

RESOLUTION NO.: 2025 -__

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF
HERNANDO COUNTY, FLORIDA, ACCEPTING DEDICATION OF
RIGHTS-OF-WAY IN ACCORDANCE WITH HERNANDO COUNTY CODE
SECTION 23-268; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE
REPEAL OF CONFLICTING PROVISIONS; AND PROVIDING FOR AN
EFFECTIVE DATE.

WHEREAS, Lake Hideaway Revocable Trust and Hawk Lake Hideaway, LLC (collectively,
“Developers”), entered into a Development Agreement with Hernando County (the “County”),
dated February 8, 2022, regarding the proposed development known as “Lake Hideaway”; and,

WHEREAS, a copy of the Development Agreement has been recorded at Book 4140, Page
1053, of the Official Records of Hernando County, Florida; and,

WHEREAS, pursuant to Hernando County Code § 23-268, a developer can mitigate, in
whole or in part, the impacts that its proposed development will have on transportation facilities by,
among other methods, dedicating rights-of-way to the County; and,

WHEREAS, Developers, in Paragraph 3.18 of the Development Agreement, agreed to
dedicate three rights-of-way to the County as mitigation for the anticipated impacts that Lake
Hideaway’s construction will have on the County’s transportation infrastructure; and,

WHEREAS, the dedicated rights-of-way are described in Exhibits “A,” “B,” and “C” hereto,
which legal descriptions are incorporated as if fully set forth herein; and,

1 WHEREAS, the County has been requested to accept the dedication of the rights-of-way and
2 the Board of County Commissioners finds that accepting the dedications is in the best interest of the
3 County; and,

4 WHEREAS, the Board of County Commissioners incorporates these Recitals into the body
5 of this Resolution as its findings of fact.

6 NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY
7 COMMISSIONERS OF HERNANDO COUNTY:

8 **Section 1. Accepting Dedication of the Rights-of-Way.**

9 The Board of County Commissioners hereby accepts for public ownership and maintenance
10 the dedication of the rights-of-way described in Exhibits “A,” “B,” and “C” hereto.

11 **Section 2. Severability.** It is declared to be the intent of the Board of County
12 Commissioners that if any section, subsection, clause, sentence, phrase, or provision of this
13 resolution is for any reason held unconstitutional or invalid, the invalidity thereof will not affect the
14 validity of the remaining portions of this resolution.

15 **Section 3. Conflicting Provisions Repealed.** All resolutions or parts of resolutions in
16 conflict with the provisions of this resolution are hereby repealed.

17 **Section 4. Effective Date.** This resolution will take effect immediately.

18 **(The Remainder of this Page Has Been Intentionally Left Blank)**

1 **BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF**
2 **HERNANDO COUNTY** in Regular Session this _____ day of _____ 20__.

3
4 **BOARD OF COUNTY COMMISSIONERS**
5 **HERNANDO COUNTY, FLORIDA**
6
7

8
9 Attest: _____
10 DOUGLAS CHORVAT, JR.
11 Clerk & Comptroller

By: _____
BRIAN HAWKINS
Chairman

12
13 Approved for Form and Legal Sufficiency

14
15 Jon Jouben
16 County Attorney

EXHIBIT "A"

DESCRIPTION FOR ADDITIONAL RIGHT-OF-WAY

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, THENCE ALONG THE EAST LINE OF SAID SECTION 8, RUN S00°14'35"E, 99.89 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF HEXAM ROAD AND THE POINT OF BEGINNING; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE, CONTINUE ALONG THE EAST LINE OF SAID SECTION 8 S00°20'08"E, 30.00 FEET; THENCE S89°50'02"W, 2340.42 FEET; THENCE N00°17'05"W, 30.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF HEXAM ROAD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, RUN N89°50'02"E, 2340.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.61 ACRES MORE OR LESS.

EXHIBIT "B"

LEGAL DESCRIPTION OF ADDITIONAL RIGHT-OF-WAY

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

BEGINNING AT THE SOUTHEAST CORNER OF LOT 54, WOODLAND WATERS, PHASE-6, AS RECORDED IN PLAT BOOK 40, PAGES 1 THROUGH 3, OF THE PUBLIC RECORD OF HERNANDO COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID WOODLAND WATERS, PHASE-6, RUN N00°35'05"W, 20.00 FEET; THENCE LEAVING SAID EAST LINE, RUN S89°53'44"E, 1181.19 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 17; THENCE S89°53'59"E, 2649.76 FEET TO THE EAST LINE OF SAID SECTION 17; THENCE ALONG SAID EAST LINE, RUN S00°16'05"E, 20.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STAR ROAD PER RESOLUTION #81-5 AS RECORDED IN OFFICIAL RECORDS BOOK 477, PAGE 326 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, RUN N89°53'59"W, 2649.69 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 17; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE, N89°53'44"W, 1181.15 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.76 ACRES MORE OR LESS.

EXHIBIT "C"

DESCRIPTION OF 135' RIGHT-OF-WAY DEDICATION

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, RUN S00°14'35"E, 99.89 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF HEXAM ROAD AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, S00°20'08"E, 2584.38 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 8; THENCE ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, RUN S00°16'47"E, 2661.19 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 17; THENCE ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, RUN S00°16'05"E, 2631.67 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STAR ROAD PER RESOLUTION #81-5 AS RECORDED IN OFFICIAL RECORDS BOOK 477, PAGE 326 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, RUN N89°53'59"W, 135.00 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, RUN N00°16'05"W, 2631.92 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 17; THENCE N00°16'47"W, 2661.43 FEET TO THE NORTH LINE OF SAID SECTION 17; THENCE N00°20'08"W, 2583.26 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF HEXAM ROAD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, RUN N89°50'05"E, 135.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 24.41 ACRES MORE OR LESS.