

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:** July 17, 2015  
**TO:** Development Review Committee Members  
**FROM:** John M. Bohde, AICP, Director  
Tom Pierce, Sr, Development Review Specialist  
**SUBJECT:** Meeting Schedule for July 30, 2015

The Development Review Committee will meet on **Thursday, July 30, 2015 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



6.) STREAMSONG MODIFICATION TO MAINTENANCE BUILDING  
KELLY BULLOCH  
(863)226-6856 x Project #: 58039 243219-000000-011010  
Proposed maintenance building 12,000 s.f. with associated parking and utility connections.

7.) SADDLE CREEK CORPORATION  
DAVID CARTER  
(863)294-6965 x Project #: 58062 252805-319500-008401  
Saddle Creek Corporation is proposing to construct a 468,000 sf warehouse within the Auburndale City Limits. The above parcel is included in the project to meet City ISR & open space requirements. There is no construction or alteration on the parcel, which is within unincorporated Polk County. There are no structures, paving, ponds, utilities, grading, or earthworks proposed for the parcel. It will remain as-is. There is no construction occurring with unincorporated Polk County.

**SUBDIVISION SITE REVIEW**

8.) DOSSEY ROAD DUPLEX  
PICKETT ENGINEERING INC.  
(863)533-9095 x Project #: 58037 232911-000000-012060  
Construct 5 Duplex building (10 dwelling units). Sub divide property into 11 lots (10 Duplex units and 1 existing single family house). Direct access for each lot off South Dossey Road.

**LEVEL 3 APPLICATIONS**

**LEVEL 3 VARIANCE SETBACKS**

9.) GAMEZ VAR 15-73 VAR 15-73  
MARIA GAMEZ  
(863)216-4424 x Project #: 58058 272711-737000-007060  
A setback variance. \*Previously approved Variance 15-25 for another addition.



**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: 7-30-15

Project Number (For office use only) 58044

CEMEX Construction/Hwy 60 & Dude Ranch Rd. (863) 422-1171  
**APPLICANT/PROJECT NAME** PHONE

FAX  
jamesd.mott@cemex.com  
E-mail Address

100 Lem Carnes Road; Davenport, FL 33837  
**MAILING ADDRESS**

Elisa Harden, P.E./Kimley-Horn (863) 701-8702  
**CONTACT PERSON** (if different from applicant) PHONE

FAX  
elisa.harden@kimley-horn.com  
E-mail Address

116 S. Kentucky Ave.; Lakeland, FL 33801  
**MAILING 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 \_\_\_\_\_

**Tax Identification Number**

| Parcel ID Number(s):<br>(18 digits) | Section-Township-Range | Subdivision # | Parcel # |
|-------------------------------------|------------------------|---------------|----------|
| <u>S 10 T 30 R 28</u>               | <u>- 000000 -</u>      | <u>011010</u> |          |
| <u>S 11 T 30 R 28</u>               | <u>- 000000 -</u>      | <u>030000</u> |          |
| <u>S T R</u>                        | <u>- -</u>             |               |          |

**Current Land Use District** Agricultural Residential Rural (A/RR)

**Current Development Area** Rural Development Area (RDA)

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

## PRE-APPLICATION NARRATIVE

The proposed project consists of the relocation of Dude Ranch Road, located off of Hwy 60 in Lake Wales Florida.

The overall property consist of 468+ acres located South of SR 60, east and west of Dude Ranch Road in Section 10 & 11, Township 30, Range 28 East, Polk County.

The road relocation was previously approved by Polk County on 10/02/2009 - Project Number 53918.

Due to several factors, a modification to the current permitted alignment consisting of the demolition and relocation of approximately 7,200 L.F. of Dude Ranch Road is requested.

The relocated road right of way will be deeded directly to the County and not dedicated by Plat.



|   |   |               |                          |
|---|---|---------------|--------------------------|
|  | Project:<br>Hwy. 60 and Dude Ranch Road<br>283011-000000-030000, 283010-000000-011010 |               |                          |
|   | Date:<br>6/15   | Scale:<br>N/A | Project No.<br>046270001 |





**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: 7-30-15 Project Number (For office use only) 58060

Andrew H. Lewis (843) 810-0482 (843) 953-4819  
APPLICANT/PROJECT NAME PHONE FAX

327 Cabrill Dr. Charleston, SC 29414 Lewisa@cofc.edu  
MAILING ADDRESS E-mail Address

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 0.33

**Tax Identification Number**

|                                     | Section-Township-Range | - | Subdivision # | - | Parcel # |
|-------------------------------------|------------------------|---|---------------|---|----------|
| Parcel ID Number(s):<br>(18 digits) | S 16 T 28 R 26         | - | 539000        | - | 000570   |
|                                     | S T R                  | - |               | - |          |
|                                     | S T R                  | - |               | - |          |

Current Land Use District Residential Low-4 (RL-4)

Current Development Area Transit Supportive Development Area (TSDA)

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

**To:** Growth Management Department Land Development Division

**From:** Andrew H. Lewis A H X

**Date:** July 9, 2015

**Re:** Pre-Application Conference

The purpose of this communication is to request a change of current land use district from Residential Low (RL-4) to Residential high (RH) or is it possible for Plan Development. Members of the Lewis and Lewis Trust wish to develop the land by building affordable priced apartments. We wish to build a maximum of five units (Three two bedrooms, 1 bath upstairs and two three bedrooms, 1 ½ baths downstairs) on the land outlined on the attached application. The property in the past was our residential home place and now the site is a vacant lot that has been maintained to support the value of surrounding homes. It is our belief that an apartment building of this type would help to improve property values in the area and assist with its upward growth in the future.

Please advise us as to the maximum number of units the review panel would approve for this property. While our initial request is for five units we would consider building a minimum of four units if that were to be approved by the Growth Management Department Land Development Division.

If additional information is needed please contact me as shown below.

Thanks in advance,

Andrew H. Lewis  
327 Cabrill Dr.  
Charleston, SC 29414  
Cell: 843-810-0482  
Email: lewisa@cofc.edu

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

**Parcel Details: 26-28-16-539000-000570**

 TAX EST  PRT CALC  PRC  TRI

**Owners**

LEWIS LIVING TRUST 100%

**Mailing Address**

Address 1 **327 CABRILL DR**  
 Address 2  
 Address 3 **CHARLESTON SC 29414-9039**

**Site Address**

Address 1 **NE EDWIN ST**  
 Address 2  
 City **WINTER HAVEN**  
 State **FL**  
 Zip Code **33881**

**Parcel Information**

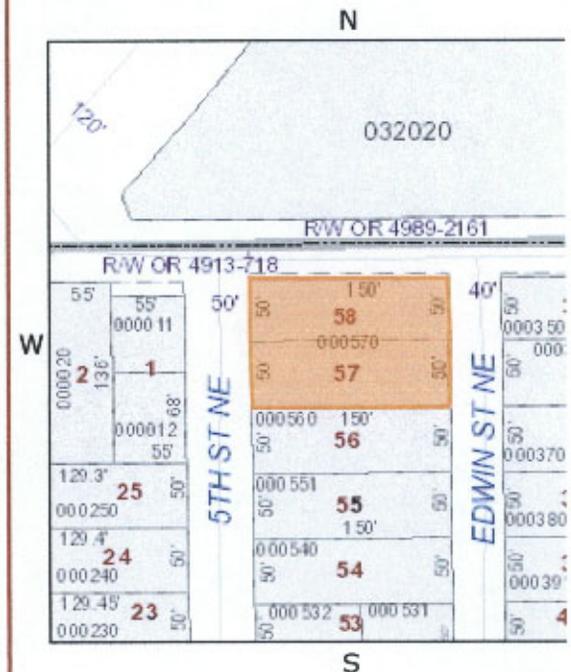
Neighborhood **210790.00**  
[Show Recent Sales in this Neighborhood](#)  
 Subdivision **SMART SUB PB 10 PG 10**  
 Property (DOR) Use Code **Vac.Res (Code: 0001)**  
 Acreage **0.33**  
 Taxing District **UNINCORP/SWFWMD/LAKE REGION (Code: 92000)**

**Property Desc**

**DISCLAIMER:** This property description is a condense the original legal description recorded in the public not include the section, township, range, or the col property is located. The property description should when conveying property. The Property Appraiser a responsibility for the consequences of inappropriate interpretations of the property description. No warr or implied, are provided for the data herein, its use interpretation.

SMART SUB PB 10 PG 10 LOTS 57 & 58 L R/W FOR AVE "Y" NE

**Area Map**



**Recorded Plat**

[Visit the Polk County Clerk of Courts web the Recorded Plat for this parcel](#)

Note: Some plats are not yet available or website. The site contains images of plat 01/05/1973 (beginning with book 058 Pa later. For information on Plats recorded



**PRE-APPLICATION CONFERENCE**

**\$100.00 FEE**

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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: 7-30-15 Project Number (For office use only) 58064

|  |                       |                              |
|--|-----------------------|------------------------------|
| <small>CEMEX Construction Materials Florida, LLC - Gator Mine - Otag Groves Tract Driveway Improvement</small> | <u>(863) 422-1171</u> | <u>(863) 422-8610</u>        |
| <b>APPLICANT/PROJECT NAME</b>  | <b>PHONE</b>          | <b>FAX</b>                   |
| <u>100 Lem Carnes Road, Davenport, FL 33837</u>  |                       | <u>jamesd.mott@cemex.com</u> |
| <b>MAILING ADDRESS</b>   |                       | <b>E-mail Address</b>        |
| <u>James Mott</u>  | <u>(863) 422-1171</u> | <u>(863) 422-8610</u>        |
| <b>CONTACT PERSON</b> (if different from applicant)  | <b>PHONE</b>          | <b>FAX</b>                   |
| <u>100 Lem Carnes Road, Davenport, FL 33837</u>  |                       | <u>jamesd.mott@cemex.com</u> |
| <b>MAILING ADDRESS</b>   |                       | <b>E-mail Address</b>        |

**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 +/- 2,560

**RECEIVED**  
**JUL 15 2015**  
**LAND DEVELOPMENT**

**Tax Identification Number**

|                            |                        |          |               |          |               |
|----------------------------|------------------------|----------|---------------|----------|---------------|
|                            | Section-Township-Range | -        | Subdivision # | -        | Parcel #      |
| Parcel ID Number(s):       | <u>S</u>               | <u>T</u> | <u>R</u>      | <u>-</u> | <u>sec</u>    |
| <small>(18 digits)</small> |                        |          |               |          | <u>attach</u> |
|                            | <u>S</u>               | <u>T</u> | <u>R</u>      | <u>-</u> | <u>-</u>      |
|                            | <u>S</u>               | <u>T</u> | <u>R</u>      | <u>-</u> | <u>-</u>      |

Current Land Use District CORE

Current Development Area N/A

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

PRE-APPLICATION CONFERENCE  
PROJECT NARRATIVE

The pre-application conference is for two separate projects at the CEMEX Construction Materials Florida, LLC., Gator Sand Mine.

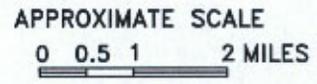
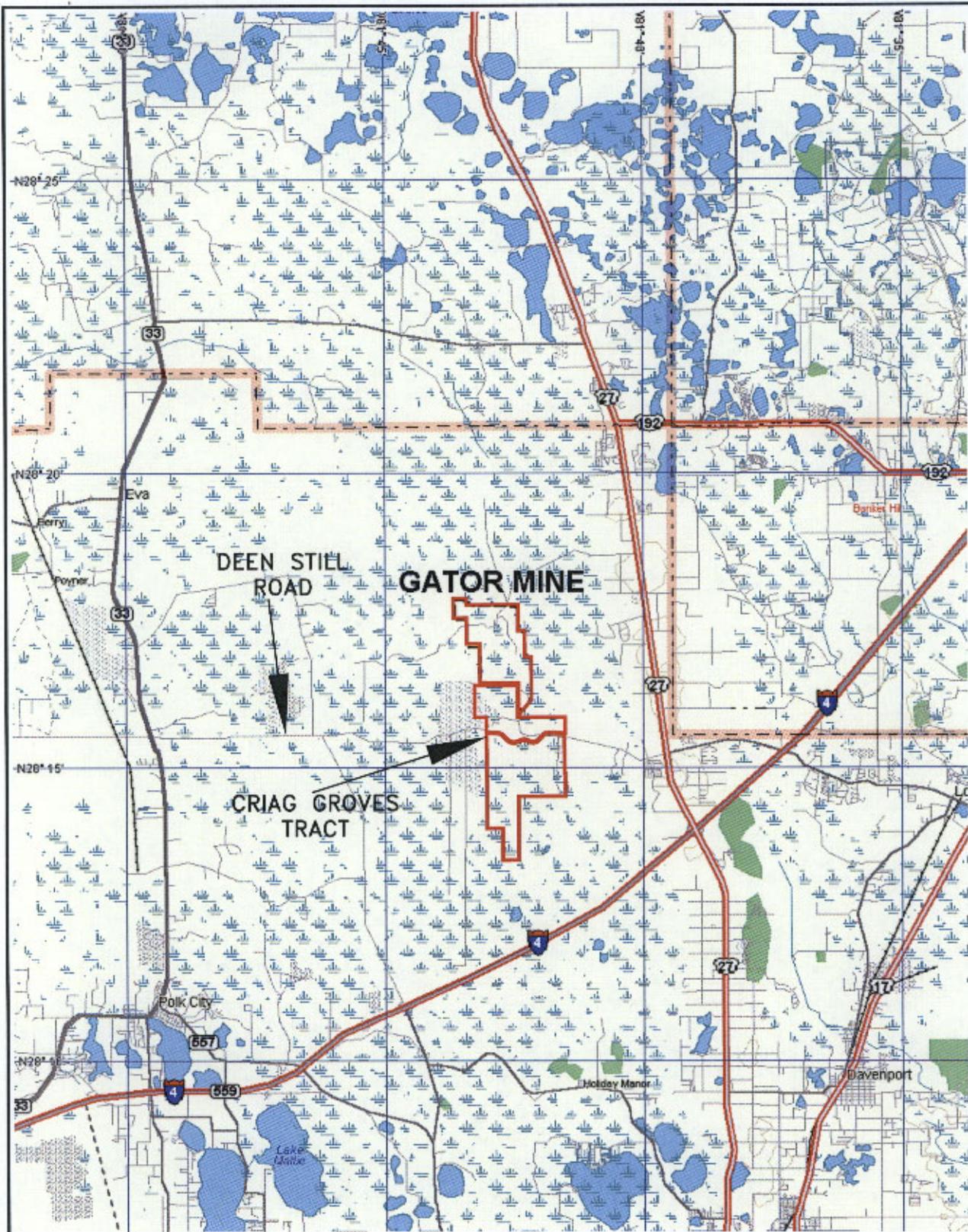
Project 1 is to construct improvements to an existing driveway into the CEMEX Construction Materials Florida, LLC., Gator Sand Mine - Craig Groves Tract. The driveway improvements proposed herein alter the driveway as approved under DMS# 49550.

The Craig Groves Tract was approved under CU 03-14 in 2003. The Level 2 drawings showing the driveway were approved April 29, 2009 under DMS# 49550.

Project 2 is to use a portable soil-cement plant at the CEMEX Gator Sand Mine. This will be a portable operation to be located in the active mine area side by side with the overburden removal operation and will move around as CEMEX strips new mine areas. The project will operate under the existing Conditional Use Permit as an ancillary use. No changes to the existing Environmental Resource Permit are needed. The project will not modify nor adversely impact hydrological and/or biological resources because the pugmill will operate within the portions of the Gator Sand Mine permitted for extraction.

**CEMEX Construction Materials Florida, LLC.**  
**Gator Sand Mine**  
**Parcel Numbers**

| Section | Township | Range | Parcel Number  |
|---------|----------|-------|--|
| 20      | 25S      | 26E   | 262520-0000000-12010   |
| 21      | 25S      | 26E   | 262521-0000000-02000   |
| 27      | 25S      | 26E   | 262527-0000000-33010   |
| 28      | 25S      | 26E   | 262528-0000000-01000 ✓   |
| 33      | 25S      | 26E   | 262533-000000-012010, 262533-000000-012020, 262533-000000-012030 ✓ |
| 34      | 25S      | 26E   | 262534-000000-024010, 262534-000000-024020, 262534-000000-024030 ✓ |
| 3       | 26S      | 26E   | 262603-000000-013010, 262603-000000-013020, 262603-000000-013030 ✓ |
| 4       | 26S      | 26E   | 262604-000000-011010, 262604-000000-011020, 262604-000000-011030 ✓ |
| 9       | 26S      | 26E   | 262609-000000-011010, 262609-000000-011020, 262609-000000-011030 ✓ |



|   |                            |   |                         |
|---|----------------------------|---|-------------------------|
| <p><b>CEMEX CONSTRUCTION MATERIALS FLORIDA, LLC.</b></p>  | <p>DATE<br/>07/15/2015</p> | <p>JOB NO.<br/>S-262S</p>   | <p>FIGURE NO.<br/>1</p> |
| <p><b>THE COLINAS GROUP, INC.</b><br/>ENGINEERING AND ENVIRONMENTAL CONSULTANTS</p> <p>2031 EAST EDGEWOOD DRIVE, SUITE 5, LAKELAND, FLORIDA 33803<br/>863-669-9141 - Fax 863-669-1742</p> |                            | <p><b>SITE LOCATION</b></p> <p>GATOR SAND MINE<br/>POLK COUNTY, FLORIDA</p> |                         |

2015

# Aerial

Gator Sand Mine  
and Craig Groves  
Tract Driveway

Gator Sand

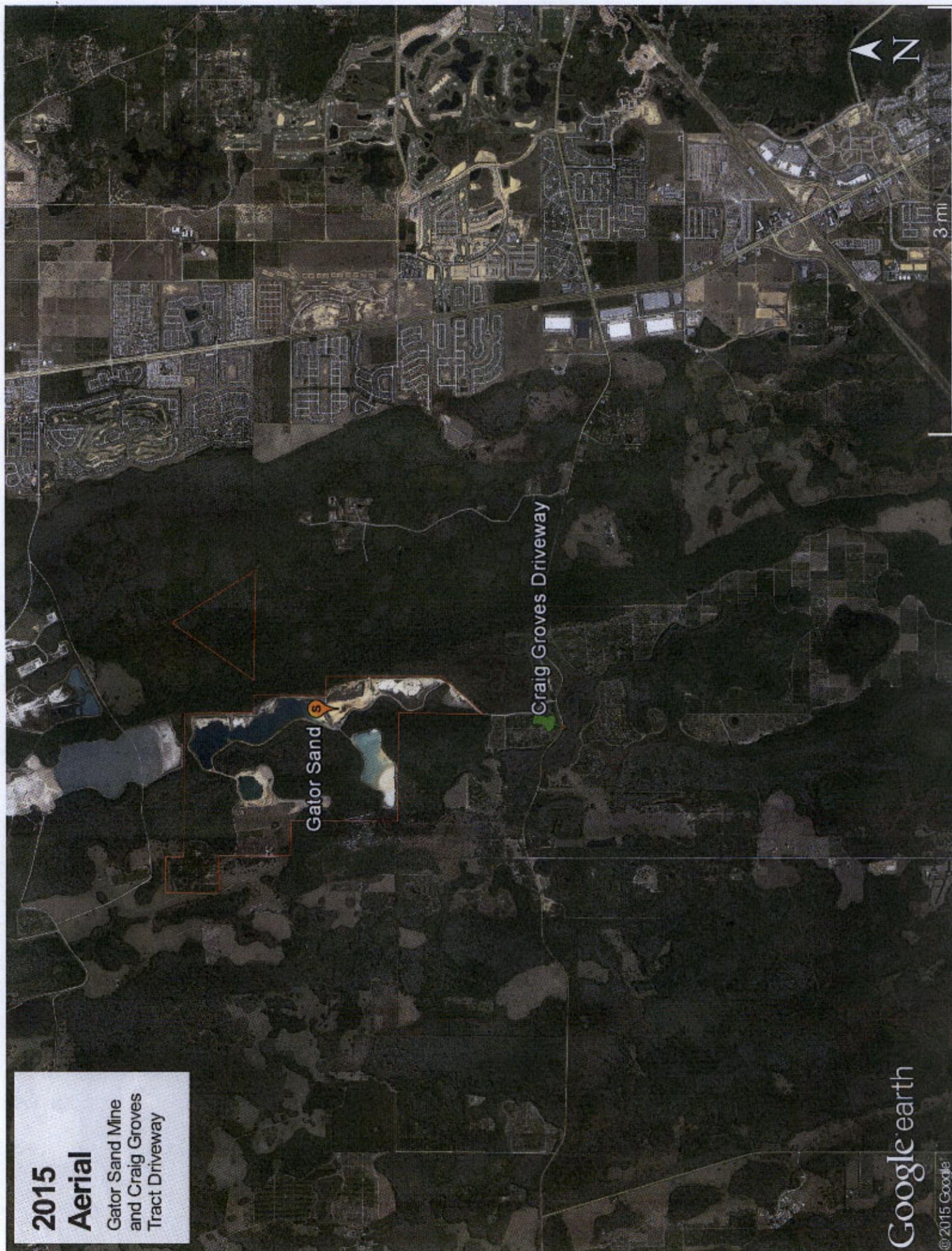
Craig Groves Driveway

Google earth

© 2015 Google



3 mi



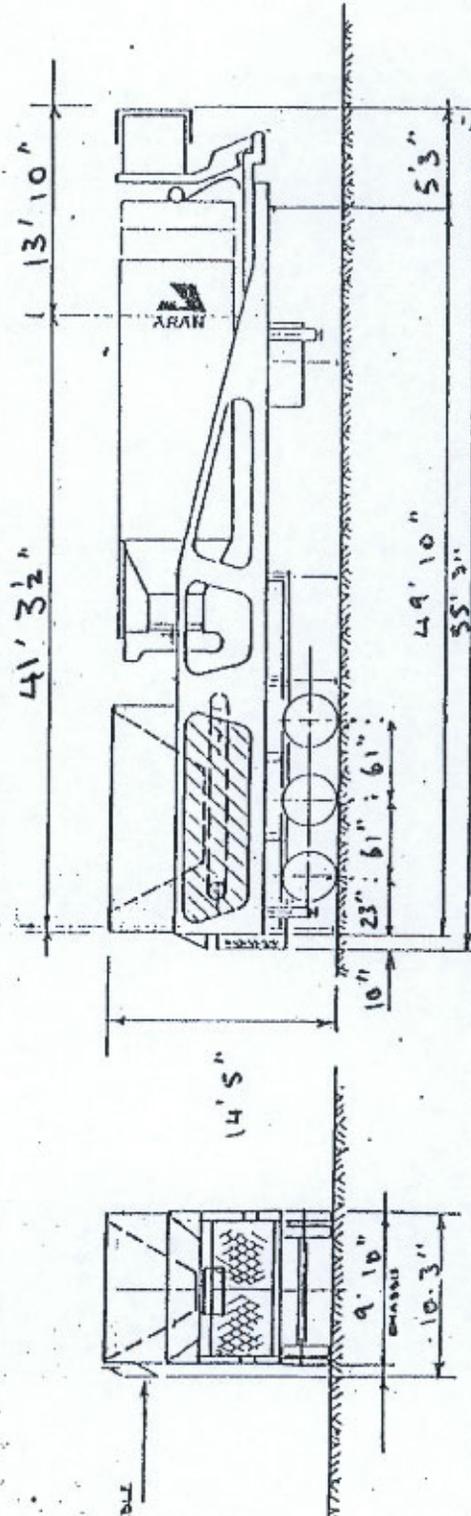
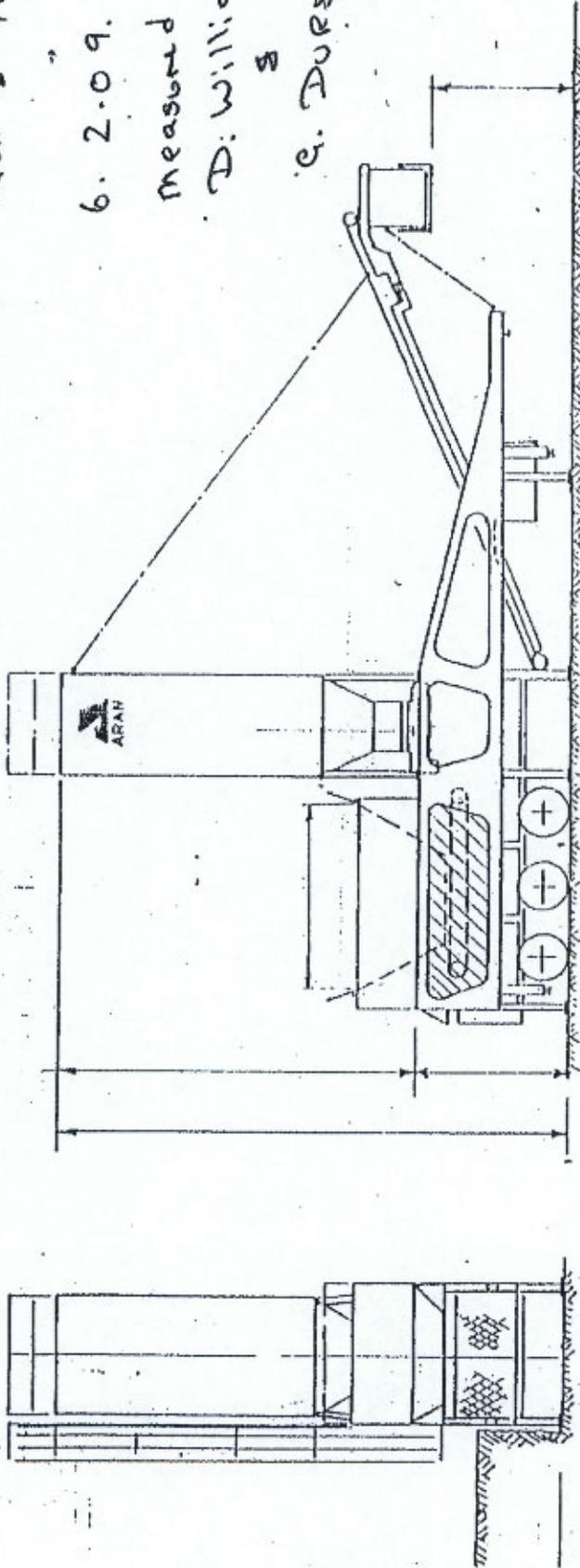


EQUIP # 701

6.2.09.

measured by  
D. Williams

C. DURST



|             |     |    |
|-------------|-----|----|
| QTY.        | WT. | MA |
| DRAWING No. |     |    |
| REVISION    |     |    |

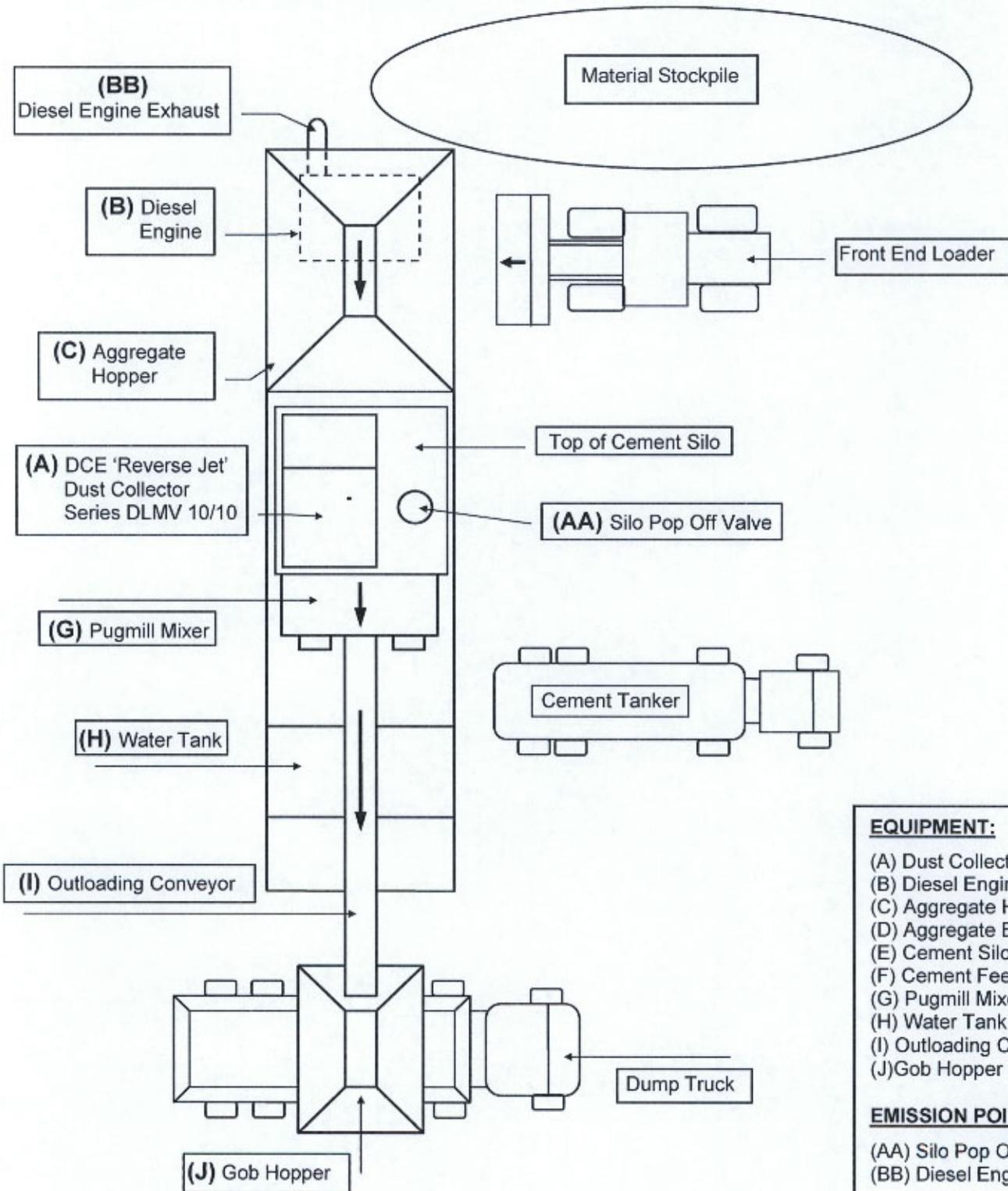
ASR 280  
MAIN DIMENSIONS

|       |          |       |      |
|-------|----------|-------|------|
| SCALE | DRAWN    | CHKD  | DATE |
|       |          |       |      |
| DRAWN | DATE     | CHKD  | DATE |
|       |          |       |      |
| NO    | REVISION | DRAWN | DATE |
|       |          |       |      |



## PUGMILL TYPICAL PLOT PLAN

**ARAN Portable Soil-Cement Plant**  
**Model Nos: ASR-280B & ASR-280D**  
**Serial Nos: 053, 054, 057**



### **EQUIPMENT:**

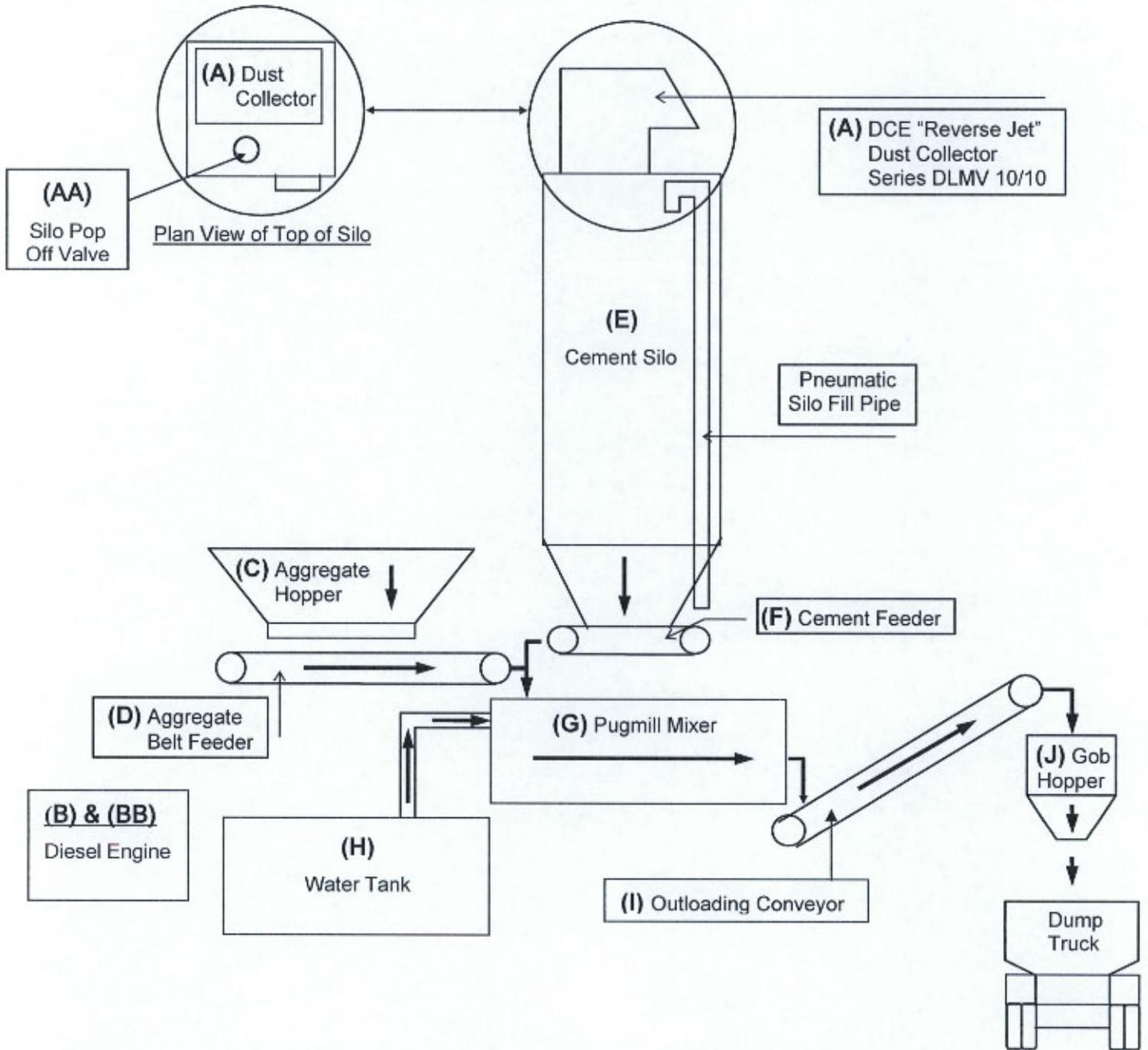
- (A) Dust Collector
- (B) Diesel Engine
- (C) Aggregate Hopper
- (D) Aggregate Belt Feeder
- (E) Cement Silo
- (F) Cement Feeder
- (G) Pugmill Mixer
- (H) Water Tank
- (I) Outloading Conveyor
- (J) Gob Hopper

### **EMISSION POINTS:**

- (AA) Silo Pop Off Valve
- (BB) Diesel Engine Exhaust

## PUGMILL PROCESS FLOW DIAGRAM

**ARAN Portable Soil-Cement Plant**  
**Model Nos: ASR-280B & ASR-280D**  
**Serial Nos: 053, 054, 057**



| EQUIPMENT                 |                         |
|---------------------------|-------------------------|
| (A) Dust Collector        | (F) Cement Feeder       |
| (B) Diesel Engine         | (G) Pugmill Mixer       |
| (C) Aggregate Hopper      | (H) Water Tank          |
| (D) Aggregate Belt Feeder | (I) Outloading Conveyor |
| (E) Cement Silo           | (J) Gob Hopper          |

| EMISSION POINTS            |
|----------------------------|
| (AA) Silo Pop Off Valve    |
| (BB) Diesel Engine Exhaust |



# 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

[www.polk-county.net](http://www.polk-county.net)

**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: 7-30-15 Project Number (For office use only) 58065

Patricia Torres (863) 445-0811  
 APPLICANT/PROJECT NAME PHONE  
 365 Old Dixie Highway Bowling Green, Fl 33834  
 MAILING ADDRESS FAX  
 spnoza.pt@gmail.com  
 E-mail Address

Donald Chancey Chancey Design Group (863) 448-1335  
 CONTACT PERSON (if different from applicant) PHONE FAX  
 225 S. Florida Ave. Wauchula, Fl 33873  
 MAILING ADDRESS chanceydesigngroup@yahoo.com  
 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 \_\_\_\_\_

#### Tax Identification Number

Section-Township-Range 33 - Subdivision # - Parcel #  
 Parcel ID Number(s): S 25  T 32  R  - 000000 - 044010  
 (18 digits)  
 S T R - -  
 S T R - -

Current Land Use District Agricultural Residential Rural (A/RR)

Current Development Area ? Rural Development Area

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

**Chancey & Associates Design Group, Inc.**

225 South Florida Ave.  
Wauchula, Fl 33873  
Phone: (863) 448-1335  
e-mail: [chanceydesigngroup@yahoo.com](mailto:chanceydesigngroup@yahoo.com)

To: Polk County  
Growth Management Department  
Land Development Division  
330 W. Church Street  
Bartow, Fl 33831-9005

Re: Torres ReZone

July 14, 2015

**Zoning Narrative of Proposed Use**

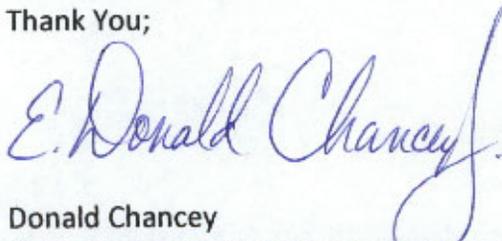
*Commercial - whatever will allow the requested use*

Dear Planner;

We are representing Patricia Torres as the new owner of Parcel # 25-32-33-000000-044010. The present zoning is A/RR and she is requesting a Rezone to ~~RR~~. Her family is in the Agricultural Harvesting Business and needs to rezone property for the purpose of parking harvesting equipment and tractor semi's. They are also going to improve the existing house for occupancy. In the future they may want to build a service building on this parcel to work on and repair their equipment.

If you have any questions please feel free to call me @ 863-448-1335 or e-mail me @ [chanceydesigngroup@yahoo.com](mailto:chanceydesigngroup@yahoo.com)

Thank You;



Donald Chancey  
Chancey & Associates Design Group, Inc.

**LOCATION**



Bowling Green, FL 33834

Google

1994

Imagery Date: 1/21/2014

27°38'38.87" N 81°49'22.51" W elev 121 ft eye alt

# "AS IS" Residential Contract For Sale And Purchase

THIS FORM HAS BEEN APPROVED BY THE FLORIDA REALTORS AND THE FLORIDA BAR



1\* PARTIES: Northern Financial Corp. ("Seller"),  
2\* and Patricia Torres ("Buyer"),  
3 agree that Seller shall sell and Buyer shall buy the following described Real Property and Personal Property  
4 (collectively "Property") pursuant to the terms and conditions of this AS IS Residential Contract For Sale And Purchase and  
5 any riders and addenda ("Contract"):

## 1. PROPERTY DESCRIPTION:

- 6 (a) Street address, city, zip: 1400 US HIGHWAY 17 N  
7\*  
8\* (b) Property is located in: Polk County, Florida Real Property Tax ID No.: 25-32-33-000000-044010  
9\* (c) Real Property: The legal description is BEG 7 CH 12 FT W OF NE COR OF SW1/4 OF SW1/4 RUN S 4 CH 51 FT E  
10 TO HY 17 N TO 40 LINE W TO BEG LESS R/W FOR HWY 17

11 together with all existing improvements and fixtures, including built-in appliances, built-in furnishings and attached  
12 wall-to-wall carpeting and flooring ("Real Property") unless specifically excluded in Paragraph 1(e) or by other terms  
13 of this Contract.

- 14 (d) Personal Property: Unless excluded in Paragraph 1(e) or by other terms of this Contract, the following items which  
15 are owned by Seller and existing on the Property as of the date of the initial offer are included in the purchase:  
16 range(s)/oven(s), refrigerator(s), dishwasher(s), disposal, ceiling fan(s), intercom, light fixture(s), drapery rods and  
17 draperies, blinds, window treatments, smoke detector(s), garage door opener(s), security gate and other access  
18 devices, and storm shutters/panels ("Personal Property").

19 Other Personal Property items included in this purchase are: n/a

20 Personal Property is included in the Purchase Price, has no contributory value, and shall be left for the Buyer.

- 21 (e) The following items are excluded from the purchase:  
22  
23  
24

## PURCHASE PRICE AND CLOSING

- 25  
26\* 2. PURCHASE PRICE (U.S. currency) ..... \$ 52,000.00  
27\* (a) Initial deposit to be held in escrow in the amount of (checks subject to COLLECTION) ..... \$ 2,000.00  
28 The initial deposit made payable and delivered to "Escrow Agent" named below  
29 (CHECK ONE): (i)  accompanies offer or (ii)  is to be made within 1 (if left blank,  
30 then 3) days after Effective Date. IF NEITHER BOX IS CHECKED, THEN OPTION (ii)  
31 SHALL BE DEEMED SELECTED.  
32\* Escrow Agent Information: Name: Stewart Title  
33\* Address: 333 17th St Ste F, Vero Beach, FL 32960  
34\* Phone: (772) 569-7603 E-mail: csilvers@stewart.com Fax:  
35\* (b) Additional deposit to be delivered to Escrow Agent within (if left blank, then 10) days after Effective Date ..... \$  
36\* (All deposits paid or agreed to be paid, are collectively referred to as the "Deposit")  
37 (c) Financing: Express as a dollar amount or percentage ("Loan Amount") see Paragraph 8 ..... \$  
38\* (d) Other: ..... \$  
39\* (e) Balance to close (not including Buyer's closing costs, prepaids and prorations) by wire  
40 transfer or other COLLECTED funds ..... \$ 50,000.00  
41\* NOTE: For the definition of "COLLECTION" or "COLLECTED" see STANDARD S.

## 3. TIME FOR ACCEPTANCE OF OFFER AND COUNTER-OFFERS; EFFECTIVE DATE:

- 42 (a) If not signed by Buyer and Seller, and an executed copy delivered to all parties on or before June 3, 2015  
43  
44\* this offer shall be deemed withdrawn and the Deposit, if any, shall be returned to  
45\* Buyer. Unless otherwise stated, time for acceptance of any counter-offers shall be within 2 days after the day the  
46 counter-offer is delivered.  
47 (b) The effective date of this Contract shall be the date when the last one of the Buyer and Seller has signed or initialed  
48 and delivered this offer or final counter-offer ("Effective Date").

## 4. CLOSING DATE: Unless modified by other provisions of this Contract, the closing of this transaction shall occur and the closing documents required to be furnished by each party pursuant to this Contract shall be delivered ("Closing") on June 19, 2015 ("Closing Date"), at the time established by the Closing Agent.

## 5. EXTENSION OF CLOSING DATE:

- 49 (a) If Closing funds from Buyer's lender(s) are not available at time of Closing due to Truth In Lending Act (TILA) notice requirements, Closing shall be extended for such period necessary to satisfy TILA notice requirements, not to exceed 7 days.

54 Buyer's Initials \_\_\_\_\_  
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Seller's Initials \_\_\_\_\_

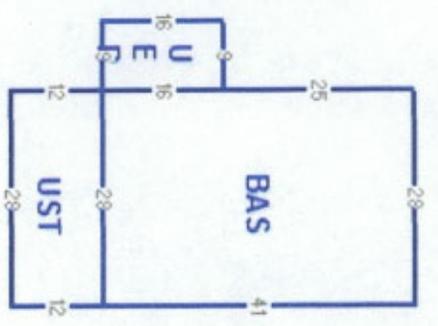
Polk County Property Record Card

|                                   |  |   |             |                              |  |
|-----------------------------------|--|---|-------------|------------------------------|--|
| Parcel ID: 253233000000044010     |  | Value Information                                   |             | Non Ad-Valorem Assessments   |  |
| Owner: NORTHERN FINANCIAL CORP    |  | Land Value:   | \$17,308.00 | Fire:                        | \$168.00                                     |
| Mailing Address: 1767 CORAL WAY S |  | Building Value:                                     | \$12,654.00 | Other:                       | \$153.80                                     |
| VERO BEACH FL 32963-2816          |  | Misc. Item(s) Value:                                | \$0.00      | General Property Information |  |
| Site Address: 1400 US HIGHWAY 17  |  | Total Just Value (Marked):                          | \$29,962.00 | Neighborhood #               | 430011.00                                    |
| FORT MEADE FL 33841               |  | Exemption Information                               |             |                              |  |
|                                   |  | Add'l Homestead does not apply to all tax districts |             |                              |  |
|                                   |  | Homestead:  | \$0.00      | Submission #                 | 000000                                       |
|                                   |  | Add'l Homestead:                                    | \$0.00      | Submission Name              | NOT IN SUBDIVISION                           |
|                                   |  | Widower:  | \$0.00      | DOR Use Code (DOR)           | 0100   |
|                                   |  | Disability:   | \$0.00      | DOR Description              | SFR up to 2.49 AC                            |
|                                   |  | Senior:   | \$0.00      | Short Legal:                 | BEG 7 CH 12 FT W OF NE COR OF SW1/4 OF SW1/4 |
|                                   |  | Veteran:  | \$0.00      |                              | RUN S4 CH 51 FT E TO HY 17 N TO 40 LINE W TO |
|                                   |  | Other:  | \$0.00      |                              | BEG LESS RW FOR HWY 17                       |

| District Description             | Tax Rate | Assessed Value  | Assessed Taxes  | Exemption | Tax Savings   | Taxable Value | Taxes           |
|----------------------------------|----------|-----------------|-----------------|-----------|---------------|---------------|-----------------|
| BOARD OF COUNTY COMMISSIONERS    | 6.866500 | \$29,962.00     | \$205.73        | \$0.00    | \$0.00        | \$29,962.00   | \$205.73        |
| POLK COUNTY PARKS MSTU           | 0.421900 | \$29,962.00     | \$12.64         | \$0.00    | \$0.00        | \$29,962.00   | \$12.64         |
| POLK COUNTY LIBRARY MSTU         | 0.210900 | \$29,962.00     | \$6.32          | \$0.00    | \$0.00        | \$29,962.00   | \$6.32          |
| POLK COUNTY STORMWATER MSTU      | 0.100000 | \$29,962.00     | \$3.00          | \$0.00    | \$0.00        | \$29,962.00   | \$3.00          |
| POLK COUNTY SCHOOL BOARD - STATE | 4.960000 | \$29,962.00     | \$148.61        | \$0.00    | \$0.00        | \$29,962.00   | \$148.61        |
| POLK COUNTY SCHOOL BOARD - LOCAL | 2.248000 | \$29,962.00     | \$67.35         | \$0.00    | \$0.00        | \$29,962.00   | \$67.35         |
| SOUTHWEST FLA WATER MGMT DIST    | 0.365800 | \$29,962.00     | \$10.96         | \$0.00    | \$0.00        | \$29,962.00   | \$10.96         |
| <b>Total</b>                     |          | <b>15,17310</b> | <b>\$454.61</b> |           | <b>\$0.00</b> |               | <b>\$454.61</b> |

| Grantor Name              | Vacating | Sale Date   | Sale Amount | OR Book | OR Page | Deed Type | Multi-Parcel Sale |
|---------------------------|----------|-------------|-------------|---------|---------|-----------|-------------------|
| 1 NORTHERN FINANCIAL CORP | I        | 12-Jan-2006 | \$23,600.00 | 6585    | 2285    | T         | 01                |
| 2                         | I        | 01-Dec-1993 | \$1.00      | 3322    | 61      | W         | 03                |
| 4                         | V        | 01-Nov-1992 | \$8,000.00  | 3170    | 523     | RF        | 03                |

| Description | Acres | Front | Depth | Units | Description |
|-------------|-------|-------|-------|-------|-------------|
| Residential | N     | F     | 315   | 164   | 315         |



| Year Built | Eff Yr Built | Stories | Bedrooms | Full Baths | Half Baths | Fireplaces | Living Area (SFLA) |
|------------|--------------|---------|----------|------------|------------|------------|--------------------|
| 1961       | 1961         | 1       | 3        | 1          | 0          | 0          | 1,148              |

| Year Built | Eff Yr Built | Stories | Bedrooms | Full Baths | Half Baths | Fireplaces | Living Area (SFLA) |
|------------|--------------|---------|----------|------------|------------|------------|--------------------|
| 1961       | 1961         | 1       | 3        | 1          | 0          | 0          | 1,148              |

| Year Built | Eff Yr Built | Stories | Bedrooms | Full Baths | Half Baths | Fireplaces | Living Area (SFLA) |
|------------|--------------|---------|----------|------------|------------|------------|--------------------|
| 1961       | 1961         | 1       | 3        | 1          | 0          | 0          | 1,148              |

Please Note: All Value Information is from 2014 Final tax roll. All taxes and tax rates are 2014. Historic and economic exceptions are not reflected in these totals. The information provided is believed to be correct but is subject to change and is not guaranteed. If multiple structures exist on a parcel, only the first is shown.





043010

002200

002270

25° 31'

23

24

26

27

28

29

30

31

32

150'

34

35'

253233

HWY 17 S

ADDL RW OR 3170-523

HWY 17 S

25° 25° 25° 25° 25° 25° 25° 25° 25° 25° 25° 25° 25° 25° 25° 31'

HILTON RD

50'

315'

044010

25° 25° 25° 25° 25° 25° 25° 25° 25° 25° 25° 25° 25° 25° 25° 31'

001220

001260

001300

001300

21

22

25

33

R W OR 3232-81

41

001330

25° 31'

001260

001240

33'

001410

40

39

38

37

36

35

001310

001260

MB 6

PG 274

001240

20 19 18 17

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

**Parcel Details: 25-32-33-000000-044010**

 TAX EST
  PRT CALC
  PRC
  TRIP

**Owners**

NORTHERN FINANCIAL CORP 100%

**Mailing Address**

Address 1 **1767 CORAL WAY S**  
 Address 2  
 Address 3 **VERO BEACH FL 32963-2616**

**Site Address**

Address 1 **1400 US HIGHWAY 17 N**  
 Address 2  
 City **FORT MEADE**  
 State **FL**  
 Zip Code **33841**

**Parcel Information**

Neighborhood **430011.00**  
[Show Recent Sales in this Neighborhood](#)  
 Subdivision **NOT IN SUBDIVISION**  
 Property (DOR) Use Code **SFR up to 2.49 AC (Code: 0100)**  
 Acreage **1.13**  
 Taxing District **UNINCORP/SWFWM (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.

BEG 7 CH 12 FT W OF NE COR OF SW1/  
 RUN S 4 CH 51 FT E TO HY 17 N TO 40  
 BEG LESS R/W FOR HWY 17

**Area Map**



**Mapping Worksheets (plats) for 2**

[Mapping Worksheet Info](#)  
[Section\\_253233.pdf](#)