

Office of Planning and Development
Tom Deardorff, AICP, Director



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

Land Development Division

Board of County Commissioners

AGENDA FOR DEVELOPMENT REVIEW COMMITTEE

DATE: February 12, 2016
TO: Development Review Committee Members
FROM: John M. Bohde, AICP, Director
Tom Pierce, Sr, Development Review Specialist
SUBJECT: Meeting Schedule for February 25, 2016

The Development Review Committee will meet on **Thursday, February 25, 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.) JUNKTIQUES AUCTIONS, LLC
JUNKTIQUES AUCTIONS
(863)412-6569 x Project #: **58475** 242813-000000-041030
Map Amendment to change from Industrial to RAC to allow concerts.
- 2.) CU 01-01M
CLAY CUT LLC
(863)292-9511 x Project #: **58477** 272803-000000-021010
The purpose of this application is to discuss an upcoming submittal for the vesting, modification and expansion of two existing Conditional Uses. CU 98-22M and CU 01-01M. 272803-000000-021020
- 3.) CU 98-22M MAP AMENDMENT
CLAY CUT LLC
(863)292-9511 x Project #: **58479** 272803-000000-021010
Map Amendment CU 98-22M.

LEVEL 2 APPLICATIONS

NON-RESIDENTIAL SITE PLAN

- 4.) DUNKIN DONUTS DAVENPORT
BROOKS STICKLER
(407)898-1511 x Project #: **58436** 272618-000000-014150
This project consists of constructing a 22 seat Dunkin Donuts Restaurant with drivethrough. The project proposes to connect to the existing water and sewer utilities at US 27. An onsite stormwater underground exfiltration system is also proposed to manage the stormwater runoff.
- 5.) WAWA/CHICK-FIL-A
SHAWN STEERS
(407)365-0518 x Project #: **58439** 272618-000000-031040
Construction of a 6,119 s.f. WAWA convenience store with detached canopy containing 8 gas pumps and a 4,958 s.f Chick-Fil-A fast food restaurant with 146 seats. 272618-000000-013030

SUBDIVISION SITE REVIEW

- 6.) SOLIVITA PHASE 5A & 5B
TONY REDDECK
(407)960-5980 x14 Project #: **58374** 282714-933530-042000
This project located in Solivita proposes the construction of Phase 5A 122 residential units and Phase 5B 129 residential units and all the supporting infrastructure to be constructed in two phases. 282714-933530-001000
- 7.) KENSINGTON VIEW
ECON
(863)686-0544 x Project #: **58444** 252911-000000-044010
THIS is a request for 80 lot subdivision on 18.75 acres. This project was approved under project number 49491, and has expired.

LEVEL 3 APPLICATIONS

LEVEL 3 CONDITIONAL USE

- 8.) QUINTANAR
 ADAN QUINTANAR
 (863)324-1846 x Project #: 58441
 Allow a Mobile Home on lot 24 of Platt 10 pg 17. NEW
 262905-669000-002211

LEVEL 3 PLANNED DEVELOPMENT

- 9.) PEARCE RD PC
 DENNIS WOOD, P. E.
 (863)940-2040 x Project #: 57970
 to allow a 25 lot single family subdivision PD 16-04
 NEW PD
 242719-000000-033160
 242719-000000-033210
 242719-000000-033290
 242719-000000-033080
- 10.) CENTURY STORAGE PD
 KIMLEY-HORN AND ASSOCIATES
 (863)226-6860 x Project #: 58451
 to modify PD 99-05 to increase acreage to include self-storage, retail buildings and office. PD 99-05M
 MAJOR MODIFICATION
 262601-000000-011010
 262601-000000-011030
- 11.) KENSINGTON PD
 DAVID HOLDEN
 (863)422-5517 x Project #: 58452
 to allow a multi-family development w/short-term rental with 7 buildings and a clubhouse PD 16-06
 NEW
 272619-705000-020040
- 12.) LUNN LANDINGS
 MATTHEW JOHNSON
 (863)619-6131 x Project #: 58454
 to allow up to 48 townhomes PD 16-05
 NEW PD
 232915-000000-011010
 232915-000000-011030
- 13.) STRAWBRIDGE PD
 SAM MEDINA
 (863)533-9095 x Project #: 58455
 to modify PD 94-03 to allow a duplex PD 94-03M
 MAJOR MODIFICATION
 232912-000000-042550

LEVEL 4 APPLICATIONS

LEVEL 4 LARGE COMP PLAN AMEN

- 14.) MINE AND MILL RD CPA
 SAM MEDINA
 (863)800-3046 x Project #: 58330
 change 51.22 +/- acres from BPC-2 to IND CPA 16C-02
 242827-000000-014022

LEVEL 4 LDC TEXT CHANGE

- 15.) MDH ORLANDO FOUR CORNERS TEXT
 KIMLEY-HORN AND ASSOCIATES
 (863)226-6860 x Project #: 58449
 to amend Section 401.06.C.5.b and Section 401.06.E.3.aa LDC 16T-04
 253006-393000-000172



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: 2-25-16 Project Number (For office use only) 58475

Melanie Gese / David Tamone 863-412-6569
APPLICANT/PROJECT NAME PHONE FAX

PO Box 6431 Lakeland FL 33807
MAILING ADDRESS E-mail Address

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

Tax Identification Number

Section-Township-Range	Subdivision #	Parcel #
S 13 T 28 R 24	000000	041030
S T R	-	-
S T R	-	-

Current Land Use District Industrial (IND)

Current Development Area Suburban Development Area (SDA)

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

02/04/2016

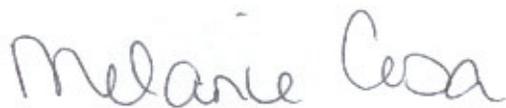
To whom it may concern,

We own the 12,800 sq ft building located at 4509 US Hwy 92 East. We currently have an auction house & thrift store at the location. We would like to close off a section of the building to hold concerts and serve beer & wine during the concerts.

We currently are zoned industrial, and industrial does not allow for concerts. We would like to find out if we are able to be re-zoned as RAC in order to be able to hold concerts.

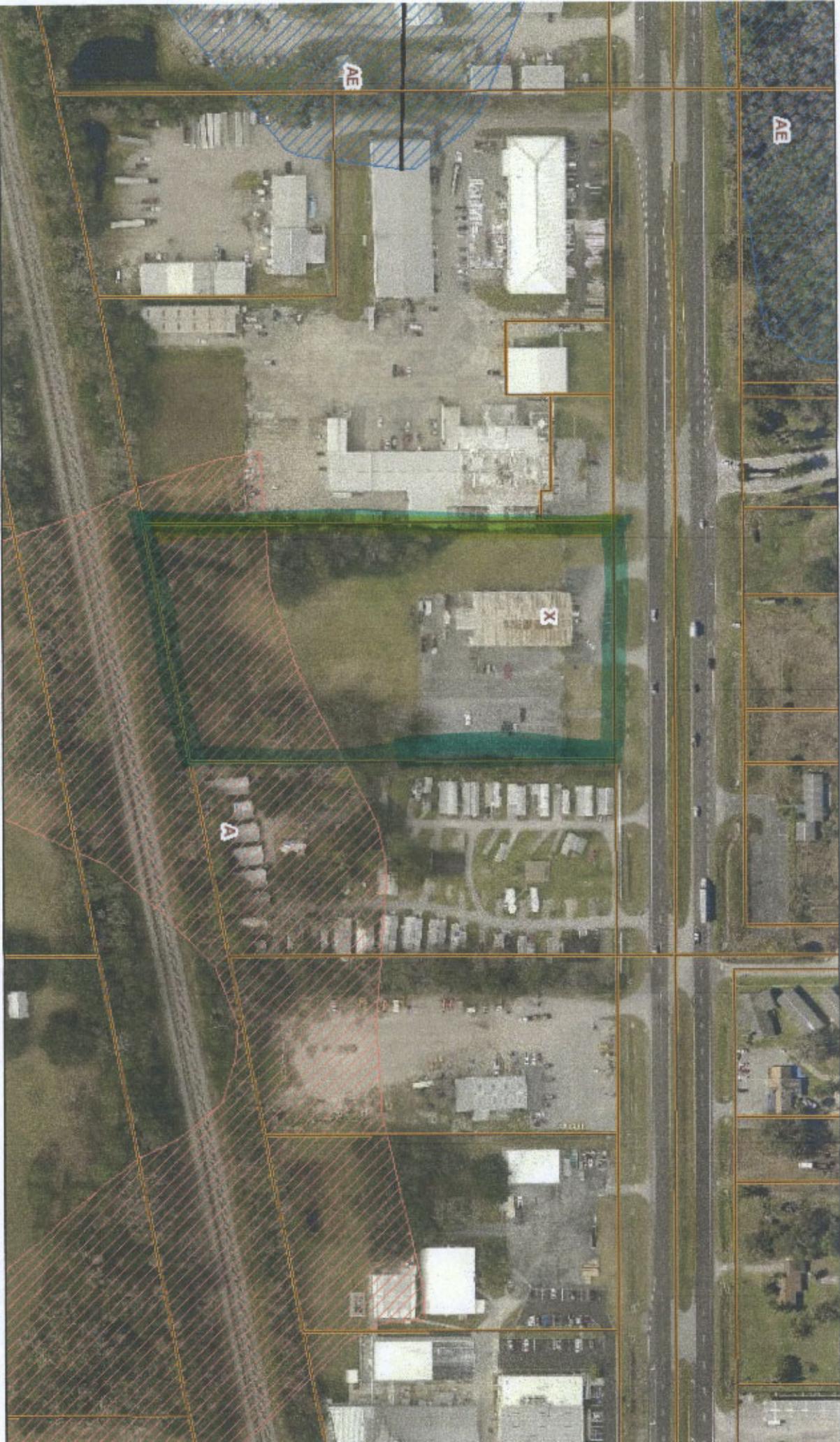
We thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Melanie Cesa". The signature is written in dark ink and is positioned above the printed name.

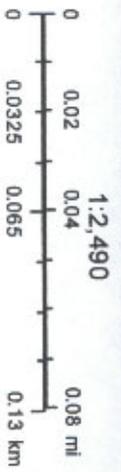
Melanie Cesa

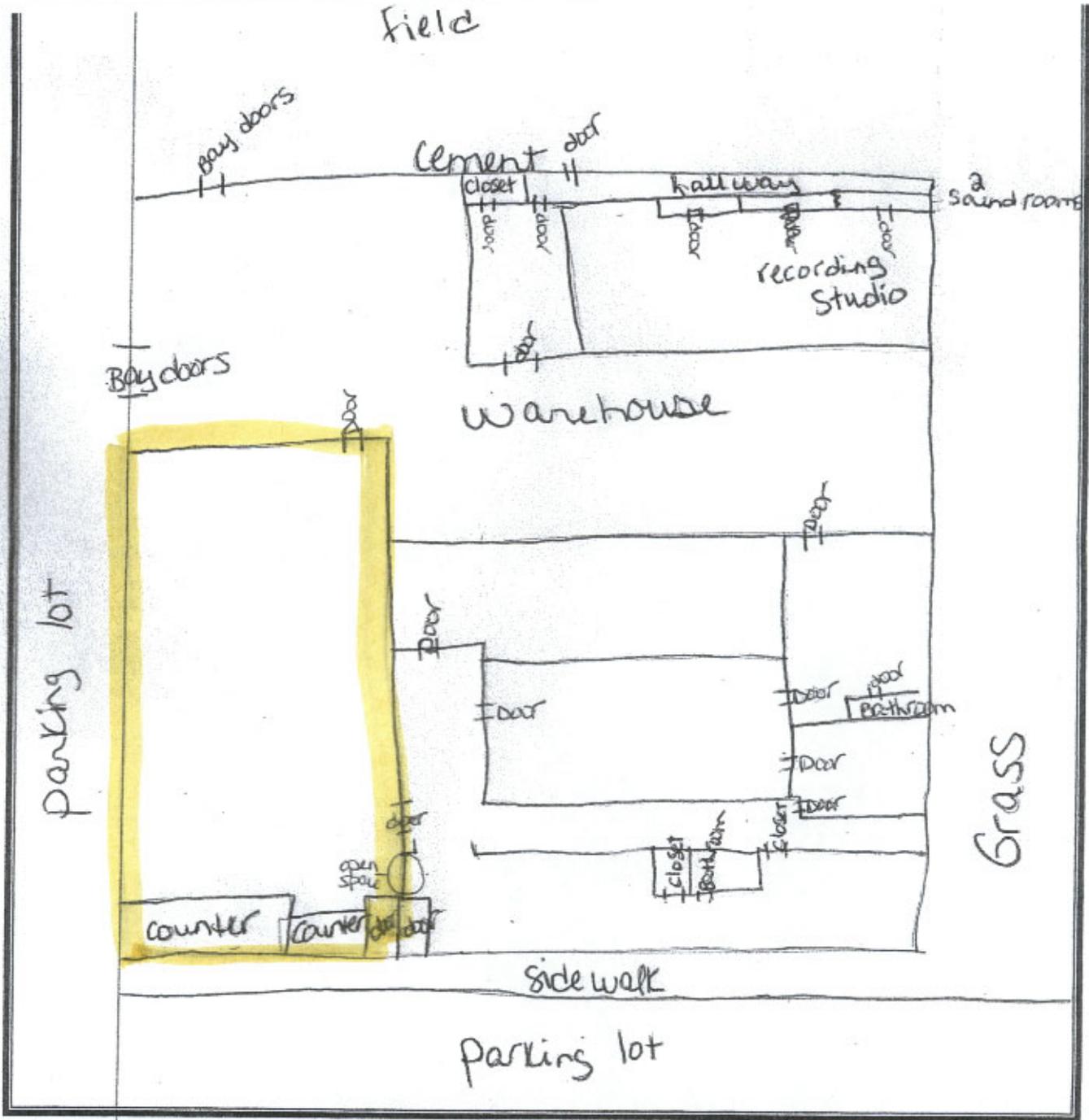
David Iannone



February 3, 2016

Aerial & Site Plan





Google Maps 4509 US-92



4509 US-92
Lakeland, FL 33801

Location map

At this location

Junkiques Auctions & Thrift Store
Auction House · US-92
Opens at 10:00 AM



PRE-APPLICATION CONFERENCE

\$100.00 FEE

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Land Development Division**
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Appointment Date and Time: 2-25-16 Project Number (For office use only) 58479

CLAY CUT, LLC (CU 98-22M) & (CU 01-01M)	(863) 292-9511	(863) 292-9312
APPLICANT/PROJECT NAME	PHONE	FAX
PO BOX 1877, DUNDEE, FL 33838		FILLDIRT@TAMPABAY.RR.COM
MAILING ADDRESS		E-mail Address
LAURENCE M. CAHOON, C.P.A.	(863) 292-9511	(863) 292-9312
CONTACT PERSON (if different from applicant)	PHONE	FAX
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(must be attached and submitted in 8 1/2" x 11" only)

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- 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 209.284

Tax Identification Number

	Section-Township-Range	-	Subdivision #	-	Parcel #
Parcel ID Number(s): (18 digits)	S T R	-	SEE	-	
	S T R	-	ATTACH	-	MENT
	S T R	-		-	

Current Land Use District Agricultural Residential Rural (A/RR)

Current Development Area Rural Development Area (RDA)

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

Clay Cut, LLC
CU 98-22M and CU 01-01M
Vesting, Modifications and Expansions of Use

PROJECT NARRATIVE

Summary

This pre-application is to discuss an upcoming submittal for the vesting, modification and expansion of two existing conditional uses, CU 98-22M and CU 01-01M. It is anticipated, these land use approvals will necessitate a large scale land use change to Institutional, with a sub-district change to Institutional-2 to vest existing uses as conforming uses under the new Solid Waste Management Facility Siting and Operation Ordinances adopted in 2014.

Land Use

The property covered by CU 98-22M (111.534 acres) is currently approved for non-phosphate mining, a C&D disposal and recycling facility, including concrete construction aggregate crushing, soil manufacturing, yard waste recycling and other allied uses. It is proposed to add an additional 40.361 acres, which is currently A/RR and an active grove, to CU 98-22M with all existing uses allowed on this expansion.

Separately, CU 01-01M provides for non-phosphate mining activities in the A/RR land use district. This CU is 57.389 acres and we will expand this CU to include various solid waste management facility uses on this parcel.

Access

The existing approved accesses to the properties will not change. Currently, access to these properties and the activities of each CU 98-22M is Bannon Island Rd and CU 01-01M is by Detour Road, which are both paved County roads.

Drainage

The site has existing ERP permits in place; but there will be modifications required as a result of the expansion of the area and uses.

Utilities

The existing facility has a well and septic system. We are not proposing or need any changes to that system.

Wetlands & Flood Plain

The site contains no wetlands or flood plain, according to publicly available maps.

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

10 Matches found for search results by name "CLAY CUT LLC"

Click on column heading (example: Site Address) to sort list by that column. Click it again to reverse sort.

	Owner Name					
1	CLAY CUT LLC	27-28-03-000000-021010	BANNON ISLAND RD	5/30/2006		
2	CLAY CUT LLC	27-28-03-000000-021020	BANNON ISLAND RD	5/30/2006		
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7	CLAY CUT LLC	27-28-03-000000-041050	BANNON ISLAND RD	3/15/2006		
8	CLAY CUT LLC	27-28-03-000000-041060	BANNON ISLAND RD	5/30/2006		
9	CLAY CUT LLC	27-28-03-000000-042001	0 BANNON LOOP RD	11/10/2014		
10	CLAY CUT LLC	27-28-03-000000-044041	0 DETOUR RD	11/10/2014		

DISCLAIMER:

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Last Updated: Tuesday, February 09, 2016 at 2:27:19 AM

Vicinity Map CU 98-22M and CU 01-01M



Rich Spatial Flex Viewer

County Map Viewer

Official Website of Polk County...

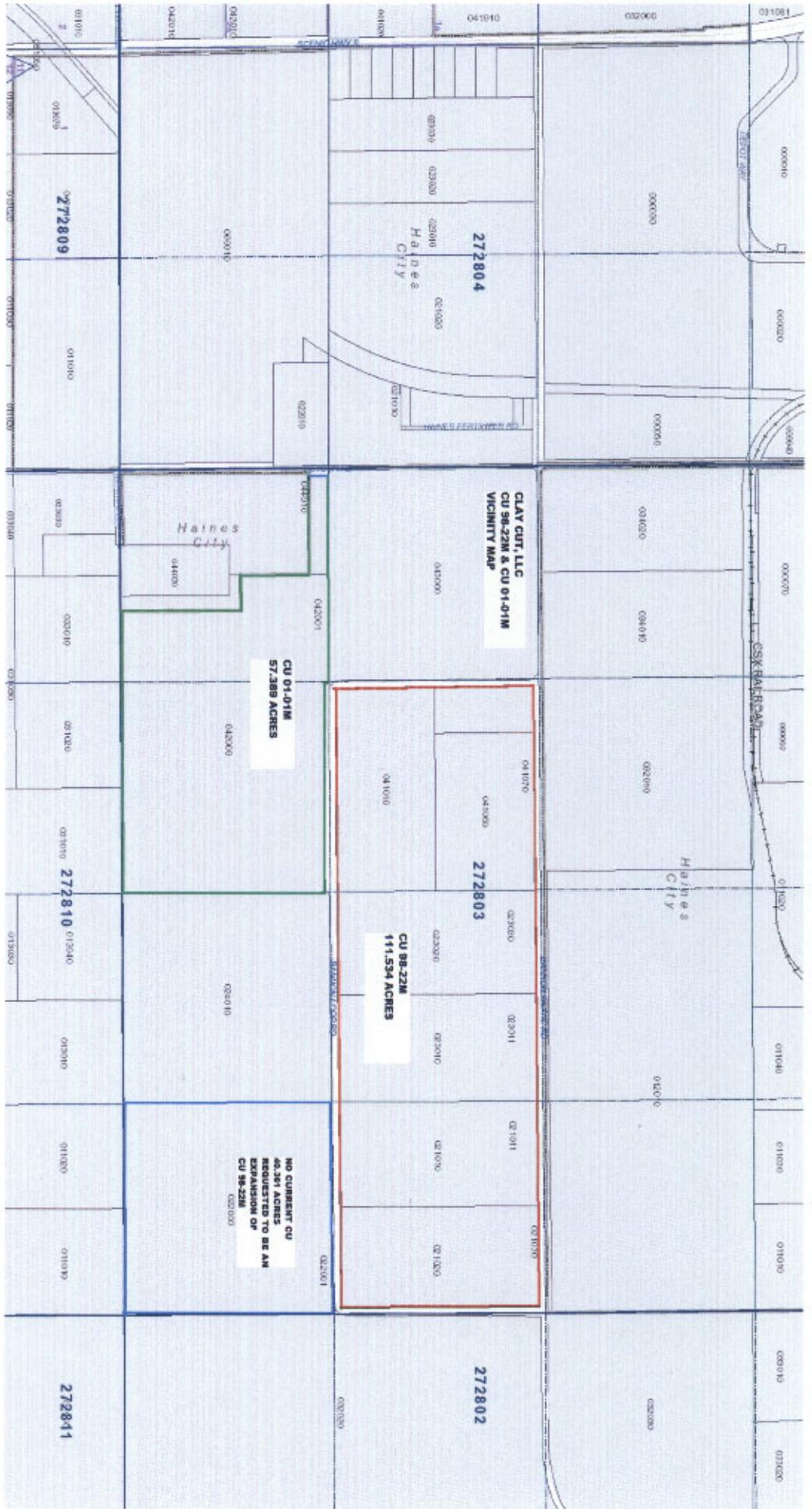
Map navigation tools: Home, Back, Forward, Refresh, Full Screen, Print, Measure, Info, Help.



CU 98-22M ACTIVE C&D DEBRIS DISPOSAL & RECYCLING FACILITY AND ACTIVE NON-PHOSPHATE MINE 111.534 ACRES FLU A/RR

40.361 ACRE ACTIVE CITRUS GROVE FLU A/RR

CU 01-01M ACTIVE NON-PHOSPHATE MINE FLU A/RR 57.389 ACRES



272804

272809

CLAY CUT, LLC
CU 98-22M & CU 01-01M
VICINITY MAP

CU 01-01M
57.389 ACRES

272803

CU 88-22M
111.534 ACRES

272841

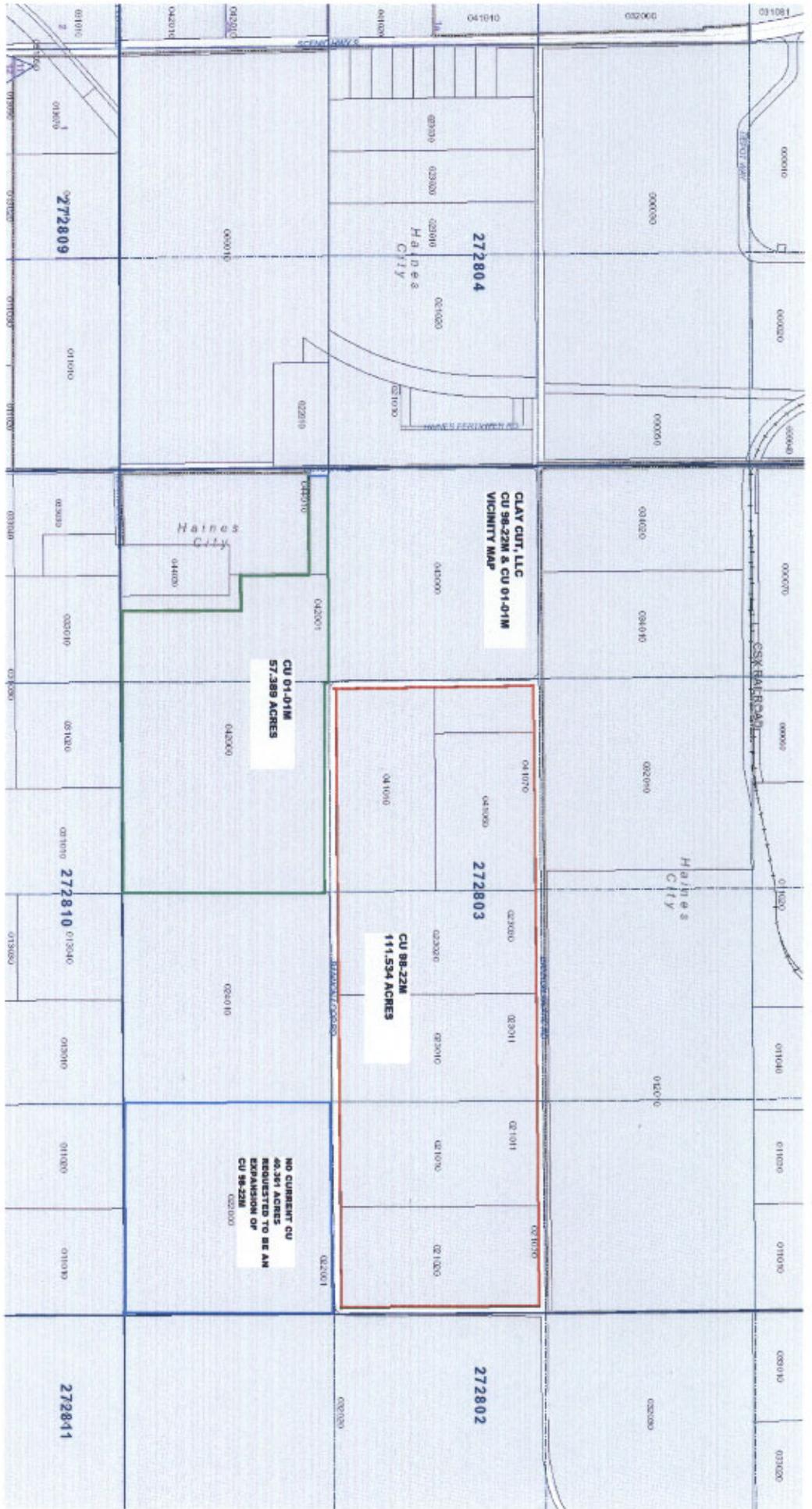
272802

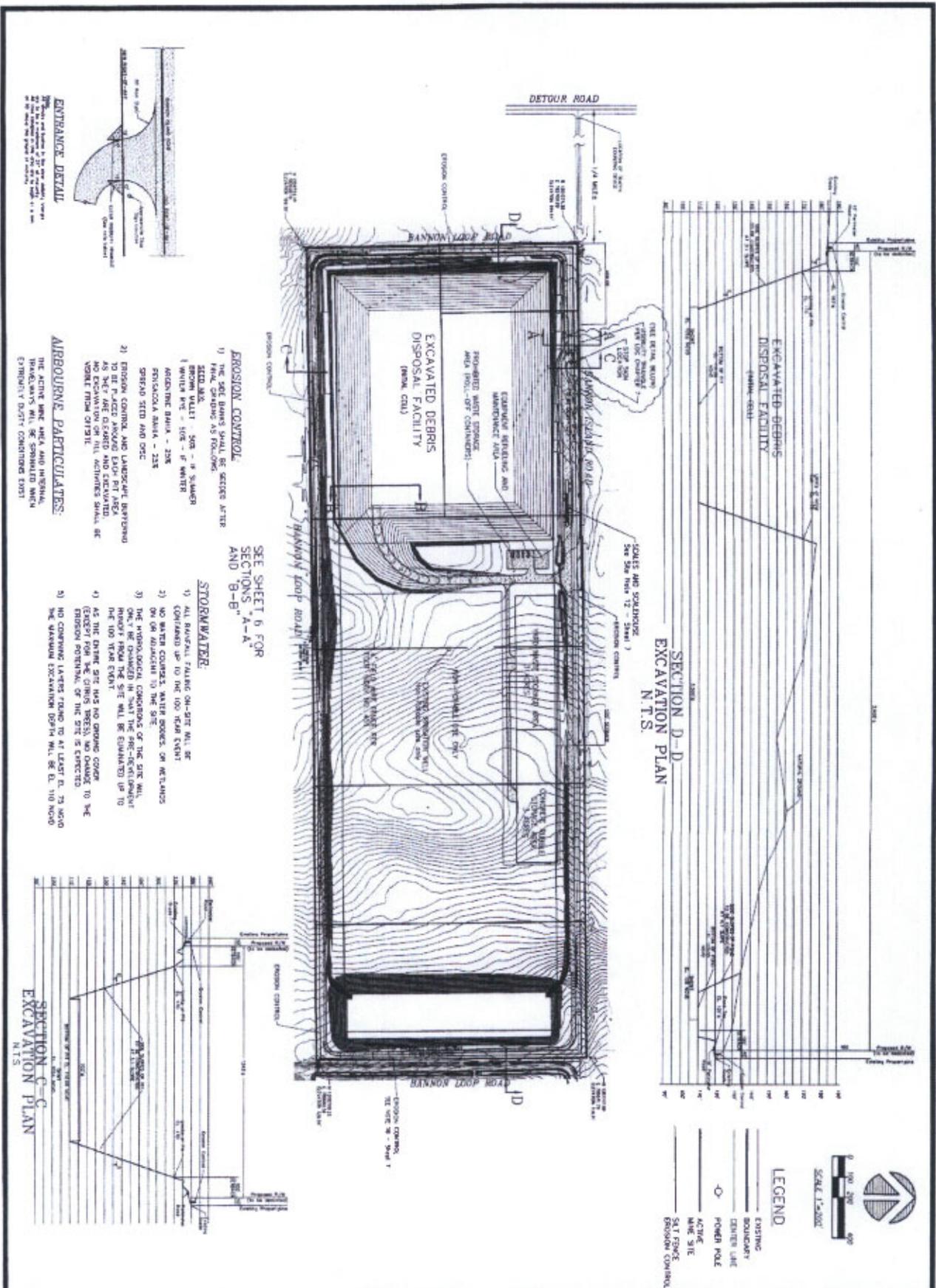
NO CURRENT CU
46.261 ACRES
REQUESTED TO BE AN
EXPANSION OF
CU 98-22M

Haines
City

Haines
City

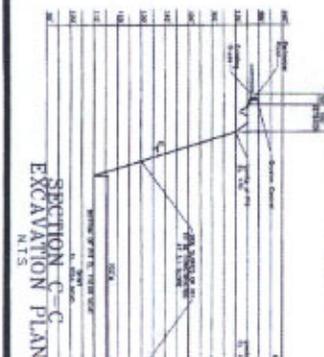
GSX RAILROAD





- EROSION CONTROL**
- 1) THE SLOPE BARS SHALL BE SET AFTER FINAL GRADING AS FOLLOWS:
SEED MIX:
 BROWN VALLEY - 50% - 8' WATER
 1 WHITE PLS - 50% - 8' WATER
 AGRICULTURE BARRA - 25%
 PENICOLA BARRA - 25%
 SPREAD SEED AND SOIL
 - 2) EROSION CONTROL AND LANDSCAPE DEVELOPMENT SHALL BE INSTALLED AS THE SITE IS EXCAVATED AND AS THE SLOPE BARS ARE SET. ALL ACTIVITIES SHALL BE VERIFIED FROM OFFSITE.

- STORMWATER**
- 1) ALL RUNOFF FROM THE 100-YEAR EVENT SHALL BE COLLECTED UP TO THE 100-YEAR EVENT.
 - 2) NO WATER COURSES, WATER BODIES, OR RETAINS SHALL BE INSTALLED ON THE SITE.
 - 3) THE HYDROLOGICAL CHARACTERISTICS OF THE SITE SHALL BE DETERMINED IN ORDER TO DETERMINE THE RUNOFF FROM THE 100-YEAR EVENT.
 - 4) AS THE EXISTING SITE HAS NO DRAINAGE COURSE, THE EXISTING DRAINAGE COURSE SHALL BE MAINTAINED TO THE EXTENT POSSIBLE.
 - 5) NO CHANGING LAYERS FOUND TO AT LEAST 1.75 Meters.
 - 6) THE MINIMUM EXCAVATION DEPTH SHALL BE 0.10 Meters.



EXCAVATION PLAN
BANNAN ISLAND ROAD DEBRIS FACILITY

DAVID C. CARTER
 Consulting Engineers LLC
 107 5th St. N.W., Winter Haven, FL 33881
 (888) 294-6965 • FAX (888) 294-7460
 P.E. No. 10073 E-mail: dcarter@dccl.com P.E. No. 484

NO.	DATE	APPR.	REVISIONS
1	1/1/00	REX	ISSUE FOR PERMITS
2			
3			
4			
5			



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(18 digits)	S	T	R	-	ATTACH
	S	T	R	-	MENT

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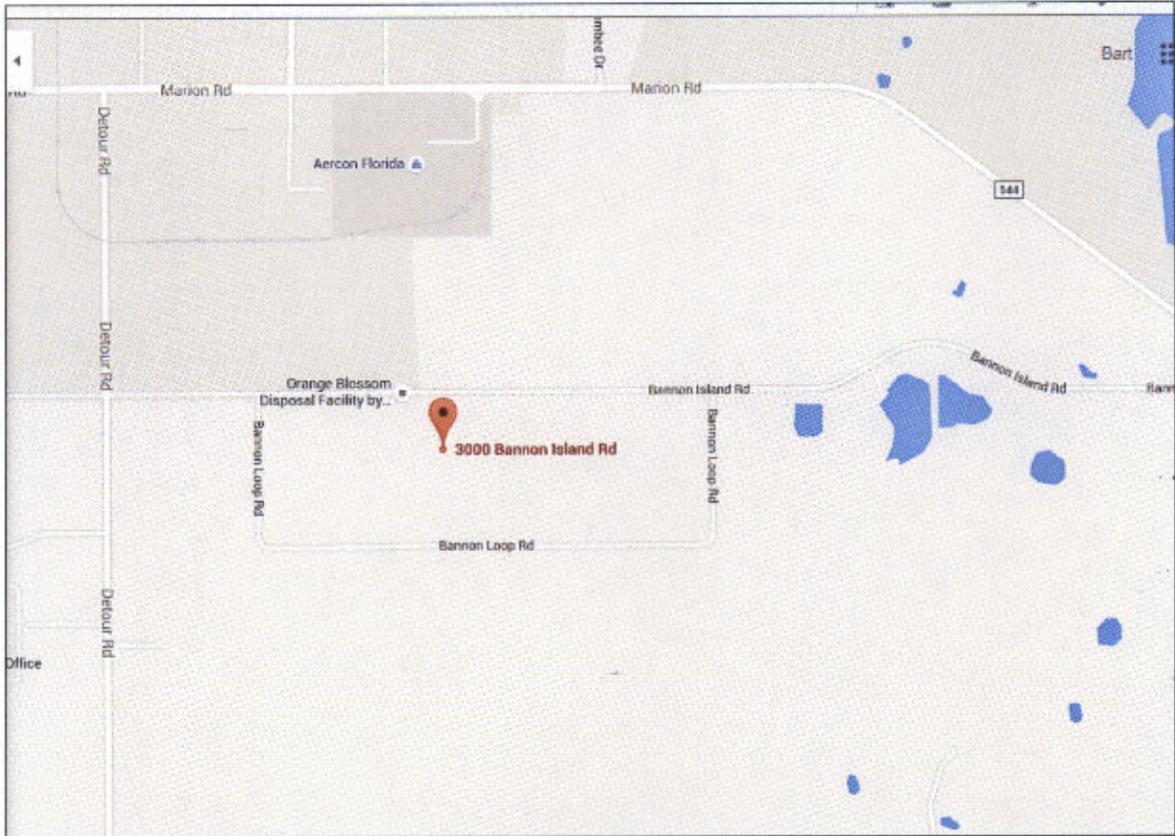
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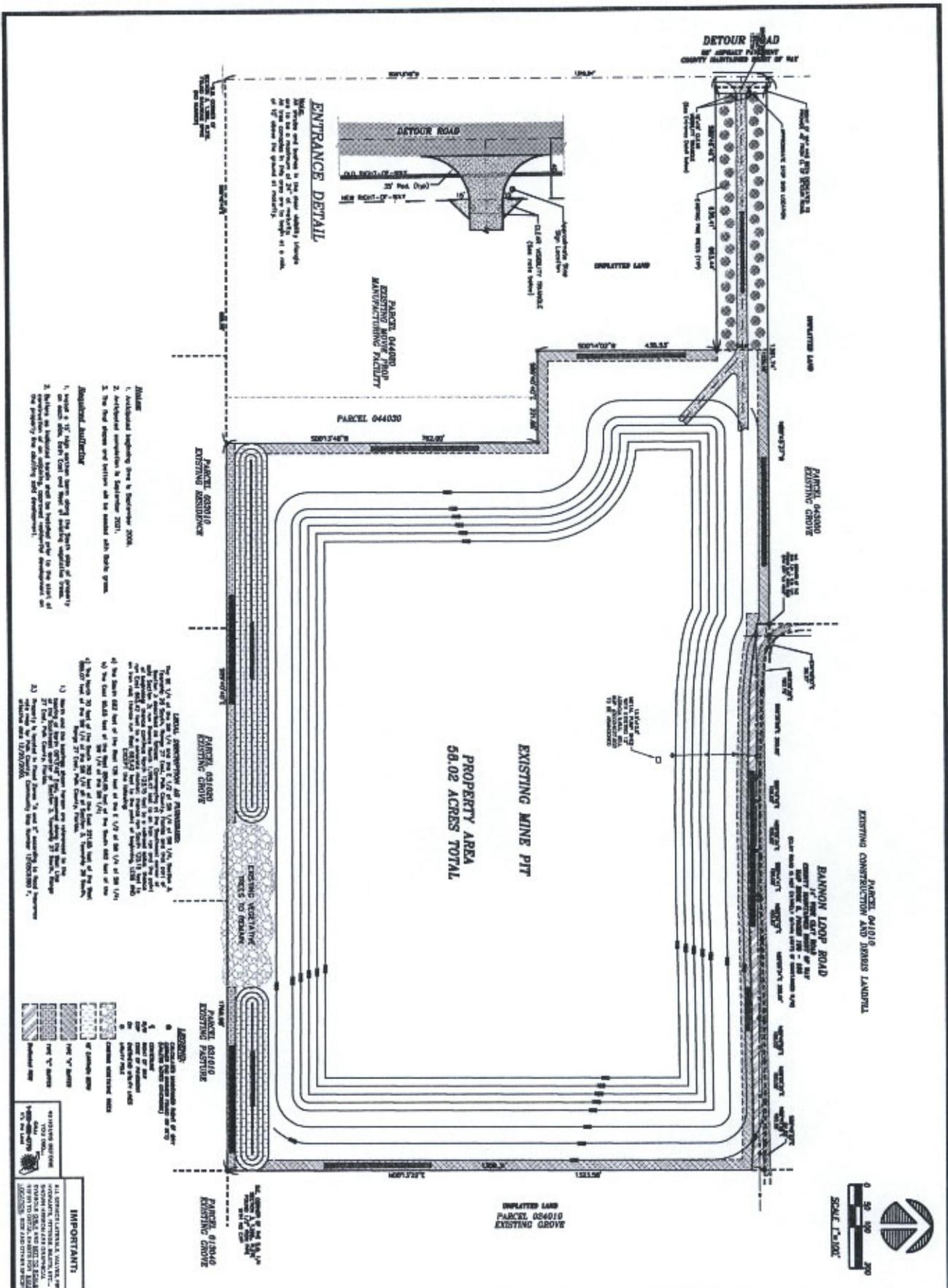
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Last Updated: Tuesday, February 09, 2016 at 2:27:19 AM

Vicinity Map
CU 98-22M and CU 01-01M





Site Layout

CC Calhoun Surratt Pit

DAVID C. CARTER
Consulting Engineers, LLC

137 SW 8th Ave., Winter Haven, FL 32801
(888) 294-0006 • FAX (888) 294-7490
E-mail: dcpai@aol.com

P.L. No. 3915

NO.	DATE	APPROV.	REVISIONS

IMPORTANT!

ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS IN PARENTHESES ARE IN METERS. DIMENSIONS IN METERS ARE APPROXIMATE. DIMENSIONS IN FEET AND INCHES ARE EXACT. DIMENSIONS IN FEET AND INCHES ARE TO BE USED FOR CONSTRUCTION. DIMENSIONS IN METERS ARE TO BE USED FOR RECORDS.

DATE: 10/11/11
DRAWN BY: J. S. Surratt
CHECKED BY: D.C.C.
SCALE: 1"=100'