1	ORDINANCE NO. 2024 -
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3	AN ORDINANCE AMENDING THE 2040 HERNANDO COUNTY
4	COMPREHENSIVE PLAN BY AMENDING SECTION B RELATING TO
5	THE FUTURE LAND USE MAP AS AFFECTING 6.9 ACRES OF LAND
6	GENERALLY LOCATED AT THE WEST SIDE OF COMMERCIAL WAY
7	ACROSS FROM ITS INTERSECTION WITH GRIZZLY BEAR LANE;
8	PROVIDING FOR TRANSMITTAL OF ADOPTED CPAM-23-01 TO THE
9	STATE LAND PLANNING AGENCY AND REVIEW AGENCIES;
10	PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY;
11	PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR
12	FILING WITH THE DEPARTMENT OF STATE; AND PROVIDING FOR
13	AN EFFECTIVE DATE.
14	WHERE AC : 1005 (1 Pl : 1 I : 1 A I I I I C A C I I :
15	WHEREAS, in 1985, the Florida Legislature adopted the Local Government Comprehensive
16	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,
17 18	as set form in sections 103.5101 tillough 103.5213, Florida Statutes (tile Act), and,
19	WHEREAS, on September 25, 2018, the Hernando County Board of County Commissioners
20	("BOCC") adopted the 2040 Hernando County Comprehensive Plan (Ordinance 2018-16), within
21	which, are included goals, objectives, and strategies used to guide future growth; and,
22	which, are merale genze, edjeen ee, and examegree order to gurae family grewin, and,
23	WHEREAS, the instant request is for the BOCC to amend Section B of the 2040 Hernando
24	County Comprehensive Plan relating to the Future Land Use Map (attached as Exhibit "A" hereto
25	and incorporated herein by this reference) hereinafter referred to as CPAM-23-01; and,
26	
27	WHEREAS, CPAM-23-01 is an amendment to the County's Future Land Use Map involving
28	land that is 50 acres or less in size and which has been determined by the Hernando County
29	Planning Department to constitute a "small scale development amendment" based upon the criteria
30	set forth in Section 163.3187, Florida Statutes; and,
31	WHITE PRACE AND A STATE OF THE
32	WHEREAS, small scale development amendments are exempt from state and regional review
33	pursuant to Section 163.3187, Florida Statutes; and,
34 35	WHEREAS, the BOCC conducted a public hearing on July 30, 2024, in connection with the
36	adoption of CPAM-23-01 as an amendment to the 2040 Hernando County Comprehensive Plan;
37	and,
38	und,
39	WHEREAS, upon enactment of this Ordinance, CPAM-23-01 will be transmitted as an
40	adopted comprehensive plan amendment to the State Land Planning Agency and the other Review
41	Agencies for filing.
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43	NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY
44	COMMISSIONERS OF HERNANDO COUNTY, FLORIDA:
45	

SECTION II. Adopting CPAM-23-01. CPAM-23-01 (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 CPAM-23-01 to State Land Planning Agency and Review Agencies. County staff shall transmit an executed copy of this Ordinance adopting CPAM-23-01 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 (CPAM-23-01) 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

1	commence before it has become effective. I	If a final order of noncompliance is issued by the	
2	Administration Commission, this amendment may nevertheless be made effective by adoption of		
3	a resolution affirming its effective status, a cop	y of which resolution shall be sent to the State Land	
4	Planning Agency.		
5			
6	BE IT ORDAINED BY THE BOA	ARD OF COUNTY COMMISSIONERS OF	
7	HERNANDO COUNTY, FLORIDA, A	DOPTED IN REGULAR SESSION THIS	
8	DAY OF2024.		
9			
10		BOARD OF COUNTY COMMISSIONERS	
11		HERNANDO COUNTY, FLORIDA	
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13			
14		70	
15	Attest:	By:	
16	DOUGLAS A. CHORVAT, JR.	ELIZABETH NARVERUD	
17	CLERK OF CIRCUIT COURT	CHAIRPERSON	
18	AND COMPTROLLER		
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28	APPROVED AS TO FORM AND LEGAL SUFFICIENC	Y	
29	By: Victoria Anderson		
30 31	By: Victoria Mnderson County Attorney's Office	-	