

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: February 08, 2016
TO: Development Review Committee Members
FROM: John M. Bohde, AICP, Director
Tom Pierce, Sr, Development Review Specialist
SUBJECT: Meeting Schedule for February 18, 2016

The Development Review Committee will meet on **Thursday, February 18, 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



PRE-APPLICATION CONFERENCE

\$100.00 FEE

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: 2-18-16 Project Number (For office use only) 58447

ECON/Haven Hill Woods (863) 686-0544 (863) 680-1434
APPLICANT/PROJECT NAME PHONE FAX

6700 South Florida Ave. Suite 4 Lakeland, FL 33813 info@econsouth.com
MAILING ADDRESS E-mail Address

John C. McVay, Jr., (863) 686-0544 (863) 680-1434
CONTACT PERSON (if different from applicant) PHONE FAX

6700 South Florida Ave. Suite 4 Lakeland, FL 33813 info@econsouth.com
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 [x] Map Amendment

Acres 1.82

Tax Identification Number

Section-Township-Range - Subdivision # - Parcel #
Parcel ID Number(s): S 27 T 29 R 23 - 000000 - 024010
(18 digits)
S T R - -
S T R - -

Current Land Use District Development of Regional Impact (DRI)

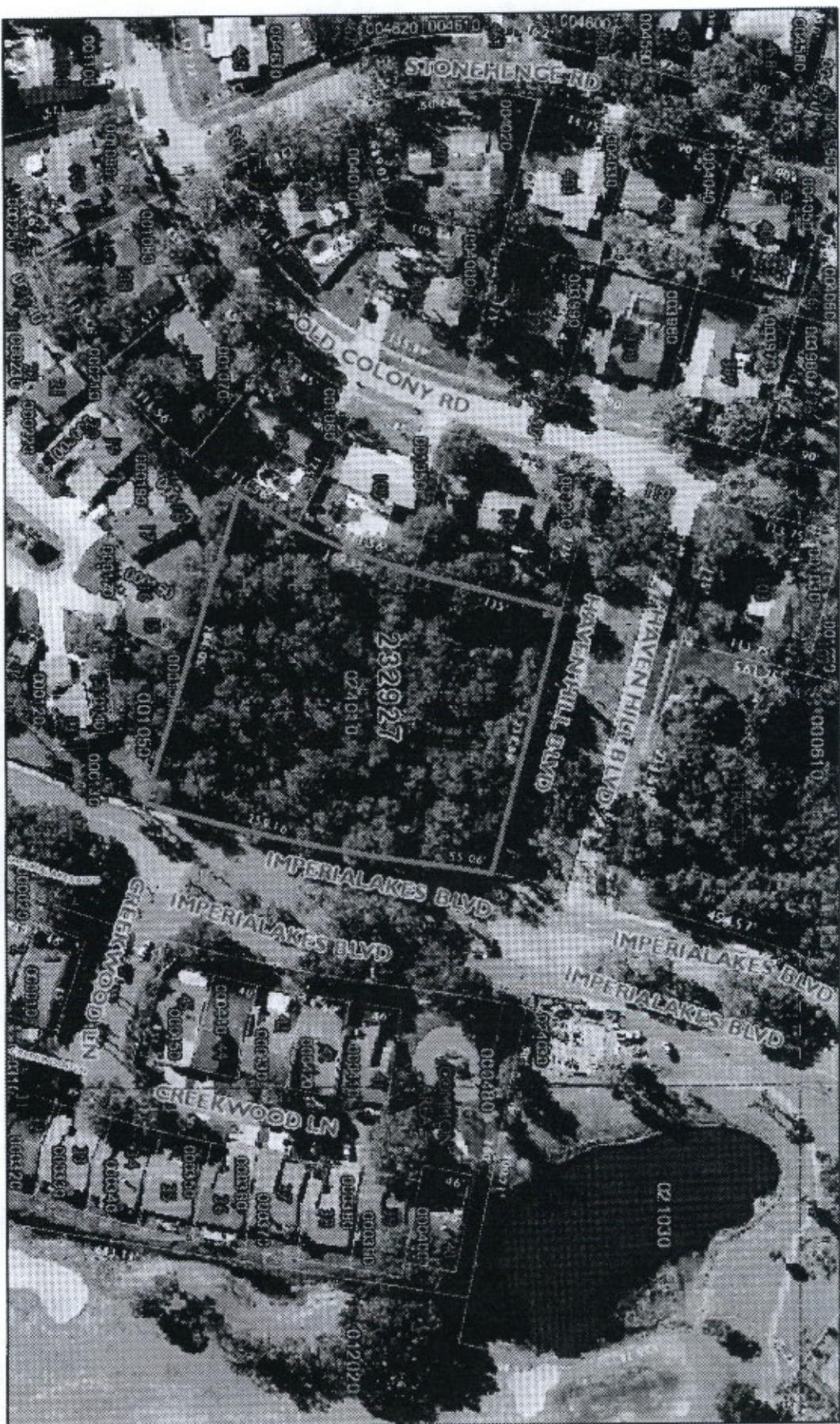
Current Development Area

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

NARRATIVE
HAVEN HILL WOODS
(OLD) PUD 73-05M

THIS IS AN OLD PROJECT THAT WAS NEVER BUILT EVENTHOUGH APPROVED IN 2005. THE 1.8 +/- AC. SITE WAS PREVIOUSLY APPROVED FOR A 12 UNIT TOWNHOME DEVELOPMENT. THIS REQUEST IS TO ESTABLISH AN UNDERLYING LAND USE SINCE THE ORIGINAL DRI HAS EXPIRED ALONG WITH THE APPROVED PD.

Haven Hill Woods



- Selected Parcel
- Roads
- Waterbodies
- Municipal Boundaries
- Lot Lines
- Lots
- Blocks
- Lot and Block Text
- Dimensions
- Misc Text
- Railroads
- Arrows
- Tax
- Separated Right
- Gov't Lots
- Surrounding Counties
- PLSS Townships
- PLSS Sections
- PLSS Boundaries
- Red: Band_1
- Green: Band_2
- Blue: Band_3

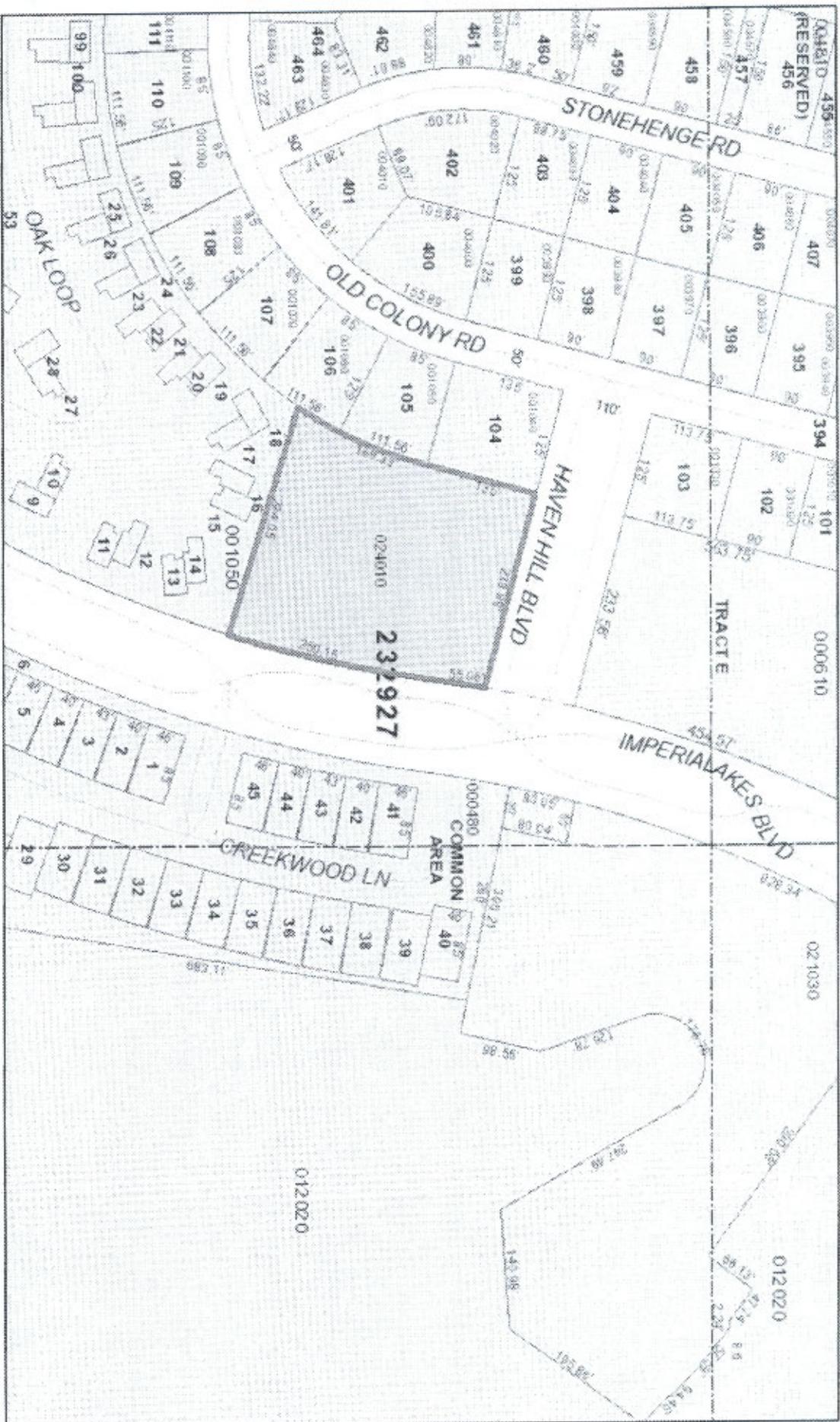
All maps are work-sheets used for illustrative purposes only. They are not surveys. The Polk County Property Appraiser assumes no responsibility for errors in the information and does not guarantee the data is free from error or inaccuracy. The information is provided "as is."



Marsha M. Faux, CFA, ASA
 Property Appraiser
 Polk County, Florida
 February 2, 2016



haven hill woods



- Selected Parcel
- PLSS Townships
- PLSS Sections
- PLSS Boundaries
- Gov't Lots
- Roads
- Water lines
- Waterbodies
- Municipal Boundaries
- Lot Lines
- Lots
- Blocks
- Lot and Block Text
- Misc Text
- Railroads
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- Surrounding Counties
- Tax



All map and site work sheets 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. This information is provided "as is."



Marsha M. Paux, CFA, ASA
 Property Appraiser
 Polk County, Florida
 February 2, 2018



Polk County Property Record Card

2/2/2016 10:20:57 AM

Parcel ID: 2329270000024010 Owner: MILLER MARY E Mailing Address: PO BOX 6930 LAKELAND FL 33907-6930		Value Information Land Value: \$8,145.00 Building Value: \$0.00 Misc. Item(s) Value: \$0.00 Total Ass'd Value (Market): \$8,145.00		Non Ad-Valorem Assessments Fire: \$14.00 Other:	
Site Address: IMPERIAL LAKES BLVD MILLBERRY FL 33880		Exemption Information Admt. Homestead does not apply to all tax districts. Homestead: \$0.00 Adtl. Homestead: \$0.00 Widower: \$0.00 Disability: \$0.00 Senior: \$0.00 Veteran: \$0.00 Other: \$0.00		General Property Information Neighborhood #: 410010.00 Subdivision #: 000000 Subdivision Name: NOT IN SUBDIVISION DOOR Use Code (DOOR): 0001 DOOR Description: Vac. Res Short Legal: BEG. NE COR LOT 104 IMPERIAL LAKES PHASE ONE RUN S 15 DEG W 135 FT SWLY ALONG CURVE 168.33 FT S 72 DEG 57 MIN 20 SEC E 284.05 FT TO WLY R/W IMPERIAL	

Sketch
There are no buildings on this parcel.

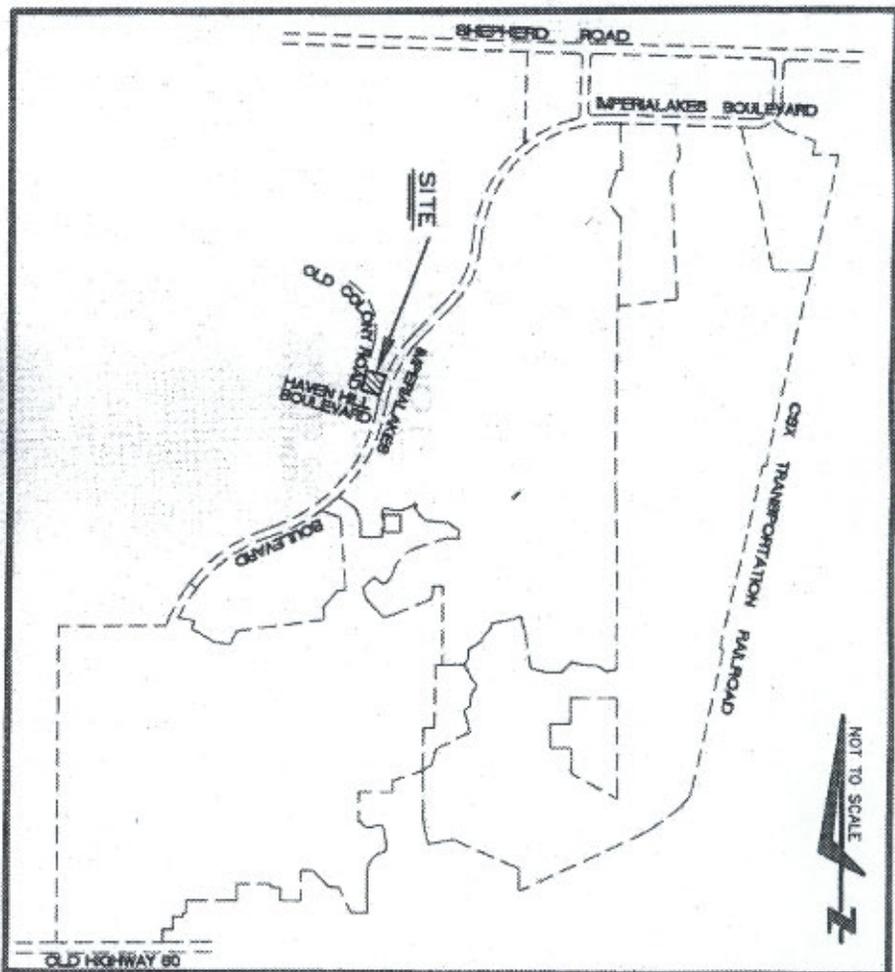
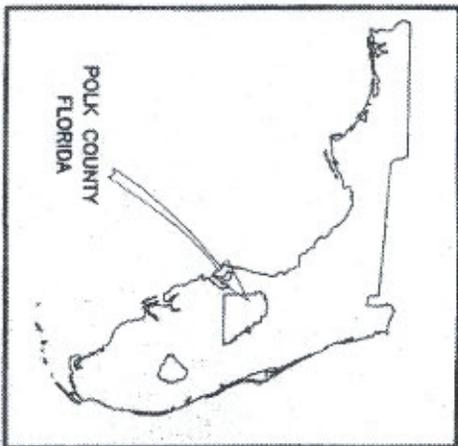
Direct Description	Tax Rate	Assessed Value	Assessed Taxes	Exemption	Tax Savings	Taxable Value	Taxes
BOARD OF COUNTY COMMISSIONERS	6.781500	\$7,885.00	\$53.47	\$0.00	\$0.00	\$7,885.00	\$53.47
POLK COUNTY PARKS MSTU	0.561900	\$7,885.00	\$4.43	\$0.00	\$0.00	\$7,885.00	\$4.43
POLK COUNTY LIBRARY MSTU	0.210900	\$7,885.00	\$1.66	\$0.00	\$0.00	\$7,885.00	\$1.66
POLK COUNTY STORMWATER MSTU	0.100900	\$7,885.00	\$0.79	\$0.00	\$0.00	\$7,885.00	\$0.79
POLK COUNTY SCHOOL BOARD - STATE	4.901000	\$8,145.00	\$39.92	\$0.00	\$0.00	\$8,145.00	\$39.92
POLK COUNTY SCHOOL BOARD - LOCAL	2.248000	\$8,145.00	\$18.31	\$0.00	\$0.00	\$8,145.00	\$18.31
SOUTHWEST FLA WATER MGMT DIST	0.348900	\$7,885.00	\$2.75	\$0.00	\$0.00	\$7,885.00	\$2.75
Total	15.15210		\$121.33		\$0.00		\$121.33

No Building Information Available

Sales Information		Land Information	
Grantee Name	Sale Date	Acquired	Land Use Type
1	01-Oct-1998	N	A
2	07-Sep-1998		
3	01-Mar-1994	V	

Miscellaneous Item(s) Information		Yr. Bld	Eff Yr. Bld	Length	Width	Units
Description	Residential					1,91

Please Note: All Value Information is from 2015 Final tax roll. All taxes and tax rates are 2015. Historic and economic exceptions are not reflected in these totals. The information provided is believed to be correct but is subject to change and is not guaranteed. If multiple structures exist on a parcel, only the first is shown. **Additional items of information pertaining to this record are not displayed due to field size limitation of this report.



VICINITY MAP

SECTION 27,
TOWNSHIP 29 SOUTH,
RANGE 23 EAST
POLK COUNTY, FLORIDA

Polk County Parcel ID# 23.29.27.000000.024010

LETTER OF AUTHORIZATION

I authorize John C. McVay, Jr., E. Doyle Lasseter and Kenneth W. Thompson of Econ South, LLC, to apply and sign any necessary application needed on behalf of the owner for this proposed project.

Signature: Marry E. Miller Marry E Miller

State of Florida

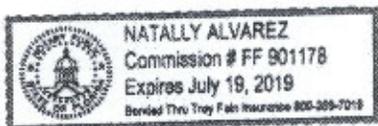
County of Polk

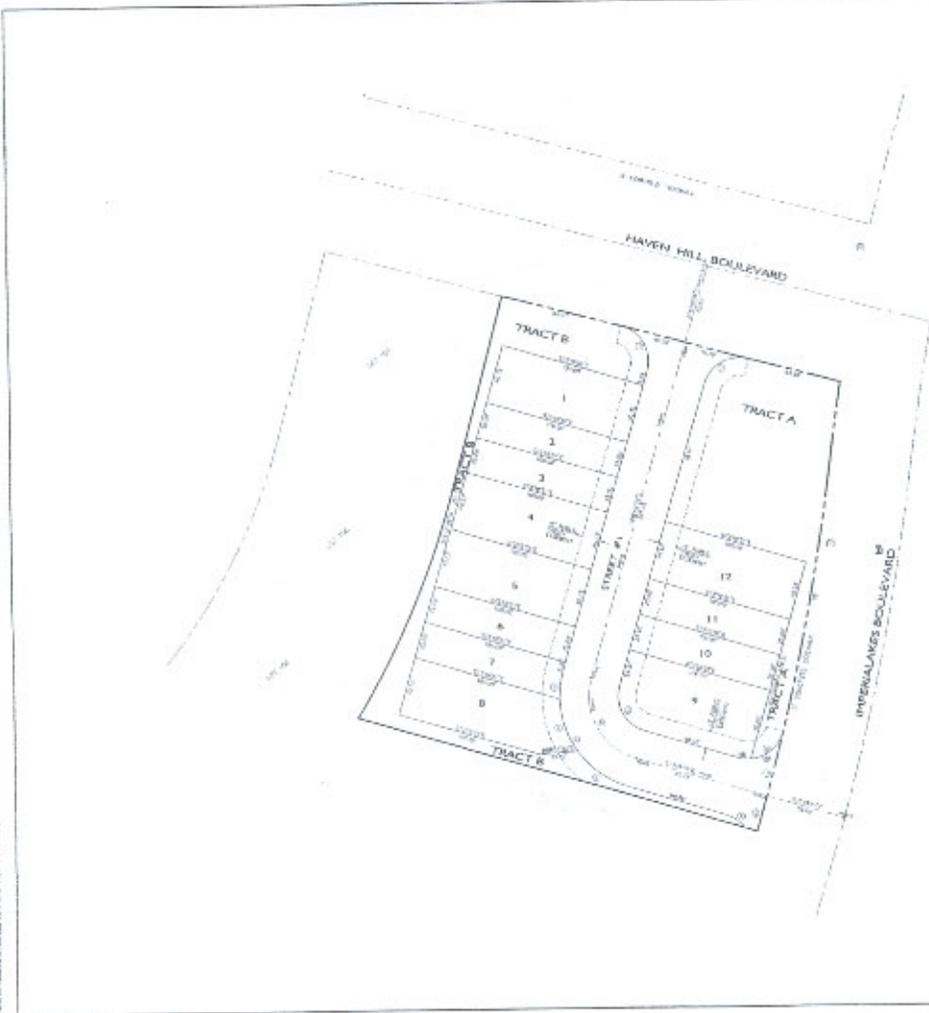
The foregoing instrument was certified and subscribed before me this 18th day of January, 2016 by Marry E. Miller, who is personally known to me.

(seal)

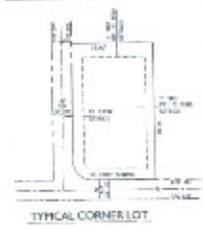
Natally Alvarez
Signature of Notary

Natally Alvarez
Print Name of Notary Public





CURVE DATA



TYPICAL CORNER LOT



TYPICAL LOT LAYOUT

LOT	AREA (SQ FT)	AREA (SQ YD)	PERCENT
1	10,000	111.11	1.11
2	10,000	111.11	1.11
3	10,000	111.11	1.11
4	10,000	111.11	1.11
5	10,000	111.11	1.11
6	10,000	111.11	1.11
7	10,000	111.11	1.11
8	10,000	111.11	1.11
9	10,000	111.11	1.11
10	10,000	111.11	1.11
11	10,000	111.11	1.11
12	10,000	111.11	1.11
13	10,000	111.11	1.11
TOTAL	130,000	1444.44	14.44

TRACT LOADS TABLE

TRACT 1: 10,000 SQ FT

TRACT 2: 10,000 SQ FT

TRACT 3: 10,000 SQ FT

STREET NAMES

STREET 1: HAVEN HILL BOULEVARD

STREET 2: INTERNAL LAKES BOULEVARD

STREET 3: STREET A

STREET 4: STREET B

STREET 5: STREET C

GENERAL NOTES

1. THIS IS A PRIVATE ROAD SUBJECT TO THE STATE OF FLORIDA'S PUBLIC TRUST.

2. THE STATE OF FLORIDA HAS A PUBLIC TRUST IN THE STATE'S NATURAL RESOURCES AND THE PUBLIC TRUST IS A PUBLIC USE OF THE STATE'S NATURAL RESOURCES.

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NOVAY-WOOD ENGINEERING, L.L.C.

11111 W. 11TH AVENUE, SUITE 100, DENVER, CO 80231

TEL: 303.755.1111 FAX: 303.755.1112

WWW.NOVA-WOOD.COM

GENERAL LOT LAYOUT

SHEET 4A OF 16



PRE-APPLICATION CONFERENCE

\$100.00 FEE

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(863)534-6792
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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: 2-18-14 Project Number (For office use only) 58448

Roger Caculitan/The Paradise (863) 521-0222 (863) 583-7444
APPLICANT/PROJECT NAME PHONE FAX
 1203 Kinsmen Dr., Auburndale, FL 33823 rogerc@rcengineeringdev.com
MAILING ADDRESS E-mail Address

Roger Caculitan (863) 521-0222 (863) 583-7444
CONTACT PERSON (if different from applicant) PHONE FAX
 Same same
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 29.25

Tax Identification Number

Parcel ID Number(s): (18 digits)	Section-Township-Range	Subdivision #	Parcel #
	S 14 T 25 R 26	999986	642590
	S T R	-	-
	S T R	-	-

Current Land Use District Residential High (RH)

Current Development Area Suburban Development Area (SDA)

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



PRE-APPLICATION CONFERENCE NARRATIVE

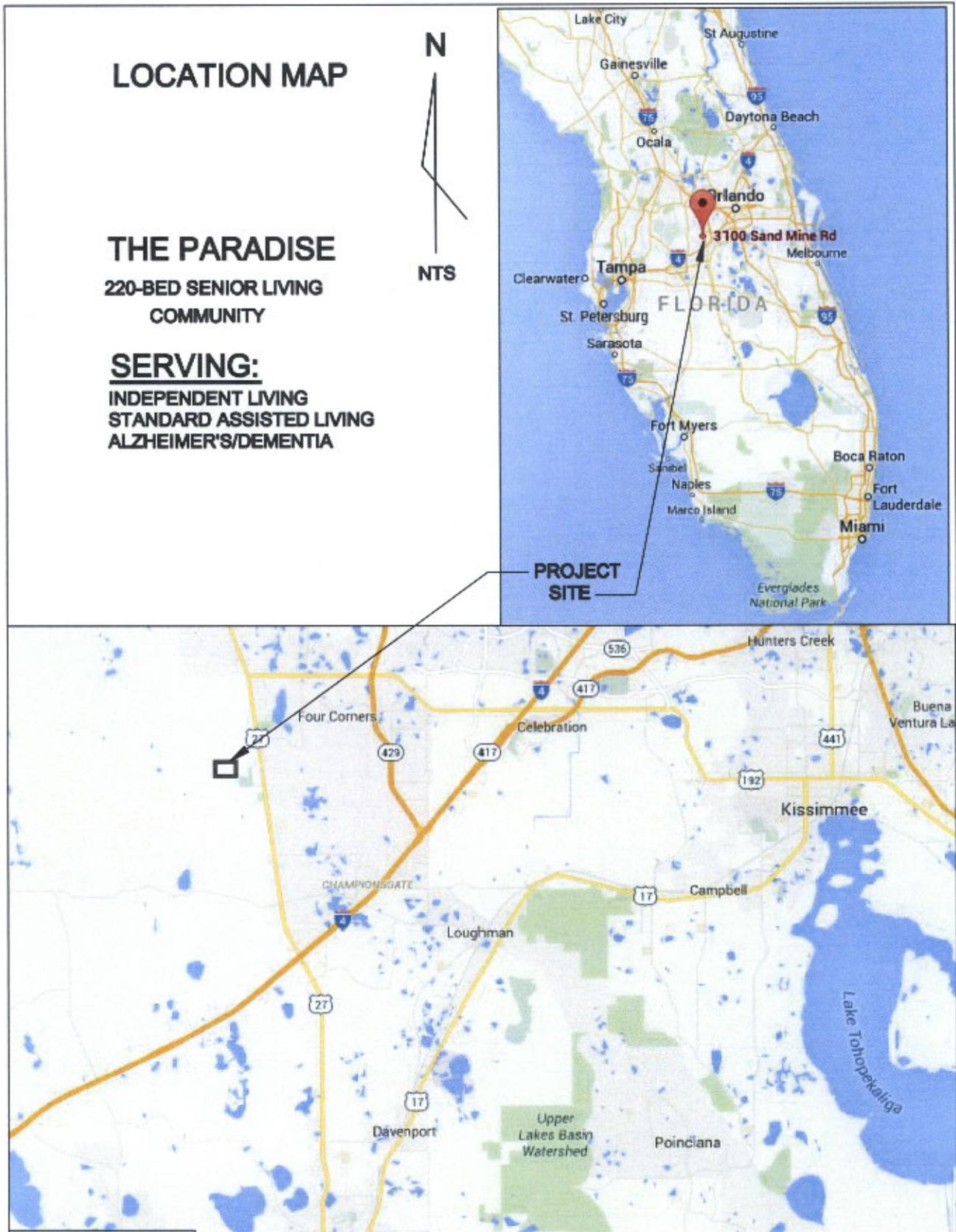
RE: The Paradise – an upscale private-pay Senior Living Facility

RC & Associates Development, LLC is proposing to develop an upscale (private-pay only) senior living facility on Sand Mine Road west of Highway 27. The parcel ID is S14-T25-T26 - 99986-642590 and is approximately 29.25 acres. The property is currently vacant, vegetated with oak trees and under brushes. Eleven acres of the property will be used for the Senior Living Facility and the rest of the area will be developed into townhomes or other residential uses. Development will be in two phases: the senior living facility will be phase 1 and the townhomes will be phase 2.

The proposed senior living facility will have 220-bed capacity with 11 acres allocated for its use. The parcel is currently zoned for multi-family with 8 units per acre. With an assisted living facility conversion factor of 2.5 beds per unit (11 x 8 x 2.5), the 11 acres would allow 220 beds. The facility will be composed of three buildings connected to each other and all are three stories high with maximum heights of 35 feet. The central building will house all of the common areas.

This parcel went through pre-application previously, but the DRC meeting was discontinued because of the issue on the CORE line. It is being submitted with the new recommended CORE line taken into consideration. According to Anna Martinez, we can start the permitting process using the new CORE line while waiting for the approval sometime in July of this year.

FIG. 1





LOCATION & AERIAL MAP

PARCEL ID: 26-25-14-999986-642590

Sand Mine Road

Davenport, FL



N.T.S.

PRE-APPLICATION CONFERENCE

RECEIVED

\$100.00 FEE

FEB 3 - 2016

LAND DEVELOPMENT



www.polk-county.net

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: 2-18-16 Project Number (For office use only) 58450

Adolfo Dominguez 305-218-2223 APPLICANT/PROJECT NAME PHONE FAX

5000 Strada Drive winter haven fl 33880 edtransportation@yahoo.com MAILING ADDRESS E-mail Address

863-299-0949 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 (ic: 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 [X] Map Amendment

Acres

Tax Identification Number

Section-Township-Range - Subdivision # - Parcel #
Parcel ID Number(s): S 25 T 27 R 16 - 000000 - 044160

Current Land Use District RL-1

Current Development Area TSDA

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

Project Narrative

Proposing to change the
land use from RL1
to Commercial to facilitate
retail plants



LOCATION MAP

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

Parcel Details: 25-27-16-000000-044160

 TAX EST
  PRT CALC
  PRC
  TRT

Owners

DOMINGUEZ ADOLFO 100%

Mailing Address

Address 1 **5000 STRADA DR**
 Address 2
 Address 3 **WINTER HAVEN FL 33880-8013**

Site Address

Address 1 **BERKLEY RD**
 Address 2
 City **AUBURNDALE**
 State **FL**
 Zip Code **33823**

Parcel Information

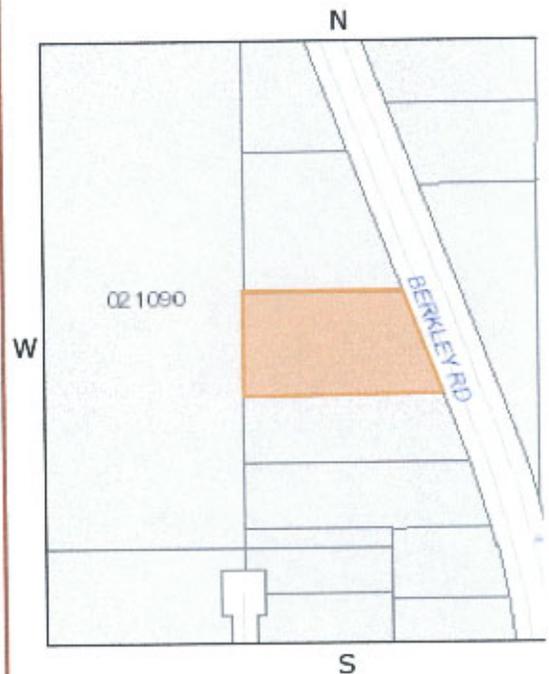
Neighborhood **330103.00**
[Show Recent Sales in this Neighborhood](#)
 Subdivision **NOT IN SUBDIVISION**
 Property (DOR) Use Code **Unplatted up to 10 acres (Code: 9900)**
 Acreage **2.11**
 Taxing District **UNINCORP/SWFWMD (Code: 90000)**

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 in which the property is located. The property description should be used only when conveying property. The Property Appraiser assumes no responsibility for the consequences of inappropriate interpretations of the property description. No warranties, expressed or implied, are provided for the data herein.

S 572.14 FT OF W1/4 OF SW1/4 W OF S 342.64 FT & LESS ADDL R/W FOR BEI (655) AS DESC IN OR 7510 PG 448

Area Map



Mapping Worksheets (plats) for 2

[Mapping Worksheet Info](#)
[Section_252716.pdf](#)