

RESOLUTION NO. 24-1786

A RESOLUTION OF THE CITY OF HAINES CITY, FLORIDA; GRANTING A PRELIMINARY PLAT TO REPLAT TRACT 17 & 18 OF FLORIDA DEVELOPMENT COMPANY SUBDIVISION LOCATED EAST OF US HIGHWAY 27 AND SOUTH OF HOLLY HILL FRUIT ROAD, HAINES CITY, FLORIDA; SETTING FORTH CONDITIONS; PROVIDING FOR FINDINGS; PROVIDING FOR RECORDING IN THE PUBLIC RECORDS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Haines City desires to approve the preliminary plat for the replat of tract 17 & 18 of Florida Development Co. Subdivision, Haines City, FL. 33844.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF HAINES CITY, FLORIDA, AS FOLLOWS:

Section 1. Preliminary Plat Granted. The City Commission of the City of Haines City hereby grants approval of the preliminary plat for the replat of tract 17 & 18 of Florida Development Co. Subdivision, according to the following described real property located within the City of Haines City, Polk County, Florida and as more particularly described as:

Parcel Identification numbers 27-26-32-709500-030170 and 272632-709500-030180.

SEE ATTACHED EXHIBIT A (Legal Description)

CONTAINING 7.38+/- ACRES, MORE OR LESS.

Section 2. Conditions of Approval.

- A. Approval of the Preliminary Plat does not release the applicant from meeting the requirements of all other applicable sections of Haines City's Land Development Regulations, Code of Ordinances, and Growth Management Plan.
- B. Violations of any conditions of approval shall be deemed a violation of the Land Development Regulations and shall give rise to the City's right to cancel the Preliminary Plat upon thirty (30) days' advance written notice.
- C. The Final Plat shall be consistent with the preliminary plat as attached hereto as "Exhibit B" and pursuant to the following conditions:
 - 1. Have an approved traffic impact study.

Section 3. Findings. In adopting this Resolution, the City Commission hereby makes the following findings, purposes, and intent:

- A. The City Commission is empowered under the City’s Land Development Regulations to hear and decide applications for preliminary plats, to decide questions involved in determining whether preliminary plat should be granted, and to grant preliminary plat with conditions and safeguards appropriate under the Land Development Regulations.
- B. A written application for Preliminary Plat was submitted on or around January 31, 2024.
- C. Based on the evidence in the record, it is hereby found that the proposed preliminary plat will not adversely affect the public interest, that it is not contrary to the intent and provisions of the City’s Comprehensive Plan, that there is compliance with specific rules governing individual plats of the type involved, that the proposed development, with conditions and safeguards in Section 2 conditions herein, will be generally compatible with adjacent properties in the district, and that satisfactory provisions and arrangements have been made concerning the specific conditions enumerated in this Resolution.

Section 4. Recording. This Resolution shall be recorded in the Public Records of Polk County, Florida.

Section 5. Effective Date. This Resolution shall take effect immediately upon its adoption.

PASSED and APPROVED in regular session of the City Commission of Haines City, Florida, this 2nd day of May, 2024.

ATTEST:

APPROVED:

Sharon Lauther, MMC, City Clerk

Mayor

APPROVED AS TO FORM AND CORRECTNESS:

Fred Reilly, City Attorney

Exhibit A

Tract 18 in the NW 1/4 of Section 32, Township 26 South, Range 27 East, FLORIDA DEVELOPMENT COMPANY SUBDIVISION, according to plat thereof recorded in Plat Book 3, Pages 60 through 63, public records of Polk County, Florida.

AND

Tract 17 in the West 1/2 of Northwest Quarter (NW 1/4) of Southwest Quarter (SW 1/4) of Northwest Quarter (NW 1/4) of Section 32, Township 26 South, Range 27 East, according to plat of Florida Development Company Tract, recorded in Plat Book 3, Pages 60 through 63, Public Records of Polk County, Florida, less and except the road right of way as more particularly described in a Quitclaim Deed recorded in Deed Book 842, Page 57, Public Records of Polk County, Florida.

Exhibit B

SHEET INDEX	
SHEET 1	DEDICATION, LEGAL DESCRIPTION, NOTES
SHEET 2	LIT AND TRACT DETAILS

HOLLY HILL

A REPLAT OF TRACT 18 IN THE NORTHWEST ¼ OF SECTION 32,
TOWNSHIP 26 SOUTH, RANGE 27 EAST
AND A REPLAT OF TRACT 17 IN THE WEST ½ OF NORTHWEST ¼
OF SOUTHWEST ¼ OF NORTHWEST ¼ OF SECTION 32,
TOWNSHIP 26 SOUTH, RANGE 27 EAST
FLORIDA DEVELOPMENT CO. TRACT
PLAT BOOK 3, PAGE 60
CITY OF HAINES CITY, POLK COUNTY, FLORIDA

PLAT BOOK	PAGE
SHEET 1	OF 2

APPROVAL: CITY SURVEYOR (CONSULTANT)
STATE OF FLORIDA
CITY OF HAINES CITY
COUNTY OF POLK

The plat has been examined and found to be in accordance with the provisions of Chapter 173, Florida Statutes, relating to the practice of surveying.

BY: _____
POLK COUNTY PROFESSIONAL SURVEYOR AND CARTER
POLK COUNTY LICENSE NUMBER: _____

APPROVAL: CITY COMMISSION
STATE OF FLORIDA
CITY OF HAINES CITY
COUNTY OF POLK

THE CITY OF HAINES CITY HAS REVIEWED THIS PLAT AND APPROVES THE CITY OF HAINES CITY COMMISSION OF THE CITY OF HAINES CITY, POLK COUNTY, FLORIDA.

BY: _____
BY: _____

APPROVAL: CLERK OF THE CIRCUIT COURT
STATE OF FLORIDA
COUNTY OF POLK

THIS PLAT HAS BEEN REVIEWED BY THE CLERK OF THE CIRCUIT COURT OF POLK COUNTY, FLORIDA, AND IS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 173, FLORIDA STATUTES.

BY: _____
CLERK OF THE CIRCUIT COURT

SURVEYOR'S NOTES:

- ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF. DIMENSIONS ARE TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO BE TAKEN FROM THE POINTS OF BEGINNING TO THE POINTS OF BEGINNING OF THE ADJACENT TRACTS AS SHOWN ON THIS PLAT.
- ALL DIMENSIONS ARE TO BE TAKEN FROM THE POINTS OF BEGINNING TO THE POINTS OF BEGINNING OF THE ADJACENT TRACTS AS SHOWN ON THIS PLAT.
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DEDICATION:
STATE OF FLORIDA
COUNTY OF POLK

FOR THE USE OF THE PUBLIC AS A HIGHWAY, THE SURVEYOR HEREBY DEDICATES TO THE PUBLIC THE FOLLOWING DESCRIBED TRACTS:

TRACT 18, BEING THE NORTHWEST ¼ OF SECTION 32, TOWNSHIP 26 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGES 60 THROUGH 63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND TRACT 17, BEING THE WEST ½ OF NORTHWEST ¼ OF SECTION 32, TOWNSHIP 26 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGES 60 THROUGH 63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS AND EXCEPT THE ROAD RIGHTS OF HIGHWAY DESCRIBED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commence at the Northwest corner of Tract 18 in the Northwest ¼ of Section 32, Township 26 South, Range 27 East, Florida Development Co. Tract, according to plat thereof recorded in Plat Book 3, Page 60; Public Records of Polk County, Florida, thence S00°13'37"E, along the East line of said Tract 18, a distance of 21.00 feet to Point of Beginning; thence continue S00°13'37"E along said East line, a distance of 821.57 feet to a point on the North line of OFFICE PARK plat, according to plat thereof recorded in Plat Book 32, Page 120, Public Records of Polk County, Florida, thence run N00°02'02"W along said North line, a distance of 633.34 feet to the East Right of Way line of U.S. Highway 27 thence departing said North line, run N00°02'02"W, along said East Right of Way line, a distance of 633.34 feet to a point on the South Right of Way line of Holly Hill Fruit Road, thence run N00°02'02"W along said South Right of Way line, a distance of 633.34 feet to the Point of Beginning.

Containing 321,799 square feet or 7.387 acres, more or less.

LEGEND

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--- 1/8" = 1' SCALE ---

--- 1/16" = 1' SCALE ---

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