

**POLK COUNTY
LAND USE HEARING OFFICER
STAFF REPORT**

DRC Date	December 16, 2023	CASE #:	LDLVAR-2023-65 (Ali Variance)
LUHO Date:	January 25, 2023 Continued to April 25, 2024	LDC Section:	Table 2.2

Request: The applicant is requesting a side setback variance from the five (5) foot accessory structure setback to one foot to accommodate an existing Pole Barn

Applicant: Lee Ali

Property Owner: Protected

Location: Located at 6718 Broken Arrow Trail S., southeast of Red Fox Run, east of Tomahawk Trail, west of Lakeland Highland Road, Lakeland, in Section 20, Township 29, and Range 24.

Parcel ID#: 242920-000000-024110

Size: 1.88 +/- acres

Land Use Designation: Residential Low (RL) with a Land Use designation of RL-1

Development Area: Urban Growth Area (UGA)

Case Planner: Chanda Bennett, AICP

Summary:

The applicant is seeking a side-yard setback variance from the five (5) feet accessory structure setback to one foot to accommodate an existing Pole Barn. The subject parcel is a metes and bounds described property that is part of the unrecorded Indian Hills Subdivision. The parcel boundaries today have not changed since the Comprehensive Plan was adopted in 1991. The Property Appraiser's website states the home on the subject site was constructed around 1987. The name of the property owner is protected, therefore it is hard to know when the owner purchased the subject site.

The subject pole barn is considered an accessory structure. The pole barn replaced a car port of some type in 2021. According to measurements on the GIS Data Viewer, the previous car port structure was about 20 feet wide. However, the existing pole barn structure is 30.71 feet by 32.8 feet. The eve on the eastern side is one (1) foot, four (4) inches, but it is surveyed to be less than half a foot from the east property line to the property line proper (See Exhibit 5 and page 7 of separate Attachment titled Approved-BR-2021-2693). The previous case (LDLVAR-2022-64) stated the overhang was one (1) foot, eleven-and-a-half (11.5) inches long, which was in error. The pole barn is not parallel to the subject site's eastern property line. The rear post is closest to the property line at one (1) foot, three (3) inches away from the border. The neighbor to the east told

staff he installed the fence, and the fence is just on or slightly inside the neighbor's property line. The concrete slab is five (5) feet from the property as measured on the County's data viewer. Site visit measurements display a closure measurement of between four (4) feet at the north end and three feet and two thirds at the southern end from the fence. (See Exhibits 6 and 7). The home on the subject site is on the highest point of the property at 239 feet and the property slopes to the east to 237 feet. The downward slope continues running east onto the neighbor's property. Eventually, the slope settles onto the neighbor's onsite pond to the east, southeast at an elevation of 235 feet. The slope of the property to the east of the subject site continues sloping toward an onsite pond, and eventually to the east, southeast at an elevation of 235 feet.

The property owner to the east is concerned with leaving the structure as is due to storm water management issues as well as being too close to the boundary for safety reasons. The overhang of the pole barn appears to be right on the property line without any kind of drainage system or gutter to direct rainwater falling from the pole barn away from the property directly to the structure's east. The property owner to the east stated at a previous public hearing that they may deed the back property to his children and was planning on using the western side as the access.

Staff finds that the request does not meet the following criteria listed in Section 931:

- The request **will be injurious to the area involved or otherwise detrimental to the public welfare** because the existing structure is too close to the neighbor's property and has not provided a comprehensive storm water management plan. The applicant has provided a plan to install gutters, but not all the water that falls on the roof of the pole barn will be captured by the gutters.
- **Granting the requested variance will not confer on the applicant any special privilege** because it is not uncommon that property owner request and receive variances after a structure has been constructed. However, it was the responsibility of the property owner and contractor to know of the side setbacks.
- Granting the request **will confer** on the applicant a **special privilege** that is denied by the provisions of this Code and will not constitute an unnecessary and undue hardship on the applicant by meeting the five-foot setbacks. The application states that the applicant should basically not be held liable because his contractor did not inform him enough regarding the setbacks. In addition, the applicant is stating that it is too costly to move the structure. It is the obligation of the property owner to know that setbacks exist in local government ordinances. Nevertheless, the knowledge of when to pull a building permit is more vague. Regardless, if ignorance of the setback rule is can justify issuing this variance, then presumably many other variances can be granted based on the ignorance of the property owner when they are the requestor of the original building permit. The general public's assurance on the consistent implementation of setback standards will be diminished by the granting of this variance.
- This variance **is not the minimum variance** that will make possible the reasonable use of the land, building, or structure. The poles of the pole barn could have been placed parallel to the concrete slab and west of the eastern edge of it with an overhang that extends into the setback for three feet consistent with Section 208 B.4.

Development Review Committee

The Development Review Committee, based on the criteria for granting Variances, finds that the applicant's request as written **IS NOT CONSISTENT** with **Section 931** of the Polk County Land Development Code. However, if the Land Use Hearing Officer wishes to approve the variance, then staff recommends the conditions listed below.

Development Review Committee Recommendation: Based upon the application, and a recent site visit, the Development Review Committee recommends **DENIAL of LDLVAR-2021-64**, with the following conditions:

CONDITIONS OF APPROVAL:

1. A variance to the standards in Section 208 of the Land Development Code (LDC) shall be granted to reduce the principal side yard setback from five (5) feet to one (1) foot for an existing pole barn.
2. The structure shall include gutters designed and constructed to channel or capture storm water runoff and prevent it from draining onto neighboring residential properties.
3. The applicant must apply for all necessary permits within one year of the date for which the Land Use Hearing Officer's Final Order is rendered.
4. This variance does not authorize any encroachments into easements and the applicant shall be responsible to make certain there are no encroachments unless approval is granted by the easement holder and/or any applicable permitting agencies. The property owner(s) is also responsible for compliance with any restrictions of record pertaining to lots and/or land and this approval shall not be used to supersede authority over those restrictions.

GENERAL NOTES

NOTE: This staff report was prepared without the benefit of testimony and evidence submitted by the public and other parties at a public hearing.

NOTE: Approval of this variance shall not constitute a waiver or an additional variance from any applicable development regulation unless specifically noted in the conditions of approval and consistent with LDC Section 930D.

NOTE: All conditions of approval, unless otherwise specified, shall be met prior to the effectiveness and validity of the variance approval.

NOTE: All written commitments made in the application and subsequent submission of information made during the application review process, which are on file with the Land Development Division, shall be considered to be binding upon the applicant, provided such commitments are not at variance with the Comprehensive Plan, LDC or other development regulations in effect at the time of development.

NOTE: Issuance of a development permit by the county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

**DEMONSTRATIONS OF THE CRITERIA FOR GRANTING VARIANCES
SUMMARIZED BELOW:**

1. *Whether granting the variance will be in accordance with the general intent and purpose of this Code, and that the variance will not be injurious to the area involved or otherwise detrimental to the public welfare;*

The subject parcel is a metes and bounds described property that is part of the unrecorded Indian Hills Subdivision. The parcel boundaries today have not changed since the Comprehensive Plan was adopted in 1991. The Property Appraiser's website states the home on the subject site was constructed around 1987. The name of the property owner is protected. However, per the application, the applicant states the property owner bought the subject site in 2000 and states the concrete slab under the existing pole barn was already in place prior to his purchase.

The subject pole barn is considered an accessory structure. It replaced a car port of some type in 2021. According to measurements on the GIS Data Viewer, the previous structure was about 20 feet wide. The existing structure is 30.71 feet by 32.8 feet. The eave on the eastern side is one (1) foot and 11.5 inches but surveyed to be less than half a foot from the east property line (See Exhibit 5 and page 7 of separate Attachment titled Approved-BR-2021-2693). The pole barn is not parallel to the subject site's eastern property line. The rear post is the closest at one (1) foot and three (3) inches from the property line. The neighbor to the east told staff he installed the fence, and it is just on or slightly inside his property line.

The side principal setback for RL-1 is 10 feet and five (5) for an accessory structure. The rear setbacks are 15 feet and 10 feet, respectively. The applicant requested and received a building permit for the existing structure (BR-2021-2693). The approved permit includes a fee sheet where the side setbacks are listed at five feet (Exhibit 10). In addition, Exhibit 11 is an acknowledgement form signed by the contractor indicated he read and understood that the owner or contractor is responsible for compliance with setbacks and non-encroachment of easements.

Setback variances tend to be less intrusive into the neighbor's setback rights on large properties such as the property in question compared to smaller lots. The neighbor to the east does not have any buildings or structures near the subject site that impact any fire code separation regulations. There is ample space for a building to be placed on the neighbor's property six feet from their western boundary. The subject property owners' home is constructed close to the east property line and the driveway is on the east side. The location of the pole barn on the east side of the house is appropriate due to the driveway location. Furthermore, the door from the garage is also on the east side of the home. The pole barn is constructed above an existing slab on the subject site and the structure extends beyond the edge of the slab.

This exact request was previously denied in September of 2022 (LDLVAR-2022-65). The reason for this particular variance (LDLVAR-2023-64) is because, as the applicant states "The applicant's need for this variance is not the result of any intentional actions/wrongful actions and/or disregard of applicable regulations." The applicant further states "The concrete slab constituting the foundation of the pole barn was already there and in existence as-is at its exact current location when the applicant purchases his home in 2000, and would need to be materially deconstructed and/or partially demolished and rebuilt, along with the

roof and removal and replacement of the poles supporting the barn to a substantial degree, even though there is not material difference in any impact the pole barn will have on the neighbor's property or otherwise with a one (1) foot setback compared to a five (5) feet setback."

The Land Development Code does not require a setback for a concrete slab in relation to a residential use. Therefore, it is not required to meet the side setback and the concrete slab's removal is not necessary. The slab is between four (4) feet at the north end and three feet and two thirds at the southern end from the fence. (See Exhibit 6 and 7, respectively). The currently existing pole barn poles were installed outside of the slab, approximately halfway between the concrete slab and the fence. The building permit site plan did not display the poles of the pole barn extending beyond the concrete slab on the south or east side of the slab. In fact, the building permit site plan displayed the pole barn's eastern edge to be in line with the driveway (See Exhibit 5 and Exhibit 9 BR-2021-2693 – Page 4 of the PDF). The plans for the pole barn submitted with the building permit did display the overhang being between one (1) foot and four (4) inches from the pole into the setback (See Exhibit 9 BR-2021-2693 – Page 5 of the PDF). Section 208 B4 of the Land Development Code allows an overhang to project no more than three (3) feet into the setback. Again, the current overhang appears to project onto the neighbor's property line, well beyond the 3-foot maximum. The fact that the concrete slab was already existing is not sufficient justification for granting the variance. If the pole barn complied with the initial building site plan and had the poles for the pole barn had not extended beyond the concrete slab, then the overhang would enter 3 feet into the setback, the exact maximum permitted.

Applicant argues that there would be no material difference of a 1-foot setback compared to a 5-foot setback. Currently, the structure lacks a gutter system, so debris and rainwater that should be deposited onto applicant's property falls onto the neighboring property instead. Applicant promises to construct a gutter system for the pole barn to alleviate this issue. Applicant's neighbor stated at a previous public hearing that they intend to one day deed the back portion of their property to their children and, afterwards, use the west portion as the access. If the pole barn continued to stand, and the neighbor's western boundary was converted into access route, then the pole barn would rest dangerously close to an area one can expect to see frequent traversal.

2. *Whether special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the applicable land use district;*

The home on the subject site is on the highest point of the property at 239 feet and the property slopes to the east to 237 feet. The slope continues on the eastern neighbor's property toward an onsite pond which eventually rests at the east, southeast at an elevation of 235 feet. The overhang of the pole barn appears to be right on the property line without any kind of drainage system or gutter to direct water from the pole barn and away from the east property. Based on measurements of the closest pole of the structure to the east property line and the width of the eave, the edge of the overhand is estimated to be 0.4 feet from the eastern property line.

The applicant has provided documentation regarding a gutter system (See Exhibit 1 – Application and Supporting Documentation). On page 12, a gutter system is displayed and show the down spout on the west side of the pole barn which is the best location.

Additionally, the application's justification document asserts there exist "other similar pole barns in the surrounding area that encroach upon the five (5) feet setback" and provided pictures. However, staff is not aware of any other variances granted in this area, and each variance is site-specific.

In summation, there is nothing inherently peculiar about the applicant's land.

3. *Whether provided the special conditions and circumstances present in the request do not result from the actions of the applicant;*

The applicant did receive a building permit that was inspected and closed by the County. Therefore, the applicant thought the location of the building was adequate. However, the building inspectors assessed the construction of the structure itself, not the setbacks. The applicant did receive documents regarding the five (5) foot setback. Furthermore, the contractor signed an acknowledgement form stating they are responsible to ensure the setbacks are met. Lack of adherence to setbacks cannot be the justification for a variance that is not consistent with a special condition or circumstance. In addition, the original pole barn schematics more closely aligned with the concrete pad. Replacing the original pole barn with a larger pole barn is a result from the actions of the property owner and is not justified by a special condition or present circumstance.

4. *Whether granting the requested variance will not confer on the applicant any special privilege that is denied by the provisions of this Code and will constitute unnecessary and undue hardship on the applicant;*

The applicant had the ability to apply for this variance prior to requesting the building permit. However, many property owners must apply for a variance after the structure is built either because they are a subsequent property owner to the structure's construction or ignorance of setback requirements.

Denial of this variance may be a cost to the applicant. Applicant claims to have spent several thousand dollars on constructing their pole barn. However, the full economic value of applicant's property will not be completely deprived if this variance is denied. Furthermore, the costs applicant will incur are the result of their own actions in constructing the pole barn without determining the proper setback. The hardship the applicant may endure is not unnecessary because the property will retain the majority of its economic value while the neighboring property has a right to not have a structure so close to their boundary. The hardship the applicant may endure is not undue because the applicant put themselves in this position by constructing the structure without knowledge of the exact setback despite being aware that a setback exists. Lastly, applicant can obtain roughly the same degree of satisfaction from the structure if the pole barn was pushed back a few feet. Based on staff's site visit, the width of pole barn is not necessary as the pole can be located parallel to the concrete pad and have a larger overhang extending into the setback on the east side.

Applicant also cites their ignorance as justification for granting the variance. Granting the variance under this theory would have massive implications for the Land Development Code. If the reason for granting a variance is because the property owner did not know the location of the setback, then how can there be expectations by Polk County citizens that setback standards will be upheld? Were this the case, it would create an incentive whereby a property owner would, in effect, be punished for researching whether the structure they constructed or plan to construct complies with the current land use policy. In other words,

a property owner who researches their potential setback requirements would lose the potential defense of claiming ignorance. Likewise, property owners would no longer be able to rely solely on the Land Development Code itself to measure their expectations on how their neighbors will use their property. Instead, a neighbors' knowledge of the LDC, or lack thereof, would be a controlling factor. It is expected that any homeowner will know where their property lines exist and the distance of any structures from those property lines. Setbacks are one of the basic tenants of property management that any property owner should be able to rely on with confidence, especially with regards to how close a vertical structure will be located to their property boundary.

5. *Whether the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure;*

The pole barn currently exists. The variance requested is the minimum needed to allow the structure to remain, but not the minimum required to have a pole barn cover the concrete slab.

6. *Whether that in no case shall a variance be granted which will result in a change of land use that would not be permitted in the applicable land use designation;*

Granting this variance will not result in a change of land use. The parcel will remain a residential use in a residential district.

7. *Whether that in no case shall the Land Use Hearing Officer or the Planning Commission grant a variance which would result in creation of any residual lot or parcel which does not meet the requirements of this Code; and*

Granting this request will not result in the creation of a lot or parcel that does not meet the requirements of the Code.

8. *Whether that the granting of the variance does not circumvent a condition or the intent of a condition placed on a development by the Planning Commission or the BoCC.*

Granting this request will not circumvent any conditions of approval. This request will enable the home to be expanded under the same standards that the community was originally developed under.

Surrounding Future Land Use Designations and Existing Land Use Activity:

The table to follow provides details of abutting uses and their regulatory parameters.

Northwest: RL-1 Single-family home	North: RL-1 Single-family home	Northeast: RL-1 Single-family home
West: RL-1 Single-family home	Subject Property: RL-1 Single-family home	East: RL-1 Single-family home
Southwest: ROS Lakeland Highlands Scrub	South: RSX Lakeland Highlands Scrub	Southeast: RSX Lakeland Highlands Scrub

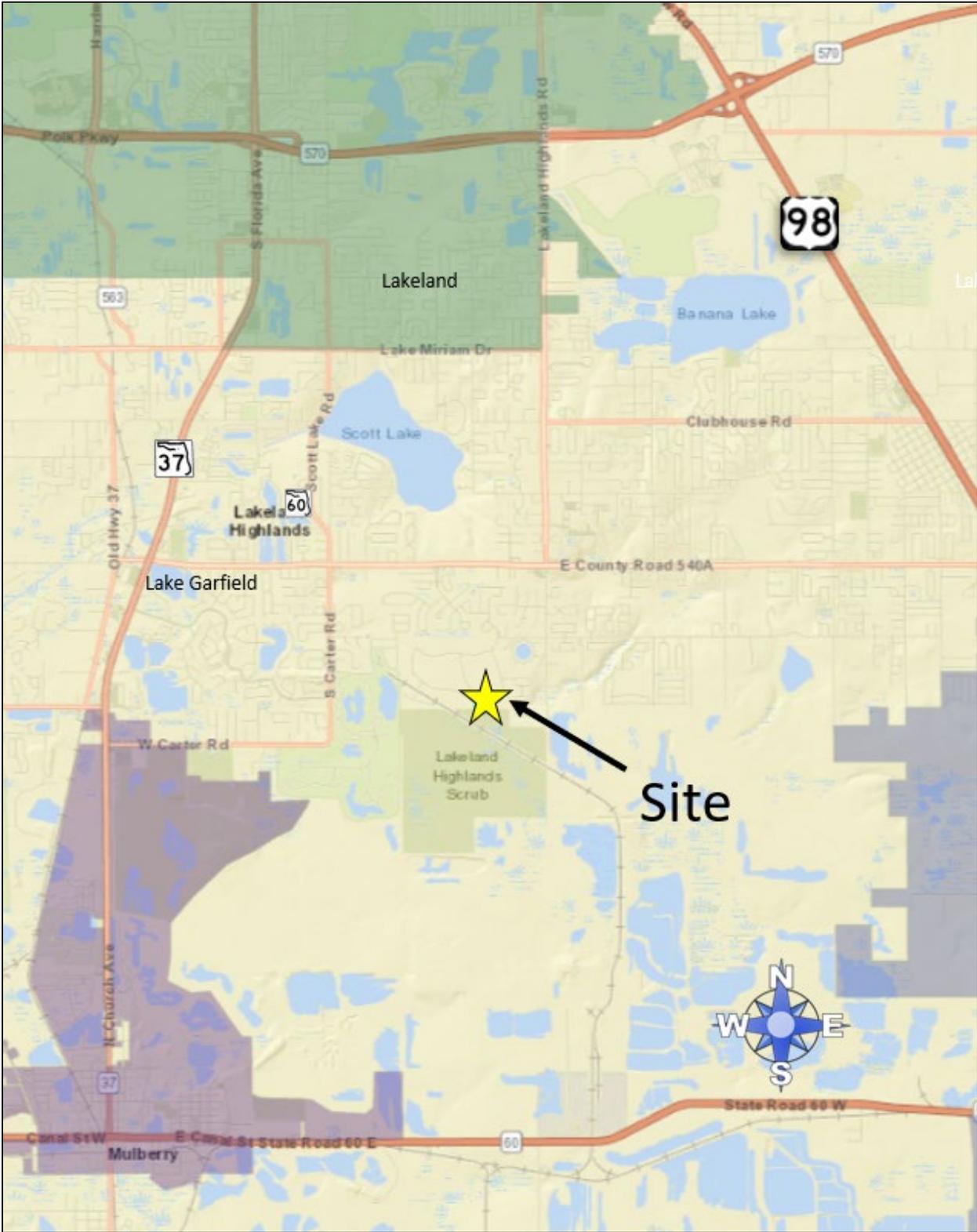
The surrounding homes are on large lots and were constructed in the 1970s and 1980s. Staff did not find any other variances in the subdivision of the subject site.

Comments from other Governmental Agencies: None.

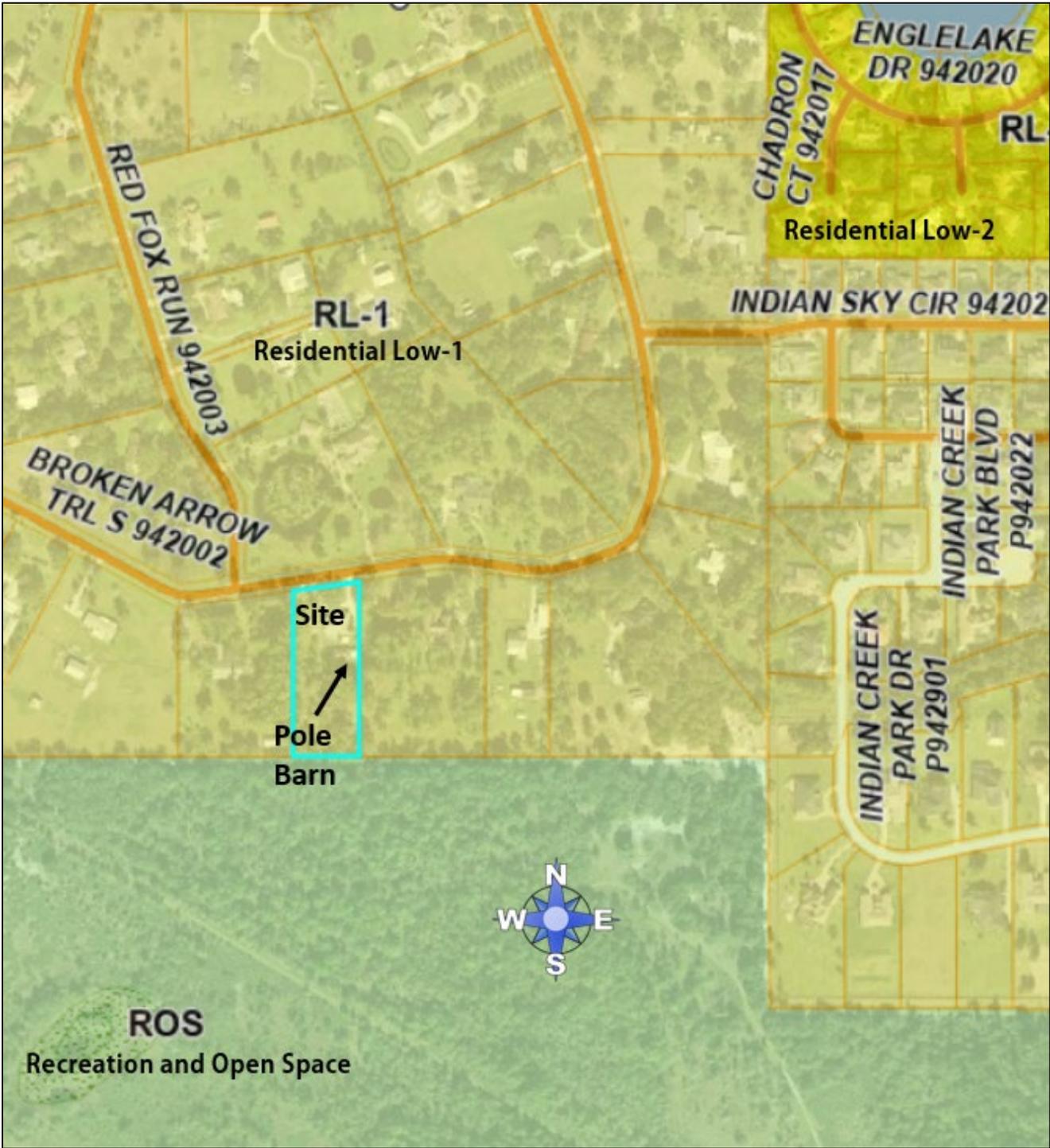
Exhibits:

- Exhibit 1 - Location Map
- Exhibit 2 - Future Land Use Map
- Exhibit 3 - 2020 Aerial Photo (context)
- Exhibit 4 - 2020 Aerial Close-up
- Exhibit 5 - Applicant's Site Plan
- Exhibit 6 - Site Photos
- Exhibit 7 - Site Photos
- Exhibit 8 - Topography Map
- Exhibit 9 - BR-2021-2693 Site Plan
- Exhibit 10 - BR-2021-2693 Fee Sheet
- Exhibit 11 - Setback Acknowledgement Form
- Exhibit 12 - Notice of Commencement (Pages 1 and 2)

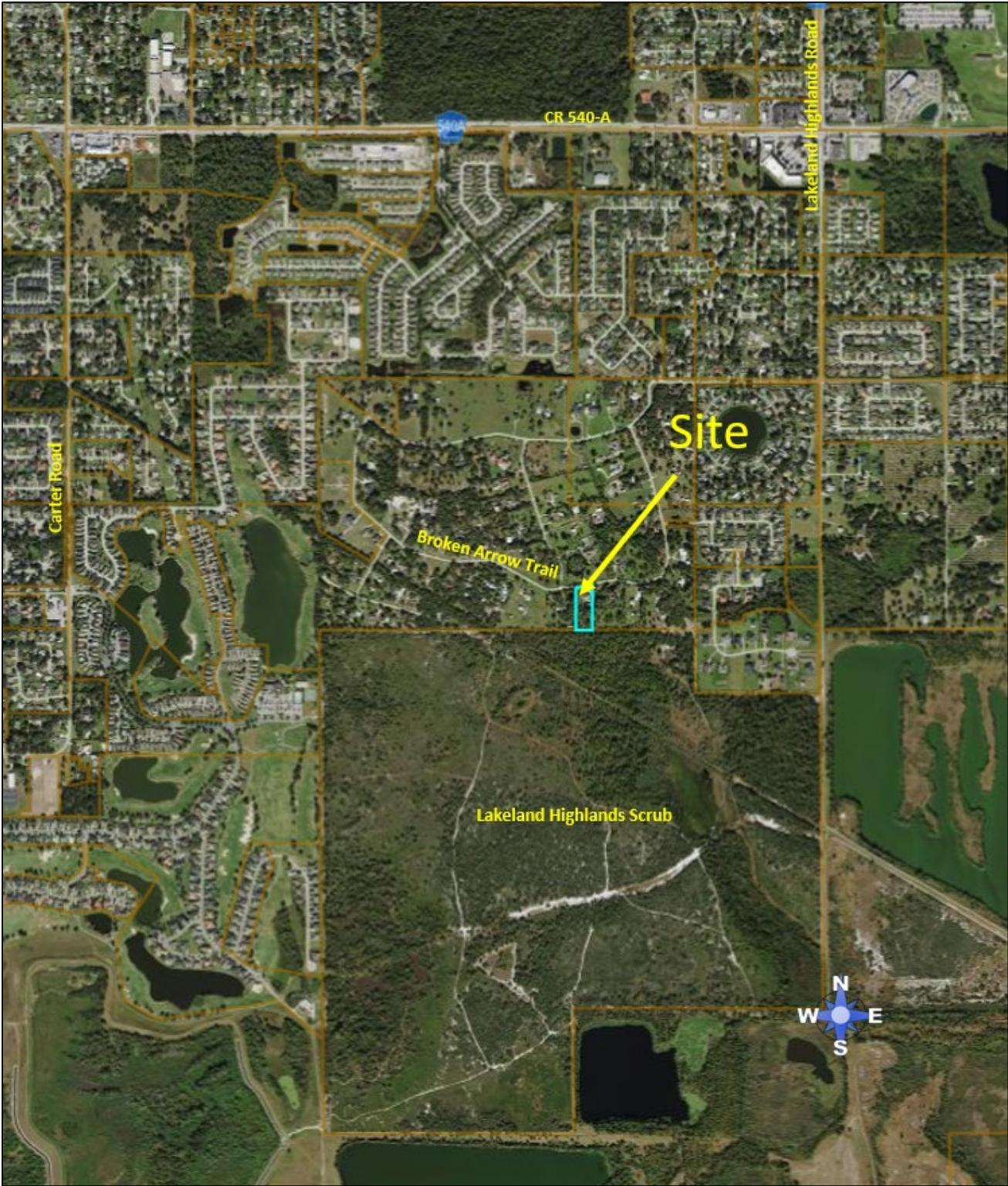
Under Separate Cover –
Application
BR-2021-2693
Variance Response to Staff Comments



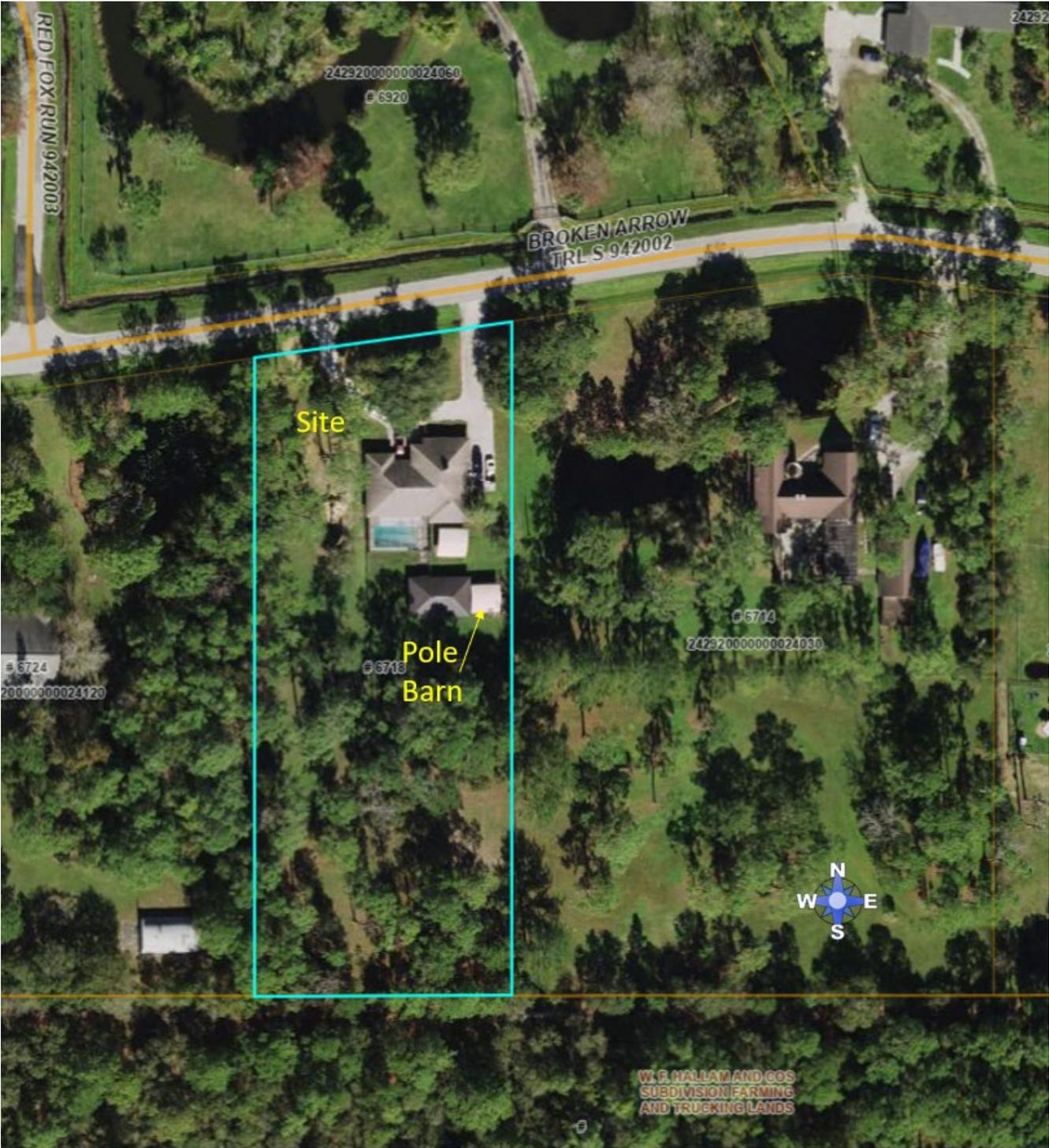
Location Map



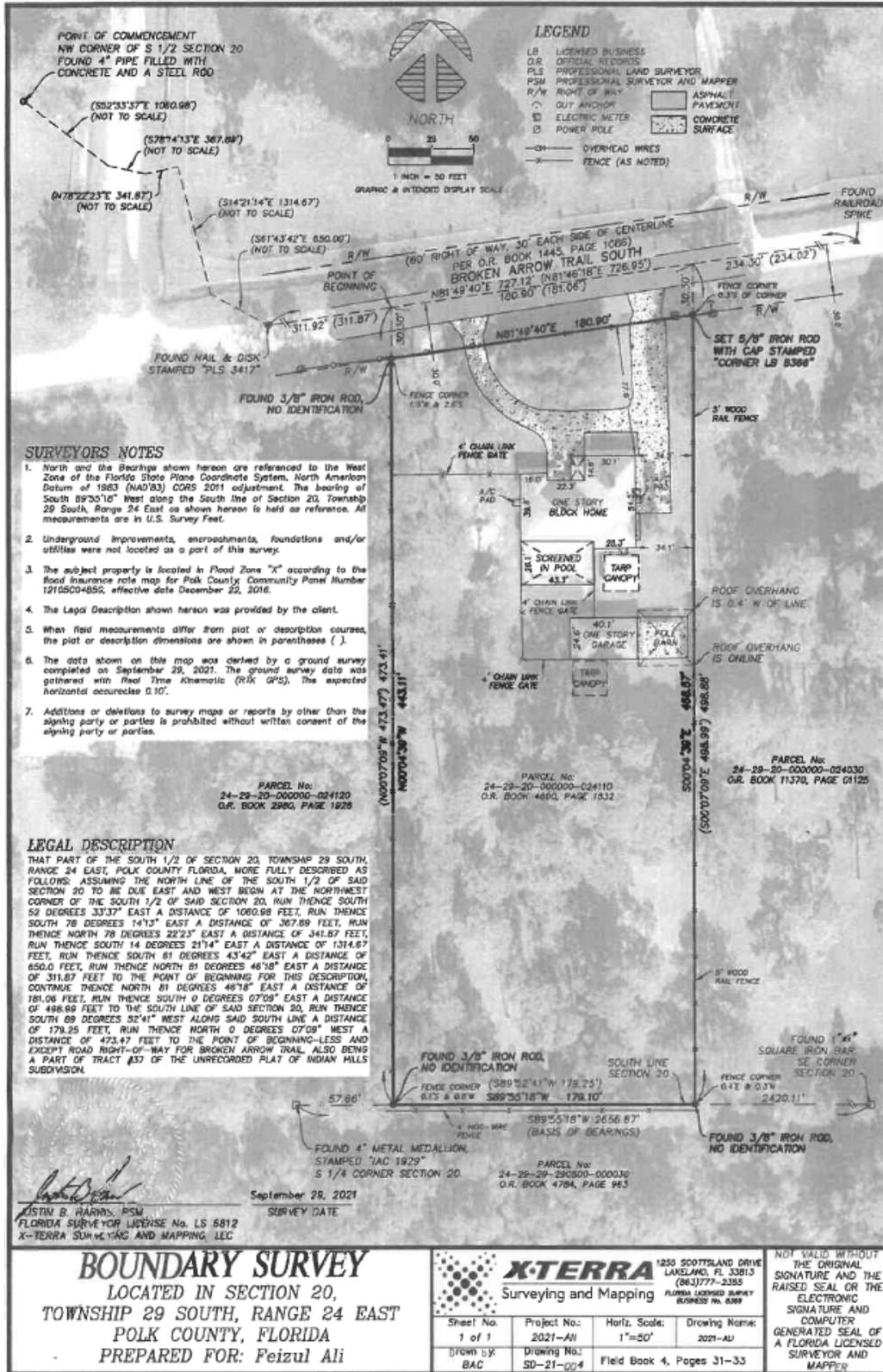
Future Land Use Map



2020 Aerial Photo (Context)



2020 Aerial Photo (close-up)



Applicant's Site Plan

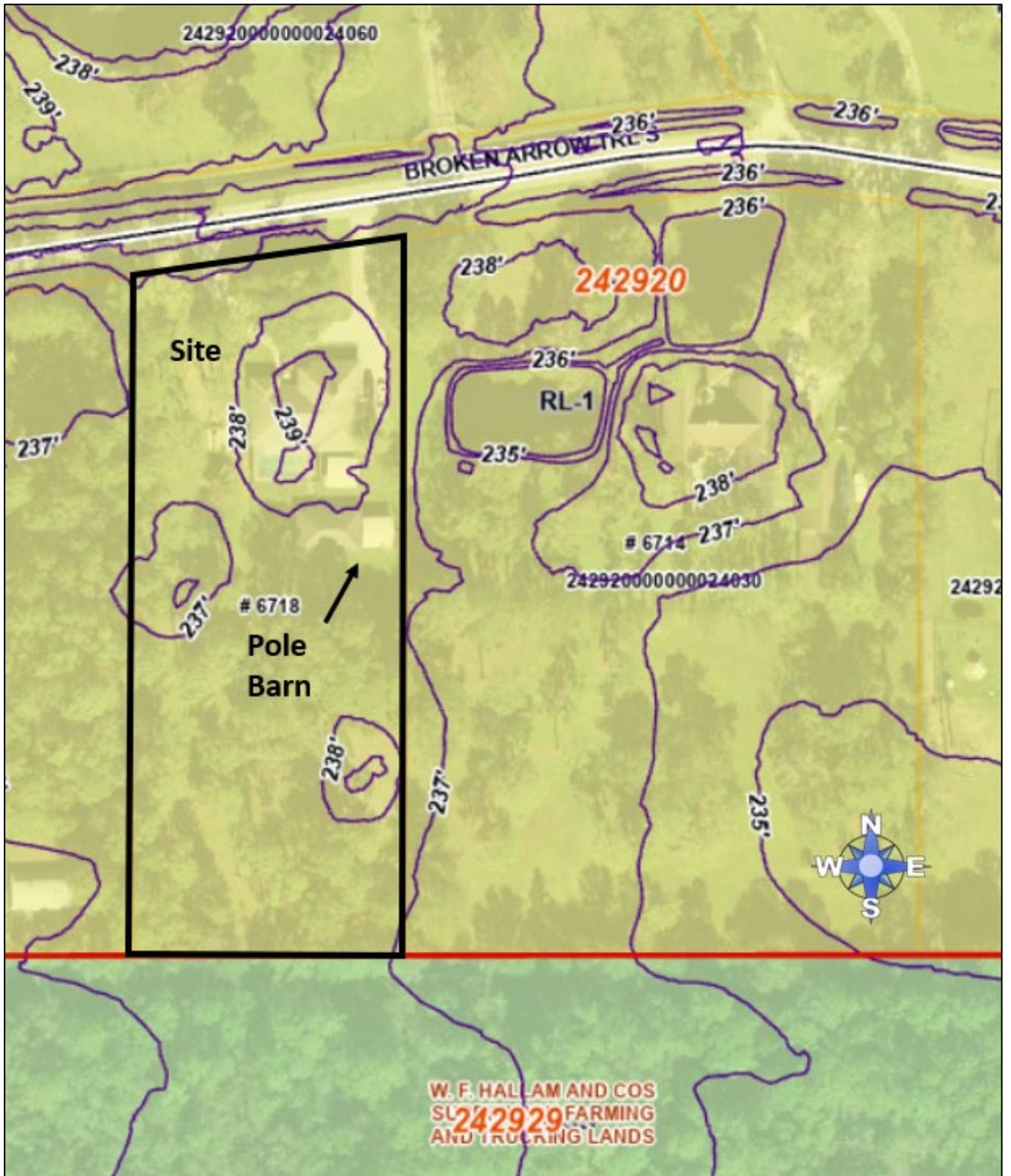


Site Photo
South Direction
3-foot measuring Ruler





Site Photo
North Direction
3-foot measuring Ruler



Topography Map



BR-2021-2693 Site Plan

AP Number BR-2021-2693 COM RES Online Lobby Hard Copy No Plans

PERMIT DESCRIPTION BUILDING A 30X30X14 OPEN POLE BARN ON 8X8 POST W 1/2" PLYWOOD SHEATHING BLEOW 29 GA METAL paneled ROOFING

IS HEALTH DEPARTMENT APPROVAL REQUIRED? NO YES

Advised customer BOH approval is required and provided customer BOH contact info. Tech Initial: SR

Point Initials/Date SR 3/20/21 Fire Initials/Date _____

Point Initials/Date SR 5/13/21 Tech Initials/Date Nancy 5.19.21

Plans Initials/Date DT-5-18-21 Is Driveway permit required (Yes) (No)

Set Back: Garage _____ Primary _____ LS 5 RS 5 R 10 CORNER LOT _____

Land Use RL-1 Easements: FRONT _____ LS _____ RS _____ R _____

SAP _____ Transportation Impact Fee Zone _____ Park District _____

Green Swamp (Yes) (No) Airport Zone (Yes) (No)

Flood Zone (Yes) (No) BFE _____ Finish Floor _____ Undetermined Wetland (Yes) (No)

Project Number _____ Reclaimed Water (Yes) (No) TUG (Yes) (No)

Base								
Admin	Building	Move	Energy	Electric	E/Alarm	Plumbing	M/HVAC	M/Exhaust
20.00	107.78							
M/Refrig	F/Suppr.	F/Sprinkler	Pollutant	Irrigation	Gas	Solar	DEMO	Driveway
Flood	Fire Asses.	SW/Coll.	SW/Disp.	FM	FS	FA	Fire UG	Plan Rev.
								55.00
Chg. Occ.	BCAIB-1.5%	FBC-1%	Tug	Pre-Power	MH Setup	Prelim review	Other	Total
	2.44	2.00						\$ 187.22
Level 1								
L-1 Admin	Temp ES	Guest House	Const. Trailer	Ave. Set Back	Model Unit	Research	Tent	
Impact Fees								
Park/Area	School	Road	EMS	Correct.	Library	Fire Resc.	Law Enf.	Total
								\$

NOTE: If Fire Assessment Fees are charged on this permit, the Amount Due will change on the 1st of the next month.
(Call Permit Tech for updated total); **PERMIT TOTAL \$ 187.22**

INSPECTION HOLD (If so, Plans Examiner Hold Comments: _____)

Address: FS119

Subdivision/Lot INFO: FS119

Water/Sewer: N/A

Electric Provider: N/A Job Value \$: 15,125.00

BR-2021-2693 Fee Sheet

Office of Planning and Development – Building Division
PO Box 9005, Drawer GM02
330 W. Church Street
Bartow, Florida, 33831-9005
863-534-6035
contractorlicensing@polk-county.net



Contractor Construction Waste Disposal Statement And Setback Acknowledgement

Setback Acknowledgement

Polk County does not require surveys as a condition to issuance of a building permit or mobile home set-up permit. As a result, the issuance of a permit by the County does not imply that building setback requirements have been met or that the structure does not encroach into an easement or neighboring property. Proper setback distance requirements are noted on the permit. The owner and/or the contractor are responsible for compliance with setbacks and non-encroachment of easements (including the filling or alteration of a drainage easement or retention area). If the structure does not meet applicable setbacks or encroaches into an easement, the owner and/or contractor will be responsible for moving the structure, restoring the easement to its original condition, or otherwise making the structure come into compliance with applicable County setbacks and other land use regulations. Note: Per Section 212 of the Polk County Land Development Code, storage buildings and greenhouses shall be permitted only in side and rear yards in all residential districts. In the A/RR district, such buildings may be permitted in any yard.

Construction Waste Disposal Statement

SECTION 1-8 of the Polk County Solid Waste Collection Disposal and Assessment Ordinance (Ord. No. 13-069) provides that "Prior to issuance of a Building Permit for the construction, destruction, or renovation of any structure, the applicant for the building permit shall provide for the collection and disposal of any construction and demolition debris and any other waste which may result from the proposed work on the structure." All contractors are responsible for disposing of their Construction Waste in a properly permitted landfill or recycling facility.

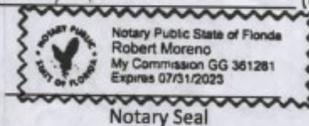
I, (Print Contractor Name) Kasey Hodge, whose license number is CBC1263051 hereby swear or affirm that I have read and understand the above notices and will comply with these notices for any work done in unincorporated Polk County.

Kasey Hodge
Contractor Signature

3/30/20
Date

State of Florida, County of Herndando. Sworn to (or affirmed) and subscribed before me this 30 day of March 20 20, by Kasey Hodge who is personally known to me, or who has produced personally known (type of ID) as identification.

[Signature]
Signature of Notary Public State of Florida
My Commission Expires: 7/31/23



Setback Acknowledgement Form

INSTR # 2021102739
BK 11680 Pgs 1182-1183 PG(s)2
04/22/2021 10:24:39 AM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES 18.50

NOTICE OF COMMENCEMENT

Permit No.: BR-2021-2693 Tax Folio No.: 1109182.0000

The undersigned hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

1. Description of property: (legal description of the property, and street address if available)

20:29:24:00000-024110 -> 6718 Broken Arrow Trail S. Lakeland, FL 33813
Unrecorded Sealed Receipts.

2. General description of improvement: Building A 30x30x14 open pole barn

2021 Ivory Metal roof, 8x8 Post with 1/2" Plywood sheathing below metal panels.

- 3. Owner information or Lessee information if the Lessee contracted for the improvement:
 - a. Name and address: LCC ALI, 6718 Broken Arrow Trail S. Lakeland, FL 33813
 - b. Interest in property: _____
 - c. Name and address of fee simple titleholder (if different from Owner listed above) _____

4. Contractor Information: Affordable Building Products of Florida

- a. Contractor Name and Address: Kasey Hodge 1137 N. Broad St Brooksville FL 34601
- b. Contractor's phone number: 352-797-0108

5. Surety (if applicable, a copy of the payment bond is attached).

- a. Name and address: _____
- b. Phone number: _____
- c. Amount of bond: \$ _____

6. Lender:

- a. Name and Address: _____
- b. Lender's phone number: _____

7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13(1)(a)7., Florida Statutes:

- a. Name and address: _____
- b. Phone numbers of designated persons: _____

8. In addition to himself or herself, Owner designates _____ of _____ to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes.

- a. Phone number of person or entity designated by owner: _____

Notice of Commencement (Page 1)

INSTR # 2021102739
BK 11680 Pgs 1182-1183 PG(s)2
04/22/2021 10:24:39 AM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES 18.50

NOTICE OF COMMENCEMENT

Permit No.: BR-2021-2693 Tax Folio No.: 1109182.0000

The undersigned hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

1. Description of property: (legal description of the property, and street address if available)

20-29-24-00000-02410 -> 6718 Broken Arrow Trail S. Lakeland, FL 33813
Unrecorded Sealed Receipts.

2. General description of improvement: Building A 30x30x14 open pole barn
2900 Ivory Metal roof, 8x8 Post with 1/2" Plywood sheathing below metal panels.

3. Owner information or Lessee information if the Lessee contracted for the improvement:

- a. Name and address: LCC ALI, 6718 Broken Arrow Trail S. Lakeland, FL 33813
- b. Interest in property: _____
- c. Name and address of fee simple titleholder (if different from Owner listed above)

4. Contractor Information:

- a. Contractor Name and Address: Affordable Building Products of Florida
Kasey Hodge 1137 N. Broad St Brooksville FL 34601
- b. Contractor's phone number: 352-797-0108

5. Surety (if applicable, a copy of the payment bond is attached).

- a. Name and address: _____
- b. Phone number: _____
- c. Amount of bond: \$ _____

6. Lender:

- a. Name and Address: _____
- b. Lender's phone number: _____

7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13(1)(a)7., Florida Statutes:

- a. Name and address: _____
- b. Phone numbers of designated persons: _____

8. In addition to himself or herself, Owner designates _____ of _____ to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes.

- a. Phone number of person or entity designated by owner: _____

Notice of Commencement (Page 2)