

State of Florida County of Polk

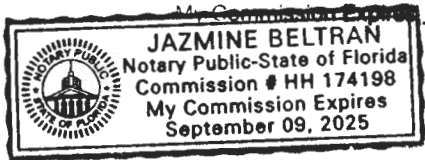
On this 15<sup>th</sup> day of November, 2021.

I attest that the preceding or attached document is a true, exact, complete, and unaltered photocopy made by me of ordinance 21-1767 presented to me by the document's custodian, Haines City, and, to the best of my knowledge, that the photocopied document is neither a public record nor a publicly recordable document, certified copies of which are available from an official source other than a notary public.

INSTR # 2021293183  
BK 11975 Pgs 1284-1290 PG(s)7  
11/09/2021 03:36:47 PM  
STACY M. BUTTERFIELD,  
CLERK OF COURT POLK COUNTY  
RECORDING FEES 61.00

Notary Public

9-9-25



ORDINANCE NO. 21- 1767

AN ORDINANCE OF THE CITY OF HAINES CITY, FLORIDA ESTABLISHING THE CROSSROADS VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AUTHORITY; PROVIDING FOR FINDING OF FACTS; PROVIDING FOR THE ESTABLISHMENT AND NAMING OF THE DISTRICT; PROVIDING FOR THE LEGAL DESCRIPTION OF THE EXTERNAL BOUNDARIES OF THE DISTRICT; PROVIDING FOR THE DESCRIPTION OF THE FUNCTIONS AND POWERS OF THE DISTRICT; PROVIDING FOR THE DESIGNATION OF THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING FOR NOTICE REQUIREMENTS; PROVIDING FOR COMPLIANCE WITH ALL REMAINING SECTIONS OF CHAPTER 190, FLORIDA STATUTES, AND ALL OTHER APPLICABLE LAWS AND ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR RECORDING AND PROVIDING FOR AN EFFECTIVE DATE.

RECITALS

WHEREAS, the "Uniform Community Development Act of 1980", Chapter 190, *Florida Statutes* (hereinafter referred to as the "ACT"), sets forth the exclusive and uniform method for establishing a community development district; and

WHEREAS, Section 190.005(2) of the ACT requires that a petition for the establishment of a community development district of less than 2,500 acres be filed by the petitioner with the municipality having jurisdiction over the majority of land in the area in which the district is to be located; and

WHEREAS, Section 190.005(1)(a) of the ACT requires that such petition contain certain information to be considered at a public hearing before the City Commission of the City of Haines

City, Florida ("City"); and

**WHEREAS**, Black Mountain Group, LLC ("Petitioner"), having obtained written consent to the establishment of the Crossroads Village Center Community Development District (the "District"), by the owners of one-hundred percent (100%) of the real property to be included in the District and having presented documents evidencing the control of the real property to be included in the District, has petitioned the City to adopt an ordinance establishing the District pursuant to Chapter 190, *Florida Statutes* (2020); and

**WHEREAS**, the Petitioner is a Delaware limited liability company authorized to conduct business in the State of Florida and whose principal place of business is 7901 Kingspointe Parkway, Suite 8, Orlando, Florida 32819; and

**WHEREAS**, the Petition to Establish Crossroads Village Center Community Development District ("Petition"), which was submitted to the City on September 13, 2021, has been determined to contain the requisite information as mandated by Section 190.005(1)(a) of the ACT; and

**WHEREAS**, all interested persons and affected units of general-purpose local government will be or have been afforded an opportunity to present oral and written comments on the Petition at a duly noticed public hearing conducted by the City on November 4, 2021; and

**WHEREAS**, on November 4, 2021, the City considered the record of the public hearing and the factors set forth in Section 190.005(1)(e) of the ACT, and upon such review, has determined that granting the Petition is in the best interest of the City; and

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

**WHEREAS**, all District roads, including any improvements to existing roads, shall be

constructed to equal or exceed the applicable construction specifications of the City or the County;  
and

**WHEREAS**, it is believed that the establishment of the District will result in a timely, efficient, effective, responsive and economic way to deliver community development services in the area described in the Petition; and

**NOW, THEREFORE, BE IT ENACTED** by the City Commission of the City of Haines City, Florida as follows:

**SECTION 1. RECITALS INCORPORATED.**

The above recitals are true and correct and are incorporated herein.

**SECTION 2. AUTHORITY.**

This Ordinance is enacted in compliance with and pursuant to the Uniform Community Development District Act of 1980, codified in Chapter 190, *Florida Statutes*. Nothing contained herein shall constitute an amendment to any land development approvals for the land area included within the District.

**SECTION 3. FINDINGS OF FACT.**

The City hereby finds and determines, pursuant to Section 190.005(1)(e) of the ACT, based on the testimony and evidence presented before the City, and the record established at the public hearing that:

- A. All statements within the Petition are true and correct.
- B. Establishment of the District and all land uses and services planned within the proposed District are not inconsistent with applicable elements or portions of the State Comprehensive Plan, or the City of Haines City Comprehensive Plan.
- C. The area of land within the District, described in Exhibit “A”, which is attached hereto and incorporated herein, is of a sufficient size, is sufficiently compact and is



sufficiently contiguous to be developed as one functional interrelated community.

D. The District is the best alternative available for delivering the community development services and facilities to the area that would be served by the District.

E. The community development services and facilities of the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

F. The area to be served by the District is amenable to separate special-district government.

**SECTION 4. ESTABLISHMENT AND DISTRICT NAME.**

There is hereby created a community development district situated entirely within the incorporated limits of the City of Haines City, Florida, which District shall be known as the “Crossroads Village Center Community Development District”, and which shall be referred to in this Ordinance as the “District”.

**SECTION 5. EXTERNAL BOUNDARIES OF THE DISTRICT.**

The external boundaries of the District are described in Exhibit “A”, and said boundaries encompass approximately 120.03 acres, more or less.

**SECTION 6. DISTRICT POWERS AND FUNCTIONS.**

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

**SECTION 7. BOARD OF SUPERVISORS.** The five persons designated to serve as

Name: Daniel Harper  
Address: 7301 Kingspointe Parkway, Suite 8  
Orlando, Florida 32819

Name: Carlos J. Bonilla  
Address: 7301 Kingspointe Parkway, Suite 8  
Orlando, Florida 32819

Name: Syed Raza  
Address: 7301 Kingspointe Parkway, Suite 8  
Orlando, Florida 32819

Name: Richard Laccabue  
Address: 508 Westborough Lane  
Safety Harbor, Florida 34695

Name: Carlos G. Bonilla  
Address: 407 Wekiva Springs Road, Suite 207  
Longwood, Florida 32779

**SECTION 8. NOTICE REQUIREMENTS.** Petitioner has caused a notice of a public hearing on the consideration of the Petition to be published in a newspaper at least once a week for four consecutive weeks immediately prior to such hearing in compliance with the provisions of Section 190.005(1)(d), Florida Statutes.


**SECTION 9. COMPLIANCE WITH ALL REMAINING PROVISIONS OF CHAPTER 190, FLORIDA STATUTES, AND ALL OTHER APPLICABLE PROVISIONS OF LAW.** Petitioner has complied with all remaining provisions of Chapter 190, Florida Statutes and other provisions of law necessary for the establishment of the District.

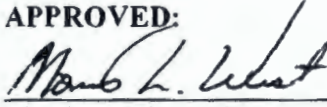
**SECTION 10. REPEAL OF ORDINANCE IN CONFLICT.** All other ordinances of the City of Haines City, Florida, or portions thereof which conflict with this or any part of this Ordinance are hereby repealed.

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

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

**INTRODUCED AND PASSED** in regular session of the City Commission of the City of Haines City, this 7th day of October, 2021.

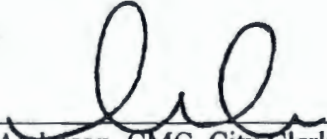
**ATTEST:**  
By:   
Erica Anderson, CMC, City Clerk

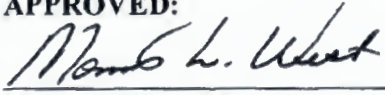
**APPROVED:**  
  
Morris L. West, Mayor

**APPROVED AS TO FORM AND CORRECTNESS:**

By:   
Fred Reilly, City Attorney

**ADOPTED ON SECOND AND FINAL READING** by the City Commission of the City of Haines City, Florida, at regular session this 4<sup>th</sup> day of NOVEMBER, 2021.

**ATTEST:**  
By:   
Erica Anderson, CMC, City Clerk

**APPROVED:**  
  
Morris L. West, Mayor

**APPROVED AS TO FORM AND CORRECTNESS:**

By:   
Fred Reilly, City Attorney



**EXHIBIT A  
LEGAL DESCRIPTION**

**LEGAL DESCRIPTION OF EXTERNAL BOUNDARIES OF  
CROSSROADS VILLAGE CENTER CDD**

**PROPERTY DESCRIPTION: (D.R. 10954/1095)**

Parcel 2: BEGIN at the Southwest corner of the Southeast 1/4 of Section 30, Township 27 South, Range 27 East, Polk County, Florida, run thence N89°29'23"E, along the South boundary thereof, 395.72 feet; thence N21°53'00"E, 837.46 feet; thence N23°07'00"W, 26.08 feet; thence N68°07'00"W, 607.56 feet; thence S21°53'00"W, 1113.22 feet to point on the South boundary of the Southwest 1/4 of said Section 30; thence N89°36'23"E, along said South boundary, 281.10 feet to the POINT OF BEGINNING; AND

Parcel 4 (Revised 1/27/86): Commence at the Southwest corner of the Southeast 1/4 of Section 30, Township 27 South, Range 27 East, Polk County, Florida; run thence N89°29'23"E, along the South boundary thereof, 464.42 feet to a point on the Westerly right-of-way line of U.S. Highway 27, said point being on a curve concaved Southeasterly, having a radius of 11459.19 feet; thence on a chord bearing of N21°22'25"E, a chord distance of 170.36 feet to the end of said curve; thence N21°53'00"E along said Westerly right-of-way line, 1554.42 feet to the POINT OF BEGINNING; thence continue N21°53'00"E, along said Westerly right-of-way line, 260.00 feet to the intersection with a curve concaved Westerly, having a radius of 260.00 feet, a chord bearing of N12°17'40"W, a chord distance of 193.82 feet; thence Northwesterly along the arc of said curve through a central angle of 43°46'02", an arc distance of 198.62 feet to the end of said curve; thence N34°10'00"W, along D.O.T. right-of-way, 347.16 feet; thence S89°47'53"W, 130.41 feet; thence S00°20'31"W, 129.00 feet to a point on a curve concaved Southwesterly, having a radius of 450.00 feet, a chord bearing of N71°56'53"W, a chord distance of 226.77 feet; thence Northwesterly along the arc of said curve through a central angle of 29°11'15", an arc distance of 229.24 feet to the end of said curve; thence S89°47'53"W, 67.91 feet; thence S00°20'31"W, 200.00 feet; thence S30°42'55"E, 755.33 feet; thence S68°07'00"E, 180.00 feet to the POINT OF BEGINNING; AND

Parcel 3: Commence at the Southeast corner of the Southwest 1/4 of Section 30, Township 27 South, Range 27 East, run thence S89°36'23"W, along the South boundary thereof, 281.10 feet to the POINT OF BEGINNING; thence N21°53'00"E, 1799.98 feet; thence N32°29'52"W, 772.19 feet; thence S89°47'53"W, 1303.07 feet to a point on the Easterly right-of-way line of Watts Dairy Road; thence S00°02'22"W, 1650.98 feet to the end of said right-of-way; thence N89°57'38"W, 6.25 feet to a point on the Westerly boundary of the East 1/2 of the Southwest 1/4; thence S00°13'47"E, 5.73 feet; thence N89°23'34"E, 125.00 feet; thence S00°13'47"E, 348.48 feet; thence S89°23'34"W, 125.00 feet; thence S00°13'47"E, 318.95 feet to the Southwest corner of the East 1/2 of the Southwest 1/4, thence N89°36'23"E, along the South boundary of said East 1/2 of the Southwest 1/4, 1051.73 feet to the POINT OF BEGINNING;

LESS AND EXCEPT Parcel 9-A: Commence at the Southwest corner of the Southeast 1/4 of Section 30, Township 27 South, Range 27 East, Polk County, Florida; run thence N89°29'23"E, along the South boundary thereof, 395.72 feet; thence N21°53'00"E, 837.46 feet; thence N23°07'00"W, 26.08 feet; thence N68°07'00"W, 619.56 feet to the POINT OF BEGINNING; thence N21°53'00"E, 686.76 feet; thence N31°58'21"W, 244.00 feet; thence S77°23'13"W, 296.79 feet; thence S66°45'32"W, 177.40 feet; thence N67°20'41"W, 124.62 feet; thence S86°27'38"W, 97.19 feet; thence S45°35'56"W, 202.95 feet; thence S89°47'53"W, 31.36 feet; thence S34°26'36"W, 380.15 feet; thence S00°02'22"W, 290.60 feet; thence S34°21'54"E, 380.14 feet; thence N43°48'23"E, 135.79 feet; thence N76°17'35"E, 126.61 feet; thence N23°09'03"E, 157.70 feet; thence N88°53'15"E, 103.02 feet; thence S45°45'46"E, 199.42 feet; thence S2°44'12"E, 102.83 feet; thence N38°48'43"E, 214.22 feet; thence N68°07'00"W, 50.00 feet to the POINT OF BEGINNING; AND

LESS AND EXCEPT Parcel 2A (Revised): Commence at the Southwest corner of the Southeast 1/4 of Section 30, Township 27 South, Range 27 East, Polk County, Florida, run thence N89°29'23"E along the South boundary thereof, 395.72 feet; thence N21°53'00"E, 837.46 feet; thence N23°07'00"W, 26.08 feet; thence N68°07'00"W, 569.36 feet to the POINT OF BEGINNING; thence continue N68°07'00"W, 70.20 feet; thence N21°53'00"E, 686.76 feet; thence N31°58'21"W, 762.46 feet; thence S34°51'58"E, 820.20 feet; thence S21°53'00"W, 686.76 feet to the POINT OF BEGINNING.

**PROPERTY DESCRIPTION: (D.R. 10801/452-453)**

Parcel ID Number: 30-27-27-00000-023020 and 023050

**LEGAL #1 (Revised 1/27/85)**

Commence at the Southwest corner of the Southeast 1/4 of Section 30, Township 27 South, Range 27 East, Polk County, Florida, run thence North 89°29'23" East, along the South boundary thereof, 395.72 feet to the Point of Beginning; thence continue North 59°29'23" East 68.70 feet to point on the Westerly right-of-way line of U.S. Highway 27, said point being on a curve concaved Southeasterly, having a radius of 11459.19 feet, a chord bearing of North 21°22'25" East, a chord distance of 170.36 feet; thence Northeastly along the arc of said curve, through a central angle of 00°51'07", an arc distance of 170.36 feet to the end of said curve; thence North 21°53'00" East, along said Westerly right-of-way line, 1554.42 feet; thence North 68°07'00" West 180.00 feet; thence North 30°42'55" West, 755.33 feet; thence South 89°47'53" West, 250.00 feet; thence North 00°20'31" West, 200.00 feet to a point on the Southerly right-of-way line of U.S. Highway 17-92; thence South 89°47'53" West along said Southerly right-of-way line, 329.07 feet; thence South 00°37'09" East, 200.00 feet; thence South 34°51'58" East, 820.20 feet; thence South 21°53'00" West, 686.76 feet; thence South 68°07'00" East, 549.36 feet; thence South 23°07'00" East, 26.08 feet; thence South 21°53'00" West, 837.46 feet to the Point of Beginning. Containing 22.66 acres MORE OR LESS.


**LEGAL #2A Revised**

Commence at the Southwest corner of the Southeast 1/4 of Section 30, Township 27 South, Range 27 East, Polk County, Florida, run thence North 89°29'23" East, along the South boundary thereof, 395.72 feet; thence North 21°53'00" East, 837.46 feet; thence North 23°07'00" West, 26.08 feet; thence North 68°07'00" West, 549.36 feet to the Point of Beginning; thence continue North 68°07'00" West, 70.20 feet; thence North 21°53'00" East, 686.76 feet; thence North 31°58'21" West, 762.46 feet; thence South 34°51'58" East, 820.20 feet; thence South 21°53'00" West 686.76 feet to the Point of Beginning. Containing 1.47 Acres.

**Legal description for Parcel 9-A**

Commence at the Southwest corner of the Southeast 1/4 of Section 30, Township 27 South, Range 27 East, Polk County, Florida; run thence North 89°29'23" East along the South boundary of said Southeast 1/4, 395.72 feet; thence North 21°53'00" East, 837.46 feet; thence North 23°07'00" West, 26.08 feet; thence North 68°07'00" West, 619.56 feet to the Point of Beginning; thence North 21°53'00" East, 686.76 feet; thence North 31°58'21" West, 244.00 feet; thence South 77°23'13" West, 296.79 feet; thence South 66°45'32" West, 177.40 feet; thence North 67°20'41" West, 124.62 feet; thence South 86°27'38" West, 97.19 feet; thence South 43°35'56" West, 202.95 feet; thence South 89°47'53" West, 31.36 feet; thence South 34°26'36" West, 380.15 feet; thence South 00°02'22" West, 290.60 feet; thence South 34°21'54" East, 380.14 feet; thence North 43°48'23" East, 135.79 feet; thence North 76°17'35" East, 126.61 feet; thence North 23°09'03" East, 157.70 feet; thence North 88°53'15" East, 103.02 feet; thence South 45°46'46" East, 199.42 feet; thence South 82°44'12" East, 102.83 feet; thence North 38°48'43" East, 214.22 feet; thence North 68°07'00" West, 50.00 feet to the Point of Beginning. Containing 19.81 acres more or less

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 <p><b>DAVE SCHMITT ENGINEERING INC.</b> 12811 W. UNIVERSITY BLVD SUITE 201 ORLANDO, FL 32835 TEL: 407-881-1100 FAX: 407-881-1101</p>	<p>DATE: 11/09/2021 BY: [Signature]</p>	<p>PROJECT NO: 2021-293183-OR-BK-11975 CHECKED BY: [Signature]</p>	<p>DATE: JUNE 2021 PROJECT NO: 2021-293183-OR-BK-11975 DRAWN BY: [Signature] CHECKED BY: [Signature] SCALE: SHEET 1</p>
	<p align="center">Legal Description of External Boundaries Crossroads Village Center CDD</p>		