

From: [Bryant, Linda C.](#)
To: [Ordinances](#)
Cc: [County Ordinances](#)
Subject: [EXT.] -
Date: Wednesday, April 14, 2021 8:29:25 AM
Attachments: [Hernando20210413_Ordinance_06_Ack.pdf](#)



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

April 14, 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. 2021-06, which was filed in this office on April 13, 2021.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb

ORDINANCE NO.: 2021- 06

1
2
3 AN ORDINANCE AMENDING THE HERNANDO COUNTY
4 COMPREHENSIVE PLAN BY AMENDING THE FUTURE LAND USE
5 MAP FOR A 27.79 ACRE TRACT FROM RECREATION TO
6 RESIDENTIAL; APPROVING AND ADOPTING CPAM2002; PROVIDING
7 FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY AND
8 REVIEW AGENCIES; PROVIDING FOR APPLICABILITY; PROVIDING
9 FOR SEVERABILITY; PROVIDING FOR CONFLICTING PROVISIONS;
10 PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE; AND
11 PROVIDING FOR AN EFFECTIVE DATE.
12

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

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

21 WHEREAS, the Hernando County Board of County Commissioners (“BOCC”),
22 following public hearing on January 12, 2021, approved amending the Future Land Use Map for
23 a 27.79 acre tract from Recreation to Residential (a complete copy of the amendment is attached
24 as Exhibit “A” hereto and made a part hereof) referred to as CPAM2002; and,
25

26 WHEREAS, the County subsequently transmitted CPAM2002 to the State Land
27 Planning Agency for review pursuant to the Act, and was assigned Hernando County
28 21-01ESR and,
29

30 WHEREAS, the State Land Planning Agency and the Review Agencies reviewed
31 CPAM2002 and, thereafter, comments concerning same were submitted to the County; and,
32

33 WHEREAS, the BOCC finds and determines that CPAM2002 is internally consistent
34 with other Elements and Strategies of the Hernando County Comprehensive Plan, and is now
35 ready for final adoption by the BOCC; and,
36

37 WHEREAS, the BOCC conducted a second public hearing on April 13, 2021, in
38 connection with final adoption of the CPAM2002 as an amendment to the County’s adopted
39 Comprehensive Plan.
40

41 WHEREAS, CPAM2002 will be transmitted to State Land Planning Agency and Review
42 Agencies.
43

44 NOW THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY
45 COMMISSIONERS OF HERNANDO COUNTY, FLORIDA:

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

4 **SECTION II. Adopting CPAM2002 (Hernando County 21-01ESR)** CPAM2002
5 (Hernando County 21-01ESR), attached as **Exhibit "A"** hereto and incorporated herein by this
6 reference, is hereby approved and adopted and the Hernando County Comprehensive Plan is
7 amended accordingly, subject to the Effective Date provision (Section X) below.
8

9 **SECTION III. Execution.** The Chairman of the Hernando County Board of County
10 Commissioners is hereby authorized to execute this Ordinance, and all related documents.
11

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

17 **SECTION V. Publication.** This Ordinance shall be published as required by law.
18

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

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

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

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

38 **SECTION X. Effective date.** This Ordinance shall take effect upon filing with the
39 Florida Secretary of State; however, the adopted amendment (CPAM2002) shall take effect, and
40 be considered an amendment to the Hernando County Comprehensive Plan, if the amendment is
41 not timely challenged, 31 days after the State Land Planning Agency notifies the local
42 government that the plan amendment package is complete or as otherwise provided in
43 § 163.3184, Fla. Stat. If timely challenged, this amendment shall become effective on the date
44 the State Land Planning Agency or the Administration Commission enters a final order
45 determining this adopted amendment to be in compliance. No development orders, development
46 permits, or land uses dependent on this Amendment may be issued or commence before it has

1 become effective. If a final order of noncompliance is issued by the Administrative
2 Commission, this amendment may nevertheless be made effective by adoption of a resolution
3 affirming its effective status, a copy of which resolution shall be sent to the state land planning
4 agency.

5
6 **BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF**
7 **HERNANDO COUNTY** in Regular Session this 13th day of April 2021.

8
9 **BOARD OF COUNTY COMMISSIONERS**
10 **HERNANDO COUNTY, FLORIDA**

11
12
13
14 Attest: Heidi Kuppe, D.C.
15 *for* DOUGLAS A. CHORVAT, JR
16 CLERK OF CIRCUIT COURT
17 AND COMPTROLLER

18
19
20
21
22 By: [Signature]
23 JOHN ALLOCCO
24 CHAIRMAN



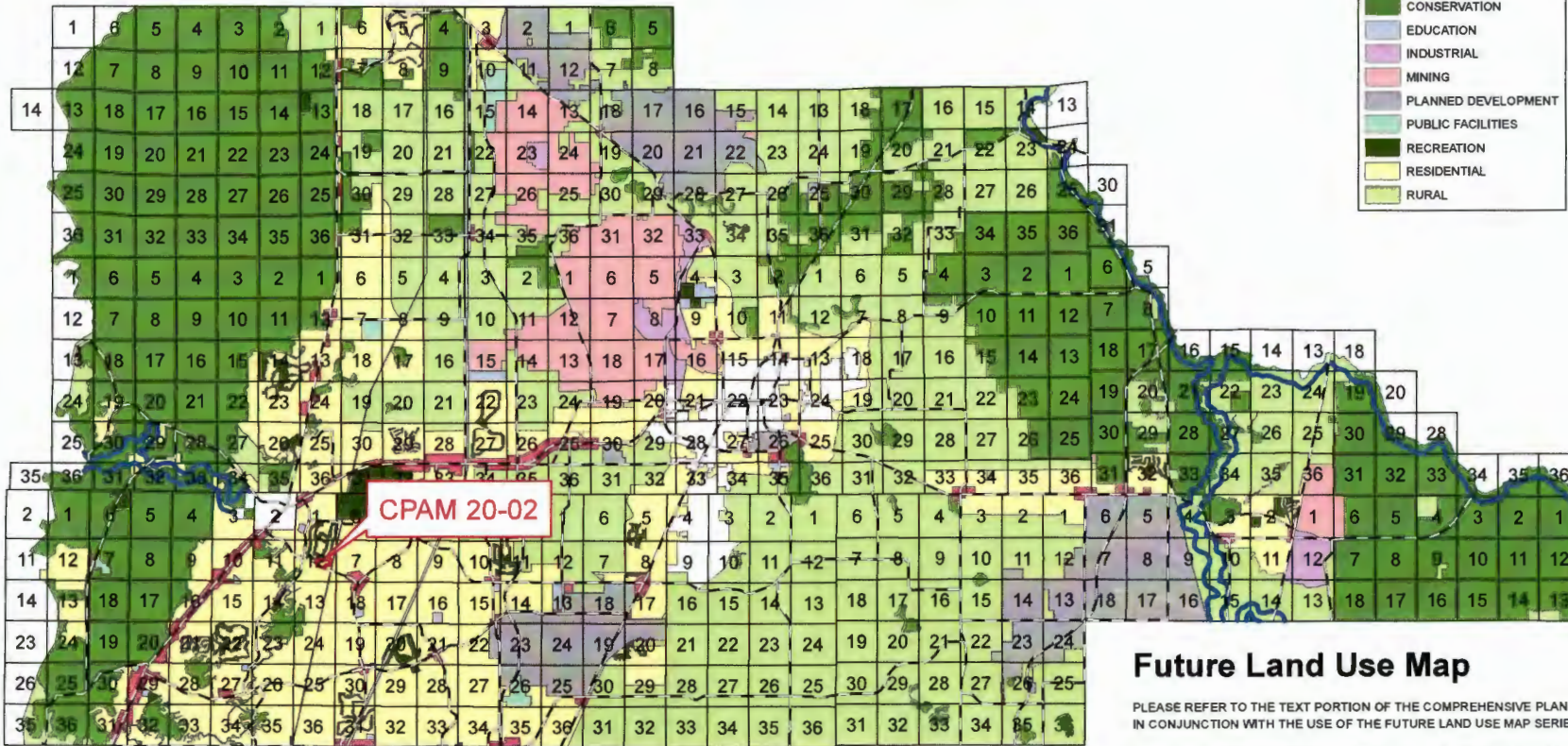
22 **Approved as to Form and**
23 **Legal Sufficiency**

24
25 By: [Signature]
26 Kyle Benda
27 Assistant County Attorney

Hernando County Comprehensive Plan Map

Proposed Future Land Use CPAM 20-02
Version Date 10/13/2020

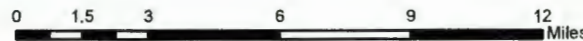
Gulf of Mexico
WATERWARD OF ALL DESIGNATED AREAS
IS CONSIDERED TO BE CONSERVATION



Future Land Use Map

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

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



Source: S:\Share\Planning\NewFLU\CompPlan2040\CPAM 2002\CPAM2002_8x11_Proposed.pdf
Project: S:\Share\Planning\Zoning\NicoleD_Workspace_S\CPAM\CPAM2002\CPAM2002_8x11_Proposed.mxd
Date of mapping: 12/17/2020



Hernando County Comprehensive Plan Map

Proposed Future Land Use CPAM 20-02

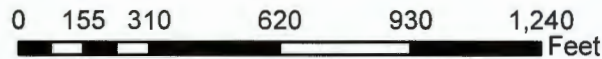
Version Date:10/13/2020



| | |
|------------------------|--------------------------|
| | CPAM 20-02 |
| | 100 ft Recreation Buffer |
| | FLU Road |
| | FLU Riverine District |
| | Regional Commercial |
| Future Land Use | |
| FLU | |
| | CITY |
| | COMMERCIAL |
| | CONSERVATION |
| | EDUCATION |
| | INDUSTRIAL |
| | MINING |
| | PLANNED DEVELOPMENT |
| | PUBLIC FACILITIES |
| | RECREATION |
| | RESIDENTIAL |
| | RURAL |

Future Land Use Map

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.
NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOCHEE RIVERS.



Source: S:\Share\Planning\NewFLU\CompPlan2040\CPAM2002\CPAM2002b_Detail_8x11.pdf
Project: S:\Share\Planning\Zoning\NicoleD_Workspace_S\CPAM\CPAM2002\CPAM2002b_8x11_Detail.mxd
Date of mapping: 12/17/2020

