From: County Ordinances
To: Ordinances; County Ordinances
Cc: Heidi Prouse
Subject: RE: Hernando County Ordinance No. 2026-19 - Adopted on October 6, 2026
Date: Wednesday, October 7, 2026 2:29:00 PM
Attachments: Hernando20261007_Ordinance2026_19_Ack.pdf

Good afternoon,

Attached is the acknowledgement letter for Hernando County Ordinance 2026-19.

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: Wednesday, October 7, 2026 10:30 AM
To: County Ordinances <CountyOrdinances@dos.fl.gov>
Cc: Heidi Prouse <hprouse@hernandoclerk.org>
Subject: Hernando County Ordinance No. 2026-19 - Adopted on October 6, 2026

EMAIL RECEIVED FROM EXTERNAL SOURCE

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

Sender Full Name:	Paige Jefferys
Sender Phone number:	352-754-4970
County Name:	Hernando
Ordinance Number:	2026-19

Thank You,

Paige Jefferys
Administrative Services I Administrative Services Clerk I
Office of Doug Chorvat Jr., Clerk of Circuit Court and Comptroller
Phone: (352) 754-4201 / ex. 77243 I Email: PJefferys@hernandoclerk.org

FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

October 7, 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. 2026-19, which was filed in this office on October 7, 2026.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp

ORDINANCE NO. 2026 - 19

AN ORDINANCE AMENDING THE 2040 HERNANDO COUNTY COMPREHENSIVE PLAN BY AMENDING SECTION B RELATING TO THE FUTURE LAND USE MAP AS AFFECTING 23.8 ACRES OF LAND GENERALLY LOCATED WEST SIDE OF EMERSON ROAD APPROXIMATELY 1,540' SOUTH OF ITS INTERSECTION WITH CORTEZ BOULEVARD (SR 50); PROVIDING FOR TRANSMITTAL OF ADOPTED CPAM2501 TO THE STATE LAND PLANNING AGENCY AND REVIEW AGENCIES; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in 1985, the Florida Legislature adopted the Local Government Comprehensive Planning and Land Development Regulation Act (now known as the Community Planning Act), as set forth in Sections 163.3161 through 163.3215, Florida Statutes (the "Act"); and,

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

WHEREAS, the instant request is for the BOCC to amend Section B of the 2040 Hernando County Comprehensive Plan relating to the Future Land Use Map (attached as **Exhibit "A"** hereto and incorporated herein by this reference) hereinafter referred to as **CPAM2602**; and,

WHEREAS, CPAM2602 is an amendment to the County's Future Land Use Map involving land that is 23.8 acres or less in size and which has been determined by the Hernando County Planning Department to constitute a "small scale development amendment" based upon the criteria set forth in Section 163.3187, Florida Statutes; and,

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

WHEREAS, the BOCC conducted a public hearing on October 6, 2026, in connection with the adoption of **CPAM2602** as an amendment to the 2040 Hernando County Comprehensive Plan; and,

WHEREAS, upon enactment of this Ordinance, **CPAM2602** will be transmitted as an adopted comprehensive plan amendment to the State Land Planning Agency and the other Review Agencies for filing.

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

SECTION I. Recitals. The recitals set forth above are true and correct and incorporated herein by this reference.

SECTION II. Adopting CPAM2602. CPAM2602 (attached as **Exhibit "A"** hereto and incorporated herein by this reference) is hereby approved and adopted and the 2040 Hernando County Comprehensive Plan is amended accordingly, subject to the Effective Date provision (Section X) below.

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

SECTION IV. Transmittal of Adopted CPAM2602 to State Land Planning Agency and Review Agencies. County staff shall transmit an executed copy of this Ordinance adopting **CPAM2602** to the State Land Planning Agency and the other Review Agencies within ten (10) days of adoption hereof pursuant to Section 163.3184, Florida Statutes.

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

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

SECTION VII. Severability. It is declared to be the intent of the Board of County 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 VIII. Conflicting Provisions. Special acts of the Florida Legislature applicable only to unincorporated areas of Hernando County, Hernando County ordinances, County resolutions, or parts thereof, in conflict with this Ordinance are hereby superseded by this Ordinance to the extent of such conflict except for ordinances concerning either adoption or amendment of the Comprehensive Plan, pursuant to Chapter 163, Part II, Florida Statutes.

SECTION IX. Filing with the Department of State. The clerk shall be and is hereby directed forthwith to send a certified copy of this Ordinance, or electronically transmit this Ordinance by email, to the Bureau of Administrative Code, Department of State, R.A. Gray Building, Room 101, 500 South Bronough Street, Tallahassee, Florida 32399-0250.

SECTION X. Effective Date. This Ordinance shall take effect upon filing with the Florida Secretary of State; however, the adopted amendment (**CPAM2602**) shall take effect and be considered an amendment to the 2040 Hernando County Comprehensive Plan, if the amendment is not timely challenged, 31 days after the State Land Planning Agency notifies the local government that the plan amendment package is complete or as otherwise provided in Sections 163.3184 and 163.3187, Florida Statutes. If timely challenged, this amendment shall become effective on the date the State Land Planning Agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or

commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the State Land Planning Agency.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, ADOPTED IN REGULAR SESSION THIS 16 DAY OF OCTOBER 2026.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____
DOUGLAS A. CHORVAT, JR.
CLERK OF CIRCUIT COURT
AND COMPTROLLER

SEAL

By: _____
JERRY CAMPBELL
CHAIRMAN

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: _____
County Attorney's Office

EXHIBIT "A"

Hernando County Comprehensive Plan Map

Proposed Future Land Use: CPAM-26-02

Hernando County Comprehensive Plan Map

Proposed Future Land Use: CPAM-26-02

Version Date: 8/17/2026



Legend

Future Landuse All

- Commercial
- Conservation
- Educational
- Planned Development
- 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 WITHLACOOCHEE RIVERS

Not to Scale.

See Proof on Next Page

AFFIDAVIT OF PUBLICATION

Hernando County
20 N. Main St. Rm. 362, Brooksville, FL 34601
(352) 754-4180

State of New Jersey, County of Camden, ss:

I, Anjana Bhadoriya, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Hernando County, a Daily newspaper of general circulation, printed and published in City of Brooksville, Hernando County, State of Florida; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates.

Publication Dates:
- Sep 25, 2026

Notice ID: Q5GaWdMbXFBoyLFyWnyG

Notice Name: Notice of Public Hearing 10.6.26 Mtg

Publication Fee: $0.00

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Anjana Bhadoriya

Agent

SHARONN E THOMAS-POPE
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires January 23, 2027

VERIFICATION

State of New Jersey
County of Camden

Signed or attested before me on this: 09/29/2026

Notary Public

Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARING
HERNANDO COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS

The Board of County Commissioners of Hernando County, Florida, will hold a Public Hearing in the John Law Ayers County Commission Chambers, Hernando County Government Center, 20 North Main Street, Room 160, Brooksville, Florida, on October 6, 2026, to consider a proposed Development Agreement for the Ginny Grove PDP(SF)/Planned Development Project (single-family . **The meeting starts at 9:00 AM and this matter will be heard thereafter in the order established when the Board agenda is published.**

The proposed Development Agreement between Hernando County and Jack Melton Family, Inc., memorializes certain terms and conditions of the development approval.

The property subject to this development agreement is approximately 226.92 acres located in Hernando County, Florida, lying south of S.R. 50, west of Interstate 75, east of Lockhart Road, and south of Old Trilby Road and contains the following parcel keys: 541364 and 541578.

The development agreement is proposing single family uses approved by the C/PDP Rezoning and Master Plan, not to exceed nine hundred and seven (907) dwelling units at a maximum density of four (4) dwelling units per acre; recreational amenities and residential ancillary uses; and existing communications tower. Building height shall not exceed thirty-five (35) feet in height.
Interested parties may appear at the meeting and be heard on these matters. You are further advised that if a person decides to appeal any quasi-judicial decision made by the Board, Agency or Commission with respect to any matter considered at such hearing or meeting, he or she will need a record of the proceeding, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

The proposed Development Agreement may be reviewed by the public at the Hernando County Planning Department, 1653 Blaise Drive, Brooksville, Florida 34601, between the hours of 7:30 AM - 4:00 PM, Monday through Friday, legal holidays excepted or may be viewed one week prior to the meeting via the County's website at www.hernandocounty.us – follow the Board Agendas and Minutes link to the specified public hearing. If you should have any additional questions regarding this issue, please contact the Planning Department at planning@hernandocounty.us, 352-754-4057, or in writing at: Hernando County Planning Department, 1653 Blaise Drive, Brooksville, Florida 34601.

In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding should contact Maryellen Waite, Hernando County Risk Management Manager, 15470 Flight Path Drive, Brooksville, FL 34604, (352) 442-7787, no later than three (3) days prior to the proceedings. If hearing impaired, please call 1-800-676-3777.

/s/ Omar DePablo
Development Services Director
Hernando County Planning Division

Publish: September 25, 2026

See Proof on Next Page

AFFIDAVIT OF PUBLICATION

Hernando County
20 N. Main St. Rm. 362, Brooksville, FL 34601
(352) 754-4180

State of New Jersey, County of Camden, ss:

I, Anjana Bhadoriya, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Hernando County, a Daily newspaper of general circulation, printed and published in City of Brooksville, Hernando County, State of Florida; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates.

Publication Dates:
- Sep 25, 2026

Notice ID: InidpYbt7Kn1yqpoVDig

Notice Name: Business Impact Statement 10.6.26 Mtg

Publication Fee: $0.00

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Anjana Bhadoriya

Agent

SHARONN E THOMAS-POPE
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires January 23, 2027

VERIFICATION

State of New Jersey
County of Camden

Signed or attested before me on this: 09/29/2026

Notary Public

Notarized remotely online using communication technology via Proof.

Business Impact Estimate

Directions: *Pursuant to Fla. Stat. s. 125.66(3)(c), as most recently amended by Ch. 2024-145, Laws of Florida, the County is required to prepare a Business Impact Statement for a range of ordinances. A list of ordinance exemptions is provided below. Please check all exemption boxes that apply to the proposed ordinance and provide the name/title date where indicated below.*

- [x] The proposed ordinance is required for compliance with Federal or State law or regulation;
- [ ] The proposed ordinance relates to the issuance or refinancing of debt;
- [ ] The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- [ ] The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- [ ] The proposed ordinance is an emergency ordinance;
- [ ] The ordinance relates to procurement; or
- [x] The proposed ordinance is enacted to implement the following:
  - a. Development orders and development permits, as those terms are defined in Fla. Stat. s. 163.3164;
  - b. Comprehensive plan amendments and land development regulation amendments initiated by an application submitted by a private party other than the municipality;
  - c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
  - d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
  - e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

Prepared by: Jon Jouben, County Attorney, CAO (Printed Name/Title/Department) Date: 9/24/2026

Regardless of whether any of the boxes are checked, Include this completed page in the agenda packet.

If none of the boxes above are checked, complete the attached Business Impact Statement, and include the completed Business Impact Statement as part of the agenda package. ***The completed Statement must be posted on the County's web site not later than the time notice of the proposed ordinance is published.***