



LAND DEVELOPMENT DIVISION

AGENDA FOR DEVELOPMENT REVIEW COMMITTEE

DATE: September 30, 2016
TO: Development Review Committee Members
FROM: John M. Bohde, AICP, Director
Tom Pierce, Sr. Development Review Specialist
SUBJECT: **Meeting Schedule for October 13, 2016**

The Development Review Committee will meet on **Thursday, October 13, 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/ms

LEVEL 3 SPECIAL EXCEPTION

- | | |
|---|--------------------------------------|
| 8.) DEATON SE 16-11
CLIFFORD DEATON
(863)606-4316 x Project #: 58894
to allow parking of a truck and trailer | SE

232826-000000-031310 |
| 9.) REITENBACH SE 16-10
GARY REITENBACK
(863)676-6016 x Project #: 58929
A Special Exception to allow the parking of a commercial vehicle. | SE 16-10

272923-868002-000060 |

LEVEL 3 VARIANCE SETBACKS

- | | |
|---|---------------------------------------|
| 10.) MESCHKE VAR 16-
STEPHEN MESCHKE
(863)255-0154 x Project #: 58895
A setback variance to allow an existing shed to remain. | VAR 16-

252812-338500-000130 |
| 11.) STOCKTON VAR 16-73
SCOTT MOORE
(863)688-3330 x Project #: 58914
A setback variance | VAR 16-73

282726-934111-006650 |
| 12.) EDWARDS VAR 16-74
ROBERTA EDWARDS
(765)621-5254 x Project #: 58919
A setback variance | VAR 16-

292921-000000-024150 |
| 13.) WESCOTT VAR 16-75
BEVERLY WESCOTT
(863)956-5196 x Project #: 58928
A setback variance | VAR 16-75

262806-527021-002610 |
| 14.) RUSSO-GRANT VAR 16-77
PAMELA RUSSO-GRANT
(863)866-9016 x Project #: 58938
A setback variance | VAR 16-77

262512-488056-002670 |
| 15.) ABD VAR 16-78
MD CONSTRUCTION
(407)233-5098 x Project #: 58939
A rear setback variance | VAR 16-78

282618-932901-021180 |
| 16.) CURFMAN VAR 16-79
BETTY CURFMAN
(863)325-8550 x Project #: 58940
A side and R-O-W setback variance. | VAR 16-79

272831-000000-012380 |
| 17.) RAMER VAR 16-80
RAMER JERRY
(407)709-2373 x Project #: 58946
A setback variance | VAR 16-80

262717-000000-041020 |
| 18.) WESTWOOD MISSIONARY BC VAR 16-81
WESTWOOD MISSIONARY BAPTIST CHURCH INC
(863)294-2219 x Project #: 58963
A setback variance | VAR 16-81

252824-351000-006011 |

19.) HIGHLAND HOLDINGS VAR 16-82
HIGHLAND HOLDINGS INC
(863)619-7103 x Project #: **58972**
A R-O-W setback variance to allow an existing house to remain.

VAR 16-82

232709-000783-000400



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: 10-13-16 Project Number (For office use only) 58983

Marissa Nieddu (843) 290-3912
APPLICANT/PROJECT NAME PHONE FAX
P.O. Box 2115, Lakeland, FL 33806 marissa.nieddu@gmail.com
MAILING ADDRESS E-mail Address

Grant Nieddu (561) 247-2686
CONTACT PERSON (if different from applicant) PHONE FAX
P.O. Box 2115, Lakeland, FL 33806 grant.nieddu@gmail.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 .6

Tax Identification Number

Section-Township-Range - Subdivision # - Parcel #
Parcel ID Number(s): S 24 T 28 R 32 - 264000 - 001350
(18 digits)
S T R - -
S T R - -

Current Land Use District Residential Medium (RM)
Current Development Area N/A

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

Project Narrative

2433 Marion Drive
Lakeland, FL 33803

Total Property Sq Ft: 26,136

Structures currently on property:

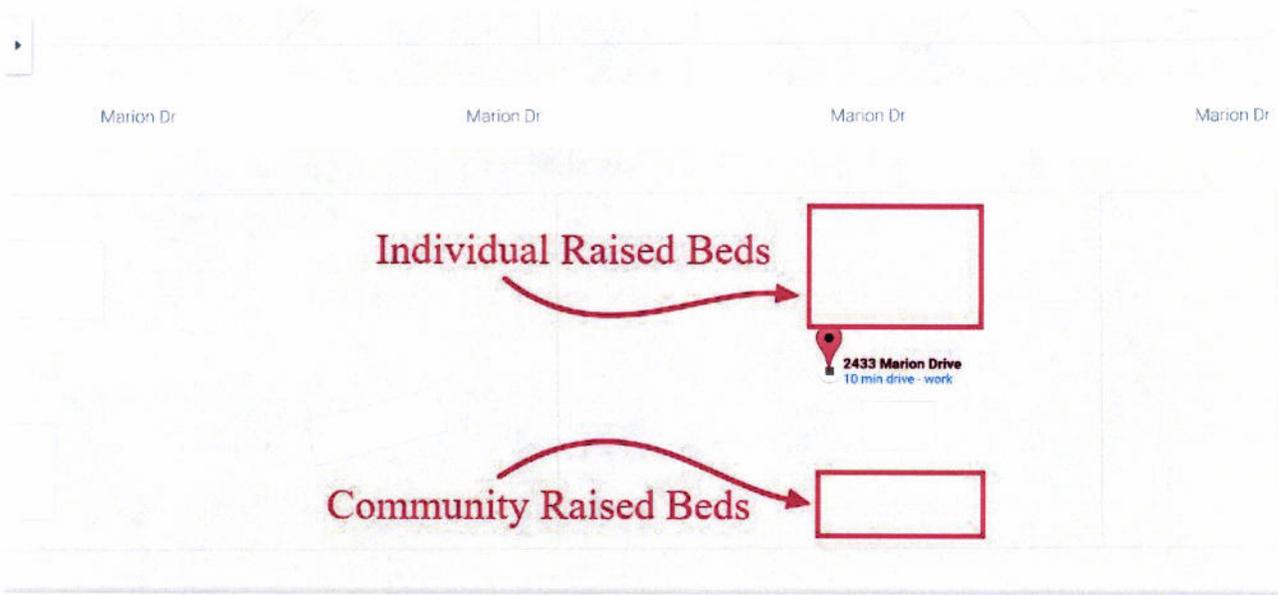
- 1 home
- 1 garden shed

Community Garden

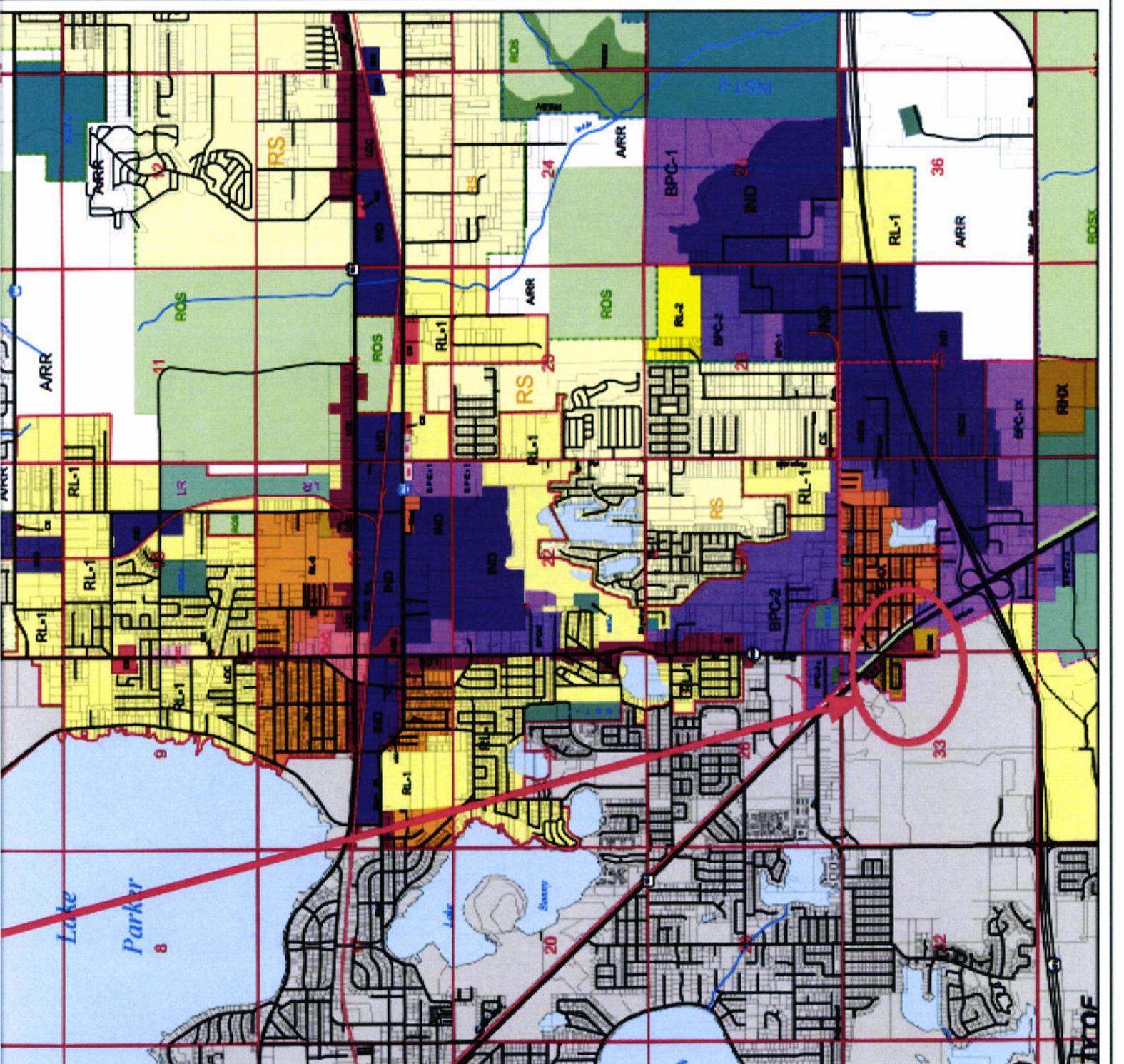
Community Garden Use Sq Ft: 17,000 (roughly)

Our desire to provide our community with space to grow their own food and the opportunity to learn more about gardening.

Site Plan: 2433 Marion Drive, Lakeland, FL 33803



CC - Convenience Center	ARR
MAC - Neighborhood Activity Center	RR
CAC - Community Activity Center	RR
TC - Town Center	RR
RAC - Regional Activity Center	RR
HIC - High-Impact Commercial Center	RR
TCC - Tourism Commercial Center	RR
LCC - Linear Commercial Corridor	RR
CE - Commercial Enclave	RR
OC - Office Center	RR
EC - Employment Center	RR
BPC-1 - Business Park Center-1	RR
BPC-2 - Business Park Center-2	RR
IND - Industrial	RR
PM - Phosphate Mining	RR
LR - Leisure Recreation	RR
PI - Professional Institutional	RR
INST-1 - Institutional-1	RR
INST-2 - Institutional-2	RR
IAC - Interchange Activity Center	RR
ROS - Recreation and Open Space	RR
PRESV - Preservation	RR
CORE - Conservation Core	RR
MU - Mixed Use	RR
RCC - Rural Cluster Center (Non-Residential)	RR
RCC-R - RCC - Rural Cluster Center (Residential)	RR
RS - Residential-Suburban	RR
RL-1 - Residential Low-1	RR
RL-2 - Residential Low-2	RR
RL-3 - Residential Low-3	RR
RL-4 - Residential Low-4	RR
RM - Residential Medium	RR
RH - Residential High	RR
ARR - Agriculture/Rural	RR
PRE-DRI & DRI - Development of Regional Impact	RR
SAP - Selected Area Plan	RR
Southeast SAP Village Center Core	RR
Southeast SAP Village Center	RR
Green Swamp Areas	RR
GSASCS - Green Swamp Area of Critical State Concern	RR
RIDGE-SPA - Ridge Special Protection Area	RR
RURAL-SPA - Rural Special Protection Area	RR
PC-SPA - Polk City Special Protection Area	RR
Development Areas	RR
Transit Supportive Development Areas - TSDA	RR
Urban Growth Areas - UGA	RR
Suburban Development Areas - SDA	RR
Utility Enduse Areas - UEA	RR
Neighborhood Utility Service Areas - NUSA	RR
Note: "X" Indicates Extra Development Standards	RR



GENERAL LEGEND

- Interstate Highways
- U.S. Highways
- State Highways
- County Roads
- Local Roads
- Proposed Roads
- Railroads
- Parcels
- County Boundary
- Sections
- Township/Range
- Lakes/Water
- Municipalities

Map Prepared By:
POLK COUNTY
BOARD OF COUNTY COMMISSIONERS
INFORMATION TECHNOLOGY / GIS SECTION

CPMS Managed by:
OFFICE OF PLANNING AND DEVELOPMENT

GENERALIZED MAP

Aerial View: 2344 Marion Drive, Lakeland, FL 33803





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

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: 10-13-16

Project Number (For office use only) 58984

Polk County Land Partners LLC c/o Jean Marsan (407) 467-6335
APPLICANT/PROJECT NAME PHONE

FAX
jean@betterbuilthomesfl.com

8927 Champions Gate Blvd. #410, Champions gate, Fl 33896
MAILING ADDRESS

E-mail Address

James Askey - Askey Hughey, Inc. (407) 957-3308
CONTACT PERSON (if different from applicant) PHONE

(407) 957-1019
FAX

25 E. 13th Street, Suite 9, St. Cloud, Florida 34769
MAILING ADDRESS

jaskey@ahieng.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 160 +/-

RECEIVED
SEP 29 2016
LAND DEVELOPMENT

Tax Identification Number

Table with columns: Section-Township-Range, Subdivision #, Parcel #. Rows include Parcel ID Number(s) with values like S 25 T 25 R 26, 999946, 005460.

Current Land Use District Residential Medium (RM) AND TOWN CENTER (TCX)

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.

THE TERRA DEL SOL PROJECT IS CURRENTLY AN APPROVED PROJECT OF PROPOSED VILLAS WITH A SMALL PORTION OF TH PROJECT CONSTRUCTION COMPLETED. THE PROPOSED DEVELOPMENT WOULD REVISE APPROXIMATELY HALF THE PROJECT SITE TO 50' WIDE SINGLE FAMILY LOTS. THE VILLA PORTION OF THE PROJECT MAY ALSO REQUIRE SOME LAYOUT REVISIONS.

WE WOULD LIKE TO DISCUSS THE FOLLOWING:

- CURRENT PROPERTY ENTITLEMENTS
 - AVAILABLE DENSITY REDUCTION
- REQUIRED PLAN MODIFICATIONS (LEVEL 2 RE-SUBMITTAL ?)
- EXISTING ON-SITE UTILITY LOCATIONS (AS-BUILT INFORMATION)
 - CONNECTION TO BELLA CITTA BLVD



DRAWN BY JZ JFA
PROJECT NO./FILE NAME 16-Proposed/Westridge
DATE 09/2016
SCALE N.T.S.
SHEET NO. Figure 2

PROJECT NARRATIVE

TERRA DEL SOL
Polk County Land Partners LLC

Polk County, Florida

S 31 , T 25 S, R 27 E

Askey Hughey, Inc.
Civil Engineering / Land Planning

Certificate of Authorization Number: 26233

25 E. 13th Street, Suite 9
St. Cloud Florida 34769

Phone: (407) 957-3308

Fax: (407) 957-1019

BARRY ROAD

27

L GROVE
AD

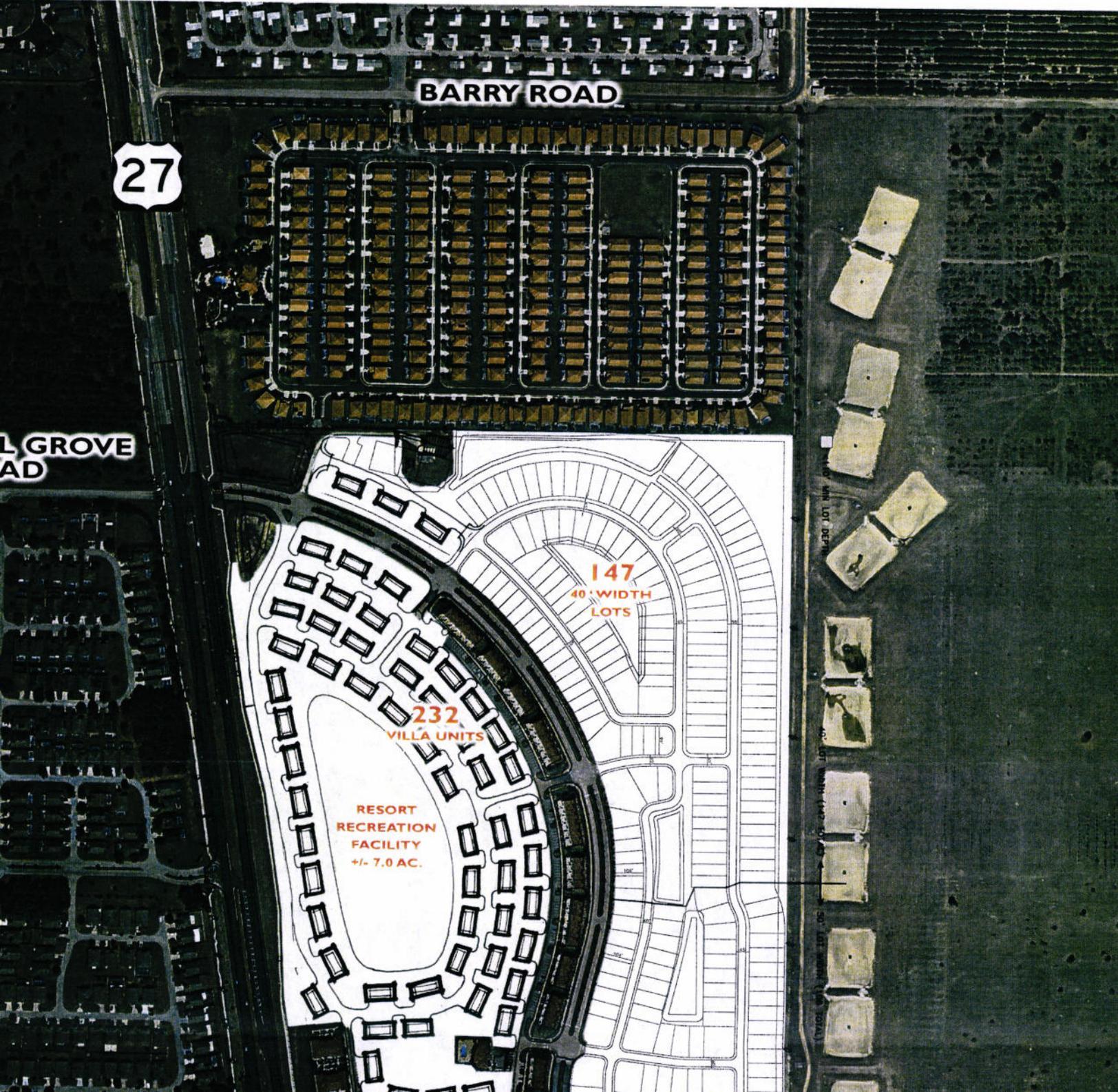
147
40' WIDTH
LOTS

232
VILLA UNITS

RESORT
RECREATION
FACILITY
+/- 7.0 AC.

MIN LOT DEPTH

MIN LOT AREA





DRAWN BY: JZ
 CHECKED BY: JFA
 PROJECT NAME: 16-Proposed/Westridge
 DATE: 09/2016
 SCALE: N.T.S.
 SHEET NO.: Figure 2

AERIAL MAP

TERRA DEL SOL
 Polk County Land Partners LLC

Polk County, Florida

S 31 , T 25 S, R 27 E

Askey Hughey, Inc.
 Civil Engineering / Land Planning

Certificate of Authorization Number: 26233

25 E. 13th Street, Suite 9
 St. Cloud Florida 34769

Phone: (407) 957-3308

Fax: (407) 957-1019

Polk County Property Record Card

<p>Parcel ID: 262525999946005460 Owner: WESTRIDGE COMMUNITY DEVELOPMENT DISTRICT Mailing Address: 3434 COLWELL AVE C/O RIZETTA & COMPANY TAMPA FL 33614-8390 Site Address: TIERRA DEL SOL BLVD DAVENPORT FL 33897</p>	<p>Value Information</p> <p>Land Value: \$0.00 Building Value: \$0.00 Misc. Item(s) Value: \$0.00 Total Just Value (Market): \$0.00</p> <p>Exemption Information <small>Adopt Homestead does not apply to all tax districts</small> Homestead: \$0.00 Addtl. Homestead: \$0.00 Widower: \$0.00 Disability: \$0.00 Senior: \$0.00 Veteran: \$0.00 Other: \$0.00</p>	<p>Non Ad-Valorem Assessments</p> <p>Fire: \$0.00 Other: \$0.00</p> <p>General Property Information</p> <p>Neighborhood #: 110296.00 Subdivision #: 999946 Subdivision Name: TIERRA DEL SOL DOR Use Code (DOR): 7070 DOR Description: Vacant CDD Parcel - vac land Short Legal: TIERRA DEL SOL PB 144 PG 31-38TRACTS CDD-1 THRU CDD-13 CDD-15 THRU CDD-30 CDD-32& CDD-33 LESS THAT PT OF CDD-8 LYING BETWEEN</p>	<p>Sketch</p> <p>There are no buildings on this parcel.</p>																																																																								
<p>Taxable Value (Tax Dist: 90000)</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>District Description</th> <th>Tax Rate</th> <th>Assessed Value</th> <th>Assessed Taxes</th> <th>Exemption</th> <th>Tax Savings</th> <th>Taxable Value</th> <th>Taxes</th> </tr> </thead> <tbody> <tr> <td>BOARD OF COUNTY COMMISSIONERS</td> <td>6.781500</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$0.00</td> </tr> <tr> <td>POLK COUNTY PARKS MSTU</td> <td>0.561900</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$0.00</td> </tr> <tr> <td>POLK COUNTY LIBRARY MSTU</td> <td>0.210900</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$0.00</td> </tr> <tr> <td>POLK COUNTY STORMWATER MSTU</td> <td>0.100000</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$0.00</td> </tr> <tr> <td>POLK COUNTY SCHOOL BOARD - STATE</td> <td>4.549000</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$0.00</td> </tr> <tr> <td>POLK COUNTY SCHOOL BOARD - LOCAL</td> <td>2.248000</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$0.00</td> </tr> <tr> <td>SOUTHWEST FLA WATER MGMT DIST</td> <td>0.331700</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$0.00</td> </tr> <tr> <td>Total</td> <td></td> <td>14,78300</td> <td></td> <td></td> <td></td> <td></td> <td>\$0.00</td> </tr> </tbody> </table>			District Description	Tax Rate	Assessed Value	Assessed Taxes	Exemption	Tax Savings	Taxable Value	Taxes	BOARD OF COUNTY COMMISSIONERS	6.781500	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	POLK COUNTY PARKS MSTU	0.561900	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	POLK COUNTY LIBRARY MSTU	0.210900	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	POLK COUNTY STORMWATER MSTU	0.100000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	POLK COUNTY SCHOOL BOARD - STATE	4.549000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	POLK COUNTY SCHOOL BOARD - LOCAL	2.248000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	SOUTHWEST FLA WATER MGMT DIST	0.331700	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Total		14,78300					\$0.00	<p>No Building Information Available</p>
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Please Note: All Value Information is from 2016 Proposed tax roll. All taxes and tax rates are 2016. 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. **Additional lines of information pertaining to this record are not displayed due to field size limitation of this report

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

Parcel Details: 26-25-25-999946-005460

TAX EST PRT CALC PRC TRIM TAX BILL

Owners

WESTRIDGE COMMUNITY DEVELOPMENT DISTRICT 100%

Mailing Address

Address 1 **3434 COLWELL AVE**
Address 2 **C/O RIZETTA & COMPANY**
Address 3 **TAMPA FL 33614-8390**

Site Address

Address 1 **0 TIERRA DEL SOL BLVD**
Address 2
City **DAVENPORT**
State **FL**
Zip Code **33897**

Parcel Information

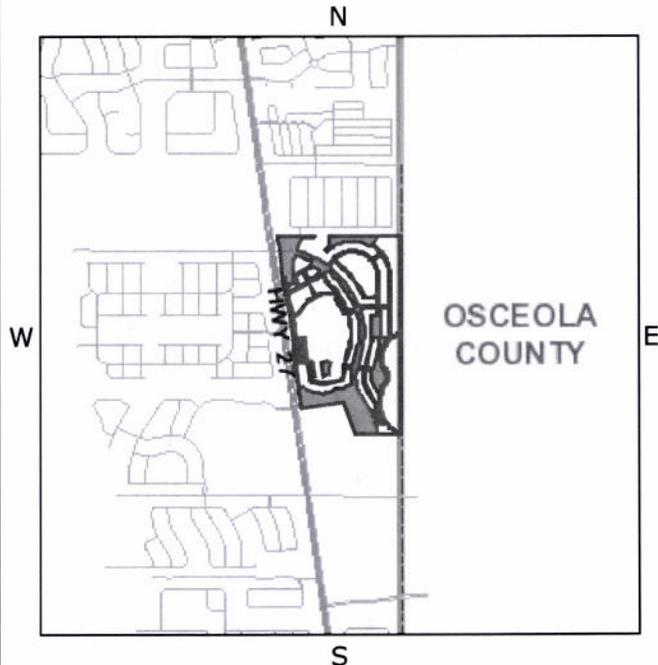
Neighborhood **110296.00**
 Show Recent Sales in this Neighborhood
Subdivision **TIERRA DEL SOL**
Property (DOR) **Vacant CDD Parcel - vac land or misc**
Use Code **impr of some value (Code: 7070)**
Acreage **39.37**
Taxing District **UNINCORP/SWFWM (Code: 90000)**
Community
Redevelopment **NOT IN CRA**
Area

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.

TIERRA DEL SOL PB 144 PG 31-38 TRACTS CDD-1 THRU CDD-13 CDD-15 THRU CDD-30 CDD-32& CDD-33 LESS THAT PT OF CDD-8 LYING BETWEEN TRACTS TH-2 C1 & TH-2 C2 AS DESC IN OR 6855-1278 & LESS THAT PT OF TRACT CDD-15 LYING WITHIN THAT PROP KNOWN AS PCL TH1-C AS DESC IN OR 6985-1684& LESS THAT PT OF TRACT CDD-16 DESC AS: BEG SE COR OF TRACT CDD-16 S79-59-11W ALONG S LINE 226.26 FT NELY ALONG CURVE 201.35 FT S72-17- 25E 224.3 FT SWLY ALONG CURVE 57.03 FT S5-16-

Area Map



Recorded Plat

Visit the Polk County Clerk of Courts website to view the Recorded Plat for this parcel

Note: Some plats are not yet available on the Clerk's website. The site contains images of plats recorded on 01/05/1973 (beginning with book 058 Page 020) or later. For information on Plats recorded before 01/05/1973 (Book 058 Page 019 or less) please contact the Polk County Clerk's Office.

Mapping Worksheets (plats) for 262525

Mapping Worksheet Info
Section_262525.pdf

Sales History

Important Notice: If you wish to obtain a copy of a deed for this parcel, click on the blue OR Book/Page number. Doing so will cause you to leave the Property Appraiser's website and access the Polk County Clerk of the Circuit Court's Official Records Search. Click here for a list of the system requirements that the Clerk's office deems necessary in order to view the deed. Once the document opens, click the printer icon to print the document. If you have any issues opening the document once you have met all the listed system requirements, please contact the Clerk's office at (863)534-4000 and ask to speak to an IT staff member. If the Book/Page number 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 the deed you will need to contact the Clerk of the Circuit Court Indexing Department at 863-534-4516. If the Type Inst is an "R", the document is not available through the Clerk of the Circuit Court's Official Records Search. Please contact the Property Appraiser to order "R" type instruments.

OR Book/Page	Date	Type Inst	Vacant/Improved	Grantee	Sales Price
6856/1740	05/2006	C	V	WESTRIDGE COMMUNITY DEVELOPMENT DISTRICT	\$100
6585/0905	01/2006	W	V	WESTRIDGE COMMUNITY DEVELOPMENT DISTRICT	\$9,090,200
4399/0692	02/2000	W	V	TIERRA DEL SOL RESORT INC	\$1,139,500

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
<p>If you have a 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.</p>					

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Land Lines

LN	Land Dscr	Ag/GreenBelt	Land Unit Type	Front	Depth	Units
1	* Miscellaneous	N	U	0	0	14

* For Zoning/Future Land Use contact Polk County or the Municipality the parcel is located in.

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Value Summary (2016)

Desc	Value
Land Value	\$0
Building Value	\$0
Misc. Items Value	\$0
Land Classified Value	\$0
Just Market Value	\$0
*Cap Differential and Portability	\$0
Agriculture Classification	\$0
Assessed Value	\$0
Exempt Value (County)	\$0
Taxable Value (County)	\$0

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

Values by District (2016)

District Description	Proposed Tax Rate	Assessed Value	Proposed Assessed Taxes	Exemption	Proposed Tax Savings	Taxable Value	Proposed Taxes
BOARD OF COUNTY COMMISSIONERS	6.781500	\$0	\$0.00	\$0	\$0.00	\$0	\$0.00
POLK COUNTY PARKS MSTU	0.561900	\$0	\$0.00	\$0	\$0.00	\$0	\$0.00
POLK COUNTY LIBRARY MSTU	0.210900	\$0	\$0.00	\$0	\$0.00	\$0	\$0.00
POLK COUNTY STORMWATER MSTU	0.100000	\$0	\$0.00	\$0	\$0.00	\$0	\$0.00
POLK COUNTY SCHOOL BOARD - STATE	4.549000	\$0	\$0.00	\$0	\$0.00	\$0	\$0.00
POLK COUNTY SCHOOL BOARD - LOCAL	2.248000	\$0	\$0.00	\$0	\$0.00	\$0	\$0.00
SOUTHWEST FLA WATER MGMT DIST	0.331700	\$0	\$0.00	\$0	\$0.00	\$0	\$0.00
		Assessed Taxes:	\$0.00	Tax Savings:	\$0.00	Total Taxes:	\$0.00

Taxes

Desc	Last Year	2016 Proposed
Taxing District	UNINCORP/SWFWMD (Code: 90000)	UNINCORP/SWFWMD (Code: 90000)
Millage Rate	15.1521	14.7830
Ad Valorem Assessments	\$0.00	\$0.00
Non-Ad Valorem Assessments	\$0.00	\$0.00
Total Taxes	\$0.00	\$0.00

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Prior Year Final Values

2015

Land Value	\$0.00
Building Value	\$0.00
Misc. Items Value	\$0.00
Just Value (Market)	\$0.00
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Last Updated: Tuesday, September 27, 2016 at 2:31:28 AM

Polk County Property Record Card

<p>Parcel ID: 2625250000000021010 Owner: WESTRIDGE HOLDCO LLC Mailing Address 8529 SOUTHPARK CIR STE 330 ORLANDO FL 32819-9064 Site Address BELLA CITTA BLVD DAVENPORT FL 33897</p>	<p style="text-align: center;">Sketch</p> <p style="text-align: center;">There are no buildings on this parcel.</p>	<p style="text-align: center;">Non Ad-Valorem Assessments</p> <p>Fire: \$0.00 Other: \$0.00</p> <p style="text-align: center;">General Property Information</p> <p>Neighborhood #: 6666.20 Subdivision #: 000000 Subdivision Name: NOT IN SUBDIVISION DOR Use Code (DOR): 1000 DOR Description: Vacant Commercial Short Legal: BEG SE COR SEC N89-59-27W ALONG S LINE SEC 1402.22FT TO E ROW US 27 N08-12-40W 331.14 FT S81-10-05W4.98 FT N08-13-46W 1063.21 FT N81-57- 28E 669.03 FT</p>																																																																							
<p style="text-align: center;">Value Information</p> <p>Land Value: \$4,253,046.00 Building Value: \$0.00 Misc. Item(s) Value: \$0.00 Total Just Value (Market): \$4,253,046.00</p> <p style="text-align: center;">Exemption Information Addtl Homestead does not apply to all tax districts</p> <p>Homestead: \$0.00 Addtl. Homestead: \$0.00 Widower: \$0.00 Disability: \$0.00 Senior: \$0.00 Veteran: \$0.00 Other: \$0.00</p>	<p style="text-align: center;">Taxable Value (Tax Dist: 90000)</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>District Description</th> <th>Tax Rate</th> <th>Assessed Value</th> <th>Assessed Taxes</th> <th>Exemption</th> <th>Tax Savings</th> <th>Taxable Value</th> <th>Taxes</th> </tr> </thead> <tbody> <tr> <td>BOARD OF COUNTY COMMISSIONERS</td> <td>6.781500</td> <td>\$4,253,046.00</td> <td>\$28,842.03</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$4,253,046.00</td> <td>\$28,842.03</td> </tr> <tr> <td>POLK COUNTY PARKS MSTU</td> <td>0.561900</td> <td>\$4,253,046.00</td> <td>\$2,389.79</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$4,253,046.00</td> <td>\$2,389.79</td> </tr> <tr> <td>POLK COUNTY LIBRARY MSTU</td> <td>0.210900</td> <td>\$4,253,046.00</td> <td>\$896.97</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$4,253,046.00</td> <td>\$896.97</td> </tr> <tr> <td>POLK COUNTY STORMWATER MSTU</td> <td>0.100000</td> <td>\$4,253,046.00</td> <td>\$425.30</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$4,253,046.00</td> <td>\$425.30</td> </tr> <tr> <td>POLK COUNTY SCHOOL BOARD - STATE</td> <td>4.549000</td> <td>\$4,253,046.00</td> <td>\$19,347.11</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$4,253,046.00</td> <td>\$19,347.11</td> </tr> <tr> <td>POLK COUNTY SCHOOL BOARD - LOCAL</td> <td>2.248000</td> <td>\$4,253,046.00</td> <td>\$9,560.85</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$4,253,046.00</td> <td>\$9,560.85</td> </tr> <tr> <td>SOUTHWEST FLA WATER MGMT DIST</td> <td>0.331700</td> <td>\$4,253,046.00</td> <td>\$1,410.74</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$4,253,046.00</td> <td>\$1,410.74</td> </tr> <tr> <td>Total</td> <td></td> <td></td> <td>\$62,872.79</td> <td></td> <td>\$0.00</td> <td></td> <td>\$62,872.79</td> </tr> </tbody> </table>	District Description	Tax Rate	Assessed Value	Assessed Taxes	Exemption	Tax Savings	Taxable Value	Taxes	BOARD OF COUNTY COMMISSIONERS	6.781500	\$4,253,046.00	\$28,842.03	\$0.00	\$0.00	\$4,253,046.00	\$28,842.03	POLK COUNTY PARKS MSTU	0.561900	\$4,253,046.00	\$2,389.79	\$0.00	\$0.00	\$4,253,046.00	\$2,389.79	POLK COUNTY LIBRARY MSTU	0.210900	\$4,253,046.00	\$896.97	\$0.00	\$0.00	\$4,253,046.00	\$896.97	POLK COUNTY STORMWATER MSTU	0.100000	\$4,253,046.00	\$425.30	\$0.00	\$0.00	\$4,253,046.00	\$425.30	POLK COUNTY SCHOOL BOARD - STATE	4.549000	\$4,253,046.00	\$19,347.11	\$0.00	\$0.00	\$4,253,046.00	\$19,347.11	POLK COUNTY SCHOOL BOARD - LOCAL	2.248000	\$4,253,046.00	\$9,560.85	\$0.00	\$0.00	\$4,253,046.00	\$9,560.85	SOUTHWEST FLA WATER MGMT DIST	0.331700	\$4,253,046.00	\$1,410.74	\$0.00	\$0.00	\$4,253,046.00	\$1,410.74	Total			\$62,872.79		\$0.00		\$62,872.79
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[Home Page](#) » [Return To Search Results](#)

Parcel Details: 26-25-25-000000-021010

TAX EST PRT CALC PRC TRIM TAX BILL

Owners

WESTRIDGE HOLDCO LLC 100%

Mailing Address

Address 1 **8529 SOUTHPARK CIR STE 330**

Address 2

Address 3 **ORLANDO FL 32819-9064**

Site Address

Address 1 **BELLA CITTA BLVD**

Address 2

City **DAVENPORT**

State **FL**

Zip Code **33897**

Parcel Information

Neighborhood **6666.20**
Show Recent Sales in this Neighborhood

Subdivision **NOT IN SUBDIVISION**

Property (DOR) Use Code **Vacant Commercial (Code: 1000)**

Acreage **38.29**

Taxing District **UNINCORP/SWFWMD (Code: 90000)**

Community Redevelopment Area **NOT IN CRA**

Property Desc

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BEG SE COR SEC N89-59-27W ALONG S LINE SEC 1402.22 FT TO E R/W US 27 N08-12-40W 331.14 FT S81-10-05W 4.98 FT N08-13-46W 1063.21 FT N81-57-28E 669.03 FT S21-16-59E 534.52 FT S89-50-36E 749.61FT TO PT ON E LINE SEC S00-01-56E 972.95 FT TO POB LESS MAINT RW & ADDNL R/W FOR TRI COUNTY RD # 2 AS PER OR BK 7863 PG 10

Area Map



Mapping Worksheets (plats) for 262525

Mapping Worksheet Info
Section_262525.pdf

Sales History

Important Notice: If you wish to obtain a copy of a deed for this parcel, click on the blue OR Book/Page number. Doing so will cause you to leave the Property Appraiser's website and access the Polk County Clerk of the Circuit Court's Official Records Search. Click here for a list of the system requirements that the Clerk's office deems necessary in order to view the deed. Once the document opens, click the printer icon to print the document. If you have any issues opening the document once you have met all the listed system requirements, please contact the Clerk's office at (863)534-4000 and ask to speak to an IT staff member. If the Book/Page number 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 the deed you will need to contact the Clerk of the Circuit Court Indexing Department at 863-534-4516. If the Type Inst is an "R", the document is not available through the Clerk of the Circuit Court's Official Records Search. Please contact the Property Appraiser to order "R" type instruments.

OR Book/Page	Date	Type Inst	Vacant/ Improved	Grantee	Sales Price
09160/02063	12/2013	M	V	WESTRIDGE HOLDCO LLC	\$800
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6572/0369	11/2005	C	V	WEST VILLAS INC	\$100
6572/0366	11/2005	Q	V	WEST VILLAS INC	\$100
6329/1586	07/2005	W	V	WEST VILLAS INC	\$8,000,000
4399/0717	02/2000	W	V	TIERRA DEL SOL RESORT INC	\$2,347,800

Exemptions

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Land Value	\$4,253,046
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Land Classified Value	\$0
Just Market Value	\$4,253,046
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Agriculture Classification	\$0
Assessed Value	\$4,253,046
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Exempt Value (County)

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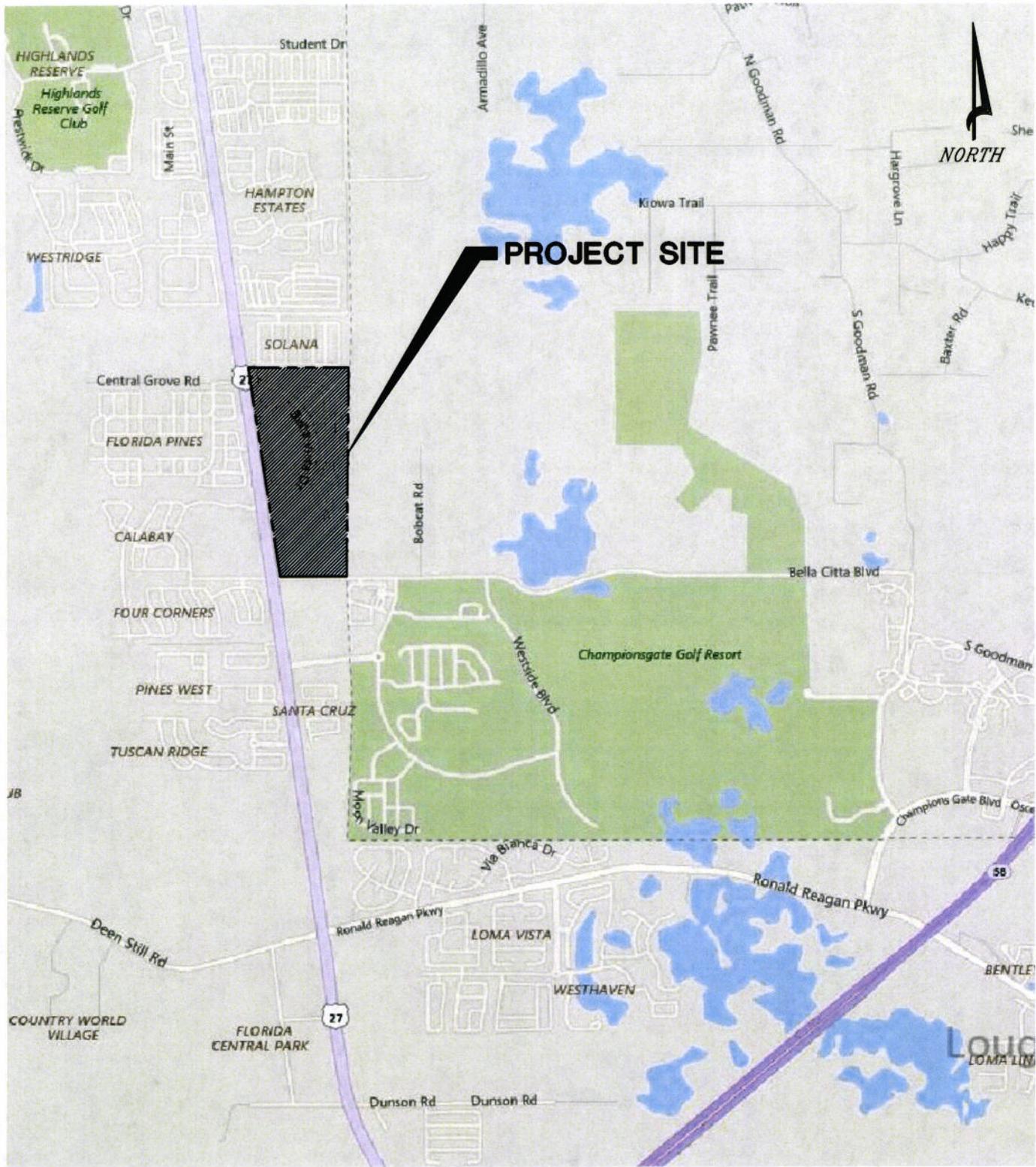
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Last Updated: Wednesday, September 28, 2016 at 2:31:19 AM



PROJECT SITE

OWNER	JZ
DESIGNER	JFA
PROJECT NO./FILE NAME	16-Proposed/Westridge
DATE	09/2016
SCALE	N.T.S.
SHEET NO.	Figure 1

LOCATION MAP

TERRA DEL SOL
Polk County Land Partners LLC

Polk County, Florida S 31 , T 25 S, R 27 E

Askey Hughey, Inc.
Civil Engineering / Land Planning

Certificate of Authorization Number: 26233
25 E. 19th Street, Suite 9
St. Cloud Florida 34769
Phone: (407) 957-3308 Fax: (407) 957-1019