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2 **NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY**
3 **COMMISSIONERS OF HERNANDO COUNTY, FLORIDA:**
4

5 **SECTION I. Recitals.** The recitals set forth above are true and correct and incorporated
6 herein by this reference.
7

8 **SECTION II. Adopting CPAM2202 (22-02ESR).** CPAM2202 (22-02ESR) attached as
9 **Exhibit “A”** hereto and incorporated herein by this reference), is hereby approved and adopted
10 and the 2040 Hernando County Comprehensive Plan is amended accordingly, subject to the
11 Effective Date provision (Section X) below.
12

13 **SECTION III. Execution.** The Chairman of the Hernando County Board of County
14 Commissioners is hereby authorized to execute this Ordinance, and all related documents.
15

16 **SECTION IV. Transmittal of Adopted CPAM2202 to State Land Planning Agency**
17 **and Review Agencies.** County staff shall transmit an executed copy of this Ordinance adopting
18 CPAM2202 to the State Land Planning Agency and the other Review Agencies within ten (10)
19 days of adoption hereof pursuant to Section 163.3184, Florida Statutes.
20

21 **SECTION V. Publication.** This Ordinance shall be published as required by law.
22

23 **SECTION VI. Applicability.** This Ordinance shall be applicable throughout the
24 unincorporated area of Hernando County.
25

26 **SECTION VII. Severability.** It is declared to be the intent of the Board of County
27 Commissioners that if any section, subsection, clause, sentence, phrase, or provision of this
28 Ordinance is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect
29 the validity of the remaining portions of this Ordinance.
30

31 **SECTION VIII. Conflicting Provisions.** Special acts of the Florida Legislature applicable
32 only to unincorporated areas of Hernando County, Hernando County ordinances, County
33 resolutions, or parts thereof, in conflict with this Ordinance are hereby superseded by this
34 Ordinance to the extent of such conflict except for ordinances concerning either adoption or
35 amendment of the Comprehensive Plan, pursuant to Chapter 163, Part II, Florida Statutes.
36

37 **SECTION IX. Filing with the Department of State.** The clerk shall be and is hereby
38 directed forthwith to send a certified copy of this Ordinance, or electronically transmit this
39 Ordinance by email, to the Bureau of Administrative Code, Department of State, R.A. Gray
40 Building, Room 101, 500 South Bronough Street, Tallahassee, Florida 32399-0250.
41

42 **SECTION X. Effective Date.** This Ordinance shall take effect upon filing with the
43 Florida Secretary of State; however, the adopted amendment (CPAM2202) shall take effect, and
44 be considered an amendment to the 2040 Hernando County Comprehensive Plan, if the
45 amendment is not timely challenged, 31 days after the State Land Planning Agency notifies the
46 local government that the plan amendment package is complete or as otherwise provided in Section

1 163.3184, Florida Statutes. If timely challenged, this amendment shall become effective on the
2 date the State Land Planning Agency or the Administration Commission enters a final order
3 determining this adopted amendment to be in compliance. No development orders, development
4 permits, or land uses dependent on this amendment may be issued or commence before it has
5 become effective. If a final order of noncompliance is issued by the Administration Commission,
6 this amendment may nevertheless be made effective by adoption of a resolution affirming its
7 effective status, a copy of which resolution shall be sent to the State Land Planning Agency.
8

9 **BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF**
10 **HERNANDO COUNTY** in Regular Session this 12th day of JULY 2022.

11
12 **BOARD OF COUNTY COMMISSIONERS**
13 **HERNANDO COUNTY, FLORIDA**
14

15
16
17 Attest: _____
18 DOUGLAS A. CHORVAT, JR.
19 CLERK OF CIRCUIT COURT
20 AND COMPTROLLER
21

22
23
24 By: _____
25 STEVE CHAMPION
26 CHAIRMAN
27

28
29
30 **Approved as to Form and**
31 **Legal Sufficiency**

32
33 By:  _____
34 Assistant County Attorney

Exhibit A: CPAM2202 - Revisions to the Future Land Use Element

Land Use Compatibility

Strategy 1.10 B (4): Review all land use applications for compatibility to include:

- a. Evaluation of existing uses of land, zonings, and Future Land Uses, including the existing and potential densities and intensities;
- b. Consideration of existing development patterns and approved development in the area;
- c. Evaluation of existing proposed and anticipated transitions between land uses;
- d. Consideration of environmental and cultural features and community characters;
- e. Appropriate timing based on the availability of adequate public facilities/services;
- f. Consistency with applicable specific area plans, corridor plans and redevelopment plans;
- g. Limitations on building height and/or use of increased setbacks; and
- h. Transition of density and intensity.

Strategy 1.10B (5): To promote compatible lot size and design and to mitigate potential incompatibilities, residential Master Plan applications will be reviewed for the following:

- a. Use of undisturbed native vegetation as a suitable buffer;
- b. Use of enhanced buffers to include supplemental trees and shrubs and/or perimeter fencing/walls;
- c. Requirements for increased opacity of screening on the site perimeter;
- d. Increased setbacks on the site perimeter;
- e. The placement of smaller lots internal to the site;
- f. The placement of larger lots, similar in size to adjoining lots, on the site perimeter;
- g. Increased width of buffers on the site perimeter;
- h. Limitations on density consistent with adjoining land uses;
- i. Gradual transition of density and lot size; and
- j. Proposed residential developments adjacent to residential uses shall demonstrate compatibility through the creation of a similar lot pattern, enhanced screening/buffering or other means. Maintenance and enhancement of rural, scenic, or natural view corridors shall also be a consideration in evaluating compatibility in this area.

Urban Sprawl Prevention

Strategy 1.11 B (4): The following information shall be required when considering rezoning requests in Rural neighborhoods:

- a. A narrative describing how the proposed development will maintain and/or protect the existing rural neighborhood, to include:
 1. An analysis of adjacent conditions and proposed development which illustrates protection of the rural character;
 2. An analysis of the existing roadway network and other infrastructure which demonstrates minimal impact;
 3. The applicant shall conduct one (1) neighborhood meeting prior to the Planning and Zoning Commission hearing for citizen input on the proposed petition.

4. A description of the methods proposed protecting rural neighborhoods from the impacts upon adjacent uses that may affect the long-term viability of those neighborhoods. The impacts to be analyzed include unwanted light, noise, physical access, odor, and other disruptions;
5. An analysis of the impact upon, and compatibility with adjoining agricultural uses.; and
6. The need to include a homeowners or deed restriction for lots in the development that the development is adjacent to agricultural uses