

**Polk County Land Development Division
LDDRC-2025-6**

- 1. Owner's Authorization Form**
- 2. Waiver Form**
- 3. Demonstration of Need**
- 4. Deed**
- 5. Legal Description**
- 6. Impact Statement**
- 7. Maps**

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

AUTHORIZATION FORM

LAND DEVELOPMENT PROJECTS LOCATED IN POLK COUNTY, FLORIDA

I, Robert R. Baker and Anna Maria Baker (print owner's name), as the owner of the real property described as follows, 4140 Lake Hancock Rd, Lk, FL, do hereby authorize to act as my/our agent Robert R. Baker and Anna Maria Baker (print agent's name) to execute all applications, petitions and other documents necessary to affect the application approval requested and to appear on my/our behalf before all County boards and committees considering this application and to act in all respects as our agent in matters pertaining to the application.

X [Signature]
Property Owner Signature Robert R. Baker
Anna Maria Baker

Robert R. Baker
Property Owner Printed Name
Anna Maria Baker

2/9/2025
Date
2/9/2025

Parcel Identification Numbers and Addresses (use additional sheet if needed):

State of Florida County of Polk

I certify that the forgoing instrument was acknowledged before me this 9 day of February, 2025 by Robert R. Baker and Anna Maria Baker

Personally known ☒ Produced Identification _____ Type of Identification produced and verified: _____

[Signature]
Notary Public Signature



Notary Stamp

Kimberly A. Berient
Notary Public Printed Name

April 25 2028
My Commission Expires



Processing Time & Extension Procedures
Polk County
Office of Planning and Development

Contact Information:

Name of Applicant/Property Owner/Agent: Robert R. Baker - Anna Maria Baker
Mailing Address: 4136 W. Hancock Rd., Lakeland, FL 33812
Phone: 863-559-2770 Email: Bakersproperties@aol.com
Location of Property: 4140 Lake Hancock Rd., Lakeland, FL 33812

Per F.S. 125.022(1), the County must process applications for development orders and development permits pursuant to timeframes set forth in the statute and as adopted by Land Development Code (LDC) Sections 905 through 908, as follows:

- The County shall notify applicants indicating the application is complete or specify deficiencies within 30 days after receipt of the application.
- If deficiencies are identified, applicants shall have 30 days to submit the required additional information or the application will be withdrawn. Both parties may agree to a reasonable request for an extension of time only in the event of a *force majeure* or other extraordinary circumstance.
- Within 120 days after a Level 2 Review (LDC Section 905) application is deemed complete, the County must approve, approve with conditions, or deny each application. These limits may be reasonably extended by mutual agreement of the applicant and the County for up to 120 days.
- Within 180 days after a Level 3-5 Review (LDC Sections 906-908) application is deemed complete, the County must approve, approve with conditions, or deny each application. These limits may be reasonably extended by mutual agreement of the applicant and the County for up to 90 days.
- Additionally, per F.S. 125.022(2), when reviewing an application for a development permit or development order that is certified by a professional listed in F.S. 403.0877, the County may not request additional information from the applicant more than three times unless the applicant waives the limitation in writing.

To request an extension of processing time and waiver of the limitation on requests for additional information, please fill out and sign this form and return it to OPD staff. **Applicants may request an extension of processing time at the time of filing an initial application or at any time an application is pending before final action.** Please be advised that the Applicant may incur additional advertising fees.

As the Applicant/Agent for Applicant for a development order or development permit from Polk County, I acknowledge the timeframes as listed above and hereby request (check all that apply):

- ☐ Decline the waiver and agree to comply with the timeframes set forth in F.S. 125.022(1) and the LDC.
- ☐ A waiver of the limitation on requests for additional information per F.S. 125.022(2).

☒ An extension of 7 days for the submittal of additional information necessary for a complete application. *(Granted in the event of extraordinary circumstances)*

☐ An extension of _____ days for the County to issue final action approving, approving with conditions, or denying an application for development permit or development order. *(Maximum 120 days for Level 2 Reviews; maximum 90 days for Level 3-5 Reviews)*

X 
Signature of Applicant/Agent for Applicant

Date

02/09/2015

**Not applicable to Comprehensive Plan Amendments, LDC text amendments, or the Green Swamp Area of Critical State Concern*

For Official Use Only:

Date Received: _____

Meeting Date: _____

Project Number: _____

Approved/Denied: _____

**DEMONSTRATION OF NEED
LDDRC-2025-6**

Subject Property ID # : 24-29-11-000000-01470
Property Address: 4140 Lake Hancock Rd.,
Lakeland, Florida 33812

Owners: Robert R. and Anna Maria Baker

- a. Promotes low density: – Yes.

Request is to change 2.28 acres of land zoned BPC to RL1 so that owners may extend their residence which is adjacent on the southern property line, and which the owners/applicant has already encroached over onto the subject property, and eventually allow for the construction of one (1) single family dwelling.

- b. N/A
- c. N/A
- d. N/A
- e. N/A
- f. N/A
- g. N/A
- h. N/A
- i. N/A
- j. N/A
- k. N/A
- L. N/A
- m. N/A



014170
4101 LAKE
HANCOCK RD

4155 LAKE
014130
HANCOCK RD

4125 LAKE
HANCOCK RD
014030

4120 LAKE
HANCOCK RD
014140

4144 LAKE
014070
HANCOCK RD

014080

4142 LAKE
HANCOCK RD

014010

4101 LAKE
HANCOCK RD
014010

242911

EASEMENT

LAKE HANCOCK RD

INSTR # 2000060396

OR BK 04441 PG 1624

RECORDED 04/20/2000 09:39 AM
RICHARD M. WEISS CLERK OF COURT
POLK COUNTY
DOC. TAX PD (F.S. 201.02) 441.00
DEPUTY CLERK L. Mujtaba

J

(COPY)

This Instrument Prepared
Under the Supervision of:
E. V. McClurg
Attorney at Law
P. O. Box 38
Lakeland, FL 33802

Property Appraiser's
Part of Parcel ID #112924-000000-031010

TRUSTEE'S DEED

THIS INDENTURE, executed the 19th day of April, 2000
by OSCAR W. ROGERS, INDIVIDUALLY and AS TRUSTEE OF THE OSCAR W.
ROGERS LIVING TRUST AGREEMENT DATED NOVEMBER 25, 1992, party of the
first part, to ROBERT R. BAKER and ANNA MARIA BAKER, his wife,
parties of the second part, whose address is 4136 Lake Hancock
Road, Lakeland, FL 33813.

WITNESSETH: That the party of the first part, for and in
consideration of the premises and the sum of Ten (\$10.00) Dollars
and other good and valuable consideration in hand paid, grants,
bargains, sells, aliens, remises, releases, conveys and confirms to
the parties of the second part, and to their heirs and assigns
forever, that certain real property situate in Polk County,
Florida, more particularly described as follows:

The South 150.00 feet of the Northwest 1/4 of
the Southwest 1/4 of the Northeast 1/4 of
Section 11, Township 29 South, Range 24 East,
Polk County, Florida.

N. B. The subject property is not the homestead property of the
party of the first part and the party of the first part
does not reside thereon.

Subject to taxes assessed for the year 2000 and subsequent
years and Subject to easements and restrictions of record, if any.

TOGETHER with all and singular the tenements, hereditaments
and appurtenances belonging or in anywise appertaining to that real
property.

TO HAVE AND TO HOLD the same to the parties of the second
part, and to their heirs and assigns, in fee simple forever.

R- IMPERIAL TITLE SERVICES, INC. M3
OFFICE BOX

IN WITNESS WHEREOF, the party of the first part has hereunto set his hand and seal the day and year first above written.

Signed in the presence of:

E.V. McClurg

E.V. McClurg
Printed name of witness

Melissa D. Jackel

Melissa D. Jackel
Printed name of witness

Oscar W. Rogers

Oscar W. Rogers,
individually and as Trustee
aforesaid

Address:
P. O. Box 237
Lakeland, FL 33802

STATE OF FLORIDA

COUNTY OF POLK

The foregoing instrument was acknowledged before me this 19th day of April, 2000 by OSCAR W. ROGERS, INDIVIDUALLY and AS TRUSTEE OF THE OSCAR W. ROGERS LIVING TRUST AGREEMENT DATED NOVEMBER 25, 1992, who is personally known to me.

NOTARY:

Melissa D. Jackel

SEAL:

Melissa D. Jackel
Printed Name of Notary
Commission No. and Expiration Date

Melissa D. Jackel
Notary Public, State of Florida
My Comm. Expires April 24, 2003
No. CC577021
Notary Through Official Notary Service
1-(800) 723-0721

LEGAL DESCRIPTION
LDDRC-2025-6

Subject Property ID # : 24-29-11-000000-01470
Property Address: 4140 Lake Hancock Rd.,
Lakeland, Florida 33812
Owners: Robert R. and Anna Maria Baker

(Legal Description is per Recorded Deed dated 04/20/2000 and 2024 Polk County Tax Collector Real Estate Property Tax Bill)

The South 150.00 feet of the Northwest $\frac{1}{4}$
of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of
Section 11, Township 29 South,
Range 24 East, Polk County, Florida.

**IMPACT ASSESSMENT STATEMENT
FOR LDDRC-2025-6
Page 1**

Subject Property ID # : 24-29-11-000000-01470
Property Address: 4140 Lake Hancock Road
Lakeland, FL 33812

Owners: Robert R. and Anna Maria Baker
Address: 4136 Lake Hancock Road
Lakeland, FL 33812
Owner's Property ID: 242911-000000-014130

A. Land and Neighborhood Characteristics:

1. Proposed Use: To expand our residential property (which has already encroached over the subject property southern property line) and eventually apply for permit to build one single family dwelling. This site is suitable for the proposed use RL1 zone because it borders 5 residential properties which consist of 1-1/2 to 3 acre parcels with one single dwelling per parcel which are zoned RL4.
2. Site Plan Map A
3. There are no incompatibilities. The adjacent properties along the south and west border lines are single family residential homesites which are zoned RL4.
4. N/A
5. a. Density: The adjacent 5 parcels are zoned RL4 and consist of one single family residential dwelling per parcel.
 - b. N/A
 - c. N/A
 - d. N/A

- B. Access to Roads and Highways.** The subject property is currently landlocked with no access to any roads or highways. Owner/Applicant will create an easement which connects to the Lake Hancock Road. (The owner/applicant already has a paved driveway which attaches to the subject property and it will be designated as the "easement".

IMPACT ASSESSMENT STATEMENT

LDDRC-2025-6

Page 2

1. Residential only - 4 trips daily
2. N/A
3. N/A
4. Easement to Lake Hancock Road
5. None

C. Sewage:

1. N/A
2. Septic Tank
3. None – N/A
4. N/A
5. N/A

D. Water Supply – Well

1. Well
2. Self
3. N/A
4. Upon completion of construction of single family home

E. Surface Water Management

1. None
2. None
3. None
4. None

E. Population:

1. One Single family residence (4 – 6 residents)
2. N/A
3. N/A
4. N/A

G. General Information

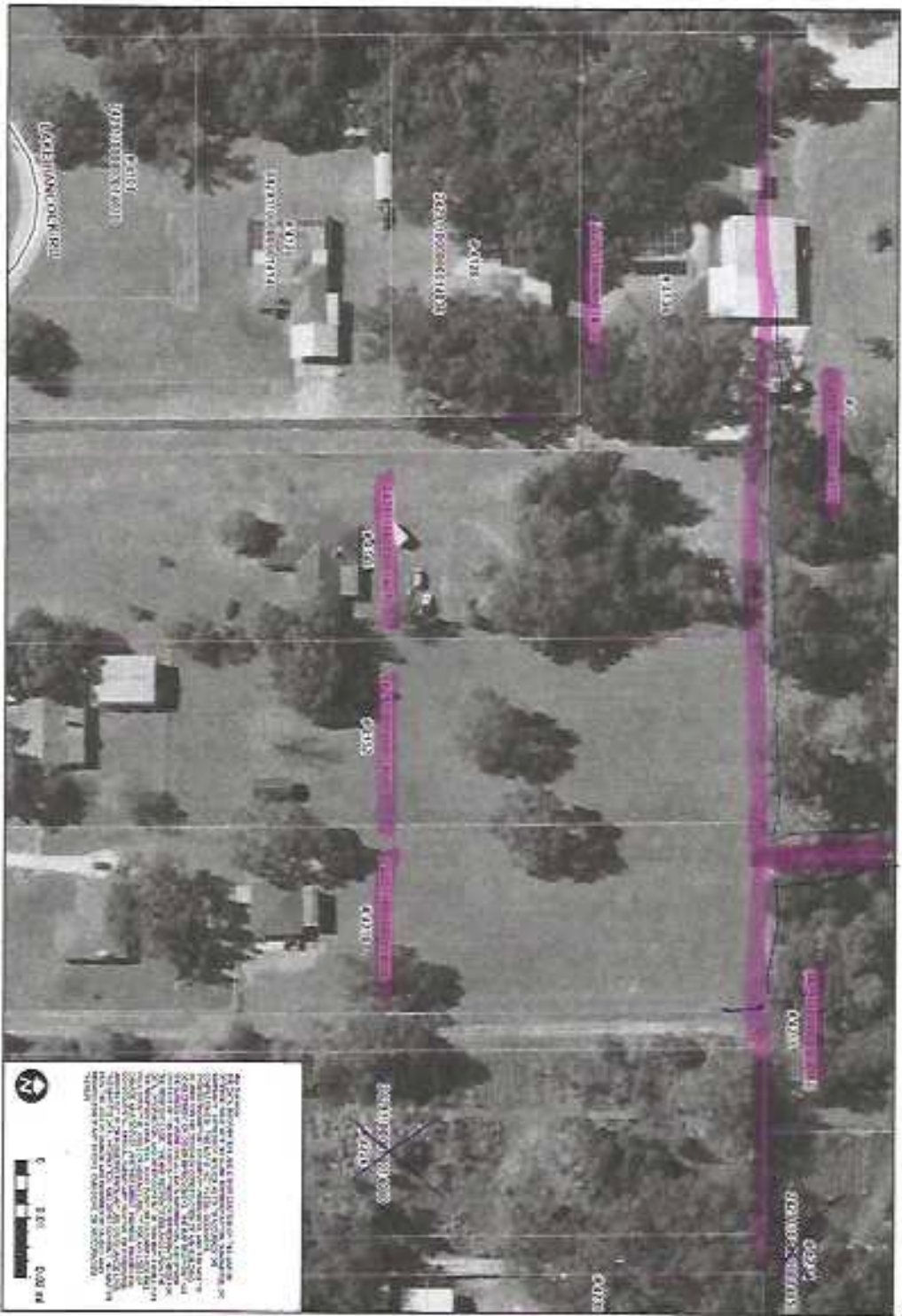
1. Construct of Single family dwelling
2. Demand for Parks – Recreation
 - a. None
 - b. None
 - c. None
 - d. None (Fire hydrant 660 feet away and Fire Station 1 mile away)
 - e. Polk County Sherriff Dept.
 - f. Lakeland Electric

H. Maps (Separate Attachments

February 7, 2025

N

Polk County - GIS Viewer v.1



E

W

S







BAKER ROBERT R

OBJECTID	114298
PARCEL ID	24291000000014170
SECTION	11
TOWNSHIP	29
RANGE	24
SUB	000000
PARCEL	014170
DOTS_CODE	0007
DOTDESC	RES
DOTDESC1	Res. or MH lot w/ misc
DOTDESC2	impr of some value
DOTDESC3	420290 000000
DOTDESC4	XXXXXX
DOTDESC5	XXXXXX
DOTDESC6	XXXXXX
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