

RESOLUTION NO. 22-1697

A RESOLUTION OF THE CITY OF HAINES CITY, FLORIDA; GRANTING A FINAL REPLAT OF THE FIRST PARK INDUSTRIAL SUBDIVISION LOCATED AT THE SOUTHEAST CORNER OF US HIGHWAY 17 AND CR 544, 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 replat of Parcel 1 into Lots 1 and 2 of the First Park Industrial Subdivision located at the southeast corner of US Highway 17 and CR544, Haines City, Florida.

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

Section 1. Final Plat Granted. The following described property located within the City of Haines City, Florida and as more particularly described as follows:

Parcel Nos.: 272804-815027-000010

SEE ATTACHED EXHIBIT "A"

CONTAINING 40.888 ACRES, MORE OR LESS.

is hereby granted a Final Replat.

Section 2, Conditions of Approval.

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

3. The Final Replat shall be done in accordance with design as shown on that plat dated September 21, 2022, attached hereto as "Exhibit B".

4. All conditions and requirements as set forth in the previous resolution for First Park Industrial Subdivision remain in full force and effect.

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 initial Final Plat was submitted on August 8, 2022.

3. Based on the evidence in the record, it is hereby found that the proposed final replat 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 1 and 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 the 4th day of October, 2022.

ATTEST:

APPROVED:

Erica Sanchez
Interim City Clerk

Anne Huffman, Mayor-Commissioner

APPROVED AS TO FORM AND CORRECTNESS:

Fred Reilly, City Attorney

LEGAL DESCRIPTION :

A parcel of land lying within Section 4 , Township 28 South , Range 27 East , Polk County , Florida and being further described as follows:

Parcel 1 , First Park Haines City , a subdivision according to the map or plat thereof , as recorded in Plat Book 148 , Page 5 , of the public records of Polk County , Florida.

and

Parcel 2:

A parcel of land located in Section 4 , Township 28 South , Range 27 East , Haines City , Polk County Florida vacated by Resolution no. 19-111 recorded in Official Records Book 11029 , page 1444 , of the public records of Polk County , Florida , being a portion of County Road 544 Right-of-way shown in Right-of-way map section 16841-2601 and in the plat for First Park Haines City in Plat Book 148 , Page 5 , public records of Polk County , Florida , being more particularly described as follows:

Commence at the Northwest Corner of Parcel 1 , of said First Park Haines City plat, thence along the North line of said Parcel 1 , also being the South Right-of-way line of said County Road 544 (a variable-width right of way) N89°43'55"E , a distance of 386.99 feet ; thence continue along said Parcel 1 S00°33'33"E a distance of 10.00 feet to the Point of Beginning ; thence leaving said line of Parcel 1 , N89°43'13"E , a distance of 80.00 feet to a point on a line of said Parcel 1 ; thence along said line of Parcel 1 , S00°33'33"E , a distance of 129.81 feet ; thence Westerly along a line of Parcel 1 , S89°26'27"W , a distance of 80.00 feet ; thence Northerly along a line of Parcel 1 N00°33'33"W , a distance of 130.20 feet to the Point of Beginning.

Exhibit B

