



LAND DEVELOPMENT DIVISION

AGENDA FOR DEVELOPMENT REVIEW COMMITTEE

DATE: April 15, 2016
TO: Development Review Committee Members
FROM: John M. Bohde, AICP, Director
Tom Pierce, Sr. Development Review Specialist
SUBJECT: **Meeting Schedule for April 28, 2016**

The Development Review Committee will meet on **Thursday, April 28, 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.) WATERSONG
ASKEY HUGHEY INC.
(407)957-3308 x Project #: **58652** 242627-000000-012010
The applicant would like to revise the Phase 2 portion of Watersong. The revision would be for the 106 lots in Phase 2 which would be a mix of 80- 50' wide lots and 26 -70' wide lots.
- 2.) WENDY'S US 98 & INNOVATION DR
JAMES VANDERCRAKE
(813)434-3770 x Project #: **58654** 242910-280562-000140
Applicant is proposing a new Wendy's restaurant.
- 3.) T MOBILE
GUILLERMO PERALES
(972)620-2287 x 299 Project #: **58655** 272618-000000-014060
Applicant is proposing to build a one story wood framed retail building.

LEVEL 2 APPLICATIONS

DRIVEWAY ONLY/NON-RESIDENTI

- 4.) LAKE MARIANA RESERVE DRIVEWAY
DENNIS WOOD
(863)940-2040 x Project #: **58620** 252801-000000-041000
Access is proposed as a single roadway connection to Dairy Road. The entrance shall be designed as a two way roadway with a median. The subdivision will be gated.

LEVEL 3 APPLICATIONS

LEVEL 3 CONDITIONAL USE

- 5.) MUSIC RANCH CU
PHILIP STEVENS
(863)815-2293 x Project #: **58588** CU 16-11
to allow weddings, reunions & music events and charity events NEW
232711-000000-043040
- 6.) TRIPLE CANOPY RANCH
DENNIS WOOD, P. E.
(863)940-2040 x Project #: **58634** CU 08-12M
to modify and/or delete conditions MODIFICATION
303116-000000-031010
303116-000000-014010
303116-000000-011010
- 7.) KINNEY HARMON STR
SHRI RAO
(407)694-5148 x Project #: **58636** CU 16-14
to allow a 199 unit single family units w/short term rental NEW
282618-000000-013020
282618-000000-013030
282618-000000-013050
282618-000000-014010
- 8.) NEW TAMPA HWY APARTMENTS
MICHAEL GARCIA
(908)875-1568 x Project #: **58637** CU 16-15
Recognition of former legal non-conforming use NEW
232820-000000-012010

- | | |
|--|--|
| <p>9.) FIVE STAR RANCH
 JSK CONSULTING, INC
 (863)619-6131 x Project #: 58638
 to allow Recreation High Intensity</p> | <p>CU 16-16
 NEW
 262824-000000-031050
 262824-000000-031100</p> |
| <p>10.) O & M HOLDINGS
 MICKEY LEE
 (863)665-6363 x Project #: 58639
 to allow non-phosphate (sand) mine</p> | <p>CU 16-17
 NEW
 242935-000000-031000</p> |
| <p>11.) JTAC RANCH FIREARMS TRAINING SCHOOL
 JARED THOMPSON
 (813)907-9500 x Project #: 58640
 to allow a Training School</p> | <p>CU 16-18
 NEW
 233006-000000-012010
 233007-000000-011020
 233007-000000-021010
 233006-000000-021000</p> |

LEVEL 3 PLANNED DEVELOPMENT

- | | |
|--|---|
| <p>12.) PRESTWICK VILLAGE
 DON HUGHEY
 (407)957-3308 x Project #: 58604
 to allow single family detached lots and modify the side setbacks from 5' to 0</p> | <p>PD 16-08
 NEW PD
 272620-705500-030190</p> |
|--|---|

SUBURBAN PLANNED DEVELOPMEN

- | | |
|--|--|
| <p>13.) OAK HAMMOCK SPD
 MATTHEW JOHNSON
 (863)619-6131 x Project #: 58631
 to allow 4 single family lots</p> | <p>SPD 16-05
 NEW PD
 232920-000000-031260</p> |
|--|--|

LEVEL 3 SIGN VARIANCE

- | | |
|--|---|
| <p>14.) NEW LIFE SIGN VAR
 GREG RAKES
 (863)670-5618 x Project #: 58629
 Sign height variance</p> | <p>SVAR 16-03
 232712-000000-033130</p> |
|--|---|

LEVEL 4 APPLICATIONS

LEVEL 4 LARGE COMP PLAN AMEN

- | | |
|--|---|
| <p>15.) PEBBLEDALE MINES
 ALBERT FREDERICK
 (863)534-6455 x Project #: 58648
 change 16.7 +/- acres from PM to A/RR</p> | <p>CPA 16D-08
 253020-000000-014030
 253020-000000-013020</p> |
| <p>16.) COUNTRYSIDE CPA
 TOM WODRICH
 (863)534-6486 x Project #: 58649
 change 60 +/- acres from DRI to A/RR</p> | <p>CPA 16D-09
 313122-996000-062130
 313122-996000-059300
 313122-996000-057140
 313122-996000-060090
 313122-996000-062210
 313122-996000-060060
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313122-996000-055190
313122-996000-060100

17.) KNIGHTS STATION FEED DEPOT

BART ALLEN

(863)676-7611 x Project #: 58653
CHANGE 12 +/- ACRES FROM RL-1 and CC to NAC

CPA 16D-10

232804-000000-012001

LEVEL 4 SMALL COMP PLAN AMEN

18.) BELL APARTMENTS

GREGORY BELL

(863)294-6003 x Project #: 58646
change 0.33 +/- acres from RL-4 to RH

CPA 16S-0658060

262816-539000-000570

LEVEL 4 CONDITIONAL USE

19.) OUTBACK OASIS

DAVE CARTER

(863)294-6965 x Project #: 58603
to allow Recreation High Intensity with continual food and retail sales.

CU 16-12

262824-000000-032080

20.) SURRAT (CLAY CUT) MOD

GEORGE REINHART

(352)377-5821 x Project #: 58641
modify existing sand mine

CU 01-0M

272803-000000-022001
272803-000000-024010
272803-000000-042001
272803-000000-044041

21.) BANNON ISLAND (CLAY CUT) MOD

GEORGE REINHART

(352)377-5821 x Project #: 58642
to modify existing sand mine

CU 98-22M

272803-000000-021010
272803-000000-021020
272803-000000-023010
272803-000000-023020
272803-000000-041010
272803-000000-041050
272803-000000-041060

LEVEL 4 LDC TEXT CHANGE

22.) SECTION 930.B - VARIANCE AUTHORITY

PICKETT ENGINEERING, INC.

(863)800-3046 x Project #: 58635
Amend Section 930 - Variance Authority

LDC 16T-07

253006-393000-000172

LEVEL 4 PLANNED DEVELOPMENT

- 23.) JERSEY ROAD TAD
SAME MEDINA
(863)800-3046 x Project #: 58632
to allow construction of (3) 3-story, 36 unit apartment building, for a total of 108
units

PD 16-09

252812-339500-000190

LEVEL 5 APPLICATIONS

LEVEL 5 PLAT REVIEW

- 24.) PROMISE LAND PLAT
DOUGLAS GIPSON
(863)326-2296 x Project #: 58590
Requesting to plat 3 lots on 30 acres.

262918-000000-043020



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: 4-28-16 Project Number (For office use only) 58652

Vivek Welfare & Educ. Fndtn / Watersong (407) 529-3045 (407) 529-3106
APPLICANT/PROJECT NAME PHONE FAX

5200 Vineland Road, Suite 200 Orlando, FL 32811 lkepfer@parksquarehomes.com
MAILING ADDRESS E-mail Address

James Askey (407) 957-3308 (407) 957-1019
CONTACT PERSON (if different from applicant) PHONE FAX

PO Box 420639, Kissimmee, FL 34742 jaskey@ahieng.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 140.35

Tax Identification Number

Table with 3 columns: Section-Township-Range, Subdivision #, Parcel #. Rows include Parcel ID Number(s) and corresponding tax info.

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

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.

Watersong Narrative for Pre-Application Meeting

The Watersong Phases 2 - 4 project was recently approved by Polk County on October 15, 2015 (See attached Polk County approval letter and documents). A copy of the Master Plan that is within the approved plans is also included showing the current approved layout/design totaling 211 single family lots (57 – 50' lots and 154 – 70' lots).

The Client is investigating revising only the Phase 2 portion of the site plan from all 70' wide lots to a mix of 50' and 70' wide lots. Currently, the approved plan shows 88 – 70' wide lots in Phase 2. The Client would like to revise the plan to a total of 106 lots in Phase 2, which would be a mix of 80 – 50' wide lots and 26 – 70' wide lots. The color exhibit attached shows the proposed revision to Phase 2, while also showing the additional phases 3 and 4, to which no revisions are proposed. The revision would add a total of 18 lots within Phases 2 thru 4. This would increase the approved plan lots from 211 to 229 single family units.

The remaining exhibit showing only Phase 2 is included to clarify that the proposed revision is for Phase 2 only. Additionally, there is proposed a "Future Development Tract" at the end of the first cul-de-sac in Phase 2. The Client intends to add another amenity area within that tract at some time.

From a Planning perspective, we would like to know if the increase in lots would be acceptable. We understand previous approved plans from years ago had approximately 236 lots in phases 2 thru 4, so this proposed revision would essentially be consistent with that. Adding in the total 210 lots in Phase 1 to the proposed revision totaling 229 lots in phases 2 thru 4 would take the total PD to 439 lots.

Regarding revising the engineering, the revision would be lot line revisions, utility services, storm inlet relocations, etc. We have preliminarily evaluated the onsite lift station design and the current designed pump would still be adequate. Imperviousness would decrease slightly, so stormwater management revisions would be extremely minor. We anticipate a Minor Mod thru the SWFWMD.



© 2013 Google

Imagery Date: 1/3/2012 28°12'43.93" N 81°33'51.33" W elev 105

Google





- LEGEND**
- 87 Lots (143 Lots)
 - 77 Lots (82 Lots)
 - Phase Line

Office of Planning and Development
Tom Deardorff, AICP, Director

Land Development Division
John M. Bohde, AICP, Director



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

October 15, 2015

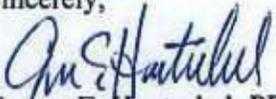
James Askey, P. E.
Askey Hughey, Inc.
P. O. Box 420639
Kissimmee FL 34742

RE: Watersong Phases 2-4
Final Development Approval Level 2 for Project # 57228
Section 24, Township 26, Range 27

Dear Mr. Askey, P. E.,

The Final Development Approval for above referenced project is hereby granted and the plans are now stamped approved by the Land Development Division. Please note, this approval expires on **October 15, 2018**. Please sign the attached Acceptance of Final Development Approval form to release the stamped approved plans.

Sincerely,


Gregor E. Hentschel, PE
Interim County Engineer

c. Owner
Casefile
Attachment

AFFIDAVIT AND ACCEPTANCE OF FINAL DEVELOPMENT APPROVAL CONDITIONS

Pursuant to the Plan Approval Letter for "WATERSONG PHASES 2-4 2-4", Project# 57228, development approval is hereby issued subsequent to the following conditions:

1. Chapter 2012-205, Laws of the State of Florida
Amended FS 125.022 and Amended 136.033

The applicant for a development permit is responsible to obtain any permit or approval required by state or federal laws or regulations or shall fulfill obligations required by a state or federal agency or by state or federal laws or regulations. The issuance of a permit by the County does not create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for the issuance of the permit if the applicant fails to obtain the required approvals or fails to fulfill the obligations imposed by the state or federal agency or undertakes actions that result in a violation of state or federal law.

The applicant shall obtain all permits or approvals required by state or federal laws or regulations or shall fulfill obligations required by a state or federal agency or by state or federal laws or regulations prior to the commencement of the development.

If an applicant has been issued final agency action that denies the issuance of a permit or approval by a state or federal agency, then the County shall require that the applicant obtain the required state or federal permit or approval prior to the County issuing a development permit.

2. A copy of this affidavit and a set of approved construction plans must be retained on site during construction.
3. No potable water, reclaimed water or sanitary sewer lines may be installed until the Florida Department of Environmental Protection permit for wastewater collection and Polk County Health Department permit for water distribution systems have been issued, if applicable.

OTHER CONDITIONS:

APPLICANT ACCEPTANCE

I, DALE HUSKEY, accept the above conditions as part of the final development approval for the referenced project. Failure to adhere to these conditions and the approved plans and permits could result in voiding this approval.

Signature

Date

10-28-15



330 West Church Street
PO Box 9005 • Drawer GM01
Bartow, Florida 33831-9005

PHONE: 863-534-6456
FAX: 863-534-6543
www.polk-county.net

CONCURRENCY & ENTITLEMENTS DIVISION

October 9, 2015

Mr. James Askey, PE
Askey Hughey, Incorporated
25 East 13th Street, Suite 9
Saint Cloud, FL 34769

RE: Certificate of Concurrency for Watersong Phases 2-4
Polk County Project No. 57228

Dear Mr. Askey:

Please find the enclosed Certificate of Concurrency for Watersong Phases 2-4, which consists of 211 single family residential dwelling units located off US Highway 17-92, south of Ronald Reagan Boulevard, Davenport, Florida. If you have any questions concerning the certificate, please contact Ms. Sue Chiodo or myself at (863) 534-6792.

Sincerely,

Quen Wilson, AICP, CPM
Concurrency and Entitlements Director

C: Josh Behr, Utilities Capacity Engineer, joshuabehr@polk-county.net - Electronic Mail
Brenda Taguri, Polk County School Board, Brenda.taguri@polk-fl.net - Electronic Mail
Ryan Bengsch, Utilities Projects Engineer, ryanbensch@polk-county.net - Electronic Mail
Vivek Welfare & Education Foundation, 5200 Vineland Road, Suite 200, Orlando FL 32811

CERTIFICATE OF CONCURRENCY DETERMINATION

Certificate Number: 57228
Watersong Phases 2-4
Polk County Parcel Number(s): 272624-000000-012010 and others
Development Area: Transit Supportive Development Area

Issued to:
Mr. James Askey, PE
Askey Hughey, Incorporated
25 East 13th Street, Suite 9
Saint Cloud, FL 34769

This is to certify that transportation, water, wastewater, reclaimed water, and school facilities have been evaluated for concurrency pursuant to the Polk County Comprehensive Plan and Land Development Code. The following Facility capacities are allocated for the following development.

NOT TO EXCEED 211 (DETACHED) SINGLE FAMILY DWELLING UNITS ON 140.35 ± ACRES.

Specifically, impacts are as follows:

Traffic : Link No. 5021 N: Previously accounted for in Phase 1
Link No. 5021 S: Previously accounted for in Phase 1

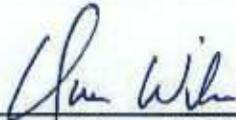
Potable Water: 75,960 GPD (Northeast Regional Utility Service Area), Northeast Public Water Supply System.

Wastewater: 56,970 GPD (Northeast Regional Utility Service Area), Northeast Regional Wastewater Treatment Facility.

Reclaimed Water: Reclaimed water is to be used for irrigation. If reclaimed water is not available as determined by the County, the County will provide the lowest quality water available for irrigation. The Developer is responsible for the connection assembly, as required by the County, to provide irrigation water.

Schools: Capacity is reserved in the New Northeast K-8 School for 49 elementary school students and for 26 students in Shelley Boone Middle School with 33 students in the Tenoroc Senior High School which are adjacent districts, for 18 months from October 9, 2015 consistent with the letter from the School Board of Polk County signed by Brenda Taguri, Senior Coordinator, dated December 1, 2014.

This CERTIFICATE OF CONCURRENCY terminates with the expiration of the County Engineer's approval of the construction plan for these plans for this project. This Certificate for the above-noted capacities is related to this specific development and is transferable with the property, but may not be transferred to any other property.



Quen Wilson, AICP, CPM
Concurrency and Entitlements Director:

10/9/2015

Date

C: Josh Behr, Utilities Capacity Engineer, joshuabehr@polk-county.net - Electronic Mail
Brenda Taguri, Polk County School Board, Brenda.taguri@polk-fl.net - Electronic Mail
Ryan Bengsch, Utilities Projects Engineer, ryanbensch@polk-county.net - Electronic Mail
Vivek Welfare & Education Foundation, 5200 Vineland Road, Suite 200, Orlando FL 32811



SCHOOL BOARD OF POLK COUNTY

P.O. BOX 391
BARTOW, FLORIDA 33831

(863) 534-0500

1915 SOUTH FLORAL AVENUE
BARTOW, FLORIDA 33830

Board Members

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DICK MULLENAX
DISTRICT 4

HUNT BERRYMAN
DISTRICT 1

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DISTRICT 5

DEBRA S. WRIGHT
DISTRICT 6

TIM HARRIS
DISTRICT 7

C. WESLEY BRIDGES, II
General Counsel

Administration
KATHRYN M. LeROY
Superintendent

December 1, 2014

Vivek Investment Corporation
Attn: James F. Askey
3200 Vineland Rd., Suite 200
Orlando, FL 32811

Dear Mr. Askey:

This letter is in response to your request for a binding concurrency determination for Watersong, Phases 2-4, parcel(s) 272624-000000-010000, 012010, 014010. Please see the table below for capacity analysis.

School	Current Enrollment (60 th day Count)	Concurrency Capacity including portables	Funded Capacity Expansion*	Committed Capacity	Projected 5-Year Capacity	Housing Units	Students Generated by Project	Capacity Available
Loughman Oaks Elementary	1057	1175	0	245	1175	211 SF	49	No*
Shelley Boone Middle	867	1217	0	245	1217		26	Yes
Tenoroc Senior (adjacent to Ridge Community zone)	1131	1845	0	371	1845		33	Yes
New K-8 school in the 5 year plan	0	0	1100	0	1100			Capacity Projected to be available

Currently there is no capacity at the zoned elementary and high school using the present permanent school capacity and portable student stations on campus, however there is capacity at the adjacent zoned schools or there will be capacity with the funded by impact fee new school. The School Board of Polk County has reserved capacity pending the certificate of concurrency from the Board of County Commissioners. At the time that the seats will be reserved for 18 months in accordance with Section 4.E.2(a) of the adopted Interlocal Agreement for Public School Facility Planning. Please call Pam Luce at 863-534-0811 or Brenda Taguri at 863-519-8298 if you need any further assistance.

Brenda Taguri, Sr Coordinator
PCSB Facilities Planning

Cc: Quen Wilson, Concurrency and Entitlements Director

Askey Hughtey, Inc.
Civil Engineering & Land Planning

10000 N. W. 11th Street, Suite 100
Miami, Florida 33150
Phone: (305) 551-1100
Fax: (305) 551-1101

CIVIL ENGINEERS

LAND PLANNERS

DATE:

**WORK INVESTMENT CORPORATION
8800 VANCE AND HICKS BLVD STE 200
ORLANDO, FL 32811
Telephone: (407) 582-0000**

**TYPE OF SUBMITTAL
WATER MANAGEMENT
SUBMITTAL**

PROJECT:

WATERSONG PHASES 2-4

JOB PROJECT NO. 188888
DATE:

LOCATION MAP

LOCATION:
SEC. 28, T19N09W 28. N. R. 17 E
POLK COUNTY, FLORIDA



SCALE: NO SCALE
DATE: JAN 2014
REVISION: --

FIGURE # 1



PROJECT SITE



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: 4-28-16

Project Number (For office use only) 58654

David Davis, Sembler-Wendy's - Highland City (727) 384-6000
APPLICANT/PROJECT NAME PHONE
5858 Central Avenue, St. Petersburg, FL 33707
MAILING ADDRESS

(727) 345-4937
FAX
david.davis@sembler.com
E-mail Address

James Vandercrake (813) 473-2302
CONTACT PERSON (if different from applicant) PHONE
Infinity Engr. Group, 1135 Marbella Plaza Drive, Tampa, FL, 33619
MAILING ADDRESS

(813) 445-4211
FAX
james@iegroup.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 Map Amendment

Acres 2.19

Tax Identification Number

	Section-Township-Range	-	Subdivision #	-	Parcel #
Parcel ID Number(s): (18 digits)	S 10 T 24 R 29	-	280562	-	000140
	<u>10 29 24</u>				
	S T R	-		-	
	S T R	-		-	

Current Land Use District Employment Center (EC)

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.

Simmons, Mary

From: James Vandercrake <James@iegroup.net>
Sent: Tuesday, April 12, 2016 9:08 AM
To: Simmons, Mary
Cc: Chris Haines
Subject: Request for pre-application conference
Attachments: Wendy's Highland City PolkCo pre-ap form-print.pdf; Wendys 3-15-16 Model (1).pdf; Wendy's Highland City PA.pdf

Good morning Mary,

Please find an application and attachments for a proposed Wendy's restaurant to be located at the intersection of US 98 & Innovation Drive in the office park there. Let me know where to go on the County website to pay the fee.

Thanks,

James Vandercrake
Senior Project Manager
Infinity Engineering Group, LLC.
1135 Marbella Plaza Drive
Tampa, FL 33619
C: (863) 640-2615
Direct (813) 473-2302
T: (813) 434-4770
F: (813) 445-4211
james@iegroup.net | www.iegroup.net



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."

Parcel Info

Parcel ID:	242910280562000140
Owner1:	CENTRAL FLORIDA SPEECH AND HEARING CENTER INC
Address:	0 INNOVATION DR
City/St/Zip:	LAKELAND, FL 33801
Legal Desc:	PARKWAY/UNIVERSITY CENTER PHASE 1 PB 120 PGS 25-26 LOT 14
Property (DOR) Use Code:	4001 (Vacant Industrial)
Acreage:	2.19
Taxing District:	90000 (UNINCORP/SWFWMD)

Sales Information

Date of Sale	Q/U	Sales Price
05/14/2007	undefined	\$667,000
10/09/2001	undefined	\$355,200
01/11/2001	undefined	\$100
08/01/1993	undefined	\$100
05/01/1985	undefined	\$100
10/01/1983	undefined	\$115,600

All above information is current (as of 04/07/2016). All below information is 2015 Final.

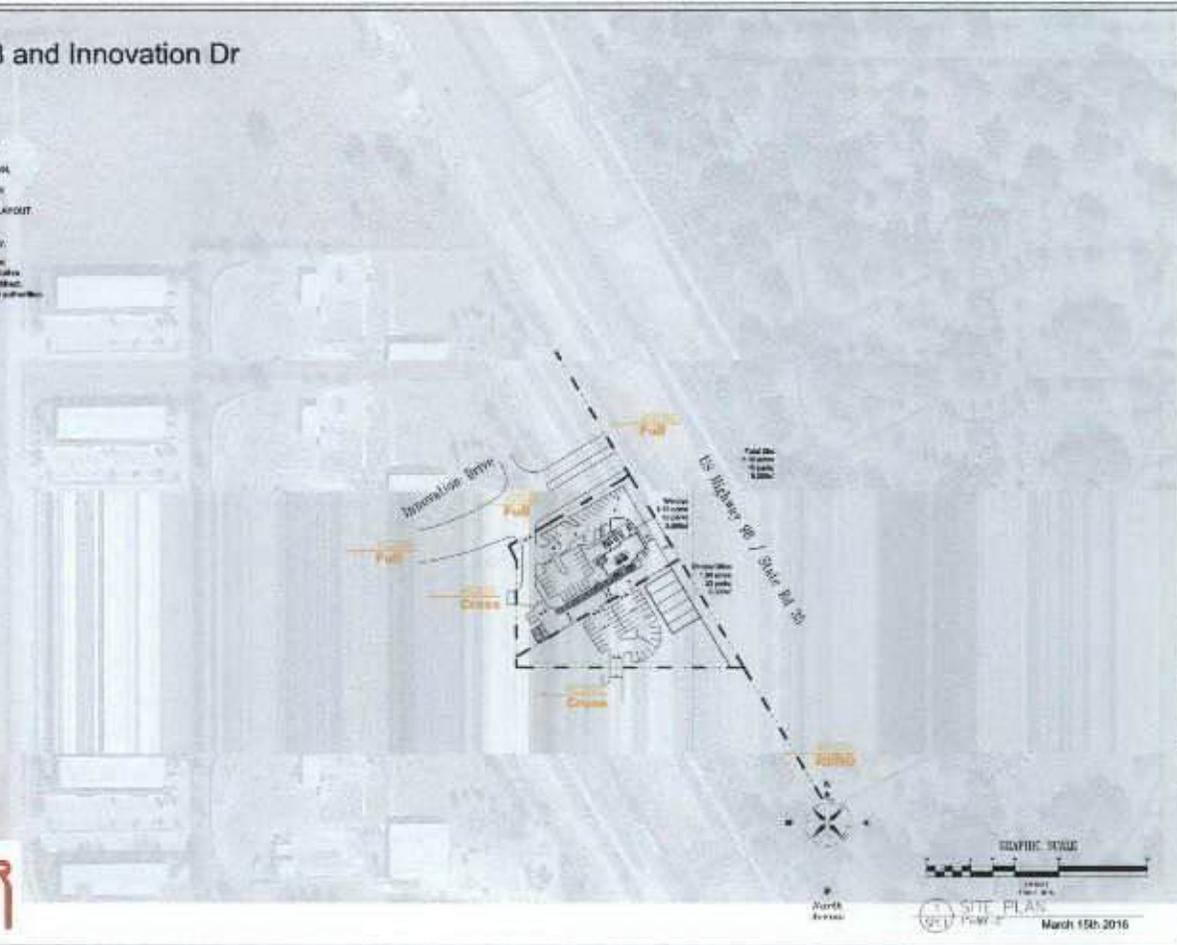
Value Summary

Value Name	Price
Building Value	\$0
Extra Feature Value	\$0
Land Value (Market)	\$404,694
Just Market Value	\$404,694
Assessed Value	\$404,694
Exempt Value	\$0
Taxable Value	\$404,694

Wendy's - US 98 and Innovation Dr

PRELIMINARY SITE PLAN
 THIS SITE PLAN IS ONLY PRELIMINARY IN NATURE. IT DOES NOT CONSTITUTE A GUARANTEE OF THE REQUIREMENTS FOR ZONING, EGRESS, FIREFIGHTING, OTHER VEHICLE REGISTRATION, UNIFORMITY, UTILITY REQUIREMENTS, ETC. IT IS NOT A GUARANTEE OF ANY ENVIRONMENTAL, PROTECTION AGENCY REQUIREMENTS. THE U.S. AIR FORCE HAS THE FINAL REQUIREMENTS FOR THE LAYOUT OF THIS SITE.

TRAFFIC REGULATIONS AND PROHIBITIONS:
 The needs of the site, site and nearby neighbors of the site, and the needs of the site, are subject to change as may be directed by the architect, engineer, planning, zoning, or governmental authorities, and/or public.



GRAPHIC SCALE
 0 10 20 30 40 50 Feet
SITE PLAN
 March 15th, 2016



www.polk-county.net

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: 4-28-16 Project Number (For office use only) 58655

Sun Holdings Julie Farr / T-Mobile Retail Davenport (407) 927-9427
APPLICANT/PROJECT NAME PHONE FAX

450 S. Orlando Ave., Ste. 200 Winter Park, FL 32789
MAILING ADDRESS jfarr@sunholdings.net
E-mail Address

Greg Guerin, Architect (214) 469-7176
CONTACT PERSON (if different from applicant) PHONE FAX

2000 Rushing Creek Dr. Heartland, TX 75126
MAILING ADDRESS gguerin@live.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 0.544

Tax Identification Number

Parcel ID Number(s): (18 digits)	Section	Township	Range	Subdivision #	Parcel #
	S 18	T 26	R 27	-	014060
	S	T	R	-	-
	S	T	R	-	-

Current Land Use District Regional Activity Center (RAC)

Current Development Area Select From Drop Down List
Transit Supportive Development Areas

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

P:\16020-Davenport, FL, Retail Building and T-Mobile CAD\16020-Davenport Site Plan 4.dwg

SUN HOLDINGS IS PROPOSING TO BUILD A ONE STORY WOOD FRAMED RETAIL BUILDING NEXT TO THE POPEYES RESTAURANT CURRENTLY OWNED BY SUN HOLDINGS. THE PROJECT IS LOCATED ON US HWY 27 AT HELLER CT. WHICH IS NEAR I-4. THE RETAIL BUILDING WILL CONSIST OF A T-MOBILE PHONE SHOP AND A 2ND RETAIL SPACE TO BE LEASED OUT TO A TENANT. THE PROJECT WILL REQUIRE A LOT SPLIT BASED ON THE DESCRIPTION IN THE WARRANTY DEED. THE POPEYES NEXT DOOR IS UNDER CONSTRUCTION AND ALMOST COMPLETE.

THE APPROXIMATE BUILDING SIZE IS 3,775 SQ. FT. 13 PARKING SPACES ARE REQUIRED AT 1 PER 300 SQ. FT. FOR RETAIL. 18 PARKING SPACES ARE PROVIDED.

THERE IS AN EXISTING WATER RETENTION POND AT THE REAR OF THE PROPERTY THAT IS TO REMAIN.

WE ARE PROPOSING A DUMPSTER ENCLOSURE AT THE REAR NORTH WEST SIDE OF THE PROPERTY.

FLORIDA COUNTY LAND USE

REGIONAL ACTIVITY CENTER (RAC)
NORTH RIDGE SELECTED AREA PLAN
GREEN SWAMP AREA OF CRITICAL STATE CONCERN

DEVELOPMENT AREA
TRANSIT SUPPORTIVE DEVELOPMENT AREAS

PROJECT:
RETAIL BUILDING
HWY 27 & HELLER CT.
DAVENPORT, FL

OWNER:
SUN HOLDINGS, LLC
JULIE FARR
450 S. Orlando Ave. Ste. 200
Winter Park, FL 32789
(407) 927-9427
jfarr@sunholdings.net

ARCHITECT:
GREG GUERIN
ARCHITECT, NCARB
2000 RUSHING CREEK DR.
HEARTLAND, TX 75126
(214) 469-7176
WWW.GUERINARC.COM
GGUERIN@LIVE.COM

NOT FOR CONSTRUCTION
GREG GUERIN ARCHITECT
FLORIDA LICENSE # AR98062

DATE:
Apr. 12, 2016 - 9:56am

DRAWING TITLE:

NARATIVE

SHEET #:

A-1



NARATIVE



PROJECT:
 RETAIL BUILDING
 HWY 27 & HELLER CT.
 DAVENPORT, FL

OWNER:
 SUN HOLDINGS, LLC
 JULIE FARR
 450 S. Orlando Ave. Ste. 200
 Winter Park, FL 32789
 (407) 927-9427
 jfarr@sunholdings.net

ARCHITECT:
 GREG GUERIN
 ARCHITECT, NCARB
 2000 RUSHING CREEK DR.
 HEARTLAND, TX 75126
 (214) 469-7176
 WWW.GUERINARC.COM
 CGUERIN@LIVE.COM

NOT FOR CONSTRUCTION
 GREG GUERIN ARCHITECT
 FLORIDA LICENSE # AR98062

DATE:
 Apr 12, 2016 - 9:57am
 DRAWING TITLE:

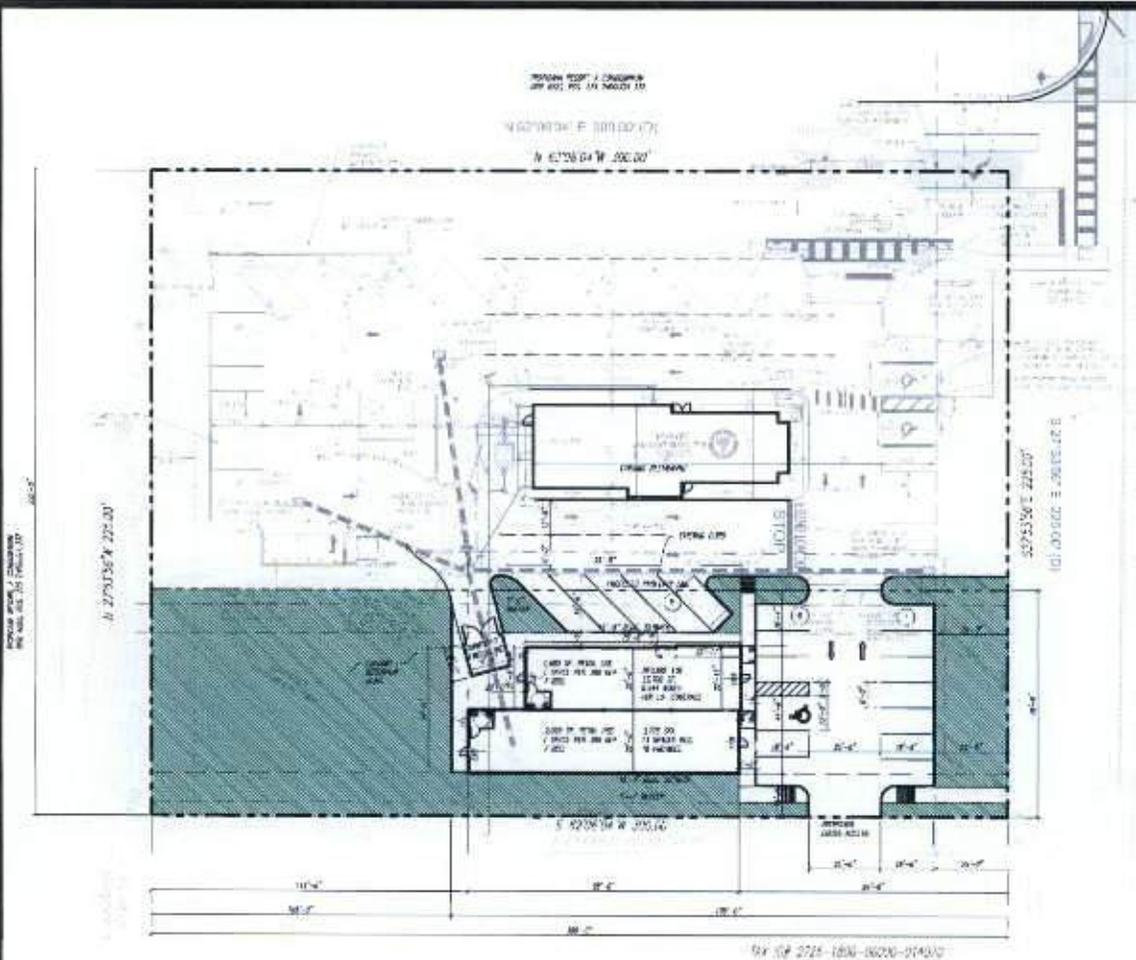
AERIAL PHOTO

SHEET #:

A-2

1
 -
 AERIAL PHOTO
 N.T.S.

P:\16020-Davenport, F., Retail Building and T-Mobile\CAD\16020-Davenport\Site Plan 4.dwg



PROJECT:
 RETAIL BUILDING
 HWY 27 & HELLER CT.
 DAVENPORT, FL

OWNER:
 SUN HOLDINGS, LLC
 JULIE FARR
 450 S. Orlando Ave. Ste. 200
 Winter Park, FL 32789
 (407) 927-9427
 jfarr@sunholdings.net

ARCHITECT:
 GREG GUERIN
 ARCHITECT, NCARB
 2000 RUSHING CREEK DR.
 HEARTLAND, TX 75126
 (214) 469-7176
 WWW.GUERINARC.COM
 GGUERIN@LIVE.COM

NOT FOR CONSTRUCTION
 GREG GUERIN ARCHITECT
 FLORIDA LICENSE # AR98062

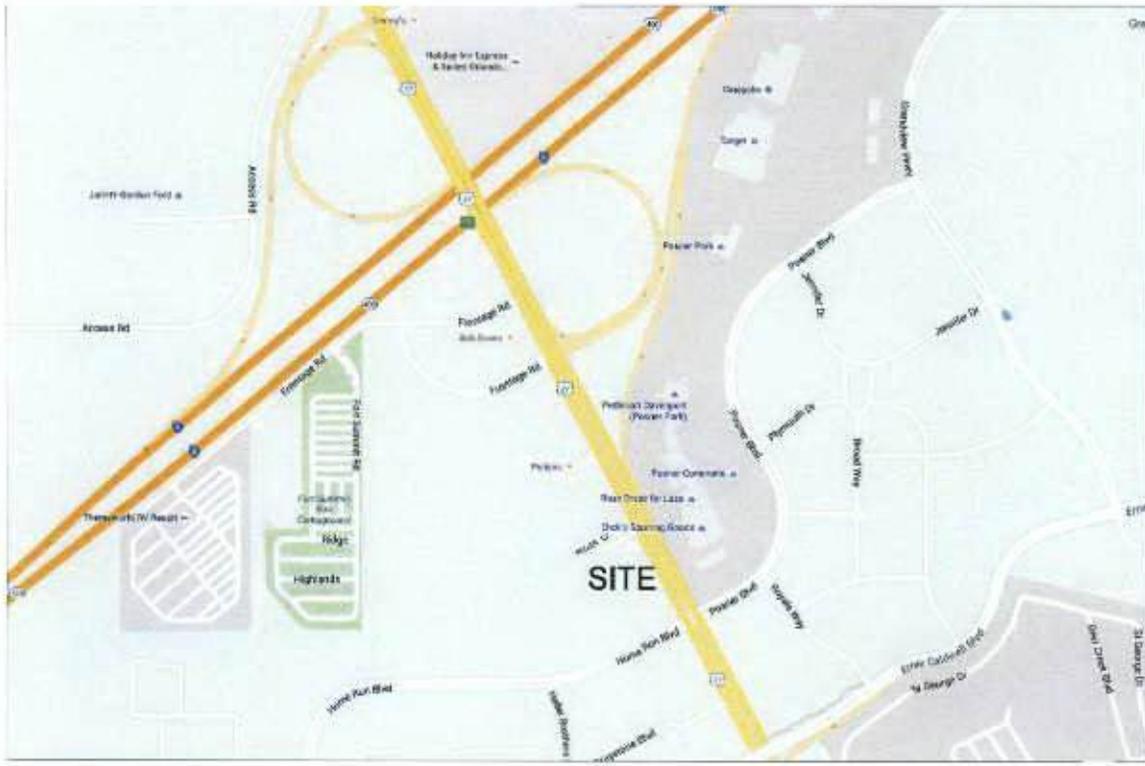
DATE:
 Apr 12, 2016 - 10:11am

DRAWING TITLE:

SITE PLAN
 SHEET #:
 A-3

1
 SITE PLAN
 1"=50'-0"

F:\16020-Davenport, FL Retail Building - 16020-Davenport Site Plan - 4.dwg



PROJECT:
RETAIL BUILDING
HWY 27 & HELLER CT.
DAVENPORT, FL

OWNER:
SUN HOLDINGS, LLC
JULIE FARR
450 S. Orlando Ave. Ste. 200
Winter Park, FL 32789
(407) 927-9427
jfar@sunholdings.net

ARCHITECT:
GREG GUERIN
ARCHITECT, NCARB
2000 RUSHING CREEK DR.
HEARTLAND, TX 75128
(214) 469-7176
WWW.GUERINARC.COM
GGUERIN@LIVE.COM

NOT FOR CONSTRUCTION
GREG GUERIN ARCHITECT
FLORIDA LICENSE # AR98062

DATE:
Apr 12, 2016 - 9:59am
DRAWING TITLE:

VICINITY MAP

SHEET #:

A-4



VICINITY MAP