

**Request for Extension of Processing Time**  
**Polk County**  
**Office of Planning and Development**

<b>For Official Use Only:</b>	
Date Received: _____	Meeting Date: _____
Project Number: _____	Approved/Denied: _____

**Contact Information:**

Name of Applicant/Property Owner/Agent: Lee Fergal Ali

Mailing Address: 6718 Broken Arrow Trl S. Lakeland FL 33813

Phone: 863-661-4900 Email: LeeAli67@gmail.com

Location of Property: 6718 Broken Arrow Trl S. Lakeland FL 33813

Per F.S. 125.022(1), the County must process applications for development orders and development permits pursuant to the time frames set forth in the statute. Specifically, the County must review and issue a letter to each applicant indicating the application is complete or specifying deficiencies within 30 days after receipt of the application. If deficiencies are identified, applicants have 30 days to submit the required additional information. Within 120 days after an application is deemed complete, or 180 days for an application that requires final action through a quasi-judicial or public hearing, 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, and it is the policy of the OPD to automatically agree to any reasonable extension. 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 hereby request (check all that apply):

- A complete waiver of all statutory processing time limits
- 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 (**up to 180 additional days**)
- A waiver of the limitation on requests for additional information per F.S. 125.022(2)
- Decline the waiver and agree to comply with the time frames set forth in F.S. 125.022(1)

Lee Ali  
 Signature of Applicant/Agent for Applicant

11/8/23  
 Date

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

## Response to Customer's who may have questions regarding the "Waiver form F.S. 125.022

"The waiver form was created due to legislative changes to F.S. 125.022, which now requires the County to approve or deny applications within certain time frames set forth in the statute. Please be advised that the waiver/time extension does not change the review times outlined in the County's land development code. More specifically, reviews will still occur within 10 working days upon determination of sufficiency and being routed to review staff for their review. That being said, you may decline the waiver; however, please be advised that if the application reaches the end of the statutory time frame, and county comments are outstanding at that time, the County would not be permitted to approve the application since it would be deficient."

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, Lee Feizul Ali (print owner's name), as the owner of the real property described as follows, 6718 Broken Arrow Trl S, Lakeland FL 33817, do hereby authorize to act as my/our agent Attorney Brett Geohron (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.

[Signature]

Property Owner Signature

Lee Feizul Ali

Property Owner Printed Name

11/8/23

Date

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

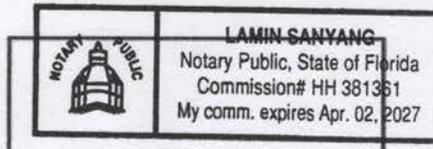
6718 BROKEN ARROW TRL, S. LAKELAND FL 33817

State of FL County of POLK

I certify that the forgoing instrument was acknowledged before me this 08 day of November, 2023, by Ali Lee Feizul.

Personally known \_\_\_\_\_ Produced Identification FDL Type of Identification produced and verified: Florida Driver License

[Signature]  
Notary Public Signature



Notary Stamp

Lamin Sanyang  
Notary Public Printed Name

Apr. 02. 2027  
My Commission Expires

# AUTHORIZATION TO RELEASE EXEMPT PARCEL INFORMATION

Florida Statutes § 119.07(4)(d) deems certain personal information exempt from public disclosures for certain public officers and employees, including, without limitation, current and former law enforcement personnel, firefighters, judges or magistrates, state attorneys, public defenders and other public officers and employees. The exempt personal information includes records that reveal an exempt individual's home address which includes the physical address, mailing address, street address, parcel identification number, plot identification number, legal property description, neighborhood name and lot number, GPS coordinates, and any other descriptive property information that may reveal the home address. This Authorization allows Polk County, Florida to release exempt home address information to the public for the purpose of noticing my land use application for public hearing, and such notice may include, without limitation, notices that are published, posted and/or mailed out pursuant to Florida Statutes and the Polk County Land Development Code.

## AUTHORIZATION

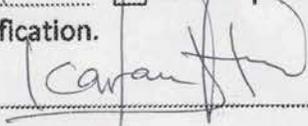
Pursuant to Florida Statutes §119.071(4)(d), I Lee Feizul Ali (Print Name) am a current or former public officer or employee with an exempt home address. I hereby authorize Polk County, Florida to release my exempt home address information for the property located at 6718 Broken Arrow Trl S, Lakeland FL 33813 (Print Address) to the public for the purpose of noticing my land use application for public hearing, and such notice may include, without limitation, notices that are published, posted and/or mailed out pursuant to Florida Statutes and the Polk County Land Development Code.

## NOTARIZATION

STATE OF FLORIDA

COUNTY OF Polk

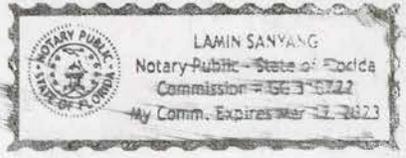
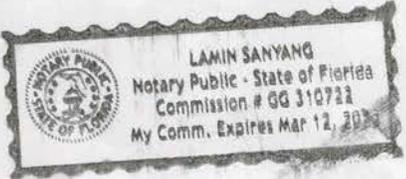
The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization, this 07 day of July, 2022, by Lee F Ali  who is personally known to me or  has produced Florida Driver License as identification.



Notary Public

(AFFIX NOTARY SEAL)

Print Name Lamin Sanyang  
Commission Expires Mar 12, 2023



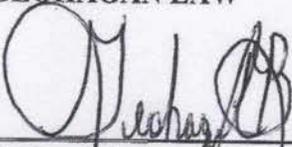
A. BRENT  
**GEOHAGAN, PA**  
*Attorney at Law*  
BUSINESS CONTRACT LAND USE  
LITIGATION & TRIAL

November 3, 2023

**REPRESENTATION OF CLIENT AUTHORIZATION**

As a member of the Florida Bar in good standing and thereby an officer of the Court, I hereby attest and represent that LEE ALI has duly authorized me to represent him in and for purposes of the pending application with the Polk County government for a variance at the property LEE ALI owns located at 6718 S. Broken Arrow Trail, Lakeland, Florida 33813.

**GEOHAGAN LAW**



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A. Brent Geohagan, Esq.  
Florida Bar No: 071927  
1960 E. Edgewood Drive  
Lakeland, FL 33803  
Telephone: 863-665-6930  
abrent@geohaganlaw.com  
khernandez@geohaganlaw.com

1960 E. Edgewood Drive  
Lakeland, Florida 33803  
abrent@geohaganlaw.com  
863.665.6930 Phone  
863.665.6935 Fax

**APPLICATION/REAPPLICATION**  
**FOR VARIANCE**

TO: Polk County, Florida -and-  
The Polk County Office of Planning and Development

FROM: A. Brent Geohagan, Esq., of Geohagan Law *on behalf of*  
Lee Ali

DATE: November 3, 2023

RE: *Application/Reapplication (Case #LDLVAR-2022-64) for a Variance*

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**Property Owner**

Lee Ali  
6718 S. Broken Arrow Trail  
Lakeland, FL 33813  
Phone #863-661-4900

**Property Owner's Representative**

A.Brent Geohagan, Esq.  
Geohagan Law  
1960 E. Edgewood Drive  
Lakeland, Florida 33803  
Phone #863-665-6930  
Email: [abrent@geohaganlaw.com](mailto:abrent@geohaganlaw.com)

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(below intentionally left blank for use of approving authority)

### **Description of Proposed Variance**

This application/reapplication is for a variance from the five (5) feet accessory structure setback to one (1) foot, for purposes of an existing pole barn at the home of and at the property of Lee Ali at the address set forth above.

This is a reapplication as provided for and permitted in the Honorable Land Use Hearing Officer's Final Order for Case #LDLVAR-2022-64, dated October 5, 2022 (hereinafter: "the Order").

The applicant has diligently and determinedly addressed the concerns addressed by the Honorable Land Use Officer in the Order and as otherwise presented at the hearing on Case #LDLVAR-2022-64 on September 26, 2022 (hereinafter: "the Hearing"). (Such is more fully addressed below in the applicant's justification, and satisfaction of the criteria for granting variances consistent with Section 931, Polk County Land Development Code.)

### **Justification, and Satisfaction of Criteria for Granting Variances Consistent with Section 931, Polk County Land Development Code**

- a) *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.*

In the Order, the Honorable Land Use Officer indicated that granting the requested variance may be injurious to the area involved or detrimental to public welfare. As part of such indication, it was pointed out in the Order that "[t]here are no gutters to collect water runoff from the structure but the roof slopes to the north and south, not directly to the adjacent property."

In light of the foregoing, applicant diligently sought out a quality and competent company that installs gutters and that could address the concerns set forth in the Order regarding same and as otherwise presented at the Hearing. Ultimately, applicant was successful in finding and retaining the services of a local company,

“Gutter Works”, which took these concerns into consideration as relayed to it by the applicant, and, from that, worked to prepare a plan for installation of a gutter(s) that would successfully address these same concerns. To that extent, please see the attached illustration of the plan for installation of this gutter(s), which the applicant intends to immediately move forward with, if and upon the Honorable Hearing Officer granting his variance request.

Further, the applicant is only asking for a variance with regard to this very specific, limited area exclusively, so that such does not promote encroachments beyond this very specific, limited area. There are not, and certainly will not be with installation of the aforementioned gutter(s), any maintenance issues for applicant’s adjacent neighbor and/or his property, beyond any that otherwise exist or would exist if the setback is kept at five (5) feet, including, but not limited to, any stormwater runoff onto the neighbor’s property. In fact, any such runoff will be even better contained, mitigated and/or inhibited by the installation of the aforementioned gutter(s) as part of and accompanying a grant of this variance request by the Honorable Hearing Officer.

*b) 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.*

There are other similar existing pole barns in the surrounding area that encroach upon the five (5) feet setback. Moreover, 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 purchased 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 no 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. In fact, if there is any difference, the difference would only be favorable to the neighbor and his property, since, as set forth above, with regard to any runoff such would be even better contained, mitigated and/or inhibited by the installation of the aforementioned gutter(s) as part of and accompanying a grant of this variance request by the Honorable Hearing Officer.

*c) Whether the special conditions and circumstances present in the request do not result from the actions of the applicant.*

The applicant's need for this variance is not the result of any intentional actions/wrongful actions and/or disregard of applicable regulations. (As part of such, and as set forth above, 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 purchased his home in 2000.)

*d) 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.*

As previously set forth above: There are other similar existing pole barns in the surrounding area that encroach upon the five (5) feet setback. Moreover, 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 purchased 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 no 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. In fact, if there is any difference, the difference would only be favorable to the neighbor and his property, since, as set forth above, with regard to any runoff such would be even better contained, mitigated and/or inhibited by the installation of the aforementioned gutter(s) as part of and accompanying a grant of this variance request by the Honorable Hearing Officer.

Based upon the foregoing, a denial of applicant's requested variance will certainly "constitute unnecessary and undue hardship on the applicant".

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

As previously set forth above: 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 purchased 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 no 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. In fact, if there is any difference, the difference would only be favorable to the neighbor and his property, since,

as set forth above, with regard to any runoff such would be even better contained, mitigated and/or inhibited by the installation of the aforementioned gutter(s) as part of and accompanying a grant of this variance request by the Honorable Hearing Officer.

Based upon the foregoing, the requested variance “is the minimum variance that will make possible the reasonable use of the land, building, [and] structure”.

*f) 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.*

As previously indicated by the Honorable Hearing Officer in the Order, “Granting this variance will not result in a change of land use.”

*g) Whether that in no case shall a variance be granted which would result in creation of any residual lot or parcel which does not meet the requirements of this Code.*

As previously indicated by the Honorable Hearing Officer in the Order, “Granting the variance will not change the size or shape of the lot and will not result in the creation of a residual lot or parcel that does not meet the requirements of the Code.”

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

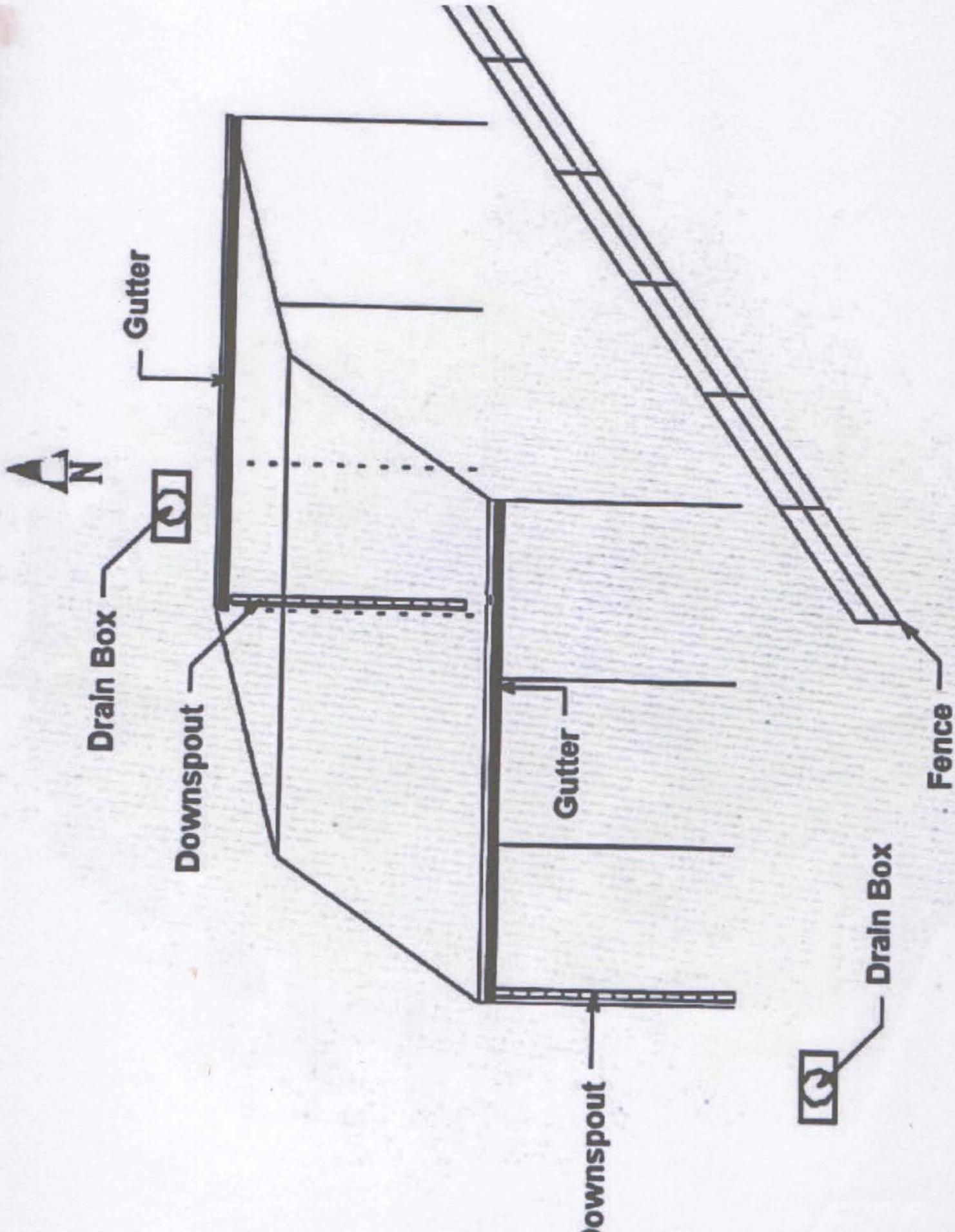
Granting the requested variance would “not circumvent a condition or the intent of a condition placed on a development by the Planning Commission or the Polk County Board of County Commissioners”. This is based upon, among other things, all of the foregoing and that granting the requested variance would satisfy and meet Polk County’s criteria (i.e., conditions) for granting a variance as set forth in Section 931 of the Polk County Land Development Code, itself.

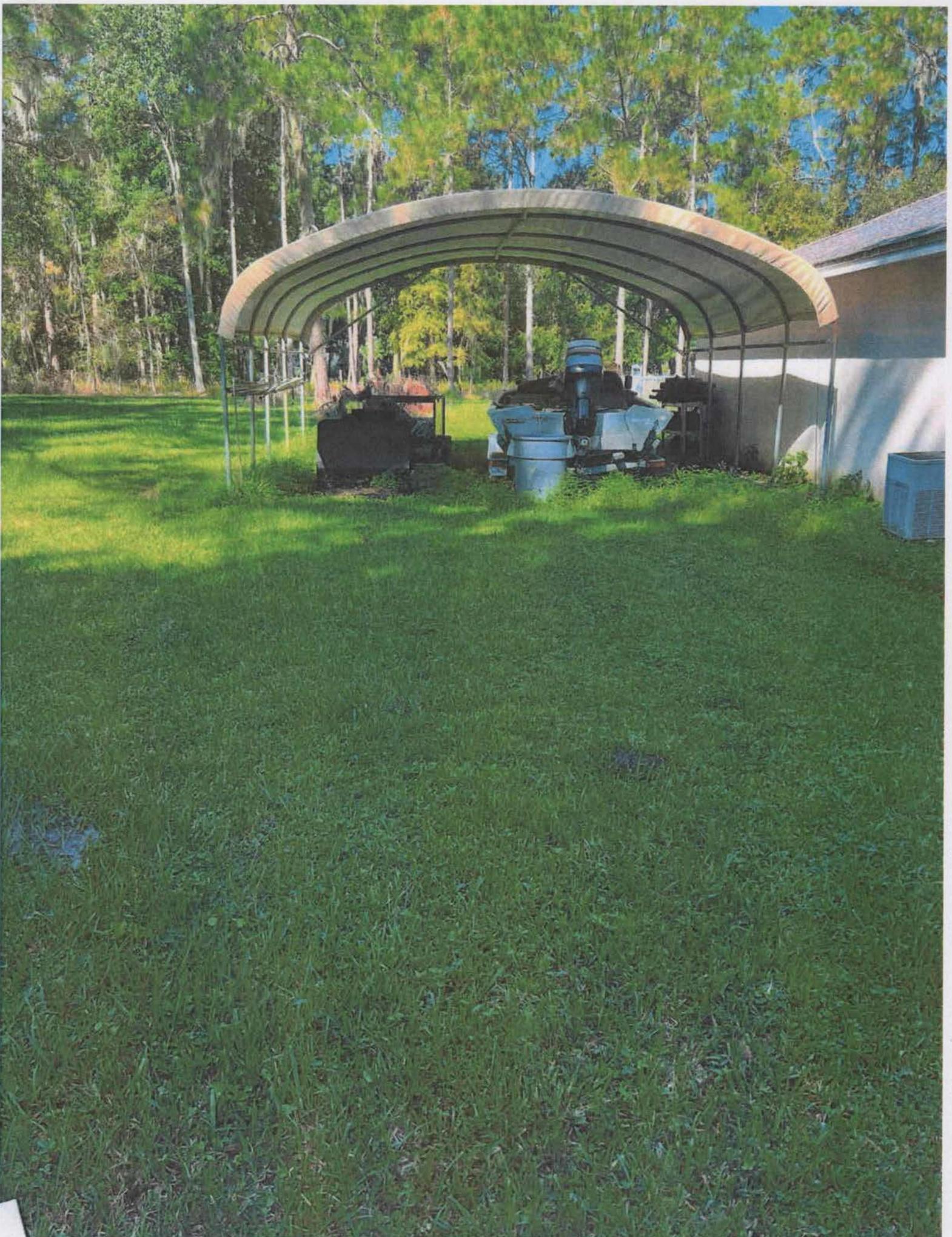
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(below intentionally left blank for use of approving authority)

### **Conclusion**

We appreciate your time and consideration of this application/reapplication for a variance, and based upon all of the foregoing, the applicant respectfully requests the Honorable Hearing Officer grant his application/reapplication.



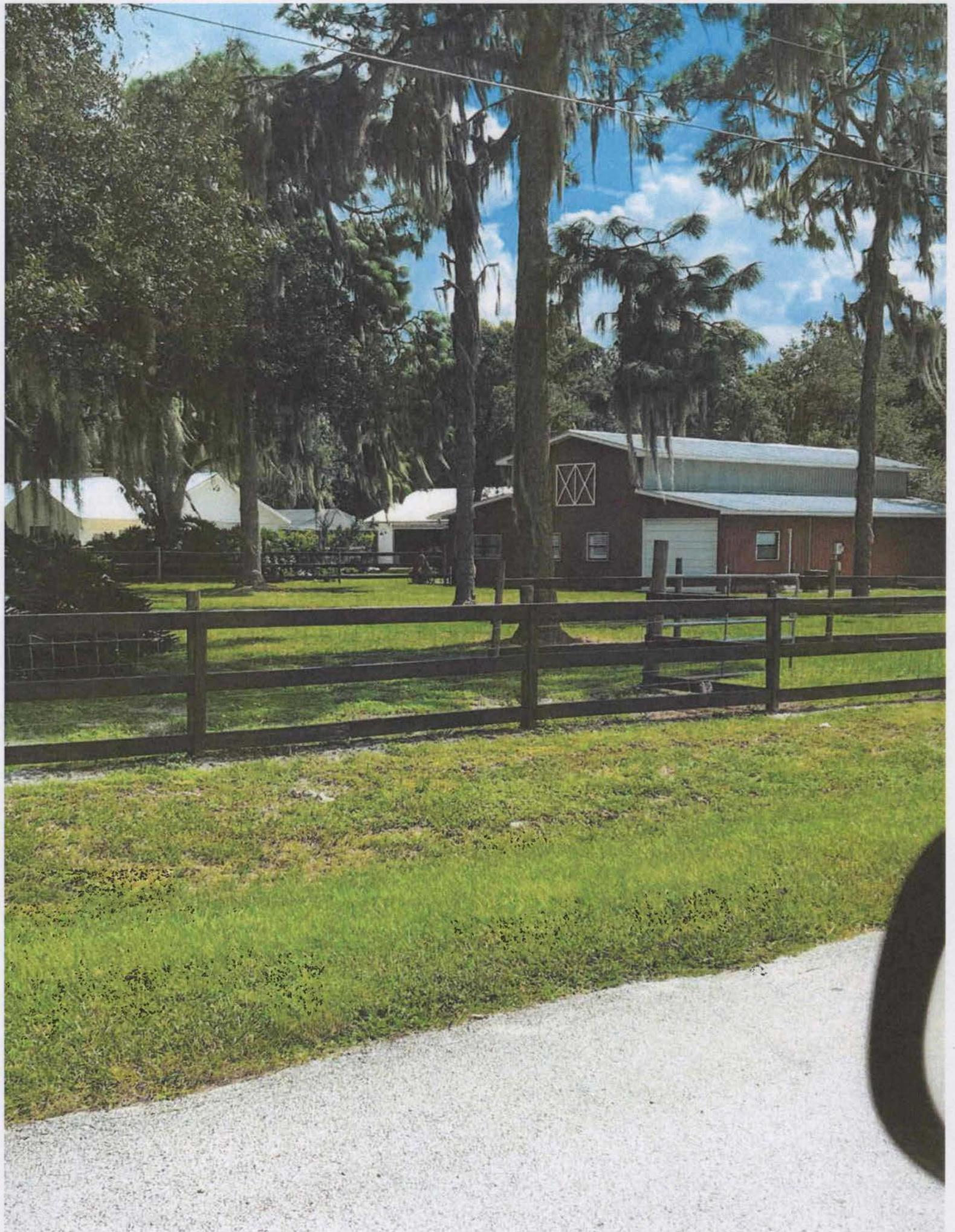


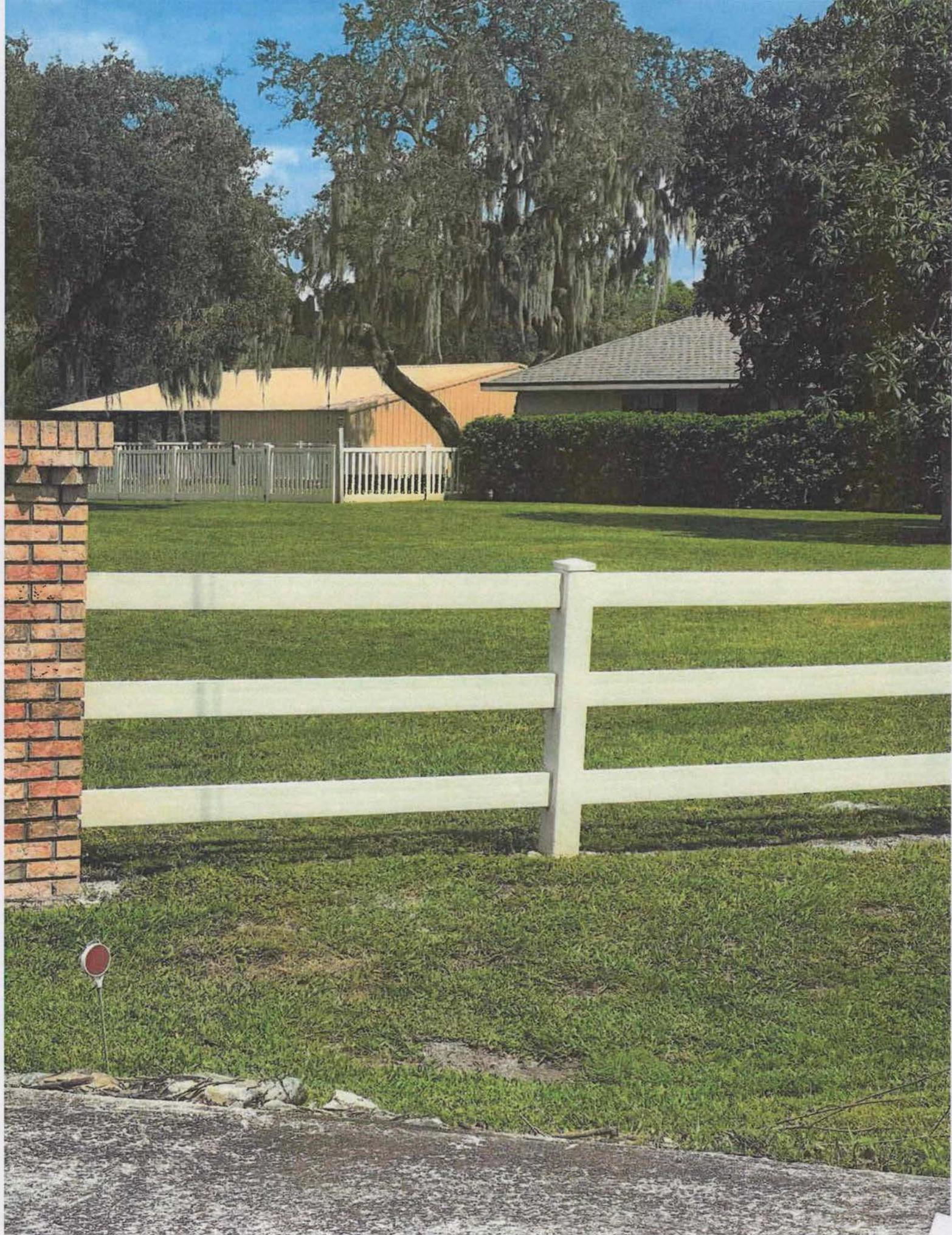


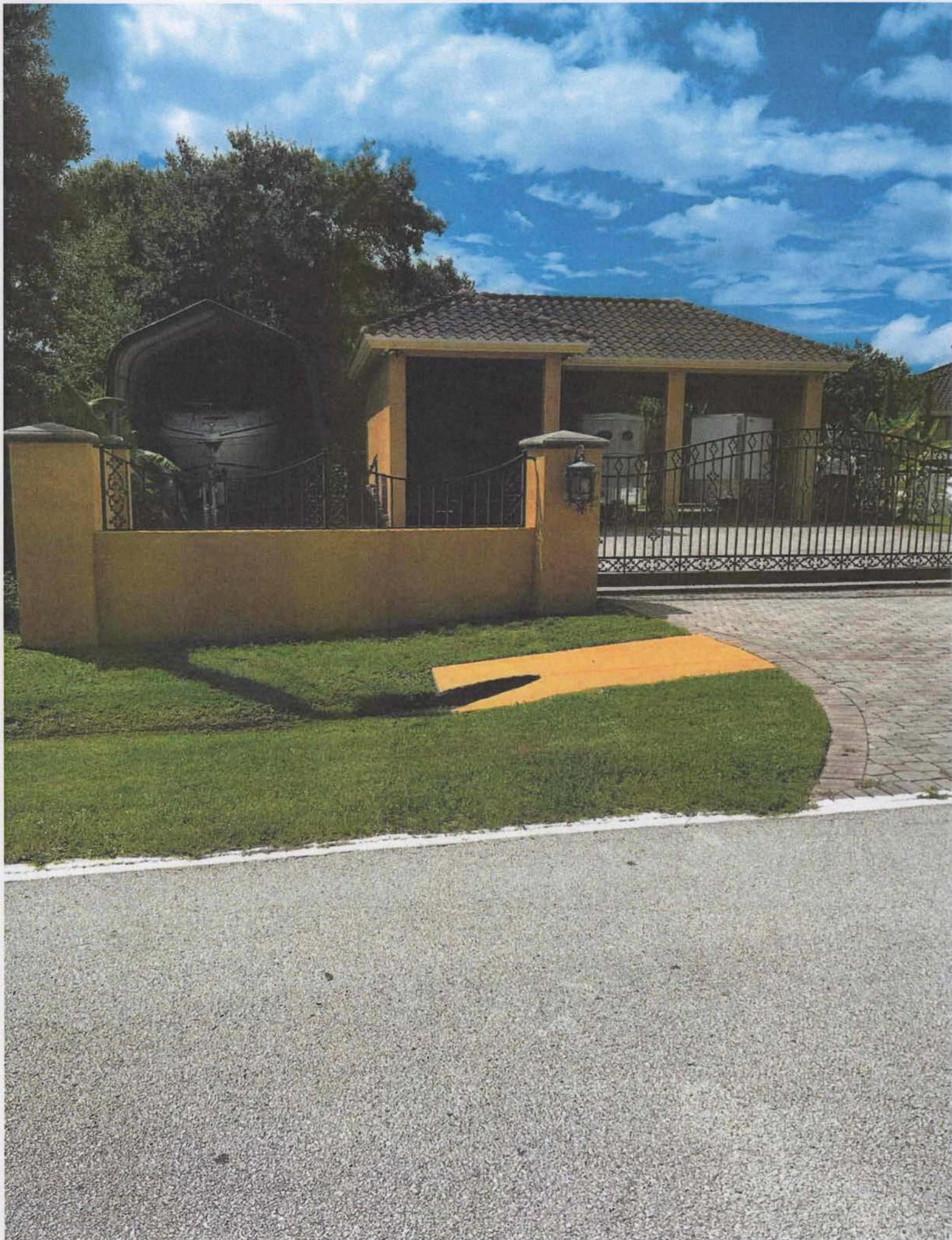
















*Inspections are not able to be scheduled until after the permit has been issued*

*You have not added any inspections.*

*Please choose inspection from page(s) below*

## **Completed (4)**

Passed - 4

Footer In Progress (2039580) - Passed

Result by: Cary Ramsay on 06/02/2021 at 09:34 AM

Roof Dry-In Flash In Progress (2039581) - Passed

Result by: Cary Ramsay on 06/10/2021 at 11:11 AM

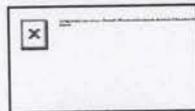
Roof Sheathing Nail Off (2039582) - Passed

Result by: Cary Ramsay on 06/10/2021 at 11:19 AM

Building Final (2039583) - Passed

Result by: Cary Ramsay on 07/01/2021 at 10:08 AM

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**Traci H.**

**[traci@affordablebuildingsllc.com](mailto:traci@affordablebuildingsllc.com)**

**352-797-2108**

**11737 N. Broad St.**

**Brooksville, FL**

**34601**

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**CAUTION:** This email originated from outside of the organization.

Do not click links or open attachments unless you recognize the sender and know the content is safe.

This email has been scanned by the Symantec Email Security.cloud service.

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**Record Summary Report**  
**BR-2021-2693**

	Site Street Number	6718
	Site Zip	33813
<b>ELECTRICAL INFORMATION</b>		
	Electric New or Existing	N/A
<b>FLOOD</b>		
	Flood Plain	No
	Flood Way	No
	Green Swamp	No
	Wetlands	No
<b>GAS INFORMATION</b>		
	Gas Type	N/A
<b>GENERAL INFORMATION</b>		
	Application Received By	Online
	Directions From Bartow	FS119
	FS 119 Status	Exempt
	How are plans submitted?	Electronically
	Is a Gate Code Required for Access	No
	Is the Applicant the Owner	No
	Is this a preliminary submittal?	No
	Is this Application a result of a Code Violation	No
	Notice of Commencement (NOC)	Recorded
	Permit initiated by	SAT DD
	Setback acknowledgement	
	Type of Authorization Received	Authorized Signer
<b>MECHANICAL INFORMATION</b>		
	HVAC Type	N/A
<b>OCCUPANCY TYPE</b>		
	FBC Design Used	2020

**Record Summary Report**  
**BR-2021-2693**

	Occupancy Type	R3
PLAN ROOM ACKNOWLEDGEMENT		
	Upload Plans Acknowledgement	CHECKED
PLANS CHECKLIST		
	Addition	CHECKED
	Number of Stories	1
	Number of Units	1
	Total Square Footage	900
	Total Value of Work	15125.68
PLANS REVIEW FEE INFORMATION		
	Energy Calcs Fee	N/A
	Plans Review Fee	Residential Minimum - \$55
PLUMBING INFORMATION		
	Plumbing New or Existing	N/A
PRIVATE PROVIDER INFORMATION		
	Audit Performed	No
	Inspection	No
	Is this Private Provider	No
	Plans	No
RESIDENTIAL INFORMATION		
	Impact Fees Due or Exempt	Exempt
	Is a Driveway Required	No
	Is this a State Road?	No
	Is This a Transportation Pre-paid	No
	Is This a Voucher	No
	Lake Lowery Waiver	N/A
	Permit Type	Pole Barn
	Proposed Square Footage	900

**Record Summary Report**  
**BR-2021-2693**

UTILITY INFORMATION		
	Septic Permit Number	SITE PLAN
	Septic Type	Existing Septic
	Sewer	No
	Water	N/A

**Custom Table**

<b>Table Name:</b>	OWNER CONTRACTOR	
	<b>Column Name</b>	<b>Value</b>
	Contractor Owner	Contractor
	Contractor Type	Building

**Workflow Information**

<b><u>Task</u></b>	<b><u>Assigned To</u></b>	<b><u>Status</u></b>	<b><u>Status Date</u></b>	<b><u>Action By</u></b>
Utilities Review				
Application Submittal	sheranda robinson	Plans Review Required	5/13/2021	sheranda robinson
Plans Review	Dewayne Thomas	Approved	5/18/2021	Dewayne Thomas
Ready to Issue	Nancy Flores	Issued	5/19/2021	Accela Administrator
Inspections		Complete	7/1/2021	Cary Ramsay
Certificate Issuance		Cert Not Required	7/2/2021	Lisa Alber

**Condition Information**

**Record Summary Report  
BR-2021-2693**

<u>Condition Name</u>	<u>Comment</u>	<u>Status</u>	<u>Applied Date</u>	<u>Applied By</u>
Additional Info needed	<p>UPDATED: 4/16/21- BUSINESS TAX</p> <p>Good morning,</p> <p>Is the Homeowner FS119 Exempt? If so, I will need you to email me the address or parcel of this property.</p> <p>In addition, we will need an updated Business Tax emailed to contractorlicensing@polk-county.net and in the Subject line please put this permit number.</p> <p>Thank you,</p> <p>Sheranda Robinson sherandrobenson@polk-county.net</p>	Condition Met	3/20/2021	sheranda robinson
LOCATION OF PERMIT	DID NOT MAKE A FEE SHEET	Information Only	3/20/2021	sheranda robinson

**Inspections**

<u>Inspection Type</u>	<u>Date</u>	<u>Inspector Name</u>	<u>Status</u>	<u>Comments</u>
Building Final	7/1/2021	Cary Ramsay	Passed	
Footer In Progress	6/2/2021	Cary Ramsay	Passed	8 column pads.
Roof Dry-In Flash In Progress	6/10/2021	Cary Ramsay	Passed	
Roof Sheathing Nail Off	6/10/2021	Cary Ramsay	Passed	

**NOTICE OF COMMENCEMENT**

Permit No.: \_\_\_\_\_ 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)

Unrecorded, records Sealed 6718 Broken Arrow Trail S. Lakeland, FL 33813

2. General description of improvement: Building A: 30x30x14 open pole barn 29ga. 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: Kasey Hodge 11737 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:

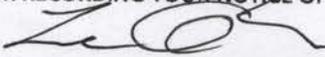
- a. Name and address: \_\_\_\_\_
- b. Phone numbers of designated persons: \_\_\_\_\_

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: \_\_\_\_\_

Expiration date of notice of commencement (the expiration date will be 1 year from the date of recording unless a different date is specified): \_\_\_\_\_

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.



\_\_\_\_\_  
(Signature of Owner or Lessee, or Owner's or Lessee's Authorized Officer/Director/Partner/Manager)

\_\_\_\_\_  
(Print Name and Provide Signatory's Title/Office)

State of Florida

County of Polk

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ (year),  
by (name of person) \_\_\_\_\_ as \_\_\_\_\_ (type  
of authority, e.g. officer, trustee, attorney in fact) for \_\_\_\_\_ (name  
of party on behalf of whom instrument was executed).

\_\_\_\_\_  
(Signature of Notary Public - State of Florida)

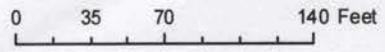
\_\_\_\_\_  
(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known OR Produced Identification \_\_\_\_\_ (Type of Identification  
Produced)

# ALI



- Selected Parcel
- Roads
- Waterbodies
- Municipal Boundaries
- Lots
- Lot and Block Text
- Blocks
- Tiers
- Dimensions\_ParcelFabric
- Dimensions\_Carto\_Dist
- Dimensions\_LabelText
- Misc Text
- + Railroads
- Arrows
- Arrows
- Parcels
- Surrounding Counties
- PLSS Townships
- PLSS Sections
- PLSS Boundaries
- Gov't Lots



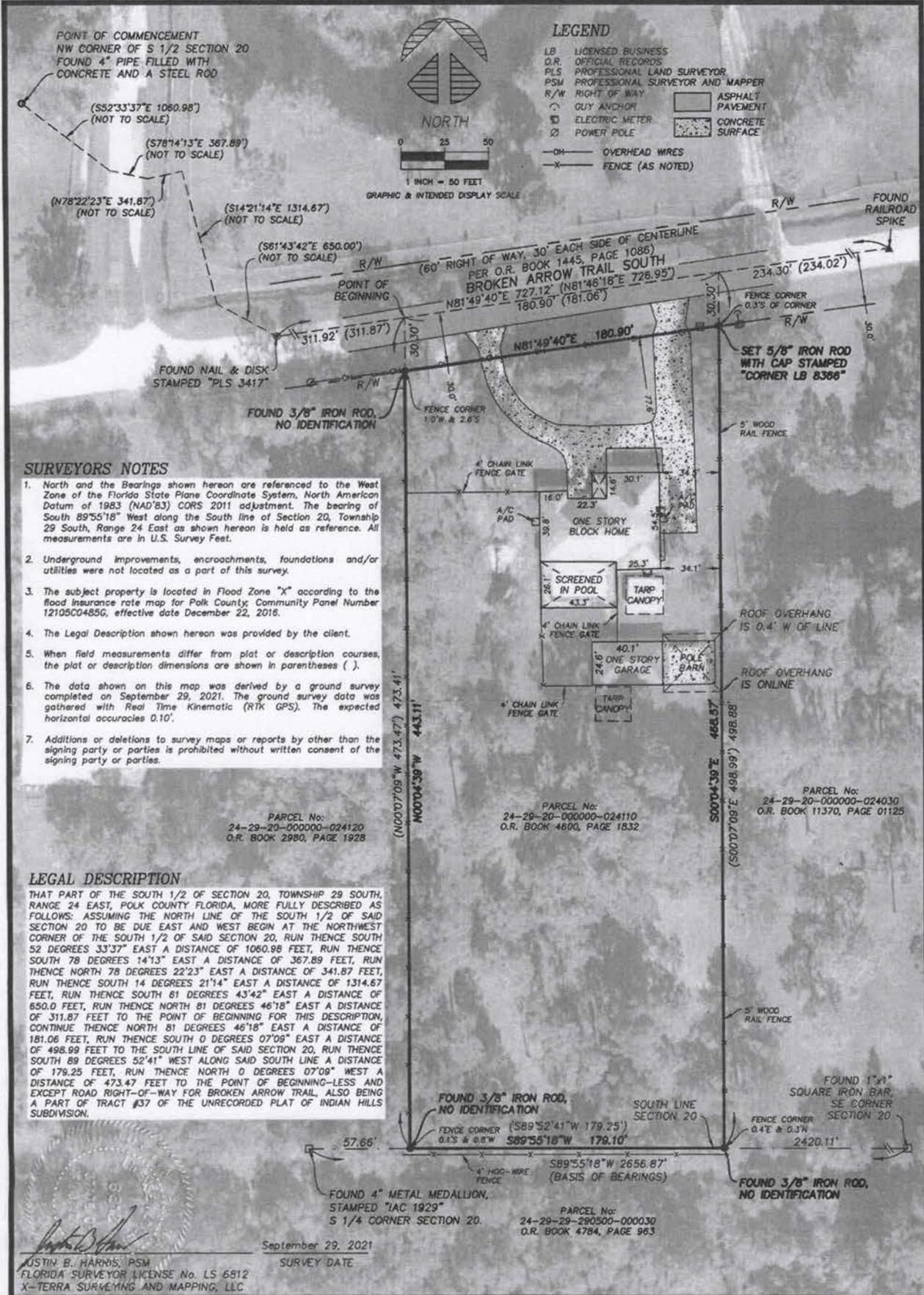
All maps are worksheets used for illustrative purposes only, they are not surveys. The Polk County Property Appraiser assumes no responsibility for errors in the information and does not guarantee the data is free from error or inaccuracy. The information is provided "as is".



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

March 9, 2021





**LEGEND**

- LB LICENSED BUSINESS
- O.R. OFFICIAL RECORDS
- PLS PROFESSIONAL LAND SURVEYOR
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- R/W RIGHT OF WAY
- GUY ANCHOR
- ⊗ ELECTRIC METER
- ⊕ POWER POLE
- OVERHEAD WIRES
- X— FENCE (AS NOTED)
- ▭ ASPHALT PAVEMENT
- ▨ CONCRETE SURFACE



1 INCH = 50 FEET  
GRAPHIC & INTENDED DISPLAY SCALE

**SURVEYORS NOTES**

1. North and the Bearings shown hereon are referenced to the West Zone of the Florida State Plane Coordinate System, North American Datum of 1983 (NAD'83) CORS 2011 adjustment. The bearing of South 89°55'18" West along the South line of Section 20, Township 29 South, Range 24 East as shown hereon is held as reference. All measurements are in U.S. Survey Feet.
2. Underground improvements, encroachments, foundations, and/or utilities were not located as a part of this survey.
3. The subject property is located in Flood Zone "X" according to the flood insurance rate map for Polk County; Community Panel Number 12105C0485G, effective date December 22, 2016.
4. The Legal Description shown hereon was provided by the client.
5. When field measurements differ from plat or description courses, the plat or description dimensions are shown in parentheses ( ).
6. The data shown on this map was derived by a ground survey completed on September 29, 2021. The ground survey data was gathered with Real Time Kinematic (RTK) GPS. The expected horizontal accuracies 0.10'.
7. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

**LEGAL DESCRIPTION**

THAT PART OF THE SOUTH 1/2 OF SECTION 20, TOWNSHIP 29 SOUTH, RANGE 24 EAST, POLK COUNTY FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS: ASSUMING THE NORTH LINE OF THE SOUTH 1/2 OF SAID SECTION 20 TO BE DUE EAST AND WEST BEGIN AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF SAID SECTION 20, RUN THENCE SOUTH 52 DEGREES 33'37" EAST A DISTANCE OF 1060.98 FEET, RUN THENCE SOUTH 78 DEGREES 14'13" EAST A DISTANCE OF 367.89 FEET, RUN THENCE NORTH 78 DEGREES 22'23" EAST A DISTANCE OF 341.87 FEET, RUN THENCE SOUTH 14 DEGREES 21'14" EAST A DISTANCE OF 1314.67 FEET, RUN THENCE NORTH 81 DEGREES 43'42" EAST A DISTANCE OF 650.00 FEET, RUN THENCE NORTH 81 DEGREES 46'18" EAST A DISTANCE OF 311.87 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION, CONTINUE THENCE NORTH 81 DEGREES 46'18" EAST A DISTANCE OF 181.06 FEET, RUN THENCE SOUTH 0 DEGREES 07'09" EAST A DISTANCE OF 498.99 FEET TO THE SOUTH LINE OF SAID SECTION 20, RUN THENCE SOUTH 89 DEGREES 52'41" WEST ALONG SAID SOUTH LINE A DISTANCE OF 179.25 FEET, RUN THENCE NORTH 0 DEGREES 07'09" WEST A DISTANCE OF 473.47 FEET TO THE POINT OF BEGINNING—LESS AND EXCEPT ROAD RIGHT-OF-WAY FOR BROKEN ARROW TRAIL, ALSO BEING A PART OF TRACT #37 OF THE UNRECORDED PLAT OF INDIAN HILLS SUBDIVISION.

*Justin B. Harris*  
 JUSTIN B. HARRIS, PSM  
 FLORIDA SURVEYOR LICENSE No. LS 6512  
 X-TERRA SURVEYING AND MAPPING, LLC

September 29, 2021  
 SURVEY DATE

**BOUNDARY SURVEY**  
 LOCATED IN SECTION 20,  
 TOWNSHIP 29 SOUTH, RANGE 24 EAST  
 POLK COUNTY, FLORIDA  
 PREPARED FOR: Feizul Ali

1255 SCOTTSLAND DRIVE LAKELAND, FL 33813 (863)777-2355 FLORIDA LICENSED SURVEY BUSINESS No. 6366			
Sheet No.	Project No.	Horiz. Scale:	Drawing Name:
1 of 1	2021-All	1"=50'	2021-All
Drawn by:	Drawing No.:	Field Book 4, Pages 31-33	
BAC	SD-21-004		

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OR THE ELECTRONIC SIGNATURE AND COMPUTER GENERATED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

**Building Final (2039583, Required)**

6718 S BROKEN ARROW TRL  
LAKELAND FL 33813

Print

**Status**

**Details**

Passed  
7/1/2021 10:08 AM  
Desired Date: TBD

Last updated  
Cary Ramsay  
7/1/2021 10:08 AM

**Record**  
BR-2021-2693  
Residential Accessory Permit - Ex: Shed,  
Detached Carport, Guest Houses,  
Screen/Pool Enclosures

**Contact**  
Kasey Hodge  
Kasey Hodge  
3525400205

**Status History**

Showing 1-5 of 5

Status	Status Date/Time	Inspector	Update Time	Updated By	Result Comments
Passed	7/1/2021 10:08 AM	Cary Ramsay	7/1/2021 10:08 AM	Cary Ramsay	
Scheduled	7/1/2021 12:00 AM	Cary Ramsay	7/1/2021 6:06 AM	James Bristol	
Scheduled	7/1/2021 12:00 AM	George Riddle	7/1/2021 5:33 AM	James Bristol	
Scheduled	7/1/2021 12:00 AM	George Riddle	6/30/2021 10:33 AM	Kasey Hodge	
Pending	TBD	George Riddle	5/18/2021 10:45 AM	Dewayne Thomas	

**Result Comments**

Showing 0-0 of 0

No records found.

**Related Inspections**

Showing 0-0 of 0

ID	Inspection Name	Relationship	Status
No records found.			

**JOE G. TEDDER, TAX COLLECTOR**  
**POLK COUNTY, FLORIDA**

**2022 REAL ESTATE PROPERTY TAX BILL**

FOLIO NUMBER: 1110996.0000

ACCOUNT NUMBER

242920-000000-024110

**Pay, Search or Print Receipt at Polktaxes.com**

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS



R B245  
 ALI FEIZUL  
 PO BOX 7665  
 LAKELAND FL 33807-7665

46955

6718 BROKEN ARROW TRL S  
 BEG NW COR OF S1/2 OF SEC RUN S  
 52 DEG 33 MIN 37 SEC E 1060.98  
 FT S 78 DEG 14 MIN 13 SEC E  
 367.89 FT N 78 DEG 22 MIN 23 SEC  
 E 341.87 FT S 14 DEG 21 MIN 14  
 SEE TAX ROLL FOR EXTRA LEGAL



1/1

PLEASE PAY IN US FUNDS ON A US BANK TO JOE G TEDDER, TAX COLLECTOR - PO BOX 1189 - BARTOW, FL 33831-1189 - (863) 534-4700

**AD VALOREM TAXES**

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
C101 POLK COUNTY TRANSPORTATION	1.20000	222,207	50,500	171,707	206.83
C100 POLK COUNTY GENERAL FUND	5.24200	222,207	50,500	171,707	899.71
C102 POLK COUNTY EMERGENCY MEDICAL	0.25000	222,207	50,500	171,707	42.52
POLK COUNTY PARKS	0.54500	222,207	50,500	171,707	93.58
POLK COUNTY LIBRARY	0.20460	222,207	50,500	171,707	35.13
POLK COUNTY STORMWATER	0.09700	222,207	50,500	171,707	16.66
SCHOOL GENERAL FUND	4.01900	222,207	25,500	196,707	790.34
SCHOOL LOCAL CAPITAL IMPROVEMENT	1.50000	222,207	25,500	196,707	295.29
SOUTHWEST FLA WATER MGMT DIST	0.22600	222,207	50,500	171,707	38.81
90000 TOTAL MILLAGE	13.28360		AD VALOREM TAXES		2,418.87

**NON-AD VALOREM ASSESSMENTS**

LEVYING AUTHORITY	RATE	AMOUNT
POLK COUNTY FIRE SERVICES		283.00
POLK WASTE AND RECYCLING COLL		127.29
POLK WASTE AND RECYCLING DISP		62.00
<i>Paid 11/28/2022 check # 1125</i>		
NON-AD VALOREM ASSESSMENTS		472.29
COMBINED TAXES AND ASSESSMENTS 2,891.16		

**PAY ONLY ONE AMOUNT**

See reverse side for important information

If Paid By	Nov 30 2022	Dec 31 2022	Jan 31 2023	Feb 28 2023	Mar 31 2023
Please Pay	2,775.51	2,804.43	2,833.34	2,862.25	2,891.16

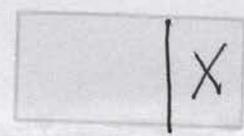
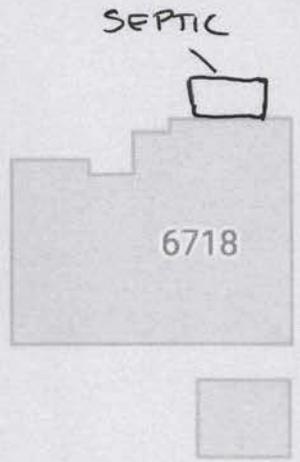
RETAIN THIS PORTION  
FOR YOUR RECORDS



Broken Arrow Trail S

Broken Arrow Trail S

nearby places



— concrete Slab  
for Pole  
Barn

