

ORDINANCE NO. 2022-07

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF BARTOW, FLORIDA, ESTABLISHING THE STUART CROSSING COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; PROVIDING FOR THE ESTABLISHMENT AND NAMING OF THE DISTRICT; PROVIDING FOR THE LEGAL DESCRIPTION OF THE EXTERNAL BOUNDARIES OF THE DISTRICT; PROVIDING FOR THE DESCRIPTION OF THE FUNCTIONS AND POWERS OF THE DISTRICT; PROVIDING FOR THE DESIGNATION OF THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING FOR NOTICE REQUIREMENTS AND FOR COMPLIANCE WITH ALL REMAINING SECTIONS OF CHAPTER 190, FLORIDA STATUTES, AND ALL OTHER APPLICABLE LAWS AND ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

RECITALS

**WHEREAS**, the "Uniform Community Development Act of 1980", Chapter 190, *Florida Statutes* (hereinafter referred to as the "Act"), sets forth the exclusive and uniform method for establishing a community development district; and

**WHEREAS**, Section 190.005(2) of the Act requires that a Petition for the Establishment of a Community Development District of less than 2,500 acres be filed by the petitioner with the municipality having jurisdiction over the majority of land in the area in which the district is to be located; and

**WHEREAS**, Section 190.005(1)(a) of the Act requires that such petition contain certain information to be considered at a public hearing before the City Commission of the City of Bartow, Florida ("City"); and

**WHEREAS**, Meritage Homes of Florida, Inc. ("Petitioner"), having obtained written consent to the establishment of the Stuart Crossing Community Development District (the "District") by the owners of one-hundred percent (100%) of the real property to be included in the District and having presented documents evidencing the control of the real property to be included in the District, has petitioned the City to adopt an ordinance establishing

the District pursuant to Chapter 190, *Florida Statutes* (2021); and

**WHEREAS**, the Petitioner is a Florida limited liability company authorized to conduct business in the State of Florida and whose principal place of business is 8800 East Raintree Drive, Suite 300, Scottsdale, Arizona 85260; and

**WHEREAS**, the Petition which was submitted to the City on or around March 22, 2022, has been determined to contain the requisite information as mandated by Section 190.005(1)(a) of the Act; and

**WHEREAS**, all interested persons and affected units of general-purpose local government have been afforded an opportunity to present oral and written comments on the Petition at a duly noticed public hearing conducted by the City on June 6, 2022; and

**WHEREAS**, on June 6, 2022, the City considered the record of the public hearing and the factors set forth in Section 190.005(1)(e) of the Act, and upon such review, has determined that granting the Petition to Establish the Stuart Crossing Community Development District is in the best interest of the City; and

**WHEREAS**, the establishment of the District shall not act to amend any land development approvals governing the land area to be included within the District; and

**WHEREAS**, it is believed that the establishment of the District will result in a timely, efficient, effective, responsive and economic way to deliver community development services in the area described in the Petition; and

**NOW, THEREFORE, BE IT ENACTED** by the City Commission of the City of Bartow, Florida as follows:

**SECTION 1. RECITALS INCORPORATED.** The above recitals are true and correct and are incorporated herein.

**SECTION 2. AUTHORITY.** This Ordinance is enacted in compliance with and pursuant to the Uniform Community Development District Act of 1980, codified in Chapter

190, *Florida Statutes*. Nothing contained herein shall constitute an amendment to any land development approvals for the land area included within the District.

**SECTION 3. FINDINGS OF FACT.** The City hereby finds and determines, pursuant to Section 190.005(2) of the Act, based on the testimony and evidence presented before the City, and the record established at the public hearing that:

A. All statements within the Petition are true and correct.

B. Establishment of the District and all land uses and services planned within the proposed District are not inconsistent with applicable elements or portions of the state comprehensive plan, or the City of Bartow Comprehensive Plan.

C. The area of land within the District, described in Exhibit "A", which is attached hereto and incorporated herein, is of a sufficient size, is sufficiently compact and is sufficiently contiguous to be developed as one functional interrelated community.

D. The District is the best alternative available for delivering the community development services and facilities to the area that would be served by the District.

E. The community development services and facilities of the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

F. The area to be served by the District is amenable to separate special-district government.

**SECTION 4. ESTABLISHMENT AND DISTRICT NAME.** There is hereby created a community development district situated entirely within the incorporated limits of the City of Bartow, Florida, which District shall be known as the "Stuart Crossing Community Development District", and which shall be referred to in this Ordinance as the "District".

**SECTION 5. EXTERNAL BOUNDARIES OF THE DISTRICT.** The external

boundaries of the District are described in Exhibit "A", and said boundaries encompass 259.10 acres, more or less.

**SECTION 6. DISTRICT POWERS AND FUNCTIONS.** The powers and functions of the District are described in Chapter 190, *Florida Statutes*. The District shall have all powers and functions granted by the Act pursuant to Sections 190.011 and 190.012(1) and (3), *Florida Statutes*, as amended from time to time. In addition, consent is hereby given to the District's Board of Supervisors to finance, fund, plan, establish, acquire, construct, reconstruct, enlarge or extend, equip, operate, and maintain additional systems and facilities for parks and facilities for indoor and outdoor recreational, cultural and educational uses and security, including but not limited to, guardhouses, fences and gates, electronic intrusion-detection systems, and patrol cars. The District shall have all further powers to establish additional systems and facilities as specified in the remaining subsections of Section 190.012(2)(a) and (d), *Florida Statutes*, so long as said improvements are in accordance with the Code and land development regulations of the City and each of the specifications for any such improvements are first approved by the City. Pursuant to Section 190.002(3), *Florida Statutes*, the District shall not have or exercise any zoning or development permitting powers governing land development or the use of land.

Bonds to be issued by the District shall not constitute a debt, liability or general obligation of the City, the County or of the State of Florida, or of any political subdivision thereof, but shall be payable solely from the Pledged Revenues designated for the Bonds.

This Ordinance is not intended, nor shall it be construed to expand, modify or delete any provisions of the Uniform Community Development District Act of 1980, as set forth in Chapter 190, *Florida Statutes*, nor shall it be intended to modify, restrict or expand any current prospective development or utility agreements.

**SECTION 7. BOARD OF SUPERVISORS.** The five persons designated to serve as initial members of the District's Board of Supervisors are Martha Schiffer, Chris Torres, Garth Noble, John Kakridas and Jerry Tomberlin.

**SECTION 8. NOTICE REQUIREMENTS.** Petitioner has caused a notice of a public hearing on the consideration of the Petition to be published in a newspaper at least once a week for four consecutive weeks immediately prior to such hearing in compliance with the provisions of Section 190.005(1)(d), *Florida Statutes*.

**SECTION 9. COMPLIANCE WITH ALL REMAINING PROVISIONS OF CHAPTER 190, FLORIDA STATUTES, AND ALL OTHER APPLICABLE PROVISIONS OF LAW.** Petitioner has complied with all remaining provisions of Chapter 190, *Florida Statutes* and other provisions of law necessary for the establishment of the District.

**SECTION 10. SEVERABILITY.** If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining sections of this Ordinance.

**SECTION 11. ADMINISTRATIVE CORRECTION OF SCRIVENER'S ERRORS.** The administrative correction of typographical and/or scrivener's errors in this Ordinance which do not affect the intent may be authorized by the City Manager or designee, without need of public hearing, by filing a corrected or recodified copy of same with the City Clerk.

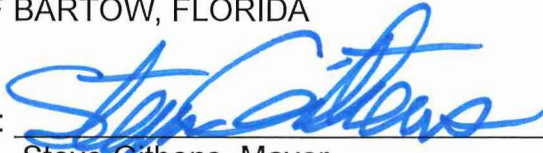
**SECTION 12. EFFECTIVE DATE.** This Ordinance shall take effect upon its approval and publication as required by law.

[CONTINUED ON FOLLOWING PAGE]


**INTRODUCED, PASSED AND DULY ADOPTED ON FIRST READING** by the City Commission of the City of Bartow, Florida, meeting in Regular Season this 16<sup>th</sup> day of May, 2022.



CITY COMMISSION  
OF BARTOW, FLORIDA

By:   
Steve Githens, Mayor

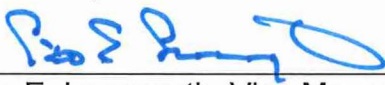
ATTEST:

By:   
Jacqueline Poole, MMC, FCRM, CPM,  
City Clerk


**INTRODUCED, PASSED AND DULY ADOPTED ON SECOND READING** by the City Commission of the City of Bartow, Florida, meeting in Regular Season this 6<sup>th</sup> day of June, 2022.



CITY COMMISSION  
OF BARTOW, FLORIDA

By:   
Leo E. Longworth, Vice Mayor

ATTEST:

By:   
Jacqueline Poole, MMC, FCRM, CPM,  
City Clerk

APPROVED AS TO FORM:

By:   
Sean R. Parker, City Attorney

**EXHIBIT A**  
**LEGAL DESCRIPTION**

A portion of those lands described in Commitment for Title Insurance, File Number 2037-5265305

A parcel of land lying within Sections 31 & 32, Township 29 South, Range 25 East, Polk County, Florida, being more particularly described as follows:

For a POINT OF REFERENCE commence at the Northwest corner of said Section 32; thence N.89°41'55"E. along the North boundary of the Northwest 1/4 of said Section 32, a distance of 101.09 feet for a POINT OF BEGINNING; thence N.43°19'04"E., a distance of 697.50 feet to the Southerly right-of-way line of Ernest M. Smith Boulevard as described in Official Records Book 8282, Page 1800 of the Public Records of Polk County, Florida; thence along said Southerly right-of-way line the following sixteen (16) courses: (1) S.52°54'24"E., a distance of 961.27 feet; (2) N.37°05'36"E., a distance of 2.00 feet to a non-tangent point of curvature; (3) Southeasterly 273.22 feet along the arc of a curve to the left, said curve having a radius of 1,286.00 feet, a central angle of 12°10'23", and a chord bearing and distance of S.58°59'35"E., 272.71 feet; (4) N.24°55'13"E., a distance of 20.00 feet to a non-tangent point of curvature; (5) Easterly 419.90 feet along the arc of a curve to the left, said curve having a radius of 1,266.00 feet, a central angle of 19°00'13", and a chord bearing and distance of S.74°34'54"E., 417.98 feet; (6) S.05°55'00"W., a distance of 20.00 feet to a non-tangent point of curvature; (7) Easterly 319.90 feet along the arc of a curve to the left, said curve having a radius of 1,286.00 feet, a central angle of 14°15'10", and a chord bearing and distance of N.88°47'25"E., 319.08 feet; (8) N.08°20'10"W., a distance of 4.00 feet to a non-tangent point of curvature; (9) Easterly 483.15 feet along the arc of a curve to the left, said curve having a radius of 1,282.00 feet, a central angle of 21°35'35", and a chord bearing and distance of N.70°52'02"E., 480.30 feet; (10) S.02°46'49"E., a distance of 100.74 feet; (11) S.64°39'13"E., a distance of 351.56 feet; (12) N.25°20'47"E., a distance of 222.23 feet; (13) N.64°39'13"W., a distance of 281.17 feet; (14) N.02°46'49"W., a distance of 16.71 feet; (15) N.59°05'36"E., a distance of 625.03 feet to a point of curvature; (16) Easterly 642.14 feet along the arc of a curve to the right, said curve having a radius of 1,998.00 feet, a central angle of 18°24'52", and a chord bearing and distance of N.68°18'02"E., 639.38 feet; to a point lying 200 feet Northeasterly (measured at a perpendicular angle) of the Northeast top of bank of Saddle Creek; thence S.55°18'59"E. parallel with and 200 feet Northeasterly of said top of bank a distance of 522.00 feet; thence N.89°41'55"E., a distance of 739.90 feet to the Northwesterly right-of-way line of Old Bartow/Eagle Lake Road as described in the aforementioned Book 8282, Page 1800; thence along said Northwesterly right-of-way line the following five (5) courses: (1) Southwesterly 174.49 feet along the arc of a non-tangent curve to the right, said curve having a radius of 5,649.58 feet, a central angle of 01°46'11", and a chord bearing and distance of S.42°41'39"W., 174.48 feet; (2) S.43°34'44"W., a distance of 76.42 feet; (3) S.46°25'16"E., a distance of 25.00 feet; (4) S.43°34'44"W., a distance of 400.00 feet; (5) S.46°25'16"E., a distance of 15.31 feet; to the Northwesterly maintained right-of-way line of Old Bartow/Eagle Lake Road as shown on Maintained Right-of-Way Map recorded in Map Book 19, Page 1 of the Public Records of Polk County, Florida, thence along said maintained right-of-way line the following eighteen (18) courses: (1) S.49°51'22"W., a distance of 23.22 feet; (2) S.57°44'39"W., a distance of 60.59 feet; (3) S.28°25'48"W., a distance of 91.53 feet; (4) S.41°33'50"W., a distance of 83.50 feet; (5) S.41°19'07"W., a distance of 103.63 feet; (6) S.42°24'59"W., a distance of 94.24 feet; (7) S.47°16'15"W., a distance of 171.23 feet; (8) S.41°32'55"W., a distance of 192.38 feet; (9) S.45°08'47"W., a distance of 143.71 feet; (10) S.43°36'15"W., a distance of 231.91 feet; (11) S.41°16'35"W., a distance of 92.36 feet; (12) S.57°06'42"W., a distance of 12.36 feet; (13) S.43°05'29"W., a distance of 21.36 feet; (14) S.38°53'12"W., a distance of 72.24 feet; (15) S.45°38'30"W., a distance of 264.91 feet; (16) S.20°50'24"E., a distance of 7.26 feet; (17) S.43°38'01"W., a distance of 804.65 feet; (18) S.33°31'40"W., a distance of 1.20 feet to a point on the North boundary of that parcel described in

Official Records Book 3419, Page 1719 of the Public Records of Polk County, Florida; thence N.85°05'54"W. along said North boundary, a distance of 720.45 feet to the Northwest corner of said Parcel, the same being the Northeast plat corner of JAMESTOWN PLACE PHASE TWO, according to the map or plat thereof recorded in Plat Book 156, Page 24 of the Public Records of Polk County, Florida; thence along the Northerly and Westerly plat boundary of said JAMESTOWN PLACE PHASE TWO the following three (3) courses: {1} N.84°37'14"W., a distance of 501.26 feet; {2} S.42°59'04"W., a distance of 729.96 feet; {3} S.00°06'21"E., a distance of 137.71 feet to the Northeast corner of that parcel described in Official Records Book 7781, Page 1866 of the Public Records of Polk County, Florida; thence N.80°40'59"W. along the North boundary thereof, a distance of 536.26 feet to the Northwest corner thereof, the same being a point on the Northerly plat boundary of JAMESTOWN PLACE PHASE ONE, according to the map or plat thereof recorded in Plat Book 149, Page 46 of the Public Records of Polk County, Florida; thence along the Northerly and Westerly plat boundary of said JAMESTOWN PLACE PHASE ONE the following two (2) courses: {1} N.78°46'38"W, a distance of 190.08 feet; {2} S.01°02'53"E., a distance of 746.00 feet to the Southwest corner thereof, said Southwest corner lying on the North boundary of that parcel described in Official Records book 2749, Page 798; thence N.71°33'54"W. along the said North boundary, a distance of 0.63 feet to the Northwest corner of said parcel, thence S.01°04'26"E., along the West boundary thereof, said boundary line being 21.10 feet West of and parallel with the East boundary of the West 1/2 of the Northwest 1/4 of the Southwest 1/4 of said Section 32, a distance of 681.08 feet to a point on the North boundary of the Southwest 1/4 of the Southwest 1/4 of said Section 32, thence N.89°25'37"E. along said North boundary, a distance of 12.10 feet; thence S.44°21'11"E., a distance of 494.23 feet to a point on the aforementioned Northwesterly maintained right-of-way line of Old Bartow/Eagle Lake Road; thence S.39°43'03"W. along said Northwesterly maintained right-of-way line, a distance of 60.32 feet; thence N.44°22'29"W., a distance of 558.27 feet to the aforementioned North boundary of the Southwest 1/4 of the Southwest 1/4 of said Section 32; thence S.89°32'47"W. along said North boundary, a distance of 579.92 feet to the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of said Section 32; thence N.00°54'36"W. along the West boundary thereof, a distance of 1,067.78 feet; thence S.89°05'24"W., a distance of 69.93 feet to the Southeasterly corner of that parcel identified as Parcel 2 in that Warranty Deed recorded in Official Records Book 9967, Page 35 of the Public Records of Polk County, Florida; thence along the Easterly and Northerly boundary thereof the following two (2) courses: {1} N.00°55'38"W., along a line being 70 feet West of and parallel with the West boundary of said Section 32, a distance of 1,566.95 feet; {2} N.82°38'58"W., a distance of 744.17 feet to the Easternmost corner of right-of-way parcel for Osprey Boulevard as recorded in Official Records Book 7349, Page 2242 of the Public Records of Polk County, Florida; thence N.30°58'55"W. along the Easterly boundary of said right-of-way parcel, a distance of 134.99 feet to a non-tangent point of curvature; thence Northeasterly 272.02 feet along the arc of a curve to the left, said curve having a radius of 474.00 feet, a central angle of 32°52'51", and a chord bearing and distance of N.42°41'12"E., 268.30 feet to a point of reverse curvature; thence Northeasterly 479.71 feet along the arc of a curve to the right, said curve having a radius of 1,610.00 feet, a central angle of 17°04'18", and a chord bearing and distance of N.34°46'55"E., 477.94 feet; thence N.43°19'04"E., a distance of 733.54 feet to the POINT OF BEGINNING.

Containing 259.10 acres, more or less.