

State of Florida County of Polk

On this 24th day of January, 2022

I attest that the preceding or attached document is a true, exact, complete, and unaltered photocopy made by me of Ordinance 22-1780 presented to me by the document's custodian, Enica Anderson and, to the best of my knowledge, that the photocopied document is neither a public record nor a publicly recordable document, certified copies of which are available from an official source other than a notary public.

Notary Public

My Commission Expires 9-9-25

Jazmine Beltran



ORDINANCE NO. 22- 1780

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF HAINES CITY, FLORIDA ESTABLISHING THE LAWSON DUNES COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AUTHORITY; PROVIDING FOR FINDING OF FACTS; 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; PROVIDING 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 Haines

City, Florida (“City”); and

WHEREAS, GLK Real Estate, LLC (“Petitioner”), having obtained written consent to the establishment of the Lawson Dunes 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 346 East Central Avenue, Winter Haven, Florida 33880; and

WHEREAS, the Petition to Establish Lawson Dunes Community Development District (“Petition”), which was submitted to the City on December 13, 2021, 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 will be or 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 January 20, 2022; and

WHEREAS, on January 20, 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 is in the best interest of the City; and

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

WHEREAS, all District roads, including any improvements to existing roads, shall be constructed to equal or exceed the applicable construction specifications of the City or the County;

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 Haines City, 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(1)(e) 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 Haines City 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 Haines City, Florida, which District shall be known as the “Lawson Dunes 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 approximately 77.41 acres, more or less.

SECTION 6. DISTRICT POWERS AND FUNCTIONS.

The powers and functions of the District shall be as described in Chapter 190, *Florida Statutes* and include those additional powers set forth in Section 190.012(2)(a) and (d).

SECTION 7. BOARD OF SUPERVISORS.

The five persons designated to serve as initial members of the Board of Supervisors of the District as are follows:

Name: Warren K. Heath
Address: 346 East Central Avenue
Winter Haven, Florida 33880

Name: Lauren Schwenk
Address: 346 East Central Avenue

Winter Haven, Florida 33880

Name: Patrick Marone
Address: 346 East Central Avenue
Winter Haven, Florida 33880

Name: Justin Frye
Address: 346 East Central Avenue
Winter Haven, Florida 33880

Name: Christine Aviles
Address: 346 East Central Avenue
Winter Haven, Florida 33880

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. REPEAL OF ORDINANCE IN CONFLICT. All other ordinances of the City of Haines City, Florida, or portions thereof which conflict with this or any part of this Ordinance are hereby repealed.

SECTION 11. SEVERABILITY. If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full effect.

SECTION 12. EFFECTIVE DATE. This Ordinance shall take effect immediately upon it being read and approved in two meetings of the City Commission of the City of Haines City.

INTRODUCED AND PASSED in regular session of the City Commission of the City

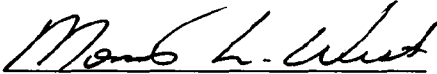
of Haines City, this 6th day of January, 2022.

ATTEST:

By: _____


Erica Anderson, CMC
City Clerk

APPROVED:


Morris L. West, Mayor- Commissioner

APPROVED AS TO FORM AND CORRECTNESS:


By: _____


Fred Reilly, City Attorney

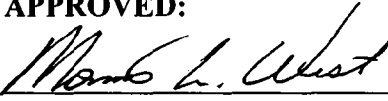
ADOPTED ON SECOND AND FINAL READING by the City Commission of the
City of Haines City, Florida, at regular session this 20th day of January, 2022

ATTEST:

By: _____


Erica Anderson, CMC
City Clerk

APPROVED:


Morris L. West, Mayor- Commissioner

APPROVED AS TO FORM AND CORRECTNESS:

By: _____

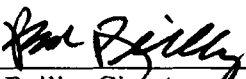

Fred Reilly, City Attorney

EXHIBIT A
LEGAL DESCRIPTION

LEGAL DESCRIPTION:

PARCEL 27-27-23-000000-024001: E1/4 OF SW1/4 OF SE1/4 LESS E 130.5 FT OF N 180 FT OF S 220 FT THEREOF & BEG SW COR OF SE1/4 OF SE1/4 OF SEC N ALONG W BNDRY 1311.03 FT E 20 FT S 1311.08 FT W 9.69 FT TO POB LESS ST RD S 580.

PARCEL 27-27-23-000000-022003: W1/2 OF SE1/4 OF SE1/4 LESS ST RD S 580 & LESS BEG SW COR OF SE1/4 OF SE1/4 OF SEC N ALONG W BNDRY 1311.03 FT E 20 FT S 1311.08 FT W 9.69 FT TO POB.

PARCEL 27-27-26-000000-013020: W1/2 OF E1/2 OF NW1/4 OF NE1/4 & E1/2 OF W1/2 OF NW1/4 OF NE1/4 LESS 50 FT ON N & S SIDES FOR ST RD S 580.

PARCEL 27-27-26-000000-013040: W1/4 OF NW1/4 OF NE1/4 LESS ST RD S 580.

PARCEL 27-27-26-000000-031010: E1/4 OF NE1/4 OF NW1/4 LESS ST RD S 580.

PARCEL 27-27-26-000000-031020: W1/2 OF E1/2 OF NE1/4 OF NW1/4 LESS ST RD S 580.

CONTAINING 77.41 ACRES, MORE OR LESS.

LEGAL DESCRIPTION OF DISTRICT BOUNDARIES
LAWSON DUNES CDD

APPROX. CDD BOUNDARY
AREA - 77.41± AC.



DATE September 20, 2021