

**ORDINANCE NO. : 2024-17**

AN ORDINANCE ESTABLISHING LAKE HIDEAWAY II COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; NAMING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; DESCRIBING THE FUNCTIONS AND POWERS OF THE DISTRICT; DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; 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, Hawk Lake Hideaway, LLC, a Delaware limited liability company ("Petitioner"), has filed a Petition with Hernando County requesting that the Board of County Commissioners of Hernando County ("County") adopt an ordinance establishing Lake Hideaway II 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 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 creation of the District 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 proposed District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community;
5. the creation of the District 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 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 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. Creation, Boundaries, and Powers.** There is hereby created the Lake Hideaway II Community Development District for the area of land described in Exhibit A, attached hereto, which shall exercise the powers of Sections 190.011, and 190.012(1), (2)(a) and (d) and (3), Fla. Stat., and which shall operate in accordance with the uniform community development district charter as set forth in Sections 190.006-190.041, Fla. Stat., including the special powers provided under Section 190.012(1), (2)(a) and (d) and (3), Fla. Stat.

**Section 4. Initial Board.** The following five persons are designated as the initial members of the Board of Supervisors:

1. Mike Lawson
2. Doug Draper
3. Lori Price
4. Christie Ray
5. Brittany Crutchfield

**Section 5. 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 6. 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 7. Conflicting Provisions Repealed.** All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

**Section 8. 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 17<sup>th</sup> day of December, 2024.

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

Attest Hiedi Kruppe, Deputy Clerk  
DOUG CHORVAT, JR.  
Clerk

By: [Signature]  
Chairman Brian Hawkins

Approved for Form and Legal Sufficiency

Melissa Tartaglia  
Assistant County Attorney



**Exhibit "A"**

**LAKE HIDEAWAY II  
COMMUNITY DEVELOPMENT DISTRICT**

**LEGAL DESCRIPTION FOR CDD-2**

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, AND IN THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 8; THENCE ALONG THE EAST LINE OF SAID SECTION 8, RUN S00°14'35"E, 99.89 FEET TO THE EXISTING SOUTH RIGHT OF WAY LINE OF HEXAM ROAD; THENCE CONTINUE ALONG THE EAST LINE OF SAID SECTION 8, RUN S00°20'08"E, 30.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00°20'08"E, 2554.38 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 8; THENCE ALONG THE EAST LINE OF SAID SECTION 17, RUN S00°16'47"E, 2167.30 FEET; THENCE LEAVING SAID EAST LINE, RUN S84°38'43"W, 363.48 FEET; THENCE S05°21'17"E, 34.59 FEET; THENCE S84°38'43"W, 617.00 FEET; THENCE S82°57'02"W, 169.07 FEET; THENCE S84°38'43"W, 28.00 FEET; THENCE S81°15'32"W, 169.30 FEET; THENCE S84°38'43"W, 332.00 FEET; THENCE N05°21'17"W, 5.56 FEET; THENCE S84°38'43"W, 120.00 FEET; THENCE N05°21'17"W, 41.83 FEET; THENCE S84°38'43"W, 181.96 FEET; THENCE N14°07'57"E, 21.92 FEET; N83°33'43"W, 151.51 FEET; THENCE N56°36'07"W, 68.43 FEET; THENCE N28°48'47"W, 105.53 FEET; THENCE N13°06'37"E, 134.77 FEET; THENCE N19°05'21"W, 270.47 FEET; THENCE N09°29'21"W, 351.58 FEET; THENCE N40°02'10"W, 390.70 FEET; THENCE N62°41'57"W, 140.66 FEET; THENCE N79°24'54"W, 231.80 FEET; THENCE N77°00'38"W, 430.71 FEET; THENCE N80°28'06"W, 211.04 FEET; THENCE S64°49'07"W, 114.61 FEET; THENCE S80°53'42"W, 105.82 FEET; THENCE N36°43'19"W, 301.99 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE FLORIDA POWER EASEMENT; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE, RUN N64°45'44"W, 50.00 FEET TO THE CENTERLINE OF SAID POWER EASEMENT; THENCE ALONG SAID CENTERLINE, RUN N25°14'16"E, 813.65 FEET TO THE SOUTH LINE OF SAID SECTION 8; THENCE ALONG THE SOUTH LINE OF SAID SECTION 8, RUN S89°41'29"E, 981.65 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 8; THENCE ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 8, RUN N00°17'40"W, 1852.42 FEET; THENCE LEAVING SAID WEST LINE, RUN N89°50'47"E, 325.00 FEET; THENCE N00°17'05"W, 184.99 FEET; THENCE N89°50'02"E, 330.00 FEET; THENCE N00°17'05"W, 330.00 FEET; THENCE N89°50'02"E, 330.00 FEET; THENCE N00°17'05"W, 165.00 FEET TO A POINT 30.00 FEET SOUTH OF THE EXISTING SOUTH RIGHT-OF-WAY LINE OF HEXAM ROAD; THENCE ALONG A LINE BEING 30 FEET SOUTH OF AND PARALLEL TO SAID EXISTING SOUTH RIGHT-OF-WAY LINE, RUN N89°50'02"E 1680.42 FEET TO THE EAST LINE OF SAID SECTION 8, AND THE POINT OF BEGINNING.

CONTAINING 304.22 ACRES MORE OR LESS.