



ORDINANCE NO. 2024-85

AN ORDINANCE OF THE CITY OF ST. CLOUD, FLORIDA, ESTABLISHING, ON THE PROPOSED PROPERTY KNOWN AS LAKESIDE AT SATILLA AND FURTHER DESCRIBED HEREIN, AND RECOGNIZING, THE LAKESIDE AT SATILLA COMMUNITY DEVELOPMENT DISTRICT, CREATED AND CHARTERED BY UNIFORM GENERAL LAW, THE UNIFORM COMMUNITY DEVELOPMENT DISTRICT ACT OF FLORIDA, CHAPTER 190, FLORIDA STATUTES (2001 AND HEREFTER); 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 (ON THE PROPERTY PROPOSED IN THIS PETITION) AND DESIGNATING THE INITIAL MEMBERS OF THE DISTRICT BOARD OF SUPERVISORS; AND RECOGNIZING AND DESIGNATING THE POWERS OF THE DISTRICT; PROVIDING FOR SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, the City of St. Cloud, Florida has received notice of intent to file a Petition to Establish the Lakeside at Satilla 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 "Lakeside at Satilla"; 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 will consider 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. FINDS OF FACT AND CONSIDERATIONS. The City of St. Cloud has reviewed the Petition to Establish the Lakeside at Satilla Community Development District (the "Petition") and the following considerations, and makes the following finds of fact:

- a. The statements contained within the Petition of DRB GROUP FLORIDA, 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 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 Lakeside at Satilla Community Development District for all purposes consistent with, and as authorized by Chapter 190, *Florida Statutes* and all other applicable law. The City does further hereby acknowledge the uniform district charter set forth in Chapter 190, *Florida Statutes*. The foregoing whereas clauses, incorporated herein, are true and correct.

SECTION 3. ESTABLISHMENT OF DISTRICT BOUNDARY. The boundary for 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 upon which a new Board of Supervisors will be elected as provided by law. The initial Board of Supervisors shall be:

- a. Dallas Austin
- b. Brent Albertson
- c. Nicole Gerlin
- d. Jeffrey Friedrich
- e. Dennis Motsco

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 Board may exercise, subject to 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: (1) parks and facilities for indoor and outdoor recreational, cultural, and educational uses, pursuant to Section 190.012(2)(a); (2) school buildings and related structures and site improvements, which may be leased, sold, or donated to the school district, for use in the educational system when authorized by the district school board, pursuant to Section 190.012(2)(c); (3) security, including, but not limited to, guardhouses, fences and gates, electronic intrusion-detection systems, and patrol cars, when authorized by proper governmental agencies, except that the district may not exercise any police power, but may contract with the appropriate local general-purpose government agencies for an increased level of such services within the district boundaries, pursuant to Section 190.012(2)(d); and (3) waste collection and disposal, to the extent required by the City, pursuant to Section 190.012(2)(f).

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

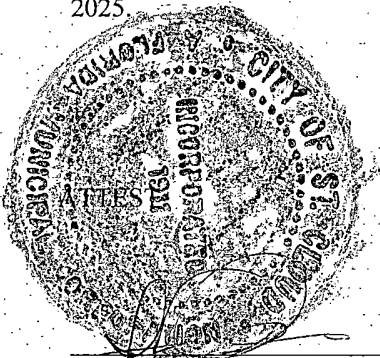
competent jurisdiction, such unconstitutionality or invalidity shall not affect the remaining phrases, clauses, sentences, paragraphs, sections, or subsections of this ordinance.

SECTION 8. EFFECTIVE DATE. This ordinance shall take effect immediately upon its adoption.

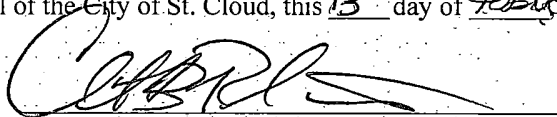
SECTION 9. RECORDING. A certified copy of the ordinance may be filed with the Clerk of the Circuit Court of Osceola County, Florida, and duly recorded among the Public Records of Osceola County, Florida.

FIRST READING ON THE 12TH DAY OF DECEMBER, 2024
SECOND READING ON THE 13TH DAY OF FEBRUARY, 2025

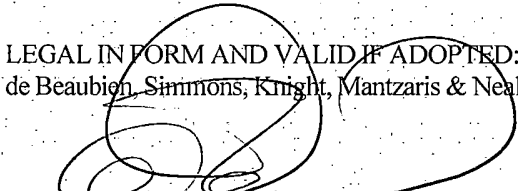
PASSED AND ADOPTED by the City Council of the City of St. Cloud, this 13 day of February 2025.



Ivy Liauro, City Clerk


Christian B. Robertson, Mayor

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


Daniel F. Mantzaris, City Attorney

Pursuant to Section 695.26 (3) (f), this instrument exempt from Chapter 695, F.S.: Prepared by and return to a Public Official: City Manager, City of St. Cloud, 1300 9th Street, St. Cloud, Florida 34769.