

Office of Planning and Development
Tom Deardorff, AICP, Director

Land Development Division



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

AGENDA FOR DEVELOPMENT REVIEW COMMITTEE

DATE: June 18, 2015
TO: Development Review Committee Members
FROM: John M. Bohde, AICP, Director
Tom Pierce, Sr, Development Review Specialist
SUBJECT: Meeting Schedule for July 02, 2015

The Development Review Committee will meet on **Thursday, July 2, 2015 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

Attachments: Pre-Application Request

LEVEL 1 APPLICATIONS

PRE-APPLICATION

- 1.) NALLY STORAGE EXPANSION
STEPHEN SLOAN
(863)533-9095 x Project #: 58000 242834-264500-003902
Applicant would like to expand the existing self-storage facility into the rear of the property.
- 2.) WAWA
VANASSE HANGEN BRUSTLIN, INC.
(407)965-0502 x Project #: 58008 272618-000000-031040
WAWA Convenience store with gas pumps and a fast food restaurant. 272618-000000-031110
272618-000000-013030
272618-000000-031080
272618-000000-031030

LEVEL 2 APPLICATIONS

DRIVEWAY ONLY/NON-RESIDENTI

- 3.) FIVE STAR FAMILY GROWERS
MATTHEW JOHNSON
(863)619-6131 x Project #: 57925 252804-313000-005100
The proposed project includes approximately 1200 linear feet of new roadway, two driveway connections, intersection improvements on Old Dixie Highway, as well as some drainage improvements and modifications.

NON-RESIDENTIAL SITE PLAN

- 4.) HIGH GLEN EYE SPECIALIST
SAM MEDINA
(863)533-9095 x3 Project #: 57953 242917-285000-006301
Requesting a 3,550 s.f. medical office.
- 5.) DOLLAR GENERAL FROSTPROOF
MIKE FLORA
(863)533-9095 x Project #: 58002 273201-000000-013280
To construct a 9,100 s.f. retail store on a portion of the subject parcel.
- 6.) HIGHLAND CITY TOWN CENTER
RODNEY GADD, P. E.
(863)940-9979 x Project #: 58006 CU 02-13M
Request to build a new fast food drive-thru restaurant between Spine Road & US Hwy 98 S, Lakeland, Florida 242911-281015-000030
242911-281015-000040
242911-281015-000050
242911-281015-000060

LEVEL 3 APPLICATIONS

LEVEL 3 CONDITIONAL USE

- 7.) BIVENS CU
SARAH CASE
(863)940-9979 x Project #: 57980 CU 15-26
to allow aggregate processing and storage NEW
242815-000000-041010
242815-000000-041030
242815-000000-041010

- 8.) GREEN LEAF RIVER OF LIFE
MARK ATTERSON
(863)287-8775 x Project #: **58007**
CU Modification to allow a classroom in a modular building

CU 12-17M
MODIFICATION
272734-000000-024040

LEVEL 3 PLANNED DEVELOPMENT

- 9.) HCTC PH II MOD
GADD CASE & ASSOCIATES
(863)940-9979 x Project #: **57989**
Modify Conditions 11 and 15 to allow an additional sign for Multi-Family and
remove the PC required limitations of one-story Multi-Famil Units

PD 02-13M
MAJOR MODIFICATION
242911-281015-000180



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 7-2-15 Project Number (For office use only) 58000

Pickett Engineering/Nally Storage Expan (863) 533-9095 (863) 534-1464
APPLICANT/PROJECT NAME PHONE FAX

P.O. Box 253 Bartow, Florida 33831 mflora@pickett-inc.com
MAILING ADDRESS E-mail Address

Mike Flora (863) 533-9095 (863) 534-1464
CONTACT PERSON (if different from applicant) PHONE FAX

P.O. Box 253, Bartow, FL 33831 mflora@pickett-inc.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 4.59

Tax Identification Number

Section-Township-Range	Subdivision #	Parcel #
S <u>34</u> T <u>28</u> R <u>24</u>	<u>264500</u>	<u>003902</u>
S _____ T _____ R _____	_____	_____
S _____ T _____ R _____	_____	_____

Current Land Use District Business Park Center-1 (BPC-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.

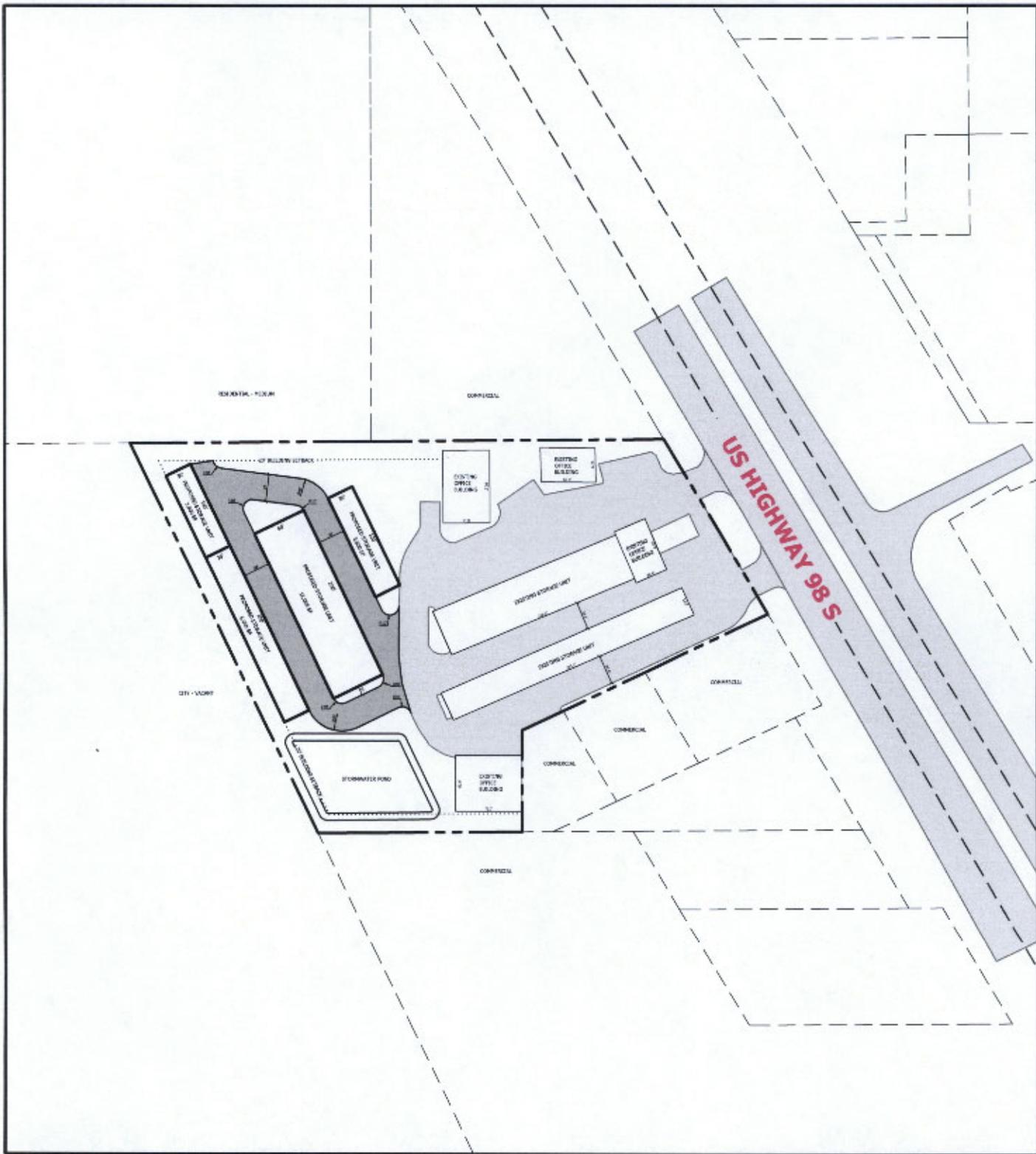
Pre-Application Conference

Nally Hwy 98 Storage Expansion

Project Narrative

Expand the existing self-storage facility into the rear of the property. No water service or sewer service extension is required. Pond will be expanded to accommodate the additional impervious. SWFWMD permit will be modified accordingly.

X:\Engineering\1418-Nally-Hwy-98-Storage-Unit-Expansion\1418-Dwgn-Layout\1418-Storage-Unit-Expansion.dwg, 8/17/2015, 1:16:02 PM



NORTH

SCALE: 1"=150'



Pickett
engineering

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

NALLY HWY 98 STORAGE EXPANSION
Section 34, Township 28S, Range 24E

SITE PLAN

PICKETT ENGINEERING, INC.

JOB # 1418



POLK COUNTY



NORTH

SCALE: N.T.S.



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engineering

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NALLY HWY 98 STORAGE EXPANSION
Section 34, Township 28S, Range 24E

VICINITY MAP
MAP A

PICKETT ENGINEERING, INC. JOB # 1418

X:\Engineering\1418-Nally-Hwy 98 Storage-Item1-Expansion\1418-Item1-Expansion-Exhibit.dwg, 6/12/2015 1:05:11 PM



NORTH

SCALE: 1"=150'



Pickett
engineering

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NALLY HWY 98 STORAGE EXPANSION
 Section 34, Township 28S, Range 24E

AERIAL PHOTO

PICKETT ENGINEERING, INC.

JOB # 1418



PRE-APPLICATION CONFERENCE

\$100.00 FEE

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Appointment Date and Time: 7-2-15 Project Number (For office use only): 58008

Unicorp National Developments Inc /Wawa @ US 27 and I-4 Interchange	(407) 999-9985	(407) 999-9961
APPLICANT/PROJECT NAME	PHONE	FAX
<u>7940 Via Dellagio Way, Suite 200 Orlando, Florida 32819</u>		<u>Brett@UnicorpUSA.com</u>
MAILING ADDRESS		E-mail Address
Joseph F. Kolb Jr., PE	(407) 965-0502	(407) 965-4008
CONTACT PERSON (if different from applicant)	PHONE	FAX
<u>225 East Robinson St. Suite 300 Orlando FL 32801</u>		<u>jkolb@vhb.com JNeal@vhb.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 3.33

Tax Identification Number

	Section-Township-Range	-	Subdivision #	-	Parcel #
Parcel ID Number(s): (18 digits)	<u>S 18 T 26 R 27</u>	-	<u>000000</u>	-	<u>031040</u>
	<u>S 18 T 26 R 27</u>	-	<u>000000</u>	-	<u>031110</u>
	<u>S 18 T 26 R 27</u>	-	<u>000000</u>	-	<u>013030</u>
	<u>S18 T26 R27 000000</u>	<u>031080</u>	<u>S18 T26 R27</u>	<u>000000</u>	<u>031030</u>

Current Land Use District Regional Activity Center (RAC)

Current Development Area N/A

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



Executive Summary

Unicorp USA proposes to redevelop an existing development located along US 27 at the southwest corner of US 27 and I 4 interchange. The project will consist of taking down an existing gas station and commercial building and adding a Wawa convenience store with gas pumps and a fast food restaurant. The proposed development will consist of purchasing 3 full parcels and portions of 2 other parcels to make up 3.33 acres of project area, the wawa building will measure 6,119 SF. The are for the proposed fast food restaurant has not been finalized yet and is shown on the attached site plan as a place holder.

The development will have right in/right out onto US 27 and a full access onto frontage Road located on the north of the property. The driveway locations for the site has been coordinated with FDOT.



Vanasse Hangen Brustlin, Inc.

Wawa @ I-4 and US 27 Interchange
Location Map

Figure 1
04/23/2015





Vanasse Hangen Brustlin, Inc.

Wawa @ I-4 and US 27 Interchange
Aerial Map

Figure 2
07/10/2013

