

**RESOLUTION NO. 25-1862**

**A RESOLUTION OF THE CITY OF HAINES CITY, FLORIDA;  
GRANTING A FINAL PLAT FOR PHASE 2C OF THE  
CROSSWINDS EAST SUBDIVISION LOCATED EAST OF  
POWERLINE ROAD, SOUTH OF CARL BOOZER ROAD, AND  
NORTH OF BAKER DAIRY 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 final plat for Phase 2C of the Crosswinds East 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. Final Plat Granted.** The City Commission of the City of Haines City hereby grants approval of the Final Plat for Phase 2C of the Crosswinds East subdivision according to the following described property located within the City of Haines City, and as more particularly described as:

Legal Descriptions are included in Exhibit “A” and Parcel Identification numbers are listed below:

27-27-23-000000-034000, 27-27-23-000000-032004 & 27-27-23-000000-032003

CONTAINING 45.10 ACRES, MORE OR LESS.

**Section 2. Conditions of Approval.**

1. Approval of the final 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.
2. 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 Final Plat upon thirty (30) days' advance written notice.

3. The Final Plat shall be consistent with the design as shown on the preliminary plat dated on or around December 27, 2023, as attached hereto as Exhibit "B" and pursuant to the following conditions:

1. Developer has entered into an Infrastructure and Impact Fee Credit Agreement with Polk County regarding Phase 1 of the Powerline Road Extension from South Boulevard to US Highway 17/92. Under this Agreement, the off-site improvements required for Phase 1 and Phase 2C of Crosswinds East have been met and the Developer shall have five (5) years from the date of the Agreement in which to begin construction of the extension of Powerline Road and shall have three (3) years to complete said extension. As additional phases are reviewed and approved, future off-site improvements will be re-evaluated as well.

2. No parking shall be permitted on roadways, and this shall be stated in the Homeowners' Association documents and any other association documents of the development.

3. Street trees shall not be removed and shall be stated in the Homeowners' Association documents and any other association documents of the development.

4. Reuse lines shall be installed.

5. A revised traffic analysis has been provided with regards to Phase 1 and Phase 2C, and at the time 225 residential units are constructed, the following off-site intersection turn lane improvements, which will be built to City standards, will need to be fully constructed and operational:

a. Baker Dairy Road and Powerline Road – Add northbound turn lane, southbound turn lane, and westbound turn lane;

b. Carl Boozer Road and Powerline Road – Add northbound turn lane. Southbound turn lane and westbound turn lane.

Further, the following road improvements shall be constructed to City standards at the time the intersection improvements, which are stated herein, are constructed. They are:

a. Baker Dairy Road from Powerline Road to the most eastern end of the project.

b. Carl Boozer Road from Powerline Road to the entrance of the project.

In the event these improvements are not completed and operational at the time 225 residential units are constructed, no further permits will be issued until completed and a new updated traffic analysis is provided.

With regard to the Snell Creek Road turn lane improvements, addition of a northbound turn lane, southbound turn lane, eastbound turn lane and westbound turn lane, would be needed by 2030. However, if the Snell Creek Road connection is made earlier than the buildout date of the project, the City shall have the ability to require the improvements at Snell Creek Road.

6. The Final Plat will not be recorded until all road work has been inspected and approved. Original road construction must be approved before the Final Plat is recorded.

7. Approval of the Final 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 should an omission be made or revision be needed, and shall be required to be addressed with the Site Construction Plan review.

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

1. The City Commission is empowered under the City's Land Development Regulations to hear and decide applications for final plats, to decide questions involved in determining whether final plat should be granted, and to grant final plat with conditions and safeguards appropriate under the Land Development Regulations.

2. A written application for a Final Plat was submitted on or around October 25, 2024.

3. Based on the evidence in the record, it is hereby found that the proposed final 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 15<sup>th</sup> day of May, 2025.

**ATTEST:**

**APPROVED:**

\_\_\_\_\_  
Sharon Lauther, MMC, City Clerk

\_\_\_\_\_  
Morris L. West, Mayor

**APPROVED AS TO FORM AND CORRECTNESS:**

\_\_\_\_\_  
Fred Reilly, City Attorney

## Exhibit "A"

### Parcel ID and Legal Descriptions

27-27-23-000000-034000, 27-27-23-000000-032004 & 27-27-23-000000-032003



1200 Hillcrest Street, Suite 200  
Orlando, Florida 32803  
407.629.4777

### Legal Descriptions Crosswinds East Phase 2C Final Plat

A PARCEL OF LAND LYING IN SECTION 23, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, AND BEING MORE PARTICULARLY

DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST 1/4 CORNER OF SAID SECTION 23; RUN THENCE ALONG THE SOUTH BOUNDARY THEREOF, N.89°59'50"E., A DISTANCE OF 104.94 FEET; THENCE N.00°00'10"W., A DISTANCE OF 17.52 FEET TO THE SOUTHEAST CORNER OF POWERLINE ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 12904, PAGE 1029, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG EASTERLY RIGHT OF WAY THEREOF THE FOLLOWING (3) COURSES: (1) N.00°12'03"W., A DISTANCE OF 599.37 FEET; (2) N.09°17'28"W., A DISTANCE OF 94.94 FEET; (3) N.00°12'03"W., A DISTANCE OF 609.24 FEET TO THE NORTHEAST CORNER OF SAID POWERLINE ROAD, SAID POINT ALSO BEING ON THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 23; THENCE ALONG SAID NORTH BOUNDARY, S.89°51'48"E., A DISTANCE OF 1241.67 FEET TO THE NORTHEAST CORNER THEREOF; THENCE N.89°54'30"E., A DISTANCE OF 14.26 FEET; THENCE S.00°07'06"E., A DISTANCE OF 43.76 FEET; THENCE SOUTHERLY, 414.45 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 625.00 FEET AND A CENTRAL ANGLE OF 37°59'39" (CHORD BEARING S.19°06'55"E., 406.90 FEET); THENCE S.38°06'45"E., A DISTANCE OF 536.03 FEET; THENCE S.51°53'15"W., A DISTANCE OF 99.27 FEET; THENCE S.38°06'45"E., A DISTANCE OF 160.00 FEET; THENCE S.00°26'45"E., A DISTANCE OF 256.62 FEET TO THE NORTH MAINTAINED RIGHT OF WAY OF BAKER DAIRY ROAD, ACCORDING TO THE MAINTAINED RIGHT OF WAY MAPS FOR BAKER DAIRY ROAD, RECORDED IN MAP BOOK 18, PAGES 6 THROUGH 21 AND MAP BOOK 5, PAGES 280 THROUGH 285 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID NORTH MAINTAINED RIGHT OF WAY THE FOLLOWING FIFTEEN (15) COURSES: 1) N.89°09'35"W., A DISTANCE OF 27.77 FEET; 2) S.89°41'40"W., A DISTANCE OF 100.01 FEET; 3) S.89°07'17"W., A DISTANCE OF 100.01 FEET; 4) S.89°41'40"W., A DISTANCE OF 259.19 FEET; 5) N.89°30'40"W., A DISTANCE OF 34.33 FEET; 6) N.89°49'33"W., A DISTANCE OF 206.59 FEET; 7) N.89°13'20"W., A DISTANCE OF 186.53 FEET; 8) S.89°51'01"W., A DISTANCE OF 238.68 FEET; 9) S.81°35'02"W., A DISTANCE OF 22.35 FEET; 10) N.85°43'10"W., A DISTANCE OF 51.70 FEET; 11) N.88°05'27"W., A DISTANCE OF 61.46 FEET; 12) S.87°25'46"W., A DISTANCE OF 62.46 FEET; 13) S.88°53'34"W., A DISTANCE OF 112.94 FEET; 14) S.89°14'45"W., A DISTANCE OF 247.68 FEET; 15) N.89°02'12"W., A DISTANCE OF 12.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 45.102 ACRES, MORE OR LESS.

Exhibit “B”

