

From: [County Ordinances](#)
To: [Ordinances](#); [County Ordinances](#)
Cc: [Heidi Kurppe](#); [Patricia Tapia](#); [Paige Jefferys](#)
Subject: RE: Hernando County Ordinance No. 2024-16 - Adopted on December 17, 2024
Date: Monday, December 23, 2024 11:41:45 AM
Attachments: [Hernando20241219 Ordinance2024 16 Ack.pdf](#)

Good morning,

Attached is the acknowledgement letter for Hernando County Ordinance No. 2024-16.

Best,

Alexandra Leijon

Administrative Code and Register Director
Office of General Counsel
Department of State
Room 701 The Capitol | Tallahassee, FL
P: (850)245-6270

From: Ordinances <ord@hernandoclerk.org>
Sent: Thursday, December 19, 2024 2:55 PM
To: County Ordinances <CountyOrdinances@dos.myflorida.com>
Cc: Heidi Kurppe <hkurppe@hernandoclerk.org>; Patricia Tapia <ptapia@hernandoclerk.org>; Paige Jefferys <pjefferys@hernandoclerk.org>
Subject: Hernando County Ordinance No. 2024-16 - Adopted on December 17, 2024
Importance: High

EMAIL RECEIVED FROM EXTERNAL SOURCE

The attachments/links in this message have been scanned by Proofpoint.

Sender Full Name:	Heidi Kurppe
Sender Phone number:	352-754-4970
County Name:	Hernando
Ordinance Number:	2024-16

Thank You,

Heidi Kurppe

Administrative Services | Administrative Services Supervisor
Office of Doug Chorvat Jr., Clerk of Circuit Court and Comptroller

Phone: (352)754-4201 | Email: ord@hernandoclerk.org

20 N Main Street, Brooksville, FL 34601

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FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

December 23, 2024

Doug Chorvat, Jr.
County Clerk
Hernando County
20 North Main Street, Rm. 362
Brooksville, Florida 34601

Dear Doug Chorvat Jr.,

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Hernando County Ordinance No. 2024-16, which was filed in this office on December 19, 2024.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL

ORDINANCE NO. : 2024-16

AN ORDINANCE AMENDING HERNANDO COUNTY ORDINANCE NO. 2021-21, CONTRACTING THE BOUNDARIES OF THE LAKE HIDEAWAY COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN ARTICLE II, CHAPTER 10.5, OF THE CODE; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR FINDINGS OF FACT AND CONCLUSIONS OF LAW.

WHEREAS, the Lake Hideaway Community Development District, through its Board of Supervisors, ("Petitioner"), has filed a Petition with Hernando County requesting that the Board of County Commissioners of Hernando County ("County") adopt an ordinance contracting the boundaries of the Lake Hideaway Community Development District pursuant to Chapter 190, Fla. Stat. ("District"), and designating the real property described in Exhibit A, attached hereto, as the area of land for which the District is authorized to manage and finance basic service delivery; and

WHEREAS, the contracted District will constitute a timely, efficient, effective, responsive, and economic method of delivering community development services, in the area described in Exhibit A, which the County is not able to provide at a level and quality needed to service the District, thereby providing a solution to the County's planning, management, and

financing needs for the delivery of capital infrastructure therein without overburdening the County and its taxpayers; and

WHEREAS, the County has held a public hearing on the Petition in accordance with the requirements and procedures of Section 190.005(1)(d), Fla. Stat.; and

WHEREAS, the County has considered the record of the public hearing and the factors set forth in Section 190.005(1)(e), Fla. Stat.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY:

Section 1 Findings of Fact. The County hereby finds and states that:

1. the "WHEREAS" clauses stated above are adopted as findings of fact in support of this Ordinance;
2. all statements contained in the Petition are true and correct;
3. the contraction of the District's boundaries is not inconsistent with any applicable element or portion of the State Comprehensive Plan or the County's Comprehensive Plan;
4. the area of land within the contracted District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community;
5. the contraction of the District's boundaries is the best alternative available for delivering community development services and facilities to the area that will be served by the District;
6. the proposed community development services and facilities to be provided by the contracted District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

7. the area that will be served by the contracted District is amenable to separate, special-district government.

Section 2. Conclusions of Law.

1. This proceeding is governed by Chapter 190, Fla. Stat.;
2. The County has jurisdiction pursuant to Section 190.005(2), Fla. Stat.; and
3. The granting of the Petition complies with the dictates of Chapter 190, Fla. Stat.

Section 3. Contraction of the Boundaries of the District. The Lake Hideaway Community Development District is hereby contracted and the boundaries of the contracted District are located in the area of land described in Exhibit A, attached hereto.

Section 4. 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 5. Inclusion in the Code. It is the intention of the Board of County Commissioners of Hernando County, Florida, and it is hereby provided, that the provisions of this Ordinance shall become and be made a part of Article II, Chapter 10.5, of the Code of Ordinances of Hernando County, Florida. To this end, the sections of this Ordinance may be renumbered or re-lettered to accomplish such intention, and that the word “ordinance” may be changed to “section,” “article,” or any other appropriate designation.

Section 6. Conflicting Provisions Repealed. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 7. Effective Date. This Ordinance shall take effect upon receipt of acknowledgment from the Florida Secretary of State of this Ordinance’s filing with said office.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF
HERNANDO COUNTY in Regular Session this 17th day of December, 2024.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: Heidi Kuppel, Deputy Clerk
DOUG CHORVAT, JR.
Clerk

By: Brian Hawkins
Chairman

Approved for Form and Legal Sufficiency

Melissa Tartaglia
Assistant County Attorney



Exhibit "A"

**LAKE HIDEAWAY
COMMUNITY DEVELOPMENT DISTRICT**

LAKE HIDEAWAY PHASE-1 CDD TRACT-A (NORTH)

A PARCEL OF LAND LYING IN AND BEING A PART OF:
SECTION 12, TOWNSHIP 22 SOUTH, RANGE 17 EAST, HERNANDO COUNTY,
FLORIDA
SECTION 07, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY,
FLORIDA
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 12; THENCE ALONG THE EAST BOUNDARY LINE OF SAID SECTION 12 N00°09'57"E, 59.92 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BOURASSA BOULEVARD AND THE POINT OF BEGINNING; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE N89°36'10"W, 59.90 FEET; THENCE S00°15'43"W, 60.03 FEET; THENCE N89°42'00"W, 1253.44 FEET TO THE EAST LINE OF ROYAL HIGHLANDS, UNIT-6 AS RECORDED IN PLAT BOOK 12, PAGES 67-79 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE N00°00'09"W, 1323.69 FEET TO THE SOUTH LINE OF SAID ROYAL HIGHLANDS, UNIT-6; THENCE ALONG SAID SOUTH LINE S89°51'43"E, 1319.41 FEET TO THE EAST BOUNDARY LINE OF SAID SECTION 12; THENCE ALONG SAID EAST BOUNDARY LINE S00°13'23"W, 498.06 FEET; THENCE S89°53'11"E, 650.56 FEET; THENCE N00°14'06"E, 497.18 FEET TO THE SOUTH LINE OF ROYAL HIGHLANDS, UNIT-5 AS RECORDED IN PLAT BOOK 12, PAGES 45-59 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE S89°48'47"E, 973.71 FEET; THENCE S00°05'21"W, 1263.85 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BOURASSA BOULEVARD; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE N89°56'46"W, 976.40 FEET; THENCE N00°15'47"E, 603.55 FEET; THENCE N89°54'32"W, 651.75 FEET TO THE EAST BOUNDARY LINE OF SAID SECTION 12; THENCE ALONG SAID EAST BOUNDARY LINE S00°15'53"W, 603.78 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BOURASSA BOULEVARD AND THE POINT OF BEGINNING.

LAKE HIDEAWAY PHASE-1 CDD TRACT-B (SOUTH)

A PARCEL OF LAND LYING IN AND BEING A PART OF:
SECTION 17, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY,
FLORIDA
SECTION 18, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY,
FLORIDA
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID NORTHWEST 1/4 N89°41'29"W, 981.65 FEET TO THE CENTERLINE OF A 100.00 FOOT WIDE FLORIDA POWER CORPORATION EASEMENT AND THE POINT OF BEGINNING; THENCE ALONG SAID CENTERLINE S25°14'16"W, 3619.40 FEET TO THE NORTH LINE OF WOODLAND WATERS, PHASE-6 AS RECORDED IN PLAT BOOK 40, PAGES 1-3 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE CONTINUE ALONG THE WESTERLY LINE OF SAID WOODLAND WATERS, PHASE-6 S25°08'52"W, 217.24 FEET TO THE WEST BOUNDARY LINE OF SAID SECTION 17 AND A POINT ON THE EAST LINE OF WOODLAND WATERS, PHASE-1 AS RECORDED IN PLAT BOOK 24, PAGES 8-11 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG THE WEST BOUNDARY LINE OF SAID SECTION 17 AND THE EAST LINE OF SAID WOODLAND WATERS, PHASE-1 N00°23'40"W, 808.99 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 17. SAID POINT ALSO BEING ON THE EAST LINE OF WOODLAND WATERS, PHASE-4 AS RECORDED IN PLAT BOOK 32, PAGES 36-37 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE CONTINUE ALONG THE WEST BOUNDARY LINE OF SAID SECTION 17 AND THE EAST LINE OF SAID WOODLAND WATERS, PHASE-4 N00°20'26"W, 1335.25 FEET TO THE NORTH LINE OF SAID WOODLAND WATERS, PHASE-4; THENCE ALONG THE NORTH LINE OF SAID WOODLAND WATERS, PHASE-4 N89°42'01"W, 2652.37 FEET TO THE WEST BOUNDARY LINE OF THE NORTHEAST 1/4 OF SAID SECTION 18; THENCE ALONG SAID WEST BOUNDARY LINE N00°14'32"W, 996.07 FEET; THENCE N89°53'24"W, 1303.29 FEET TO THE WEST BOUNDARY LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 18; THENCE ALONG SAID WEST BOUNDARY LINE N00°03'48"W, 330.93 FEET TO THE NORTH BOUNDARY LINE OF SAID SECTION 18; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID SECTION 18 S89°56'37"E, 1302.39 FEET; TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 18; THENCE CONTINUE ALONG SAID NORTH BOUNDARY LINE S89°50'51"E, 1324.96 FEET; THENCE CONTINUE ALONG SAID NORTH BOUNDARY LINE S89°51'31"E, 1324.74 FEET TO THE NORTHEAST CORNER OF SAID SECTION 18; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 17 S89°41'29"E, 1657.19 FEET TO THE POINT OF BEGINNING.

CONTAINING A TOTAL OF 229.43 ACRES MORE OR LESS.

LESS OUT THE LAGOON PARCEL

COMMENCING AT THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID SECTION 17, RUN S00°20'53"E, 764.11 FEET; THENCE LEAVING SAID WEST LINE, RUN N90°00'00"E, 109.78 FEET TO THE POINT OF BEGINNING; THENCE N00°20'56"W, 533.63 FEET TO A POINT OF CURVATURE TO THE RIGHT,

SAID CURVE BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF $80^{\circ}55'26''$, AND A CHORD BEARING AND DISTANCE OF $N40^{\circ}06'47''E$, 32.45 FEET; THENCE ALONG THE ARC OF SAID CURVE 35.31 FEET; THENCE $N80^{\circ}34'30''E$, 258.74 FEET TO A POINT OF CURVATURE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE SOUTH, HAVING A RADIUS OF 4969.93 FEET, A CENTRAL ANGLE OF $9^{\circ}44'40''$, AND A CHORD BEARING AND DISTANCE OF $N85^{\circ}26'50''E$, 844.23 FEET; THENCE ALONG THE ARC OF SAID CURVE 845.24 FEET; THENCE $S89^{\circ}40'50''E$, 331.36 FEET TO THE WEST RIGHT-OF-WAY LINE OF A 100 FOOT WIDE FLORIDA POWER EASEMENT; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, RUN $S25^{\circ}14'23''W$, 736.26 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE, RUN $N90^{\circ}00'00''W$, 1131.88 FEET TO THE POINT OF BEGINNING. CONTAINING 18.80 ACRES MORE OR LESS.

TOTAL OVERALL BOUNDARIES CONTAINING 210.63 ACRES MORE OR LESS.