

ORDINANCE NO. 2022-04

An Ordinance of the Board of County Commissioners of Osceola County, Florida, Establishing the Crossings Community Development District, at Approximately 142.01 Acres, 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 Conflict; and Providing an Effective Date.

RECITALS

WHEREAS, Clayton Properties Group, Inc. ("Petitioner"), having obtained written consent to the establishment of the District by the owners of 100 percent (100%) of the real property to be included in the District, has filed a Petition to Establish the Crossings Community Development District ("Petition") with the Osceola County Board of Commissioners ("County") pursuant to Section 190.005(2)(a) and 190.046(1)(h), *Florida Statutes*, to adopt an ordinance establishing the Crossings Community Development District ("District") pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, Petitioner is a Florida corporation and is authorized to conduct business in the State of Florida; and

WHEREAS, all interested persons and affected units of general-purpose local government were afforded an opportunity to present oral and written comments on the Petition at a duly noticed public hearing conducted by the County, pursuant to Section 190.005(2)(b) and 190.046(1)(h), *Florida Statutes*; and

WHEREAS, upon consideration of the record established at that hearing, the Board of County Commissioners of Osceola County, Florida, has considered the record of the public hearing and the statutory factors set forth in Section 190.005(2)(c), *Florida Statutes*, in making its determination to grant or deny the Petition; and

WHEREAS, the Board of County Commissioners of Osceola County has determined pursuant to the information contained within the Petition and based on an investigation conducted by the County Staff and otherwise being fully advised as to the facts and circumstances contained within the request of the District: that the statements within the Petition are true and correct; that the establishment of the District is not inconsistent with any applicable element or portion of the state comprehensive plan or the Osceola County Comprehensive Plan; that the area of land within the District is of sufficient size, is sufficiently compact and sufficiently contiguous to be developable as one functionally interrelated community; that the District is the best alternative available for delivering community development services and facilities to the area that will be served by the District; that the 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 that the area to

be served by the District is amenable to separate special-district governance; and

WHEREAS, pursuant to the information as stated above, the Board of County Commissioners of Osceola County, Florida has decided to grant the District's Petition to establish the Crossings Community Development District; and

WHEREAS, establishment of the District will constitute a timely, efficient, effective, responsive and economic way to deliver community development services in the area described within the Petition.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF OSCEOLA COUNTY, FLORIDA:

SECTION 1. **RECITALS.**

The above RECITALS are adopted as Findings of Fact in support of this Ordinance.

SECTION 2. **AUTHORITY.**

This ordinance is enacted in compliance with and pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*.

SECTION 3. **DISTRICT NAME.**

There is hereby established a Community Development District situated entirely within the unincorporated limits of Osceola County, Florida, which District shall be known as the "Crossings Community Development District."

SECTION 4. **EXTERNAL BOUNDARIES OF THE DISTRICT.**

The external boundaries of the District are described in **Exhibit A** attached hereto and incorporated by reference, the overall boundaries encompassing 142.01 acres, more or less.

SECTION 5. **FUNCTIONS AND POWERS.**

Upon the effective date of this Ordinance, the District will be duly and legally authorized to exist and exercise all of its powers as set forth in Section 190.012(1), Florida Statutes, and as otherwise provided by law. The powers and functions of the District are described in Chapter 190, *Florida Statutes*.

SECTION 6. **CONSENT TO SPECIAL POWERS**

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 systems and facilities for parks and facilities for indoor and outdoor recreational, cultural, and educational uses, and for security, all as authorized and described by Sections 190.012(2)(a) and

(2)(d), *Florida Statutes* (2021).

SECTION 7. **BOARD OF SUPERVISORS.**

The five persons designated to serve as initial members of the District's Board of Supervisors are as follows: D. Joel Adams, Milton Andrade, Brian Walsh, Jeff Shenefield and Garret Parkinson. All of the above-listed persons are residents of the State of Florida and citizens of the United States of America.

SECTION 8. **SEVERABILITY.**

If any provision of this ordinance or the application thereof is held by a court of competent jurisdiction to be illegal, invalid or unenforceable, such provisions shall be deemed to be severable and the remaining provisions shall continue in full force and effect provided that the illegal, invalid or unenforceable provision is not material to the logical and intended interpretation of this Ordinance.

SECTION 9. **CONFLICT.**

Any ordinance or part thereof, or any resolution, or part thereof, which is in conflict with this ordinance or part hereof is hereby repealed to the extent of the conflict.

SECTION 10. **EFFECTIVE DATE.**

The Clerk shall file a certified copy of this Ordinance with the Department of State within ten days of its adoption. This Ordinance shall take effect immediately upon its filing with the Department of State.

[CONTINUED TO NEXT PAGE]

DULY ENACTED in regular session this 10th day January, 2022.

BOARD OF COUNTY
COMMISSIONERS OF OSCEOLA
COUNTY, FLORIDA

By: _____

Chairman/Vice-Chairman



ATTEST:
OSCEOLA COUNTY CLERK OF THE BOARD

By: _____

Alicia G. Spina Clerk/Deputy Clerk of the Board

As authorized for execution at the Board of
County Commissioners meeting of:

01/10/2022

Ordinance #2022-04

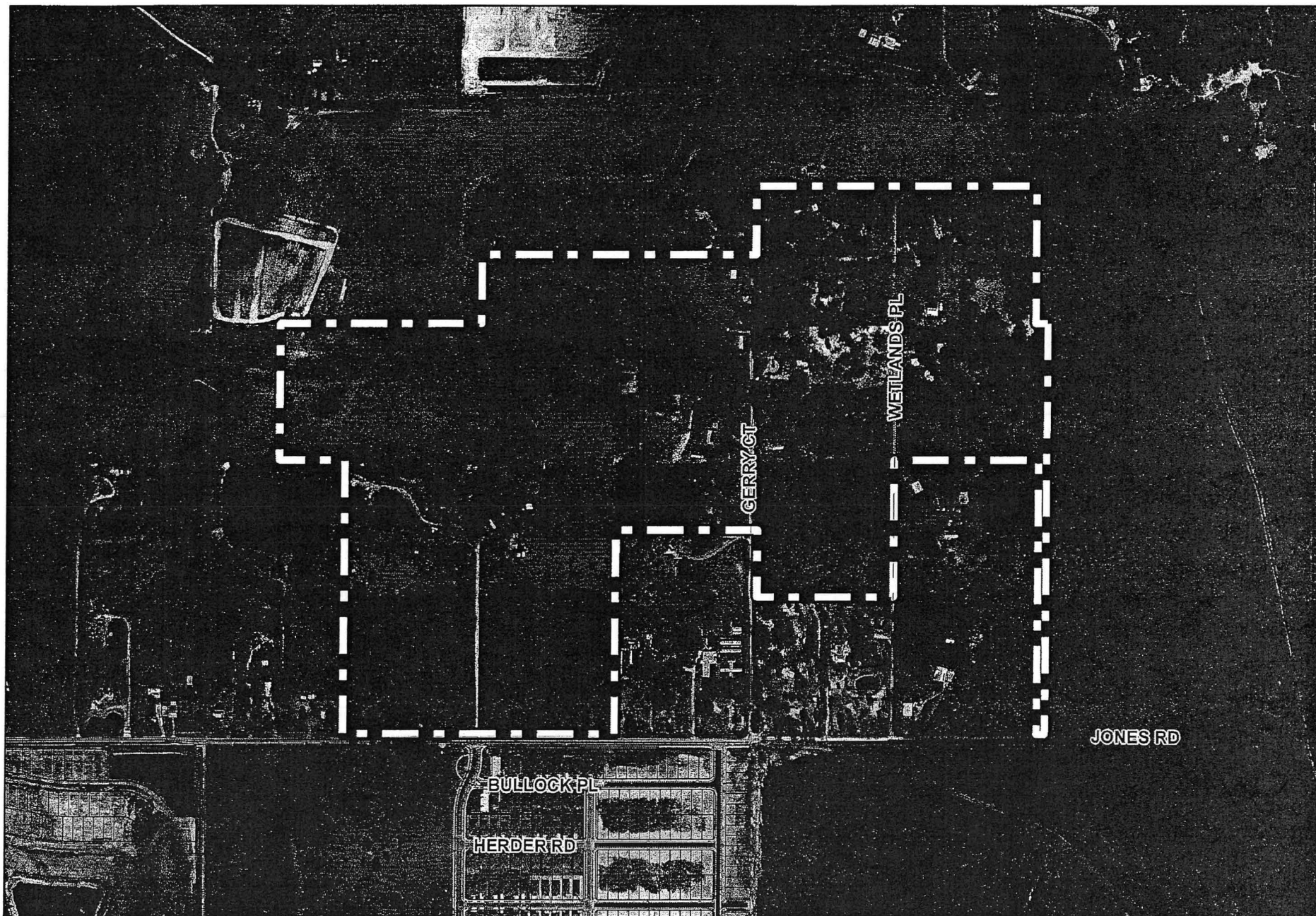
EXHIBIT A
EXTERNAL BOUNDARIES OF THE DISTRICT

LEGAL DESCRIPTION:

A PORTION OF THE NEW MAP OF NARCOOSSEE, LYING IN SECTION 22, TOWNSHIP 25 SOUTH, RANGE 31 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGES 73 AND 74, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 58, OF SAID SECTION 22, NEW MAP OF NARCOOSSEE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGES 73 AND 74, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF JONES ROAD; THENCE RUN S 89° 56' 53" E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1319.29 FEET TO THE SOUTHEAST CORNER OF LOT 59, OF SAID NEW MAP OF NARCOOSSEE; THENCE RUN N 00° 06' 54" E, ALONG THE EAST LINE OF LOTS 59 AND 54, OF SAID NEW MAP OF NARCOOSSEE, A DISTANCE OF 975.21 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF LOT 53, OF SAID NEW MAP OF NARCOOSSEE; THENCE RUN S 89° 57' 57" E, ALONG THE NORTH LINE OF THE SOUTH 1/2 OF SAID LOT 53, AND THE EXTENSION THEREOF, A DISTANCE OF 676.44 FEET TO A POINT ON THE WEST LINE OF LOT 52, OF SAID NEW MAP OF NARCOOSSEE; THENCE RUN S 00° 07' 22" W, ALONG SAID WEST LINE, A DISTANCE OF 321.89 FEET TO THE SOUTHWEST CORNER OF SAID LOT 52; THENCE RUN S 89° 57' 03" E, A DISTANCE OF 660.04 FEET TO THE SOUTHEAST CORNER OF SAID LOT 52; THENCE RUN N 00° 05' 45" E, A DISTANCE OF 655.88 FEET, TO THE NORTHEAST CORNER OF SAID LOT 52; THENCE RUN N 89° 59' 21" E, A DISTANCE OF 696.44 FEET; THENCE RUN S 00° 04' 40" W, A DISTANCE OF 1310.20 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF AFORESAID JONES ROAD; THENCE RUN S 89° 56' 53" E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 40.00 FEET; THENCE RUN N 00° 04' 40" E, A DISTANCE OF 1965.47 FEET; THENCE RUN S 89° 59' 17" W, A DISTANCE OF 60.00 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 22; THENCE RUN N 00° 04' 40" E, ALONG SAID EAST LINE, A DISTANCE OF 655.54 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE RUN S 89° 57' 05" W, ALONG THE NORTH LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 22, A DISTANCE OF 1351.64 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE RUN S 00° 07' 22" W, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 22, A DISTANCE OF 326.90 FEET; THENCE RUN S 89° 57' 05" W, A DISTANCE OF 1320.69 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE RUN S 00° 06' 12" W, ALONG SAID EAST LINE, A DISTANCE OF 327.83 FEET; THENCE RUN N 89° 57' 56" W, A DISTANCE OF 981.38 FEET TO THE NORTHWEST CORNER OF THE EAST 1/2 OF LOT 41 OF AFORESAID NEW MAP OF NARCOOSSEE; THENCE RUN S 00° 06' 11" W, A DISTANCE OF 653.37 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF SAID LOT 41; THENCE RUN S 89° 51' 41" E, A DISTANCE OF 321.61 FEET TO THE NORTHWEST CORNER OF LOT 55, OF SAID NEW MAP OF NARCOOSSEE; THENCE RUN S 00° 04' 40" W, ALONG THE WEST LINE OF LOTS 55 AND 58, A DISTANCE OF 1307.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 142.01 ACRES, MORE OR LESS.



CDD21-0009

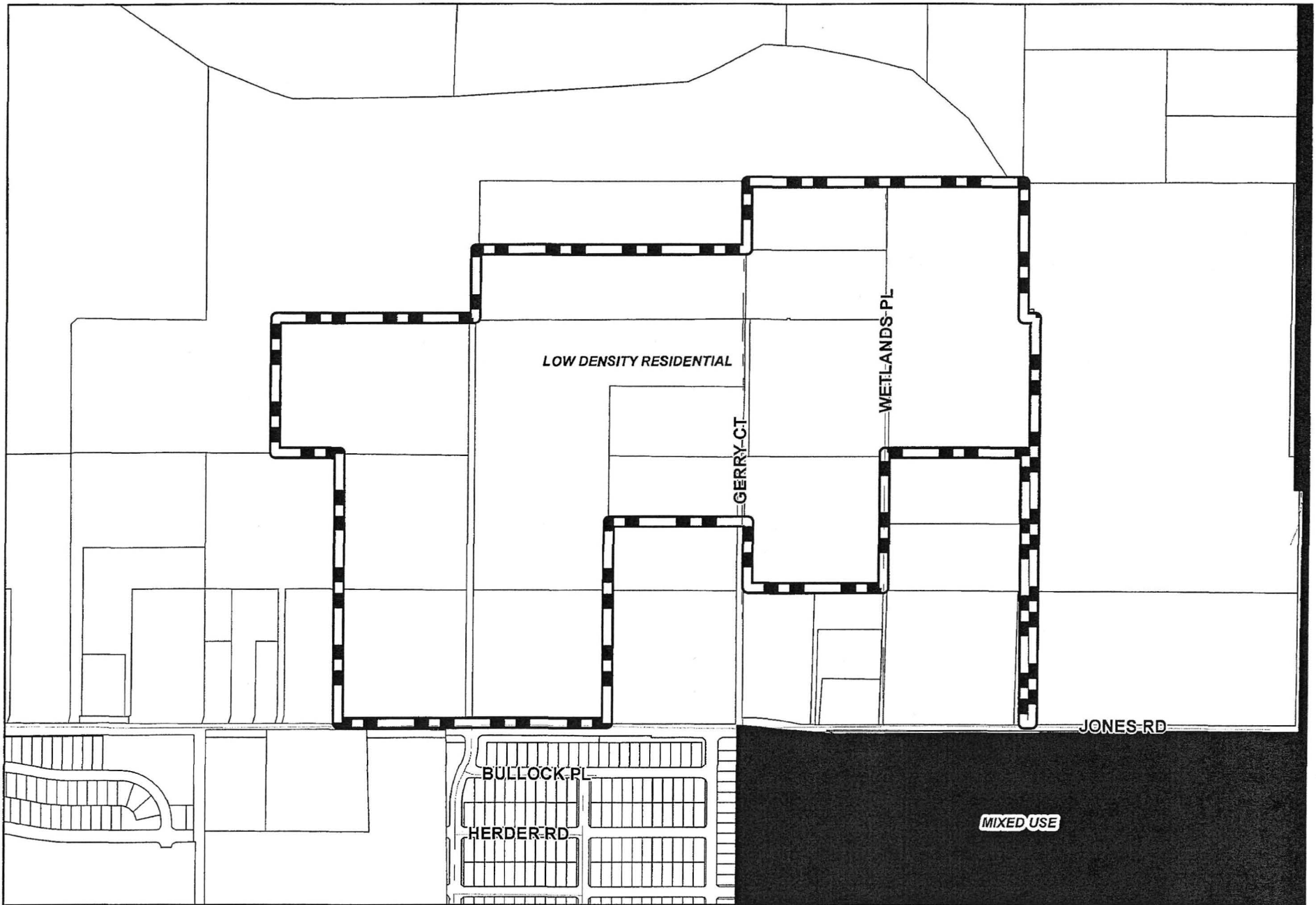
2021 AERIAL
PHOTOGRAPHY



SUBJECT SITE
Within Urban Growth Boundary
Within Narcoossee Overlay




0 600
Feet





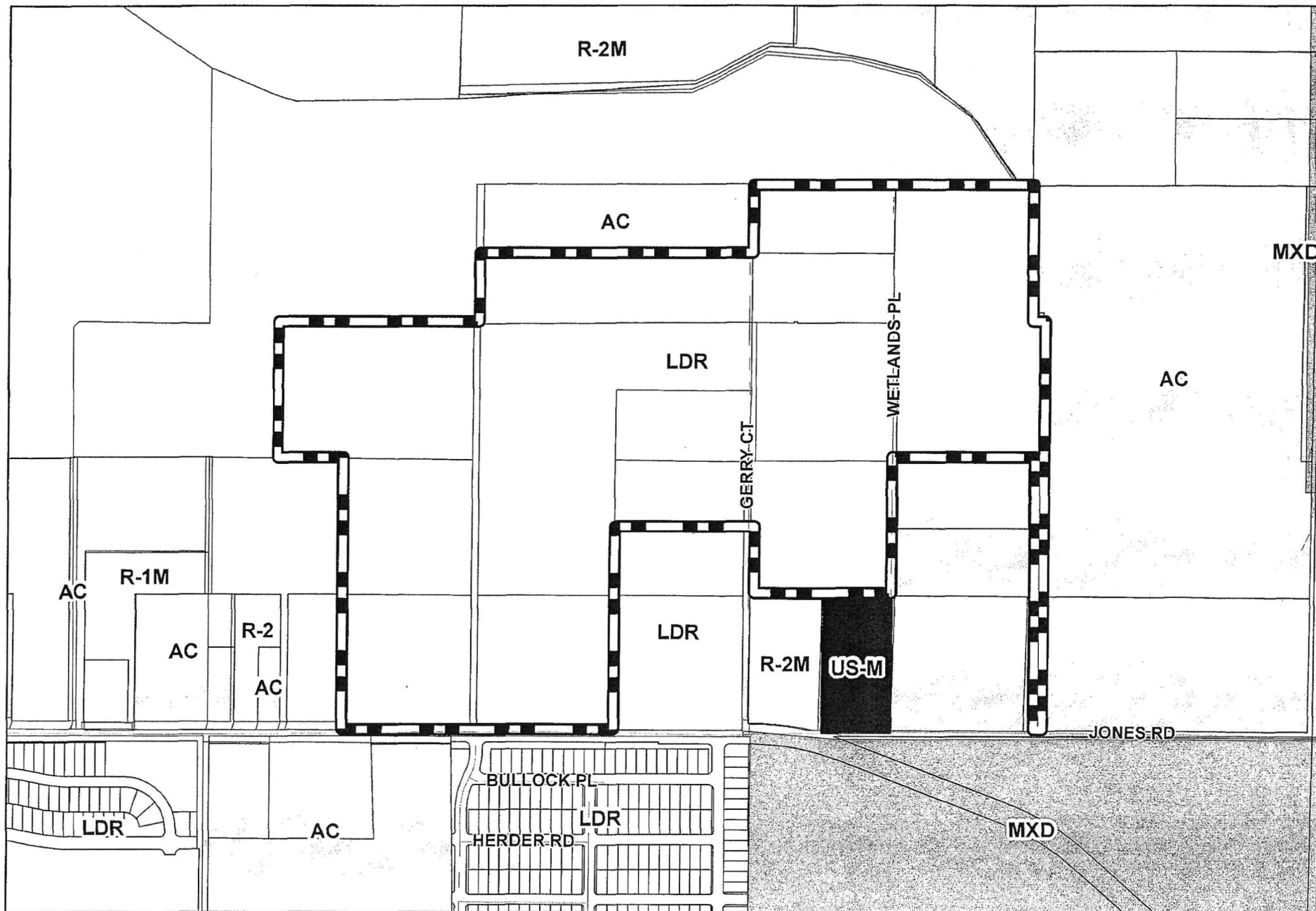
CDD21-0009

FUTURE
LAND USE

 SUBJECT SITE
 Low Density Residential
 Mixed Use

0 600
Feet



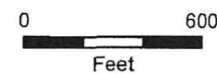


CDD21-0009

ZONING MAP

* Preceding Zoning District

	SUBJECT SITE		R-1M*
	AC		R-2*
	MXD		R-2M*
	LDR		US-M



**STATE OF FLORIDA
DEPARTMENT OF STATE**

I, LAUREL M. LEE, Secretary of State of the State of Florida,
do hereby certify that the above and foregoing is a true and correct
copy of Osceola County Ordinance No. 2022-04, which was filed in
this office on January 11, 2022, pursuant to the provisions of
Section 125.66, Florida Statutes, as shown by the records of this
office.



**Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capitol, this the
12th day of January, A.D., 2022.**

Laurel M. Lee
Secretary of State

DSDE 99 (3/03)