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**ORDINANCE NO. 2025-032**

KAREN E. V. JUNG  
CLERK OF CIRCUIT COURT  
SARASOTA COUNTY, FL

**AN ORDINANCE OF THE COUNTY OF SARASOTA, FLORIDA, ESTABLISHING THE SHORES AT STILLWATER COMMUNITY DEVELOPMENT DISTRICT, PURSUANT TO CHAPTER 190, FLORIDA STATUTES; PROVIDING FINDINGS OF FACT; DESCRIBING THE BOUNDARIES OF THE DISTRICT; NAMING THE INITIAL MEMBERS OF THE BOARD OF SUPERVISORS FOR THE DISTRICT; NAMING THE DISTRICT; PROVIDING STATUTORY PROVISIONS GOVERNING THE DISTRICT; CONSENTING TO THE EXERCISE OF SELECT POWERS BY THE DISTRICT UNDER SECTION 190.012, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION INTO THE CODE OF ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Pulte Home Company, LLC. ("Petitioner") has petitioned the Board of County Commissioners ("Board") of Sarasota County, Florida, a political subdivision of the State of Florida to establish the Shores at Stillwater Community Development District ("District"); and

**WHEREAS**, the property was previously designated as Special Planning Area 2 per Sarasota County Comprehensive Plan Future Land Use Policy 4.2.2. for a combined area form of development and rezoned to a Planned Unit Development form with unified control per Ordinance No. 2023-060; and

**WHEREAS**, prior to any construction activity on the property, the Sarasota County Comprehensive Plan was amended in 2021 to include all areas adjacent to the property as part of the Urban Service Area, therefore making the Special Planning Area 2 designation no longer necessary; and

**WHEREAS**, the Board of County Commissioners, after proper published notice, conducted a public hearing on the petition and determined the following with respect to the factors to be considered in Section 190.005(1)(e), Florida Statutes, as required by Section 190.005(2)(c), Florida Statutes:

1. The petition is complete in that it meets the requirements of Section 190.005(1)(a), Florida Statutes, as required by Section 190.005(2)(a), Florida Statutes; and all statements contained within the petition are true and correct.
2. Establishment of the District on the property proposed in the petition is not inconsistent with any applicable element or portion of the Sarasota County Comprehensive Plan, or the State Comprehensive Plan.
3. The area of land proposed to be within the District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional and interrelated community.
4. The District is a viable alternative available for delivering community development services and facilities to the area that will be serviced by the District.

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5. 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.
6. The area that will be served by the District is amenable to separate special-district government.

**WHEREAS**, it is the policy of the state of Florida, as provided for in Section 190.002(2)(c), Florida Statutes, that the exercise by any independent district of its powers as set forth by uniform general law comply with all applicable governmental laws, rules, regulations and policies governing planning and permitting of the development to be serviced by the District, to ensure that neither the establishment nor operation of such District is a development order under Chapter 380 and that the District so established does not have any zoning or permitting powers governing development; and

**WHEREAS**, Section 190.004(3), Florida Statutes, provides that "... all governmental planning, environmental, and land development laws, regulations and ordinances apply to all development of the land within a community development district. Community development districts do not have the power of a local government to adopt a comprehensive plan, building code, or land development code, as those terms are defined in the Local Government Comprehensive Planning and Land Development Regulation Act. A district shall take no action which is inconsistent with applicable comprehensive plans, ordinances or regulations of the applicable local general purpose government."; and

**WHEREAS**, the charter of the District is Sections 190.006-190.041, Florida Statutes, as provided expressly in Section 190.004(4) and confirmed in Section 189.4031(2), Florida Statutes; and

**WHEREAS**, the single, specialized and narrow purpose of the District is the delivery of community infrastructure pursuant to its state created charter and the exercise of its general and special powers complying with all applicable policies and regulations of statutes and ordinances, State v. Frontier Acres Community Development District, 472 So. 2d, 455, at p. 457 (Fla.1985).

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA** that:

**SECTION ONE: AUTHORITY FOR ORDINANCE**

This Ordinance is adopted pursuant to Section 190.005(2), Florida Statutes, and other applicable provisions of law governing county ordinances. This Ordinance is also adopted pursuant to Sarasota County Resolution No. 2020-058.

**SECTION TWO: ESTABLISHMENT OF THE SHORES AT STILLWATER  
COMMUNITY DEVELOPMENT DISTRICT**

The District is hereby established within the boundaries of the real property described in Exhibit "A" attached hereto and incorporated by reference herein.

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**SECTION SEVEN: CONFLICT AND SEVERABILITY**

In the event this Ordinance conflicts with any other ordinance of Sarasota County or other applicable law, the more restrictive shall apply. If any phase or portion of this Ordinance is held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portion.

**SECTION EIGHT: INCLUSION ON LIST OF UNCODIFIED ORDINANCES  
CONTAINED IN SEC. 110-1 OF THE SARASOTA COUNTY CODE OF  
ORDINANCES.**

The provisions of this Ordinance shall not be codified in its entirety. Sec. 110-1 of the Code of Ordinances of Sarasota County, Florida shall be amended to include the ordinance number and name of the District on the list of uncodified ordinances creating, expanding or otherwise pertaining to special districts.

**SECTION NINE: EFFECTIVE DATE**

This Ordinance becomes effective upon filing with the Florida Department of State.

PASSED AND DULY ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA, on this 10 day of FEBRUARY, 2026.

Attest:

KAREN E. RUSHING,  
Clerk of the Circuit Court and Ex-Officio  
Clerk to the Board of County  
Commissioners of Sarasota County, Florida  
By: [Signature]  
Deputy Clerk

BOARD OF COUNTY  
COMMISSIONERS OF SARASOTA  
COUNTY, FLORIDA  
By: [Signature]  
Chair

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**SECTION THREE: DESIGNATION OF INITIAL BOARD MEMBERS**

The following five persons are herewith designated to be the initial members of the Board of Supervisors of the District:

Steve Platke  
501 North Cattlemen Road, Suite 106  
Sarasota, Florida 34232

Rosella Wallace  
501 North Cattlemen Road, Suite 106  
Sarasota, Florida 34232

Chris Pereira  
501 North Cattlemen Road, Suite 106  
Sarasota, Florida 34232

Lindsay Clark  
501 North Cattlemen Road, Suite 106  
Sarasota, Florida 34232

Patrick Holmes  
501 North Cattlemen Road, Suite 106  
Sarasota, Florida 34232

**SECTION FOUR: DISTRICT NAME**

The community development district herein established shall henceforth be known as the "Shores at Stillwater Community Development District".

**SECTION FIVE: STATUTORY PROVISIONS  
GOVERNING THE DISTRICT**

The District shall be governed by the provisions of its general law charter in and created by Chapter 190, Florida Statutes, and all other applicable general law.

**SECTION SIX: CONSENT TO SPECIAL POWERS**

Upon the effective date of this Ordinance, the District will be authorized; duly and legally to exist and exercise all of its general and special powers as granted and limited by law; and Sarasota County does hereby consent to the exercise by the District of the additional special powers listed in Paragraphs 190.012(2)(a) and 190.012(2)(d), Florida Statutes.

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**EXHIBIT A**

**DESCRIPTION:** A parcel of land lying in Section 32, Township 40 South, Range 20 East, Sarasota County, Florida, and being more particularly described as follows:

**BEGIN** at the South 1/4 corner of said Section 32, also being the Southeast corner of STILLWATER, UNIT TWO, according to the Plat thereof, recorded in Plat Book 45, Pages 12 through 12C of the Public Records of Sarasota County, Florida, run thence along the East boundary of said STILLWATER, UNIT TWO, N.02°28'24"E., a distance of 1149.23 feet thence continue along said East boundary, N.02°28'24"E., a distance of 654.19 feet to a point on the South Right-of-Way of MEDICAL BOULEVARD, according to Official Records Book 1822, Page 2649 of the Public Records of said County; thence along said South Right-of-Way, S.89°25'32"E., a distance of 1269.29 feet; thence S.00°31'25"W., a distance of 1152.40 feet to a point on the South boundary of said Section 32; thence along said South boundary, N.89°15'33"W., a distance of 1308.40 to the **POINT OF BEGINNING**.

Containing 34.041 acres, more or less.

**DESCRIPTION:** A parcel of land lying in the Southeast 1/4 of Section 32, Township 40 South, Range 20 East, Sarasota County, Florida, and being more particularly described as follows:

**COMMENCE** at the Southeast corner of said Section 32, run thence along the East boundary of the Southeast 1/4 thereof, N.03°15'33"E., a distance of 1490.57 feet to the **POINT OF BEGINNING**; thence N.86°44'27"W., a distance of 14.00 feet; thence S.03°15'33"W., a distance of 283.56 feet; thence N.89°25'32"W., a distance of 967.40 feet; thence Southwesterly, 86.20 feet along the arc of a non-tangent curve to the right having a radius of 159.00 feet and a central angle of 31°03'43" (chord bearing S.54°36'53"W., 85.15 feet) to a point on the North boundary of the Lands described in Official Records Instrument 2003020017, also being the Easterly extension of the South Right-of-way of Medical Boulevard according to Official Records Book 1822, page 2649 of the Public Records of Sarasota County, Florida; thence along said Easterly extension of the South Right-of-way, N.89°25'32"W., a distance of 112.51 feet to the Southeast corner of aforesaid Medical Boulevard, also being the Southerly extension of the East boundary of Englewood Medical Center, according to the plat thereof, recorded in Plat Book 35, page 20 of the Public Records of Sarasota County, Florida; thence along said East boundary, N.02°52'11"E., a distance of 1756.62 feet to a point on the South Right-of-way of Morningside Drive per WELLINGTON ACRES, according to the plat thereof, recorded in Plat Book 20, page 1 of the Public Records of Sarasota County, Florida; thence along said South Right-of-way, S.89°35'07"E., a distance of 1172.61 feet to a point on East boundary of the Southeast 1/4 of aforesaid Section 32; thence along said East boundary, S.03°15'33"W., a distance of 1427.46 feet to the **POINT OF BEGINNING**.

Containing 45.789 acres, more or less.

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FLORIDA DEPARTMENT *of* STATE

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

February 11, 2026

Karen E. Rushing  
Clerk of the Circuit Court  
Sarasota County  
1660 Ringling Boulevard  
Sarasota, Florida 34236

Dear Karen Rushing,

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Sarasota County Ordinance No. 2025-032, which was filed in this office on February 11, 2026.

Sincerely,

Alexandra Leijon  
Administrative Code and Register Director

AL/dp