

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:** March 04, 2016  
**TO:** Development Review Committee Members  
**FROM:** John M. Bohde, AICP, Director  
Tom Pierce, Sr, Development Review Specialist  
**SUBJECT:** Meeting Schedule for March 17, 2016

The Development Review Committee will meet on **Thursday, March 17, 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.) EBENEZER BAPTIST CHURCH  
ISMAEL MENDOZA  
(863)838-3770 x                      Project #: **58520**                      232822-091000-001801  
The applicant is considering the purchase of this 6.77 acre vacant parcel to build a church approx 10,000 square feet.
- 2.) THOMAS/DUGAS  
MEDJINA THOMAS  
(407)300-0649 x                      Project #: **58534**                      262725-000000-034070  
Map Amendment to change from Residential to Business commercial to allow an auto sales lot.
- 3.) NEW HOPE REVIVAL CENTER  
TIMOTHY BAGGETT  
(863)636-9075 x                      Project #: **58540**                      242810-000000-014050  
A Map Amendment to change the use to Institutional.
- 4.) BOHLER ENGINEERING  
BOHLER ENGINEERING LLC  
(813)812-4100 x                      Project #: **58541**                      242911-281016-000020  
The proposed project is a new 45,000 sf commercial retail building. Also discuss possible development of remaining portions of the site. Possibly retail,                      242911-281016-000030  
242911-281016-000040
- 5.) CIE TEXT  
ALBERT FREDERICK  
(863)534-6455 x                      Project #: **58543**                      253006-393000-000172  
Text Amendment, County initiated request to amend Division 4.200, The Capital Improvements Element (CIE), of Polk County Comp Plan, to update the text of the Capital Improvements Element and the Five-Year Schedule of Capital Improvements for FY 2015/2016 - 2019/2020.
- 6.) STRICKLAND  
STRICKLAND REAL ESTATE  
(863)712-7646 x                      Project #: **58548**                      252812-339500-000190  
Map Amendment to change 9.63 acres from RL-3 to allow a multi-family development.

## LEVEL 5 APPLICATIONS

### LEVEL 5 PLAT REVIEW

- 7.) AIRPORT COMMERCE PARK  
TIMOTHY CAMPBELL  
(863)647-5337 x                      Project #: **58528**                      232833-000000-044030  
Airport Commerce Park request to replat Jones Industrial Park, PB 104 PG37 by combining 16 existing lots into 1 lot.



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: 3-17-16 Project Number (For office use only) 58520

Ismael Mendoza 863-838-3770
APPLICANT/PROJECT NAME PHONE FAX

939 Lebanon Rd, Lakeland, FL 33815
MAILING ADDRESS E-mail Address

Josue Mendoza 863-838-3770
CONTACT PERSON (if different from applicant) PHONE FAX

7879 County Chase Ave, Lakeland, FL 33810
MAILING ADDRESS E-mail Address josue@simpsoncfa.com

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 6.77

Tax Identification Number

Section-Township-Range - Subdivision # - Parcel #
Parcel ID Number(s): S 23 T 28 R 22 - 091000 - 001801
(18 digits)
S T R -
S T R -

Current Land Use District RL-2

Current Development Area TSDA

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

# **EBENEZER BAPTIST CHURCH**

## **PROJECT DESCRIPTION**

Ebenezer Baptist Church is considering the purchase of a 6.77 acre vacant parcel which is located at 2445 Ariana Street, Lakeland Florida. The church would like to purchase this property for future development to accommodate a one or two story church building with sanctuary (approximately 10,000 square feet) within the next several years as funds become available.

The proposed building would also include several classrooms for youth activities and Bible studies, as well as a full kitchen with eating area for fellowship meals. The building would accommodate 150 – 200 people and be utilized primarily on Wednesday evenings and Sundays for church services and periodically for other ministerial events.

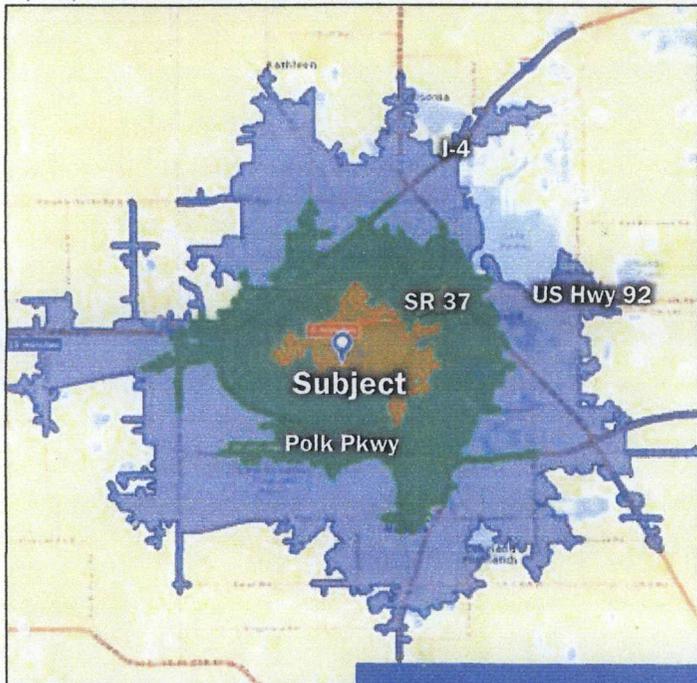
Parking, including ADA compliant handicapped parking spaces with an accessible route, will be provided. One driveway accessing Ariana Street, built in accordance with Polk County standards, is requested. If the property is successfully purchased, design and architectural plans would be submitted to Polk County 6-12 months prior to construction in order to obtain the necessary permits and approvals.

# FOR SALE: 2445 Ariana Street Lakeland, FL 33803

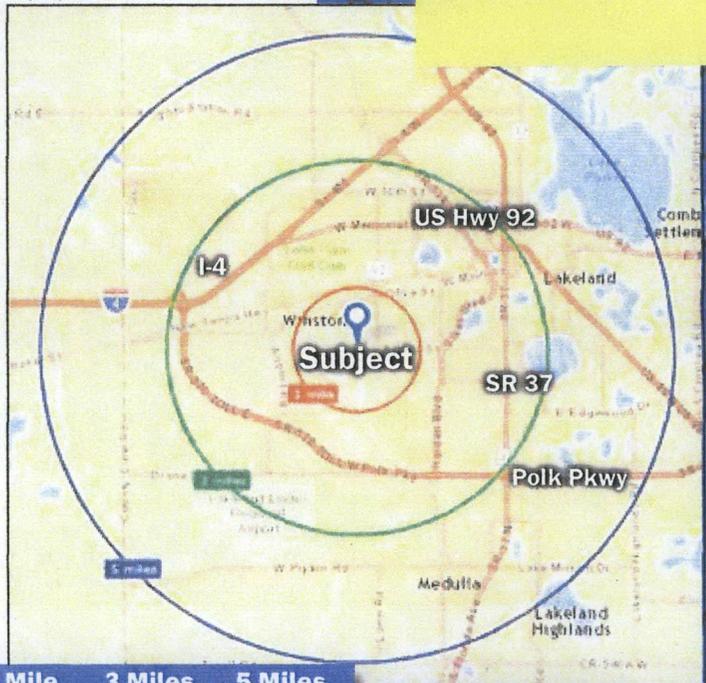


*Proposed Site*

5, 10, 15 Minute Drive Times



1, 3, 5 Mile Radius



	1 Mile	3 Miles	5 Miles
Population	4,731	45,346	113,213
Households	1,755	19,230	44,472
Median Household Income	\$30,311	\$32,994	\$38,501



SAUNDERS RALSTON DANTZLER

©2015 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. ©2015 Coldwell Banker Commercial Saunders Ralston Dantzler Realty, LLC, All rights Reserved, makes every attempt to provide accurate information on this property, however, does not guarantee the accuracy. Buyer should rely entirely on their own research, inspection of property, and records.

114 N. Tennessee Ave., 3rd Floor  
Lakeland, FL 33801

863.648.1528

www.SRDcommercial.com



**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

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Appointment Date and Time: 3-17-16 Project Number (For office use only) 58534

Medjina Thomas  
Eddy Dugas  
APPLICANT/PROJECT NAME PHONE FAX

4658 US Highway 17/92 W HAINES CITY FL 33844  
MAILING ADDRESS edugas75@yahoo.com  
E-mail Address

Eddy Dugas  
CONTACT PERSON (if different from applicant) PHONE FAX

4658 US Highway 17/92 W HAINES CITY FL 33844  
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.

**RECEIVED**  
FEB 26 2016  
LAND DEVELOPMENT

Amendment Type  Text Amendment  Map Amendment

Acres 0.13

**Tax Identification Number**

Section-Township-Range - Subdivision # - Parcel # 262725-000000  
03407

Parcel ID Number(s): S 25 T 27 R 26  
(18 digits)

S T R - -

S T R - -

Current Land Use District \_\_\_\_\_

Current Development Area \_\_\_\_\_

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

2/25/16

**REQUEST:**

MEDJINA THOMAS / EDDY DUGAS, WE ARE REQUESTING LAND USE CHANGE FROM: RESIDENTIAL TO: BUSINESS COMMERCIAL **USE AUTO SALES LOT.**

**LOCATION:**

4658 US HIGHWAY 17/92 W .....HAINES CITY FL. 33844

ON THE NORTH SIDE OF US HIGHWAY 17/92, EAST OF FLETCHER CUT OFF ROAD, WEST OF FLETCHER TRAILER PARK ROAD IN SECTION 25, TOWNSHIP 27, AND RANGE 26

**PARCEL ID#:** 262725 – 000000-034070

**SIZE:** 0.13 #ACRES

LAND USE DESIGNATION: RESIDENTIAL LOW-4 (RL-4)

**DEVELOPMENT AREA:** URBAN GROWTH AREA (UGA)

PRINT NAME: MEDJINA THOMAS

SIGNATURE: *Medjina Thomas*

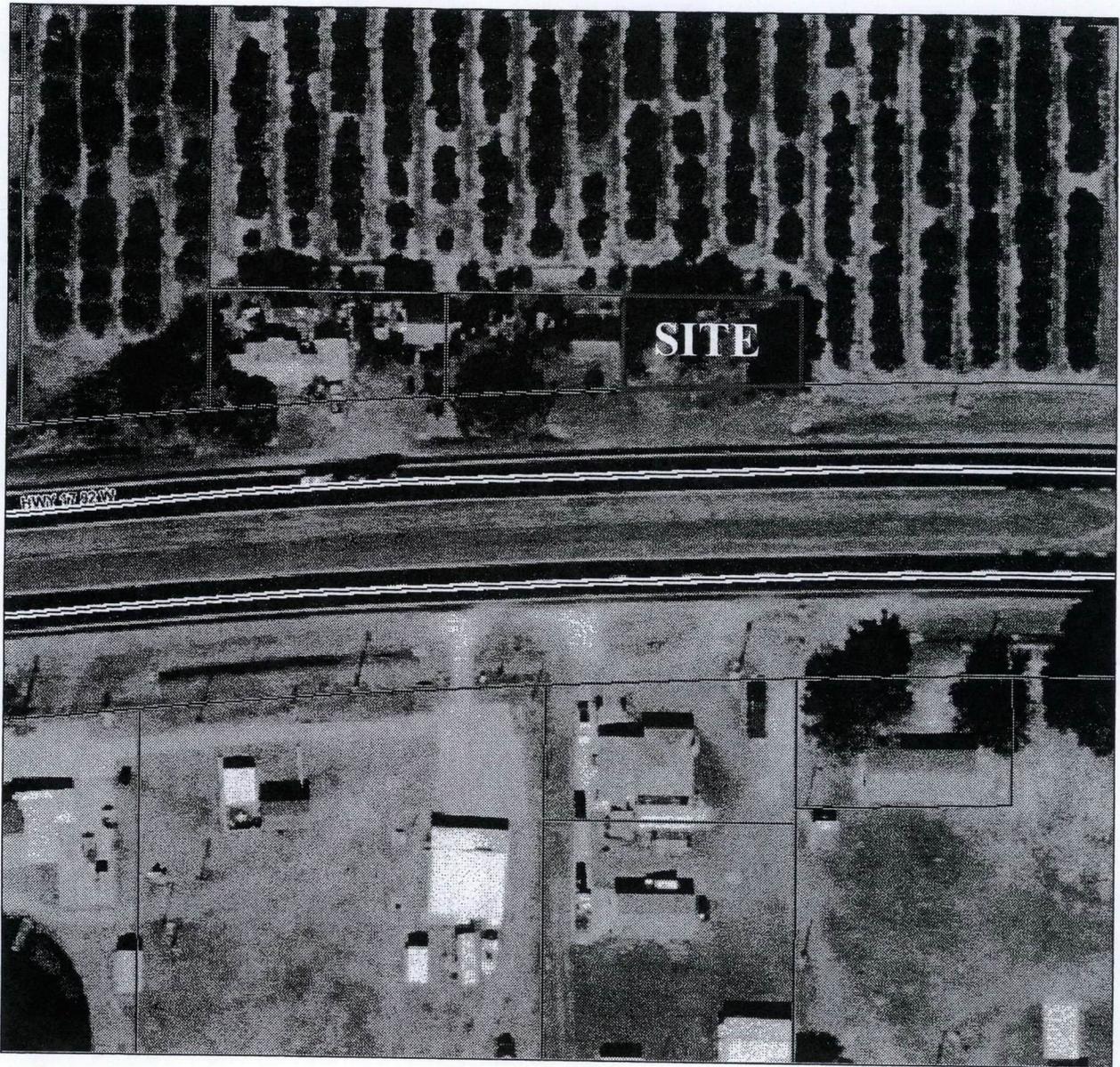
PRINT NAME: EDDY DUGAS

SIGNATURE: *Eddy Dugas*

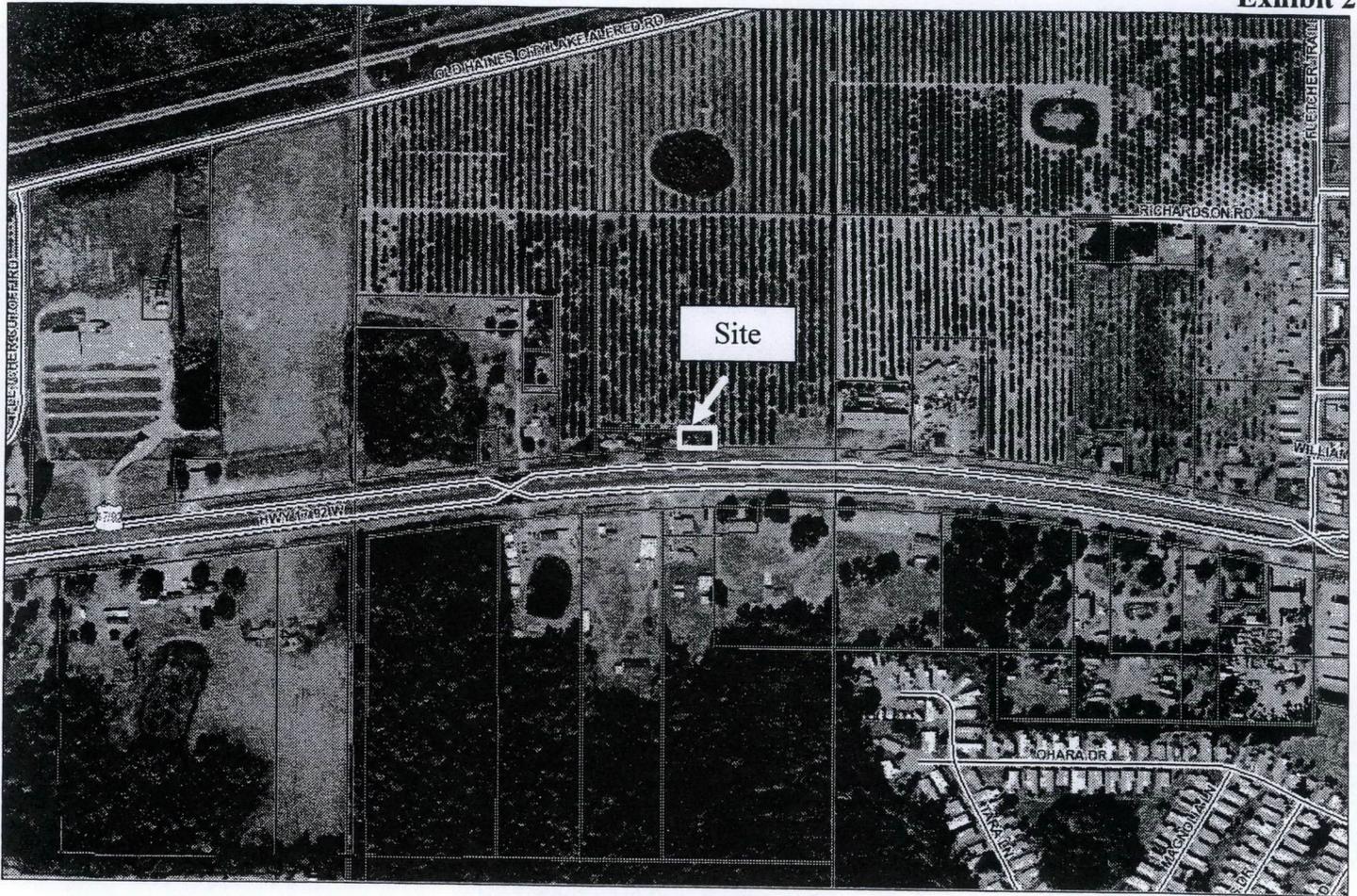


PHILLIP G. RANDALL  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# EE193240  
Expires 4/26/2016

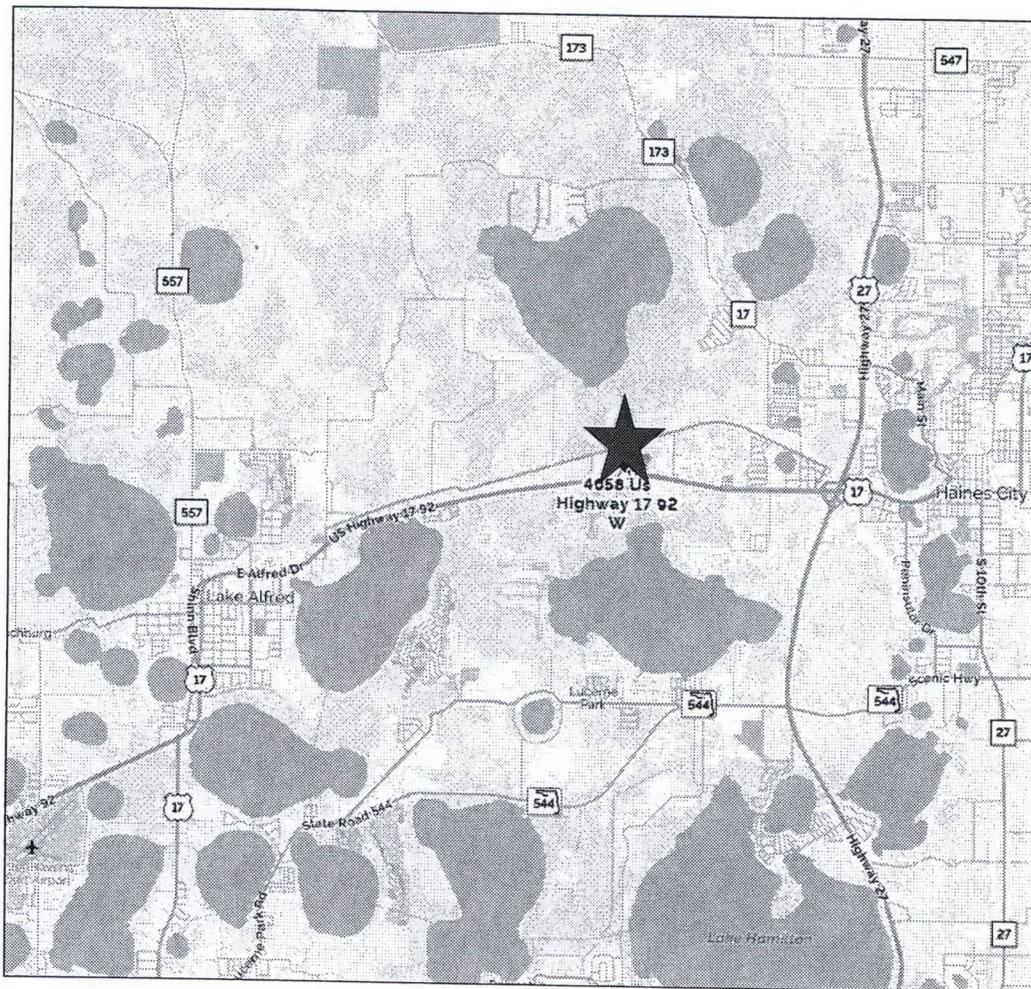
*[Signature]*



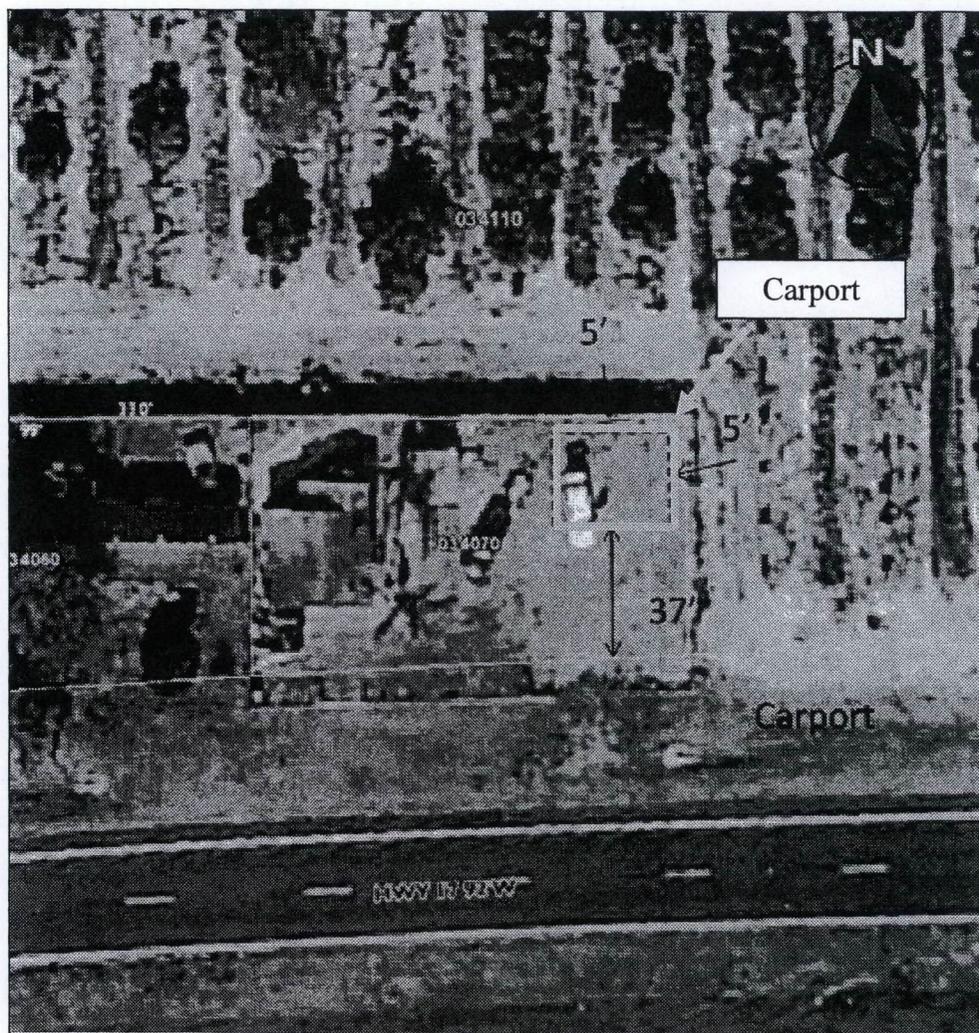
## CLOSE-UP AERIAL PHOTO



AERIAL PHOTO



# LOCATION MAP



Site Plan  
(Not to scale)



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\$100.00 FEE

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Land Development Division
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FAX (863) 534-6407

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Appointment Date and Time: 3-17-16

Project Number (For office use only) 58540

NEW HOPE REVIVAL CENTER INC. (352) 636-9075
APPLICANT/PROJECT NAME PHONE
6314 HATCHER RD LAKELAND, FL 33811
MAILING ADDRESS

FAX
REVJRSMITH@GMAIL.COM
E-mail Address

REV. JR SMITH (863) 636-9075
CONTACT PERSON (if different from applicant) PHONE
6314 HATCHER RD LAKELAND, FL 33811
MAILING ADDRESS

FAX
REVJRSMITH@GMAIL.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)
Confirm the Land Use District and Development Area on the bottom part of this page.

Amendment Type [X] Text Amendment [X] Map Amendment

Acres 2.66

Tax Identification Number

Section-Township-Range - Subdivision # - Parcel #
Parcel ID Number(s): S 24 T 28 R 10 - 000000 - 014050
(18 digits)

Current Land Use District Church

Current Development Area Rural Development Area (RDA) [X]

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

Date: 2/29/16

New Hope Revival Center.

We have Completed The Level 3 Review  
for a change of use AND Now we are  
Wanting To apply for A institutional status  
for The Church for All future planning

Parcel ID: 24-28-10-000000-014050

Timothy E. Baggett  
Timothy E. Baggett

ONE A

TYPE B BUTTER

102'

124.2'

FLOOD ZONE : X

EAST 633.05'

FENCE CORNER: 17.7 E, 2.2 S

WATER VALVE: 16.6 E, 4.5 S

24-98-10-00000-01450

LESS SOUTH 40.0'

810'

Proposed One-Story Concrete Block Building  
ONE STORY CONCRETE BLOCK BUILDING  
ROOF HEIGHT = 20.8'

8160 SF.

CONCRETE  
TYPICAL OVERHEAD

WALKWAY  
ENTRANCE  
W/GRASS  
248.96'  
1199.5 SF.

WINDY LIGHT POLE

125.2'

Slip 10'1  
N90.06.00'E

432.65'

EAST 210'

LESS SOUTH 40.0'

MORGAN COMBEE ROAD

80' RIGHT OF WAY

SOUTH LINE OF SW 1/4, SW 1/4, NE 1/4 SECTION 10

ONE STORY CONCRETE BLOCK BUILDING  
35.0'

ONE STORY CONCRETE BLOCK BUILDING  
2.3'



www.polk-county.net

# PRE-APPLICATION CONFERENCE

**\$100.00 FEE**

**RECEIVED**

FEB 29 2016

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: 3-17-16 Project Number (For office use only) 5854

Bohler Engineering / Project Name TBD (813) 812-4100  
**APPLICANT/PROJECT NAME** PHONE FAX

3820 Northdale Blvd, Suite 300B | Tampa, FL 33624  
**MAILING ADDRESS** E-mail Address

Greg Roth, Bohler Engineering (813) 812-4100  
**CONTACT PERSON** (if different from applicant) PHONE FAX

3820 Northdale Blvd, Suite 300B | Tampa, FL 33624  
**MAILING ADDRESS** E-mail Address groth@bohlereng.com

### 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 to 15 +/-

#### Tax Identification Number

Parcel ID Number(s): (18 digits)	Section	Township	Range	Subdivision #	Parcel #
	S 11	T 29	R 24	281016	000030
	S 11	T 29	R 24	281016	000020
	S 11	T 29	R 24	281016	000040

Current Land Use District Town Center (TC)

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.



February 24, 2016

Polk County, Growth Management Department  
Land Development Division  
330 W. Church St.  
Bartow, FL 33831

**Subject: Pre-Application Meeting – Supporting Documents  
Proposed Retail Development  
NEC of US 98 and Clubhouse Road, Lakeland, FL**

Dear Sir or Madam:

In support of our request for a pre-application meeting for the above referenced project, we offer the following documents:

- Check for fee in the amount of \$100.
- Project Narrative (below)
- Aerial Image with Site Identified
- Conceptual Site Plan
- Location Map

Project Narrative:

The proposed project is a new 45,000 SF +/- commercial retail building, to be located at the NEC of US 98 and Clubhouse Road in Lakeland, FL (unincorporated Polk County). The proposed site is part of a multi-parcel assemblage including development of portions of three tax parcels (24-29-11-281016-000020, 000030, & 000040).

Although the current conceptual site plan (attached) shows a single proposed retail building, we would also like to discuss possible development of remaining portions of the site. Possible uses would be retail, fuel station, restaurant, etc. The anticipated developed area is approximately 6 acres with possible development of an additional 9+/- acres. A drive-thru use is also being considered for the primary retail development and/or the remaining development area.

Should you have any questions or require additional information, please contact us at (813) 812-4100.

Sincerely,

**BOHLER ENGINEERING**

Gregory Roth, PE, LEED AP  
Project Manager



C:\USERS\MANDERSEN\APPDATA\LOCAL\TEMP\AC\PUBLISH\_8764\FLT160018 PRE-APPLICATION EXHIBITS.DWG PRINTED BY: MANDERSEN 2.25.16 @ 1:28 P

PROJECT NAME:

**Proposed Retail Development**  
**NEC of US 98 & Clubhouse Road**  
 Lakeland, FL

SHEET TITLE:

**Aerial Image**

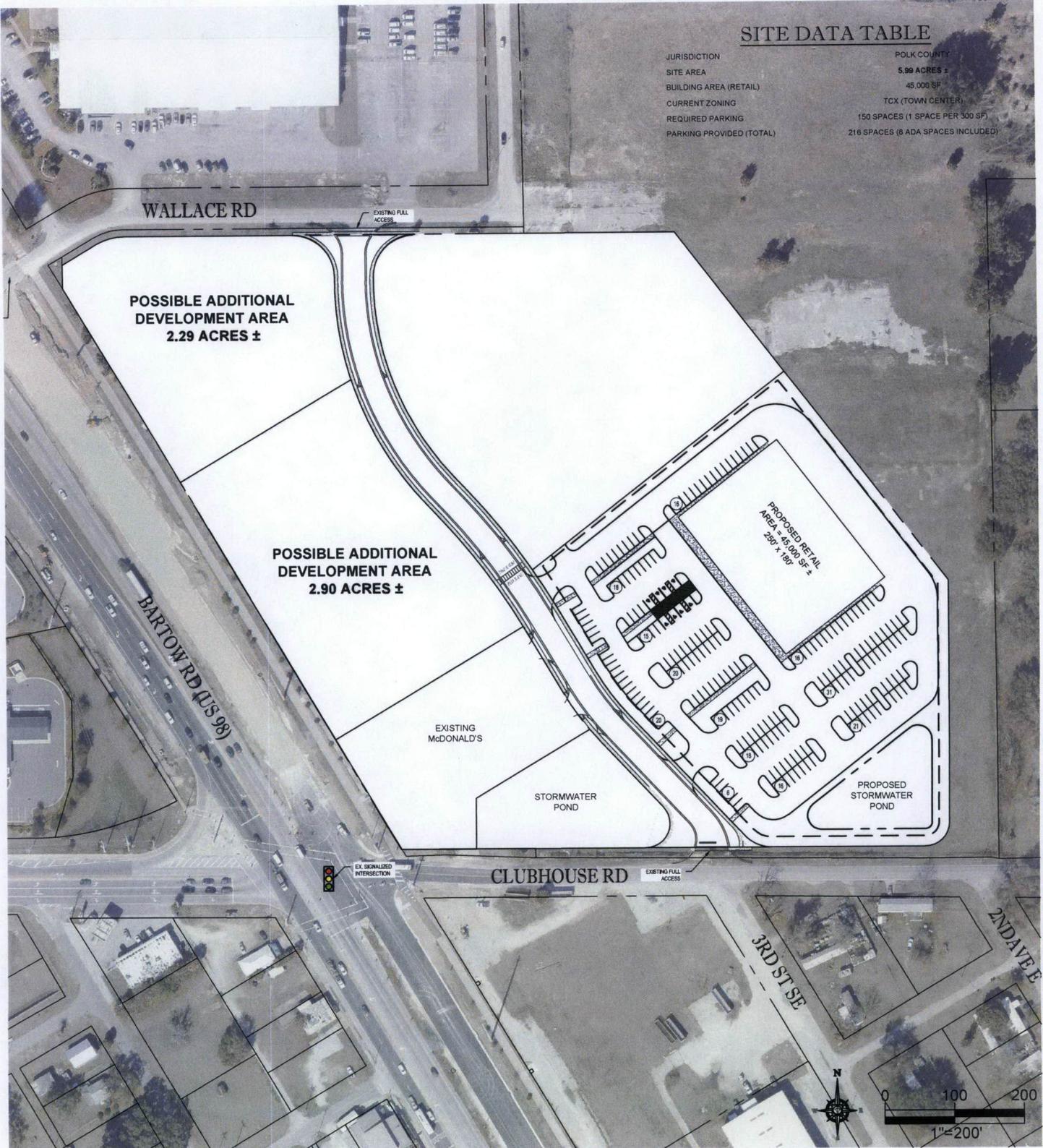
SCALE: 1" = 300'	DATE: 2016/02/24	CAD ID:	PROJECT NUMBER: FLT160018
------------------	------------------	---------	---------------------------



**BOHLER**  
**ENGINEERING**  
 3820 NORTHDALE BLVD., SUITE 300B TAMPA, FL 33624  
 PHONE: (813) 812-4100 FAX: (813) 812-4101  
 FLORIDA BUSINESS CERT. OF AUTH. No. 30780

**SITE DATA TABLE**

JURISDICTION	POLK COUNTY
SITE AREA	5.99 ACRES ±
BUILDING AREA (RETAIL)	45,000 SF
CURRENT ZONING	TCX (TOWN CENTER)
REQUIRED PARKING	150 SPACES (1 SPACE PER 300 SF)
PARKING PROVIDED (TOTAL)	216 SPACES (6 ADA SPACES INCLUDED)



C:\USERS\MANDERSEN\APPDATA\LOCAL\TEMP\AC\PUBLISH\_8764\FLT160018 PRE-APPLICATION EXHIBITS.DWG PRINTED BY: MANDERSEN 2.25.16 @ 1:28 P

PROJECT NAME:

**Proposed Retail Development**  
**NEC of US 98 & Clubhouse Road**  
 Lakeland, FL

SHEET TITLE:

**CONCEPTUAL SITE PLAN**

SCALE: 1" = 200'	DATE: 2016/02/24	CAD ID:	PROJECT NUMBER: FLT160018
------------------	------------------	---------	---------------------------



**BOHLER**  
**ENGINEERING**  
 3820 NORTHDALE BLVD., SUITE 300B TAMPA, FL 33624  
 PHONE: (813) 812-4100 FAX: (813) 812-4101  
 FLORIDA BUSINESS CERT. OF AUTH. No. 30780



C:\USERS\MANDERSEN\APPDATA\LOCAL\TEMP\AC\PUBLISH\_8764\FLT160018 PRE-APPLICATION EXHIBITS.DWG PRINTED BY: MANDERSEN 2.25.16 @ 1:28 P

PROJECT NAME:

**Proposed Retail Development  
NEC of US 98 & Clubhouse Road  
Lakeland, FL**

SHEET TITLE:

**LOCATION MAP**

SCALE: 1" = 2,000'

DATE: 2016/02/24

CAD ID:

PROJECT NUMBER: FLT160018



**BOHLER  
ENGINEERING**

3820 NORTHDAL BLVD., SUITE 300B TAMPA, FL 33624  
PHONE: (813) 812-4100 FAX: (813) 812-4101  
FLORIDA BUSINESS CERT. OF AUTH. No. 30780



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

### Parcel Details: 24-29-11-281016-000020



#### Owners

MLM PROPERTIES OF POLK LLC 100%

#### Mailing Address

Address 1 **PO BOX 5552**  
 Address 2  
 Address 3 **LAKELAND FL 33807-5552**

#### Site Address

Address 1 **0 WALLACE RD**  
 Address 2  
 City **LAKELAND**  
 State **FL**  
 Zip Code **33812**

#### Parcel Information

Neighborhood **6666.05**  
[Show Recent Sales in this Neighborhood](#)  
 Subdivision **TOWN CENTER EAST**  
 Property (DOR) Use **Vacant Commercial (Code: 1000)**  
 Code  
 Acreage **5.19**  
 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 where 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 or its interpretation.

TOWN CENTER EAST PB 157 PGS 31 & 32

#### Area Map



#### Recorded Plat

Visit the [Polk County Clerk of Courts website](#) to view the Recorded Plat for this parcel

Note: Some plats are not yet available on our website. The site contains images of plats recorded on 01/05/1973 (beginning with book 05 or later). For information on Plats recorded after that date, please contact the Polk County Clerk of Courts.

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

### Parcel Details: 24-29-11-281016-000040



#### Owners

MLM PROPERTIES OF POLK LLC 100%

#### Mailing Address

Address 1 **PO BOX 5552**  
 Address 2  
 Address 3 **LAKELAND FL 33807-5552**

#### Site Address

Address 1 **0 US HIGHWAY 98 S**  
 Address 2  
 City **LAKELAND**  
 State **FL**  
 Zip Code **33813**

#### Parcel Information

Neighborhood **6666.05**  
[Show Recent Sales in this Neighborhood](#)  
 Subdivision **TOWN CENTER EAST**  
 Property (DOR) Use Code **Vacant Commercial (Code: 1000)**  
 Acreage **29.20**  
 Taxing District **UNINCORP/SWFWMD (Code: 90000)**

#### Property Desc

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TOWN CENTER EAST PB 157 PGS 31 & 32

#### Area Map



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\$100.00 FEE

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Appointment Date and Time: 3-17-16 Project Number (For office use only) 58543

Long Range Planning Division (863) 534-6792 (863) 534-6471
APPLICANT/PROJECT NAME PHONE FAX

330 W. Church Street, PO Box 9005, Drawer TS05, Bartow, FL 33831-9005
MAILING ADDRESS E-mail Address

Albert Frederick, Senior Planner (863) 534-6455 (863) 534-6471
CONTACT PERSON (if different from applicant) PHONE FAX

330 W. Church Street, PO Box 9005, Drawer TS05, Bartow, FL 33831-9005
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 [X] Text Amendment [ ] Map Amendment

Acres \_\_\_\_\_

RECEIVED
MAR 1 2016
LAND DEVELOPMENT

Tax Identification Number
Section-Township-Range - Subdivision # - Parcel #

Parcel ID Number(s): S T R - -
(18 digits)

S T R - -

S T R - -

Current Land Use District \_\_\_\_\_

Current Development Area \_\_\_\_\_

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

## **Summary**

This is a County initiated request to amend Division 4.200, The Capital Improvements Element (CIE), of the Polk County Comprehensive Plan, to update the text of the Capital Improvements Element and the Five-Year Schedule of Capital Improvements for FY 2015/2016 – 2019/2020. Florida Law, Chapter 163, requires local governments to file an annual update to the Capital Improvements Element of their Comprehensive Plans. The 5-Year Schedule of Improvements must demonstrate that the adopted level-of-service (LOS) standards are achieved and maintained for concurrency related capital projects. Capital related projects are sanitary sewer, solid waste, drainage, potable water, parks and recreation, public school facilities, and transportation facilities, including mass transit. This update also includes projects funded by the Florida Department of Transportation, the Polk County School Board, and by private developers.



www.polk-county.net

PRE-APPLICATION CONFERENCE

\$100.00 FEE

RECEIVED

MAR 2 2016

LAND DEVELOPMENT

Growth Management Department

Land Development Division

330 W. Church St.

P.O. Box 9005, Drawer GM03

Bartow, FL 33831-9005

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SUNCOM 569-6792

FAX (863) 534-6407

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Appointment Date and Time: 3-17-16

Project Number (For office use only) 58548

Gene Strickland (863) 712-7646 (863) 683-8349
APPLICANT/PROJECT NAME PHONE FAX

1441 Gary Road East gene@stricklandrealestatellc.com
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 [x] Map Amendment

Acres 9.63

Tax Identification Number

Table with columns: Section-Township-Range, Subdivision #, Parcel #. Row 1: S 12 T 28 R 25 - 339500 - 000190

Current Land Use District Residential Low-3 (RL-3)

Current Development Area Urban Growth Area (UGA)

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

JERSEY ROAD PROPOSED TRANSITIONAL AREA PLANNED DEVELOPMENT March 2, 2016

Gene Strickland, the applicant, is requesting a change of use for the subject property on Jersey Road NW located between the cities of Auburndale and Winter Haven. Currently, the property's land use is classified as RL-3 and in the past was used as a commercial landscape nursery (currently abandoned) . It is generally surrounded on three sides by commercial land use properties.

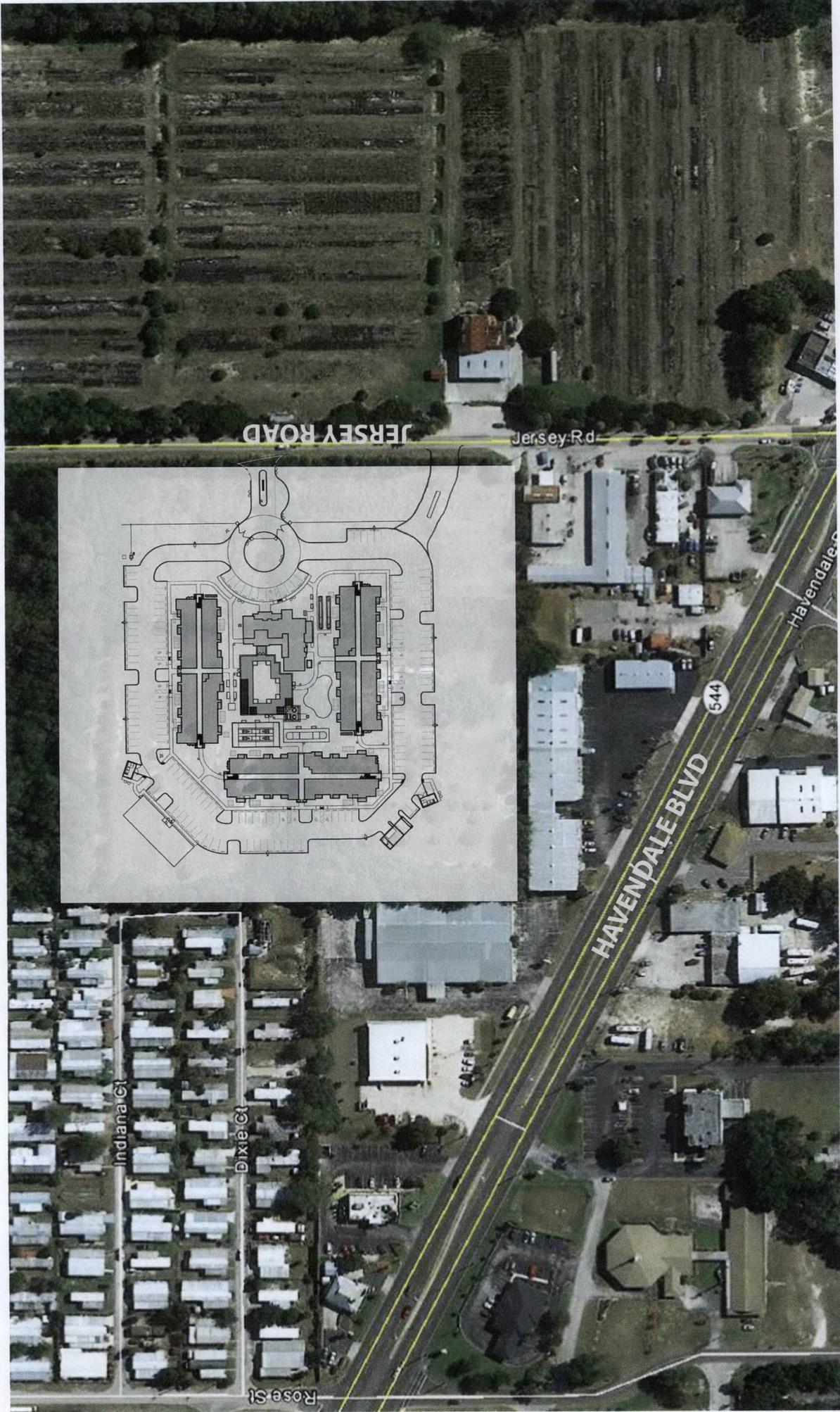
My intent is to apply for a Transitional Area Planned Development for a multi - family residential development. I understand that this designation will allow for up to 15 units per acre. The exact number of proposed units has not been determined to date. A draft of a site plan in attached



Imagery ©2016 DigitalGlobe, U.S. Geological Survey, Map data ©2016 Google 200 ft

Google Maps

*Subject Property*



**JERSEY GARDENS APARTMENTS**

01 MARCH 2016 • Polk County, FL

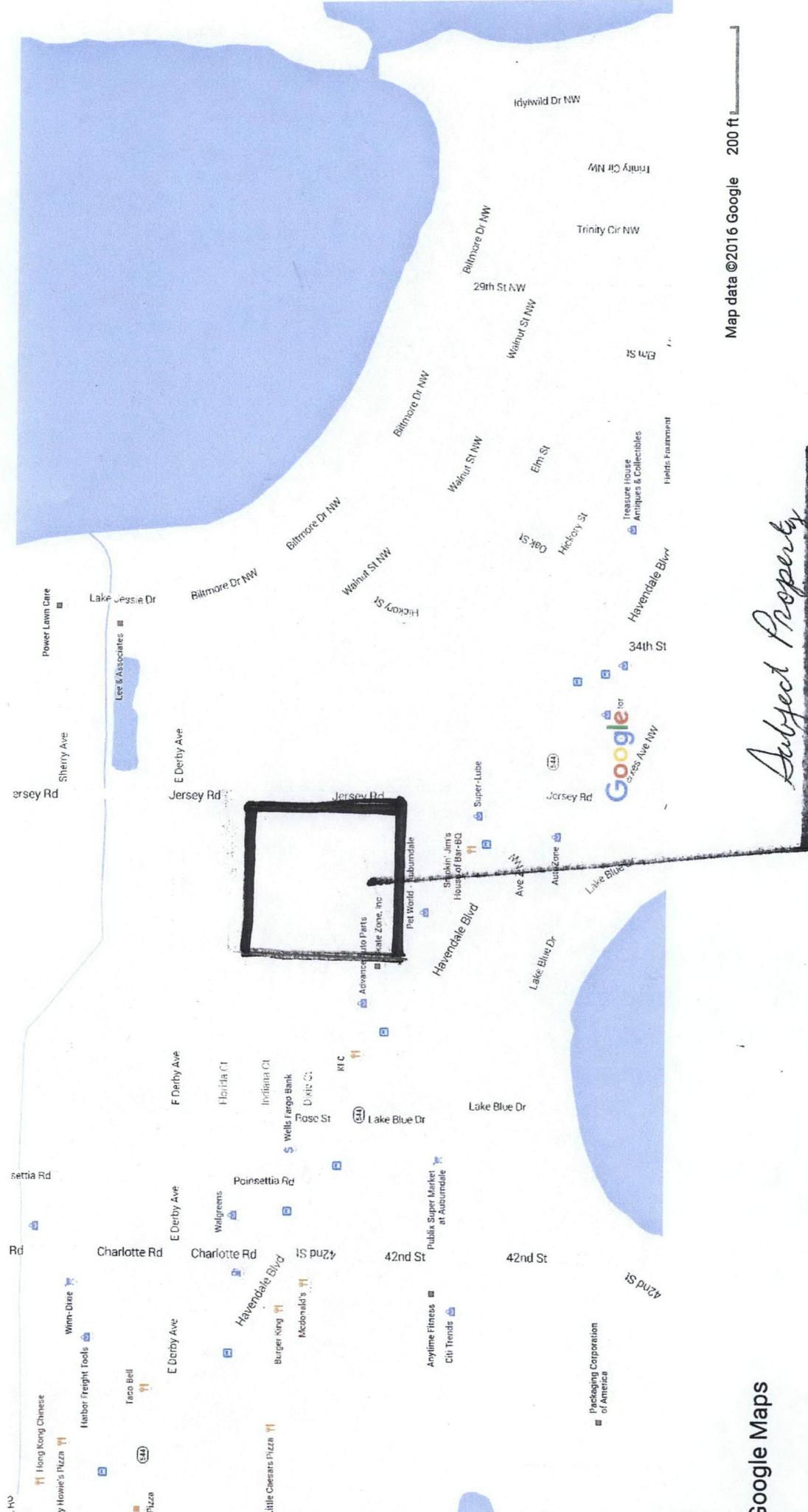
Preliminary Site Plan



**FORUM**  
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 407-835-1400 • www.ForumArchitecture.com • A002731

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*4 Story apartment buildings*

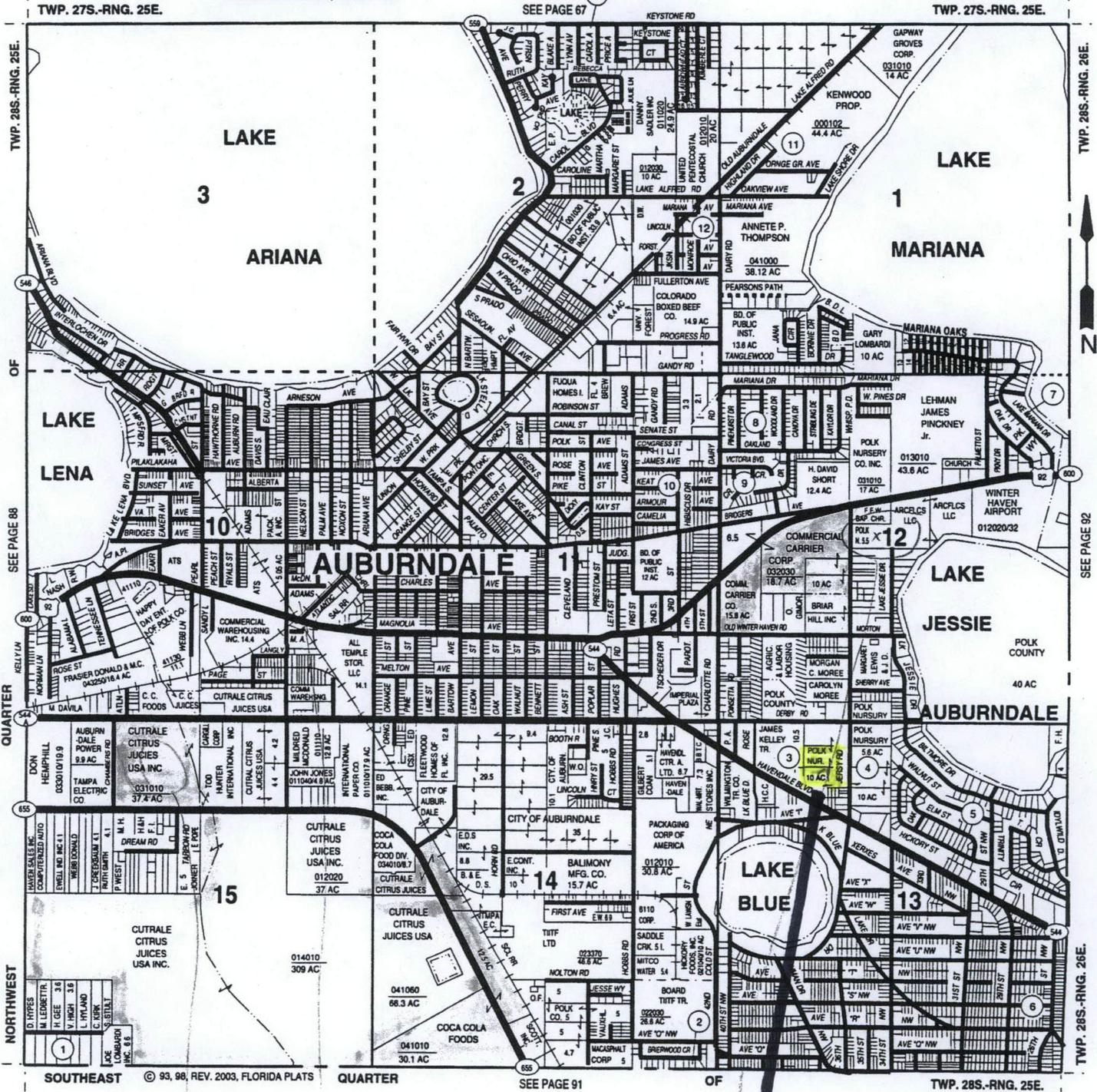
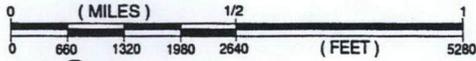


*Subject Property*

Map data ©2016 Google 200 ft

TWP. 28S.-RNG. 25E.

NORTHEAST QUARTER  
POLK COUNTY, FLORIDA



TWP. 28S.-RNG. 25E.

TWP. 27S.-RNG. 25E.

TWP. 28S.-RNG. 25E.

SEE PAGE 88

SEE PAGE 67

SEE PAGE 92

QUARTER

SEE PAGE 91

TWP. 28S.-RNG. 25E.

SOUTHWEST

© 93, 98, REV. 2003, FLORIDA PLATS

QUARTER

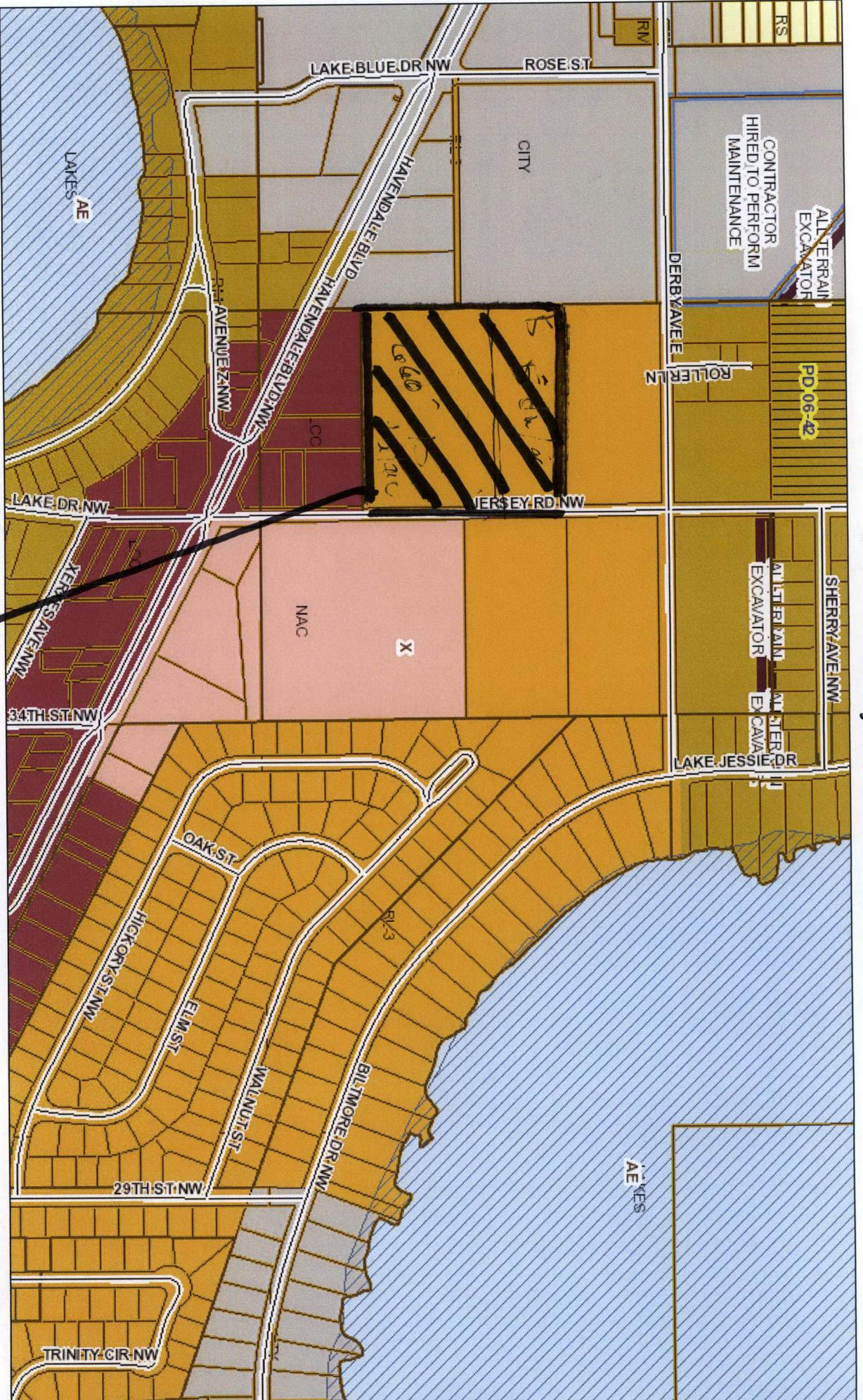
OF

TWP. 28S.-RNG. 25E.

*Abandoned Nursery*



# Polk County Data Viewer



February 22, 2016

Subject Site