

**BEFORE THE BOARD OF CITY COMMISSIONERS
CITY OF HAINES CITY, FLORIDA**

**PETITION TO CONTRACT THE BOUNDARIES OF THE
CROSSWINDS WEST COMMUNITY DEVELOPMENT DISTRICT**

Petitioner, Crosswinds West Community Development District (hereafter the “**District**”), a local unit of special-purpose government established pursuant to the provisions of Chapter 190, *Florida Statutes*, and City of Haines City Ordinance No. 21-1742 (the “**Ordinance**”), and located within the City of Haines City hereby petitions the City Commission of the City of Haines City, Florida, pursuant to the “Uniform Community Development District Act of 1980,” Chapter 190, *Florida Statutes*, and specifically Section 190.046(1)(b), *Florida Statutes*, to adopt an amendment to the Ordinance to contract approximately 43.350 acres, more or less from the District. In support of this Petition, Petitioner states as follows:

1. History and Basis for Petition. On August 19, 2021, upon petition by GLK Real Estate, LLC, the City Commission of the City of Haines City, Florida (the “**City**”), adopted Ordinance No. 21-1742, establishing the District effective August 19, 2021. The District currently consists of approximately 414.7 acres of land as identified in the Ordinance (the “**Existing District**”). The current members of the Board of Supervisors of the District were duly elected at a landowners’ election held on November 17, 2021.

2. Location and Size. The District currently consists of land located entirely within the City. The Boundary Amendment Parcels (hereinafter defined), are located entirely within the City. **Exhibit 1** depicts the general location of the Existing District and the Boundary Amendment Parcels. The legal description of the current District is provided in **Exhibit 2**. The metes and bounds, legal description and sketch of the land proposed to be contracted from the District (the “**Boundary Amendment Parcels**”), are set forth in **Composite Exhibit 3**. After contraction, the

District will encompass a total of approximately 376¹ acres of land, more or less. The metes and bounds, legal description, and sketch of the proposed District boundary after the contraction is set forth in **Composite Exhibit 4** (the “**Amended District**”).

3. Landowner Consent. The District has written consents to amend the boundary of the District from the owners of the Boundary Amendment Parcels. Documentation of the consents are contained in **Composite Exhibit 5**. The favorable action of the Board of Supervisors of the District also constitutes consent for all of the landowners currently within the District pursuant to Section 190.046(1)(g), Florida Statutes, and is evidenced by the District’s adoption of Resolution No. 2023-01, and submission of this Petition. Resolution No. 2023-01 is attached hereto as **Exhibit 6**.

4. Future Land Uses. The designation of future general distribution, location and extent of the public and private land uses proposed for the area to be contracted from the District by the future land use plan element of the City of Haines City Comprehensive Plan are shown on **Exhibit 7**. Contraction of the District in the manner proposed is not inconsistent with the adopted City Comprehensive Plan. Furthermore, all development within the Boundary Amendment Parcels and the Amended District will continue to be subject to the same development regulation, permitting requirements and zoning as required by the State of Florida, Polk County and the City following contraction of the District’s boundaries.

5. District Facilities and Services. No facilities or services are currently being provided by the District to the Boundary Amendment Parcels.

¹ The total acreage of the District was previously estimated to be 414.7 acres, more or less, per Polk County Property Appraiser. As a result of a survey and preparation of the metes and bounds legal description of the surveyed lands, the total acreage of the District after amendment will be 376 acres, more or less.

6. Statement of Estimated Regulatory Costs. **Exhibit 8** is the Statement of Estimated Regulatory Costs (“SERC”) prepared in accordance with the requirements of Section 120.541, Florida Statutes. The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

7. Authorized Agent. The counsel for the Petitioner is Roy Van Wyk, Esq. of Kilinski | Van Wyk, PLLC. A copy of the Authorization of Agent is attached hereto as **Exhibit 9**. Copies of all correspondence and official notices should be sent to:

Roy Van Wyk, Esq.
Kilinski | Van Wyk PLLC
517 E. College Avenue
Tallahassee, Florida 32301

8. This petition to contract the boundary of the Crosswinds West Community Development District should be granted for the following reasons:

a. Amendment of the District and all land uses and services planned within the District as amended are not inconsistent with applicable elements or portions of the adopted State Comprehensive Plan, the Polk County Comprehensive Plan, or the City of Haines City Comprehensive Plan.

b. The District as amended will be of a sufficient size and will be sufficiently compact and contiguous to be developed as one functional and interrelated community.

c. The District, as amended, is the best alternative available for delivering community development services and facilities to the area that will be served by the District.

d. The District, as amended, will not be incompatible with the capacity and uses of existing local and regional community development services and facilities.

e. The area to be served by the District, as amended, is still amenable to separate special-district government.

WHEREFORE, Petitioner respectfully requests the City Commission of the City of Haines City, Florida to:

- a. Schedule a public hearing in accordance with the requirements of Section 190.046(1)(b), Florida Statutes; and
- b. Grant this Petition and amend the Ordinance to contract the boundaries of the District pursuant to Chapter 190, Florida Statutes.

RESPECTFULLY SUBMITTED, this 26th day of October 2023.

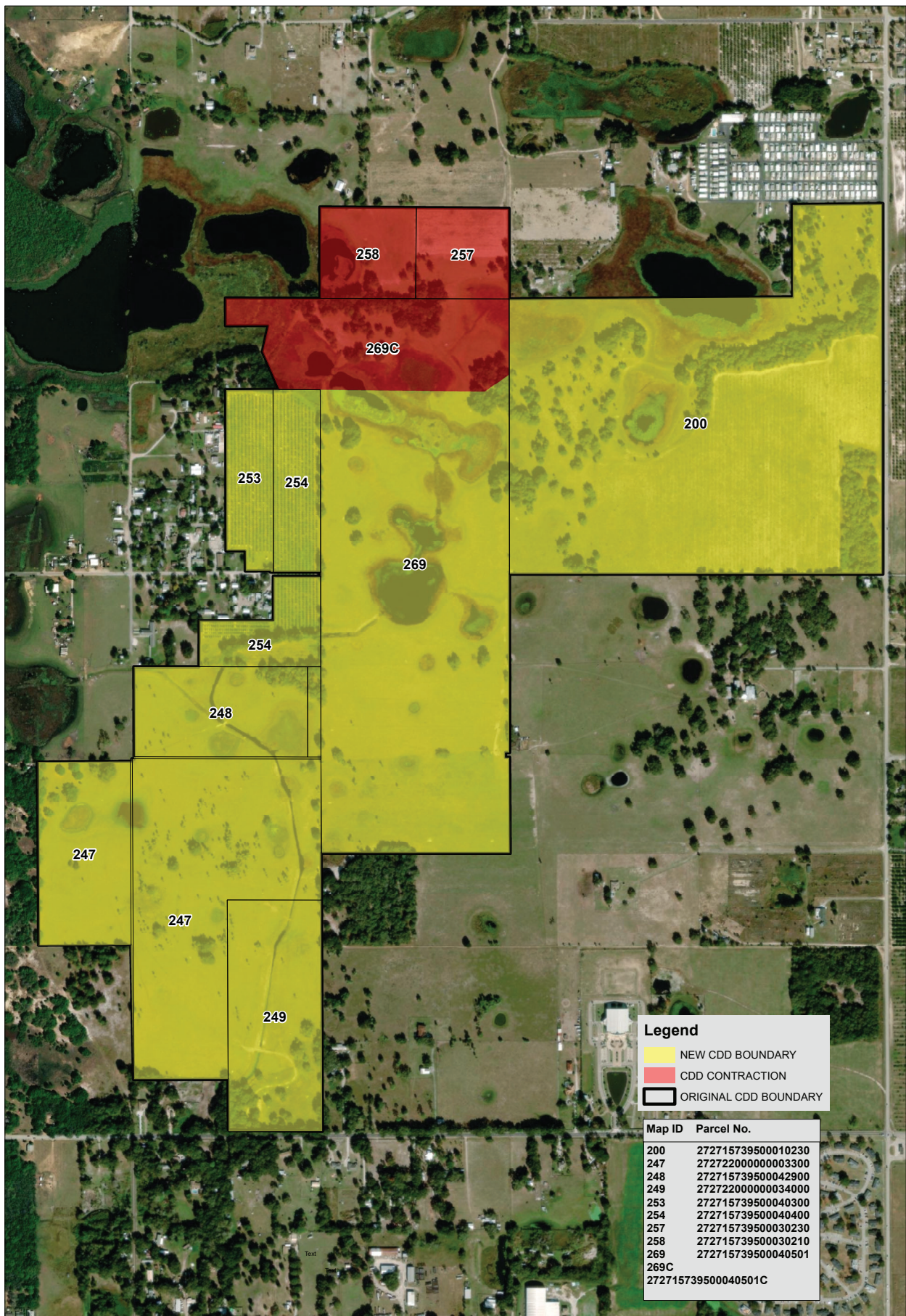
KILINSKI | VAN WYK, PLLC

/s/ Roy Van Wyk

Roy Van Wyk, Esq.
Florida Bar No. 631299
roy@cddlawyers.com
Kilinski | Van Wyk, PLLC
517 E. College Avenue
Tallahassee, Florida 32301
(850) 566-7618 (telephone)

District Counsel for Crosswinds West CDD

EXHIBIT 1



Legend

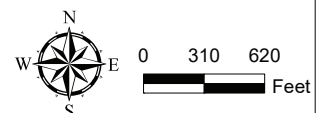
- NEW CDD BOUNDARY
- CDD CONTRACTION
- ORIGINAL CDD BOUNDARY

Map ID	Parcel No.
200	272715739500010230
247	272722000000003300
248	272715739500042900
249	2727220000000034000
253	272715739500040300
254	272715739500040400
257	272715739500030230
258	272715739500030210
269	272715739500040501
269C	272715739500040501C

CITY OF HAINES CITY

ACRES = 372

EXHIBIT 1 - BOUNDARY MAP CROSSWINDS WEST CDD



COMPOSITE EXHIBIT 2

Parcel No. 1 (Tax ID 272715-739500-030210)

TRACTS 21 AND 22 IN THE NORTHWEST ¼ OF SECTION 15, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA OF THE FLORIDA DEVELOPMENT CO. SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 3 PAGES 60 THROUGH 63, INCLUSIVE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Along with

Parcel No. 2 (Tax ID 272715-739500-030230)

LOTS 23 AND 24 IN THE NW ¼ OF SECTION 15, TOWNSHIP 27 SOUTH, RANGE 27 EAST, OF FLORIDA DEVELOPMENT CO. SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Parcel No. 3 (Tax ID 272715-739500-040300)

FLA DEVELOPMENT CO SUB PB 3 PG 60 TO 63 TRACTS 3 & 14 IN SW1/4 LESS RD R/W & LESS ADDNL RD R/W PER MB 17 PG 60-65 & LESS S 165 FT OF W 135 FT OF TRACT 14

Parcel No. 4 (Tax ID 272715-739500-040400)

ALL OF TRACTS 3, 4, 13, 14, AND 20, AND THE SOUTH ½ OF TRACTS 17, 18, AND 19 LYING IN THE SW ¼ OF SECTION 15, TOWNSHIP 27 SOUTH, RANGE 27 EAST, OF FLORIDA DEVELOPMENT COMPANY'S SUBDIVISION AS SHOWN BY MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGES 60 THROUGH 63 INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING PARCELS:

- A. THE WEST 280 FEET OF TRACT 17.
- B. BEGIN AT THE NORTHEAST CORNER OF THE WEST 280 FEET OF THE SOUTH ½ OF SAID TRACT 17; THENCE SOUTHERLY ALONG THE EAST LINE OF THE WEST 280 FEET OF THE SOUTH ½ OF SAID TRACT 17, A DISTANCE OF 330 FEET MORE OR LESS TO THE SOUTH LINE OF SAID TRACT 17; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID TRACTS 17 AND 18, A DISTANCE OF 193.00 FEET; THENCE NORTHERLY PARALLEL WITH THE EAST LINE OF THE WEST 280 FEET OF THE SOUTH ½ OF SAID TRACT 17, A DISTANCE OF 330 FEET MORE OR LESS TO THE NORTH LINE OF THE SOUTH ½ OF SAID TRACTS 18 AND 17, A DISTANCE OF 193.00 FEET TO THE POINT OF BEGINNING.
- C. THE SOUTH 165 FEET OF THE WEST 135 FEET OF TRACT 14, LESS RIGHT OF WAY FOR SHAMROCK DRIVE, LYING IN THE SW ¼ OF SECTION 15, TOWNSHIP 27 SOUTH, RANGE 27 EAST, OF FLORIDA DEVELOPMENT COMPANY'S SUBDIVISION AS SHOWN BY MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGES 60 THROUGH 63 INCLUSIVE, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
- D. THE SOUTH 165 FEET OF THE EAST 20 FEET OF THE WEST 135 FEET OF TRACT 14, LESS RIGHT-OF-WAY FOR SHAMROCK DRIVE, LYING IN THE SW ¼ OF SECTION 15, TOWNSHIP 27 SOUTH, RANGE 27 EAST OF FLORIDA DEVELOPMENT COMPANY'S SUBDIVISION AS SHOWN BY MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGES 60 THROUGH 63 INCLUSIVE, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AS DESCRIBED IN THAT CERTAIN WARRANTY DEED IN O.R. BOK 9220, PAGE 2061 PUBLIC RECORDS OF POLK COUNTY FLORIDA.

Parcel No. 5 (Tax ID 272715-739500-040501)

TRACTS 5 THROUGH 12 AND 21 THROUGH 28 IN THE SOUTHWEST ¼ OF SECTION 15, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 60 THROUGH 63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. AND LESS AND EXCEPT A PORTION OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:



COMMENCE AT THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 15; THENCE NORTH 00°02'50" WEST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°55'24" WEST AND PARALLEL WITH THE SOUTH LINE OF THE SAID SOUTHWEST 1/4, A DISTANCE OF 30.00 FEET; THENCE NORTH 00°02'50" WEST AND PARALLEL WITH SAID EAST LINE OF THE SOUTHWEST 1/4, A DISTANCE OF 30.00 FEET; THENCE SOUTH 89°55'24" EAST AND PARALLEL WITH SAID SOUTH LINE OF THE SOUTHWEST 1/4, A DISTANCE OF 30.00 FEET TO SAID EAST LINE OF THE SOUTHWEST 1/4; THENCE SOUTH 00°02'50" EAST ALONG SAID EAST LINE OF THE SOUTHWEST 1/4, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

Parcel No. 6 (Tax ID 272715-739500-010230)

TRACTS 23 TO 32 INCLUSIVE IN NORTHEAST 1/4, LESS THE EAST 15 FEET OF TRACTS 24 AND 25, AND TRACTS 1 TO 16 INCLUSIVE IN SOUTHEAST 1/4, LESS THE EAST 15 FEET OF TRACTS 8 AND 9 FOR POWER LINE ROAD RIGHT OF WAY, ACCORDING TO THE PLAT OF FLORIDA DEVELOPMENT CO. TRACT APPEARING OF RECORD IN PLAT BOOK 3, PAGES 60 TO 63 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LYING IN AND BEING A PART OF SECTION 15, TOWNSHIP 27 SOUTH, RANGE 27 EAST.

Parcel No. 7 (Tax ID 272715-739500-042900)

ALL OF TRACTS 30, 31, AND 32, AND THE WEST 3.5 ACRES OF TRACT 29, ALL SITUATED IN THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 27 SOUTH, RANGE 27 EAST OF THE MAP OF FLORIDA DEVELOPMENT COMPANY TRACT, ACCORDING TO THE PLAT OR MAP THEREOF, AS RECORDED IN PLAT BOOK 3, PAGES 60 THROUGH 63 PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Parcel No. 8 (Tax ID 272722-000000-033000)

THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, LESS THE SOUTH 6 ACRES; TOGETHER WITH NORTHWEST 1/4 OF THE NORTHWEST 1/4, LESS THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 27 SOUTH, RANGE 27 EAST; TOGETHER WITH TRACTS 7, 8, 9, AND 10 OF SECTION 21; AND TRACT 29, LESS THE WEST 3.5 ACRES THEREOF, OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 27 SOUTH, RANGE 27 EAST OF THE MAP OF FLORIDA DEVELOPMENT COMPANY TRACT, ACCORDING TO THE PLAT OR MAP THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 60 THROUGH 63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Parcel No. 9 (Tax ID 272722-000000-034000)

THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, LESS THE SOUTH 25 FEET THEREOF, TOGETHER WITH THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 27 SOUTH, RANGE 27 EAST, ALL BEING SITUATED IN POLK COUNTY, FLORIDA.

CONTAINING: 414.7 ACRES MORE OR LESS OF EXISTING CDD BOUNDARY



COMPOSITE EXHIBIT 3

DESCRIPTION SKETCH

(Not A Survey)

DESCRIPTION OF CONTRACTION PARCELS:

All of Tracts 21, 22, 23, 24, 27, 28 and a portion of Tracts 25, and 26 of the Northwest 1/4 of Section 15, Township 27 South, Range 27 East of the MAP OF FLORIDA DEVELOPMENT COMPANY TRACT, according to the plat or map thereof, as recorded in Plat Book 3, Pages 60 through 63, of the Public Records of Polk County, Florida, and a portion of the Northwest 1/4 of said Section 15, Polk County, Florida, and being more particularly described as follows:

BEGIN at the Northeast corner of said Tract 24, run thence along the East boundary of said Tracts 24 and 25, S.00°03'49"E., a distance of 1042.23 feet; thence N.40°08'18"W., a distance of 52.51 feet; thence N.56°49'02"W., a distance of 7.93 feet; thence N.29°49'44"W., a distance of 72.12 feet; thence N.55°25'14"W., a distance of 86.34 feet; thence S.66°05'14"W., a distance of 130.66 feet; thence Southeasterly, 264.21 feet along the arc of a non-tangent curve to the right having a radius of 355.00 feet and a central angle of 42°38'32" (chord bearing S.37°02'23"E., 258.15 feet); thence S.76°37'31"W., a distance of 174.10 feet; thence S.53°58'17"W., a distance of 16.21 feet; thence N.90°00'00"W., a distance of 177.37 feet; thence S.00°00'00"E., a distance of 74.90 feet to a point on the South boundary of aforesaid Tract 26; thence along said South boundary and the South boundary of said Tracts 27 and 28, S.89°48'19"W., a distance of 845.65 feet to a point on the East boundary of the Southwest 1/4 of the Northwest 1/4 of said section 15; thence along said East boundary, S.00°06'26"E., a distance of 15.00 feet to the Southeast corner of said Southwest 1/4; thence along the South boundary thereof, S.89°48'19"W., a distance of 292.15 feet; thence; thence N.23°37'52"W., a distance of 290.32 feet; thence N.12°29'15"E., a distance of 188.22 feet to a point on a line 450 feet North of and parallel with said South boundary; thence along said parallel line, S.89°48'19"W., a distance of 299.60 feet to a point on the West boundary of the Southeast 1/4 of the said Southwest 1/4; thence along said West boundary; N.00°06'21"W., a distance of 200.01 feet to the Northwest corner of said Southeast 1/4; thence along the North boundary thereof, N.89°47'59"E., a distance of 666.58 feet to the Southwest corner of aforesaid Tract 21; thence along the West boundary thereof, N.00°06'26"W., a distance of 634.37 feet to the Northwest corner of said Tract 21; thence along the North boundary of said Tracts 21, 22, 23 and 24, N.89°51'19"E., a distance of 1318.12 feet to the **POINT OF BEGINNING**.

CONTAINING: 43.350 ACRES MORE OR LESS OF CONTRACTION PARCELS

TOTAL AREA FOR CDD IS 371.35 ACRES MORE OR LESS FOR CONTRACTED BOUDNARY



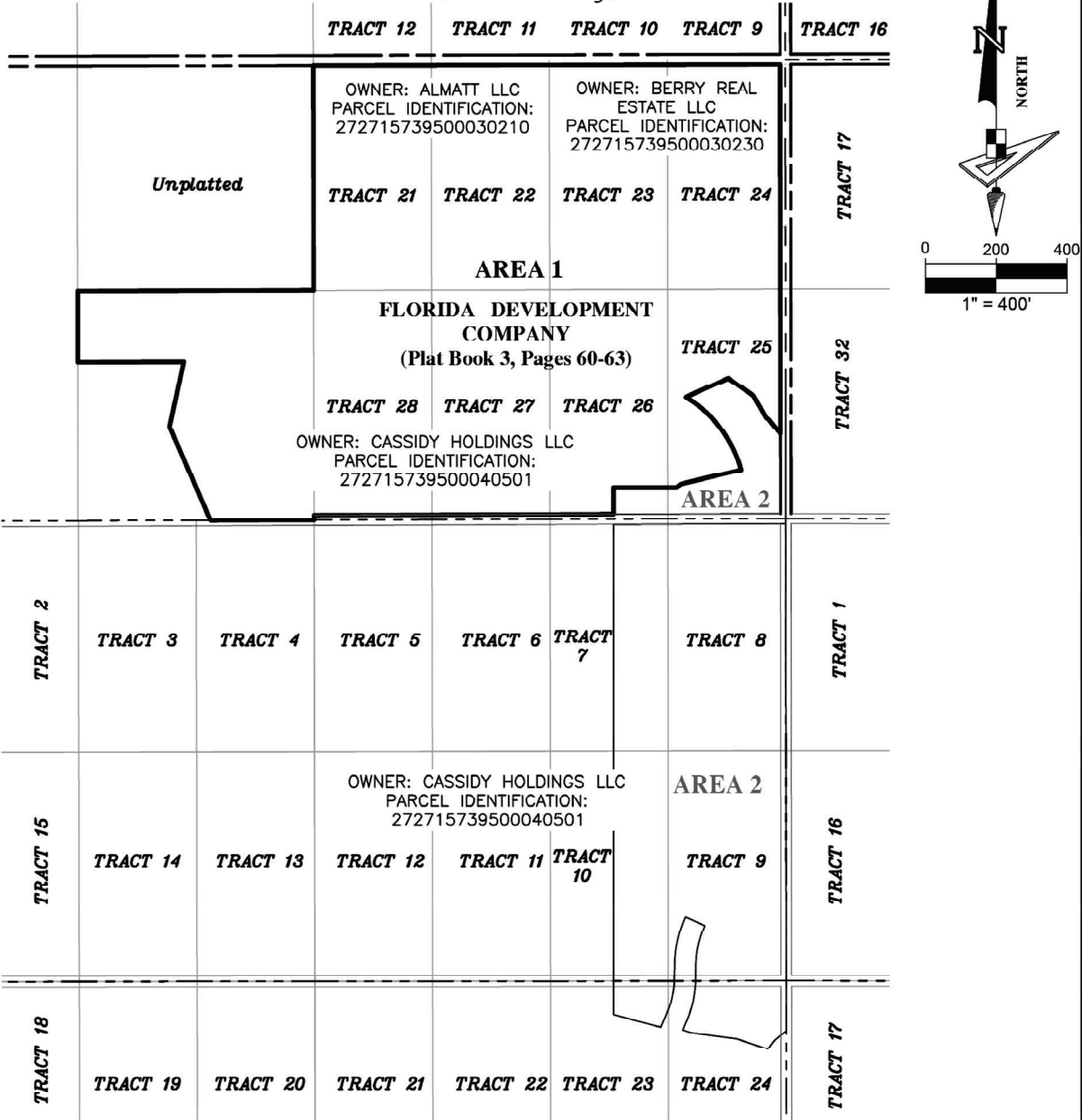
 <p style="font-size: small;">This item has been electronically signed and sealed by CHARLES M. ARNETT using a Digital Signature and Date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.</p>	JOB #: Crosswind West Area 1		West Florida 213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Fax: (813) 248-2266 www.geopointsurvey.com Licensed Business No.: LB 7768 	
	DRAWN: DS	DATE: 06/26/23		CHECKED: MHC
	Prepared For: Absolute Engineering, Inc.			
	Revisions			
	DATE	DESCRIPTION	DRAWN	
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Charles M. Arnett		LS6884	GeoPoint Surveying, Inc.	

EXHIBIT 3 - LEGAL DESCRIPTION CROSSWINDS WEST CDD CONTRACTION PARCELS



Description Sketch (Not A Survey)



OVERALL SKETCH

West Florida
 213 Hobbs Street
 Tampa, Florida 33619
 Phone: (813) 248-8888
 Fax: (813) 248-2266
 www.geopointsurvey.com
 Licensed Business No.: LB7768

GeoPoint
 Surveying, Inc.

FILE PATH: P:\POWERLINE_RD_CROSSWINDS WEST\DESCRIPTIONS\POWERLINE RD CROSSWIND WEST-AREA 1-DS-SHTS-1&2.DWG LAST SAVED BY: CARNETT **03 of 05**

CITY OF HAINES CITY

EXHIBIT 3 - LEGAL DESCRIPTION CROSSWINDS WEST CDD CONTRACTION PARCELS



COMPOSITE EXHIBIT 4

LEGAL DESCRIPTION:

A PORTION OF SECTIONS 15, 21 AND 22, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE WEST 1/4 CORNER OF SAID SECTION 15; THENCE S00°00'03"E, ALONG THE EAST LINE OF SAID SECTION 15, A DISTANCE OF 1306.49 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 15; THENCE S89°39'31"W, ALONG SAID SOUTH LINE, A DISTANCE OF 2640.00 FEET TO A POINT ON THE WEST LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 15; THENCE S00°00'03"E, ALONG SAID SOUTH LINE, A DISTANCE OF 1313.24 FEET TO A POINT ON THE NORTH 1/4 CORNER OF SAID SECTION 22; THENCE S00°05'35"E, ALONG THE EAST LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 22, A DISTANCE OF 659.88 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 22; THENCE S89°30'34"W, ALONG SAID NORTH LINE, A DISTANCE OF 1320.84 FEET TO A POINT ON THE WEST LINE OF SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 22; THENCE S00°01'14"E, ALONG SAID WEST LINE, A DISTANCE OF 659.94 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 22; THENCE S00°00'07"E, ALONG SAID WEST LINE, A DISTANCE OF 1320.14 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 22; THENCE S89°30'49"W, ALONG SAID SOUTH LINE, A DISTANCE OF 661.46 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 22; THENCE S00°01'30"E, ALONG THE SAID WEST LINE, A DISTANCE OF 393.31 FEET; THENCE DEPARTING SAID WEST LINE, RUN S89°30'48"W, A DISTANCE OF 661.27 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 22; THENCE N00°03'07"E, ALONG SAID WEST LINE, A DISTANCE OF 926.69 FEET TO A POINT ON THE SOUTH LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 21; THENCE N89°56'11"W, ALONG SAID SOUTH LINE, A DISTANCE OF 666.81 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 21; THENCE N00°00'59"E, ALONG SAID WEST LINE, A DISTANCE OF 1321.44 FEET TO A POINT ON THE NORTH LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 21; THENCE S89°48'46"E, ALONG THE NORTH LINE, A DISTANCE OF 667.63 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 15 THENCE N00°00'10"W, ALONG SAID WEST LINE, A DISTANCE OF 660.00 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 15; THENCE N89°34'44"E, ALONG SAID SOUTH LINE, A DISTANCE OF 295.01 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN N00°00'10"W, A DISTANCE OF 322.28 FEET; THENCE N89°37'19"E, A DISTANCE OF 698.74 FEET; THENCE N00°00'08"W, A DISTANCE OF 336.86 FEET TO A POINT ON THE SOUTH LINE OF THE E 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 15; THENCE S89°39'31"W, ALONG SAID SOUTH LINE, A DISTANCE OF 191.22 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN N00°00'04"W, A DISTANCE OF 194.52 FEET; THENCE S89°30'43"W, A DISTANCE OF 142.54 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 25; THENCE N00°00'10"W, ALONG SAID WEST LINE, A DISTANCE OF 1124.45 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 15; THENCE N89°46'47"E, ALONG SAID SOUTH LINE, A DISTANCE OF 660.02 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN N00°05'16"W, A DISTANCE OF 15.00 FEET; THENCE N89°46'47"E, A DISTANCE OF 834.19 FEET; THENCE N00°00'00"E, A DISTANCE OF 74.90 FEET; THENCE N90°00'00"E, A DISTANCE OF 177.37 FEET; THENCE N53°58'17"E, A DISTANCE OF 16.21 FEET; THENCE N76°37'31"E, A DISTANCE OF 174.10 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 355.00 FEET, A CENTRAL ANGLE OF 42°38'32". A CHORD BEARING OF N37°02'23"W AND A CHORD DISTANCE OF 258.15 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 264.21 FEET TO THE END OF SAID CURVE; THENCE N66°05'14"E, A DISTANCE OF 130.66 FEET; THENCE S55°25'14"E, A DISTANCE OF 86.34 FEET; THENCE S29°49'44"E, A DISTANCE OF 72.12 FEET; THENCE S56°49'02"E, A DISTANCE OF 7.93 FEET; THENCE S40°08'18"E, A DISTANCE OF 52.51 FEET; THENCE N00°03'49"W, A DISTANCE OF 430.47 FEET; THENCE N89°52'18"E, A DISTANCE OF 1987.55 FEET; THENCE N00°00'15"W, A DISTANCE OF 640.20 FEET; THENCE N89°56'23"E, A DISTANCE OF 667.51 FEET TO A POINT ON THE EAST LINE OF SECTION 15; THENCE S00°00'03"E, ALONG SAID WEST LINE, A DISTANCE OF 1308.83 FEET TO THE POINT OF BEGINNING.

CONTAINING 376 ACRES MORE OR LESS.

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

- OF -

CROSSWINDS CDD

SECTIONS 15, 21 & 22,
TOWNSHIP 27 SOUTH, RANGE 27 EAST

POLK COUNTY FLORIDA



Dewberry

131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

CH DEV LLC

DATE: 10/10/2023
REV DATE:
SCALE 1" = N/A

PROJ: 50167556
DRAWN BY: WS
CHECKED BY: WPH

CITY OF HAINES CITY

**EXHIBIT 4 - LEGAL DESCRIPTION
CROSSWINDS WEST CDD
DISTRICT AS AMENDED**

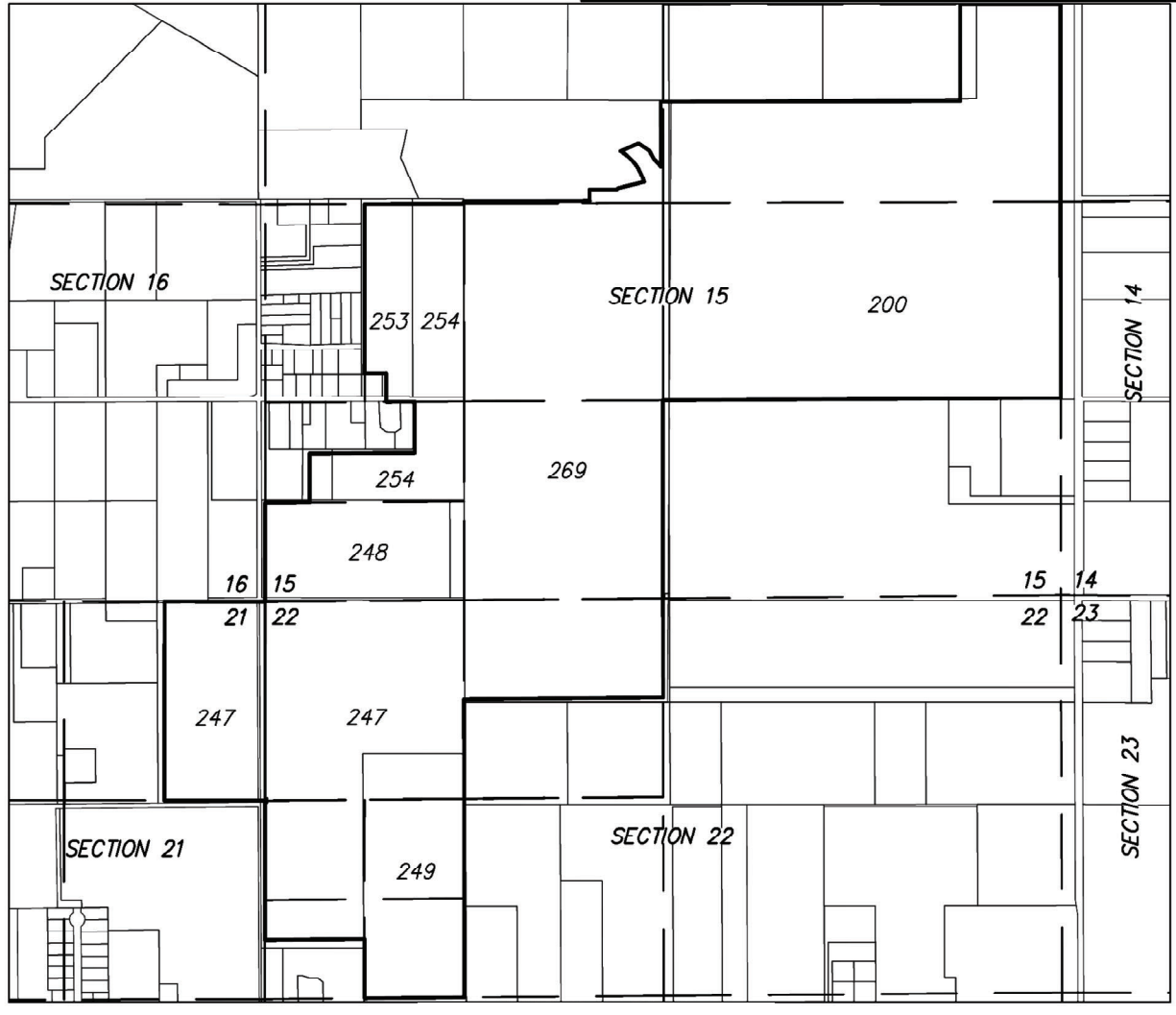


Dewberry

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KEY MAP:
NOT TO SCALE



SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION
-OF-
CROSSWINDS CDD

SECTIONS 15, 21 & 22,
TOWNSHIP 27 SOUTH, RANGE 27 EAST
POLK COUNTY FLORIDA



131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:
CH DEV LLC

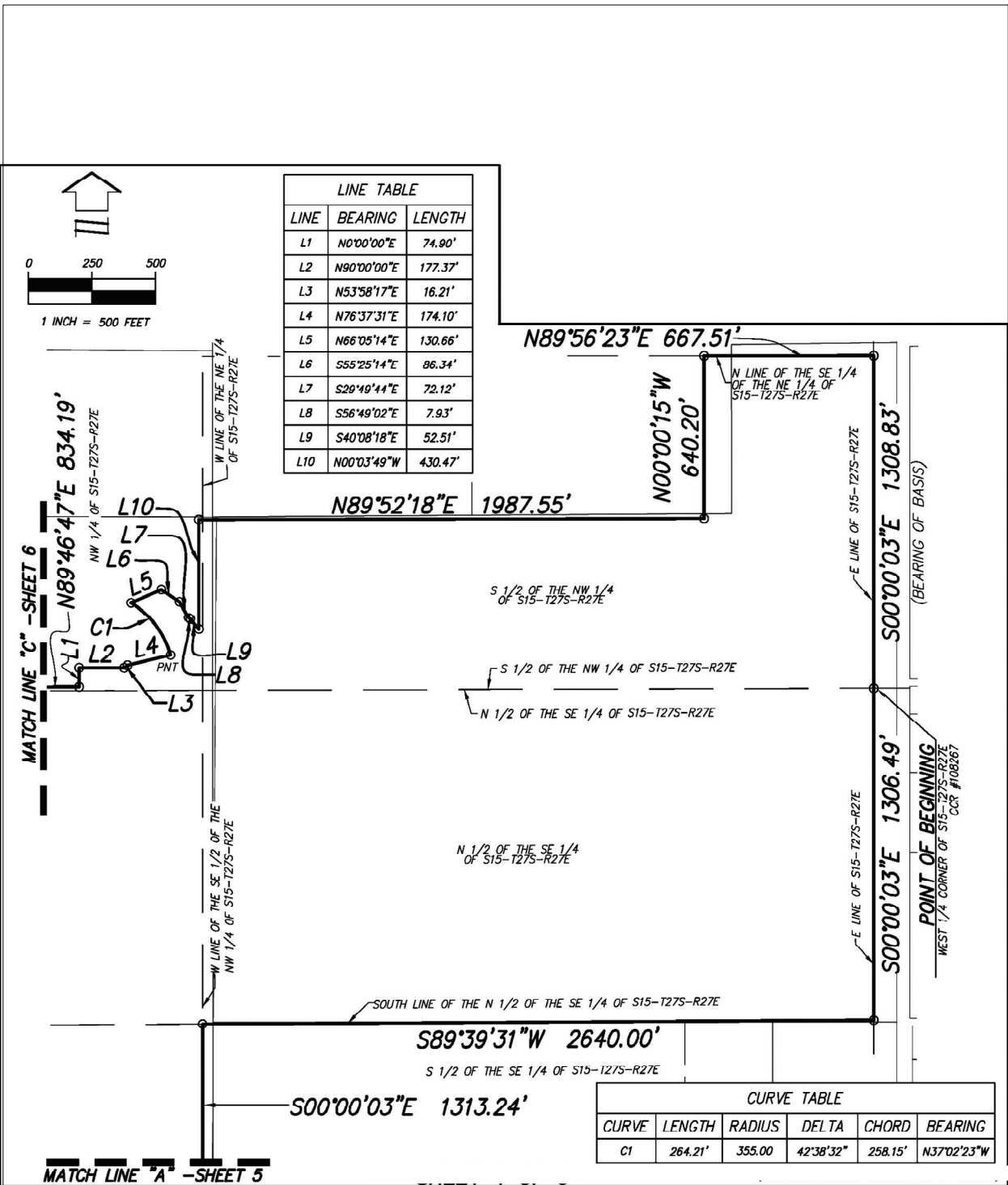
DATE: 10/10/2023
REV DATE:
SCALE 1" = N/A
PROJ: 50167556
DRAWN BY: WS
CHECKED BY: WPH

CITY OF HAINES CITY

EXHIBIT 4 - LEGAL DESCRIPTION
CROSSWINDS WEST CDD
DISTRICT AS AMENDED



Drawing name: C:\Users\wsmadot\AppData\Local\Temp\AcPublisher_19004\50151674_surbizee_Crosswinds CDD.dwg DEW desc. & sketch Sheet 4 Oct 11, 2023 1:32pm by: wsmadot




LINE TABLE		
LINE	BEARING	LENGTH
L1	N0°00'00"E	74.90'
L2	N90°00'00"E	177.37'
L3	N53°58'17"E	16.21'
L4	N76°37'31"E	174.10'
L5	N66°05'14"E	130.66'
L6	S55°25'14"E	86.34'
L7	S29°49'44"E	72.12'
L8	S58°49'02"E	7.93'
L9	S40°08'18"E	52.51'
L10	N00°03'49"W	430.47'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	264.21'	355.00	42°38'32"	258.15'	N37°02'23"W

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION
 -OF-
CROSSWINDS CDD
 SECTIONS 15, 21 & 22,
 TOWNSHIP 27 SOUTH, RANGE 27 EAST
 POLK COUNTY FLORIDA



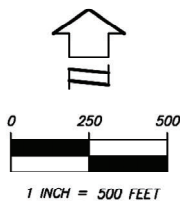
Dewberry
 131 WEST KALEY STREET
 ORLANDO, FLORIDA 32806
 PHONE: 321.354.9826 FAX: 407.648.9104
 WWW.DEWBERRY.COM
 CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:
CH DEV LLC
 DATE: 10/10/2023
 REV DATE:
 SCALE 1" = 500'
 PROJ: 50167556
 DRAWN BY: WS
 CHECKED BY: WPH

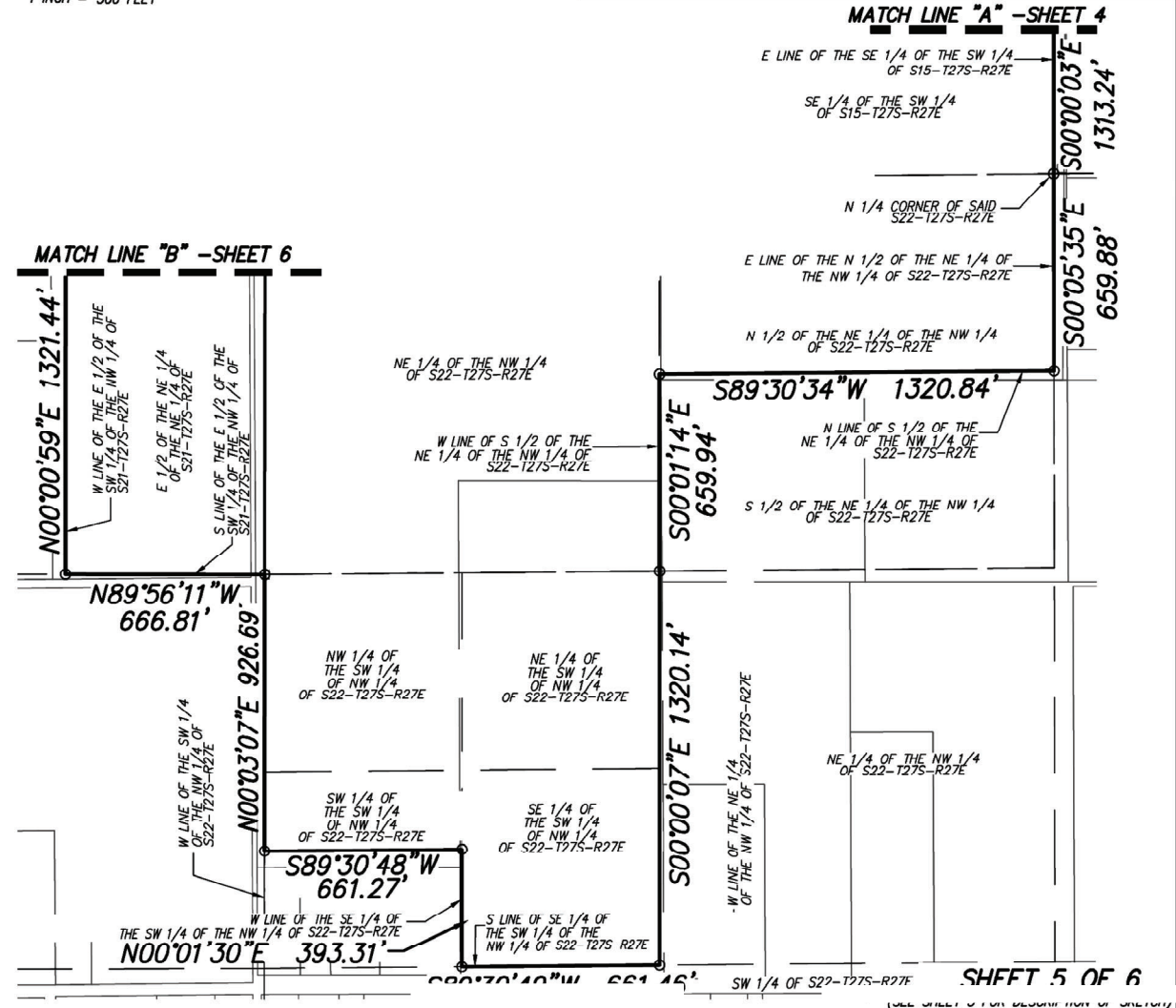
CITY OF HAINES CITY

**EXHIBIT 4 - LEGAL DESCRIPTION
 CROSSWINDS WEST CDD
 DISTRICT AS AMENDED**





Drawing name: G:\Users\wesmond\appdata\local\temp\190044\501616724_surface_Crosswinds CDD.dwg LEW desc. & sketch Sheet 6 Oct 11, 2023 1:32pm by wesmond




SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION
 -OF-
CROSSWINDS CDD

SECTIONS 15, 21 & 22,
 TOWNSHIP 27 SOUTH, RANGE 27 EAST

POLK COUNTY FLORIDA



Dewberry

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 DRAWN BY: WS
 CHECKED BY: WPH

CITY OF HAINES CITY

**EXHIBIT 4 - LEGAL DESCRIPTION
 CROSSWINDS WEST CDD
 DISTRICT AS AMENDED**



COMPOSITE EXHIBIT 5

**CONSENT AND JOINDER OF LANDOWNER TO CONTRACTION
FROM THE CROSSWINDS WEST COMMUNITY DEVELOPMENT DISTRICT**

The undersigned is the owner of certain lands more fully described in **Exhibit A** attached hereto and made a part hereof (“**Property**”).

The undersigned understands and acknowledges that the Crosswinds West Community Development District (the “**District**”) intends to submit a petition to amend the boundaries of the District in accordance with the provisions of Chapter 190, *Florida Statutes*, to remove the Property within the District thereby contracting the external boundaries of the District.

As the owner of the Property which is intended to be removed within the external boundaries of the District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.046(1)(e), *Florida Statutes*, the District is required to include the written consent of one hundred percent (100%) of the owners of the lands that are to be removed from the District.

The undersigned hereby consents to the removal of the Property within the external boundaries of the District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the amendment of the District’s external boundaries.

The undersigned acknowledges that the consent will remain in full force and effect until the District’s external boundaries are amended or three years from the date hereof, whichever shall first occur. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by the District, consent to removal of the Property within the boundaries of the District in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the person executing this instrument.

[signatures on following page]

Executed this 14th day of September, 2023.

WITNESSES:

ALMATT, LLC, a Florida limited liability company

Lindsay E Roden
Print Name: Lindsay E Roden

[Signature]
By: Albert S. Cassidy
Its: Manager

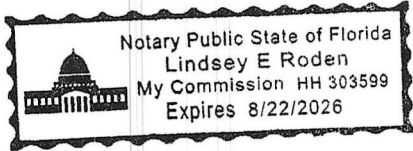
Jessica Petrucci
Print Name: Jessica Petrucci

STATE OF FLORIDA
COUNTY OF Polk

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 14th day of September, 2023, by Albert S. Cassidy, as Manager of Al matt, LLC, who is personally known to me or who has produced _____ as identification.

[notary seal]

Lindsay E Roden
Print Name: Lindsay E. Roden
Notary Public, State of Florida



{Signature Page Continues}

Executed this 14th day of September, 2023.

WITNESSES:

ALMATT, LLC, a Florida limited liability company

Lindsey Roden
Print Name: Lindsey Roden

Matthew Cassidy
By: Matthew D. Cassidy
Its: Manager

Jessica Petrucci
Print Name: Jessica Petrucci

STATE OF FLORIDA
COUNTY OF Polk

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 14th day of September, 2023, by Matthew D. Cassidy, as Manager of Almatt, LLC, who is personally known to me or who has produced _____ as identification.

[notary seal]

Lindsey E Roden
Print Name: Lindsey E Roden
Notary Public, State of Florida

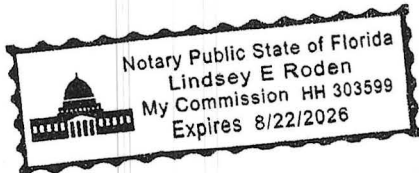


Exhibit A:
LEGAL DESCRIPTION

Parcel ID #: 272715739500030210:

Tracts 21 and 22 in the Northwest 1/4 of Section 15, Township 27 South, Range 27 East, Polk County, Florida, of the Florida Development Co. Subdivision, according to the map or plat thereof recorded in Plat Book 3, Pages 60 through 63, inclusive, Public Records of Polk County, Florida.

**CONSENT AND JOINDER OF LANDOWNER TO CONTRACTION
FROM THE CROSSWINDS WEST COMMUNITY DEVELOPMENT DISTRICT**

The undersigned is the owner of certain lands more fully described in **Exhibit A** attached hereto and made a part hereof (“**Property**”).

The undersigned understands and acknowledges that the Crosswinds West Community Development District (the “**District**”) intends to submit a petition to amend the boundaries of the District in accordance with the provisions of Chapter 190, *Florida Statutes*, to remove the Property within the District thereby contracting the external boundaries of the District.

As the owner of the Property which is intended to be removed within the external boundaries of the District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.046(1)(e), *Florida Statutes*, the District is required to include the written consent of one hundred percent (100%) of the owners of the lands that are to be removed from the District.

The undersigned hereby consents to the removal of the Property within the external boundaries of the District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the amendment of the District’s external boundaries.

The undersigned acknowledges that the consent will remain in full force and effect until the District’s external boundaries are amended or three years from the date hereof, whichever shall first occur. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by the District, consent to removal of the Property within the boundaries of the District in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the person executing this instrument.

[signatures on following page]

Executed this 15th day of September, 2023.

WITNESSES:

BERRY REAL ESTATE, LLC, a Florida limited liability company

Jessica Kowalski
Print Name: Jessica Kowalski

Jack M. Berry III
By: Jack M. Berry III
Its: Manager

Lindsey Roden
Print Name: Lindsey Roden

STATE OF FLORIDA
COUNTY OF Polk

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 15th day of September, 2023, by Jack M. Berry III, as Manager of Berry Real Estate, LLC, who is personally known to me or who has produced _____ as identification.

[notary seal]

Lindsey E. Roden
Print Name: Lindsey E. Roden
Notary Public, State of Florida

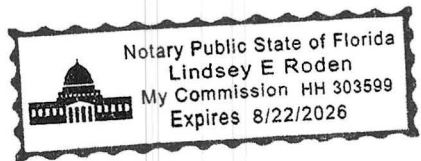


Exhibit A:
LEGAL DESCRIPTION

Parcel No.: 272715739500030230:

Lots 23 and 24 in the NW 1/4 of Section 15, Township 27 South, Range 27 East, of Florida Development Co. Subdivision, according to the map or plat thereof recorded in Plat Book 3, Page 60, Public Records of Polk County, Florida.

**CONSENT AND JOINDER OF LANDOWNER TO CONTRACTION
FROM THE CROSSWINDS WEST COMMUNITY DEVELOPMENT DISTRICT**

The undersigned is the owner of certain lands more fully described in **Exhibit A** attached hereto and made a part hereof (“**Property**”).

The undersigned understands and acknowledges that the Crosswinds West Community Development District (the “**District**”) intends to submit a petition to amend the boundaries of the District in accordance with the provisions of Chapter 190, *Florida Statutes*, to remove the Property within the District thereby contracting the external boundaries of the District.

As the owner of the Property which is intended to be removed within the external boundaries of the District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.046(1)(e), *Florida Statutes*, the District is required to include the written consent of one hundred percent (100%) of the owners of the lands that are to be removed from the District.

The undersigned hereby consents to the removal of the Property within the external boundaries of the District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the amendment of the District’s external boundaries.

The undersigned acknowledges that the consent will remain in full force and effect until the District’s external boundaries are amended or three years from the date hereof, whichever shall first occur. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by the District, consent to removal of the Property within the boundaries of the District in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the person executing this instrument.

[signatures on following page]

Executed this 14th day of September, 2023.

WITNESSES:

CASSIDY HOLDINGS, LLC, a Florida limited liability company

By: **ABCMM, LLC**

Its: Manager

Lauro O. Schick
Print Name: Lauro O. Schick

Albert B. Cassidy
By: Albert B. Cassidy
Its: Manager

Lindsey E. Roden
Print Name: Lindsey E. Roden

STATE OF FLORIDA
COUNTY OF Polk

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 14th day of September, 2023, by Albert B. Cassidy, as Manager of ABCMM, LLC, as Manager of Cassidy Holdings, LLC, who is personally known to me or who has produced _____ as identification.

[notary seal]

Lindsey E. Roden
Print Name: Lindsey E. Roden
Notary Public, State of Florida

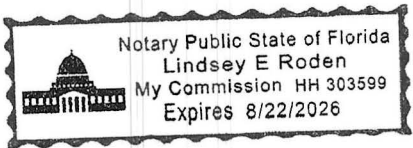


Exhibit A:
LEGAL DESCRIPTION

Parcel No. 272715739500040501:

All of Tracts 27 and 28, and a portion of Tracts 25 and 26 of the Northwest $\frac{1}{4}$ of Section 15, Township 27 South, Range 27 East of the Map of Florida Development Company Tract, according to the plat or map thereof, as recorded in Plat Book 3, Pages 60 through 63 of the Public Records of Polk County, Florida.

EXHIBIT 6

RESOLUTION 2023-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CROSSWINDS WEST COMMUNITY DEVELOPMENT DISTRICT DIRECTING THE CHAIRPERSON AND DISTRICT STAFF TO FILE A PETITION WITH THE CITY COMMISSION OF THE CITY OF HAINES CITY, FLORIDA, REQUESTING THE ADOPTION OF AN ORDINANCE AMENDING THE DISTRICT'S BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THE BOUNDARY AMENDMENT PROCESS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes* ("Act"), as established by Ordinance No. 21-1742, adopted by the City Commission of the City of Haines City, Florida ("City"), on August 19, 2021, and being situated entirely within the City; and

WHEREAS, pursuant to the Act, the District is authorized to construct, acquire, operate and maintain infrastructure improvements and services; and

WHEREAS, the District presently consists of approximately 414.7 acres of land, more or less, as more fully described in the Ordinance; and

WHEREAS, the primary developer of the lands within the District ("Developer"), has approached the District and requested the District petition to amend its boundaries to remove approximately 43.350 acres of land, more or less, as more particularly described in the attached Composite Exhibit A (together, the "**Contraction Parcels**"); and

WHEREAS, the proposed boundary amendment is in the best interests of the District and the area of land within the proposed amended boundaries of the District will continue to be of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functionally related community; and

WHEREAS, for the area of land that will lie in the amended boundaries of the District, the District is the best alternative available for delivering community development services and facilities; and

WHEREAS, removal of the Contraction Parcels in **Composite Exhibit A** from the District is not inconsistent with either the State or local comprehensive plans; and

WHEREAS, the area of land that will lie in the amended boundaries of the District continues to be amenable to separate special district government; and

WHEREAS, in order to seek a boundary amendment pursuant to Chapter 190, *Florida Statutes*, the District desires to authorize District staff, including but not limited to legal, engineering, and managerial staff, to provide such services as are necessary throughout the pendency of the boundary amendment process; and

WHEREAS, the retention of any necessary consultants and the work to be performed by District staff may require the expenditure of certain fees, costs, and other expenses by the District as authorized by the District’s Board of Supervisors (“Board”); and

WHEREAS, the District desires to petition to amend its boundaries in accordance with the procedures and processes described in Chapter 190, *Florida Statutes*, which processes include the preparation of a petition to the City, and such other actions as are necessary in furtherance of the boundary amendment process.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CROSSWINDS WEST COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The Board hereby directs the Chairperson and District staff to proceed in an expeditious manner with the preparation and filing of a petition and related materials with the City, to seek the amendment of the District’s boundaries to remove the lands depicted in **Composite Exhibit A**, pursuant to Chapter 190, *Florida Statutes*, and authorizes the prosecution of the procedural requirements detailed in Chapter 190, *Florida Statutes*, for the amendment of the District’s boundaries.

SECTION 3. The Board hereby authorizes the District Chairperson, District Manager and District Counsel to act as agents of the District with regard to any and all matters pertaining to the petition to the City to amend the boundaries of the District.

SECTION 4. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 22nd day of March 2023.

ATTEST:

**CROSSWINDS WEST
COMMUNITY DEVELOPMENT
DISTRICT**

Jill Burns

Secretary/Assistant Secretary

Rennie Heath

Chairperson, Board of Supervisors

Exhibit A: Contraction Parcels

EXHIBIT A

DESCRIPTION OF CONTRACTION PARCELS:

All of Tracts 21, 22, 23, 24, 27, 28 and a portion of Tracts 25, and 26 of the Northwest 1/4 of Section 15, Township 27 South, Range 27 East of the MAP OF FLORIDA DEVELOPMENT COMPANY TRACT, according to the plat or map thereof, as recorded in Plat Book 3, Pages 60 through 63, of the Public Records of Polk County, Florida, and a portion of the Northwest 1/4 of said Section 15, Polk County, Florida, and being more particularly described as follows:

BEGIN at the Northeast corner of said Tract 24, run thence along the East boundary of said Tracts 24 and 25, S.00°03'49"E., a distance of 1042.23 feet; thence N.40°08'18"W., a distance of 52.51 feet; thence N.56°49'02"W., a distance of 7.93 feet; thence N.29°49'44"W., a distance of 72.12 feet; thence N.55°25'14"W., a distance of 86.34 feet; thence S.66°05'14"W., a distance of 130.66 feet; thence Southeasterly, 264.21 feet along the arc of a non-tangent curve to the right having a radius of 355.00 feet and a central angle of 42°38'32" (chord bearing S.37°02'23"E., 258.15 feet); thence S.76°37'31"W., a distance of 174.10 feet; thence S.53°58'17"W., a distance of 16.21 feet; thence N.90°00'00"W., a distance of 177.37 feet; thence S.00°00'00"E., a distance of 74.90 feet to a point on the South boundary of aforesaid Tract 26; thence along said South boundary and the South boundary of said Tracts 27 and 28, S.89°48'19"W., a distance of 845.65 feet to a point on the East boundary of the Southwest 1/4 of the Northwest 1/4 of said section 15; thence along said East boundary, S.00°06'26"E., a distance of 15.00 feet to the Southeast corner of said Southwest 1/4; thence along the South boundary thereof, S.89°48'19"W., a distance of 292.15 feet; thence; thence N.23°37'52"W., a distance of 290.32 feet; thence N.12°29'15"E., a distance of 188.22 feet to a point on a line 450 feet North of and parallel with said South boundary; thence along said parallel line, S.89°48'19"W., a distance of 299.60 feet to a point on the West boundary of the Southeast 1/4 of the said Southwest 1/4; thence along said West boundary; N.00°06'21"W., a distance of 200.01 feet to the Northwest corner of said Southeast 1/4; thence along the North boundary thereof, N.89°47'59"E., a distance of 666.58 feet to the Southwest corner of aforesaid Tract 21; thence along the West boundary thereof, N.00°06'26"W., a distance of 634.37 feet to the Northwest corner of said Tract 21; thence along the North boundary of said Tracts 21, 22, 23 and 24, N.89°51'19"E., a distance of 1318.12 feet to the **POINT OF BEGINNING**.

CONTAINING: 43.350 ACRES MORE OR LESS OF CONTRACTION PARCELS

EXHIBIT 7



Legend

LOW DENSITY RESIDENTIAL

CITY OF HAINES CITY

ACRES = 372

EXHIBIT 7 - FUTURE LAND USE CROSSWINDS WEST CDD

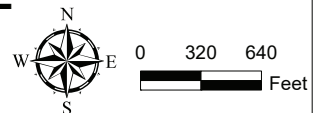


EXHIBIT 8

STATEMENT OF ESTIMATED REGULATORY COSTS
Crosswinds West Community Development District
Boundary Amendment

1.0 Introduction

1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs (“SERC”) supports the petition to amend the boundaries of the Crosswinds West Community Development District (“District”). The District is in the City of Haines City (the “City”), Florida. The District was established pursuant to Ordinance No. 21-1742 on August 19, 2021. The District is currently comprised of approximately 414.7 acres, more or less. The proposed boundary amendment would remove approximately 43.350 acres (the “Contraction Parcels”) from the District. The District, as contracted, will consist of approximately 376¹ acres.

The limitations on the scope of this SERC are explicitly set out in Section 190.002(2)(d), Florida Statutes (governing district formation or alteration) as follows:

“That the process of establishing such a district pursuant to uniform general law shall be fair and based only on factors material to managing and financing the service delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant.”

1.2 Overview of the Crosswinds West Community Development District

The District is designed to provide community infrastructure, services, and facilities along with their operations and maintenance to the Crosswinds West Community Development District. As indicated above, the District currently encompasses approximately 414.7 acres, more or less, and is planned to include single family and multi-family residential units.

The current development plan for the proposed lands within the District includes the construction of approximately 1,367 residential units.

1.3 Requirements for Statement of Estimated Regulatory Costs

Pursuant to Section 120.541(2), Florida Statutes, a statement of estimated regulatory costs must contain:

(a) An economic analysis showing whether the rule² directly or indirectly; is likely to

¹ The total acreage of the District was previously estimated to be 414.7 acres, more or less, per Polk County Property Appraiser. As a result of a survey and preparation of the metes and bounds legal description of the surveyed lands, the total acreage of the District after amendment will be 376 acres, more or less.

² For the purposes of this SERC, the term “agency” means the City, the term “state” or “State” means the

have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; or is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.

(b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

(c) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state and local revenues.

(d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local governmental entities, required to comply with the requirements of the rule. As used in this paragraph, “transactional costs” are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, and the cost of monitoring and reporting, and any other costs necessary to comply with the rule.

(e) An analysis of the impact on small businesses as defined by Section 288.703, Florida Statutes, and an analysis of the impact on small counties and small cities as defined by Section 120.52, Florida Statutes. The impact analysis for small businesses must include the basis for the agency’s decision not to implement alternatives that would reduce adverse impacts on small businesses. (The City is not defined as a small city for purposes of this requirement).

(f) Any additional information that the agency determines may be useful.

(g) In the statement or revised statement, whichever applies, a description of any regulatory alternatives submitted under Section 120.541(1)(a), Florida Statutes, and either a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

2.0 Adverse impact on economic growth, business competitiveness or increased regulatory costs, in excess of \$1 million.

State of Florida, and the term “rule” means the ordinances which the City enacted or will enact in connection with the formation or amendment of the District.

It is unlikely the boundary amendment will meet any of the triggers in Section 120.541(2)(a). The basis for this determination is provided in the discussions in Section 3.0 through Section 6.0.

3.0 A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

Upon approval of the boundary amendment, the District will consist of 376 acres. As noted above, the District is designed for up to 1,367 residential units. Formation of the District placed all of these households under the jurisdiction of the District. The amendment of the boundaries to remove the Contraction Parcels will not impact the current development plan.

4.0 Good faith estimate of the cost to state and local government entities of implementing and enforcing the proposed rule, and any anticipated effect on state and local revenues.

4.1 Costs of Governmental Agencies of Implementing and Enforcing Rule

State Government Entities

Since the District already exists and is operating, there are no additional ongoing costs to various State entities to implement and enforce the proposed boundary amendment. The City was the establishing entity for the District; therefore, the City is also the reviewing agency for the petition for contraction under Section 190.0046(1)(b), Florida Statutes. The State will incur no costs in reviewing the petition to contract the District, and the State will not be required to hold any public hearings on the matter.

The modest costs to various State entities to implement and enforce the contraction of the District relate strictly to the receipt and processing of various reports that the District is required to file with the State and its various entities. The costs to those State agencies that will receive and process the District's reports will be the same since the District already exists. The District is only one of many governmental units that are required to submit the various reports to the State. Additionally, pursuant to Section 189.018, Florida Statutes, the District must pay an annual fee to the State of Department of Commerce, which offsets such costs.

Haines City

The City and its staff will process and analyze the petition to amend the boundaries of the District. The City will also conduct public meeting(s) and public hearing(s) to vote upon the ordinance to amend the District's boundaries. These activities will absorb some resources. These costs to the City are modest for a number of reasons. First, review of the petition to amend the District boundaries does not include analysis of the project to be

served by the District. Second, the petition itself provides much of the information needed for a staff review. Third, local governments already possess the staff needed to conduct the review without the need for new staff. Fourth, there is no capital expenditure required to review the petition. Fifth, potential costs are offset by the required filing fee. Finally, local governments routinely process similar petitions for land uses and zoning charges that are far more complex than is the petition to contract a community development district.

Since the District already exists and is operating, there are no additional ongoing costs to the City to implement and enforce the proposed boundary amendment. The District will continue to be an independent unit of local government. The only annual costs the City faces are the minimal costs of the various reports that the District already currently provides to the City.

Crosswinds West Community Development District

The removal of the Contraction Parcels from the boundaries of the District will not impact the current development plan. The District has not issued bonds supported by assessments on the Contraction Parcels, therefore no debt service is currently due and owing on the Contraction Parcels.

4.2 Impact on State and Local Revenues

Approval of the proposed ordinance will have no negative impact on State and local revenue. Further, the District is an independent unit of local government. It is designed to provide community facilities and services to serve the development. It has its own sources of revenue. No state or local subsidies are required or expected.

In this regard, it is important to note that any debt obligations incurred by the District to construct its infrastructure, or for any other reason, are not debts of the State, the County, or any unit of local government. In accordance with State law, debts of the District are strictly its own responsibility. This is not impacted by the proposed boundary amendment.

5.0 A good faith estimate of the transactional costs likely to be incurred by individuals and entities required to comply with the requirements of the ordinance.

There are no transactional costs likely to be incurred by individuals or entities required to comply with the boundary amendment.

6.0 An analysis of the impact on small businesses as defined by Section 288.703, Florida Statutes, and an analysis of the impact on small counties and small cities as defined by Section 120.52, Florida Statutes.

There will be no adverse impacts on small businesses because of the amendment of the District boundaries.

The City as of the 2020 Census, has an unincarcerated population of more than 10,000. Therefore, the City is not defined as a “small city” according to Section 120.52(19), Florida Statutes.

7.0 Any additional useful information.

The analysis provided above is based on a straightforward application of economic theory, especially as it relates to tracking the incidence of regulatory costs and benefits. Inputs were received from District Counsel and other professionals associated with the District.

8.0 In the statement or revised statement, whichever applies, a description of any regulatory alternatives submitted under Section 120.541(1)(a), Florida Statute, and either a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

As of the date of preparation, there have been no regulatory alternatives submitted to the agency as described in Section 120.541(1)(a), Florida Statutes.

Prepared by:
Governmental Management Services – Central Florida, LLC
October 26, 2023


EXHIBIT 9

Authorization of Agent

This letter shall serve as a designation of Roy Van Wyk, Esq. whose address is c/o Kilinski | Van Wyk, PLLC, 517 E. College Avenue, Tallahassee, Florida 32301, to act as agents for Crosswinds West Community Development District, a unit of special-purpose local government established pursuant to the provisions of Chapter 190, Florida Statutes, and City of Haines City Ordinance No. 21-1742, with regard to any and all matters pertaining to the Petition to the City Commission of the City of Haines City, Florida to amend the boundary of Crosswinds West Community Development District pursuant to Chapter 190, Florida Statutes. This authorization shall remain in effect until revoked in writing.

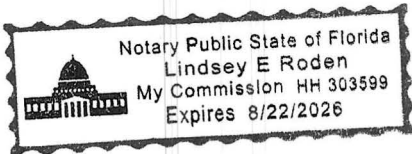
**CROSSWINDS WEST COMMUNITY
DEVELOPMENT DISTRICT**

DATE: 9/14/2023


Warren K. (Rennie) Heath II, Chairperson,
Board of Supervisors

STATE OF FLORIDA
COUNTY OF Polk

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 14th day of September, 2023, by Warren K. (Rennie) Heath II, as Chairperson of the Board of Supervisors of the Crosswinds West Community Development District.



Lindsey E Roden
(Official Notary Signature & Seal)
Name: Lindsey E. Roden
Personally Known
OR Produced Identification _____
Type of Identification _____