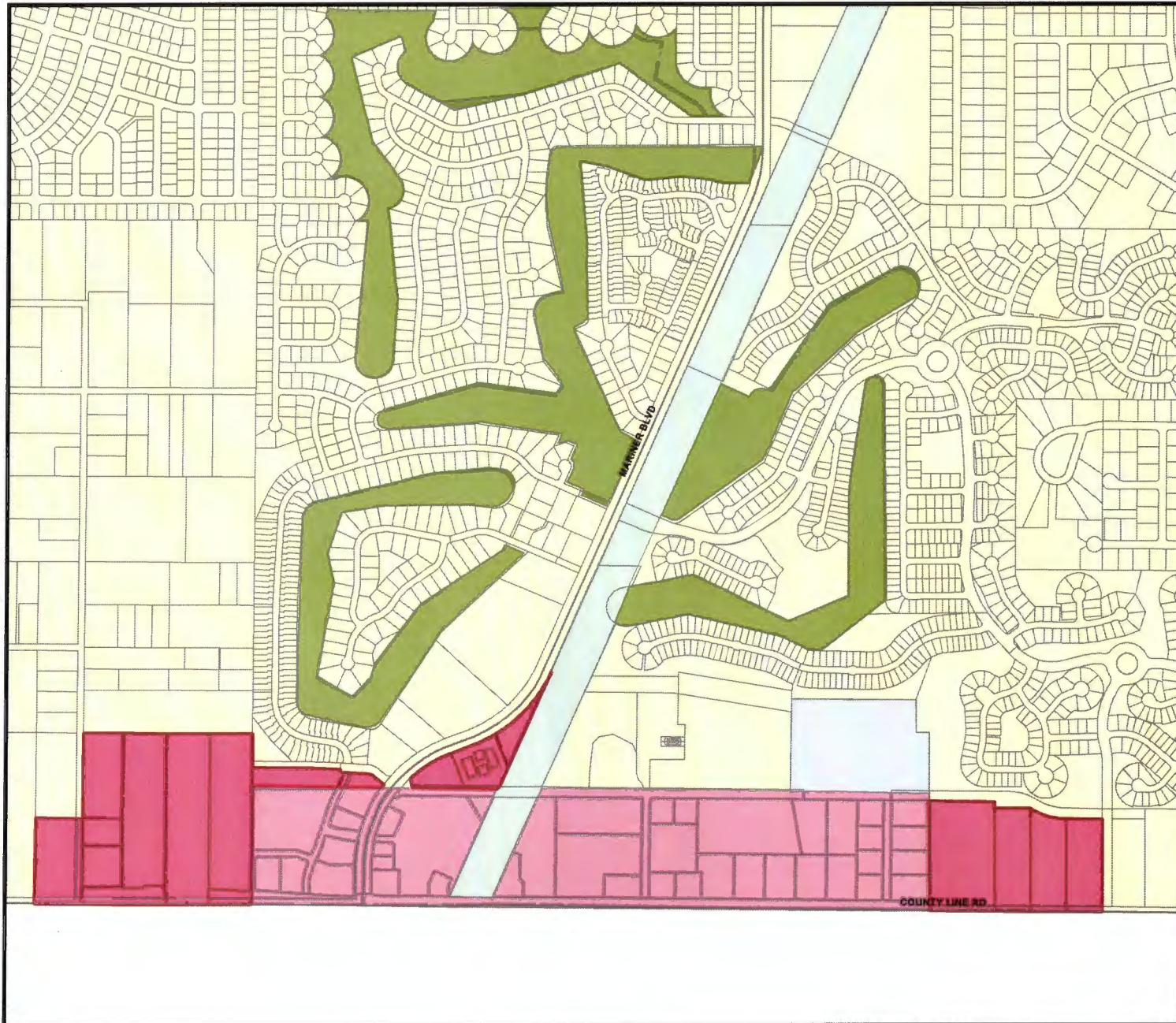
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Exhibit A-9: Sector 9 Adopted Future Land Use Maps and Parcel List

Map 9: Future Land Use Map Amendment to Commercial Category

Parcel Key	Owner Name	Proposed FLUM	Existing FLUM	Zoning	Site Address	DOR Code	DOR Code Description
1385254	NUNAG CLEMENTE P, NUNAG BEATRIZ M	Commercial	Residential	AG	COUNTY LINE RD	0	Vacant Residential
190322	WISSING BEVERLY J	Commercial	Residential	AR2	COUNTY LINE RD	0	Vacant Residential
1351423	DOKKEN CURTIS L, DOKKEN ANNETTE L	Commercial	Residential	PDP(GHC)	COUNTY LINE RD	10	Vacant Commercial
1752320	HOOD/DOGANIERO COUNTY LINE	Commercial	Residential	CPDP	187 MARINER BLVD	10	Vacant Commercial
190340	BOWLERSMART LLC	Commercial	Residential	PDP(HC)	SPRING TIME ST	10	Vacant Commercial
1720178	AVENEY RUSSELL T REVOCABLE LIVING TRUST,	Commercial	Residential	C2	COUNTY LINE RD	10	Vacant Commercial
1629107	ABRAHAMSON PROPERTIES LLC	Commercial	Residential	PDP(GHC)	214 MARINER BLVD	11	1-story store
190313	LIFE IS GOOD INVESTMENTS LLC	Commercial	Residential	AR2/C2	10249 COUNTY LINE RD	11	1-story store
190368	ROCK SOLID STONE CENTER INC	Commercial	Residential	PDP(HC)	111 SPRING TIME ST	11	1-story store
1642501	EPRE SPRING HILL 5000 LLC	Commercial	Residential	PDP(GHC)	MARINER BLVD	17	Office Building
1150783	SPRING HILL BUSINESS CENTER LLC	Commercial	Residential	PDP(GHC)	224 MARINER BLVD	19	Professional Building
1642510	EPRE SPRING HILL 10K LLC	Commercial	Residential	PDP(GHC)	260 MARINER BLVD	19	Professional Building
1603893	W & G INVESTMENT GROUP LLC (THE)	Commercial	Residential	PDP(GHC)	246 MARINER BLVD	19	Professional Building
1492913	B&S RIGGING, INC	Commercial	Residential	PDP(GC)	112 SPRING TIME ST	48	Warehouse/Distribution
190331	AMSDELL STORAGE VENTURES XXIII LLC	Commercial	Residential	PDP(GC)	10161 COUNTY LINE RD	48	Warehouse/Distribution
1642495	SPRINGHILL PROF PARK CONDO ASSOC	Commercial	Residential	PDP(GHC)	QUALITY DR	70	Vacant Institutional
1343745	FAMILY EXTENDED CARE OF SPRING HILL NW	Commercial	Residential	AG	11291 COUNTY LINE RD	74	Home for the Aged
1204066	BREWER CHARLES TTEE, BREWER YVONNE TTEE	Commercial	Residential	PDP(GHC)	280 MARINER BLVD	76	Cemetery/Crematorium
1752393	STATE OF FLORIDA D O T	Commercial	Residential	Not Classified	MARINER BLVD	94	ROW/Alley/Street
1752348	MARINER VILLAGE SHOPPING CENTER	Commercial	Residential	CPDP	QUALITY DR	96	Drainage Retention
1317685	GENERATIONS CHRISTIAN CHURCH OF	Commercial	Residential	AG	COUNTY LINE RD	99	Unclassified

Revisions to Hernando County 2040 Future Land Use Map



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	CONSERVATION
	EDUCATION
	INDUSTRIAL
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	PLANNED DEVELOPMENT
	PUBLIC FACILITIES
	RECREATION
	RESIDENTIAL
	RURAL



Date of Mapping: 10/19/2020



Map 9

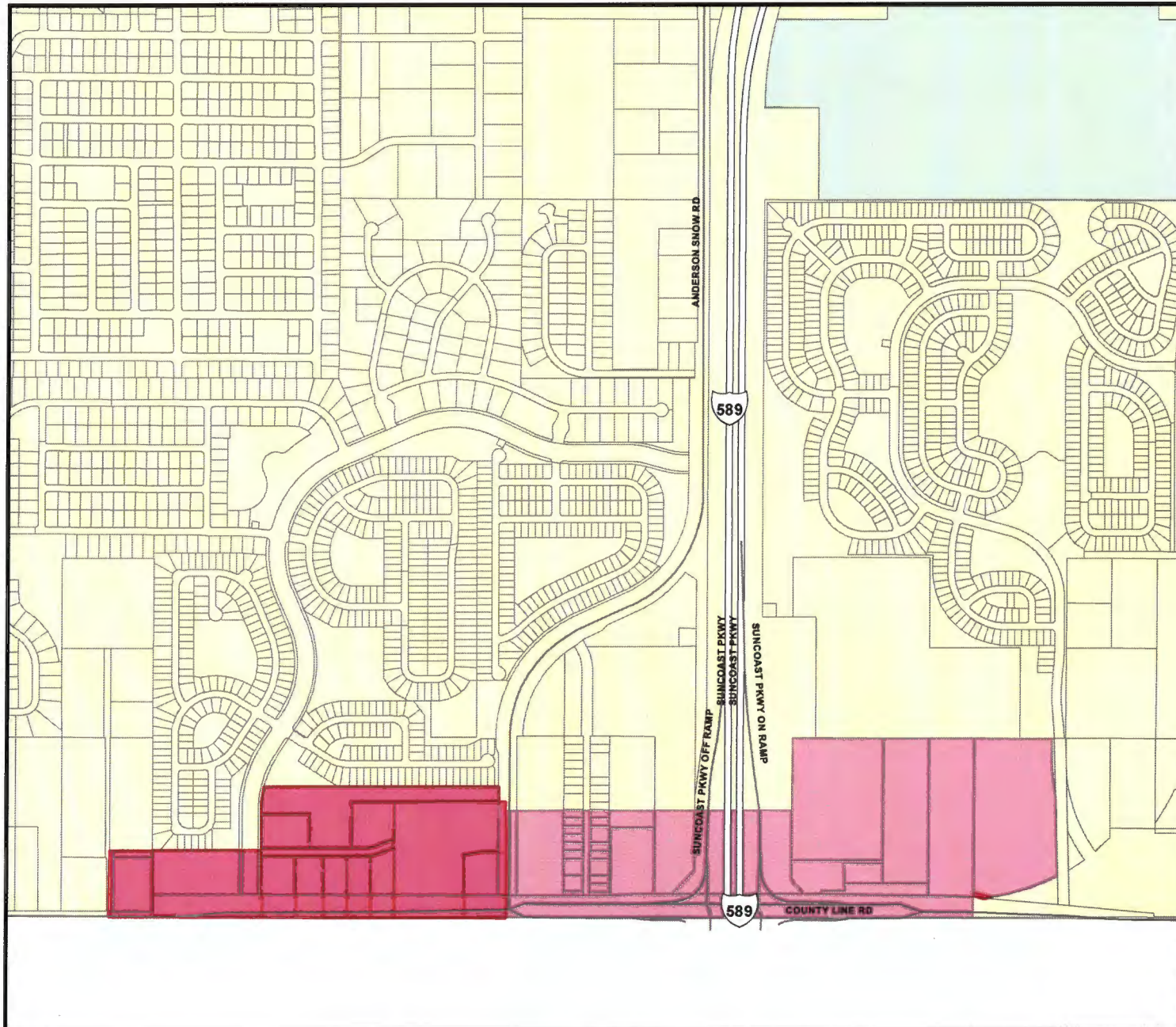
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Exhibit A-10: Sector 10 Adopted Future Land Use Maps and Parcel List

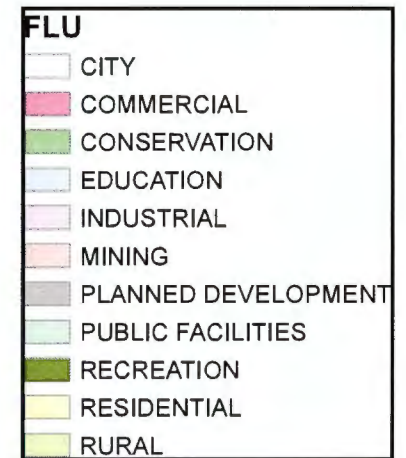
Map 10: Future Land Use Map Amendment to Commercial Category

Parcel Key	Owner Name	Proposed Future Land Use	Existing Future Land Use	Zoning	Site Address	DOR Code	DOR Code Description
1634903	APAMEA CAPITAL LLC	Commercial	Residential	CPDP	OAK CHASE BLVD	10	Vacant Commercial
1712837	SPRING HILL VENTURE LLC	Commercial	Residential	PDP(GC)	COUNTY LINE RD	10	Vacant Commercial
1712864	SPRING HILL VENTURE LLC	Commercial	Residential	PDP(GC)	COUNTY LINE RD	10	Vacant Commercial
1712891	SPRING HILL VENTURE LLC	Commercial	Residential	PDP(GC)	AVALON SHOPS DR	10	Vacant Commercial
1712819	SPRING HILL VENTURE LLC	Commercial	Residential	PDP(GC)	AVALON SHOPS DR	10	Vacant Commercial
1712846	SPRING HILL VENTURE LLC	Commercial	Residential	PDP(GC)	COUNTY LINE RD	10	Vacant Commercial
378889	LADD DEVELOPMENT INC	Commercial	Residential	CPDP	SPARKS RD	10	Vacant Commercial
1712828	SPRING HILL VENTURE LLC	Commercial	Residential	PDP(GC)	COUNTY LINE RD	10	Vacant Commercial
1712855	SPRING HILL VENTURE LLC	Commercial	Residential	PDP(GC)	COUNTY LINE RD	10	Vacant Commercial
1712873	38418 SPRING HILL FL LLC	Commercial	Residential	PDP(GC)	13495 COUNTY LINE RD	11	1-Story Building
1678107	SPRING HILL VENTURE LLC	Commercial	Residential	PDP(GC)	13445 COUNTY LINE RD	16	Community Shopping Center
379316	INVESTCO PROPERTIES LLC	Commercial	Public Facility	PDP(SF), PDP(GC)	COUNTY LINE RD	60	Improved Pasture Land
1712882	SPRING HILL VENTURE LLC	Commercial	Residential	PDP(GC)	AVALON SHOPS DR	94	ROW/Street/Road
1712800	SPRING HILL VENTURE LLC	Commercial	Residential	PDP(SU)	AVALON SHOPS DR	96	DRA/Lift Station

Revisions to Hernando County 2040 Future Land Use Map



Not to Scale



Date of Mapping: 10/19/2020



Map 10

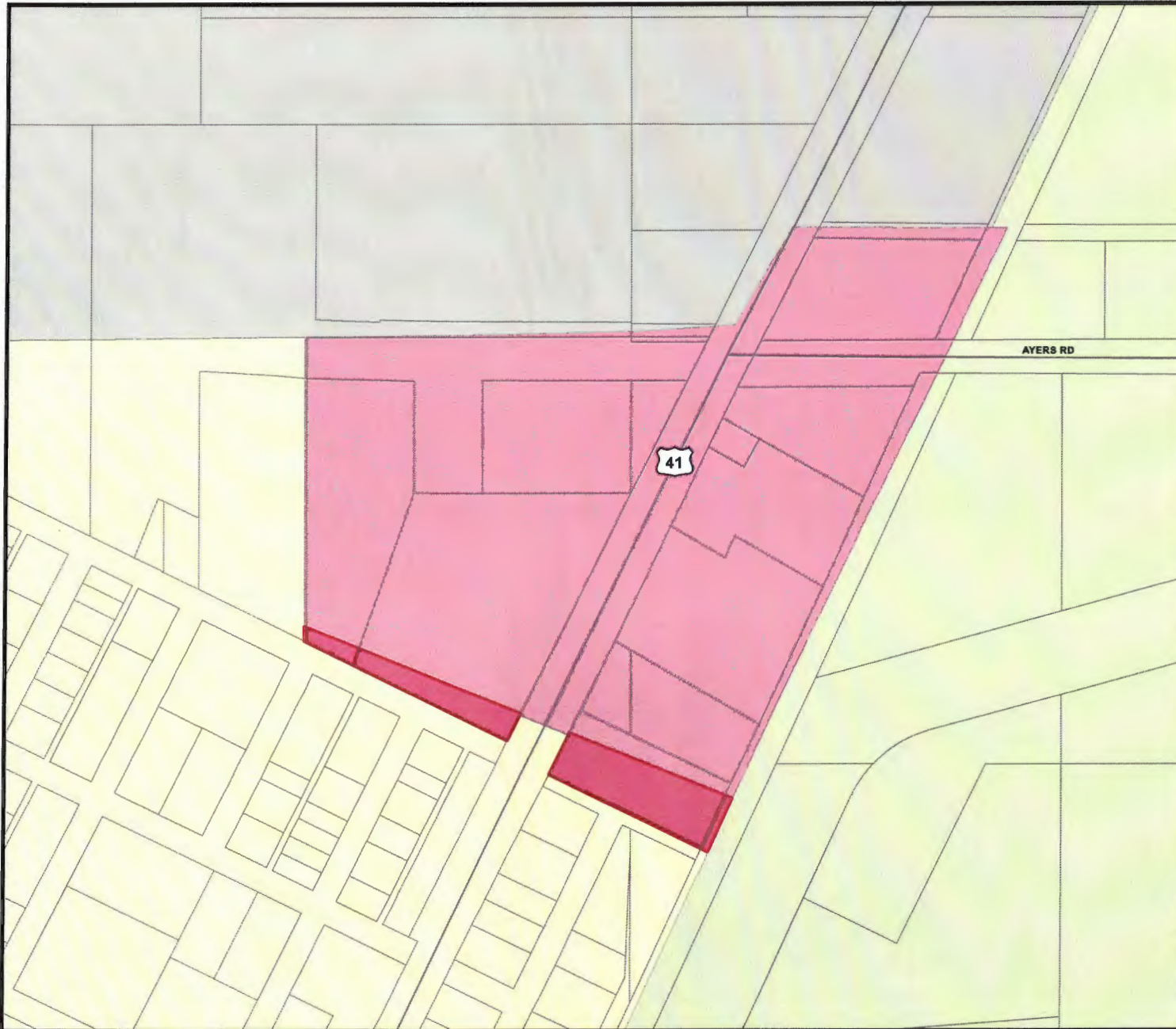
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Exhibit A-11: Sector 11 Adopted Future Land Use Maps and Parcel List

Map 11: Future Land Use Map Amendment to Commercial Category

Parcel Key	Owner Name	Proposed FLUM	Existing FLUM	ZONING	Site Address	DOR Code	DOR Code Description
378013	1100 BROAD STREET LLC	Commerical	Residential/Public Facility	AG, C2	1100 BROAD ST	11	1-story store
378031	CHORVAT LINDA H, SMITH MICHAEL L	Commercial	Residential/Public Facility	AG	16407 HVIEZDOSLAV ST	2	Mobile Home
377997	CHORVAT LINDA H, SMITH MICHAEL L	Commercial	Residential/Public Facility	AG, C2	1157 BROAD ST	49	Open Storage

Revisions to Hernando County 2040 Future Land Use Map



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FLU	
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	CONSERVATION
	EDUCATION
	INDUSTRIAL
	MINING
	PLANNED DEVELOPMENT
	PUBLIC FACILITIES
	RECREATION
	RESIDENTIAL
	RURAL



Date of Mapping: 10/23/2020



Map 11

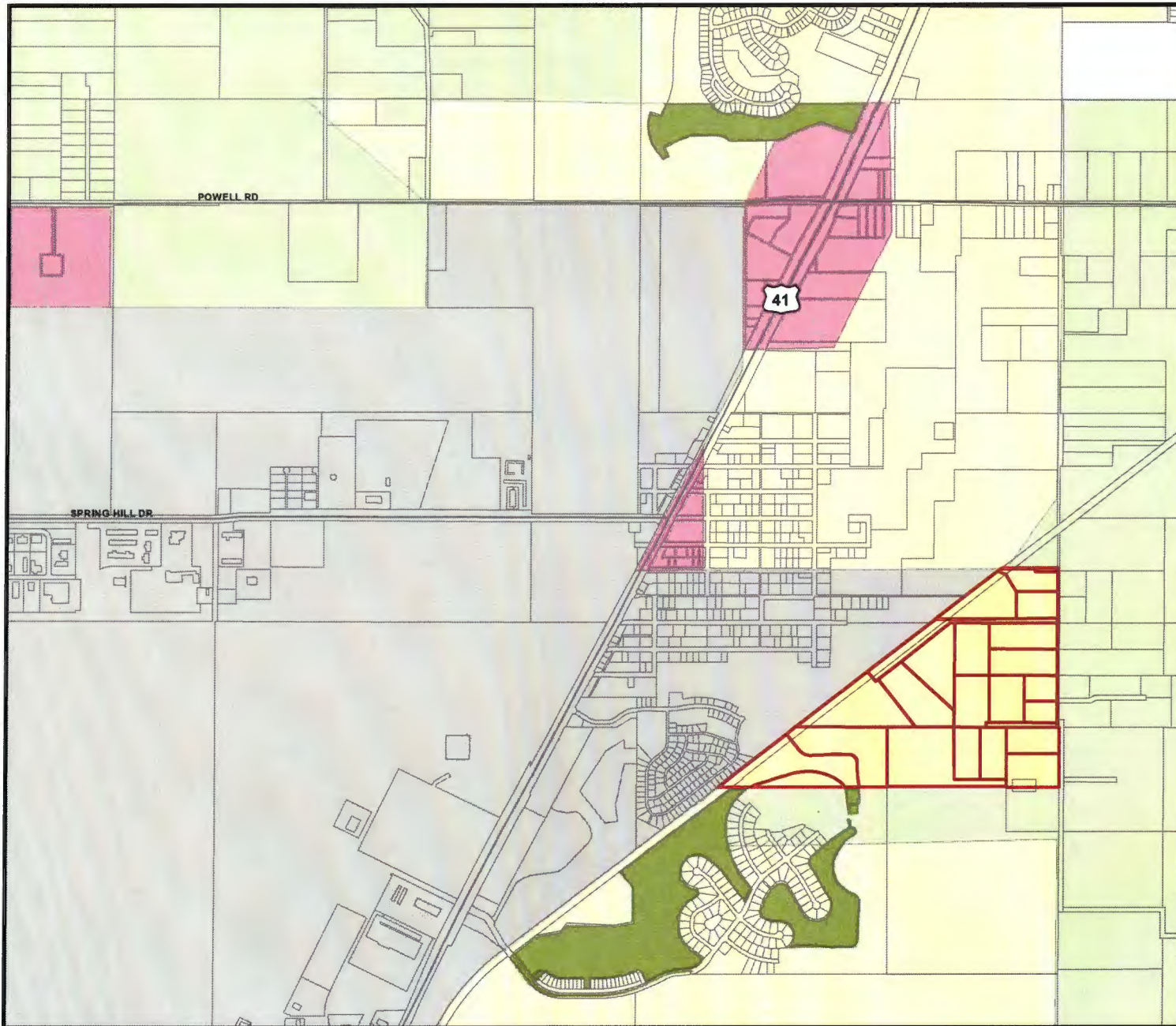
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Exhibit A-12: Sector 12 Adopted Future Land Use Maps and Parcel List

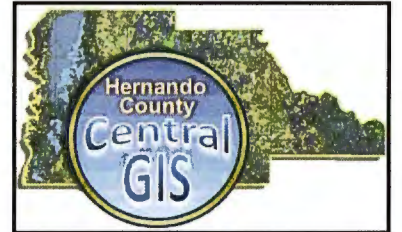
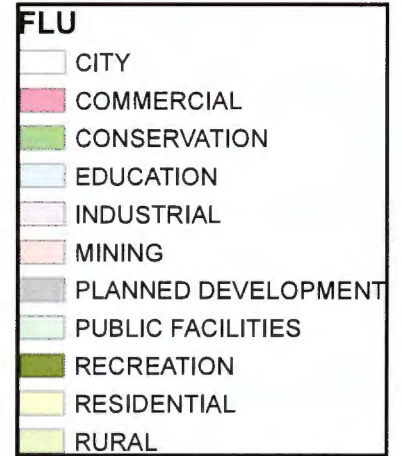
Map 12: Future Land Use Map Amendment to Residential Category

Parcel Key	Owner Name	Proposed FLUM	Existing FLUM	Zoning	Site Address	DOR Code	DOR Description
1411216	SUNG CHRISTINA, SUNG BING	Residential	Planned Development	AG	18272 SUCCESS RD	1	Single family residential
382909	BURNS JEFFERY DARRYL, THIELHART-BURNS	Residential	Planned Development	AG	18427 SUCCESS RD	1	Single family residential
1408747	BADOWSKI GLADYS S, COMPTON SUSAN D	Residential	Planned Development	AG	3063 CRUM RD	1	Single family residential
204237	PHILLIPS JOHN C JR, PHILLIPS RITA L	Residential	Planned Development	AG	3157 CRUM RD	1	Single family residential
1143417	DRZEWIECKI ALPHONSE A, DRZEWIECKI DONNA	Residential	Planned Development	AG	3031 CRUM RD	1	Single family residential
1411190	GARLAND DANIEL B, GARLAND LISA M	Residential	Planned Development	AG	18406 SUCCESS RD	1	Single family residential
1411207	PENFOLD JUSTIN C, RICE JULIE R	Residential	Planned Development	AG	18326 SUCCESS RD	1	Single family residential
1747355	HONOR MARK J, HONOR LYDIA R	Residential	Planned Development	AG	CRUM RD	1	Single family residential
383356	SEAMON ALICE J	Residential	Planned Development	AG	3005 CRUM RD	1	Single family residential
1408783	ENGLAND EVAN L, ENGLAND ROCHELLE D	Residential	Planned Development	AG	3209 CRUM RD	1	Single family residential
1408792	LEWANDOWSKI JOHN	Residential	Planned Development	AG	3227 CRUM RD	1	Single family residential
1408756	COOPER JENNIFER M	Residential	Planned Development	AG	18477 MUTINY RD	2	Mobile Home
204228	FAUNCE DEAN R, FAUNCE AMY	Residential	Planned Development	AG	18448 SUCCESS RD	2	Mobile Home
1411136	CURRIER GARY J, CURRIER CATHY A	Residential	Planned Development	AG	18445 MUTINY RD	2	Mobile Home
1411181	SCHIPP DARREN R	Residential	Planned Development	AG	18401 MUTINY RD	2	Mobile Home
1231713	RIVARD CLUB LLC	Residential	Planned Development	PDP(REC), PDP(SF)	18001 RIVARD BLVD	38	Golf Course
383374	RIVARD DEVELOPMENT LLC	Residential	Planned Development	CPDP	RIVARD BLVD	54	Timberland
383365	TREVERTON SCOTT TTEE, TREVERTON SHELLEY	Residential	Planned Development	AG	CRUM RD	59	Woods
1402182	N MOHAMED ALI	Residential	Planned Development	CPDP	CRUM RD	59	Woods
1408765	REEL LAND HOMEOWNERS ASSOC	Residential	Planned Development	AG	SUCCESS RD	94	ROW/Streets/Roads
1408774	REEL LAND HOMEOWNERS ASSOC	Residential	Planned Development	AG	MUTINY RD	94	ROW/Streets/Roads
1411172	EBANKS ELVY E, EBANKS MYRNA C	Residential	Planned Development	AG	CRUM RD	99	Unclassified
1411225	BARNETT MARK J, BARNETT LAURIE A	Residential	Planned Development	AG	SUCCESS RD	99	Unclassified

Revisions to Hernando County 2040 Future Land Use Map



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Date of Mapping: 10/27/2020



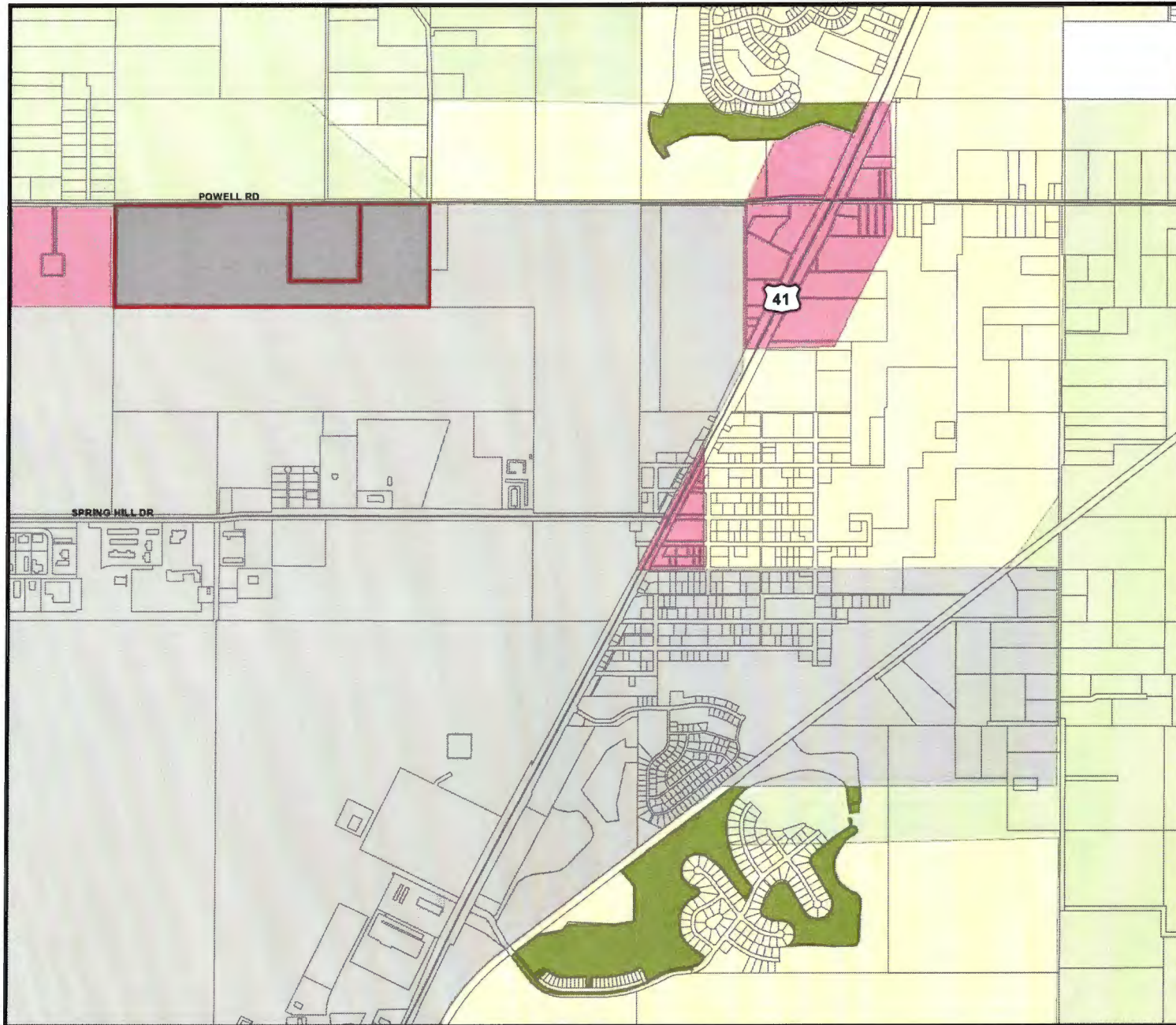
Map 12: Res

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Map 12: Future Land Use Map Amendment to Planned Development Category

Parcel Key	Owner Name	Proposed FLUM	Existing FLUM	Zoning	Site Address	DOR Code	DOR Description
383249	FINEST FARMS INC	Planned Development	Rural	AG	4004 RAINES RD	60	pastureland
383258	HUNNICUTT HOMER E JR	Planned Development	Rural	AG	17078 POWELL RD	59	pastureland

Revisions to Hernando County 2040 Future Land Use Map



Not to Scale

FLU	
[White Box]	CITY
[Pink Box]	COMMERCIAL
[Green Box]	CONSERVATION
[Light Blue Box]	EDUCATION
[Light Purple Box]	INDUSTRIAL
[Light Orange Box]	MINING
[Grey Box]	PLANNED DEVELOPMENT
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[Yellow Box]	RESIDENTIAL
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Date of Mapping: 10/27/2020



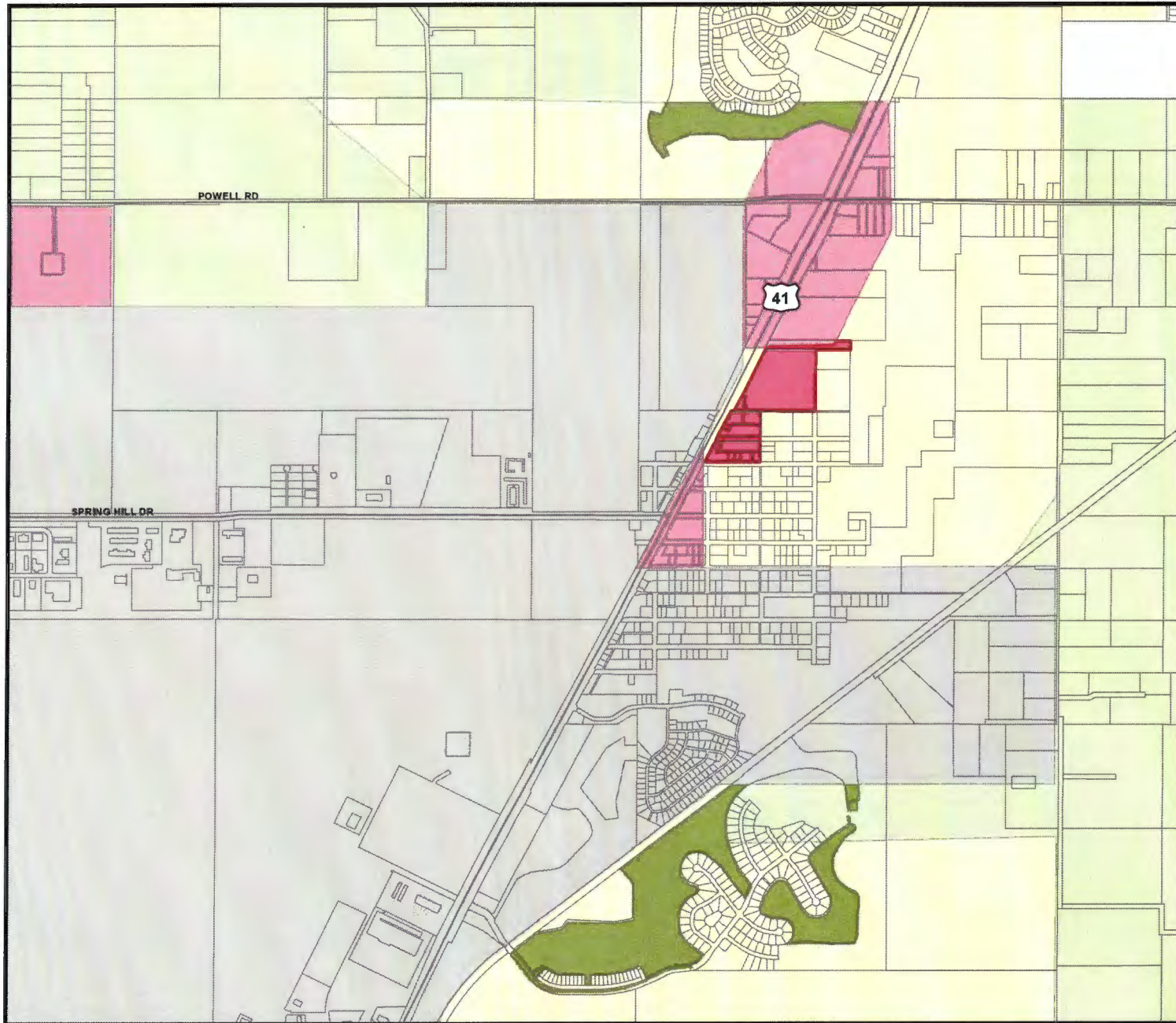
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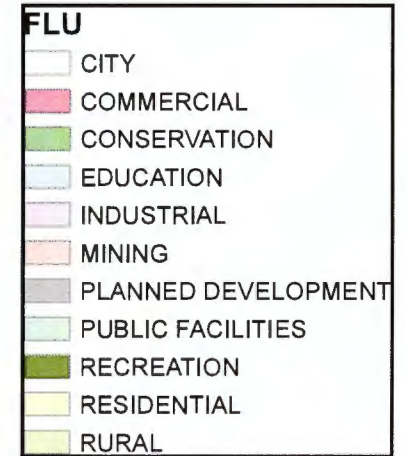
Map 12: Future Land Use Map Amendment to Commercial Category

Parcel Key	Owner Name	Proposed FLUM	Existing FLUM	Zoning	Site Address	DOR Code	DOR Description
202195	STAREK JOHN M, STAREK SHARON S	Commercial	Residential	R1A	BROAD ST	0	Vacant Residential
202186	5051 GULF TO LAKE LLC	Commercial	Residential	PDP(OP)	DEEPWOOD ST	0	Vacant Residential
202239	SIMEX HOLDINGS LLC	Commercial	Residential	R1A	SPANGLER AVE	2	Mobile Home
202122	5051 GULF TO LAKE LLC	Commercial	Residential	PDP(OP)	BROAD ST	10	Vacant Commercial
202131	5051 GULF TO LAKE LLC	Commercial	Residential	PDP(OP)	BROAD ST	10	Vacant Commercial
202113	BETHEL FAITH TEMPLE INC	Commercial	Residential	R1A, OP	DEEPWOOD ST	10	Vacant Commercial
202202	TRUSTEE COMPANY TTEE (THE), 18077	Commercial	Residential	R1A	18077 SPANGLER AVE	2	Mobile Home
202220	EXEMPT PER PUBLIC RECORD LAWS	Commercial	Residential	R1A		2	Mobile Home
759450	CARPENTER VERNON	Commercial	Residential	AG	BROAD ST	0	Vacant Residential
1061040	FRENCH LARRY H SR, FRENCH REBECCA J	Commercial	Residential	R1A	18103 SPANGLER AVE	1	Single Family
426024	SPANGLER TRUST (THE)	Commercial	Residential	R1A	18095 SPANGLER AVE	2	Mobile Home
383016	KEENE PROPERTIES MANAGMENT LLC	Commercial	Residential	AG	3520 BROAD ST	1	Single Family
1076800	BETHEL FAITH TEMPLE INC	Commercial	Residential	OP	3446 BROAD ST	1	Single Family

Revisions to Hernando County 2040 Future Land Use Map



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Date of Mapping: 10/27/2020



Map 12: Com

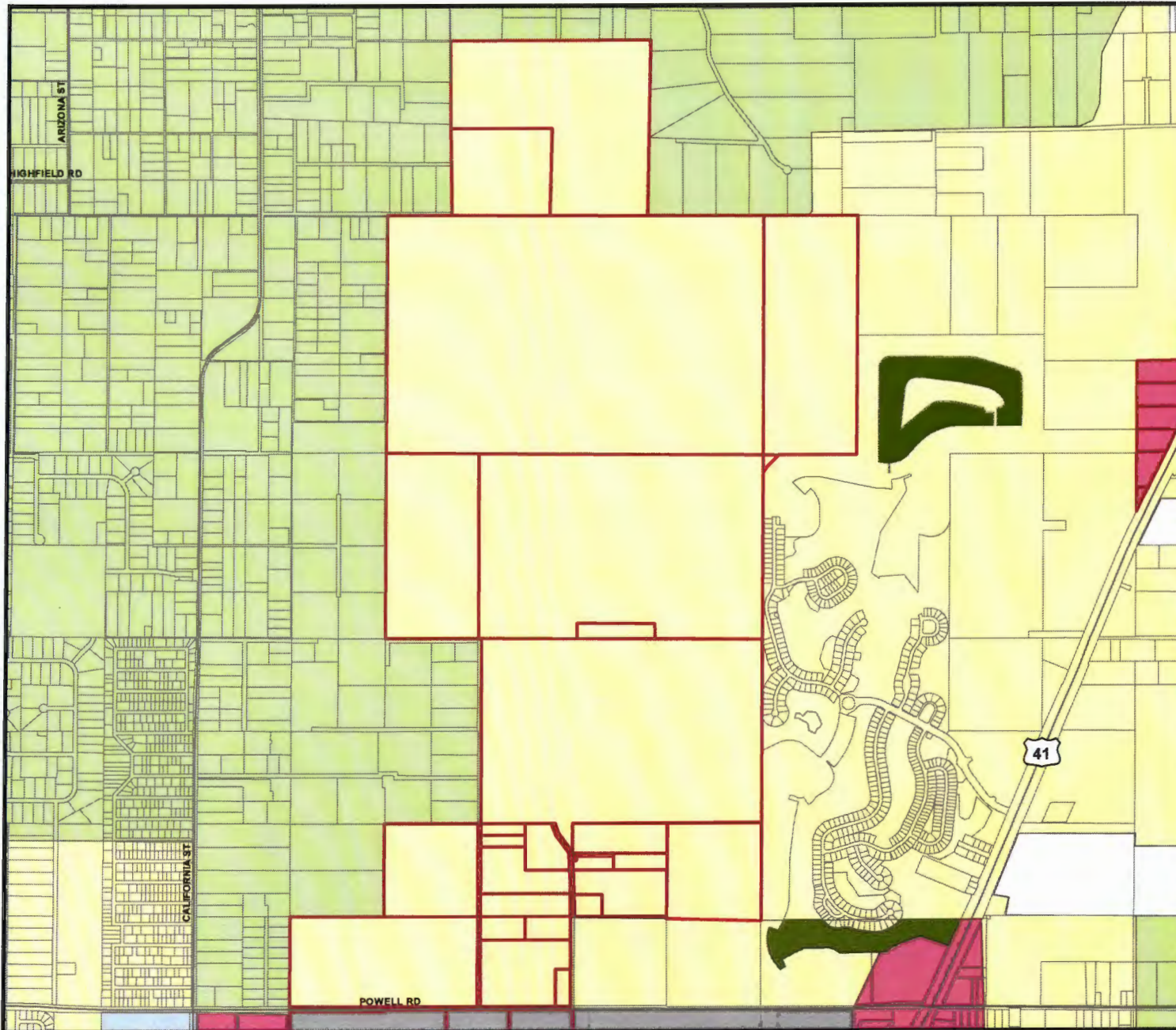
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Exhibit A-13: Sector 13 Adopted Future Land Use Maps and Parcel List

Map 13: Future Land Use Map Amendment to Residential Category

Parcel Key	Owner Name	Proposed FLUM	Existing FLUM	Zoning	Site Address	DOR Code	DOR Code Description
380876	ANNIBALI PAUL W, ANNIBALI ELLEN M	Residential	Rural	AG	5463 WOLF RD	1	Single-Family Residential
380956	SUTTON CATHY, SUTTON FRANK L	Residential	Rural	AG	4305 RAINES RD	1	Single-Family Residential
1075543	MCALLISTER HOLDINGS LLC	Residential	Rural	AG	4364 RAINES RD	1	Single-Family Residential
835056	STARLING WAYNE L	Residential	Rural	AG	4411 RAINES RD	1	Single-Family Residential
1183329	GECOX RICHARD S, GECOX JANINE A	Residential	Rural	AG	4438 WOLF RD	1	Single-Family Residential
381009	TWARDOSKY NICHOLAS P	Residential	Rural	AG	4304 RAINES RD	1	Single-Family Residential
1180563	BARSANTI LAURA	Residential	Rural	AG	4406 WOLF RD	1	Single-Family Residential
1012941	WETHERINGTON WILLIAM R TTEE,	Residential	Rural	AG	4270 WOLF RD	1	Single-Family Residential
904524	HERLISKA TINA M, HERLISKA JACK	Residential	Rural	AG	4265 RAINES RD	1	Single-Family Residential
380983	GOMER SARAH C, SELLERS MARJORIE R, SHELL	Residential	Rural	AG	4231 RAINES RD	1	Single-Family Residential
377390	FINEST FARMS INC	Residential	Rural	AG	POWELL RD	51	Cropland
380894	SELLERS MARJORIE R TRUST	Residential	Rural	AG	4525 RAINES RD	54	Timberland
523357	FINTER SUSAN M CO-TTEE	Residential	Rural	AG	4444 RAINES RD	54	Timberland
656702	FINTER SUSAN M CO-TTEE	Residential	Rural	AG	RAINES RD	54	Timberland
380938	WOLF GARY	Residential	Rural	AG	4200 WOLF RD	54	Timberland
380858	ANTEC INC	Residential	Rural	AG	5301 WOLF RD	59	Woods - Native Pasture
380803	ANTEC INC	Residential	Rural	AG	WOLF RD	59	Woods - Native Pasture
380867	HUNNICUTT FARMS LLC	Residential	Rural	AG	WOLF RD	60	Improved Pasture Land
1724487	CASEY DAVID B	Residential	Rural	AG	TUMBLEWEED TRL	60	Improved Pasture Land
360576	CASEY GEORGE M, CASEY JOAN H	Residential	Rural	AG	17200 WISCON RD	60	Improved Pasture Land
380849	DAIRY MIX INC	Residential	Rural	AG	SILENT BREEZE ST	60	Improved Pasture Land
380910	POWELL ROAD PARTNERS LLC	Residential	Rural	PDP(SF), PDP(MF)	POWELL RD	60	Improved Pasture Land
713437	CORNELL CHERYL M	Residential	Rural	AG	4310 RAINES RD	60	Improved Pasture Land
1183310	WERT CHRISTOPHER S	Residential	Rural	AG	4357 RAINES RD	60	Improved Pasture Land
380885	JONETT JANICE W TTEE, WOLF GARY S,	Residential	Rural	AG	4375 WOLF RD	60	Improved Pasture Land
1572532	BBX PARTNERS INC	Residential	Rural	CPDP	18370 HENNES CV	99	Not Classified

Revisions to Hernando County 2040 Future Land Use Map



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FLU	
	CITY
	COMMERCIAL
	CONSERVATION
	EDUCATION
	INDUSTRIAL
	MINING
	PLANNED DEVELOPMENT
	PUBLIC FACILITIES
	RECREATION
	RESIDENTIAL
	RURAL



Date of Mapping: 12/17/2020



Map 13

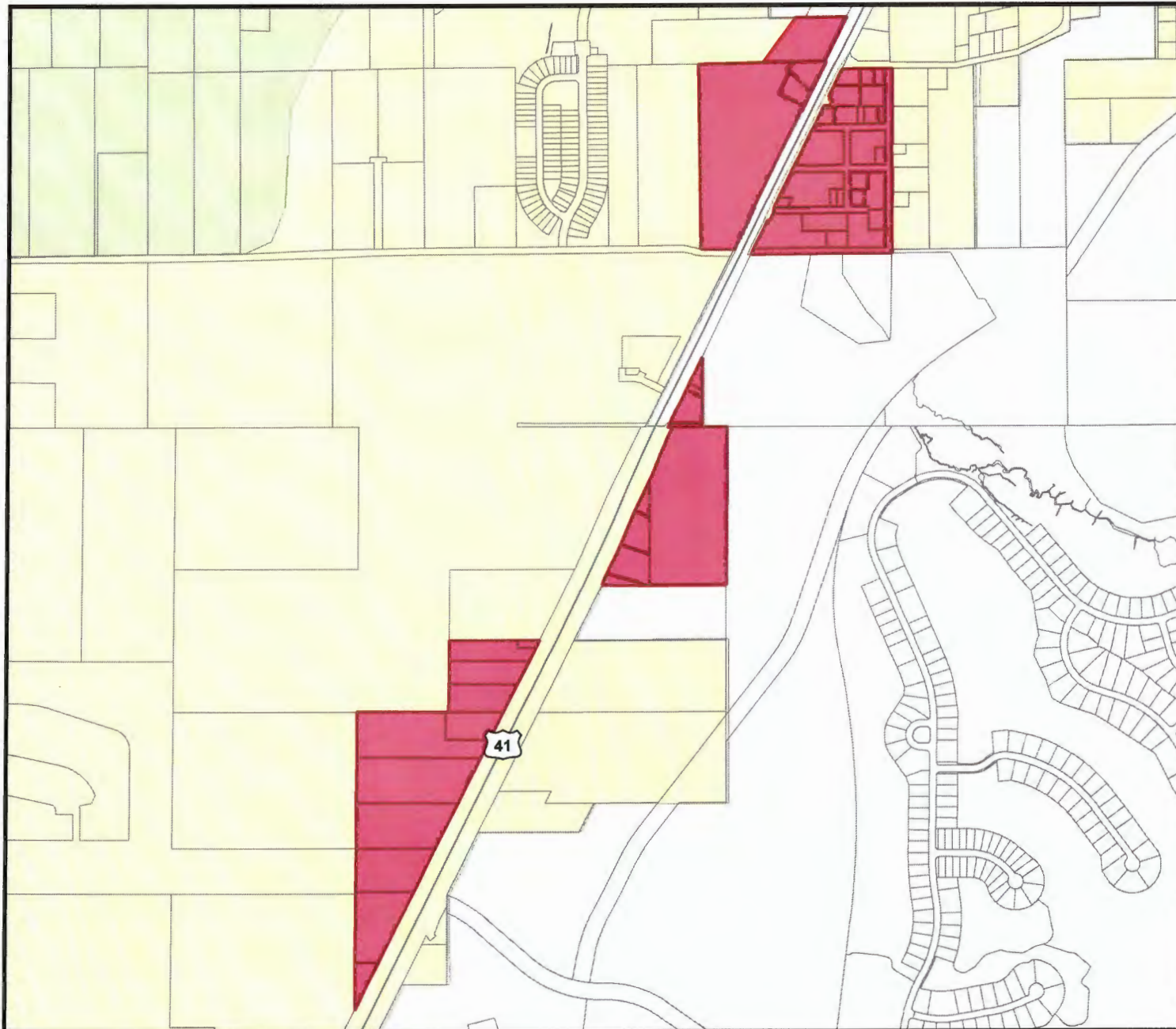
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Exhibit A-14: Sector 14 Adopted Future Land Use Maps and Parcel List

Map 14: Future Land Use Map Amendment to Commercial Category

Parcel Key	Owner Name	Proposed FLUM	Existing FLUM	Zoning	Site Address	DOR Code	DOR Code Description
152015	SANKNER EDWARD J JR, SANKNER REBECCA	Commercial	Residential	R1B	ARNETT ST	0	Vacant Residential
152033	SANKNER EDWARD J JR, SANKNER REBECCA	Commercial	Residential	R1B	ARNETT ST	0	Vacant Residential
152024	SANKNER EDWARD J JR, SANKNER REBECCA	Commercial	Residential	R1B	ARNETT ST	0	Vacant Residential
152168	GIST CHARLES R, GIST DENISE	Commercial	Residential	PDP(HC)	VFW RD	0	Vacant Residential
151917	SANKNER EDWARD J JR, SANKNER REBECCA	Commercial	Residential	R1B	BROAD ST	0	Vacant Residential
152140	SANKNER EDWARD J JR, SANKNER REBECCA	Commercial	Residential	R1B	INGRAM ST	0	Vacant Residential
152177	HERNANDEZ CARLOS M, BETANCOURT CARMEN I	Commercial	Residential	R1B	VFW RD	0	Vacant Residential
152186	HERNANDEZ CARLOS M, BETANCOURT CARMEN I	Commercial	Residential	R1B	VFW RD	0	Vacant Residential
152113	HERNANDEZ CARLOS M, BETANCOURT CARMEN I	Commercial	Residential	R1B	CORLISS RD	0	Vacant Residential
1762122	GROVES CLIFFORD TROY	Commercial	Residential	R1B	ARNETT ST	0	Vacant Residential
152275	BENJAMIN BYRON S, BENJAMIN IDELLA	Commercial	Residential	R1B	BROAD ST	0	Vacant Residential
201481	INFINITE TRUST LLC, SPRING STEPHEN	Commercial	Residential	AG, PDP(OP)	6123 BROAD ST	1	Single-Family Residential
201454	STATKUS JEFFREY, JOHNSON DAVID ROBERT	Commercial	Residential	PDP(OP)	6117 BROAD ST	1	Single-Family Residential
380705	HAINES RALPH D, HAINES JANET Q	Commercial	Residential	AG	5399 BROAD ST	1	Single-Family Residential
201445	UF64 LLC	Commercial	Residential	AG	6071 BROAD ST	1	Single-Family Residential
151908	KRAS CHARLES	Commercial	Residential	R1B	6516 BROAD ST	1	Single-Family Residential
152006	TACY PROPERTIES LLC	Commercial	Residential	R1B	6524 BROAD ST	1	Single-Family Residential
152159	GIST CHARLES R, GIST DENISE	Commercial	Residential	PDP(HC)	19357 INGRAM ST	1	Single-Family Residential
152042	SANKNER EDWARD J JR, SANKNER REBECCA	Commercial	Residential	R1B	19348 INGRAM ST	1	Single-Family Residential
151926	MCKAY PAULA	Commercial	Residential	R1B	19353 OLIVER ST	1	Single-Family Residential
151935	HEAD JUSTIN	Commercial	Residential	R1B	19367 OLIVER ST	1	Single-Family Residential
151953	OSMOND ROBERT L, OSMOND PHYLLIS A	Commercial	Residential	R1B	6949 CORLISS RD	1	Single-Family Residential
151999	EXEMPT PER PUBLIC RECORD LAWS	Commercial	Residential	R1B		1	Single-Family Residential
151980	GROVES JUNIOR RAY, GROVES MARY	Commercial	Residential	R1B	6979 CORLISS RD	1	Single-Family Residential
152060	BROOKSVILLE CHURCH OF THE	Commercial	Residential	R1B	6993 CORLISS RD	1	Single-Family Residential
152131	OCONNOR KEVIN W, OCONNOR PIERRETTE M	Commercial	Residential	R1B	19375 INGRAM ST	1	Single-Family Residential
152122	CASTORIA CARMINE C	Commercial	Residential	R1B	19387 INGRAM ST	1	Single-Family Residential
201105	TH FAMILY INVESTMENT PARTNERSHIP I LTD	Commercial	Residential	C2	BROAD ST	10	Vacant Commercial
152293	SHOTT SHIRLEY A TTEE, TOWNSEND NORMA J	Commercial	Residential	C3	BROAD ST	10	Vacant Commercial
201114	STRICKLAND PATRICIA P PR	Commercial	Residential	C2	BROAD ST	10	Vacant Commercial
898791	MAY DAVID W TTEE, MAY DEBRA D TTEE	Commercial	Residential	CPDP	BROAD ST	10	Vacant Commercial
380527	GLEASON ROBERT C, GLEASON JANE T D	Commercial	Residential	CPDP	BROAD ST	10	Vacant Commercial
1459754	AMUNDSEN LILLIAN	Commercial	Residential	C2	BROAD ST	10	Vacant Commercial
380581	SOUTHERN HILLS INVESTMENTS LLC	Commercial	Residential	C2	BROAD ST	10	Vacant Commercial
201409	BBX PARTNERS INC	Commercial	Residential	CPDP	BROAD ST	10	Vacant Commercial
201418	STENHOLM JOYCE R TTEE	Commercial	Residential	C1	BROAD ST	10	Vacant Commercial
201427	HUFFMAN PHYLLIS A TTEE, WHEATON MARSHA,	Commercial	Residential	C1	BROAD ST	10	Vacant Commercial
539830	SZEMPRUCH NED R	Commercial	Residential	C2	7059 BROAD ST	19	Professional Building
152088	GIST CHARLES R, GIST DENISE	Commercial	Residential	PDP(HC)	INGRAM ST	27	Auto Sales, Repair, Storage
152097	GIST CHARLES R, GIST DENISE	Commercial	Residential	PDP(HC)	BROAD ST	27	Auto Sales, Repair, Storage
733059	VAN FOSSEN DEBORAH J TTEE	Commercial	Residential	C2	7043 BROAD ST	27	Auto Sales, Repair, Storage
361003	PLANTATION MOBILE HOME LLC	Commercial	Residential	C1. AG	BROAD ST	28	Parking Lots
201463	COTHERN & CO INC	Commercial	Residential	PDP(HC)	6107 BROAD ST	33	Night Club
201436	WILSON KIRK E, STOOPS TIMOTHY L TTEE	Commercial	Residential	C2	6089 BROAD ST	48	Warehousing/Distribution
201472	ON TIME QUALITY TRANSPORT LLC	Commercial	Residential	C2	6099 BROAD ST	48	Warehousing/Distribution
950518	BODIFORD ROBERT E JR	Commercial	Residential	CPDP	BROAD ST	60	Improved Pasture Land
152051	BROOKSVILLE CHURCH OF THE	Commercial	Residential	R1B	19384 INGRAM ST	71	Church
152284	BENJAMIN BYRON S, BENJAMIN IDELLA	Commercial	Residential	R1B	6372 BROAD ST	71	Church
1640585	HERNANDO COUNTY	Commercial	Residential		BROAD ST	94	ROW/Street/Road
1640594	HERNANDO COUNTY	Commercial	Residential		OLIVER ST	94	ROW/Street/Road

Revisions to Hernando County 2040 Future Land Use Map



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	RECREATION
	RESIDENTIAL
	RURAL



Date of Mapping: 12/17/2020



Map 14

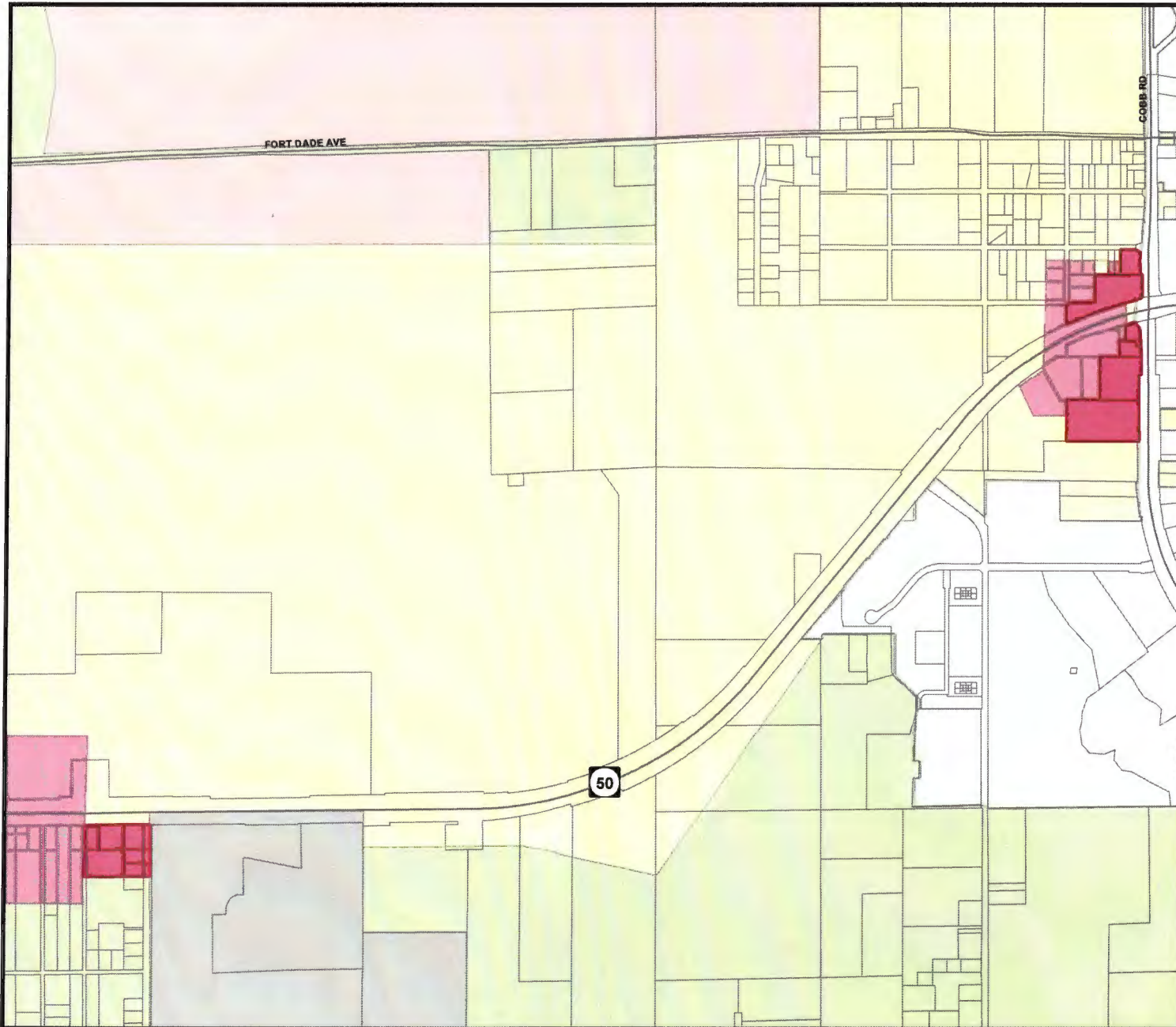
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Exhibit A-15: Sector 15 Adopted Future Land Use Maps and Parcel List

Map 15: Future Land Use Map Amendment to Commercial

Parcel Key	Owner Name	Proposed FLUM	Existing FLUM	Zoning	Site Address	DOR Code	DOR Code Description
997933	CORTEZ LYKES ASSOCIATES LLC	Commercial	Rural	R1A	7447 LYKES DUBLIN RD	0	vacant residential
997979	CORTEZ LYKES ASSOCIATES LLC	Commercial	Rural	R1A	SNAIL RD	0	vacant residential
997942	HARPER STEVEN B, BROWN KAREN	Commercial	Rural	R1A	7427 LYKES DUBLIN RD	1	single family
136828	PINE ISLE ESTATE LLC	Commercial	Residential, Commercial	PDP(GC)	COBB RD	10	vacant commercial
998415	CORTEZ LYKES ASSOCIATES LLC	Commercial	Residential	C1	CORTEZ BLVD	10	vacant commercial
997915	CORTEZ LYKES ASSOCIATES LLC	Commercial	Residential	C2	CORTEZ BLVD	10	vacant commercial
420930	AVERETT JERRY	Commercial	Residential, Commercial	C2	CORTEZ BLVD	10	vacant commercial
136908	SPEEDWAY LLC	Commercial	Residential, Commercial	C2	18635 CORTEZ BLVD	11	1-story store
992518	DEVOE MANAGEMENT SERVICES INC	Commercial	Residential	C2	18734 CORTEZ BLVD	11	1-story store
997924	CORTEZ LYKES ASSOCIATES LLC	Commercial	Residential	C1	CORTEZ BLVD	11	1-story store
137097	STATE OF FLORIDA D O T	Commercial	Residential, Commercial	PDP(HC)	CORTEZ BLVD	87	State ownership
137088	STATE OF FLORIDA D O T	Commercial	Residential, Commercial	R1A, C2	CORTEZ BLVD	87	state

Revisions to Hernando County 2040 Future Land Use Map



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	RESIDENTIAL
	RURAL



Date of Mapping: 10/27/2020



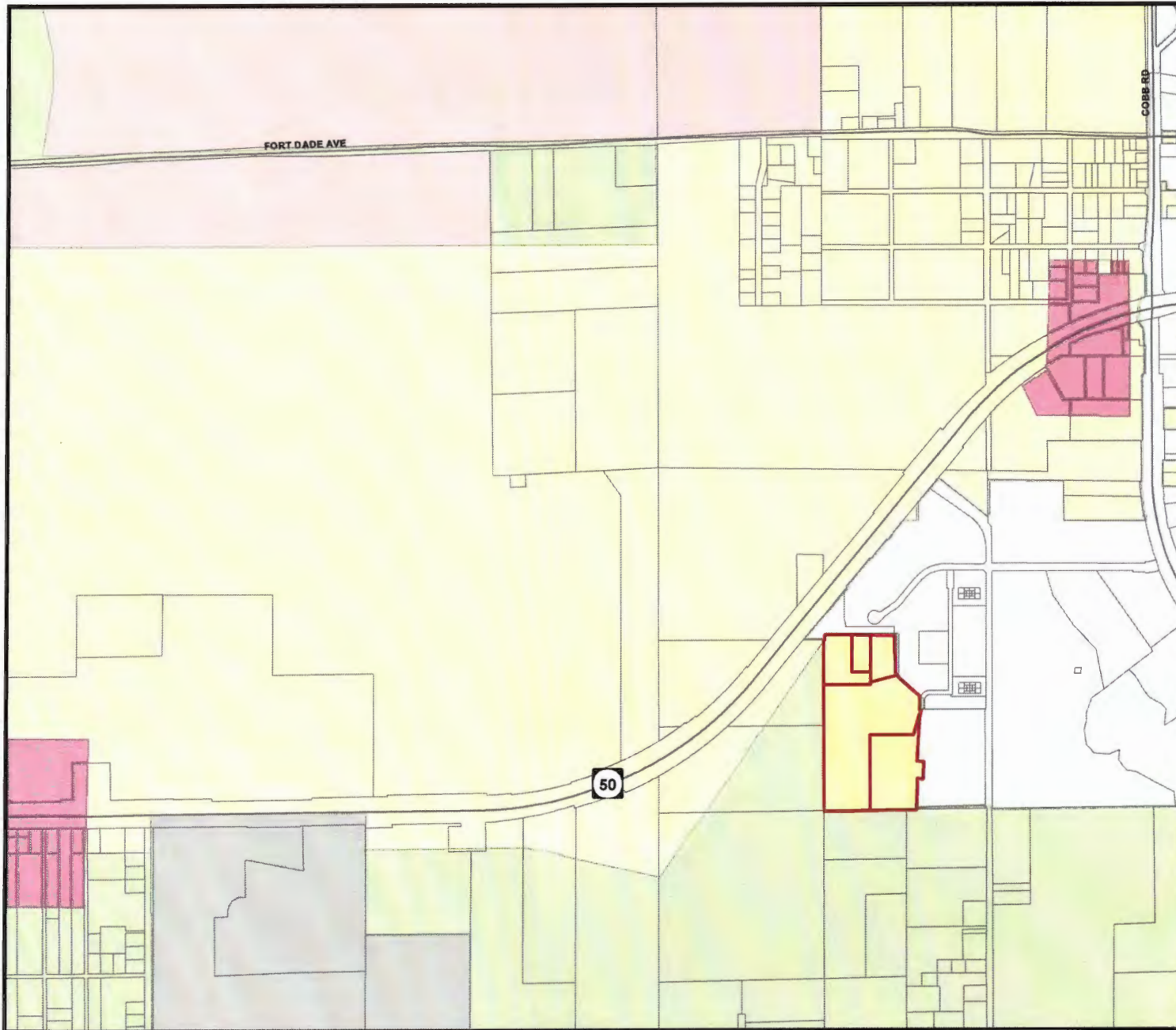
Map 15: Com

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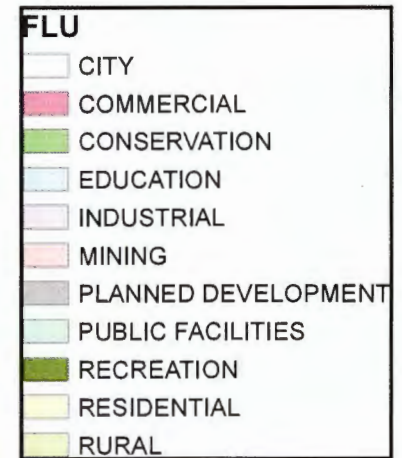
Map 15: Future Land Use Map Amendment to Residential

Parcel Key	Owner Name	Proposed FLUM	Existing FLUM	Zoning	Site Address	DOR Code	DOR Code Description
360415	C/O DAVID SASSER	Residential	Rural	AG	18330 CORTEZ BLVD	1	Single-Family
136123	TOSSAS CARLOS R	Residential	Rural Residential	AR	18308 CORTEZ BLVD	1	Single-Family
1213813	MCALPINE DAVID I, MCALPINE SUZANNE D	Residential	Rural	AR	18312 CORTEZ BLVD	1	Single-Family
1673656	HOMES BY DELTONA OF CENTRAL FLORIDA LLC	Residential	Rural	AG	CORTEZ BLVD	0	Vacant Residential
938828	SASSER DAVID C, SASSER RONNA G	Residential	Rural	AG	18350 CORTEZ BLVD	1	Single-Family

Revisions to Hernando County 2040 Future Land Use Map



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Date of Mapping: 10/27/2020



Map 15: Res

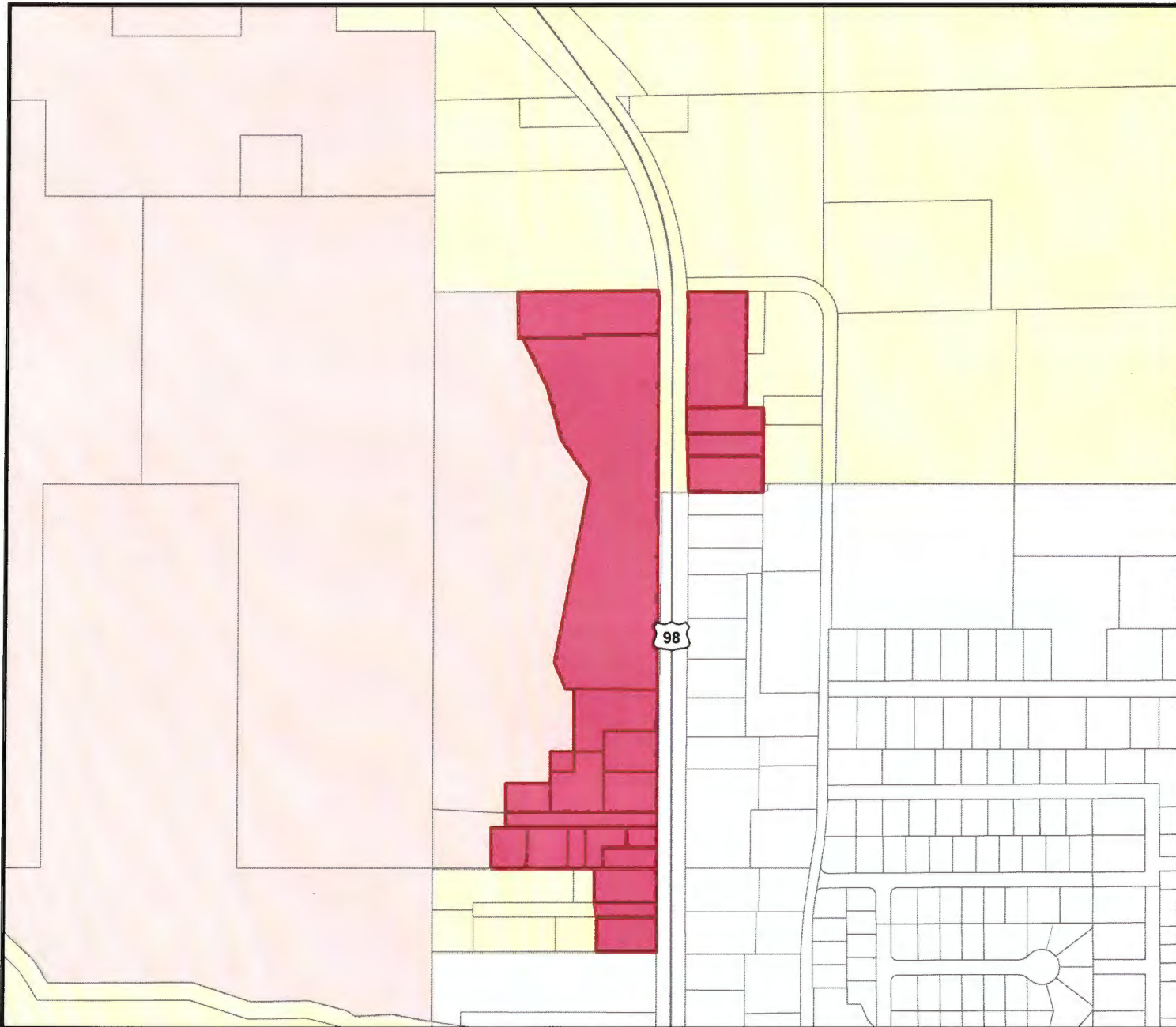
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Exhibit A-16: Sector 16 Adopted Future Land Use Maps and Parcel List

Map 16: Future Land Use Map Amendment to Commercial Category

Parcel Key	Owner Name	Proposed FLUM	Existing FLUM	Zoning	Site Address	DOR Code	DOR Code Description
351513	MONTROSE SHELVING INC	Commercial	Residential	C4	1097 PONCE DE LEON BLVD	11	1-story store
351461	GEW REAL ESTATE LLC	Commercial	Residential	C2	995 PONCE DE LEON BLVD	11	1-story store
351498	FERGUSON RAYMOND K, FERGUSON KAROL A	Commercial	Residential	C2	1109 PONCE DE LEON BLVD	11	1-story store
420841	FERGUSON RAYMOND K, FERGUSON KAROL A	Commercial	Residential	C4	20262 DENNY DR	2	mobile home
351746	COFER JAMES R, COFER GERTRUDE E	Commercial	Residential	C4	DENNY DR	10	vacant commercial
420832	COFER JAMES R, COFER GERTRUDE E	Commercial	Residential	C4	DENNY DR	10	vacant commercial
420823	RANCE ROBERT R JR, RANCE DENISE R	Commercial	Residential	AG, C2	20231 DENNY DR	17	1-story office building
351755	COFER JAMES R, COFER GERTRUDE E	Commercial	Residential	C4	DENNY DR	10	vacant commercial
351586	SINGER ROBERT D SR CO-TRUSTEES, SINGER	Commercial	Residential	C2	1121 PONCE DE LEON BLVD	11	1-story store
351577	OWL INVESTMENT ENTERPRISES LLC	Commercial	Residential	C3	1089 PONCE DE LEON BLVD	17	1-story office building
351470	HUNTLEY PROPERTIES LLC	Commercial	Residential	AG, C2	PONCE DE LEON BLVD	10	vacant commercial
351504	TROY THOMPSON INC	Commercial	Residential	C4	20255 DENNY DR	48	warehousing/distribution
1401922	SPANKYS ENTERPRISES INC	Commercial	Residential	C4	PONCE DE LEON BLVD	10	vacant commercial
351675	FURMAN GARY J	Commercial	Residential	C2	1135 PONCE DE LEON BLVD	11	1-story store
951900	PRAS DAVID, PRAS MARGARET ANNE	Commercial	Residential	C2	1147 PONCE DE LEON BLVD	11	1-story store
1709725	HERNANDO COUNTY	Commercial	Residential	R2	DENNY DR	94	ROW/Streets/Roads
351666	RAY MICHAEL A, RAY MICHELLE A	Commercial	Residential	C4	1400 PONCE DE LEON BLVD	48	warehousing/distribution
351915	SINGER ROBERT D SR CO-TTEE, SINGER	Commercial	Residential	C2	1430 PONCE DE LEON BLVD	27	auto sales
351693	GREENBRYRE REALTY TRUST INC	Commercial	Residential	C2	PONCE DE LEON BLVD	10	vacant commercial
420850	KROPIK CHRISTY M	Commercial	Residential	C2	1491 PONCE DE LEON BLVD	49	open storage
1267747	RAY MICHAEL A, RAY ANN M	Commercial	Residential	C4	1428 PONCE DE LEON BLVD	48	warehousing/distribution

Revisions to Hernando County 2040 Future Land Use Map



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	RURAL



Date of Mapping: 10/19/2020



Map 16

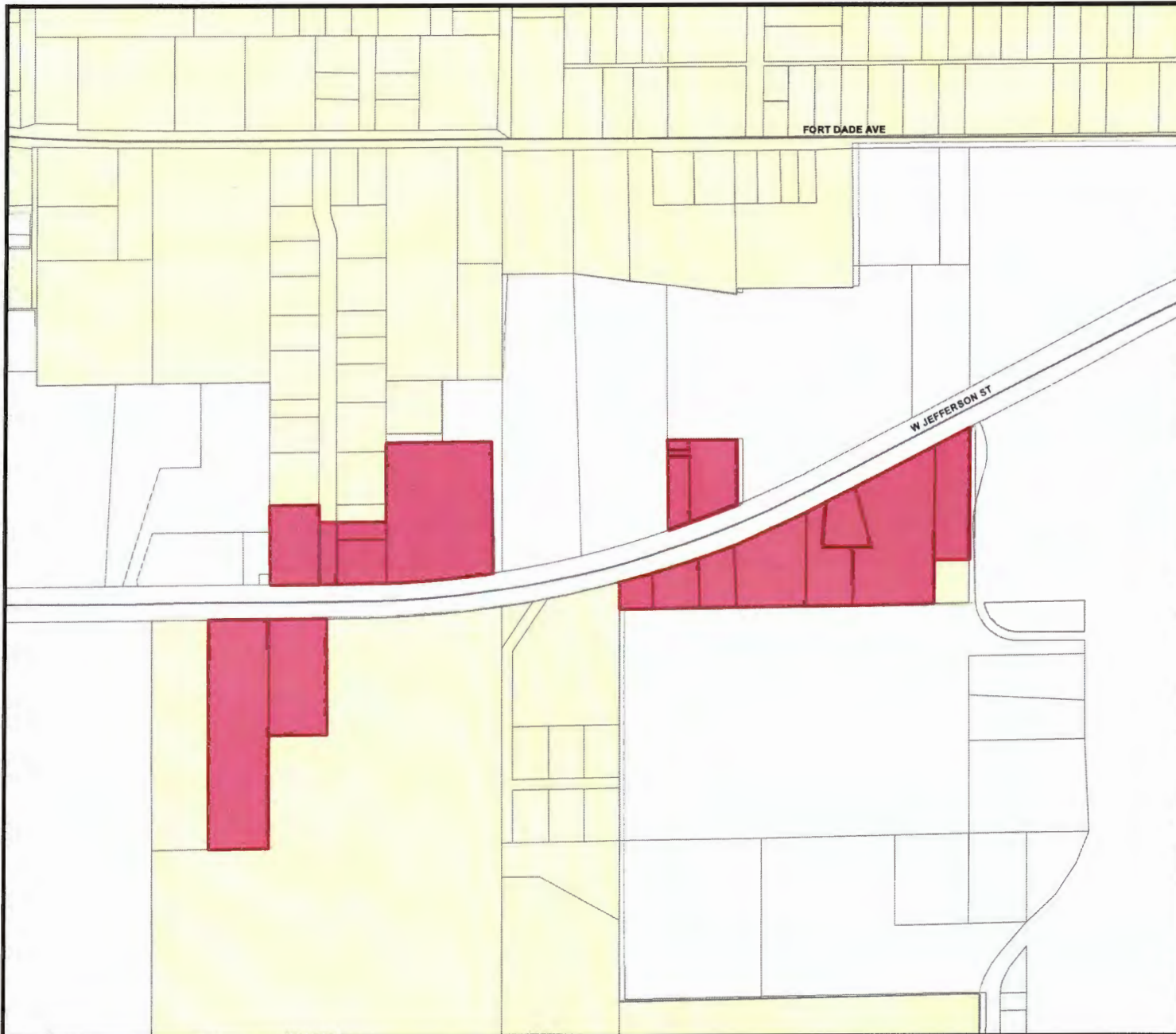
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Exhibit A-17: Sector 17 Adopted Future Land Use Maps and Parcel List

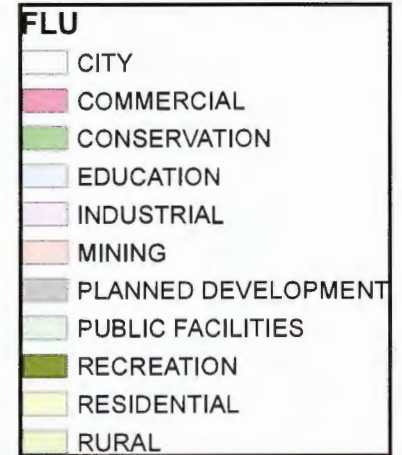
Map 17: Future Land Use Map Amendment to Commercial Category

Parcel Key	Owner Name	Proposed FLUM	Existing FLUM	Zoning	Site Address	DOR Code	DOR Description
354057	BREWER SAMUEL L, BREWER RUTH A	Commerical	Residential	C2	1030 W JEFFERSON ST	17	1-story office building
137202	KNIGHT DAVID R SR, KNIGHT JANET M,	Commerical	Residential	C2	1040 W JEFFERSON ST	27	auto sales
137211	KNIGHT DAVID R JR, KNIGHT SUSAN L	Commerical	Residential	C2	ESTATES AVE	0	Vacant Residential
354100	TITAN FRIS INC	Commerical	Residential	C2	W JEFFERSON ST	0	Vacant Residential
354119	RAO RAVISHANKAR TTEE, SASTRY VATSALA	Commerical	Residential	C2	W JEFFERSON ST	10	Vacant Commercial
354306	HAGEL GARY	Commerical	Residential	C2	976 W JEFFERSON ST	12	Store/Office
353174	GROVE JOHN T TRUSTEE OF THE 959	Commerical	Residential	C1	959 W JEFFERSON ST	19	professional building
353165	S&S CAPITAL VENTURES LLC	Commerical	Residential	C1	947 W JEFFERSON ST	1	Single-Family
353138	NESSERALLA JOHN	Commerical	Residential	C1	W JEFFERSON ST	27	auto sales
353995	LEOPARD PRIDE CITY CENTER CORP	Commerical	Residential	C1	W JEFFERSON ST	17	1-story office building
354235	CHRISTIANA PATRICK, CHRISTIANA VALARIE M	Commerical	Residential	C1	W JEFFERSON ST	11	1-story store
354315	BUCKNER ROBERT A	Commerical	Residential	C1	973 W JEFFERSON ST	17	1-story office building
353879	ABBINANTI SALVATORE D, ABBINANTI	Commerical	Residential	C1	941 W JEFFERSON ST	11	1-story store
353147	BIRDELL DAVID	Commercial	Residential	PDP(GC), PDP(REC)	915 W JEFFERSON ST	11	1-story store
137284	REUSCH MARC A	Commercial	Residential	C2	1110 W JEFFERSON ST	17	1-story office building
539625	DECKER JOSEPH III, DECKER DELANA, DECKER	Commercial	Residential	C1	1125 W JEFFERSON ST	34	bowling alley/skating rink
739142	PAUL P K, PAUL LIZA	Commercial	Residential	C2	W JEFFERSON ST	10	Vacant Commercial

Revisions to Hernando County 2040 Future Land Use Map



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Date of Mapping: 10/19/2020



Map 17

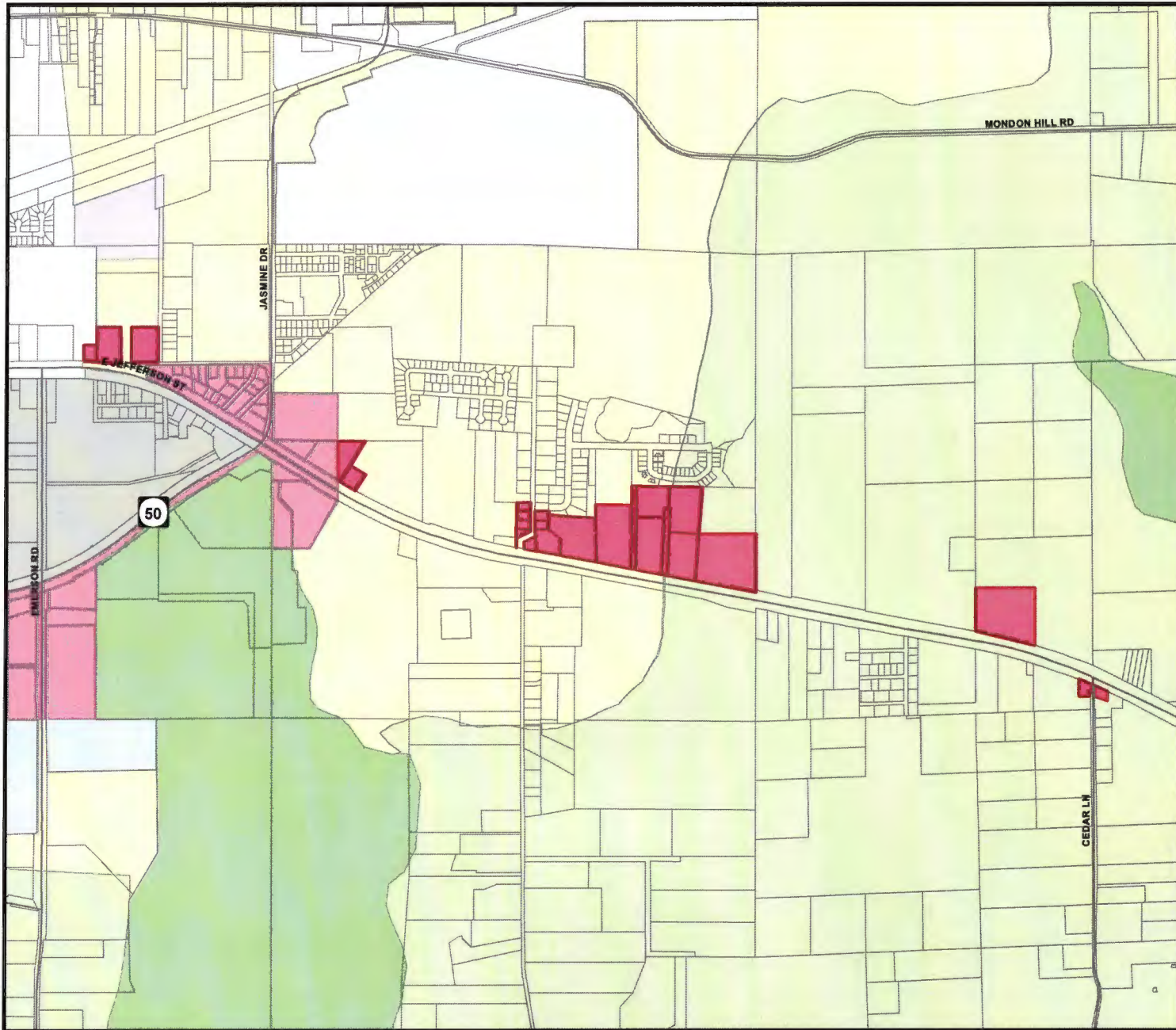
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Exhibit A-18: Sector 18 Adopted Future Land Use Maps and Parcel List

Map 18: Future Land Use Map Amendment to Commercial Category

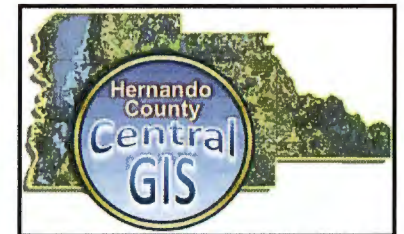
Parcel Key	Owner Name	Proposed FLUM	Existing FLUM	Zoning	Site Address	DOR Code	DOR Code Description
1125847	FREDERICK JOSEPH N, FREDERICK ANNE J	Commercial	Residential	C1	CHAMPION DR	10	Vacant Commercial
368792	HUGHES STANLEY S TTEE	Commercial	Rural	AR, C1	CORTEZ BLVD	10	Vacant Commercial
664338	WESLEYAN BIBLE CONFERENCE ASSN INC	commercial	residential	C2	CORTEZ BLVD	10	Vacant Commercial
1355562	STENHOLM JOYCE TTEE, STENHOLM RICHARD A	commercial	residential	C2	REDBUD LN	10	Vacant Commercial
664043	WESLEYAN BIBLE CONFERENCE ASSN INC	commercial	residential	C2	REDBUD LN	10	Vacant Commercial
664356	WESLEYAN BIBLE CONFERENCE ASSN INC	commercial	residential	C2	CORTEZ BLVD	10	Vacant Commercial
664445	STENHOLM JOYCE TTEE, STENHOLM RICHARD A	commercial	residential	C2	REDBUD LN	10	Vacant Commercial
1386253	SBA TOWERS VIII LLC	commercial	rural	C4	CORTEZ BLVD	10	Vacant Commercial
671035	SBA TOWERS VIII LLC	commercial	rural, residential	C4	CORTEZ BLVD	10	Vacant Commercial
664141	WESLEYAN BIBLE CONFERENCE ASSN INC	commercial	residential	C2	REDBUD LN	10	Vacant Commercial
664392	STENHOLM JOYCE TTEE, STENHOLM RICHARD A	commercial	residential	C2	REDBUD LN	10	Vacant Commercial
1052960	BUCKNER ROBERT A	commercial	residential	C4	CORTEZ BLVD	10	Vacant Commercial
664427	STENHOLM JOYCE TTEE, STENHOLM RICHARD A	commercial	residential	C2	REDBUD LN	10	Vacant Commercial
670802	BUCKNER BROTHERS INC	Commercial	Residential	C2	CORTEZ BLVD	11	1-story commercial
904007	CONSOLIDATED PAINTS INC	Commercial	Rural	AG, C2	24053 CORTEZ BLVD	17	Office Building
665177	WESLEYAN BIBLE CONFERENCE ASSOC INC	commercial	residential	C2	23053 CORTEZ BLVD	19	Professional Building
368747	GEER KARLI P	Commercial	Rural	C1, AG	7247 CEDAR LN	22	Drive-In Restaurants
759708	D & R ENTERPRISES OF HERNANDO LLC	Commercial	Residential	C2, AG	1691 E JEFFERSON ST	34	Bowling Alley
828466	BUCKNER BROTHERS INC	Commercial	Residential	C2, AG	CORTEZ BLVD	48	Warehouse/Distribution
904150	MATTHEWS FAMILY LIMITED PARTNERSHIP LTD	commercial	residential	AG, C2	23091 CORTEZ BLVD	48	Warehouse/Distribution
1315918	BUCKNER ROBERT A	commercial	residential	C4	23163 CORTEZ BLVD	48	Warehouse/Distribution
904105	DANIEL W CLYDE TTEE, DANIEL DORIS TTEE	commercial	rural	AG, C2	23203 CORTEZ BLVD	60	Improved Pasture Land
357241	VETERANS OF FOREIGN WARS OF	Commercial	Residential	C2	1681 E JEFFERSON ST	77	Clubs
1403608	WESLEYAN BIBLE CONF ASSOC	commercial	residential	CPDP	CORTEZ BLVD	94	ROW/Street/Road
1386262	BUCKNER ROBERT A	commercial	rural, residential	C4	CORTEZ BLVD	94	ROW/Street/Road

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Date of Mapping: 10/19/2020



Map 18

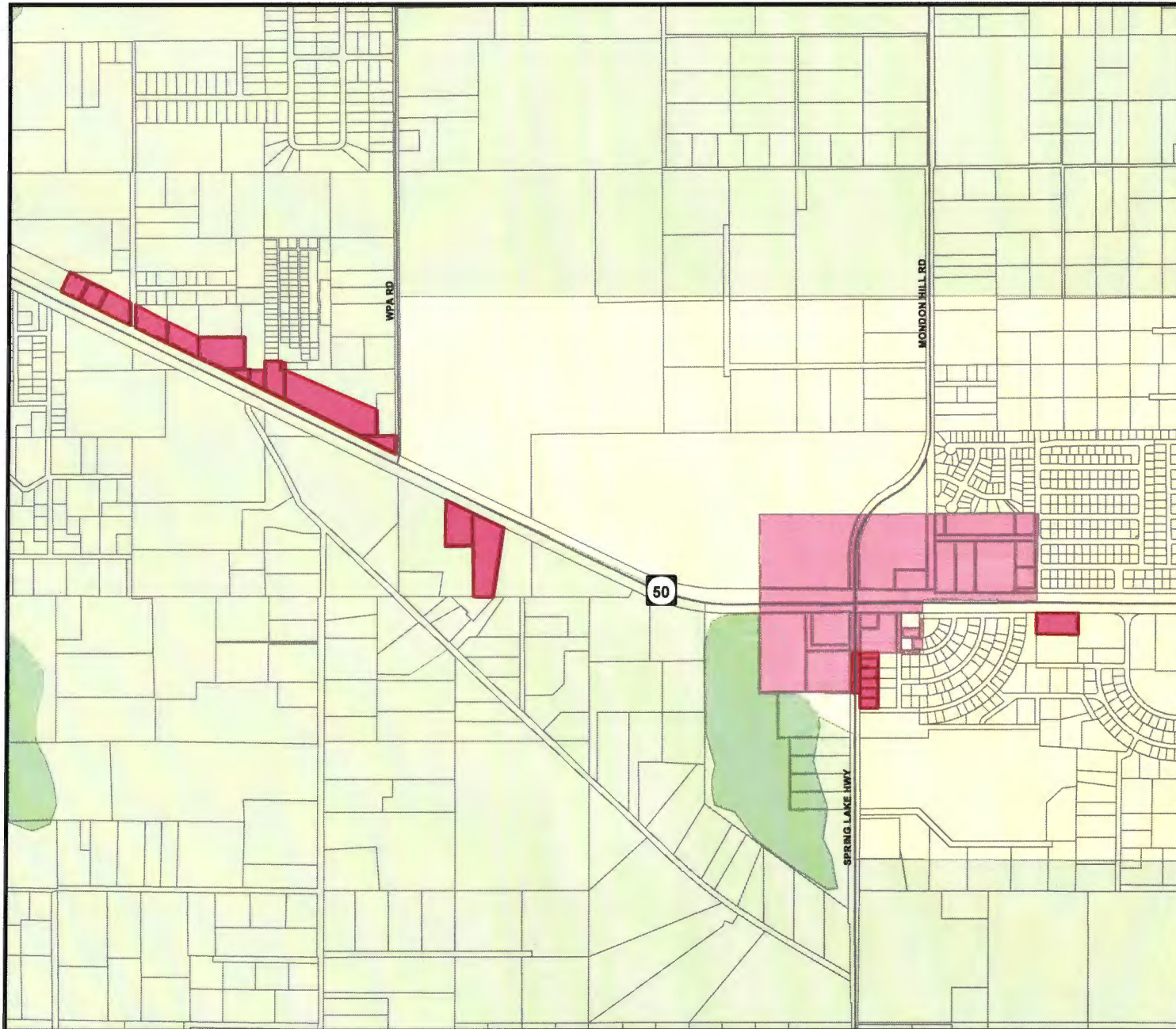
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Exhibit A-19: Sector 19 Adopted Future Land Use Maps and Parcel List

Map 19: Future Land Use Map Amendment to Commercial Category

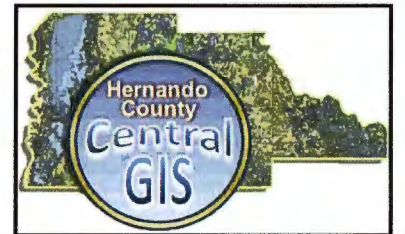
Parcel Key	Owner Name	Proposed FLUM	Existing FLUM	Zoning	Site Address	DOR Code	DOR Code Description
38916	CISEK DENNIS J, CISEK FRANCES	Commercial	Residential	C1	6220 SPRING LAKE HWY	11	1-story store
1083160	BEIERSDORFER ROBERT G TTEE LIFE ESTATE	Commercial	Rural	C1	25001 CORTEZ BLVD	11	1-story store
369808	BONE BLANCHE D	Commercial	Rural	C1	25143 CORTEZ BLVD	11	1-story store
1431775	BONE BLANCHE D	Commercial	Rural	C1	25157 CORTEZ BLVD	11	1-story store
1336959	COUNTRYSIDE ESTATES ROC INC	Commercial	Rural	PDP(MH), C1	7001 TALL OAKS LN	77	Club/Restaurant/Union Hall
38907	ARNETT NORINE S	Commercial	Residential	C1	6208 SPRING LAKE HWY	19	Professional Building
1675039	HERNANDO COUNTY	Commercial	Residential	N/A	SPRING LAKE HWY	94	ROW/Street/Road
1077417	HARRIS SHANE, HARRIS GLORIA	Commercial	Rural	C1	25402 CORTEZ BLVD	1	Single Family
38872	KERSEY HAYLEI	Commercial	Residential	C3	6190 SPRING LAKE HWY	1	Single Family
38881	GEORGE KENNETH J SR, GEORGE NORINE A	Commercial	Residential	R1B	6196 SPRING LAKE HWY	1	Single Family
1267104	WASIELEWSKI ROBERT, WASIELEWSKI DEBRA	Commercial	Rural	PDP(GC), C1	25131 CORTEZ BLVD	1	Single Family
38934	GIARRATANA JOSEPH A, GIARRATANA DONNA M	Commercial	Residential	C1, R1B	6244 SPRING LAKE HWY	12	Store
1010989	BLAC INVESTMENTS INC	Commercial	Rural	C1	CORTEZ BLVD	10	Vacant Commercial
369648	KLMG PROPERTIES II LLC	Commercial	Rural	C2, AG	CORTEZ BLVD	10	Vacant Commercial
1113173	KLMG PROPERTIES II LLC	Commercial	Rural	C2, AG	CORTEZ BLVD	10	Vacant Commercial
369620	KLMG PROPERTIES I LLC	Commercial	Rural	C1, AG	25247 CORTEZ BLVD	10	Vacant Commercial
369960	HENSLEY HOLDINGS LLC	Commercial	Rural	C3	CORTEZ BLVD	10	Vacant Commercial
387655	DATESMAN RIMMON	Commercial	Residential	C1	CORTEZ BLVD	10	Vacant Commercial
38890	GEORGE KENNETH J SR, GEORGE NORINE A	Commercial	Residential	R1B	SPRING LAKE HWY	0	Vacant Residential
369443	COOPER DANIEL W, GROOM JOHN R, BORRIELLO	Commercial	Rural	AG, C1	CORTEZ BLVD	0	Vacant Residential
1337351	COUNTRYSIDE ESTATES ROC INC	Commercial	Rural	PDP(MH), C1	TALL OAKS LN	0	Vacant Residential
370315	MCMULLEN OIL CO INC	Commercial	Rural	C2	25410 CORTEZ BLVD	48	Warehouse/Distribution

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	RURAL



Date of Mapping: 10/19/2020



Map 19

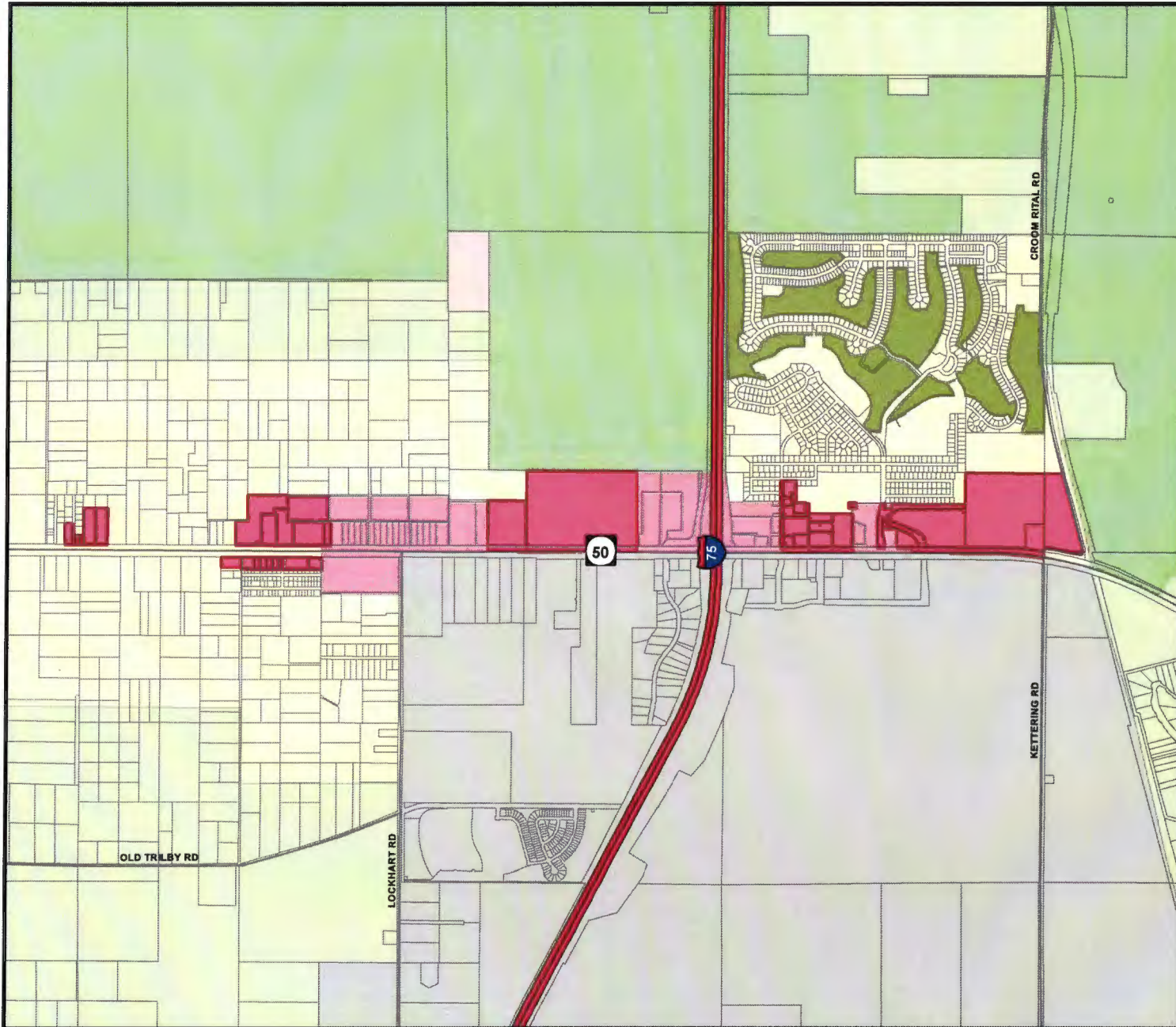
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Exhibit A-20: Sector 20 Adopted Future Land Use Maps and Parcel List

Map 20: Future Land Use Map Amendment to Commercial Category

Parcel Key	Owner Name	Proposed FLU	Existing FLUM	Zoning	Site Address	DOR Code	DOR Code Description
990128	MAGRILL BENJAMIN, ANGLIN DALE	Commercial	Commercial	R1B	CORTEZ BLVD	0	Vacant Residential
1083632	SALYER LUZIA E, ROGERS YOKO M	Commercial	Residential	PDP(MH)	CORTEZ BLVD	0	Vacant Residential
38337	SUNSHINE ACREAGE INC	Commercial	Residential	PDP(MH)	CORTEZ BLVD	0	Vacant Residential
1356981	HILL DAVID R, HILL STEVEN M	Commercial	Residential	PDP(MF)	WINDMERE RD	0	Vacant Residential
18518	MORGAN ROGER J, MORGAN RUTH ANN	Commercial	Residential	R1B	29231 CORTEZ BLVD	1	Single-Family Residential
371948	MITRISIN MICHAEL A CO-TTEE, MITRISIN	Commercial	Residential	AG/C2	29181 CORTEZ BLVD	1	Single-Family Residential
373296	HILL STEVEN M	Commercial	Residential	PDP(MF)	6350 WINDMERE RD	1	Single-Family Residential
1010943	ROMANYAK JOHN E JR	Commercial	Residential	PDP(HC)	HARTNESS DR	10	Vacant Commercial
371591	ROMANYAK JOHN E JR	Commercial	Residential	PDP(HC)	CORTEZ BLVD	10	Vacant Commercial
38328	HUFFMAN PHYLLIS A TTEE	Commercial	Residential	C1	BRAEWOOD ST	10	Vacant Commercial
589713	HUFFMAN PHYLLIS A TTEE	Commercial	Residential	C1	CORTEZ BLVD	10	Vacant Commercial
38319	HUFFMAN PHYLLIS A TTEE	Commercial	Residential	C1	CORTEZ BLVD	10	Vacant Commercial
589704	HUFFMAN PHYLLIS A TTEE	Commercial	Residential	C1	CORTEZ BLVD	10	Vacant Commercial
1065965	PEDEMONTI PAUL R III, PEDEMONTI DEOLINDA	Commercial	Residential	C2/R3	CORTEZ BLVD	10	Vacant Commercial
1007671	HILL FAMILY LTD	Commercial	Residential	PDP(GHC)/ PDP(MF)	CORTEZ BLVD	10	Vacant Commercial
476416	HILL FAMILY LTD	Commercial	Residential	PDP(GHC)	6376 WINDMERE RD	10	Vacant Commercial
1235014	HILL FAMILY LTD	Commercial	Residential	PDP(GHC)	CORTEZ BLVD	10	Vacant Commercial
476461	PUBLIX SUPER MARKETS INC	Commercial	Residential/ Commercial	PDP(GC)	CORTEZ BLVD	10	Vacant Commercial
1711749	PUBLIX SUPER MARKETS INC	Commercial	Residential/ Commercial	PDP(GC)	CORTEZ BLVD	10	Vacant Commercial
373205	SPECIALTY RESTAURANTS CORPORATION	Commercial	Residential	C2	CORTEZ BLVD	10	Vacant Commercial
1594091	SPECIALTY RESTAURANTS CORP	Commercial	Residential	C2	CORTEZ BLVD	10	Vacant Commercial
38284	PEDEMONTI PAUL R III	Commercial	Residential	C2	CORTEZ BLVD	11	1-story commercial
38284	PEDEMONTI PAUL R III	Commercial	Residential	C2	CORTEZ BLVD	11	1-story commercial
1493100	HILL FAMILY LTD	Commercial	Residential	PDP(GC)	CORTEZ BLVD	11	1-story commercial
750137	HILL FAMILY LTD	Commercial	Residential	PDP(GHC)	31075 CORTEZ BLVD	11	1-story commercial
38300	PEDEMONTI PAUL R III, PEDEMONTI PETER C	Commercial	Residential	C1	CORTEZ BLVD	17	Office Building
1352039	SP 2009 LLC	Commercial	Residential	PDP(GHC)	31015 CORTEZ BLVD	21	Restaurant
373606	PALORI EQUITIES INC	Commercial	Residential	PDP(GHC)	31001 CORTEZ BLVD	22	Drive In Restaurant
370896	BALOGH CORTEZ LLC	Commercial	Residential	C2	28309 CORTEZ BLVD	27	Auto Sale/Repair Shop
778536	SEMAA INC	Commercial	Residential	C2/AG	28363 CORTEZ BLVD	27	Auto Sale/Repair Shop
476443	SAKARDEV HOLDINGS LLC	Commercial	Residential	PDP(GHC)	6320 WINDMERE RD	39	Hotel/Motel
371396	SEMAA INC	Commercial	Residential	C2/AR2	28343 CORTEZ BLVD	48	Warehousing/Distribution
1717903	STORAGE GROUP EAST LLC (THE)	Commercial	Residential	C2	29127 CORTEZ BLVD	48	Warehousing/Distribution
372224	INGUI FRANCINE	Commercial	Residential	C2/AG	29119 CORTEZ BLVD	49	open storage
372974	HR HERNANDO LLP	Commercial	Residential	PDP(GC)	CORTEZ BLVD	51	cropland
1038647	MILITELLO PAUL R TTEE, MILITELLO JANET L	Commercial	Residential	C1/AG	CORTEZ BLVD	51	cropland
373642	WILSON MARY A, WHITEHURST GEORGE B,	Commercial	Residential	AG	CROOM RITAL RD	56	timberland
1436066	HARRIS SHANE P, HARRIS GLORIA J	Commercial	Residential	PDP(GHC)	6368 WINDMERE RD	72	School/College
1340659	HERNANDO COUNTY WATER & SEWER	Commercial	Residential	PDP(GHC)	WINDMERE RD	86	county-owned
1356990	HERNANDO COUNTY WATER & SEWER	Commercial	Residential	PDP(PSF)	SHERMAN HILLS BLVD	91	utilities/railroad/gas/electric
1641995	HERNANDO COUNTY	Commercial	Residential		STRAWBERRY DR	94	rights-of-way
1671827	STATE OF FLORIDA D O T	Commercial	Residential		CORTEZ BLVD	94	rights-of-way
1642020	HERNANDO COUNTY	Commercial	Residential/ Commercial		SHERMAN HILLS BLVD	94	rights-of-way
705990	MORGAN ROGER J, MORGAN RUTH ANN	Commercial	Residential	AG	SADDLE OAKS LN	99	undesignated

Revisions to Hernando County 2040 Future Land Use Map



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	CONSERVATION
	EDUCATION
	INDUSTRIAL
	MINING
	PLANNED DEVELOPMENT
	PUBLIC FACILITIES
	RECREATION
	RESIDENTIAL
	RURAL



Date of Mapping: 11/13/2020



Map 20

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Exhibit A-21: Sector 21 Adopted Future Land Use Maps and Parcel List

Map 21: Future Land Use Map Amendment to Residential Category

Parcel Key	Owner Name	Proposed FLUM	Existing FLUM	Zoning	Site Address	DOR Code	DOR Code Description
1298116	ORSI LIMITED PARTNERSHIP	Residential	Rural	CPDP	RUNWAY DR	60	Pasture Land

Revisions to Hernando County 2040 Future Land Use Map



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	PUBLIC FACILITIES
	RECREATION
	RESIDENTIAL
	RURAL



Date of Mapping: 11/20/2020



Map 21: Res

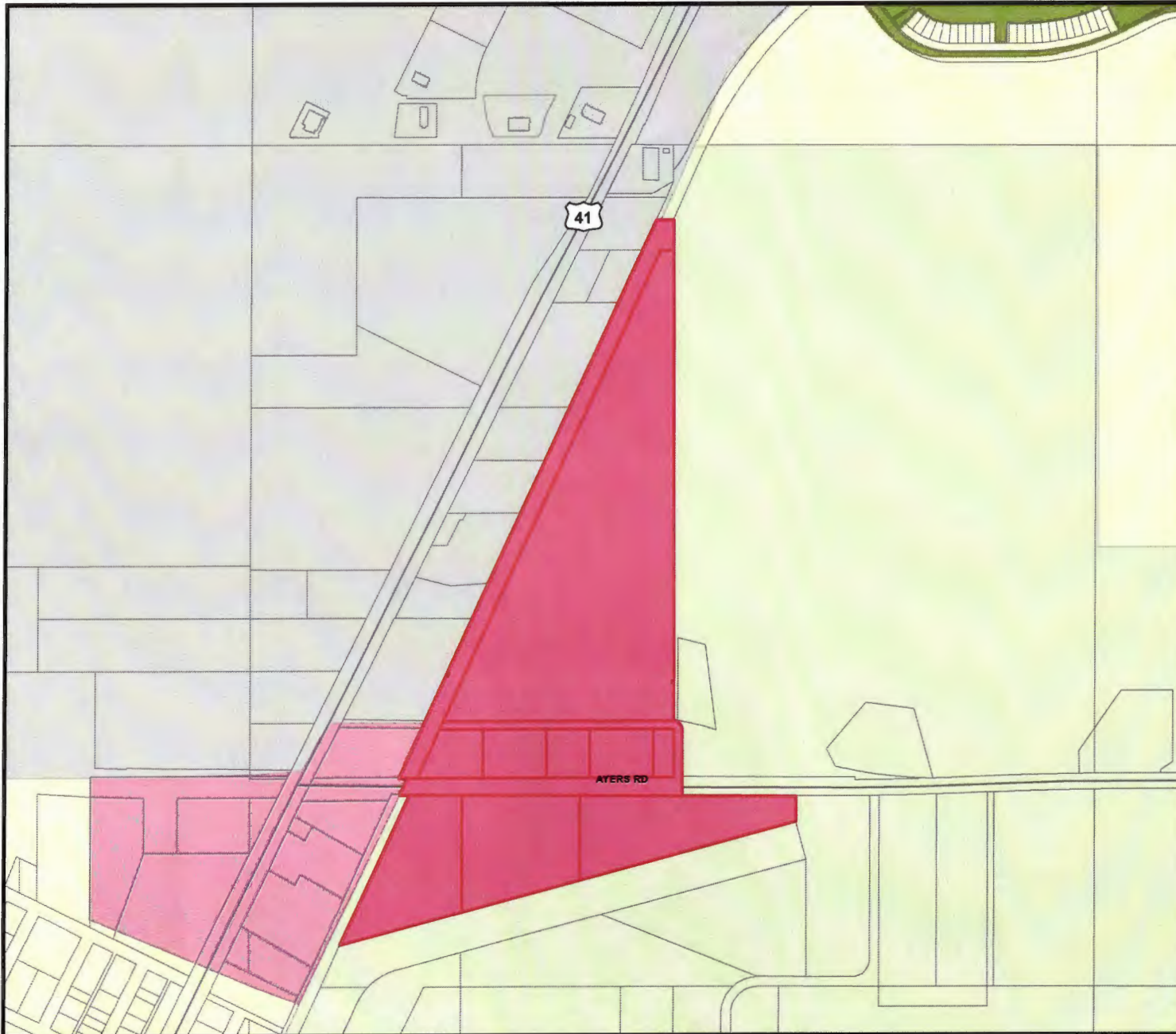
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Map 21: Future Land Use Map Amendment to Commercial Category

Parcel Key	Owner Name	Proposed FLUM	Existing FLUM	Zoning	Site Address	DOR Code	DOR Code Description
1088600	ZENO KEVIN SR	Commercial	Rural	AG	17200 OLD AYERS RD	1	Single-family residential
1088593	CROSS JOHN B TRUST, CROSS VENERANDA V	Commercial	Rural	AG	17174 OLD AYERS RD	1	Single-family residential
1088619	FEROBEN LUCILA	Commercial	Rural	AG	17152 OLD AYERS RD	1	Single-family residential
1088637	WILT BRUCE, DOSKOEZ RICHARD	Commercial	Rural	AG	17116 OLD AYERS RD	1	Single-family residential
1217007	WHITE JOHNATHAN P	Commercial	Rural	AG	17136 AYERS RD	1	Single-family residential
1354536	CHORVAT STANLEY JAMES, CHORVAT	Commercial	Rural	AG	17060 AYERS RD	2	Mobile Home
1088628	AXI VIO LAND HOLDINGS INC	Commercial	Rural	PDP(HC)	AYERS RD	10	Vacant Commercial
1088655	AXI VIO LAND HOLDINGS INC	Commercial	Rural	PDP(HC)	17183 OLD AYERS RD	41	Light Manufacturing
1213957	HERNANDO COUNTY	Commercial	Rural	N/A	AYERS RD	94	ROW/Streets/Roads
379888	SEABOARD AIRLINE RAILROAD	Commercial	Rural	N/A	AYERS RD	98	Centrally Assessed
1216990	SOKOLOWSKI ALEX M, SOKOLOWSKI LYDIA K	Commercial	Rural	AG	AYERS RD	99	Not Classified

Revisions to Hernando County 2040 Future Land Use Map



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	RECREATION
	RESIDENTIAL
	RURAL



Date of Mapping: 12/17/2020



Map 21: Com

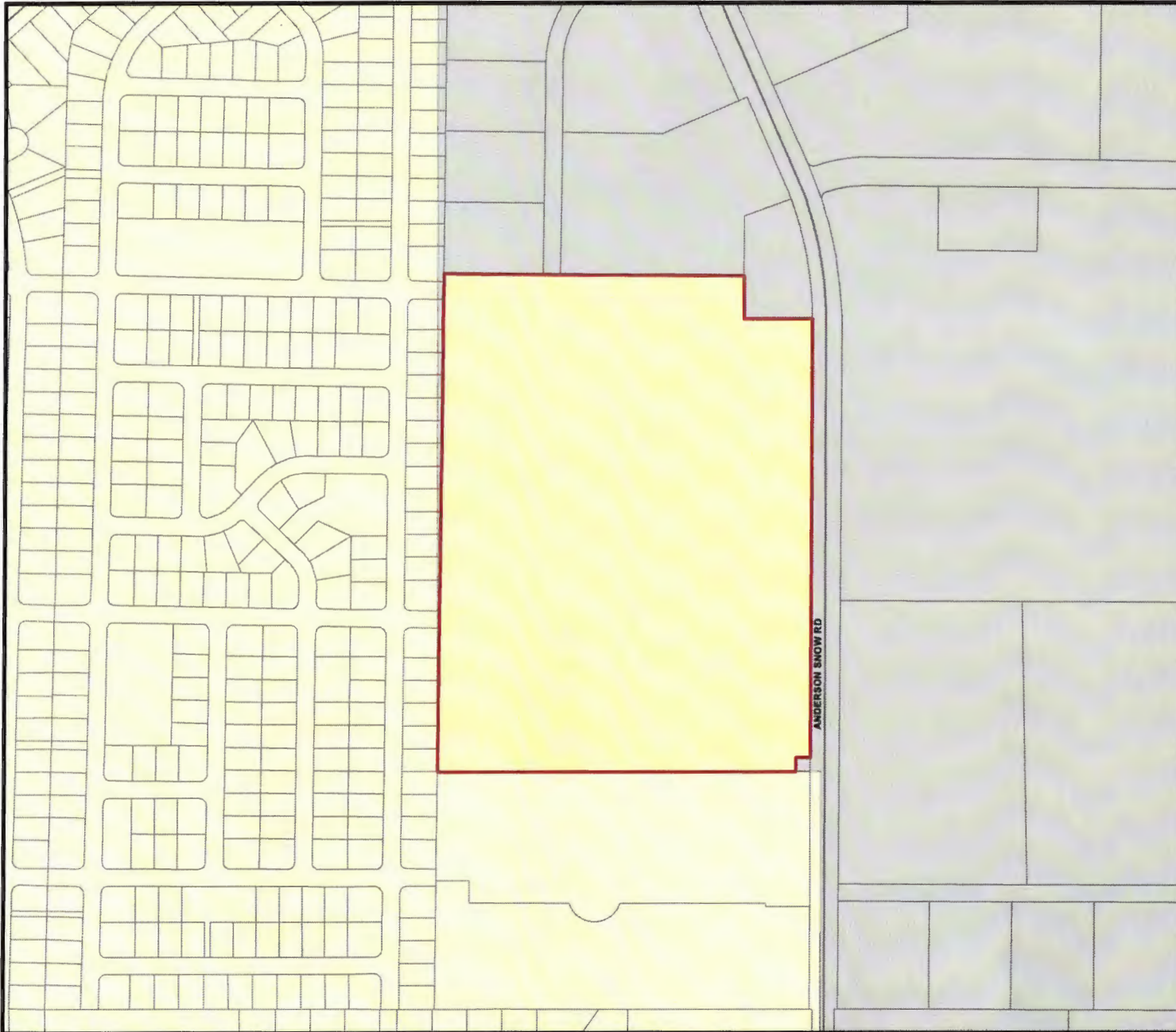
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Exhibit A-22: Sector 22 Adopted Future Land Use Maps and Parcel List

Map 22: Future Land Use Map Amendment to Residential Category

Parcel Key	Owner Name	Proposed FLUM	Existing FLUM	Zoning	Site Address	DOR Code	DOR Code Description
377853	ANDERSON SNOW LLC, BUCHMAN JACOB M, CARP	Residential	Industrial	CPDP	ANDERSON SNOW RD	40	Vacant Industrial

Revisions to Hernando County 2040 Future Land Use Map



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	PUBLIC FACILITIES
	RECREATION
	RESIDENTIAL
	RURAL



Date of Mapping: 12/17/2020



Map 22

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