



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: May 9, 2016
TO: Development Review Committee Members
FROM: John M. Bohde, AICP, Director
Tom Pierce, Sr. Development Review Specialist
SUBJECT: **Meeting Schedule for May 19, 2016**

The Development Review Committee will meet on **Thursday, May 19, 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

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: 05-19-16 Project Number (For office use only) 58695

MORDECHAI GELBHAUER 863 732 814 5555
APPLICANT/PROJECT NAME PHONE

10230 COWINS AVE MIAMI BEACH FL. 33154
MAILING ADDRESS

CRAIG MORBY Colowenbrook 863 581 0059
CONTACT PERSON (if different from applicant) PHONE

MAILING ADDRESS

FAX
MOT108701@gmail.com

E-mail Address
863 688 6156

FAX
CMORBY@CBAUBROWIDE.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 5.1

Tax Identification Number

Parcel ID Number(s) (18 digits)	Section-Township-Range	Subdivision #	Parcel #
	S <u>24</u> T <u>28</u> R <u>15</u>	<u>000000</u>	<u>014150</u>
	S T R	-	-
	S T R	-	-

Current Land Use District Rm.

Current Development Area

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



Craig Morby
Associate

3003 South Florida Avenue
Suite 104
Lakeland, Florida 33803
Bus (863) 687-2233
Fax (863)688-6156
Direct (863)581-0059
cmorby@cbcworldwide.com

April 28, 2016

Land Development Division
330 West Church Street
P.O. Box 9005, Drawer GM03
Bartow, Florida
33831

To Whom It May Concern:

My client, Mordechai Gelbhauer is requesting a pre application conference regarding the following property:

Fish Hatchery Road at US Hwy 92 (Memorial Blvd), Lakeland
Parcel ID - 24 28 15 000000 014150

The property is currently zoned RM, 7 units per acre. The proposed use will be multi family, possibly du/tri and/or quadplex. The other proposed use could be more intense use to include a mobile home park.

Much of the diligence we are conducting rests on other infrastructure being afforded to the site, that being the water and sewer utilities.

We look forward to presenting our situation and proposal to you at our appointment. Should you have any questions in the meantime, do not hesitate to reach out to me directly.

Yours sincerely,

COLDWELL BANKER COMMERCIAL NRT



Craig Morby, Associate
863-581-0059
cmorby@cbcworldwide.com





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

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Appointment Date and Time: 5-19-16 Project Number (For office use only) 58698

MIKE WYROSZICK 863.676-7700 863.676.7750
APPLICANT/PROJECT NAME PHONE FAX

18100 HWY 27 LAKE WALES FL 33859
MAILING ADDRESS E-mail Address

RANAY WRIGHT 863.443.1220 888-383-6364
CONTACT PERSON (if different from applicant) PHONE FAX

2213 US HWY 27 N AVON PARK, FL 33825
MAILING ADDRESS E-mail Address ranay@steeleproducers.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 1.71

Tax Identification Number

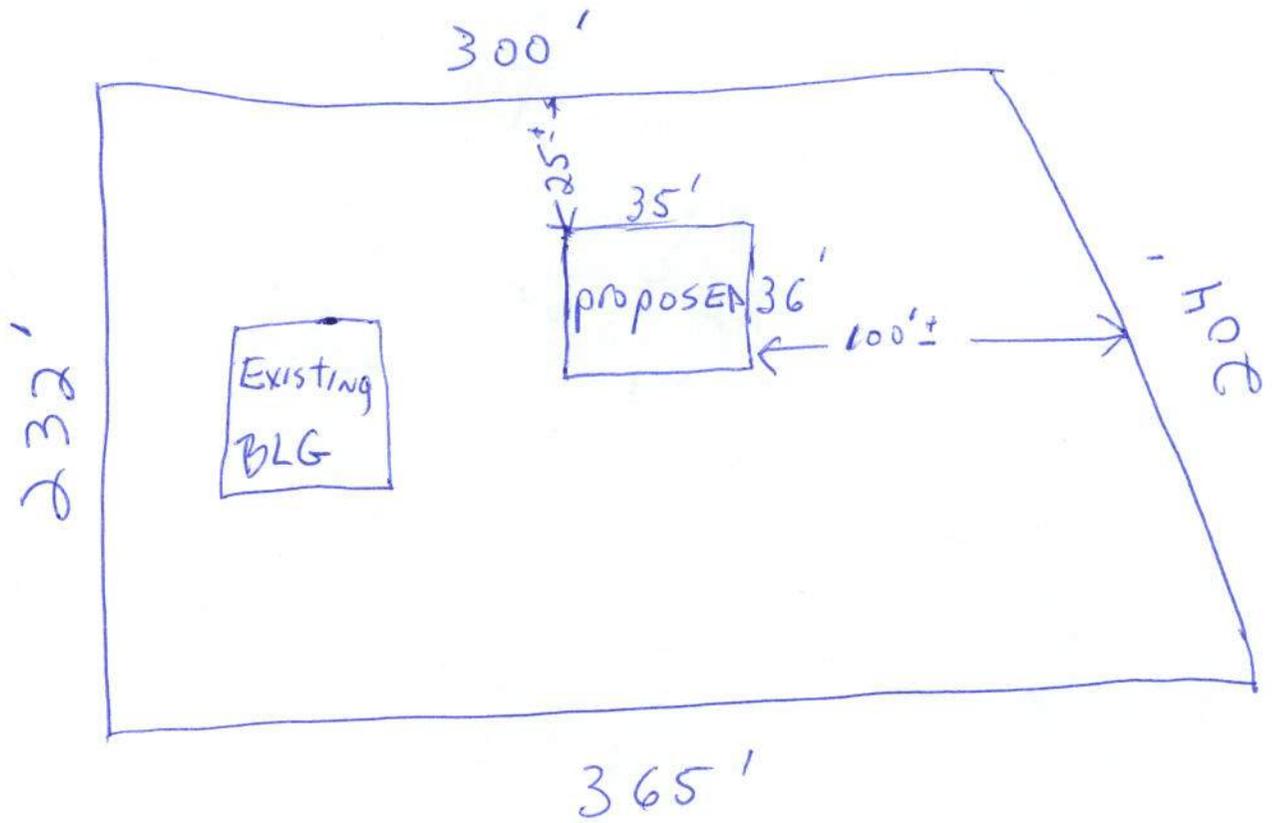
Section-Township-Range - Subdivision # - Parcel #
Parcel ID Number(s): S 27 T 30 R 10 - 000000 - 022030
(18 digits)
S T R - -
S T R - -

Current Land Use District CE - GATEWAY
Current Development Area SDA

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

ERECT 30' x 36' BENNETT TUBULAR
CARPORT ON EXISTING ASPHALT PARKING
LOT

Ready to go



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

Parcel Details: 27-30-10-000000-022030



Owners

ANTHONYS AUTO SALES INC 100%

Mailing Address

Address 1 **18100 HWY 27**
 Address 2
 Address 3 **LAKE WALES FL 33859-2516**

Site Address

Address 1 **18090 HIGHWAY 27**
 Address 2
 City **LAKE WALES**
 State **FL**
 Zip Code **33853**

Parcel Information

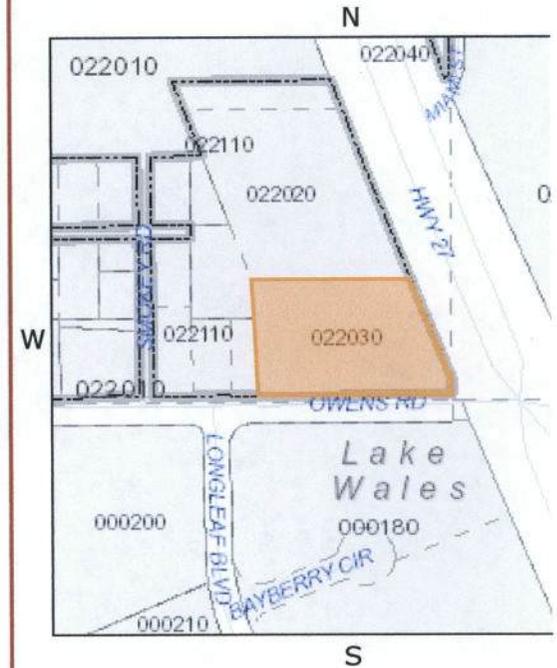
Neighborhood **6666.45**
[Show Recent Sales in this Neighborhood](#)
 Subdivision **NOT IN SUBDIVISION**
 Property (DOR) Use Code **Retail up to 4999 sf (Code: 1110)**
 Acreage **1.71**
 Taxing District **UNINCORP/SWFWMD (Code: 90000)**

Property Desc

DISCLAIMER: This property description is a condensed version of the original legal description recorded in the public records. It does not include the section, township, range, or the county in which the property is located. The property description should be used only when conveying property. The Property Appraiser assumes no responsibility for the consequences of inappropriate interpretations of the property description. No warranties, expressed or implied, are provided for the data hereon or its interpretation.

BEG SE COR OF SE1/4 OF SE1/4 RUN W 232 FT E 300 FT TO W R/W US HWY 27 R/W 204.5 FT S 42.1 FT TO BEG

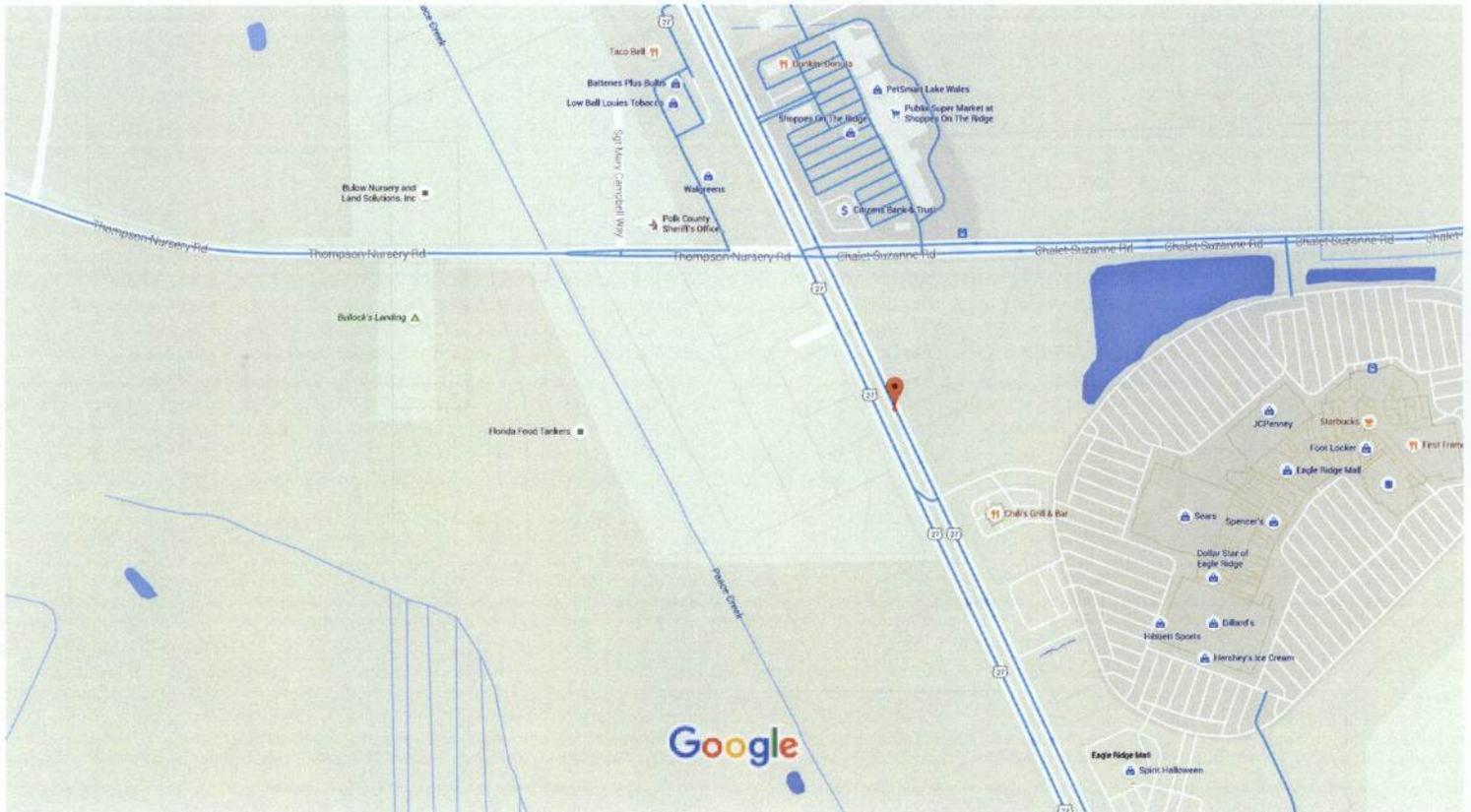
Area Map



Mapping Worksheets (plats) for 2

[Mapping Worksheet Info](#)
[Section_273010.pdf](#)

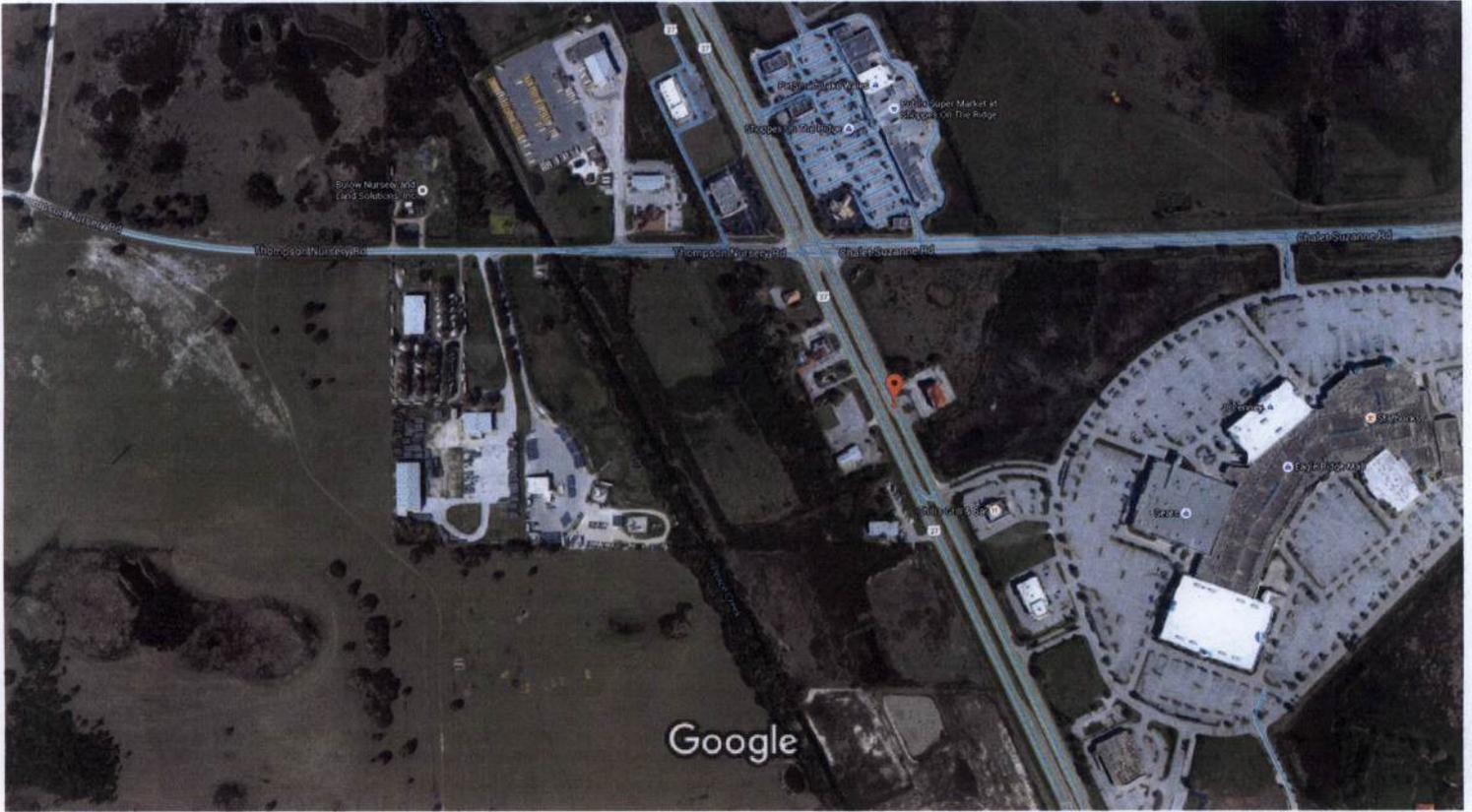
Google Maps 18090 US-27



Map data ©2016 Google 200 ft

Google Maps

Google Maps 18090 US-27



Imagery ©2016 Google, Map data ©2016 Google 200 ft

Google Maps



Parcel Report

Date: 5/2/2016

ID: 27301000000022030

---Future Land Use---

Future Landuse (FLU) District: CE

Development Area: SDA

Selected Area Plan (SAP): GATEWAY

Green Swamp Area of Critical State Concern (ACSC): No

Green Swamp Special Protection Area (SPA): No

---Zoning Info---

Planned Unit Development (PUD): No

Planned Development (PD): No

Suburban Planned Developments (SPD): No

---Flood Info---

FEMA Floodway: No

FEMA 100-year Floodzone: X

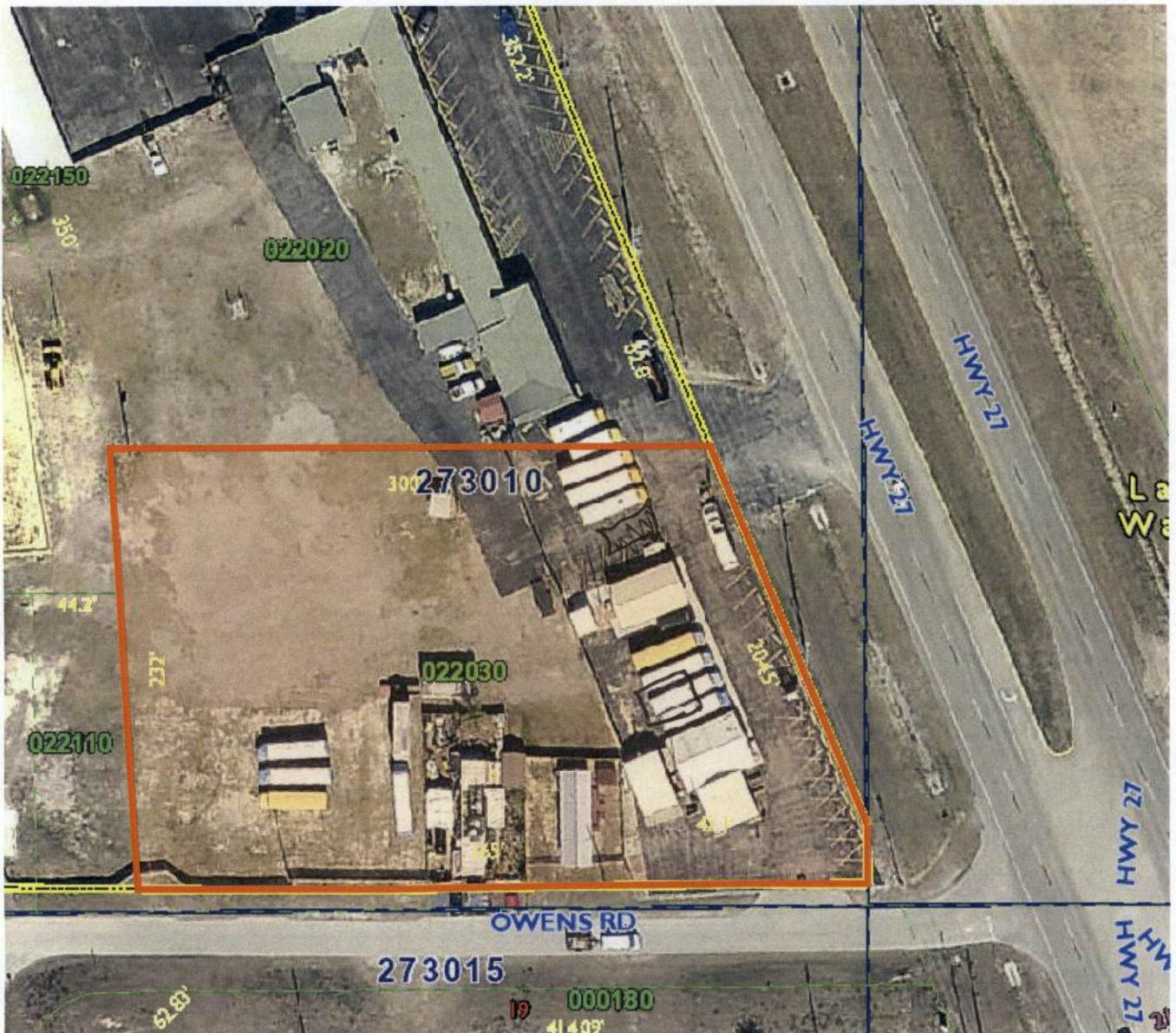
Wetlands: No

---Service District---

Transportation Impact Fee Zones: B, SOUTH

Utilities Service Area (water): , Lake Wales,

Parks Impact Fee Zones: SOUTH



Growth Management Department
Land Development Division

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FAX (863) 534-6407

PRE-APPLICATION CONFERENCE

\$100.00 FEE



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Appointment Date and Time: 5-19-16 Project Number (For office use only) 58703

Florida Natives Nursery (813) 754-1900
APPLICANT/PROJECT NAME PHONE

813-754-4001
FAX

4115 Native Garden Dr. Plant (FL)
MAILING ADDRESS

laurie@floridanativesnursery.com
E-mail Address

Laurie Yilam (813) 927-8562
CONTACT PERSON (if different from applicant) PHONE

FAX

Sumr
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) N/A
- 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 14

Tax Identification Number

Section-Township-Range - Subdivision # - Parcel #

Parcel ID Number(s): S T R - ~~00000~~
(In digits)

S T R - 23 28 06 00000 031030

S T R -

Current Land Use District ARR

Current Development Area _____

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



Florida Natives Nursery, Inc.
4115 Native Garden Drive
Plant City, FL 33565
(813) 754-1900

May 3, 2016

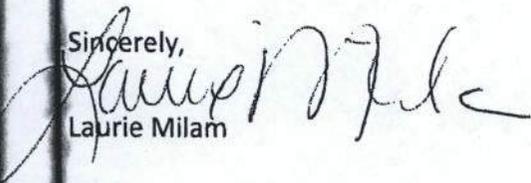
Polk County Growth Management Department
Of Land Development Division
Attn: Tom Pierce

Re: 5119 Knights Station Road Lakeland Fl.

Tom,

The need for this property is for the parking and storage of the equipment vehicles used in the landscaping/wetland activities along with the land clearing/forestry use of the equipment and large vehicles. We also would like to grow some larger trees on this site in containers. We grow primarily for our own use and sell occasionally wholesale only. NO RETAIL. The vehicles will consist of 4 Dump Trucks and 2 Low Boy Semi's (large vehicles). Would also like to house a few workers if that is allowed on this property in trailers.

Sincerely,


Laurie Milam





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

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Appointment Date and Time: 5-19-16

Project Number (For office use only) 58704

Pickett Engineering/SFA Retail (863) 800-3046
APPLICANT/PROJECT NAME PHONE

(863) 800-1159
FAX

P.O. Box 253 Bartow, Florida 33831
MAILING ADDRESS

peiaadmin@pickett-engineering.com
E-mail Address

Steve Sloan (863) 800-3046
CONTACT PERSON (if different from applicant) PHONE

(863) 800-1159
FAX

P.O. Box 253, Bartow, Florida 33831
MAILING ADDRESS

peiaadmin@pickett-engineering.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 2.29 +/-

Tax Identification Number

	Section-Township-Range	-	Subdivision #	-	Parcel #
Parcel ID Number(s): (18 digits)	S 13 T 29 R 23	-	000000	-	031030
	S T R	-		-	
	S T R	-		-	

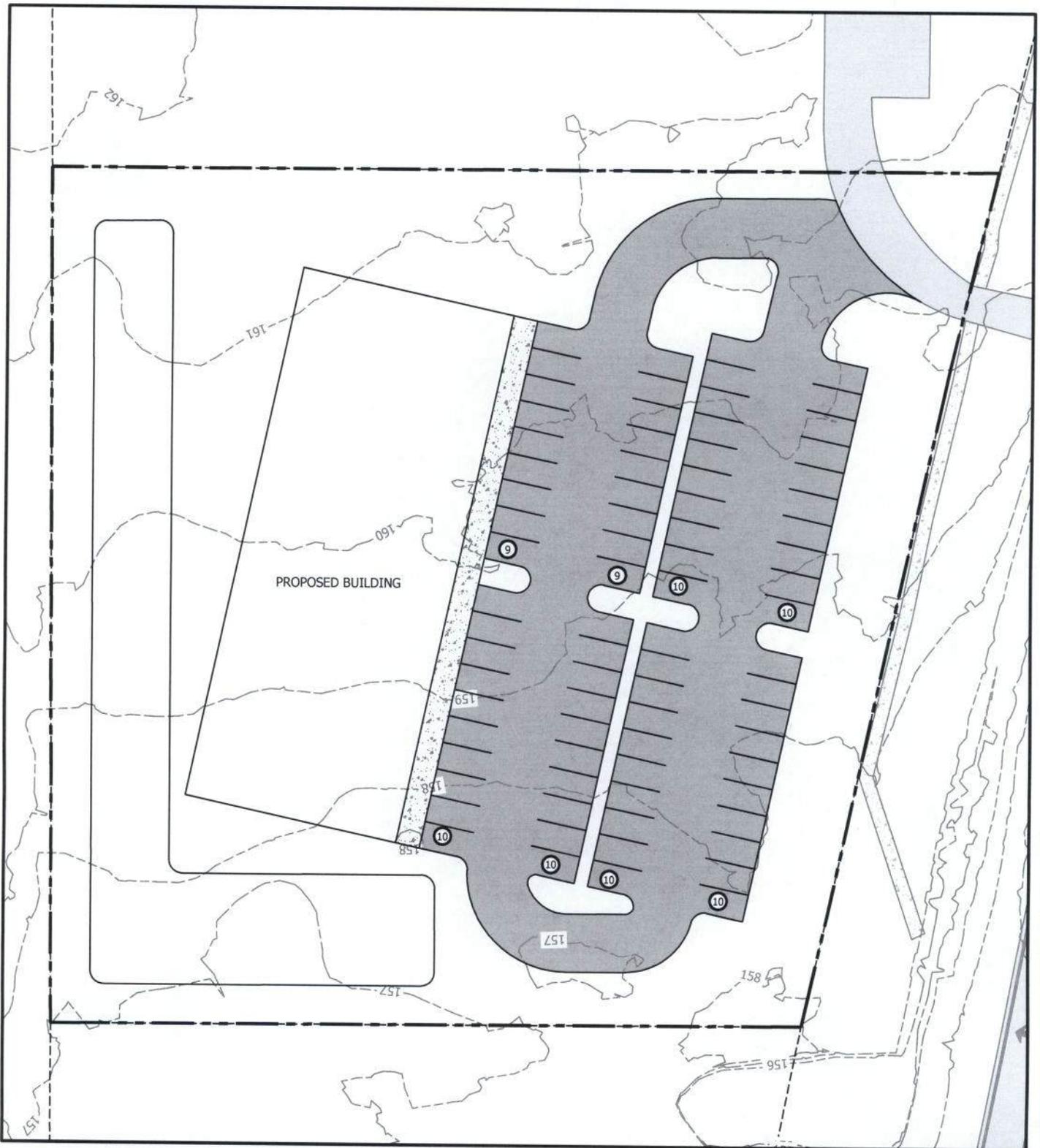
Current Land Use District Linear Commercial Corridor (LCC)

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.

Project Narrative

The proposed SFA Retail project consists of a 16,000 square foot retail building. This project is located on a 2.29 acre parcel whose current land use is Linear Commercial Corridor (LCC).



NORTH

SCALE: 1"=50'



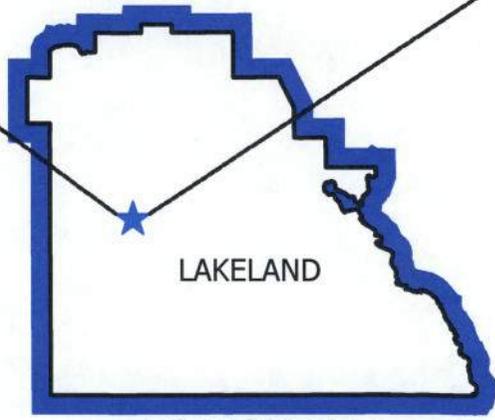
Pickett
engineering

150 SOUTH WOODLAWN AVENUE, BARTOW, FL 33830 PHONE: (863) 800-3046 FAX: (863) 800-1159
FLORIDA CERTIFICATE OF AUTHORIZATION (FLCA) #26247

Amgad Georggi - SFA Retail
Section 13, Township 29S, Range 23E

PRELIMINARY SITE PLAN
MAP C

PICKETT ENGINEERING, INC. JOB # 1560



POLK COUNTY



NORTH
SCALE: N.T.S.

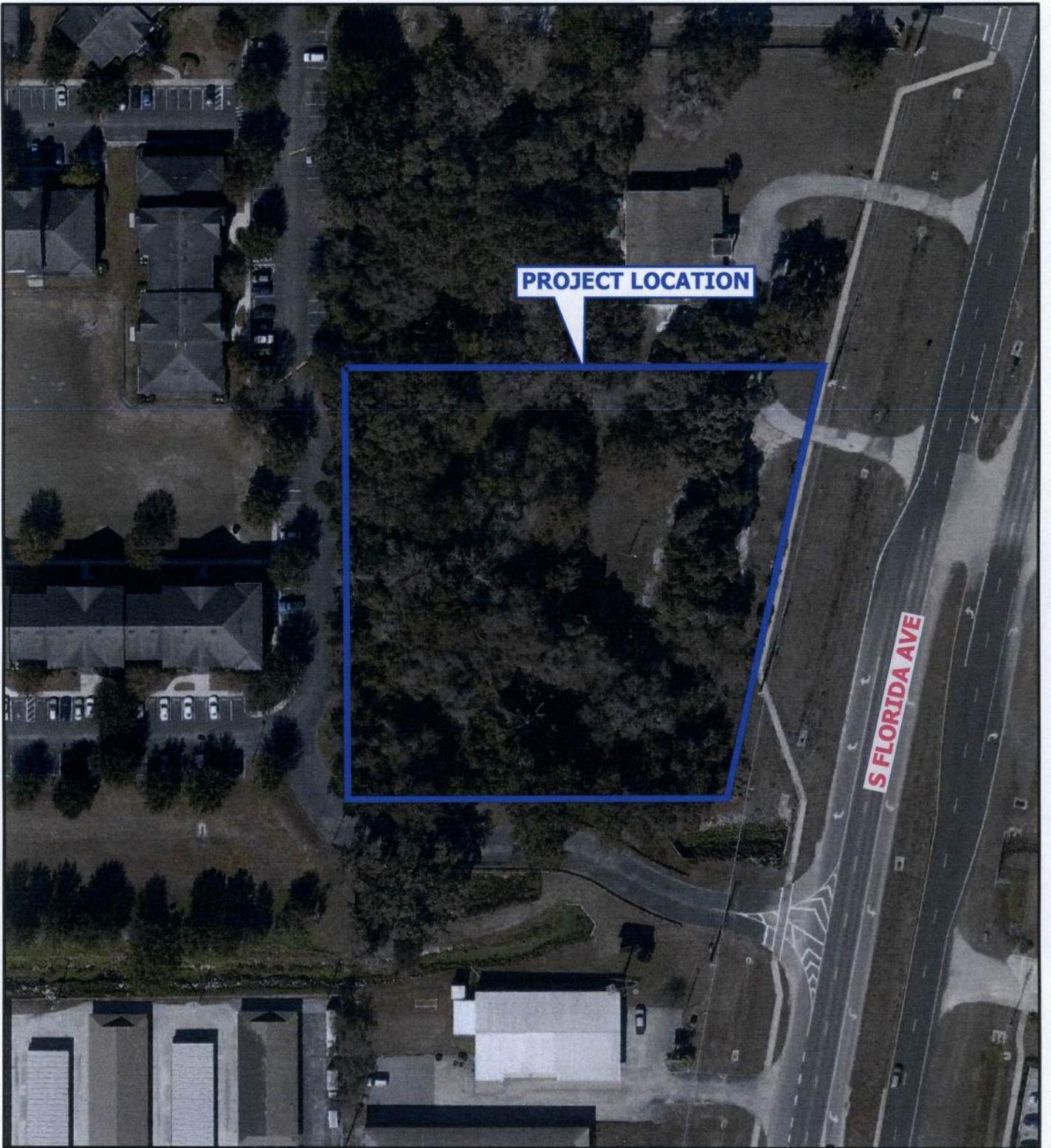


150 SOUTH WOODLAWN AVENUE, BARTOW, FL 33830 PHONE: (863) 800-3046 FAX: (863) 800-1159
FLORIDA CERTIFICATE OF AUTHORIZATION (FLCA) #26247

Amgad Georggi - SFA Retail
Section 13, Township 29S, Range 23E

VICINITY MAP
MAP A

PICKETT ENGINEERING, INC. | JOB # 1560



PROJECT LOCATION

S FLORIDA AVE



NORTH

SCALE: 1"=50'



Pickett
engineering

150 SOUTH WOODLAWN AVENUE, BARTOW, FL 33830 PHONE: (863) 800-3046 FAX: (863) 800-1159
FLORIDA CERTIFICATE OF AUTHORIZATION (FLCA) #26247

Amgad Georggi - SFA Retail
Section 13, Township 29S, Range 23E

AERIAL PHOTO
MAP E

PICKETT ENGINEERING, INC. JOB # 1560



PRE-APPLICATION CONFERENCE

\$100.00 FEE

**Growth Management Department
Land Development Division**
330 W. Church St.
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Bartow, FL 33831-9005
(863)534-6792
SUNCOM 569-6792
FAX (863) 534-6407

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Appointment Date and Time: 5-19-16 Project Number (For office use only) 58705

John Gangemi (863) 838-1207
APPLICANT/PROJECT NAME PHONE FAX

3147 Highlands Lakeview Circle, Lakeland, FL 33812
MAILING ADDRESS GANGEMIG@AOL.COM
E-mail Address

Mark J. Bennett, Ridge Professional Group, Inc (863) 669-0108
CONTACT PERSON (if different from applicant) PHONE FAX

4425 US Highway 92 E, Lakeland, FL 33801
MAILING ADDRESS mbennett@rpg-eng.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 58.73

Tax Identification Number

	Section-Township-Range	-	Subdivision #	-	Parcel #
Parcel ID Number(s): (18 digits)	<u>S 35 T 28 R 24</u>	-	<u>000000</u>	-	<u>012030</u>
	<u>S T R</u>	-		-	
	<u>S T R</u>	-		-	

Current Land Use District Industrial (IND)

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

The applicant wished to consider using the site for a shooting clays facility. The purpose of this Pre-Application is to request comment from staff regarding the following options:

1. A Land Development Code text change to allow Recreation, High Intensity uses in the IND land use district as a Level 3 Review.
2. A Comprehensive Plan Amendment to change all or a portion of the site from Industrial (IND) to Recreation and Open Space (ROS).



NORTH



SITE

GANGEMI IND SHOOTING CLAYS SITE

AERIAL

Sec. 35, Twp. 28 S, Rng. 24 E
Lakeland, FL



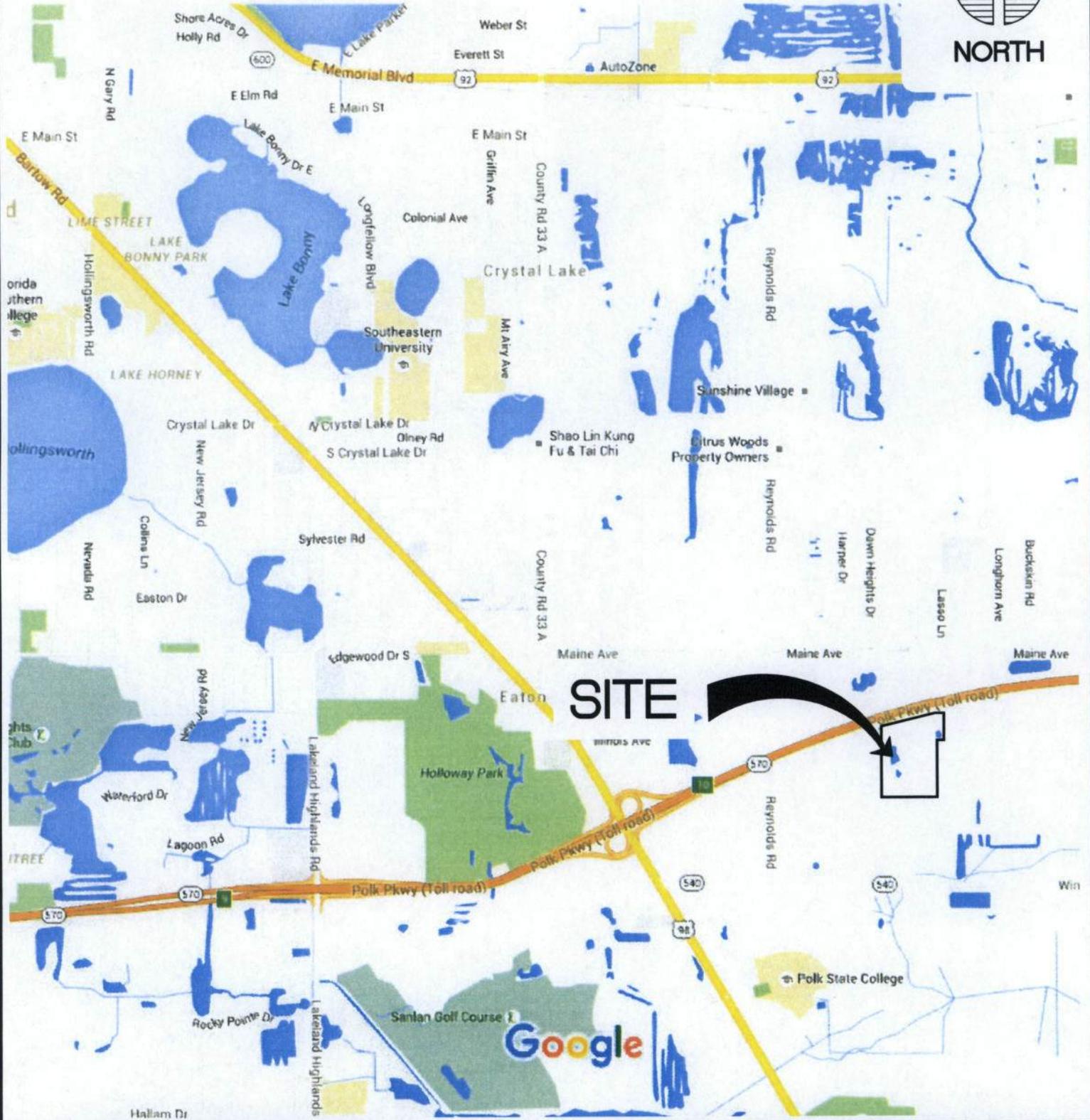
RIDGE PROFESSIONAL GROUP, INC.

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.: 16.032	Scale: 1"=600'	Checked By: MJB
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Drawn By: MCT	Modified By: MCT	Date: May 03, 2016 - 10:30am
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File Info:
J:\JOB DATA\16. RPG Files\16.032 Gangemi IND Shooting Clays Site\Dwg\16.032 EXHIBITS.dwg



**GANGEMI IND
SHOOTING CLAYS SITE
VICINITY MAP**
Sec. 35, Twp. 28 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.: 16.032	Scale: NTS	Checked By: MJB
Drawn By: MCT	Modified By: MCT	Date: May 03, 2016 - 10:27am	

File Info:
J:\JOB DATA\16. RPG Files\16.032 Gangemi IND Shooting Clays Site\Dwg\16.032 EXHIBITS.dwg



PRE-APPLICATION CONFERENCE

\$100.00 FEE

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Land Development Division
330 W. Church St.
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SUNCOM 569-6792
FAX (863) 534-6407

www.polk-county.net

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Appointment Date and Time: 5-19-16 Project Number (For office use only) 58706

49238
Spruce Rd Improvement 863-287-3861
APPLICANT/PROJECT NAME PHONE FAX

MAILING ADDRESS Progress Homes@gmail.com
E-mail Address .com

Joseph Esposito 863-287-3861
CONTACT PERSON (if different from applicant) PHONE FAX

P.O. Box 2339 Eagle Lake FLA 33839
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 26+-

Tax Identification Number
Section-Township-Range - Subdivision # - Parcel #
Parcel ID Number(s): S 13 T 29 R 25 - 000000 - 013010
(18 digits)
S T R - -
S T R - -

Current Land Use District City of Eagle Lake
Current Development Area

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

4-4-16

I would like to Request Information
To Reinstate Spruce Road Improvements
For 110 Lot Subdivision (called Preserves
of Eagle Lake. Plans Expired in 2006
Approval # 49238 For Both Projects.
Parcel ID. 132925 000006 013010 City of Eagle
Lake. Spruce were Required By Polk County.
Improvement are from Hwy 17 Apex 2900'.
South Side of Property.

Thank You




Parcel No. 252913 - 000000 - 013010





Parcel Report

Date: 5/4/2016

ID: 25291300000013010

---Future Land Use---

Future Landuse (FLU) District: CITY

Development Area: CITY

Selected Area Plan (SAP): No

Green Swamp Area of Critical State Concern (ACSC): No

Green Swamp Special Protection Area (SPA): No

---Zoning Info---

Planned Unit Development (PUD): No

Planned Development (PD): No

Suburban Planned Developments (SPD): No

---Flood Info---

FEMA Floodway: No

FEMA 100-year Floodzone: X

Wetlands: No

---Service District---

Transportation Impact Fee Zones: D, CENTRAL

Utilities Service Area (water): , Eagle Lake,

Parks Impact Fee Zones: WEST