

Request for the change a use.

The owner of the property is located at 3800 Hwy 60 W Mulberry, FL 33860 and currently owned by Mr Richard Munday, PID 23-29-33-000000-042100 is requesting a change of use for this property from its current use of MH to LCC With approximately 390 feet of frontage on Hwy 60 W and having access to Hwy 60 E from the NW corner of the property. We is felt that this change would make the property compatible with the adjacent property immediately to the east, which is currently LCC the property immediately to the west that is currently a business, also with the development of the Dollar Store and Commercial properties directly on the north side of Hwy 60.

This could be in the best interest of the county to make this change and would make it possible for a business to purchase both this property and the adjacent property that is currently LCC to be develop them into a quality business site and provide additional quality growth to the area.

This area has seen new development and with the Dollar store and the used car dealership lot already in place in the immediate area, there is an incentive to attract new business in this area.

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October 31, 2024

Re; 3800 Hwy 60 W change of use to LCC

This letter is in regard to the application from Mr. Richard Munday, who is requesting the use of his property located at 3800 Hwy 60 W PID 23-29-33-000000-042100 be changed to LCC.

This property that was previously owned by Christopher Caldwell, At that time I was his Realtor, and did accompany him at a meeting with the Planning Commission where Mr. Caldwell was requesting a change in the use to LCC. sometime shortly after June 23, 2013,

To the best of my recollection of that meeting with the commission, is that they had sent out a form to other agencies in Polk County requesting their input on Mr Caldwell's request and whether the change of use would have a positive or negative and any Impact on the community or the County in general.

As I recall all the responses were positive and it was suggested that Mr. Caldwell proceed with filing for a hearing for the change of his property to LCC. Unfortunately, personal circumstances did not allow for Mr. Caldwell to proceed with the application at that time.

Sincerely,



Albert "Joe" Baker, Realtor, SFR/AHWD/ MRS/ MRP

Lic# 3224396

JoeBakerRealtor@outlook.com

C(863)409-2293

①

Christopher Mark Caldwell

3455Tanager Ln. W

Mulberry, FL 33860

November 04/2024

Polk County Planning

Dear members,

I have written this letter on behalf of Richard Munday and his request for a change of use of his property located at 3800 Hwy. 60 W Mulberry 33860. As the previous owner of the property since 2001, I found it to be less that desirable location to build a single-family home on this location due to the traffic and noise that is constant on Hwy. 60 W I felt it would be a better location for some type of business rather that a residence.

I engaged the services of Joe Baker a local Realtor to sell this property, we discuss the possibility of having the property rezoned as a Commercial property or LCC. Mr. Baker contacted the Polk County Planning division in the spring of 2013 to investigate what I would need to do to be granted a change in the use. He was told that I had to complete the application for a hearing and pay the \$250.00 fee and they would schedule a meeting with me and Mr. Baker to meet and they would decide on the feasibility of a change of use. The meeting was scheduled for some time shortly after June 23,2013

At the meeting there was discussion of the property indeed being better suited for commercial use rather than as a residential property. One of the officials that was present made the comment that it looked like this may have been an oversight and that the entire strip should have been zones for commercial development. The other county officials that had input on this matter did support the change in use. I was told I should move forward with my request and pay the \$2,500.00 fee. Unfortunately, due to the economy and my life situation I was not able to afford the \$2,500.00 to be able to file at that time.

With the widening of Hwy 60 and the increased visibility entering and exiting this property it is a property that is best suited to be zoned either a commercial or LCC.

Sincerely yours,

Christopher M. Caldwell

C. Mark Caldwell

(863) 661-9476



Melissa Shelley

(2)

Location



- Roads
- Waterbodies
- Municipal Boundaries
- Lot and Block Text
- Dimensions_ParcelFabric
- Railroads
- Parcels
- Surrounding Counties
- PLSS Townships
- PLSS Sections
- PLSS Boundaries
- Gov't Lots
- Red: Band_1
- Green: Band_2
- Blue: Band_3

0 155 310 620 Feet

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



Marsha M. Faux, CFA, ASA
Property Appraiser
Polk County, Florida



3

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, RICHARD Munday (print owner's name), as the owner of the real property described as follows, 3800 Hwy 60 W, do hereby authorize to act as my/our agent Albert J. 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.

Richard Munday
Property Owner Signature

Richard Munday
Property Owner Printed Name

10/02/2024
Date

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

23-29-33-060000-042100
Hwy 60 W. Mulberry

State of Florida County of Polk

I certify that the forgoing instrument was acknowledged before me this ____ day of _____, 20____ by _____.

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

Notary Public Signature

Notary Stamp

Notary Public Printed Name

My Commission Expires

Acknowledgement by Individual

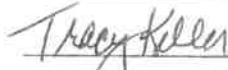
State of Florida

County of **Polk**

The foregoing instrument was acknowledged before me this **2** day of
October, 20 **24**, by means of ☒ physical presence or ☐ online notarization
Richard Munday (name of person acknowledging).

☐ Personally known to me☒ Produced IdentificationType of Identification Produced **Florida Driver License**

Notary Signature

Notary name (typed or printed) **Tracy Keller**

Title (e.g., Notary Public)

Notary Public

Place Seal Here



For Bank Purposes Only Description of Attached Document

Type or Title of Document

Polk County Land Development Division Authorization Form

Document Date

no date

Number of Pages •

1

Signer(s) Other Than Named Above

none

Account Number (if applicable)

n/a

FO01-000DSG5350FL-01

Demonstration of Need

1. Could the proposed amendment promote substantial amounts of low-density, low intensity, or single use development in excess of demonstrated need?
No,
2. Will passage of the proposed amendment allow a significant amount of urban development to occur in rural areas?
No
3. Does the proposed amendment create or encourage urban development in radial, strip, isolated, or ribbon patterns emanating from existing urban development?
no
4. Does the proposed amendment fail to adequately protect adjacent agriculture areas?
No.
5. Could the proposed amendment fail to maximize existing public facilities and services?
No
6. Could the proposed amendment fail to minimize the need for future public facilities and services?
No
7. Will the proposed amendment allow development patterns that will disproportionately increase the cost of providing public facilities and services?
No
8. Does the proposed amendment fail to provide clear separation between urban and rural uses?
No
9. Will the proposed amendment discourage infill development or redevelopment of existing neighborhoods?
No



6

10. Does the proposed amendment fail to encourage an attractive and functional mixture of land uses?

No

11. Could the proposed amendment result in poor accessibility among linked or related land uses?

No

12. As a result of approval of this amendment, how much open space will be lost?

There should be little or none

2

Ref 2



IMPACT ASSESSMENT STATEMENT FORM

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

An Impact Assessment Statement is required for all Level 3 and Level 4 Reviews, with the exception of text amendment requests. The purpose of an Impact Assessment Statement is to provide information on the effects a proposed development or land use action will have on the existing neighborhood and general area; on the transportation facilities; on the environment and natural resources of the County; on the public facilities for water, sewer, solid waste disposal, fire, police, public education, parks, recreation, and other utilities; and any other aspect with an identified impact of the development and deemed appropriate for concern.

A sufficient Impact Assessment Statement must address all of the following (*Note: N/A is an insufficient comment, if N/A an explanation must be included*):

Land and Neighborhood Characteristics

Assess the compatibility of the requested land use with adjacent properties and evaluate the suitability of the site for development. At a minimum, address the following specific questions in your response:

1. How and why is the location suitable for the proposed uses?
It is located adjacent to a LCC Property, and has direct access to Hwy 60
2. What are, if any, the incompatibility and special efforts needed to minimize the differences in the proposed use with adjacent uses?
None
3. How will the request influence future development of the area?
To Encourage Future positive growth

Access to Roads and Highways

Assess the impact of the proposed development on the existing, planned and programmed road system. At a minimum, address the following specific questions in your response:

1. What is the number of vehicle trips to be generated daily and at the PM peak hour based on the latest Institute of Traffic Engineers (ITE)? Please provide a detailed methodology and calculations. *TBD*
2. What modifications to the present transportation system will be required as a result of the proposed development?
None

A minor traffic study will suffice for a detailed methodology and calculations for most applications.

3. What is the total number of parking spaces required pursuant to Section 708 of the Land

9

Development Code?

4. What are the proposed methods of access to existing public roads (e.g., direct frontage, intersecting streets, and frontage roads)?

Direct access To Hwy 66 E.

NOTE: Applications for projects attributing 50 or fewer Average Annual Daily Trips (AADT) according to the latest Institute of Transportation Engineers (ITE) manual may provide a written explanation and justification of why impacts will not be significant in lieu of the required information for "Infrastructure Impacts" items 3 through 9 above.

Sewage

Determine the impact caused by sewage generated from the proposed development. At a minimum, address the following specific questions in your response:

1. What is the amount of sewage in gallons per day (GPD) expected to be generated by the proposed development? (Response may be based on Section 703.F of the LDC)

TBD

2. If on-site treatment is proposed, what are the proposed method, level of treatment, and the method of effluent disposal for the proposed sewage?

3. If offsite treatment, who is the service provider?

TBD

4. Where is the nearest sewer line (in feet) to the proposed development (Sanitary sewer shall be considered available if a gravity line, force main, manhole, or lift station is located within an easement or right-of-way under certain conditions listed in Section 702E.3 of the Land Development Code) *Polk County*

5. What is the provider's general capacity at the time of application?

owner

6. What is the anticipated date of connection?

TBD

7. What improvements to the providers system are necessary to support the proposed request (e.g., lift stations, line extensions/expansions, interconnects, etc.)?

None

Water Supply

Determine the amount of water to be used, how it will be distributed, and the impact on the surrounding area. At a minimum, address the following specific questions in your response:

1. What is the proposed source of water supply and/or who is the service provider?

ON SITE WELL

2. What is the estimated volume of consumption in gallons per day (GPD)? (Response may be based on Section 703 of the LDC)

TBD

3. Where is the nearest potable water connection and re-claimed water connection, including the distance and size of the line? TBD

4. Who is the service provider?
Polk County

5. What is the anticipated date of connection?
TBD

6. What is the provider's general capacity at the time of application?
OWNER

7. Is there an existing well on the property(ies)?

* Yes What type? SHALLOW WELL

Permit Capacity _____

No

Location: ON SITE

Water Use Permit #: _____

Constructed prior to Water Management District Permitting: Yes ☒ No

Type of Use: Ag Public Industrial or Commercial

Recreation or Aesthetic Mining Private

Permitted Daily Capacity: _____

Average Peak Monthly Withdrawal Rate: _____

* Location: NW section of property

* Casing Diameter: 2"

* Mainline Diameter: N/A

Surface Water Management and Drainage

Determine the impact of drainage on the groundwater and surface water quality and quantity caused by the proposed development. At a minimum, address the following specific questions in your response:

1. Discuss the surface water features, including drainage patterns, basin characteristics, and flood hazards, (describe the drainage of the site and any flooding issues);

OPEN UNDEVELOPED LAND

2. What alterations to the site's natural drainage features, including wetlands, would be necessary to develop the project?

Environmental Analysis

Provide an analysis of the character of the subject property and surrounding properties, and further assess the site's suitability for the proposed land use classification based on soils, topography, and the presence of wetlands, floodplain, aquifer recharge areas, scrub or other threatened habitat, and historic resources, including, but not limited to:

1. Discuss the environmental sensitivity of the property and adjacent property in basic terms by identifying any significant features of the site and the surrounding properties.
OPEN, FLAT, UNDEVELOPED. HIGH ELEVATION
2. What are the wetland and floodplain conditions? Discuss the changes to these features which would result from development of the site.
NONE NOT IN A WETLAND
3. Discuss location of potable water supplies, private wells, public well fields (discuss the location, address potential impacts), and; *ONE SHALLOW WELL*
NO IMPACT
4. Discuss the location of Airport Buffer Zones (if any) (discuss the location and address, potential impacts). *SOUTH LAKELAND AIRPORT*
5. Provide an analysis of soil types and percentage of coverage on site and what effect it will have on development. *NONE*

Infrastructure Impact Information

What is the nearest location (travel distance), provider, capacity or general response time, and estimated demand of the provision for the following services:

1. Parks and Recreation;
Christine Park 4.5 mi or Joyce E. Harbo Park 3.8 mi
2. Educational Facilities (e.g., preschool, elementary, middle school, high school);
Willow Oak School 1.4 mi
3. Health Care (e.g., emergency, hospital);
4.22 mi
4. Fire Protection;
STATION 8, 0.85 mi
5. Police Protection and Security;
Pomona Sheriff 2.8 mi
6. Emergency Medical Services (EMS);
STATION 8, 0.85 mi
7. Solid Waste (collection and waste generation); and

8. How may this request contribute to neighborhood needs?

*Bring Quality business into the area, increase the property
Value of Surrounding property Best use of the property.*

Processing Time & Extension Procedures

Polk County
Office of Planning and Development

Contact Information:

Name of Applicant/Property Owner/Agent: RICHARD MUNDAY

Mailing Address: 4820 Lake Gibson Park Rd Lakeland, FL 33809

Phone: 863-858-5606 Email: RichardMunday@gmail.com

Location of Property: 3800 Hwy 60 W. Mulberry FL 33866

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

☒ An extension of 90 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)*

Paul M. Wanda *12/7/2024*
Signature of Applicant/Agent for Applicant Date

**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: _____

(1st)

Return to:
North American Title Company
500 S. Florida Avenue, Suite 540
Lakeland, FL 33801

This Instrument Prepared
under the supervision of:

Mark J. Loterstein, Esq.
North American Title Company
500 S. Florida Avenue, Suite 540
Lakeland, FL 33801

Property Appraisers Parcel Identification (Folio) No.:
23-29-33-000000-042100 and 23-29-33-000000-042070

Our File No.: 11648-21-06338

INSTR # 2021325884
BK 12027 Pgs 1440-1441 PG(s)2
12/15/2021 10:41:26 AM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES 18.50
DEED DOC 874.30

WARRANTY DEED

This Warranty Deed made this 9th day of November, 2021 by Christopher Mark Caldwell and Danielle Kolowajtis f/k/a Danielle Evon Caldwell and Christopher Mark Caldwell and Jennifer Christine Caldwell, as co-guardians for Brooke Lynn Caldwell, an incapacitated person, whose mailing address is 3455 Tanager Lane W, Mulberry, FL 33860, hereinafter called the grantor(s), to Richard Munday, a married man, whose post office address is 4840 Lake Gibson Park Road, Lakeland, FL 33809, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor(s), for and in consideration of the sum of \$10.00 (ten) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Polk County, State of Florida, viz:

PARCEL 1: Begin at the SW corner of the SE 1/4 of the SW 1/4 of Section 33, Township 29 South, Range 23 East; thence run North 89 degrees 46 minutes East 283.84 feet for beginning; run thence North 89 degrees 46 minutes East 216.33 feet to highway; North 44 degrees 08 minutes West along highway 150 feet; South 45 degrees 52 minutes West 155.88 feet to point of beginning; LESS highway right-of-way. Parcel ID #: 332923-000000-042070
PARCEL 2: Begin at the SW corner of the SE 1/4 of the SE 1/4 of the SW 1/4 of Section 33, Township 29 South, Range 23, East, run thence North 0 degrees 6 minutes West 170.77 feet; thence North 45 degrees 52 minutes East 241.7 feet to highway; thence South 44 degrees 8 minutes East along highway 319.51 feet; thence South 45 degrees 52 minutes West 155.8 feet to South line; thence West 283.84 feet to the point of beginning; LESS highway right-of-way. Parcel ID #: 332923-000000-042100

Said property is not the homestead of the Grantor under the laws and constitution of the state of Florida in that neither the Grantor nor any member of their family reside thereon.

SUBJECT TO: covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2022 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

15

Signed, sealed and delivered in the presence of:

First Witness Signature

HOLLY LAUGHLIN

Printed Signature

Second Witness Signature

Joe Baker

Printed Signature

Christopher Mark Caldwell
Christopher Mark Caldwell

Danielle Kolowajtis
Danielle Kolowajtis

Christopher Mark Caldwell and Jennifer Christine Caldwell, as co-guardians for Brooke Lynn Caldwell

BY: *Christopher Mark Caldwell*
Christopher Mark Caldwell
co-guardian

BY: *Jennifer Christine Caldwell*
Jennifer Christine Caldwell
co-guardian

State of Florida

County of Polk

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9th day of November, 2021 by Christopher Mark Caldwell, who has produced Drivers License as identification or is personally known to me to be the persons therein.

My commission
Seal



State of Florida

County of Polk

Holly E. Laughlin
Notary Public, State of Florida

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9th day of November, 2021 by Danielle Kolowajtis, who has produced Drivers License as identification or is personally known to me to be the persons therein.

My commission
Seal



State of Florida

County of Polk

Holly E. Laughlin
Notary Public, State of Florida

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9th day of November, 2021 by Christopher Mark Caldwell and Jennifer Christine Caldwell, as co-guardians for Brooke Lynn Caldwell, on behalf of the Other, who has produced Drivers License as identification or is personally known to me to be the persons therein.

My commission expires:
Seal



Holly E. Laughlin
Notary Public, State of Florida

Deed (Warranty - Individual)

11648-21-06338

Return to:
North American Title Company
500 S. Florida Avenue, Suite 540
Lakeland, FL 33801

This Instrument Prepared
under the supervision of:

Mark J. Lotenstein, Esq.
North American Title Company
500 S. Florida Avenue, Suite 540
Lakeland, FL 33801

Property Appraisers Parcel Identification (Folio) No.:
23-29-33-000000-042100 and 23-29-33-000000-042070

Our File No.: 11648-21-06338

INSTR # 2022203394
BK 12353 Pgs 2183-2184 PG(s)2
07/26/2022 01:14:24 PM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES 18.50
DEED DOC 0.70

**CORRECTIVE
WARRANTY DEED**

This Warranty Deed made this 13 day of July, 2022 by Christopher Mark Caldwell and Danielle Kolowalits f/k/a Danielle Evon Caldwell and Christopher Mark Caldwell and Jennifer Christine Caldwell, as co-guardians for Brooke Lynn Caldwell, an incapacitated person, whose mailing address is 3455 Tanager Lane W, Mulberry, FL 33860, hereinafter called the grantor(s), to Richard Munday, a married man, whose post office address is 4840 Lake Gibson Park Road, Lakeland, FL 33809, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor(s), for and in consideration of the sum of \$10.00 (ten) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Polk County, State of Florida, viz:

PARCEL 1: Begin at the SW corner of the SE 1/4 of the SE 1/4 of the SW 1/4 of Section 33, Township 29 South, Range 23 East; thence run North 89 degrees 46 minutes East 283.84 feet for beginning; run thence North 89 degrees 46 minutes East 216.33 feet to highway; North 44 degrees 08 minutes West along highway 150 feet; South 45 degrees 52 minutes West 155.88 feet to point of beginning; LESS highway right-of-way. Parcel ID #: 332923-000000-042070"

PARCEL 2: Begin at the SW corner of the SE 1/4 of the SE 1/4 of the SW 1/4 of Section 33, Township 29 South, Range 23, East, run thence North 0 degrees 6 minutes West 170.77 feet; thence North 45 degrees 52 minutes East 241.7 feet to highway; thence South 44 degrees 8 minutes East along highway 319.51 feet; thence South 45 degrees 52 minutes West 155.8 feet to South line; thence West 283.84 feet to the point of beginning; LESS highway right-of-way. Parcel ID #: 332923-000000-042100

This deed is being recorded to correct that certain Warranty Deed recorded in Book 12027 Page 1440 of the Official Records of Polk County, Florida, in that the legal description was missing a directional call sign. All taxes previously paid

Said property is not the homestead of the Grantor under the laws and constitution of the state of Florida in that neither the Grantor nor any member of their family reside thereon.

SUBJECT TO: covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2022 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Courtney Leigh Grantham
First Witness Signature

Courtney Leigh Grantham
Printed Signature

Cody William Ray Grantham
Second Witness Signature

Cody William Ray Grantham
Printed Signature

Christopher Mark Caldwell
Christopher Mark Caldwell

Danielle Kolowajtis
Danielle Kolowajtis

Christopher Mark Caldwell and Jennifer Christine Caldwell, as co-guardians for Brooke Lynn Caldwell

BY: Christopher Mark Caldwell
Christopher Mark Caldwell
co-guardian

BY: Jennifer Christine Caldwell
Jennifer Christine Caldwell
co-guardian

State of Florida

County of Polk

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9th day of November, 2024 by Christopher Mark Caldwell, who has produced _____ as identification or is personally known to me to be the persons therein.

My commission expires: 05/19/2023
Seal

State of Florida

County of Polk



The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9th day of November, 2024 by Danielle Kolowajtis, who has produced D/L as identification or is personally known to me to be the persons therein.

My commission expires: 05/19/2023
Seal

State of Florida

County of Polk



The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9th day of November, 2024 by Christopher Mark Caldwell and Jennifer Christine Caldwell, as co-guardians for Brooke Lynn Caldwell, on behalf of the Other, who has produced _____ as identification or is personally known to me to be the persons therein.

My commission expires: 05/19/2023
Seal

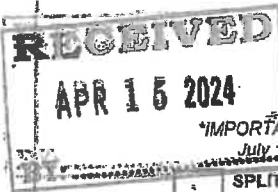


Deed (Warranty - Individual)

11648-21-06338

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

VBA



POLK COUNTY PROPERTY APPRAISER
REQUEST FOR COMBINE OR SPLIT OF REAL PROPERTY

*IMPORTANT NOTE: The deadline to file requests for the current tax roll is July 1st. Requests received after July 1st will be processed next tax year (starting November) due to tax roll and statutory deadlines.

☐ SPLIT PROPERTY - SURVEY OR NEW DESCRIPTION MUST BE PROVIDED ☒ COMBINE PROPERTY - PARCELS WILL ONLY BE COMBINED IF ALL ARE USED FOR SAME PURPOSE

OWNER'S NAME: RICHARD MUNDAY REQUEST DATE: 04/15/2024
EMAIL ADDRESS: RICHARDMUNDAY@yahoo.com TAX YEAR*: 2024
MAILING ADDRESS: 4240 LARK GLEN PARK RD
LAKELAND, FL 33809
PHONE NUMBER: 863-858-5606 FAX NUMBER: _____
PARCEL IDENTIFICATION NUMBER(S):
33-29-23 000000 042100
33-29-23 000000 042070

COPY

REASON FOR COMBINE / SPLIT: TO COMBINE INTO ONE PARCEL

OWNER SHOULD CONSIDER THE FOLLOWING:

	YES	NO
• IS THIS REQUEST FOR PERMITTING PURPOSES? <small>IF YES, YOU ARE RESPONSIBLE to ensure all necessary requirements are met.</small>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• ARE TAXES PAID BY THE MORTGAGE COMPANY? <small>IF YES, YOU ARE RESPONSIBLE to inform the mortgagee of this change.</small>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

YOUR SIGNATURE BELOW INDICATES THAT YOU UNDERSTAND AND AGREE TO THE FOLLOWING:

1. COMBINING / SPLITTING PROPERTY MAY INCREASE YOUR TAXES BY AFFECTING CAPPED VALUES.
2. YOU ARE PROVIDING CONSENT TO ANY INCREASE IN TAXES RESULTING FROM THIS REQUEST.
3. THE PROPERTY APPRAISER'S OFFICE IS NOT HELD RESPONSIBLE FOR ANY PARCEL REQUIREMENTS INCLUDING SUBDIVISION, ZONING, BUILDING, ETC. - YOU ARE RESPONSIBLE TO CONTACT THE PROPER AGENCY TO VERIFY THIS PROPERTY CAN BE SPLIT OR COMBINED AND WHAT THE EFFECT MAY BE.
4. YOU TAKE FULL RESPONSIBILITY TO NOTIFY THE MORTGAGEE.

OWNER SIGNATURE: Richard Munday 04/14/2024 07:58 AM

MAIL COMPLETED FORM TO: Polk Co. Property Appraiser 255 N Wilson Avenue Bartow, FL 33830
EMAIL COMPLETED FORM TO: PAHELPDESK@POLK-COUNTY.NET
*****FOR OFFICE USE ONLY*****

RECEIVED BY: [Signature] PHONE#: 863-534-4777 BTW LKLD WH
YES NO

• IS OWNERSHIP THE SAME FOR ALL PARCELS?	<input type="checkbox"/>	<input type="checkbox"/>
• IS THE TAXING DISTRICT THE SAME FOR ALL PARCELS?	<input type="checkbox"/>	<input type="checkbox"/>
• ARE REAL ESTATE TAXES CURRENT?	<input type="checkbox"/>	<input type="checkbox"/>
• IF APPLICABLE, ARE THE EXEMPTIONS THE SAME FOR ALL PARCELS? <small>NOTE: If one parcel has HX and all others have no exemption - Check the YES box.</small>	<input type="checkbox"/>	<input type="checkbox"/>
• IF APPLICABLE, ARE ALL PARCELS IN THE SAME CRA?	<input type="checkbox"/>	<input type="checkbox"/>

REVIEWED BY AND DATE: _____
WILL THIS REQUEST BE PROCESSED BY THE POLK CO PROPERTY APPRAISER? ☐ ☐

Parcel Details: 23-29-33-000000-042100

 TAX EST  PRT CALC  PRC  HTML PRC  TRIM  HTML TRIM  TAX BILL

Owners *Recently purchased this property? Click here.*

MUNDAY RICHARD 100%

Mailing Address *(Address Change form)*

Address Line 1 **4840 LAKE GIBSON PARK RD**
Address Line 2
Address Line 3 **LAKELAND FL 33809-3548**

Physical Street Address *Looking for site address? Click here.*

Address Line 1 **3800 HWY 60 W**
Address Line 2

Postal City and Zip

City/St/Zip **MULBERRY FL 33860**

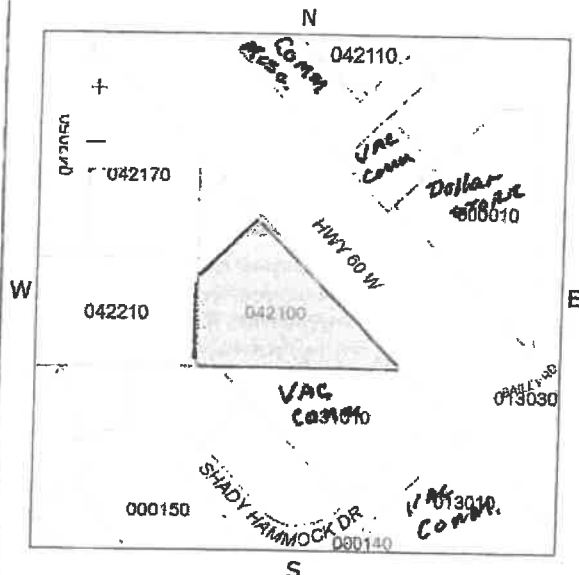
Parcel Information

Municipality / Taxing District **UNINCORP/SWFWMD (Code: 90000)**
Neighborhood **410455.00**
Show Recent Sales in this Neighborhood
Subdivision **NOT IN SUBDIVISION**
Property (DOR) Use Code **Vac. MH - Platted (Code: 0002)**
Acreage **1.47**
Community Redevelopment Area **NOT IN CRA**

Property Desc

DISCLAIMER: This property description is a condensed version of the original legal description recorded in the public records of Polk County, FL. It does not include the section, township, range, or the county where the property is located. It is a description of the ownership boundaries only and does not include easements or other interests of record. 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.

Area Map



Mapping Worksheets (plats) for 232933

Mapping Worksheet HTML
(opens in new tab)

[Mapping Worksheet Printable 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. 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

Munday's property Hwy 60 W



Gov't Lots

HALFFOOT2023

Red: Band_1

Green: Band_2

Blue: Band_3

Arrows

Parcels

Surrounding Counties

PLSS Townships

PLSS Sections

PLSS Boundaries

Tiers

Dimensions_ParcelFabric

Dimensions_Carto_Dist

Dimensions_LabelText

Misc Text

Railroads

Roads

Waterbodies

Municipal Boundaries

Lots

Lot and Block Text

Blocks

A map of the area around the property is shown. The map is a composite of several maps, including a map of the area around the property, a map of the area around the property, and a map of the area around the property. The map is a composite of several maps, including a map of the area around the property, a map of the area around the property, and a map of the area around the property.



Monda M. Faux, CFA, AIA
Property Appraiser
Polk County, Florida
August 1, 2024

21

Parcel Details: 23-29-33-000000-042100

[TAX EST](#) [PRT CALC](#) [PRC](#) [HTML PRC](#) [TRIM](#) [HTML TRIM](#) [TAX BILL](#)

Owners *Recently purchased this property? [Click here.](#)*

MUNDAY RICHARD 100%

Mailing Address *([Address Change form](#))*

Address Line 1 **4840 LAKE GIBSON PARK RD**

Address Line 2

Address Line 3 **LAKELAND FL 33809-3548**

Physical Street Address *Looking for site address? [Click here.](#)*

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City/St/Zip **MULBERRY FL 33860**

Parcel Information

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[Show Recent Sales in this Neighborhood](#)

Subdivision **NOT IN SUBDIVISION**

Property (DOR) Use Code **Vac. MH - Platted (Code: 0002)**

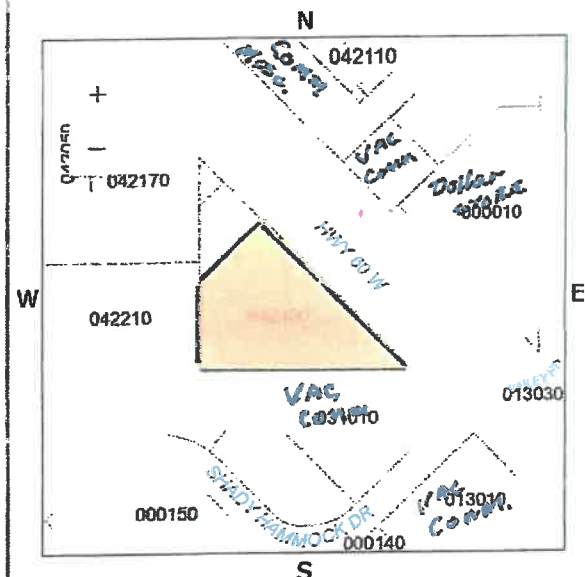
Acreage **1.47**

Community Redevelopment Area **NOT IN CRA**

Property Desc

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Area Map



Mapping Worksheets (plats) for 232933

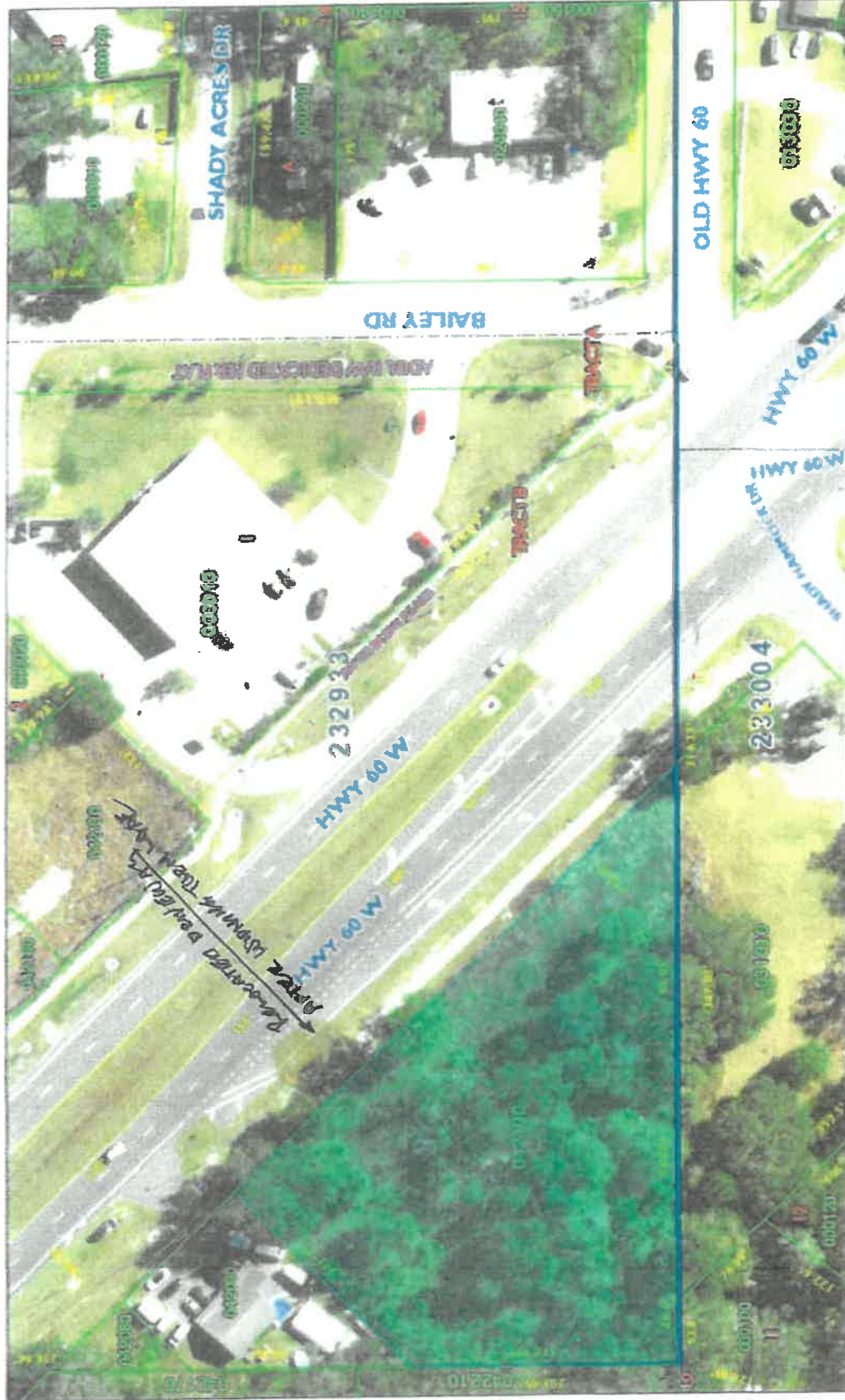
[Mapping Worksheet HTML](#)
(opens in new tab)

[Mapping Worksheet Printable PDF](#)

Sales History

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3800 Hwy 60 W, 2023



1. The first part of the document is a letter from the President of the United States to the Congress, dated January 3, 1862. It is a message of condolence to the people of the State of California, who have recently suffered from a severe earthquake. The President expresses his sympathy for the victims and offers his assistance in rebuilding the state.



Martha M. Faux, C.F.A., A.S.
Property Appraiser
Polk County, Florida
August 11, 2024





LOOKING EAST FROM THE
EXISTING DRIVE



25



47



Sunday, June 23, 2013

3800 State Road 60

Mulberry FL 33860

Growth Management Dept., Land Development Div.

330 W. Church St

PO Box 9005, Draw GM03

Bartow FL 33831-9005

Honorable Members,

Mr. and Mrs. Caldwell are requesting a change in the land use for the property located at 3800 State Road 60 Mulberry FL 33860. Currently it is listed as RS land use and requests a change to commercial or LCC land use. This property currently abuts a LCC lot and Family Dollar Stores have recently built a new store directly across the street from their property. The lot currently has direct access on State Road 60 with approximately three hundred and ninety (390) feet of frontage along State Road 60 and approximately 1.5 acres of land.

The purpose of this request is to get the highest and best use of the property as this the neighborhood is now being developed with a leaning more towards the commercial use rather than residential use.

Thank you for your time and consideration on this matter.

Respectfully submitted,

Christopher Coldwell

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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: _____ Project Number (For office use only) _____

CHRISTOPHER CROWELL 863-661-9476
APPLICANT/PROJECT NAME PHONE

FAX

3455 TAMAR LANE, W. MULBERRY FL 33860
MAILING ADDRESS

markcc78@yahoo.com
E-mail Address

JOE BARNER REALTOR 863-409-2293
CONTACT PERSON (if different from applicant) PHONE

863-816-4765
FAX

2109 EMERALD RIDGE DR. LAKELAND FL 33813-5227
MAILING ADDRESS

ARoeB47@aol.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 1.413 + 0.06 = 1.47 TOT AC.

Tax Identification Number

Section-Township-Range - Subdivision # - Parcel #

Parcel ID Number(s): S 33 T 29 R 23 - 232933-000000-042100
(18 digits)

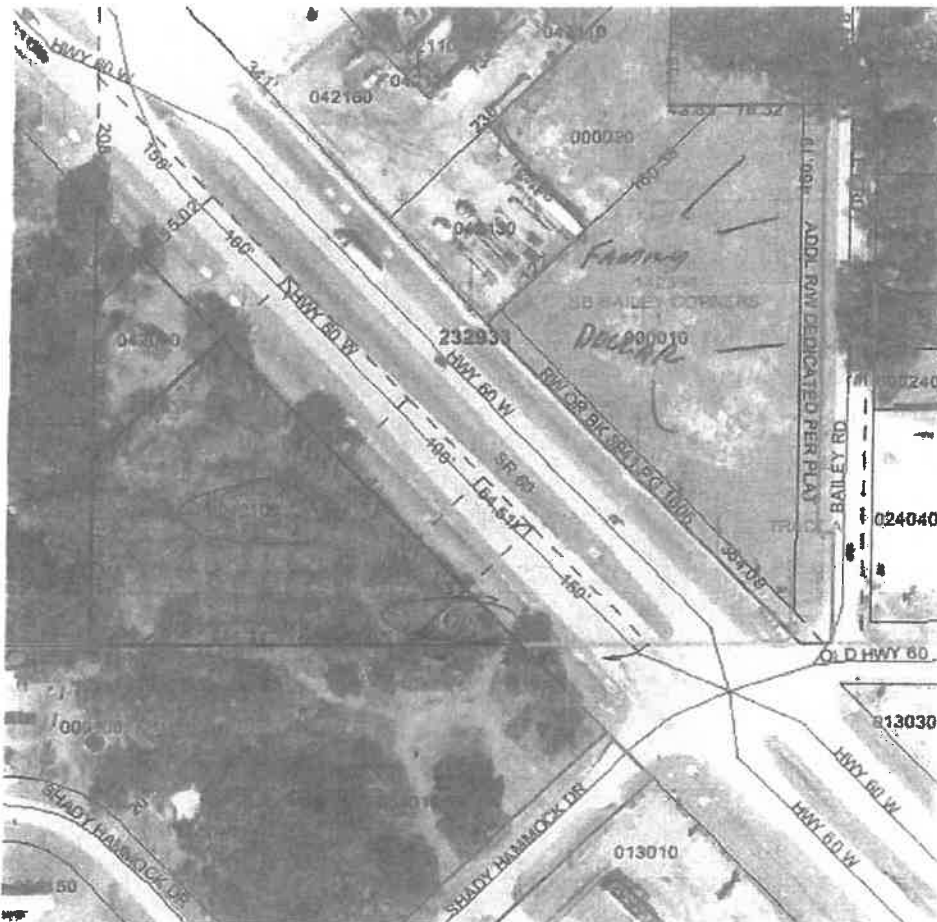
S 33 T 29 R 23 - 232933-000000-042070

S T R -

Current Land Use District RS

Current Development Area SDA

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

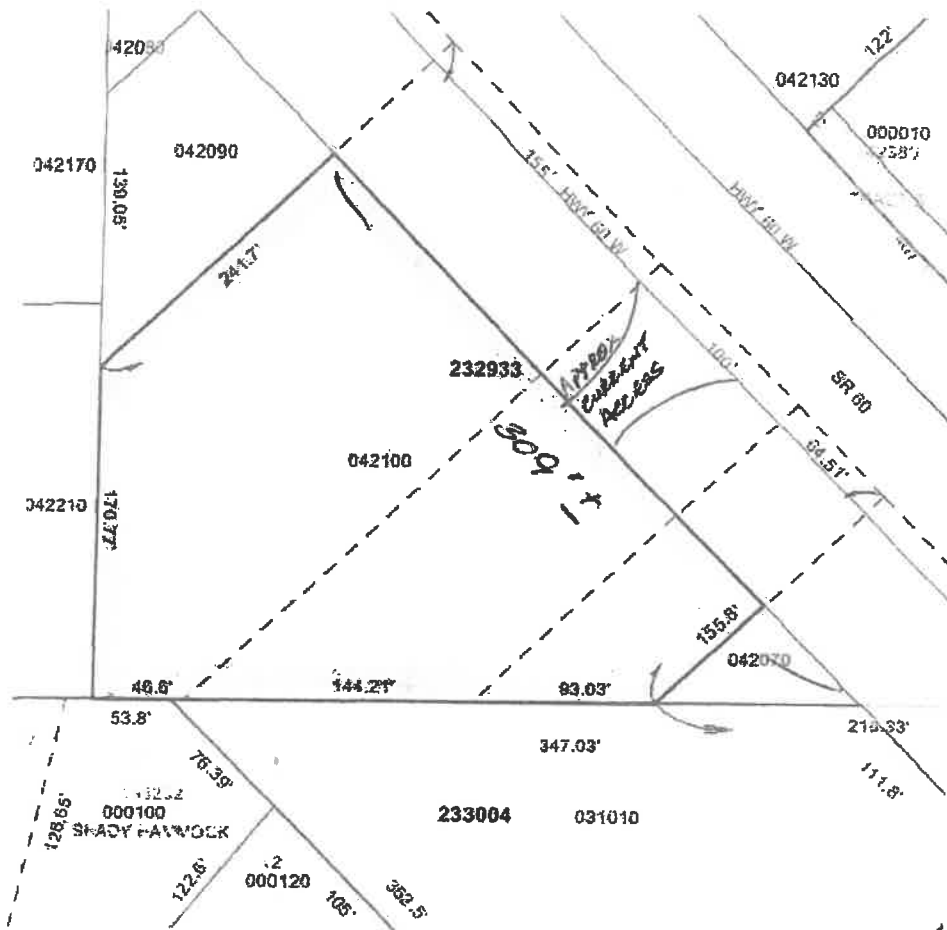


Park #s 232933-000000-042100 = 1.4156L

232933-000000-042070 = 0.066L

3800 STATE ROAD 60

(b)



3800 W. STATE RD 60W

SITE PLAN TO BE DETERMINED AS REQUIRED
BY BUYER (FUTURE)

FEBRUARY 27, 2025

IN REGARDS TO TH EMUNDAY REZONE REQUEST FOR PARCEL ID 232933000000042100

In response to the request for additional information please find the items and narrative responses listed below.

Comment ID 13:

The site currently has a well located on the survey. It falls within the Southwest Regional Service Area. Estimated water use is a MAX 360 Gallons per Day (pursuant to Section 703 F. of the LDC)

Comment ID 8:

Schools in the area that currently serve this site:

Willow Oak School
Mulberry Middle
Mulberry Senior High

Comment ID 10:

See attached form for **Level 4 application**.

Comment ID 5:

See attached **Exhibit B: Topographical Map**. The parcel currently sheetflows from northeast to southwest. No existing level-of-service is located on this site. Any proposed development to this site would be subject to additional environmental resource assessments including stormwater treatment and runoff conditional requirements as set forth in the s.120.54(3)(e)6, Florida Statutes.

Comment ID 6:

Subject parcel is not located within a floodplain. Refer to **Exhibit F: FEMA Map**.

Comment ID 14:

This parcel is subject to the Southwest Regional Wastewater Services. Estimated Waste is a MAX 270 Gallons per Day (pursuant to Section 703 F. of the LDC).



Comment ID 9:

The proposed request to rezone a residential parcel to Local Commercial Corridor (LCC) is consistent with the location criteria outlined in Policy 2.111-A3 of the Polk County Comprehensive Plan. As outlined in this policy, land use proposals are evaluated based on their compatibility with surrounding properties, availability of infrastructure, and overall consistency with the County's growth management objectives. The rezoning of this residential parcel to LCC meets all of these criteria.

The parcel is well-served by existing infrastructure, including road access, utilities, and public services, due to its proximity to the adjacent LLC-owned parcel. This minimizes the need for new infrastructure investments and supports the County's goal of reducing infrastructure expansion costs. Additionally, rezoning the residential parcel to LCC is compatible with the surrounding land uses. Refer to **Exhibit C: Land Use Maps**, the surrounding area includes commercial and mixed-use zoning, and the proposed rezoning will create a natural transition between the existing residential areas and the adjacent commercial/industrial uses. This rezoning will help maintain the overall character of the area while facilitating a more integrated development pattern.

Furthermore, the rezoning will not result in adverse impacts to the surrounding properties. The LCC zoning provides opportunities for appropriate commercial development that complements the area, while the design of the project will incorporate necessary measures to mitigate potential issues such as traffic, noise, and visual disruption. The proposed change also aligns with the County's broader growth management goals by encouraging a balanced mix of residential and commercial uses, which optimizes land use and resource efficiency. This rezoning supports the County's objectives of enhancing the housing supply, promoting sustainable development, and increasing opportunities for local commerce.

In conclusion, the request to rezone the residential parcel to LCC is fully consistent with the location criteria of Policy 2.111-A3. The rezoning aligns with the surrounding land use patterns, makes efficient use of existing infrastructure, and supports Polk County's long-term growth and development goals. We respectfully request your favorable consideration of this proposal, as detailed in **Exhibit C: Land Use Maps**.

Comment ID 7:

Refer to **Exhibit D: Soil Map**.

Comment ID 1:

Additional series of maps collected and packaged as the following exhibit lists:

Exhibit A: Location Map

Exhibit B: Topographical Map

Exhibit C: Land Use Map

Exhibit D: Soils Map

Exhibit E: Aerial Map

Exhibit F: FEMA Map

Exhibit G: Wetlands Map



Comment ID 2:

See Attached Demonstration of Need letter for responses. (Previously submitted)

Comment ID 12:

There will be an estimated 10-20 ADT entering and leaving the site throughout the day. No additional impact on traffic flow or safety will be impacted by future development. Refer to previously submitted photos of the existing drive and current road conditions that will be met by any future development.

Comment ID 11:

Access has been addressed through the previous response. There is an existing access point to this property.

Thank you for your consideration.

Warm regards,

REED FLORES

GLOBAL AID & DISASTER RELIEF GROUP

