

RETURN TO:
CITY OF ST. CLOUD
DEPT OF PLANNING AND ZONING
1300 9TH STREET
ST. CLOUD, FL 34769

ORDINANCE NO. 2022-09

AN ORDINANCE OF THE CITY OF ST. CLOUD, FLORIDA, ESTABLISHING AND RECOGNIZING THE ROAN BRIDGE COMMUNITY DEVELOPMENT DISTRICT, CREATED AND CHARTERED BY UNIFORM GENERAL LAW, THE UNIFORM COMMUNITY DEVELOPMENT DISTRICT ACT OF FLORIDA, CHAPTER 190, FLORIDA STATUTES (2001 AND HEREAFTER); ACKNOWLEDGING THE UNIFORM DISTRICT CHARTER EXPRESSED IN SECTIONS 190.006-190.041, FLORIDA STATUTES, AND AS REFERENCED AND PROVIDED BY SECTION 190.004(4), FLORIDA STATUTES, AND CONFIRMED BY SECTION 189.031(3), FLORIDA STATUTES; ESTABLISHING THE DISTRICT; ESTABLISHING THE EXTERNAL BOUNDARY OF THE DISTRICT; DESIGNATING THE INITIAL MEMBERS OF THE DISTRICT BOARD OF SUPERVISORS; AND RECOGNIZING AND DESIGNATING POWERS OF THE DISTRICT; PROVIDING FOR SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, the City of St. Cloud, Florida, has received a Petition to Establish the Roan Bridge Community Development District, hereinafter the "District," as provided pursuant to Chapter 190, *Florida Statutes*, from the entities, owners and prospective owners of the property described in Exhibit A, attached hereto and collectively referred to as the "Property"; and

WHEREAS, the decision of the City Council to establish the District is a quasi-legislative decision authorized by Chapter 190, *Florida Statutes*, and the City of St. Cloud's home rule authority and Article VIII of the Florida Constitution; and

WHEREAS, the City of St. Cloud has reviewed factors as required by Chapter 190, *Florida Statutes*, and considered such factors prior to the final adoption of the subject ordinance, and upon such review has determined that the establishment of the District is in the best interest of the City of St. Cloud, for the orderly growth of the City in an efficient manner for their existing and future health, safety and welfare.

NOW, THEREFORE BE IT ORDAINED by the City Council of the City of St. Cloud, Florida, in lawful session assembled, as follows:

SECTION 1. FINDINGS OF FACT AND CONSIDERATIONS.

The City of St. Cloud has reviewed the Petition to Establish the Roan Bridge Community Development District (the "Petition") and the following considerations and makes the following findings of fact:

- a. The statements contained within the Petition of Roan Bridge Properties, LLC, are true and correct.

- b. The Petition is consistent with the City's comprehensive plan.
- c. The area of land within the District is of sufficient size, sufficiently compact and sufficiently contiguous to be developable as one functional interrelated community.
- d. The District is the best alternative available for delivering community development services and facilities to the area that will be served by the District.
- e. The community development services and facilities of the District will be compatible with the capacity and uses of existing local and regional community development services and facilities.
- f. The area to be served by the District is amenable to separate special-district government.

SECTION 2. ESTABLISHMENT OF DISTRICT.

Based on the above findings and consideration, the City Council of the City of St. Cloud does hereby establish Roan Bridge Community Development District, for all purposes consistent with, and as authorized by Chapter 190, *Florida Statutes*, and all other applicable law. The City of St. Cloud does further hereby acknowledge the uniform district charter set forth in Chapter 190, *Florida Statutes*.

SECTION 3. ESTABLISHMENT OF DISTRICT BOUNDARY.

The boundary of the District shall include and incorporate all property as more particularly described in Exhibit A, attached hereto and incorporated herein, all such being located within the municipal boundaries of the City of St. Cloud.

SECTION 4. APPOINTMENT OF INITIAL BOARD OF SUPERVISORS.

The City Council does hereby appoint the following individuals as the initial Board of Supervisors to serve for a period not to exceed ninety (90) days after the creation of the District, unless extended by law, upon which a new Board of Supervisor will be elected as provided by law. The initial Board of Supervisor shall be:

- a. James Dicks
- b. Tyler Benzel
- c. Scott Prewitt
- d. Rockdale Skair
- e. R.J. Brunton

SECTION 5. CHARTER.

The District shall be governed by the provisions of Chapter 190, *Florida Statutes*, as amended. The District shall have, and the District may exercise, subject to the regulatory jurisdiction and permitting authority of all applicable governmental bodies, agencies and special districts having authority with respect to any area included in the Petition and Chapter 190, *Florida Statutes*, any or all general powers set forth in Chapter 190.011, *Florida Statutes*, and any or all of the special powers set forth in Section 190.012(1), *Florida Statutes*.

In addition, the City Council of the City of St. Cloud hereby consents to the District Board exercising the following special powers to plan, establish, acquire, construct or 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; a fire truck; and for security, including, but not limited to walls, fences, and electronic intrusion detection all as authorized and described in Section 190.012(2), Florida Statutes.

SECTION 6. CITY COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE.

The District shall be governed by the development and construction standards of the City of St. Cloud Comprehensive Plan and the City of St. Cloud Land Development Code on its construction as if it were a developer.

SECTION 7. SEVERABILITY AND REPEAL.

All ordinances, agreements, or resolutions and parts thereof in conflict herewith to the extent of such conflicts are hereby repealed. If any phrase, clause, sentence, paragraph, section or subsection of this ordinance shall be declared unconstitutional or invalid by a court of competent jurisdiction, such unconstitutionality or invalidity shall not affect the remaining phrases, clauses, sentences, paragraphs, sections or subsections of this ordinance.

SECTION 8. EFFECTIVE DATE.

This ordinance has been published and shall take effect immediately upon its adoption.

First Reading on the 27th day of January, 2022

Second Reading and Final Passage on the 10th day of March, 2022

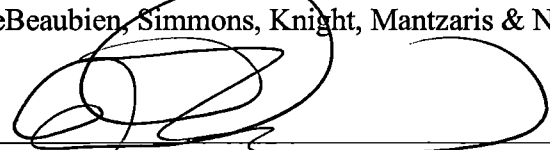
SECTION 9. RECORDING. A certified copy of the ordinance may be filed with the Clerk of the Circuit Court of Osceola County, Florida, and duly recorded among the Public Records of Osceola County, Florida.


Nathan Blackwell, Mayor

ATTEST:

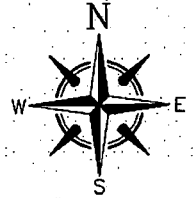

Linda P. Jaworski, City Clerk

LEGAL IN FORM AND VALID IF ADOPTED:
DeBeaubien, Simmons, Knight, Mantzaris & Neal, LLP


Daniel F. Mantzaris, City Attorney

SKETCH OF DESCRIPTION

SEE SHEETS 3 & 4 FOR SKETCH & LINE TABLE



A PORTION OF LAND LYING AND BEING WITHIN SECTIONS 12 & 13, TOWNSHIP 26 SOUTH, RANGE 30 EAST AND SECTIONS 7 & 18, TOWNSHIP 26 SOUTH, RANGE 31 EAST, LOTS 65, 79-82, 94-100, 109-116 & 125-128, SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 12, TOWNSHIP 26 SOUTH, RANGE 30 EAST, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK B, PAGE 3; LOTS 1-3, 13-20, 31, 32 & PORTIONS OF LOTS 29 & 30 SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 13, TOWNSHIP 26 SOUTH, RANGE 30 EAST, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK B, PAGE 4; LOTS 72, 73, 88, 89, 104-106 & 119-122, SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION OF SECTION 7, TOWNSHIP 26 SOUTH, RANGE 31 EAST, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK B, PAGE 23; LOTS 1, 2 & 3, HICKORY ACRES, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 13, PAGE 156, ALL IN OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF JOHNSON'S LANDING, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 58, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN S89°32'16"E, A DISTANCE OF 627.39 FEET, ALONG THE SOUTH LINE OF SAID JOHNSON'S LANDING PLAT TO THE WEST RIGHT OF WAY LINE OF OLD HICKORY TREE RD & THE NORTHEAST CORNER OF LOT 106, THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED), SUBDIVISION OF SECTION 7, TOWNSHIP 26 SOUTH, RANGE 31 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 23, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN S00°13'31"E, ALONG THE WEST RIGHT OF WAY OF OLD HICKORY TREE RD, A DISTANCE OF 991.23 FEET; THENCE RUN S00°15'33"W, ALONG THE WEST RIGHT OF WAY OF OLD HICKORY TREE RD, A DISTANCE OF 330.43 FEET TO THE NORTHEAST CORNER OF HICKORY ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE 156, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN N89°25'07"W, A DISTANCE OF 16.95 FEET TO THE NORTHEAST CORNER OF LOT 1, HICKORY ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGE 156, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN S00°10'35"W, ALONG THE WEST RIGHT OF WAY OF OLD HICKORY TREE RD, A DISTANCE OF 673.55 FEET TO THE SOUTHEAST CORNER OF LOT 3, HICKORY ACRES ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE 156, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN N89°49'37"W, ALONG THE SOUTH LINE OF SAID LOT 3, HICKORY ACRES, A DISTANCE OF 766.25 FEET; THENCE RUN N00°04'50"E, A DISTANCE OF 54.08 FEET; THENCE RUN N89°50'08"W, A DISTANCE OF 515.95 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3, HICKORY ACRES; THENCE RUN S00°06'43"E, A DISTANCE OF 369.91 FEET TO THE SOUTHWEST CORNER OF LOT 4, HICKORY ACRES; THENCE RUN S89°56'00"W, A DISTANCE OF 1,309.13 FEET TO THE SOUTHWEST CORNER OF LOT 31, THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED), SUBDIVISION OF SECTION 13, TOWNSHIP 26 SOUTH, RANGE 30 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 4, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN N00°01'12"W, A DISTANCE OF 59.72 FEET; THENCE RUN N89°50'22"W, ALONG THE NORTH LINE OF THE SOUTH 60 FEET OF LOTS 29 & 30, THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED), SUBDIVISION OF SECTION 13, TOWNSHIP 26 SOUTH, RANGE 30 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 4, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, A DISTANCE OF 1,323.35 FEET TO THE WEST LINE OF SAID LOT 29; THENCE RUN N00°04'06"W, ALONG THE WEST LINE OF LOTS 13, 20 & 29 THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED), SUBDIVISION OF SECTION 13, TOWNSHIP 26 SOUTH, RANGE 30 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 4, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, A DISTANCE OF 930.34 FEET TO THE NORTHWEST CORNER OF SAID LOT 13; THENCE RUN S89°49'03"E, A DISTANCE OF 644.65 FEET TO THE

NOTES

THIS SKETCH IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY
NO CORNERS WERE SET AS A PART OF THIS SKETCH

REQUESTED BY: _____ PROPERTIES, _____ SHEET 1 4

DATE OF SURVEY	08 05 2021	REVISIONS	
SCALE	1" = 500'		
SECTION	12 & 13/7 & 18		
TWP.	26 S. RNG. 30/31 E.		
JOB NO.	16-135A		

JOHNSTON'S SURVEYING INC

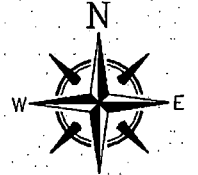
900 Cross Prairie Parkway, Kissimmee, Florida 34744
Tel (407) 847-2179 Fax (407) 847-6140

RICHARD D. BROWN, P.S.M. #5700 (DATE) 8-10-2021

NOTE: NOT VALID WITHOUT RAISED SURVEYOR'S SEAL

SKETCH OF DESCRIPTION

SEE SHEETS 3 & 4 FOR SKETCH & LINE TABLE



NORTHEAST CORNER OF SAID LOT 13; THENCE RUN $N00^{\circ}03'19''W$, A DISTANCE OF 369.32 FEET TO THE SOUTHEAST CORNER OF LOT 125, THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED), SUBDIVISION OF SECTION 12, TOWNSHIP 26 SOUTH, RANGE 30 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 3, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN $N89^{\circ}40'12''W$, A DISTANCE OF 644.54 FEET TO THE SOUTHWEST CORNER OF SAID LOT 125; THENCE RUN $N00^{\circ}16'14''E$, ALONG THE WEST LINE OF LOTS 100, 109, 116 & 125, A DISTANCE OF 1,301.02 FEET TO THE NORTHWEST CORNER OF SAID LOT 100; THENCE RUN $S89^{\circ}40'12''E$, A DISTANCE OF 642.40 FEET TO THE NORTHEAST CORNER OF SAID LOT 100; THENCE RUN $N00^{\circ}11'41''E$, A DISTANCE OF 329.96 FEET TO THE NORTHWEST CORNER OF LOT 94, THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED), SUBDIVISION OF SECTION 12, TOWNSHIP 26 SOUTH, RANGE 30 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 3, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN $S89^{\circ}40'14''E$, A DISTANCE OF 686.23 FEET; THENCE RUN $N00^{\circ}00'59''W$, A DISTANCE OF 659.69 FEET TO THE NORTHWEST CORNER OF LOT 79, THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED), SUBDIVISION OF SECTION 12, TOWNSHIP 26 SOUTH, RANGE 30 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 3, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN $S89^{\circ}38'06''E$, A DISTANCE OF 642.66 FEET TO THE NORTHEAST CORNER OF SAID LOT 79; THENCE RUN $N00^{\circ}02'44''W$, A DISTANCE OF 310.01 FEET TO THE NORTHWEST CORNER OF LOT 65, THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED), SUBDIVISION OF SECTION 12, TOWNSHIP 26 SOUTH, RANGE 30 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 3, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN $S89^{\circ}50'08''E$, A DISTANCE OF 656.76 FEET, THENCE RUN $S89^{\circ}35'54''E$, A DISTANCE OF 663.00 FEET TO THE NORTHEAST CORNER OF LOT 72, THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED), SUBDIVISION OF SECTION 07, TOWNSHIP 26 SOUTH, RANGE 31 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 23, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN $S00^{\circ}14'00''E$; ALONG THE EAST LINE OF LOTS 72, 73, 88, 89 & 104, THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED), SUBDIVISION OF SECTION 07, TOWNSHIP 26 SOUTH, RANGE 31 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 23, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, A DISTANCE OF 1,633.52 FEET TO THE POINT OF BEGINNING.

SUBJECT TO THE PLATTED RIGHT OF WAYS WITHIN THE AFORESAID DESCRIPTION BEING PLATTED BY SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION.

Containing 12,038,222.62 square feet or 276.36 acres, more or less.

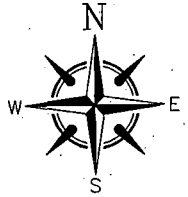
SHEET 2 OF 4

JOHNSTON'S
SURVEYING INC

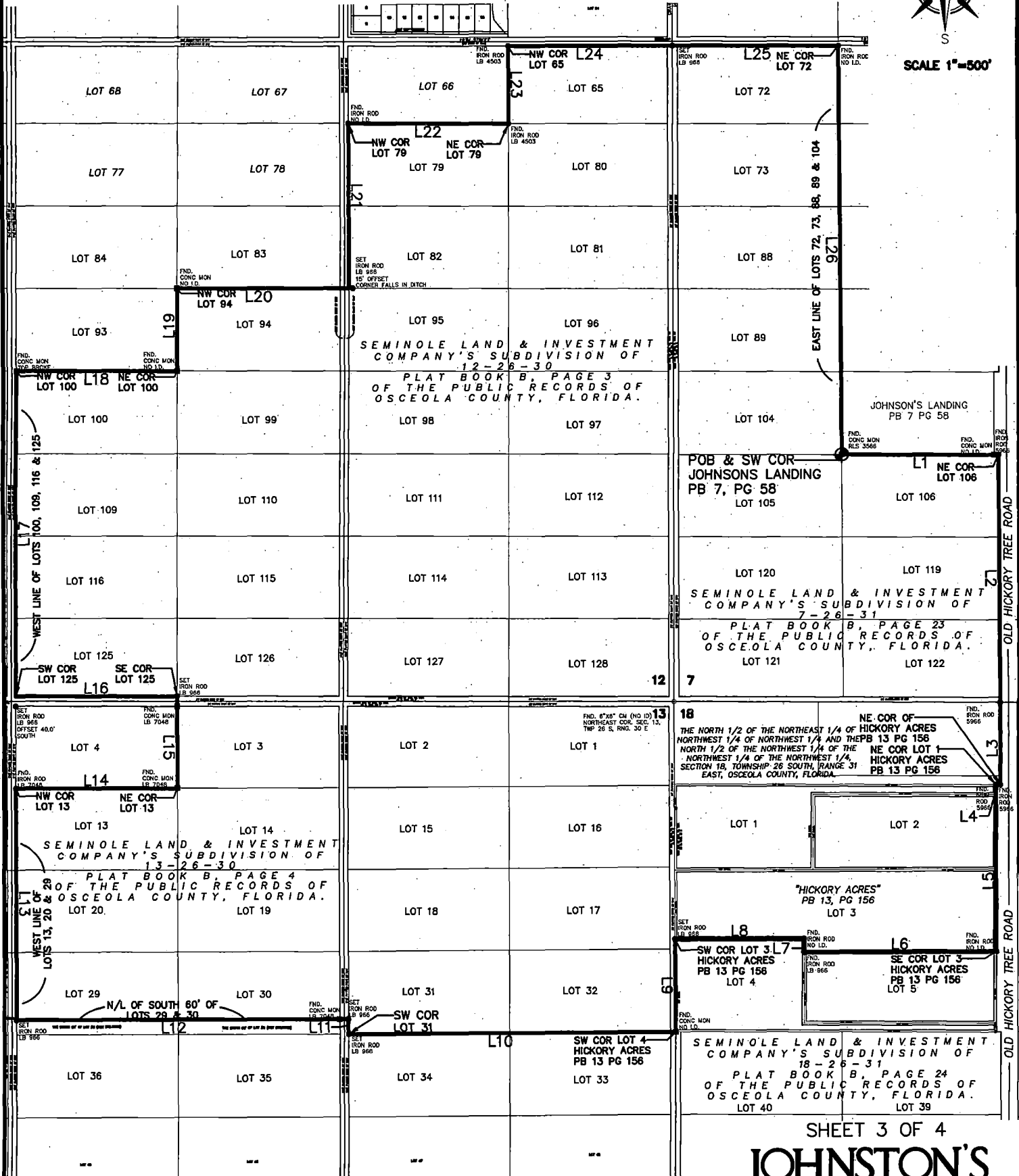
900 Cross Prairie Parkway, Kissimmee, Florida 34744
Tel. (407) 847-2179 Fax (407) 847-6140

SKETCH OF DESCRIPTION

SEE SHEET 1 & 2 FOR LEGAL DESCRIPTION



SCALE 1"=500'

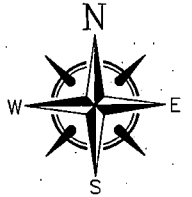


SHEET 3 OF 4

JOHNSTON'S
SURVEYING INC.

SKETCH OF DESCRIPTION

SEE SHEET 1 & 2 FOR LEGAL DESCRIPTION



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S89°32'16"E	627.39'
L2	S00°13'31"E	991.23'
L3	S00°15'33"W	330.43'
L4	N89°25'07"W	16.95'
L5	S00°10'35"W	673.55'
L6	N89°49'37"W	766.25'
L7	N00°04'50"E	54.08'
L8	N89°50'08"W	515.95'
L9	S00°06'43"E	369.91'
L10	S89°56'00"W	1309.13'
L11	N00°01'12"W	59.72'
L12	N89°50'22"W	1323.35'
L13	N00°04'06"W	930.34'
L14	S89°49'03"E	644.65'
L15	N00°03'19"W	369.32'
L16	N89°40'12"W	644.54'
L17	N00°16'14"E	1301.02'
L18	S89°40'12"E	642.40'
L19	N00°11'41"E	329.96'
L20	S89°40'14"E	686.23'
L21	N00°00'59"W	659.69'
L22	S89°38'06"E	642.66'
L23	N00°02'44"W	310.01'
L24	S89°50'08"E	656.76'
L25	S89°35'54"E	663.00'
L26	S00°14'00"E	1633.52'

LEGEND AND ABBREVIATIONS

- TWP. = TOWNSHIP
- RNG. = RANGE
- NO. = NUMBER
- LB = LICENSED BUSINESS
- R/W = RIGHT OF WAY
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- TEL. = TELEPHONE
- F.B. = FIELD BOOK
- P.B. = PLAT BOOK
- ± = PLUS OR MINUS
- & = AND

SHEET 4 OF 4

JOHNSTON'S
SURVEYING INC.