

RESOLUTION NO.: 2025-__

A RESOLUTION RETROACTIVELY CONSENTING TO THE ASSIGNMENT OF THE GROUND LEASE BETWEEN HERNANDO COUNTY AND SHIRLEY L. JORDAN FOR THE PREMISES LOCATED AT 15270 FLIGHT PATH DRIVE, BROOKSVILLE, FLORIDA 34604, AS REQUIRED UNDER THE GROUND LEASE; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR THE RECORDING OF THE RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Hernando County (“the County”) and Shirley L. Jordan (“Jordan”) entered into an Amended and Restated Ground Lease (the “Ground Lease”), dated March 25, 2003, recorded in Official Records of Hernando County Florida at Book 1645, Page 975, whereby Jordan leased from the County the real property located at 15270 Flight Path Drive, Brooksville, Florida 34604 (the “Premises”); and,

WHEREAS, Section 9 of the Ground Lease provides, in pertinent part, that “LESSEE may not assign this lease nor sublet the premises, in whole or in part, without the prior written consent of LESSOR”; and,

WHEREAS, notwithstanding the foregoing, Jordan, without obtaining the County’s prior written consent, quit-claimed her interest in the Ground Lease to Shirley L. Jordan, as Trustee of the Shirley of the Shirley L. Jordan Revocable Inter Vivos Trust U/A/D 12/17/12 (the “Jordan Trust”); a copy of the quit claim deed, dated December 17, 2012, was recorded in Official Records of

1 Hernando County Florida at Book 2965, Page 453, and a copy of which is hereby attached hereto
2 as Exhibit “A”; and,

3 WHEREAS, although the County had not consent to the assignment of the Ground Lease
4 from Jordan to the Jordan Trust, it subsequently recognized the Jordan Trust as the Premises’ lessee
5 in the Consent to Mortgage of Leasehold Interest, dated February 12, 2013, and recorded in Official
6 Records of Hernando County Florida at Book 2983, Page 813; and,

7 WHEREAS, the Circuit Court of the Fifth Judicial Circuit assigned the Ground Lease from
8 the Jordan Trust to George Michael Jordan in a final judgment dated November 28, 2022, and
9 recorded in Official Records of Hernando County Florida at Book 4247, Page 811; and,

10 WHEREAS, the County consented to the Circuit Court’ s assignment of the Ground Lease
11 when it executed the Consent to Assignment of Ground Lease from Shirley L. Jordan as Trustee of
12 the Shirley L. Jordan Revocable Inter Vivos Trust U/A/D 12/17/12 to George Michael Jordan
13 (“George Jordan”), dated January 24, 2023, and recorded in Official Records of Hernando
14 County Florida at Book 4618 , Page 1225; and,

15 WHEREAS, the County now wishes to confirm the validity of the above-described
16 transactions that occurred after the Ground Lease’s execution by retroactively consenting to the
17 assignment of the Ground Lease from Jordan to the Jordan Trust that was effectuated by the quit
18 claim deed, dated December 17, 2012, a copy of which is attached hereto as Exhibit “A.”

1 NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY
2 COMMISSIONERS OF HERNANDO COUNTY:

3 **Section 1. Incorporation of Recitals.** The above-stated recitals are hereby incorporated into
4 this Resolution as factual findings as if they had been fully set forth herein.

5 **Section 2. Retroactive Approval of 2012 Assignment of Ground Lease.** The County
6 consents to the assignment of the Ground Lease from Jordan to the Jordan Trust, *nunc pro tunc*, that
7 was effectuated by the quit claim deed dated December 17, 2012, a copy of which is attached hereto
8 as Exhibit "A."

9 **Section 3. Severability.** It is declared to be the intent of the Board of County
10 Commissioners that if any section, subsection, clause, sentence, phrase, or provision of this
11 resolution is for any reason held unconstitutional or invalid, the invalidity thereof will not affect the
12 validity of the remaining portions of this resolution.

13 **Section 4. Conflicting Provisions Repealed.** All resolutions or parts of resolutions in
14 conflict with the provisions of this resolution are hereby repealed.

15 **Section 5. Recording.** The Clerk will record a copy of this resolution in the Official
16 Records of Hernando County.

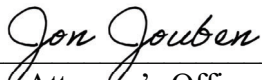
17 **Section 6. Effective Date.** This resolution will take effect immediately.

**BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF
HERNANDO COUNTY** in Regular Session this _____ day of _____ 2025.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____ By: _____
DOUG CHORVAT, JR. BRIAN HAWKINS
Clerk Chairman

Approved for Form and Legal Sufficiency



County Attorney's Office