

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: April 8, 2016
TO: Development Review Committee Members
FROM: John M. Bohde, AICP, Director
Tom Pierce, Sr. Development Review Specialist
SUBJECT: Meeting Schedule for April 21, 2016

The Development Review Committee will meet on **Thursday, April 21, 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



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: 4-21-10 Project Number (For office use only) 58621

Dan Moyer, P.E. / Jiffy Lube US 98 & Marcum Rd. (941) 365-4771
APPLICANT/PROJECT NAME PHONE FAX

3277A Fruitville Rd., Suite 2 Sarasota, FL 34237
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 0.98

Tax Identification Number

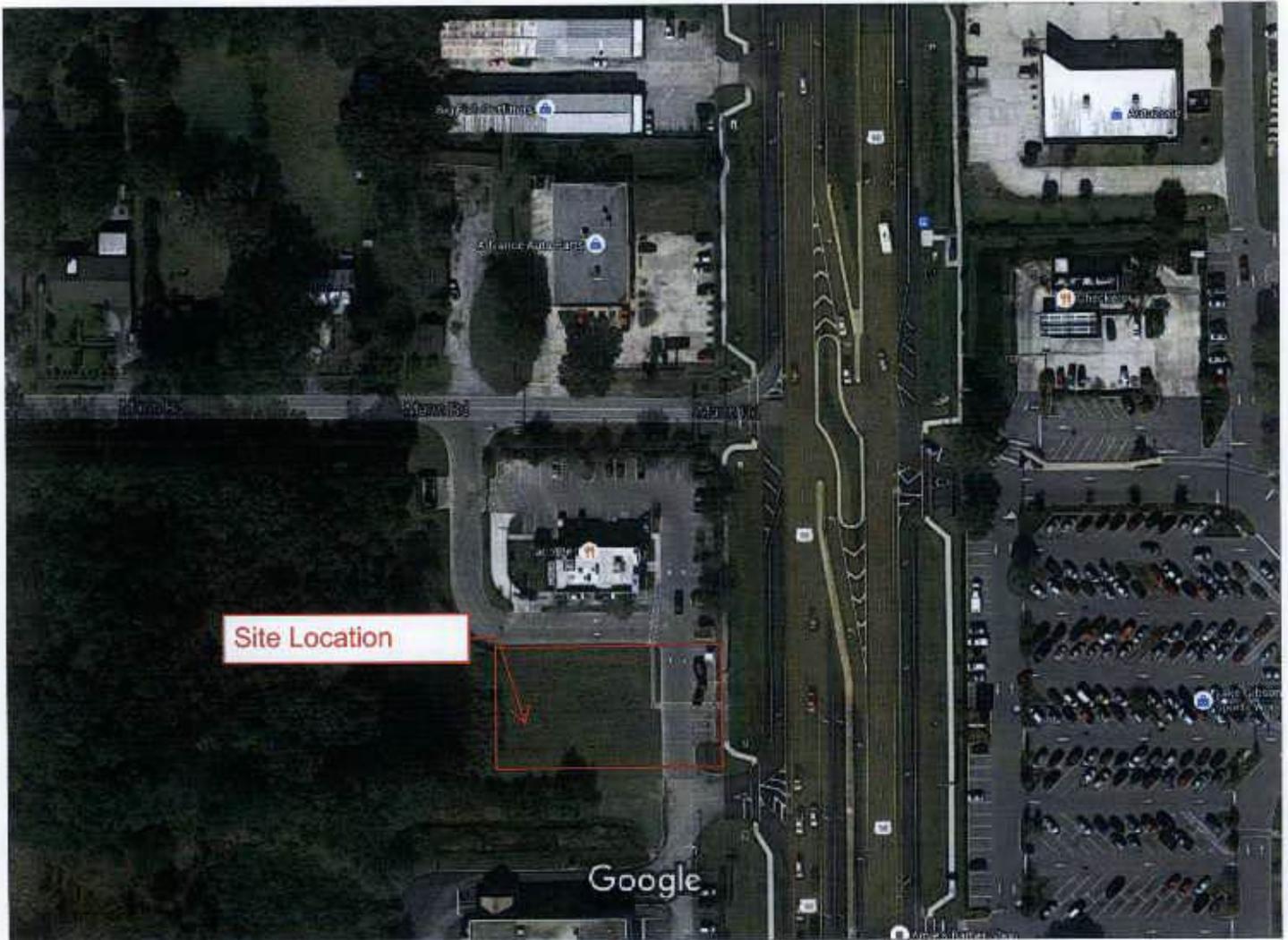
Section-Township-Range - Subdivision # - Parcel #
Parcel ID Number(s): S 14 T 27 R 23 - 000000 - 022050
S T R - -
S T R - -

Current Land Use District Linear Commercial Corridor (LCC)

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.

Google Maps



Imagery ©2016 Google, Map data ©2016 Google 100 ft

Google Maps

Project Narrative

The proposed Jiffy Lube is to include construction of a 4,685 SF building with 4 service bays.



Google Maps



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Appointment Date and Time: 4-21-16 Project Number (For office use only) 58623

KISSIMMEE ADVENTURES, LLC 863-696-4438
APPLICANT/PROJECT NAME PHONE

14216 REESE DR LAKE WALKER FL 33898
MAILING ADDRESS

KEVIN STALLWORTH 863-696-4438
CONTACT PERSON (if different from applicant) PHONE

14216 REESE DR LAKE WALKER FL 33898
MAILING ADDRESS

FAX
KEVIN.KATIE@VERIZON.NET
E-mail Address

FAX
KEVIN.KATIE@VERIZON.NET
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 1.20 + .15 + .08

Tax Identification Number

Table with 4 columns: Section-Township-Range, Subdivision #, Parcel #, and Parcel ID Number(s). Contains three rows of parcel data.

Current Land Use District AIRR
Current Development Area RDA

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

Kissimmee Adventures, LLC
Request for Land Use Change
42 And 47 Anchor Inn Rd, Lake Wales FL.
Parcel ID#’S 29291200000003330,292912000000033700 and
29291200000003376

Kissimmee Adventures, LLC is seeking approval from the Polk County BOCC for a land use change for the parcel at 42 and 47 Anchor Inn Rd in Lake Wales FL. We are asking the Board to approve a change from A/RR to L/R in order to comply with the county’s land use designations.

The above properties are located in a the Greater Camp Mack Area. This neighborhood is comprised of 2 large scale fish camps (Camp Mack and Camp Lester) 2 large scale Mobile Home Parks (Kissimme River MHP and Lake Kissing MHP). Portions of Camp Mack and all of Kissimmee River MHP have already received this designation. Kissimmee River MHP has a public hearing regarding this very issue on April 19th 2016,

Kissimmee Adventures,LLC purchased the property at 42 Achor Inn Rd from the estate of John F. (Jack) Dorton in Nov. of 2006 with the home and 5 established RV sites which had been in operation since the 1970’s.Kissimmee Adventures made improvements to the site and has operated them as such since the purchase.

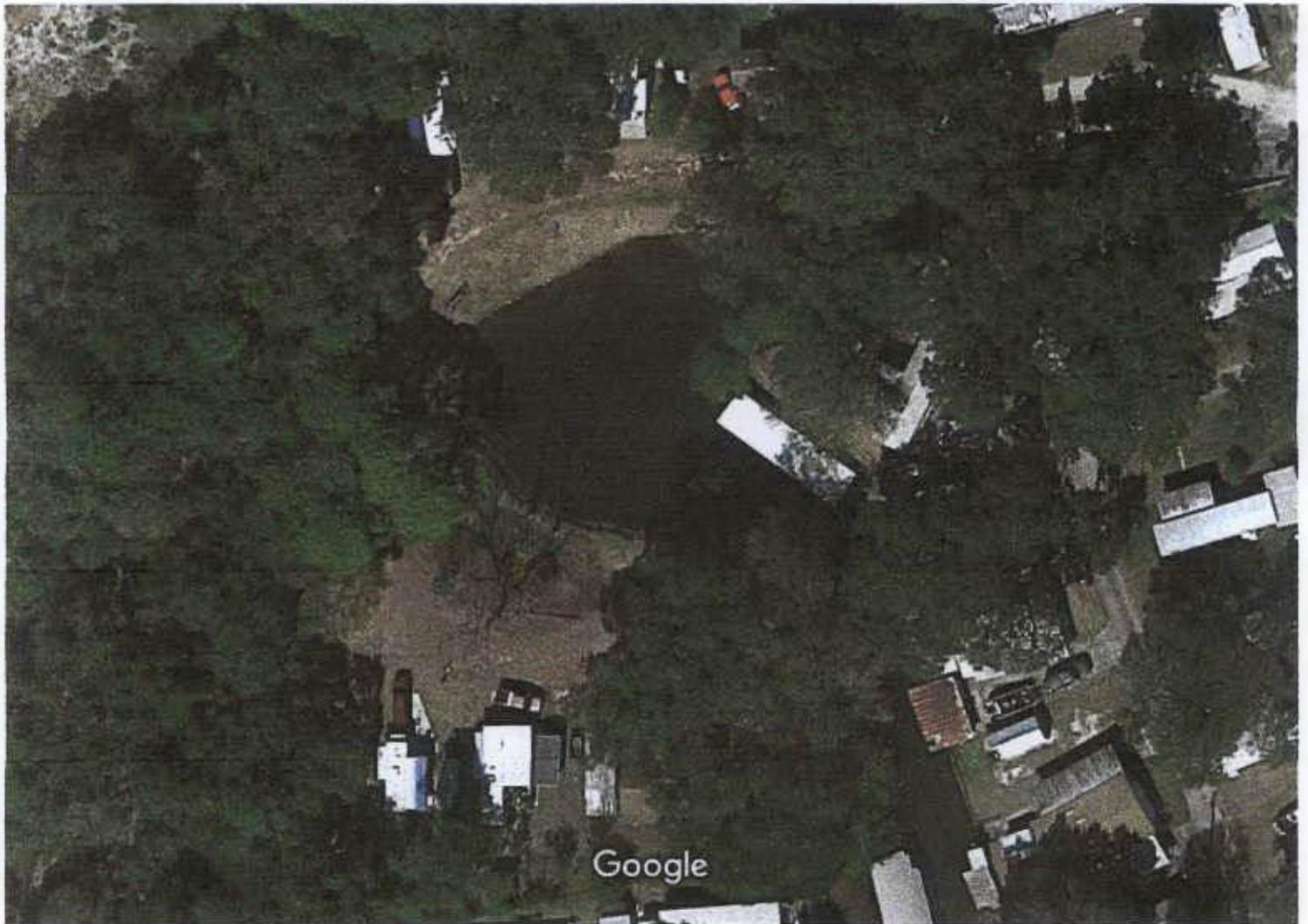
The Fish Camps and RV parks are tenants or occupants are largely transient/seasonal residents living or visiting the area for 3 to 4 months /year. Of the single family dwellings in the surrounding area, only 16% of the 83 houses are owner occupied year round. Most are used for winter residence, rental property and weekend cottages. The attraction to this area is the quick access to Lakes Klssimme and Hatchinaha – both accessible by water from these areas via a system of canal through the development.

Many of the weekend use homes are used for transient rentals during the winter season and a number of homes have detached cottages dedicated to rental use. Also, several of the residential lots have developed RV pads which are rented through the winter for transient guest.

The Greater Camp Area is truly a destinations draw for winter guest and weekend fishermen. The land use as prescribe by the county is clearly not what is happening in reality. It would bold the county’s favor to rezone all properties in this area to L/R to more accurately match the what is actually occurring.

As a start to these ends, Kissimee adventures seeks approval from the BOCC to redefine the land use for its properties to L/R.

Google Maps



Imagery ©2016 Google, Map data ©2016 Google 20 ft

Google Maps



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Appointment Date and Time: 4-21-16

Project Number (For office use only) 58626

Ryan Companies US, Inc./Polk County Charter School (813) 204-5005
APPLICANT/PROJECT NAME PHONE

(813) 204-5055
FAX

101 E. Kennedy Blvd. Suite 2450 Tampa, FL 33602
MAILING ADDRESS

brad.hill@ryancompanies.com
E-mail Address

Brad Hill (813) 204-5005
CONTACT PERSON (if different from applicant) PHONE

(813) 204-5055
FAX

101 E. Kennedy Blvd. Suite 2450 Tampa, FL 33602
MAILING ADDRESS

brad.hill@ryancompanies.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 15.81

Tax Identification Number

	Section-Township-Range	-	Subdivision #	-	Parcel #
Parcel ID Number(s): (18 digits)	<u>S 23 T 29 R 22</u>	-	<u>000000</u>	-	<u>021040</u>
	<u>S T R</u>	-		-	
	<u>S T R</u>	-		-	

Current Land Use District N/A

Current Development Area N/A

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Simmons, Mary

From: Simons-Irizarry, Lisandra
Sent: Tuesday, April 05, 2016 4:15 PM
To: Simmons, Mary
Subject: FW: Pre-Application Conference
Attachments: Pre_Application_form - Ryan Companies filled out.pdf; Aerial showing TriSundance and Easement (4).pdf; 17_A-200_Elevations.pdf; site-Polk Co Concept 04 05 2016.pdf

Hi Mary Ann,

Attached is a Pre Application.

Lisa

From: Call,Planner On
Sent: Tuesday, April 05, 2016 3:16 PM
To: 'Brad Hill'; ProjectSubmittal
Cc: Call,Planner On
Subject: FW: Pre-Application Conference

Planner On Call

*Polk County Board of County Commissioners
Office of Planning & Development
330 West Church Street
Bartow, Florida 33830
Office (863) 534-6084
Fax (863) 534-6021
planneroncall@polk-county.net*

From: Brad Hill [<mailto:Brad.Hill@RyanCompanies.com>]
Sent: Tuesday, April 05, 2016 3:00 PM
To: Call,Planner On
Cc: Mike Harryman
Subject: Pre-Application Conference

Narrative

Tom,

Please see attached pre-application form for our proposed 1145 student charter school. The building will be approximately 67,000 SF and will have stacking around the building for parent drop off/pick up. Attached is the filled out form, preliminary site plan, aerial photo with parcel number and a sample elevation from a similar project we have done. If you have any questions at all please let me know. Once the meeting time is set please let me know.

Thanks,

Brad Hill | Sr. Preconstruction Project Manager | LEED AP
Ryan Companies US, Inc. | 101 E. Kennedy Blvd, Suite 2450, Tampa, FL 33602
813-204-5005 tel | 727-423-4938 cell | 813-204-5055 fax

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

Parcel Details: 23-29-22-000000-021040

TAX EST PRT CALC PRC TRIP

Owners

OFF THE WALL ADVENTURES INC 100%

Mailing Address

Address 1 **2055 SHEPHERD RD**
 Address 2
 Address 3 **LAKELAND FL 33811-2106**

Site Address

Address 1 **2055 SHEPHERD RD**
 Address 2
 City **LAKELAND**
 State **FL**
 Zip Code **33811**

Parcel Information

Neighborhood **6666.04**
[Show Recent Sales in this Neighborhood](#)
 Subdivision **NOT IN SUBDIVISION**
 Property (DOR) Use Code **Comm. misc imp of some value (Code: 1007)**
 Acreage **15.81**
 Taxing District **UNINCORP/SWFWMD (Code: 90000)**

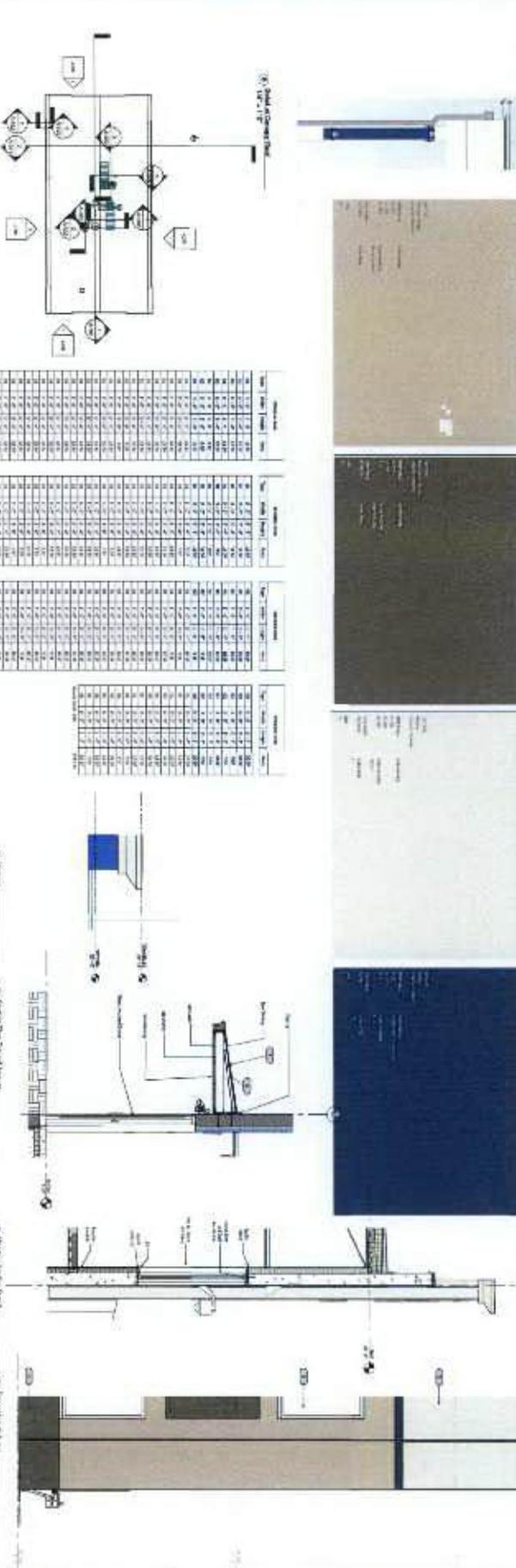
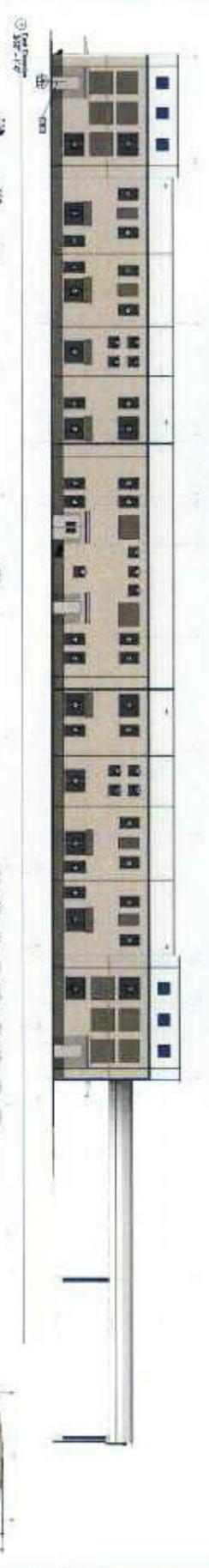
Property Desc

DISCLAIMER: This property description is a cond the original legal description recorded in the publ not include the section, township, range, or the or property is located. The property description sho when conveying property. The Property Appraiser responsibility for the consequences of inappropria interpretations of the property description. No wa expressed or implied, are provided for the data hi its interpretation.

PT OF SECS 22 & 23 DESC AS: COM AT SEC 22 RUN N00-23-22W ALG E LINE C 84.85 FT TO NLY R/W LINE OF SHEPHEI S89-47-11W ALG SAID R/W 113.64 FT 240.05 FT S89-58-41W 208.75 FT S03-F T N89-47-55W 34.55 FT N00-23-22W 46-25W 180 FT N00-23-22W 995.07 FT 330 FT S35-09-13E 365.91 FT N89-46-; S00-23-20E SE COR OF SEC 22 RUN N OF SEC 22 84.85 FT TO NLY R/W LINE (RD & POB

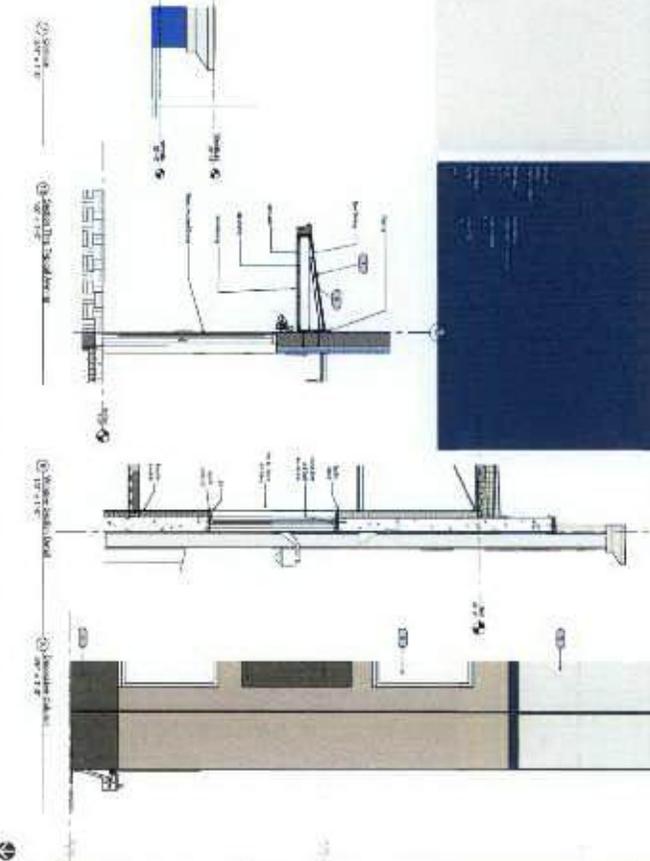
Area Map





01-2013-000000

NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL PRICE
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South Shore Charter Academy

Riverview, FL

RYAN

RYAN ARCHITECTURE & INTERIOR DESIGN, LLC

10000 W. BRADY BLVD., SUITE 100

DADE COUNTY, FL 33126

TEL: 305.444.1111

WWW.RYANARCHITECTURE.COM

DRYDEN

DRYDEN ARCHITECTURE, INC.

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DADE COUNTY, FL 33126

TEL: 305.444.1111

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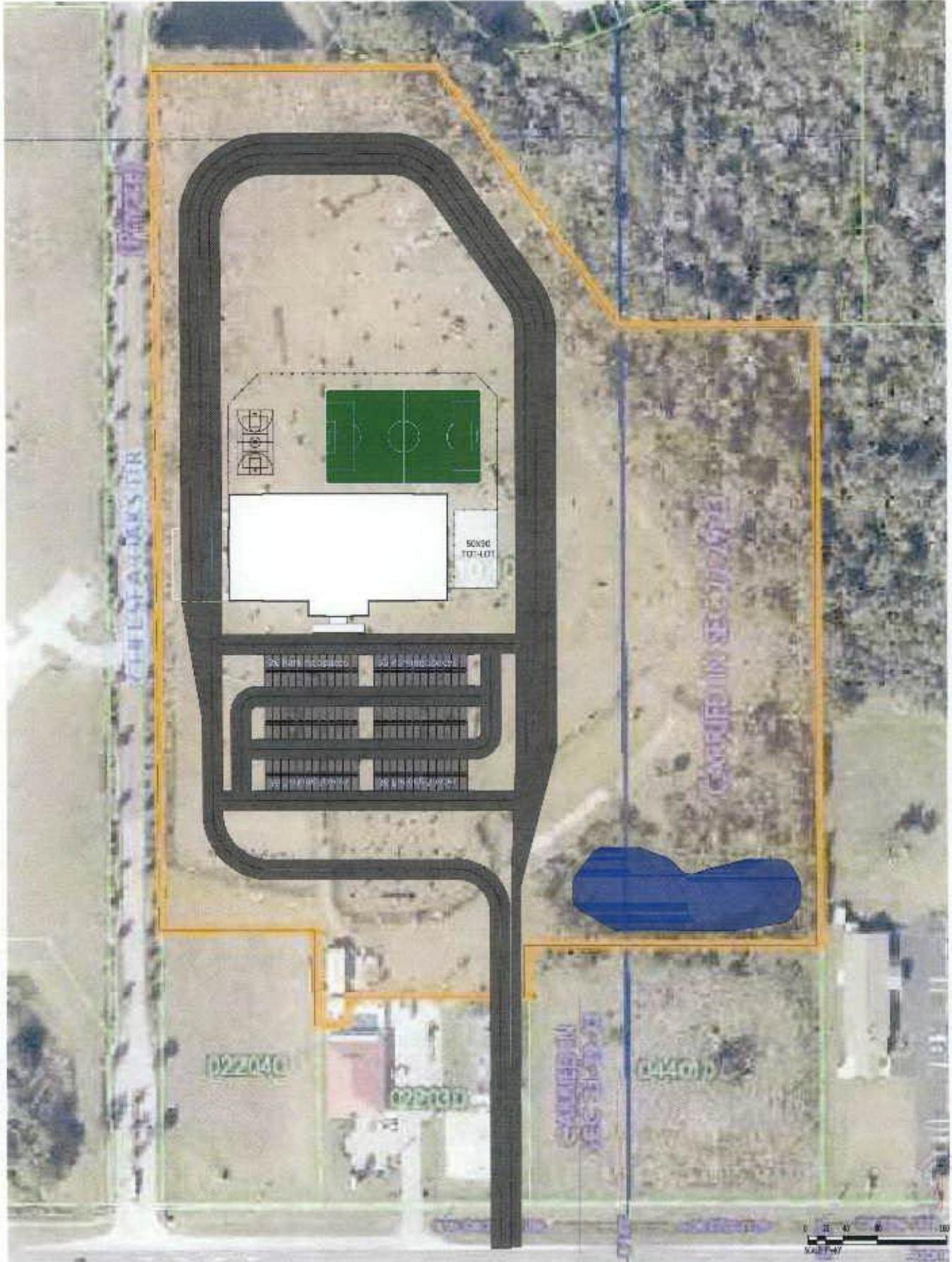
DADE COUNTY, FL 33126

TEL: 305.444.1111

WWW.DRYDENARCHITECTURE.COM

Elevations

A-200



DATE	DESCRIPTION
01/15/2017	ISSUED FOR PERMIT
01/15/2017	ISSUED FOR PERMIT
01/15/2017	ISSUED FOR PERMIT

Charter K-8
Polk Co, FL

18 1/2" X 11" (11/16)





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Appointment Date and Time: 4-21-16 Project Number (For office use only) 58633

Keith Hyatt 863 528 2599 863 696-4306
APPLICANT/PROJECT NAME PHONE FAX

11695 St. Rd. 600 E Lake Wales FL 33898 punkin0326@
MAILING ADDRESS Email Address verizon.net

Keith Hyatt 863 528 2599 863 696 4306
CONTACT PERSON (if different from applicant) PHONE FAX

11695 St. Rd 600 East Lake Wales FL 33898 punkin0326@
MAILING ADDRESS Email Address verizon.net

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(must be attached and submitted in 8 1/2" x 11" only)

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Amendment Type [] Text Amendment [X] Map Amendment

Acres 5

Tax Identification Number

Section-Township-Range - Subdivision # - Parcel #

Parcel ID Number(s): S 15 T 30 R 24 - 000000 - 011030
(18 digits)

S T R - -

S T R - -

Current Land Use District A-BB

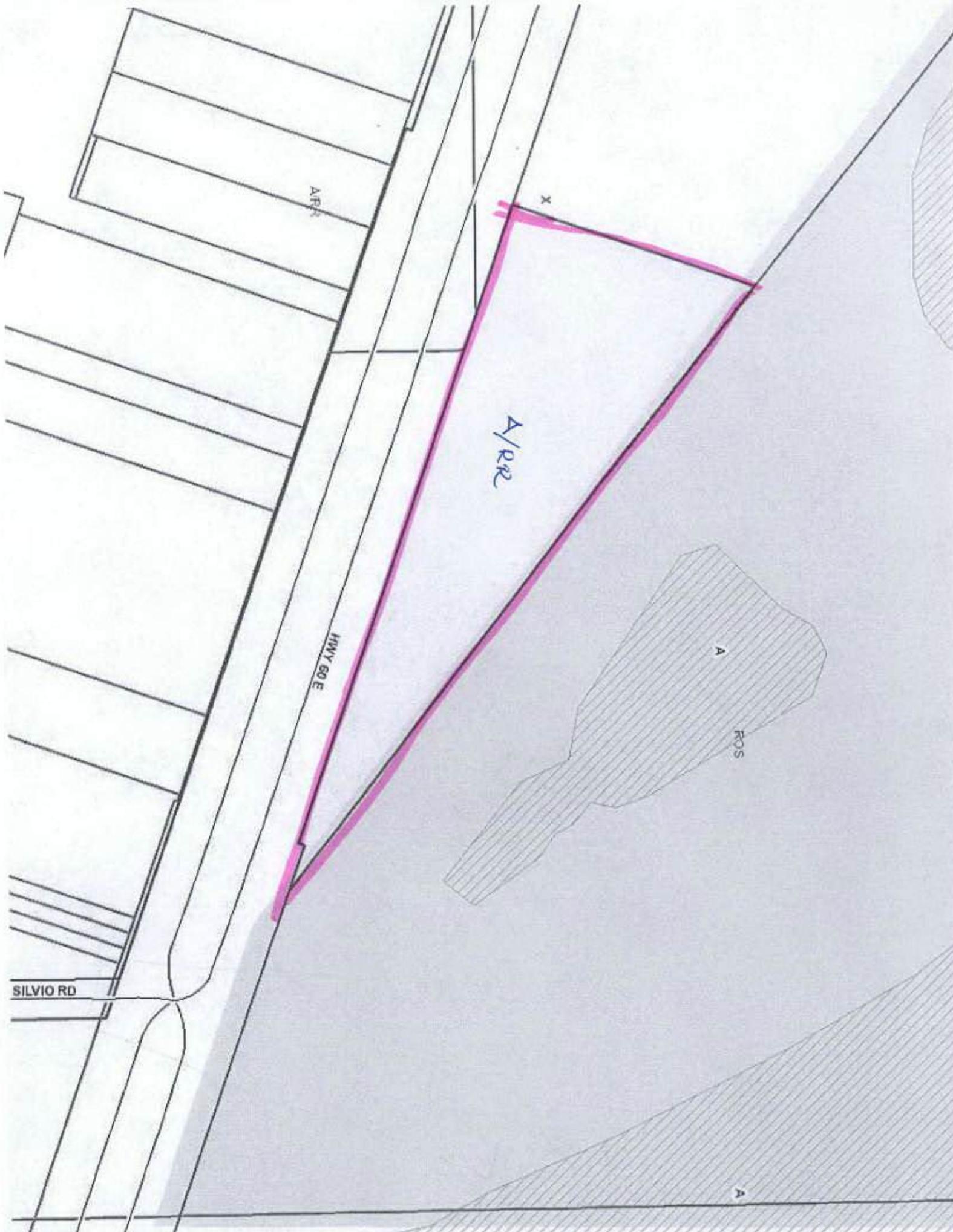
Current Development Area BDA

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We run a home office
from this resident. A construction
business needed to be able
to park our equipment there.
Dump Truck, Semi and lowboy
loaders and implements

Thanks.

Keith E. Shutt



A/R

x

A/RR

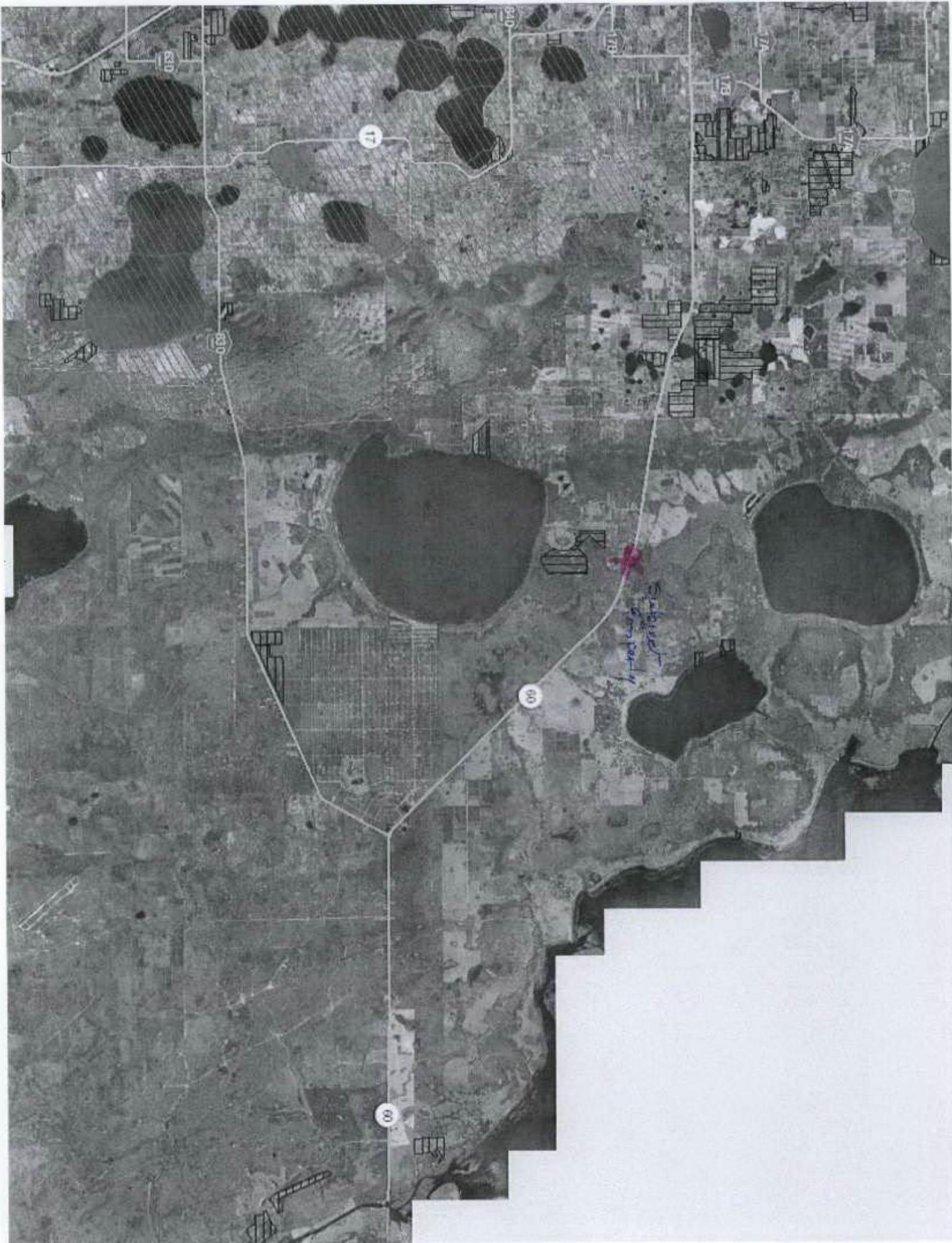
HIVY 60 E

SILVIO RD

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ILVIO RD

1107 60 E

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