



HAINES CITY

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CITY MANAGER MEMORANDUM

To: The Honorable Mayor and City Commissioners

Through: James R. Elensky, City Manager

From: Fred Reilly, City Attorney

Date: December 7, 2023

Subject: Ordinance No. 23-2062 Crosswinds West Community Development District Boundary Amendment

Executive Summary

Approve Ordinance No. 23-2062 contracting the external boundaries of Crosswinds West Community Development District.

Staff Contact: Fred Reilly, City Attorney

Introduction

The intent of this item is to approve Ordinance No. 23-2062 contracting the external boundaries of Crosswinds West Community Development District.

Background

On August 19, 2021, the Board of City Commissioners of City of Haines City, Florida (the “City”) pursuant to Section 190.005(2)(a), Florida Statutes, adopted Ordinance No. 21-1742 that established the District.

The Petitioner, having obtained written consent to contract its boundaries by the owner of one hundred percent (100%) of the real property to be removed from the District (approximately 38.7 acres, more or less), submitted its Petition to Contract the Boundaries of the Crosswinds West Community Development District (the “Petition”) to the City, petitioning to adopt an ordinance approving the contraction of the boundaries of the District pursuant to Chapter 190, Florida Statutes.

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.



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The contraction of the District boundaries shall not act to amend any land development approvals and/or regulations governing the land area remaining in the District or those to be removed.

The contraction of the District boundaries will continue to result in a timely, efficient, effective, responsive and economic way to deliver community development services in the area described in the Petition.

Organizational Goal(s)

Economic: Foster an environment that attracts economic opportunity and sustains economic viability.

Budget Impact

There will be a budget impact to the City for long-term maintenance of the Lift Stations, Water and Sewer Infrastructure within the Community Development District after these infrastructure components have been constructed (at the developer's expense) and are subsequently dedicated to the City.

Recommendation

Staff recommends approval of Ordinance No. 23-2062 contracting the external boundaries of Crosswinds West Community Development District.