	ODDINANCE NO. 2022		
1	ORDINANCE NO. 2023		
2	AN ORDINANCE AMENDING THE 2040 HERNANDO COUNTY		
4	COMPREHENSIVE PLAN BY AMENDING SECTION B RELATING		
5	TO THE FUTURE LAND USE MAP AS AFFECTING 13.6 ACRES OF		
6	LAND GENERALLY LOCATED AT THE SOUTH SIDE OF		
7	OSOWAW BOULEVARD, APPROXIMATELY 1,165' EAST OF		
8	BUCCANEER BOULEVARD; PROVIDING FOR TRANSMITTAL OF		
9	ADOPTED CPAM-23-02 TO THE STATE LAND PLANNING		
10	AGENCY AND REVIEW AGENCIES; PROVIDING FOR		
11	APPLICABILITY; PROVIDING FOR SEVERABILITY; PROVIDING		
12	FOR CONFLICTING PROVISIONS; PROVIDING FOR FILING		
13	WITH THE DEPARTMENT OF STATE; AND PROVIDING FOR AN		
14	EFFECTIVE DATE.		
17	EFFECTIVE DATE.		
15			
16	WHEREAS, in 1985, the Florida Legislature adopted the Local Government Comprehensive		
17	Planning and Land Development Regulation Act (now known as the Community Planning Act),		
18	as set forth in Sections 163.3161 through 163.3215, Florida Statutes (the "Act"); and,		
19	WHEREAS, on September 25, 2018, the Hernando County Board of County Commissioners		
20 21	("BOCC") adopted the 2040 Hernando County Comprehensive Plan (Ordinance 2018-16), within		
22			
23	which, are meraded goals, objectives, and strategies used to garde rather greathy, and,		
24	WHEREAS, the instant request is for the BOCC to amend Section B of the 2040 Hernando		
25	County Comprehensive Plan relating to the Future Land Use Map (attached as Exhibit "A" hereto		
26	and incorporated herein by this reference) hereinafter referred to as CPAM-23-02; and,		
27			
28	WHEREAS, CPAM-23-02 is an amendment to the County's Future Land Use Map involving		
29	land that is 50 acres or less in size and which has been determined by the Hernando County		
30	Planning Department to constitute a "small scale development amendment" based upon the criteria		
31	set forth in Section 163.3187, Florida Statutes; and,		
32	WHERE A C		
33	WHEREAS, small scale development amendments are exempt from state and regional review		
34	pursuant to Section 163.3187, Florida Statutes; and,		
35 36	WHEREAS, the BOCC conducted a public hearing on November 14 2023, in connection		
37	with the adoption of CPAM-23-02 as an amendment to the 2040 Hernando County		

WHEREAS, upon enactment of this Ordinance, CPAM-23-02 will be transmitted as an adopted comprehensive plan amendment to the State Land Planning Agency and the other Review Agencies for filing.

Comprehensive Plan; and,

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 CPAM-23-02. CPAM-23-02 (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.

Commissioners is hereby authorized to execute this Ordinance, and all related documents.

SECTION IV. Transmittal of Adopted CPAM-23-02 to State Land Planning Agency

SECTION III. Execution. The Chairman of the Hernando County Board of County

and Review Agencies. County staff shall transmit an executed copy of this Ordinance adopting CPAM-23-02 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.

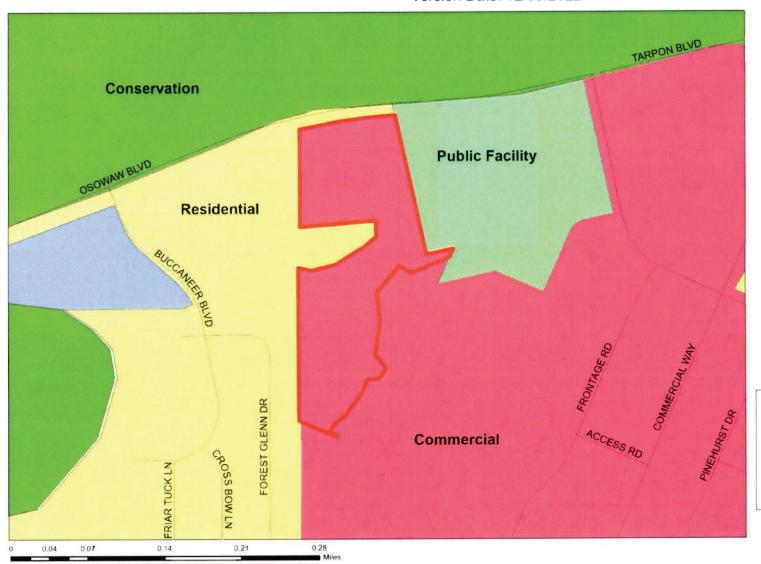
SECTION X. Effective Date. This Ordinance shall take effect upon filing with the Florida Secretary of State; however, the adopted amendment (CPAM-23-02) shall take effect and be considered an amendment to the 2040 Hernando County Comprehensive Plan, if the amendment is not timely challenged, 31 days 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

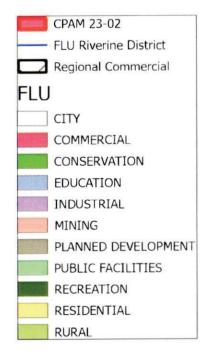
1	orders, development permits, or land uses de	
2	commence before it has become effective. If	
3	Administration Commission, this amendment m	
4	a resolution affirming its effective status, a copy	of which resolution shall be sent to the State Land
5	Planning Agency.	
6	DE IT ODDAINED BY THE BOAT	DD OF COUNTY COMMISSIONEDS OF
7		RD OF COUNTY COMMISSIONERS OF
8		TED IN REGULAR SESSION THIS
9	DAY OF	
10		BOARD OF COUNTY COMMISSIONERS
11		
12		HERNANDO COUNTY, FLORIDA
13		
14		
15 16	Attest:	Ву:
17	DOUGLAS A. CHORVAT, JR.	, CHAIRMAN
18	CLERK OF CIRCUIT COURT	, cm manni
19	AND COMPTROLLER	
	AND COMPTROLLER	
20 21		
22 23		
24		
25		
26		
27		
28		
29	APPROVED AS TO FORM AND LEGAL SUFFICIENCY	
30	N/1 221-	
31	By: County Attorney's Office	
32	County Attorney's Office	

Exhibit "A"

Hernando County Comprehensive Plan Map

Proposed Future Land Use CPAM-23-02 Version Date: 12/09/2022





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.

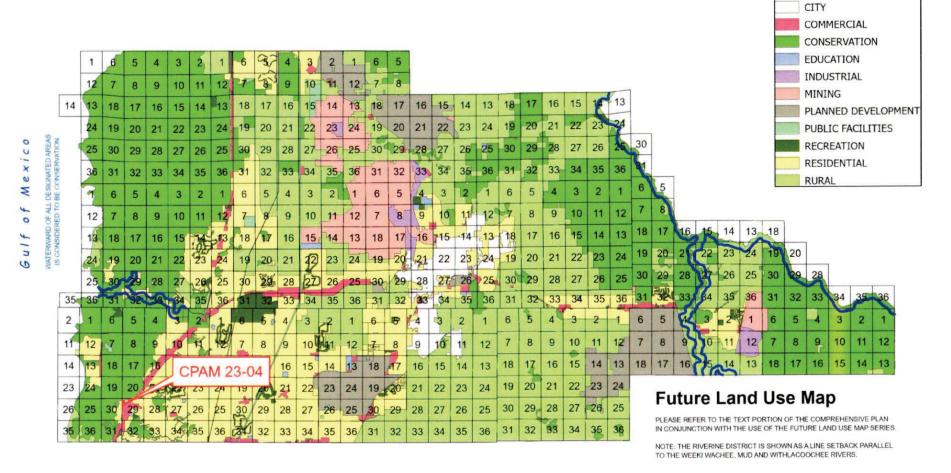
NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEK! WACHEE, MUD AND WITHLACOOCHEE RIVERS.





Hernando County Comprehensive Plan Map

Proposed Future Land Use CPAM 23-02 Version Date 12/09/2022









CPAM 23-02

FLU

FLU Riverine District Regional Commercial