

**MINUTES OF MEETING  
STUART CROSSING  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stuart Crossing Community Development District held a Special Meeting on July 25, 2022, at 1:00 p.m., at the Hampton Inn Bartow, 205 Old Bartow Eagle Lake Rd., Bartow, Florida 33830.

**Present at the meeting were:**

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|---------------|---------------------|
| Garth Noble   | Chair               |
| Chris Torres  | Vice Chair          |
| John Kakridas | Assistant Secretary |

**Also present were:**

|                                |                  |
|--------------------------------|------------------|
| Kristen Suit                   | District Manager |
| Jere Earlywine (via telephone) | District Counsel |

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Suit called the meeting to order at 1:00 p.m. Supervisors Noble, Torres and Kakridas, were present, in person. Supervisors Tomberlin and Schiffer were not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Administration of Oath of Office to Jerry Tomberlin, Jr. *(the following will be provided in a separate package)***

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. Chapter 190, Florida Statutes**
- D. Financial Disclosure Forms**
  - I. Form 1: Statement of Financial Interests**
  - II. Form 1X: Amendment to Form 1, Statement of Financial Interests**

**III. Form 1F: Final Statement of Financial Interests**

**E. Form 8B: Memorandum of Voting Conflict**

This item was deferred.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-24, Designating a Date, Time, and Location of a Public Hearing Regarding the District’s Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date**

Ms. Suit presented Resolution 2022-24 and read the title.

**On MOTION by Mr. Noble and seconded by Mr. Torres, with all in favor, Resolution 2022-24, Designating a Date, Time, and Location of September 7, 2022 at 1:00 p.m., at the Hampton Inn Bartow, 205 Old Bartow Eagle Lake Rd., Bartow, Florida 33830 for a Public Hearing Regarding the District’s Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Presentation of Engineer’s Report**

Ms. Suit presented the Engineer’s Report and noted the following:

- The CDD is comprised of approximately 259.10 acres.
- The Capital Improvement Plan (CIP) is for 591 residential units.
- The Cost Estimate is \$21,700,000.

Mr. Earlywine stated that all the findings and conclusions needed for assessments are set forth in Section 6 the Report.

**On MOTION by Mr. Noble and seconded by Mr. Torres, with all in favor, the Engineer’s Report, in substantial form, was approved.**

**SIXTH ORDER OF BUSINESS**

**Presentation of Master Special Assessment Methodology Report**

Ms. Suit presented the Master Special Assessment Methodology Report and noted the following:

- The CDD is comprised of approximately 259.10 acres.
- The Development Plan anticipates 591 single-family residential units.
- The Cost Estimate for the CIP is \$21,700,00.
- The Report calls for issuance of bonds in the principal amount of \$28,905,000, in one or more bond series.
- Bonds issued would be amortized in 30 annual installments, following a 24-month capitalized interest period.

Ms. Suit reviewed the remainder of the Methodology and the Tables therein.

**On MOTION by Mr. Noble and seconded by Mr. Torres, with all in favor, the Master Special Assessment Methodology Report, in substantial form, was approved.**

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-25, Declaring Special Assessments; Designating The Nature And Location of The Proposed Improvements; Declaring The Total Estimated Cost of the Improvements, the Portion to be Paid By Assessments, and the Manner and Timing in Which The Assessments are to be Paid; Designating the Lands Upon Which The Assessments Shall Be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date**

Ms. Suit presented Resolution 2022-25 and read the title.

On MOTION by Mr. Kakridas and seconded by Mr. Torres, with all in favor, Resolution 2022-25, Declaring Special Assessments; Designating The Nature And Location of The Proposed Improvements; Declaring The Total Estimated Cost of the Improvements, the Portion to be Paid By Assessments, and the Manner and Timing in Which The Assessments are to be Paid; Designating the Lands Upon Which The Assessments Shall Be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings on September 7, 2022 at 1:00 p.m., at the Hampton Inn Bartow, 205 Old Bartow Eagle Lake Rd., Bartow, Florida 33830; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date, was adopted.

**EIGHTH ORDER OF BUSINESS****Update: Stormwater Management Needs Analysis**

Ms. Suit presented the letter that was submitted stating that the CDD recognizes the requirement but does not own or operate a stormwater system at this time and that, upon receipt or construction of such facilities, the Report will be prepared and submitted.

**NINTH ORDER OF BUSINESS****Staff Reports****A. District Counsel: *KE Law Group, PLLC***

Mr. Earlywine stated that the process to file the bond validation complaint is underway and the hope is to have a September bond validation hearing, which would enable the CDD to issue bonds by October.

**B. District Engineer (Interim): *Kimley-Horn & Associates, Inc.***

There was no report.

**C. District Manager: *Wrathell, Hunt and Associates, LLC***

- **UPCOMING MEETINGS**

- **August 16, 2022 at 1:00 P.M. Landowners' Meeting (*Board is not required to attend*)**
- **September 7, 2022 at 1:00 P.M.**

Supervisors Noble, Torres and Kakridas confirmed their in-person attendance at the September 7, 2022 meeting.

- **Board Members' Comments/Requests**

This item was an addition to the agenda.

There were no Board Members' comments or requests.

- **Public Comments**

**This item was an addition to the agenda.**

No members of the public spoke.

- **Adjournment**

**This item was an addition to the agenda.**

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| <p><b>On MOTION by Mr. Torres and seconded by Mr. Kakridas, with all in favor, the meeting adjourned at 1:13 p.m.</b></p> |
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair