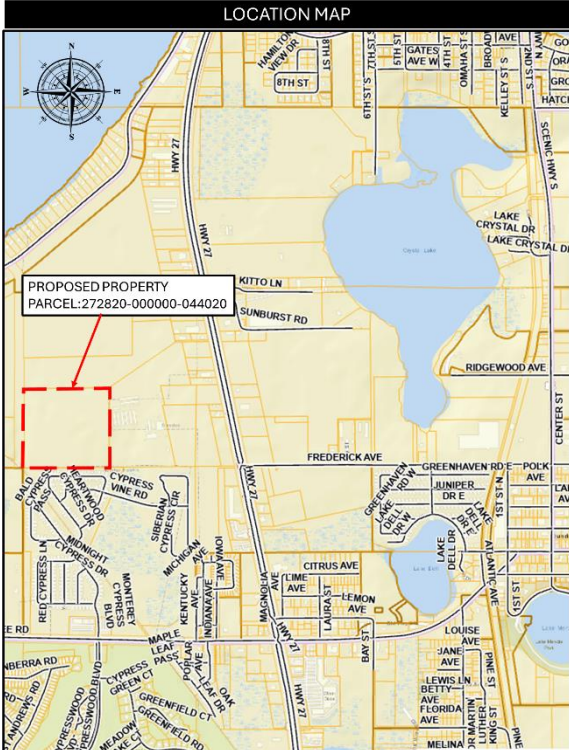



Town of Dundee

Town Commission Staff Report

Cypress Creek Village MHP Phase V

Zoning Map Amendment

	To: Town Commission
	Agenda Date: July 9, 2024
	Department: Planning and Zoning
	Discussion Topic: Zoning 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: Approval 4-0
	Town Commission Transmittal Hearing: June 25, 2024
	Town Commission Adoption Hearing: July 9, 2024
	DEO Comments: N/A
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.

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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 Zoning: RSF-2 & CN (35.09 +/- acres)	Proposed Zoning: RMH-2 (35.09 +/- acres)
Density/Intensity	Moderate- Density Residential: 4.0 DU/acre	Mobile Home Park: 6.6 DU/acre
Density Potential	140 DU	232 DU
Difference	Increase 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.

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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

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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.

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Surrounding Uses

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

Table 1: Surrounding Uses

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

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

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.

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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.

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Table 2: Consistency with the Comprehensive Plan

Comprehensive Plan Policy	Analysis
FLU Policy 5.1: Direct higher densities and intensity of use to areas where public facilities and services are available or are projected to be available. Limit the density and intensity of use in areas where public facilities and services are not available.	There is an interlocal agreement with the city of Winter Haven.
FLU Policy 5.2: Ensure that development orders or permits for future development and redevelopment are issued only if the public facilities and services necessary to meet the adopted level of service standards 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: 1. Infrastructure Element 2. Transportation Element 3. Capital Improvements Element 4. Public School Facilities Element	The proposed impacts of the potential Future Land Use map amendment can be facilitated. There is an interlocal agreement with the city of Winter Haven for potable water and wastewater.
FLU Policy 6.1: Locate Future Land Uses at densities and intensities that will reduce 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.	The property is located near an existing residential development.
CIE Policy 2.3: At the time a development permit is issued, adequate facility capacity is available or will be available when needed to serve the development.	Adequate public facilities will be available at the time of final plat approval. There is an interlocal agreement for potable and wastewater with the city of Winter Haven.

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<p>PSFE Policy 2.4.1: Final subdivision and site plan approvals for residential development shall be conditioned upon the availability of adequate school capacity as per the adopted level of service standards (LOS) of this element and as required by Section 163.3180(13) F.S.</p>	<p>The School Board will review any proposed projects for concurrency determination during the subdivision review process.</p>
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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 Hunter Engineering, 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 **approval of Ordinance 24-04**, a request by Bryan Hunter of Hunter Engineering, Inc. to amend the Zoning Map for property located in the Town of Dundee from Moderate-Density Single Family (RSF-2) & Conservation (CN) to Mobile Home Park (RMH-2) 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 **approval with changes of Ordinance 24-04**, a request by Bryan Hunter of Hunter Engineering, Inc. to amend the Zoning Map for property located in the Town of Dundee from Moderate-Density Single Family (RSF-2) & Conservation (CN) to Mobile Home Park (RMH-2) on approximately 35.09 +/- acres. The subject property is located

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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 denial of Ordinance 24-04**, a request by Bryan Hunter of Hunter Engineering, Inc. to amend the Future Land Use Map for property located in the Town of Dundee from Moderate-Density Single Family (RSF-2) & Conservation (CN) to Mobile Home Park (RMH-2) 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

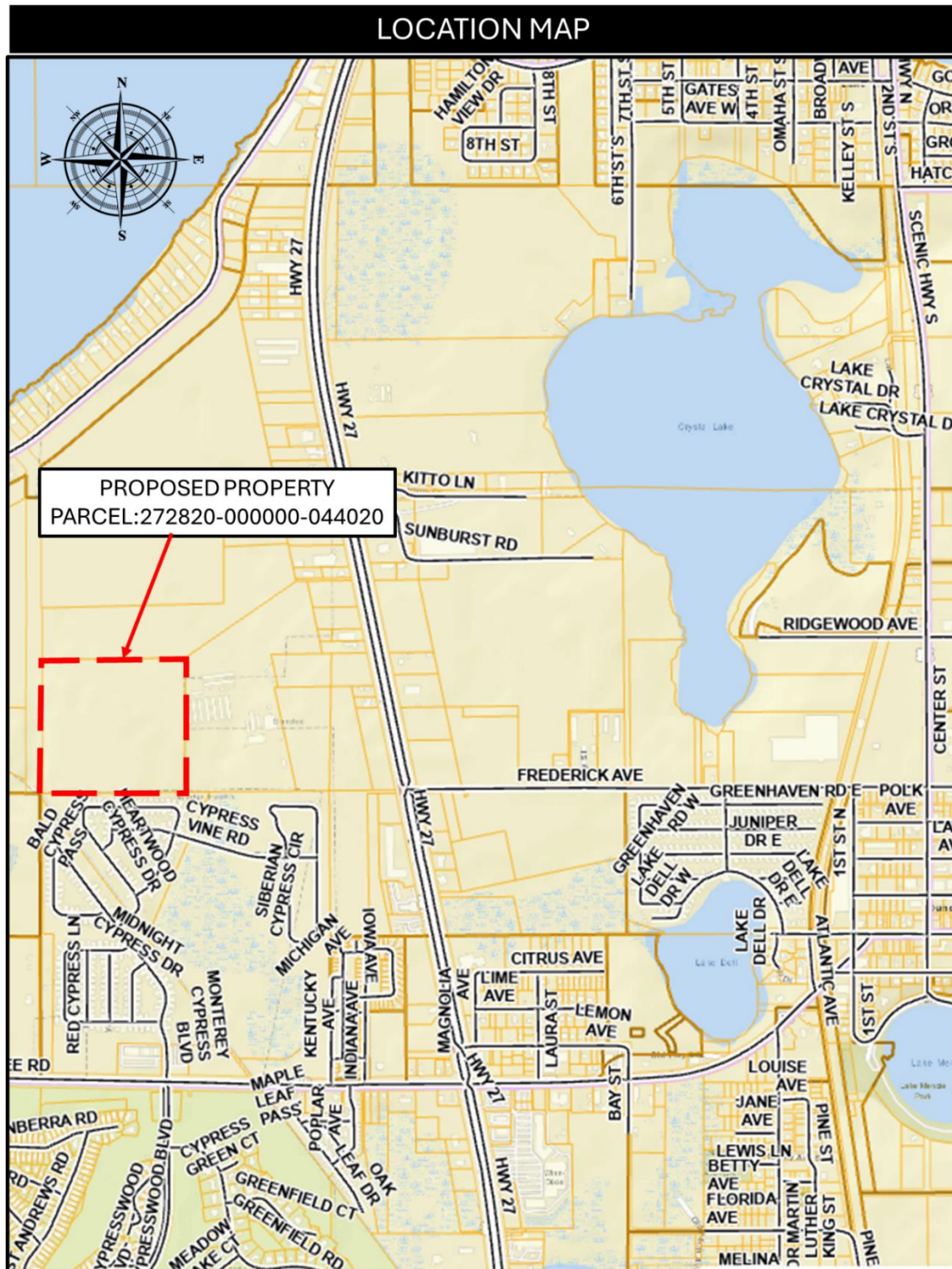
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BAXTER GROVES LEGAL DESCRIPTION

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 ALONG THE WESTERLY SIDE THEREOF.

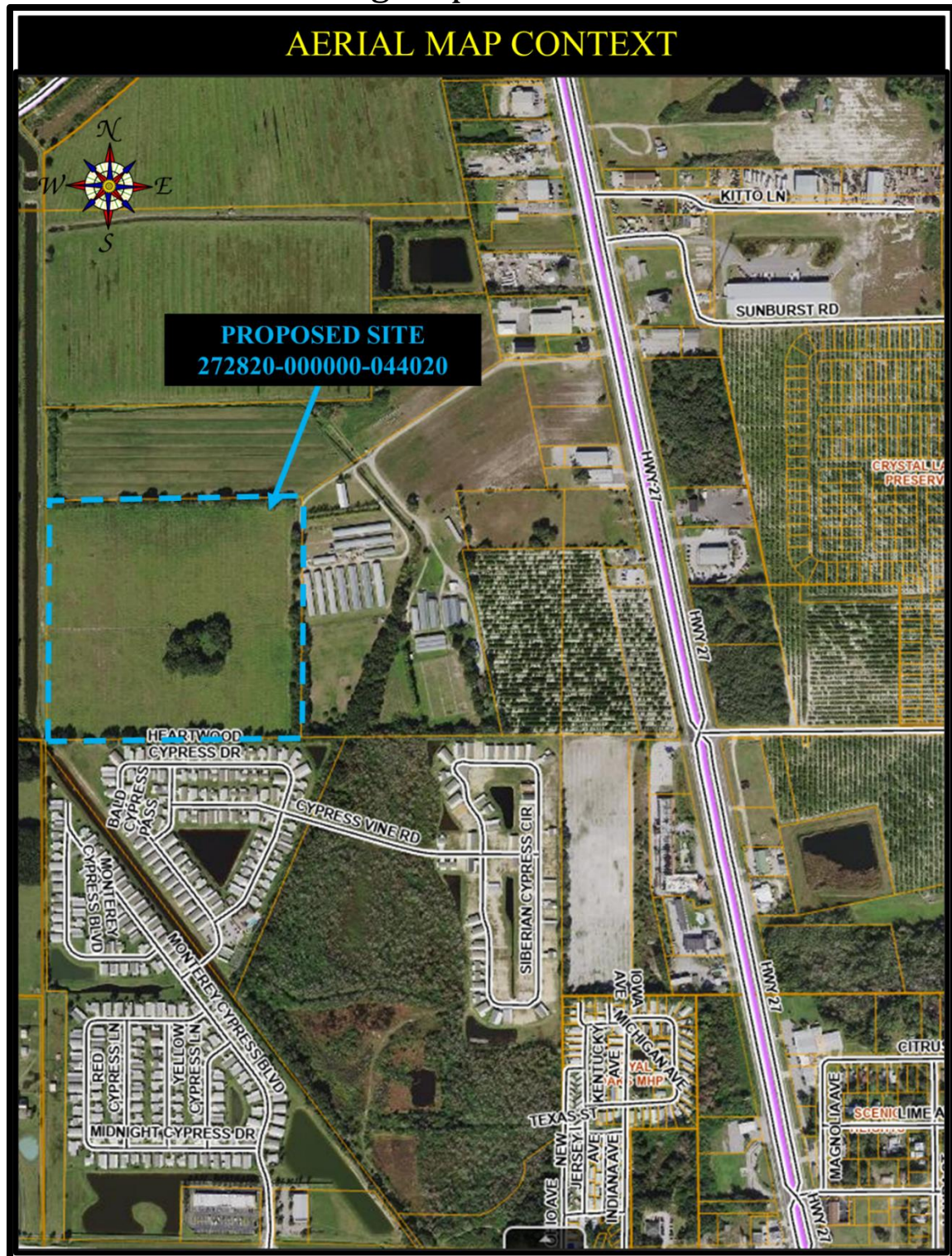
Legal Description

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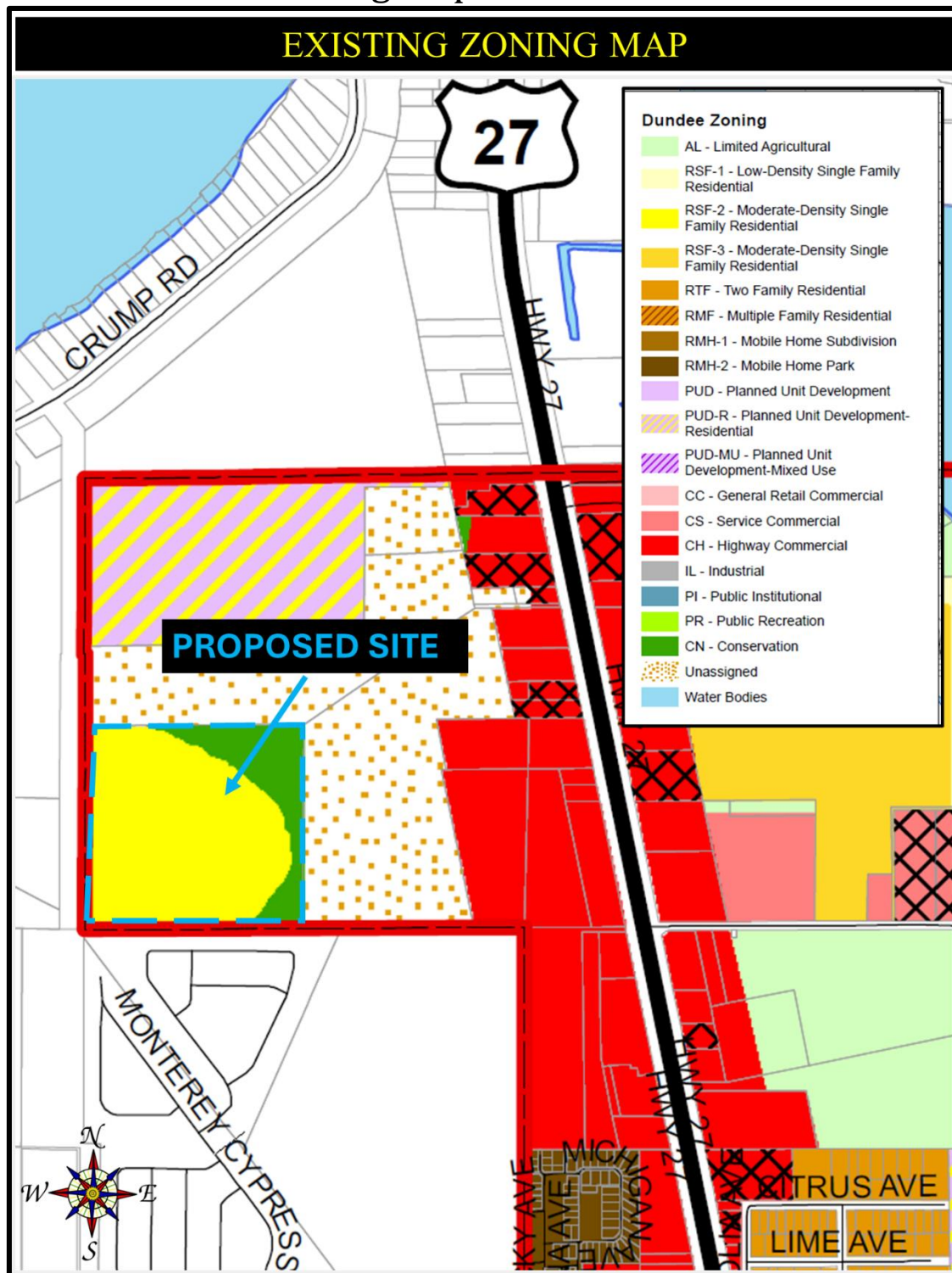
Location Map

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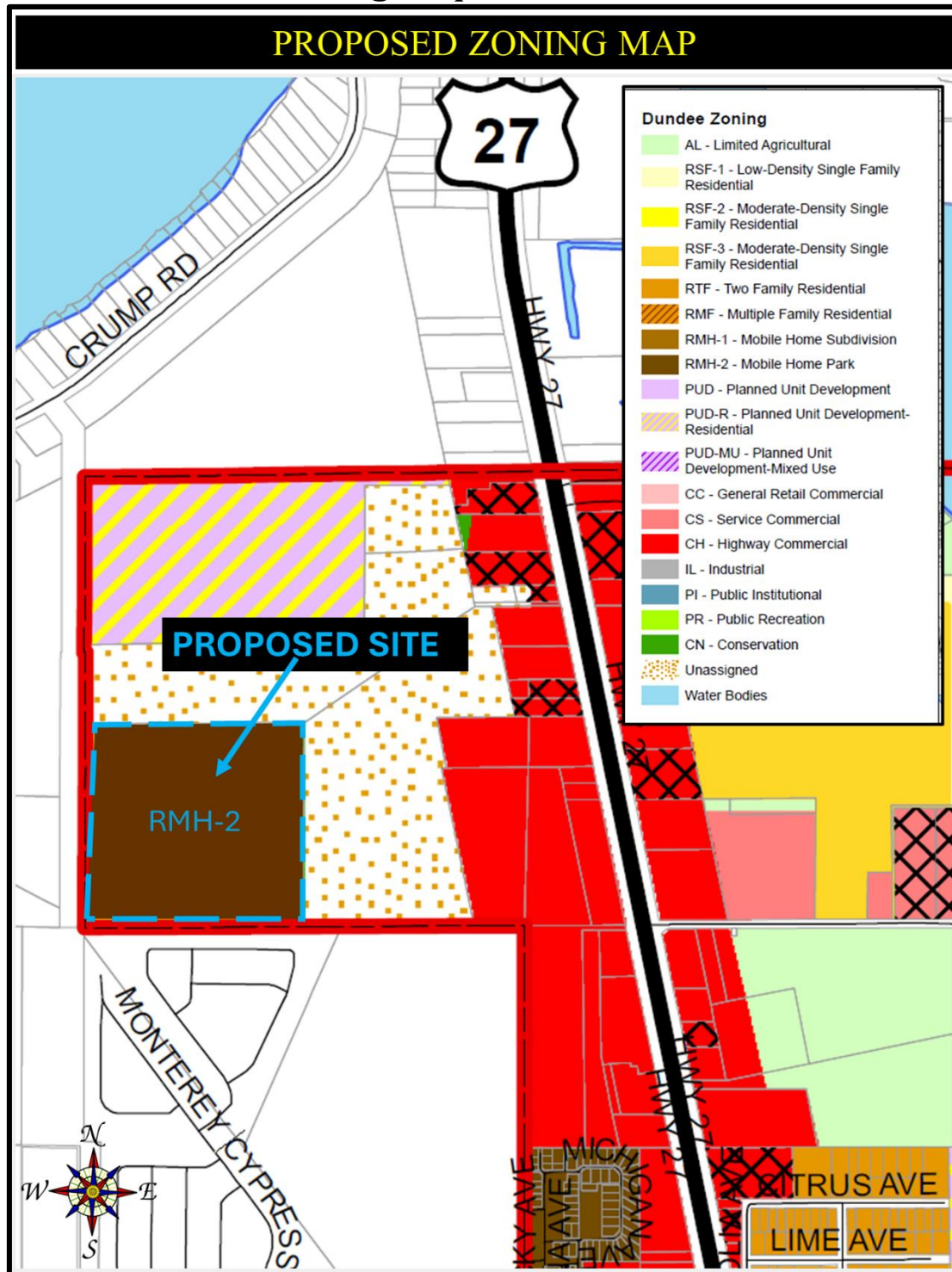
Aerial Map Context

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Existing FLUM Map

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Proposed Future Land Use Map

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INTERLOCAL AGREEMENT 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

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

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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

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

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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,

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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.

1. **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.

2. **Definitions**. Term(s) used in this Agreement shall possess the meanings,

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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.

3. 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.

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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.

5. 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

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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.

7. 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.

b. 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.

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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. **Service Not Required**. 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

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

9. **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. **Disclaimer of Security**. 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

Town of Dundee and Winter Haven Interlocal Agreement for

Cypress Creek MHP

Town of Dundee
Town Commission Staff Report
Cypress Creek Village MHP Phase V
Zoning Map Amendment

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

13. **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

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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.

18. **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. **Multiple Originals.** 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.

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21. Duty to Cooperate and Act in Good Faith. The parties acknowledge and agree that it is in their best interests and the best interests of the public that this Agreement be performed in strict accordance with the terms, covenants and conditions contained herein; and the parties shall, in all instances, cooperate and act in good faith in complying with all of the terms, covenants and conditions contained herein

[The balance of this page intentionally left blank.]

**Town of Dundee
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IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the
date first above written.

CITY OF WINTER HAVEN

By: _____
Nathaniel J. Birdsong, Jr., Mayor

ATTEST:

By: _____
Vanessa Castillo, MMC, City Clerk

LEGAL IN FORM AND VALID IF
ENACTED

By: _____
Frederick J. Murphy, Jr.
City Attorney

TOWN OF DUNDEE

By: _____
Samuel Pennant, Mayor

ATTEST:

By: _____
Trevor Douthat, Town Clerk

LEGAL IN FORM AND VALID IF
ENACTED

By: _____
Albert C. Galloway, Jr.
Special Counsel

Town of Dundee

Town Commission Staff Report

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EXHIBIT A

WARRANTY DEED

3068 0278
 POLK OFF. REC. PAGE

020669 1992 FEB 21 PM 3:16
 This instrument was prepared based on information and a legal description provided by the parties and no title information was requested or given.

THIS WARRANTY DEED is made this 17th 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").

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:

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;

AND

Together with and including the maturing citrus fruit crop for 1991-92 season now situated thereon.

SUBJECT TO taxes for 1992 and subsequent years.

The property is not the homestead or residence of the Grantor, nor is it contiguous to the homestead or residence of Grantor.

Grantor does hereby fully warrant the title to such property and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed on the date first above written.

Witnesses:

✓ [Signature]
Name JOYCE P. JOHNSON

✓ [Signature]
Name W. Arthur Johnson

✓ [Signature]
DANA F. BAXTER
Address: 4511 Pineland Ct.
Winter Haven, Florida

Documentary Tax Pd. \$ 1710.00
Intangible Tax Pd. \$ 0-
E. D. "Bud" Dixon, Clerk, Polk Co.
By: [Signature] Deputy Clerk

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me this 19th day of February, 1992, by DANA F. BAXTER, who is personally known to me or has produced _____ as identification and did take an oath.

Town of Dundee and Winter Haven Interlocal Agreement for
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Town of Dundee Town Commission Staff Report Cypress Creek Village MHP Phase V Zoning Map Amendment

[Skip to main content](#)
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Parcel Details: 27-28-20-000000-044020

[TAX EST](#)
[PRT CALC](#)
[PRC](#)
[HTML PRC](#)
[TRIM](#)
[HTML TRIM](#)
[TAX BILL](#)

Owners [Recently purchased this property? Click here.](#)

BAXTER GROVES 100%

Mailing Address

Address Line 1 **120 SELVA VIS**

Address Line 2

Address Line 3 **WINTER HAVEN FL 33884-3651**

Physical Street Address [Looking for site address? Click here.](#)

Address Line 1 **0 US HIGHWAY 27**

Address Line 2

Postal City and Zip

City/St/Zip **DUNDEE FL 33838**

Parcel Information

Municipality / Taxing District **DUNDEE/SWFWMD (Code: 90460)**

Neighborhood **140990.00**
[Show Recent Sales in this Neighborhood](#)

Subdivision **NOT IN SUBDIVISION**

Property (DOR) Use Code **Unplatted tracts 30 to 59.99 acres (Code: 9925)**


Acreage **35.09**

[Community Redevelopment Area](#) **NOT IN CRA**

Property Desc

DISCLAIMER: This property description is a condensed version of the original legal description recorded in the public records of Polk County, FL. It does not include the section, township, range, or the county where the property is located. It is a description of the ownership boundaries only and does not include easements or other interests of record. The property description should not be used when conveying property. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.

Area Map



Mapping Worksheets (plats) for 272820

[Mapping Worksheet](#) [Mapping Worksheet Printable PDF](#)
HTML (opens in new tab)

Linked Tangible Personal Property Accounts

[Linked Accounts](#) [Link](#)

Note: Tangible Personal Property is defined as everything other than real estate that has value by itself. Please click the + plus sign to show the list of TPP accounts linked to this parcel. Only first two owner names shown.

1 TPP Account(s)

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

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[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.

OR Book/Page	Date	Type Inst	Vacant/ Improved	Grantee	Sales Price
3068/0278	02/1992	W	V		\$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	Note	Value
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	Front	Depth	Units
1	* Residential	N	A	0	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	\$0

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Misc. Items Value	\$0
Land Classified Value	\$5,542
Just Market Value	\$338,452
*Cap Differential and Portability	\$0
Agriculture Classification	\$332,910
Assessed Value	\$5,542
Exempt Value (County)	\$0
Taxable Value (County)	\$5,542

*This property does not contain a cap or portability value.

Values by District (2023)

District Description	Final Tax Rate	Assessed Value	Final Assessed Taxes	Exemption	Final Tax Savings	Taxable Value	Final Taxes
BOARD OF COUNTY COMMISSIONERS	6.685200	\$5,542	\$37.05	\$0	\$0.00	\$5,542	\$37.05
POLK COUNTY SCHOOL BOARD - STATE	3.160000	\$5,542	\$17.51	\$0	\$0.00	\$5,542	\$17.51
POLK COUNTY SCHOOL BOARD - LOCAL	2.248000	\$5,542	\$12.46	\$0	\$0.00	\$5,542	\$12.46
TOWN OF DUNDEE	7.900000	\$5,542	\$43.78	\$0	\$0.00	\$5,542	\$43.78
SOUTHWEST FLA WATER MGMT DIST	0.204300	\$5,542	\$1.13	\$0	\$0.00	\$5,542	\$1.13
		Assessed Taxes:	\$111.93	Tax Savings:	\$0.00	Total Taxes:	\$111.93

Non-Ad Valorem Assessments (2023)

LN	Code	Desc	Units	Rate	Assessment
1	ST460	DUNDEE STORMWATER UTILITY	1.00	34.50	\$34.50
Total Assessments					\$34.50

Taxes

Desc	Last Year	2023 Final
Taxing District	DUNDEE/SWFWMD (Code: 90460)	DUNDEE/SWFWMD (Code: 90460)
Millage Rate	20.3370	20.1975
Ad Valorem Assessments	\$112.71	\$111.93
Non-Ad Valorem Assessments	\$34.50	\$34.50
Total Taxes	\$147.21	\$146.43

Your final tax bill may contain Non-Ad Valorem assessments which may not be reflected on this page, such as assessments for roads, drainage, garbage, fire, lighting, water, sewer, or other governmental services and facilities which may be levied by your county, city or any other special district. [Visit the Polk County Tax Collector's site for Tax Bill information related to this account.](#) Use the [Property Tax Estimator](#) to estimate taxes for this account.

Prior Year Final Values

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The Final Tax Roll is the 1st certification of the tax rolls by the Value Adjustment Board, per Florida Statute 193.122(2), F.S. This is the date all taxable property and tax rolls are certified for collection to the Tax Collector. Corrections made after this date are not reflected in the Final Tax Roll Values.

2022

Land Value	\$284,874.00
Building Value	\$0.00
Misc. Items Value	\$0.00
Just Value (Market)	\$284,874.00
Assessed Value	\$5,542.00
Exempt Value (County)	\$0.00
Taxable Value (County)	\$5,542.00

2021

Land Value	\$256,839.00
Building Value	\$0.00
Misc. Items Value	\$0.00
Just Value (Market)	\$256,839.00
Assessed Value	\$5,542.00
Exempt Value (County)	\$0.00
Taxable Value (County)	\$5,542.00

2020

Land Value	\$243,822.00
Building Value	\$0.00
Misc. Items Value	\$0.00
Just Value (Market)	\$243,822.00
Assessed Value	\$5,542.00
Exempt Value (County)	\$0.00
Taxable Value (County)	\$5,542.00

2019

Land Value	\$243,822.00
Building Value	\$0.00
Misc. Items Value	\$0.00
Just Value (Market)	\$243,822.00
Assessed Value	\$5,542.00
Exempt Value (County)	\$0.00
Taxable Value (County)	\$5,542.00

DISCLAIMER:

The Polk County Property Appraiser makes every effort to produce and publish the most current and accurate information possible. The PCPA assumes no responsibility for errors in the information and does not guarantee that the data are free from errors or inaccuracies. Similarly the PCPA assumes no responsibility for the consequences of inappropriate uses or interpretations of the data. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. Utilization of the search facility indicates understanding and acceptance of this statement by the user.

Last Updated: Tuesday, April 23, 2024 at 5:05:38 AM

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

EXHIBIT B

FREDERICK J. MURPHY, JR.
BOSWELL & DUNLAP LLP
P.O. DRAWER 30
BARLOW, FL 33831-0030
office box

ORDINANCE NO.: 04-101

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

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

1. That the City Council of the Town of Dundee does hereby annex into the corporate limits of the Town of Dundee, Florida, the following described property:

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Ordinance 04-101
Page Two

2. All ordinances in conflict herewith are hereby repealed.
3. 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.
4. 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



Mayor-Kevin Kito

ATTEST:



TOWN CLERK - Emily Chait

Approved as to form:



TOWN ATTORNEY - Frederick J. Murphy, Jr.

Town of Dundee and Winter Haven Interlocal Agreement for
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Ordinance No. 04-101

EXHIBIT "A"

Page 1 of 2

**Legal Description of subject parcel(s)
being proposed for voluntary annexation**

272820000000044020

SW ¼ of SW ¼ Less N 128 FT THEREOF & LESS CANAL R/W

The SW ¼ of SW ¼ 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;

A portion of Section 20, Township 28 South, Range 27 East, Polk County, Florida, described as follows: The Southwest ¼ of the Southwest ¼ of said Section 20, LESS AND EXCEPT the North 128 feet thereof, and subject to right-of-way of Peace River Drainage District Canal along the Westerly side thereof, more particularly described as:

Commence at the Southwest corner of said Section 20, thence North 89°34'02" East, along the South boundary of said Section 20, a distance of 27.98 feet to a point on the East right-of-way of said canal, said point being the POINT OF BEGINNING; thence North 00°03'02" East, along said East right-of-way, a distance of 1192.89 feet, to a point on a line which is 128 feet South of the North line of the Southwest ¼ of the Southwest ¼, of said Section 20; thence North 89°22'34" East, along said line which is 128 feet South of said North line, a distance of 1287.63 feet to a point on the East line of the Southwest ¼ of the Southwest ¼ of said Section 20; thence South 00°29" West, along said East line, a distance of 1198.48 feet, to the Southwest corner of the Southwest ¼ of the Southwest ¼ of said Section 20; thence South 89°37'13" West, along the South line of said Section 20, a distance of 1278.52 feet to the POINT OF BEGINNING.

Containing 35.25 acres.

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Ordinance No. 04-101

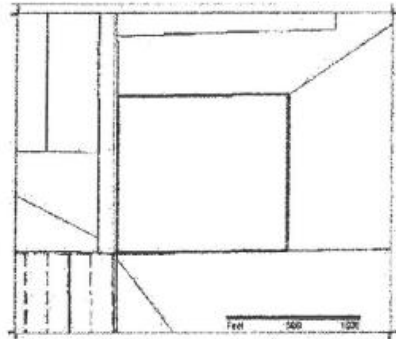
EXHIBIT "A"

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Legal Description of subject parcel(s)
being proposed for voluntary annexation


27282000000044020

SW ¼ of SW ¼ Less N 128 FT THEREOF & LESS CANAL R/W



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	<u>Town of Dundee</u>
201 Carter Street PO Box 1000 Dundee, Florida 33525 (863) 419-3114 Fax (863) 419-3166 Dundee 016-3960	
<u>Petition for Annexation</u> <u>Applicant</u>	
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 description of subject property certified to the Town of Dundee along with an aerial photograph and location map.	
Name of Property Owner: <u>Baxter Groves</u>	
Mailing Address: <u>120 Selva Vie, Winter Haven 33884</u> Phone: <u>(863) 294-7411</u>	
Name of Representative, if applicable: <u>Beard Knapp Development, LLC</u>	
Mailing Address: <u>4500 US Hwy 92 E, St #1030 Lakeland</u> Phone: <u>(863) 665-0185</u>	
Reason for Request: _____	
<u>Property Identification</u>	
Property Address or General Location: _____	
Present Use of the Property: _____	
Existing Structures Located on the Site: _____	
Total Acreage: <u>34± Ac</u>	Number of Residents on Site: <u>0</u>
Assessed Property Value: <u>\$57,300</u>	Taxable Value: <u>\$57,300</u>
Legal Description of the Property: <u>See Attached Deed</u>	
Section: <u>20</u>	Township: <u>28</u> Range: <u>27</u>
Subdivision: <u>000000</u>	
Parcel I.D.#: <u>044020</u>	
<u>Planning and Zoning Information</u>	
Present County Future Land Use Designation: _____	
Requested City Zoning Classification: <u>PDD</u>	
Requested City Future Land Use Designation: <u>MS2 M-C</u>	
Note: Unless specific land use and zoning designations are requested, the City will assign designations which most closely conform with the actual use of the property or with designations of surrounding properties. An application fee will be assessed only on requests for land use and zoning changes which result in an increase in land use or zoning intensity over that allowed under the County designations. (You will need to fill out separate applications for land use/zoning requests.)	
Date Received: _____	Received By: _____
Hearing Date: _____	File Number: _____

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Town of Dundee
page 2

Annexation Application

OWNER'S SIGNATURE PAGE

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

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

OWNERS

Baxter Groves
Dana F. Baxter Jr. - Gen. Partner
Signature of Owner
Dana F. Baxter Jr.
Printed Name of Owner

Signature of Owner
Printed Name of Owner

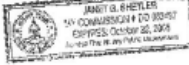
Signature of Owner
Printed Name of Owner

Signature of Owner
Printed Name of Owner

STATE OF FLORIDA
COUNTY OF POLK

OWNER'S NOTARIZATION


The foregoing instrument was acknowledged before me this 2nd day of July
2004 by Dana F. Baxter Jr. who is personally known
to me or who has produced a driver's license as identification and who did not take an oath.


Janet G. Shetler
Notary Public
Notarial Seal and Commission
Expiration Date

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<u>Town of Dundee</u>	<u>Annexation Application</u>
page 3	
 <u>AGENT, LESSEE, OR BUYER'S SIGNATURE PAGE</u>	
(I) (We), <u>Randall L. Knapp, Managing Member</u> being duly sworn, depose and say that I (we) serve as <u>Agent</u> for the owner(s) (agent or lessee) in making this petition and that the owner(s) (has) (have) authorized (me) (us) to act in this capacity.	
Further, I (we) depose and say that the statements and answers herein contained and other information attached hereto present the arguments in behalf of the petition herein requested to the best of (my) (our) ability and that the statements and information above referred to are in all respects true and correct to the best of (my) (our) knowledge and belief.	
 <u>AGENT, LESSEE, OR BUYER(S)</u>	
<u>Randall L. Knapp, Managing Member</u> Signature of Agent, Lessee, or Buyer(s)	_____ Signature of Agent, Lessee, or Buyer(s)
<u>Randall L. Knapp, Managing Member</u> Printed Name of Agent, Lessee, or Buyer(s)	_____ Printed Name of Agent, Lessee, or Buyer(s)
_____ Signature of Agent, Lessee, or Buyer(s)	_____ Signature of Agent, Lessee, or Buyer(s)
_____ Printed Name of Agent, Lessee, or Buyer(s)	_____ Printed Name of Agent, Lessee, or Buyer(s)

STATE OF FLORIDA COUNTY OF POLK	<u>AGENT, LESSEE, OR BUYER(S) NOTARIZATION</u>
The foregoing instrument was acknowledged before me this <u>21</u> day of <u>July</u> 20 <u>09</u> , by <u>Randall L. Knapp</u> , who is personally known to me or who has produced a driver's license as identification and who did not take an oath.	
<u>Janet D. Shetter</u> Notary Public Notarial Seal and Commission Expiration Date	
	

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Please Return To:
Town Clerk
Town Hall - Town of Dundee
100 Centar Street
Post Office Box 1005
Dundee, Florida 33828

Space For Recording

**CERTIFICATION OF OWNERSHIP AND CONSENT
TO ANNEXATION**

(I) (We), _____, hereby certify
that (I am) (we are) the legal owner (s) of the property or properties specifically identified as
Polk County Property Appraiser's Parcel Identification Number: 202827-000000-044020

Further, (I) (we) hereby consent to the annexation of the above-referenced property or
properties, to the Town of Dundee, as generally depicted on the map attached hereto.

(I) (We) understand that in reliance upon this consent to annexation that the Town shall
expend considerable time and resources toward effectuating 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 BE 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 constitute a covenant running with the
land, binding on all owners, successors, heirs, and assigns.


If (I am) (we are) executing this document on behalf of a corporate or partnership owner
of land, (I) (we) I do so with the full knowledge and authority of said corporation or partnership.

SIGNED this 21st day of July, 2004.

Gentry Groves
Dana F. Gentry - General Mgr.
By: Dana F. Gentry Jr.
Printed Name of Owner

SWORN AND SUBSCRIBED before me, the undersigned authority, by
Dana F. Gentry who is personally known to me, _____ who has
produced a drivers license, DL# _____ as identification.

Janet D. Shetler
NOTARY PUBLIC, STATE OF FLORIDA



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

Town of Dundee Town Commission Staff Report Cypress Creek Village MHP Phase V Zoning Map Amendment

WARRANTY DEED

THIS WARRANTY DEED is made this 17th day of February, 1992, by DANA F. SARKIS (the "Grantor"), to BAXTER GROVES, a Florida general partnership, the address of which is P. O. Box 1479, Winter Haven, Florida 33882 (the "Grantee").

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:

The SE-1/4 of SW-1/4 of Section 10, Township 28 South, Range 21 East, LBS AND EXCEPT the North 1/2 Section thereof; and subject to A/W of Peace River Valley Drainage Canal along the Westerly side thereof;

AND

Together with and including the maturing citrus fruit crop for 1991-92 season now situated thereon.

SUBJECT TO taxes for 1992 and subsequent years.

The property is not the homestead or residence of the Grantor, nor is it contiguous to the homestead or residence of Grantor.

Grantor does hereby fully warrant the title to such property and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed on the date first above written.

Witnesses:

Dana F. Sarkis
Name DANA F. SARKIS

M. Barker
Name M. Barker

SEINE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me this 17th day of February, 1992, by DANA F. SARKIS, who is personally known to me or has produced to me as identification and did take an oath.

My Commission Expires:

This instrument prepared by:
Kerry M. Wilcox, Esq.
P. O. Box 7608
Winter Haven, FL 33882

Documentary Tax P. \$ 170.00
Mansions Tax P. \$ 0.00
E. O. 100 Polk County, Fla. Co.
By [Signature] Deputy Clerk

NOTARY PUBLIC STATE OF FLORIDA
My Commission Expires 02/15/93
Kerry M. Wilcox, Esq.
P. O. Box 7608
Winter Haven, FL 33882

RECORDED AND RETURNED TO
C. B. BARTON, JR. CLERK
POLK COUNTY, FLA.
FEB 18 1992

3068 0278
POLK OFF. REC. PAGE

020569 H917821 PM 9-16
this instrument was prepared based on information and a legal description furnished by the parties and no title information was requested or taken.

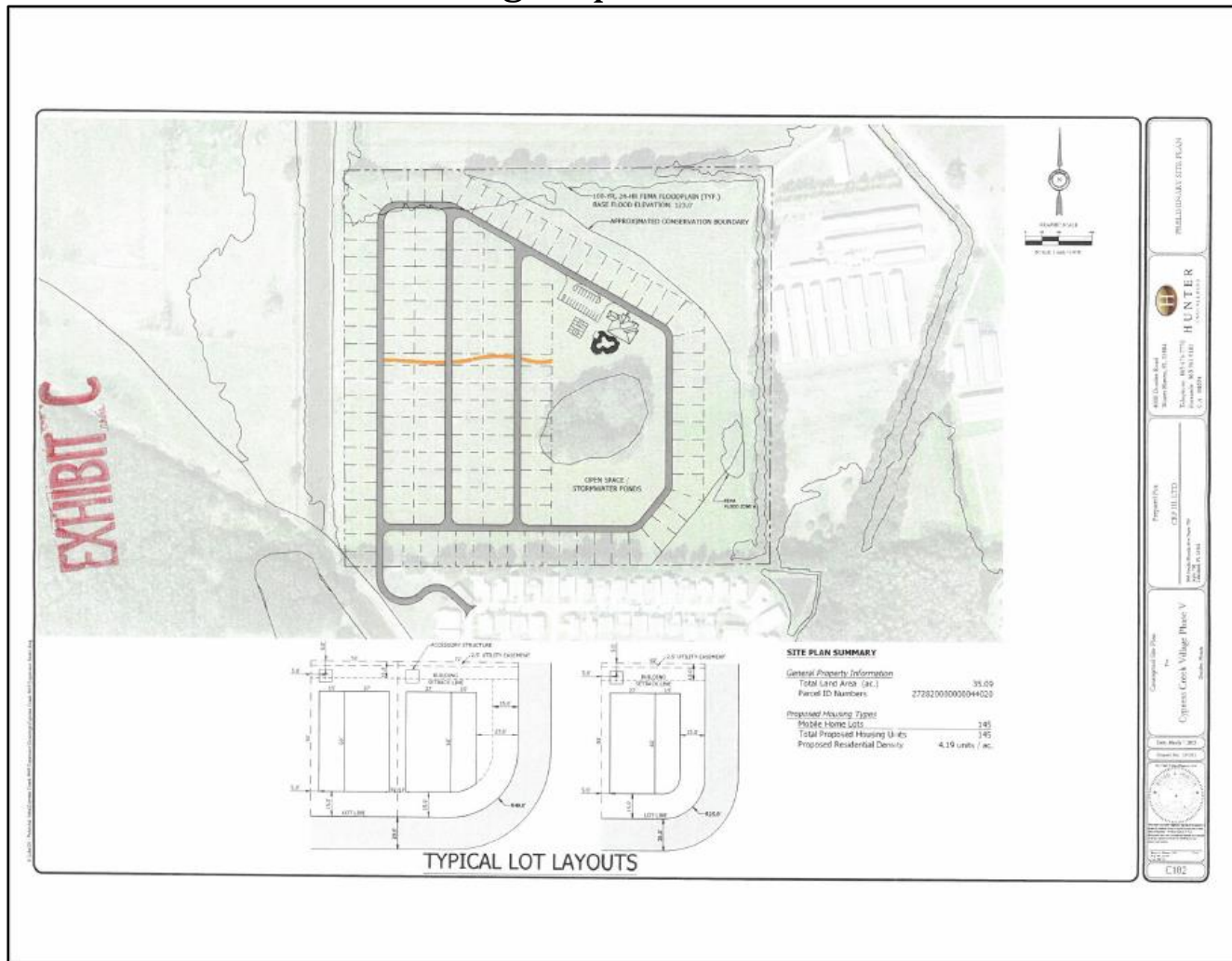
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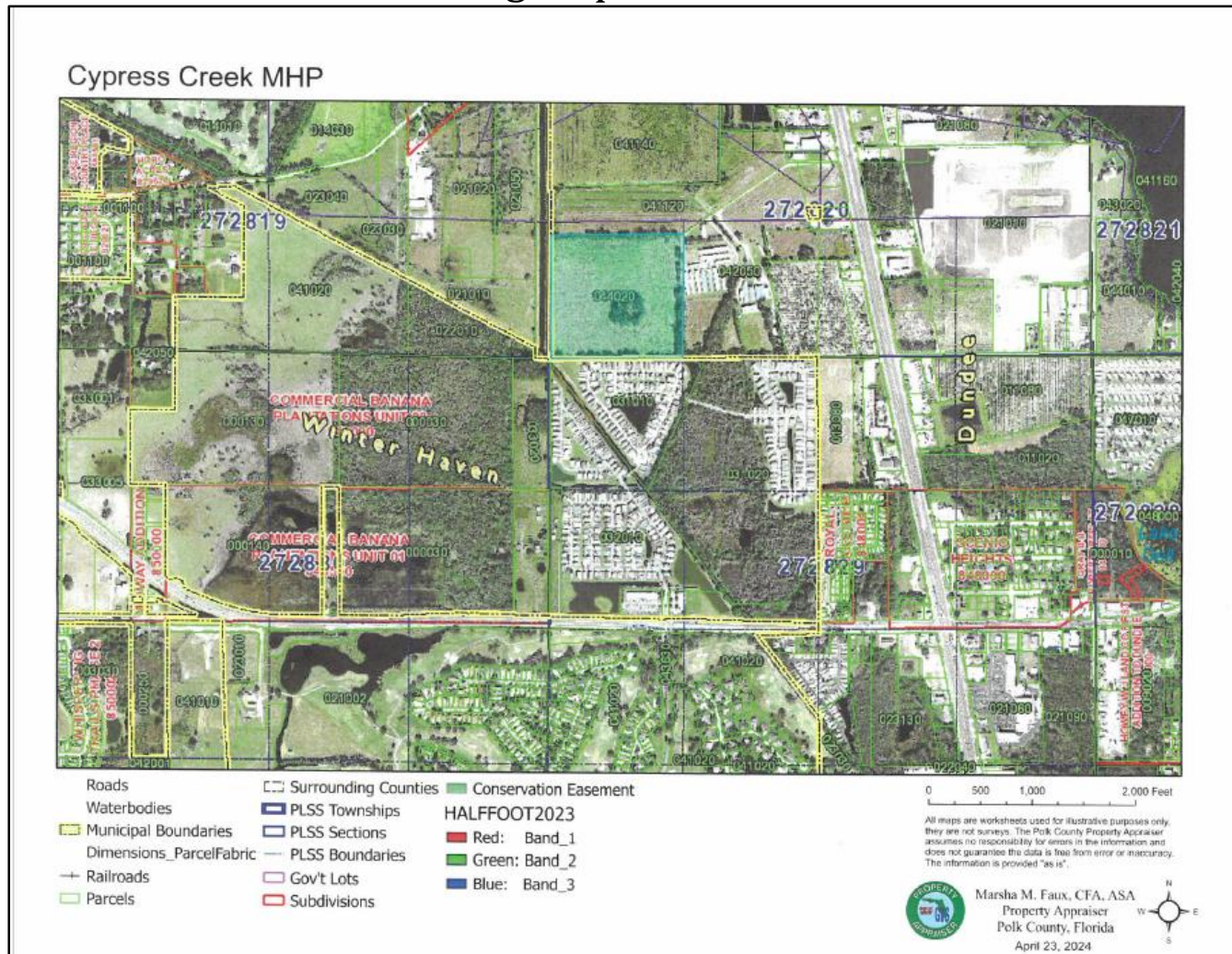
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Town of Dundee and Winter Haven Interlocal Agreement for Cypress Creek MHP **Exhibit C**

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

Town of Dundee
Town Commission Staff Report
Cypress Creek Village MHP Phase V
Zoning Map Amendment



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