

To: Planning and Zoning Board

Agenda Date: June 20, 2024

Department: Planning and Zoning

Discussion Topic: Future Land Use Map Amendment change from Low Density Residential & Conservation to Medium Density Residential.

Applicant: Bryan Hunter of Hunter Engineering, LLC

Property Owner: Baxter Groves, a Florida General

Partnership

Planning & Zoning Board Recommendation: Pending

Hearing

Town Commission Transmittal Hearing: Pending

Hearing

Town Commission Adoption Hearing: Pending Hearing

DEO Comments: Pending

Prepared By: Lorraine Peterson, Development Director



SITE LOCATION

The proposed site is located on 35.09 +/- acres of land, west of Highway 27, north of Dundee Road, in the Town of Dundee in Section 20, Township 28, Range 27, further described as parcel 27-28-20-000000-044020.

BACKGROUND

The Applicant, Bryan Hunter of Hunter Engineering, LLC is requesting an amendment to the Future Land Use Map for property located in the Town of Dundee. The current FLU is Low Density Residential (LDR) and Conservation with the proposed FLU being Medium Density Residential (MDR) as it would be consistent with the Town of Dundee's FLU districts and compatible with the surrounding land uses.

PROPOSED FUTURE LAND USE MAP AMENDMENT

Policy 2.4: Medium Density Residential

The primary function of the Medium Density Residential classification is to accommodate medium density residential development. Permitted uses include duplexes, townhouses, apartments, condominiums, mobile home parks or subdivisions, and single-family houses. The maximum density is 12.0 residential dwelling units per acre.

Table 1: Density/Intensity Information

	Existing FLU: LDR (35.09 +/- acres)	Proposed FLU: MDR (35.09 +/- acres)
Density/Intensity	Low Density Residential: 5.0 DU/acre	Medium Density Residential: 12.0 DU/acre
Density Potential	175.1 DU	421.1 DU
Difference	Incre	ease of 246 DU

ANALYSIS

This section of the staff report includes data on the surrounding uses, infrastructure conditions, environmental conditions, and related Comprehensive Plan policies and Land Development Code regulations.

2.02.02.08. RMH2 mobile home park.

- (A) FLUM designation: Medium-density residential.
- (B) *Purpose:* The purpose of this district is to establish locations suitable for mobile home development on undivided property, along with open space and other amenities for the common use of residents; to designate those uses and activities which are appropriate for and compatible with such areas; and to establish standards and provisions necessary to ensure proper development and public safety in a mobile home park setting.
- (C) *Permitted principal uses and structures*: Mobile home parks.
- (D) Accessory uses:
 - 1. Clubhouse, laundry, swimming pool, and other shared facilities for the common use of the residents of the park.
 - 2. No more than one single-family home, at least 800 square feet in size, for the use of a resident manager.
 - 3. Carports, porches, and awnings which are physically attached to mobile homes. Such structures shall not exceed a cumulative total of 35 percent of the lot area.

- 4. Storage area for boats, recreational vehicles, and other types of vehicles which exceed 30 feet in length. Storage area is for the use of park residents only and shall be fenced and landscaped. Storage of these units shall be prohibited on individual mobile home sites or on park roads.
- (E) *Special exception uses:* Recreational vehicle park, group home, church, public service facilities (see table of land uses).
- (F) Minimum lot requirements:
 - 1. *Minimum size for development site:* Five acres, with a width of not less than 150 feet and a depth of not less than 200 feet.
 - 2. *Minimum size for mobile home site*: 4,000 square feet, with a width of not less than 40 feet.
- (G) Maximum density: 6.6 units per acre.
- (H) Maximum building height: 35 feet.
- (I) Minimum floor area: 800 square feet.
- (J) Minimum yard requirements:
 - 1. No mobile home or structure shall be placed less than 50 feet from the front lot line or 30 feet from other lot lines. Where the development site adjoins property with a commercial or industrial zoning designation, the required side and rear setback shall be 15 feet.
 - 2. Mobile homes and structures shall be placed at least 20 feet from the pavement edge of private park roads.
 - 3. Mobile homes and freestanding structures serving as common facilities shall be at least 15 feet apart. No carport or other appurtenant structure may be installed on a mobile home less than ten feet from another mobile home or appurtenant structure. This distance shall be measured between the closest points of the units.

(K) Other requirements:

- 1. Ownership. Mobile home parks may not be platted or otherwise divided by fee simple ownership; however, the sale of interests or memberships on a condominium basis is permitted. All facilities, including roads, shall be privately owned or owned in common by residents of the park, and shall not occupy parcels of land which are deeded separately from the rest of the park. The Town of Dundee shall not be responsible for maintenance and/or repair of common facilities within a mobile home park.
- 2. *Parking*. For each mobile home site, two paved off-street parking spaces of ten feet by 20 feet each shall be provided.
- 3. *Common open space*. An area comprising 20 percent of the development site or five acres, whichever is less, shall be set aside as common open space as defined in article 9.
- 4. *Nonconformities*. No new mobile homes may be added to an existing mobile home park in an RMH district which does not comply with applicable requirements of this

Code. However, previously installed units may be moved and additional property and common facilities may be incorporated into the site if such activities will eliminate nonconforming conditions or reduce the degree of nonconformity. See section 7.07.00.

5. Site development plan. No mobile homes, structures or facilities shall be installed or constructed until a site development plan meeting the requirements of section 7.02.00 of this Code has been submitted to and approved by the Town of Dundee. All improvements, regardless of timing or project phasing, shall be substantially consistent with the approved site development plan.

Where an existing mobile home park in an RMH district has no site development plan, such a plan shall be prepared and submitted to the town prior to the addition, improvement, rearrangement or replacement of park facilities or mobile homes.

Surrounding Uses

Table 1 lists the Future Land Uses (FLU) for the surrounding areas adjacent to the subject site.

Table 1: Surrounding Uses

Northwest Polk County	North Dundee	Northeast Dundee
Pasture w/ Residential	Vacant Farmland	Vacant Farmland & Industrial
FLU-RL-1	FLU-VLDR & LDR	FLU-VLDR &
Zoning-	Zoning-Unassigned	Commercial/Industrial Corridor
	& PUD-R	Zoning-Unassigned & CH
West	Subject Site	East
Polk County	Vacant Farmland	Dundee
Pasture w/Commercial Building	Current FLU-LDR & CN	Nursery & Vacant Farmland
FLU-RL-1	Current Zoning- RSF2/ CN	FLU-LDR
Zoning-	Proposed FLU-MDR	Zoning-Unassigned
	Proposed Zoning-RMH-2	
Southwest	South	Southeast
Winter Haven	Winter Haven	Winter Haven
Vacant Land	Cypress Creek Village	Vacant Farmland
FLU-NR	FLUM-NSUB	FLU-RL & CON
Zoning-AG-1	Zoning-PUD	Zoning-PUD

Sources: Polk County Property Appraiser, Polk County Geographical Information System, and site visit by staf

Potable Water and Sanitary Sewer

Potable water and Sanitary sewer lines are not yet located in the area. An interlocal agreement with the city of Winter Haven for potable water and wastewater has been agreed upon, the agreement can be found as an attachment in this staff report.

Solid Waste

Dundee transfers solid waste collected in the Town to the Polk County Landfill. As the operators of the landfill, the County plans for capacity for all municipalities in the county, as well as unincorporated areas. Polk County determined that there is sufficient landfill space for the county, including Dundee, to dispose of household garbage for approximately 65 years.

Roads

Access to the proposed addition will be from within the previously constructed MHP in addition any proposed development will require a full traffic study to determine necessary off-site improvements. Coordination with FDOT is required.

Recreation

The Town currently meets the level of service requirement of 4.5 acres per 1,000 residents as established in the Comprehensive Plan. The applicant will be required to provide recreational opportunities per the Land Development Code. The dedication of land for park and recreation services is 0.0116 acres/dwelling unit. The Town Commission may approve a dedication of land, a fee paid in lieu of dedication, or a combination of the two. The Town Commission makes this determination at time of concept plan.

Environmental Impacts

According to the Fish and Wildlife Service (FWS), the sand skink (endangered species) is endemic to the sandy ridges of central Florida, occurring in Highlands, Lake, Marion, Orange, Osceola, Polk, and Putnam counties. The proposed site is in an area identified as potential habitat for the Gopher Tortoises, Sand Skinks and threatened species so, if the proposed project continues through to site development plan or subdivision review approval stages, specific environmental studies will be completed, and requirements will be addressed.

School Impacts

If necessary, the Polk County School Board will review the proposed project as it continues through the subdivision review and approval stages. Any development will have to address school concurrency issues and any necessary mitigation.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The following Town of Dundee Comprehensive Plan policies are relevant to the proposed request. The policy is provided with an analysis of how the request may or may not be consistent with the Town's Comprehensive Plan. The request is consistent with the Comprehensive Plan.

Table 2: Consistency with the Comprehensive Plan

Comprehensive Plan Policy	Analysis
FLU Policy 5.1: Direct higher densities and	There is an interlocal agreement with the
intensity of use to areas where public	city of Winter Haven.
facilities and services are available or are	oity of willter Haveri.
projected to be available. Limit the density	
and intensity of use in areas where public	
facilities and services are not available.	
FLU Policy 5.2: Ensure that development	The proposed impacts of the potential
orders or permits for future development	Future Land Use map amendment can be
and redevelopment are issued only if the	facilitated. There is an interlocal agreement
public facilities and services necessary to	with the city of Winter Haven for potable
meet the adopted level of service standards	water and wastewater.
are available concurrent with the impacts of	
the development as established within all	
Elements of the Town of Dundee	
Comprehensive Plan, including the level of	
service standards listed within the following	
Elements:	
Infrastructure Element	
2. Transportation Element	
3. Capital Improvements Element	
4. Public School Facilities Element	
FLU Policy 6.1: Locate Future Land Uses	The property is located near an existing
at densities and intensities that will reduce	residential development.
greenhouse gas emissions while	
encouraging energy efficiency and will	
discourage urban sprawl and leap-frog	
development that unduly depletes the	
physical, social, and fiscal resources of the Town.	
CIE Policy 2.3: At the time a development	Adequate public facilities will be available
permit is issued, adequate facility capacity	at the time of final plat approval. There is an
is available or will be available when needed	interlocal agreement for potable and
to serve the development.	wastewater with the city of Winter Haven.

PSFE	Policy	2.4.1:	Fina	sub	division and
site	plan	approv	als	for	residential
develo	pment	shall be	con	dition	ed upon the
availa	bility of	adequa	ate so	chool	capacity as
per th	e adopt	ted leve	l of s	ervic	e standards
(LOS)	of this	elemer	nt an	d as	required by
Section	n 163.3	180(13)) F.S.		

The School Board will review any proposed projects for concurrency determination during the subdivision review process.

DEVELOPMENT REVIEW COMMITTEE

As required by Section 7.02.03.01 (c) of the LDC, DRC members have reviewed the Future Land Use Map Amendment for AG Investments of Polk County, LLC with specific regard to the codes and ordinances of the Town of Dundee and have given their approval.

DRC Team:

TOD Fire Chief-Chief Joseph Carbon

TOD Public Works Director-Johnathan Vice

TOD Utilities Director-Tracy Mercer

TOD Utilities Supervisor- Raymond Morales

TOD Development Director-Lorraine Peterson

TOD Consulting Engineering Firm- Rayl Engineering and Surveying, LLC

TOD Consulting Attorney- Seth Claytor of Boswell & Dunlap, LLP

MOTION OPTIONS:

- 1. I move the Planning & Zoning Board **recommend approval to Town Commission** of the request by Bryan Hunter of Hunter Engineering, Inc. to amend the Future Land Use Map for property located in the Town of Dundee from Low Density Residential (LDR) and Conservation to Medium Density Residential (MDR) on approximately 35.09 +/- acres. The subject property is located north of the Cypress Creek Village MHP, further described as parcel 27-28-20-000000-044020 in Section 23, Township 29, and Range 27.
- 2. I move the Planning & Zoning Board recommend approval with changes to Town Commission of the request by Bryan Hunter of Hunter Engineering, Inc. to amend the Future Land Use Map for property located in the Town of Dundee from Low Density Residential (LDR) and Conservation to Medium Density Residential (MDR) on approximately 35.09 +/- acres. The subject property is located north of the Cypress Creek Village MHP, further described as parcel 27-28-20-000000-044020 in Section 23, Township 29, and Range 27.

3. I move the Planning & Zoning **recommend denial to Town Commission** of the request by Bryan Hunter of Hunter Engineering, Inc. to amend the Future Land Use Map for property located in the Town of Dundee from Low Density Residential (LDR) and Conservation to Medium Density Residential (MDR) on approximately 35.09 +/- acres. The subject property is located north of the Cypress Creek Village MHP, further described as parcel 27-28-20-000000-044020 in Section 23, Township 29, and Range 27.

Attachments: Legal Descriptions

Location Map

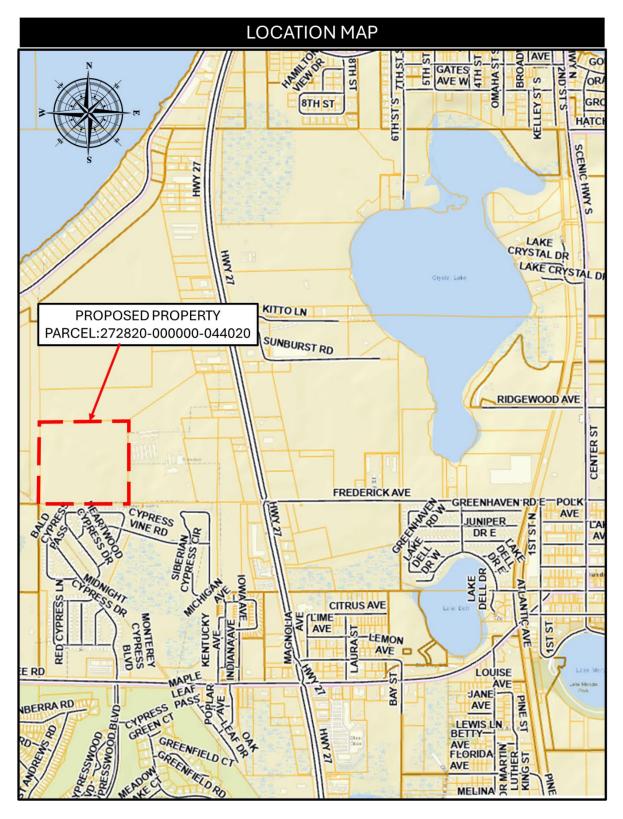
Existing Future Land Use Map

Proposed Future Land Use Map

Town of Dundee and Winter Haven Interlocal Agreement

BAXTER GROVES LEGAL DESCRIPTION
THE SW ¼ OF THE SW ¼ OF SECTION 20, TOWNSHIP 28 SOUTH, RANGE 27 EAST, LESS AND EXCEPT THE NORTH 128 FT. THEREOF; AND SUBJECT TO RIGHT OF WAY OF THE PEACE RIVER VALLEY DRAINAGE CANAL ALOND THE WESTERLY SIDE THEREOF.

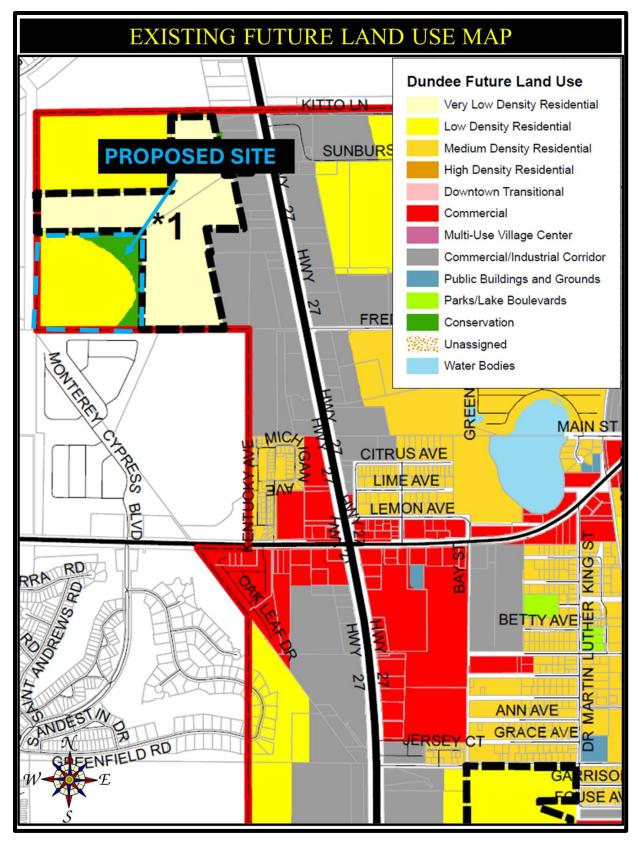
Legal Description



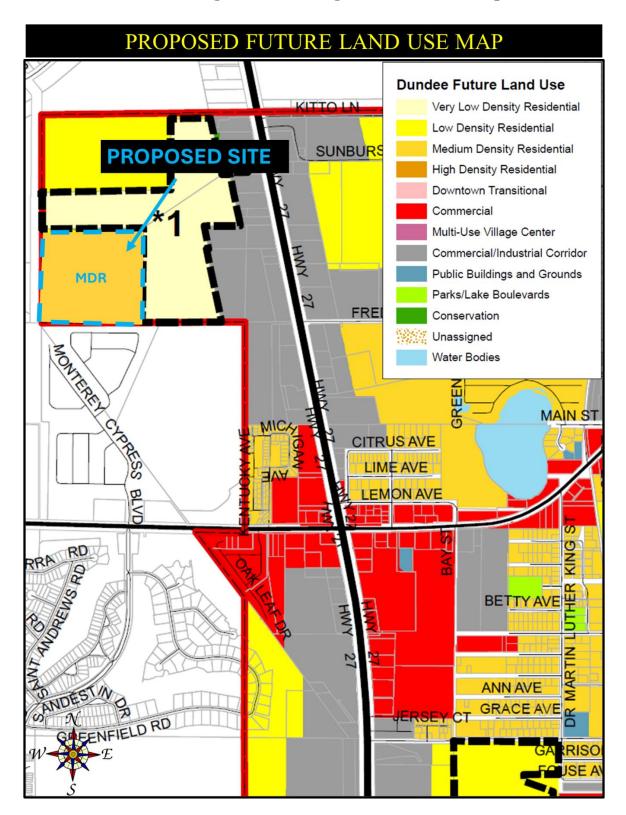
Location Map



Aerial Map Context



Existing FLUM Map



Proposed Future Land Use Map

<u>INTERLOCAL AGREEMENT</u> FOR POTABLE WATER AND WASTEWATER UTILITY SERVICES

THIS INTERLOCAL AGREEMENT FOR POTABLE WATER AND WASTEWATER

UTILITY SERVICES (the "Agreement") is made and entered into this____ day of _____,

2024, by and between the municipalities of the Town of Dundee (hereinafter the "Town"), and
the City of Winter Haven (hereinafter the "City"), Florida municipal corporations organized and
existing under the laws of the State of Florida (hereinafter collectively the "Municipalities").

FACTUAL RECTIALS

WHEREAS, Municipalities are Florida municipal corporations vested with home rule authority pursuant to the Municipal Home Rule Powers Act, Chapter 166 of the Florida Statutes, and Article VIII, §2 of the Florida Constitution; and

WHEREAS, Municipalities are vested with governmental, corporate and proprietary powers to enable it to conduct and perform municipal functions and render municipal services, including the general exercise of any power for municipal purposes; and

WHEREAS, Baxter Groves (the "Owner"), a Florida general partnership, is the fee simple owner of the land(s) identified by the Polk County Property Appraiser as Parcel Identification Number 272820-000000-044020 (the "Property"); and

WHEREAS, Owner was conveyed fee simple ownership of the Property by virtue of that certain Warranty Deed (the "Deed") dated February 19, 1992, and recorded in Official Records Book 3068, Page(s) 0278, public records of Polk County, Florida; and

WHEREAS, copies of the Deed and Polk County Property Appraiser Parcel Details for the Property are attached hereto as Exhibit "A" and made a part hereof by reference; and

WHEREAS, on August 10, 2004, at a duly noticed public meeting, the Town Commission of the Town of Dundee passed and adopted Ordinance No. 04-101 (the "Ordinance") extending the corporate limits of the Town to include the Property within the

1

Town of Dundee and Winter Haven Interlocal Agreement for Cypress Creek MHP

Town's municipal boundaries; and

WHEREAS, a copy of the Ordinance is attached hereto as Exhibit "B" and made a part hereof by reference; and

WHEREAS, City currently provides potable water, wastewater, and reclaim utility services to the Cypress Creek Village Mobile Home Park Phases I – IV; and

WHEREAS, Owner proposes to develop the Property (see Exhibit "A") in order to design and construct the Cypress Creek Village Phase V (the "Development"); and

WHEREAS, copies of the proposed conceptual site plan and aerial depictions of the Development are attached hereto as Exhibit "C" and made a part hereof by reference; and

WHEREAS, Town and City acknowledge and agree that, on the effective date of this Agreement, the City has available capacity and the utility facilities readily available and necessary to provide potable water, wastewater, and reclaim utility service(s) to the Development; and

WHEREAS, Town and City mutually agree and acknowledge that the City has no general duty to supply potable water and/or wastewater utility service(s) to area(s) outside its corporate limits; and

WHEREAS, Section 163.01, Florida Statutes, the Florida Interlocal Cooperation Act, authorizes the Town and City, which also possess home rule and other general law authority, to enter into agreements with each other to ensure the most efficient use of their respective powers and to exercise, jointly, any power, privilege, or authority which agencies share in common and which each might exercise separately; and

WHEREAS, Town and City acknowledge that an interlocal agreement entered into pursuant to the *Florida Interlocal Cooperation Act* ("FICA"), codified in Part I of F.S. Ch. 163, is considered a contract binding the parties thereto; and

2

Town of Dundee and Winter Haven Interlocal Agreement for Cypress Creek MHP

WHEREAS, Town and City covenant and agree that they have the power and authority to enter into this Agreement and bind their respective governmental entities to the provisions of this Agreement; and

WHEREAS, Municipalities acknowledge that planned, orderly growth is essential to the economic and social well-being of the people of the Municipalities which are located in Polk County, Florida; and

WHEREAS, Municipalities acknowledge that orderly and economic growth depends in large part upon the ability of local governments to cooperate and provide an environment for development which includes, but is not limited to, the timely availability of public facilities and public services; and

WHEREAS, Municipalities acknowledge that public resources managed by local governments should be used in an efficient manner to foster growth and development in order to maximize the benefits of such growth and development to the residents and citizens; and

WHEREAS, Municipalities share and will share common municipal boundaries, and provide public utilities in the unincorporated areas surrounding the Municipalities, and recognize that interlocal cooperation in the provision of such services will prevent duplicate systems, eliminate confusion, foster planned and orderly expansion of public utilities, encourage controlled growth and development, prevent future conflict of utility and annexation boundaries, and maximize the beneficial use of public facilities, services and resources for the citizens and residents of the Municipalities; and

WHEREAS, Town and City acknowledge the validity and enforceability of the respective utility service area boundaries each has adopted, if any; and

WHEREAS, Town and City acknowledge and agree that, pursuant to the terms and conditions of this Agreement, City will provide extra-jurisdictional potable water, wastewater,

and reclaim utility service(s) to the Development; and

WHEREAS, Town and City acknowledge and agree that, pursuant to the terms and conditions of this Agreement, the City will charge, bill, and collect from Town residents residing and/or located within the Development any applicable extra-jurisdictional utility service(s) rates which are established by the City in accordance with applicable Florida law; and

WHEREAS, Town and City acknowledge and agree that, for the sole purpose of providing utility service(s) to the Development, City will own, operate, and maintain the potable water, wastewater, and reclaim utility lines located within the corporate limits of the Town; and

WHEREAS, Town and City agree to enter into this Agreement as a matter of intergovernmental cooperation and coordination; and

WHEREAS, Town and City acknowledge and agree that, by entering into this Agreement, it is the intent of the Municipalities to conserve and protect water resources in the interest of public health, safety and welfare, and to avoid circumstances giving rise to the aforesaid duplications and resulting in uneconomical and wasteful operations; and

NOW THEREFORE, it is agreed and affirmed as follows: in consideration of the recitals, covenants, agreements and promises herein contained, the parties covenant and agree that the purpose of this Agreement is to extend and provide for how municipal potable water and wastewater utility service(s) for the proposed Cypress Creek Village Phase 5 will be provided.

- Incorporation of Recitals. 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 entry into this Agreement, and the Town and City hereby adopt the above-referenced factual recitals as the legislative findings supporting the entry into this Agreement between the Town and City.
 - <u>Definitions</u>. Term(s) used in this Agreement shall possess the meanings,

interpretations and/or definitions assigned herein, provided however, that where one (1) of the following listed terms is used in this Agreement, such term(s) shall possess the corresponding meaning, as follows:

"Day(s)" means calendar day unless specifically stated otherwise.

"Calendar Day(s)" means all days in a 365-day calendar year.

"Business Day(s)" means each calendar day which is not a Saturday, Sunday or a recognized holiday by both the City of Winter Haven and Town of Dundee, Florida.

"Development" means the design, construction, and improvements performed for the proposed Cypress Creek Village Phase V development project which is the subject of this Agreement and located on, over, under and across the Property.

"Effective Date" means, for purposes of calculating time periods and the commencement of the term of this Agreement, the last date on which this Agreement is approved at a duly noticed public meeting and executed by the Town and City.

"Term" means the duration of this Agreement which shall commence on the Effective Date and expire and/or terminate in accordance with the provisions set forth in Section 9 of this Agreement.

Interlocal Agreement and Purpose.

Town and City agree to enter into this Agreement pursuant to such special and general constitutional and statutory legal authority which includes, but is not limited to Chapters 163, 166 and 180, Florida Statutes (2023), in order to address among other things the City's provision of extra-jurisdictional water, wastewater and reclaimed water utility services for the proposed Development (as defined in §2 of this Agreement).

The purpose of this Agreement is to ensure that water, wastewater, and reclaim utility facilities and service(s) needed to reasonably support the proposed Development which is located within the corporate limits of the Town are available, and this Agreement is also intended to establish and expressly memorialize the respective rights and general obligations of the Town and City with respect to the ownership of the utility facilities and payment for said utility services.

4. Operation and Maintenance of Facilities.

Unless otherwise agreed to by the Municipalities, the utility facilities for potable water, wastewater, and reclaim utility service(s) in and/or for the proposed Development (as defined in §2 of this Agreement) shall be owned and maintained by the City in accordance with the regulation(s) and requirement(s) prescribed by the City of Winter Haven Unified Land Development Code and/or City of Winter Haven Code of Ordinances; and any and all utility easements dedicated to the Town by the fee simple owner of the Property comprising the proposed Development within the corporate limits of the Town shall also run in favor of the City.

Connection Fees and Establishing Customer Utility Accounts.

At the time of building permit issuance for structures within the proposed Development (as defined in §2 of this Agreement), the Owner shall deliver payment to the City for all applicable connection fees for the Development and/or other applicable charges, rates, and fees set forth and/or established by the City for connecting to the City's utility system(s) and the provision of extra-jurisdictional utility service(s) at the time of service activation in accordance with City Code of Ordinances, policies and rules and regulations. Provided further that at the time that water, wastewater and reclaimed utility service is established for any structure within the Development then the customer/user within the Development shall establish an account(s) directly with the City for water, wastewater and reclaimed water utility services in accordance with applicable City Code of Ordinances, rules and regulations and as may be more specifically set forth in Paragraph 7(d) of this Agreement.

6. Coordination of Planning Activities.

The Municipalities recognize that to achieve the mutual goal of planning for and providing future development of their respective utility systems in an efficient, economic, and orderly

manner, it will be necessary for each to maintain written communications with the other as necessary, concerning plans and actual development of water, wastewater, and reclaim utility facilities which lie adjacent to the service area of the adjoining Municipality which may or could affect the adopted Comprehensive Plans for future development of the systems of the other party. The Municipalities shall provide written communication to the other when the review and approval of new land development occurs along the Municipalities' shared municipal and/or utility service area borders or where the new development may impact the other. Such written communication will promote planned and actual implementation of improved public utilities and facilities along the Municipalities' shared municipal and utility service area borders.

Potable Water and Sanitary Sewer Areas.

- a. City water, wastewater and reclaimed utility services extended into the corporate limits of the Town and within the Town's utility service area shall be designed in such a way, where appropriate, to facilitate the connection and/or interconnection (i.e. force main locations, size, etc.) with the existing City's utility facilities currently servicing previous phases of the Development located within the municipal limits of the City. The Owner and/or applicable developer(s) shall be responsible for any and all costs in providing lines and other related utility infrastructure to service the Development in accordance with applicable laws, City ordinances, rules and regulations for the municipality providing utility services. The City may elect to, amongst other things, upsize the lines and alter force main locations which may also include, but shall not be limited to, requiring development exactions and/or developers to pay all costs and expenses of the design, permitting and construction of utility infrastructure in accordance with applicable laws, ordinances, rules and regulations.
- Municipalities agree not to provide water, sewer, and/or re-use water utility services
 in the established utility service area(s) of the other municipality other than as set forth herein.

- c. The utility facilities constructed for such water, wastewater and reclaimed utility services for the Development may be purchased by the Town when, if ever, it either has utilities and/or utility facilities available; and, pursuant to a separate written agreement, the terms and conditions for the transfer of service(s) and sale of utility facilities shall be agreed to and entered into by the Municipalities. Regardless of whether a sale is ever agreed upon, all Connection/impact fees shall be retained by the City for providing the water, wastewater and reclaimed utility services to the Development contemplated in this Agreement and said fees shall not be deducted from or accounted for in the purchase price of the facilities constructed for such utility services if a purchase ever occurs.
- d. The City shall establish fees for providing utility services to the Development which is located within the corporate limits of the Town for the water, wastewater and reclaim utility services, which are the subject of this Agreement, consistent with applicable Florida law and City Code of Ordinances. Provided further the City shall bill all customers directly within the Development for all water, wastewater, and reclaimed utility services provided to such customers in accordance with the City's ordinances, rules and regulations applicable for customers outside the City's municipal limits and as those may be amended from time to time. Town agrees to cooperate with City to the extent the City determines it necessary and/or desirable relating to the establishment of accounts with customers within the Development with the City for the provision of City water, wastewater and reclaimed water utility services therein.
- 8. <u>Service Not Required</u>. Nothing herein shall be construed to require the Municipalities to serve any customer or customers deemed by the respective municipality to be not feasible, economically or physically, to serve. Further, this Agreement shall not be construed to place either a contractual, statutory, or any other legal obligation, on any of the

parties hereto, to provide utility services outside its municipal and utility service area

boundaries.

Term of Agreement. This Agreement shall remain in effect until such time as the

City and Town mutually agree, in writing, to terminate the Agreement. This Agreement shall

not be unilaterally terminated.

10. Disclaimer of Third-Party Beneficiaries. This Agreement is solely for the benefit

of the formal parties herein, and no right or cause of action shall accrue upon or by reason

hereof to or for the benefit of any third-party not a formal party hereto.

11. <u>Disclaimer of Security</u>. Notwithstanding any other provisions of this Agreement,

the parties hereto expressly acknowledge that they have no pledge of or lien upon any real

property, personal property, or any existing or future revenue source of the other as security

for any amounts of money payable by the other under this Agreement.

12. Notice.

Any notice required or allowed to be delivered hereunder shall be in writing and be

deemed to be delivered when: (1) hand delivered to the official hereinafter designated; or (2)

upon receipt of such notice when mailed by certified U.S. mail, postage prepaid, return receipt

requested, addressed to a party at the address set forth opposite the party's name below or at

such other address as the party shall have specified by written notice to the other party

delivered in accordance herewith:

AS TO TOWN: Tandra Davis

Town Manager Town of Dundee 202 E. Main Street Dundee, FL 33838

COPY TO: (which shall not constitute notice)

Albert C. Galloway, Esquire Special Counsel for Town

Town of Dundee

9

Town of Dundee and Winter Haven Interlocal Agreement for Cypress Creek MHP

116 East Stuart Avenue Lake Wales, FL 33859-3339

AS TO CITY: T. Michael Stavres

City Manager

City of Winter Haven 451 Third Street, N.W. Winter Haven, FL 33881

COPY TO: (which shall not constitute notice)

Frederick John Murphy, Jr., Esquire

City Attorney

City of Winter Haven Boswell & Dunlap, LLP 245 S. Central Ave. Bartow, FL 33830-4620

Severability.

If any part of this Agreement is found to be invalid or unenforceable by a court of competent jurisdiction, such invalidity or unenforceability shall not affect the other parts of this Agreement if the rights and obligations of the parties contained herein are not materially prejudiced and if the intentions of the parties can continue to be effected. To that end, this Agreement is declared severable.

14. Applicable Law.

This Agreement and the provisions contained herein shall be construed, controlled, and interpreted according to the laws of the State of Florida.

15. Assignment.

This Agreement shall be binding on the parties hereto and their representatives and successors. Neither party shall assign this Agreement or the rights and obligations to any other party without the prior written consent of the other party hereto.

16. Indemnification.

16.1 Neither party hereto waives sovereign immunity except that consistent

10

Town of Dundee and Winter Haven Interlocal Agreement for Cypress Creek MHP

with all applicable State law, including, but not limited to Chapter 768, Florida Statutes, the parties agree to hold each other harmless for the negligent acts of itself, its officers, agents, and employees, but only to the extent permitted by law regardless of whether such obligations are based in tort, contract, statute, strict liability, and negligence, product liability or otherwise.

- 16.2 If service provided hereunder is discontinued to a customer due to failure of the customer to pay for services provided, the party responsible for discontinuing service shall hold the other party harmless as to any and all claims or suits regarding such action.
- 17. Entire Agreement; Effect on Prior Agreements. This instrument constitutes the entire Agreement between the parties and supersedes all previous discussions, understandings, and agreements between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions herein shall be made by the parties in writing by formal amendment.

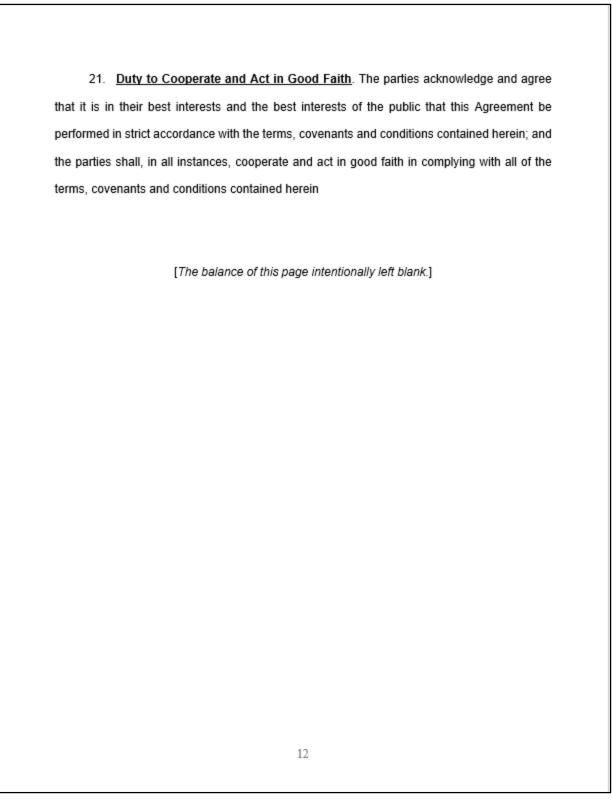
Recordation.

This Agreement shall constitute a covenant running with the Property which is the subject of the Development (as defined in §2 of this Agreement) and be recorded in the Public Records of Polk County, Florida.

19. Counterparts.

This Agreement may be executed in several counterparts, each constituting a duplicate original, but all such counterparts constitute one Agreement.

20. <u>Multiple Originals</u>. This Agreement has been prepared in duplicate in order that each of the Municipalities will receive a fully executed original upon adoption and execution by the parties hereto.



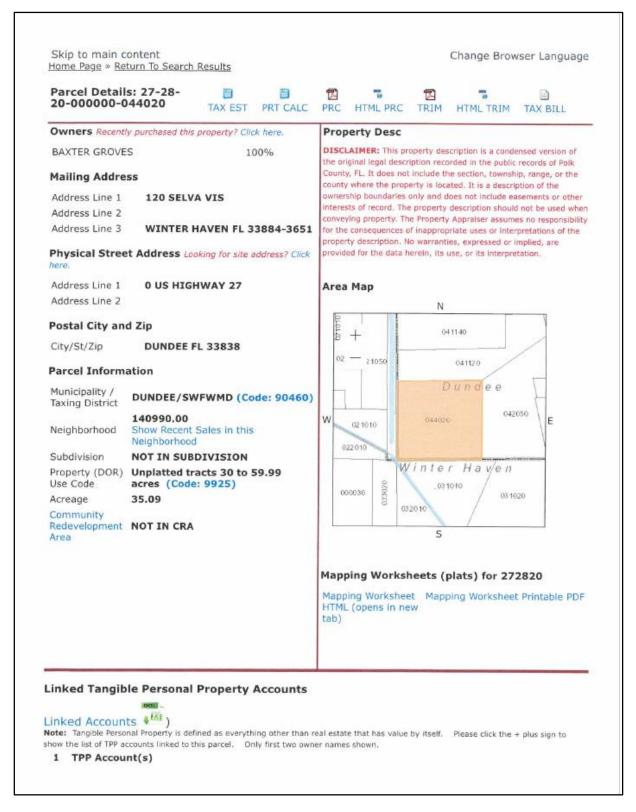
Town of Dundee and Winter Haven Interlocal Agreement for Cypress Creek MHP

date first above written.	ereto have executed this Agreement on th
	TOWN OF BUNDER
CITY OF WINTER HAVEN	TOWN OF DUNDEE
By: Nathaniel J. Birdsong, Jr., Mayor	By: Samuel Pennant, Mayor
ATTEST:	ATTEST:
By: Vanessa Castillo, MMC, City Clerk	By: Trevor Douthat, Town Clerk
	,
LEGAL IN FORM AND VALID IF ENACTED	LEGAL IN FORM AND VALID IF ENACTED
By: Frederick J. Murphy, Jr.	By:
City Attorney	Albert C. Galloway, Jr. Special Counsel

Town of Dundee and Winter Haven Interlocal Agreement for Cypress Creek MHP

1	*	EXHIBITA	3 O I
1		WARRANTY DEED	6 8 8 6
		THIS WARRANTY DEED is made this day of February, 1992, by DANA F. BAXTER (the "Grantor"), to BAXTER GROVES, a Florida general partnership, the address of which is P. O. Box 1879, Winter Haven, Florida 33882 (the "Grantee").	3068 027
	21 PM 3 16 ion n.	Grantor, in consideration of TEN DOLLARS (\$10.00) and other valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, grants and conveys to Grantee that real property located in Polk County, Florida, more particularly described as follows:	78 PAGE
And the second control of the second control	1992 FEB 21 Pl description ad or given.	The SW-1/4 of SW-1/4 of Section 20, Township 28 South, Range 27 East, LESS AND EXCEPT the North 128 feet thereof; and subject to R/W of Peace River Valley Drainage Canal along the Westerly side thereof;	
	aga	AND	
and desirement from the said	69 and a legal was requested	Together with and including the maturing citrus fruit crop for 1991-92 season now situated thereon.	
Commercial and design	106 6 cion was	SUBJECT TO taxes for 1992 and subsequent years.	
and the same	information winformation w	The property is not the homestead or residence of the Grantor, nor is it contiguous to the homestead or residence of Grantor.	
and the same of th	50	Grantor does hereby fully warrant the title to such property and will defend the same against the lawful claims of all persons whomsoever.	
	d based on title	IN WITNESS WHEREOF, Grantor has executed this Warranty Deed on the date first above written.	
	ed rd r	Witnesses:	
	prepared les and n	Name Joyce De Johnson DANA F. BAXTER Address: AFII Purplied (4.	
Statistic below	ant was p	Name Markey Tobassy Documentary Tax Pd. \$ 1710,000	
	instrument ded by the	STATE OF FLORIDA COUNTY OF POLK E. D. "Bird" Dixon, Clerk, Polk Co. By: Local Deputy Clerk	
	This in provide	The foregoing instrument was acknowledged before me this 19 Th day of February, 1992, by DANA F. BAXTER, who is personally known to me or has produced as identification and did take an oath.	٥.

Town of Dundee and Winter Haven Interlocal Agreement for Cypress Creek MHP **Exhibit A**



Town of Dundee and Winter Haven Interlocal Agreement for Cypress Creek MHP **Exhibit A**

E List of Accounts Sales History Important Notice: If you wish to obtain a copy of a deed for this parcel, click on the blue OR Book/Page number. Doing so will cause you to leave the Property Appraiser's website and access the Polk County Clerk of the Circuit Court's Official Records Search. Once the document opens, click the printer icon to print the document. If you have any issues opening the document once you have met all the listed system requirements, please contact the Clerk's office at (863)534-4000 and ask to speak to an IT staff member. If the Book/Page number does not have a blue link to Official Records, the deed may not be available through the online records of the Clerk of the Circuit Court. In order to obtain a copy of the deed you will need to contact the Clerk of the Circuit Court Indexing Department at 863-534-4516. If the Type Inst is an "R", the document is not available through the Clerk of the Circuit Court's Official Records Search. Please contact the Property Appraiser to order "R" type instruments. Vacant/ OR Book/Page Date Type Inst Grantee Sales Price Improved 3068/0278 V 02/1992 \$285,000 1251/0950 10/1969 E \$100 Exemptions Important Notice: In 2022, the Florida Legislature increased property tax exemptions for residents who are widows, widowers, blind, or totally and permanently disabled from \$500 to \$5,000. The increased exemption amount will become effective as of January 1, 2023, for the 2023 tax year. This change does not affect your tax bill for 2022. Note: The drop down menus below provide information on the amount of exemption applied to each taxing district. The HX-first \$25,000 homestead exemption may be allocated to one or more owners. The HB -second \$25,000 amended homestead exemption reflects the name of the first owner only. Code Bld. # Description % Ownership Renew Cd Year Name If you have a Senior Exemption(Additional Homestead Exemption for Persons 65 and Older): For the 2024 tax year, the allowable total household adjusted gross income received during 2023 could not exceed \$36,614. If your total household adjusted gross income exceeded this limit, YOU MUST NOTIFY THIS OFFICE. Receiving no notification from the qualified senior will be considered a sworn statement, under penalty of perjury, that the income does not exceed the limit. Improperly claiming any exemption could result in a lien against your property. If you would like to receive a notice of renewal electronically, please send us an email at paoffice@polk-county.net with your name, property address, and confirmation of your request. PERMITS The Polk County Property Appraiser's Office does not issue or maintain permits. Please contact the appropriate permit issuing agency to obtain information. This property is located in the DUNDEE/SWFWMD taxing district. The beginning of the description indicates permit agency (UNINCORP is an abbreviation for Unincorporated POLK COUNTY). Land Lines LN Land Dscr Ag/GreenBelt Land Unit Type Depth Front Units 1 * Residential Δ 0 35.09 * For Zoning/Future Land Use contact Polk County or the Municipality the parcel is located in. NOTICE: All information ABOVE this notice is current (as of Tuesday, April 23, 2024 at 5:05:38 AM). All information BELOW this notice is from the 2023 Tax Roll, except where otherwise noted. Value Summary (2023) Desc Value Land Value \$338,452 Building Value

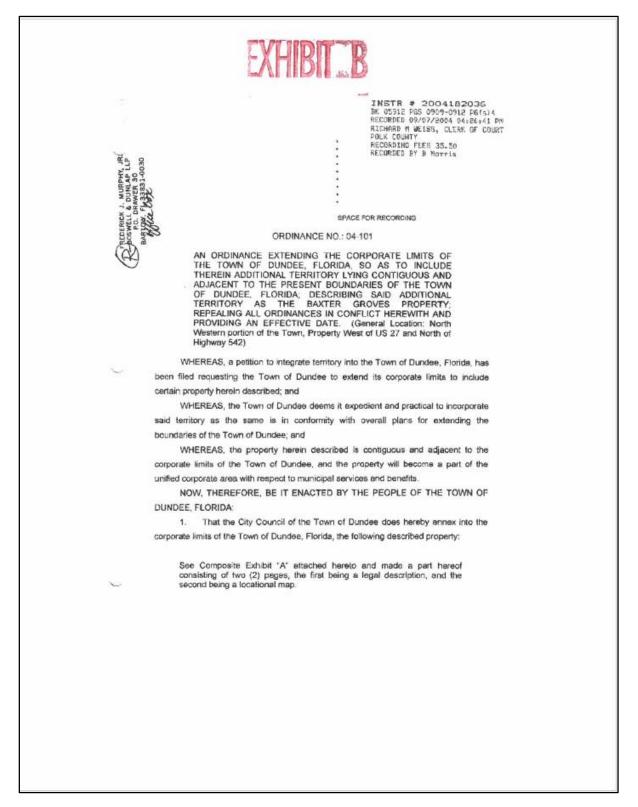
Town of Dundee and Winter Haven Interlocal Agreement for Cypress Creek MHP **Exhibit A**

Misc. Items Value							\$
Land Classified Value							\$5,54
Just Market Value							338,45
*Cap Differential and Port	ability						\$
Agriculture Classification							332,91
Assessed Value							\$5,54
Exempt Value (County)							\$
Taxable Value (County)							\$5,54
*This property does not o	ontain a cap o	or portability v	alue.				
Values by District (20	023)						
3 (3)	Final		Final		Final		
District Description	Tax	Assessed	Assessed		Tax	Taxable	Fina
District Description BOARD OF COUNTY	Rate	Value	laxes	Exemption	Savings	Value	Taxe
COMMISSIONERS	6.685200	\$5,542	\$37.05	\$0	\$0.00	\$5,542	\$37.0
POLK COUNTY SCHOOL BOARD - STATE	3.160000	\$5,542	\$17.51	\$0	\$0.00	\$5,542	\$17.5
POLK COUNTY SCHOOL BOARD - LOCAL	2.248000	\$5,542	\$12.46	\$0	\$0.00	\$5,542	\$12.4
TOWN OF DUNDEE	7.900000	\$5,542	\$43.78	\$0	\$0.00	\$5,542	\$43.7
SOUTHWEST FLA WATER MGMT DIST	0.204300	\$5,542	\$1.13	\$0	\$0,00	\$5,542	\$1.1
		Assessed Taxes:	\$111.93	Tax Savings:	\$0.00	Total Taxes:	111.9
Non-Ad Valorem Asse	essments (2023)					
	.,	2020)		Unite	Det-		
	CTODMWATE	D LITTLETY		Units	Rate	Asse	ssmen
Total Assessments	STORMWATE	RUILLIT		1.00	34.50		\$34.50
Taxes							
Desc			Last	Year		20	23 Fina
Taxing District	D	UNDEE/SWFW	MD (Code: 9	0460) D	UNDEE/SWF	WMD (Code:	90460
Millage Rate			20	.3370			20.1975
Ad Valorem Assessments			\$1	12.71			\$111.93
Non-Ad Valorem Assessme	ents		\$	34.50			\$34,50
Total Taxes			\$14	17.21		\$	146.43
Your final tax bill may c such as assessments fo services and facilities w Polk County Tax Collect Estimator to estimate ta	r roads, drai hich may be or's site for	inage, garbag e levied by yo Tax Bill infor	je, fire, light ur county, c	ing, water, s	ewer, or of her special	ther govern	menta sit the
Prior Year Final Value	s						

Town of Dundee and Winter Haven Interlocal Agreement for Cypress Creek MHP **Exhibit A**

\$284,874.00 \$0.00 \$0.00
\$0.00
\$0.00
\$284,874.00
\$5,542.00
\$0.00
\$5,542.00
\$256,839.00
\$0.00
\$0.00
\$256,839.00
\$5,542.00
\$0.00
\$5,542.00
\$243,822.00
\$0.00
\$0.00
\$243,822.00
\$5,542.00
\$0.00
\$5,542.00
\$243,822.00
\$0.00
\$0.00
\$243,822.00
\$5,542.00
\$0.00
\$5,542.00

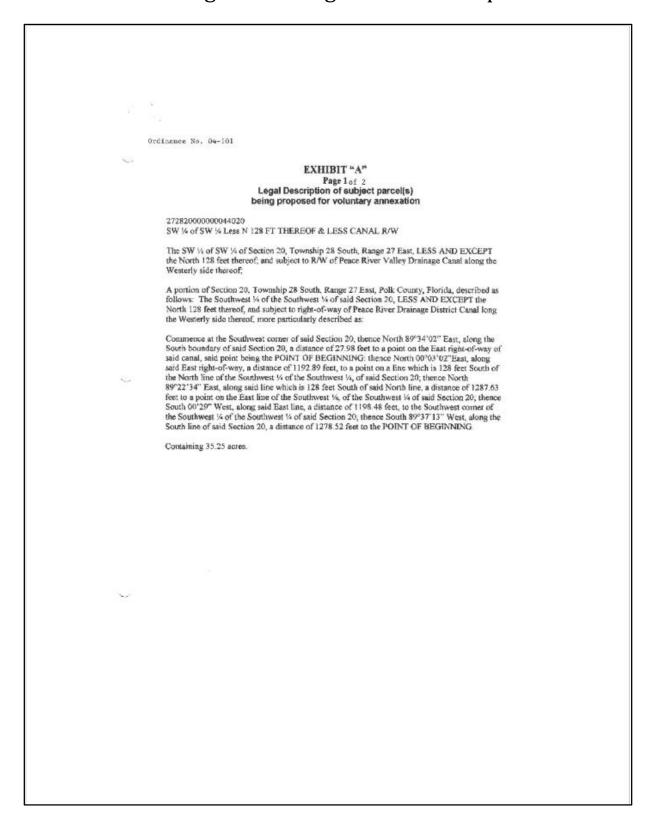
Town of Dundee and Winter Haven Interlocal Agreement for Cypress Creek MHP **Exhibit A**



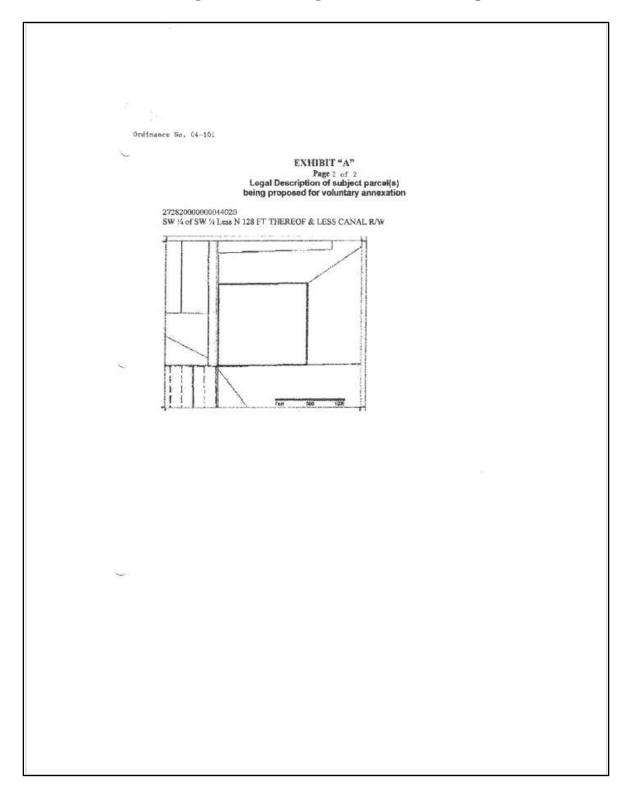
Town of Dundee and Winter Haven Interlocal Agreement for Cypress Creek MHP **Exhibit B**

_	
	Ordinance 04-101 Page Two
	 All ordinances in conflict herewith are hereby repealed.
	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.
	 This ordinance shall take effect immediately after second reading.
	INTRODUCED on first reading this 2nd day of August, 2004.
	PASSED on second reading this 10th day of August, 2004.
	TOWN OF DUNDEE, FLORIDA
	L VI
	Mayor-Kevin Kitto
	ATTEST:
	TOWN CLERY - Emily Chalin
	Approved as to form:
	TOWN ATTORNEY - Frederick J. Murphy, Jr.

Town of Dundee and Winter Haven Interlocal Agreement for Cypress Creek MHP **Exhibit B**



Town of Dundee and Winter Haven Interlocal Agreement for Cypress Creek MHP **Exhibit B**



Town of Dundee and Winter Haven Interlocal Agreement for Cypress Creek MHP **Exhibit B**

Town of Dundee Sot Carriel Steel PO Bits 1000 Duncer, Plonds 19805 (862) 410-0114 Fax [880] 410-0146 Sencen 515-0360 Petition for Annexation Applicant The following information is required for authorission of an application to annex into the Town limbs of Dundee, Florida. Please print or type the required information below, Attach three conies of the current survey with meles and bounds description of subject property certified to the Town of Dundee alors with an aerial photograph and location map Name of Property Owner. Baxter. Provee Mailing Address: 120 Selva Vie. Ribers Baves 33884. Phone: (863) 2.94-7.411 Name of Representative, if applicable. Beard, Knapp Development. Lit.C. Mailing Address: 4500 US Rav 92 R. St. \$1030 Lake Land-Phone: (863) 665-0185 Reason for Request: Property Identification Property Address: 0500 US Rav 92 R. St. \$1030 Lake Land-Phone: (863) 665-0185 Reason for Request: Property Identification Property Structures Located on the Site. Total Arreage: 345 Ac Number of Residents on Site. 8 Assessed Property Value: \$57,300 Legal Description of the Property: See Attached Bead. Section: 20 Township: See Attached Bead. Section: 20 Township: See Attached Bead. Property County Future Land Use Designation: Requested City Zoning Classification: Pob Requested City Zoning Classification: Requested City Zoning Classification: Pob Requested City Zoning Classification: Pob Requested City Future Land Use Designation: Respected to the Application of the Property of th	Petition for Annexation Applicant The following information is required for submission of an application to annex into the Town limits of Dundee, Florids. Please print or type the required information below. Attach three copies of the current survey with metes and bounds description of subject property certified to the Town of Dundee along with an aerial photograph and location map Name of Property Owner: Baxtex Groves Mailing Address: 120 Selva Vis. Winter Baves 33884. Phone: (863) 294-7411 Name of Representative, #applicable: Beard Knapp Development. Ltd. Mailing Address: 4300 US Bay 92 R. St \$1030 Lake land Phone: (863) 665-0185 Reason for Request: Property Identification Property Address or General Location: Present Use of the Property: Existing Structures Located on the Site: Total Acreage: 341 Acr. Number of Residents on Site: \$ Assessed Property Value: \$57,300 Taxable Value: \$57,300 Legal Description of the Property: See Assached Based. Section: 20 Township: 28 Range: 27 Subdivision: 0000000 Parcel LD.# 044920 Planning and Zoning Information Present County Future Land Use Designation: PDD Requested City Future Land Use Designation: RSZ2 MOS.	Petition for Annexation Applicant The following information is required for submission of an application to annex into the Town limbs of Dundee, Florids. Please print or type the required information below. Attach three copies of the current survey with metes and bounds description of subinct property certified to the Town of Dundee along with an aerial photograph and location map Name of Property Chaner, Eaxtex Groven Melling Address: 120 Sellva Via. Mintay, Haven 33884. Phone: (863) 2 94 - 7 411 Name of Property Chaner, Eaxtex Groven Melling Address: 120 Sellva Via. Mintay, Haven 33884. Phone: (863) 665-0185 Resson for Request: Property Identification Property Address: 4500 US Rev 92 E. St \$1030 Lake Land Phone: (863) 665-0185 Resson for Request: Property Identification Property Address: 6500 US Rev 92 E. St \$1030 Lake Land Phone: (863) 665-0185 Resson for Request: Property Identification Property Address: 34± Ae Number of Residents on Site: Property Identification Property Value: \$57,300 Taxable Value: \$57,300 Legal Description of the Property: See Attached Besd. Section: 20 Township: 28 Reage: 27 Subdivision: 000000 Parcel I.D.# 044920 Planning and Zoning Information Present County Future Land Use Designation: REXZ HOS. Nam Distas specific land use and serving designations are requested, the Cay will staking designations which most deathy serving and serving acquisions. (You will need to fit but separate applications for the order of the serving of the designation of the uncancing properties. An application fee and the serving acquision for the property of the designation of the p	4					
Petition for Annexation Applicant The following information is required for submission of an application to annex into the Town limbs of Dundee, Florida. Please print or type the required information below. Attach three copies of the current survey with meles and bounds description of subinct property certified to the Town of Dundee along with an aerial photograph and location map Name of Property Owner; Baxtex Grovea Mailing Address: 120 Selva Vis. Biotax Baven 33884. Phone: (863) 294-7411 Name of Representative, if applicable. Beard, Knapp Development, IJC. Mailing Address: 4300 US Bay 92 E, St \$1030 Lake Land-Phone: (863) 665-0185 Resson for Request: Property Identification Property Address of General Location: Present Use of the Property: Edising Structures Located on the Site: Total Acreage: 34± Ae	Petition for Annexation Applicant The following information is required for submission of an application to arrive into the Town limbs of Dundee, Florida. Please print or type the required information below. Attach three copies of the current survey with meles and bounds description of subinct property certified to the Town of Dundee along with an aerial photograph and location map Name of Property Owner, Baxtex Grovea Mailing Address: 120 Selva Vis. Rintar Bavea 33884. Phone: (863) 2.94.7.741/ Name of Representative, If applicable: Beard, Knapp, Development, 13.C. Mailing Address: 4500 US Bay 92 E, St. \$1030 LakeLandPhone: (863) 665-0185 Resson for Request: Property Identification Property Address of General Location: Present Use of the Property: Edising Structures Located on the Site: Total Acreage: 34± Ae Number of Residents on Site: \$ Assessed Property Value: \$57,300 Taxable Value: \$57,300 Legal Description of the Property: See Attached Basid. Section: 20 Township: 28 Range: 27 Subcivision: 000000 Parcel LD.#: 044020 Planning and Zoning Information Present County Future Land Use Designation: PUD Requested City Zoning Classification: PUD Requested City Future Land Use Designation: REX2 NOS Nate Union Septiment and service designations of univalently apportunity and requested that discussing requests in and as a reasonable to find use supposition that is not accepted that allowed under the County designation of the property of the designation of authority apportunity is for the discussion for the discussion of the formation in the discussion of the formation and accepted that allowed under the County designation for the discussion of the formation appointment of the property of the designation of the formation appointment of the discussion for the discussion of the formation appointment of the discussion for the discussion of the formation appointment of the discussion for the discussion of the formation appointment of the discussion of the formation appointment of the discussion of the forma	Petition for Annexation Applicant The following information is required for submission of an application to annex into the Town limbs of Dundee, Floride. Please print or type the required information below. Attach three contest of the current survey with males and bounds describtion of subinict property certified to the Town of Dundee alons with an aerial photograph and location map. Name of Property Owner: Baxes. Groven Mailing Address: 120 Selva Vie. Rinter Baves 33884. Phone: (863) 2.94. 7.911. Name of Representative, if applicable. Beard, Rnapp. Development, LLC. Mailing Address: 4300 US Bav. 92 E. St. \$1030 Lake LandPhone: (863) 665-0185. Russon for Request: Property Identification Property Address: 4300 US Bav. 92 E. St. \$1030 Lake LandPhone: (863) 665-0185. Russon for Request: Property Identification Property Address: 0400 US Bav. 92 E. St. \$1030 Lake LandPhone: (863) 655-0185. Russon for Request: Property Identification Property Address: 0400 US Bav. 92 E. St. \$1030 Lake LandPhone: (863) 655-0185. Russon for Request: Property Identification Property Address: 0400 US Bav. 92 E. St. \$1030 Lake LandPhone: (863) 655-0185. Russon for Request: Property Identification Property Address: 0400 US Bav. 92 E. St. \$1030 Lake LandPhone: (863) 655-0185. Russon for Requested Property: Extisting Structures Located on the Site: Total Acreage: 345 Ac. Number of Residents on Site: 9 Assessed Property Value: 357,300 Texable Value: \$57,300 Legal Description of the Property: See Attached Dend. Section: 20 Township: 28 Rhand Band. Properties Acceptable on the Site: Properties Acceptable on Site: Properties Acceptable on Site: Properties Acceptable on Site: Properties Acceptable on	ath					
Petition for Annexation Applicant The following information is required for submission of an application to annex into the Town limbs of Dundee, Florida. Please print or type the required information below. Attach three copies of the current survey with meles and bounds description of subinct property certified to the Town of Dundee along with an aerial photograph and location map. Name of Property Owner; Baxtex, Grovea Mailing Address: 120 Selva Vis. Bintax Baven 33884. Phone: (863) 294-791/ Name of Representative, if applicable. Beard, Rhapp Development, 13.0. Mailing Address: 4500 US Bav 92 E, St \$1030 Lake Land-Phone: (863) 665-0185 Reason for Request: Property Identification Property Address: or General Location: Present Use of the Property: Existing Structures Located on the Site: Total Acreage: 34± Ac	Petition for Annexation Applicant The following information is required for submission of an application to annex into the Town limbs of Dundee, Florida. Please print or type the required information below, Attach three contex of the current survey with metes and bounds description of subject property certified to the Town of Dundee along with an aerial photograph and location map Name of Property Owner, Baxtex Grovea Mailing Address: 120 Selva Vis. Rictur Bavea 33884. Phone: (863) 294-7911 Name of Representative, if applicable: Beard, Knapp Development, Lt.C. Mailing Address: 4500 US Rvv 92 E, St \$1030 Lake Land-Phone: (863) 665-0185 Reason for Request: Property Identification Property Address to coated on the Site. Total Acreage: 34± Ac. Number of Residents on Site. P. Assessed Property Walte: \$57,300 Taxable Value: \$57,300 Legal Description of the Property: See Attached Besid. Section: 20 Township: 28 Range: 27 Subdivisor: 000000 Parcel I.D.#: 044920 Planning and Zoning Information Present County Future Land Use Designation: PDD Requested City Zoning Classification: PDD Requested City Future Land Use Designation: RSZ2 USS Note: there specified land use and spring designations are requested, the City all easign designations which made are subject to subject to the property or with designation in certain bias and applications to the disselection of the Roberty of the designations with matter in a reverse in land use or storage day on security of the property or with designation in a reverse in land use for storage day or security of the County designations. (You will need to fit but separate applications to find use/storage reputation.) Date Reported: Property or with designation and represent in all case or storage day of the storage of the or successive for and a secure or storage of the or successive for and as are along of the property or with small in an arrease in land case or storage day or society or accessive of and are are along of the successive and the succession of the successi	Petition for Annexation Applicant The following information is required for submission of an application to annex into the Town limbs of Dundes, Florids. Please print or type the required information below. Attach three contents of the current survey with metes and bounds description of subject property certified to the Town of Dundes alons with an aerial photograph and location map Name of Property Oxner; Baxter Grovea Mailing Address: 120 Se1va Vie. Ribbert Reven 33884. Phone: (863) 294-7411 Name of Representative, if applicable. Beard, Knapp Development, LLC Mailing Address: 4000 US Rev 92 E. St. \$1030 LakeLandPhone: (863) 665-0185 Reason for Request: Property Identification Planning and Zoning Information Present County Future Land Use Designation: Requested City Zoning Classification: PUD Requested City Future Land Use Designation: Requested City Future Land Use Designation: Requested City Future Land Use Designation: Research of the Internation Information Publication and the studies of the preperty of the designation is an engaged public and the accessed order to colours and annexations which ensures an engaged public and representations are applications to the property of the designation of the Internation Publication in the Internation Internation Publication Internation Internation Internation Internation Internation Interna		2	Tow	n of Du	undee	
The following information is required for submission of an application to annex into the Town limbs of Dundes, Florida. Please print or type the required information below. Attach three copies of the current survey with metes and bounds description of subject property certified to the Town of Dundes along with an aerial photograph and location map. Name of Property Owner. Baxtex. Groves Mailing Address: 120 Selva Vis. Winter Baven 33884. Phone: (863) 2.94.7.711 Name of Representative, if applicable: Beard, Knapp Development, LLC. Mailing Address: 4300 US Ray 92 E., St. \$1030 LakeLandPhone; (863) 665-0185. Research for Required: Property Identification Property Address or General Location: Present Use of the Property. Existing Structures Located on the Site. Total Acreage: 34± Ac. Number of Residents on Site: 9 Assessed Property Value: \$57,300 Legal Description of the Property: See Attached Bead. Section: 20 Township: 28 Range: 27 Subdivision: 000000 Parcel LO.#: 044020 Planning and Zoning Information Present Gounty Future Land Use Designation: Requested City Zoning Classification: POD Requested City Future Land Use Designation: Respected assessed Property and assessed only to sold the section assessed only concerns the section assessed and assessed only concerns the section assessed only concerns the se	The following information is required for automission of an application to annex into the Town limbs of Dundes, Florida. Please print or type the required information below, Attach three conies of the current survey with metes and bounds description of subject property certified to the Town of Dundes along with an aerial photograph and location map. Name of Property Owner, Baxtex Grovea Mailing Address: 120 Selva Vis. Bistar Baven 33884 Phone: (863) 294-7411 Name of Representative, it applicable: Beard Knapp Development, IJ.C. Mailing Address: 4500 US Bay 92 F., St \$1030 LakeLandPhone: (863) 665-0185 Reason for Request: Property Identification Property Address or General Location: Present Use of the Property: Existing Structures Located on the Site: Total Acreage: 34± Ac Number of Residents on Site: 9 Assessed Property Value: \$57,300 Taxable Value: \$57,300 Legal Description of the Property: Sec Attached Basid. Section: 20 Township: 28 Range: 27 Subdivision: 000000 Parcel LD # 044920 Planning and Zoning Information Present County Future Land Use Designation: FOD Requested City Zoning Classification: POD Requested City Future Land Use Designation: RS22 BCS Nate there appears in a supportation properties. As application is well as assessed and assing designations are requested, the Cay all susing designations which mails in a revealer has the created power of the property or with designation is an arreset basing as application for well are consignated by the hast in an arreset in basines as a suspectation or the property or with designation is a representation as application for well as assessed and as a suspectations with asset in an arreset in a supportation or the property or with designation an arreset in a supportation properties. As application for well asset to find user arrange data position in the property or with designation an arreset in Basid access for the succession of the arranged changes with heast list an ar	The following information is required for submission of an application to annex into the Town limits of Dundee, Florida. Please print or type the required information below. Attach three copies of the current survey with metes and bounds describtion of sublict property certified to the Town of Dundee along with an aeriel photograph and location map. Name of Property Owner, Baxtex Groven Mailing Address: 120 Selva Viz. Mateur Baven 33884. Phone: (863) 2.94.7.711 Name of Representative, it applicable: Beard Knapp Development. LLC Mailing Address: 4500 US Ray 92 E. St. \$1030 LakeLand-thone: (863) 665-0185 Reason for Request: Property Identification Property Address or General Location: Present Use of the Property: Edisting Structures Located on the Site: Total Acreage: 34± Ac	- 4	201 Carrier Street	PO Box 1000 Dunder, P	lorida 33938 (963) 419-	3114 Fax (869) 439-316	6 Suncom \$15-9960
limbs of Dundes, Florida. Please print or type the required information below. Attach three copies of the current survey with metes and bounds description of subject property certified to the Town of Dundee along with an aerial photograph and location map. Name of Property Owner: Baxtex Grovea Meiling Address: 120 Selva Vie. Winter Haven 33884. Phone: (863) 294-7411 Name of Representative, if applicable: Weard, Knapp Development, LLC Meiling Address: 4500 US Rav 92 E, St \$1030 LakeLandPhone: (863) 665-0185 Resem for Request. Property Identification Property Address or General Location: Present Use of the Property: Existing Structures Located on the Site: Total Acreage: 341 Acr Number of Residents on Site: 8 Assessed Property Value: \$57,300 Taxable Value: \$57,300 Legal Description of the Property: See Attached Bend. Section: 20 Township: 28 Range: 27 Subdivision: 000000 Parcel LD.#: 044020 Planning and Zoning Information Present County Future Land Use Designation: REPLACE Note: Diezs specific lend use and application are requested, the Cay will easign designations which most described conform with the stock use of the preparty or with designations of the cay will easign designation for with a seasest of cryon colopies for indicate and complainings which result in an articles in land use of complaining the group changes with the sell in an designation for with a seasest of cryon colopies for indicate or complained by over that allowed under the County designation. (You will need to fill but separate applications for kind uneknowing requireds.)	limbs of Dundes, Florida. Please print or type the required information below. Attach three conies of the current survey with metes and bounds description of subject property certified to the Town of Dundee along with an aerial photograph and location map. Name of Property Owner: Baxtex Groven Mailing Address: 120 Selva Vie. Winter Baven 33884. Phone: (863) 294-7411 Name of Representative, if applicable: Beard, Knapp Development, IJC. Mailing Address: 4200 US Bay 92 R, St. \$1030 Lake Land-Phone: (863) 665-0185 Rescon for Request: Property Identification Property Address or General Location: Present Use of the Property: Existing Structures Located on the Site: Total Acreage: 34± Ac	Imbs of Dundee, Florida. Please print or type the required information below. Attach three copies of the current survey with metes and bounds description of subject property certified to the Town of Dundee along with an aerial photograph and location map. Name of Property Owner: Baxtex Groven Mailing Address: 120 Setve Vis. Vistats Reven 33884. Phone: (863) 294-7411 Name of Representative, if applicable: Beard Knapp Development. (330) Mailing Address: 4500 US Rev 92 F. St. \$1030 LakeLandPhone: (863) 665-0185 Resson for Required: Property Identification Property Address or General Location: Present Use of the Property Existing Structures Located on the Site: Total Acreage: 34± Ac			A	oplicant	-	
limbs of Dundee, Florids. Please print or type the required information below. Attach three copies of the current survey with metes and bounds description of subject property certified to the Town of Dundee along with an aerial photograph and location map. Name of Property Owner: Baxtex Grovea Mailing Address: 120 Selva Vie. Minter Haven 33884. Phone: (863) 294-7411 Name of Representative, if applicable: Beard, Knapp Development. Mic. Mailing Address: 4500 US Bavy 92 R., St. \$1030 LakeLandPhone: (863) 665-0185 Resson for Request: Property Identification Property Address or General Location: Present Use of the Property: Existing Structures Located on the Site: Total Acreage: 341 Ac. Assessed Property Value: \$57,300 Legal Description of the Property: See Attached Beed. Section: 20 Township: 28 Range: 27 Subdivision: 000000 Parcel LD.#: 944020 Planning and Zoning Information Present County Future Land Use Designation: Requested City Zoning Classification: PUD Requested City Future Land Use Designation: Requested City Future Land use Designation: Requested City Future Land use Designation: Requested City Future Land use of the property of with designation in the County of the County of the property of with designations of the County of the County of the County of the Security of the County of the County of the County of the Security of the County of the County of the County of the Security of the Security of the County of the County of the Security of the Securit	limbs of Dundee, Florida. Please print or type the required information below. Attach three copies of the current survey with metes and bounds description of subject property certified to the Town of Dundee along with an aeriel photograph and location map. Name of Property Owner: Baxtex Groven Mailing Address: 120 Selva Vis. Rictar Baven 33884. Phone: (863) 294-7411 Name of Representative, if applicable: Beard, Knapp Deve Joyesout, IDC. Mailing Address: 4500 US Ravy 92 R. St. \$1030 Lake Land-Phone: (863) 665-0185 Rescon for Request: Property Identification Property Address or General Location: Present Use of the Property: Existing Structures Located on the Site: Total Acreage: 34± Ac	limbs of Dundee, Florids. Please print or type the required information below. Attach three copies of the current survey with metes and bounds description of subject property certified to the Town of Dundee along with an aerial photograph and location map. Name of Property Owner: Baxtex Groven Mailing Address: 120 Selva Vis. Mateur Baven 33884. Phone: (863) 294-7411 Name of Representative, if applicable: Beard Knapp Development, LDC Mailing Address: 4500 US Bay 92 K, St \$1050 LakeLandPhone: (863) 665-0185. Reason for Requiest: Property Identification Property Address or General Location: Present Use of the Property: Existing Structures Located on the Site: Total Acreage: 34± Ac Number of Residents on Site: 9 Assessed Property Value: \$57,300 Legal Description of the Property: See Attached Basid. Section: 20 Township: 28 Range: 27 Subdivision: 000000 Parcel I.D.#: 044920 Planning and Zoning Information Present County Future Land Use Designation: PUD Requested City Zoning Classification: PUD Requested City Future Land Use Designation: REE2 NOC. Note: Union specified and assert a songload assert property with designation of turnounting properties. Ac application to wide a same songload as an exceptional or an arrest of single face property or with designation of turnounting properties. Ac application to wide a same songload in an investe is lead use or songload in assert of the songle term assert of the solute or songle for an assert of the songle term as a sen congruption; and sender or congruing investigation in an investe is lead use or songle face in assert or songle term and seven properties. Pile Number: Planning Date: File Number:	The The	following Information	is required for suit	omission of an app	sication to annex is	to the Town
Name of Property Owner: _Baxtex Grovea Mailing Address: _120 Selva Vis. Winter Baven 33884 Phone. (863) 294-7411 Name of Representative, if applicable: _Beard _Knapp Development _ LLC Mailing Address: _4500 US _Bay 92 E _ St _\$1030 LakelandPhone: (863) 665-0185 Reason for Request:	Name of Property Owner: Baxtex Groves Mailing Address: 120 Selva Vis. Winter Baven 33884 Phone: (863) 294-7411 Name of Representative, it applicable: Beard Knapp Development, LLC Mailing Address: 4500 US Bav 92 E, St \$1030 LakeLandPhone: (863) 665-0185 Reason for Request: Property Identification Property Address or General Location: Present Use of the Property: Existing Structures Located on the Site: Total Acreage: 34± Ac Number of Residents on Site: 9 Assessed Property Value: \$57,300 Taxable Value: \$57,300 Legal Description of the Property: See Attached Basel Section: 20 Township: 28 Range: 27 Subdivision: 000000 Parcel I.D.# 944920 Planning and Zoning Information Present County Future Land Use Designation: PDD Requested City Zoning Classification: PDD Requested City Future Land Use Designation: REXX MCC Note: Unless specific lend use and againg designation are requested, the Cay will sasign designations which most death conformable the solution are only in the solution of the property or with designation of accounting properties. An application fee will be accepted from County designations. (You will need to first properties. An application fee will be accepted from County designation. (You will need to first properties application fee will be accepted from County designation. (You will need to first properties application for hind use from grounds). Date Reported: Property or with designation of the property or with designa	Name of Property Owner: Baxtex Grovee Mailing Address: 120 Selva Vie. Victor Baven 33884. Phone: (863) 294-7411 Name of Representative, # applicable: Beard Knapp Development, LDC Mailing Address: 4500 US Rwy. 92 E, St. \$1030 LakelandPhone: (863) 665-0185 Resear for Request: Property Identification Property Address or General Location: Present Use of the Property: Existing Structures Located on the Site: Total Acresge: 34± Ac	, lim	ts of Dunden, Florida.	Please print or typ	se the required int	formation below, _	Attach three
Name of Property Owner: Baxter Groves Meiling Address: 120 Selva Vie. Wicter Baven 33884 Phone: (863) 2 94-7 411 Name of Representative, if applicable: Beard Knapp Development, Li.C. Meiling Address: 4500 US Bay 92 E, St \$1030 LakeLandPhone: (863) 665-0185 Reason for Request: Property Identification Property Address or General Location: Present Use of the Property: Existing Structures Located on the Site: Total Acreage: 34± Ae Number of Residents on Site: Fotal Acreage: 34± Ae Number of Residents on Site: Fotal Acreage: 34± Ae Number of Residents on Site: Fotal Acreage: 34± Ae Number of Residents on Site: Total Acreage: 34± Ae Number of Residents on Site: Fotal Acreage: 34± Ae Number of Residents on Site: Fotal Acreage: 34± Ae Number of Residents on Site: Fotal Acreage: 34± Ae Number of Residents on Site: Fotal Acreage: 34± Ae Number of Residents on Site: Fotal Acreage: 34± Ae Number of Residents on Site: Fotal Acreage: 27 Subdivision: 20 Township: 28 Range: 27 Subdivision: 000000 Parcel LO.# 044920 Planning and Zoning Information Present County Future Land Use Designation: PUD Requested City Zoning Classification: PUD Requested City Future Land Use Designation: Resident of Site: Acres of Sit	Name of Property Owner, Baxter Groves Mailing Address: 120 Selva Vis. Rictor Baven 33884. Phone: (863) 294-7411 Name of Representative, Happlicable: Beard Knapp Development, LLC Mailing Address: 4300 US Rev 92 E, St \$1030 LakeLandPhone: (863) 665-0185 Reason for Request: Property Identification Property Address or General Location: Present Use of the Property: Existing Structures Located on the Site: Total Acreage: 34± Ae Number of Residents on Site: 9 Assessed Property Value: \$57,300 Taxable Value: \$57,300 Legal Description of the Property: See Attached Bend Section: 20 Township: 28 Range: 27 Subdivison: 000000 Parcel I.D.# 044920 Plenning and Zoning Information Present County Future Land Use Designation: PDD Requested City Zoning Classification: PDD Requested City Future Land Use Designation: REX2 NOC. Note: Union specific land use and spring designations are requested, the City will assign designations which most deathy conformable the actual use of the property or with designations of the uncounting properties. As application for with assignation of the policy or with designations of the City will assign designation for the pulsation for the County designations. (You will need to 45 but separate application for the uncluding equipation.) Bate Received By:	Name of Property Owner; Baxter Groven Mailing Address: 120 Selva Vis. Winter Baven 33884 Phone: (863) 294-7411 Name of Representative, # applicable: Beard Knapp Development, LLC Mailing Address: 4500 US Bay 92 E, St \$1030 LakeLandPhone: (863) 665-0185 Reason for Request: Property Identification Property Address or General Location: Present Use of the Property: Existing Structures Located on the Site: Total Acreage: 34± Ae Number of Residents on Site: \$ Assessed Property Value: \$57,300 Taxable Value: \$57,300 Legal Description of the Property: See Attached Basid Section: 20 Township: 28 Range: 27 Subdivision: 000000 Parcel LD.#: 044020 Plenning and Zoning Information Present County Future Land Use Designation: Requested City Zoning Classification: PUD Requested City Future Land Use Designation: RS22 MCS. Nata Users agent ficilent use and soring designation: RS22 MCS. Nata Users agent ficilent use and soring designation: RS22 MCS. Nata Users agent ficilent use and soring designation: RS22 MCS. Nata Users agent ficilent use and soring designation: RS22 MCS. Nata Property of the property or with design at sunancing property. As application to wife agents agents of sunancing property. As application to wife agents agents of sunancing property. As application to wife the second or or county intensity over that slowed under the County designations. (You will need to \$1 out separate applications to rend use Property or with designations and surparate applications to rend use Property or with designations of sunancing property. As application to wife the property or with designation and surparate applications to rend use Property or with designations and surparate applications to rend use Property or with designation and surparate applications to rend use Property or with designation and surparate applications to rend use Property or with the County of surparate applications to rend use Property or with the County of surparate applications to rend use Property or with the County of Surparate Applications to ren	<u>cor</u>	MRS of the current s	survey with metes	and bounds de	scription of subir	oct property
Mailing Address: 120 Selva Vis. Rictar Baven 33884 Phone: (863) 294-7411 Name of Representative, Repplicable: Beard Rnapp Development, LLC Mailing Address: 4500 US Bav 92 E, St \$1030 LakeLandPhone: (863) 665-0185 Reason for Request: Property Identification Property Address or General Location: Present Use of the Property: Existing Structures Located on the Site: Total Acreage: 34± Ac Number of Residents on Site: Assessed Property Value: \$57,300 Texable Value: \$57,300 Legal Description of the Property: See Attached Bead. Section: 20 Township: 28 Range: 27 Subdivision: 000000 Parcel I.D.#: 044920 Planning and Zoning Information Present County Future Land Use Designation: Requested City Zoning Classification: PUD Requested City Future Land Use Designation: Residents and exignations which most deathy conform with the schall use of the preparty or with designation of sumanding properties. Acreptation and see into accessed only in colourist for and use for sumanding properties. Acreptations in an accessed only in colourist for and use for sumanding properties. Acreptations and see into accessed only in colourist for and use for sumanding properties. Acreptation in and use for sumanding properties. Acreptation in an advanced in the state of the property or with designations of sumanding properties. Acreptation in an advanced only in colourist for the designation of sumanding properties. Acreptation in an advanced in and use of the property or with designation and sumanding properties. Acreptation in a few and use for sumanding properties. Acreptation in a few and use for sumanding properties. Acreptation in a few and use for sumanding properties. Acreptation in a few and use for sumanding properties. Acreptation in a few and use for sumanding properties. Acreptation in a few and use for sumanding properties. Acrepted in an acrepted in a few and acrepted properties.	Mailing Address: 120 Selva Vis. Richar Baven 33884 Phone: (863) 294-7411 Name of Representative, if applicable: Reard Enapp Development, LLC Mailing Address: 4500 US Bav 92 E. St. \$1030 LakeLandPhone: (863) 665-0185 Reason for Request: Property Identification Property Address or General Location: Present Use of the Property: Existing Structures Located on the Site: Total Acreage: 34± &c. Number of Residents on Site: 8 Assessed Property Value: \$57,300 Taxable Value: \$57,300 Legal Description of the Property: See Attached Besid: Section: 20 Township: 28 Range: 27 Subdivision: 000000 Parcel LD.#: 044920 Planning and Zoning Information Present County Future Land Use Designation: PUD Requested City Zoning Classification: PUD Requested City Future Land Use Designation: REXX HOSE Note: Unless specific land use and spening designations are requested, the City will assign designations which most deathy conformable the social use of the property or with designations of uncounting properties. As application for with designations of the uncounting properties and application for with designations of the Davidy designation for the Davidy designations. (You will need to 15 but separate application for incounting equality.) Date Reported: Received By:	Mailing Address: 120 Selva Vis. Biotar Baven 33884. Phone: (863) 299-7411 Name of Representative if applicable: Beard, Knapp Development, IJC Mailing Address: 4300 US Bav 92 E. St. \$1030 LakeLandPhone: (863) 665-0185 Reson for Request: Property Identification Property Address or General Location: Present Use of the Property: Existing Structures Located on the Site: Total Acreage: 34± Ac. Number of Residents on Site: \$ Assessed Property Value: \$57,300 Taxable Value: \$57,300 Legal Description of the Property: See Attached Band. Section: 20 Township: 28 Range: 27 Subdivision: 000000 Parcel I.D.#: 044920 Planning and Zoning Information Present County Future Land Use Designation: REPLANCE Note: Union of the Property: PUD Requested City Future Land Use Designation: REPLANCE Note: Union of the Property of with designation are requested, the Cay will assign designation which most deaty conformation to the bound use of the property or with designations of sundanding properties. An application to wide the seasons of orly on requested for the Designations of sundanding properties. An application to wide the seasons of orly on requested for an elegantic resource of the property or with designations of sundanding properties. An application to wide the Security Seegman (You will need to \$5 but separate application to find use but and use are coming changes which result in an encrease in land use or coming minerally seer that allowed under the Deuting designations. (You will need to \$5 but separate application to find use/screening requests) Date Reported: Property Identification: Property Identification: Property Identification: Publication of the Property or with designations of sundanding properties. An application fee will death to the Deuting designation. Property Identification: Property Identification: Publication of the Property or with designation of sundanding properties. An application to wide the Deuting application. Property Identification: Planning and Zoning Information. Property Identification: Pro	SW	uned to the Town or I	Dundee along with	an aerial photogr	raph and location	map
Mailing Address: 120 Selva Vis. Rinter Raven 33884 Phone: (863) 294-7411 Name of Representative, Happitophia: Reard Knapp Development, LLC Mailing Address: 4500 US Rav 92 E, St \$1030 LakeLandPhone: (863) 665-0185 Reason for Request: Property Identification Property Address or General Location: Present Use of the Property: Existing Structures Located on the Site: Total Acreage: 34± Ac Number of Residents on Site: Assessed Property Value: \$57,300 Taxable Value: \$57,300 Legal Description of the Property: See Attached Read. Section: 20 Township: 28 Range: 27 Subdivision: 000000 Parcel LD.#: 044920 Planning and Zoning Information Present County Future Land Use Designation: Requested City Zoning Classification: Requested City Future Land Use Designation: RS22 HDS Nate: Diezs specific land use and spring designation are requested, the City will zealign designations which most deathy conform with the soluted use of the preparty or with designation of sunanding properties. Acreptation for the state use of the preparty or with designation of sunanding properties. Acreptation for final designations of the property or with designations of sunanding properties. Acreptation for final designations or final designations for final de	Mailing Address: 120 Selva Vis. Richar Baven 33884 Phone: (863) 294-7411 Name of Representative, if applicable: Reard Enapp Development, LLC Mailing Address: 4500 US Bav 92 E. St. \$1030 LakeLandPhone: (863) 665-0185 Reason for Request: Property Identification Property Address or General Location: Present Use of the Property: Existing Structures Located on the Site: Total Acreage: 34± &c. Number of Residents on Site: 8 Assessed Property Value: \$57,300 Taxable Value: \$57,300 Legal Description of the Property: See Attached Besid: Section: 20 Township: 28 Range: 27 Subdivision: 000000 Parcel LD.#: 044920 Planning and Zoning Information Present County Future Land Use Designation: PUD Requested City Zoning Classification: PUD Requested City Future Land Use Designation: REXX HOSE Note: Unless specific land use and spening designations are requested, the City will assign designations which most deathy conformable the social use of the property or with designations of uncounting properties. As application for with designations of the uncounting properties and application for with designations of the Davidy designation for the Davidy designations. (You will need to 15 but separate application for incounting equality.) Date Reported: Received By:	Mailing Address: 120 Selva Vis. Rictar Baven 33884. Phone: (863) 299-7411 Name of Representative, if applicable: Beard, Knapp Development, LLC Mailing Address: 4500 US Bay 92 E, St \$1030 LakeLondPhone: (863) 665-0185 Reson for Request: Property Identification Property Address or General Location: Present Use of the Property: Existing Structures Located on the Site: Total Acreage: 34± Ac Number of Residents on Site: 9 Assessed Property Value: \$57,300 Taxable Value: \$57,300 Legal Description of the Property: See Attached Dead. Section: 20 Township: 28 Prange: 27 Subdivision: 000000 Parcel I.D.#: 044920 Planning and Zoning Information Present County Future Land Use Designation: FUD Requested City Zoning Classification: FUD Requested City Future Land Use Designation: REPLANCE Nate: Unics specific land use and soring designations are requested, the City will assign designations which most deaty conform with the school use of the property or with designations of suncauding properties. An application ties wide the seasest only on requested for and date and soring designations which result is an increase in land use or coning intentity over that allowed under the Doubrity designation: (You will need to fit but separate positions of rind use/soring requests) Date Reported: Pile Number: Property Identification: Pile Number: Property Identification: Pile Number: Property Address: 4500 US Bay 92 E. St. \$1000 Use Power Pile Section Services and services	Nan	ne of Property Owner:	Baxter Groves			
Name of Representative, if applicable: Beard Knapp Development , BJC Mailing Address: 4500 US Bay 92 E, St \$1030 Lake LandPhone: (863) 665-0185 Reason for Request: Property Identification Property Address or General Location: Present Use of the Property: Existing Structures Located on the Site: Total Acreage: 34± Acr. Number of Residents on Site: Assessed Property Value: \$57,300 Texable Value: \$57,300 Legal Description of the Property: See Astached Bead. Section: 20 Township: 28 Range: 27 Subdivision: 000000 Parcel I.D.#: 044920 Planning and Zoning Information Present County Future Land Use Designation: Requested City Zoning Classification: Requested City Future Land Use Designation: Requested City Future Land Use Designation: Requested City Future Land Use Designation: Nate: Unics specific land use and spring designation are requested, the City will assign designations which most design conform with the southal use of the preparity or with designation of surrounding properties. Ac. application to which sealed are interested in land use or zoning intents years that some during the properties of surrounding properties. Ac. applications to reduce the successed orly or requested in the surrounding properties. Ac. applications to reduce the successed orly or requested in the surrounding properties. Ac. applications to reduce the surrounding properties. Ac. applications to reduce the successed orly or requested in the surrounding properties. Ac. applications or requested to the surrounding properties and surrounding properties. Ac. applications to reduce the surrounding properties and surrounding properties. Ac. applications to reduce the surrounding properties. Ac. applications to reduce the surrounding properties and surrounding properties. Ac. applications to reduce the surrounding properties.	Name of Representative, #applicable: **Beard Knapp Development*, LLC Mailing Address: 4500 US Rev. 92 E. St. \$1030 Lake Land Phone: (863) 665-0185 Reason for Request: **Property Identification** Property Address or General Location: **Property: **Editing Structures Located on the Site: **Total Acreage: 34± &c	Name of Representative, if applicable: Beard Knapp Development, LLC Mailing Address: 4500 US Bay 92 E, St \$1030 LakeLandPhone: (863) 665-0185 Reason for Request: Property Identification Property Address or General Location: Present Use of the Property: Existing Structures Located on the Site: Total Acreage: 34± Ac Number of Residents on Site: \$ Assessed Property Value: \$57,300 Taxable Value: \$57,300 Legal Description of the Property: See Attached Bead Section: 20 Township: 28 Range: 27 Subdivision: 000000 Parcel I.D.# 044920 Planning and Zoning Information Present County Future Land Use Designation: FUD Requested City Zoning Classification: FUD Requested City Future Land Use Designation: RSE2 MCC Note: Division specific land use and soning designations are requested, the City will assign designations which most deathy conformable the soluted use of the preparty or with designations of surcounting properties. An application fee wid to assessed only on copyright for and disease are some changes which result in an encrease in land use or coning intensity over the above used was the City of the preparty or with designations before the land use or coning intensity over the above used was the City of the preparations. (You will need to fit our separate application free will be required to the preparation. (You will need to fit our separation begins and use are some changes which result in an encrease in land use or coning intensity over the above used was the City of the preparation. (You will need to fit our separation begins the development of the preparation.) Date Received: File Number:	Mail	ling Address: 120 Set	lva Vis. Winter	Haven 33884 F		4-7411
Property Address or General Location: Present Use of the Property: Existing Structures Located on the Site: Total Acreage; 34± Acr. Assessed Property Value: \$57,300 Taxable Value: \$57,300 Legal Description of the Property: See Assached, Bend. Section: 20 Township: 28 Range: 27 Subdivision: 000000 Parcel I.D.# 044020 Planning and Zoning Information Present County Future Land Use Designation: PUD Requested City Zoning Classification: PUD Requested City Future Land Use Designation: R\$22 Note: Unless opening and some purpose of subdivision which most deathy conformation the school use of the property or with designation are requested, the City will saving designations which most deathy conformation to see the school of the property or with designations of subdivisions the school use of the property or with designations of subdivisions the school use of the property or with designations of subdivisions and see assessed only on societies for and use a formation should be assessed only on societies for and use a formation should be a more as formation and see and society of the state of the bounty designations. (You will need to fit but separate applications for land use learning requests)	Property Address or General Location: Present Use of the Property: Existing Structures Located on the Site: Total Acreage: 34± Ac	Property Address or General Location: Present Use of the Property: Existing Structures Located on the Site: Total Acreage: 34± &c Number of Residents on Site: 9 Assessed Property Value: \$57,300 Taxable Value: \$57,300 Legal Description of the Property: See Attached Dead Section: 20 Township: 28 Range: 27 Subdivision: 000000 Parcel LD#: 944920 Planning and Zoning Information Present County Future Land Use Designation: P0D Requested City Zoning Classification: P0D Requested City Future Land Use Designation: RSE2_NCC Note: Uties specific lend use and soring designations are requested, the City will reading designations which most deady conformable for social see of the property or with designations of sumaniting properties. An application fee will be assessed only on coloring for and use and soring changes which result in an increase in land use or coming intensity over the second user the City will read to 45 out separate application for will be required the County designations. (You will need to 45 out separate applications to find use or coming intensity over the second user.) Date Repoliced By: Hearing Date: File Number:	Nan	ne of Representative, it	applicable: <u>Heard</u>	Knapp Develope	ment, LLC	
Property Identification Property Address or General Location: Present Use of the Property: Existing Structures Located on the Site: Total Acreage: 34± Ac Number of Residents on Site: 9 Assessed Property Value: \$57,300 Taxable Value: \$57,300 Legal Description of the Property: See Attached Bend Section: 20 Township: 28 Range: 27 Subdivision: 000000 Parcel I.D.# 044920 Planning and Zoning Information Present County Future Land Use Designation: PUD Requested City Future Land Use Designation: PUD Requested City Future Land Use Designation: R\$22 MSC Note: Unless specific land use and againg designations are requested, the City will assign designations which most deathy conform with the actual use of the property or with designations of summaring properties. Ac application to the assessed only on cologists for land use of the property or with designations of summaring properties. Ac application to the assessed only on cologists for land use and many changes which result in an enterage in land use or zoning intentity per that all colors are requested of the property or with designations of summaring properties. Ac applications for land use after an accessed only or no cologists for land use and command the properties of summaring properties. Ac application is or land use after an access of only or no cologists for land use are to command the properties of summaring properties.	Property Identification Property Address or General Location: Present Use of the Property: Existing Structures Located on the Site: Total Acreage: 34± Ac Number of Residents on Site: 9 Assessed Property Value: \$57,300 Texable Value: \$57,300 Legal Description of the Property: See Attached Dend. Section: 20 Township: 28 Range: 27 Subdivision: 000000 Parcel I.D.#: 044020 Planning and Zoning Information Present County Future Land Use Designation: PUD Requested City Zoning Classification: PUD Requested City Future Land Use Designation: R\$22 NOC Note: Unless specific land use and spring designations are requested, the City will assign designations which most deathy conformable the social use of the property or with designations of uncounting properties. As application for with assignation for the causes of one county of each of the city of the cause of the property or with designations of the city will assign designation for the causes of one county of the cause of the property or with designations of the city will assign designation for the cause of the property or with designations of the City will assign designation for the cause of the property or with designations of the City will assign designation for the cause of the property or with designations of the cause of the property or with designations of the cause of the property or with designations of the cause of the property or with designations of the cause of the property or with designations of the cause of the property or with designations of the cause of the property or with designation for the County designation. (You will need to 61 but separate application for the cause of the property or with designation for the County designation. (You will need to 61 but separate application for the cause of the property or with designation for the County designation. (You will need to 61 but separate application for the cause of the property or with designation for the cause of the property or with designation for the cause of the property or with desi	Property Identification Property Address or General Location: Present Use of the Property: Existing Structures Located on the Site: Total Acreage: 34± Ac Number of Residents on Site: 9 Assessed Property Value: \$57,300 Taxable Value: \$57,300 Legal Description of the Property: See Assached Beed Section: 20 Township: 28 Range: 27 Subdivision: 000000 Parcel LD# 044920 Planning and Zoning Information Present County Future Land Use Designation: Requested City Zoning Classification: PUB Requested City Future Land Use Designation: Residents agentic land use and acting designations are requested, the City will saving designations which most deathy conformable the school use of the property or with designations of sumanding properties. An application fice will be assessed only on couplest for indicate and assessed only on extensive properties application to the way to assessed only on couplest for indicate and assessed only on extensive properties proposed but the original properties. Date Repolited: Planning Date: File Number:				#1030 Lakeland	Phone: (863) 665	-0185
Property Address or General Location: Present Use of the Property: Existing Structures Located on the Site: Total Acreage: 34± Ar Number of Residents on Site: 8 Assessed Property Value: \$57,300 Taxable Value: \$57,300 Legal Description of the Property: See Attached Bead. Section: 20 Township: 28 Prange: 27 Subdivision: 000000 Parcel LD.# 044020 Planning and Zoning Information Present County Future Land Use Designation: Requested City Zoning Classification: PUB Requested City Future Land Use Designation: Results of Structure County Future County Residential Residenti	Property Address or General Location: Present Use of the Property: Editing Structures Located on the Site: Total Acreage: 34± Acr. Number of Residents on Site: Passessed Property Value: \$57,300 Legal Description of the Property: See Attached Bend Section: 20 Township: 28 Range: 27 Subdivision: 000000 Parcel I.D.#: 044920 Planning and Zoning Information Present County Future Land Use Designation: Requested City Zoning Classification: PUD Requested City Future Land Use Designation: Requested City Future Land Use Designation: Requested City Future Land Use Designation: Resize No. Note: Unless specific land use and spring designations are requested, the City will assign designations which most design time of uncounting properties. Ac application for will be satisfied in the calculation of the City of the City will assign designation for will be assisted orly or covered to a see and spring changes with herealth in an increase in land use or zoning infantity over that designations for land use land under the County designations. (You will need to 65 but separate application for wind uselsoning requests.) Date Reported: Received By:	Property Address or General Location: Present Use of the Property: Existing Structures Located on the Site: Total Acreage: 34± Ac Number of Residents on Site: 9 Assessed Property Value: \$57,300 Taxable Value: \$57,300 Legal Description of the Property: See Attached Desd Section: 20 Township: 28 Range: 27 Subdivision: 000000 Parcel LO.# 044920 Planning and Zoning Information Present County Future Land Use Designation: Requested City Zoning Classification: PUD Requested City Zoning Classification: PUD Requested City Future Land Use Designation: REXX NOC. Note: University specific land use and sorting designations or insquested, the Cay will easign designations which most desely conform with the actual use of the precent; or with designations of turnounding properties. An application for will be accessed only on covered for in an excessed only on	K89	son for Request:				
Property Address or General Location: Present Use of the Property: Existing Structures Located on the Site: Total Acreage: 34± Ac Number of Residents on Site: Assessed Property Value: \$57,300 Taxable Value: \$57,300 Legal Description of the Property: See Astached Dead. Section: 20 Township: 28 Range: 27 Subdivision: 000000 Parcel LD.#: 044920 Planning and Zoning Information Present County Future Land Use Designation: Requested City Zoning Classification: PUD Requested City Future Land Use Designation: R\$22 NOC. Note: Unless specific land use and againg designations are requested, the City will assign designations which most deadly conformable the includes also file for the requested of surnaming properties. An application for the designation of surnaming properties. An application for the designations of surnaming properties. An application for the designations of surnaming properties. An application for the designations of surnaming properties. An application of the designations of surnaming properties. An application for find used to successed only on requested in all use and surnaming changes which result in an excessed in land use of the property of with designations of surnaming properties. An application for find used properties of surnaming properties.	Property Address or General Location: Present Use of the Property: Editing Structures Located on the Site: Total Acreage: 34± Acr. Number of Residents on Site: Passessed Property Value: \$57,300 Legal Description of the Property: See Attached Bend Section: 20 Township: 28 Range: 27 Subdivision: 000000 Parcel I.D.#: 044920 Planning and Zoning Information Present County Future Land Use Designation: Requested City Zoning Classification: PUD Requested City Future Land Use Designation: Requested City Future Land Use Designation: Requested City Future Land Use Designation: Resize No. Note: Unless specific land use and spring designations are requested, the City will assign designations which most design time of uncounting properties. Ac application for will be satisfied in the calculation of the City of the City will assign designation for will be assisted orly or covered to a see and spring changes with herealth in an increase in land use or zoning infantity over that designations for land use land under the County designations. (You will need to 65 but separate application for wind uselsoning requests.) Date Reported: Received By:	Present Use of the Property: Existing Structures Located on the Site: Total Acreage: 34± Ac Number of Residents on Site: 9 Assessed Property Value: \$57,300 Taxable Value: \$57,300 Legal Description of the Property: See Astached Beed Section: 20 Township: 28 Range: 27 Subdivision: 000000 Parcel LD.# 044920 Planning and Zoning Information Present County Future Land Use Designation: Requested City Zoning Classification: PUB Requested City Future Land Use Designation: REE2 NOC Note: Dies specific land use and acring designations are requested, the City will easign designations which most deatly conformable the actual use of the property or with designations of sunaunding properties. An application few will be accessed only on couplest for india as and coming changes which result in an expect of land use or or properties of sunaunding properties. An application few will be assessed only on couplest for india as and coming changes which result in an expect of land use or coming intensity over that allowed under the County designations. (You will need to if it out separate application the visual expectation of the property of the county of the property of the designation of sunaunding properties. An application few will be assessed only on couplest for india as and coming changes which result in an expect of land use or coming intensity over that Bloomed under the County designations. (You will need to if it out separate application the visual expectation.) Properties of the Property of the County designation of sunaunding properties. Properties of the property of the designation of sunaunding properties. Properties of the property of the designation of the properties. Properties of the Property of the Properties of the Prope			Property	dentification		
Present Use of the Property: Existing Structures Located on the Site: Total Acreage: 34± Ae Number of Residents on Site: 9 Assessed Property Value: \$57,300 Taxable Value: \$57,300 Legal Description of the Property: See Attached Bend Section: 20 Township: 28 Range: 27 Subdivision: 000000 Parcel I.D.#: 044920 Planning and Zoning Information Present County Future Land Use Designation: PUD Requested City Zoning Classification: PUD Requested City Future Land Use Designation: R\$22 NOC Note: Union specific lend use and againg designations are requested, the City will zealign designations which most desely conformable the school use of the property or with designations of sun-auxiliar properties. Ac application to desely conformable the school use of the property or with designations of sun-auxiliar properties. Ac application to the accepted of the school use of the property or with designations of sun-auxiliar properties. Ac application to a determine the school used to accepte on the school used to th	Present Use of the Property Existing Structures Located on the Site: Total Acreage: 34± Ac Number of Residents on Site. 9 Assessed Property Value: \$57,300 Taxable Value: \$57,300 Legal Description of the Property: See Attached Bend Section: 20 Township: 28 Range: 27 Subdivision: 000000 Parcel I.D.# 044920 Planning and Zoning Information Present County Future Land Use Designation: P0D Requested City Zoning Classification: P0D Requested City Future Land Use Designation: R\$2 NOC. Note: Unless specific land use and apring designations are requested, the City will assign designations which most desely conform with the social use of the property or with designations of the City Will assign designation for with assignation for the calculation of the City of the City of the City of the calculation of the City of the City of the City of the calculation for the County designations. (You will need to fit but separate application for the calculation of the County designations. (You will need to fit but separate application for the unclassing in an use and connection the section of the City separate application for the County designations. (You will need to fit but separate application for the county designations.) Bate Received By:	Existing Structures Located on the Site: Total Acreage: 34± Ae	Prop	erty Address or Gener				
Existing Structures Located on the Site: Total Acreage: 34± &c Number of Residents on Site: 9 Assessed Property Value: \$57,300 Taxable Value: \$57,300 Legal Description of the Property: See Attached Bend Section: 20 Township: 28 Range: 27 Subdivision: 000000 Parcel I.D.# 044920 Planning and Zoning Information Present County Future Land Use Designation: FUD Requested City Zoning Classification: FUD Requested City Future Land Use Designation: R\$22 HOC Note: Unless specific lend use and spring designations are requested, the City will assign designations which most deathy conform with the includes of the property or with designations of sumanding properties. An application for the seasons of sumanding properties. An application of assessed only on colorate for final use of the property or with designations of sumanding properties. An application of assessed only on colorate for final use of the property or with designations of sumanding properties. An application of a seasons of only on colorate for final use of the property or with designations of sumanding properties. An application is only the seasons of the sum of the seasons of the	Existing Structures Located on the Site: Total Acreage: 34± &c Number of Residents on Site: 9 Assessed Property Value: \$57,300 Taxable Value: \$57,300 Legal Description of the Property: See Attached Besig. Section: 20 Township: 28 Range: 27 Subdivision: 000000 Parcel LD.#: 044920 Planning and Zoning Information Present County Future Land Use Designation: PUD Requested City Zoning Classification: PUD Requested City Future Land Use Designation: Retail Easing designations which most desty conformable Fe stude use of the property or with designations of the City will essign designations which most desty conformable Fe stude use of the property or with designations of uncounting properties. As application for with designations of the City will be adjusted or the County designations. (You will need to 15 but separate application for wind uselsoming requests.) Date Reported: Received By:	Existing Structures Located on the Site: Total Acreage: 34± Ac Number of Residents on Site: 9 Assessed Property Value: \$57,300 Taxable Value: \$57,300 Legal Description of the Property: See Attached Bend Section: 20 Township: 28 Range: 27 Subdivision: 000000 Parcel LD.# 044920 Planning and Zoning Information Present County Future Land Use Designation: PUD Requested City Zoning Classification: PUD Requested City Future Land Use Designation: R\$22 HDC Note: thiers specific lend use and acring designations are requested, the Cay sill saving designations which most dearly conformable the actual use of the preparity of with designations of surrounding properties. An application fee will be accessed only on collecte for land sale and coming changes which result in an expect in land sale and sale coming changes which result in an expect in land sale and sale coming changes which result in an expect in land sale and sale coming changes which result in an expect in land sale and sale coming changes which result in an expect in land sale coming intensity over that described the second sale and sale of the second sale sale of the second s	Pres	ent Use of the Property	V:			
Total Acreage: 34± Acr Number of Residents on Site. 9 Assessed Property Value: \$57,300 Taxable Value: \$57,300 Legal Description of the Property: See Astached, Beed. Section: 20 Township: 28 Range: 27 Subdivision: 000000 Parcel I.D.# 044920 Planning and Zoning Information Present County Future Land Use Designation: FUD Requested City Zoning Classification: FUD Requested City Future Land Use Designation: RSE2 MOC Note: Union specific lend use and pointy designations are requested, the City will assign designations subch most deadly conformable the includes of the property or with designations of sunavointy properties. An application to the assessed only on experts of mind use and county changes which result it an antended in land use are control properties. An application is only as accessed only on experts for find use and county changes which result it an antended in land use of the property of the designations of sunavointy properties. An application is only the designation of the property of the designation of sunavointy properties.	Total Acreage: 34± Ae Number of Residents on Site. 9 Assessed Property Value: \$57,300 Taxable Value: \$57,300 Legal Description of the Property: See Attached Desd. Section: 20 Township: 28 Range: 27 Subdivision: 000000 Parcel I.D.#. 044920 Planning and Zoning Information Present County Future Land Use Designation: Requested City Zoning Classification: POD Requested City Future Land Use Designation: RESZ HOC. Note: Dies specific land use and apring designation: RESZ HOC. Note: Dies specific land use and apring designations are requested, the Cay will assign designations which most deathy conform with the schall use of the preparty or with designations of uncounting properties. As application for with the seasoned only on requests for and ask and some planning which mealth on an entered in land use or zoning lines the seasoned only on requests for and ask and some planning which mealth on an entered in land use or zoning lines had been the seasoned only on requests for and ask and some planning had been successed only on requests prepared application for which uselsoming requests.) Date Received: Received By:	Total Acreage: 34± Acr Number of Residents on Site: 9 Assessed Property Value: \$57,300 Taxable Value: \$57,300 Legal Description of the Property: See Astached Bead. Section: 20 Township: 28 Range: 27 Subdivision: 000000 Parcel I.D.#: 044020 Planning and Zoning Information Present County Future Land Use Designation: PUD Requested City Zoning Classification: PUD Requested City Future Land Use Designation: R\$22 NOS Note: Dies specific land use and soring designations are requested, the City will saying designations which most desely conformable the school use of the preparty or with designations of surrounding properties. An application fee will be accepted for and say and saming changes which result in an expect in land use or coming insatisfy every that allowed under the County designations. (You will need to it is but separate applications for wind useforming requests.) Date Reported: Received By: Hearing Date: File Number:	Exist	ing Structures Located	on the Site:			
Assessed Property Value: \$57,300 Taxable Value: \$57,300 Legal Description of the Property: See Attached Bend Section: 20 Township: 28 Range: 27 Subdivision: 000000 Parcel I.D.#: 044920 Pleaning and Zoning Information Present County Future Land Use Designation: PUD Requested City Zoning Classification: PUD Note: Union specific lend use and spring designation: RSE2 MOS Note: Union specific lend use and apring designation of surrounting properties. An application which most desely conformable the status use of the property or with designations of surrounting properties. An application which most desely conformable the status and use of the property or with designations of surrounting properties. An application to will be assessed only on receiver for final date and surround changes which result in an enterage in land use of the property of with designations for lend use for its of the properties of the surrounding properties. An application to will be an enterage in land use of the designation of the land use for its of the properties and the surrounding properties. An application is the first use of the surrounding properties.	Assessed Property Value: \$57,300 Taxable Value: \$57,300 Legal Description of the Property: See Attached Bend Section: 20 Township: 28 Range: 27 Subdivision: 000000 Parcel I.D.# 044920 Planning and Zoning Information Present County Future Land Use Designation: Requested City Zoning Classification: POD Requested City Zoning Classification: POD Requested City Future Land Use Designation: REPLACE Note: Dies specific land use and apring designation: REPLACE Note: Dies specific land use and apring designation are requested, the Cay will assign designations which most deathy conform with the actual use of the preparty or with designations of uncounting properties. As application to see at reasonable only on required in and user gradients of uncounting properties. As application to see at reasonable only on required in and user gradients in the use later in the use later and the seed of the uncounting properties. As applications for the designations that the conformation is not used to reasonable of the capture of the cap	Assessed Property Value: \$57,300 Legal Description of the Property: See Astached Bend. Section: 20 Township: 28 Range: 27 Subdivision: 000000 Parcel I.D.# 044020 Planning and Zoning Information Present County Future Land Use Designation: PUD Requested City Zoning Classification: PUD Requested City Future Land Use Designation: RSE2 NCC Note: Union specific land use and soring designations are requested, the City will saying designations which most deathy conform with the school use of the property or with designations of sumanicing properties. An application fee will be assessed only in register for and say and camp the form the County designations of sumanicing properties. An application fee will be assessed only in register for and say and camp the form the county designation. (You will need to its out separate applications for the disease) Date Reported: Received By: Hearing Date: File Number:	Total	Acreage: 34± Ac	Ni	imber of Residents	on Site. 8	
Section: 20 Township: 28 Range: 27 Subdivision: 000000 Parcel I.D.# 044920 Planning and Zoning Information Present County Future Land Use Designation: Requested City Zoning Classification: PUD Requested City Future Land Use Designation: RE32 NOC Note: Uties specific lend use and zoning designations are requested, the Cay will zealign designations which most desely conform with the school use of the preparity or with designations of suncounting properties. An application to will be assessed only on requested from the date and use of the property or with designations of suncounting properties. An application to wait to assessed only on requested from the date are dated as the assessed only on request put and use and the assessed only on request put and use and the assessed only on request put and use at the assessed only on request put and use at the assessed only on request put and use at the assessed only on request put and use at the assessed only on request put and use at the country designations. On the put and the assessed only on the put and the assessed only on request put and the assessed on t	Section: 20 Township: 28 Range: 27 Subdivision: 000000 Parcel LD.# 044920 Planning and Zoning Information Present County Future Land Use Designation: Requested City Zoning Classification: PUD Requested City Future Land Use Designation: RE#22_NOS Note: Union specific land use and appropriation of the City will exaign designations which most deselv conform with the social use of the property or with designations of uncounting properties. As application for with designation of uncounting properties. As application for with designation for all designation for the City of the City will exaign designation for the City of the City of the City will exaign designation for the City of	Section: 20 Township: 28 Range: 27 Subdivision: 000000 Parcel I.D.# 044920 Planning and Zoning Information Present County Future Land Use Designation: POD Requested City Zoning Classification: POD Requested City Future Land Use Designation: REPUBLE Requested City Future Land Use Designation: REPUBLE Requested City Future Land Use Designation: REPUBLE	Asse	ssed Property Value:	\$57,300	Taxable Value	9: \$57,300	
Subdivision: 000000 Parcel I.D.#: 044920 Planning and Zoning Information Present County Future Land Use Designation: Requested City Zoning Classification: PUD Requested City Future Land Use Designation: PUD Note: Unless specific lend use and soning designations are requested, the City will assign designations which most desely conformable the school use of the property or with designations of sundavoiding properties. An application to will be assessed only on exquested representations and use and an order than the county designation of sundavoiding properties. An application to will be an arrived to include the county designations. (You will need to fit but separate applications for lend use liberary requests.)	Planning and Zoning Information Present County Future Land Use Designation: Requested City Zoning Classification: Requested City Future Land Use Designation: RexX Note: Union Section 1 as and assing designation are requested, the City will assign designations which most deathy conformable the social use of the property or with designations of a uncounting properties. As application for with consisted or find assignation are requested to the uncounting properties. As application for the country of the countr	Subdivision: 000000 Parcel I.D.# 044020 Planning and Zoning Information Present County Future Land Use Designation: Requested City Zoning Classification: PUD Requested City Future Land Use Designation: PUD Note: Unless specific lend use and soring designations are requested, the City will assign designations which must deally conformable the accessed only on colorate for land use and soring changes which result in an arreside in land use and soring changes which result in an arreside in land use on a galaxiation for each to accessed only on colorate for land use and county changes which result in an arreside in land use and county of the properties A county and the properties A county and properties A county and public sort had allowed under the County designations. (You will need to \$5 but separate applications for kind uselfacering requests.) Date Received: Received: Pillo Number:	Lega	Description of the Pro	perty: See At	tached Deed		
Parcel I.D.#: 044920 Planning and Zoning Information Present County Future Land Use Designation: Requested City Zoning Classification: PUD Requested City Future Land Use Designation: Requested City Future Land Use Designation: Nata: Union specific land use and point designation are requested, the City will assign designations which most deady conformable the actual use of the preparity or with designations of sundaming properties. An application for will be assessed only on requested from date are disconnected in the City will assign designation for will be assessed only on requested from date are disconnected under the Dounty designation. (You will need to fit but separate applications for land use left some properties.)	Planning and Zoning Information Present County Future Land Use Designation: Requested City Zoning Classification: PUD Requested City Future Land Use Designation: Requested City Future Land Use Designation: REXX Note: Unless specific land use and againg designations are requested, the City tell susign designations which most designation conformable the actual use of the property or with designations of surrounding properties. An application to with the assessed only on requests for land use and some changes which result in an artifact of land use or zoning limitality over that allowed under the County designations. (You will need to fit but separate applications for which uselsoning requests.) Date Reported: Received By:	Planning and Zoning Information Present County Future Land Use Designation: Requested City Zoning Classification: PUD Requested City Future Land Use Designation: Resize Mode Nate: Union specific lend use and zoning designation are requested, the City will reason designations which most dearly conformable the school use of the property or with designations of survainding properties. An application fee will be assessed only in requested and use of the property or with designations of survainding properties. An application fee will be assessed only in requested properties and use or conting intensity over that designation and see any example that health an expect in land use or conting intensity over that designation and the continued of the same properties application for wind vectoring includes.) Date Received: Received By: File Number:			Township:	28	_ Range:27	
Planning and Zoning Information Present County Future Land Use Designation: Requested City Zoning Classification: PUD Requested City Future Land Use Designation: Nata: Unios specific lend use and soring designations are requested, the City left sadign designations which most desaly conformable the social use of the preparity or with designations of sunavaiding properties. An application to with a seasoned only on requested from and use and soring changes which result in an antended in land user of sorting damages which result in an antended in land user or sorting damages which result in an antended in land user or sorting damages which result in an entended in land user or sorting damages which result in an entended in land user or sorting damages which result in an entended in land user the sorting damages and the sorting damages are the sorting damages and the sorting damages are the sorting damages and the sorting damages are sorting damages and the sorting damages are sorting damages.	Planning and Zoning Information Present County Future Land Use Designation: Requested City Zoning Classification: PUD Requested City Future Land Use Designation: Requested City Future Land Use Designation: REXX LOC Note: Unless specific land use and againg designations are requested, the City tell susign designations which most designation are requested, the City tell susign designations which most designation are requested in the City tell suspensions. An application has been assessed only on requests for land use and some changes which result in an entrated in land use or corong limitably over that allowed under the County designations. (You will need to fit but separate applications for while uselsoming requests.) Date Received: Received By:	Planning and Zoning Information Present County Future Land Use Designation: Requested City Zoning Classification: PUD Requested City Future Land Use Designation: Rex2 Hoc Note: Union specific land use and soring designations are requested, the City still reasign designations which most deathy conformable the scale use of the preparty or stift designations of sundanding properties. An application fee will be assessed only in socious for land use and soring changes which result in an expected in land use or coming intensity even that allowed under the Double designations. (You will need to fit but separate applications to find use exceeding intensity even that allowed under the Double designations. Date Repolited: Received By: Hearing Date: File Number:				11841		
Present Country Future Land Use Designation: Requested City Zoning Classification: PUD Requested City Future Land Use Designation: REXZ. HOS Note: Unless specific land use and spring designations are requested, the Cay will savign designations which most desaly conform with the school use of the preparity or with designations of suncurating properties. An application to be assessed only on register for and use and country changes with result in an arreside in fail of use or zoning intentity over that allowed under this Country designations. (You will need to fit out separate applications for kind use ligations requests)	Present County Future Land Use Designation: Requested City Zoning Classification: PUD Requested City Future Land Use Designation: REXX. HACK Note: Unless specific land use and spring designations are requested, the City will saving designations unless most designations of surrounding properties. As application for will be assessed only on requests for land use and spring changes which result in an increase in land use or zoning intentity over that allowed under the County designations. (You will need to fit but separate applications for which useful county designations. (You will need to fit but separate applications for which useful county designations.) Date Reporting:	Present County Future Land Use Designation: Requested City Zoning Classification: Requested City Future Land Use Designation: Rexx2 Mode Nata: Unless specific tend use and spring designations are requested, the City still sasting designations which most deathy conform with the school use of the preparty or of th designations of sundamining properties. An application fee will be assessed only on receivable for and use and soming changes which result in an expecte it and use or coming intensity over that eleved under the County designations. (You will need to fit out separate applications to find use for some place of the property of the county of th	T all C	31.D.B				
Present County Future Land Use Designation: Requested City Zoning Classification: PUD Requested City Future Land Use Designation: Requested City Future Land Use Designation: Rexx2. Note: Union specific land use and soving designations are requested, the City will easign designations which most desely conform with the social use of the preparty or with designations of suncurating properties. An application to write a seasons of any or couplete for and use are granged changes with result in an interested in land use or zoning intentity over that designations to the county designations. (You will need to fit out separate applications for land use before greaters)	Present County Future Land Use Designation: Requested City Zoning Classification: PUD Requested City Future Land Use Designation: REXX. HACK Note: Unless specific land use and spring designations are requested, the City will saving designations unless most designations of surrounding properties. As application for will be assessed only on requests for land use and spring changes which result in an increase in land use or zoning intentity over that allowed under the County designations. (You will need to fit but separate applications for which useful county designations. (You will need to fit but separate applications for which useful county designations.) Page (Need Page)	Present County Future Land Use Designation: Requested City Zoning Classification: PUD Requested City Future Land Use Designation: REXZ_ NCC Note: Union specific land use and soring designations are requested, the City will savign designations which most designations for conformable the school use of the preparity or with designations of unioning properties. An application for will be assessed only on couplete for land size and soring changes which result in an interest or land use or zoning intentity over that allowed under the County designation. (You will need to fit out separate application for wind uniform properties.) Date Received By: Received By: File Number:			Planning and Ze	oning Informatio	ก	
Requested City Zoning Classification: PUD Requested City Future Land Upo Designation: Res22 No. Note: Union specific lend use and againg designations are requested, the Cay will essign designations which most deathy conformable the school use of the preparty or with designations of uncanding properties. An application to wait to assessed only on economy for and use are arranged changes which result in an arrepast to lend use or zoning linearity over that allowed under the County designations. (You will need to fill out separate applications for land usefacing requests.)	Requested City Zoning Classification: PUD Requested City Future Land Use Designation: RESE LINE Note: Unless specific land use and spring designations are requested, the City will assign designations which most designations of surrounding properties. As application for will be assessed only on requests for land use and spring changes which result in an increase in land use or zoning intentity over that allowed under the County designations. (You will need to fit but separate applications for find usefuring requests.) Date Repolited: Received By:	Requested City Future Land Use Designation: Re22_NCC Note: Union specific land use and soring designations are requested, the Cay will assign designations which most desely conformable the local use of the preparty or with designations of surrounding properties. An application for will be asset of by the local use of the preparty or with designations of surrounding properties. An application for will be asset of the surrounding properties. An application for will be asset of the surrounding properties. An application for the surrounding sent that surrounding properties. An application for the surrounding sent that surrounding properties are represented by the surrounding sent that the surrounding sent the surrounding sent that the sur	Prese	nt County Future Land	Use Designation:			
Note: Unless openific land use and applied designations are requested, the City will statign designations which most desely conform with the south use of the preparity or with designations of summaring properties. An application for the be assessed only on required for and use are ground; changes with result in an interfede in land use or zoning intensity over that allowed under the County designations. (You will need to fit out separate applications for fend use bronze requests.)	Note: Difest specific land use and sorting designations are requested, the Cay will essign designations which most desay conform with the actual use of the property or with designations of surrounding properties. As applications lies will be assessed only on requeste for land use and some changes which result in an enterester in an actual properties of the allowed under the County designations. (You will need to its outseparate applications for which well-coming requests) Date Reporting:	Note: Unless specific land use and apring designations are requested, the Cay will easign designations which most deselv conform with the school use of the property or with designations of survaunding properties. As application from the write calculated only on requester for land use and sound; changes with the seat on an increase is laid use or zoning linearly over that allowed under the County designations. (You will need to fit but separate applications for fined uselscoring requests.) Date Reported: Received By: File Number:	Reque	ested City Zoning Clas	stfication:	PUD		
	Date Received By:	Date Received By:	Reque	sted City Future Land	Use Designation: _	REEZ MO	a	
	Date Received By:	Date Received: Received By:	Note: Li conform accesse that allow	niess specific lend use end a with the actual use of the pro d only on requests for land a wed under the County design	oning designations are re sparty or with designation as and coning changes w adons. (You will need to	quested, the Cay will eas a of surrounding propert high result in an increase fill but separate applica-	aign designations which: fes. An application fee w e in land use or zoning in font for land use/zonen	most doubly of be dentify over recovers
Uate Received By		Hearing Date: File Number:						
	· 19 (Million)	5 99 (Millioch)	Hearing	g Date:				
i na imanicat.			10000000			7 7/4 7468	most.	*
9								
9								
9								
9								
9								
9								

Town of Dundee and Winter Haven Interlocal Agreement for Cypress Creek MHP **Exhibit B**

* 3 T	
Town of Dundee Annex	ation Application
OWNER'S SIGNATURE PAGE	
(f) (We),	
duly sworn, depose and say that (i) (we) own o	one or more of the properties involved in this
polition and that (I) (we) authorize the Town of I into the Town, in accordance with all adopted To	Dundee to process this petition for engexation
with State law.	win rules and regulations, and in conformance
Further (I) (wa) or any agent or lessee of the subj	ect property authorized by (me) (us) to file this
petition, deposes and say that the statements a	and answers contained in the application for
annexation, and any information attached there polition to the best of (my) (our) ability; and the	to, present the arguments in behalf of this of the statements and information referred to
above are in all respects true and correct to the be	est of (my) (our) knowledge and belief.
OWNERS	
Daxter Groves Dava To leading - Gen. Parts	APT
Dana F. Rax ter Je	Signature of Owner
Printed Name of Owner	Printed Name of Owner
Signature of Owner	Signature of Owner
Printed Name of Owner	Printed Nerne of Dwner
	*
STATE OF FLORIDA COUNTY OF POLK	OWNER'S NOTARIZATION
The foregoing instrument was acknowledged	i before me this day of guery
2004 by Dana F Barter of to me or who has produced a deixant plants as iden	, who is personally known
W COMMISSION + TO HOST	Speed D. Shettler
The state of the s	Notify Public Notarial Seal and Commission
(to personal	Expiration Date

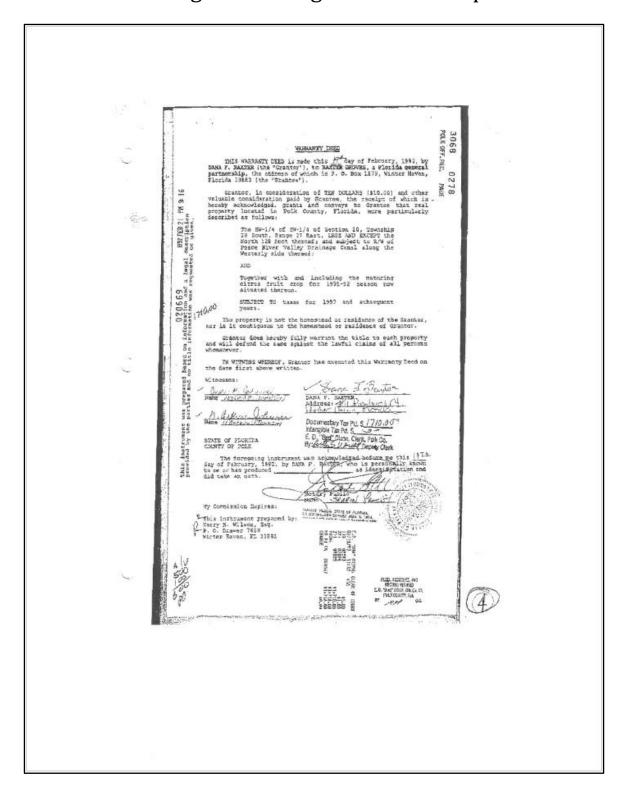
Town of Dundee and Winter Haven Interlocal Agreement for Cypress Creek MHP **Exhibit B**

\$1	Town of Dundee	Annexation Application	
	page 3	Annexation Application	
- 4	1000		
	15		
	AGENT, LESSEE, OR BUYER'S SIGNATURE	EPAGE	
	(I) (We), Randall L. Knapp, Managin	g Member being	
Q±12	duly swom, depose and say that (ii) (we) serve		
	in making this petition and that the owner(s)	(has) (have) authorized (me) [us) to act in this	
	capacity,	1 111 1 111	
	Further, (I) (we) depose and say that the state	ements and answers herein contained and other	
	information attached hereto present the argum	nents in behalf of the petition herein requested to	
	the best of (my) (our) ability and that the stater respects true and correct to the best of (my) (or	ments and information above referred to are in all	
	and the same of the same of the same of	ory and readed and deliter.	
	AGENT LESSEE OR BUYERISI FEDER KINDER PROCESSION LLC		
	Mass Transporter.		
	Spinoue of Apart, Zeshak, or Suyer(s) Randall L. Knapp, Managing Member	Signature of Agent, Leases, or Buyer(s)	
	Printed Name of Agent, Lesses, or Buyer(s)	Printed Name of Agant, Lasses, or Buyer(s)	
	Signature of Agent, Lessee, or Buyer(s)	Signature of Agent, Lessee, or Buyans;	
	Printed Name of Agent, Lessee, or Buyer(s)	Printed Name of Agent, Lesses, or Suyor(s)	
		and the second s	
	STATE OF FLORIDA AGE	NT. LESSEE, OR BUYER(S) NOTARIZATION	
	COUNTY OF POLK		
	The foregoing instrument was acknowled 2004, by Randall L Knapp	who is personally known	
	to me or who has produced a driver's license as		
		Ornt D. Shetler	
		Motary Public	
		Notarial Seel and Commission Expiration Date	
		And the Control of th	
~	STATUM BOTH	JANES D. SHETLER SHE CONTRIBUTION A DO 063-97 LEFFEE DOSON 27 2035	
		According highly fresh Understeins	

Town of Dundee and Winter Haven Interlocal Agreement for Cypress Creek MHP **Exhibit B**

\sim		
Piesse Return To: Town Clerk		
Town Hall - Town of Dundes 100 Center Street	1	
Post Office Box 1905 Duttero, Planda 33838	Space For Recording	
£2.	2752 13600 E 140 (275)	
CERTIFICATION OF OWNERSH TO ANNEXATIO	IP AND CONSENT	
(f) (We),		
that (I am) (we are) the legal owner (a) of the proper	ty or properties sponifically Headflad on	
Polk County Property Appraiser's Parcel Identification N	umber: 202827-000000-044020	
Further, (I) (we) hereby consent to the annexal	ion of the above-referenced removed or	
properties, to the Town of Dundee, as generally depicted	on the map attached hereto	
(i) (We) understand that in reliance upon this co	nsent to annexation that the Town shall	
expend considerable time and resources toward effect	tusting the annexation. Therefore this	
consent to annexation is irrevocable for a period of one	(1) year from the date of its execution	
(I) (WE) UNDERSTAND THAT (I) (WE) WILL NOT B	E ABLE TO REVOKE RESCIND OR	
WITHDRAW THIS CONSENT TO ANNEXATION FOR	A PERIOD OF ONE (1) YEAR FROM	
THE SIGNING HEREOF. This agreement may be duly	recorded in the Public Records of Polk	
County, Florida, and the terms contained herein shall land, binding on all owners, successors, helps, and assign	constitute a covenant running with the	
If (t am) (we are) executing this document on bet	ns.	
of land, (i) (we) I do so with the full knowledge and author	fall of a corporate or partnership owner	
SIGNED this 21st day of July	2004	
	Baster Groves	
- Noun	Chiltry - General Port.	
Ву:1	Dava Ex Baxter Ir.	
	Printed Name of Owner	
SWORN AND SUBSCRIBED before me,	the undersigned authority, by	
	rsonally known to me, who has	
produced a drivers license, DL# *	as identification.	
0	A C	
JANET O SHETLER	D Shetler	
My Consisting Characteristics + 55 350 MI	RY PUBLIC, STATE OF FLORIDA	
PAGE STATE OF THE PAGE STATE O		
60		
	(4)	

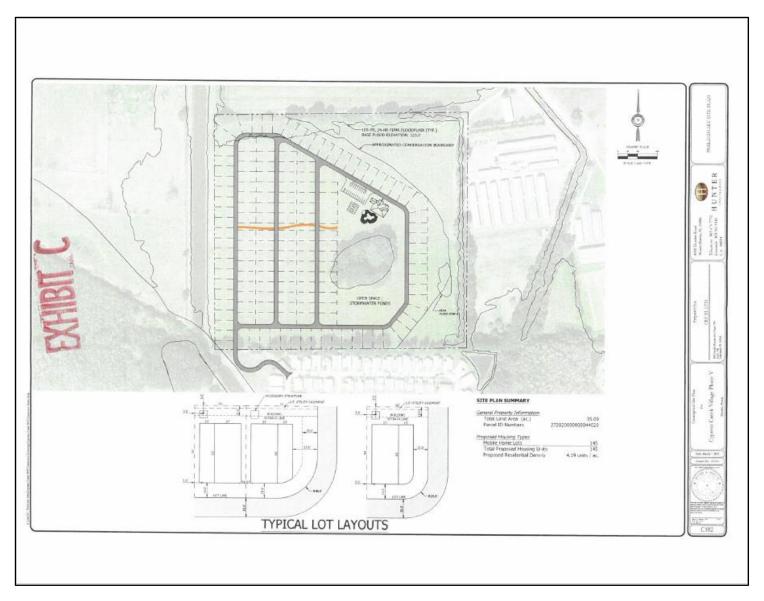
Town of Dundee and Winter Haven Interlocal Agreement for Cypress Creek MHP **Exhibit B**



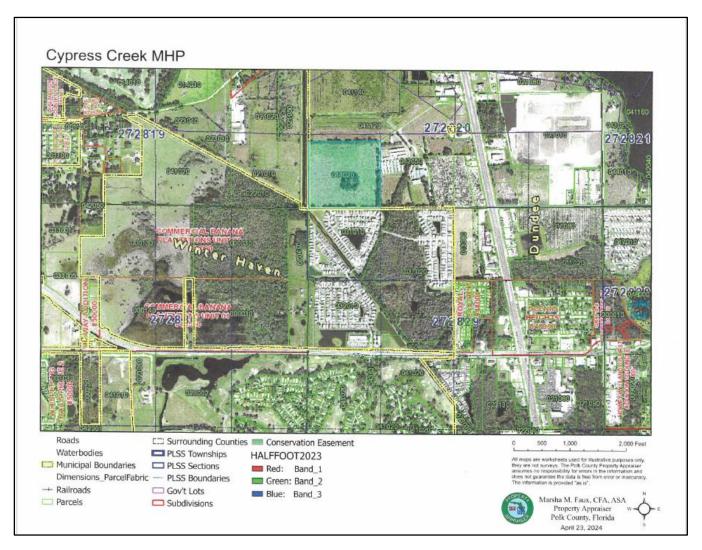
Town of Dundee and Winter Haven Interlocal Agreement for Cypress Creek MHP **Exhibit B**

Solid Soli	Pared III : 1738200000000004402 Owner: BAXTER ORCYSE	4020 Value Lifer motion	roperty Appraises Property Information Tax Information 980.50 Property Tax: 4854.67	on Card Steriols 5
Milet an move 33864 Acid St. Registration of 8 School State 1 School St. Registration 1 School St. Registration 1 School St. Registration 2 School St. Registration 2 School St. Registration 2 School St. Registration 3 School St. Registration 3 School Registration		Hise Ben(a) Value: Tool Just Value (Mentet): \$172. Annived Value: \$57, Exempt Value:	90.00 First Special Assessment 19090 385.00 Toe Ostuket 19090	-
Consideration SALE 1 SALE 2 SALE 3 SALE 3 Consideration Sale August Valuation (1 figures 1 f	33864 3651	Neighborhood # 140990 Subdivision # 100900 Subdivision News 100900 Lina Tior Code (LHC): 680A LHC Description: chtma Legal Description: 2014 or	Froperty Information SUBDEVISION W/IVERG.	Sony no skelob aminhie
Description Vs life Eff Ve (i)) Area Units Description Amount Amount Amount Somics You life for vention Somics Somics You life for vention Level Information Level Information Level Information Level Information Ag Information Ag Information Ag Information Commercial Information You life for vention Somics Somics	Occasion Menue: Vaccent / Imparove: Vale Desc: Sale Armi: 5245, UR Bend: UR Page: 3064 UR Page: 376	February-1892 01-Outober 15,006,50 50,00 1251 1 559		for this suppret
Chessifications Eff Fourt Depth Units / Type Ag Class Sub Class Actes Year Eff	Description	Ya Dik EMT Ye Bit Alea Units	Descripton Am Midowey Midowey Disantility	Stories Von III: Of The But Befroansp Pull Buths L2 Darks Landers
34 AC Area (Total Under Road)	Chesafication gr	Eff Fount Depth Units / Type Ag	Class Sub Class Acres CITRO E-10 CITRO E-10 CITRO B-20 CITRO B-20 CITRO B-20	Year Bit: 2ff Ye filt: 2ff Ye filt: 3.1 Supering Description: 3.1 Supering Cottal Under Roaft

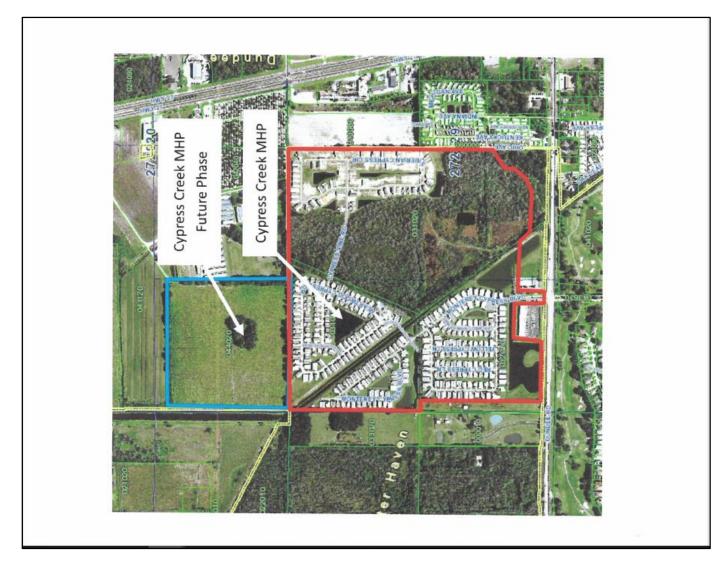
Town of Dundee and Winter Haven Interlocal Agreement for Cypress Creek MHP **Exhibit B**



Town of Dundee and Winter Haven Interlocal Agreement for Cypress Creek MHP Exhibit C



Town of Dundee and Winter Haven Interlocal Agreement for Cypress Creek MHP Exhibit C



Town of Dundee and Winter Haven Interlocal Agreement for Cypress Creek MHP Exhibit C