

Office of Planning and Development
Tom Deardorff, AICP, Director

Land Development Division



330 West Church Street
P.O. Box 9005, Drawer GM 03
Bartow, FL 33831-9005
(863)534-6792
Fax (863)534-6407
www.polk-county.net

Board of County Commissioners

AGENDA FOR DEVELOPMENT REVIEW COMMITTEE

DATE: January 22, 2016
TO: Development Review Committee Members
FROM: John M. Bohde, AICP, Director
Tom Pierce, Sr, Development Review Specialist
SUBJECT: Meeting Schedule for February 04, 2016

The Development Review Committee will meet on **Thursday, February 4, 2016 IN THE LAND DEVELOPMENT DIVISION (PLANNING CONFERENCE ROOM 2ND FLOOR)**

LEVEL 1 PRE-APPLICATION REQUESTS WILL START AT 8:30 A.M.

ALL OTHER LEVELS OF REVIEW WILL BE SCHEDULED BY APPOINTMENT.

Please bring all case files and pertinent information on the cases listed in the attached agenda to the meeting.

If you have any questions, please contact my office at (863) 534-6792.

MC/BG

Attachments: Pre-Application Request

LEVEL 1 APPLICATIONS

PRE-APPLICATION

- 1.) ORTIZ
PATRICIA ORTIZ
(813)817-8492 x Project #: 58404 262601-999972-000031
Applicant would like to develop property to include self-storage, a drive thru restaurant and a carwash.
- 2.) WARNER UNIVERSITY CPA
L P ENGINEERING SERVICES, LLC
(863)221-2298 x Project #: 58416 273034-000000-012020
A large scale CPA Map Amendment is proposed to change the current RMX Land Use Designation to INSTX Land Use Designation on a 15 acre portion of the campus of Warner University.
- 3.) ABUNDANT LIFE MINISTRIES
OF WINTER HAVEN ABUNDANT LIFE MINISTRIES
~~INTERNATIONAL INC CHURCH~~ Project #: 58423 252903-000000-022060
Applicant would like to add an extension of 1960 sf onto existing building. Would also like to build a 3000 sq ft building parallel to our current existing 3000 sf building. Would like to have a Day Care with 100 children and more capacity for our food bank. PREVIOUSLY APPROVED CU 08-20.
- 4.) SACKETT
SACKETT'S CONSTRUCTION, INC.
(863)644-6451 x Project #: 58424 232912-000000-042530
The applicant would like to purchase this property to conduct a motorcycle and ATV sales utilizing the warehouse space for storage of all acquired motorcycles and ATV's which will be listing on the internet for sale along with walk-in sales. Currently this property is being utilized for a pool contractor that has a show room and warehouse space inside of existing building. We are going to be mainly internet sales which most of our units will be stored inside the warehouse.
- 5.) GILIAM
MARC GILIAM
(863)581-0697 x Project #: 58426 242827-000000-033058
Applicant is currently taking branches and limbs from other properties where he has trimmed trees and turning it into mulch on his property. Can the making of mulch on site be considered accessory to a retail nursery if done on his property. If not what are the steps to make the making of mulch conforming? Would also like to put a pole barn or metal building up.
- 6.) SAND MINE RD PD
DIANE CHADWICH
(813)223-9500 x Project #: 58427 262513-000000-032040
Sand Mine Road PD. The applicant is proposing a 223,436 sf warehousing facility including 1,500 sf office and 1,200 sf managers residence on 6.84 acres in NE Polk County.

LEVEL 2 APPLICATIONS

NON-RESIDENTIAL SITE PLAN

7.) TCI TIRE CENTER
JERRY STEPHENSON
(919)235-2213 x

Project #: 58418

233013-000000-033010

This is a minor land disturbance for a 3500 sq ft canopy over existing pavement, to cover tires, aircompressors for some outside storage from the weather.

LEVEL 4 APPLICATIONS

LEVEL 4 LDC TEXT CHANGE

8.) NORTH LAKELAND COMMERCE CENTER
JSK CONSULTING, INC

LDC 16T-02

(863)619-6131 x

Project #: 58394

232815-000000-013030

Amend Appendix E, Section E105 to include a Parcel Specific CPA w/conditions to allow BPC-1



PRE-APPLICATION CONFERENCE RECEIVED

Growth Management Department
Land Development Division
330 W. Church St.
P.O. Box 9005, Drawer GM03
Bartow, FL 33831-9005
(863)534-6792
SUNCOM 569-6792
FAX (863) 534-6407

\$100.00 FEE

JAN 8 2016

LAND DEVELOPMENT

The cut-off for this application is every Wednesday at 3:00PM to be heard at the next available Development Review Committee (DRC) meeting. DRC meetings are held every Thursday. This application will be heard approximately two weeks after submittal.

Appointment Date and Time 2-4-16 Project Number (For office use only) 58404

Patricia Ortiz 813 817 8492 N/A
APPLICANT/PROJECT NAME PHONE FAX

2910 N Central Ave Tampa FL 33602
MAILING ADDRESS E-mail Address Ortizplanningsolutions@gmail.com

N/A
CONTACT PERSON (if different from applicant) PHONE FAX

MAILING ADDRESS E-mail Address

Application Requirements (must be attached and submitted in 8 1/2" x 11" only)

- Project Narrative (ie: Number of dwelling units or square footage)
Aerial with site identified
Site Plan
Location Map (vicinity map)
Confirm the Land Use District and Development Area on the bottom part of this page.

Amendment Type [] Text Amendment [] Map Amendment

Acres 6.5

Tax Identification Number

Section-Township-Range - Subdivision # - Parcel #
Parcel ID Number(s): S 26 T 26 R 01 - 9999 72 0000 31

Current Land Use District BPL-2

Current Development Area Ronald Regan

Note: Pre-application forms will not be accepted without the required attachments and the requested information provided.

Patricia Ortiz, AICP
2810 B. N Central Ave
Tampa, FL 33602

January 8, 2016

Dear Polk County Planner:

I am interested in developing 6.5 acres of the 9.79 acre parcel identified as tax folio number 2601999972000031. The site is located along US 27 in the Davenport area of unincorporated Polk County and within the Ronald Regan Select Area Plan and designated BPC-2. The lot abutting directly to the north is going to be a Wawa's and we will be sharing a curb cut on Hwy 27. Their survey is attached showing the shared curb cut.

We would like to develop with self-storage, a drive thru restaurant and a carwash and are formally asking for your advice and opinion as well as direction on the development process.

Thank you for your time and consideration,

Patricia Ortiz



US 27 project



- Selected Parcel
- PLSS Townships
- PLSS Sections
- PLSS Boundaries
- Gov't Lots
- Interstate 4
- Polk Parkway
- Highways
- Roads
- Water lines
- Waterbodies
- Municipal Boundaries
- Lot and Block Text
- Railroads
- Tax
- Separated Right
- Surrounding Counties



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

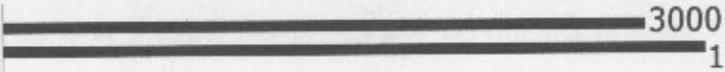


January 8, 2016



Google earth

feet
km





www.polk-county.net

PRE-APPLICATION CONFERENCE

\$100.00 FEE **JAN 15 2016**
LAND DEVELOPMENT

Growth Management Department
Land Development Division
330 W. Church St.
P.O. Box 9005, Drawer TS05
Bartow, FL 33831-9005
(863)534-6792
SUNCOM 569-6792
FAX (863) 534-6407

The cut-off for this application is every Wednesday at 3:00PM to be heard at the next available Development Review Committee (DRC) meeting. DRC meetings are held every Thursday. This application will be heard approximately two weeks after submittal.

Appointment Date and Time: 2-4-16 Project Number (For office use only) 58416

Kendall Phillips/Warner University (863) 221-2298 _____
APPLICANT/PROJECT NAME PHONE FAX
205 Century Blvd., Bartow, FL 33830 _____
MAILING ADDRESS E-mail Address kphillips@lpengineering.net

CONTACT PERSON (if different from applicant) PHONE FAX

MAILING ADDRESS E-mail Address

Application Requirements (must be attached and submitted in 8 1/2" x 11" only)

- Project Narrative (ie: Number of dwelling units or square footage)
- Aerial with site identified
- Site Plan
- Location Map (vicinity map)
- **Confirm the Land Use District and Development Area on the bottom part of this page.**

Amendment Type Text Amendment Map Amendment

Acres 15

Tax Identification Number

Parcel ID Number(s): (18 digits)	Section-Township-Range	Subdivision #	Parcel #
	S <u>34</u> T <u>30</u> R <u>27</u>	<u>000000</u>	<u>012020</u>
	S _____ T _____ R _____	_____	_____
	S _____ T _____ R _____	_____	_____

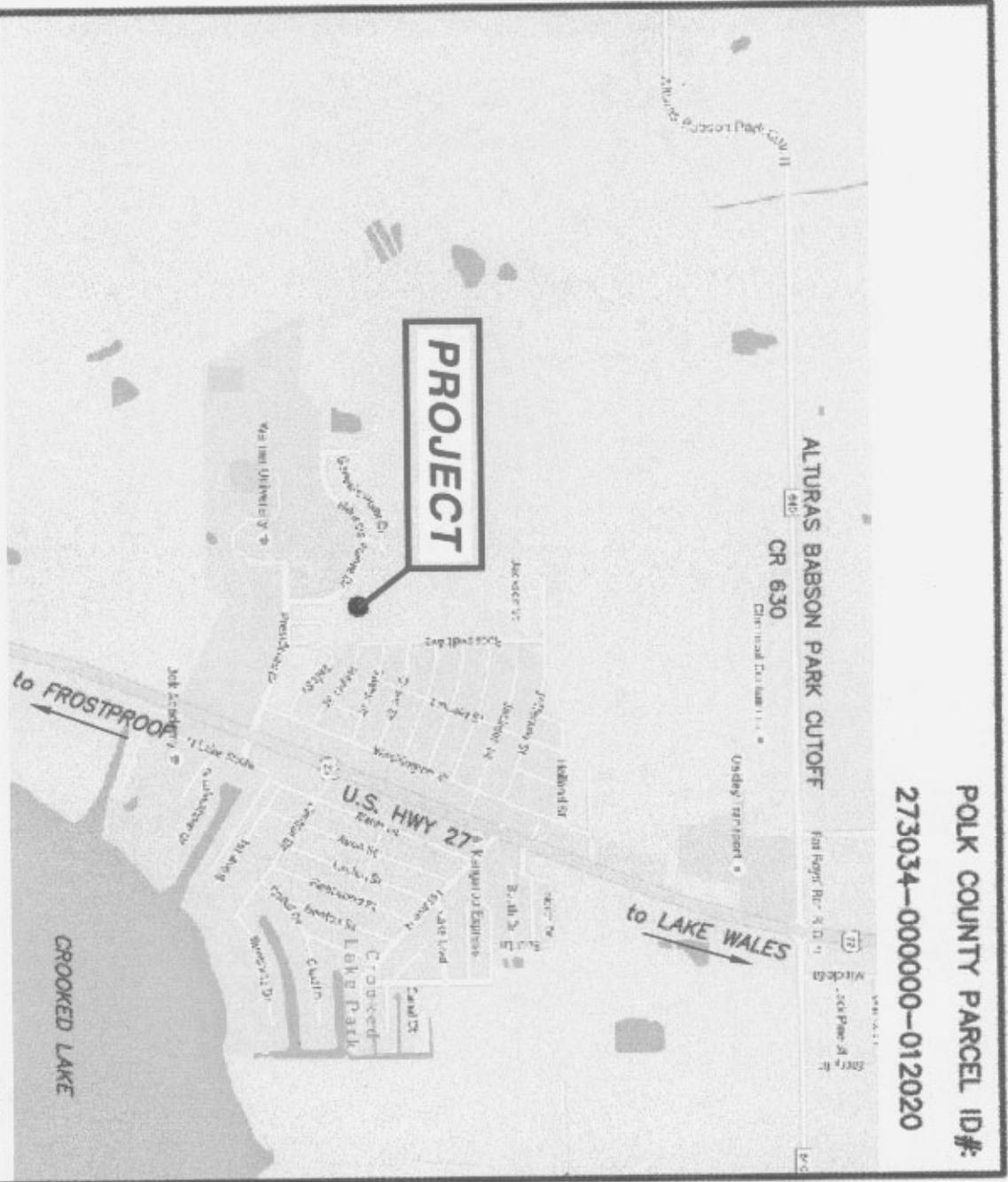
Current Land Use District Residential Medium (RM)

Current Development Area Utility Enclave Area (UEA)

Note: Pre-application forms will not be accepted without the required attachments and the requested information provided.

PROJECT NARRATIVE

A Large Scale CPA Map Amendment is proposed to change the current RMX Land Use Designation to INSTX Land Use Designation on a 15 Acre portion of the campus of Warner University. The land which is the subject of this request was purchased by Warner University from the Church of God when the Church of God operated an Adult Congregate Living Facility (ACLF) in the southwest corner of the property. That ACLF was converted to a dormitory. Warner University is now expanding the use of this portion of their campus property for more student housing.

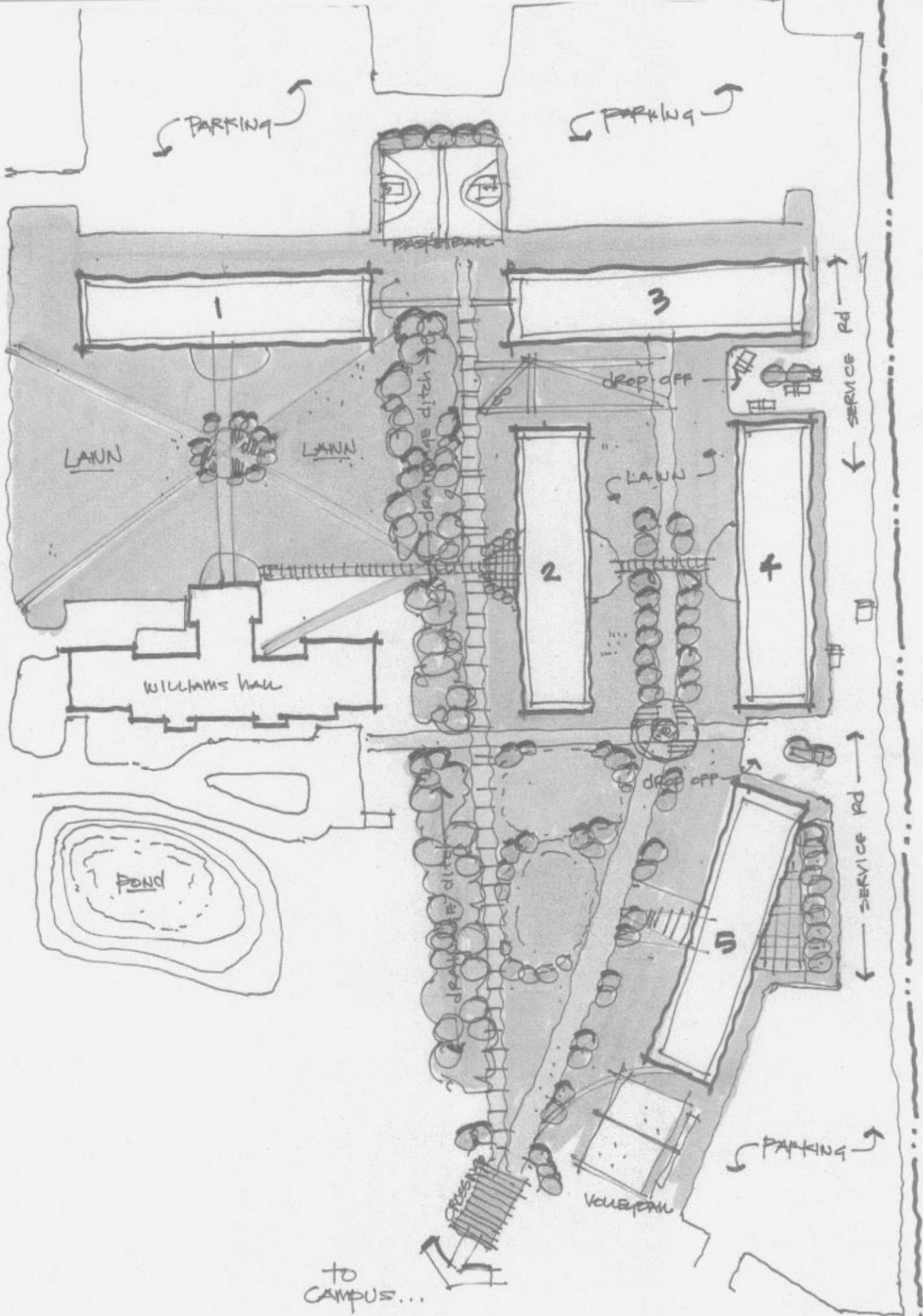


POLK COUNTY PARCEL ID#:
273034-000000-012020

VICINITY MAP

THIS SHEET IS CURRENT AND GRAPHIC DIMENSIONS SHALL







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\$100.00 FEE

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The cut-off for this application is every Wednesday at 3:00PM to be heard at the next available Development Review Committee (DRC) meeting. DRC meetings are held every Thursday. This application will be heard approximately two weeks after submittal.

Appointment Date and Time: 2-4-16 Project Number (For office use only) 58423

PASTOR GEORGE K. BING 863 299-7111
APPLICANT/PROJECT NAME PHONE

863 299-7111
FAX
BISHOPBING@A6MSEHURE
E-mail Address NET

P.O. BOX 610 EAGLE LAKE, FL. 33839
MAILING ADDRESS

PASTOR GEORGE K BING 863 259-0779
CONTACT PERSON (if different from applicant) PHONE

FAX
E-mail Address

MAILING ADDRESS

Application Requirements
(must be attached and submitted in 8 1/2" x 11" only)

- Project Narrative (ie: Number of dwelling units or square footage)
Aerial with site identified
Site Plan
Location Map (vicinity map)
Confirm the Land Use District and Development Area on the bottom part of this page.

Amendment Type [] Text Amendment [] Map Amendment

Acres 7.73

Tax Identification Number

Section-Township-Range - Subdivision # - Parcel #
Parcel ID Number(s): SD3 T29 R25 - 000000 - 022060
(18 digits) 5237 THORN HILL ROAD WINTER HAVEN FL. 33880
S T R - CU 08-20
S T R -

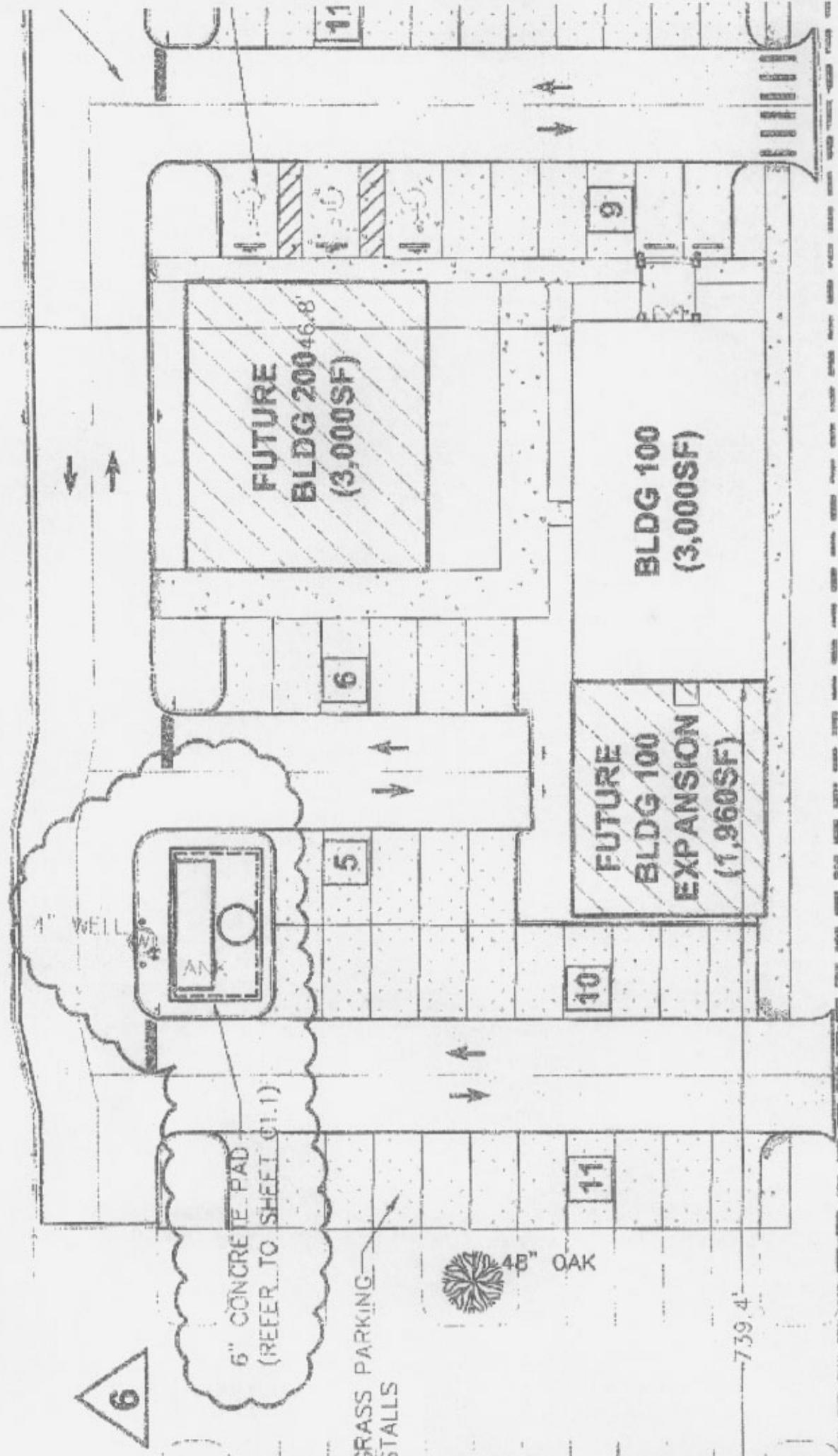
Current Land Use District RL-1

Current Development Area UGA

Note: Pre-application forms will not be accepted without the required attachments and the requested information provided.

N00°18'25"W 1112.09' (D)

N00°29'41"W 1112.09' (F)



6

6" CONCRETE PAD
(REFER TO SHEET 01.1)

GRASS PARKING
STALLS

4" OAK

739.4'

FUTURE
BLDG 200^{46.8'}
(3,000SF)

BLDG 100
(3,000SF)

FUTURE
BLDG 100
EXPANSION
(1,960SF)

4" WELL

ANK



I AM BISHOP GEORGE BING THE
PASTOR OF ABUNDANT LIFE MINISTRIES
INTERNATIONAL CHURCH LOCATED AT
5237 THORNHILL ROAD, WINTER HAVEN, FL.
33880. WE ARE INTERESTED IN
ADDING AN EXTENSION OF 1960 SQ FEET
ONTO OUR EXISTING BUILDING WHICH IS
3000 SQ FEET. WE ALSO WOULD LIKE
TO BUILD A 3000 SQ FT. BUILDING
PARALLEL TO OUR CURRENT EXISTING
3000 SQ FOOT BUILDING. THE PURPOSE
AND PLAN IS TO HAVE A DAY CARE
WITH 100 CHILDREN OR LESS AND ALSO
HAVE MORE CAPACITY FOR OUR
FOOD BANK PROGRAM DISTRIBUTING
FOOD (PROVISION) TO THE COMMUNITY!
PREVIOUSLY APPROVED CU 08-20



PRE-APPLICATION CONFERENCE

\$100.00 FEE

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Appointment Date and Time: 2-4-16 Project Number (For office use only) 58424

RICK SACKETT 863-698-4077 863-648-9653
APPLICANT/PROJECT NAME PHONE FAX

PO BOX 1119 Highland City, FL 33846 RSACKETT@TAMPABAY.FL.RR.COM
MAILING ADDRESS E-mail Address

RICK SACKETT 863-698-4077
CONTACT PERSON (if different from applicant) PHONE FAX

MAILING ADDRESS E-mail Address

Application Requirements
(must be attached and submitted in 8 1/2" x 11" only)

- Project Narrative (ie: Number of dwelling units or square footage)
Aerial with site identified
Site Plan
Location Map (vicinity map)
Confirm the Land Use District and Development Area on the bottom part of this page.

Amendment Type [] Text Amendment [] Map Amendment

Acres

Tax Identification Number

Section-Township-Range - Subdivision # - Parcel #
Parcel ID Number(s): S 12 T 29 R 23 - 000000 - 042530
(18 digits)

Current Land Use District RL-3 / PUD 94-3
Current Development Area TSDA

Note: Pre-application forms will not be accepted without the required attachments and the requested information provided.

VACANT R-2

PROPOSED BUFFER FENCE PER CODE

331.0'±

128'±

128'±

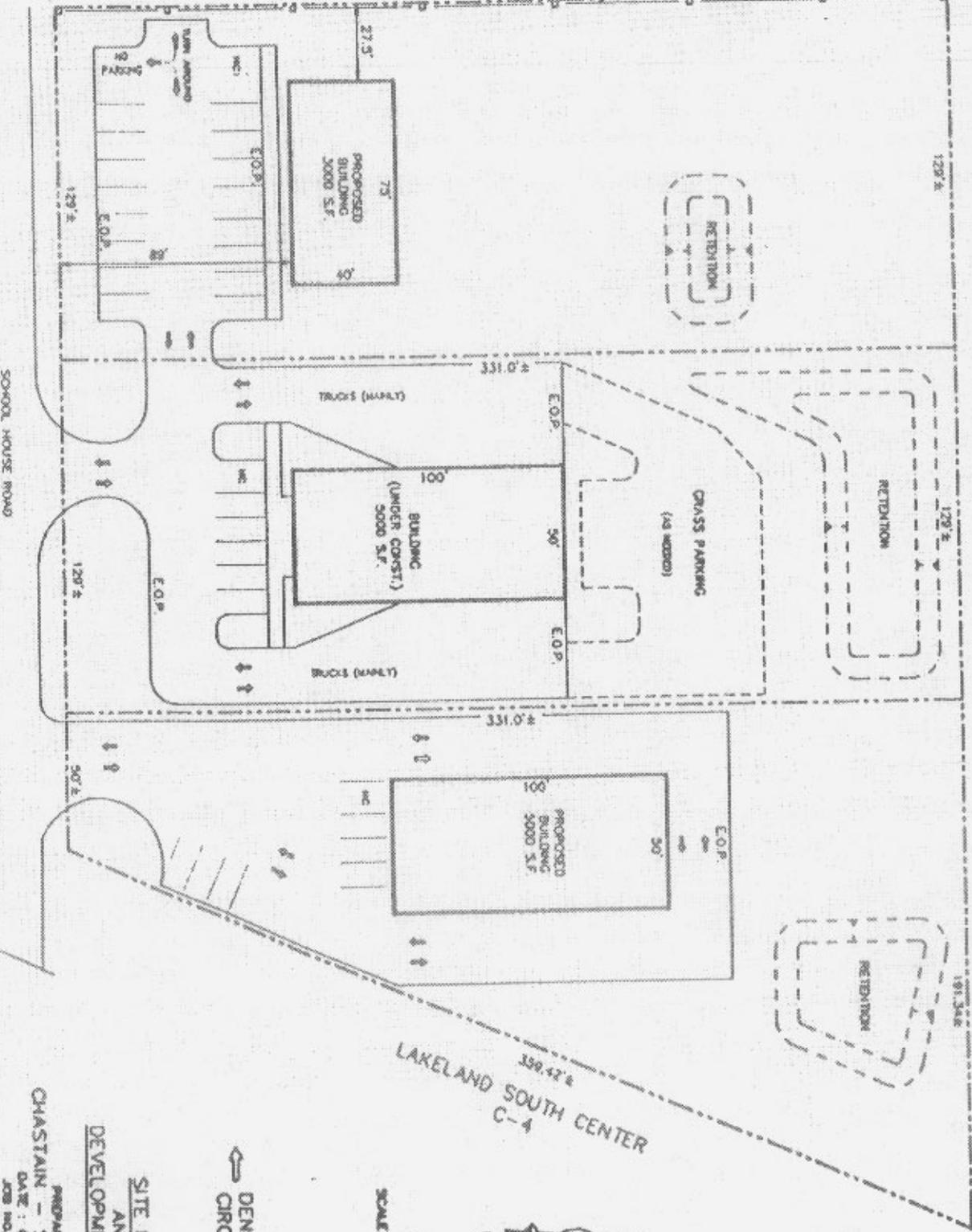
VACANT R-2

181.34±

LAKELAND SOUTH CENTER C-4

339.42±

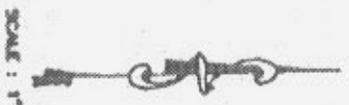
SCHOOL HOUSE ROAD



↔ DENOTES TRAFFIC CIRCULATION PATH

SITE PLAN AND DEVELOPMENT PLAN

PREPARED BY CHASTAIN - SKILLMAN, INC. DATE: 08/25/74 JOB NO. 334401



RECEIVED OCT 1 1974 DEVELOPMENT SERVICE

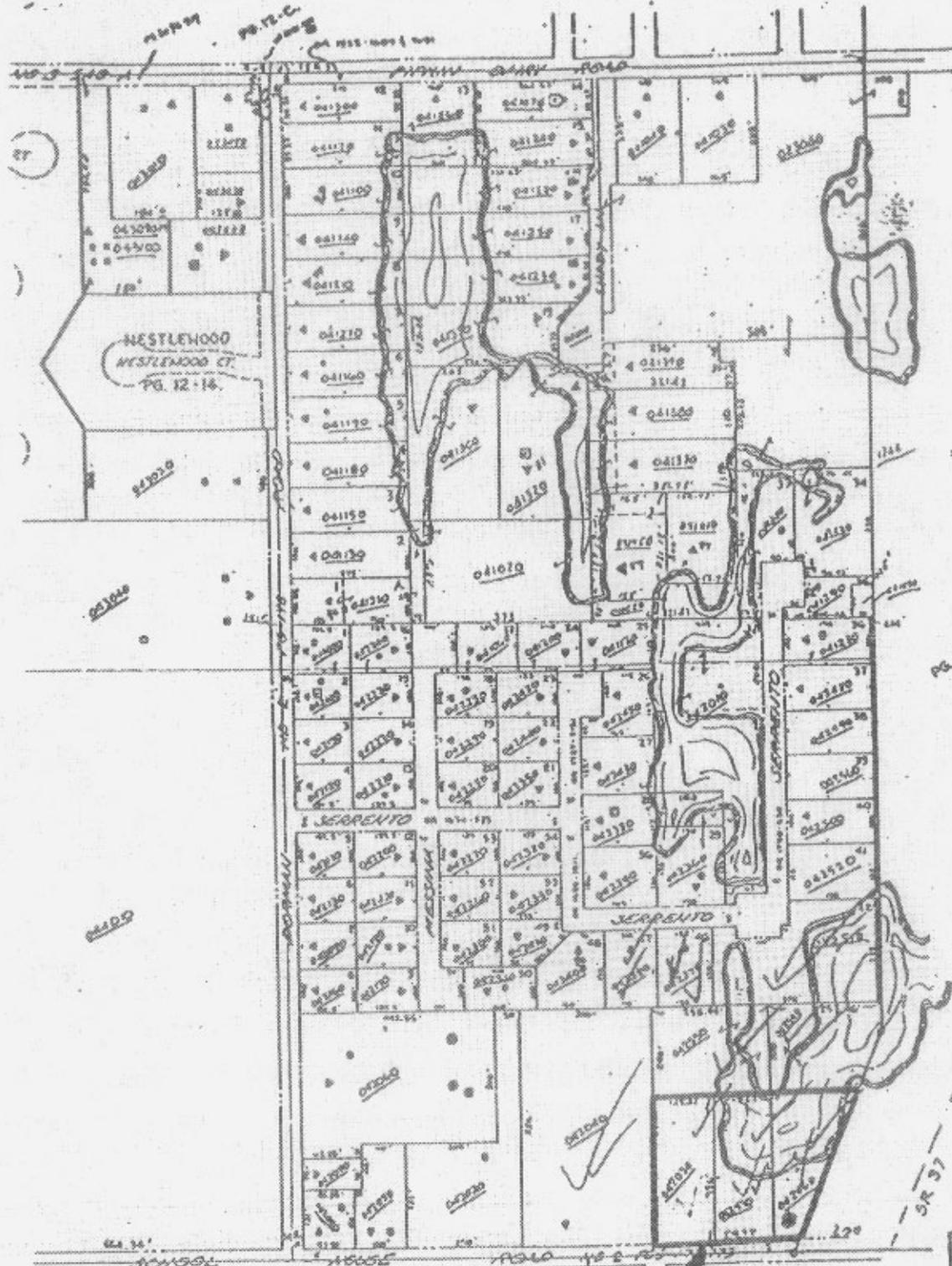
ENLARGEMENT

SW 1/4

12-D

Sec. 12, Twp. 29 R.

Area _____
Aerial No. _____
Scale 101-000
City _____

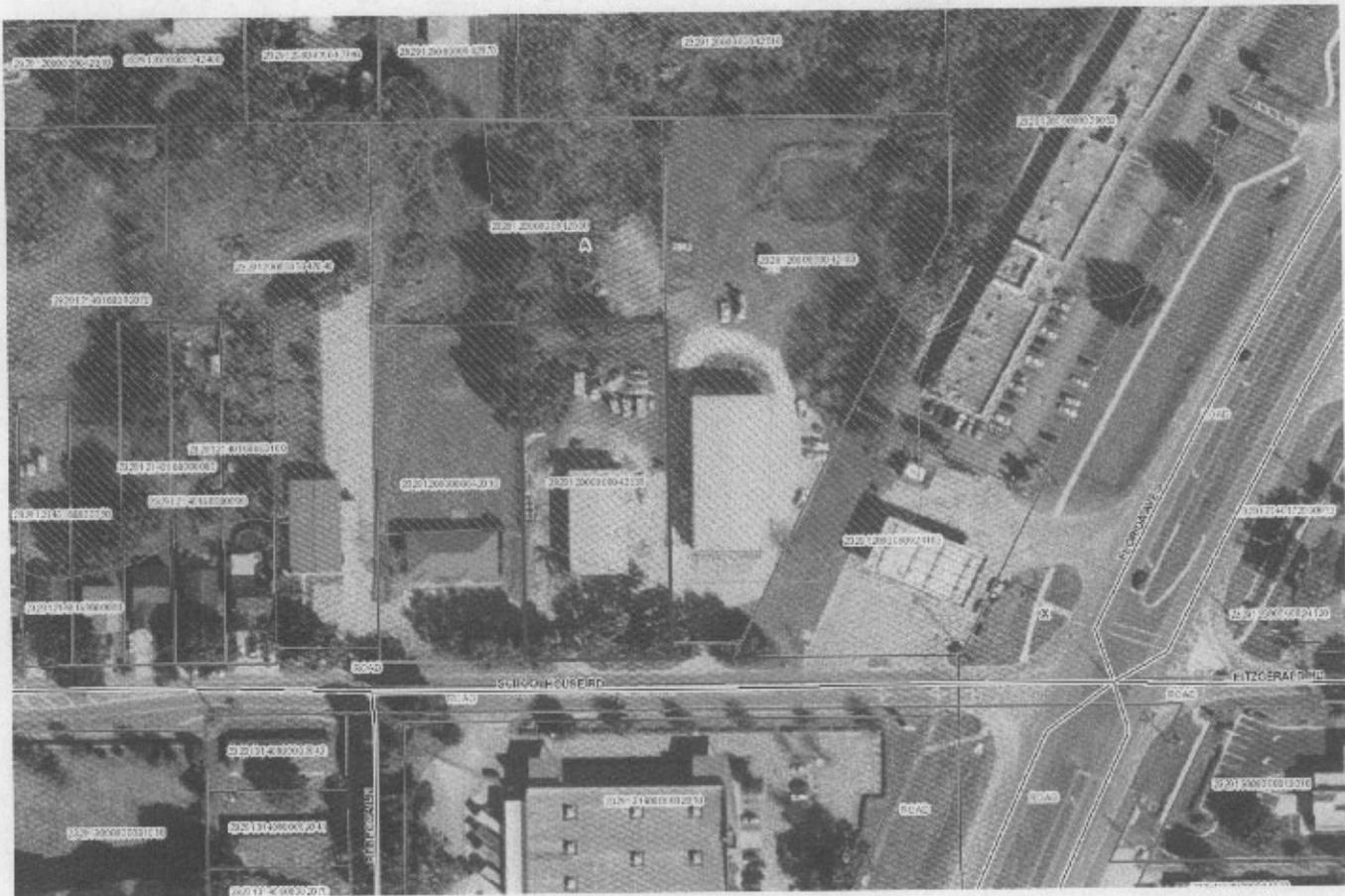


PG. 13.

PG. 13-3.

SITE
PUD-94-03

PREPARED BY THE OFFICE
JAMES L. RODEN
POLK COUNTY PROPERTY APPRAISER



Landuse

Future Land Use (FLU) District: **RL-3**

Development Area: **TSDA (Transit Supportive Development Areas)**

Selected Area Plan (SAP): **No**

Green Swamp Area of Critical State Concern (ACSC): **No**

Green Swamp Special Protection Area (SPA): **No**

Flood Information:

FEMA Floodway: **No**

FEMA 100-year Floodzone: **X A**

Wetlands: **No**

Zoning

Planned Development **No**

Planned Unit Development(PUD): **PUD 94-3,VINCE STRAWBRIDGE, DGB PROP. PUD 94-3,VINCE STRAWBRIDGE, DGB PROP.**

Suburban Planned Developments (SPD): **No**

Conditional Use (CU):

Service Districts

Impact Fee District: **E,WEST**

Utilities Service Area (water): **„Lakeland,**



Report for Parcel ID:
232912000000042530

PUD APPROVAL SUMMARY

PUD # 94-03

1. PROJECT NAME: Strawbridge Property
2. LOCATION: Property is located on the north side of Schoolhouse Road, west of South Florida Avenue (S.R. 37), south of Lakeland, Florida in Section 12, Township 29 South, Range 23 East.
3. SIZE: 2.95 Acres
4. LAND USE: To Allow Three Separate Office Buildings, totalling 18,000 square feet.
5. DEVELOPMENT REQUIREMENTS:
 - Set Backs: Front:
 - Accessory:
 - Lot Size:
 - Buffers:
 - Building Height: N/A
 - Off-Street Parking:
6. APPROVALS (DATES AND CONDITIONS):

On Tuesday, December 6, 1994, the Board of County Commissioners granted Concept and Tentative Approval of a Planned Unit Development (PUD 94-03) to allow three separate office buildings totaling 18,000 square feet, subject to the following conditions:

1. The site shall be developed with internal circulation, a maximum of two driveways access and shared parking areas.
2. At the time of plan approval, applicant must submit a traffic study that shows the existing road network has the capacity necessary for the estimated traffic increase.
3. The applicant shall submit a buffering plan at the time of commercial site plan review, to be reviewed and approved by the Planning Division staff. The applicant shall provide, at a minimum, either a landscaped buffer or erect a 6 foot high opaque decorative (wood, stucco or masonry) fence

PUD APPROVAL SUMMARY
PUD 94-03
PAGE 2

on the north and west property line adjacent to the residentially designated property. The vegetative buffer shall, at a minimum, consist of a 10 foot wide buffer with shrubs having a minimum height of 30 inches at planting and spaced a maximum of 3-5 feet on center depending on variety to create a minimum 40 percent opacity at planting. These plants shall have a capability of attaining a height of six feet and an 80 percent opacity within two years after planting. (See Attachment "B" for recommended species list). Existing vegetation can be incorporated into the buffer. The required vegetative buffer or fence shall be completed prior to the issuance of any certificate of occupancy.

To Whom It May Concern we are looking to purchase this property to conduct a motorcycle and ATV sales utilizing the warehouse space for storage of all acquired motorcycles and ATVs which will be listing on the Internet for sale along with walk-in sales. Currently this property is being utilized for a pool contractor that has a show room and warehouse space inside of existing building. We are going to be mainly Internet sales which most of our units will be stored inside the warehouse.

Thanks Rick



PRE-APPLICATION CONFERENCE

RECEIVED

JAN 21 2016

\$100.00 FEE

LAND DEVELOPMENT

Growth Management Department
Land Development Division
330 W. Church St.
P.O. Box 9005, Drawer GM03
Bartow, FL 33831-9005
(863)534-6792
SUNCOM 569-6792
FAX (863) 534-6407

The cut-off for this application is every Wednesday at 3:00PM to be heard at the next available Development Review Committee (DRC) meeting. DRC meetings are held every Thursday. This application will be heard approximately two weeks after submittal.

Appointment Date and Time: 2-4-16 Project Number (For office use only) 58426

Marc Giliam 863 581 0697 NA
APPLICANT/PROJECT NAME PHONE FAX

2008 Woodbridge Ln Lakeland FL 33813 twbof350@aol.com
MAILING ADDRESS E-mail Address

NA NA NA
CONTACT PERSON (if different from applicant) PHONE FAX

NA NA
MAILING ADDRESS E-mail Address

Application Requirements
(must be attached and submitted in 8 1/2" x 11" only)

- Project Narrative (ie: Number of dwelling units or square footage)
Aerial with site identified
Site Plan
Location Map (vicinity map)
Confirm the Land Use District and Development Area on the bottom part of this page.

Amendment Type [] Text Amendment [] Map Amendment

Acres 2.83

Tax Identification Number
Section-Township-Range - Subdivision # - Parcel #
S 27 T 28 R 24 - 0 - 033058

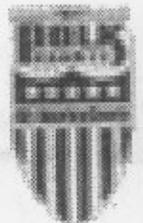
Current Land Use District BPC-2
Current Development Area TDDA

Note: Pre-application forms will not be accepted without the required attachments and the requested information provided.



County Map

Polk County IT/GIS



Printed: Jan 21, 2016

Pre-application Narrative

Currently taking branches and limbs from other properties where I have trimmed or pruned trees and turn it into mulch on my property. Can the making of mulch on site be considered accessory to a retail nursery if done on my property? If not what are the steps to make the making of mulch conforming?

I also would like to put a pole barn outside the wet lands and, or, a metal building.



PRE-APPLICATION CONFERENCE

\$100.00 FEE

**Growth Management Department
Land Development Division**
330 W. Church St.
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Appointment Date and Time: 2-4-16 Project Number (For office use only) 58427

Rizwan Saferali / Sand Mine Rd Self-Storage PD (407) 616-0941
APPLICANT/PROJECT NAME PHONE FAX

PO Box 3309, Windermere, Florida 34786
MAILING ADDRESS riz@rizmail.net
 E-mail Address

Diane Chadwich (813) 223-9500
CONTACT PERSON (if different from applicant) PHONE FAX

2205 N 20th St., Tampa, FL 33605
MAILING ADDRESS diane.chadwick@stantec.com
 E-mail Address

**Application Requirements
(must be attached and submitted in 8 1/2" x 11" only)**

- Project Narrative (ie: Number of dwelling units or square footage)
- Aerial with site identified
- Site Plan
- Location Map (vicinity map)
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Amendment Type Text Amendment Map Amendment

Acres 6.84

Tax Identification Number

	Section-Township-Range	-	Subdivision #	-	Parcel #
Parcel ID Number(s): (18 digits)	S 13 T 25 R 26	-	000000	-	032040
	S T R	-		-	
	S T R	-		-	

Current Land Use District Residential Medium (RM)

Current Development Area Transit Supportive Development Area (TSDA)

Note: Pre-application forms will not be accepted without the required attachments and the requested information provided.



**Sand Mine Road Planned Development
Pre-Application Narrative**

The applicant is proposing a 223,436 sq. ft. warehousing facility (0.75 FAR) including 1,500 sq. ft. office and 1,200 sq. ft. managers residence on 6.84 acres in NE Polk County. The subject property has a future land use designation of RMX and is within the North US 27 SAP, TSDA, and TCCO. The applicant is proposing to utilize the Transitional Area Development (TAD) criteria through the PD process. The first phase of development will have a proposed FAR of 0.345 and is estimated to be completed by 2017. The second phase will have a proposed FAR of 0.536 and the estimated completion date is not known.



Stantec

1. ALL RIGHTS RESERVED. THIS IS A PROPRIETARY DOCUMENT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

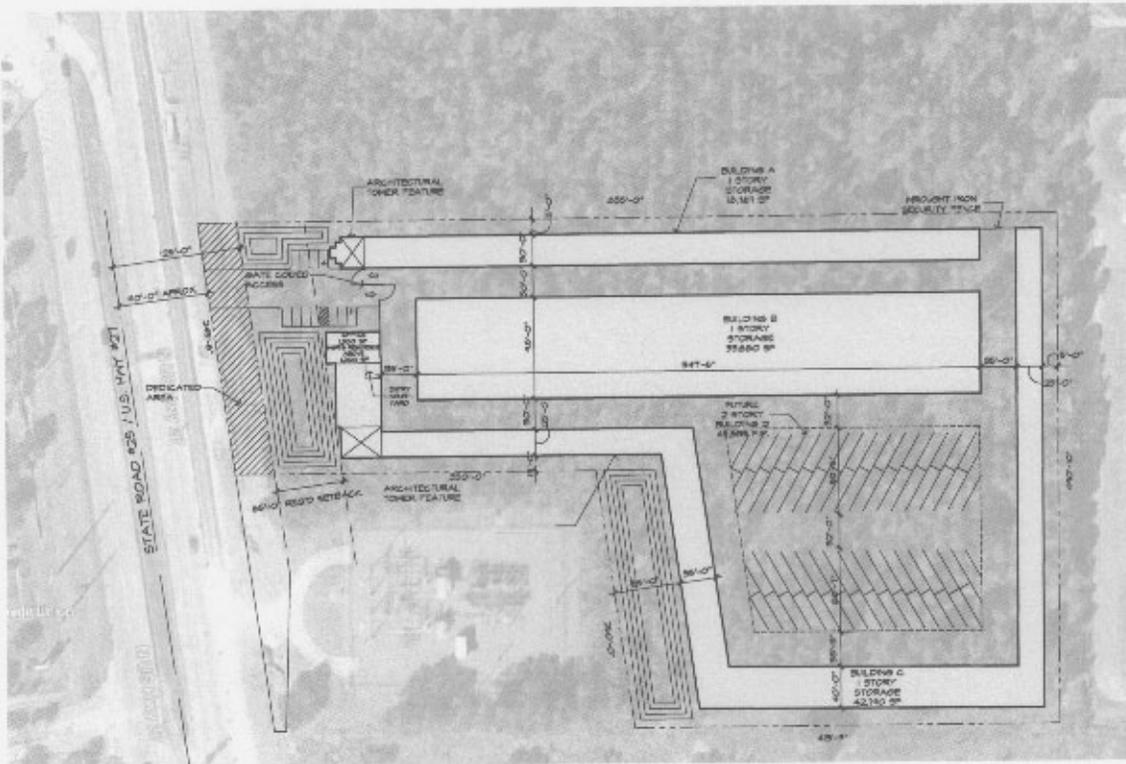
2. THIS DOCUMENT IS THE PROPERTY OF STANTEC AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN.

3. THIS DOCUMENT IS NOT TO BE USED FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN CONSENT OF STANTEC.

MAP 1 - LOCATION
 US-27 SAND MINE DRIVE
 AUGUST 2014

0 50 100 200
 Feet

AMERICAN CONSULTING & ENGINEERING, INC.
 4001 N. W. 10th St.
 Ft. Lauderdale, FL 33309
 TEL: 954.333.3333
 FAX: 954.333.3334



DAVENPORT SELF STORAGE
DAVENPORT, FLORIDA

SCHEME D
PRELIMINARY SITE PLAN

DATE: 11-20-08
 SCALE: 1"=40'
 DRAWN BY: JLD
 CHECKED BY: JLD
 PROJECT NO: 08-001

