

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 18, 2016
TO: Development Review Committee Members
FROM: John M. Bohde, AICP, Director
Tom Pierce, Sr, Development Review Specialist
SUBJECT: Meeting Schedule for March 03, 2016

The Development Review Committee will meet on **Thursday, March 3, 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: 3-3-16 Project Number (For office use only) 58512

Joe Lewandoski/Polk City Road Site (609) 929-8086
APPLICANT/PROJECT NAME PHONE FAX

P.O. Box 729 Waterford, NJ 08089
MAILING ADDRESS E-mail Address

Mark J. Bennett, AICP (863) 669-0108
CONTACT PERSON (if different from applicant) PHONE FAX

4425 US Highway 92 East, Lakeland, FL 33801-9688
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 ²⁸ _____

Tax Identification Number

Parcel ID Number(s): (18 digits)	Section-Township-Range	Subdivision #	Parcel #
	S 12 T 27 R 26	000000	033050
	S 12 T 27 R 26	000000	033090
	S 11 T 27 R 26	000000	011020

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.



RIDGE PROFESSIONAL GROUP, INC.
LAND DEVELOPMENT DESIGN AND PERMITTING SERVICES

4425 U.S. Highway 92 East, Lakeland FL 33801-9688 ☐ Phone (863) 669-0108 ☐ www.rpg-eng.com

PROJECT NARRATIVE – Polk City Road Site

The purpose of this Pre-Application request is to explore the feasibility of replacing the four existing mobile homes on the site, plus use the property for an agricultural and construction equipment sales facility (see attachments).



NORTH



SITE

POLK CITY RD SITE AERIAL

Sec. 11, 12 Twp. 27 S, Rng. 26 E
HAINES CITY, FL



RIDGE PROFESSIONAL GROUP, INC.
Land Development Design & Permitting Services
4425 U.S. Highway 92 East Lakeland, FL 33801-9688
Phone: (863) 669-0108

Sheet No. 1 OF 1	Project No.: 16.004	Scale: 1"=600'	Checked By: DCL
Drawn By: R.J.F	Modified By: R.J.F	Date: Feb 16, 2016 - 2:16pm	

File Info:
J:\JOB DATA\16. RPG Files\16.004 Polk City Road Site\Dwg\16.004 EXHIBITS.dwg



NORTH



POLK CITY RD SITE VICINITY

Sec. 11, 12 Twp. 27 S, Rng. 26 E
HAINES CITY, FL



RIDGE PROFESSIONAL GROUP, INC.
Land Development Design & Permitting Services
4425 U.S. Highway 92 East Lakeland, FL 33801-9688
Phone: (863) 669-0108

Sheet No. 1 OF 1	Project No.: 16.004	Scale: 1"=1000'	Checked By: DCL
Drawn By: RJF	Modified By: RJF	Date: Feb 16, 2016 - 2:28pm	

File Info:
J:\JOB DATA\16. RPG Files\16.004 Polk City Road Site\Dwg\16.004 EXHIBITS.dwg



PRE-APPLICATION CONFERENCE

\$100.00 FEE

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Appointment Date and Time: 3-3-16

Project Number (For office use only) 58514

Wendy's - Winter Haven (813) 380-6930
APPLICANT/PROJECT NAME PHONE

FAX

1135 Marbella Plaza Drive, Tampa, FL, 33619
MAILING ADDRESS

ChrisH@iegroup.net
E-mail Address

Chris Haines (813) 380-6930
CONTACT PERSON (if different from applicant) PHONE

(813) 445-4211
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): (18 digits)	S 02 T 26 R 29	-	000000	-	031110
	S T R	-		-	
	S T R	-		-	

Current Land Use District Community Activity Center (CAC)

Current Development Area Suburban Development Area (SDA)

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

Simmons, Mary

From: Chris Haines <ChrisH@iegroup.net>
Sent: Wednesday, February 17, 2016 3:27 PM
To: Simmons, Mary
Cc: Brett Nevaril; Alisha Wheeler; James Vandercrake; Dale Reaume
Subject: Pre-Application Conference
Attachments: GM LDC 904 Pre-App Conference Form (1).pdf; 135-44.00 CONCEPTUAL PLAN-Model.pdf; MAP.PNG; PA.pdf; Aerial.PNG

Mary, *Narrative*

Please excuse my tardiness in submitting this application for a Pre-application meeting. We are currently in the process of getting a site plan together that will work for our client. The Wendy's on 5610 Cypress Gardens Blvd, Winter Have, FL 33884 is proposed to be redeveloped with a new building and site layout. Please see our attached documents and application.

If it is still possible, can we schedule the meeting for March 2nd ?

We need to discuss the current LDC's setback requirements for this site, and whether or not we can be grandfathered in to retain a smaller setback for this site (the current layout encroaches into the landscape buffer unless I am misinterpreting the LDC). I will prepare a more formal site-plan once we get something more definite. But for now this is the ebst we can come up with without sacrificing building or drive-through space.

Chris Haines
Permit Coordinator
Infinity Engineering Group, LLC.
1135 Marbella Plaza Drive
Tampa, Florida 33619
Cell: (813) 380-6930
Land: (813) 327-5093
Fax: (813) 445-4211
ChrisH@iegroup.net | www.iegroup.net

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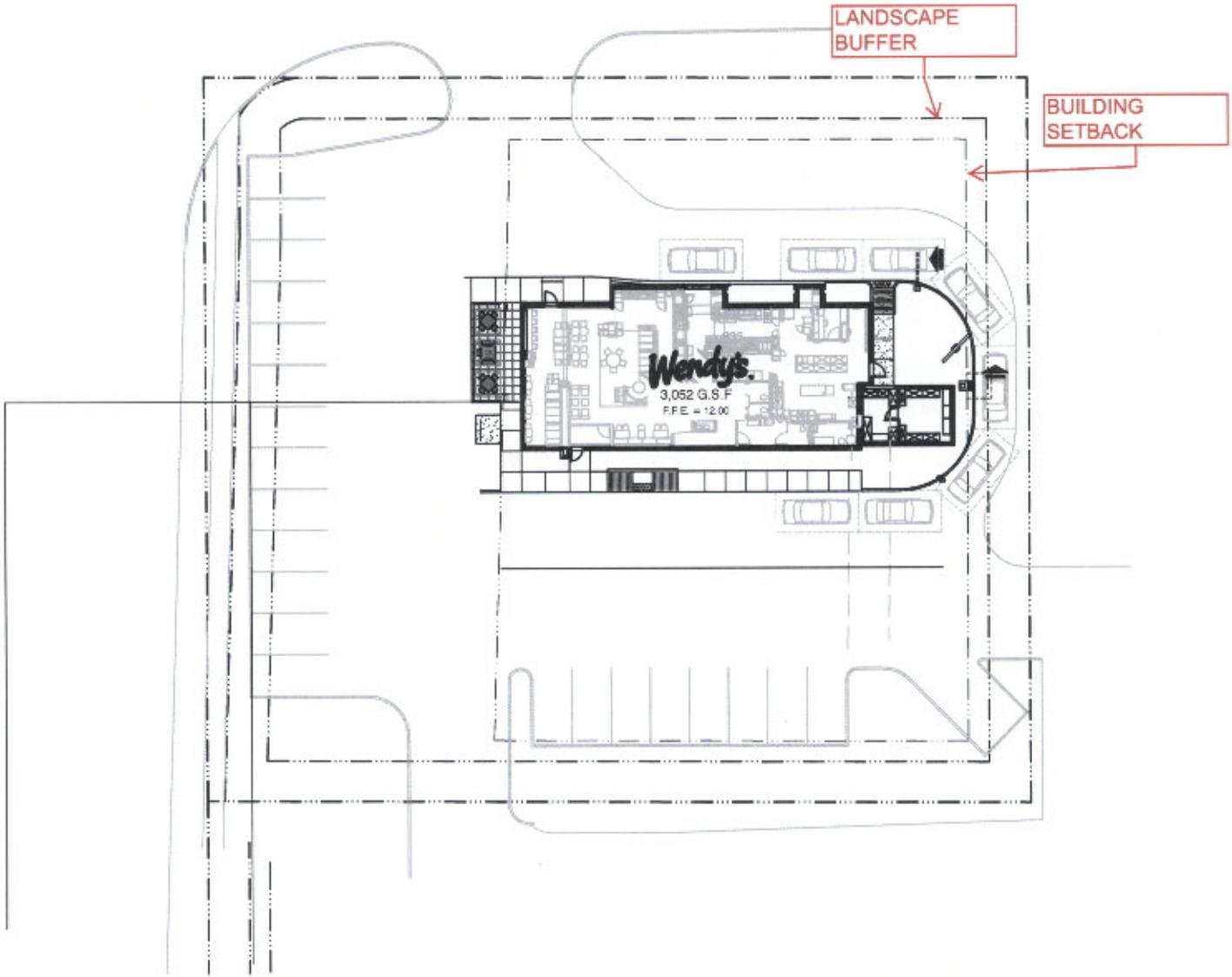
Please consider the environment before printing this e-mail. Think Green.

Polk County Property Record Card

2/11/2016 11:36:05 AM

Parcel ID: 262902000000001110 Owner: CENTAURUS OASIS FOUR LLC Mailing Address: 20801 BISCAYNE BLVD STE 301 MIAMI FL 33180-1422 Site Address: 5610 CYPRESS GARDENS BLVD WINTER HAVEN FL 33884		Value Information Land Value: \$410,810.00 Building Value: \$245,632.00 Misc. Item(s) Value: \$15,847.00 Total Just Value (Market): \$672,289.00	Non Ad-Valorem Assessments Fire: \$657.00 Other:	Sketch 							
Exemption Information Add'l Homestead does not apply to all tax districts: Homestead: \$0.00 Add'l Homestead: \$0.00 Widower: \$0.00 Disability: \$0.00 Senior: \$0.00 Veteran: \$0.00 Other: \$0.00		General Property Information Neighborhood #: 8888 30 Subdivision #: 00000 Subdivision Name: NOT IN SUBDIVISION DCR Use Code (DCR): 2300 DCR Description: Fast Foods & Drive-Ins Short Legal: COMM 30 FT S & 30 FT W OF NE COR. OF NE 1/4 OF NW 1/4 RUN S 330.2 FT W 131.8 FT S 240 FT E 1.77 FT S 140.05 FT E 130.18 FT S 189.98 FT TO N RW OF									
Taxable Value (Tax Dist: 92000)											
District Description	Tax Rate	Assessed Value	Assessed Taxes	Exemption	Tax Savings	Taxable Value	Taxes				
BOARD OF COUNTY COMMISSIONERS	6.781500	\$672,289.00	\$4,558.13	\$0.00	\$0.00	\$672,289.00	\$4,558.13				
POLK COUNTY PARKS MSTU	0.561900	\$672,289.00	\$377.76	\$0.00	\$0.00	\$672,289.00	\$377.76				
POLK COUNTY LIBRARY MSTU	0.210900	\$672,289.00	\$141.79	\$0.00	\$0.00	\$672,289.00	\$141.79				
POLK COUNTY STORMWATER MSTU	0.100000	\$672,289.00	\$67.23	\$0.00	\$0.00	\$672,289.00	\$67.23				
POLK COUNTY SCHOOL BOARD - STATE	4.901000	\$672,289.00	\$3,294.89	\$0.00	\$0.00	\$672,289.00	\$3,294.89				
POLK COUNTY SCHOOL BOARD - LOCAL	2.248000	\$672,289.00	\$1,511.31	\$0.00	\$0.00	\$672,289.00	\$1,511.31				
LAKE REGION LAKES MGMT DIST	0.471500	\$672,289.00	\$316.98	\$0.00	\$0.00	\$672,289.00	\$316.98				
SOUTH/WEST FLA WATER MGMT DIST	0.348800	\$672,289.00	\$234.49	\$0.00	\$0.00	\$672,289.00	\$234.49				
Total	15.623600		\$10,503.58		\$0.00		\$10,503.58				
Commercial Building Information											
Year Built:	1984	Stories:		Bedrooms:		Full Baths:					
Eff Yr Built:	2000	Half Baths:		Fireplaces:		Living Area (SFLA):					
Description:	FAST FOOD RESTAURANT										
Units:	1										
Total Under Roof:	3,544										
Sales Information											
Grantee Name	Year/Trp	Sale Date	Sale Amount	OR Book	OR Page	Deed Type	Multi Parcel Sale				
1 CENTAURUS OASIS FOUR LLC	I	24-Nov-2015	\$2,785,000.00	09887	00655	W	05				
2 SJS BEACON IX LLC	I	13-Dec-2013	\$1,720,900.00	09135	00306	W	05				
3 WRE 11 LLC	I	30-Apr-2013	\$1,565,000.00	08852	00208	W	05				
Land Information				Miscellaneous Item(s) Information							
Description	As/Green/Belt	Land Unit Type	Front	Depth	Units	Description	Yr Bilt	Eff Yr Bilt	Length	Width	Units
Commercial/Industrial	N	S	0	0	33264	CURB CONC (LIN FT)	1984	1984	0	0	385
						CONCRETE	1984	1984	0	0	2,955
						ASPHALT	1984	1984	0	0	13,375
						FENCE AVERAGE QUALITY	1984	1984	0	0	36
						PARKING BUMPER	1984	1984	0	0	19

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 lines of information pertaining to this record are not displayed due to field size limitation of this report.





ler Rd

son Rd

Cypress Gardens Rd

Cypress Gardens Rd

Cypress Gardens Blvd

Cypress Gardens Blvd

Helena Rd

Helena Rd

Roosevelt Dr SE

Roosevelt Dr SE

Walgreens

Sanjay H. Patel, RPh

Shell - Circle K

Schack's Bar-B-Que

Ron's Car Wash

Bank of America
Financial Center

Ben's Complete
Auto Detailing

Domino's Pizza

5610 Cypress
Gardens Blvd

Pep Boys Winter Haven

Gold's Gym

Skinfinity

Discount Tire Store
- Winter Haven, FL

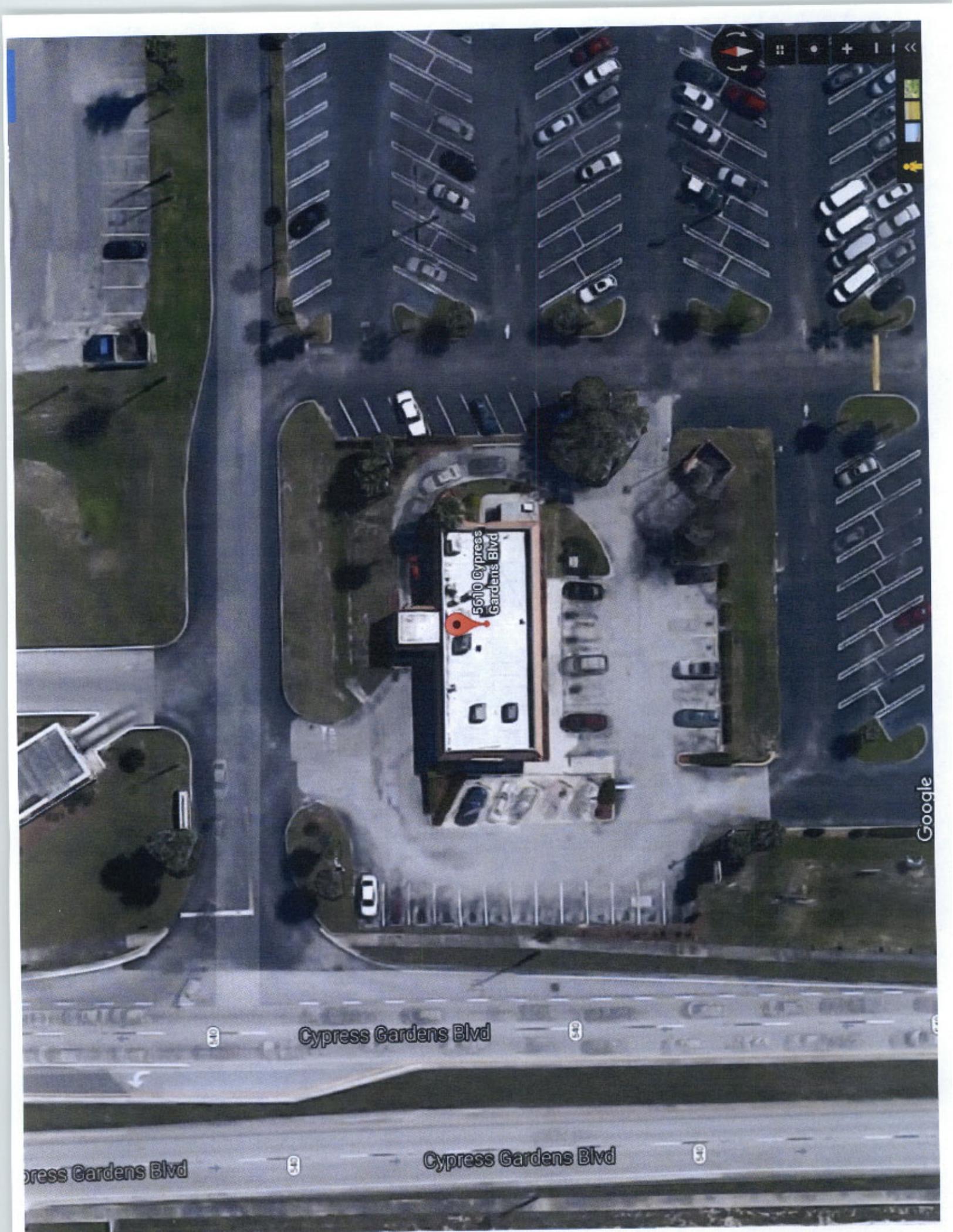
Somewhere
Sports Bar & Cafe

The Island Grill and Bar

LEGOLAND
Water Park

Google

Map data ©2016 Google Terms Privacy Send feedback 100 ft



5610 Cypress
Gardens Blvd

Cypress Gardens Blvd

10

54

Cypress Gardens Blvd

54

Cypress Gardens Blvd

54

Google



www.polk-county.net

PRE-APPLICATION CONFERENCE

\$100.00 FEE

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Appointment Date and Time: 3-3-16 Project Number (For office use only) 58515

Shell Property/Pickett Engineering (863) 800-3046 (863) 800-1159
 APPLICANT/PROJECT NAME PHONE FAX

P.O. Box 253 Bartow, Florida 33831 ssloan@pickett-engineering.com
 MAILING ADDRESS E-mail Address

Steve Sloan (863) 800-3046 (863) 800-1159
 CONTACT PERSON (if different from applicant) PHONE FAX

P.O. Box 253, Bartow, FL 33831 ssloan@pickett-engineering.com
 MAILING ADDRESS E-mail Address

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Amendment Type Text Amendment Map Amendment

Acres 146.35 +/-

Tax Identification Number

Section-Township-Range	Subdivision #	Parcel #
S 14 T 26 R 27	000000	021010
S T R	-	-
S T R	-	-

Current Land Use District Business Park Center-1 (BPC-1)

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.

Pre-Application Conference

Shell Property Future Land Use Amendment

Project Narrative

Change the current land use from BPC-1X to RMX.



NORTH

SCALE: 1"=1000'



Pickett
engineering

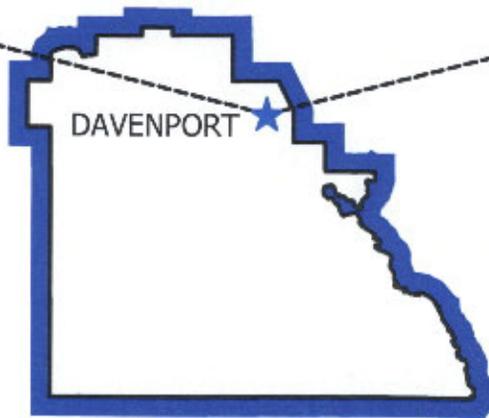
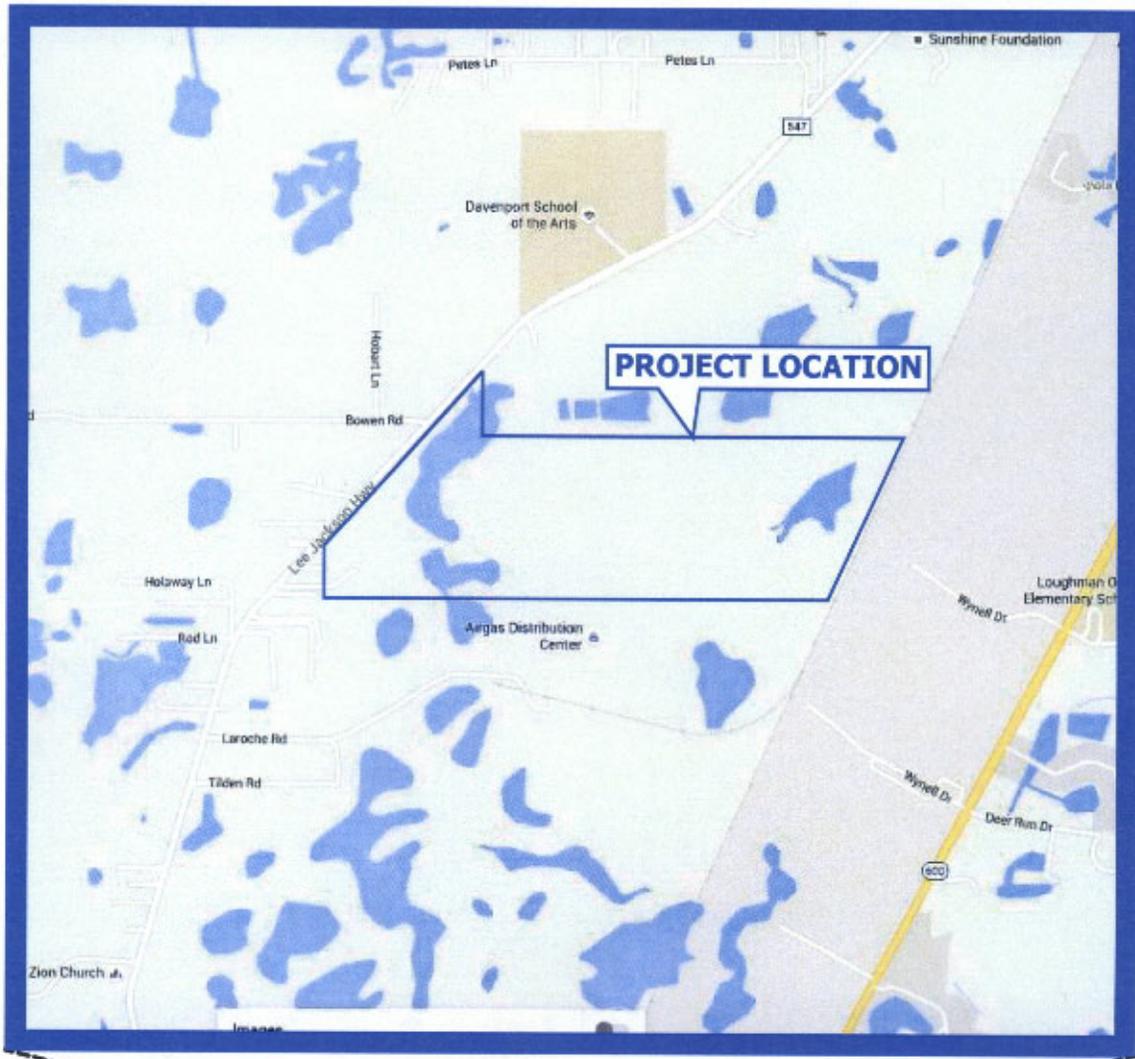
150 SOUTH WOODLAWN AVENUE, BARTOW, FL 33830 PHONE: (863) 800-3046 FAX: (863) 800-1159
FLORIDA CERTIFICATE OF AUTHORIZATION (FLCA) #26247

SHELL PROPERTY
Section 14, Township 26S, Range 27E

**AERIAL PHOTO
MAP E**

PICKETT ENGINEERING, INC.

JOB # 1502



DAVENPORT

POLK COUNTY



NORTH

SCALE: N.T.S.



Pickett
engineering

150 SOUTH WOODLAWN AVENUE, BARTOW, FL 33830 PHONE: (863) 800-3046 FAX: (863) 800-1159
FLORIDA CERTIFICATE OF AUTHORIZATION (FLCA) #26247

SHELL PROPERTY
Section 14, Township 26S, Range 27E

VICINITY MAP
MAP A

PICKETT ENGINEERING, INC.

JOB # 1502