



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 28, 2016  
**TO:** Development Review Committee Members  
**FROM:** John M. Bohde, AICP, Director  
Tom Pierce, Sr. Development Review Specialist  
**SUBJECT:** **Meeting Schedule for April 7, 2016**

The Development Review Committee will meet on **Thursday, April 7, 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.) LAKE GWYN PARK  
MARK FREDERICK  
(863)667-2345 x                      Project #: **58599**                      262916-689000-017000  
The proposed Lake Gwyn Park project is a public recreational development of approx 71 acres in the Wahnetta area. The proposed park will be constructed in phases depending on available funding. The conceptual plan includes 4 multi-purpose fields, 2 basketball courts, 1 beach volleyball court, 1 playground, 1 outdoor classroom, 1 concession building, 2 restroom buildidngs, and multiple pavilions.                      262916-689000-016501
  
- 2.) LOST OAK  
FOLEY AND LARDNER LLP  
(813)830-3442 x                      Project #: **58605**                      313033-000000-011010  
The property known as Lost Oak is comprised of over 2,900 acres. The applicant is seeking approval to develop a portion of the property into a golfing resort with associated recreational facilities.
  
- 3.) PILOT BANK CPA  
KIMLEY-HORN AND ASSOCIATES, INC.  
(863)701-8702 x                      Project #: **58606**                      232822-094500-002242  
A Map Amendment to change 5.67 acres from RL-4 to BPC-2.

## **LEVEL 2 APPLICATIONS**

### **SUBDIVISION SITE REVIEW**

- 4.) SOLIS GARDENS  
CHAD BROOKER  
(863)800-3046 x                      Project #: **58575**                      262916-689000-014200  
Southern Homes is proposing a 61 lot residential development with stormwater improvements in Polk County.                      262916-689000-016202

## **LEVEL 4 APPLICATIONS**

### **LEVEL 4 DISTRICT CHANGE**

- 5.) MP LAKELAND LOGISTICS DISTRICT                      LDC 16D-06  
W. R. CAUTHAN  
(863)646-1402 x                      Project #: **58584**                      232811-000000-044010  
change 45.79 +/- acres from BPC-1 to BPC-2



**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: 4-7-16 Project Number (For office use only) 58599

Lake Gwyn Park (863) 534-4340  
APPLICANT/PROJECT NAME PHONE FAX  
515 E. Boulevard Street, Bartow, FL 33830  
MAILING ADDRESS mikecallender@polk-county.net  
E-mail Address

Mark Frederick (863) 667-2345  
CONTACT PERSON (if different from applicant) PHONE FAX  
2000 E. Edgewood Drive, Suite 215, Lakeland, FL 33803  
MAILING ADDRESS mark.frederick@amecfw.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 71 +/-

**Tax Identification Number**

	Section-Township-Range	-	Subdivision #	-	Parcel #
Parcel ID Number(s): (18 digits)	S 16 T 29 R 26	-	689000	-	017000
	S 16 T 29 R 26	-	689000	-	016501
	S T R	-		-	

Current Land Use District Recreation & Open Space (ROS)

Current Development Area Suburban Development Area (SDA)

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



**Notes:**

- 1- Project No.: 600447
- 2- Data Source - ESRI StreetMap
- 3- This map is intended to be used for planning purposes only. It is not a survey.

Date: 1/11/2016  
 Revised: AB  
 Checked By: KS

**Explanation of Features**

 Area of Interest




**amec  
foster  
wheeler**  
 Amec Foster Wheeler  
 Environment & Infrastructure, Inc.  
 2000 E. Edgewood Drive Ste #215  
 Lakeland, FL 33803  
 CA-5392  
 (863) 667-2345

**Figure 1  
 Location Map  
 Lake Gwyn Park Design  
 Wahneta  
 Polk County, FL**

# Lake Gwyn Park Revised Concept B



WAHNETA SCHOOL PROPERTY - NOT INCLUDED IN PROJECT DEVELOPMENT AREA

4TH WAHNETA ST EAST



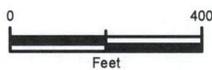
**Notes:**

- 1- Project No.: 600447
- 2- Data Source - 2014 FDOT Imagery
- 3- This map is intended to be used for planning purposes only. It is not a survey.

Date: 1/11/2016  
 Revised: AB  
 Checked By: KS

**Explanation of Features**

 Area of Interest



Amec Foster Wheeler  
 Environment & Infrastructure, Inc.  
 2000 E. Edgewood Drive Ste #215  
 Lakeland, FL 33803  
 CA-5392  
 (863) 687-2345

**Figure 2**  
**Aerial Map**  
**Lake Gwyn Park Design**  
**Wahneta**  
**Polk County, FL**



**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: 4-7-16 Project Number (For office use only) 58605

Kami Corbett/Lost Oak Property (813) 830-3442  
APPLICANT/PROJECT NAME PHONE FAX

100 N Tampa Street, Ste 2700 kcorbett@foley.om  
MAILING ADDRESS E-mail Address

n/a (813) 830-3442  
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 29,09

**Tax Identification Number**

	Section-Township-Range	-	Subdivision #	-	Parcel #
Parcel ID Number(s): (18 digits)	S 31 T 30 R 29	-		-	
	S T R	-		-	
	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.

### **Lost Oak Project Narrative**

The property known as “Lost Oak” is comprised of over 2,900 acres. The Applicant is seeking approval to develop a portion of the property into a golfing resort with associated recreational facilities. The proposed development program is as follows:

- A private membership club with the following amenities:
- Up to three golf courses, to include a clubhouse and 2 restaurants as well as practice facilities for golf
- Equestrian Facilities
- Sporting Clay Facilities
- Up to two Marina locations (enhancement of pre-existing marina facilities)
- Cabin Rentals for members only, initially 40 cabins of approximately 2500 sq. ft. in size
- Accessory Maintenance Facilities
- Private Package Water and Sewer Facilities
- Other than staff housing there will be no permanent residences on the property

## Parcel Identification List

313028000000000000	INDIAN PRAIRIE GROVES LLC	0 SHADY OAKS DR
313029000000000000	INDIAN PRAIRIE GROVES LLC	1800 SHADY OAKS RD
313030000000000000	INDIAN PRAIRIE GROVES LLC	0 KISSIMMEE SHORES RD
313031000000000000	INDIAN PRAIRIE GROVES LLC	0 KISSIMMEE SHORES RD
313032000000000000	INDIAN PRAIRIE GROVES LLC	0 SHADY OAKS DR
313033000000011010	INDIAN PRAIRIE GROVES LLC	0 SHADY OAKS MHP
313034000000033010	INDIAN PRAIRIE GROVES LLC	0 SHADY OAKS DR

**Office of Planning and Development**

**Land Development Division**

John M. Bohde, AICP, Director



*Board of County Commissioners*

330 W. Church St.  
P.O. Box 9005, Drawer GM03  
Bartow, FL 33831-9005  
(863)534-6792  
Fax 863-534-6407

June 6, 2014

Jack Brandon  
Peterson & Myers  
PO Box 1079  
Lake Wales, FL 33859-1079

RE: "Lost Oak" Property

Dear Mr. Brandon:

It was a pleasure to meet with you and others of your team on Tuesday, June 3 to discuss the "Lost Oak" property and potential development of the site. As stated in the meeting, the overall property size is approximately 2,909± acres in size. Although the entire property was not delineated in the meeting, it appears according to the Future Land Use Map that the subject property is within the Agriculture/Residential Rural (A/RR) and Leisure/Recreation (L/R) land use districts.

The following components of potential development of the property were discussed:

- A private club with memberships including:
  - Up to three, 18-hole golf courses, to also include a clubhouse, and up to two restaurants;
  - Equestrian facilities;
  - Sporting clay facilities;
  - Marina;
  - Cabin rentals for members only (initially 40 cabins at approximately 2,500 square feet in size);
  - Accessory maintenance buildings;
  - Staff housing; and
  - Private package water and sewer facilities.

Other than the staff housing, there will be no permanent residential units proposed. After reviewing the Land Development Code (LDC), it appears all of the proposed uses require either a staff level review for approval (C1 or P) or require a Conditional Use-Level 3 or Level 4 Review for approval (C3 or C4).

More specifically, the proposed uses as you have described would be classified accordingly in the table to follow according to Table 2.1 and the definitions of the proposed uses pursuant to Chapter 10 of the LDC:

Applicant Proposed Use	Use as per the LDC	Level of Review in A/RR	Level of Review in L/R
Golf course (including clubhouse)	Golf Course	C1	C1
Restaurants*	Restaurant, Sit down/Take-out	Not permitted	P**
Equestrian facilities	Riding Academies	C1	P
Sporting clays	Recreation High Intensity	C3	C1
Marina	Marinas and Related Facilities	C3	C1
Cabins	Lodges and Retreats, Private	C3	P
Staff housing	TBD	TBD	TBD
Water and sewer package plants	Class III Utility	C4	C4

\*Stand alone when not included within the clubhouse, otherwise considered accessory to the clubhouse

\*\*If stand alone, inclusive of the 7% allowable commercial in L/R

Since multiple uses are proposed, it may be beneficial to combine the uses requiring a Level 3 Review into one Conditional Use application; of course the level of review required depends on the actual land use district the uses will be located as noted above. The Class III Utilities should be processed in a separate Conditional Use application since they require Level 4 Review.

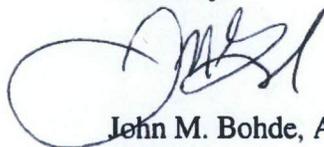
Regarding staff housing, it is not real clear on how that will be permitted, or even if it can be permitted in the A/RR or L/R. This issue will require further research until a determination can be made. In order to achieve the requested density and staff housing use, a Future Land Use map amendment may be necessary.

Although we did not discuss in great detail, there are potential environmental impacts to the site that will need to be adequately addressed throughout the permitting process. Further discussion with the water management district and other regulating agencies with jurisdiction is encouraged.

Lastly, as was discussed, I would encourage you to submit a pre-application conference form so that you can have a pre-application meeting with the Development Review Committee scheduled in order to flesh out any further requirements, potential issues, etc. for development of the site as proposed.

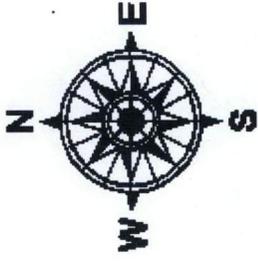
If I can assist any further please let me know. Our staff looks forward to working with you and your clients in the development of this site. If you have any questions please contact me at 863-534-6792 or at [johnbohde@polk-county.net](mailto:johnbohde@polk-county.net).

Sincerely,



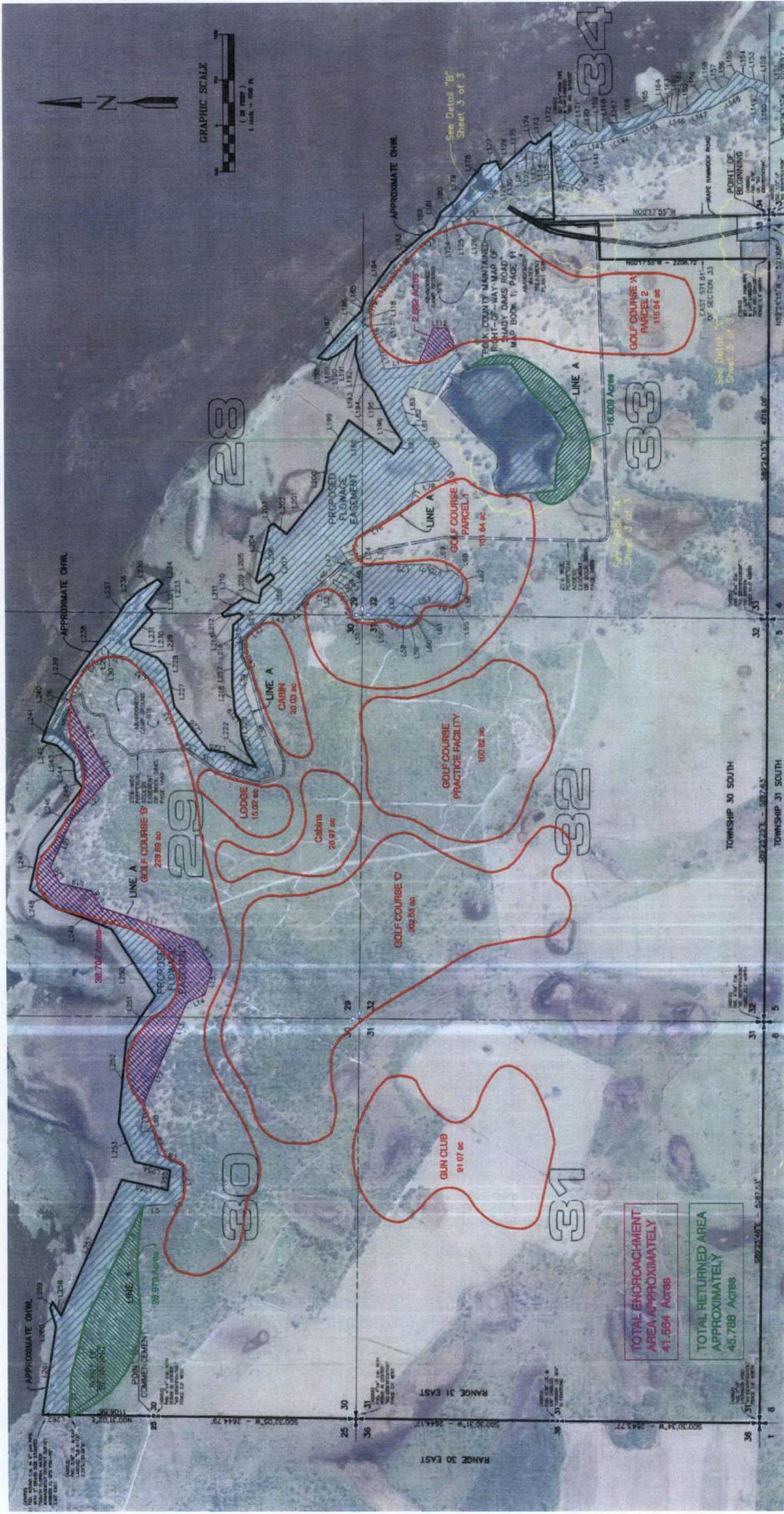
John M. Bohde, AICP  
Director

- C: Bart Allen, Peterson & Myers (via email)
- Erik Peterson, AICP, Principal Planner (via email)



**LOST OAK  
2,909 ACRES  
SECTIONS 28, 29, 30,  
31, 32, 33 & 34  
TOWNSHIP 30  
RANGE 31  
POLK COUNTY, FL  
5 FOOT COUNTOUR  
INTERVALS**





TOTAL ENCROACHMENT AREA APPROXIMATELY 41.864 Acres

TOTAL RETURNED AREA APPROXIMATELY 45.789 Acres

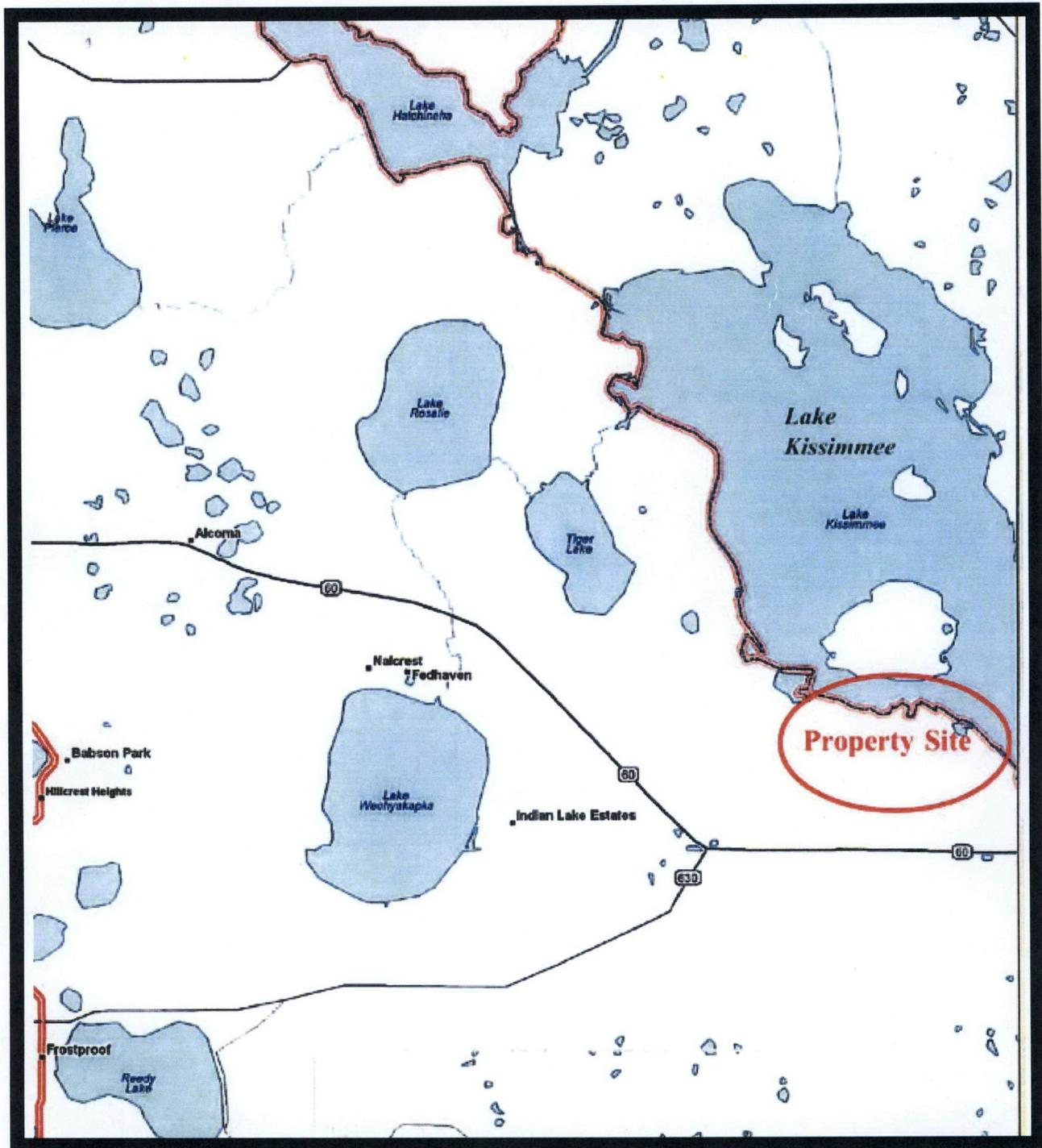
# LOST OAK CONCEPTUAL PLAN

SCALE 1: 7500

**MMM GROUP**  
 100 Commerce Valley Dr. West, Thornhill, ON Canada L3T 0A1  
 T: 905.882.1100 F: 905.882.0055 www.mmm.ca

**THE CHYD GROUP INC.**  
 Golf Course/Resort  
 Design - Project Management - Development - Consulting  
 1447 Midland Ave. Unit 207  
 Markham, ON L3R 9V7  
 Tel: 905.477.9999  
 Fax: 905.477.9998  
 www.chydgroup.com

# LOST OAK POLK COUNTY, FL

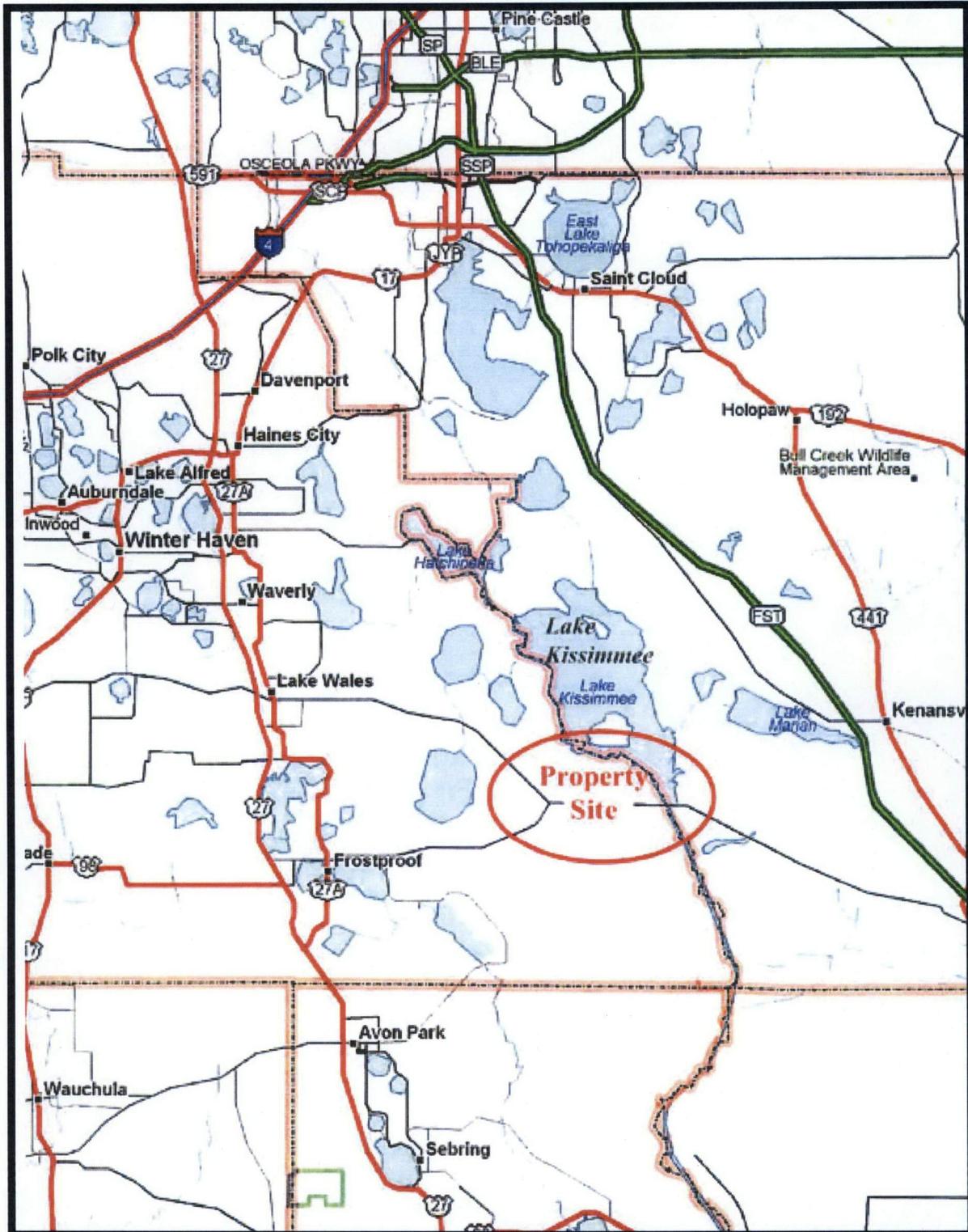


## Directions:

From Hwy 27 take Hwy 60 east approximately 18 miles to Grape Hammock Road. Turn north.

From Yeehaw Junction, take Hwy 60 west, crossing the Kissimmee River. Turn north on to Grape Hammock Road

# LOST OAK POLK COUNTY, FL



# 2030 COMPREHENSIVE PLAN PLAN MAP SERIES Development Areas

## Legend

-  Transit Supportive Development Areas
-  Urban Growth Areas
-  Suburban Development Areas
-  Utility Enclave Areas
-  Neighborhood Utility Service Areas
-  Rural Development Area

Data Source: Polk County BoCC

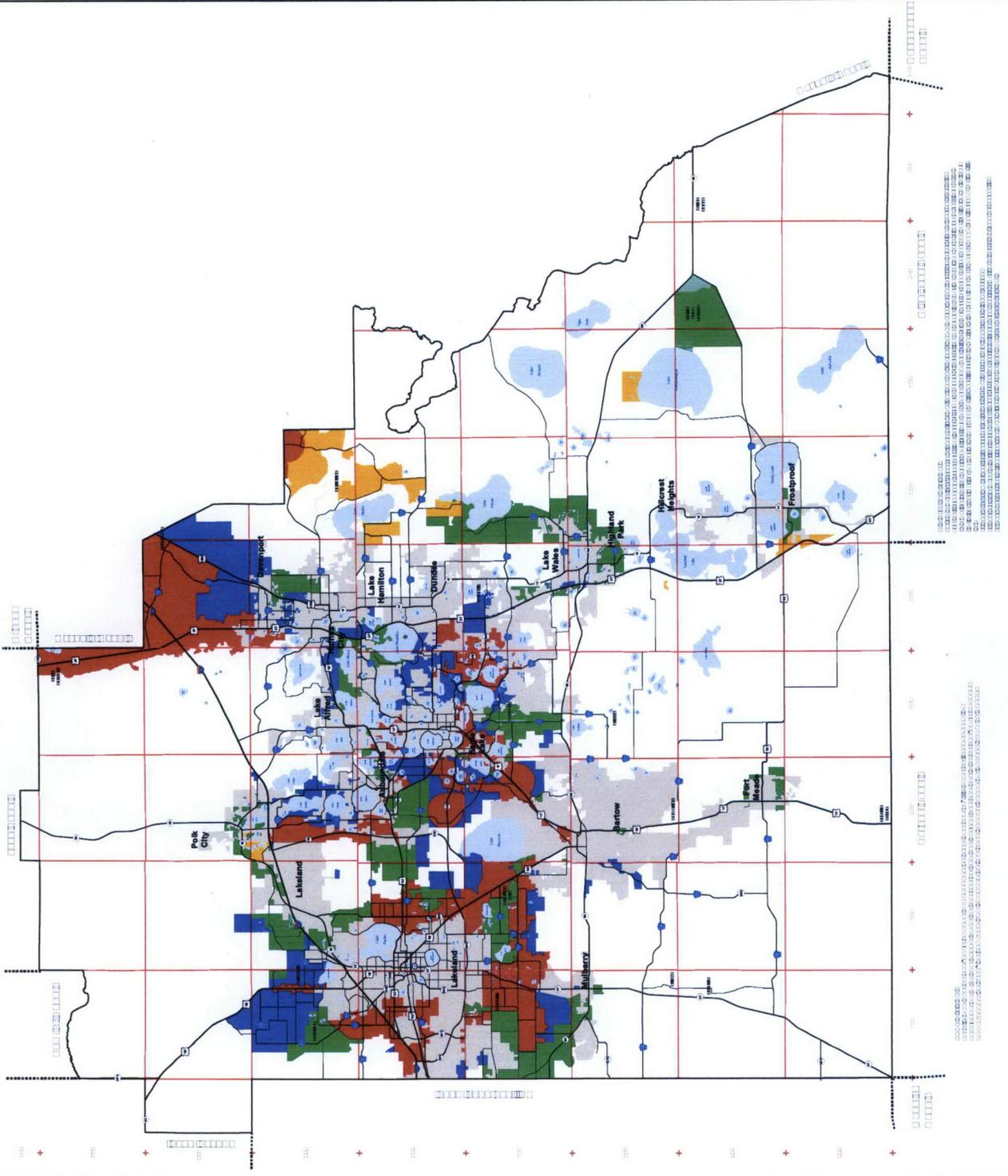
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# COMPREHENSIVE PLAN POLK COUNTY, FLORIDA December 9, 2010 GENERALIZED DEVELOPMENT AREAS



**POLK COUNTY  
BOARD OF COUNTY COMMISSIONERS**  
Prepared by: ITGIS Division  
CPMS Managed by: Office of Planning and Development  
1000 W. UNIVERSITY BLVD., SUITE 1000, GAITHERSBURG, MD 20878  
TEL: 301.251.1000 FAX: 301.251.1001



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## 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: 4-7-16 Project Number (For office use only) 58606

PILOT BANK CPA/ Eric Seibert (813) 349-4754 (813) 349-4741  
 APPLICANT/PROJECT NAME PHONE FAX

Post Office Box 16828; Tampa, FL 33687-6828 eiseibert@pilotbank.com  
 MAILING ADDRESS E-mail Address

Jason Lewis (863) 701-8702  
 CONTACT PERSON (if different from applicant) PHONE FAX

116 S. Kentucky Avenue; Lakeland, FL 33810 jason.lewis@kimley-horn.com  
 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 8.24

**Tax Identification Number**

	Section-Township-Range	-	Subdivision #	-	Parcel #
Parcel ID Number(s): <i>(18 digits)</i>	S 23 T 28 R 22	-	094500	-	002242
	S T R	-		-	
	S T R	-		-	

**Current Land Use District** Business Park Center-2 (BPC-2)

**Current Development Area** Transit Supportive Development Area (TSDA)

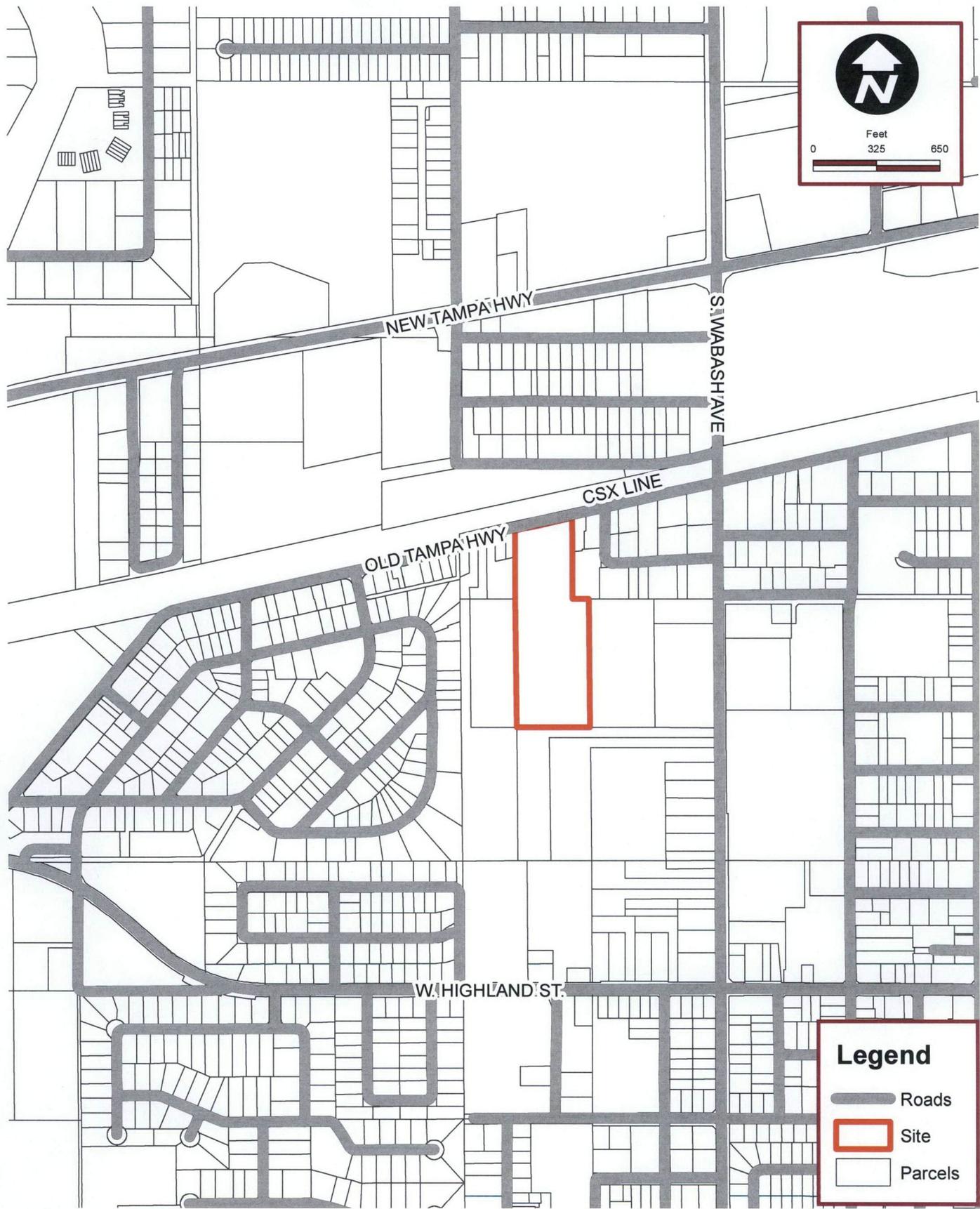
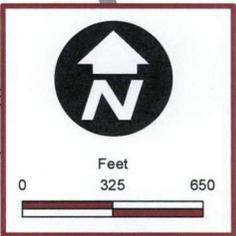
**Note:** Pre-application forms will not be accepted without the required attachments and the requested information provided.

# Project Narrative

The Property, generally referred to as the "Pilot Bank Property," is comprised of one parcel (single ownership): 23-28-22-094500-002242 containing 8.24+/- acres. The Property is located at 2234 Old Tampa Highway; Lakeland, FL 33815 and has a mixed (split) land use of BPC-2, Business Park Center 2 and RL-4 Residential Low-4. The Applicant, Pilot Bank CPA, is requesting approval to re-designate approximately 5.67 acres from RL-4 located in the rear of the property to BPC-2. The requested change would create a uniform development property approach to the property and, more importantly, remove the existing nonconforming use creating a conforming use. Based on available information and aerial photographs, the subject property has been used in its entirety for BPC-2 consistent uses.

As previously noted, the requested change would allow the legally conforming, consistent use of the property without the limitations (restrictions) caused by the split land use designation. Due to the property's configuration (shape, width/depth), access to the rear of the property would be required via an internal driveway or similar; there is no access via the adjacent properties. Due to the limited width (frontage) along Old Tampa Hwy and required driveway separation distances, additional driveways separate from the primary use is not anticipated.

The adjacent uses range from open space along the west and southern boundaries to multi-family residential units along the eastern boundary. North of the subject property is Old Tampa Hwy, a CSX railroad and a construction material facility.



**Legend**

-  Roads
-  Site
-  Parcels

K:\LAK\_Civil\046297000 - Pilot Bank CPA\Exhibits\GIS\Location Map.mxd - 3/8/2016 9:17:13 AM - tyler.swonger

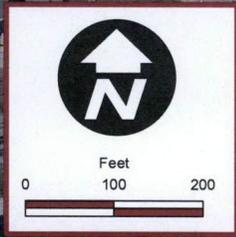
**Kimley»Horn**

© 2015 Kimley-Horn and Associates, Inc.  
 116 South Kentucky Avenue, Lakeland, FL 33801  
 Phone: 863 701 8702  
 www.kimley-horn.com CA 00000696

LOCATION MAP

PILOT BANK CPA  
 POLK COUNTY, FLORIDA

Scale: As Noted	Project No.: 046297000	March 2016	Figure 1
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**Legend**

-  Roads
-  Site
-  Parcels

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**Kimley»Horn**

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 116 South Kentucky Avenue, Lakeland, FL 33801  
 Phone: 863 701 8702  
 www.kimley-horn.com CA 00000696

**AERIAL MAP**

**PILOT BANK CPA  
 POLK COUNTY, FLORIDA**

Scale: As Noted	Project No.: 046297000	March 2016	Figure 1
-----------------	------------------------	------------	----------



Feet  
0 200 400

NEW TAMPA HWY

CITY

CSX LINE

OLD TAMPA HWY

BPG-2

NASHVILLE RD

S WABASH AVE

RL-4

INST-1

CC

### Legend

 Roads

 Site

 Parcels

## Kimley»Horn

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116 South Kentucky Avenue, Lakeland, FL 33801  
Phone: 863 701 8702  
www.kimley-horn.com CA 00000696

### FUTURE LAND USE MAP

## PILOT BANK CPA POLK COUNTY, FLORIDA

Scale: As Noted

Project No.: 046297000

March 2016

Figure 1

K:\LAK\_Civil\046297000 - Pilot Bank CPA\Exhibits\GIS\Zoning.mxd - 3/8/2016 9:28:23 AM - Tyler Swonger

**Simmons, Mary**

---

**From:** Simons-Irizarry, Lisandra  
**Sent:** Tuesday, March 22, 2016 4:04 PM  
**To:** Simmons, Mary  
**Subject:** FW: Pilot Bank Pre App Submittal  
**Attachments:** Transmittal.pdf; Pre-App Package.pdf

New pre-application 😊

---

**From:** [Deana.Cochran@kimley-horn.com](mailto:Deana.Cochran@kimley-horn.com) [mailto:Deana.Cochran@kimley-horn.com]  
**Sent:** Tuesday, March 22, 2016 2:21 PM  
**To:** ProjectSubmittal  
**Cc:** [Jason.Lewis@kimley-horn.com](mailto:Jason.Lewis@kimley-horn.com); [Tyler.Swonger@kimley-horn.com](mailto:Tyler.Swonger@kimley-horn.com); [Jordan.Haggerty@kimley-horn.com](mailto:Jordan.Haggerty@kimley-horn.com)  
**Subject:** Pilot Bank Pre App Submittal

Payment for application fees will be hand delivered this week.

**Deana Cochran**  
**Kimley-Horn** 116 South Kentucky Avenue, Lakeland FL 33803  
863-701-8702  
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