

BEFORE THE COUNTY COMMISSION OF  
POLK COUNTY, FLORIDA

IN RE: PETITION TO ESTABLISH )  
THE GARDNER TRAILS COMMUNITY )  
DEVELOPMENT DISTRICT )

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**AFFIDAVIT ADOPTING WRITTEN, PRE-FILED TESTIMONY OF**  
**IAN PRINCE AS TO ESTABLISHMENT OF**  
**THE GARDNER TRAILS COMMUNITY DEVELOPMENT DISTRICT**

STATE OF FLORIDA  
COUNTY OF POLK

I, Ian Prince, being first duly sworn, do hereby state for my affidavit as follows:

1. I have personal knowledge of the matters set forth in this affidavit.
2. My name is Ian Prince, and I am the Manager of Prince Poinciana, LLC.
3. The prepared written, pre-filed testimony consisting of six (6) pages, which is attached hereto and submitted under my name to the County Commission of Polk County, Florida, relating to the *Petition to Establish The Gardner Trails Community Development District* submitted on December 4, 2025 (the “Petition”), is true and correct.
4. If I were asked the questions contained in the pre-filed testimony orally at the establishment hearing, my oral answers would be the same as the written answers presented in my pre-filed testimony.
5. My credentials, experience and qualifications concerning land development, the construction of public infrastructure and related matters are accurately set forth in my pre-filed testimony.
6. No corrections or amendments to my pre-filed testimony are required.

Under penalties of perjury, I declare that I have read the foregoing and the facts alleged are true and correct to the best of my knowledge and belief.

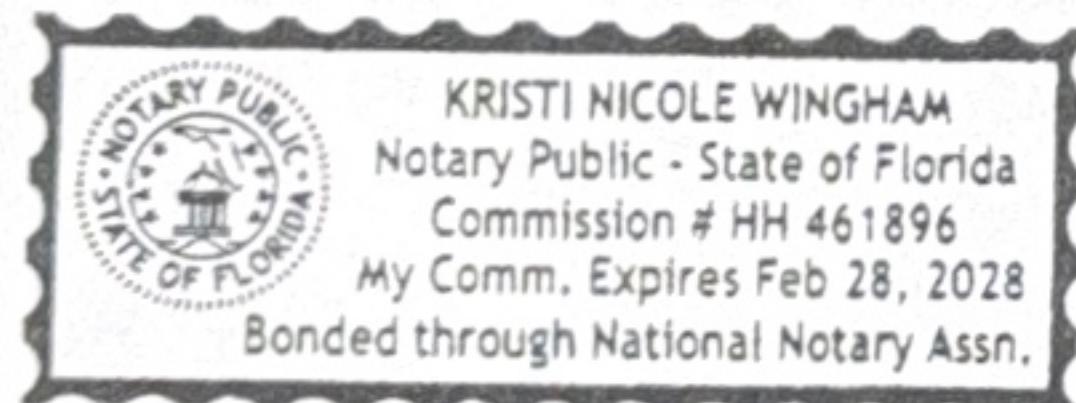
Executed this 23<sup>rd</sup> day of December 2025.



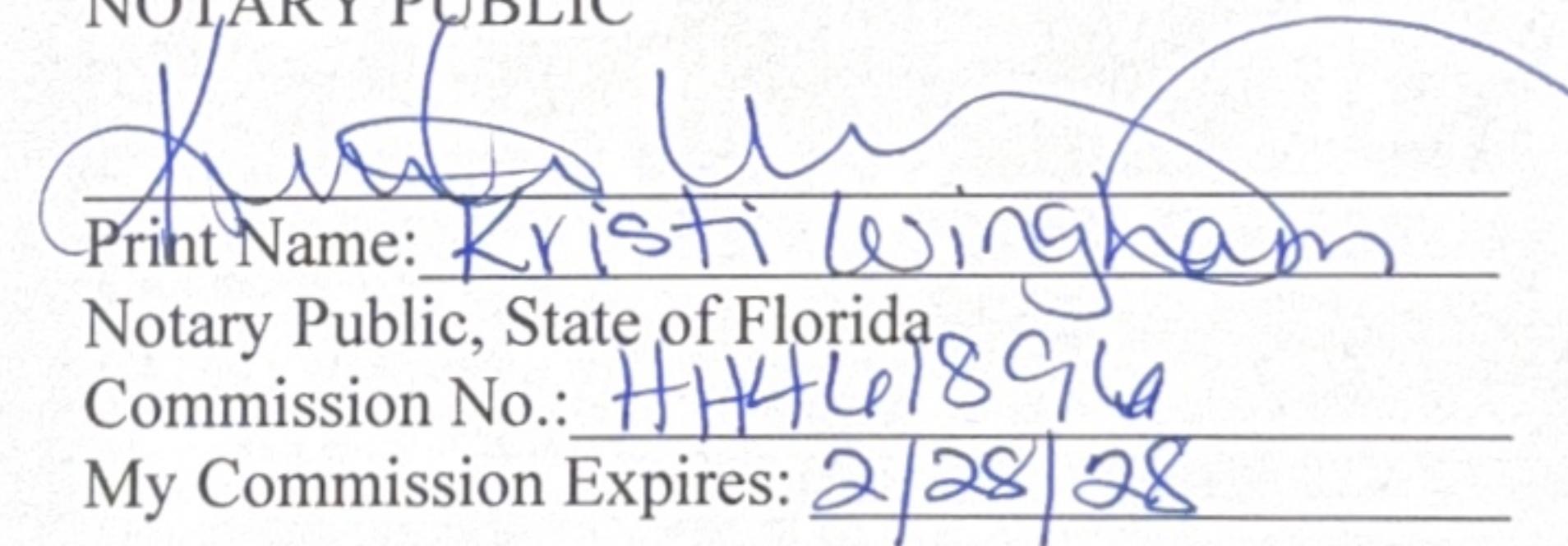
Ian Prince

STATE OF FLORIDA  
COUNTY OF Polk

The foregoing instrument was sworn to and subscribed before me by means of  physical presence or  online notarization, this 23<sup>rd</sup> day of December 2025, by Ian Prince, as Manager of Prince Poinciana, LLC who appeared before me this day in person, and who is either  personally known to me, or  produced personally known as identification and who  did or  did not take an oath.



NOTARY PUBLIC



Print Name: Kristi Wingham  
Notary Public, State of Florida  
Commission No.: HH461896  
My Commission Expires: 2/28/28

## TESTIMONY OF IAN PRINCE FOR ESTABLISHMENT OF THE GARDNER TRAILS COMMUNITY DEVELOPMENT DISTRICT

**1. Please state your name and business address.**

My name is Ian Prince. My business address is 250 Magnolia Ave #102, Winter Haven FL 33880.

**2. Briefly explain your professional background and experience.**

I own a multiple Florida-based businesses with over 300 employees in the Tampa, Polk and Orlando Area. Specifically, I own and operate Prince and Sons, Inc., a company that specializes in landscaping, commercial lawn care, and light construction services. Additionally, I have developed multiple communities in the Polk County over the last six (6) years.

**3. By whom are you employed and in what capacity?**

I serve as Manager of Prince Poinciana, LLC, and I am the designated representative of the Petitioner, Prince Poinciana, LLC.

**4. Briefly summarize your duties and responsibilities.**

I am responsible for overseeing land acquisition, entitlement, development and operation for my organization.

**5. Who is the Petitioner in this proceeding?**

The Petitioner is Prince Poinciana, LLC (“Petitioner”).

6. Are you familiar with the Petition (“Petition”) filed with Polk County, Florida (“County”) on or around December 4, 2025, seeking the establishment of the proposed District?

Yes.

**7. What is the proposed name of the District?**

The proposed name is The Gardner Trails Community Development District (“District” or “Proposed District”).

**8. Have you reviewed the contents of the Petition and approved its findings?**

Yes, I have.

**9. Are there any changes or corrections to the Petition at this time?**

1  
2 No.  
3

4 **10. Are there any changes or corrections to any of the exhibits submitted to the County  
5 at this time?**

6  
7 Yes. Exhibit 6 and Table 1 of Exhibit 7 were revised to clarify the ownership entity of the  
8 collector roadway, onsite local roadways, water distribution system, and sanitary  
9 collection and conveyance system.  
10

11 **11. Please generally describe each of the exhibits attached to the Petition.**  
12

13 Exhibit 1 is the map showing the general location and boundaries of the Proposed  
14 District.  
15

16 Exhibit 2 is the metes and bounds legal description of the lands to be included within the  
17 Proposed District.  
18

19 Exhibit 3 is the Consent of Landowner to the establishment of the Proposed District,  
20 executed by Peter George Kalogridis II, which represents the consent of one-hundred  
21 percent (100%) of the owner of the lands to be included within the Proposed District.  
22

23 Exhibit 4 shows the existing use for the lands contained in the Proposed District and  
24 surrounding areas. The distribution, location, and extent of the public and private land  
25 uses proposed for the Proposed District by the future land use plan element of the  
26 County's Future Land Use Plan are also depicted in Exhibit 4.  
27

28 Exhibit 5 indicates the location of major outfall canals and drainage basins for the lands  
29 within the Proposed District as well as the location of existing major trunk water mains  
30 and wastewater interceptors within the lands proposed to be included within the District.  
31

32 Exhibit 6 describes the construction timetable and the types of facilities the Proposed  
33 District presently expects to finance, construct, and install, as well as the entities  
34 anticipated for future ownership, operation, and maintenance.  
35

36 Exhibit 7 is the Statement of Estimated Regulatory Costs ("SERC"), required by statute.  
37

38 Exhibit 8 is the authorization of agent form, which authorizes Kilinski | Van Wyk PLLC,  
39 to act as agent for the Petitioner.  
40

41 **12. Were these exhibits prepared by you or under your supervision?**  
42

43 Yes, the Petitioner engaged a consultant team and directed the preparation of the exhibits  
44 to the Petition. I reviewed the Petition and exhibits prior to its filing.  
45

46 **13. Are the contents of the Petition and the exhibits attached to it and referenced above**

1                   **true and correct to the best of your knowledge?**  
2  
3  
4

5                   Yes.  
6  
7

8                   **14. Are you familiar with the area that is proposed to be included within the Proposed  
9                   District?**

10                  Yes, I am familiar with the general area and the site specifically.  
11  
12

13                  **15. Approximately how large is the Proposed District in acres?**

14                  The Proposed District covers approximately 160.278 acres, more or less, of land.  
15  
16

17                  **16. What steps were taken with respect to filing the Petition with the County?**

18                  On or around December 4, 2025, the Petitioner filed the Petition with the County.  
19                  Petitioner's consultant team communicated with County staff to address comments and  
20                  requested revisions to the Petition.  
21  
22

23                  **17. Has notice of the hearing been provided in accordance with Section 190.005, Florida  
24                  Statutes?**

25                  Yes. The Notice of Public Hearing will be published in the *Lakeland Ledger* as a display  
26                  ad on the following dates: December 23, December 30, January 6, and January 13. Proof  
27                  of publication will be requested and will be available prior to the establishment hearing.  
28  
29

30                  **18. Who are the five persons designated in the Petition to serve as the initial Board of  
31                  Supervisors?**

32                  The five persons include: Meghan Mackie, Stephen Kalogridis, John McKay, Ashley  
33                  Prince, and myself, Ian Prince.  
34  
35

36                  **19. Do you know each of these persons personally?**

37                  Yes, I do.  
38  
39

40                  **20. Are each of the persons designated to serve as the initial Board of Supervisors  
41                  residents of the State of Florida and citizens of the United States?**

42                  Yes, they are.  
43  
44

45                  **21. Are there residential units planned for development within the Proposed District?**

46                  Yes. There are approximately 430 residential units planned for development within the  
47                  Proposed District.  
48

1       **22. Are there residents currently living within the areas to be included within the**  
2       **Proposed District, and, if so, have they been notified about the creation of the**  
3       **District?**

4

5       There are no residents currently living within the areas to be included within the  
6       Proposed District.

7

8       **23. Would you please describe the timetable for development of land within the**  
9       **Proposed District?**

10

11       The construction of infrastructure to develop the land will commence in 2026 and is  
12       expected to conclude in 2028.

13

14       **24. Would you generally describe the services and facilities you currently expect the**  
15       **Proposed District to provide?**

16

17       The Petitioner presently intends for the Proposed District to participate in the acquisition  
18       or construction of stormwater management systems, roadway improvements, water  
19       distribution utilities, hardscape, landscape and irrigation, recreational amenities, sanitary  
20       collection and conveyance system, and other public improvements permitted under  
21       Chapter 190, *Florida Statutes*. Capital costs of these improvements, including associated  
22       contingencies and professional fees, will be borne by the Proposed District. The  
23       Petitioner's good faith expectation of the costs associated with the acquisition or  
24       construction of such improvements is itemized in Exhibit 6 of the Petition.

25

26       **25. Are these costs expected to include the cost of acquiring land from the developer?**

27

28       No.

29

30       **26. Do you have an opinion, as someone experienced in development, as to whether the**  
31       **area of land to be included within the Proposed District is of sufficient size, is**  
32       **sufficiently compact, and is sufficiently contiguous to be developable as one**  
33       **functional interrelated community?**

34

35       Yes.

36

37       **27. What is your opinion?**

38

39       The Proposed District has sufficient land area and is sufficiently compact and contiguous  
40       to be developed with the roadway, stormwater, water and sewer, and other infrastructure  
41       systems, facilities, and services contemplated, as required under Chapter 190, *Florida*  
42       *Statutes*. The Proposed District will operate as one functionally interrelated community.

43

44       **28. What is the basis for your opinion?**

The size of the Proposed District is approximately 160.278 acres of land, more or less. Based on my previous experience, the Proposed District is of sufficient size, compactness, and contiguity to be developed as a functional interrelated community.

The qualities of compactness, contiguity, and size relate directly to whether an area can become one functional interrelated community. From the standpoint of the provision, management and operation of the community infrastructure expected to be provided by the Proposed District, the acres contemplated for inclusion within the Proposed District is sufficiently compact, contiguous and of sufficient size to maximize the successful delivery of these infrastructure improvements to these lands. The delivery of services and facilities to the lands within the Proposed District will not be hampered by insurmountable barriers or spatial problems. The area within the Proposed District is suitably configured to maximize the benefits available from the Proposed District services and facilities to be provided.

29. In general, what financing methods does the Petitioner propose that the Proposed District use to pay for the anticipated facilities and services?

The Petitioner presently expects that the Proposed District will finance certain services and improvements through the issuance of tax-exempt bonds. The debt issued by the Proposed District is expected to be retired by funds from landowners in the form of “non-ad valorem” or “special” assessments on benefitted property within the Proposed District, in accordance with Section 190.022, *Florida Statutes*. Ongoing maintenance and operational activities are expected to be funded by maintenance special assessments. At present, the Petitioner expects that the Proposed District may issue both long- and short-term bonds that will pay a portion of the cost of these facilities. The short-term bonds, and any facilities not financed with a bond issue, will be funded by the developer through conventional bank financing.

**30. Who will be responsible for paying the Proposed District's assessments?**

These assessments will be secured by a lien on the property within the District. Only those property owners, including the developer, within the Proposed District will be responsible for paying District assessments.

**31. Will these debts of the Proposed District be an obligation of the County or the State of Florida?**

No. Pursuant to Section 190.002(3), *Florida Statutes*, community development district debt cannot become the obligation of a city, county, or the State of Florida without the specific consent of that government entity.

32. Why is the Petitioner seeking to have a community development district established for this area?

Districts are an efficient, effective, and statutorily-authorized way to provide

1 infrastructure and have become widely accepted in the Florida marketplace by home  
2 buyers and financial institutions. Further, they are a preferred method of long-term  
3 maintenance by water management districts and other regulatory agencies because they  
4 offer professional staff, assessments collected on the tax roll which makes funding secure  
5 and other benefits not offered by a private entity operator of infrastructure.  
6

7 From our perspective, the establishment of a District is logical for this project. It is a  
8 long-term, stable, financially secure entity. The District is a structured, formal entity,  
9 with the legal ability to respond to current and future changes in the circumstances and  
10 desires of its residents. This project requires that the landowners within the development  
11 must provide for the ownership and maintenance of the roadways and stormwater  
12 management system. A District is the best mechanism for the perpetual maintenance and  
13 operation of such improvements. Under Florida law, the District has access to the county  
14 tax collection mechanisms, which helps ensure that assessments will be collected and that  
15 the facilities will be maintained. In that sense, to us, it is preferable to a property owners'  
16 association.  
17

18 In addition, the District has the financial capability to assist in the provision of necessary  
19 capital improvements sooner than might otherwise be the case. The County, developers,  
20 builders and residents will all benefit from these improvements in terms of access, traffic  
21 flow, safety, and general property value enhancement.  
22

23 **33. Does this conclude your testimony?**

24 Yes.  
25  
26