

330 West Church Street
PO Box 9005 • Drawer GM03
Bartow, Florida 33831-9005



PHONE: 863-534-6792
FAX: 863-534-6407
www.polk-county.net

LAND DEVELOPMENT DIVISION

AGENDA FOR DEVELOPMENT REVIEW COMMITTEE

DATE: October 30, 2015
TO: Development Review Committee Members
FROM: John M. Bohde, AICP, Director
Tom Pierce, Sr. Development Review Specialist
SUBJECT: **Meeting Schedule for November 12, 2015**

The Development Review Committee will meet on **Thursday, November 12, 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

- | | | |
|------|---|--|
| 9.) | NELLIS VAR 15-97
HART CONTRACTORS INC.
(407)490-9289 x Project #: 58206
A setback variance to allow an existing carport to remain. | VAR 15-97

272624-706190-000650 |
| 10.) | GHALY VAR 15-98
CHASTAIN SKILLMAN INCORPORATED
(863)646-1402 x Project #: 58215
A setback variance | VAR 15-98

232913-000000-041040 |
| 11.) | ARCHIBALD VAR 15-99
TOM ARCHIBALD
(863)420-6504 x Project #: 58220
A setback variance. | VAR 15-99

262501-488040-002460 |
| 12.) | SOULOR VAR 15-100
TODD SOULOR
(508)615-6517 x Project #: 58230
A right-of-way setback variance. | VAR 15-100

232718-999960-000670 |
| 13.) | WEBB VAR 15-101
ASSOCIATES, L L C GADD CASE &
(863)940-9979 x Project #: 58232
A variance to allow an accessory structure to be larger than the principal structure. | VAR 15-101

242809-000000-011003 |
| 14.) | RUSSELL VAR 15-102
BETH RUSSELL
(813)376-1099 x Project #: 58233
A side and rear setback variance to allow a shed. | VAR 15-102

232711-000860-000850 |

LEVEL 5 APPLICATIONS

LEVEL 5 PLAT REVIEW

- | | | |
|------|--|----------------------|
| 15.) | CAMBRIA
MARK WILSON
(863)701-8702 x Project #: 58264
Proposed Development of 34 single family lots on 9.45 acres within the Green Swamp North Ridge SAP. PD 04-11. ***PCU # 2004-13-20-0 for NEPWS Water & NERWTF wastewater. | 272619-705000-020011 |
|------|--|----------------------|



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: 11-12-15 Project Number (For office use only) 58260

DANNY MULLINS/MULLINS STORAGE (813) 601-7625 (813) 571-2122
APPLICANT/PROJECT NAME PHONE FAX
1214 OLD HOPEWELL ROAD, TAMPA, FL
MAILING ADDRESS dmullins@dmt.dumps.com
E-mail Address

RAVI ALUR (813) 610-3246 (813) 571-1753
CONTACT PERSON (if different from applicant) PHONE FAX
1023 PROFESSIONAL PARK DRIVE, BRADNON, FL 33511
MAILING ADDRESS aspireeng@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 4.97

Tax Identification Number

	Section-Township-Range	-	Subdivision #	-	Parcel #
Parcel ID Number(s): (18 digits)	<u>S 03 T 30 R 28</u>	-	<u>000000</u>	-	<u>041040</u>
	<u>S T R</u>	-		-	
	<u>S T R</u>	-		-	

Current Land Use District Industrial (IND)

Current Development Area _____

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



ASPIRE ENGINEERING, INC.

Engineering Excellence Delivered

1023 Professional Park Drive
Brandon, FL 33511
Phone: (813) 571-2850
Fax: (813) 571-1753
E-mail: aspireeng@yahoo.com

NARRATIVE MULLINS STORAGE

The property is about 4.97 Acres. This property was previously used as a trucking and refueling facility. The proposal is to construct 6,000 SF maintenance facility with truck bays for Mullins Storage and Trucking for maintenance of their trucks. This will also be used as their fueling facility for trucks. Some of the questions regarding the project are:

1. Are the uses proposed allowed on the property?
2. Landscape buffers required on all sides
3. Building setbacks required on all sides
4. Maximum building Height allowed
5. Any Concurrency issues for the proposed project
6. Any ROW dedication requirements along Story Road?
7. Any other issues related to the development of the property

BOUNDARY SURVEY

POLK COUNTY PARCEL NUMBER
28-30-03-000000-041030



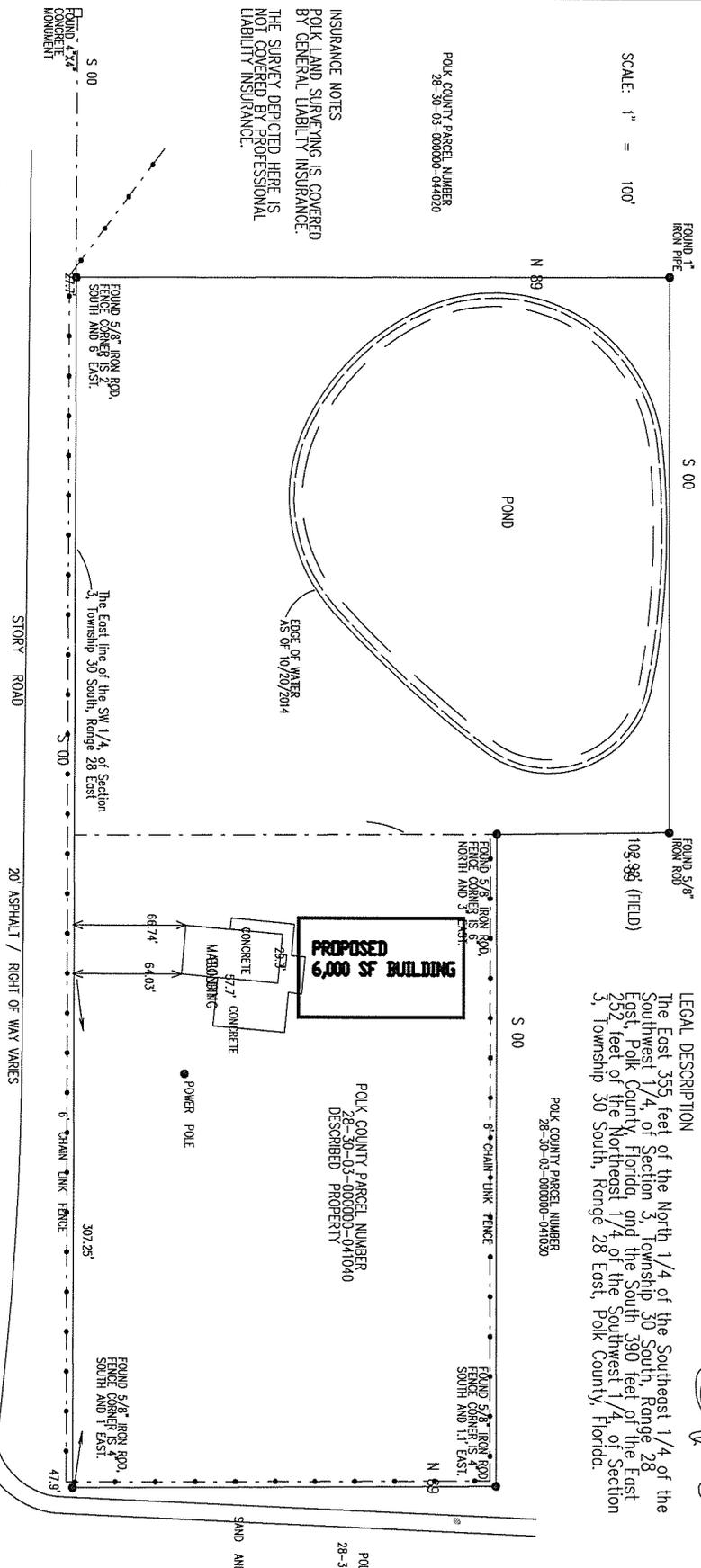
LEGAL DESCRIPTION

The East 355 feet of the North 1/4 of the Southeast 1/4 of the Southwest 1/4, of Section 3, Township 30 South, Range 28 East, Polk County, Florida, and the South 390 feet of the East 252 feet of the Northeast 1/4 of the Southwest 1/4 of Section 3, Township 30 South, Range 28 East, Polk County, Florida.

SCALE: 1" = 100'

POLK COUNTY PARCEL NUMBER
28-30-03-000000-044020

INSURANCE NOTES
POLK LAND SURVEYING IS COVERED BY GENERAL LIABILITY INSURANCE. THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.



POLK LAND SURVEYING, INC.
Florida Licensed Business Number 79350

116 East Stuart Avenue
Lake Wales, FL 33853
Phone: (863) 632-4424
Fax: 1-888-650-0789
polkcs@ymail.com
Project Number: PLS-725-14-Story
Field Work Date: October 20, 2014
Field Book Number: 12 Page: 28

SURVEYORS REPORT AND NOTES

- 1) The Survey depicted here appears to be in Zone "X" as shown on the F.E.M.A. Flood Insurance Rate Map Number 12105C 0570 F, effective date 12/20/2000.
- 2) Property address is 249 Story Road, Lake Wales, Florida 33853.
- 3) Bearings are based on the West right of way of Story Road, as shown on Surveyors Mullins Trucking, Inc. Map.
- 4) This Survey Map and Report or the copies thereof are not valid without the original raised seal of a Florida Licensed Surveyor and Mapper.
- 5) Underground utilities and underground encroachments not shown.
- 6) Dashed lines and fences may not be to scale. Dimensions for solid lines and fences are exact.
- 7) This Survey was prepared without benefit of a Title Search.
- 8) Additions or deletions to survey maps or reports by other than the signing surveyor are prohibited without written consent of the signing surveyor.
- 9) The electronic signature and seal appearing on this document was authorized by Mike Boehndel, PSM on 11/03/2014.

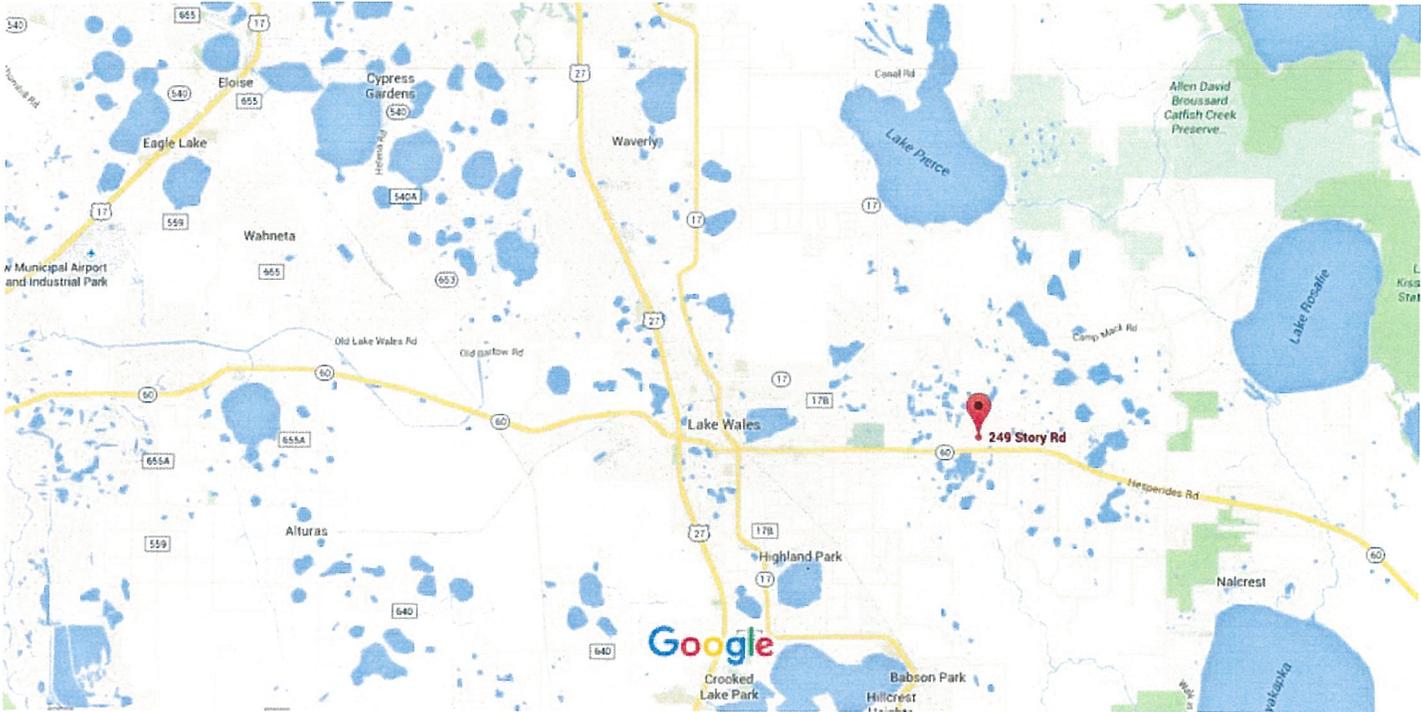
SURVEYORS CERTIFICATION

I, the undersigned Florida Licensed Surveyor and Mapper, do hereby certify that I have completed this survey in compliance with Chapters 51-17.050, 51-17.051 and 51-17.052 of the Florida Administrative Code (the Florida minimum technical standards for Surveyors and Mappers)

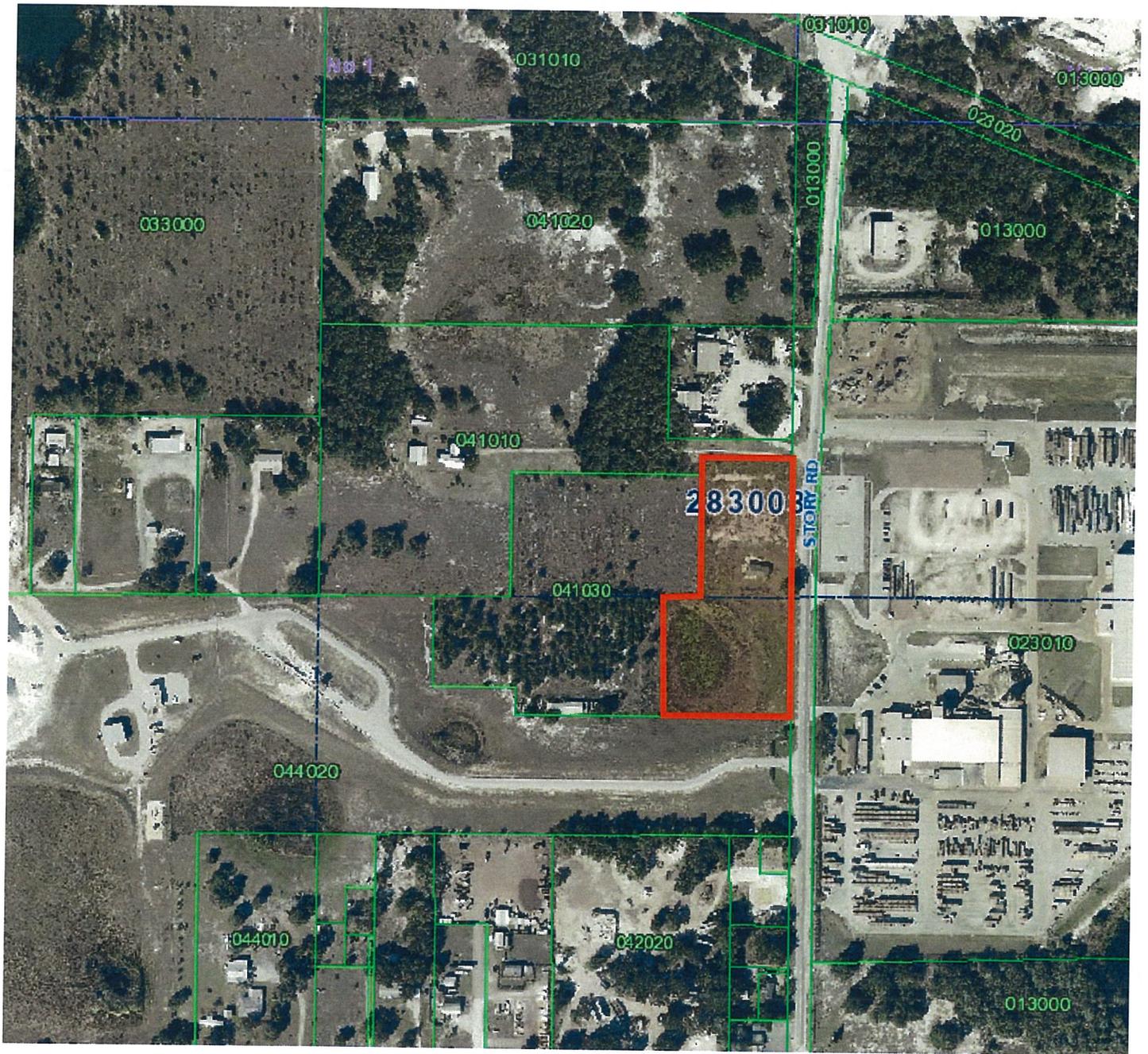
Mike Boehndel
Mike Boehndel, PSM
Professional Surveyor and Mapper License Number 5575
11/03/2014

POLK CC
28-30-03

Google Maps 249 Story Rd



Map data ©2015 Google 2 mi





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: 11-12 Next available. Project Number (For office use only) 58269

Ezequiel Medina (407) 508-1585 N/A
APPLICANT/PROJECT NAME PHONE FAX

3901 Twilight Trail - Kissimmee FL 34746 N/A
MAILING ADDRESS E-mail Address

Alexandra Macherione (407) 592-2148 (407) 931-0542
CONTACT PERSON (if different from applicant) PHONE FAX

102 W. Emmett St. Suite D. Kissimmee FL 34741 AANTARES13@hotmail.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 [X] Text Amendment [X] Map Amendment

Acres 39.311

Tax Identification Number

Section-Township-Range - Subdivision # - Parcel #
Parcel ID Number(s): S 27 T 27 R 27 - 000000 - 021020
(18 digits) S 27 T 27 R 27 - 000000 - 021010
S T R - -

Current Land Use District ARR

Current Development Area RDA

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

Haines City, Florida

October 28, 2015

From: Ezequiel Medina

Regarding 4001 E. Hinson Avenue, Haines City FL 33844

27-27-27-000000-021020

27-27-27-000000-021010

To Whom It May Concern:

My property currently has a land use of ARR. I propose to Polk County to consider a land use change for my property, considering R3 or RC, to be able to have my property ready for a new development which I understand it will benefit the area / county in a near future, having in consideration that there's an elementary school, a middle school, and a high school within less than 2 miles as well, totaling almost 4,000 students.

Attached you will find the MLS reports for 2 properties within 3 miles of my property, which are RC and R3 respectively. Also for your comparison I'm enclosing the aerial map view for your consideration, which shows 11 developments near [subject property], within less than 1 mile.

I would also like for Polk County to consider perhaps to have a 10-15% commercial land use, and 80-90% multi-family for a new development to be established in the almost 40 acres of land, since there's a population of about 35,000 individuals, and since year 2000, population had grown about 28%. There's about 12,000 households, and if new developments are established, it will give the opportunity to the area to keep growing, moreover, increase the opportunity of jobs to be generated.

If a land use change is approved by Polk County, I'm positive that it will help the County to increase the growth, and be parallel to other counties in Central Florida, since taxes would be beneficial and it would allow the opportunity to much more ahead.

If you have any question, please feel free to contact me at 407-592-2148.

Thanks in Advance,

Sincerely,



Ezequiel Medina.

Map | Google Street View

Automatic

Click any parcel for parcel details.



Hinson Ave E

Power Line Rd



HINSON AVE HAINES CITY
Owned by:
MEDINA EZEQUIEL A
Lot Dimensions

[Parcel Disclaimer](#)

[Ruler](#)

[Legend](#)

250 feet

100 m

© 2015 Microsoft Corporation Pictometry Bird's Eye © 2015 Pictometry International Corp © 2015 HERE

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

Parcel Details: 27-27-27-000000-021010

 TAX EST
  PRT CALC
  PRC
  TRIP

Owners

MEDINA EZEQUIEL A 100%

Mailing Address

Address 1 **3901 TWILIGHT TRL**
 Address 2
 Address 3 **KISSIMMEE FL 34746-3242**

Site Address

Address 1 **HINSON AVE**
 Address 2
 City **HAINES CITY**
 State **FL**
 Zip Code **33844**

Parcel Information

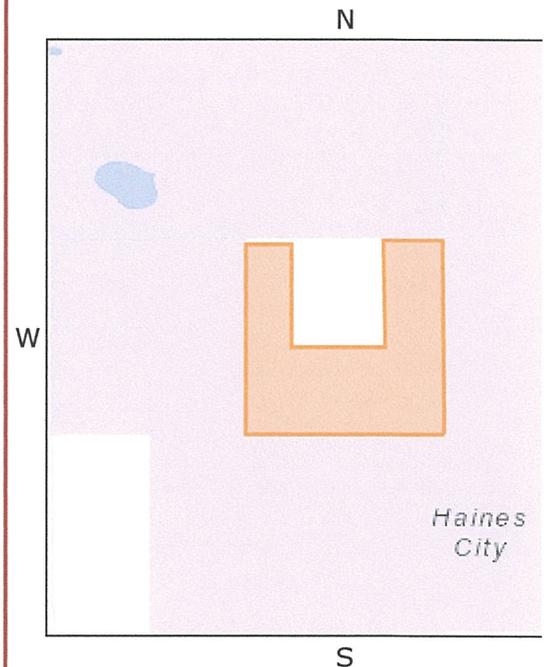
Neighborhood **130024.00**
[Show Recent Sales in this Neighborhood](#)
 Subdivision **NOT IN SUBDIVISION**
 Property (DOR) Use **Pasture (Code: 6000)**
 Code
 Acreage **29.31**
 Taxing District **UNINCORP/SWFWMD (Code: 90000)**

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 c property is located. The property description shou 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 h its interpretation.

NE1/4 OF SE1/4 LESS COMM NE COR O SE1/4 OF SEC S 25 FT TO S R/W LINE (AVE W ALONG SAID R/W 400 FT TO PO 618 FT N 700 FT TO SAID S R/W E ALO 418 FT N 15 FT E 200 FT TO POB

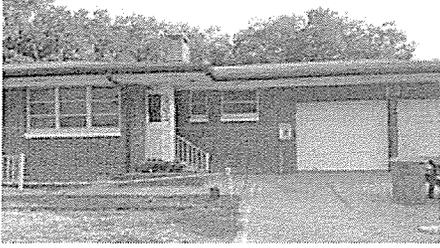
Area Map



Mapping Worksheets (plats) for 2

[Mapping Worksheet Info Section_272727.pdf](#)

4001 E Hinson Ave, Haines City, FL 33844-8869, Polk County



4	3,280	435,587	\$1,500,000
MLS Beds	MLS Sq Ft	Lot Sq Ft	MLS List Price
2	1958	PASTURE	05/31/2015
MLS Baths	Yr Built	Type	MLS List Date

Active Listing

Owner Information

Owner:	Medina Ezequiel A	Mailing ZIP + 4:	3242
Owner (Alternate Format):	Ezequiel A Medina	Mailing Carrier Route:	R071
Mailing Address:	3901 Twilight Trl	Owner Vesting:	Married
Mailing City & State:	Kissimmee, FL	Owner Occupied:	No
Mailing Zip:	34746		

Location Information

Neighborhood Code:	130024.-130024.	Census Block:	00
Subdivision:	Acreage & Unrec	Census Block Group:	4
Township:	27	School District Name:	Polk County SD
Range:	27	Map 1:	27-27-27
Section:	27	Map 2:	27-27-27
Property ZIP:	33844	Flood Zone Code:	A
Property ZIP 4:	8869	Flood Zone Date:	01/02/2000
Property Carrier Route:	R004	Flood Zone Panel:	12105C0380F
Census Tract:	141.05		

Tax Information

Folio/Strap/PID (1):	27-27-27-000000-021020	% Improved:	85%
Folio/Strap/PID (2):	27-27-27-000000-021020	Tax Area:	90000
Folio/Strap/PID (3):	272727000000021020	Total Taxable Value:	\$140,061
Account Number:	72727000	Plat Book-Page:	P-81
Legal Description:	COMM NE COR OF NE1/4 OF SE1/4 OF SEC S 25 FT TO S R/W LINE OF HINSON AVE W ALONG SAID R/W 400 FT TO POB S 715 FT W 618 FT N 700 FT TO SAID S R/W E ALONG SAID R/W 418 FT N 15 FT E 200 FT TO POB		

Assessment & Tax

Assessment Year	2014	2013	2012
Just Value - Total	\$160,789	\$144,427	\$140,805
Just Value - Land	\$24,679	\$22,629	\$22,629
Just Value - Improved	\$136,110	\$121,798	\$118,176
Assessed Value - Total	\$140,061	\$127,149	\$123,393
YOY Assessed Change (\$)	\$12,912	\$3,756	
YOY Assessed Change (%)	10.16%	3.04%	

Tax Year	Total Tax	Change (\$)	Change (%)
2012	\$1,898		
2013	\$2,296	\$398	20.96%
2014	\$2,462	\$166	7.23%

Characteristics

County Use Description:	Pasture W/Res.-6002	Half Baths:	MLS: 1
State Use Description:	Grazing Land CI I-60	Fireplace:	Y
Land Use - CoreLogic:	Pasture	Fireplaces:	1
Style:	Unknown	Porch:	Open/Unfinished Porch

Courtesy of Alex Macherione, My Florida Regional MLS

The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Property Detail

Generated on 10/26/2015

Page 1 of 3

Building Type:	Single Family	Garage Type:	Att Garg/Unf
Bldg Class:	R6	Garage Sq Ft:	528
Year Built:	1958	Roof Type:	Hip
Effective Year Built:	1958	Roof Material:	Shingle
Living Square Feet:	3,280	Roof Shape:	Hip
Total Building Sq Ft:	3,280	Interior Wall:	Drywall
Heated Sq Ft:	2,660	Exterior:	Brick
Ground Level Sq Ft:	2,660	Floor Cover:	Carpet/Vinyl
Stories:	1	Foundation:	Pier
Bedrooms:	MLS: 4	Lot Sq Ft:	435,587
Total Baths:	Tax: 2 MLS: 3	Lot Acres:	9.9997
Full Baths:	2		

Features

Building Description	Building Size
Base Area	2,660
Unfin Garage	528
Unfin Open Porch	18
Unfin Open Porch	18
Unfin Open Porch	56

Listing Information

MLS Listing Number:	S4815712	MLS Listing Date:	05/31/2015
MLS Status:	Active	MLS Listing Price:	\$1,500,000
MLS DOM:	149	MLS Orig. Listing Price:	\$650,000
MLS Status Change Date:	06/02/2015	MLS Listing Agent:	272503045-Alex Macherione
MLS Area:	HAINES CITY/GRENELEFE	MLS Listing Broker:	BHHS RESULTS REALTY

Last Market Sale & Sales History

Last Mkt Sale Date:	10/01/2003	Owner:	Medina Ezequiel A
Last Mkt Recording Date:	10/07/2003	Seller:	Lopez Salvador & Augustina
Sale Price:	\$200,000	Title Company:	Stewart Approved Title Inc
Price Per Sq Ft:	\$60.98	County Doc Link:	5537001748
Deed Type:	Warranty Deed	Document Number:	5537-1748

Recording Date	10/07/2003
Sale Date	10/01/2003
Sale Price	\$200,000
Document Type	Warranty Deed
Buyer Name	Medina Ezequiel A
Seller Name	Lopez Salvador & Augustina
Title Company	Stewart Approved Title Inc
Document Number	5537-1748
County Doc Link	5537001748

Mortgage History

Mortgage Date	10/07/2003
Mortgage Amount	\$140,000
Mortgage Lender	Butler Mtg Inc
Mortgage Type	Conventional
Mortgage Purpose	Resale
Mortgage Term	30
Mortgage Term Code	Years
Mortgage Int Rate Type	Fixed Rate Loan
Borrower Name	Medina Ezequiel A

Courtesy of Alex Macherione, My Florida Regional MLS

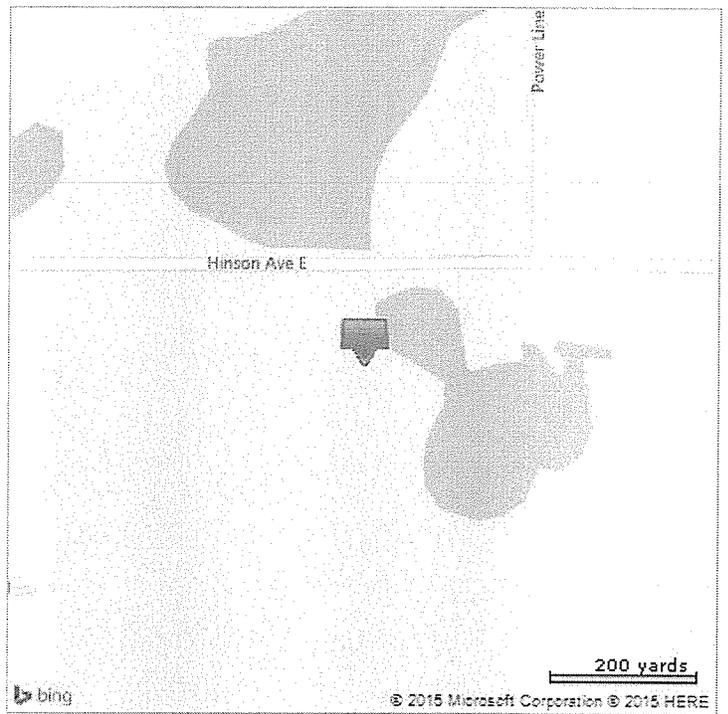
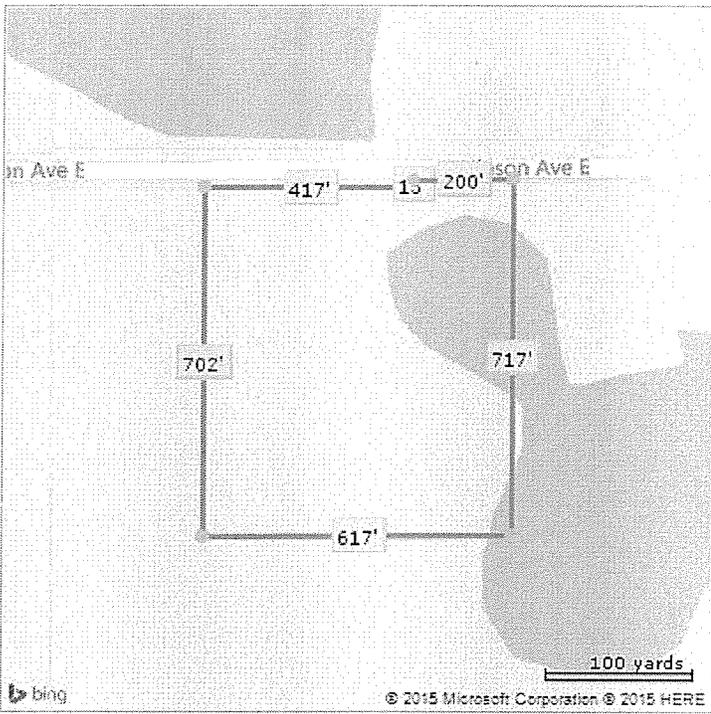
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Property Detail

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Page 2 of 3

Property Map



*Lot Dimensions are Estimated

Courtesy of Alex Macherione, My Florida Regional MLS

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Page 3 of 3

Hinson Ave, Haines City, FL 33844, Polk County



N/A	N/A	1,276,800	\$67,500
Beds	Bldg Sq Ft	Lot Sq Ft	Sale Price
N/A	N/A	PASTURE	10/01/2003
Baths	Yr Built	Type	Sale Date

Owner Information

Owner:	Medina Ezequiel A	Mailing Zip:	34746
Owner (Alternate Format):	Ezequiel A Medina	Mailing ZIP + 4:	3242
Mailing Address:	3901 Twilight Trl	Mailing Carrier Route:	R071
Mailing City & State:	Kissimmee, FL		

Location Information

Neighborhood Code:	130024.-130024.	School District Name:	Polk County SD
Subdivision:	Acreage & Unrec	Map 1:	27-27-27
Township:	27	Map 2:	27-27-27
Range:	27	Flood Zone Code:	X
Section:	27	Flood Zone Date:	01/02/2000
Property ZIP:	33844	Flood Zone Panel:	12105C0380F
Census Tract:	127.00		

Tax Information

Folio/Strap/PID (1):	27-27-27-000000-021010	Tax Area:	90000
Folio/Strap/PID (2):	27-27-27-000000-021010	Total Taxable Value:	\$5,028
Folio/Strap/PID (3):	2727270000000021010	Plat Book-Page:	P-81
Account Number:	72727000		
Legal Description:	NE1/4 OF SE1/4 LESS COMM NE COR OF NE1/4 OF SE1/4 OF SEC S 25 FT TO S R/W LINE OF HINSON AVE W ALONG SAID R/W 400 FT TO POB S 715 FT W 618 FT N 700 FT TO SAID S R/W E ALONG SAID R/W 418 FT N 15 FT E 200 FT TO POB		

Assessment & Tax

Assessment Year	2014	2013	2012
Just Value - Total	\$43,967	\$41,036	\$41,036
Just Value - Land	\$43,967	\$41,036	\$41,036
Assessed Value - Total	\$5,028	\$4,062	\$3,676
YOY Assessed Change (\$)	\$966	\$386	
YOY Assessed Change (%)	23.78%	10.5%	

Tax Year	Total Tax	Change (\$)	Change (%)
2012	\$57		
2013	\$63	\$7	11.53%
2014	\$76	\$13	20.94%

Characteristics

County Use Description:	Pasture-6000	Lot Sq Ft:	1,276,800
State Use Description:	Grazing Land CI I-60	Lot Acres:	29.3113
Land Use - CoreLogic:	Pasture		

Last Market Sale & Sales History

Last Mkt Sale Date:	10/01/2003	Seller:	Lopez Salvador & Agustina
Last Mkt Recording Date:	10/09/2003	Title Company:	Stewart Approved Title Inc
Sale Price:	\$67,500	County Doc Link:	5541001237

Courtesy of Alex Macherione, My Florida Regional MLS

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Property Detail

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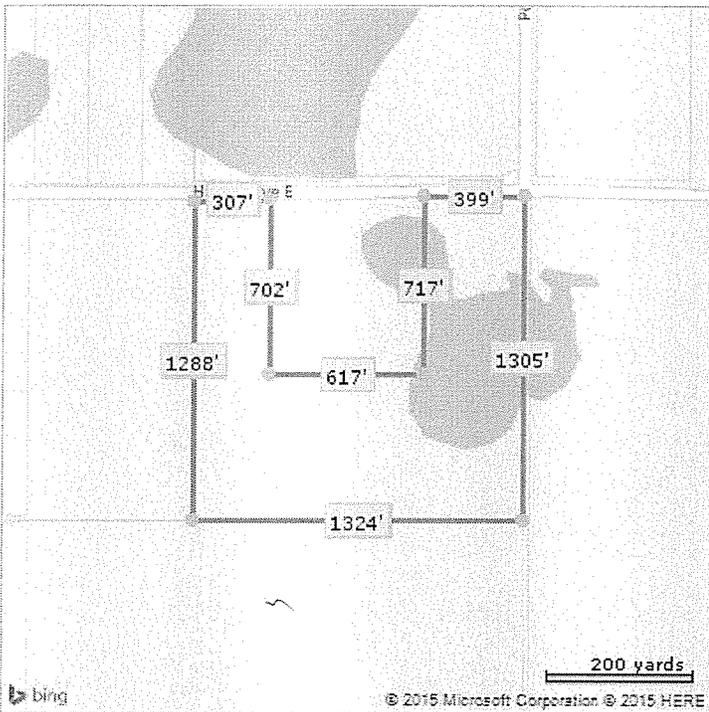
Page 1 of 2

Deed Type: **Warranty Deed**
Owner: **Medina Ezequiel A**

Document Number: **5541-1237**

Recording Date	10/09/2003
Sale Date	10/01/2003
Sale Price	\$67,500
Document Type	Warranty Deed
Buyer Name	Medina Ezequiel A
Seller Name	Lopez Salvador & Agustina
Title Company	Stewart Approved Title Inc
Document Number	5541-1237
County Doc Link	5541001237

Property Map



*Lot Dimensions are Estimated

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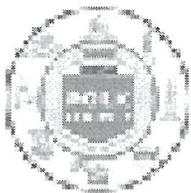
Property Detail

Generated on 10/26/2015

Page 2 of 2



SEWER LINES -



Parcel ID 272727-000000-021020

Polk County IT/GIS



Printed: Oct 26, 2015



[Parcel Disclaimer](#)
[Ruler](#)
[Legend](#)



[Parcel Disclaimer](#)
[Ruler](#)
[Legend](#)

Ex 1



ALEX MACHERIONE

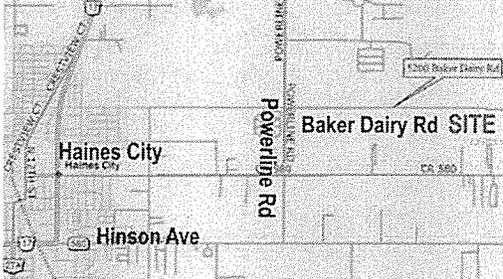
Realtor - BHHS RESULTS REALTY
We love Referrals!!



Office: 407-343-8137
Cell: 407-592-2148
Fax: 407-931-0542

aantares13@hotmail.com

05360917 5155 BAKER DAIRY RD, HAINES CITY, FL 33844



County: Polk
Subdiv: ACREAGE & UNREC
Style: Residential Development
Location: In County
List Date: 04/17/2015
Total Acreage: 20 to less than 50
LP/SqFt: \$1.21

Status: Active
List Price: \$2,000,000
Low Price:
Year Built:
Special Sale: None
ADOM: 192
CDOM: 192
Pets:
Total SqFt:
For Lease: No

Calling all Builders, Developers, Investors, and Homeowners...opportunity knocks! Beautifully treed horse country Excellent Location for country style assisted Living and location is close to the New Poinciana Hospital 38+/- acres of open pasture land with 1,320 feet of road frontage on Baker Dairy Road in Haines City, FL. Currently the acreage is used as a cattle ranch, but it would also be suitable for horses, blueberries, peaches, or citrus. There is a one-acre deep pond. The property is fenced and has an 8" well. Zoning is R-1-A; FLU LDR (Low Density Residential).

Land, Site, and Tax Information

SE/TP/RG: 24-27-27
Subdivision #:
Tax ID: 27-27-24-000000-041000
Taxes: \$356.00
Flood Zone Code:
Homestead: CDD:
Legal Desc: NE1/4 OF SW1/4 LESS N 50 FT FOR HWY
Ownership: Fee Simple
Availability:
SW Subd Condo#:
Book/Page: P-81
Bldg # Floors:
Lot Dimensions: 30
Utilities: County Water, Electric Avail on Site
Front Footage: 1,320

Zoning: RC
Future Land Use:
Zoning Comp:
Tax Year: 2014
Flood Zone Date:
Annual CDD Fee:
Section #:
Block/Parcel:
Front Exposure:
Lot #:
Flood Zone Panel:
Other Exemptions:
Mill Rate:
Complex/Comm Name:
Legal Subdivision Name: ACREAGE & UNREC
SW Subd Name:
Floor #: Floors in Unit: Flood Zone:
Bldg Name/H:
Lot Size Acres: 38.00
Lot Size SqFt: 1,655,376

Front Desc:

Exterior Information

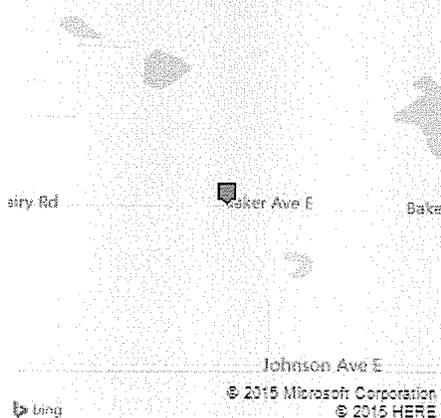
Ext Construction:
Roof:
Foundation:
Architecture Style:
Ext Features:
Description:
Garage Dim:

Community Information

HOA / Comm Assn: None

Map and Directions

Driving Directions: From Haines City go 2 miles east on Hinson Avenue to Powerline Road. Go north on Powerline Road 1 mile to Baker Dairy Road. Go east on Baker Dairy Road 1.25 miles to property. Property is on the south side of the road.



EX2

P4707035 JOHNSON AVE E, HAINES CITY, FL 33844



County: Polk	Status: Active
Subdiv: ACREAGE & UNREC	List Price: \$2,000,000
Style: Multi-Family	Low Price:
Location: Highway Frontage, In County, Zoning	Permits Horses
List Date: 09/14/2015	Year Built:
Total Acreage: 20 to less than 50	Special Sale: None
LP/SqFt: \$1.18	ADOM: 42
	CDOM: 42
	Pets: Yes
	Total SqFt:
	For Lease: No

Ideal For Residential Development Location Location!, High and Dry , Land does have 2 houses one is not livable, 5263 and 5373 Johnson Ave, Zoning 1-house per 5 ac. is aloud it could possibly be rezoned for higher density use as Multifamily and annexed into city limits Haines City. total land is 40 MOL

Land, Site, and Tax Information

SE/TP/RG: 25-27-27	Zoning: R-3	Section #:
Subdivision #:	Future Land Use:	Block/Parcel:
Tax ID: 27-27-25-000000-033020	Zoning Comp:	Front Exposure:
Taxes: \$61.00	Tax Year: 2014	Lot #:
Flood Zone Code:	Flood Zone Date:	Flood Zone Panel:
Homestead:	Annual CDD Fee:	Other Exemptions:
CDD:	# of Add Parcels: 3	Add Parcel: Yes
Alt Key/Folio #:	Complex/Comm Name:	Mill Rate:
Legal Desc: W1/2 OF NW1/4 OF NW1/4 LESS W 10 FT & LESS COUNTY RD S 580	Legal Subdivision Name: ACREAGE & UNREC	
Ownership: Fee Simple	SW Subd Name:	
Availability:	Floor #:	Floors in Unit:
SW Subd Condo#:	Bldg Name/H:	Flood Zone:
Book/Page: P-81	Lot Size Acres: 40.00	Lot Size SqFt: 1,693,300
Bldg # Floors:	Available, Well, Well + Pump	
Lot Dimensions: 1325x1285	Front Desc: County Road	
Utilities: BB/HS Internet Avail, Cable Available, County Water, Sewer		
Front Footage: 1,325		
Fences: Chain Link, Wire		
Current Adjacent Use: Residential		

Exterior Information

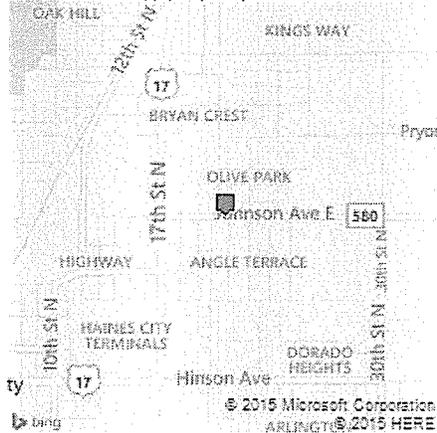
Ext Construction:	Description:
Roof:	Garage Dim:
Foundation:	
Architecture Style:	
Ext Features:	

Community Information

Community Features: Horses Allowed
HOA / Comm Assn: None

Map and Directions

Driving Directions: 17-92 Jonson Ave to Address or from Kissimmee from Kissimmee on John Young, L on Pleasant Hill, Merge on Cypress Parkway (Johnson Ave) as you approach Haines City, property is E of Power Line and on the South side of Johnson Ave.



Map Google Street View

Automatic Click any parcel for parcel details.

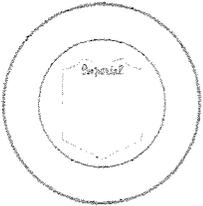
Parcel Disclaimer

Ruler

Legend

1000 feet 250 m

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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: 11-12-15 Project Number (For office use only) 58276

Ken Ross 407-288-7535 _____
 APPLICANT/PROJECT NAME PHONE FAX
3956 Town Center Blvd #146 _____
 MAILING ADDRESS Orlando, FL 32837 Kenross2011@hotmail.com
 E-mail Address

Kitty Thompson 407-791-6790 _____
 CONTACT PERSON (if different from applicant) PHONE FAX
3956 Town Center Blvd #146 _____
 MAILING ADDRESS Orlando, FL 32837 Vermontproperties2@gmail.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 3.2

Tax Identification Number

Section-Township-Range - Subdivision # - Parcel #
 Parcel ID Number(s): S 25 T 28 R 13 - 342500 - 012381
 (18 digits) S 13 T 28 R 25 - 342500 - 012381
S T R - -

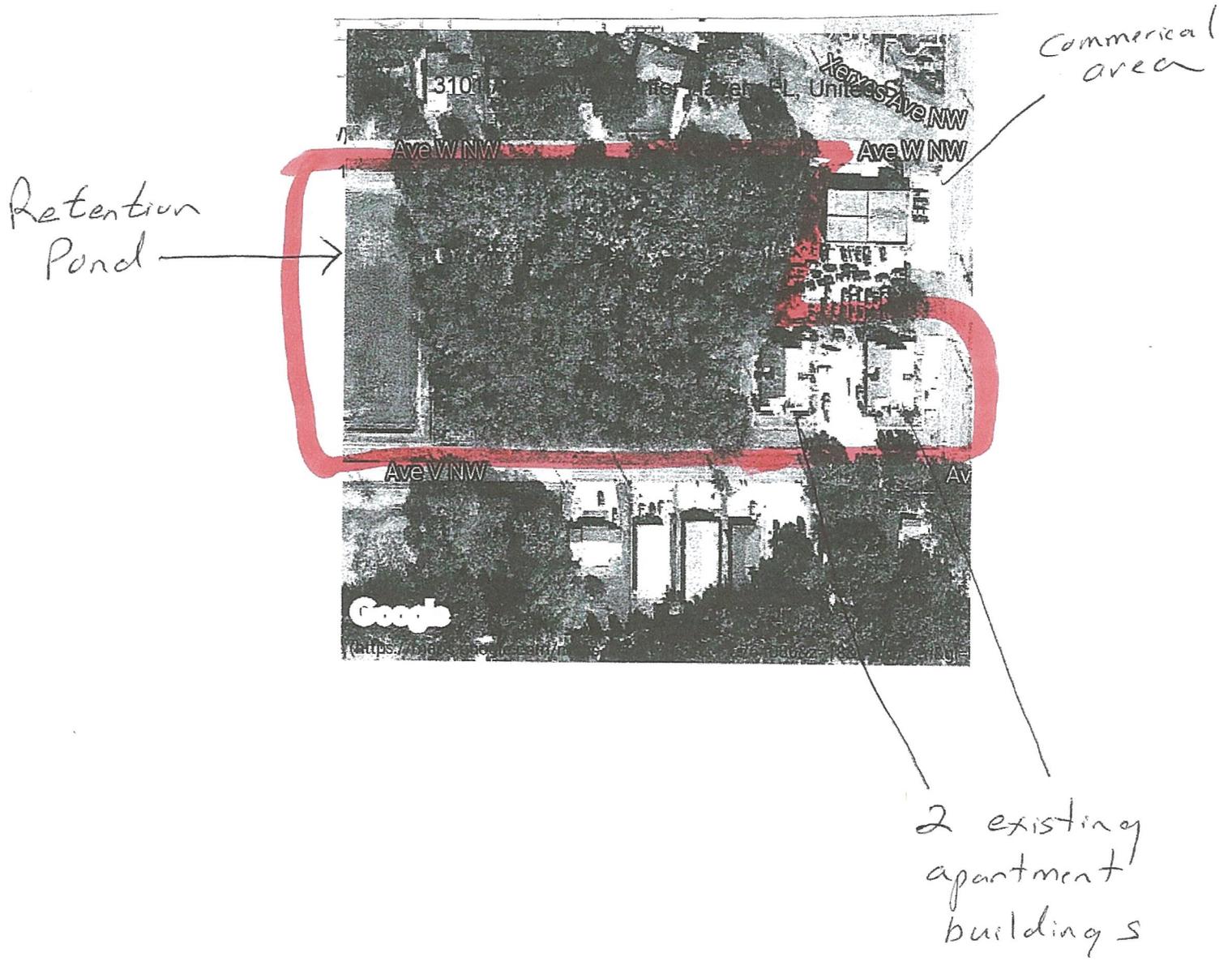
Current Land Use District MFR3

Current Development Area Urban Growth Area - UGA

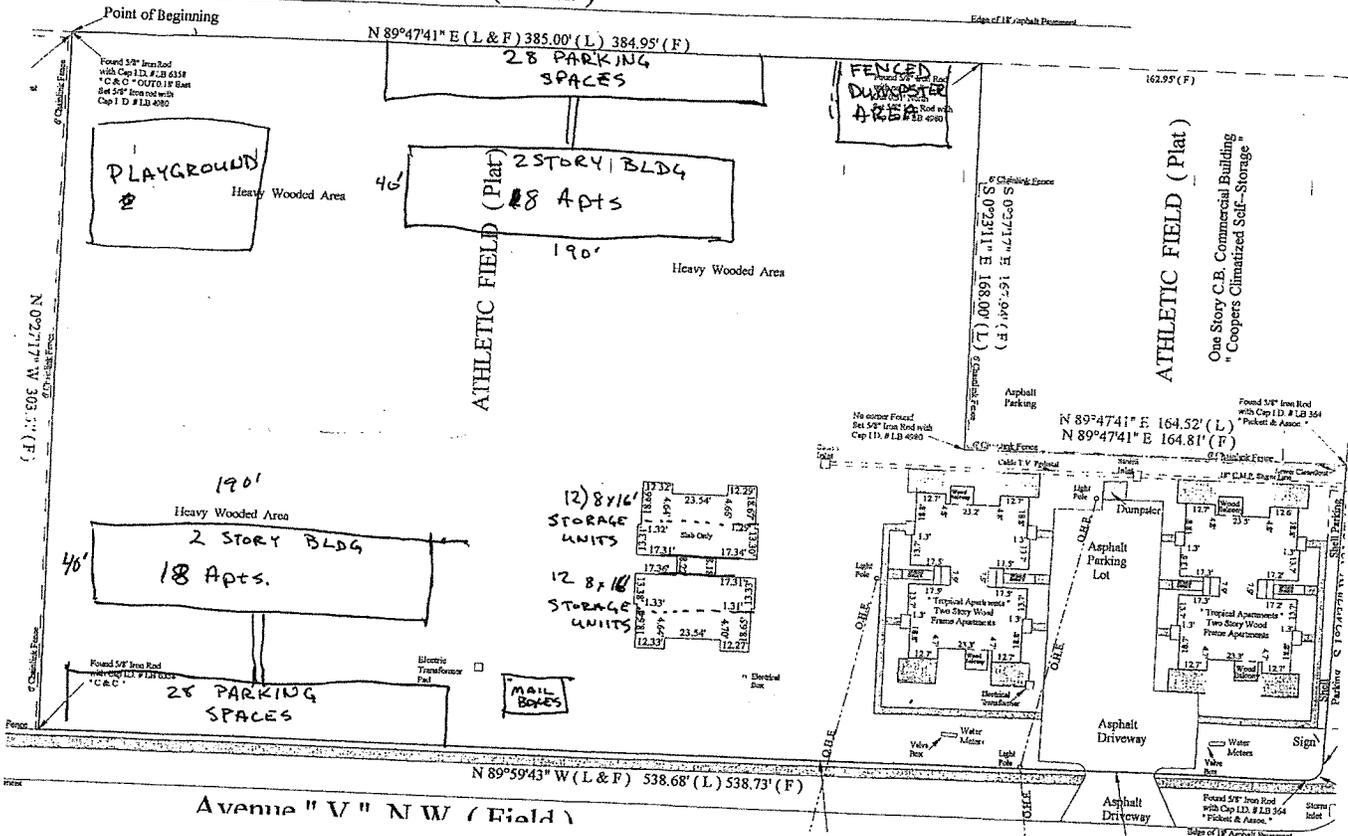
Note: Pre-application forms will not be accepted without the required attachments and the requested information provided.

Project Narrative - 2 existing apartments
36 to be Built

Aerial View



Avenue "W" N.W. (Field)



12 8x16 STORAGE UNITS	17.32	23.54	12.27
	1.50	---	5.9
	1.32	---	12.9
	17.31	---	17.34
12 8x16 STORAGE UNITS	17.30	---	12.27
	1.33	---	1.31
	23.54	---	12.27