1	ORDINANCE NO. 2024	
2		
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 11.7 ACRES OF LAND	
6	GENERALLY LOCATED AT THE SOUTHWEST CORNER OF THE	
7	INTERSECTION FO PONCE DE LEON BOULEVARD AND YONTZ	
8	ROAD; PROVIDING FOR TRANSMITTAL OF ADOPTED CPAM-23-06	
9	TO THE 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		
15	WHEREAS, in 1985, the Florida Legislature adopted the Local Government Comprehensive	
16		
17	as set forth in Sections 163.3161 through 163.3215, Florida Statutes (the "Act"); and,	
18	WHEREAG G . 1 25 2010 d H . 1 G . P . 1 GG . G	
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	WILLIAM the instant request is fear the DOCC to amond Section D of the 2040 Harmonde	
23	WHEREAS, the instant request is for the BOCC to amend Section B of the 2040 Hernando	
<ul><li>24</li><li>25</li></ul>	County Comprehensive Plan relating to the Future Land Use Map (attached as <b>Exhibit "A"</b> hereto and incorporated herein by this reference) hereinafter referred to as CPAM-23-06; and,	
	and incorporated herein by this reference) hereinarter referred to as CPAIVI-25-00, and,	
26 27	WHEREAS, CPAM-23-06 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		
31	set forth in Section 103.3107, I fortati statutes, and,	
32	WHEREAS, small scale development amendments are exempt from state and regional review	
33	pursuant to Section 163.3187, Florida Statutes; and,	
34	pulsually to 200 lot 101, 11011an 2 and 5, and,	
35	WHEREAS, the BOCC conducted a public hearing on April 9,2024, in connection with the	
36	adoption of CPAM-23-06 as an amendment to the 2040 Hernando County Comprehensive Plan;	
37	and,	
38		
39	WHEREAS, upon enactment of this Ordinance, CPAM-23-06 will be transmitted as an	
40	adopted comprehensive plan amendment to the State Land Planning Agency and the other Review	
41	Agencies for filing.	
42	-	
43	NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY	
44	COMMISSIONERS OF HERNANDO COUNTY, FLORIDA:	
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**SECTION I.** Recitals. The recitals set forth above are true and correct and incorporated herein by this reference.

- **SECTION II.** Adopting CPAM-23-06. CPAM-23-06 (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 Chairperson 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-23-06 to State Land Planning Agency and Review Agencies. County staff shall transmit an executed copy of this Ordinance adopting CPAM-23-06 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-23-06) 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. If	a final order of noncompliance is issued by the
2	Administration Commission, this amendment m	ay nevertheless be made effective by adoption of
3	a resolution affirming its effective status, a copy	of which resolution shall be sent to the State Land
4	Planning Agency.	
5		
6	BE IT ORDAINED BY THE BOAR	RD OF COUNTY COMMISSIONERS OF
7	HERNANDO COUNTY, FLORIDA, ADOPT	TED IN REGULAR SESSION THIS
8	DAY OF2024.	
9		
10		BOARD OF COUNTY COMMISSIONERS
11		HERNANDO COUNTY, FLORIDA
12		
13		
14		
15	Attest:	By:
16	DOUGLAS A. CHORVAT, JR.	ELIZABETH NARVERUD
17	CLERK OF CIRCUIT COURT	CHAIRPERSON
18	AND COMPTROLLER	
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26		
27 28	APPROVED AS TO FORM AND LEGAL SUFFICIENCY	
29		
30	By: Kyle J. Benda	
31	County Attorney's Office	