

Name of Entity: City of Haines City  
Record Type: Public Infrastructure  
Proposal Status: In Review  
Contact: Omar DeJes...

Details SBD Processing Related

Entity Information

Owner: Omar DeJesus  
Proposal Name: INF-06169  
Name of Entity: City of Haines City

Proposal Status: In Review  
Stage: Proposed

Contact: Omar DeJesus  
Secondary Contact Name: Andrea Henley-Pratt  
Second Contact Title: Deputy Finance Director  
Second Contact Phone: (863) 421-9902  
RAO: Yes  
Permits Secured: No

Program Requirements

Detailed Description: The City of Haines City in partnership with the Duke Energy Corporation and the Haines City Economic Development Council are looking to repair the rail spur which services properties in the industrial park. The operational benefits of a functional rail spur will assist in the attraction of commercial end users who manufacture and distribute products such as lumber, trusses, and pavers. The spur provides logistical efficiencies and cost savings due to the prime location and connectivity to the main CSX line.  
Location: 0 Grace Avenue, Haines City, FL 33844. The property is solely owned by Haines City and does not have any title defects. The rail spur stretches of 50 acres of Industrial Land.  
Public Owned: No

Public Use or Benefits Public: Yes

Single Entity: No

Description of Econ Benefits: The Haines City Rail Spur has been inoperable for over 10+ years due to the economic climate of the City and the ongoing repair and maintenance cost. With that said, the economic climate has changed and is growing at a rapid pace in both the areas of residential and industrial development. The desired outcome would be to attract and provide additional benefits to potential industrial users to select Haines City as its operational center. The Haines City Economic Development Council has 5 properties with a total of 368 acres of industrial land advertised on its website. By making the rail spur operational and attracting just one industrial end user will result in higher tax revenues and job creation which both directly impact the City residents. In 2008, the City was able to secure a major food retailer which brought over 200 jobs and is currently the largest City taxpayer. The Rail Spur is connected to the CSX main line which in turn provides industrial users a more efficient and cost effective means of transporting their goods. The connection and partnership with CSX also provides logistical benefits from existing routes and connection points. This project is expected to impact the Industrial Warehousing and Manufacturing Industry. There is an expected job creation of 5-10 employees to operate the spur on an on-going basis. Additionally, with each end-user brought to Haines City, the expectation is to create approximately 50-200 employees per Industrial site.

Option to Purchase: No  
Property Owner: City of Haines City  
Future Land & Zoning: Industrial Use/ Municipal Use

Program Specifics

Project Ready to Commence: Yes  
Project Not Ready To Commence Details:

Permits Needed: There are no known permits that are required as this is a City Owned property already in existence. There are considerations to meet CSX standards.  
Permits Details: N/A

Proposed start Date: 10/1/2023  
Proposed duration: 120

Amendment Needed: No  
Amendment Needed Details:

Project Local Match: Yes  
Project Local Match Details: Haines City was awarded a \$200,000 grant by Duke Energy Corporation through their Economic Development Advancing Sites Infrastructure Program.

Program Budget

Requested Total: \$200,000.00  
Source - City / County: \$200,000.00  
Source - Private: \$0.00  
Source - Other: \$200,000.00  
Source - Other Details: Duke Energy Grant  
Source - Total: \$400,000

Cost - Construction: \$0.00  
Cost - Reconstruction: \$600,000.00  
Cost - Design and Engineering: \$0.00  
Cost - Land Acquisition: \$0.00  
Cost - Land Improvement: \$0.00  
Cost - Other: \$0.00  
Cost - Other Details: N/A  
Cost - Total: \$600,000

Detailed Budget Narrative: If approved, the only requirement would be to obtain City Commission approval. The City has bi-monthly meetings and will be facilitated in a timely manner. The City and Duke Energy Grant funding sources have already been approved and included in the upcoming budget. Additionally, the City has already commenced with a public solicitation for the repairs and operations of the rail spur.  
<https://www.demandstar.com/app/buyers/bids/420897/details>

Approvals and Authority

Authorized signatory on Board's behalf: N/A  
Approvals Needed: Commission Approval would be required. The City holds bi-monthly public meetings on the 1st and 3rd Thursdays of each month.  
Meeting Schedule: 1st and 3rd Thursday of Each Month. (September 7th, September 21st, October 5th, October 19th, November 2nd, November 16th)  
Meeting Notice Days: No  
Authority Proof:

Attestation Name of Entity: City of Haines City  
Attestation Name and Title of Auth Rep: Omar DeJesus, CPA, Finance Director  
Attestation Representative Signature: Omar DeJesus, CPA  
Attestation Signature Date: 8/12/2023

Award Year Information

FY22  
FY25

Upload Files

Previously Uploaded  
Duke Energy Grant-Duke Energy - 2023 Rail Spur Grant.pdf  
- Rail Spur.pdf



Activity

Activity filters





## PROJECT DEVELOPMENT GRANT AGREEMENT

THIS GRANT AGREEMENT (the “**Agreement**”) is made and entered into effective as of July 17, 2023, by and between **DUKE ENERGY FLORIDA, LLC** (“**Duke**”), and **City of Haines City** (“**Recipient**”). Duke and Recipient may be collectively referred to as the “**Parties**” and either may be referred to as a “**Party**.”

### WITNESSETH:

WHEREAS, Duke has created and set aside the Duke Energy Advancing Sites Infrastructure Fund for the purpose of funding economic development activities within Florida (the “**Fund**”);

WHEREAS, Recipient has requested that Duke grant **\$200,000** to Recipient for the purpose of completing the economic development activity, consistent with Rule 25-6.0426(7), F.A.C., set forth in Exhibit A attached hereto (the “**Purpose**”); and

WHEREAS, Duke has made, and Recipient has accepted, an offer to grant up to **\$200,000** to be used by Recipient to carry out the Purpose in accordance with the terms and conditions set forth herein (the “**Grant Amount**”).

NOW, THEREFORE, in consideration of the premises and the mutual covenants and agreements hereinafter set forth, the Parties agree as follows:

### ARTICLE 1: SCOPE; PAYMENT

1.1 Recipient shall use its best efforts to ensure that, throughout the term of this Agreement, the Purpose satisfies Duke’s requirements for a grant of the Grant Amount from the Fund, which requirements include, without limitation, that (a) the Purpose is development of new businesses or industries or expansion of existing businesses or industries and (b) the Grant Amount is used solely for payment of reasonable expenses that would otherwise hinder successful completion of the Purpose if not supported by the grant. Recipient shall use funds received hereunder solely for the completion of the Purpose.

1.2 Recipient may not be entitled to any portion of the Grant Amount unless all of the Conditions occur on or before the Deadline. The “**Deadline**” shall mean **Q4 of 2024**. “**Conditions**” shall mean (x) completion of the Purpose. The first date on or before the Deadline by which all of the Conditions have occurred shall be the “**Completion Date**.” The terms by which funds will be released to the Recipient will be as follows: when other funding source(s) (i.e. the city budget allocation or other funding source) can be confirmed and proven. Duke will make payments based upon agreed upon thresholds being met.

1.3 Duke may advance to Recipient all or a portion of the Grant Amount (the total of any such payments from Duke to Recipient being the “**Payments**”), provided, however, that within 30 days following the Completion Date, Duke shall pay Recipient the lesser of (a) the Grant Amount minus the Payments or (b) the Expenditures minus the Payments, provided, further, that if the Payments exceed the Expenditures as of the Completion Date, then no payment shall be due Recipient from Duke and Duke may demand within 30 days following the Completion Date that Recipient repay all or a portion of such excess and Recipient shall repay such demanded amount within 60 days following the Completion Date. If by the Deadline all of the Conditions have not occurred, then Duke may demand within 30 days following the Deadline that Recipient repay all or a portion of the Payments, with interest, and Recipient shall repay such demanded amount within 60 days following the Deadline.

## **ARTICLE 2: TERM AND TERMINATION**

2.1 This Agreement shall terminate upon the earlier of (a) the date two years from the date hereof, (b) the date that Duke terminates this Agreement pursuant to Section 2.2 or (c) the Completion Date. The termination of this Agreement shall not relieve either Party of its obligation to pay the other Party in accordance with Article 1 of this Agreement.

2.2 Duke may terminate this Agreement upon the occurrence of any of the following, which termination shall be effective 10 days following Duke's notification to Recipient of such termination or such later date as Duke may specify therein:

- (i) **Material Breach.** Recipient breaches any of its material obligations set forth herein, including without limitation Recipient's obligations set forth in Section 1.1.
- (ii) **Insolvency.** Recipient becomes insolvent, fails generally to pay its debts as they become due, admits in writing its inability to pay its debts as they become due, makes a general assignment for the benefit of creditors, commences any case, proceeding or other action seeking reorganization, arrangement, adjustment, liquidation, dissolution or composition of itself or its debts or assets, or adopts an arrangement with creditors, under any bankruptcy, moratorium, rearrangement, insolvency, reorganization or similar law of the United States or any state thereof for the relief of creditors or affecting the rights or remedies of creditors generally.
- (iii) **Assignment.** Recipient assigns, transfers, or attempts to assign or transfer, this Agreement or any right or interest herein without the express written consent of Duke.
- (iv) **Abandonment.** Recipient abandons its efforts to complete the Purpose and fails to recommence its efforts within 5 business days after written notice from Duke.
- (v) **Repudiation.** Recipient repudiates this Agreement.

## **ARTICLE 3: REPRESENTATIONS AND COVENANTS**

Recipient represents and warrants that:

3.1 Recipient is, and for the term of this Agreement shall at all times be, in good standing and qualified to do business in Florida, as the case may be;

3.2 Recipient has, and for the term of this Agreement shall at all times have, all licenses, permits and other authorizations required to perform the Purpose;

3.3 Recipient shall perform the Purpose in accordance with all applicable laws, rules, regulations, orders and ordinances; and

3.4 Execution of this Agreement and performance of the Purpose hereunder does not require any third party consent and does not and will not violate the terms of any agreement to which Recipient may be bound.

#### **ARTICLE 4: NO PUBLICATION**

Recipient shall not use Duke's name or the fact that Recipient has entered into this Agreement with Duke or received any funds hereunder from Duke in any press releases, media statements or public communications or otherwise publicize the existence or content of this Agreement without Duke's prior written consent. Recipient shall not use Duke's (including its subsidiaries and affiliates) name, logos, copyrights, trademarks, service marks, trade names or trade secrets in any way without Duke's prior written consent, and Duke shall not be deemed to have granted Recipient a license of, or granted Recipient any rights in, any of the foregoing by entering into this Agreement.

#### **ARTICLE 5: RECORDS; INSPECTION AND AUDIT; COOPERATION**

For a period of three years after the termination of this Agreement, (a) Recipient shall maintain and retain records relating to the Purpose and Recipient's receipt of funds hereunder, and (b) Duke and its auditors and other representatives shall have the right and free access during normal business hours to examine, audit and copy any and all records or other documents relating to the Purpose or Recipient's receipt of funds hereunder. Upon Duke's reasonable request, Recipient shall cooperate fully with Duke with respect to any discussions, negotiations, agreements, arrangements or disputes with any city, county, state or federal governmental body relating in any way to this Agreement, the Grant Amount, the Purpose or Recipient's receipt of funds hereunder.

#### **ARTICLE 6: INDEMNIFICATION; NO CONSEQUENTIAL DAMAGES**

6.1 To the extent allowed by law, Recipient shall defend, indemnify and hold harmless Duke and its directors, officers, employees, agents, representatives, and subsidiary and affiliated companies and their directors, officers, employees, agents and representatives, from and against all claims, demands, losses, damages, penalties, fines, liabilities, obligations, and attorneys' and other professionals' fees and expenses arising out of or relating to any negligent or wrongful act or omission of Recipient or its employees, contractors and agents in connection with the Purpose or Recipient's receipt of funds hereunder, including without limitation any claim arising out of Recipient's failure to comply with applicable laws, rules, regulations, orders or ordinances.

6.2 In no event shall either Party be liable hereunder for any consequential, special, incidental or indirect damages, except to the extent the indemnifications in this Agreement may be construed to constitute those damages. In no event shall either Party's liability hereunder exceed the Grant Amount.

#### **ARTICLE 7: GENERAL**

7.1 This Agreement and all of its provisions shall be binding upon and inure to the benefit of the Parties and their successors and assigns.

7.2 This Agreement shall be governed by and construed in accordance with the laws of the State of Florida, without regard to its conflict of laws principles.

7.3 Those provisions that would require survival in order to give them full force and effect shall survive the termination or expiration of this Agreement, regardless of the date, cause or manner of such termination, and shall remain in full force and effect.

7.4 This Agreement, including the Exhibits attached hereto, is intended by Duke and Recipient to constitute the final and complete statement of their agreement and all prior proposals, communications, negotiations, understandings and representations relating to the subject matter of this Agreement, whether verbal or written, are

hereby superseded. No modification or amendment of this Agreement shall be effective unless the same is in writing and signed by both Parties.

7.5 Any provision of this Agreement which is prohibited or unenforceable in any jurisdiction shall be as to such jurisdiction ineffective to the extent of such prohibition or unenforceability without invalidating the remaining provisions hereof, and any such prohibition or unenforceability in any jurisdiction shall not invalidate or render unenforceable such provisions in any other jurisdiction.

7.6 Any notice required or permitted to be given by either Party hereto to the other Party shall be deemed to have been duly given when delivered personally or otherwise actually received after mailing by certified mail, return receipt requested, or by reputable overnight courier, addressed to the Contact Person for such Party set forth on the signature page of this Agreement at the address provided below such person's name or addressed to any such Party at such other address as such Party shall hereafter furnish to the other Party in writing in accordance with this Section 7.6, provided that a copy of any notice to Duke shall also be sent to:

Duke Energy Florida  
Legal Department – FL 151  
299 1<sup>st</sup> Ave N.  
St. Petersburg, FL 33701

7.7 No course of dealing or failure of either Duke or Recipient to enforce strictly any term, right or condition of this Agreement shall be construed as a waiver of that term, right or condition. The failure of either Party to exercise any right hereunder or to take any action permitted on a breach by the other Party shall not be deemed a waiver of such right or of any other rights in the event of a subsequent breach of a like or different nature. No express waiver of any term, right or condition of this Agreement shall operate as a waiver of any other term, right or condition or a waiver of that term, right or condition in any other instance.

7.8 This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

IN WITNESS THEREOF, the parties have caused this Agreement to be executed by their duly authorized representatives as of the date first above written.

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**CITY OF HAINES CITY**

**DUKE ENERGY FLORIDA, LLC**

  
H. L. "Roy" Tyler  
Mayor

\_\_\_\_\_  
Marc Hoenstine  
Managing Director, DEF Economic Development

**Duke Contact:** Omar DeJesus, Finance Director

**EXHIBIT A**

**Application**

<b>Name of Organization</b>	Haines City, City of
<b>Contact Name</b>	Omar DeJesus
<b>Contact Phone Number</b>	(863) 421-9902
<b>Contact Email</b>	<a href="mailto:omar.dejesus@hainescity.com">omar.dejesus@hainescity.com</a>
<b>Program Title</b>	Haines City Rail Spur
<b>Total Project Budget Amount</b>	400000
<b>Requested Funding Amount</b>	200000
<b>Project Summary</b>	<p>The City of Haines City in partnership with the Haines City Economic Development Council are looking to repair the rail spur which services properties in the industrial park. The repair of the spur will assist in attraction of companies that manufacture and distribute items such as food, lumber, trusses, pavers and other housing components to take advantage of its prime location and the City's rail spur connection to the main CSX line.</p>
<b>Additional Funding Sources</b>	<p>The City is committed to matching the Duke Energy proposed funding request from either operation funds that are to be appropriated in the budget. Additionally, the City is also pursuing</p>

the Florida Job Growth Grant Funding as an additional funding source.

**Fund Use**

The grant funding request will strictly be utilized for the repair to make the rail spur fully operational. The City will abide by purchasing requirements to ensure the best pricing from a qualified contractor is obtained.

**Outcomes**

The desired outcome would be to provide additional benefits to potential industrial users to choose and select Haines City as its operation center. The Haines City EDC currently has approximately 5 properties with a total of 368 acres of industrial land advertised on its webpage. By making the rail spur functional and attracting just one commercial company to Haines City would result in an increase in job creation and additional tax revenues for the City. In 2008, the addition of a large food retailer brought in over 200 jobs and is currently the largest tax provider to the City with an \$65M appraised value. There is a clear and definitive return on investment for each commercial user that the City is able to obtain. Our goal is to make our location the most attractive for them and the use of a functional rail spur just provides another end benefit for the City to promote.

**ADDITIONAL PROPERTY/PROJECT INFORMATION**

**Property Overview/Map**

Map Overview to be emailed per instructions.

**Property History**

The property is solely owned by the City of Haines City and included not only the rail spur but also a walking trail for residents and easements for providers such as Duke Energy.

**Physical Property Attributes**

0 Grace Ave E, Haines City, FL 33844. The property is solely owned by the City and does

not have any title defects. The rail spur stretches over approximately 50 acres of land.

**Current Property  
Conditions - Strengths**

The rail spur connects to the main CSX line and provides an alternative means of transportation of goods to reduce cost and overhead.

**Current Property  
Conditions - Challenges**

The City rail spur has been inoperable for over 10+ years due to the economic climate and continual repair and maintenance cost. With that said, the economic climate of Haines City is changing at a rapid pace with growth and its central location. With the use of taxpayer dollars, the City is looking to minimize the overall impact and also find an operator who can keep the spur in working conditions. Additional funding sources are pivotal to making this a feasible project for the City.

**Current Property  
Conditions - Community  
coordination**

Yes. No zoning or land use changes required.

**Development Plan**

The City will first take the repair scope of services out to bid per it's required procurement practices. Once all repairs are completed, the City will also issue an Request for Qualified contractors to run and lease the spur in order for it to be maintained and fully operational.

**Property Ownership**

The property is solely owned by the City of Haines City.

**Development/Construction  
Timeline**

The development plan will be implemented as soon as viable funding options are approved. If this grant request is approved, the repair RFP will be issued the following month from date of approval.



**Market Study/Marketing Plan**

The Haines City Economic Development Council has a dedicated webpage to the promotion of the Industrial Site. There are listed properties for sale with descriptions that include the potential opportunity of a rail spur and other City incentives for economic development attraction. <https://hainescityedc.com/properties>

**Applicant Information**

The City of Haines City along with the Haines City Economic Development Council both will be a part of advertising and promoting this project to Industrial end users. The EDC dedicates its efforts as a City partner organization to promote and attract Commercial Clientele.

**End Paragraph**

## **EXHIBIT B**



July 17, 2023

Marc Hoenstine | Managing Director, Economic Development - Florida  
Duke Energy  
452 East Crown Point Road | Winter Garden, FL 34787 | WG-13

Re: Request for Advancing Sites Infrastructure Fund Grant –  
Project Haines City Rail Spur, Haines City, Polk County, Florida

Dear Marc:

On behalf of the Haines City Economic Development Council, Inc., we support and appreciate the opportunity for the City of Haines City to partner with Duke Energy and the Advancing Sites Infrastructure Fund. The City of Haines City has requested \$200,000.00 from the Advancing Sites Infrastructure Fund to support the improvements to the Haines City Rail Spur.

In the ever-evolving world of business, the choice of transportation methods for our goods is a crucial aspect. While trucks have been a long-standing choice for many, the rail-served industry provides unique advantages that may redefine our business operations. Beyond efficiency and reliability, rail transportation is also one of the most environmentally responsible modes. The Haines City 2.8-mile railroad spur connects the central CSX railroad line through the City to the Haines City Industrial Park. The spur is accessible to companies in the Industrial Park as well as others that can access from County Road 544. The rail spur has not been utilized since completion in 2005, and will require an investment for repairs, such as all the ties would need to be replaced due to age and a thorough review of the line would need to be done to assess work necessary prior to operation. The rail spur is an asset to Haines City, and a tool in the Haines City EDC's toolbox, in the recruitment of rail served target industries, that will provide jobs for our citizens and capital for the City as we continue to move Haines City forward.

These funds will be used to help offset costs associated with improvements associated with bringing the rail spur to code for operation.

We appreciate the ongoing support of Duke Energy, and we look forward to working closely with Duke on this and all future projects.

Please feel free to contact me with any questions you may have about our support of this grant funding request. I may be reached at 863-422-2525 or [cyndi@hainescityedc.com](mailto:cyndi@hainescityedc.com). Thank you for your kind consideration.

Sincerely,

Cyndi Jantomaso, MEDP  
President/CEO  
Haines City Economic Development Council, Inc.



**Parcel Details: 27-27-28-000000-033090**

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

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

HAINES CITY CITY OF 100%

**Mailing Address**

Address 1 **620 E MAIN ST**  
 Address 2  
 Address 3 **HAINES CITY FL 33844-4222**

**Site Address**

Address 1 **0 GRACE AVE E**  
 Address 2  
 City **HAINES CITY**  
 State **FL**  
 Zip Code **33844**

**Parcel Information**

Neighborhood **6666.25**  
[Show Recent Sales in this Neighborhood](#)

Subdivision **NOT IN SUBDIVISION**

Property (DOR) Use Code **Vacant Municipal - vac land or misc impr of some value (Code: 8089)**

Acreage **27.47**

Taxing District **HAINES CITY/SWFWMD (Code: 90420)**

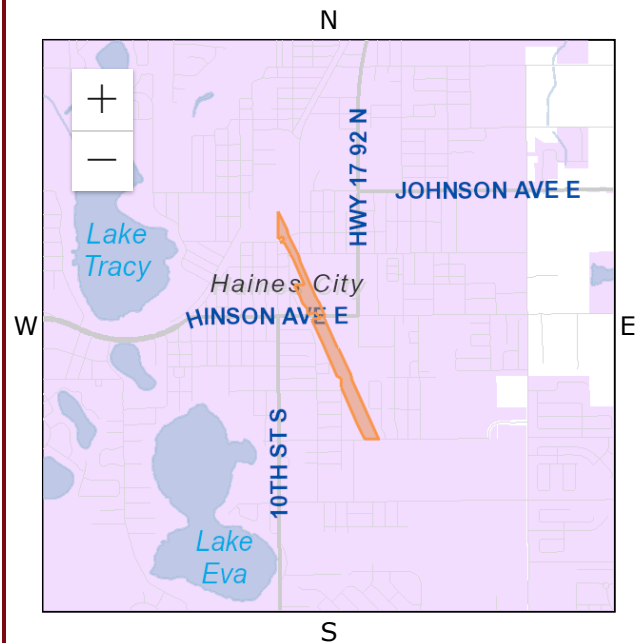
Community Redevelopment Area **Haines City CRA II (Code: 46)**

**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.

COMM NW COR OF SEC S00-15-49E ALONG W LINE SEC 404.5 FT TO POB S24-07-01E 2457.65 FT TO N LINE OF S1/2 OF SEC S89-31-06W ALONG SAID N LINE 27.29 FT S24-07-01E 2892.52 FT TO S LINE SEC S89-21-04W ALONG S LINE 305.25 FT N24-07-01W 1237.44 FT TO W LINE SE1/4 OF SW1/4 N00-01-17E ALONG W LINE 187.2 FT TO NW COR OF SE1/4 OF SW1/4 N89-38-45W ALONG S LINE OF NW1/4 OF SE1/4 84.1 FT N24-07-01W 1450.39 FT TO S LINE OF N1/2 OF SEC N26-40-18W 739.65 FT N89-32-29E 227.05 FT N24-07-01W 562.38 FT

**Area Map**



**Mapping Worksheets (plats) for 272728**

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

## Sales History

**Important Notice:** If you wish to obtain a copy of a deed for this parcel, click on the blue OR Book/Page number. Doing so will cause you to leave the Property Appraiser's website and access the Polk County Clerk of the Circuit Court's Official Records Search. Once the document opens, click the printer icon to print the document. If you have any issues opening the document once you have met all the listed system 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
<a href="#">7327/2102</a>	04/2007	M	V	HAINES CITY CITY OF	\$100
<a href="#">6724/0850</a>	02/2006	M	V	HAINES CITY CITY OF	\$100
<a href="#">5839/1631</a>	06/2004	Q	V	HAINES CITY CITY OF	\$400,000
/7745	05/1991	R	E		\$0

## Exemptions

**Important Notice:** In 2022, the Florida Legislature increased property tax exemptions for residents who are widows, widowers, blind, or totally and permanently disabled from \$500 to \$5,000. The increased exemption amount will become effective as of January 1, 2023, for the 2023 tax year. This change does not affect your tax bill for 2022.

**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	Bld. #	Description	% Ownership	Renew Cd	Year	Name	Note Value
⊕ 027		027-LOCAL GOVT MUNICIPAL-FS196.199(1)(C)-22-30	100%		2004	HAINES CITY CITY OF	\$100

### Total Exemption Value (County)

**\$100**

If you have a Senior Exemption(Additional Homestead Exemption for Persons 65 and Older): For the 2023 tax year, the allowable total household adjusted gross income received during 2022 could not exceed \$35,167. 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](mailto:paoffice@polk-county.net) with your name, property address, and confirmation of your request.

## 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 **HAINES CITY/SWFWMD** 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	* Common Area	N	U	0	0	1.00

\* 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 Friday, August 11, 2023 at 2:07:41 AM). All information BELOW this notice is from the 2023 Tax Roll, except where otherwise**

noted.

## Value Summary (2023)

Desc	Value
Land Value	\$100
Building Value	\$0
Misc. Items Value	\$0
Land Classified Value	\$0
Just Market Value	\$100
*Cap Differential and Portability	\$0
Agriculture Classification	\$0
Assessed Value	\$100
Exempt Value (County)	\$100
Taxable Value (County)	\$0

\*This property contains a Non Homestead Cap with a differential of \$0.

## Values by District (2023)

District Description	Proposed Tax Rate	Assessed Value	Proposed Assessed Taxes	Exemption	Proposed Tax Savings	Taxable Value	Proposed Taxes
BOARD OF COUNTY COMMISSIONERS	6.685200	\$100	\$0.67	\$100	\$0.67	\$0	\$0.00
POLK COUNTY SCHOOL BOARD - STATE	3.160000	\$100	\$0.32	\$100	\$0.32	\$0	\$0.00
POLK COUNTY SCHOOL BOARD - LOCAL	2.248000	\$100	\$0.22	\$100	\$0.22	\$0	\$0.00
CITY OF HAINES CITY	7.589500	\$100	\$0.76	\$100	\$0.76	\$0	\$0.00
SOUTHWEST FLA WATER MGMT DIST	0.204300	\$100	\$0.02	\$100	\$0.02	\$0	\$0.00
		<b>Assessed Taxes:</b>	<b>\$1.99</b>	<b>Tax Savings:</b>	<b>\$1.99</b>	<b>Total Taxes:</b>	<b>\$0.00</b>

## Taxes

Desc	Last Year	2023 Proposed
Taxing District	HAINES CITY/SWFWMD (Code: 90420)	HAINES CITY/SWFWMD (Code: 90420)
Millage Rate	20.0265	19.8870
Ad Valorem Assessments	\$0.00	\$0.00
Non-Ad Valorem Assessments	\$0.00	\$0.00
<b>Total Taxes</b>	<b>\$0.00</b>	<b>\$0.00</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.

**2022**

Land Value	\$100.00
Building Value	\$0.00
Misc. Items Value	\$0.00
Just Value (Market)	\$100.00
SOH Deferred Val	\$0.00
Assessed Value	\$100.00
Exempt Value (County)	\$100.00
Taxable Value (County)	\$0.00

**2021**

Land Value	\$100.00
Building Value	\$0.00
Misc. Items Value	\$0.00
Just Value (Market)	\$100.00
SOH Deferred Val	\$0.00
Assessed Value	\$100.00
Exempt Value (County)	\$100.00
Taxable Value (County)	\$0.00

**2020**

Land Value	\$100.00
Building Value	\$0.00
Misc. Items Value	\$0.00
Just Value (Market)	\$100.00
SOH Deferred Val	\$0.00
Assessed Value	\$100.00
Exempt Value (County)	\$100.00
Taxable Value (County)	\$0.00

**2019**

Land Value	\$100.00
Building Value	\$0.00
Misc. Items Value	\$0.00
Just Value (Market)	\$100.00
SOH Deferred Val	\$0.00
Assessed Value	\$100.00
Exempt Value (County)	\$100.00
Taxable Value (County)	\$0.00

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**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.

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