

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: July 8, 2016
TO: Development Review Committee Members
FROM: John M. Bohde, AICP, Director
Tom Pierce, Sr. Development Review Specialist
SUBJECT: **Meeting Schedule for July 21, 2016**

The Development Review Committee will meet on **Thursday, July 21, 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/ms



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: 7-21-16 Project Number (For office use only) 58815

Courts at Towncenter (407) 267-6751
APPLICANT/PROJECT NAME PHONE FAX

5036 Dr. Phillips Blvd Suite 310 Orlando, FL 32819 luciacamara@msn.com
MAILING ADDRESS E-mail Address

Mark E. Wilson (863) 226-6863
CONTACT PERSON (if different from applicant) PHONE FAX

116 S. Kentucky Avenue, Lakeland FL 33801 marke.wilson@kimley-horn.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 1.6

Tax Identification Number

	Section-Township-Range	-	Subdivision #	-	Parcel #
Parcel ID Number(s): (18 digits)	<u>S 02 T 26 R 27</u>	-	<u>000000</u>	-	<u>041010</u>
	<u>S T R</u>	-		-	
	<u>S T R</u>	-		-	

Current Land Use District Convenience Center (CC)

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.

COURTS AT TOWNCENTER

046314000

PROJECT NARRATIVE

The project known as Courts at Towncenter is approximately 1.6 acres in size and identified with the single parcel identification number of 02-26-27-000000-041010 in unincorporated Polk County, Florida.

The proposed project is to consist of 4 structures with approximately 16,000 sf of office/retail uses and associated appurtenances onsite. Cross access and expansion of the adjacent parking area is proposed to be included during design/permitting for this development.



K:\LAK_Civil\046314000 - Town Center Commercial\Exhibits\AERIAL.mxd - 6/30/2016 8:28:39 AM - Tyler Swonger

Kimley»Horn

© 2016 Kimley-Horn and Associates, Inc.
 116 South Kentucky Avenue, Lakeland, FL 33801
 Phone: 863 701 8702
 www.kimley-horn.com CA 00000696

AERIAL MAP

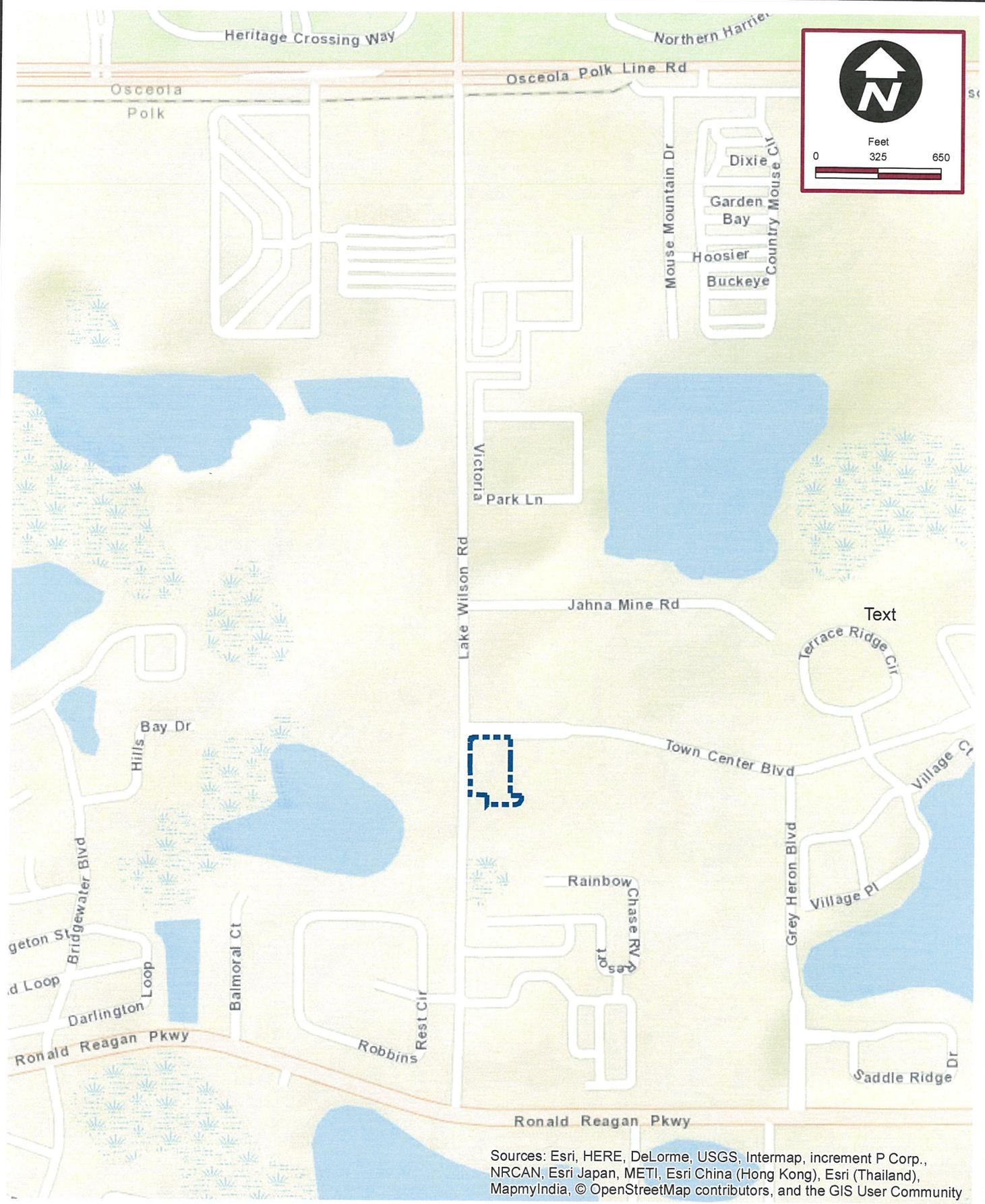
TOWN CENTER COMMERCIAL
 POLK COUNTY, FLORIDA

Scale: As Noted

Project No.: 046314000

July 2016

Figure 1



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



© 2016 Kimley-Horn and Associates, Inc.
 116 South Kentucky Avenue, Lakeland, FL 33801
 Phone: 863 701 8702
 www.kimley-horn.com CA 0000696

LOCATION MAP

TOWN CENTER COMMERCIAL
 POLK COUNTY, FLORIDA

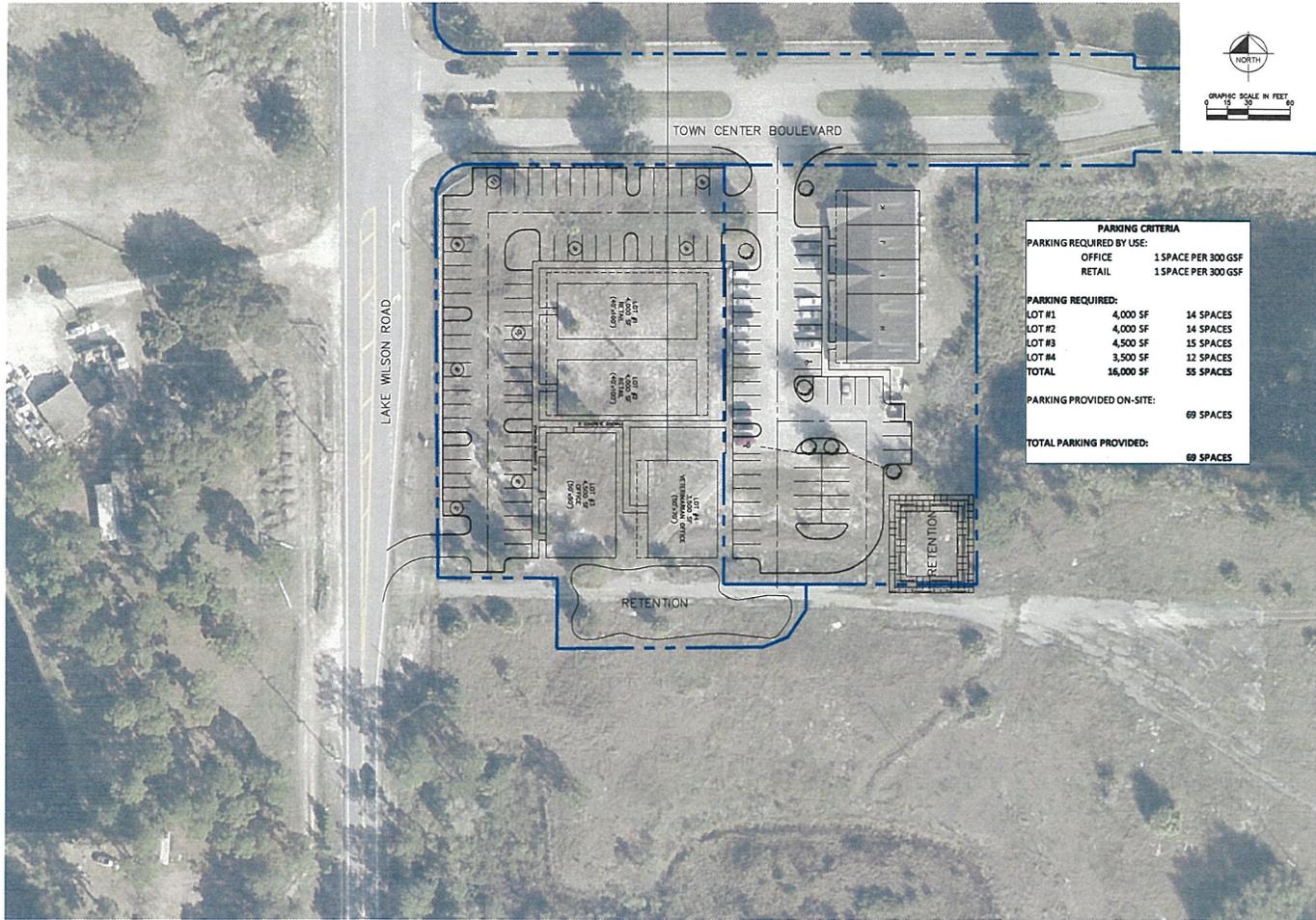
Scale: As Noted

Project No.: 046314000

July 2016

Figure 2

\\s01\proj\160516\160516.dwg - User: chris.comstock\GAD\CONCEPT\160516-16-23 CONCEPT.dwg - 03P-2 - Jun 29, 2016 - 4:00pm - Mr. Christopher
 This drawing is the property of Kimley-Horn and Associates, Inc. It is to be used only for the project and site to which it is prepared. No part of this drawing may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Kimley-Horn and Associates, Inc. and its related entities. No other uses are permitted.



PARKING CRITERIA	
PARKING REQUIRED BY USE:	
OFFICE	1 SPACE PER 300 GSF
RETAIL	1 SPACE PER 300 GSF
PARKING REQUIRED:	
LOT #1	4,000 SF 14 SPACES
LOT #2	4,000 SF 14 SPACES
LOT #3	4,500 SF 15 SPACES
LOT #4	3,500 SF 12 SPACES
TOTAL	16,000 SF 55 SPACES
PARKING PROVIDED ON-SITE:	
	69 SPACES
TOTAL PARKING PROVIDED:	
	69 SPACES

SCALE:	AS SHOWN
DESIGNED BY:	MARK E. WILSON, P.E.
DRAWN BY:	JAMIE L. WILSON, P.E.
CHECKED BY:	JAMIE L. WILSON, P.E.
DATE:	MAY 2016
PROJECT NO.:	
SHEET NUMBER:	
COURTS AT TOWNCENTER POLK COUNTY FLORIDA	
CONCEPTUAL SITE PLAN C	
DATE:	
PROJECT NO.:	
SHEET NUMBER:	
REVISIONS:	
DATE:	
BY:	