



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

LAND DEVELOPMENT DIVISION

AGENDA FOR DEVELOPMENT REVIEW COMMITTEE

DATE: March 17, 2016
TO: Development Review Committee Members
FROM: John M. Bohde, AICP, Director
Tom Pierce, Sr. Development Review Specialist
SUBJECT: **Meeting Schedule for March 31, 2016**

The Development Review Committee will meet on **Thursday, March 31, 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

LEVEL 1 APPLICATIONS

PRE-APPLICATION

- 1.) BOHLER ENG
BOHLER ENGINEERING LLC
(813)812-4100 x Project #: **58592** 232712-000000-034030
The proposed project is a new 45,000 sf commercial retail building. 1.06 acres for a gas station development and the remaining 1.14 acres for a future commercial development. 232712-000000-034040

LEVEL 2 APPLICATIONS

WAIVER

- 2.) JARROD PHILLIPS WAIVER
JARROD PHILLIPS
(863)602-9703 x Project #: **58568** 252525-000000-031030
Requesting a road frontage waiver to be able to deed father an acre of land for the purpose of claiming family homestead. We are not sure we have enough County Road frontage to install a mobile home on the property, we have approx 30 ft of frontage touching the county right of way. However the County has paved and maintained an additional 148 ft in front of my property. Geri Irons has assisted us with this application and can be contacted for further reference.

LEVEL 3 APPLICATIONS

LEVEL 3 PLANNED DEVELOPMENT

- 3.) DEER CREEK
FRAZIER J. CARRAWAY
(813)314-4503 x Project #: **58589** PD 86-24
modification to PD 86-24 to remove a condition prohibiting permanent structures on RV lots MAJOR MODIFICATION
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

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: 3-31-16 Project Number (For office use only) 58592

Bohler Engineering / TBD (US 98 & Wilder) (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 10.77

Tax Identification Number

Parcel ID Number(s): (18 digits)	Section-Township-Range	Subdivision #	Parcel #
	S 12 T 27 R 23	000000	034040
	S 12 T 27 R 23	000000	034030
	S T R	-	-

Current Land Use District Neighborhood Activity Center (NAC)

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.



BOHLERTM
ENGINEERING

Bohler Engineering FL, LLC
3820 Northdale Blvd., Suite 300B
Tampa, FL 33624
PHONE 813.812.4100

March 16, 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 Wilder 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 Wilder Road in Lakeland, FL (unincorporated Polk County). The proposed site is part of a multi-parcel assemblage including development of portions of two tax parcels (23-27-12-000000-034040 & 034030).

The total site area is approximately 10.77 acres which includes 8.57 acres of retail development, 1.06 acres for a gas station development, and the remaining 1.14 acres for a future commercial development. 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,

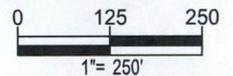
BOHLER ENGINEERING

Gregory Roth, PE, LEED AP
Project Manager



PROJECT NAME:

US 98 & WILDER RD
 NEC CORNER OF US 98 & WILDER RD
 LAKELAND, FL 33809



SHEET TITLE:

AERIAL IMAGE

2 of 3

SCALE:

AS NOTED

DATE:

03/16/2016

CAD ID:

EX1

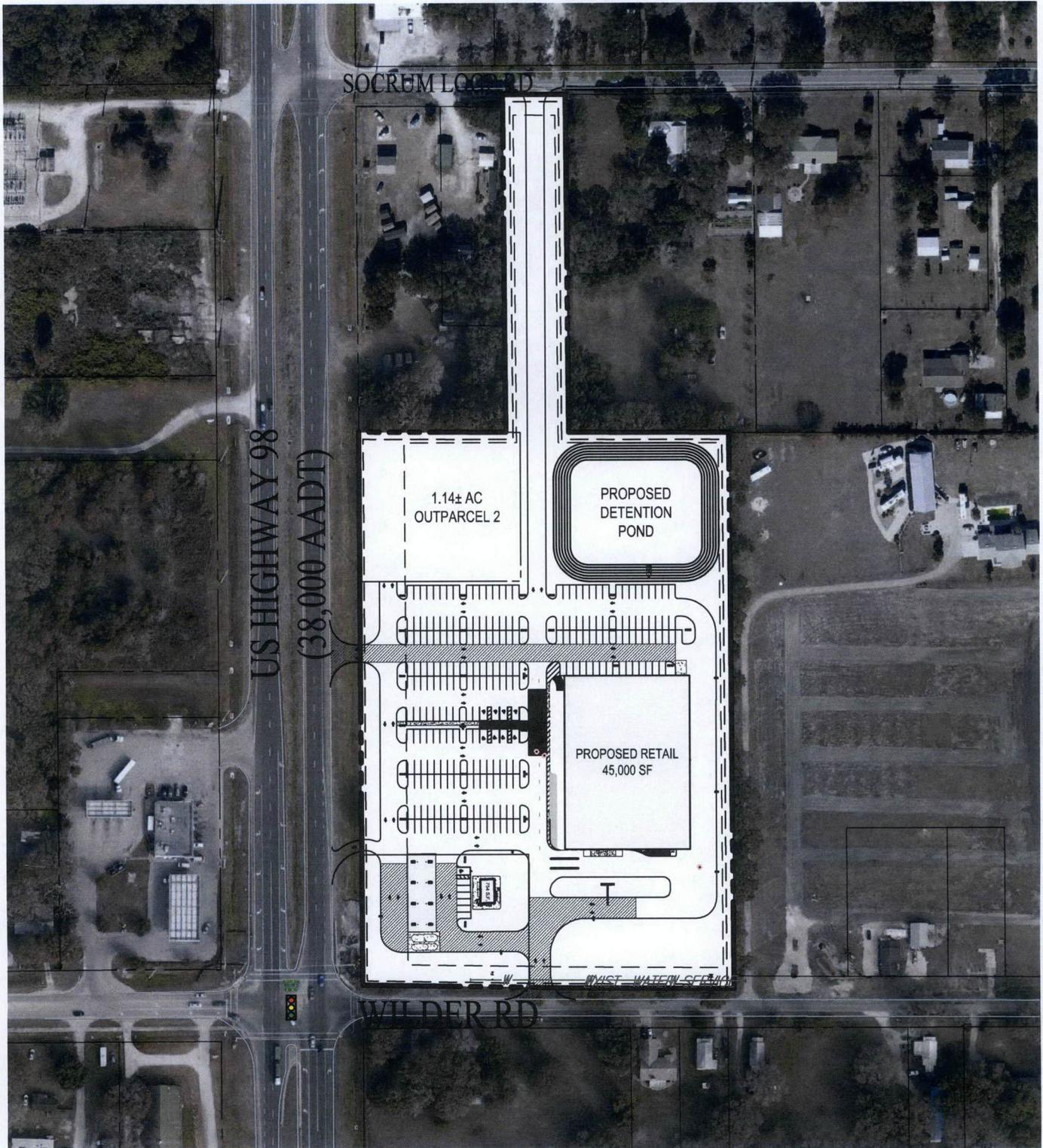
PROJECT NUMBER:

LT160023



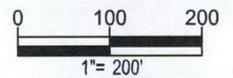
BOHLERTM
ENGINEERING

2255 GLADES ROAD, SUITE 305E BOCA RATON, FL 33431
 PHONE: (561) 571-0280 FAX: (561) 571-0281
 FLORIDA BUSINESS CERT. OF AUTH. No. 30780



PROJECT NAME:

US 98 & WILDER RD
NEC CORNER OF US 98 & WILDER RD
LAKELAND, FL 33809



SHEET TITLE:

SITE LAYOUT

1 of 1

SCALE:

AS NOTED

DATE:

03/16/2016

CAD ID:

EX1

PROJECT NUMBER:

LT160023

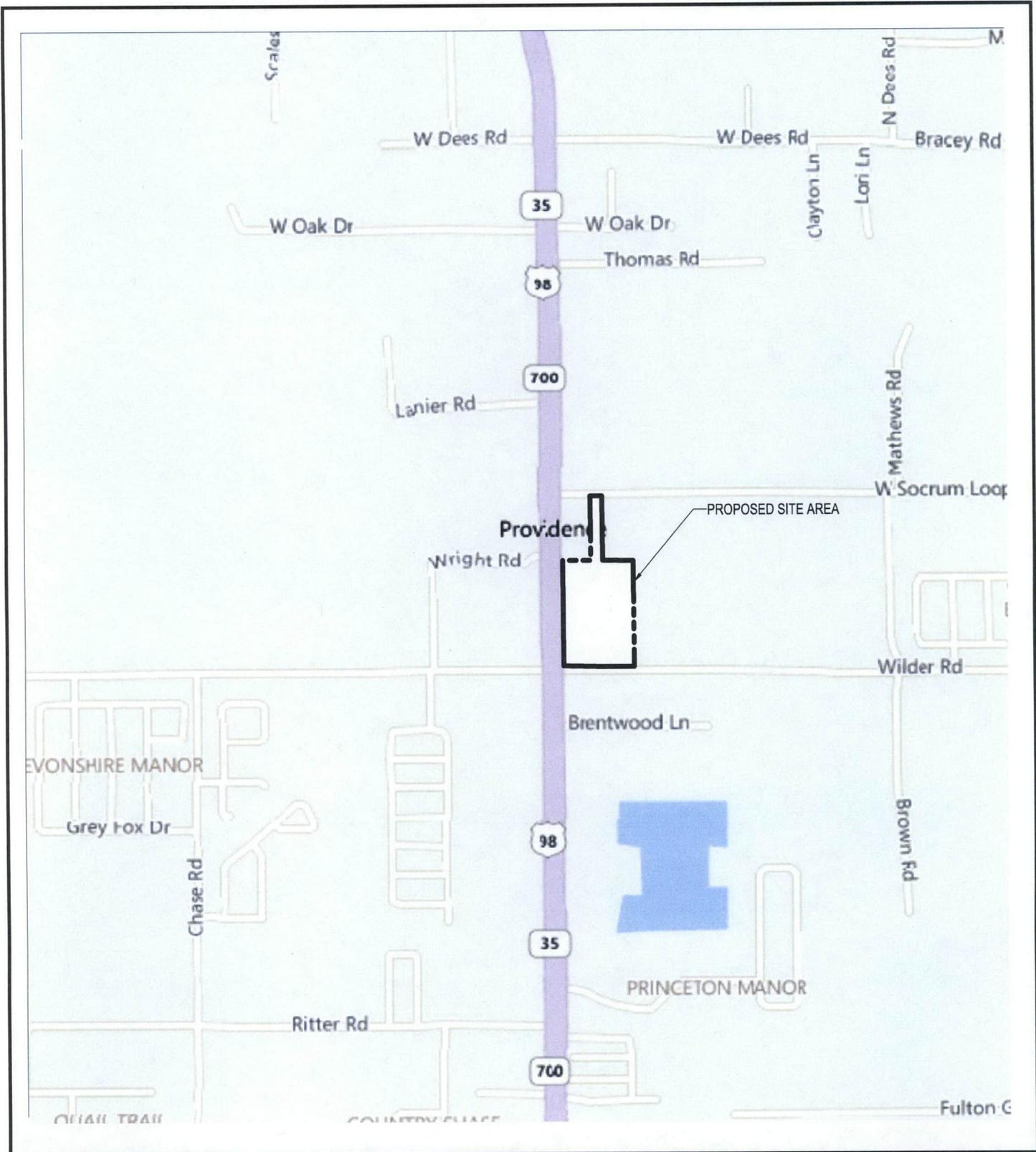


BOHLERTM
ENGINEERING

2255 GLADES ROAD, SUITE 305E BOCA RATON, FL 33431

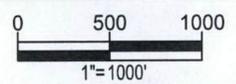
PHONE: (561) 571-0280 FAX: (561) 571-0281

FLORIDA BUSINESS CERT. OF AUTH. No. 30780



PROJECT NAME:

US 98 & WILDER RD
 NEC CORNER OF US 98 & WILDER RD
 LAKELAND, FL 33809



SHEET TITLE:

LOCATION MAP

3 of 3

SCALE: AS NOTED	DATE: 03/16/2016	CAD ID: EX1	PROJECT NUMBER: LT160023
--------------------	---------------------	----------------	-----------------------------



BOHLERTM
ENGINEERING
 2255 GLADES ROAD, SUITE 305E BOCA RATON, FL 33431
 PHONE: (561) 571-0280 FAX: (561) 571-0281
 FLORIDA BUSINESS CERT. OF AUTH. No. 30780