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**RESOLUTION NO. 25-43**

**A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF DUNDEE, FLORIDA; AFFIRMATIVELY ACCEPTING THE CONVEYANCE OF THAT CERTAIN REAL PROPERTY FROM THE WOODLAND RANCH ESTATES COMMUNITY DEVELOPMENT DISTRICT TO THE TOWN OF DUNDEE, FLORIDA, AS MORE PARTICULARLY DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED ON OCTOBER 9, 2025, IN OFFICIAL RECORDS BOOK 13730, PAGE(S) 45-47, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND AFFIRMATIVELY ACCEPTING THE CONVEYANCE OF CERTAIN PROPERTY FROM THE WOODLAND RANCH ESTATES COMMUNITY DEVELOPMENT DISTRICT TO THE TOWN OF DUNDEE, FLORIDA, AS MORE PARTICULARLY DESCRIBED THAT CERTAIN SPECIAL WARRANTY DEED RECORDED ON OCTOBER 9, 2025, IN OFFICIAL RECORDS BOOK 13730, PAGE(S) 66-68, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; AND AUTHORIZING THE TOWN MANAGER TO TAKE ANY AND ALL NECESSARY FURTHER ACTIONS TO EFFECTUATE THE INTENT OF THIS RESOLUTION; PROVIDING FOR THE INCORPORATION OF FACTUAL RECITALS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE ADMINISTRATIVE CORRECTION OF SCRIVENER'S ERRORS; PROVIDING FOIR RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Town of Dundee (the "Town") is a Florida municipal corporation vested with home rule authority pursuant to the Municipal Home Rule Powers Act (F.S. Chapter 166) and Article VIII, §2 of the Florida Constitution; and

**WHEREAS**, pursuant to Section 2(b), Article VIII of the Florida Constitution and Chapter 166, Florida Statutes, the Town is vested with governmental, corporate and proprietary powers to enable it to conduct municipal government, perform municipal functions, and render municipal services, including the general exercise of any power for municipal purposes; and

**WHEREAS**, **Woodland Ranch Estates Community Development District** (hereafter referred to as the "Owner" or "Applicant"), a local unit of special-purpose government established pursuant to *Chapter 190, Florida Statutes*, was conveyed fee simple title to the below-described property; and

**WHEREAS**, on September 29, 2025, at a duly noticed public meeting, the Town Commission of the Town of Dundee, Florida (the "Town Commission"), passed and adopted *Town of Dundee Resolution No. 25-36* (the "Resolution"); and

**WHEREAS**, the Resolution is recorded in Official Records Book 13735, Pages 109-121, Public Records of Polk County, Florida; and

**WHEREAS**, the Resolution provided for the conditional approval of that certain plat entitled *Woodland Ranch Estates Phase One* (the "Plat"); and

**WHEREAS**, the Plat is recorded in Plat Book 217, Pages 16-23, Public Records of Polk County, Florida; and

**WHEREAS**, the Plat expressly dedicated **Tract L** to the Owner for purposes of owning, operating, and maintaining a sanitary sewer lift station; and

**WHEREAS**, on September 29, 2025, the Town Commission held a duly noticed public hearing in order to consider the Resolution conditionally approving the Plat and confirming and/or ratifying the Town's affirmative acceptance of the improvements and dedications in favor of the public/Town of Dundee as notated on the Plat; and

**WHEREAS**, on September 29, 2025, the Town Commission conditionally approved the Plat subject to the conveyance(s), by special warranty deed, of Tract L and other certain property/improvements to the Town; and

**WHEREAS**, on October 8, 2025, **Woodland Ranch Estates, LLC**, executed and delivered that certain Special Warranty Deed (the "Owner Deed") conveying fee simple title to **Tract L** to the Owner; and

**WHEREAS**, on October 9, 2025, the Owner Deed was recorded in Official Records Book 13729, Page(s) 2288-2291, of the public records of Polk County, Florida; and

**WHEREAS**, on October 8, 2025, the Owner executed and delivered that certain Special Warranty Deed (the "Town Deed") conveying fee simple title to **Tract L** to the Town; and

**WHEREAS**, on October 9, 2025, the Town Deed was recorded in Official Records Book 13730, Page(s) 45-47, of the public records of Polk County, Florida; and

**WHEREAS**, copies of the Owner Deed and Town Deed are attached hereto as **Composite Exhibit "A"** and made a part hereof by reference; and

**WHEREAS**, on October 8, 2025, **Woodland Ranch Estates, LLC**, executed and delivered that certain Special Warranty Deed (the "Improvements Deed") conveying fee simple title to certain property and/or improvements to the Owner; and

**WHEREAS**, on October 9, 2025, the Improvements Deed was recorded in Official Records Book 13730, Page(s) 10-14, of the public records of Polk County, Florida; and

**WHEREAS**, on October 8, 2025, the Owner executed and delivered that certain Special Warranty Deed (the "Town Improvements Deed") conveying fee simple title to the Town to and/or

for certain property and/or improvements which are located on, over, under, and/or within the real property which is the subject of the Plat; and

**WHEREAS**, on October 9, 2025, the Town Improvements Deed was recorded in Official Records Book 13730, Page(s) 66-68, of the public records of Polk County, Florida; and

**WHEREAS**, copies of the Improvements Deed and Town Improvements Deed are attached hereto as **Composite Exhibit “B”** and made a part hereof by reference; and

**WHEREAS**, on November 18, 2025, at a duly noticed public meeting, the Town Commission of the Town of Dundee, Florida, considered this **Resolution No. 25-43** accepting, confirming, and ratifying the Town’s acceptance of the conveyances which are the subject of the Town Deed (see **Composite Exhibit “A”**) and Town Improvements Deed (see **Composite Exhibit “B”**) and found that the approval of this **Resolution No. 25-43** preserves, enhances, and encourages the most appropriate use of land consistent with the public interest; and

**WHEREAS**, on November 18, 2025, at a duly noticed public meeting, the Town Commission of the Town of Dundee, Florida, finds that the passage of this **Resolution No. 25-43** is intended to enhance the present advantages that exist within the corporate limits of the Town of Dundee, Florida; is consistent with the *Town of Dundee 2030 Comprehensive Plan* policies and objectives; and this **Resolution No. 25-43** is intended to promote, protect, and improve the public health, safety, and general welfare of the citizens and residents of the Town of Dundee, Florida.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF DUNDEE, FLORIDA AS FOLLOWS:**

**Section 1:    Findings of Fact.**

The above-referenced factual recitals (WHEREAS clauses) and referenced exhibits are incorporated herein as true and correct statements which form a factual and material basis for the passage of this **Resolution No. 25-43**, and the Town Commission of the Town of Dundee, Florida, hereby adopts the above-referenced factual recitals as the legislative findings supporting the passage of this **Resolution No. 25-43**. The above factual recitals are hereby incorporated herein and serve as a factual and material basis for the passage of this **Resolution No. 25-43**.

**Section 2.    Acceptance.**

The **Woodland Ranch Estates Community Development District** (hereafter referred to as the “Owner” or “Applicant”), a local unit of special-purpose government established pursuant to *Chapter 190, Florida Statutes*, was conveyed fee simple title to and/or for certain property which included, but was not limited to, **Tract L** and certain improvements located on, over, under and across certain real property which is the subject of that certain plat entitled *Woodland Ranch Estates Phase One* (the “Plat”).

The Town Commission of the Town of Dundee, Florida (the “Town Commission”), having been otherwise fully advised in the premises, confirms and ratifies its acceptance of the conveyances to the public/Town of Dundee, as follows:

1. The Town Commission of the Town of Dundee, Florida, hereby affirmatively accepts from the Owner the conveyance by donation of the property which is more specifically described in that the Special Warranty Deed (the "Town Deed") recorded on October 9, 2025 in Official Records Book 13730, Page(s) 45-47, Public Records of Polk County, Florida, a copy of which is attached hereto as **Composite Exhibit "A"** and incorporated herein by reference; and
2. The Town Commission of the Town of Dundee, Florida, hereby affirmatively accepts from the Owner the conveyance(s) by donation of the property which is more specifically described in that the Special Warranty Deed (the "Town Improvements Deed") recorded on October 9, 2025 in Official Records Book 13730, Page(s) 66-68, Public Records of Polk County, Florida, a copy of which is attached hereto as **Composite Exhibit "B"** and incorporated herein by reference.

**Section 3. Authorization.**

The Town Commission directs, authorizes, approves, confirms, and ratifies the Town Manager's actions in negotiating, accepting, and the recordation of the conveyances which are the subject of the Town Deed (see **Composite Exhibit "A"**) and Town Improvements Deed (see **Composite Exhibit "B"**); and the Town Manager or his authorized designee is hereby authorized and directed to take any and all necessary further action(s) to effectuate the intent of this **Resolution No. 25-43** which includes, but shall not be limited to, negotiating and executing any documentation and/or instrument necessary and incidental to the acceptance and approval of the Town Deed (see **Composite Exhibit "A"**) and Town Improvements Deed (see **Composite Exhibit "B"**).

**Section 4. Administrative Correction of Scrivener's Errors.**

It is the intention of the Town Commission that sections of this **Resolution No. 25-43** may be renumbered or re-lettered and the word "resolution" may be changed to, "section", or such other appropriate word or phrase in order to accomplish such intentions; and sections of this **Resolution No. 25-43** may be re-numbered or re-lettered and the correction of typographical and/or scrivener's errors which do not affect the intent may be authorized by the Town Manager or designee, without need of public hearing, by filing a corrected or re-codified copy of same with the Town Clerk.

**Section 5. Conflicts.**

All resolutions in conflict with this **Resolution No. 25-43** are repealed to the extent necessary to give this **Resolution No. 25-43** full force and effect.

**Section 6. Severability.**

The provisions of this **Resolution No. 25-43** are severable. If any section, subsection, sentence, clause, phrase of this **Resolution No. 25-43**, or the application thereof shall be held invalid, unenforceable, or unconstitutional by any court, administrative agency, or other body with appropriate jurisdiction, the remaining section, subsection, sentences, clauses, or phrases under application shall not be affected thereby. The Town Commission of the Town of Dundee hereby declares that it would have passed this **Resolution No. 25-43**, and each section, subsection, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections,

sentences, clauses, and phrases be declared invalid, unenforceable, or unconstitutional, or unenforceable. If any word, sentence, clause, phrase, or provision of this **Resolution No. 25-43** for any reason is declared by any court of competent jurisdiction to be invalid, unenforceable, or unconstitutional, then all remaining provisions and portions of this **Resolution No. 25-43** shall remain in full force and effect. If any section, subsection, sentence, clause or phrase of this **Resolution No. 25-43** is, for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this **Resolution No. 25-43**. The Town of Dundee, Florida, by and through its Town Commission, hereby declares that it would have passed this **Resolution No. 25-43**, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

**Section 7. Administrative Correction of Scrivener's Errors.**

The Town Clerk shall record this **Resolution No. 25-43**, as adopted, with the Clerk of the Circuit Court in and for the Tenth Judicial Circuit of Polk County, Florida, for inclusion in the public records of Polk County, Florida.

**Section 8. Effective Date.**

This **Resolution No. 25-43** shall take effect upon passage by the Town Commission of the Town of Dundee, Florida.

**INTRODUCED AND PASSED** by the Town Commission of the Town of Dundee, Florida, in Regular Session this 18th day of November 2025.

**TOWN OF DUNDEE**

\_\_\_\_\_  
Sam Pennant, Mayor

ATTEST WITH SEAL:

\_\_\_\_\_  
Erica Anderson, Town Clerk

Approved as to form:

\_\_\_\_\_  
Frederick J. Murphy, Jr., Town Attorney

Town of Dundee, Florida  
Resolution No. 25-43  
Woodland Ranch Estates Phase One - Conveyances

**Resolution No. 25-43  
Composite Exhibit "A"**

Town of Dundee, Florida  
Resolution No. 25-43  
Woodland Ranch Estates Phase One - Conveyances

**Resolution No. 25-43  
Composite Exhibit "B"**