



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 22, 2016
TO: Development Review Committee Members
FROM: John M. Bohde, AICP, Director
Tom Pierce, Sr. Development Review Specialist
SUBJECT: **Meeting Schedule for May 5, 2016**

The Development Review Committee will meet on **Thursday, May 5, 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.) PADGETT ROAD MAP AMENDMENT
RIDGE PROFESSIONAL GROUP, INC.
(863)669-0108 x Project #: **58671** 242707-000000-034010
Map Amendment to change 18.49 acres from A/RRX to RSX. 242707-000000-034070

- 2.) FELTRIM
FELTRIM DEVELOPMENTS
Project #: **58673** 262513-000000-031020
The applicant would like to know the feasibility of obtaining the desired maximum number of units within the RMX land use district at 10 DU/ac. The applicant would also like to get the locations of existing underground utilities.

LEVEL 2 APPLICATIONS

NON-RESIDENTIAL SITE PLAN

- 3.) CIRCLE P MULCH
DANIEL LEWIS
(863)669-0108 x Project #: **58613** 262808-000000-014110
Landscape Supply business, to consist of selling mulch, rock, sand, bagged potting soil, etc. Project will be developed in 1 phase.

LEVEL 4 APPLICATIONS

LEVEL 4 DISTRICT CHANGE

- 4.) SHELL LDC LDC 16D-07
STEVE SLOAN
(863)533-9095 x Project #: **58674** 272614-000000-021010
change 146.35 +/- acres from RL-1X to RL-4X



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: 5-5-2016 Project Number (For office use only) 58671

Ridge Professional Group/Padgett Road Site (863) 669-0108
APPLICANT/PROJECT NAME PHONE FAX

4425 US Highway 92 East, Lakeland, FL 33801
MAILING ADDRESS rpgi@rigdeprofessionalgroup.com
E-mail Address

Mark J. Bennett, AICP
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 18.49

Tax Identification Number

	Section-Township-Range	-	Subdivision #	-	Parcel #
Parcel ID Number(s): (18 digits)	S 07 T 27 R 24	-	000000	-	034010
	S 07 T 27 R 24	-	000000	-	034070
	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.



RIDGE PROFESSIONAL GROUP, INC.

LAND DEVELOPMENT DESIGN AND PERMITTING SERVICES

4425 U.S. Highway 92 East, Lakeland FL 33801-9688 ☐ Phone (863) 669-0108 ☐ www.rpg-eng.com

PROJECT NARRATIVE – Padgett Road Site

The purpose of this Pre-Application request is to discuss the possibility of Comprehensive Plan Map Amendment to change the subject site from A/RRX to RSX. The proposed use of the property would be for the development of a single-family residential subdivision.



PADGETT ROAD SITE

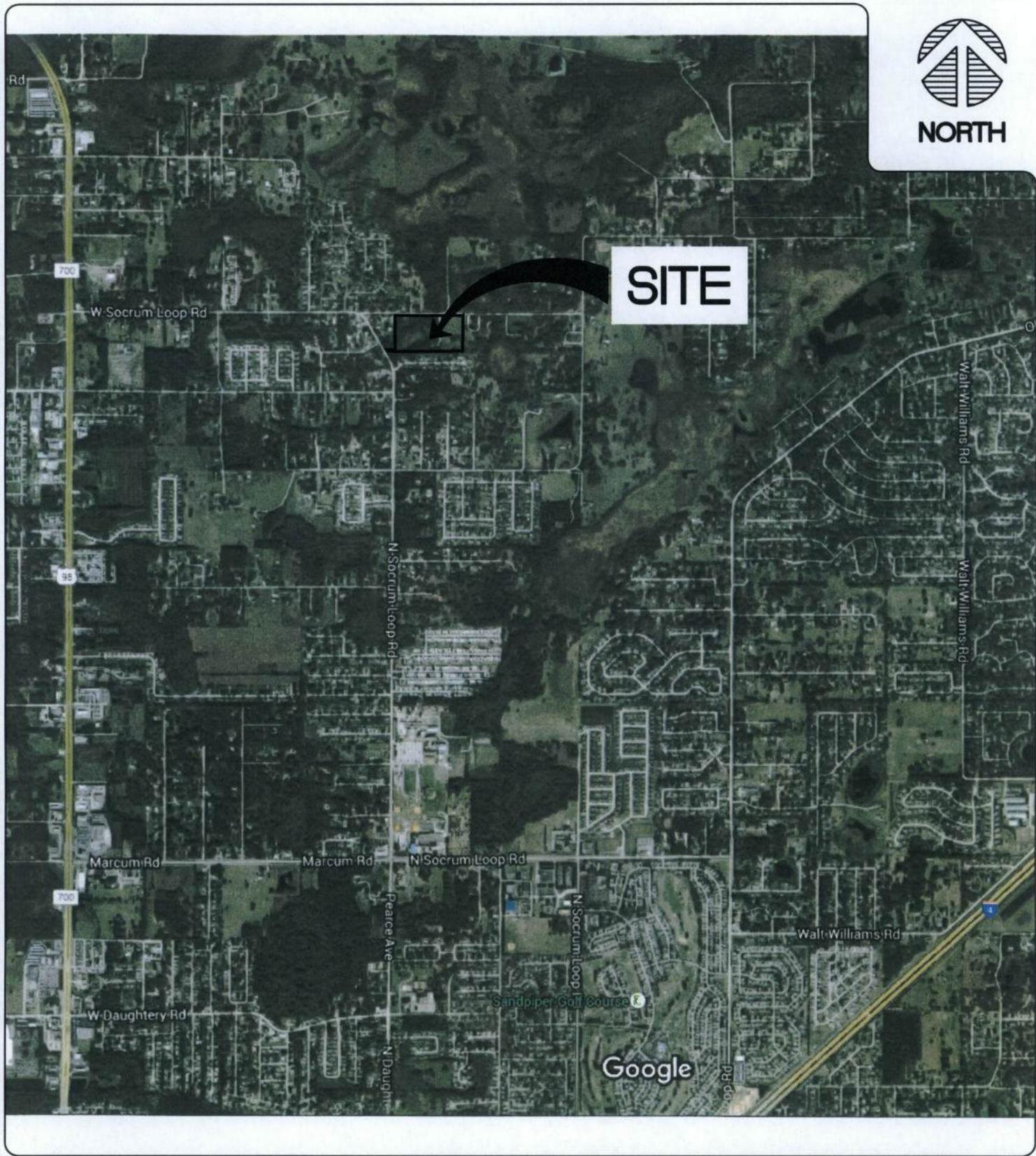
AERIAL

Sec. 07, Twp. 27 S, Rng. 24 E
Lakeland, FL



RIDGE PROFESSIONAL GROUP, INC.
Land Development Design & Permitting Services
4425 U.S. Highway 92 East Lakeland, FL 33801-9688
Phone: (863) 669-0108 Website: www.rpg-eng.com

Sheet No. 1 OF 1	Project No.: 16.027	Scale: NTS	Checked By: MJB
Drawn By: MCT	Modified By: MCT	Date: Apr 20, 2016 - 9:40am	
File Info: J:\JOB DATA\16. RPG Files\16.027 Ed Padgett Rd Site\Dwg\16.027 exhibits.dwg			



PADGETT ROAD SITE

VICINITY MAP

Sec. 07, Twp. 27 S, Rng. 24 E
Lakeland, FL



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Phone: (863) 669-0108 Website: www.rpg-eng.com

Sheet No. 1 OF 1	Project No.: 16.027	Scale: NTS	Checked By: MJB
Drawn By: MCT	Modified By: MCT	Date: Apr 20, 2016 - 10:51am	
File Info: J:\JOB DATA\16. RPG Files\16.027 Ed Padgett Rd Site\Dwg\16.027 exhibits.dwg			

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

Parcel Details: 24-27-07-000000-034070

 TAX EST
  PRT CALC
  PRC
  TRI

Owners

FEDERAL NATIONAL MORTGAGE ASSOCIATION 100%

Mailing Address

Address 1 **14221 DALLAS PKWY STE 1000**

Address 2

Address 3 **DALLAS TX 75254-2946**

Site Address

Address 1 **0 ED PADGETT RD**

Address 2

City **LAKELAND**

State **FL**

Zip Code **33809**

Parcel Information

Neighborhood **320030.00**
[Show Recent Sales in this Neighborhood](#)

Subdivision **NOT IN SUBDIVISION**

Property (DOR) Use Code **Unplatted up to 10 acres (Code: 9900)**

Acreage **9.78**

Taxing District **UNINCORP/SWFWM (Code: 90000)**

Property Desc

DISCLAIMER: This property description is a conc the original legal description recorded in the publi not include the section, township, range, or the cr property is located. The property description shou 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 h its interpretation.

THAT PART OF SEC 7 T27 R23 AND SEC MORE PARTICULARLY DESC AS: BEG N SW1/4 OF NW1/4 OF SEC 7 ALSO BEIN SE1/4 OF NE1/4 OF SEC 12 RUN N89-5 N LINE OF SW1/4 OF NW1/4 OF SEC 7 I FT S01-18-32W 428.83 FT S89-46-42W S00-13-18E 243.07 FT TO POINT ON S 672.10 FT OF SW1/4 OF NW1/4 OF SAI 51-27W ALONG S LINE 492.70 FT TO W 7 SAID LINE ALSO BEING E LINE OF SE

Area Map





PRE-APPLICATION CONFERENCE

\$100.00 FEE

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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: 5-5-16 Project Number (For office use only) 58673

<u>Feltrim Group</u>	<u>(407) 922-2806</u>	<u>(863) 353-0017</u>
APPLICANT/PROJECT NAME	PHONE	FAX

<u>7798 Winter Garden Vineland Rd, Suite 116, Windermere, FL 34786</u>	<u>garrett@feltrim.com</u>
MAILING ADDRESS	E-mail Address

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

<u>PO Box 420639, Kissimmee, FL 34742</u>	<u>jaskey@ahieng.com</u>
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 22

Tax Identification Number

	Section-Township-Range	-	Subdivision #	-	Parcel #
Parcel ID Number(s): (18 digits)	<u>S 13 T 25 R 26</u>	-	<u>000000</u>	-	<u>031020</u>
	<u>S T R</u>	-		-	
	<u>S T R</u>	-		-	

Current Land Use District Residential Medium (RM)

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.

Feltrim 22 ac Narrative for Pre-Application Meeting

The Feltrim 22 ac property is located along the east side of US 27, south of Florence Villa Grove Road and north of Sand Mine Road in Polk County. A copy of the concept layout showing a total of 220 condominium units is attached.

The Client is investigating the feasibility of obtaining the desired maximum number of units within the RMX Land Use at 10 DU/ac.

From a Planning perspective, we would like to know if the proposed concept and total number of units is feasible within the LU District. We also would like to get approximate locations of existing underground utilities (water, reclaim, sanitary).

Polk County Property Record Card

<p>Parcel ID: 262513000000031020 Owner: HANG SHIAO YO TR Mailing Address 4114 HIGHLAND PARK CIR LUTZ FL 33558-5305</p> <p>Site Address US HIGHWAY 27 DAVENPORT FL 33897</p>	<p>Value Information</p> <p>Land Value: \$2,059,448.00 Building Value: \$0.00 Misc. Item(s) Value: \$0.00 Total Just Value (Market): \$2,059,448.00</p> <p>Exemption Information <small>Add'l Homestead does not apply to all tax districts</small> Homestead: \$0.00 Add'l. Homestead: \$0.00 Widow/wr: \$0.00 Disability: \$0.00 Senior: \$0.00 Veteran: \$0.00 Other: \$0.00</p>	<p>Non Ad-Valorem Assessments</p> <p>Fire: \$0.00 Other: \$0.00</p> <p>General Property Information</p> <p>Neighborhood #: 6666.20 Subdivision #: 000000 Subdivision Name: NOT IN SUBDIVISION DOR Use Code (DOR): 5400 DOR Description: Timber Short Legal: BEG N1/4 COR OF SEC RUN W 1053.89 FT TO E RW US HWY 27 S 08 DEG 10 MIN 13 SEC E ALONG RW 999.61 FT E 908.44 FT N 989.31 FT TO POB</p>	<p style="text-align: center;">Sketch</p> <p style="text-align: center;">There are no buildings on this parcel.</p>				
Taxable Value (Tax Dist: 90000)							
<p>District Description</p> <p>BOARD OF COUNTY COMMISSIONERS POLK COUNTY PARKS MSTU POLK COUNTY LIBRARY MSTU POLK COUNTY STORMWATER MSTU POLK COUNTY SCHOOL BOARD - STATE POLK COUNTY SCHOOL BOARD - LOCAL SOUTHWEST FLA WATER MGMT DIST Total</p>	<p>Tax Rate</p> <p>6.781500 0.561900 0.210900 0.100000 4.901000 2.248000 0.348800 15.15210</p>	<p>Assessed Value</p> <p>\$6,597.00 \$6,597.00 \$6,597.00 \$6,597.00 \$6,597.00 \$6,597.00 \$6,597.00 \$99.96</p>	<p>Exemption</p> <p>\$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00</p>	<p>Tax Savings</p> <p>\$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00</p>	<p>Taxable Value</p> <p>\$6,597.00 \$6,597.00 \$6,597.00 \$6,597.00 \$6,597.00 \$6,597.00 \$6,597.00 \$99.96</p>	<p>Taxes</p> <p>\$44.74 \$3.71 \$1.39 \$0.66 \$32.33 \$14.83 \$2.30 \$99.96</p>	
Sales Information							
<p>Grantee Name</p> <p>1 2 3</p>	<p>Vac/Imp</p> <p>V V E</p>	<p>Sale Date</p> <p>01-Apr-1995 01-Jul-1989 01-Jan-1955</p>	<p>Sale Amount</p> <p>\$530,000.00 \$557,300.00 \$100,000.00</p>	<p>OR Book</p> <p>3526 2761 1494</p>	<p>OR Page</p> <p>2017 432 680</p>	<p>Deed Type</p> <p>W W M</p>	<p>Multi-Parcel Sale</p> <p>00 00 03</p>
Land Information							
<p>Description</p> <p>TIMBER</p>	<p>Ac/Greenbelt</p> <p>Y</p>	<p>Land Unit Type</p> <p>A</p>	<p>Front</p> <p>0</p>	<p>Depth</p> <p>0</p>	<p>Units</p> <p>21.9888</p>	<p style="text-align: center;">Miscellaneous Item(s) Information</p> <p style="text-align: center;">Yr Bit Eff Yr Bit Length Width Units</p>	

Please Note: All Value Information is from 2015 Final tax roll. All taxes and tax rates are 2015. Historic and economic exceptions are not reflected in these totals. The information provided is believed to be correct but is subject to change and is not guaranteed. If multiple structures exist on a parcel, only the first is shown. **Additional lines of information pertaining to this record are not displayed due to field size limitation of this report