



INSTR # 2017100435

BK 10157 Pgs 9M6-916 Pg(s)11

RECORDED 05/25/2017 03:42:28 PM

\* STACY M. BUTTERFIELD,

\* CLERK OF COURT POLK COUNTY

\* RECORDING FEES \$25.00

\* RECORDED BY jwenbarn

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SPACE FOR RECORDING

### ORDINANCE NO. O-17-26

AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE CITY OF WINTER HAVEN, FLORIDA, SO AS TO INCLUDE THEREIN ADDITIONAL TERRITORY LYING CONTIGUOUS AND ADJACENT TO THE PRESENT BOUNDARIES OF THE CITY OF WINTER HAVEN, FLORIDA; DESCRIBING SAID ADDITIONAL TERRITORY; REPEALING ALL ORDINANCES IN CONFLICT HERewith; AND PROVIDING AN EFFECTIVE DATE. (General Location: 2400 21<sup>st</sup> Street, NW (East of 21st Street, NW and north of the Lake Hartridge/Lake Idylwild Canal). The area covered by this request is 5.94± acres)

WHEREAS, a petition to integrate territory into the City of Winter Haven, Florida, has been filed requesting the City of Winter Haven extend its corporate limits to include certain property herein described; and

WHEREAS, the City of Winter Haven deems it expedient and practical to incorporate said territory as the same is in conformity with overall plans for extending the boundaries of the City of Winter Haven into the Greater Winter Haven area; and

WHEREAS, the property herein described is contiguous and adjacent to the corporate limits of the City of Winter Haven, and the property will become a part of the unified corporate area with respect to municipal services and benefits.

NOW THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF WINTER HAVEN, FLORIDA, AS FOLLOWS:

1. A petition has been filed to integrate territory into the City of Winter Haven, Florida, as attached herein as Exhibit "A."

2. That the City Commission of the City of Winter Haven does hereby annex into the corporate limits of the City of Winter Haven, Florida, the following described property:

See Composite Exhibit "B" attached hereto and made a part hereof consisting of two (2) pages, the first being a legal description, and the second being a location map.

3. All ordinances in conflict herewith are hereby repealed to the extent necessary to give this ordinance full force and effect.

4. This ordinance shall become effective immediately upon passage on second reading.

INTRODUCED on first reading this 24<sup>th</sup> day of April, 2017.


PASSED on second reading this 8<sup>th</sup> day of May, 2017.

CITY OF WINTER HAVEN, FLORIDA

  
MAYOR-COMMISSIONER



ATTEST

  
CITY CLERK

Approved as to form:

  
CITY ATTORNEY

## Exhibit "A"

# WINTER HAVEN

*The Florida City*

Space for Recording

## Petition/Consent for Annexation

### Applicant

The following information is required for submission of an application to annex into the city limits of Winter Haven. Please print or type the required information below.

Name of Property Owner: HUNG HUYNH  
 Mailing Address: 6705 Crescent Lake Dr. Lakeland, FL 33813  
 Phone: (813) 255-1252  
 Name of Representative, if applicable: Andrew K Swain  
 Mailing Address: 2401 Cypress Gardens Blvd WFLA Phone: 813-257-3225  
 Reason for Request: Development  
 Property Address or General Location: 2400 21st St NW, Winter Haven FL 33881  
 Present Use of the Property: Single Family  
 Existing Structures Located on the Site: 1 home  
 Number of Residents on Site: 1  
 Name of Registered Voters Residing on Property: \_\_\_\_\_  
 Legal Description of the Property (Preferably Metes & Bounds): ALL THAT PT OF SW 1/4 OF NE 1/4 OF SEC LYING IN OF CANAL CONNECTING LAKE HARTING & LAKE IDYLWILD  
 Proof of Property Ownership (copy attached) \_\_\_\_\_  
 Parcel I.D.#: 26-28-18-000000-014010

### FOR OFFICE USE ONLY

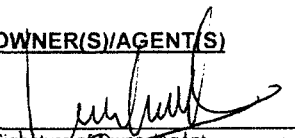
Total Acreage: \_\_\_\_\_  
 Assessed Property Value: \$ \_\_\_\_\_ Taxable Value: \$ \_\_\_\_\_  
 Subdivision: \_\_\_\_\_  
 Present County Future Land Use Designation: \_\_\_\_\_

**OWNER'S / AGENT'S SIGNATURE PAGE**

I / We, HUNG HUYNH being duly sworn, depose and say that I / we own the properties involved in this petition/consent and that I / we authorize the City of Winter Haven, in accordance with adopted City policy, rules and regulations (Resolution No. R-87-07), and in conformance with State law, to process this petition/consent and annex said property into the corporate limits of the City of Winter Haven. This Petition and Consent shall be irrevocable. No further consent of Owner shall be required for the City to annex said property immediately, or at some time in the future.

Further I / we or any agent or lessee of the subject property authorized by me / us (see attached proof of authorization) to file this petition/consent, deposes and say that the statements and answers contained in the petition/consent for annexation, and any information attached thereto, present the arguments in behalf of this petition/consent to the best of my / our ability; and that the statements and information referred to above are in all respects true and correct to the best of my / our knowledge and belief.

**OWNER(S)/AGENT(S)**

  
Signature of Owner/Agent  
HUNG HUYNH  
Printed Name of Owner/Agent

\_\_\_\_\_  
Signature of Owner/Agent  
\_\_\_\_\_  
Printed Name of Owner/Agent

\_\_\_\_\_  
Signature of Owner/Agent  
\_\_\_\_\_  
Printed Name of Owner/Agent

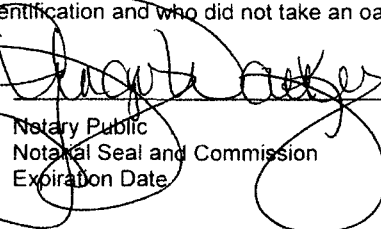
\_\_\_\_\_  
Signature of Owner/Agent  
\_\_\_\_\_  
Printed Name of Owner/Agent

STATE OF FLORIDA  
COUNTY OF POLK

**OWNER'S/AGENT'S NOTARIZATION**

The foregoing instrument was acknowledged before me this 9 day of MARCH, 2017, by HUNG HUYNH, who is personally known to me or who has produced a driver's license as identification and who did not take an oath.



  
Notary Public  
Notarial Seal and Commission  
Expiration Date

3/9/2017

Property Search

[Home Page](#) » [Return To Search Results](#)

**Parcel Details: 26-28-18-000000-014010**

      
TAX EST PRT CALC PRC TRIM TAX BILL

**Owners**

HUYNH HUNG 100%

**Mailing Address**

Address 1 **4214 LAKE MARIANNA DR**  
Address 2  
Address 3 **WINTER HAVEN FL 33881-9004**

**Site Address**

Address 1 **2400 NW 21ST ST**  
Address 2  
City **WINTER HAVEN**  
State **FL**  
Zip Code **33880**

**Parcel Information**

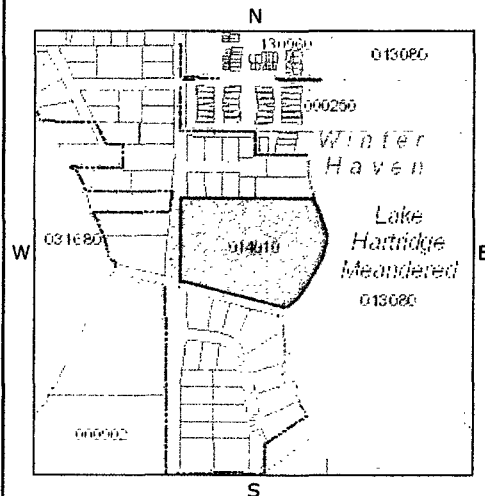
Neighborhood **210810.00**  
Show Recent Sales in this Neighborhood  
Subdivision **NOT IN SUBDIVISION**  
Property (DOR) Use Code **Res. Lakefront (Code: 0180)**  
Acreage **5.94**  
Taxing District **UNINCORP/SWFWMD/LAKE REGION (Code: 92000)**  
Community Redevelopment Area **NOT IN CRA**

**Property Desc**

**DISCLAIMER:** This property description is a condensed version of the original legal description recorded in the public records. 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.

ALL THAT PT OF SW1/4 OF NE1/4 OF SEC LYING N OF CANAL CONNECTING LAKE HARTRIDGE & LAKE IDYLWILD

**Area Map**



**Mapping Worksheets (plats) for 262818**

Mapping Worksheet Info  
Section\_262818.pdf

3/9/2017

Property Search

**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. Click here for a list of the system requirements that the Clerk's office deems necessary in order to view the deed. 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 requirements, please contact the Clerk's office at (863)534-4000 and ask to speak to an IT staff member. If the Book/Page number does not have a blue link to Official Records, the deed may not be available through the online records of the Clerk of the Circuit Court. In order to obtain a copy of the deed you will need to contact the Clerk of the Circuit Court Indexing Department at 863-534-4516. If the Type Inst is an "R", the document is not available through the Clerk of the Circuit Court's Official Records Search. Please contact the Property Appraiser to order "R" type instruments.

OR Book/Page	Date	Type Inst	Vacant/ Improved	Grantee	Sales Price
4322/1637	09/1999	C	I		\$100
4302/2278	08/1999	W	I		\$245,000
3987/0231	01/1998	M	I		\$100

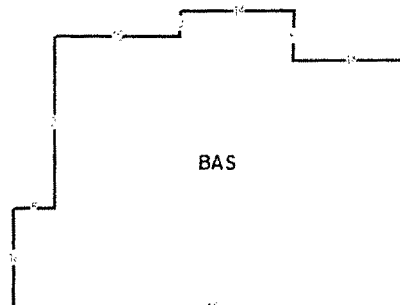
**Exemptions**

**Note:** The drop down menus below provide information on the amount of exemption applied to each taxing district. The HX—first \$25,000 homestead exemption may be allocated to one or more owners. The HB —second \$25,000 amended homestead exemption reflects the name of the first owner only.

Code	Description	% Ownership	Renew Cd	Year Name	Value
If you have a Senior Exemption(Additional Homestead Exemption for Persons 65 and Older): For the 2016 tax year, the allowable total household adjusted gross income received during 2015 could not exceed \$28,482. If your total household adjusted gross income exceeded this limit, YOU MUST NOTIFY THIS OFFICE. Receiving no notification from the qualified senior will be considered a sworn statement, under penalty of perjury, that the income does not exceed the limit. Improperly claiming any exemption could result in a lien against your property. If you would like to receive a notice of renewal electronically, please send us an email at paoffice@polk-county.net with your name, property address, and confirmation of your request.					

**Buildings****BUILDING 1 (SF - Single Family)****Building Characteristics****2400 NW 21ST ST****Total Under Roof:** 1,479 sqft**Living Area (as originally constructed):** 1,479 sqft**Actual Year Built:** 1940**Effective Year:** 1940

Element	Units	Information
STYLE		SINGLE FAMILY
UNITS		1 UNIT
STORY HEIGHT INFO ONLY		1 Story for info only
SUBSTRUCT		Continuous Wall
CONSTRUCTION TYPE		WOOD FRAME
EXTERIOR WALL		SHINGLE
ROOF STRUCTURE		HIP-SHINGLE
Room: Bedroom	2	
Room: Full Bath	1	
Room: Half Bath	0	
Fireplace	Y	
Cntrl Heating / AC	N	

**Building Subareas**

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Property Search

Code	Description	Total
BAS	BASE AREA	1479
<b>Total Under Roof</b>		<b>1,479 ft<sup>2</sup></b>

#### Extra Features (Current)

LN	Code	Description	BLD	Length	Width	Units	Year Built
1	BRN	BARN STORAGE	1	30	50	1500	1960
2	BCV1	BOAT COVER 1000	1	0	0	1	1995
3	BRN	BARN STORAGE	1	14	24	1920	1950

#### PERMITS

The Polk County Property Appraiser's Office does not issue or maintain permits. Please contact the appropriate permit issuing agency to obtain information. This property is located in the **UNINCORP/SWFWMD/LAKE REGION** taxing district. The beginning of the description indicates permit agency (UNINCORP is an abbreviation for Unincorporated **POLK COUNTY**).

#### Land Lines

LN	Land Dscr	Ag/GreenBelt	Land Unit Type	Front	Depth	Units
1 *	Residential	N	F	460	0	460
* For Zoning/Future Land Use contact Polk County or the Municipality the parcel is located in.						

**NOTICE: All information ABOVE this notice is current (as of Thursday, March 09, 2017 at 2:25:58 AM). All information BELOW this notice is from the 2016 Tax Roll, except where otherwise noted.**

#### Value Summary (2016)

Desc	Value
Land Value	\$432,400
Building Value	\$50,067
Misc. Items Value	\$17,231
Land Classified Value	\$0
Just Market Value	\$499,698
*Cap Differential and Portability	\$4,895
Agriculture Classification	\$0
Assessed Value	\$494,803
Exempt Value (County)	\$0
Taxable Value (County)	\$494,803

\*This property contains a Non Homestead Cap with a differential of \$4,895.

#### Values by District (2016)

District Description	Final Tax Rate	Assessed Value	Final Assessed Taxes	Exemption	Final Tax Savings	Taxable Value	Final Taxes
BOARD OF COUNTY COMMISSIONERS	6.781500	\$494,803	\$3,355.51	\$0	\$0.00	\$494,803	\$3,355.51
POLK COUNTY PARKS MSTU	0.561900	\$494,803	\$278.03	\$0	\$0.00	\$494,803	\$278.03
POLK COUNTY LIBRARY MSTU	0.210900	\$494,803	\$104.35	\$0	\$0.00	\$494,803	\$104.35

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POLK COUNTY STORMWATER MSTU	0.100000	\$494,803	\$49.48	\$0	\$0.00	\$494,803	\$49.48	
POLK COUNTY SCHOOL BOARD - STATE	4.549000	\$499,698	\$2,273.13	\$0	\$0.00	\$499,698	\$2,273.13	
POLK COUNTY SCHOOL BOARD - LOCAL	2.248000	\$499,698	\$1,123.32	\$0	\$0.00	\$499,698	\$1,123.32	
LAKE REGION LAKES MGMT DIST	0.451200	\$494,803	\$223.26	\$0	\$0.00	\$494,803	\$223.26	
SOUTHWEST FLA WATER MGMT DIST	0.331700	\$494,803	\$164.13	\$0	\$0.00	\$494,803	\$164.13	
		<b>Assessed Taxes:</b>	<b>\$7,571.21</b>	<b>Tax Savings:</b>	<b>\$0.00</b>	<b>Total Taxes:</b>	<b>\$7,571.21</b>	

#### Non-Ad Valorem Assessments (2016)

LN	Code	Desc	Units	Rate	Assessment
1	SW001	POLK WASTE & RECYCLING-COLL	1.00	109.80	\$109.80
2	SW002	POLK WASTE & RECYCLING-DISP	1.00	44.00	\$44.00
3	FI000	POLK COUNTY FIRE SERVICES	1.00	195.00	\$195.00
4	FI000	POLK COUNTY FIRE SERVICES	1.00	9.00	\$9.00
5	FI000	POLK COUNTY FIRE SERVICES	1.00	9.00	\$9.00
<b>Total Assessments</b>					<b>\$366.80</b>

#### Taxes

Desc	Last Year	2016 Final
Taxing District	UNINCORP/SWFWMD/LAKE REGION (Code: 92000)	UNINCORP/SWFWMD/LAKE REGION (Code: 92000)
Millage Rate	15.6236	15.2342
Ad Valorem Assessments	\$7,229.31	\$7,571.21
Non-Ad Valorem Assessments	\$366.80	\$366.80
<b>Total Taxes</b>	<b>\$7,596.11</b>	<b>\$7,938.01</b>

**Your final tax bill may contain Non-Ad Valorem assessments which may not be reflected on this page, such as assessments for roads, drainage, garbage, fire, lighting, water, sewer, or other governmental services and facilities which may be levied by your county, city or any other special district. Visit the Polk County Tax Collector's site for Tax Bill information related to this account. Use the Property Tax Estimator to estimate taxes for this account.**

#### Prior Year Final Values

The Final Tax Roll is the 1st certification of the tax rolls by the Value Adjustment Board, per Florida Statute 193.122(2), F.S. This is the date all taxable property and tax rolls are certified for collection to the Tax Collector. Corrections made after this date are not reflected in the Final Tax Roll Values.

#### 2015

Land Value	\$411,700.00
Building Value	\$49,074.00
Misc. Items Value	\$17,231.00
Just Value (Market)	\$478,005.00
SOH Deferred Val	\$28,184.00



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Property Search

Assessed Value	\$449,821.00
Exempt Value (County)	\$0.00
Taxable Value (County)	\$449,821.00

**2014**

Land Value	\$374,900.00
Building Value	\$47,690.00
Misc. Items Value	\$17,319.00
Just Value (Market)	\$439,909.00
SOH Deferred Val	\$30,981.00
Assessed Value	\$408,928.00
Exempt Value (County)	\$0.00
Taxable Value (County)	\$408,928.00

**2013**

Land Value	\$326,600.00
Building Value	\$42,542.00
Misc. Items Value	\$2,611.00
Just Value (Market)	\$371,753.00
SOH Deferred Val	\$0.00
Assessed Value	\$371,753.00
Exempt Value (County)	\$0.00
Taxable Value (County)	\$371,753.00

**2012**

Land Value	\$326,600.00
Building Value	\$46,270.00
Misc. Items Value	\$2,611.00
Just Value (Market)	\$375,481.00
SOH Deferred Val	\$0.00
Assessed Value	\$375,481.00
Exempt Value (County)	\$0.00
Taxable Value (County)	\$375,481.00

**DISCLAIMER:**

The Polk County Property Appraiser makes every effort to produce and publish the most current and accurate information possible. The PCPA assumes no responsibility for errors in the information and does not guarantee that the data are free from errors or inaccuracies. Similarly the PCPA assumes no responsibility for the consequences of inappropriate uses or interpretations of the data. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. Utilization of the search facility indicates understanding and acceptance of this statement by the user.

Last Updated: Thursday, March 09, 2017 at 2:25:58 AM

Exhibit "B"  
Page 1 of 2

Proposed Annexation Boundary Description

Annexation of a Parcel, at 2400 21<sup>st</sup> Street NW

S. T. R. Sub. Parcel

#18-28-26-000000-014010

**Commence** at the Northwest Corner of the Northeast  $\frac{1}{4}$ , of Section 18, Township 28 South, Range 26 East, Polk County, Florida; Thence Southerly, 1329 $\pm$  feet along the West Boundary of said Northeast  $\frac{1}{4}$  of Section 18 to the **Point of Beginning**, said point being the Northwest Corner of the Southwest  $\frac{1}{4}$ , of said Northeast  $\frac{1}{4}$ , of Section 18; Thence Easterly, 591 $\pm$  feet along the North Boundary of said Southwest  $\frac{1}{4}$ , of the Northeast  $\frac{1}{4}$  of Section 18 to a point on the Waters Edge of Lake Hartridge; Thence Southerly, 551 $\pm$  feet along said Waters Edge to the intersection of the North Right-of-Way of Lake Hartridge / Lake Idylwild Canal; Thence Northwesterly, 472 $\pm$  feet along said North Right-of-Way of Lake Hartridge / Lake Idylwild Canal to the intersection of the West Boundary of aforesaid Southwest  $\frac{1}{4}$ , of the Northeast  $\frac{1}{4}$  of Section 18; Thence Northerly, 368 $\pm$  feet along said West Boundary to the **Point of Beginning**.

An area containing: 5.94 acres more or less

Based on information obtained from the deeds, surveys and the Polk County Property Appraisers/GIS records.

Prepared and reviewed by the Engineering Division of the City of Winter Haven, (mm/jc) March 20, 2017

Exhibit "B"  
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