

**POLK COUNTY ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF POLK COUNTY, FLORIDA ESTABLISHING THE GARDNER TRAILS COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES (2025); PROVIDING A TITLE; PROVIDING FINDINGS; CREATING AND NAMING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; DESCRIBING THE FUNCTIONS AND POWERS OF THE DISTRICT; DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICT’S BOARD OF SUPERVISORS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Prince Poinciana, LLC, a Florida limited liability company (“Petitioner”), has filed a *Petition to Establish The Gardner Trails Community Development District* (the “Petition”), with the Board of County Commissioners of Polk County (the “County Commission”) pursuant to Section 190.005(2)(a), *Florida Statutes*, to adopt an ordinance establishing The Gardner Trails Community Development District (the “District”) pursuant to Chapter 190, *Florida Statutes* (2025) (the “Ordinance”); and

**WHEREAS**, Petitioner is a Florida limited liability company with a local business address of 250 Magnolia Ave #102, Winter Haven, Florida; and

**WHEREAS**, the owners of one hundred percent (100%) of the real property to be included in the District have consented to the establishment of the District; and

**WHEREAS**, all interested persons and affected units of general-purpose local government were afforded an opportunity to present oral and written comments on the Petition at a duly noticed public hearing conducted by the County Commission on January 20, 2026, at 9:00 a.m., pursuant to Section 190.005(2)(b), *Florida Statutes*; and

**WHEREAS**, upon consideration of the record established at that duly noticed

hearing, the County Commission has considered the record of the public hearing and the statutory factors set forth in section 190.005(2)(c), *Florida Statutes*, in making its determination to grant or deny the Petition; and

**WHEREAS**, the County Commission, pursuant to the information contained within the Petition and based on an investigation conducted by the staff of Polk County (the “County”), and otherwise being fully advised as to the facts and circumstances contained within the request of the District, finds as follows:

- (1) The statements within the Petition are true and correct; and
- (2) The Petition is complete in that it meets the requirements of Section 190.005(2)(a), *Florida Statutes*; and
- (3) The appropriate County staff have reviewed the Petition for establishment of the District on the proposed land and have advised the County Commission that said Petition is complete and sufficient; and
- (4) Establishment of the District by this Ordinance is subject to and not inconsistent with any applicable element or portion of the state of Florida’s Comprehensive Plan or the County’s Comprehensive Plan; and
- (5) The area of land within the District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developed as one functional, interrelated community; and
- (6) The District is the best alternative available for delivering community development services and facilities to the area that will be served by the District; and
- (7) The community development services and facilities of the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and
- (8) The area that will be served by the District is amenable to separate special-district government; and

**WHEREAS**, pursuant to the information stated above, the County Commission grants the Petitioner's *Petition to Establish The Gardner Trails Community Development District*; and

**WHEREAS**, establishment of the District will constitute a timely, efficient, effective, responsive, and economic way to deliver community development services in the area described in the Petition; and

**WHEREAS**, the establishment of the District shall not act to approve or amend any land development approvals governing the land area to be included within the District; and

**WHEREAS**, the establishment of the District is not a development order and shall not be interpreted as an approval of the densities stated in the Petition; and

**WHEREAS**, upon the effective date of this establishing Ordinance, The Gardner Trails Community Development District, as created by general law, will be duly and legally authorized to exist on the proposed property and to exercise all of its general and special powers as limited by law.

**NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF POLK COUNTY, FLORIDA:**

**SECTION 1. TITLE.** This Ordinance shall be known and may be cited as the "The Gardner Trails Community Development District Establishment Ordinance."

**SECTION 2. BOARD FINDINGS.** The Board findings set forth in the recitals to this Ordinance are hereby incorporated in this Ordinance.

**SECTION 3. AUTHORITY.** This Ordinance is adopted in compliance with and pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*.

**SECTION 4. CREATION OF DISTRICT; DISTRICT NAME.** The Petition

filed to create The Gardner Trails Community Development District is hereby granted and there is hereby created a community development district, which is located entirely within unincorporated Polk County, Florida, which District shall be known as “The Gardner Trails Community Development District”.

**SECTION 5. EXTERNAL BOUNDARIES OF THE DISTRICT.** The external boundaries of the District are described in **Exhibit “A”** attached hereto and incorporated by reference. The external boundaries encompass 160.278 acres, more or less. There are no parcels within the external boundaries of the District that are to be excluded from the District.

**SECTION 6. FUNCTIONS AND POWERS.** The District is limited to the performance of those powers and functions described in Chapter 190, *Florida Statutes*. The District is also authorized to exercise additional powers to finance, fund, plan, establish, acquire, construct, reconstruct, enlarge or extend, equip, operate and maintain systems and facilities for: parks and facilities for indoor and outdoor recreational, cultural, and educational uses as authorized and described in Section 190.012(2)(a), *Florida Statutes*; and security powers, including but not limited to walls, fences, and electronic intrusion detection, as authorized and described in Section 190.012(2)(d), *Florida Statutes*. In the exercise of its powers, the District shall comply with all applicable governmental laws, rules, regulations and policies including, but not limited to, all County ordinances and policies governing land planning and permitting of the development to be served by the District. The District shall not have any zoning or permitting powers governing land development or the use of land. No debt or obligation of the District shall constitute a burden on any local general-purpose government.

**SECTION 7. BOARD OF SUPERVISORS.** The five persons designated to serve as initial members of the District’s Board of Supervisors are as follows: Ian Prince, Meghan

Mackie, Stephen Kalogridis, John McKay, and Ashley Prince. All of the above-listed persons are residents of the State of Florida and citizens of the United States of America.

**SECTION 8. SEVERABILITY.** If any provision of this Ordinance, or the application thereof, is finally determined by a court of competent jurisdiction to be illegal, invalid, or unenforceable, such provision shall be deemed severable and the remaining provisions shall continue in full force and effect provided that the invalid, illegal or unenforceable provision is not material to the logical and intended interpretation of this Ordinance.

**SECTION 9. EFFECTIVE DATE.** This Ordinance shall be effective immediately upon receipt of acknowledgment that a copy of this Ordinance has been filed with the Secretary of State.

**DULY ADOPTED** by the Polk County Board of County Commissioners with a quorum present and voting this 20<sup>th</sup> day of January 2026.

BOARD OF COUNTY COMMISSIONERS  
OF POLK COUNTY

By: \_\_\_\_\_  
Chairperson/Vice-Chairperson

ATTEST:  
POLK COUNTY CLERK OF THE BOARD

By: \_\_\_\_\_  
Clerk/Deputy Clerk of the Board

As authorized for execution at the Board  
of County Commissioners meeting of:

\_\_\_\_\_

EXHIBIT "A"  
LEGAL DESCRIPTION

DESCRIPTION

---

THE SOUTHWEST 1/4 OF SOUTHWEST 1/4, AND THE EAST 1/2 OF SOUTHWEST 1/4, AND THE SOUTHEAST 1/4 OF NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 27 SOUTH, RANGE 28 EAST, LYING WITHIN POLK COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 34 SAID CORNER ALSO BEING THE NORTHWEST CORNER OF THE PLAT OF POINCIANA NEIGHBORHOOD 4, VILLAGE 7 AS RECORDED IN PLAT BOOK 53, PAGES 4 THROUGH 18 OF THE PUBLIC RECORDS OF SAID POLK COUNTY, FLORIDA; THENCE RUN NORTH 00°36'29" EAST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, SAID LINE ALSO BEING THE EAST LINE OF THE PLAT OF POINCIANA NEIGHBORHOOD 2 WEST, VILLAGE 7, AS RECORDED IN PLAT BOOK 55, PAGES 5 THROUGH 18 OF SAID PUBLIC RECORDS OF POLK COUNTY, FLORIDA, A DISTANCE OF 1,313.64 FEET TO THE NORTHWEST 1/4 OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF THE PLAT OF POINCIANA NEIGHBORHOOD 2 EAST, VILLAGE 7, AS RECORDED IN PLAT BOOK 53, PAGES 1 THROUGH 3 OF SAID PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE RUN NORTH 89°20'47" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND ALONG THE SOUTH LINE OF SAID POINCIANA NEIGHBORHOOD 2 EAST, VILLAGE 7, A DISTANCE OF 1,320.80 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST CORNER OF SAID PLAT OF POINCIANA NEIGHBORHOOD 2 EAST, VILLAGE 7; THENCE RUN NORTH 00°37'59" EAST ALONG THE WEST LINE OF THE EAST 1/2 OF SAID SOUTHWEST 1/4, AND THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, AND ALONG THE EAST LINE OF SAID PLAT OF POINCIANA NEIGHBORHOOD 2 EAST, VILLAGE 7, A DISTANCE OF 2,638.73 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHEAST CORNER OF SAID POINCIANA NEIGHBORHOOD 2 EAST, VILLAGE 7; THENCE RUN NORTH 89°22'07" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 1,327.77 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34; THENCE RUN SOUTH 00°43'47" WEST ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4, AND ALONG THE EAST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 34, A DISTANCE OF 3,962.90 FEET TO THE SOUTHEAST CORNER OF SAID EAST 1/2 OF THE SOUTHWEST 1/4 SAID POINT BEING A POINT ON THE NORTH LINE OF THE AFOREMENTIONED PLAT OF POINCIANA NEIGHBORHOOD 4, VILLAGE 7; THENCE RUN SOUTH 89°34'56" WEST ALONG THE SOUTH LINE OF SAID EAST 1/2 OF THE SOUTHWEST 1/4 AND THE NORTH LINE OF SAID PLAT OF POINCIANA NEIGHBORHOOD 4, VILLAGE 7, A DISTANCE OF 1,500.93 FEET TO THE SOUTHEAST CORNER OF THE AFOREMENTIONED SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE RUN SOUTH 89°34'58" WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTH LINE OF SAID PLAT OF POINCIANA NEIGHBORHOOD 4, VILLAGE 7, A DISTANCE OF 1,140.18 FEET RETURNING TO THE **POINT OF BEGINNING**.

CONTAINING 6,981,714 SQUARE FEET OR 160.278 ACRES, MORE OR LESS.