

ORDINANCE NO. 2025 - \_\_\_\_\_

AN ORDINANCE AMENDING THE 2040 HERNANDO COUNTY COMPREHENSIVE PLAN BY AMENDING SECTION B RELATING TO THE FUTURE LAND USE MAP AS AFFECTING 10.07 ACRES OF LAND GENERALLY LOCATED WEST OF HEBRON CHURCH ROAD AND NORTH OF US HIGHWAY 98; PROVIDING FOR TRANSMITTAL OF ADOPTED CPAM-25-01 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 CPAM-25-01; and,

**WHEREAS**, CPAM-25-01 is an amendment to the County’s Future Land Use Map involving land that is 50 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 July 1, 2025, in connection with the adoption of CPAM-25-01 as an amendment to the 2040 Hernando County Comprehensive Plan; and,

**WHEREAS**, upon enactment of this Ordinance, CPAM-25-01 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.

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2       **SECTION II. Adopting CPAM-25-01.** CPAM-25-01 (attached as **Exhibit “A”** hereto  
3 and incorporated herein by this reference) is hereby approved and adopted and the 2040 Hernando  
4 County Comprehensive Plan is amended accordingly, subject to the Effective Date provision  
5 (Section X) below.  
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7       **SECTION III. Execution.** The Chairman of the Hernando County Board of County  
8 Commissioners is hereby authorized to execute this Ordinance, and all related documents.  
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10       **SECTION IV. Transmittal of Adopted CPAM-25-01 to State Land Planning Agency**  
11 **and Review Agencies.** County staff shall transmit an executed copy of this Ordinance adopting  
12 CPAM-25-01 to the State Land Planning Agency and the other Review Agencies within ten (10)  
13 days of adoption hereof pursuant to Section 163.3184, Florida Statutes.  
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15       **SECTION V. Publication.** This Ordinance shall be published as required by law.  
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17       **SECTION VI. Applicability.** This Ordinance shall be applicable throughout the  
18 unincorporated area of Hernando County.  
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20       **SECTION VII. Severability.** It is declared to be the intent of the Board of County  
21 Commissioners that if any section, subsection, clause, sentence, phrase, or provision of this  
22 Ordinance is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect  
23 the validity of the remaining portions of this Ordinance.  
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25       **SECTION VIII. Conflicting Provisions.** Special acts of the Florida Legislature applicable  
26 only to unincorporated areas of Hernando County, Hernando County ordinances, County  
27 resolutions, or parts thereof, in conflict with this Ordinance are hereby superseded by this  
28 Ordinance to the extent of such conflict except for ordinances concerning either adoption or  
29 amendment of the Comprehensive Plan, pursuant to Chapter 163, Part II, Florida Statutes.  
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31       **SECTION IX. Filing with the Department of State.** The clerk shall be and is hereby  
32 directed forthwith to send a certified copy of this Ordinance, or electronically transmit this  
33 Ordinance by email, to the Bureau of Administrative Code, Department of State, R.A. Gray  
34 Building, Room 101, 500 South Bronough Street, Tallahassee, Florida 32399-0250.  
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36       **SECTION X. Effective Date.** This Ordinance shall take effect upon filing with the  
37 Florida Secretary of State; however, the adopted amendment (CPAM-25-01) shall take effect and  
38 be considered an amendment to the 2040 Hernando County Comprehensive Plan, if the  
39 amendment is not timely challenged, 31 days after the State Land Planning Agency notifies the  
40 local government that the plan amendment package is complete or as otherwise provided in  
41 Sections 163.3184 and 163.3187, Florida Statutes. If timely challenged, this amendment shall  
42 become effective on the date the State Land Planning Agency or the Administration Commission  
43 enters a final order determining this adopted amendment to be in compliance. No development  
44 orders, development permits, or land uses dependent on this amendment may be issued or  
45 commence before it has become effective. If a final order of noncompliance is issued by the  
46 Administration Commission, this amendment may nevertheless be made effective by adoption of

1 a resolution affirming its effective status, a copy of which resolution shall be sent to the State Land  
2 Planning Agency.

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4 **BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF**  
5 **HERNANDO COUNTY, FLORIDA, ADOPTED IN REGULAR SESSION THIS 1<sup>st</sup> DAY**  
6 **OF JULY, 2025.**

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8 **BOARD OF COUNTY COMMISSIONERS**  
9 **HERNANDO COUNTY, FLORIDA**

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13 Attest: \_\_\_\_\_  
14 DOUGLAS A. CHORVAT, JR.  
15 CLERK OF CIRCUIT COURT  
16 AND COMPTROLLER

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26 By: \_\_\_\_\_  
27 BRIAN HAWKINS  
28 CHAIRMAN  
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26 **APPROVED AS TO FORM AND LEGAL SUFFICIENCY**

27 By: Victoria Anderson  
28 County Attorney's Office  
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