



---

**LAND DEVELOPMENT DIVISION**

**AGENDA FOR DEVELOPMENT REVIEW COMMITTEE**

**DATE:** June 17, 2016  
**TO:** Development Review Committee Members  
**FROM:** John M. Bohde, AICP, Director  
Tom Pierce, Sr. Development Review Specialist  
**SUBJECT:** **Meeting Schedule for June 30, 2016**

The Development Review Committee will meet on **Thursday, June 30, 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/ms

## LEVEL 1 APPLICATIONS

### PRE-APPLICATION

- 1.) SPRING HILL  
EXCEL ENGINEERING CONSULTANTS, INC.F  
(407)260-2292 x Project #: 58777 232930-000000-043010  
Requesting a modification to existing PD in order to relocate the wastewater treatment facility and consolidate the lots in closer proximity to each other.
- 2.) CEMEX CONSTRUCTION MATERIALS  
THE COLINAS GROUP, INC.  
(863)669-9141 x Project #: 58779 282933-937760-010081  
A Map Amendment so Cemex Construction can extend the Lake Wales Sand Mine by adding 13.71 acres to the north side of the mine. 282934-937800-030042  
282934-937800-030041  
282934-937800-030044
- 3.) BEST FAB INC  
DENNIS WOOD ENGINEERING LLC  
(863)940-2040 x Project #: 58781 252902-000000-042020  
Map Amendment to change 10 acres from RL-1 / RL-4 to BPC-2.
- 4.) HIGGENBOTHAM CPA  
PICKETT ENGINEERING, INC.  
(863)800-3046 x Project #: 58783 232922-000000-013040  
A Map Amendment to change 6.93 acres from RL-1 to OC.
- 5.) EAGLE LAKE BODY SHOP  
RIDGE PROFESSIONAL GROUP, INC.  
(863)669-0108 x Project #: 58784 262906-000000-024090  
The applicant would like to use the property for automotive related uses, such as auto sales, auto body repair, mechanical vehicle service, and sales and leasing.
- 6.) MICHALEC CPA  
STEVE MICHALEC  
(863)644-7976 x Project #: 58786 232905-000000-042010  
A Map Amendment to change 7.3 acres from BPC-2 to a residential use to allow a few single family residences.

## LEVEL 2 APPLICATIONS

### DRIVEWAY ONLY/NON-RESIDENTIAL

- 7.) WINTER HAVEN BAPTIST CHURCH  
HETTY HARMON  
(863)646-4771 x Project #: 58748 262827-000000-013030  
The church is proposing to add an additional access drive at the rear of the property. The access drive will be at the south end of 15th Street NE.
- 8.) CYPRESS PARKWAY DRIVEWAY  
JAN EVERETT  
(407)422-0353 x Project #: 58750 000000-000000-000000  
Access to Cypress Parkway required for terminus of Poinciana Parkway. Roadway improvements shown on plan set provided. Will provide right and left turn lanes on Cypress Parkway for safe storage of vehicles turning onto Poinciana Parkway. Traffic signal to be installed when traffic volumes require.

### SUBDIVISION SITE REVIEW

- 9.) FOX RUN  
JAMES ASKEY  
(407)957-3308 x Project #: 58740 282607-000000-031000  
Requesting to construct a single family subdivision that will include 251 single family  
lots.

**LEVEL 5 APPLICATIONS**

**LEVEL 5 PLAT REVIEW**

- 10.) CARLISLE GRANDE PLAT  
BRIAN HEFNER, P.S.M.  
(407)383-6900 x Project #: 58756 272632-709500-030090  
Requesting to plat 164 lots on 48.46 acres. 272632-709500-030100  
272632-709500-030110  
272632-709500-030120  
272632-709500-030081



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: 6-30-16 Project Number (For office use only) 58777

Spring Hill Effluent Disposal (863) 425-4410
APPLICANT/PROJECT NAME PHONE FAX

7500 County Line Road, Mulberry, FL 33860
MAILING ADDRESS E-mail Address

Julian Coto (407) 260-2292
CONTACT PERSON (if different from applicant) PHONE FAX

122 Wilshire Blvd, Casselberry, FL 32707
MAILING ADDRESS julian@excelengineers.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 [X] Text Amendment [X] Map Amendment

Acres 28.12

Tax Identification Number

Table with columns: Section-Township-Range, Subdivision #, Parcel #. Row 1: S 23 T 29 R 30 - 000000 - 043010

Current Land Use District Residential Suburban (RS)

Current Development Area Rural Development Area (RDA)

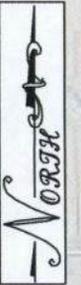
Note: Pre-application forms will not be accepted without the required attachments and the requested information provided.

**Spring Hill Mobile Home Community  
Project Narrative**

---

Spring Hill Mobile Home Community is located at 7500 County Line Road, Mulberry, Florida 33860. The property is currently owned and operated by YES Communities. A PD was issued for the an expansion to the community. The community has onsite wastewater treatment and disposal facility permitted with the FDEP. We are requesting modification of the existing PD in order to relocate the wastewater treatment facility's effluent disposal system and consolidate the lots in closer proximity to each other. The existing spray field will be redeveloped into lots and an area that previously had lots to the south will be redeveloped into a spray field.

This modification will reduce the total number of lots from on the approved PD from 206 lots to 145 lots and relocate some of the lots and spray field..



**Property  
Location**

**Excel Engineering**  
CONSULTANTS, LLC.  
ENVIRONMENTAL & CIVIL ENGINEERS  
122 WILSHIRE BOULEVARD  
CASSELBERRY, FL 32707  
TEL: (407) 260-2292  
CERTIFICATE OF AUTHORIZATION  
NUMBER 27541

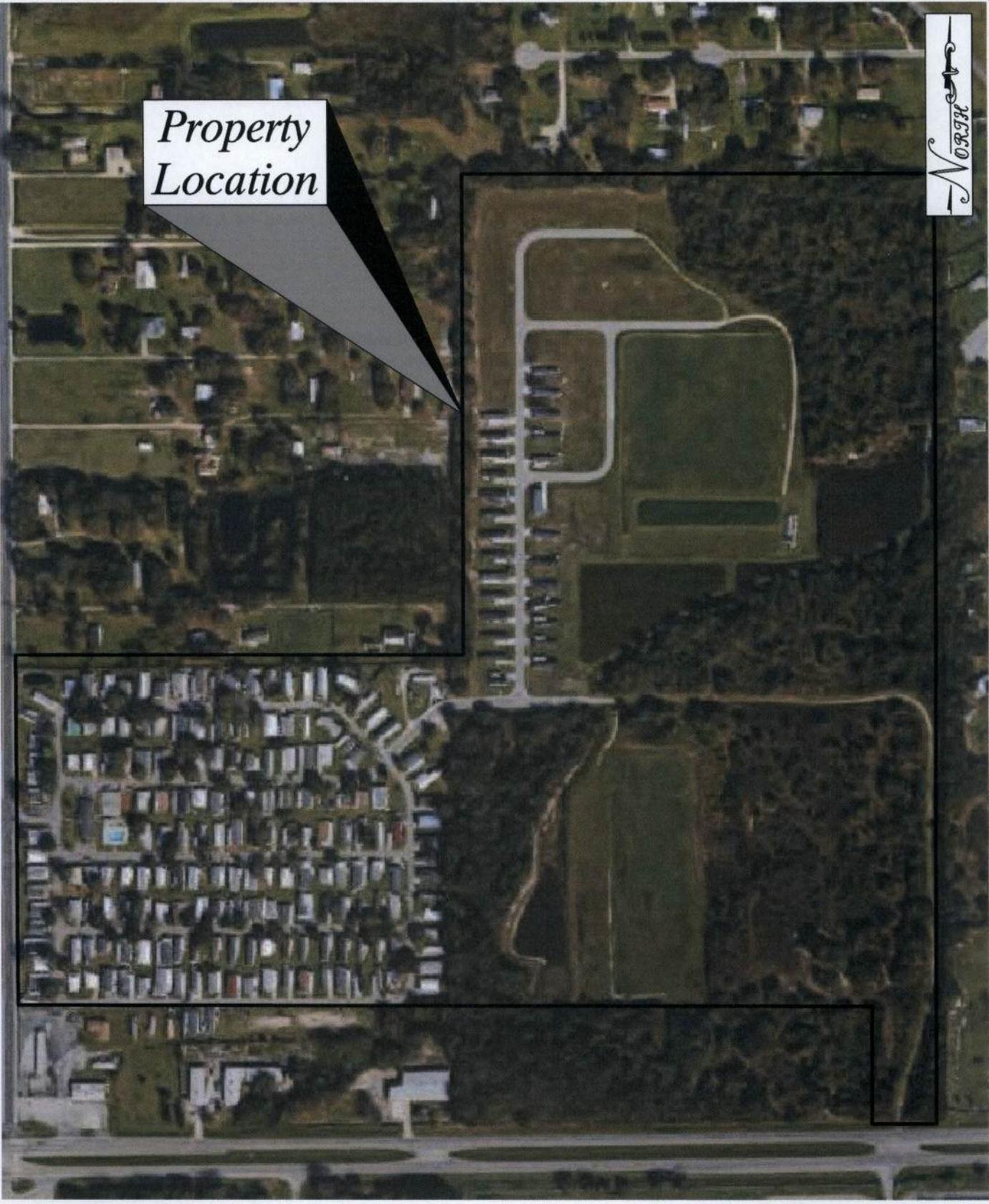
*Spring Hill MHC  
Mulberry, Florida  
Polk County*

*Location  
Map*

PROJECT: YES03-0616  
SCALE: N.T.S.  
DRAWN BY: N.R.C..  
CHECKED BY: J.R.C.  
DATE: 06/13/16  
SHEET 1 OF 1

*Property  
Location*

*NORTH*



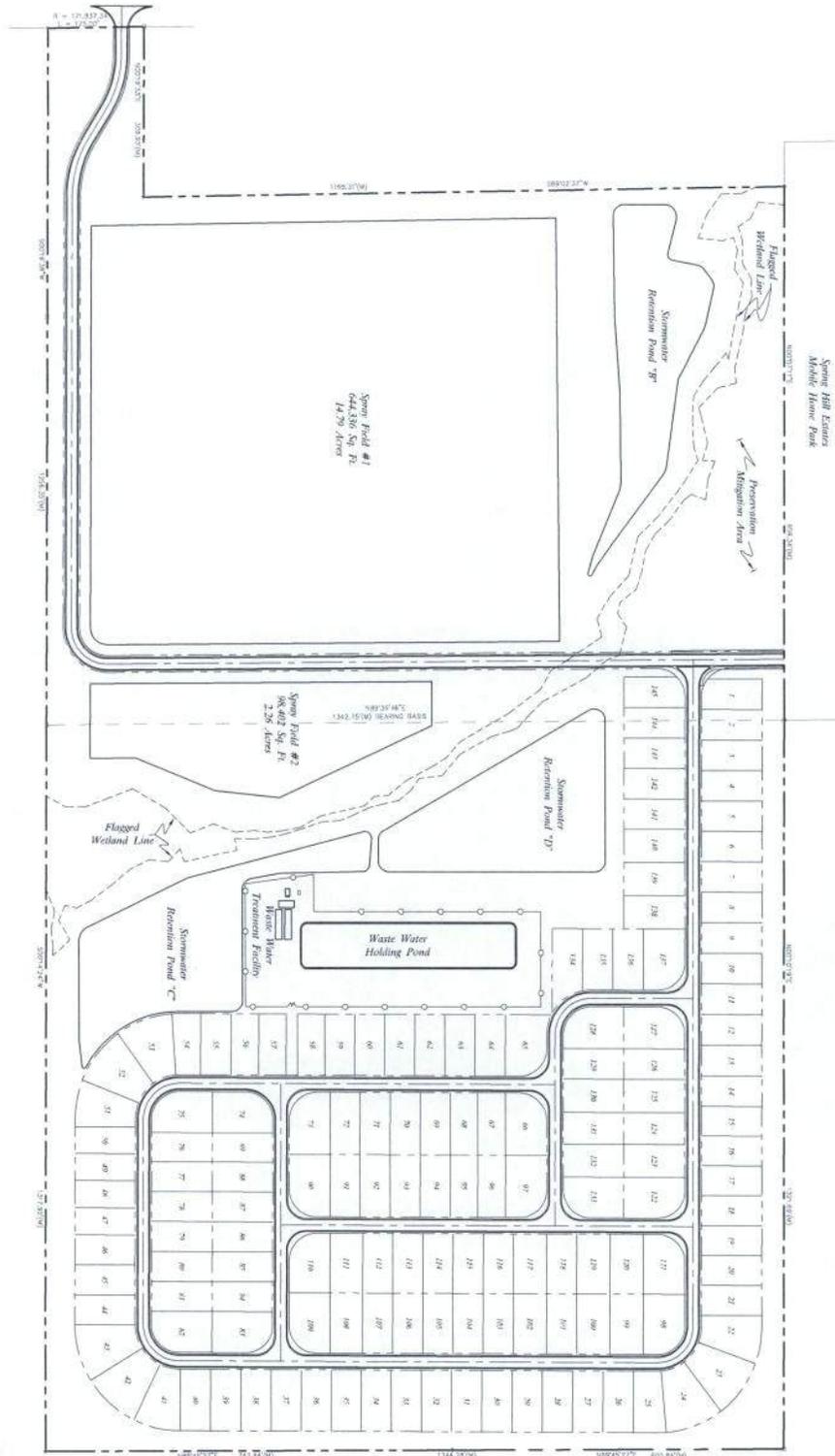
**Excel Engineering**  
CONSULTANTS, LLC.  
ENVIRONMENTAL & CIVIL ENGINEERS  
122 WILSHIRE BOULEVARD  
CASSELBERRY, FL 32707  
TEL: (407) 260-2292  
CERTIFICATE OF AUTHORIZATION  
NUMBER 27541

*Spring Hill MHC  
Mulberry, Florida  
Polk County*

*Aerial  
Map*

PROJECT: YES03-0115  
SCALE: N.T.S.  
DRAWN BY: N.R.C.  
CHECKED BY: J.R.C.  
DATE: 10/12/15  
SHEET 1 OF 1

State Road No. 60  
182' Wide Right-of-Way



Spring Hill Estates  
Mobile Home Park



PROJECT TITLE: SHEET  
 PROJECT NUMBER: YS502-0616  
 SCALE: AS SHOWN  
 DRAWN: T.N.S.  
 CHECKED: A.C.  
 DATE: 4/8/16  
 SHEET NO. 9

Revisions		
Number	Description	Date

Spring Hill MHP  
 Mulberry, Florida  
 Polk County

Phase Two  
 Overall Plan

**Excel Engineering**  
 ENVIRONMENTAL & CIVIL ENGINEERS  
 122 MULSHIRE BOULEVARD  
 CANTONMENT, FL 32909  
 TEL: (407) 262-2292  
 FAX: (407) 262-1111  
 WWW.EXCEL-ENGINEERS.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

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: 6.30.16 Project Number (For office use only) 58779

CEMEX Construction Materials Florida, LLC.	(863) 422-1171	
<b>APPLICANT/PROJECT NAME</b>	<b>PHONE</b>	<b>FAX</b>
100 Lem Carnes Road, Davenport, FL 33837		jamesd.mott@cemex.com
<b>MAILING ADDRESS</b>		<b>E-mail Address</b>
Mark Stephens	(863) 670-1189	(863) 669-1742
<b>CONTACT PERSON</b> (if different from applicant)	<b>PHONE</b>	<b>FAX</b>
2031 East Edgewood Drive, Suite 5, Lakeland, FL 33803		stephensmr@cs.com
<b>MAILING ADDRESS</b>		<b>E-mail Address</b>

**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 +/- 13.71

**RECEIVED**  
JUN 14 2016  
LAND DEVELOPMENT

**Tax Identification Number**

	Section-Township-Range	-	Subdivision #	-	Parcel #
Parcel ID Number(s): (18 digits)	S 33 T 29 R 28	-	937760	-	010081
	S 34 T 29 R 28	-	937800	-	030042
	S 34 T 29 R 28	-	937800	-	030041
	34 29 28	-	937800	-	030044

Current Land Use District Agricultural Residential Rural (A/RR)

Current Development Area N/A

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



## **PROJECT NARRATIVE**

### **+/- 13.71-ACRE EXTENSION LAKE WALES SAND MINE FOR CEMEX CONSTRUCTION MATERIALS FLORIDA, LLC.**

CEMEX Construction Materials Florida LLC (CEMEX) Lake Wales Sand Mine is located on the north and south sides of State Road 60 near Lake Wales in Polk County. The existing mine has been in operation for many years and is currently operating under a Florida Department of Environmental Protection Environmental Resource Permit (ERP). Sand is mined by using a hydraulic dredge within upland sandy areas to produce clean, sized sand products for business and industry in central Florida. Unmarketable sand is redeposited in the mined lakes and aids in reclamation.

CEMEX proposes to extend the Lake Wales Sand Mine by adding +/- 13.71 acres to the north side of the mine. The extension area will incorporate the following four parcels totaling +/-13.34 acres into the mine.

- 332928-937760-010081
- 342928-937800-030041
- 342928-937800-030042
- 342928-937800-030044

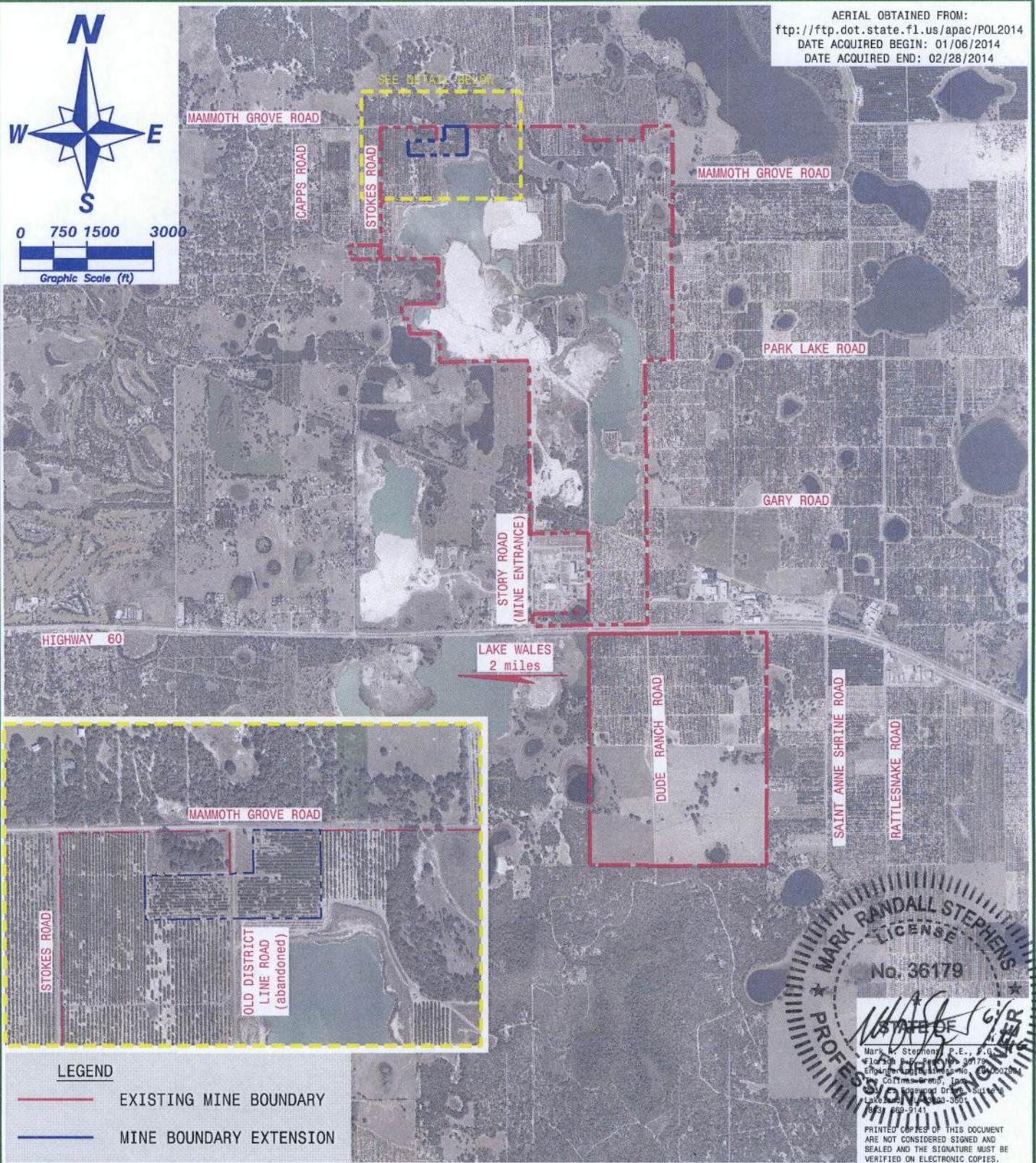
These parcels are to be leased from Alcoma Properties, LTD.

Additionally, CEMEX intends on requesting vacation of approximately +/- 372 feet of Old District Line Road (+/-0.38 acres) and incorporating the vacated roadway into the mine boundary. Alcoma will own the vacated Right-of-Way and will include the property in the lease to CEMEX.

The wetlands within the extension area will be avoided so the extension will have no wetland impacts. A minimum setback of 50 feet from the onsite wetland will be maintained for all construction activities. Additionally, a 100 foot mining setback will be maintained at the property boundary. CEMEX is preparing modifications to the ERP and the Water Use Permit to incorporate the extension property.

The Aerial with the site identified, Site Plan, and Location Map are attached to this Pre-Application Conference form. Additionally, the \$100 fee has been paid via check.

AERIAL OBTAINED FROM:  
 ftp://ftp.dot.state.fl.us/apac/POL2014  
 DATE ACQUIRED BEGIN: 01/06/2014  
 DATE ACQUIRED END: 02/28/2014



**LEGEND**

- EXISTING MINE BOUNDARY
- MINE BOUNDARY EXTENSION



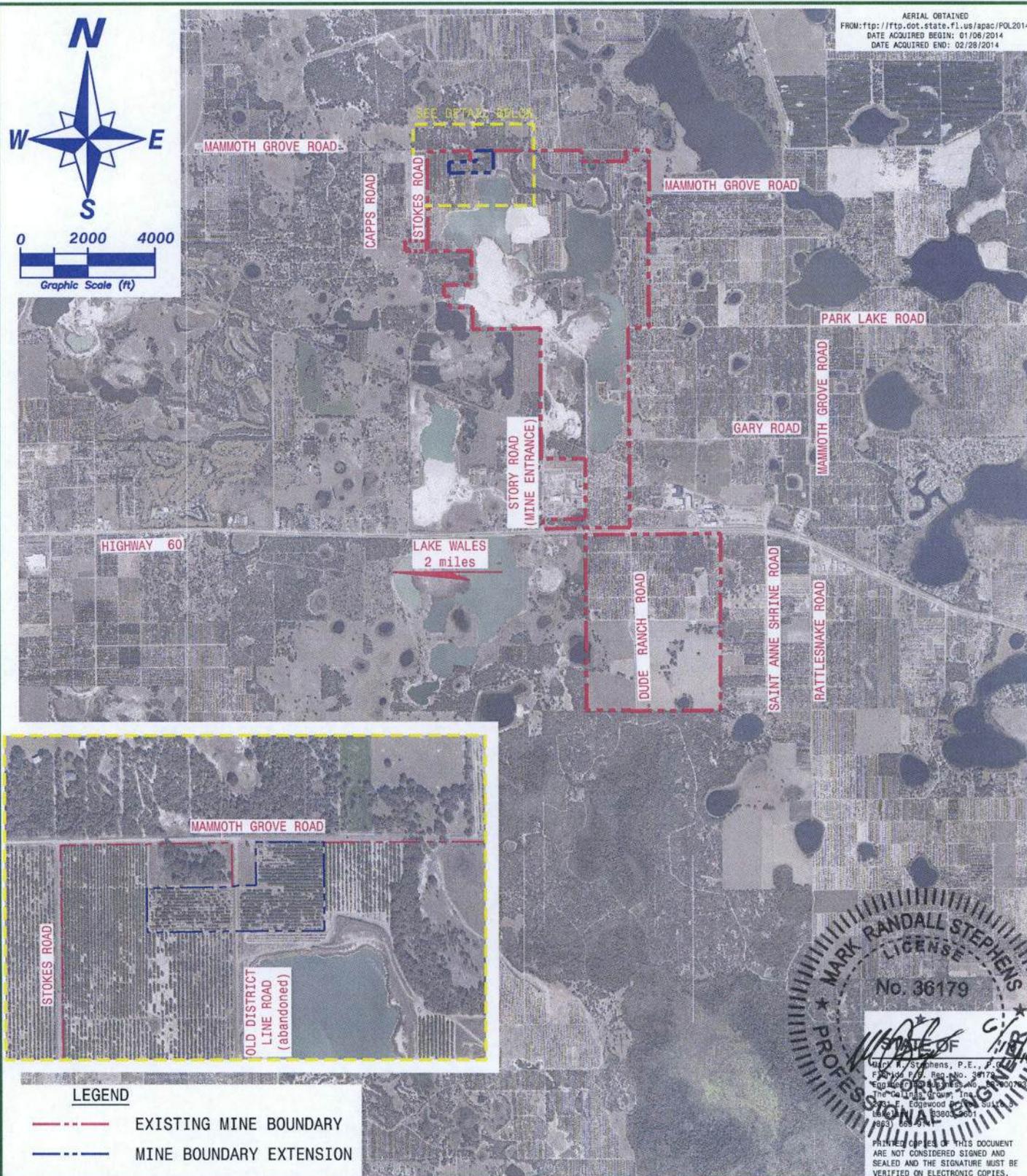
C:\CIVIL 3D PROJECTS\COMPLETED\S-262N LAKE WALES SOUTH.DWG\S-262N LAKE WALES MINE WUP-REVISED 2016.DWG 6/14/16

**CEMEX CONSTRUCTION MATERIALS FLORIDA, LLC.**

Date	Project No.	Figure No.
6/7/2016	S-262P	2

**THE COLINAS GROUP, INC.**  
 Engineering and Environmental Consultants  
 2031 East Edgewood Drive, Suite #5  
 LAKELAND, FL. 33803  
 Phone: (863) 669-9141 Fax: (863) 669-1742  
 WWW.THECOLINASGROUP.COM

**LAKE WALES SAND MINE  
 SITE WITH  
 2014 FDOT AERIAL  
 LAKE WALES, FL.**



AERIAL OBTAINED FROM: ftp://ftp.dot.state.fl.us/apac/POL2014 DATE ACQUIRED BEGIN: 01/06/2014 DATE ACQUIRED END: 02/28/2014



**LEGEND**  
 - - - - - EXISTING MINE BOUNDARY  
 - - - - - MINE BOUNDARY EXTENSION

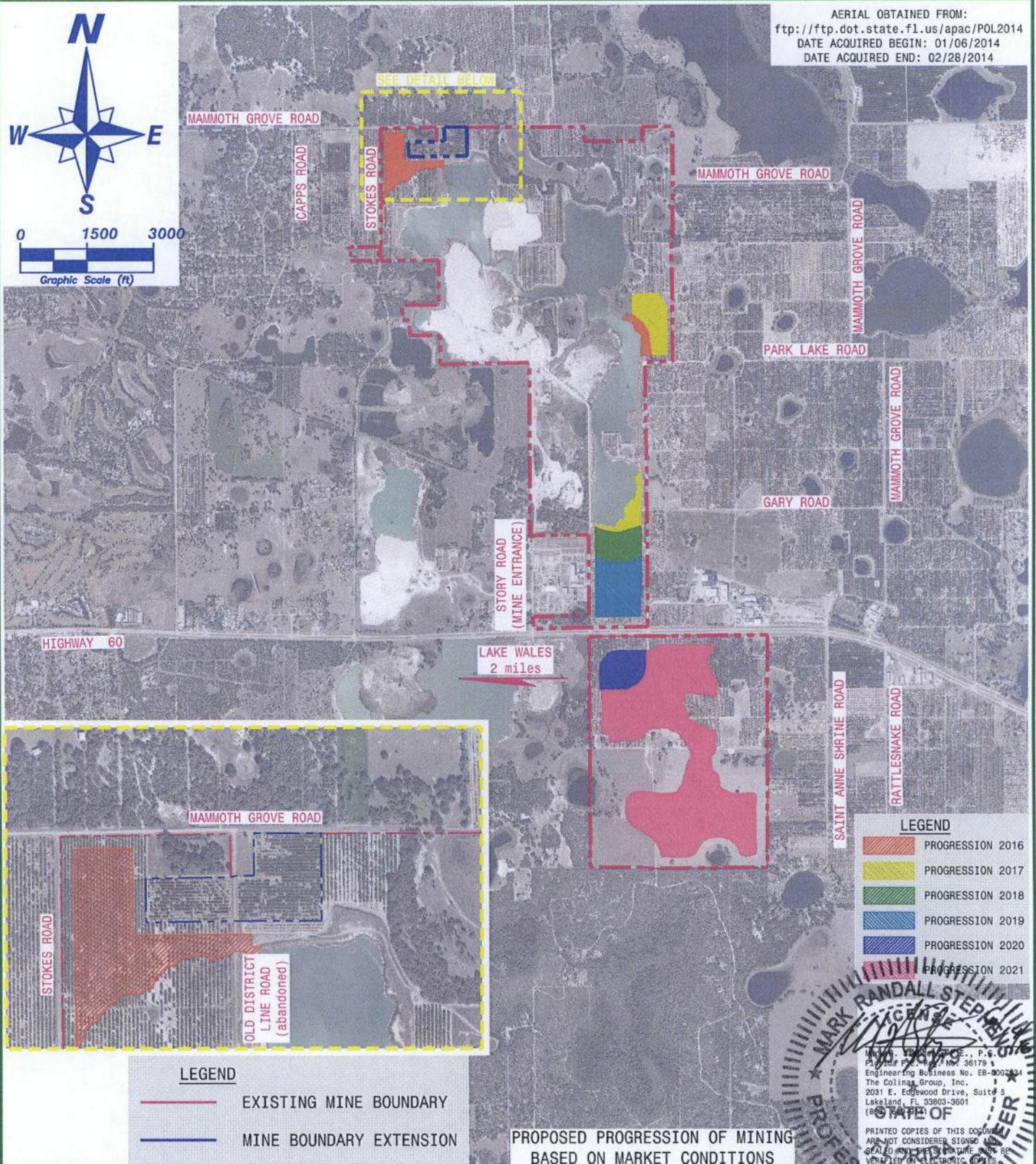
STATE OF FLORIDA  
 MARK RANDALL STEPHENS  
 LICENSE  
 No. 36179  
 PROFESSIONAL ENGINEER  
 Mark R. Stephens, P.E., P.G.  
 Florida P.E. Reg. No. 36179  
 Florida P.G. Reg. No. 6600783  
 The Colinas Group, Inc.  
 1603 E. Edgewood Drive, Suite 5  
 Lakeland, FL 33803-2601  
 (863) 669-9141

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ELECTRONIC COPIES.

C:\CIVIL\_3D\_PROJECTS\COMPLETED\S-262N LAKE WALES SOUTH.DWG\S-262N LAKE WALES MINE WUP-REVISED 2016.DWG 6/14/16

<b>CEMEX CONSTRUCTION MATERIALS FLORIDA, LLC.</b> <b>THE COLINAS GROUP, INC.</b> Engineering and Environmental Consultants 2031 East Edgewood Drive, Suite #5 LAKELAND, FL. 33803 Phone: (863) 669-9141 Fax: (863) 669-1742 WWW.THECOLINASGROUP.COM	Date	Project No.	Figure No.
	6/7/2016	S-262P	1
<b>LAKE WALES SAND MINE</b> <b>LOCATION MAP</b> LAKE WALES, FL.			

AERIAL OBTAINED FROM:  
 ftp://ftp.dot.state.fl.us/apac/POL2014  
 DATE ACQUIRED BEGIN: 01/06/2014  
 DATE ACQUIRED END: 02/28/2014



- LEGEND**
- PROGRESSION 2016
  - PROGRESSION 2017
  - PROGRESSION 2018
  - PROGRESSION 2019
  - PROGRESSION 2020
  - PROGRESSION 2021

- LEGEND**
- EXISTING MINE BOUNDARY
  - MINE BOUNDARY EXTENSION

PROPOSED PROGRESSION OF MINING  
 BASED ON MARKET CONDITIONS



C:\CIVIL 3D PROJECTS\COMPLETED\S-262N LAKE WALES SOUTH.DWG\S-262N LAKE WALES MINE WJP-REVISED 2016.DWG 6/14/16

<b>CEMEX CONSTRUCTION MATERIALS FLORIDA, LLC.</b>  <b>THE COLINAS GROUP, INC.</b> Engineering and Environmental Consultants 2031 East Edgewood Drive, Suite #5 LAKELAND, FL. 33803 Phone: (863) 669-9141 Fax: (863) 669-1742 WWW.THECOLINASGROUP.COM	Date	Project No.	Figure No.
	6/7/2016	S-262P	3
<b>LAKE WALES SAND MINE</b>  <b>SITE PLAN</b>  LAKE WALES, 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: 6-30-16 Project Number (For office use only) 58781

Barry Boucher II/Best Fab Inc. (863) 519-6611 (863) 519-6622  
**APPLICANT/PROJECT NAME** PHONE FAX  
204 Bartow Municipal Airport Bartow, FL 33830 barry@bestfab.com  
**MAILING ADDRESS** E-mail Address

Dennis Wood-DennisWood Engineering, LLC (863) 940-2040 (863) 940-2044  
**CONTACT PERSON** (if different from applicant) PHONE FAX  
1925 Bartow Road Lakeland, FL 33801 denniswoodengineering@gmail.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 <sup>10+/-</sup> \_\_\_\_\_

**Tax Identification Number**

	Section-Township-Range	-	Subdivision #	-	Parcel #
Parcel ID Number(s): (18 digits)	S 02 T 29 R 25	-	000000	-	042020
	S 02 T 29 R 25	-	000000	-	031020
	S T R	-		-	

**Current Land Use District** Residential Low-1 (RL-1) RL-4

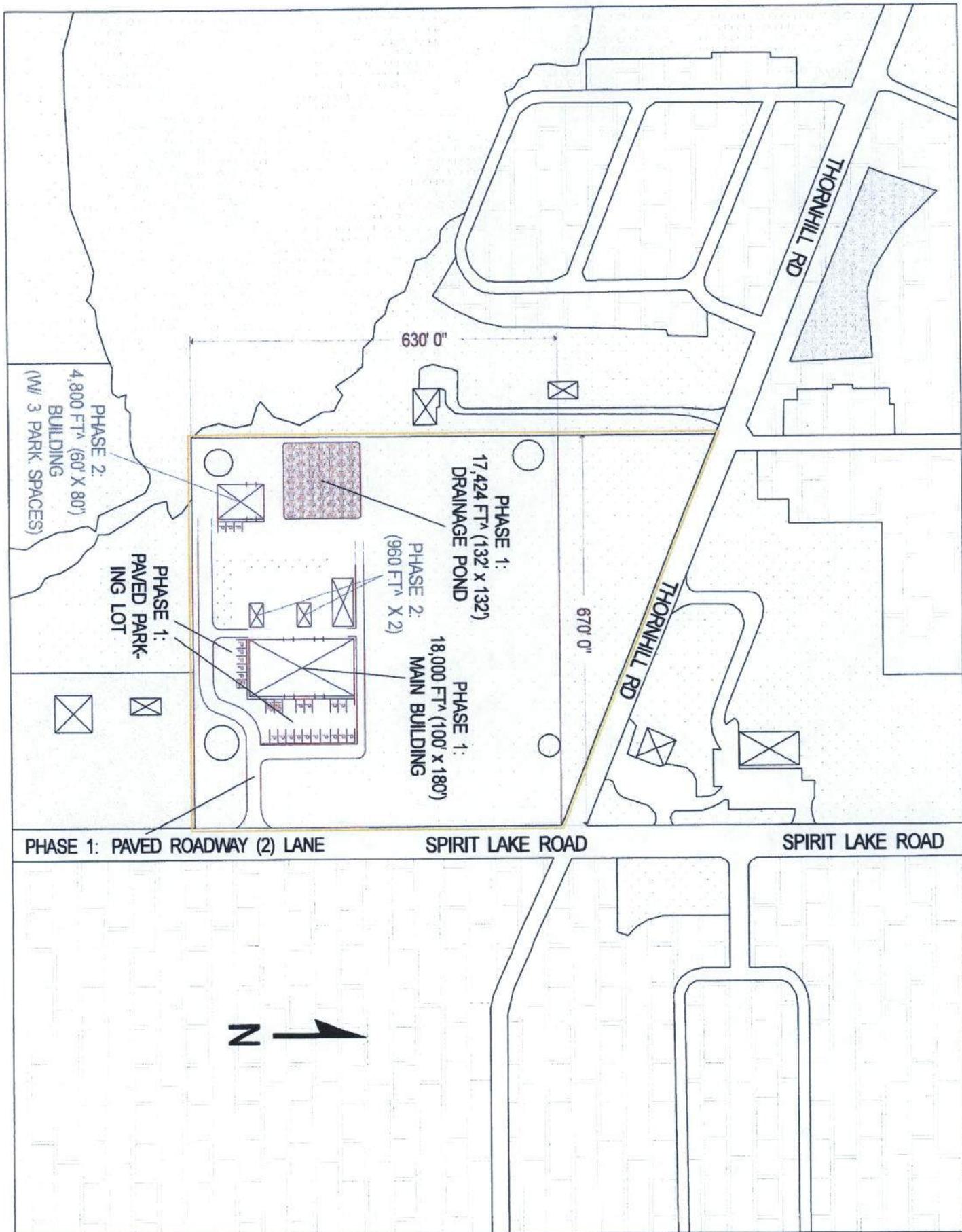
**Current Development Area** Transit Supportive Development Area (TSDA)

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

---

## **Best Fab, Inc. Project Narrative**

Best Fab, Inc. owns parcels of land located on the southwest corner of Spirit Lake Road and Thornhill Road in Polk County. The parcels have a gross acreage of 10+/- acres. The property is currently undeveloped. The parcels are located in Land Use RL-1 and RL-4. The owner is pursuing changing the land use to Business Park Center-2 (BPC-2).



PHASE 1: PAVED ROADWAY (2) LANE

SPIRIT LAKE ROAD

SPIRIT LAKE ROAD



PHASE 2:  
4,800 FT<sup>2</sup> (60' X 80')  
BUILDING  
(W/ 3 PARK SPACES)

PHASE 1:  
PAVED PARK-  
ING LOT

PHASE 1:  
17,424 FT<sup>2</sup> (132' X 132')  
DRAINAGE POND

PHASE 2:  
(960 FT<sup>2</sup> X 2)

PHASE 1:  
18,000 FT<sup>2</sup> (100' X 180')  
MAIN BUILDING

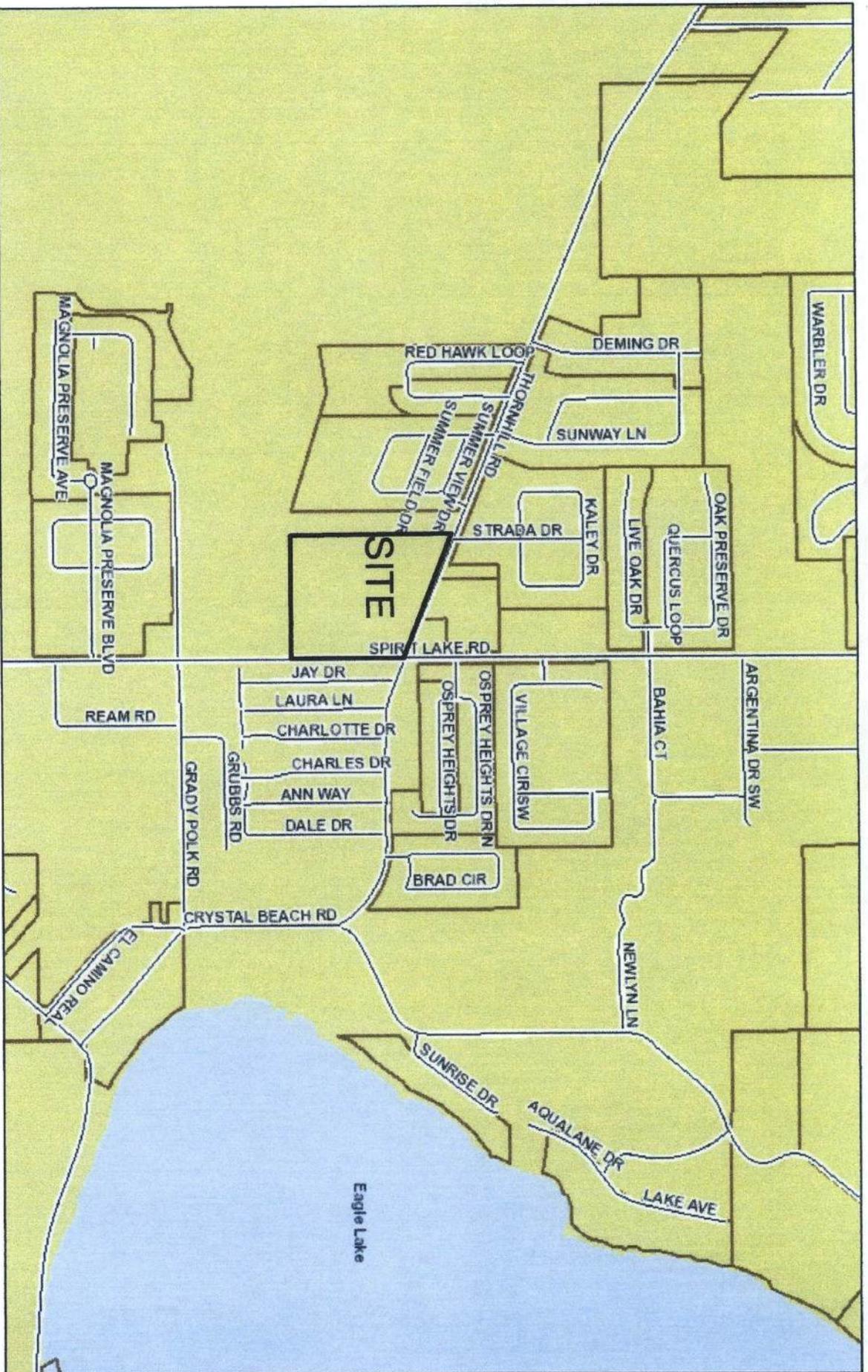
630' 0"

670' 0"

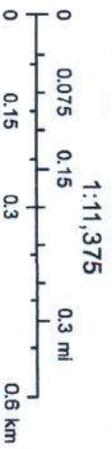
THORNHILL RD

THORNHILL RD

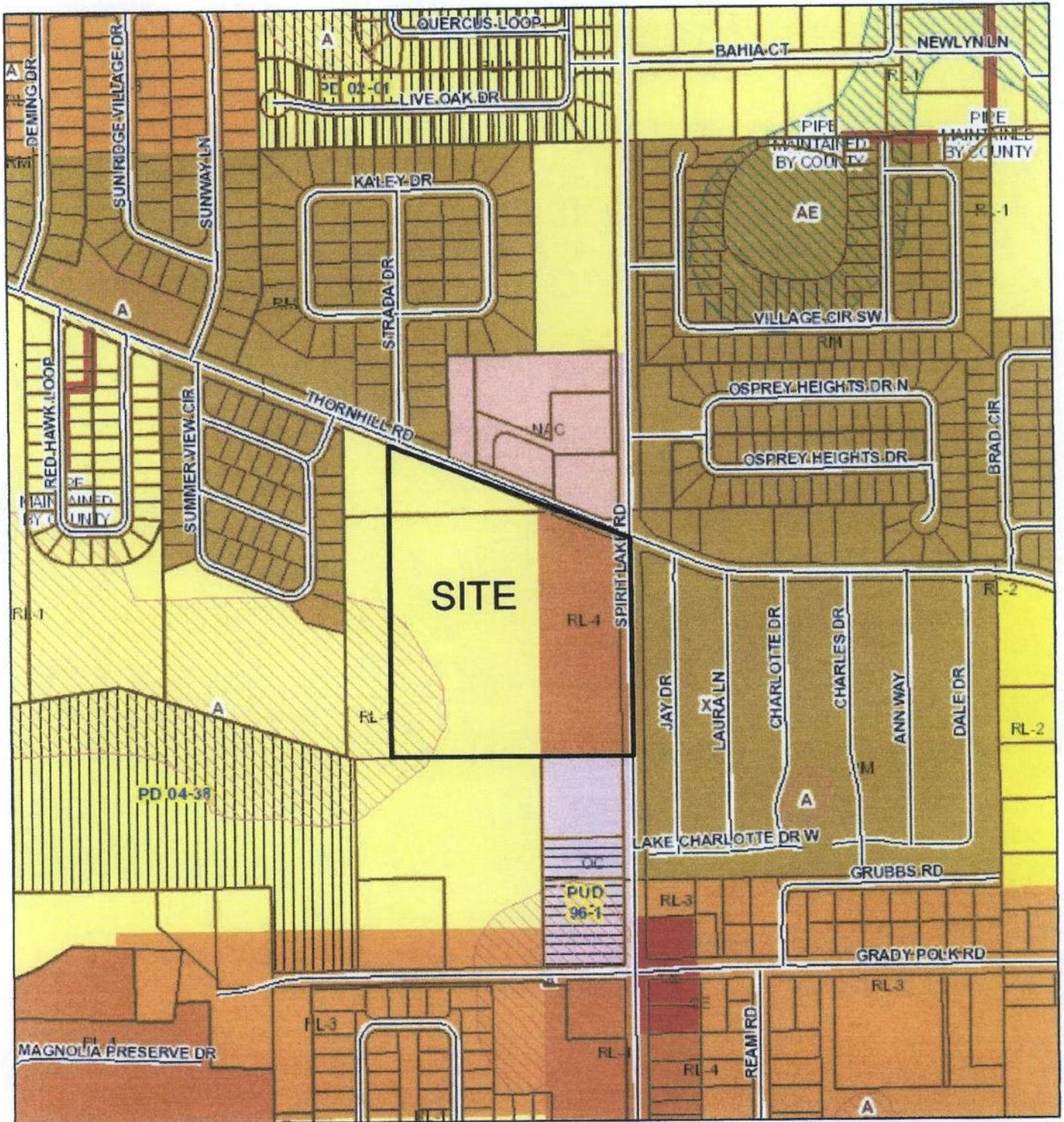
# Best Fab, Inc. - Location Map



June 10, 2016

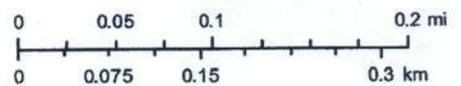


# Best Fab, Inc.

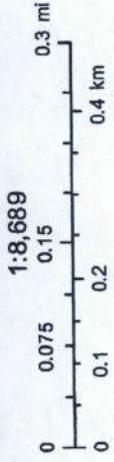


June 10, 2016

1:6,000



# Best Fab, Inc.



June 10, 2016



# 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: 6-30-16 Project Number (For office use only) 58784

Jonathan Morales-Diaz (863) 307-7985  
**APPLICANT/PROJECT NAME** PHONE FAX  
P.O. Box 9635, Winter Haven, FL 33883  
**MAILING ADDRESS** Cosmojdmrx7@gmail.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 .79

#### Tax Identification Number

	Section-Township-Range	-	Subdivision #	-	Parcel #
Parcel ID Number(s):	<u>S 06 T 29 R 26</u>	-	<u>000000</u>	-	<u>024090 ?</u> <u>002400</u>
(18 digits)	<u>S T R</u>	-		-	
	<u>S T R</u>	-		-	

**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.



# **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](http://www.rpg-eng.com)

## **PROJECT NARRATIVE**

The applicant wishes to consider using the site for automotive related uses, such as for auto sales, auto body vehicle repair, mechanical vehicle service, and vehicle sales and leasing.

Please identify and unique or special requirements for these uses/activities. Also, please confirm whether connection to public water and sewer service is required.



# EAGLE LAKE BODY SHOP AERIAL MAP

Sec. 06, Twp. 29 S, Rng. 26 E  
Polk County, FL



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

Sheet No. 1 OF 1	Project No.: 16.038	Scale: 1" = 100'	Checked By: MJB
Drawn By: MCT	Modified By: MCT	Date: Jun 10, 2016 - 10:40am	

File Info:  
J:\JOB DATA\16. RPG Files\16.039 Hidden Lake - Ashton Woods\Dwg\16.039 Exhibits.dwg

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

**Parcel Details: 26-29-06-000000-024090**

TAX EST PRT CALC PRC TRIP

**Owners**

NIKITIN NINA 100%

**Mailing Address**

Address 1 **452 CHINQUAPIN RD**  
 Address 2  
 Address 3 **MONTICELLO FL 32344-0115**

**Site Address**

Address 1 **1675 HWY 17**  
 Address 2  
 City **EAGLE LAKE**  
 State **FL**  
 Zip Code **33839**

**Parcel Information**

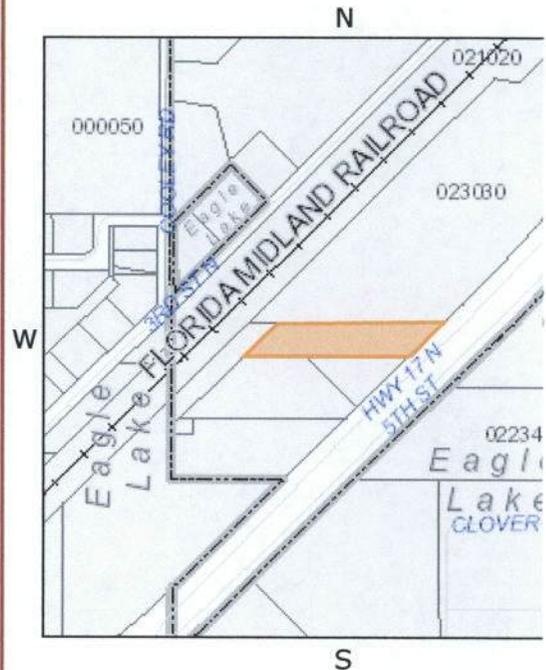
Neighborhood **6666.30**  
[Show Recent Sales in this Neighborhood](#)  
 Subdivision **NOT IN SUBDIVISION**  
 Property (DOR) Use Code **Light Manufacturing (Code: 4100)**  
 Acreage **0.79**  
 Taxing District **UNINCORP/SWFWM (Code: 90000)**

**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 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 h its interpretation.

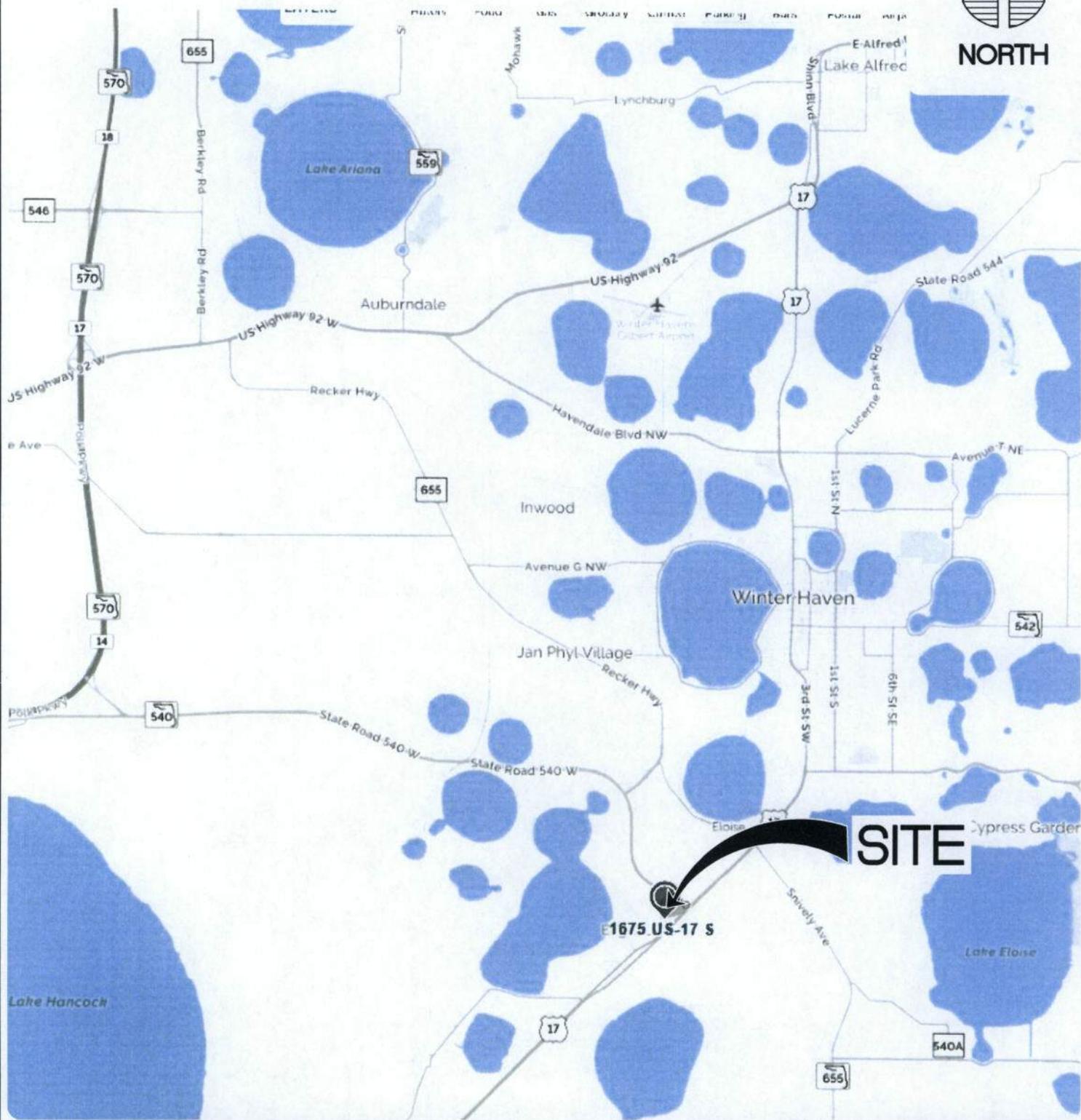
BEG AT INTER OF S LINE OF N1/2 OF S & NWLY LINE OF US HWY 17 RUN NELY LINE US 17 440 FT TO POB CONT NELY 409.25 FT TO SELY LINE ACL RR R/W S R/W 120 FT ELY ON S LINE OF N1/2 OF SE1/4 409.25 FT TO POB

**Area Map**



**Mapping Worksheets (plats) for 2**

[Mapping Worksheet Info](#)  
[Section\\_262906.pdf](#)



**EAGLE LAKE  
BODY SHOP**

**LOCATION MAP**

**Sec. 06, Twp. 29 S, Rng. 26 E  
Polk County, FL**



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

Sheet No. 1 OF 1	Project No.: 16.038	Scale: NTS	Checked By: MJB
Drawn By: MCT	Modified By: MCT	Date: Jun 10, 2016 - 10:39am	
File Info: J:\JOB DATA\16. RPG Files\16.039 Hidden Lake - Ashton Woods\Dwg\16.039 Exhibits.dwg			



# 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](http://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: 6-30-16 Project Number (For office use only) 58783

Steve Sloan / Higgenbotham CPA (863) 800-3046 (863) 800-1159  
APPLICANT/PROJECT NAME PHONE FAX

PO Box 253, Bartow, FL 33831 ssloan@pickett-engineering.com  
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 6.93 +/-

#### Tax Identification Number

Parcel ID Number(s): (18 digits)	Section-Township-Range	Subdivision #	Parcel #
S 22 T 29 R 23	-	000000	- 013040
S	T	R	-
S	T	R	-

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

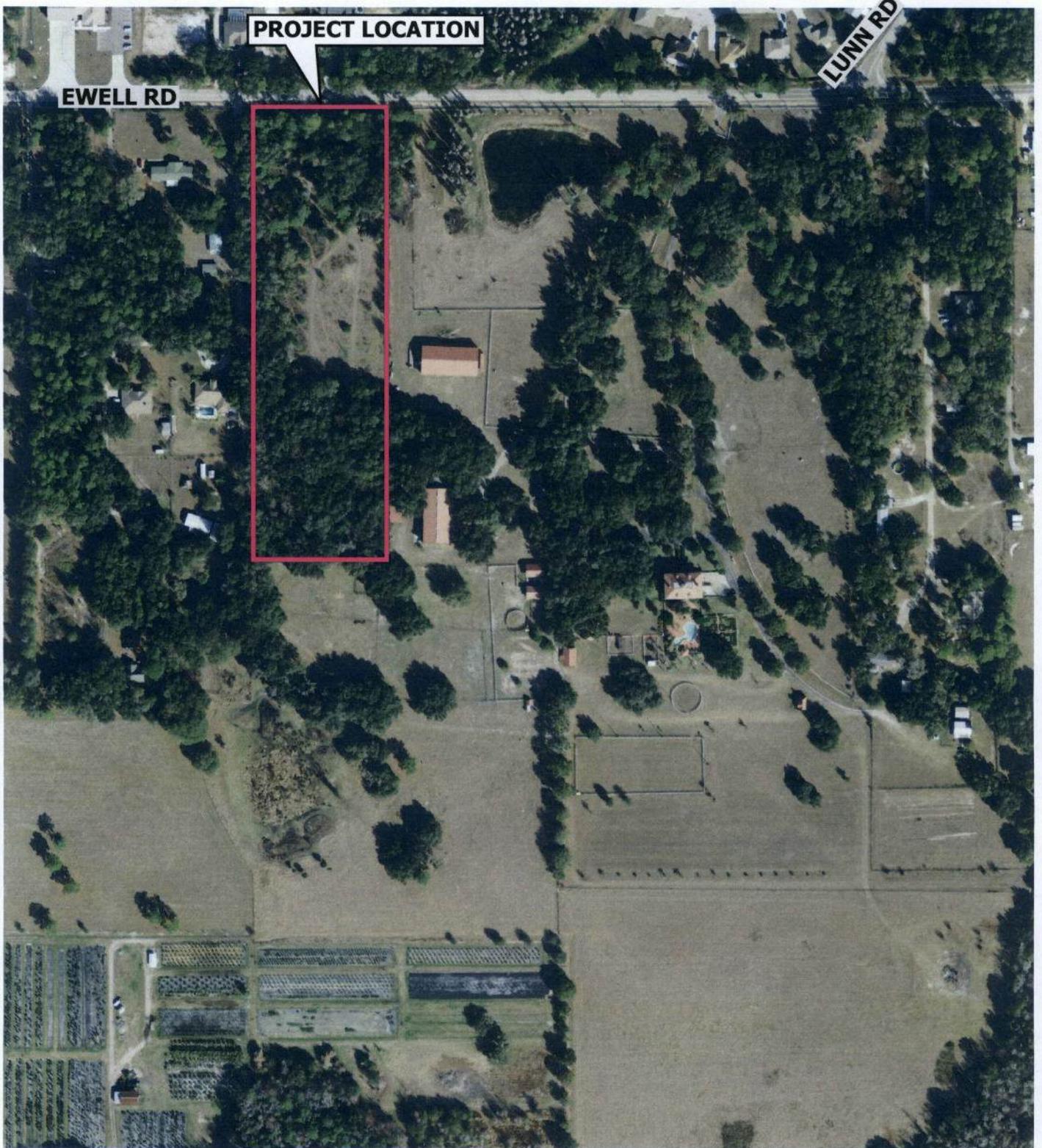
Current Development Area Transit Supportive Development Area (TSDA)

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

June 15, 2016

**RE: Higgenbotham CPA  
Polk County PreApplication Conference  
Project Narrative**

Applicant is requesting a land use change from Residential Low-1 (RL-1) to Office Center (OC).



NORTH

SCALE: 1"=300'



**Pickett**  
*engineering*

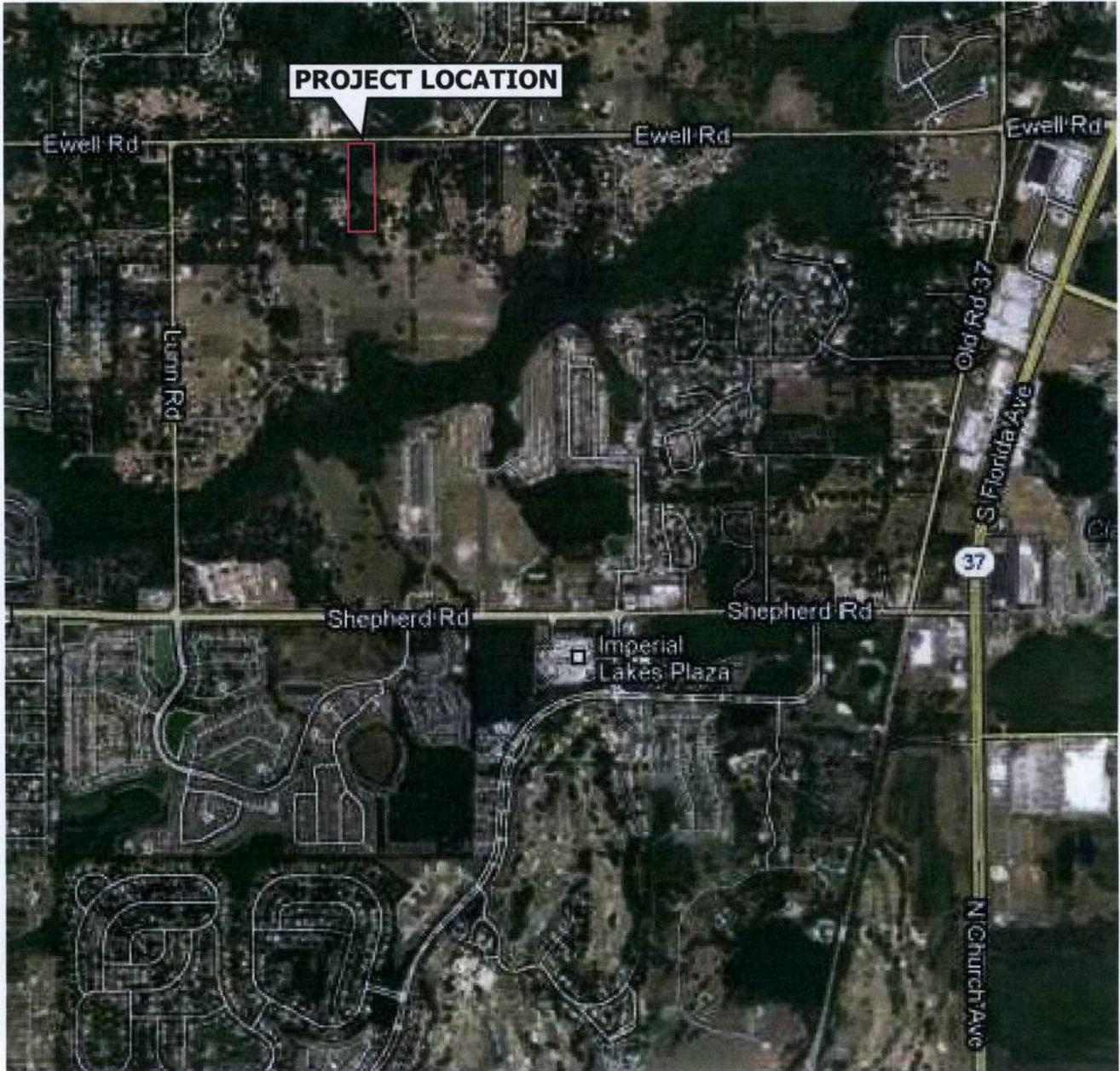
475 SOUTH FIRST AVENUE, BARTOW, FL 33830    PHONE: (863) 533-9095    FAX: (863) 534-1464  
FLORIDA CERTIFICATE OF AUTHORIZATION (FLCA) #26247

HIGGENBOTHAM CPA  
Section 22, Township 29S, Range 23E

*AERIAL PHOTO*  
*MAP B*

PICKETT ENGINEERING, INC.

JOB # 1111



NORTH  
NTS



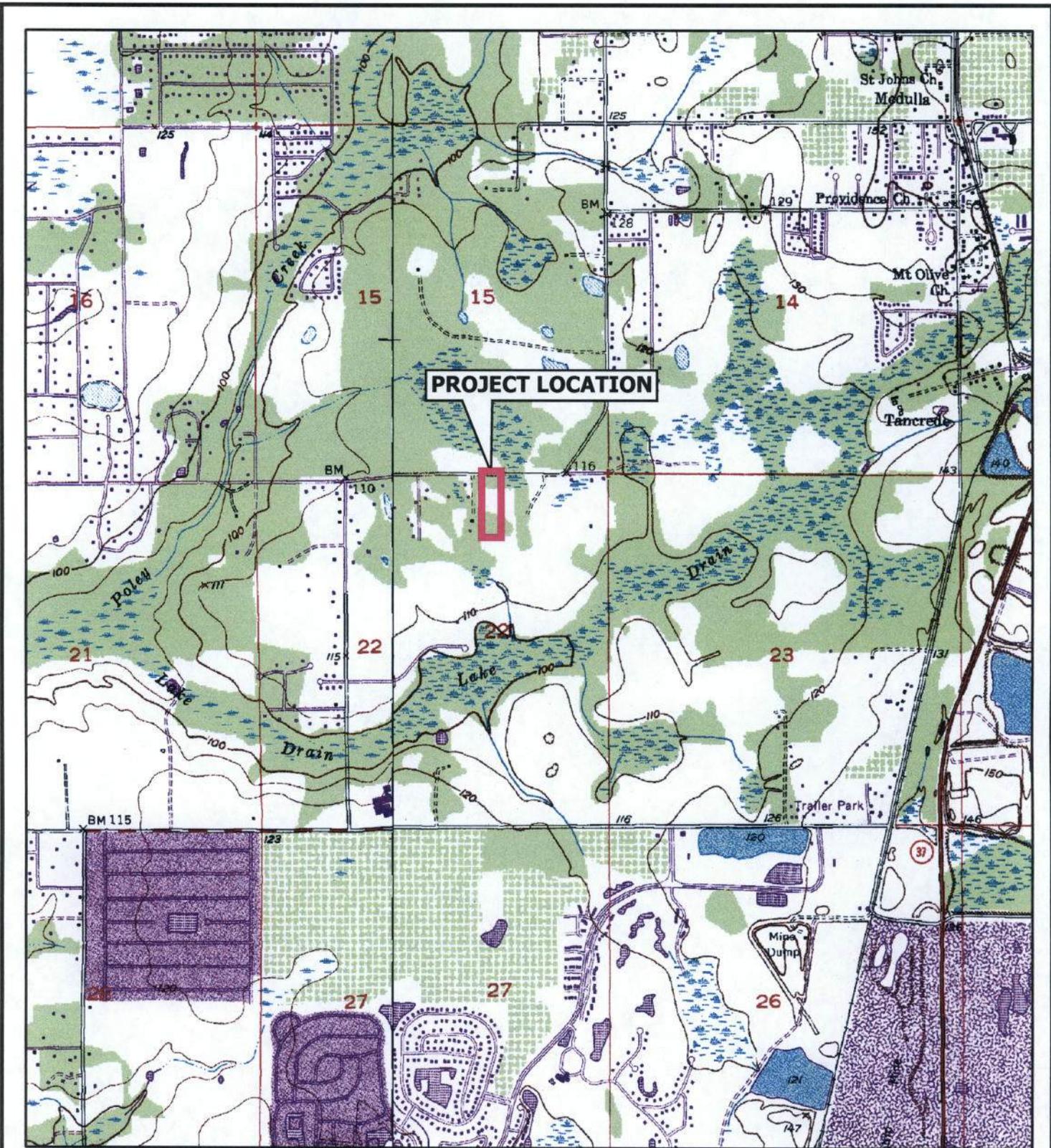
**Pickett**  
*engineering*

475 SOUTH FIRST AVENUE, BARTOW, FL 33830    PHONE: (863) 533-9095    FAX: (863) 534-1464  
FLORIDA CERTIFICATE OF AUTHORIZATION (FLCA) #26247

HIGGENBOTHAM CPA  
Section 22, Township 29S, Range 23E

VICINITY MAP  
MAP A

PICKETT ENGINEERING, INC.    JOB # 1111



**PROJECT LOCATION**



**NORTH**

**SCALE: 1"=2,000'**



**Pickett**  
engineering

475 SOUTH FIRST AVENUE, BARTOW, FL 33830    PHONE: (863) 533-9095 FAX: (863) 534-1464  
FLORIDA CERTIFICATE OF AUTHORIZATION (FLCA) #26247

HIGGENBOTHAM CPA  
Section 22, Township 29S, Range 23E

**USGS QUAD MAP**  
**MAP C**

PICKETT ENGINEERING, INC.

JOB # 1111



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 6-30-16 Project Number (For office use only) 58786

JSK Consulting/ Michalec Future Land Use Map Amendment (863) 619-6131 (863) 619-6103
APPLICANT/PROJECT NAME PHONE FAX
5904 Hillside Heights Drive, Lakeland, Florida 33812 polkprojects@jsk-consulting.com
MAILING ADDRESS E-mail Address

Matthew Johnson (863) 619-6131 (863) 619-6131
CONTACT PERSON (if different from applicant) PHONE FAX
5904 Hillside Heights Drive, Lakeland, Florida 33812 polkprojects@jsk-consulting.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 [x] Map Amendment

Acres 7.33

Tax Identification Number

Table with columns: Section-Township-Range, Subdivision #, Parcel #. Row 1: S 05 T 29 R 23 - 000000 - 042010

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

Current Development Area Urban Growth Area (UGA)

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

# JSK CONSULTING

CIVIL ENGINEERS, LAND PLANNERS AND CONSTRUCTION MANAGERS

---

## PROJECT NARRATIVE

**PROJECT NAME:** Michalec Future Land Use Map Amendment

**APPLICANT:** JSK Consulting  
Matthew Johnson, PE  
5904 Hillside Heights Drive  
Lakeland, Florida 33812

**PROJECT LOCATION:** The project is located North of Medulla Road and west of Aaron Morgan Road in Lakeland, Florida.

**PARCEL #(s):** 232905-000000-042010

**SEC(S)/TWP(S)/RGE(S):** 05/29S/23E

**PROJECT SIZE:** +/- 7.3 Acres

**ABSTRACT:** The purpose of this application is to submit a preliminary application for a small scale land use change.

**PROJECT DESCRIPTION:** The applicant is requesting a land use change from Business Park Center 2 to a residential use for a portion of their property in order to permit a few single family homes.



N.T.S.



P:\1351.01 - Michalec CPA\ENGINEERING\EXHIBITS\1351.01.dwg  
Jun 16, 2016 10:15 am



**Engineers, Land Planners  
Construction Managers**

5904 Hillside Heights Drive  
Lakeland, Florida 33812  
Phone(863) 619-6131 Fax (863) 619-6103  
www.jsk-consulting.com

CREATING • IMPLEMENTING • SOLVING

**MICHALEC CPA**

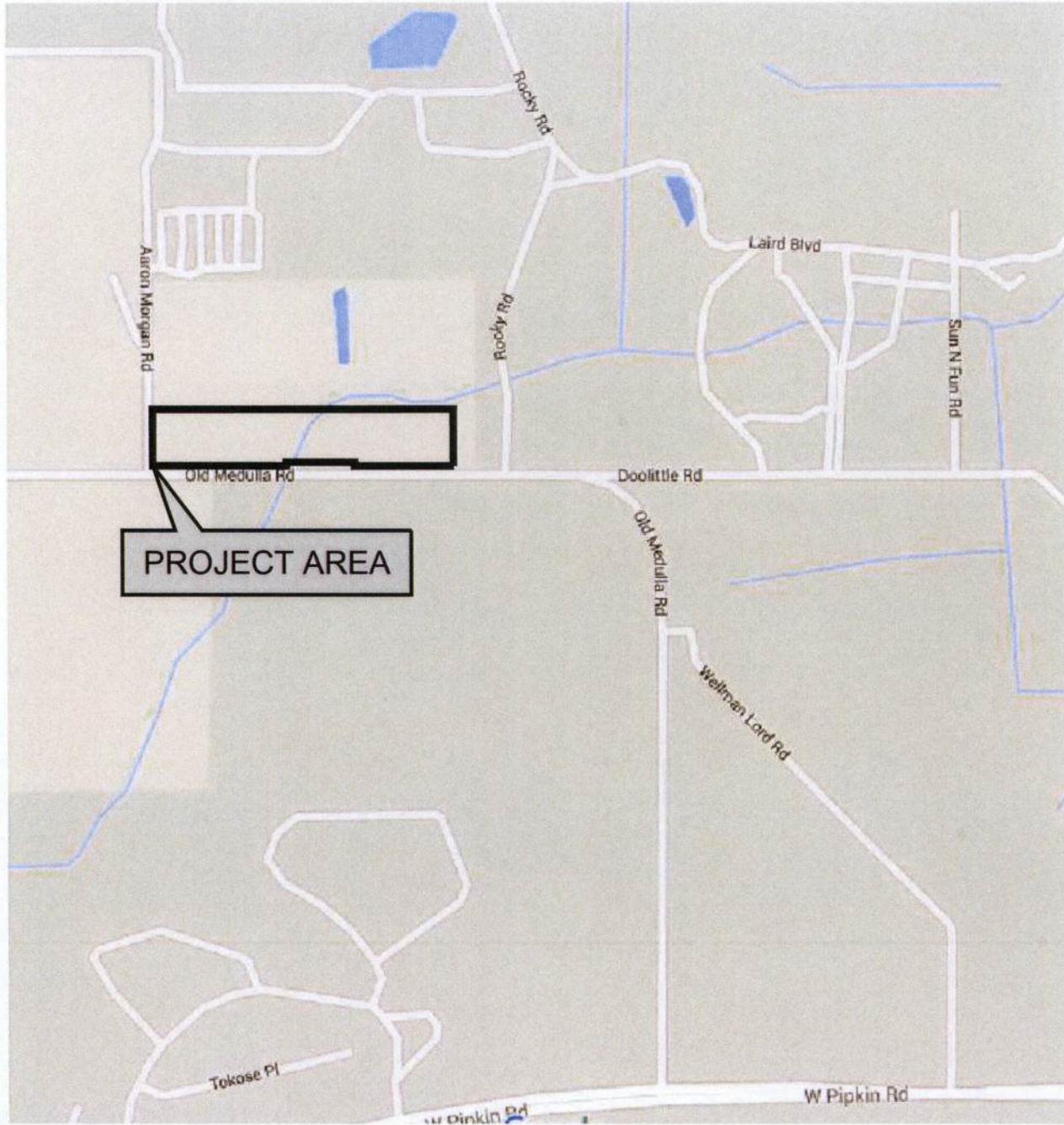
**AERIAL**

# VICINITY MAP

SECTION 05, TOWNSHIP 29 S, RANGE 23 E



N.T.S.



PROJECT AREA

P:\1351.01 - Michalec CPA\ENGINEERING\EXHIBITS\1351.01.dwg  
Jun 16, 2016 10:26 am



**Engineers, Land Planners  
Construction Managers**

5904 Hillside Heights Drive  
Lakeland, Florida 33812  
Phone(863) 619-6131 Fax (863) 619-6103  
www.jsk-consulting.com

CREATING • IMPLEMENTING • SOLVING

**MICHALEC CPA**

**LOCATION MAP**