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**TAILS OF THE
WILD**

Relocation Project

**15081 COMMONWEALTH AVE N
POLK CITY, FL 33868**





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**TAILS OF THE
WILD**

**15081 COMMONWEALTH AVE N
POLK CITY, FL 33868**

- **Legal Desc:** BEGIN AT INT OF N BNDRY OF SEC & E R/W BNDRY OF SR 33 FOR POB RUN SE ALG R/W 525 FT EAST PARALLEL WITH N BNDRY OF SEC 1320 FT NORTH 527.97 FT TO N BNDRY OF SEC WEST 1325.96 FT ALG N BNDRY TO POB LESS S 245 FT OF W 910 FT THEREO
- **SE/TP/RG:** 32-25-25
- **Tax ID:** 25-25-32-000000-013010
- **Lot Size Acres:** 10.84 Acres
- **Lot Size:** 472,352 SqFt / 43,883 SqM
- **Flood Zone:** X,A
- **Zoning:** RC
- **Utilities :** Well and Septic





Project Description

Tails of the Wild is a nonprofit organization that started to give a homes to unwanted, abused, and neglected wildlife and has turned into an organization focused on education of conservation and preservation issues. The animals at our facility are ambassadors for their species, many are still rescues. Our goal is to educate the public about conservation and preservation issues facing wildlife both locally and around the world.

As a nonprofit all expenses (vet visits, food, cleaning supplies, etc) are out of pocket, which means we thrive by giving private tours to small groups and individuals around 10 people. We will not be open to the general public except by private tours 3 days a week, our private tours will be with groups of 10-15 people and doing two tours a day so we will not have any dramatic impact to the area in traffic or noise.

We are currently located at 383 Dawes Rd in Frostproof which has served as our home for nearly 15 years. We are now looking to move to a larger parcel of land at 15081 COMMONWEALTH AVE N POLK CITY, FL 33868.

We have 3 main reasons we are looking to move:

1. We are in an area with more residential homes being built and we are being surrounded by people as the lots are much smaller. The land located on Commonwealth is next to large acreage farmland with Wetlands in the back and have a lot less residential home.
2. Property is on more of a main Road and will allow us to serve more people as it is closer to Lakeland and Winter Haven and will eliminate driving through a community. Although we only see small groups, we are a non-profit and funded by donations. Our location in Frostproof was great however we were limited geographically.
3. The area on Commonwealth already has other facilities that house wildlife and currently have a conditional use permit so we will be in an area more aligned with other similar facilities.

We are licensed by Florida Fish and Wildlife as well as USDA and our facility has always been far above the standards for public safety and Animal Welfare. We pride ourselves on our safety record as well as our care of the animals and have never had any issues with either government organization. In fact, FFW used our facility as an example of how facilities should be built to the government standard. We are in the process of purchasing this land as I feel it is overall a better move for us as well as the future the land development in both areas.



Vicinity Map of Similar Tourist Attractions





Land Development

Tails of the Wild is an education and conservation-based refuge for animals. We serve many school groups, church groups and locals and would continue to do private tours by appointment only with groups of people limited to 10-15 as we currently do, there is adequate paved access from HWY 33 and paved parking on property currently.

We will be developing the back half of the land around 8 acres which will include the enclosures for the animals with 2 Pole Barns that measure 24 X 36 as well as a 4-acre nature preserve with a herd of deer and emus. The property will have an 8 ft perimeter fence made of high fixed knot 12-gauge steel fencing aligned with USDA and FWC rules and regulations. The enclosures will be made of 9-gauge commercial chain-link fence with schedule 40 pipe and in compliance with USDA and FWC rules and regulations.

The land topography will not be changed, there should be no need for worry of drainage and the wetlands area, zone A will not be altered in any way and will remain natural. We will use the current access to HWY 33 which is an 11ft paved driveway. We intend to keep most trees currently on the property with the exception of those in the fence line or where the barns will be located. There is currently a well, a filter system and a septic on the property to service the house, which should be adequate to service the barn. There will be no additional noise, air pollution and we have a daily cleaning regiment that will eliminate any odors. We will get a commercial dumpster onsite for regular pick up of any trash or wastes.



Commonwealth/ HWY 33

136 Acre Farm

Property in Question 10.84 Acres

5.12 vacant
Residential Property

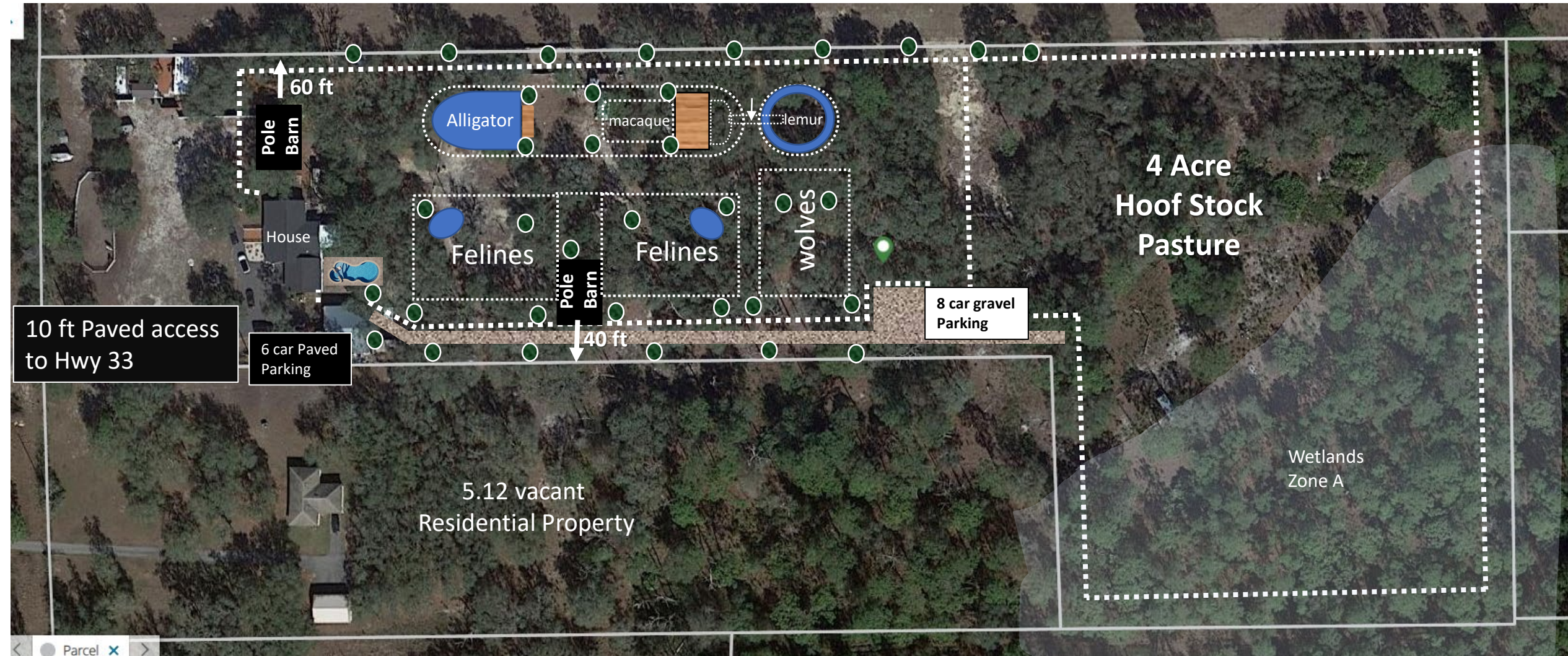
10 acres Vacant Land

Wetlands

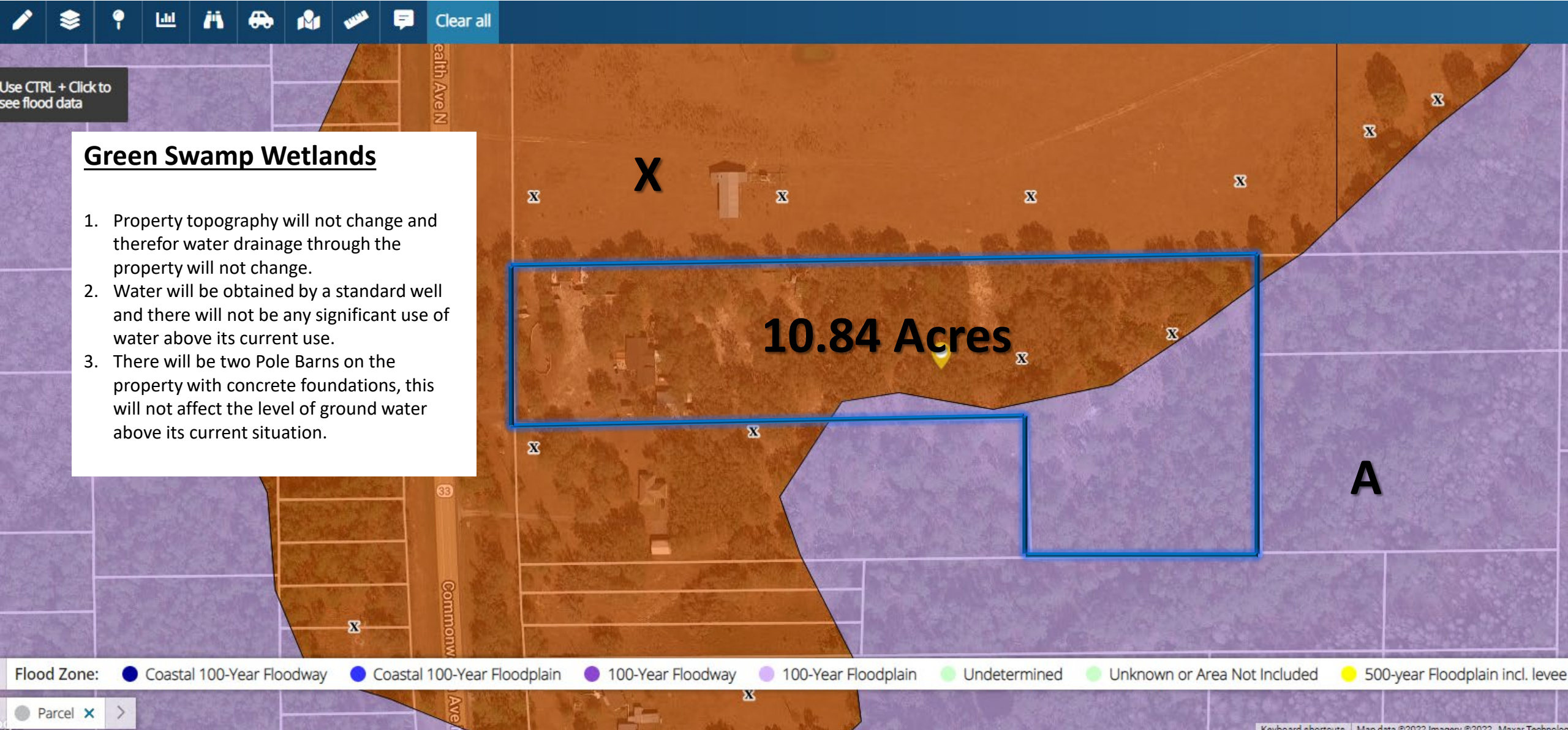
Surrounding Land

Property is surrounded by a Cattle Farm on the North Side, on the East and south side it is wetlands, and immediately south there is only one vacant Residential property.
(Goal would be to purchase this property)

Site Plan to Scale



Flood Plain X,A



Parcel Map

Conditional Use Explanation- Level 4 Review

Breeding, Boarding, and Rehabilitation Facilities, Wild or Exotic (Revised 01/30/03 - Ord. 03-14)

In addition to the applicable district regulations in Table 2.2, the following standards shall apply:

1. The minimum site area for a wild or exotic breeding facility shall be five acres, unless the site lies within the Green Swamp ACSC, then the site area shall be a minimum of ten acres.
2. There shall be, at a minimum, a 100 foot building setback from all property boundaries.
3. Adequate security measures shall be demonstrated at the time of site plan review and consistent with Florida Statutes.

We are currently boarding exotic animals, and we use them to do small educational tours. The property we intend to use is 10.85 acres, facility will be built to the USDA and FWC security standards and is inspected regularly, we are also required to have an escape and recapture plan filed with the state. Building site plan provided and there will be adequate setback from property boundaries.



Marsha M. Faux, CFA, ASA
Polk County Property Appraiser
Print Date: 11/17/2022

2022

Owner/Mailing Address:
OUBAIDAH BADRE
8168 BOAT HOOK LOOP UNIT 727
WINDERMERE FL 34786-5551

Site Address:
15081 COMMONWEALTH AVE N POLK CITY 33868

25-25-32-000000-013010

** BEGIN AT INT OF N BNDRY OF SEC & E R/W BNDRY OF
SR 33 FOR POB RUN SE ALG R/W 525 FT EAST PARALLEL
WITH N BNDRY OF SEC 1320 FT NORTH 527.97 FT TO N

Building Characteristics	
Category	Type
Drive/Walk Way	CONCRETE
Exterior Wall	UNFINISHED
Fencing	WOOD
Floor Cover	CARPET-VINYL
Frame / Const Type	MASONRY/BLOCK
Interior Wall	DRYWALL
Roof Structure	GABLE-SHINGLE
Shape	RECTANGLE
Style	SINGLE FAMILY
Substruct	Continuous Wall

Category	Units	Adjustment
Cntrl Heating / AC	YES	0
Fireplace Stacks	0	0
Fixtures: Addl	0	0
Room: Bedroom	3	0
Room: Full Bath	1	0
Room: Half Bath	0	0

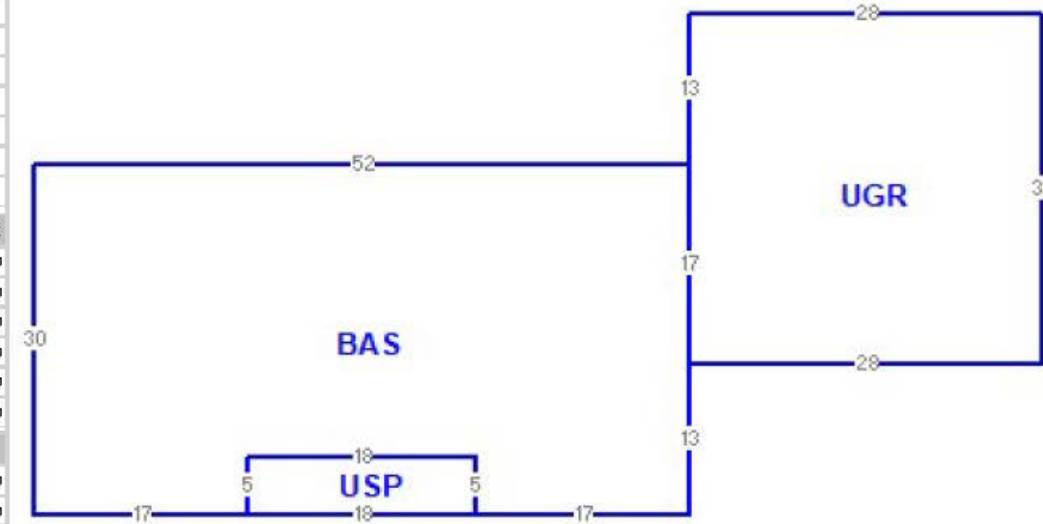
Base Rate Adj.	Adjustment
Size Adjustment	0.92640
Story Height Adj	1.00000

Depreciation Adj	Adjustment
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Type		Class	Quality	Perimeter
SF		0	AV	174
AYB	EYB	RCNLD	Norm Dpr	%Good
1981	1981	214,428	17.00%	85.00%

RCNLD - Replacement Cost New Less Depreciation

0102 SFR 10+ AC



Card 1 of 1
Building No: 1 - Single Family

**** Sales Data**

Date	Q	VI	ORBk/PG	Price	Grantor	Grantee
06/27/2014	11	I	09289 / 02265	0	HULL HAROLD D	OUBAIDAH BADRE
06/27/2014	01	I	09280 / 02206	192,000	HULL HAROLD D	OUBAIDAH BADRE
07/02/2012	11	I	08688 / 01069	100	HULL HAROLD D	HULL HAROLD D
01/01/1980	01	E	1924 / 566	35,000		

* The Just Market Value for income properties is derived from the actual/potential income generated. As a result, the Just Market Value for properties valued by the Income approach may not be equal to the sum of the values for Land, Building, and Misc Item.

Please Note: All address, owner, legal description, and sales data is current. All other data, including buildings, extra features, land lines, value and tax information, is from 2022 tax roll. The information provided is believed to be correct but is subject to change and is not guaranteed.

**Additional lines of information pertaining to this record are not displayed due to size limitation of this report. For additional data, and definitions of terms used on this report please see:

<http://www.polkpa.org/CamaDisplay.aspx?OutputMode=Display&SearchType=RealEstate&ParcelID=252532000000013010>

Total Acreage:	10.84
Millage Code:	90000
Neighborhood Code:	330018.00
Neighborhood Adj:	1.40

Value Summary 2022

Market Valuation Method: Marshall & Swift

Market Valuation:

Market Land Value:	155,280
Classified Land Value:	0
* Assd Land Value:	155,280
* Tot Bldg Value:	234,428
* Tot XF Value:	10,555
Tot Jst Value:	380,263
Market Value:	380,263

Homestead Cap:

Overall % Cap:	0.00%
Cap Base Year:	0
HX Usage % Cap:	0.00%
Prior Market:	0
Prior Base:	0
Initial Base:	0
Current Base:	0
Maximum Cap:	0
Market Value:	0
Capped Value:	0

Non-Homestead Cap:

Cap Base Year:	2015
Usage % Cap:	100.00%
Prior Market:	303,390
Prior Base:	303,390
Initial Base:	303,390
Current Base:	303,390
Maximum Cap:	333,729
Market Value:	380,263

Assessment Values:

Ag Land:	0
Homestead:	0
Non-Homestead:	333,729
Cap Diff:	46,534
Portability:	0
Total Value:	333,729
Exemption Value:	0
Taxable Value:	333,729
School Taxable Val:	380,263

Licensed and Inspected by the United States Department of Agriculture



Expiration Date: 01-15-2023

United States Department of Agriculture

**Marketing and
Regulatory
Programs**

**Animal and
Plant Health
Inspection
Service**

Animal Care

This is to certify that
TAILS OF THE WILD INC

is a licensed Class C - Exhibitor
under the

Animal Welfare Act
(7 U.S.C. 2131 et seq.)

Certificate No. 58-C-1137

Customer No. 42975

A handwritten signature in black ink, appearing to read "Elizabeth Golding".

Deputy Administrator



**LICENSE TO POSSESS CLASS I AND/OR CLASS II WILDLIFE
FOR EXHIBITION OR PUBLIC SALE (1 TO 25 ANIMALS)**

**Florida Fish and Wildlife Conservation Commission
PO Box 6150, Tallahassee, FL 32314-6150
(850) 488-6253**

ESA 2325

Cost: \$150.00

Issued: 02/16/2022

Applicant ID: 15476 License ID: 401-157072

Expires: 02/15/2023

**TAILS OF THE WILD, INC.
383 DAWES ROAD
FROSTPROOF, FL 33843**

**Location Address:
DAVIS, JARROD
383 DAWES ROAD
FROSTPROOF, FL 33843**

LICENSEE AUTHORIZATIONS

CLASS 1 - This licensee IS Authorized to Possess Class I Wildlife

FELIDAE

Includes all Class I Felidae except cheetahs and cougars

CLASS 2

FELIDAE

CROCODYLIA

CERCOPITHECIDAE

CANIDAE



Escape and Recapture Plan as required by USDA and FWC

In the event of an escape of any Class 1 animal at Tails Of The Wild, the following plan is set forth. All designated employees/volunteers will have responsibilities as given by president Jarrod Davis or Gil Pinsonneault (further known as staff) in that order. If any employee/volunteer finds an animal who has escaped from its enclosure, they are to stay in visual contact in the safest manner possible and notify staff either by cell phone, walkie-talkie, or yelling if staff is close by. Staff shall respond immediately with directions and at no point shall any employee/volunteer recapture the animal, but remain in visual contact, if possible, at a safe distance.

If there are guest on property, they will be escorted to either the kitchen or residence on property, whichever is safer and closer at the said time, and will remain there until animal is successfully secured. If animal has escaped and cannot be immediately secured, staff will notify Florida Fish and Wildlife at (813) 558-5050 Hit # 7, FWC Dispatch, FWC inspector Erica Zimmerman at (863) 273-7992, attending veterinarian Dr. Lujean Waters at (863) 537-1495, and County Sheriff Department at (863) 298-6200.

Depending on the situation and species involved, staff will direct somebody to be responsible to gather food as a bait, transport box located in horse trailer or at back of property, and necessary equipment and vehicles used for the safe recapture of suspected animal. Doors to animals enclosure should remain open while animal is attempting to be restrained (be sure all other animals in enclosure are safely secure). Staff will gather darting equipment and shotgun located in residence on property and proceed directly to vicinity of escaped animal. Only staff will be designated to used darting equipment and needed drugs, or 12 gauge shotgun and slugs. The drugs used to knock down animal will be Xylazine and given per directions of attending vet. If darting proves unsuccessful, then animal will be destroyed using shotgun.

This program will be posted and trial-runs will be conducted biannually. In the event of a storm, all animals can and will be locked down in hurricane safe barn. The main priority of Tails Of The Wild is the safety of our guest, employees, and area surrounding our property. The main goal is the quick and safe recapture of the animal involved. All employees/volunteers will be responsible to view and understand this escape and recapture plan.