

From: [County Ordinances](#)
To: [Ordinances](#); [County Ordinances](#)
Cc: [Heidi Prouse](#); [Paige Jefferys](#); [Nienke Osinga](#)
Subject: RE: Hernando County Ordinance No. 2026-07 - Adopted on April 7, 2026
Date: Wednesday, April 8, 2026 3:11:47 PM
Attachments: [Hernando20260407_Ordinance2026_07_Ack.pdf](#)

Good afternoon,

Attached is the acknowledgement letter for Hernando County Ordinance 2026-07.

Thank you,

David Parrish

Government Operations Consultant II
Office of the General Counsel
Department of State
Room 701 – The Capitol – Tallahassee, FL
P: (850) 245-6270

From: Ordinances <ord@hernandoclerk.org>
Sent: Tuesday, April 7, 2026 2:00 PM
To: County Ordinances <CountyOrdinances@dos.fl.gov>
Cc: Heidi Prouse <hprouse@hernandoclerk.org>; Paige Jefferys <pjefferys@hernandoclerk.org>; Nienke Osinga <nosinga@hernandoclerk.org>
Subject: Hernando County Ordinance No. 2026-07 - Adopted on April 7, 2026

EMAIL RECEIVED FROM EXTERNAL SOURCE

The attachments/links in this message have been scanned by Proofpoint.

Sender Full Name:	Nienke Osinga
Sender Phone number:	352-754-4201
County Name:	Hernando
Ordinance Number:	2026-07

Thank You,

Nienke Osinga

Administrative Services | Administrative Services Clerk I
Office of Doug Chorvat Jr., Clerk of Circuit Court and Comptroller
Phone: 352-754-4201 | Email: ord@hernandoclerk.org
20 N Main Street, Brooksville, FL 34601



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

April 8, 2026

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

Dear Doug Chorvat Jr.,

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Hernando County Ordinance No. 2026-07, which was filed in this office on April 7, 2026.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp

NOTE: Additions/~~Deletions~~ = Language proposed for addition/deletion to existing Code provisions.

ORDINANCE NO.: 2026-07

AN ORDINANCE AMENDING APPENDIX A OF THE HERNANDO COUNTY CODE, CONSISTING OF ARTICLE V, SECTION 4 RELATING TO CONDITIONAL USE PERMITS ALLOWABLE FOR APPROVAL, AND ARTICLE I, SECTION 3 RELATING TO DEFINITIONS; AMENDING THE TYPES OF CONDITIONAL USE PERMITS ALLOWABLE FOR APPROVAL BY THE PLANNING AND ZONING COMMISSION; PROVIDING FOR THE REMOVAL OF CONDITIONAL USE PERMITS ALLOWABLE FOR APPROVAL BY THE PLANNING AND ZONING COMMISSION FOR TEMPORARY SECOND PRINCIPAL BUILDINGS IN CASES OF EXTREME PERSONAL HARDSHIP AND FOR SEASONAL SALE OF PLANTS OR PLANT MATERIALS NOT ACCESSORY TO CHURCHES, SCHOOLS OR FRATERNAL ORGANIZATIONS; AMENDING THE TYPES OF CONDITIONAL USE PERMITS ALLOWABLE WITH ADMINISTRATIVE OFFICIAL APPROVAL; PROVIDING FOR ADMINISTRATIVE OFFICIAL APPROVAL FOR TEMPORARY SECOND DWELLINGS IN CASES OF EXTREME PERSONAL HARDSHIP AND FOR TEMPORARY SECURITY DWELLINGS WHEN A BUILDING PERMIT HAS BEEN SUBMITTED TO THE COUNTY OR THE PRIMARY DWELLING IS ACTIVELY UNDER CONSTRUCTION; PROVIDING FOR TYPES OF ZONING DISTRICTS AND TYPES OF ALLOWABLE DWELLING UNITS PERMITTED FOR TEMPORARY SECOND DWELLINGS AND TEMPORARY SECURITY

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1 DWELLINGS WITH ALLOWABLE ADMISTRATIVE OFFICIAL APPROVAL;
2 PROVIDING FOR THE DURATION OF PERMITS FOR TEMPORARY
3 SECOND DWELLINGS AND TEMPORARY SECURITY DWELLINGS WITH
4 ALLOWABLE ADMISTRATIVE OFFICIAL APPROVAL; PROVIDING FOR
5 RENEWAL OF PERMITS WITHIN THE SPECIFIED TIME FRAME;
6 PROVIDING FOR REMOVAL OF PERMITS FOR TEMPORARY SECOND
7 DWELLINGS AND TEMPORARY SECURITY DWELLINGS WITH
8 ALLOWABLE ADMISTRATIVE OFFICIAL APPROVAL UPON
9 OCCURRENCE OF SPECIFIED EVENT(S); AMENDING NOTICE
10 REQUIREMENTS OF PUBLIC HEARINGS TO CORRECT CAPITALIZATION;
11 PROVIDING FOR THE DEFINITION OF EXTREME PERSONAL HARDSHIP;
12 PROVIDING FOR CIRCUMSTANCES OF EXTREME PERSONAL HARDSHIP
13 SUCH AS DAMAGE OR DESTRUCTION OF A PRIMARY RESIDENCE AND
14 THE NEED FOR MEDICAL CAREGIVERS, AND ESTABLISHING
15 REQUIREMENTS RELATED THERETO; PROVIDING FOR SEVERABILITY;
16 PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR THE
17 REPEAL OF CONFLICTING PROVISIONS; AND PROVIDING FOR AN
18 EFFECTIVE DATE.

19 **NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY**
20 **COMMISSIONERS OF HERNANDO COUNTY:**

21 **Section 1. Amendment of Hernando County Conditional Use Permits in Any**
22 **Zoning District with Planning and Zoning Commission Approval. Hernando County Code of**

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1 Ordinances, Appendix A, Article V, Section 4, Paragraph A is amended, and its subsections are
2 renumbered accordingly, to read as follows:

3 *A. Conditional use allowable in any zoning district with planning and zoning commission*
4 *approval:*

5 (1) Temporary real estate sales office exclusively for real estate sales of property in a
6 developing subdivision.

7 ~~(2) Temporary second principal building on one lot of record in cases of extreme~~
8 ~~personal hardship.~~

9 (2) ~~(3)~~ Temporary structures, other than those permitted by the administrative official
10 pursuant to paragraph C. below.

11 (3) ~~(4)~~ Temporary uses, other than those permitted by the administrative official pursuant
12 to paragraph C. below, or as accessory uses and structures in all commercial
13 districts.

14 ~~(5) Seasonal sales of plants or plant materials which are not accessory to churches,~~
15 ~~schools or fraternal organizations as principal uses of property.~~

16 (4) ~~(6)~~ Uses allowable by special exception use permit.

17 **Section 2. Amendment of Hernando County Conditional Use Permits Allowable**
18 **with Administrative Official Approval.** Hernando County Code of Ordinances, Appendix A,
19 Article V, Section 4, Paragraph C, Subsection (5) is renumbered as Subsection (7), and Subsection
20 (5) and Subsection (6) are added to Paragraph C to read as follows:

21 *C. Conditional use permits allowable with administrative official approval:*

22

...

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1 (5) A temporary second dwelling unit may be approved on one lot of record in cases of
2 extreme personal hardship.

3 (a) Definition of Extreme Personal Hardship.

4 Extreme personal hardship is defined in Appendix A, Article I, Section 3, and
5 may include circumstances such as:

6 1. Damage or Destruction of a Primary Residence.

7 When a primary dwelling has been damaged or destroyed by fire, hurricane,
8 or other natural disaster to the extent that such dwelling is rendered
9 uninhabitable, as determined by local code enforcement officials,
10 inspectors, or other state or local governmental authority, and is to be rebuilt
11 or repaired.

12 2. Medical Caregiver.

13 When the property owner or a family member related by blood or marriage
14 residing therein (“care receiver”) becomes infirm, terminally ill, or disabled
15 and requires daily onsite medical care and supervision, subject to the
16 following additional requirements:

17 a. Residency Requirements.

18 The caregiver and care receiver must reside on the property on a full-
19 time basis during the period prescribed herein. Occupants of the
20 temporary dwelling unit shall be restricted to the caregiver and their
21 immediate family members, including, but not limited to, the caregiver’s
22 spouse or partner and minor children.

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1 b. Medical Documentation.

2 A signed letter from a Florida-licensed medical doctor, including the
3 provider's medical license number, stating the requirement for daily
4 onsite medical care and supervision of the care receiver must accompany
5 the application for recognition of hardship under this section. Final
6 determination regarding the validity of the medical documentation shall
7 be made by the Administrative Official or designee.

8 (b) Applicable Zoning Districts.

9 A temporary dwelling unit may be permitted in any residential, agricultural, or
10 agricultural/residential zoned district.

11 (c) Permitted Types of Temporary Dwelling Units.

12 A temporary dwelling unit may include a mobile home or recreation vehicle
13 (RV). Final determination regarding the appropriateness of the proposed
14 temporary dwelling unit shall be made by the Administrative Official or
15 designee.

16 (d) Approval Authority and Duration.

17 A temporary second dwelling unit may be approved by the Administrative
18 Official or designee for a period of up to two (2) years. The temporary permit
19 may be renewed upon demonstration that such extreme personal hardship
20 continues to exist. In no event shall a temporary dwelling unit in this section
21 exceed a total duration of ten (10) years.

22 (6) A temporary security dwelling unit may be approved on one lot of record when the

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1 primary dwelling unit building permit has been submitted to the County and/or the
2 primary dwelling is actively under construction.

3 (a) *Applicable Zoning Districts.*

4 A temporary security dwelling unit may be permitted in any residential,
5 agricultural, or agricultural/residential zoned district.

6 (b) *Permitted Types of Temporary Dwelling Units.*

7 A temporary security dwelling unit may include a mobile home or recreational
8 vehicle (RV). Final determination regarding the appropriateness of the proposed
9 temporary security dwelling unit shall be made by the Administrative Official
10 or designee.

11 (c) *Approval Authority and Duration.*

12 A temporary security dwelling unit may be approved by the Administrative
13 Official or designee for a period up to one (1) year. The temporary permit may
14 be renewed in six (6)-month intervals until such time as the building or
15 construction of the primary dwelling is completed. Notwithstanding the period
16 granted on the temporary permit, the temporary security dwelling shall be
17 removed from the property within thirty (30) days of the issuance of a
18 Certificate of Occupancy (C.O.), or no later than thirty (30) days after
19 conclusion of the activity for which the temporary permit was issued, whichever
20 occurs first.

21 (7) ~~(5)~~ The administrative official may approve the placement of temporary shelters on
22 residential properties following a declared state of emergency in the manner

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1 provided therefore in Hernando County Code, Appendix A, Article III, Section
2 3(E)(6), as it may be amended.

3 **Section 3. Amendment of Hernando County Conditional Use Permits Notice**

4 **Requirements of Public Hearing.** Hernando County Code of Ordinances, Appendix A, Article V,

5 Section 4, Paragraph D, Subsection (5)(a) is amended to read as follows:

6 *D. Application procedure for conditional uses that require planning and zoning commission*
7 *approval:*

8 ...

9 (5) Notice requirements for public:

10 (a) If a public hearing before the planning and zoning commission or Board of
11 County Commissioners is required or requested by appeal hereunder, upon
12 fixing a date for the public hearing the applicant shall provide sign notice by
13 posting the property with a public notice sign as supplied by the planning
14 department. The notice shall be posted in a conspicuous location at the front lot
15 line at least ten (10) days prior to the scheduled hearing date. It is the
16 responsibility of the applicant to ensure that the sign(s) are appropriately posted
17 and remain on the property during the public hearing process in a legible
18 condition. If the condition of the sign(s) deteriorate through the process, it shall
19 be the responsibility of the applicant to repost the property at no cost to the
20 county. Failure to maintain the signs in accordance with this section may result
21 in a delay of the public hearing process. The applicant shall be responsible for
22 removal of the sign(s) within ten (10) days of the date the decision on the

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1 applicant's application becomes final or the date of appeal of a commission or
2 governing body decision for judicial determination, whichever comes first.
3 Failure to timely remove any such sign(s) is prohibited.

4 ...

5 **Section 4. Amendment of Hernando County Definitions.** Hernando County Code of
6 Ordinances, Appendix A, Article I, Section 3, Paragraph 49 is redesignated as Paragraph 50 and
7 subsequent paragraphs are renumbered accordingly, and a new Paragraph 49 is added to read as
8 follows:

9 The words defined below are words which have special or limited meanings as used in this
10 ordinance and might not otherwise be clear. Words whose meaning is self-evident as used in this
11 ordinance are not defined here. Words used in the present tense shall include the future; the
12 singular includes the plural, and vice versa; the word "shall" is mandatory; the word "may" is
13 permissive.

14 ...

15 49. *Extreme Personal Hardship: An extreme special or specified circumstance that:*

- 16 (1) is not the result of the property owner's actions;
17 (2) is not the result of any actions of the property owner's predecessors in interest,
18 which shall be considered a self-acquired hardship;
19 (3) is beyond the property owner's control; and
20 (4) eliminates any economically viable use of the parcel.

21 ...

22 **Section 5. Severability.** It is declared to be the intent of the Board of County

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Commissioners that if any section, subsection, clause, sentence, phrase, or provision of this ordinance is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect the validity of the remaining portions of this ordinance.

Section 6. Inclusion in the Code. It is the intention of the Board of County Commissioners of Hernando County, Florida, and it is hereby provided, that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of Hernando County, Florida. To this end, the sections of this Ordinance may be renumbered or relettered to accomplish such intention, and that the word "ordinance" may be changed to "section," "article," or any other appropriate designation.

Section 7. Conflicting Provisions Repealed. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 8. Effective Date. This ordinance shall take effect immediately upon receipt of official acknowledgment from the office of the Secretary of State of Florida that this ordinance has been filed with said office.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF
HERNANDO COUNTY in Regular Session this 7th day of April 2026.



BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: Uwende Oanga, Deputy Clerk
Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

By: Jerry Campbell
Jerry Campbell
Chairman

Approved for Form and Legal Sufficiency
Natasha López Perez
County Attorney's Office