



330 West Church Street  
PO Box 9005 • Drawer GM03  
Bartow, Florida 33831-9005

PHONE: 863-534-6792  
FAX: 863-534-6407  
[www.polk-county.net](http://www.polk-county.net)

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**LAND DEVELOPMENT DIVISION**

**AGENDA FOR DEVELOPMENT REVIEW COMMITTEE**

DATE: March 11, 2016  
TO: Development Review Committee Members  
FROM: John M. Bohde, AICP, Director  
Tom Pierce, Sr. Development Review Specialist  
SUBJECT: **Meeting Schedule for March 24, 2016**

The Development Review Committee will meet on **Thursday, March 24, 2016 in the Land Development Division (Planning Conference Room 2<sup>ND</sup> 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

## LEVEL 1 APPLICATIONS

### PRE-APPLICATION

- 1.) MAP AMENDMENT POLICY 2.114-A2  
ALBERT FREDERICK  
(863)534-6455 x                      Project #: **58562**                      253020-000000-014030  
Map Amendment to change 16.73 acres from PM to A/RR.                      253020-000000-013020
  
- 2.) CROSS  
DONNA CROSS  
(863)221-2073 x                      Project #: **58563**                      232717-000000-021050  
The applicant would like to know what could this property be used for with a land use change to commercial.
  
- 3.) POLO PARK HOA  
POLO PARK HOA INC  
(863)420-1591 x                      Project #: **58564**                      262501-000000-043020  
The applicants would like to have storage and RV parking on this vacant parcel.
  
- 4.) TEXT AMENDMENT  
VINCENT K TO  
(863)559-7388 x                      Project #: **58565**                      252809-000000-044060  
A Text Amendment that would allow for a hotel to be used in conjunction with a permitted Conditional Use.
  
- 5.) PIOTROWSKI  
ANTHONY PIOTROWSKI  
(863)397-9884 x                      Project #: **58572**                      242809-176500-000070  
The applicant is trying to pull a permit for electrical for this unit. The Building Division would not issue a permit because it is non conforming.
  
- 6.) GAY  
DANIEL GAY  
(863)272-8304 x                      Project #: **58573**                      232733-000000-031007  
Text amendment, the applicant would like to build a duplex on this parcel, the land use is RS.
  
- 7.) COLT CREEK STATE PARK CAMPGROUND  
C HEWITT  
(850)245-2798 x                      Project #: **58574**                      232519-000000-011000  
This proposed Colt Creek State Park Campground consists of the development of R/V staging areas with an associated winding access roadway and comfort amenities as part of a two phased project.

## LEVEL 2 APPLICATIONS

### DRIVEWAY ONLY/NON-RESIDENTI

- 8.) EAGLE RIDGE MALL TRACT 9  
DAN LEWIS  
(863)669-0108 x                      Project #: **58523**                      272916-000000-042140  
Proposed driveway to connect 6.62 acre retail site in City of Lake Wales to Chalet Suzanne Rd.                      272916-000000-024020

### NON-RESIDENTIAL SITE PLAN



- 16.) WINSLOW'S POINTE  
SARAH CASE  
(863)940-9979 x Project #: 58533  
to modify Condition 12 to include CAC uses
- PD 10-01M  
MAJOR MODIFICATION  
273026-000000-021000

**LEVEL 3 SIGN VARIANCE**

- 17.) RIGHT TRAILERS  
CHRISANN BERNARDIN-SOPER  
(863)619-8260 x Project #: 58555  
sign height
- SVAR 16-02  
232714-000000-021040

**LEVEL 3 VARIANCE SETBACKS**

- 18.) BLACKBURN VAR 16-  
PAUL BLACKBURN  
(863)528-5564 x Project #: 58560  
A setback variance
- VAR 16-45  
283019-947400-004025

**LEVEL 4 APPLICATIONS**

**LEVEL 4 LARGE COMP PLAN AMEN**

- 19.) HIGHLANDS REGIONAL ACTIVITY CENTER  
SARAH CASE  
(863)940-9979 x Project #: 58530  
change 60 +/- acres from RL-1 to RAC and 20 +/- acres from RL-1 to RM
- CPA 16D-01  
242904-000000-031010
- 20.) MADDOX RANCH  
SARAH CASE  
(863)940-9979 x Project #: 58531  
change 69.5 +/- acres from RL-1 to L/R
- CPA 16D-02  
232803-000000-024010  
232803-021000-000102  
232803-021000-000202  
232803-021000-000302  
232803-021000-000301
- 21.) WARNER UNIVERSITY CPA  
KENDALL PHILLIPS  
(863)221-2298 x Project #: 58536  
change 15 +/- acres from RMX to INSTX
- CPA 16D-03  
273034-000000-012020
- 22.) CLAY CUT CPA  
GEORGE REINHART  
(352)377-5821 x Project #: 58553  
to change 210 +/- acres from A/RR to INST-2
- CPA 16D-04  
272803-000000-021010  
272803-000000-021020  
272803-000000-023010  
272803-000000-023020  
272803-000000-041010  
272803-000000-041050  
272803-000000-041060  
272803-000000-044041  
272803-000000-042001  
272803-000000-022001
- 23.) HOLLY HILL GROVE ROAD  
DENNIS WOOD, P. E.  
(863)940-2040 x Project #: 58554  
change 74.18 +/- acres from ECX to RMX
- CPA 16D-05  
272619-705000-020140  
272619-705000-020180  
272619-705000-020150

24.) SANLAN RV & GOLF RESORT  
 SARAH CASE  
 (863)940-9979 x Project #: 58558  
 change 422 +/- acres from RL-1 to L/R

272619-705000-020030  
 272619-705000-020171  
 272619-705000-020110  
 272619-705000-020130  
 272619-705000-020210  
 272619-705000-020120  
 272619-705000-020220

CPA 16D-06

242903-000000-033010  
 242904-000000-011020  
 242904-000000-013010  
 242904-000000-012010

25.) SHELL CPA  
 STEVE SLOAN  
 (863)533-9095 x Project #: 58559  
 CHANGE 146.3 FROM BPC-1X to RL-4X

CPA 16D-07

272614-000000-021010

**LEVEL 4 DISTRICT CHANGE**

26.) WARNER UNIVERSITY DISTRICT  
 KENDALL PHILLIPS  
 (863)221-2298 x Project #: 58537  
 to change 15 +/- acres from INSTX TO INST-2X

LDC 16D-04

273034-000000-012020

27.) CLAY CUT LDCD  
 GEORGE REINHART  
 (352)377-5821 x Project #: 58557  
 change 210 +/- acres from INST-1 to INST-2

LDC 16D-05

272803-000000-021010  
 272803-000000-021020  
 272803-000000-022001  
 272803-000000-023010  
 272803-000000-023020  
 272803-000000-041010  
 272803-000000-041050  
 272803-000000-041060  
 272803-000000-042001  
 272803-000000-044041

**LEVEL 4 PLANNED DEVELOPMENT**

28.) SAND MINE ROAD  
 CATHERINE MCCLOY  
 (813)223-9500 x Project #: 58535  
 to allow a self-storage facility including an office, managers residenta and availability  
 of boat/rv storage

PD 16-07

262513-000000-032040

**LEVEL 5 APPLICATIONS**

**LEVEL 5 PLAT REVIEW**

29.) SOLIVITA 1F-UNIT 2 PLAT  
 BRIAN HEFNER  
 (407)383-6900 x Project #: 58497  
 Requesting to plat 96 lots on 27.75 acres.

282714-933550-002100



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

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: 3-24-16

Project Number (For office use only) 58562

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 [ ] Text Amendment [x] Map Amendment

Acres 16.73

Tax Identification Number

Table with 3 columns: Section-Township-Range, Subdivision #, Parcel #. Rows include Parcel ID Number(s) with values like S 20 T 30 R 25, 000000, 014030.

Current Land Use District Phosphate Mining (PM)

Current Development Area Rural Development Area (RDA)

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

The property owners are seeking a land use change from Phosphate Mining (PM) to Agriculture/Residential Rural (A/RR). According to Policy 2.114-A2 (Designation and Mapping) states "Property not meeting the criteria under Policy 2.114-A2 (Designation and Mapping of Phosphate Mining Land) but designated as Phosphate Mining on the Polk County Future Land Use Map Series, may be developed residentially but the County must initiate a Comprehensive Plan amendment soon after to recognize the new land use. Agricultural/Residential-Rural (A/RR) development criteria specified under Section 2.121-A with the exception of Policy 2.121-A2.E.2 (Rural Mixed Use Developments) will be used; and, the applicant must show documentation proving the property was not owned by a phosphate mining company prior to May 1, 1991, the Plan's adoption date. Property purchased from a phosphate company after this date will not be considered an error."

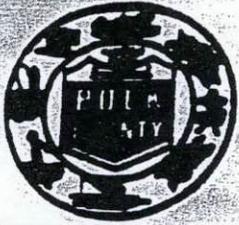
Based on the information provided by the Polk County Appraiser's Office, parcel 253020-000000-014030 is an 8.86 +/- acres tract with a 1,222 sq ft single-family home. This home was constructed on site in 2009. However, additional research through the inspection of aerial photos revealed that a home was on site in 1964. The previous home was demolished in May 2009. Parcel 253020-000000-013020 is a 7.87 +/- acres tract with a 2,807 sq ft single-family home was constructed on site in 1990.

Both properties have the Future Land Use designation of PM and are requesting A/RR because the use and activity is not consistent with the purpose and intent of the PM land use designation. There were homes on site prior to the adoption of the Comprehensive Plan in 1991.

Staff will need to determine if these parcels have been identified in the mining plan.







Comprehensive Plan  
Polk County, Florida

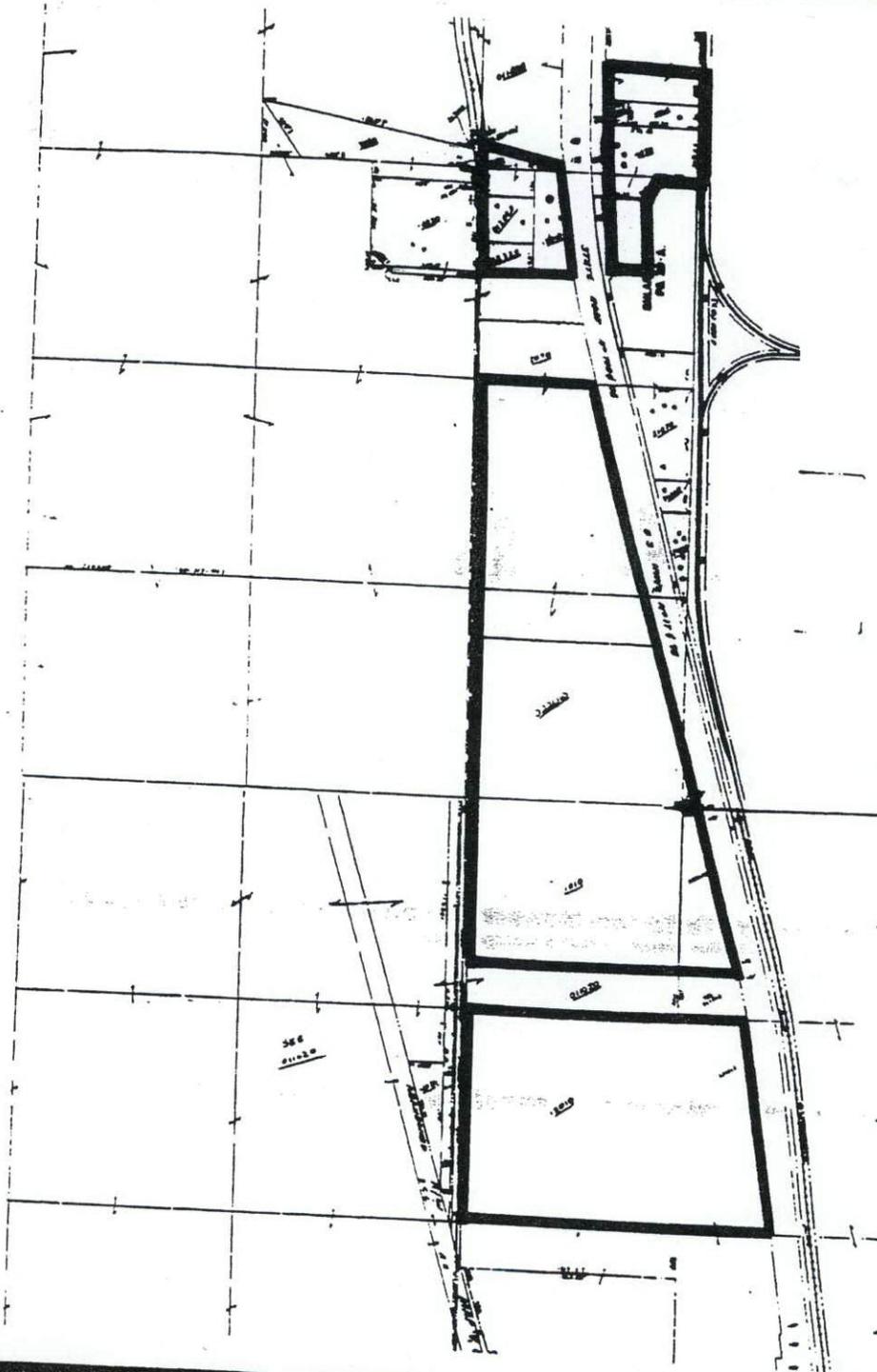
Number : 28-Orig-BPC-02  
Land Use : Business Park Center  
Location : U.S. Hwy 17/92  
Sec 20,28,29 Twp S. 30

Rng E. 25

Revised: CPA-97B-17

N

N.T.S.



POLICY 2.113-C5: ADJACENT DEVELOPMENT – Subject to the criteria and requirements of Section 2.125-C relating to Transitional Areas, development adjacent to a Office Center may include the following uses: Medium and High Residential, Neighborhood Activity Centers, Institutional, and Recreation and Open Space.

### **SECTION 2.114 PHOSPHATE MINING**

**OBJECTIVE 2.114-A:** The Polk County Plan shall provide for the use and development of mining lands and non-reclaimed phosphate-mined areas within the County through:

- a. the establishment of a "Phosphate Mining" land use classification;
- b. the designation of Phosphate Mining lands on the Future Land Use Map Series; and
- c. through the establishment of development criteria applicable to the development and location of Phosphate Mining lands within the County.
- d. **Property not meeting the criteria under Policy 2.114-A2 (Designation and Mapping of Phosphate Mining Land) but designated as Phosphate Mining on the Polk County Future Land Use Map, may develop their property residentially but the County must initiate a Comprehensive Plan amendment soon after to recognize the new land use. Agricultural/Residential-Rural (A/RR) development criteria specified under Section 2.121-A with the exception of Policy 2.121-A2.E.2 will be used. (Rural Mixed Use Developments).**

POLICY 2.114-A1: CHARACTERISTICS – Phosphate Mining areas are generally characterized by existing or proposed phosphate-mining operations, phosphate-mining support facilities, and non-reclaimed phosphate-mined areas.

POLICY 2.114-A2: DESIGNATION AND MAPPING – Phosphate Mining areas shall be designated and mapped on the Future Land Use Map Series as "Phosphate Mining" (PM), and shall include:

- a. all existing phosphate-mining areas and support facilities for which a "Conceptual Mine Plan" has been accepted by the County, and
- b. any non-reclaimed inactive mining areas for which foreseeable development is unlikely, as of the adoption date of the Comprehensive Plan.

**Property not meeting the criteria under Policy 2.114-A2 (Designation and Mapping of Phosphate Mining Land) but designated as Phosphate Mining on the Polk County Future Land Use Map Series, may be developed residentially but the County must initiate a Comprehensive Plan amendment soon after to recognize the new land use. Agricultural/Residential-Rural (A/RR) development criteria specified under Section 2.121-A with the exception of Policy 2.121-A2.E.2 (Rural Mixed Use Developments) will be used; and, the applicant must show documentation proving the property was not owned by a phosphate mining company prior to May 1, 1991, the Plan's adoption date. Property purchased from a phosphate company after this date will not be considered an error.**

POLICY 2.114-A3: PERMITTED ACTIVITIES – The following activities shall be permitted within the Phosphate Mining land use category as mapped pursuant to Policy 2.114-A2:

- a. Phosphate mining and allied industries;
- b. Land reclamation;
- c. Agriculture and Farmworker housing under specific design parameters listed in the Land Development Code not to exceed an intensity of sixteen (16) workers per acre.
- d. Other land uses with conditional approval which are compatible and related with the extraction and processing of phosphate; and
- e. Subject to the adoption of a Comprehensive Plan amendment, any activities permitted within the following land use designations, which are appropriate for the redevelopment of lands formally utilized for phosphate mining operations and which demonstrate compliance with the Comprehensive Plan criteria for each use:
  1. Preservation
  2. Recreation and Open Space
  3. Leisure/Recreation
  4. Institutional
  5. Rural Cluster Centers
  6. Tourism Commercial Centers
  7. Business Park Centers
  8. Industrial
  9. Rural Mixed-Use Developments
  10. New Communities
  11. Agricultural/Residential Rural only

POLICY 2.114-A4: FUTURE DEVELOPMENT OF PM LAND – Polk County shall promote the redevelopment of PM lands by encouraging master planned developments incorporating land uses permitted within Rural Development Areas. Applications for land use amendments will be reviewed by the “Phosphate Mining Review Group.” The applicant will be required to submit appropriate data and analysis as required by the amendment process, a copy of the reclamation plan including the subject site(s), and narrative establishing how the proposed land use(s) follows or conforms to the reclamation plan. The proposal shall demonstrate

consistency with the goals, objectives, and policies of the Plan, including, county-wide land use needs, compatibility with adjacent uses, and protection of existing natural resources.

The “Phosphate Mining Review Group” will be composed of a representative from each of the following agencies:

- Department of Environmental Protection, Bureau of Mine Reclamation
- Central Florida Regional Planning Council
- Phosphate Mining Industry
- Florida Institute of Phosphate Mining Research
- Florida Fish and Wildlife Conservation Commission
- Polk County Planning
- Polk County Natural Resources
- Polk County Cooperative Extension Services, Soils Conservation

These applications for land use amendments shall be reviewed by the Group prior to application being accepted by the County.



PRE-APPLICATION CONFERENCE

RECEIVED

\$100.00 FEE

MAR 3 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: 3-24-16

Project Number (For office use only) 58563

Donna Marie Cross (863) 221-2073
APPLICANT/PROJECT NAME PHONE

FAX

3818 Duff Rd, Lakeland, FL 33810
MAILING ADDRESS

gatorboy1978@gmail.com
E-mail Address

Danny Temples (863) 604-1930
CONTACT PERSON (if different from applicant) PHONE

FAX

308 Bolender Rd, Auburndale, FL 33823
MAILING ADDRESS

gatorboy1978@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 [ ] Text Amendment [ ] Map Amendment

Acres 1.6

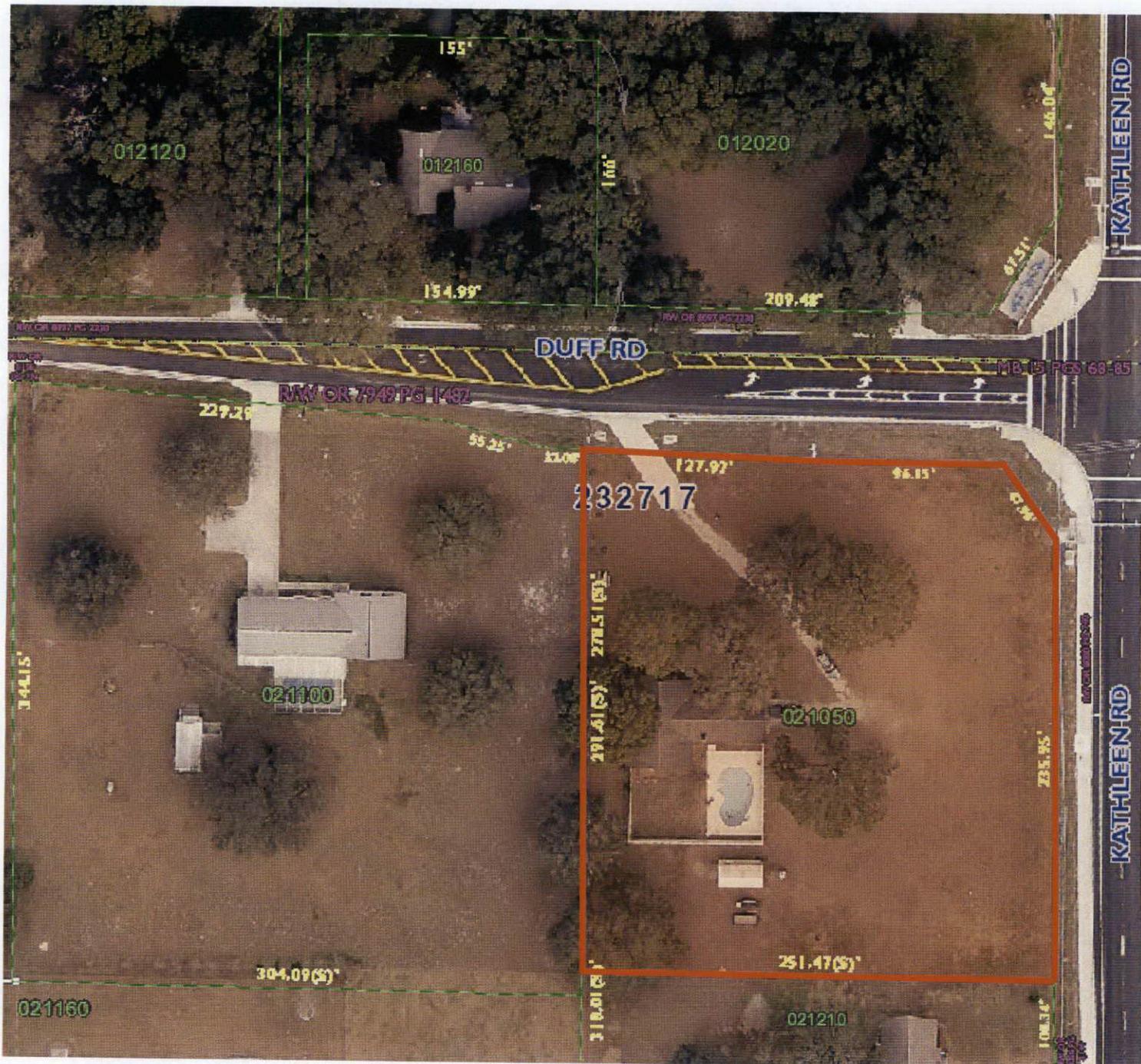
Tax Identification Number

Table with columns: Section-Township-Range, Subdivision #, Parcel #. Row 1: S 17 T 27 R 23, 000000, 021050. Row 2: S T R -, -. Row 3: S T R -, -.

Current Land Use District Residential Suburban (RS)

Current Development Area Suburban Development Area (SDA)

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



Property at 3818 Duff Rd is for sale.

We are marketing the commercial market.

Donna Cross would like to see what would  
be approved to be built on the property if  
land use were changed to commercial.

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

**PRE-APPLICATION CONFERENCE**

**\$100.00 FEE**

**POLK**  
COUNTY  
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: 3-24-16 Project Number (For office use only) 58564

POLO PARK HOA 863-420-1591 863-420-4071  
APPLICANT/PROJECT NAME PHONE FAX

1744 CHALLENGER AVE DAVENPORT, FL 33897 POLOPARKHOA@OLPCON.VN  
MAILING ADDRESS E-mail Address

PETER S SAMPIERA SR 863-424-5704 407-592-2718  
CONTACT PERSON (if different from applicant) PHONE FAX CELL

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 01 T 25 R 26 - 000000 - 643020  
(8 digits)

S T R - -

S T R - -

Current Land Use District Residential Medium RMX

Current Development Area DATSOA GREEN SWAMP PUO 81-25

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

# POLO PARK HOMEOWNER ASSOCIATION, INC.

1744 Challenger Avenue <> Davenport, FL 33897  
Phone: 863-420-1591 <> Fax: 863-420-4071

## FAX

DATE: 2/29/16

NUMBER OF PAGES: 3  
(Including cover sheet)

TO:

COMPANY: LAND DEVELOPMENT

PHONE:

FAX: 863-534-6407

FROM: Polo Park HOA

PHONE: 863-420-1591

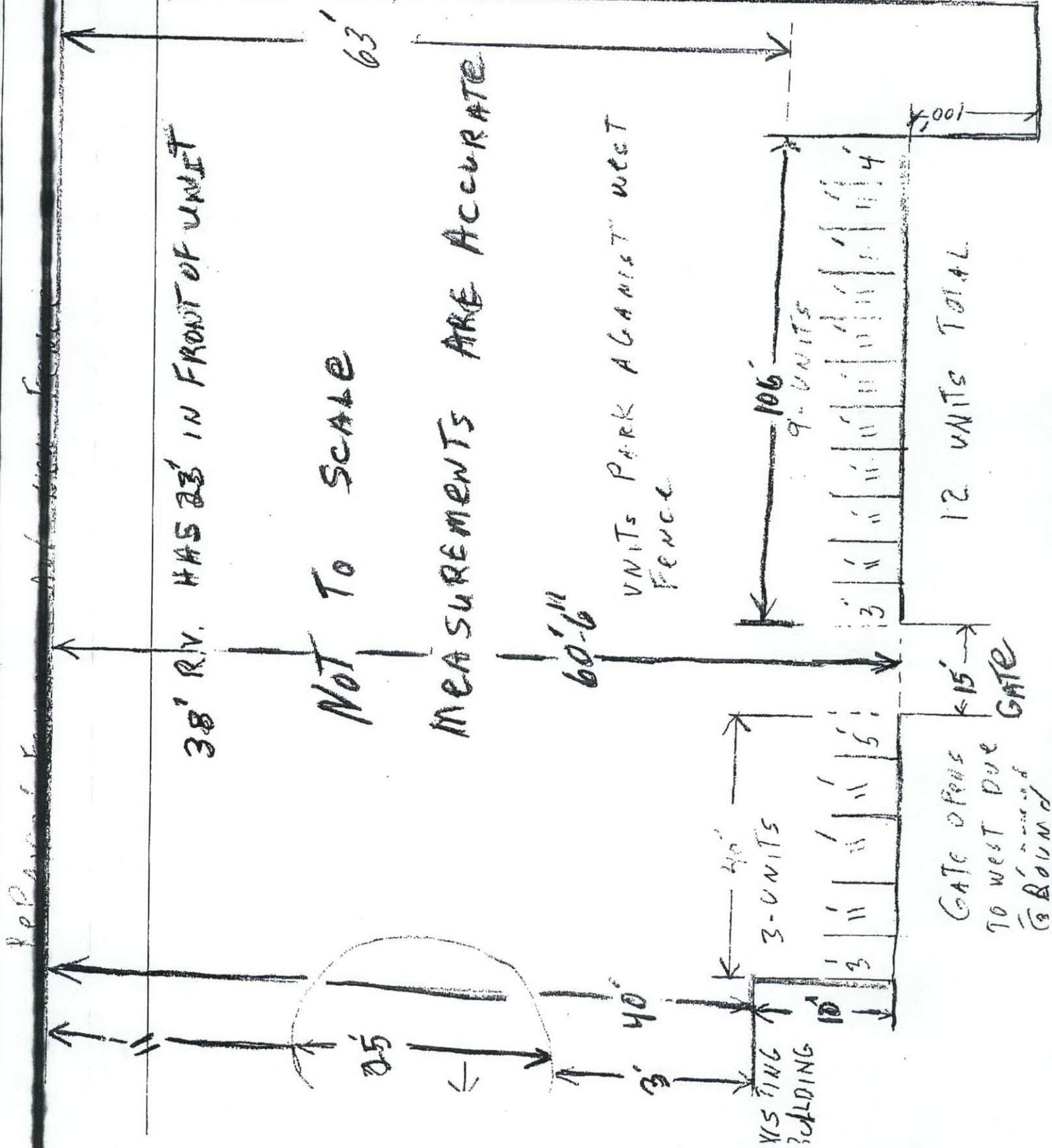
FAX: 863-420-4071

RE: Conference

MESSAGE: STORAGE AND RV PARKING  
ON VACANT PIECE OF LAND

# SWAMP

## UTILITY RIGHT OF WAY



4/12/13

Property Search

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

**Parcel Details: 26-25-01-000000-043020**

Tax Est Prt Calc PRC Trim

**Owners**

POLO PARK HOA ASSOCIATION INC 100%

**Mailing Address**

Address 1 **1744 CHALLENGER AVE**  
Address 2  
Address 3 **DAVENPORT FL 33897-6407**

**Site Address**

Address 1 **101 HYDE PARK CIR**  
Address 2  
City **DAVENPORT**  
State **FL**  
Zip Code **33897**

**Parcel Information**

Neighborhood **110741.00**  
[Show Recent Sales in this Neighborhood](#)  
Subdivision **NOT IN SUBDIVISION**  
Property (DOR) **Vacant HOA Appurtenant Common**  
Use Code **Elements (Code: 7040)**  
Creage **1.01**  
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 not be used when conveying property. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.

BEG 70 FT E OF NW COR OF SW1/4 OF SW1/4 RUN N 270.73 FT E 162 FT S 270.44 FT W 162 FT TO POB (AKA: POLO PARK HOA COMMON AREA)

**Area Map**



**Mapping Worksheets (plats) for 262501**

[Mapping Worksheet Info](#)  
[Section 262501.pdf](#)

**Sales History**

Note: If the deed does not have a blue link to official records, the deed is not available through the online records of the Clerk of the Circuit Court. In order to obtain a copy of this deed you will need to contact the Clerk's Indexing Department at 863-534-4524.

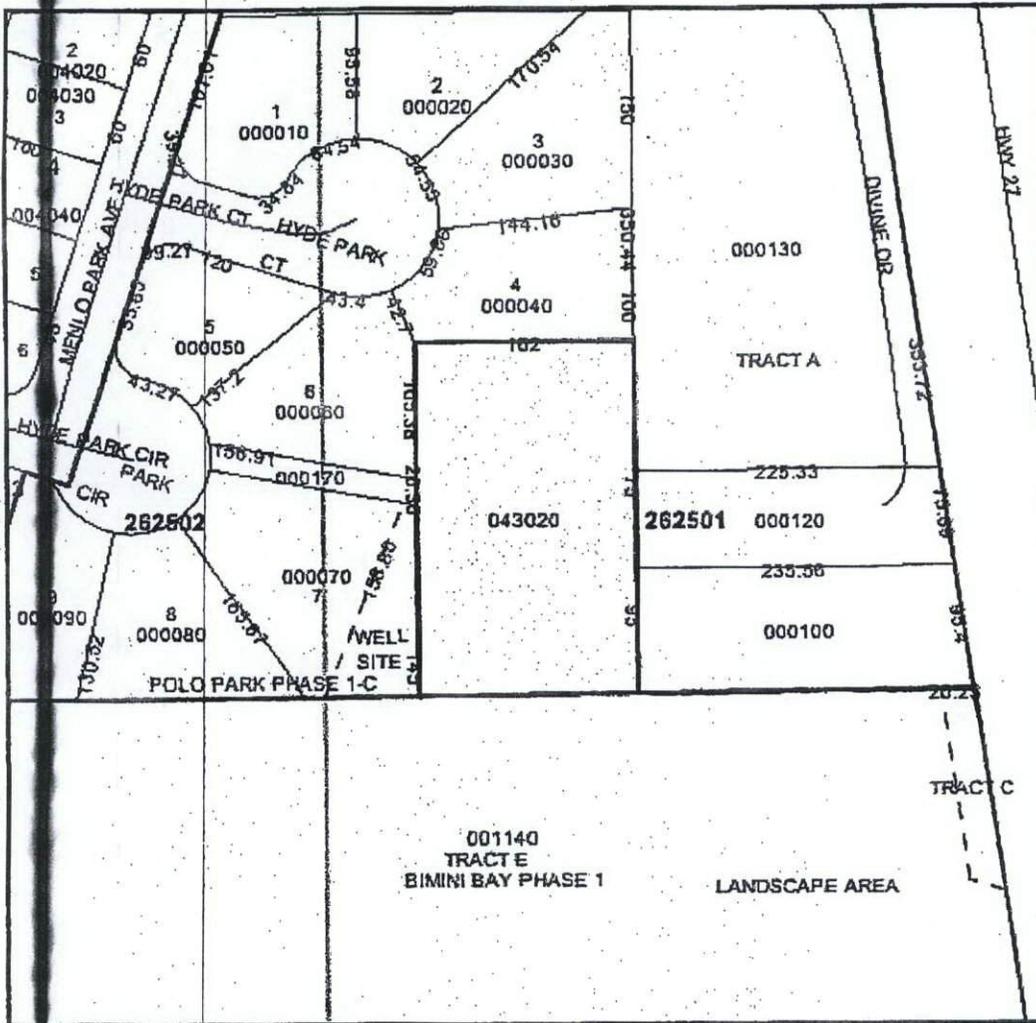
4/12/13

# Polk County Property Appraiser

Internet Mapping

Select Language

Powered by Google Translate



DISCLAIMER: All maps are worksheets used for illustrative purposes only. They are not surveys. The information is provided "as is."



**PRE-APPLICATION CONFERENCE**

**\$100.00 FEE**

**Growth Management Department  
Land Development Division**  
330 W. Church St.  
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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: 3-24-14

Project Number (For office use only) 58565

Vincent K To / Hotel (863) 559-7388  
**APPLICANT/PROJECT NAME** PHONE

vinvince@gmail.com  
FAX

1052 US HWY 92, Auburndale, FL 33823-9585  
**MAILING ADDRESS**

E-mail Address

Staurt Artman (863) 581-9546  
**CONTACT PERSON** (if different from applicant) PHONE

FAX

4000 State Road 60 East, Mulberry, FL 33860  
**MAILING ADDRESS**

stuart.artman@moodyeng.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  Text Amendment  Map Amendment

Acres 3.67

**Tax Identification Number**

	Section-Township-Range	-	Subdivision #	-	Parcel #
Parcel ID Number(s): (18 digits)	<u>S 09 T 28 R 25</u>	-	<u>000000</u>	-	<u>044060</u>
	<u>S T R</u>	-		-	
	<u>S T R</u>	-		-	

**Current Land Use District** High-Impact Commercial Center (HIC)

**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.

March 4, 2016

Pre Application Conference

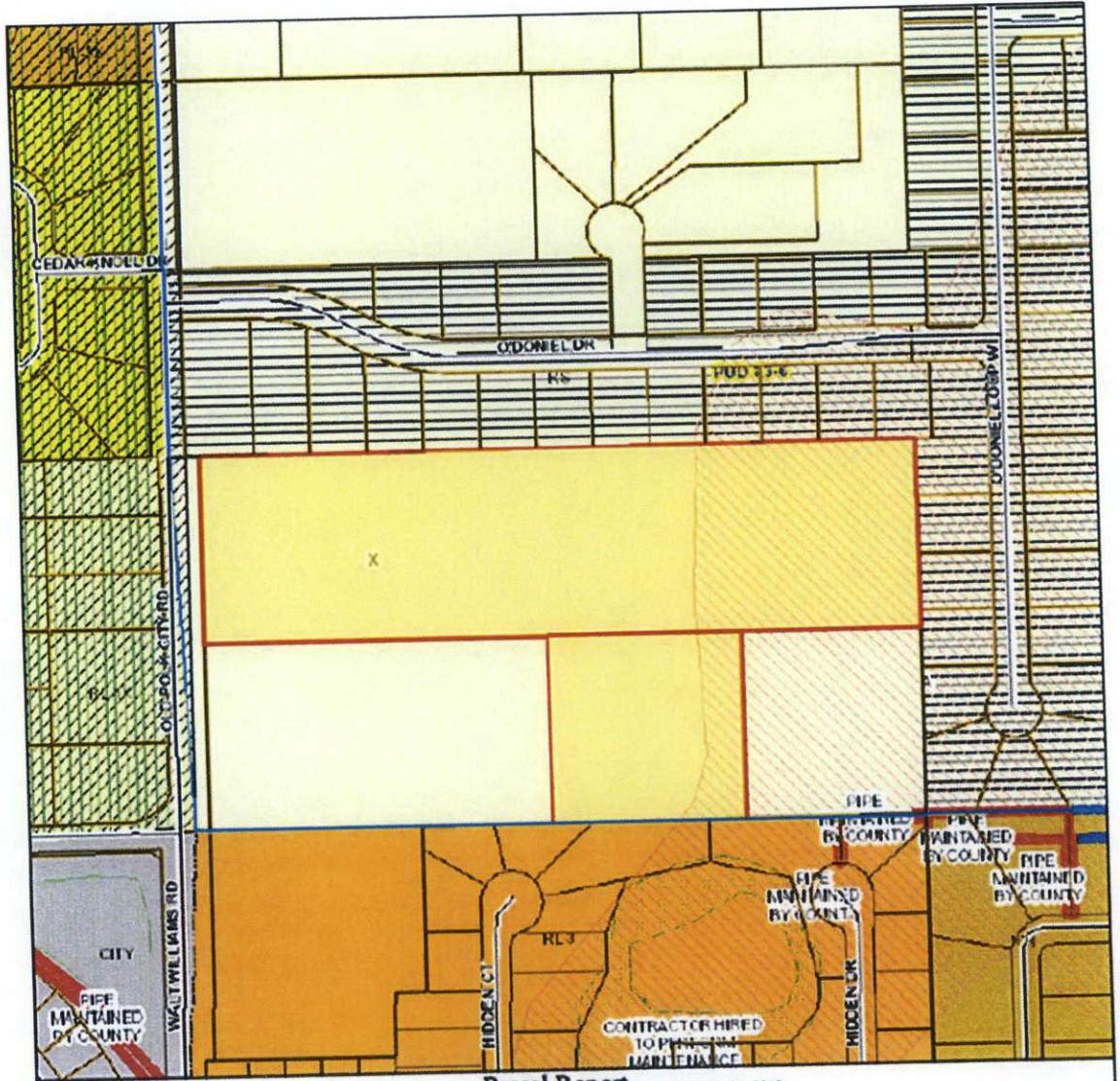
Parcel #: 092825 000000 044060

Project Narrative:

Table 2.1 Standard Land Use District does not allow use for a hotel with as a Permitted or Conditional Use. This Application Conference request is filed to request a meeting to determine if this use can be allowed and what action must be taken to secure that use.



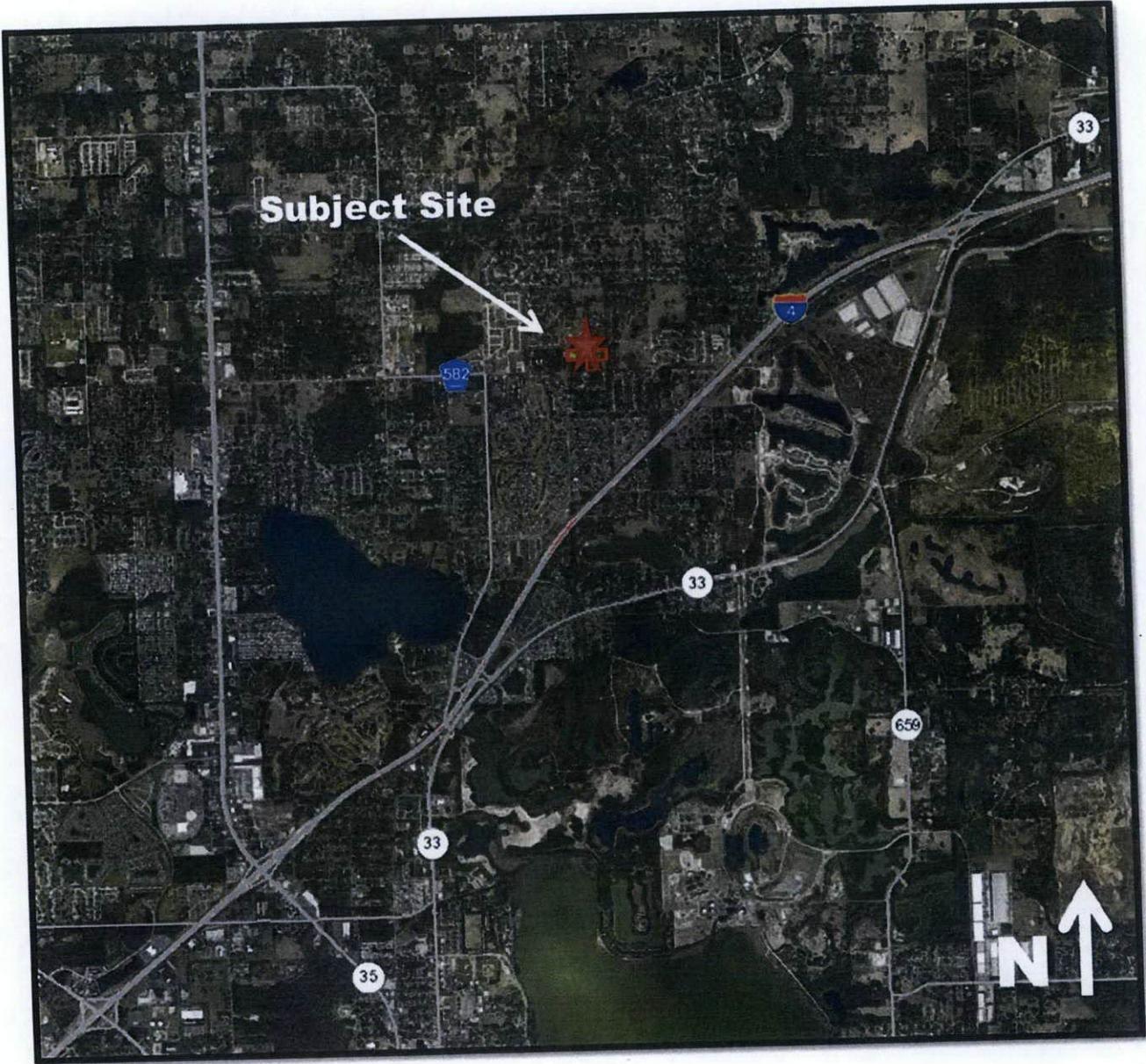
2014 Aerial Photo



**Parcel Report**  
 ID: 242717800008044625 Date: 2/1/2016

---Future Land Use---  
 Future Landuse (FLU) District: R5  
 Development Area: SDA  
 Selected Area Plan (SAP): No  
 Green Swamp Area of Critical State Concern (ACSC): No  
 Green Swamp Special Protection Area (SPA): No  
 ---Zoning Info---  
 Planned Unit Development (PUD): No  
 Planned Development (PD): No  
 Suburban Planned Developments (SPD): No  
 ---Flood Info---  
 FEMA Floodway: No  
 FEMA 100-year Floodzone: X  
 Wetlands: No  
 ---Service District---  
 Impact Fee District: E. WEST  
 Utilities Service Area (water): Northwest Regional . . .

## Future Land Use Map and Report



Location Map



# 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

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: 3-24-16

Project Number (For office use only) 58572

Anthony Piotrowski (863) 397-9884  
 APPLICANT/PROJECT NAME PHONE

FAX  
 apiotrowskijr@gmail.com

5565 Grey Hawk Ln Lakeland FL 33810  
 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 .09

### Tax Identification Number

Section-Township-Range - Subdivision # - Parcel #  
 Parcel ID Number(s): S 24  T 28  R 091 - 176500 - 000070  
 (18 digits)

S T R - -

S T R - -

Current Land Use District Residential Low-1 (RL-1)

Current Development Area Suburban Development Area (SDA)

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

I am trying to pull a permit and put  
POWER on a unit that has been without  
POWER for a now determined length of time.  
The unit has been deemed now conforming  
but is surrounded by other units like it.  
We are attempting to bring the unit up  
to code. Property taxes are due on the  
unit and I am trying to get this resolved  
Prior to releasing the property back to the  
County for back property taxes. The unit  
has water on it and has residents  
living in the unit.

## Property Description

**Parcel ID:** 242809176500000070  
**Owner1:** GOLETZ FREDERICK B  
 ESTATE  
**Location  
 Address:** 1323 PENNEY ROYAL CT  
**City/St/Zip:** LAKELAND FL 33801

**MAP DISCLAIMER:**

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."

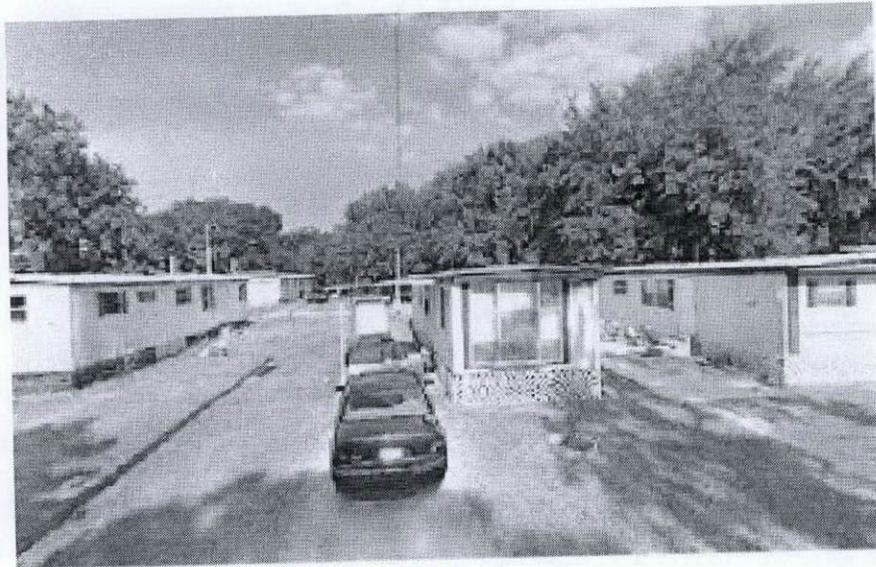
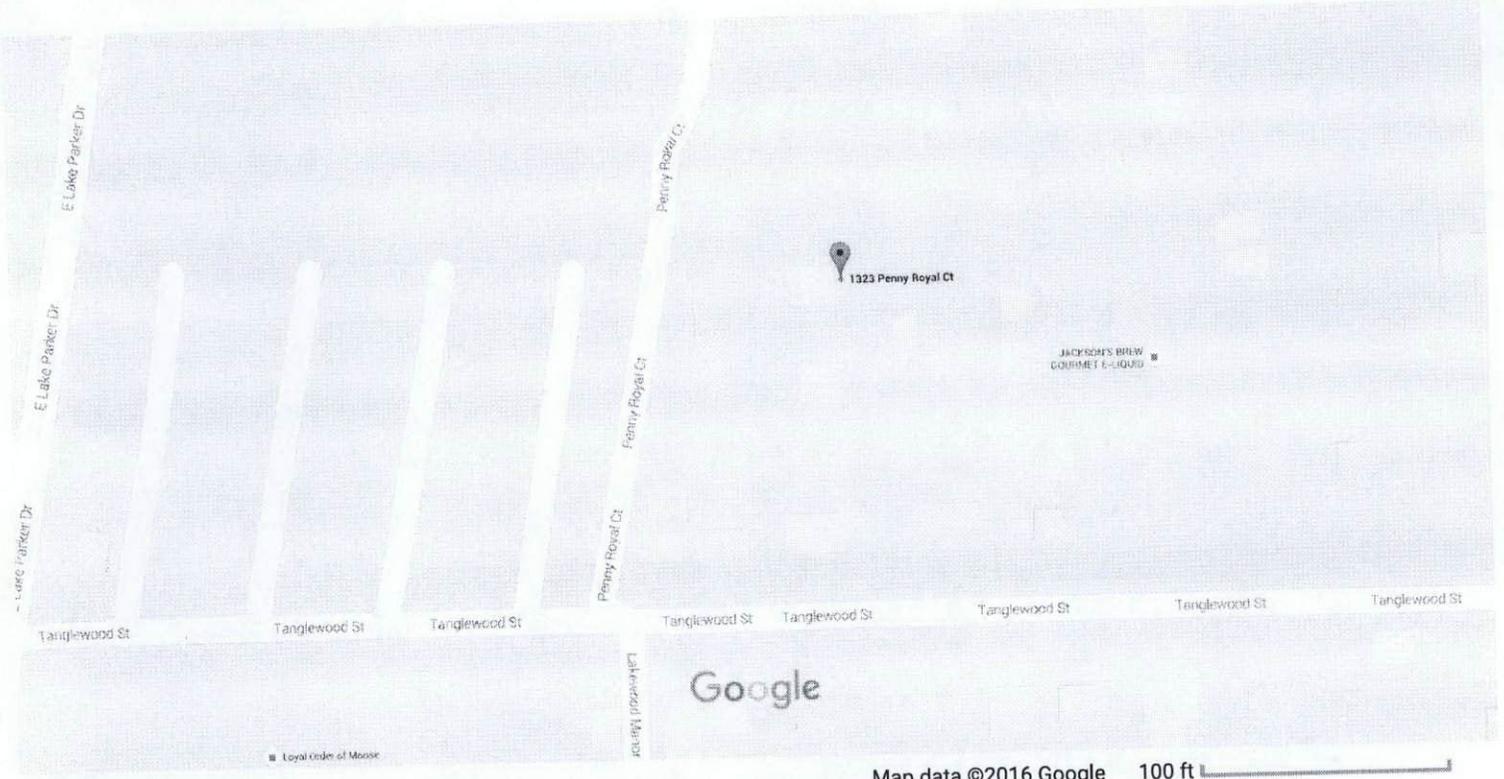
**PROPERTY DESC DISCLAIMER:**

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 not be used when conveying property. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.

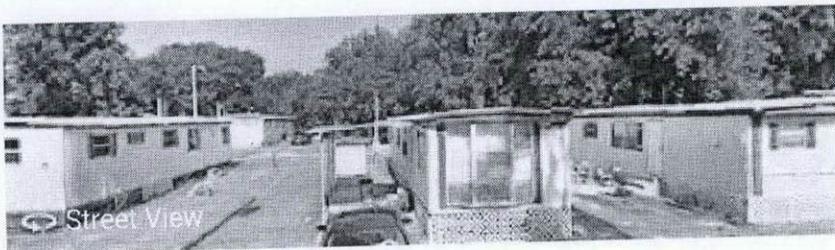
**Property Description:**

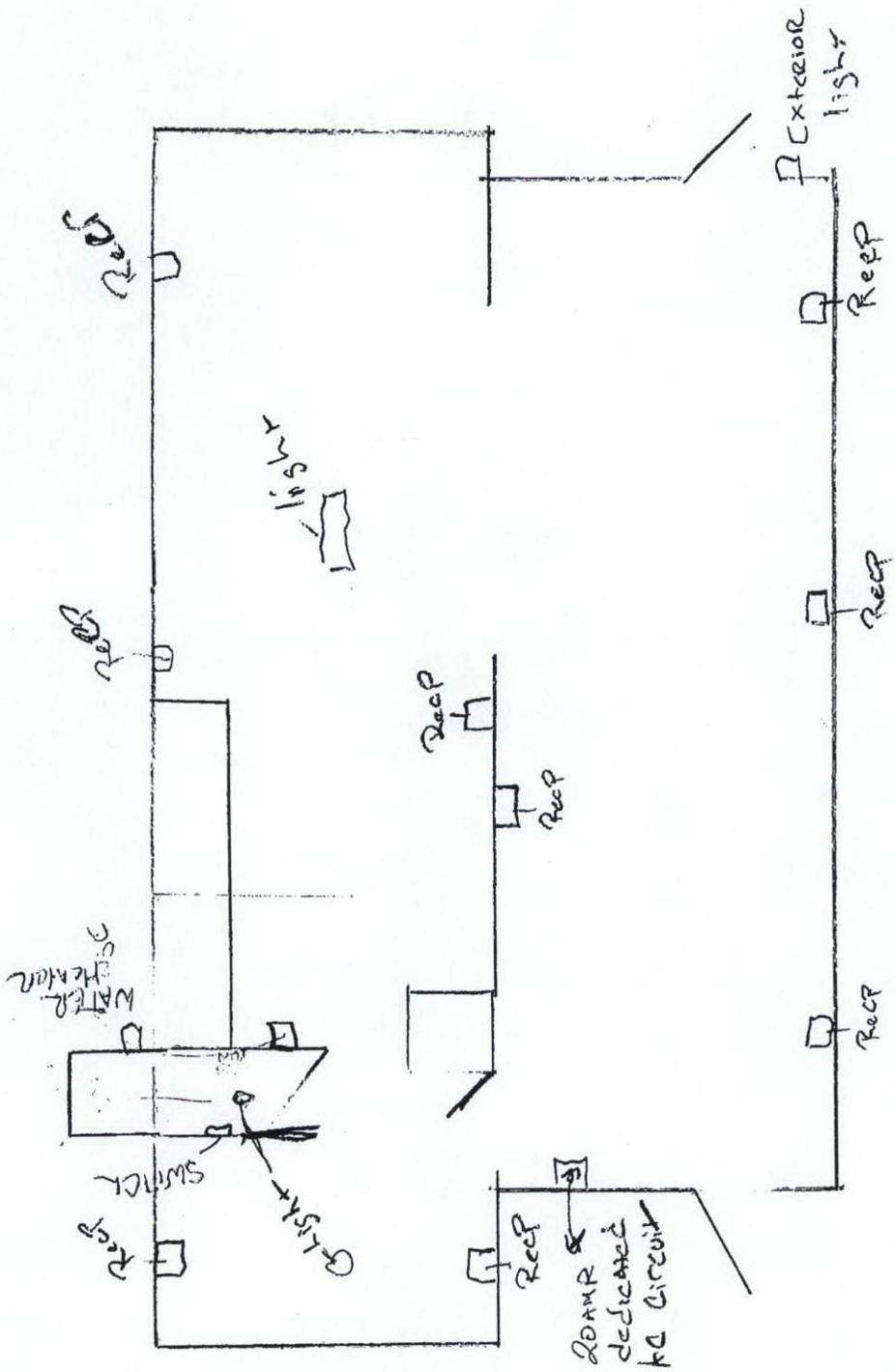
ARNOLDS SUBDIVISION PB 17 PG 26 LOT 7 E 80 FT

# Google Maps 1323 Penny Royal Ct



1323 Penny Royal Ct  
Lakeland, FL 33801





1328 B Penny Royal Ct  
 Lakeland FL 33607



**PRE-APPLICATION CONFERENCE**

**\$100.00 FEE**

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Appointment Date and Time: 3-24-16 Project Number (For office use only) 58573

Daniel Gay (863) 272-8304  
APPLICANT/PROJECT NAME PHONE FAX  
4940 Maple Dr. Lakeland FL, 33810 Daniel.T.Gay@Hotmail.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  Map Amendment  
0.31  
Acres \_\_\_\_\_

Tax Identification Number	Section-Township-Range	Subdivision #	Parcel #
Parcel ID Number(s): <i>(18 digits)</i>	S <u>33</u> T <u>27</u> R <u>23</u>	000000	031007
	S _____ T _____ R _____	_____	_____
	S _____ T _____ R _____	_____	_____

Current Land Use District Residential Suburban (RS)  
Current Development Area Suburban Development Area (SDA)

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

Applicant: Daniel Gay  
4940 Maple Dr. Lakeland FL, 33810  
(863) 272-8304

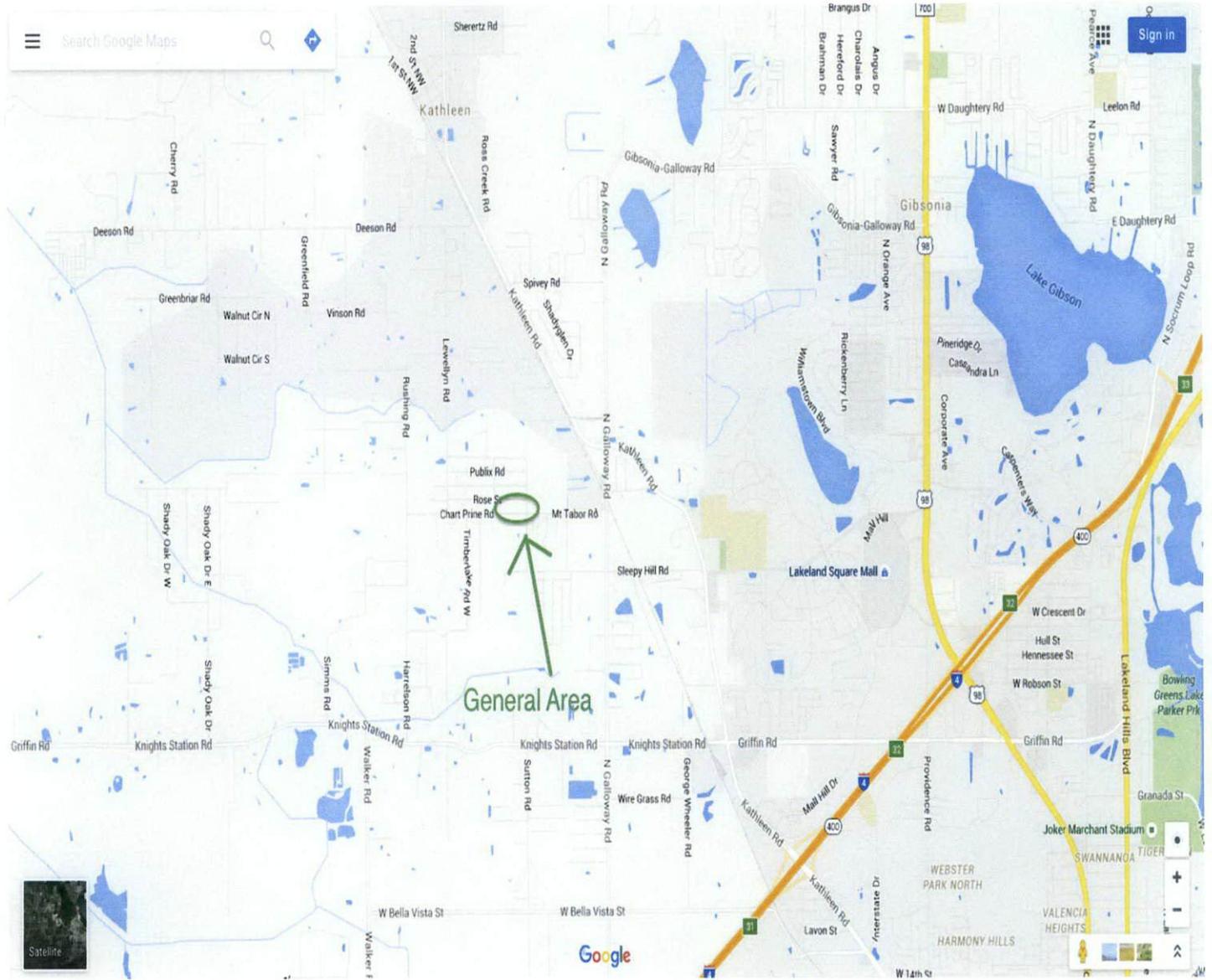
Subject Property: 0 Chart Prine Rd.  
Lakeland FL, 33810

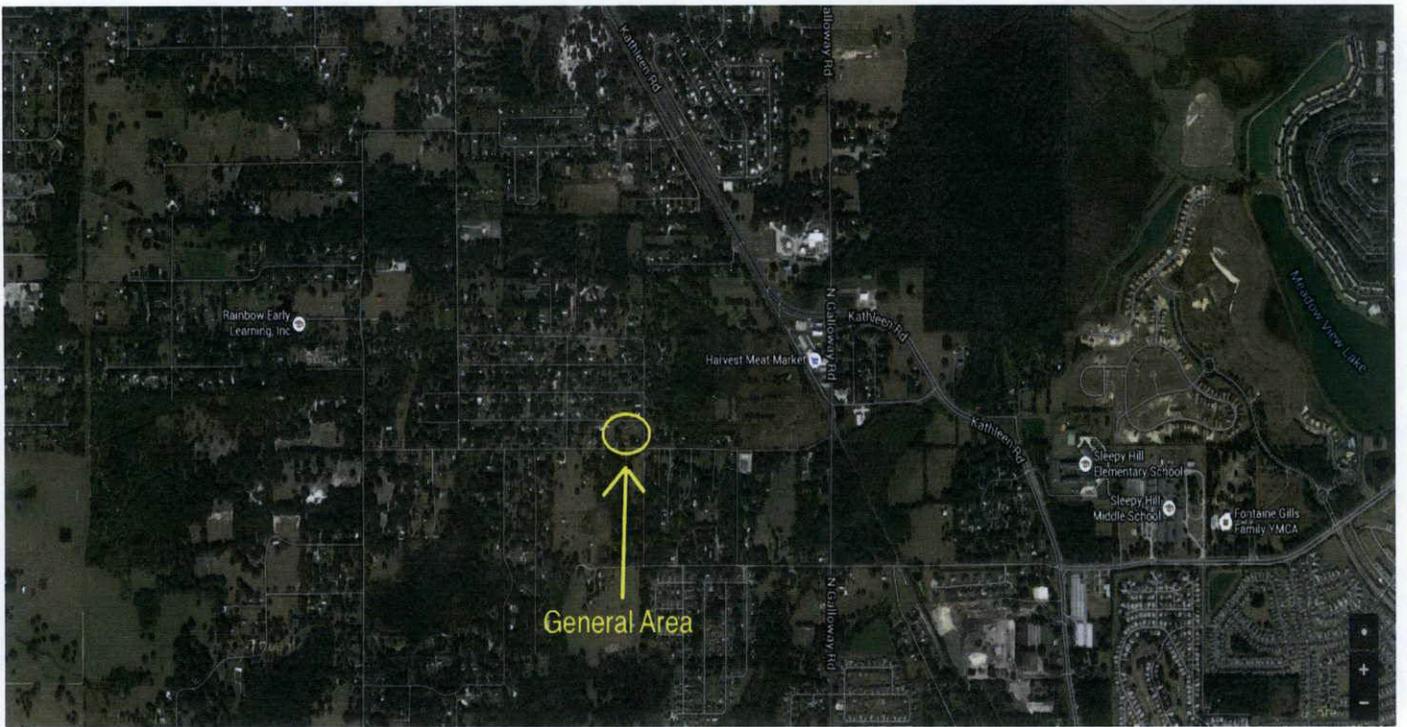
Parcel ID#: 23-27-33-000000-031007

### Summary/Explanation

Seeking approval to build a duplex on the subject property. The land use is currently zoned Residential Suburban, which does not support the construction of a duplex. The duplex being built would mimic the size and features of the near by duplexes. The square footage will be approximately 1600 square feet, block walls, painted exterior with minimal stucco, hip roof, and no garage. Both sides will be 2 bedroom, 1 bath, and will sit on a lot of 0.31 acres or 13,503.6 square feet in Northwest Lakeland.

# Location Map





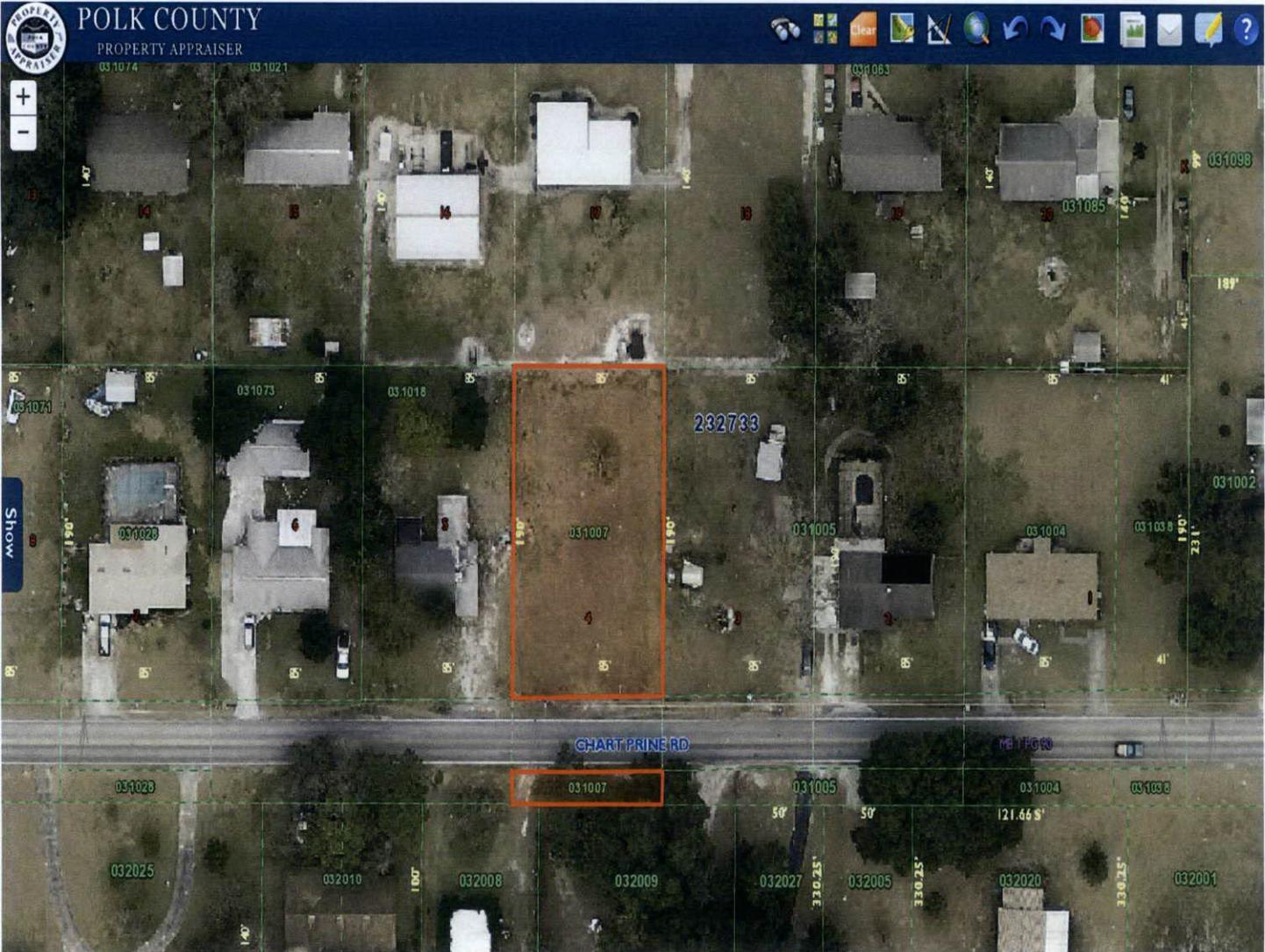
Area Map



Aerial Photo



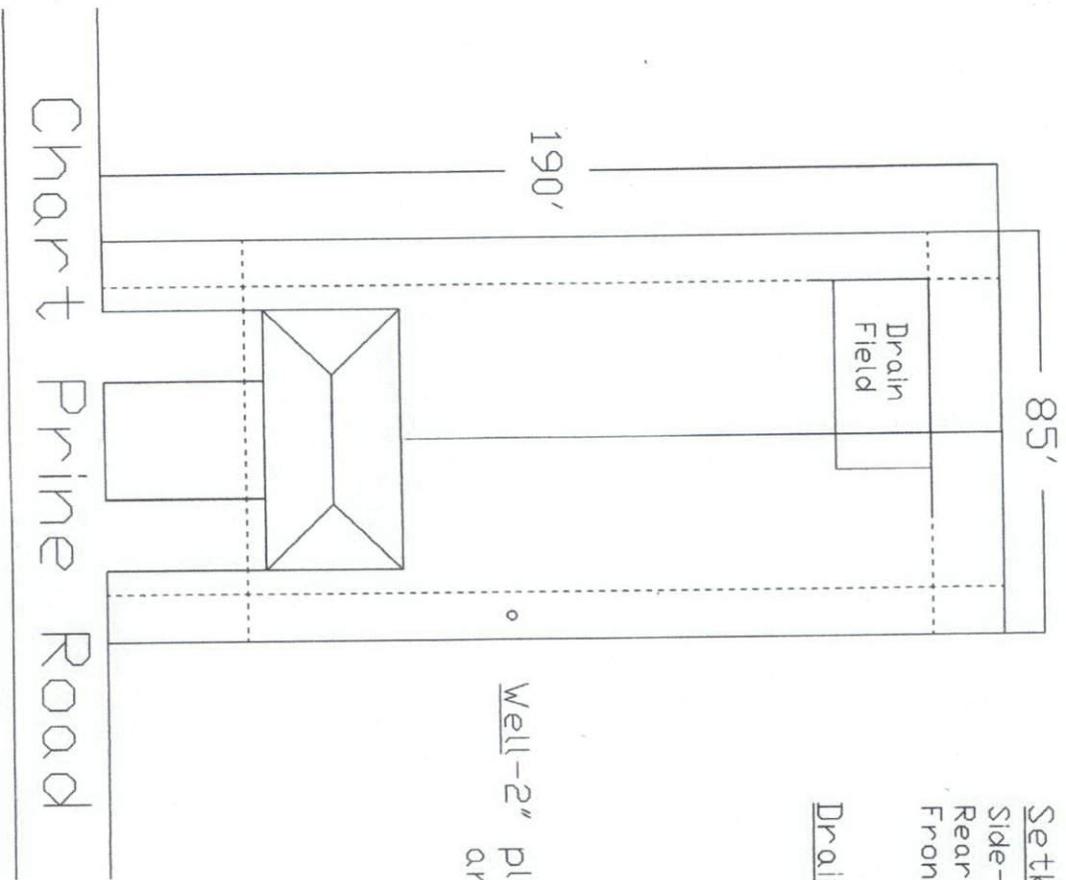
# Location Map



## Nearby Duplexes



Duplex	Address	Parcel ID Number	Base Area	Lot Size	Garage	Roof
1	3421 CHART PRINE RD LAKELAND FL, 33810	23-27-33-000000-031004	1560	0.31	N	Hip
2	3406 ROSE RD LAKELAND FL, 33810	23-27-33-000000-031098	1560	0.36	N	Hip
3	3515 ROSE RD LAKELAND FL, 33810	23-27-33-000000-031095	1512	0.28	N	Gable
4	4204 SUNNYSIDE DR Lakeland FL, 33809	23-27-33-000000-031050	1512	0.33	N	Gable
5	3609 CHART PRINE RD LAKELAND FL, 33810	23-27-33-000000-031092	1624	0.33	N	Gable
6	3705 CHART PRINE RD LAKELAND FL, 33810	23-27-33-000000-033089	1624	0.36	N	Gable
7	3706 ROSE RD Lakeland FL, 33809	23-27-33-000000-033043	1296	0.32	N	Gable
8	3616 Publix Rd, Lakeland FL, 33810	23-27-33-000000-033082	1456	0.31	N	Gable



Setbacks

- Side- 10' w/ 5' Accessories
- Rear- 15' w/10' Accessories
- Front- 40' from center line of Road

Drain Field - 20'x40'

Well-2" placed 75'+ from Drain field and 25'+ from termite treated foundation



[www.polk-county.net](http://www.polk-county.net)

# PRE-APPLICATION CONFERENCE

## \$100.00 FEE

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Appointment Date and Time: 3-24-16

Project Number (For office use only) 58574

FDEP/Colt Creek State Park Campground

APPLICANT/PROJECT NAME

PHONE

FAX

3900 Commonwealth Blvd MS520 Tallahassee, FL 32399-3000

MAILING ADDRESS

E-mail Address

C Hewitt

(850) 245-2798

(850) 245-2759

CONTACT PERSON (if different from applicant)

PHONE

FAX

3900 Commonwealth Blvd MS520 Tallahassee, FL 32399-3000

MAILING ADDRESS

c.b.hewitt@dep.state.fl.us  
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
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- Location Map (vicinity map)
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Amendment Type

Text Amendment

Map Amendment

Acres 5,067

### Tax Identification Number

	Section-Township-Range	-	Subdivision #	-	Parcel #
Parcel ID Number(s): (18 digits)	S 19 T 25 R 23	-	000000	-	011000
	S T R	-		-	
	S T R	-		-	

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

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.

## **Drainage Narrative**

### **1. Introduction**

The proposed Colt Creek State Park Campground project consists of the development of individual R/V staging areas with an associated winding access roadway and comfort amenities as part of a two phased project. Phase 1 consists of paving an existing roadway and construction of the north portion of the R/V site (consisting of 28 RV campsites and 6 primitive camping sites), while Phase 2 consists of improving the southern half of the campground (including 33 RV campsites). A phasing plan is included as part of the construction plans. The development footprint is interwoven amongst existing vegetation on a +/- 26AC tract of land within S19,29 and 30 T25S and R23E on Hwy 471N in Lakeland, FL approximately 0.9 miles north of US HWY 98N. Refer to Figure 1 for a Location Map.

### **2. Existing Topography and Drainage Patterns**

Elevations in the project area range from approximately 91 to 89 feet NAVD 1988. There is a minor ridge in the site where the majority of the runoff either breaks NW or SE to existing wetlands before ultimately discharging to Gator Creek, a Class 3F stream. As the site contributes runoff to a single water body the overall basin modeling was established by modeling the site as a single basin contributing to the creek. Drainage divides are generally maintained in the post condition. The onsite coverage consists of part woodland with a mixture of grasses and intermittent wetlands. Modeling results are shown in the appendices.

As mentioned, the site currently discharges to Gator Creek, further known as FDEP WBID 1431 within Group 4, Upper Withlacoochee. WBID 1431 is not listed on the FDEP Comprehensive Verified List of Impaired Water Bodies.

### **3. Existing Groundwater Conditions and Soils Analysis**

The seasonal high water table (SHWT) varies from 0-1.5 feet below existing ground.

The Natural Resources Conservation Service National Cooperative Soil Survey indicates that the site is covered by Wabasso Fine Sand (Hydrologic Soil Group C/D), Paisley Fine Sand (Hydrologic Soil Group C/D), Paisley Fine Sand, stony subsurface (Hydrologic Soil Group B/D) Felda Fine Sands (Hydrologic Soil Group A/D). It also indicates that roughly 10% of the site is covered by Basinger, Holopaw, and Samsula soils (Hydrologic Soil Group A/D).

### **4. Proposed Drainage**

Much of the drainage design was driven by preservation of native vegetation and natural character of the existing site while interweaving the proposed development improvements throughout the site. Due to SHW elevations and the goal of preserving native habitat the proposed drainage design is proposed as a combination of treatment swales, vegetative upland buffers and utilizing wetland treatment within Wetland 4.

Modeling for the proposed improvements are conducted much like the existing condition except for Wetland 4 since it will detain and treat stormwater. It is separated as its own node with associated basin to analyze water fluctuations such that no adverse conditions to the wetland will occur. Currently the wetland has direct outfall the creek which has caused degradation of the wetland over time making rendering it low quality. Modeling results are shown in the appendices.

## **5. Drainage Design Criteria**

Drainage design criteria are based on the District Basis of Review (BOR) requirements. Design criteria are summarized below

Runoff Methods:	Runoff is generated using the Soil Conservation Service (SCS) methods outlines in TR-55, 1996.
Design Storm:	Florida Modified Type II Rainfall Distribution (Zone 6) Hydrograph peaking factor = 256 25-year/24-hour and 100-year/24-hour return frequencies
Quantity Attenuation:	Attenuation shall meet or exceed existing condition.
Quality Treatment:	Treatment Swales, Wetland Treatment and Upland Buffers
Treatment Volume:	Per BOR
Boundary Condition:	Gator Creek

## **6. Basin Hydrology**

Pre and Post-development runoff hydrographs for the project are generated using the Advanced Interconnected Channel and Pipe Routing (AdICPR) computer model using the design criteria described above.

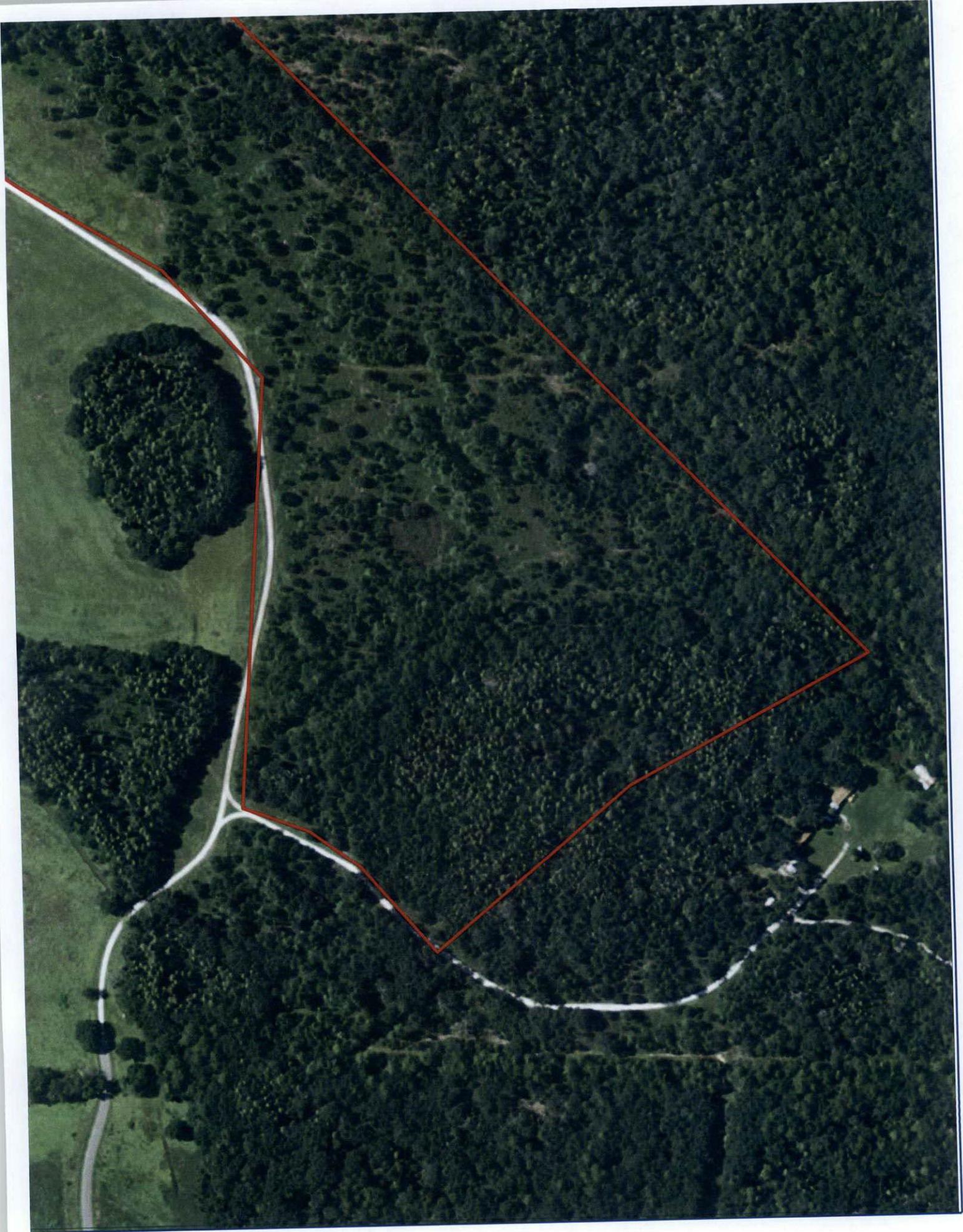
## **7. 100-year FEMA Floodplain**

The site lies within Zone A and X per FEMA Map Number 12105C0025F.

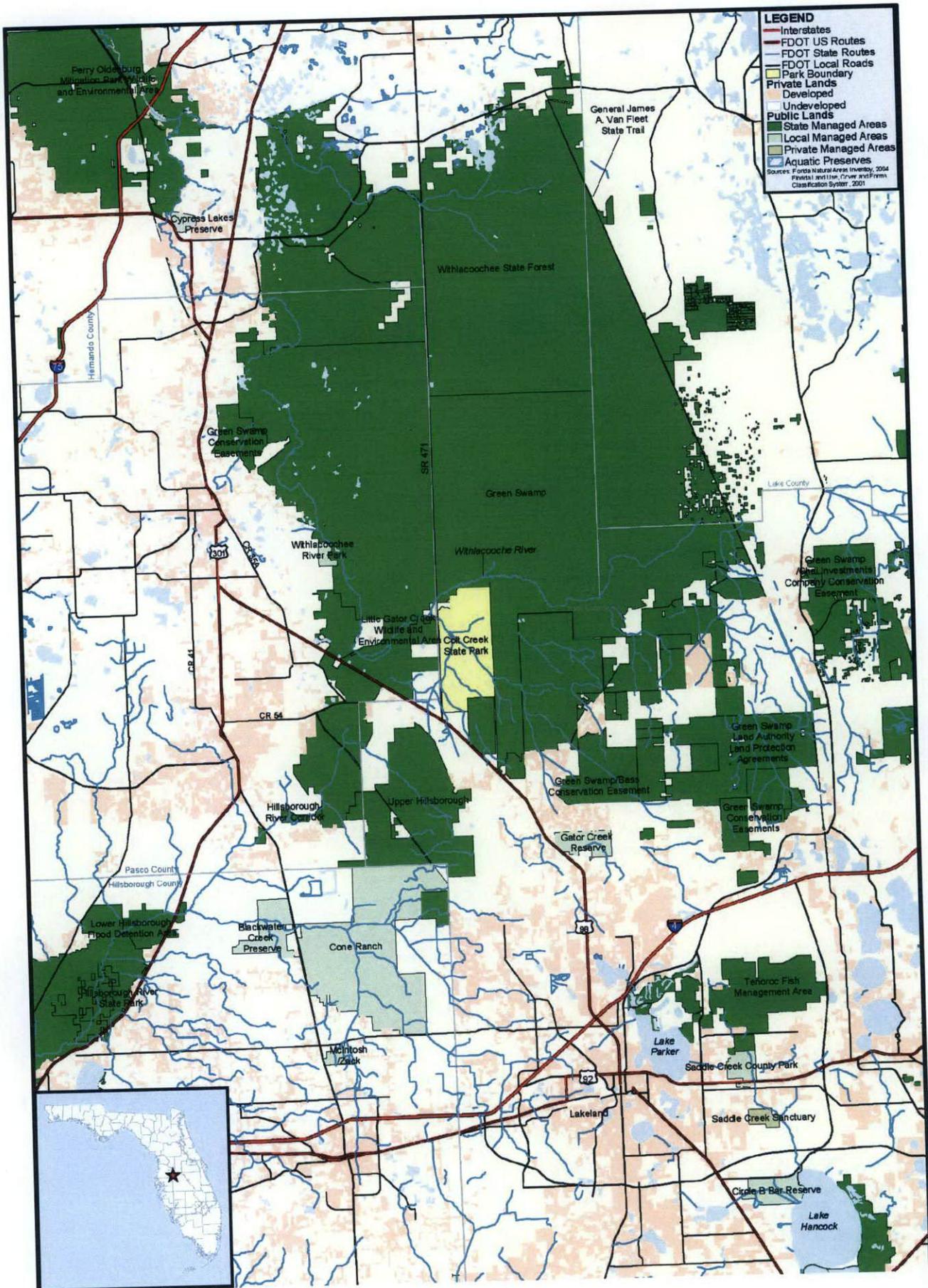
## 8. Conclusions

Because of the relative minimal increase in impervious area proposed site discharge meets existing discharge criteria as shown below:

Node Inflow: Colt Creek	Existing Inflow, cfs	Proposed Inflow, cfs
25yr24hr	50.54	46.99
100yr24hr	73.98	67.52







**LEGEND**

- Interstates
- FDOT US Routes
- FDOT State Routes
- FDOT Local Roads
- Park Boundary
- Private Lands
  - Developed
  - Undeveloped
- Public Lands
  - State Managed Areas
  - Local Managed Areas
  - Private Managed Areas
  - Aquatic Preserves

Sources: Florida Natural Areas Inventory, 2004  
 Florida and U.S. River and Stream Classification System, 2001



**COLT CREEK STATE PARK**



**VICINITY MAP**

Florida Department of Environmental Protection  
 Division of Recreation and Parks  
 Office of Park Planning