

Office of Planning and Development
Tom Deardorff, AICP, Director

Land Development Division



330 West Church Street
P.O. Box 9005, Drawer GM 03
Bartow, FL 33831-9005
(863)534-6792
Fax (863)534-6407
www.polk-county.net

Board of County Commissioners

AGENDA FOR DEVELOPMENT REVIEW COMMITTEE

DATE: February 25, 2016
TO: Development Review Committee Members
FROM: John M. Bohde, AICP, Director
Tom Pierce, Sr, Development Review Specialist
SUBJECT: Meeting Schedule for March 10, 2016

The Development Review Committee will meet on **Thursday, March 10, 2016 IN THE LAND DEVELOPMENT DIVISION (PLANNING CONFERENCE ROOM 2ND FLOOR)**

LEVEL 1 PRE-APPLICATION REQUESTS WILL START AT 8:30 A.M.

ALL OTHER LEVELS OF REVIEW WILL BE SCHEDULED BY APPOINTMENT.

Please bring all case files and pertinent information on the cases listed in the attached agenda to the meeting.

If you have any questions, please contact my office at (863) 534-6792.

MC/BG

Attachments: Pre-Application Request

LEVEL 1 APPLICATIONS

PRE-APPLICATION

- 1.) DUCLOS PROPERTY
CASSANDRA DENMARK
(863)533-7120 x Project #: 58524 262929-691103-000030
Applicant is seeking to combine the parcels for the purpose of selling mulch and to 262928-000000-043120
rent U haul vehicles.

- 2.) CRYSTAL BAY
JSK CONSULTING, INC
(863)619-6131 x Project #: 58525 272602-000000-043040
The purpose of this application is to submit a preliminary site plan for Crystal Bay, a
multi-family residential development.

- 3.) ALDO GARCIA SOCCER ACADEMY
ALDO GARCIA
(754)423-5489 x Project #: 58526 242720-000000-013050
Applicant would like to open a Soccer Academy.

- 4.) LAKEWOOD RANCH EVENTS
HAROLD DWIGHT
(863)682-6044 x Project #: 58527 242720-000000-014040
Applicant would like to have special events such as concerts, 5K runs, mini-carnivals, 242720-000000-014080
weddings, and any other functions under specialty events.

LEVEL 2 APPLICATIONS

NON-RESIDENTIAL SITE PLAN

- 5.) CHAMPIONS GATE ASSISTED LIVING FACILITY
JIM URICK
(407)847-9433 x Project #: 58445 272604-000000-033020
Construction of a 224 unit assisted living facility within the Champions gate DRI. 272604-000000-033010

- 6.) STEWART AUTO REPAIR, INC.
ART STITZEL
(863)607-4455 x Project #: 58519 252813-343500-005410
Request to construct a new 1,500 sq. ft. two story administration office with a new 252813-000000-043030
canopy parking area, also remove existing paved driveway and sod right of way, then 252813-000000-043060
construct a new paved driveway and parking area. 252813-000000-043050

WAIVER

- 7.) TIMOTHY AND JORIANE HORNING
TIMOTHY/JORIANE HORNING
(813)363-1371 x Project #: 58517 232911-139762-000090
This is a request for waiver from section 705G Driveway location

LEVEL 3 APPLICATIONS

LEVEL 3 SPECIAL EXCEPTION

- 8.) MALLOY SE 16-03 SE
PATRICK MALLOY
(863)559-2153 x Project #: 58419 282731-000000-023170
A Special Exception to allow the parking of a commercial vehicle.

- | | |
|---|--|
| <p>20.) SPRING LANE RANCH VAR 16-37
SPRING LANE RANCH LLC
(863)670-0472 x Project #: 58494
A setback variance</p> | <p>VAR 16-37

232919-000000-012090</p> |
| <p>21.) GIFFORD VAR 16-38
RONALD GIFFORD
(863)581-3342 x Project #: 58496
A variance to allow an accessory structure larger than the principal.</p> | <p>VAR 16-38

232919-141697-000180</p> |



PRE-APPLICATION CONFERENCE

\$100.00 FEE

RECEIVED

FEB 24 2016

LAND DEVELOPMENT

Growth Management Department
Land Development Division
330 W. Church St.
P.O. Box 9005, Drawer GM03
Bartow, FL 33831-9005
(863)534-6792
SUNCOM 569-6792
FAX (863) 534-6407

The cut-off for this application is every Wednesday at 3:00PM to be heard at the next available Development Review Committee (DRC) meeting. DRC meetings are held every Thursday. This application will be heard approximately two weeks after submittal.

Appointment Date and Time: 3-10-16

Project Number (For office use only) 58524

Form with fields for Applicant/Project Name, Phone, Mailing Address, Contact Person, and Fax. Includes handwritten entries for Bernard Duclos and Cassandra L. Denmark.

Application Requirements (must be attached and submitted in 8 1/2" x 11" only)

- Project Narrative (ie: Number of dwelling units or square footage)
Aerial with site identified
Site Plan
Location Map (vicinity map)
Confirm the Land Use District and Development Area on the bottom part of this page.

Amendment Type section with checkboxes for Text Amendment and Map Amendment. Includes handwritten '2.03 Acres'.

Tax Identification Number section with fields for Section-Township-Range, Subdivision #, and Parcel #. Includes handwritten entries for two parcels.

Current Land Use District and Current Development Area fields with handwritten entries: Residential Suburban (RS) - RSX and Wahneta Neighborhood Plan.

Note: Pre-application forms will not be accepted without the required attachments and the requested information provided.

PROPERTY OWNERS: BERNARD & KATIA P. DUCLOS

CONTACT: CASSANDRA L. DENMARK, ESQUIRE

PROJECT NARRATIVE

Property:

1. Site Address: 0 Rife Range Road, Winter Haven, Florida 33880
Parcel I.D. Number: 26-29-29-691103-000030
2. Site Address: 4697 Rifle Range Road, Winter Haven, Florida 33880
Parcel I.D. Number: 26-29-28-000000-043120

Narrative: Property owners are seeking to combine the above listed parcel into one parcel for the purpose of selling mulch and to rent U haul vehicles. There are no dwelling units, however there is a storage shed on parcel 26-29-691103-000030. The parcel is 1.22 acres. There is a mobile home on parcel 26-29-28-000000-043120. The mobile home is 792 square feet. The mobile home will serve as security building/office for employees. In addition, this parcel contains a septic tank. This parcel is 0.81 acres.



*Cost
might
be outlined*

County Map

Polk County IT/GIS

*also
Spoke
w/ Seri*



Printed: Nov 16, 2015

AERIAL MAP

SITE PLAN

Nursery



U haul
Parking

Parcel ID # 26-29-28-0000000-043120

Potting
Soil

Yellow
Dirt

Fill dirt

Asphalt
margin

Crush
Concrete

White
mason
Sand

Pine
bark

bags mulch

loading
zone

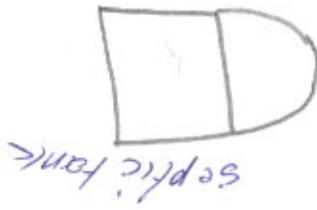
Parcel ID # 26-29-28-0000000-043030



Shed

Cypress
mulch

Red
mulch



septic tank



house

entrance

LOCATION MAP

DOB Code: 0001 Vac Res
 Neighborhood: 210425.00 Ridge Acres

#	Owner Name	email	% Own	M	H	R
1	DUCCLOS BERNARD		50.00%	H	H	E
2	DUCCLOS KATIA P		50.00%	W	H	E

Owner Address:
 Address: 4895 WATER TANK RD
 Address: HICKEN
 City: HAINES CITY
 State: FL 33844
 Country:

Legal Lines (3)

#	descr
1	LOT 2 OF UNRE PEACE RIDGE ESTS DESC AS N 150 FT OF 2 S 250 FT OF W 415 FT OF N3/4 OF SEC LYING E OF SR 3 E55

Site Address: RIFLE RANGE RD, WINTER HAVEN 33880
 Mail To:
 AKA:

Reconcile Summary

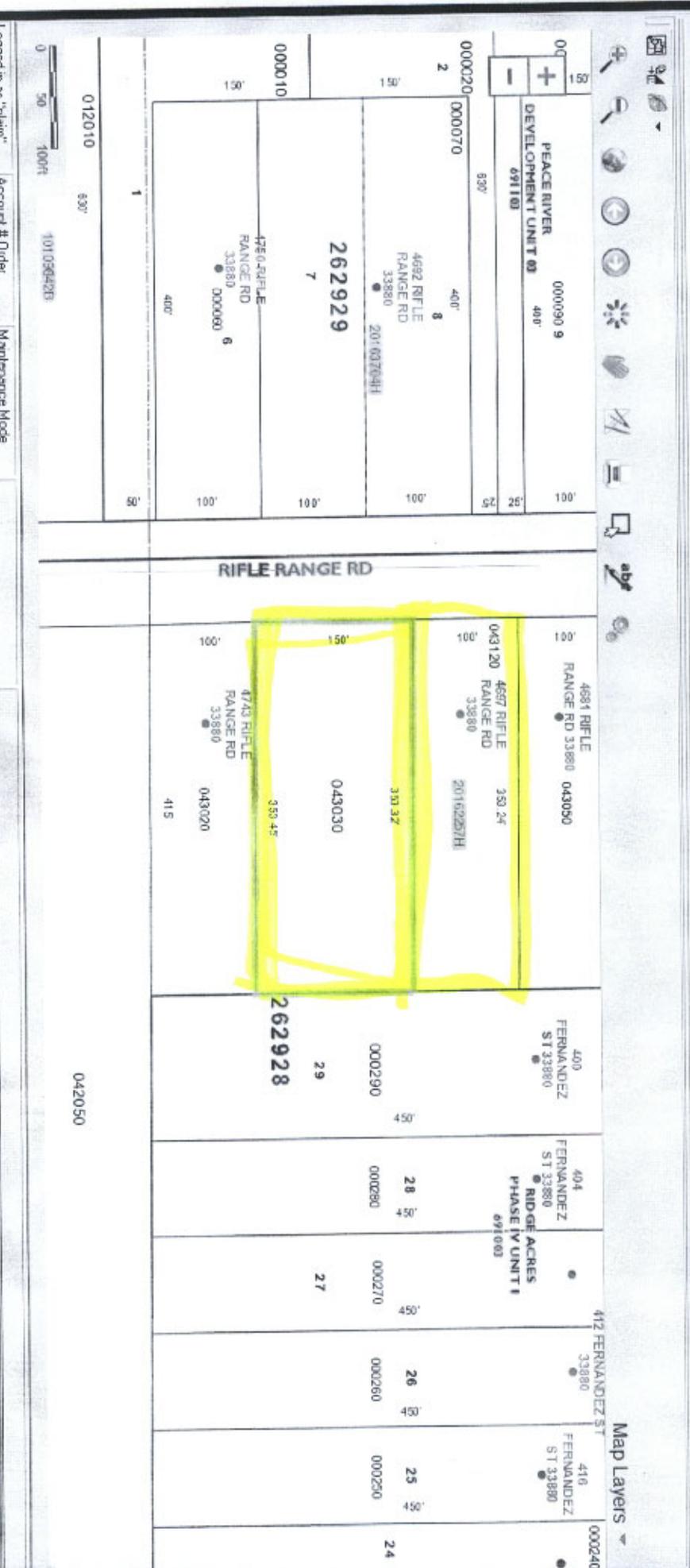
Cap Base Year: 0.00%
 Percentage Cap: 0.00%
 Database: 2016

Maintenance: 12/23/2015

Assessed Value:	\$15,862
HXA/HB-excludes School	\$0
PA/SX Exemption:	\$0
WHA/V7 Exemption:	\$0
Base Taxable-County	\$15,862
School Taxable Value	\$15,862

Primary Method: Marshall & Swift
 Possible Max Cap: \$0
 Total Market: \$15,862
 Differential: \$0

Account Detail (1) | Land Lines (2) | Buildings (3) | Extra Features (4) | Exemptions (5) | Notes & Rel (6) | Site & Flags (7) | Sales History (8) | Permits (9) | Work Flow (1) | Attachments (1) | GIS (1)



Property Description

Parcel ID: 262928000000043030

Owner1: DUCLOS BERNARD

Location Address: 0 RIFLE RANGE RD

City/St/Zip: WINTER HAVEN FL 33880

MAP DISCLAIMER:

All maps are worksheets used for illustrative purposes only, they are not surveys. The Polk County Property Appraiser assumes no responsibility for errors in the information and does not guarantee the data is free from error or inaccuracy. The information is provided "as is."

PROPERTY DESC DISCLAIMER:

This property description is a condensed version of the original legal description recorded in the public records. It does not include the section, township, range, or the county where the property is located. The property description should not be used when conveying property. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.



Property Description:

LOT 2 OF UNRE PEACE RIDGE ESTS DESC AS N 150 FT OF S 250 FT OF W 415 FT OF N3/4 OF SEC LYING E OF SR 655

Property Description

Parcel ID: 262928000000043120

Owner1: DUCLOS BERNARD

Location: 4697 RIFLE RANGE

Address: RD

City/St/Zip: WINTER HAVEN FL

33880

MAP DISCLAIMER:

All maps are worksheets used for illustrative purposes only, they are not surveys. The Polk County Property Appraiser assumes no responsibility for errors in the information and does not guarantee the data is free from error or inaccuracy. The information is provided "as is."

PROPERTY DESC DISCLAIMER:

This property description is a condensed version of the original legal description recorded in the public records. It does not include the section, township, range, or the county where the property is located. The property description should not be used when conveying property. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.



Property Description:

LOT 3 OF UNRE PEACE RIDGE ESTS DESC AS N 100 FT OF S 350 FT OF W 415 FT OF N3/4 OF SEC LYING E OF SR 655

[Home Page](#) » [Return To Search Results](#)

Parcel Details: 26-29-28-000000-043030

 TAX EST
  PRT CALC
  PRC
  TRIM
  TAX BILL

Owners

DUCLOS BERNARD 50%
 DUCLOS KATIA P 50%

Mailing Address

Address 1 **4895 WATER TANK RD**
 Address 2
 Address 3 **HAINES CITY FL 33844**

Site Address

Address 1 **0 RIFLE RANGE RD**
 Address 2
 City **WINTER HAVEN**
 State **FL**
 Zip Code **33880**

Parcel Information

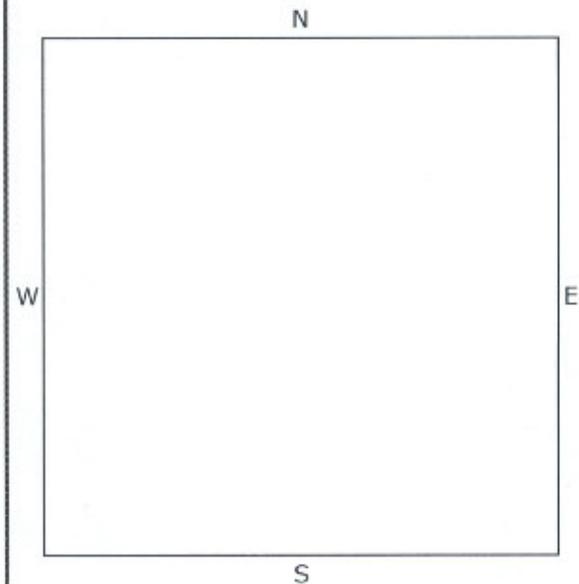
Neighborhood **210425.00**
Show Recent Sales in this Neighborhood
 Subdivision **NOT IN SUBDIVISION**
 Property (DOR) Use Code **Vac.Res (Code: 0001)**
 Acreage **1.22**
 Taxing District **UNINCORP/SWFWMD (Code: 90000)**

Property Desc

DISCLAIMER: This property description is a condensed version of the original legal description recorded in the public records. It does not include the section, township, range, or the county where the property is located. The property description should not be used when conveying property. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.

LOT 2 OF UNRE PEACE RIDGE ESTS DESC AS N 150 FT OF S 250 FT OF W 415 FT OF N3/4 OF SEC LYING E OF SR 655

Area Map



Mapping Worksheets (plats) for 262928

Mapping Worksheet Info
[Section_262928.pdf](#)

Sales History

Note: If you wish to obtain a copy of a deed on this parcel click on the blue OR Book/Page number. Doing so will access the Polk County Clerk of the Courts Official Records Search. Click here for a list of the system requirements. Once the document opens click the printer icon to print the document. If the deed does not have a blue link to official records, the deed may not be available through the online records of the Clerk of the Circuit Court. In order to obtain a copy of that deed you will need to contact the Clerk's Indexing Department at 863-534-4516. If the Type Inst is an R it is not available through the Clerk of the Court. To order R type instruments you need to contact the Property Appraiser.

OR Book/Page	Date	Type Inst	Vacant/Improved	Grantee	Sales Price
7685/1056	07/2008	W	V	DUCLOS BERNARD	\$50,000
6828/2135	03/2006	W	V		\$100
5963/2052	10/2004	M	V		\$100
4572/1363	10/2000	A	V	URUENA FREDI	\$15,000
4514/1856	08/2000	CT	V	BANKS BILLY E	\$100
4382/1579	12/1999	W	V	BANKS H V	\$100
/6305	01/1991	R	V		\$0
4048/2165	01/1990	A	V		\$15,500
2319/2243	04/1985	W	E		\$775,000

Exemptions

Note: The drop down menus below provide information on the amount of exemption applied to each taxing district. The HX—first \$25,000 homestead exemption may be allocated to one or more owners. The HB –second \$25,000 amended homestead exemption reflects the name of the first owner only.

Code	Description	% Ownership	Renew Cd	Year Name	Value
Senior Exemption(Additional Homestead Exemption for Persons 65 and Older): For the 2016 tax year, the allowable total household adjusted gross income received during 2015 could not exceed \$28,482. If your total household adjusted gross income exceeded this limit, YOU MUST NOTIFY THIS OFFICE. Receiving no notification from the qualified senior will be considered a sworn statement, under penalty of perjury, that the income does not exceed the limit. Improperly claiming any exemption could result in a lien against your property. If you would like to receive a notice of renewal electronically, please send us an email at paoffice@polk-county.net with your name, property address, and confirmation of your request.					

PERMITS

The Polk County Property Appraiser's Office does not issue or maintain permits. Please contact the appropriate permit issuing agency to obtain information. This property is located in the **UNINCORP/SWFWMD** taxing district. The beginning of the description indicates permit agency (UNINCORP is an abbreviation for Unincorporated **POLK COUNTY**).

Land Lines

LN	Land Dscr	Ag/GreenBelt	Land Unit Type	Front	Depth	Units
1	* Residential	N	A	0	0	1.22
* for current Future Land Use (Zoning) contact Polk County or the Municipality the parcel is located in.						

NOTICE: All information ABOVE this notice is current (as of Monday, February 08, 2016 at 2:19:24 AM). All information BELOW this notice is from the 2015 Tax Roll, except where otherwise noted.

Value Summary (2015)

Desc	Value
Land Value	\$15,096
Building Value	\$0
Misc. Items Value	\$0
Land Classified Value	\$0
Just Market Value	\$15,096

*Cap Differential and Portability	\$0
Agriculture Classification	\$0
Assessed Value	\$15,096
Exempt Value (County)	\$0
Taxable Value (County)	\$15,096

*This property contains a Non Homestead Cap with a differential of \$0.

Values by District (2015)

District Description	Final Tax Rate	Assessed Value	Final Assessed Taxes	Exemption	Final Tax Savings	Taxable Value	Final Taxes
BOARD OF COUNTY COMMISSIONERS	6.781500	\$15,096	\$102.37	\$0	\$0.00	\$15,096	\$102.37
POLK COUNTY PARKS MSTU	0.561900	\$15,096	\$8.48	\$0	\$0.00	\$15,096	\$8.48
POLK COUNTY LIBRARY MSTU	0.210900	\$15,096	\$3.18	\$0	\$0.00	\$15,096	\$3.18
POLK COUNTY STORMWATER MSTU	0.100000	\$15,096	\$1.51	\$0	\$0.00	\$15,096	\$1.51
POLK COUNTY SCHOOL BOARD - STATE	4.901000	\$15,096	\$73.99	\$0	\$0.00	\$15,096	\$73.99
POLK COUNTY SCHOOL BOARD - LOCAL	2.248000	\$15,096	\$33.94	\$0	\$0.00	\$15,096	\$33.94
SOUTHWEST FLA WATER MGMT DIST	0.348800	\$15,096	\$5.27	\$0	\$0.00	\$15,096	\$5.27
		Assessed Taxes:	\$228.74	Tax Savings:	\$0.00	Total Taxes:	\$228.74

Taxes

Desc	Last Year	2015 Final
Taxing District	UNINCORP/SWFWMD (Code: 90000)	UNINCORP/SWFWMD (Code: 90000)
Millage Rate	15.1731	15.1521
Ad Valorem Assessments	\$229.06	\$228.74
Non-Ad Valorem Assessments	\$0.00	\$0.00
Total Taxes	\$229.06	\$228.74

Your final tax bill may contain Non-Ad Valorem assessments which may not be reflected on this page, such as assessments for roads, drainage, garbage, fire, lighting, water, sewer, or other governmental services and facilities which may be levied by your county, city or any other special district. Visit the Polk County Tax Collector's site for Tax Bill information related to this account. Use the Property Tax Estimator to estimate taxes for this account.

Prior Year Final Values

2014	
Land Value	\$15,096.00
Building Value	\$0.00
Misc. Items Value	\$0.00
Just Value (Market)	\$15,096.00
SOH Deferred Val	\$0.00

Assessed Value	\$15,096.00
Exempt Value (County)	\$0.00
Taxable Value (County)	\$15,096.00

2013

Land Value	\$14,430.00
Building Value	\$0.00
Misc. Items Value	\$0.00
Just Value (Market)	\$14,430.00
SOH Deferred Val	\$0.00
Assessed Value	\$14,430.00
Exempt Value (County)	\$0.00
Taxable Value (County)	\$14,430.00

2012

Land Value	\$14,430.00
Building Value	\$0.00
Misc. Items Value	\$0.00
Just Value (Market)	\$14,430.00
SOH Deferred Val	\$0.00
Assessed Value	\$14,430.00
Exempt Value (County)	\$0.00
Taxable Value (County)	\$14,430.00

2011

Land Value	\$18,326.00
Building Value	\$0.00
Misc. Items Value	\$0.00
Just Value (Market)	\$18,326.00
SOH Deferred Val	\$0.00
Assessed Value	\$18,326.00
Exempt Value (County)	\$0.00
Taxable Value (County)	\$18,326.00

DISCLAIMER:

The Polk County Property Appraiser makes every effort to produce and publish the most current and accurate information possible. The PCPA assumes no responsibility for errors in the information and does not guarantee that the data are free from errors or inaccuracies. Similarly the PCPA assumes no responsibility for the consequences of inappropriate uses or interpretations of the data. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. Utilization of the search facility indicates understanding and acceptance of this statement by the user.

Last Updated: Monday, February 08, 2016 at 2:19:24 AM

[Home Page](#) » [Return To Search Results](#)

Parcel Details: 26-29-28-000000-043120

 TAX EST
  PRT CALC
  PRC
  TRIM
  TAX BILL

Owners

DUCLOS BERNARD 50%
 DUCLOS KATIA P 50%

Mailing Address

Address 1 **4895 WATER TANK RD**
 Address 2
 Address 3 **HAINES CITY FL 33844**

Site Address

Address 1 **4697 RIFLE RANGE RD**
 Address 2
 City **WINTER HAVEN**
 State **FL**
 Zip Code **33880**

Parcel Information

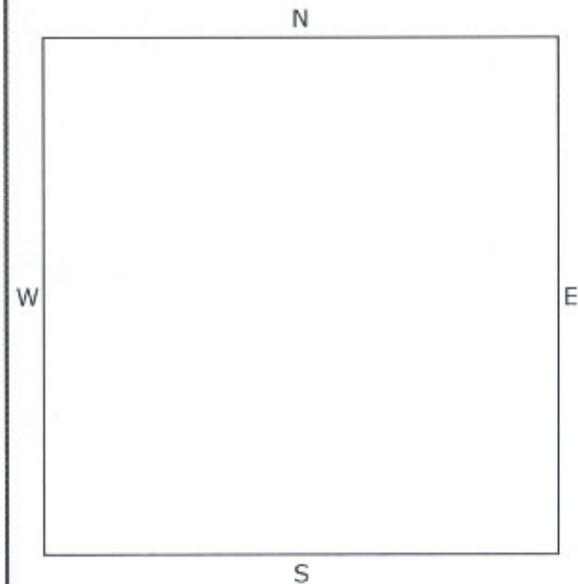
Neighborhood **210425.00**
Show Recent Sales in this Neighborhood
 Subdivision **NOT IN SUBDIVISION**
 Property (DOR) Use Code **M.H. (RP) up to 2.49 Acres (Code: 0200)**
 Acreage **0.81**
 Taxing District **UNINCORP/SWFWM (Code: 90000)**

Property Desc

DISCLAIMER: This property description is a condensed version of the original legal description recorded in the public records. It does not include the section, township, range, or the county where the property is located. The property description should not be used when conveying property. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.

LOT 3 OF UNRE PEACE RIDGE ESTS DESC AS N 100 FT OF S 350 FT OF W 415 FT OF N3/4 OF SEC LYING E OF SR 655

Area Map



Mapping Worksheets (plats) for 262928

Mapping Worksheet Info
[Section_262928.pdf](#)

Linked Tangible Personal Property Accounts

Note: Tangible Personal Property is defined as everything other than real estate that has value by itself. Please click the + plus sign to show the list of TPP accounts linked to this parcel.

TPP Account(s)

List of Accounts

Sales History

Note: If you wish to obtain a copy of a deed on this parcel click on the blue OR Book/Page number. Doing so will access the Polk County Clerk of the Courts Official Records Search. Click here for a list of the system requirements. Once the document opens click the printer icon to print the document. If the deed does not have a blue link to official records, the deed may not be available through the online records of the Clerk of the Circuit Court. In order to obtain a copy of that deed you will need to contact the Clerk's Indexing Department at 863-534-4516. If the Type Inst is an R it is not available through the Clerk of the Court. To order R type instruments you need to contact the Property Appraiser.

OR Book/Page	Date	Type Inst	Vacant/ Improved	Grantee	Sales Price
7685/1056	07/2008	W	I	DUCLOS BERNARD	\$50,000
4657/2282	02/2001	W	I	URUENA FREDI	\$100
4528/1273	09/2000	W	I	RIVERA ERNESTO	\$12,500
3789/1665	01/1997	A	I		\$25,000
3155/0696	01/1992	A	V		\$12,500
/6305	01/1991	R	V		\$0

Exemptions

Note: The drop down menus below provide information on the amount of exemption applied to each taxing district. The HX—first \$25,000 homestead exemption may be allocated to one or more owners. The HB –second \$25,000 amended homestead exemption reflects the name of the first owner only.

Code	Description	% Ownership	Renew Cd	Year Name	Value
Senior Exemption(Additional Homestead Exemption for Persons 65 and Older):	For the 2016 tax year, the allowable total household adjusted gross income received during 2015 could not exceed \$28,482. If your total household adjusted gross income exceeded this limit, YOU MUST NOTIFY THIS OFFICE. Receiving no notification from the qualified senior will be considered a sworn statement, under penalty of perjury, that the income does not exceed the limit. Improperly claiming any exemption could result in a lien against your property. If you would like to receive a notice of renewal electronically, please send us an email at paoffice@polk-county.net with your name, property address, and confirmation of your request.				

Buildings

BUILDING 1 (MH - Mobile Home)

Building Characteristics

4697 RIFLE RANGE RD

Total Under Roof: 792 sqft
Living Area (as originally constructed): 792 sqft
Actual Year Built: 1986
Effective Year: 1986

Element	Units	Information
EXTERIOR WALL		NONE
UNITS	1	UNIT

Building Subareas

Code	Description	Total
BAS	BASE AREA	792
Total Under Roof		792 ft²

Extra Features (Current)

LN	Code	Description	BLD	Length	Width	Units	Year Built
1	SHD1	SHED 500	1	12	12	1	1985

PERMITS

The Polk County Property Appraiser's Office does not issue or maintain permits. Please contact the appropriate permit issuing agency to obtain information. This property is located in the **UNINCORP/SWFWMD** taxing district. The beginning of the description indicates permit agency (UNINCORP is an abbreviation for Unincorporated **POLK COUNTY**).

Land Lines

LN	Land Dscr	Ag/GreenBelt	Land Unit Type	Front	Depth	Units
1	* Residential	N	A	0	0	0.81

* for current Future Land Use (Zoning) contact Polk County or the Municipality the parcel is located in.

NOTICE: All information ABOVE this notice is current (as of Monday, February 08, 2016 at 2:19:24 AM). All information BELOW this notice is from the 2015 Tax Roll, except where otherwise noted.

Value Summary (2015)

Desc	Value
Land Value	\$11,016
Building Value	\$12,194
Misc. Items Value	\$500
Land Classified Value	\$0
Just Market Value	\$23,710
*Cap Differential and Portability	\$0
Agriculture Classification	\$0
Assessed Value	\$23,710
Exempt Value (County)	\$0
Taxable Value (County)	\$23,710

*This property contains a Non Homestead Cap with a differential of \$0.

Values by District (2015)

District Description	Final Tax Rate	Assessed Value	Final Assessed Taxes	Exemption	Final Tax Savings	Taxable Value	Final Taxes
BOARD OF COUNTY COMMISSIONERS	6.781500	\$23,710	\$160.79	\$0	\$0.00	\$23,710	\$160.79
POLK COUNTY PARKS MSTU	0.561900	\$23,710	\$13.32	\$0	\$0.00	\$23,710	\$13.32
POLK COUNTY LIBRARY MSTU	0.210900	\$23,710	\$5.00	\$0	\$0.00	\$23,710	\$5.00
POLK COUNTY STORMWATER MSTU	0.100000	\$23,710	\$2.37	\$0	\$0.00	\$23,710	\$2.37
	4.901000	\$23,710	\$116.20	\$0	\$0.00	\$23,710	\$116.20

POLK COUNTY SCHOOL BOARD - STATE

POLK COUNTY SCHOOL BOARD - LOCAL 2.248000 \$23,710 \$53.30 \$0 \$0.00 \$23,710 \$53.30

SOUTHWEST FLA WATER MGMT DIST 0.348800 \$23,710 \$8.27 \$0 \$0.00 \$23,710 \$8.27

Assessed Taxes: \$359.25 Tax Savings: \$0.00 Total Taxes: \$359.25

Non-Ad Valorem Assessments (2015)

LN	Code	Desc	Units	Rate	Assessment
1	SW001	POLK WASTE & RECYCLING-COLL	1.00	109.80	\$109.80
2	SW002	POLK WASTE & RECYCLING-DISP	1.00	44.00	\$44.00
3	FI000	POLK COUNTY FIRE SERVICES	1.00	195.00	\$195.00
Total Assessments					\$348.80

Taxes

Desc	Last Year	2015 Final
Taxing District	UNINCORP/SWFWMD (Code: 90000)	UNINCORP/SWFWMD (Code: 90000)
Millage Rate	15.1731	15.1521
Ad Valorem Assessments	\$362.59	\$359.25
Non-Ad Valorem Assessments	\$321.80	\$348.80
Total Taxes	\$684.39	\$708.05

Your final tax bill may contain Non-Ad Valorem assessments which may not be reflected on this page, such as assessments for roads, drainage, garbage, fire, lighting, water, sewer, or other governmental services and facilities which may be levied by your county, city or any other special district. Visit the Polk County Tax Collector's site for Tax Bill information related to this account. Use the Property Tax Estimator to estimate taxes for this account.

Prior Year Final Values

2014

Land Value	\$11,016.00
Building Value	\$12,381.00
Misc. Items Value	\$500.00
Just Value (Market)	\$23,897.00
SOH Deferred Val	\$0.00
Assessed Value	\$23,897.00
Exempt Value (County)	\$0.00
Taxable Value (County)	\$23,897.00

2013

Land Value	\$10,530.00
Building Value	\$14,746.00
Misc. Items Value	\$500.00
Just Value (Market)	\$25,776.00
SOH Deferred Val	\$0.00
Assessed Value	\$25,776.00

Exempt Value (County)	\$0.00
Taxable Value (County)	\$25,776.00

2012

Land Value	\$10,530.00
Building Value	\$14,991.00
Misc. Items Value	\$500.00
Just Value (Market)	\$26,021.00
SOH Deferred Val	\$0.00
Assessed Value	\$26,021.00
Exempt Value (County)	\$0.00
Taxable Value (County)	\$26,021.00

2011

Land Value	\$13,365.00
Building Value	\$19,347.00
Misc. Items Value	\$500.00
Just Value (Market)	\$33,212.00
SOH Deferred Val	\$0.00
Assessed Value	\$33,212.00
Exempt Value (County)	\$0.00
Taxable Value (County)	\$33,212.00

DISCLAIMER:

The Polk County Property Appraiser makes every effort to produce and publish the most current and accurate information possible. The PCPA assumes no responsibility for errors in the information and does not guarantee that the data are free from errors or inaccuracies. Similarly the PCPA assumes no responsibility for the consequences of inappropriate uses or interpretations of the data. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. Utilization of the search facility indicates understanding and acceptance of this statement by the user.

Last Updated: Monday, February 08, 2016 at 2:19:24 AM

INSTR # 2008127679
BK 07685 PGS 1056-1057 PG(s)2
RECORDED 07/28/2008 10:57:44 AM
RICHARD M WEISS, CLERK OF COURT
POLK COUNTY
DEED DOC 350.00
RECORDING FEES 18.50
RECORDED BY A Singletary

Prepared by and return to:
Kathleen R. Price
Legal Assistant
Stephen F. Baker PA
800 First Street South
Winter Haven, FL 33880-3666
863-299-2118
File Number: 8-110
Will Call No.:

Parcel Identification No.

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 23rd day of July, 2008 between Fredi Uruena and Rosemary Uruena, husband and wife whose post office address is 1964 Rifle Range Road, Winter Haven, FL 33880 of the County of Polk, State of Florida, grantor*, and Bernard Duclos and Katia P. Duclos, husband and wife whose post office address is 344 Sterling Drive, Winter Haven, FL 33884 of the County of Polk, State of Florida, grantee*.

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Polk County, Florida, to-wit:

LOT 2 PEACE RIDGE ESTATES (UNRECORDED) DESCRIBED AS THE NORTH 150.0 FEET OF THE SOUTH 250.0 FEET OF THE WEST 415.00 FEET OF THE NORTH 3/4 OF SECTION 28, TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, LYING EAST OF STATE ROAD 655.

AND

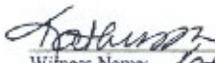
LOT 3 PEACE RIDGE ESTATES (UNRECORDED) AS PER THE MAP THEREOF RECORDED IN O.R. BOOK 2757, PAGE 593, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS: THE NORTH 100.0 FEET OF THE SOUTH 350.0 FEET OF THE WEST 415.00 FEET OF THE NORTH 3/4 OF SECTION 28, TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, LYING EAST OF STATE ROAD 655.

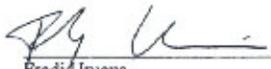
and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Name: Kathleen Price


Fredi Uruena (Seal)


Witness Name: Misty Loder


Rosemary Uruena (Seal)

DoubleTimes

State of Florida
County of Polk

The foregoing instrument was acknowledged before me this 23rd day of July, 2008 by Fredi Uruena and Rosemary Uruena, who are personally known or have produced a driver's license as identification.

[Notary Seal]



Notary Public

Printed Name: _____

My Commission Expires: _____



**POLK COUNTY, FLORIDA
 CODE ENFORCEMENT SPECIAL MAGISTRATE
 NOTICE OF VIOLATION AND NOTICE OF HEARING
 AMENDED**

Polk County,

Petitioner,

vs.

**BERNARD DUCLOS
 KATIA DUCLOS**

_____ Respondent(s)/

Case Number: CE15-8623

Sent Via: Certified Mail 7014 2870 0002 3316 9496

Date: 11/06/2015

Owner:
 BERNARD DUCLOS
 KATIA DUCLOS
 4895 WATER TANK RD
 HAINES CITY, FL 33844-6713

Additional Owner(s):

Violation Address: 0 RIFLE RANGE RD, WINTER HAVEN, FL 33880 **Parcel ID#:** 26292800000043030

NOTICE IS HEREBY GIVEN OF VIOLATION(S) OF THE POLK COUNTY FLORIDA LAND DEVELOPMENT CODE (LDC) AND/OR ORDINANCE (ORD), AND/OR FLORIDA BUILDING CODE (FBC), AS FOLLOWS:

Municipal Code	Description	Corrective Action
LDC Section 209	Unpermitted/Prohibited accessory structure. Examples are separate garages, utility sheds, fences, etc.	Buildings must have building permits and meet setback requirements. Structures (including fences) shall not be located in a required buffer, minimum accessory structure setback area, public rights-of-way, or easement. Prior to locating an accessory structure on a parcel, there shall be a permitted principal use. This shall not apply to structures utilized in conjunction with bonafide agricultural uses. Vehicles, vehicle parts, boilers, walk-in freezers and mobile homes shall not be used as accessory structures. Contact the Building Division Permit Technician on call at (863) 534-6084 to determine what information or other documents are needed to submit to begin the permitting process. Otherwise, completely remove the structure from the property. A Demo permit is required prior to removing a structure.
LDC Section 110 B.1 & FL Bldg Code 2014, Section 105.1	Building a structure in Polk County without a permit. (MULTIPLE SHEDS)	Contact the Polk County Building Division Permit Technician on call at (863) 534-6080 to determine what information or other documents are needed to submit to begin the permitting process. If you have an expired permit, then inquire about the

		process to have the permit re-opened and a final inspection done.
LDC Section 205, Table 2.2 (Setbacks)	Building or structure not meeting setback requirements. (MULTIPLE SHEDS)	Contact Land Development, Planner-on-Call at (863) 534-6084 to inquire about setback requirements.
LDC Section 401, Tables 4.1, 4.3, 4.8, or 4.11 SAP	Violating the permitted and conditional uses for the Special Districts in the Selected Area Plan (SAP). ((WAHNETA SAP) LAND USE IS (RSX)VEHICLE SALES, LEASING(U-HAUL) IS NOT PERMITTED AND NURSERIES, RETAIL (MULCH)REQUIRES A C2 REVIEW APPROVAL, FROM LAND DEVELOPMENT)	Contact the Polk County Land Development Division at (863) 534-6084 as well as the Code Investigator listed on the notice. CEASE AND DESIST ALL ACTIVITIES UNTIL APPROVAL HAS BEEN OBTAINED IN LAND DEVELOPMENT.
LDC Section 760	Sign(s) not conforming to LDC requirements	Contact Code Investigator at number listed on notice as well as the Building Division Development Review Specialist at (863) 534-6461 for guidelines.

When contacting agencies as part of the "Required Remedy" you must refer to the Case Number listed in the upper right corner of this letter.

IT IS YOUR RESPONSIBILITY TO CALL YOUR INVESTIGATOR Vincent Maffei, Code Investigator 863-534-6536 AND REQUEST A RE-INSPECTION. If the above described violation(s) is corrected and then recurs or the above described violation(s) is not corrected by the date shown (in red), the case shall be presented to the Special Magistrate as stated below even if the violation(s) has been corrected prior to the Special Magistrate hearing, AND PROSECUTION FEES SHALL BE ASSESSED AGAINST YOU AT THAT TIME.

The violations must be corrected by 11/27/2015. It shall be the violator's responsibility to contact the Code Enforcement Office after the violation(s) are corrected.

If the violation is corrected and then recurs after the hearing date stated below, upon notifying you of the recurrence of the violation and hearing date, the case shall be presented to the Special Magistrate, without any additional time to correct the violation AND COST OF PROSECUTION SHALL BE ASSESSED AGAINST YOU AT THAT TIME. In those instances where the violation is corrected and then recurs within five (5) years on any property owned or occupied by the alleged violator, the County shall be entitled to recover all costs reasonably and necessarily incurred by the County for the original violation and recurrence of the violation, including without limitation, all vendor, administrative, and operating costs, and such costs shall be imposed against the violator at a hearing in which notice has been sent to the violator even if the violation is corrected prior to the hearing.

PLEASE TAKE NOTICE that a Hearing will be conducted by the Special Magistrate in the above styled cause at 8:30 a.m. on 01/21/2016, in the Commissioner's Board Room at the Neil Combee Administration Building, 330 W. Church Street, Bartow, Florida. The Special Magistrate will receive testimony and evidence pertaining to the matters alleged in this Notice of Violation. Your failure to appear may result in a judgment being entered against you.

Tibbany Stanton-Marks

If someone other than your attorney will be representing you at the hearing, that person must bring a letter that you have notarized giving them permission to represent you in this case.

PLEASE GOVERN YOURSELF ACCORDINGLY.

Special Magistrate Office

*Tibbany Marks
Kuplin*

Vincent Maffei, Code Investigator 863-534-6536

Signature of Person Served, Owner/Occupant Date

Markus Deffen@polk-county Tibbany @ mkrks.com

In accordance with the Americans with Disabilities Act, persons with disabilities needing special accommodations to participate in this proceeding should contact the Board of County Commissioners, Public Information Office, at 330 West Church Street, First Floor, Bartow. Telephone (863) 534-6090, no later than four (4) days prior to the proceeding. If hearing impaired call: (TDD) (863) 534-7777 or 1-800-955-8771, or voice impaired call: 1-800-955-8770, via Florida Relay Service.

N-20

Polk County Code Enforcement, Drawer CS03, P.O. Box 9005, Bartow, Florida, 33831-9005,
Phone (863) 534-6054 Fax: (863) 534-6073



Tasks eFM Action Center Code Enforcement Reports Setup GIS Maps Help

Welcome, Tom Wodrich · [LOGOUT](#)

Code Enforcement

[Back to CE Case List](#)

Code Enforcement Home

- [Forms to Print](#)
- [Fee Advanced Search](#)
- [Advanced Search](#)
- [Location Search](#)

Contacts

[Contacts](#)

CE Case Details

[View Print Version](#)

CE Case CE15-8623

CE Case #: CE15-8623	Status: NOV/NOH (Amended) Sent
eFM Case #: N/A	Date Opened: 10/22/2015
Case assigned to: Maffei, Vincent	Follow Up Date: 11/27/2015
Case initiated by: Investigator Complaint	Follow Up Action: RECHECK
Priority: INV	Open Violations: Accessory Structure Building without a permit Building or Structure not meeting Setbacks Land Use - Special Districts (SAP's) Signs
Location: APN: 26292800000043030 0 RIFLE RANGE Rd WINTER HAVEN, FL 33880 NEXT TO AND USES 4697 RIFLE RANGE RD. Property Type: Residential	

Custom Field

Service Rep: Karol
 Hearing Date: 01/21/2016
 Active Case: Yes
 Correction Date: 11/27/2015
 Sent Via: Certified Mail
 Date of this Notice: 11/06/2015

Location

Validated: No
 Last Validated on: 2015-10-22 11:57:22

Address	APN	Additional Information	Census Tract	Block Group	LowModPct	CDBG Eligible	Property Type
0 RIFLE RANGE RD WINTER HAVEN, FL 33880	26292800000043030	NEXT TO AND USES 4697 RIFLE RANGE RD.				NO	Residential

Violations

Date	Violation	Submitted By	Status	Disposition	Notes	CDBG Eligible
10/22/2015	Accessory Structure	Maffei, Vincent	Open			Yes
10/22/2015	Building without a permit	Maffei, Vincent	Open			Yes
10/22/2015	Building or Structure not meeting Setbacks	Maffei, Vincent	Open			Yes
10/22/2015	Land Use - Special Districts (SAP's)	Maffei, Vincent	Open			Yes
10/22/2015	Signs	Maffei, Vincent	Open			Yes

History

Date	Entered By	Action/Note/Activity
10/22/2015 11:57:22 AM	Maffei, Vincent	Added: Accessory Structure
10/22/2015 11:57:22 AM	Maffei, Vincent	Added: Building without a permit
10/22/2015 11:57:22 AM	Maffei, Vincent	Added: Building or Structure not meeting Setbacks
10/22/2015 11:57:22 AM	Maffei, Vincent	Added: Land Use - Special Districts (SAP's)
10/22/2015 11:57:22 AM	Maffei, Vincent	Added: Signs

10/29/2015	RETURN MAIL		Oliver, Kassianne	<input checked="" type="checkbox"/>
10/22/2015	SAM_0133.JPG	SITE PHOTO	Maffei, Vincent	<input checked="" type="checkbox"/>
10/22/2015	SAM_0134.JPG	SITE PHOTO	Maffei, Vincent	<input checked="" type="checkbox"/>
10/22/2015	SAM_0135.JPG	SITE PHOTO	Maffei, Vincent	<input checked="" type="checkbox"/>
10/22/2015	SAM_0136.JPG	SITE PHOTO	Maffei, Vincent	<input checked="" type="checkbox"/>
10/22/2015	SAM_0137.JPG	SITE PHOTO	Maffei, Vincent	<input checked="" type="checkbox"/>
10/22/2015	SAM_0138.JPG	SITE PHOTO	Maffei, Vincent	<input checked="" type="checkbox"/>
10/22/2015	SAM_0139.JPG	SITE PHOTO	Maffei, Vincent	<input checked="" type="checkbox"/>
10/22/2015	SAM_0140.JPG	SITE PHOTO	Maffei, Vincent	<input checked="" type="checkbox"/>
10/22/2015	Property_Search.pdf		Baker, Karol	<input checked="" type="checkbox"/>
10/22/2015	NOV_NOH - HTML.pdf		Baker, Karol	<input checked="" type="checkbox"/>

View Photos Include inactive *Active photos are included in Case Report*

History

Upload date	Employee	Description
11/13/2015 04:25:18 PM	Baker, Karol	Case file titled "DCS0013.pdf" added.
11/06/2015 08:31:38 AM	Baker, Karol	Case file titled "AMENDED NOV_NOH_-_HTML.pdf" added.
10/29/2015 10:32:50 AM	Oliver, Kassianne	Case file titled "RETURN MAIL" added.
10/22/2015 12:01:12 PM	Maffei, Vincent	Case file titled "SAM_0139.JPG" added.
10/22/2015 12:01:12 PM	Maffei, Vincent	Case file titled "SAM_0140.JPG" added.
10/22/2015 12:01:11 PM	Maffei, Vincent	Case file titled "SAM_0137.JPG" added.
10/22/2015 12:01:11 PM	Maffei, Vincent	Case file titled "SAM_0138.JPG" added.
10/22/2015 12:01:10 PM	Maffei, Vincent	Case file titled "SAM_0134.JPG" added.
10/22/2015 12:01:10 PM	Maffei, Vincent	Case file titled "SAM_0135.JPG" added.
10/22/2015 12:01:10 PM	Maffei, Vincent	Case file titled "SAM_0136.JPG" added.
10/22/2015 12:01:09 PM	Maffei, Vincent	Case file titled "SAM_0133.JPG" added.
10/22/2015 04:40:09 PM	Baker, Karol	Case file titled "NOV_NOH_-_HTML.pdf" added.
10/22/2015 03:28:06 PM	Baker, Karol	Case file titled "Property Search.pdf" added.

Forms

History

Name	Generation Date	Generated By	Link
N-20 NOV/NOH - HTML(122086)	11/06/2015 08:25	Baker, Karol	view
N-20 NOV/NOH - HTML(117991)	10/22/2015 16:36	Baker, Karol	view

Fee Tracking

Fee History

Date	Description	Fee	Payment	Payment Type	Receipt #	Status	Account String	Violation/Comments	Lien	Department	Posting only	Reference #	Entered By
------	-------------	-----	---------	--------------	-----------	--------	----------------	--------------------	------	------------	--------------	-------------	------------

Current Balance: \$0.00

Contacts

BN To Contact	Contact Role	Name/Business	Address	Phone	Open Cases
<input checked="" type="checkbox"/>	Property Owner	DUCLOS, BERNARD	4895 WATER TANK RD, HAINES CITY, FL 33844-6713		1
<input checked="" type="checkbox"/>	Property Owner	DUCLOS, KATIA P	4895 WATER TANK RD, HAINES CITY, FL 33844-6713		1

History

Entry Date	Employee	Description
10/22/2015 03:30:17 pm	Baker, Karol	DUCLOS, KATIA P added as Property Owner
10/22/2015 03:29:40 pm	Baker, Karol	DUCLOS, BERNARD added as Property Owner

Time Tracking

Employee	Date Worked	Hours	Rate Type	Date Entered	Entered By
Total		0.00			

Polk County File #CE15-8623 0 RIFLE RANGE RD WINTER HAVEN 33880



photo taken: 10/22/2015 - SAM_0133.JPG
SITE PHOTO



photo taken: 10/22/2015 - SAM_0134.JPG
SITE PHOTO



photo taken: 10/22/2015 - SAM_0135.JPG
SITE PHOTO



photo taken: 10/22/2015 - SAM_0136.JPG
SITE PHOTO



photo taken: 10/22/2015 - SAM_0137.JPG



photo taken: 10/22/2015 - SAM_0138.JPG

Polk County File #CE15-8623 0 RIFLE RANGE RD WINTER HAVEN 33880



photo taken: 10/22/2015 - SAM_0139.JPG
SITE PHOTO



photo taken: 10/22/2015 - SAM_0140.JPG
SITE PHOTO



PRE-APPLICATION CONFERENCE

\$100.00 FEE

Growth Management Department
Land Development Division
330 W. Church St.
P.O. Box 9005, Drawer GM03
Bartow, FL 33831-9005
(863)534-6792
SUNCOM 569-6792
FAX (863) 534-6407

The cut-off for this application is every Wednesday at 3:00PM to be heard at the next available Development Review Committee (DRC) meeting. DRC meetings are held every Thursday. This application will be heard approximately two weeks after submittal.

Appointment Date and Time: 3-10-16 Project Number (For office use only): 58525

JSK Consulting/ Crystal Bay (863) 619-6131 (863) 619-6103
APPLICANT/PROJECT NAME PHONE FAX

5904 Hillside Heights Drive, Lakeland, Florida 33812 polkprojects@jsk-consulting.com
MAILING ADDRESS E-mail Address

Matthew Johnson, PE (863) 619-6131 (863) 619-6103
CONTACT PERSON (if different from applicant) PHONE FAX

5904 Hillside Heights Drive, Lakeland, Florida 33812 polkprojects@jsk-consulting.com
MAILING ADDRESS E-mail Address

Application Requirements
(must be attached and submitted in 8 1/2" x 11" only)

- Project Narrative (ie: Number of dwelling units or square footage)
Aerial with site identified
Site Plan
Location Map (vicinity map)
Confirm the Land Use District and Development Area on the bottom part of this page.

Amendment Type [] Text Amendment [] Map Amendment

Acres +/- 29.6

Tax Identification Number

Table with columns: Section-Township-Range, Subdivision #, Parcel #. Row 1: S 02 T 26 R 27 - 000000 - 043040

Current Land Use District Residential Medium (RM)

Current Development Area

Note: Pre-application forms will not be accepted without the required attachments and the requested information provided.

JSK CONSULTING

CIVIL ENGINEERS, LAND PLANNERS AND CONSTRUCTION MANAGERS

PROJECT NARRATIVE

PROJECT NAME: Crystal Bay

APPLICANT: JSK Consulting
Matthew Johnson, PE
5904 Hillside Heights Drive
Lakeland, Florida 33812

PROJECT LOCATION: The project is located east of Lake Wilson Road and south of Town Center Boulevard in Davenport, Florida.

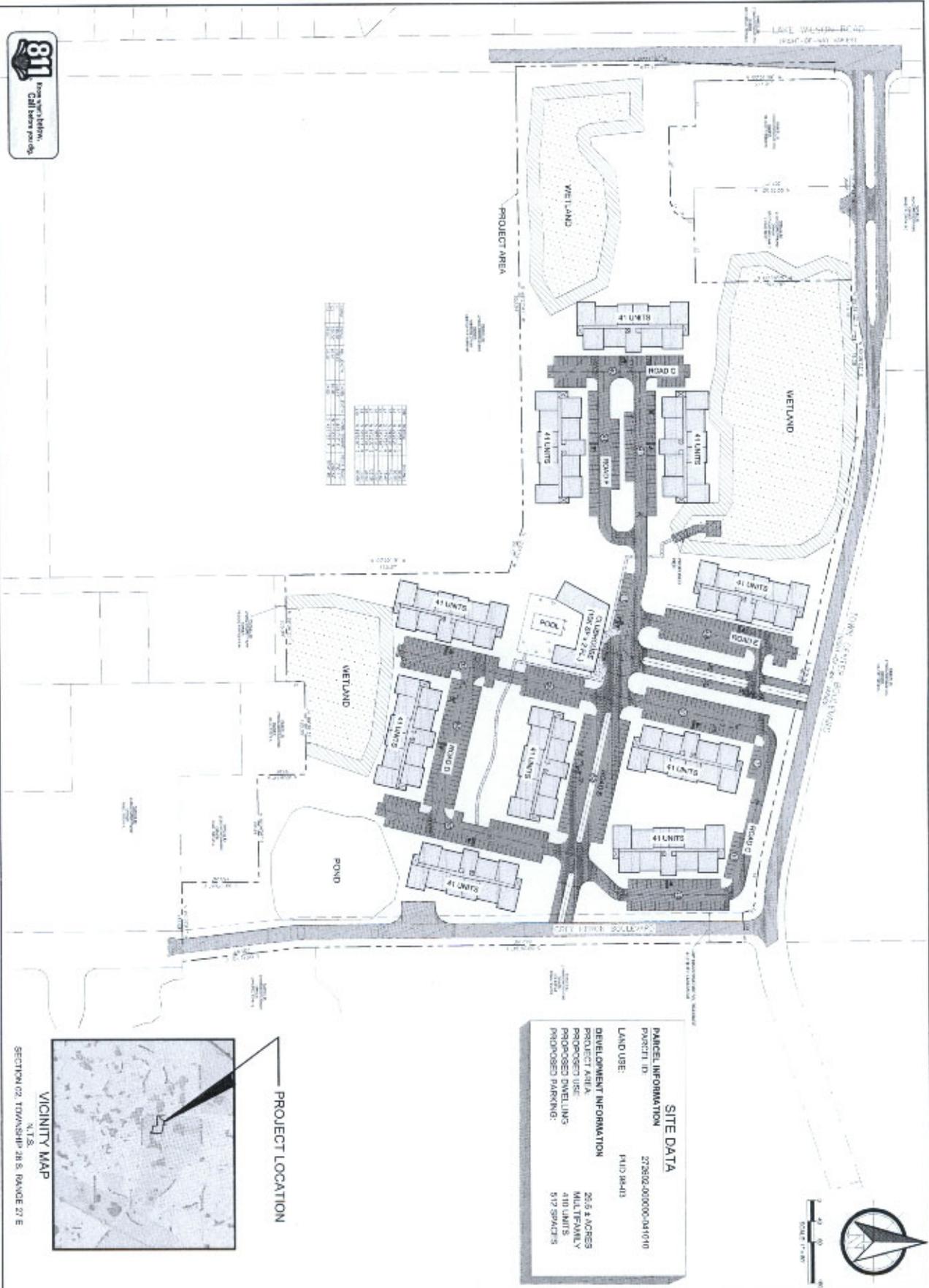
PARCEL #(s): 272602-000000-043040

SEC(S)/TWP(S)/RGE(S): 02/26S/27E

PROJECT SIZE: +/- 29.6 Acres

ABSTRACT: The purpose of this application is to submit a preliminary site plan for Crystal Bay, a multi-family residential development.

PROJECT DESCRIPTION: Located off of Town Center Boulevard in Davenport, Crystal Bay has been designed to coincide with its growing surroundings. The 410 unit development features a 10,000 s.f., two-story clubhouse, a pool and a pier over preserved natural wetlands.



VICINITY MAP
 SECTION 02, TOWNSHIP 28 S, RANGE 27 E

PROJECT LOCATION

SITE DATA

PARCEL INFORMATION
 PARCEL ID: 22082-000000-041010
 LAND USE: PUD (M4D)

DEVELOPMENT INFORMATION
 PROJECT AREA: 26.5 ± ACRES
 PROPOSED USE: MULTIFAMILY
 PROPOSED ENVELOPS: 410 UNITS
 PROPOSED PARKING: 512 SPACES



NOT FOR CONSTRUCTION

CRYSTAL BAY
 251 TOWN CENTER ROAD
 DANBURGH, CT 06809-6209
CONCEPTUAL LAYOUT

USK CONSULTING
 Engineers, Land Planners
 Construction Managers
 One Middle Bridge Drive
 Danbury, CT 06809
 Phone: 203-754-4141
 Fax: 203-754-4142
 Website: www.usk.com
 Certificate of Registration No. 2642
 www.ct-contractors.com

DESIGNED BY	DATE	FILE NO.
CHECKED BY	DATE	130324
NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

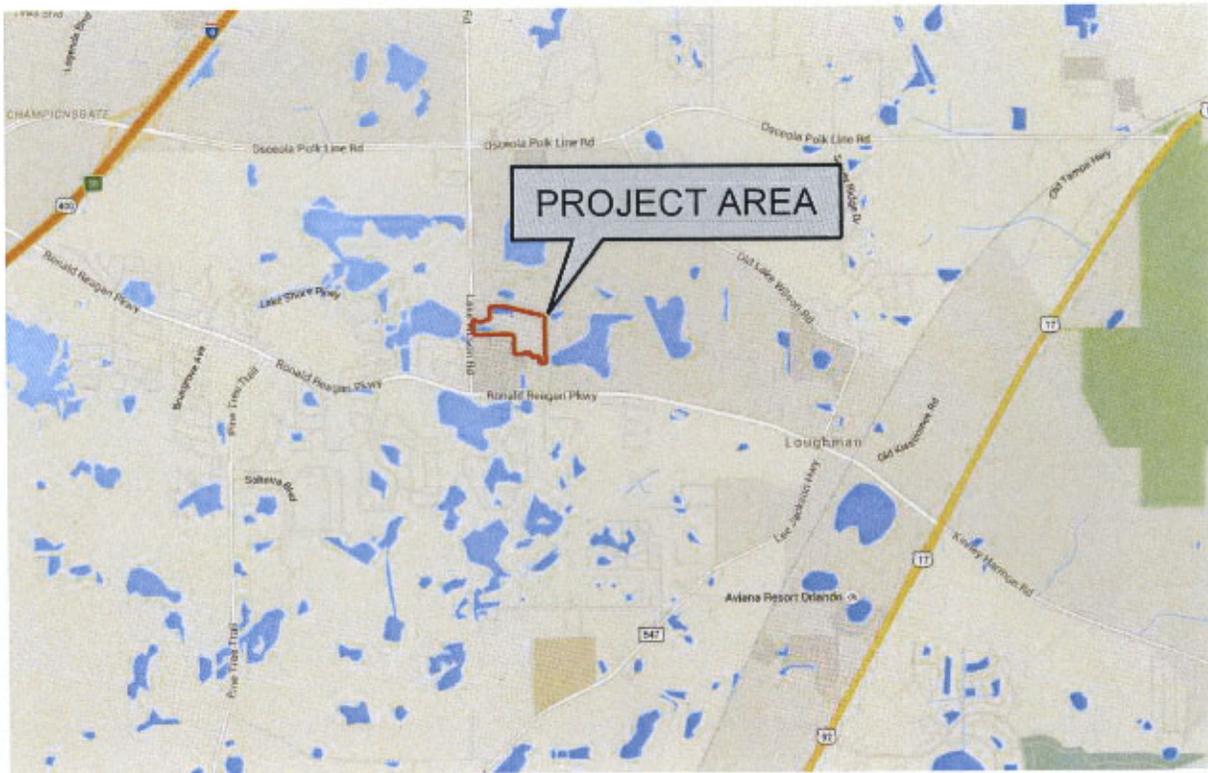
DESIGNED BY	DATE	FILE NO.
CHECKED BY	DATE	130324
NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

VICINITY MAP

SECTION 02, TOWNSHIP 26 S, RANGE 27 E



N.T.S.



F:\193.02 - Crystal Bay\Drawings\ENGINEERING\Exhibits\193.02 EXHIBTS.dwg
Feb 24, 2016 12:42 pm



**Engineers, Land Planners
Construction Managers**

5904 Hillside Heights Drive
Lakeland, Florida 33812
Phone (863) 619-6131 Fax (863) 619-6103
www.jsk-consulting.com

CREATING • IMPLEMENTING • SOLVING

CRYSTAL BAY

LOCATION MAP



N.T.S.



PROPERTY LINE

LAKE WILSON RD

TOWN CENTER BLVD

GREY HERON BLVD

RONALD REAGON PKWY

PS\1323.02 - Crystal Bay\Drawings\ENGINEERING\Exhibits\1323.02 EXHIBITS.dwg
Feb 24, 2016 12:42 pm



**Engineers, Land Planners
Construction Managers**

5904 Hillside Heights Drive
Lakeland, Florida 33812
Phone:(863) 619-6131 Fax (863) 619-6103
www.jsk-consulting.com

CREATING • IMPLEMENTING • SOLVING

CRYSTAL BAY

AERIAL

[Home Page](#) » [Return To Search Results](#)

Parcel Details: 27-26-02-000000-043040

 TAX EST
  PRT CALC
  PRC
  TRIL

Owners

CRYSTAL HOMES RE HOLDINGS LLC 100%

Mailing Address

Address 1 **2100 S RIDGEWOOD AVE STE 7**
 Address 2
 Address 3 **SOUTH DAYTONA FL 32119-5009**

Site Address

Address 1 **0 TOWN CENTER BLVD**
 Address 2
 City **DAVENPORT**
 State **FL**
 Zip Code **33896**

Parcel Information

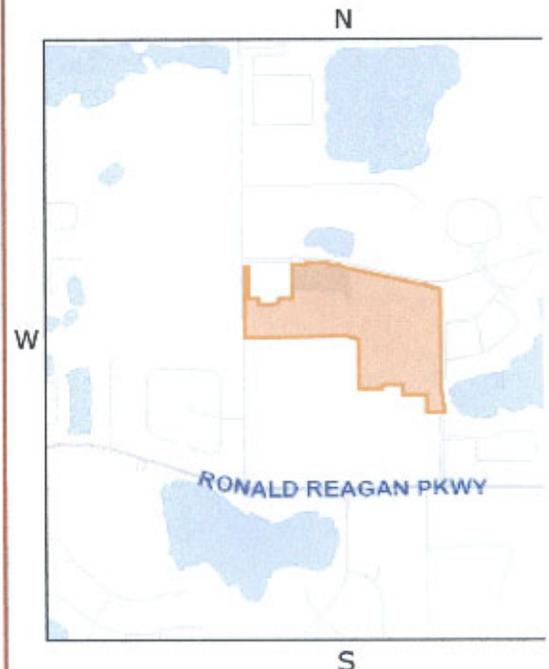
Neighborhood **6666.20**
[Show Recent Sales in this Neighborhood](#)
 Subdivision **NOT IN SUBDIVISION**
 Property (DOR) Use Code **Vacant Commercial (Code: 1000)**
 Acreage **28.08**
 Taxing District **UNINCORP/SWFWMD (Code: 90000)**

Property Desc

DISCLAIMER: This property description is a conc the original legal description recorded in the publi not include the section, township, range, or the cr property is located. The property description sho when conveying property. The Property Appraiser responsibility for the consequences of inappropria interpretations of the property description. No wa expressed or implied, are provided for the data hi its interpretation.

COMM AT NE COR OF SW1/4 OF SEC RL W BDRY OF SW1/4 705 FT TO POB RUN POINT "D" RUN NELY ALONG CURVE TO FT RUN E 478.51 FT RUN N 10 FT RUN I BEG OF CURVE TO RIGHT RUN ELY 228 SAID CURVE RUN S 76 DEG 02 MIN 24 FT TO BEG OF CURVE TO LEFT RUN SEL ALONG SAID CURVE TO BEG OF CURVE RUN SELY 37.55 FT ALONG SAID CURVI "C" RUN N 86 DEG 49 MIN 07 SEC E 60 861.03 FT RUN S 06 DEG 11 MIN 41

Area Map





PRE-APPLICATION CONFERENCE

\$100.00 FEE

RECEIVED

FEB 24 2016

Growth Management Department
Land Development Division
330 W. Church St.
P.O. Box 9005, Drawer GM03
Bartow, FL 33831-9005
(863)534-6792
SUNCOM 569-6792
FAX (863) 534-6407

LAND DEVELOPMENT

The cut-off for this application is every Wednesday at 3:00PM to be heard at the next available Development Review Committee (DRC) meeting. DRC meetings are held every Thursday. This application will be heard approximately two weeks after submittal.

Appointment Date and Time: 3-16-16

Project Number (For office use only) 58526

ALDO GARCIA / Soccer Academy (754) 423-5489
APPLICANT/PROJECT NAME PHONE

FAX
ROMIARCON@HOTMAIL.COM

1013 W BLANN DR
MAILING ADDRESS

E-mail Address

ROSEMARIE ARCON (754) 423-3268
CONTACT PERSON (if different from applicant) PHONE

FAX

SAME AS ABOVE
MAILING ADDRESS

E-mail Address

Application Requirements
(must be attached and submitted in 8 1/2" x 11" only)

- Project Narrative (ie: Number of dwelling units or square footage)
Aerial with site identified
Site Plan
Location Map (vicinity map)
Confirm the Land Use District and Development Area on the bottom part of this page.

Amendment Type [] Text Amendment [] Map Amendment

Acres 5.13

Tax Identification Number

Section-Township-Range - Subdivision # - Parcel #
Parcel ID Number(s): S 20 T 27 R 24 - 000000 - 013050

Current Land Use District Residential Low-1 (RL-1)

Current Development Area N/A

Note: Pre-application forms will not be accepted without the required attachments and the requested information provided.

[Home Page](#) » [Return To Search Results](#)

Parcel Details: 24-27-20-000000-013050

 TAX EST
  PRT CALC
  PRC
  TRII

Owners

GARCIA ALDO 100%

Mailing Address

Address 1 **1013 W BLANN DR**
 Address 2
 Address 3 **TAMPA FL 33603-1612**

Site Address

Address 1 **0 WALT WILLIAMS RD**
 Address 2
 City **LAKELAND**
 State **FL**
 Zip Code **33809**

Parcel Information

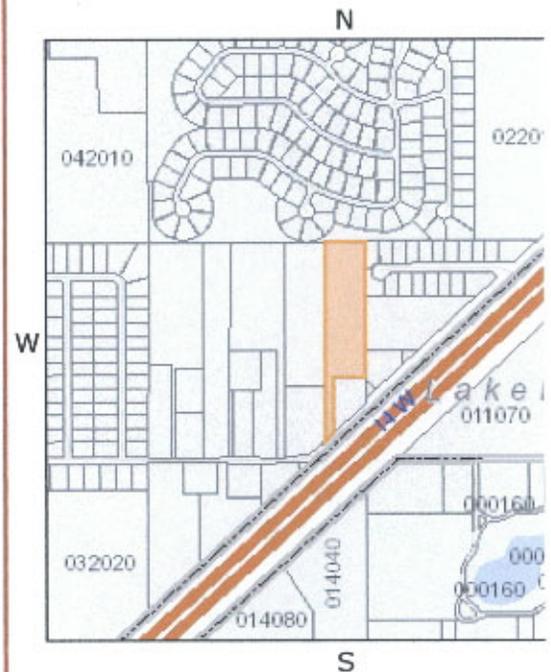
Neighborhood **320200.00**
 [Show Recent Sales in this Neighborhood](#)
 Subdivision **NOT IN SUBDIVISION**
 Property (DOR) Use Code **Unplatted up to 10 acres (Code: 9900)**
 Acreage **5.13**
 Taxing District **UNINCORP/SWFWMD (Code: 90000)**

Property Desc

DISCLAIMER: This property description is a condensed version of the original legal description recorded in the public records. It does not include the section, township, range, or the county in which the property is located. The property description should be used only when conveying property. The Property Appraiser assumes no responsibility for the consequences of inappropriate interpretations of the property description. No warranties, expressed or implied, are provided for the data herein.

N 825 FT & W 50 FT OF E1/2 OF E3/4 OF NW1/4 OF NE1/4 LYING N OF WALT WILLIAMS RD

Area Map



Mapping Worksheets (plats) for 24-27-20-000000-013050

[Mapping Worksheet Info](#)
[Section_242720.pdf](#)

Aldo Garcia
1013 W. Blann Dr
Tampa, Fl 33603
754-423-5489/754-423-3268

2/23/2016

To whom it may concern at Polk County

REF: ALDO GARCIA PARCEL #: 24-27-20-000000-013050

We would like to propose to open a Soccer Academy . On the property we will building our personal residence. We would like to use the entrance of the property along with approximately 2.5 acres of the land to do the academy. On those acres there will be just one office building of approximately 1,500 sqft for the office, bathrooms and locker room. The rest of the land will be all grass, and used for physical training, and parking.

Thank You for time,



Aldo Garcia



www.polk-county.net

PRE-APPLICATION CONFERENCE

\$100.00 FEE

Growth Management Department
Land Development Division
 330 W. Church St.
 P.O. Box 9005, Drawer GM03
 Bartow, FL 33831-9005
 (863)534-6792
 SUNCOM 569-6792
 FAX (863) 534-6407

The cut-off for this application is every Wednesday at 3:00PM to be heard at the next available Development Review Committee (DRC) meeting. DRC meetings are held every Thursday. This application will be heard approximately two weeks after submittal.

Appointment Date and Time: 3.10.16 Project Number (For office use only) 58527

Harold Dwight (863)614-5899
 APPLICANT/PROJECT NAME PHONE FAX

1504 Lakewood Road Lakeland 33805 hfdwight@gmail.com
 MAILING ADDRESS E-mail Address

Harold Dwight (863)614-5899
 CONTACT PERSON (if different from applicant) PHONE FAX

MAILING ADDRESS E-mail Address

Application Requirements
 (must be attached and submitted in 8 1/2" x 11" only)

- Project Narrative (ie: Number of dwelling units or square footage)
- Aerial with site identified
- Site Plan
- Location Map (vicinity map)
- **Confirm the Land Use District** and Development Area on the bottom part of this page.

Amendment Type Text Amendment Map Amendment

Acres 53

Tax Identification Number

	Section-Township-Range	Subdivision #	Parcel #
Parcel ID Number(s): (18 digits)	<u>S 24 T 27 R 20</u>	<u>000000</u>	<u>014040</u>
	<u>S 24 T 27 R 20</u>	<u>000000</u>	<u>014080</u>
	<u>S</u>	<u>T</u>	<u>R</u>

Current Land Use District RS

Current Development Area SDA

Note: Pre-application forms will not be accepted without the required attachments and the requested information provided.

Project Narrative for Lakewood Ranch Events

Event Planning Project

Changes can and will be made upon request or on a needs basis

1. Designated location for events

Polk County
1504 Lakewood Rd
Lakeland, Fl. 33085

Harold Dwight, Owner of Lakewood Ranch Events
Email: HFDwight@gmail.com
Phone Number: 863-614-5899

Harold D. Dwight II, Director and Co-owner
Email: hddwight@icloud.com
Phone Number: 407-558-6533

2. Project Title:

Lakewood Ranch Events

3. Contact Information

Recipient Staff Contact: Same as above

4. Project Summary:

The purpose for this event planning business is to provide people with a venue to hold specialty events such as weddings or other functions.

Duration:

Phase I will be observed over a 12-month period (2016-2017). Phase II will be observed over the following year (2017-2018). Phase III which will be the third year will be 2018-2019. Phase IV will be the fourth and fifth year together (2019-2021).

Phase I - IV (2016-2021): Marketing will be conducted over the entirety of the 5 year plan in order to create business and repeat customers. This will include:

- Online campaign (Groupon, Facebook, etc...)
- Promotional

Summary:

In a 5-year span this project proposes to create a venue for people that want to plan concerts, 5k runs, mini-carnivals, weddings, and any other functions under specialty events. The revenue stream will go to pay for the land and also renovate the land so that it can be used for other purposes. The result of these events will not only bring business to Lakeland, but will bring more tourism.

In the society that we are in today, all cultures need a place where they can come and have fun. The Lakewood Ranch Events will definitely be a place where people can gather together and socialize under the Polk County umbrella.

Goals for Project:

- Hosting specialty events on a weekly basis
- Bringing more tourism to Lakeland
- Creating a residual revenue stream
- Renovation to the land

Scheduling

Phase I

2016

- Beginning Spring/Fall 2016
- Market to Local and Non-local Customers in the area
- Network with event specialist
- Establish relationships with local event planning business
- Build a website

Phase II

2017

- Beginning in Spring 2017
- Continuing from 2016 we will establish a wider range of customers. This will include the state of Florida, and Georgia.
- Market venue as movie set
- Have a fully functional website
- Upgrading different parts of Lakewood Ranch
- Assess any issues from the prior year (i.e. more bathrooms, showers, etc.)

Phase III

2018

- Beginning Spring 2018
- Assess any issues from prior year

- Market to more states as a movie set (California, New York, etc.)
- Upgrade Ranch

Phase IV

2019-2021

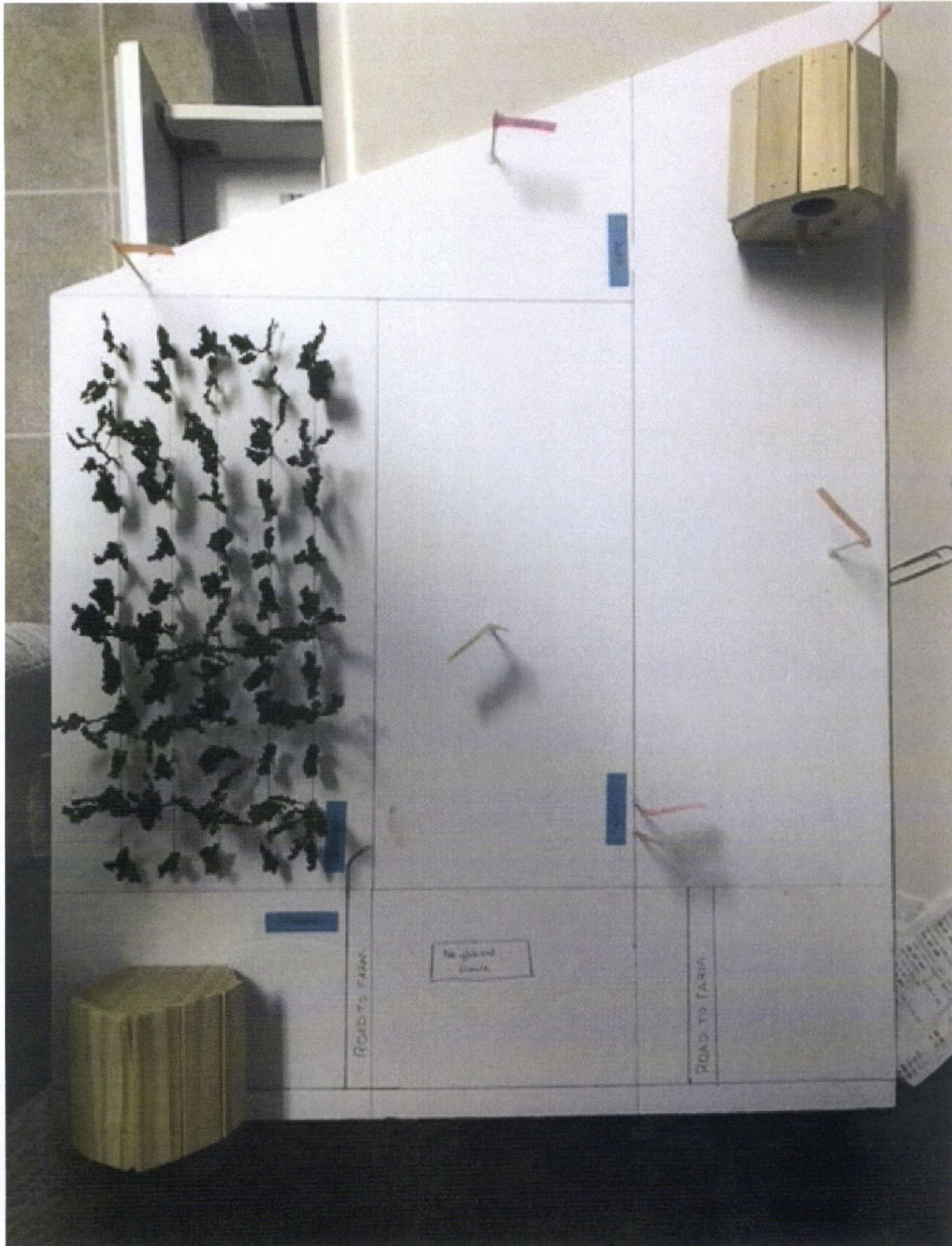
- Beginning Spring 2019
- Assess all problems from prior years
- Marketing strategy goes national at this point. This includes as a movie set as well as specialty functions.
- Establishing new relationships outside the norm of the business (trucking)
- Expanding the territory of the business

Google Maps 1504 Lakewood Rd



Imagery ©2016 Google, Map data ©2016 Google 200 ft

1504 Lakewood Rd
Lakeland, FL 33805



ROAD TO FARRA

M. gland...

ROAD TO FARRA

