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SPACE FOR RECORDING

### **ORDINANCE NO.: 23-04**

**AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE TOWN OF DUNDEE, FLORIDA, SO AS TO INCLUDE THEREIN ADDITIONAL TERRITORY LYING CONTIGUOUS AND ADJACENT TO THE PRESENT BOUNDARIES OF THE TOWN OF DUNDEE, FLORIDA; DESCRIBING SAID ADDITIONAL TERRITORY; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION; THE ADMINISTRATIVE CORRECTION OF SCRIVENER'S ERRORS AND AN EFFECTIVE DATE. (GENERAL LOCATION: TWO PARCELS LOCATED AT THE SOUTHWEST CORNOR OF LAKE HATCHINEHA ROAD AND CALDWELL DRIVE. THE AREA COVERED BY THIS REQUEST INCLUDES 24 +/- ACRES.)**

WHEREAS, a petition to integrate territory into the Town of Dundee, Florida, has been filed requesting the Town of Dundee to extend its corporate limits to include certain property herein described; and

WHEREAS, the Town of Dundee deems it expedient and practical to incorporate said territory as the same is in conformity with overall plans for extending the boundaries of the Town of Dundee; and

WHEREAS, the property herein described is contiguous and adjacent to the corporate limits of the Town of Dundee, and the property will become a part of the unified corporate area with respect to municipal services and benefits.

NOW, THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE TOWN OF DUNDEE, FLORIDA:

1. A petition has been filed to integrate territory into the Town of Dundee, Florida, as attached herein as Exhibit "A".

2. Pursuant to Section 171.044 of the Florida Statutes, the Town Commission of the Town of Dundee does hereby annex into the corporate limits of the Town of Dundee, Florida, the following described property:

See Composite Exhibit "B" attached hereto and made a part hereof consisting of two (2) pages, the first being a legal description, and the second being a locational map.

3. All ordinances in conflict herewith are hereby repealed.

4. 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 force and effect.

5. Sections of this Ordinance may be renumbered 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 his/her designee, without need of public hearing, by filing a corrected or re-codified copy of same with the Town Clerk.

6. This ordinance shall take effect immediately after second reading.

INTRODUCED on first reading this 25th day of April, 2023.

PASSED on second reading this 9th day of May, 2023.

TOWN OF DUNDEE, FLORIDA

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Mayor-Samuel Pennant

ATTEST:

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INTERIM TOWN CLERK – Trevor Douthat

Approved as to form:

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TOWN ATTORNEY - Frederick J. Murphy, Jr.



## *Town of Dundee*

## Voluntary Annexation Application

124 Dundee Road • PO Box 1000 • Dundee, FL 33838 • (863) 438-8335 • Fax (863) 438-8335

In addition to the application, please provide all materials as listed on the application checklist. It is important that all information be complete and accurate when submitted to the Town. Additional pages may be attached to provide necessary information. The project name should be based on the ownership of the property. This name will be used for companion Zoning application.

### SITE INFORMATION

Project Name: Caldwell Ridge Subdivision

Parcel I.D.#: 27-28-24-000000-[013010 & 013020]

Site Address or General Location: Southwest corner of Lake Hatchineha Road & Caldwell Drive

Present Use of the Property: Vacant - Ag Row Crops

Existing Structures Located on the Site: N/A - Vacant

Total Acreage: 24-Ac +/- Number of Residents on Site: 0

Legal Description of the Property: See Attached Legal Description Document

**PROPERTY OWNER:**

Name: W & G Groves, LLC  
Mailing Address: 33 Turtle Lane  
City: Haines City State: FL Zip: 33844  
Home/Mobile Phone: (863) 604-9362 Email Address: brad.wehrauch@gmail.com

APPLICANT/AGENT:

Name: Raysor Ventures, LLC

Mailing Address: 19046 Bruce B. Downs Blvd, Ste. 308

City: Tampa State: FL Zip: 33647

Home/Mobile Phone: N/A Office: (813) 625-1699

Email Address: mdr@raysor-transportation.com

Applicant is: ☐ Owner ☐ Agent/Representative ☒ Purchaser ☐ Lessee

Date Application Accepted by Town: 02/09/2023

Project ID Number: \_\_\_\_\_

Application Fee Amount Paid: 1113.39      Review Deposit Amount Paid: 2000.00



# Town of Dundee

## Voluntary Annexation Application

124 Dundee Road • PO Box 1000 • Dundee, FL 33838 • (863) 438-8335 • Fax (863) 438-8335

### STATEMENT OF OWNERSHIP AND DESIGNATION OF AUTHORIZED AGENT

(I) (We), W & G Groves, LLC being duly sworn, depose and say that (I) (we) own one or more of the properties involved in this petition and that (I) (we) authorize the Town of Dundee to process this petition for annexation into the Town, in accordance with all adopted Town rules and regulations, and in conformance with State law.

Further (I) (we) or any agent or lessee of the subject property authorized by (me) (us) to file this petition, deposes and say that the statements and answers contained in the application for annexation, and any information attached thereto, present the arguments in behalf of this petition to the best of (my) (our) ability; and that the statements and information referred to above are in all respects true and correct to the best of (my) (our) knowledge and belief.

#### OWNERS

Signature of Owner

Bradley D. Weihsrauch, Managing Member

Printed Name/Title of Owner

Signature of Owner

Printed Name of Owner

Signature of Owner

Matthew E. Green, Managing Member

Printed Name/Title of Owner

Signature of Owner

Printed Name of Owner

STATE OF FLORIDA  
COUNTY OF POLK

#### OWNER'S NOTARIZATION

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of December, 2022, by Matthew Green, who is personally known to me or who has produced a driver's license as identification and who did not take an oath.



AUSTIN PARKER  
Notary Public  
State of Florida  
Comm# HH178670  
Expires 12/14/2025

Notary Public  
Notarial Seal and Commission  
Expiration Date 12/14/2025



# Town of Dundee

## Voluntary Annexation Application

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### STATEMENT OF OWNERSHIP AND DESIGNATION OF AUTHORIZED AGENT

(I) (We), W & G Groves, LLC being duly sworn, depose and say that (I) (we) own one or more of the properties involved in this petition and that (I) (we) authorize the Town of Dundee to process this petition for annexation into the Town, in accordance with all adopted Town rules and regulations, and in conformance with State law.

Further (I) (we) or any agent or lessee of the subject property authorized by (me) (us) to file this petition, deposes and say that the statements and answers contained in the application for annexation, and any information attached thereto, present the arguments in behalf of this petition to the best of (my) (our) ability; and that the statements and information referred to above are in all respects true and correct to the best of (my) (our) knowledge and belief.

### OWNERS

Bradley D. Weihrach 12/19/2022  
Signature of Owner

Signature of Owner

Bradley D. Weihrach, Managing Member  
Printed Name/Title of Owner

Matthew E. Green, Managing Member  
Printed Name/Title of Owner

Signature of Owner

Signature of Owner

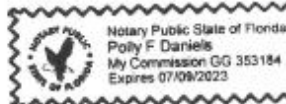
Printed Name of Owner

Printed Name of Owner

STATE OF FLORIDA  
COUNTY OF POLK

### OWNER'S NOTARIZATION

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of December, 2022, by Bradley D. Weihrach, who is personally known to me or who has produced a driver's license as identification and who did not take an oath.



Polly F. Daniels  
Notary Public  
Notarial Seal and Commission  
Expiration Date 7/9/2023





# Town of Dundee

## Voluntary Annexation Application

124 Dundee Road • PO Box 1000 • Dundee, FL 33838 • (863) 438-8335 • Fax (863) 438-8335

### AGENT, LESSEE, OR BUYER'S SIGNATURE PAGE

(I) (We), Raysor Ventures, LLC being duly sworn, depose and say that (I) (we) serve as Purchaser for the owner(s) (agent or lessee) in making this petition and that the owner(s) (has) (have) authorized (me) (us) to act in this capacity.

Further, (I) (we) depose and say that the statements and answers herein contained and other information attached hereto present the arguments in behalf of the petition herein requested to the best of (my) (our) ability and that the statements and information above referred to are in all respects true and correct to the best of (my) (our) knowledge and belief.

### AGENT, LESSEE, OR BUYER(S)

  
Signature of Agent, Lessee, or Buyer(s)

\_\_\_\_\_  
Signature of Agent, Lessee, or Buyer(s)

Michael D. Raysor

Printed Name of Agent, Lessee, or Buyer(s) Printed Name of Agent, Lessee, or Buyer(s)

\_\_\_\_\_  
Signature of Agent, Lessee, or Buyer(s)

\_\_\_\_\_  
Signature of Agent, Lessee, or Buyer(s)

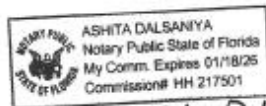
\_\_\_\_\_  
Printed Name of Agent, Lessee, or Buyer(s) Printed Name of Agent, Lessee, or Buyer(s)

STATE OF FLORIDA

### AGENT, LESSEE, OR BUYER(S) NOTARIZATION

COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of Dec, 2022 by Michael Raysor, who is personally known to me or who has produced a driver's license as identification and who did not take an oath.



ID: FL DL

A. A. Dalsaniya

Notary Public

Notarial Seal and Commission

Expiration Date 01/18/26



## Town of Dundee

### Voluntary Annexation Application

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#### FINANCIAL RESPONSIBILITY FORM

The undersigned, as the Property Owner, Lessee, Contract Purchaser, or Applicant (circle one), acknowledges responsibility for all Town expenses associated with the referenced application, including time spent by the Town's consultants consistent with the Town's adopted application fee schedule, extraordinary expenses, and development review deposit policies.

Name: Michael D. Raysor Title: Manager

Company: Raysor Ventures, LLC

Company Address: 19046 Bruce B. Downs Blvd, Suite 308

City/State/Zip Code: Tampa, FL 33647

Telephone Number: (813) 625-1699

Email Address: mdr@raysor-transportation.com

I hereby certify that all information contained herein is true and correct.

1. Signed this 13th day of December, 2022.

  
Signature of Property Owner, Lessee, Contract Purchase, or Applicant (circle one)



**COMPOSITE EXHIBIT "B"**  
**to Ordinance No. 21-23**

**Legal Description**

**CALDWELL RIDGE SUBDIVISION**

Legal Description (Per Title Report)

The East 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 24, Township 28 South, Range 27 East, LESS road right of way for State Road S-542; AND

The East 1/4 of the West 1/2 of the Northwest 1/4 of the Northeast 1/4 of said Section 24, LESS road right of way for State Road S-542; AND

The North 31 feet of the West 1/4 of the East 1/2 of the Southwest 1/4 of the Northeast 1/4 of Said Section 24; AND

The North 31 feet of the east 1/4 of the west 1/2 of the Southwest 1/4 of the northeast 1/4 of Section 24, Township 28 South, Range 27 East,

All of said property being located in Polk County, FL.

**COMPOSITE EXHIBIT "B"**  
**to Ordinance No. 21-23**

**LOCATION MAP**

