

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: July 09, 2015
TO: Development Review Committee Members
FROM: John M. Bohde, AICP, Director
Tom Pierce, Sr, Development Review Specialist
SUBJECT: Meeting Schedule for July 23, 2015

The Development Review Committee will meet on **Thursday, July 23, 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.) POLK TRUCK SALES
KENWORTH OF CENTRAL FLORIDA
(800)871-2244 x Project #: **58043** 242728-000000-012010
Polk Truck Sales has proposed a 1,500 sf addition by submitting a building permit application to the Building Division. The Plans Examiner stated an approved site plan was needed.
- 2.) MIN DENSITY REQUIREMENTS FOR RACX
HOPPING GREEN & SAMS, P.A.
(850)425-3461 x Project #: **58045** 253006-393000-000172
Text Amendment

LEVEL 2 APPLICATIONS

NON-RESIDENTIAL SITE PLAN

- 3.) FOUR CORNERS BUSINESS PARK 6718
JASON LEWIS
(863)226-6860 x Project #: **52892** 272618-000000-043020
Applicant is requesting a one year extension from 9/11/2015 new expire dae 272618-000000-044010
9/11/2016.
- Due to the SB 360 & HB 1752 and the new HB 7207 this project has a new expiration date of 09/11/2015.
- The proposed project consists of (3) distribution/office buildings.
Building (1) 109,570 square feet
Building (2) 391,928 square feet
Building (3) 285,558 square feet
- 4.) AUTOBODY RESURRECTION
RODNEY GADD, P. E.
(863)940-9979 x Project #: **58011** 232913-000000-023050
Request to construct a new autobody building with parking, stormwater and utilities. 232913-000000-023080
- 5.) PAUL DAVIS RESTORATION
LARRY POLINER
(407)452-8633 x Project #: **58013** 242834-264500-003502
Requesting to add an additional 4,125 sf of office space along with re-configuration of parking and access lanes.
- 6.) SMART START DAY SCHOOL
JASON KENDALL
(813)689-7002 x Project #: **58014** 242907-278000-003802
Convert an existing church site to a preschool use. The existing site has three buildings and at this time only the sanctuary is being converted to school use. The other 2 buildings are not being remodeled and will not be used by students. The proposed school building will contain 7 classrooms with a total capacity of 105 students ages infant to VPK (5 years old max) The existing parking and drive isles will remain along with the existing previously permitted stormwater system.

7.) VILLAGE ON THE AVENUE

JASON LEWIS

(863)226-6860 x

Project #: 58024

The proposed improvements include the addition of 5,100 s.f. of general retail space, 259 multifamily residential units spaced among 6, 4-story buildings, a 4,800 s.f. clubhouse, stormwater pond and associated parking.

232924-000000-043020

232924-000000-043040

LEVEL 3 APPLICATIONS

LEVEL 3 CONDITIONAL USE

8.) MANN RD FIREARMS TRAINING CU

CARY SCOTT

(863)257-5079 x

Project #: 58033

to allow a Firearm Training Facility

CU 15-27

NEW

283119-000000-012040

283119-000000-012050

283119-000000-011010

283119-000000-012040

9.) CYPRESS GARDENS CU

PAUL FRAHM

(727)744-6295 x

Project #: 58040

to allow a Religious Institution

CU 15-28

NEW

262902-000000-031120

LEVEL 3 PLANNED DEVELOPMENT

10.) OLD HWY 37 OFFICE COMPLEX

JOHN MCVAY

(863)686-0544 x

Project #: 58034

expand LLC into RL-3 to allow for an office complex

PD 15-06

NEW PD

232912-000000-013060

232912-000000-013050

232912-000000-013070

11.) MARABELLA PD

MARK WILSON

(863)701-8702 x

Project #: 58035

PD to allow 448 multifamily lots with short term rental

PD 15-07

NEW PD

262514-000000-011010



PRE-APPLICATION CONFERENCE

\$100.00 FEE

Growth Management Department
Land Development Division
330 W. Church St.
P.O. Box 9005, Drawer TS05
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: 7-23-15 Project Number (For office use only) 58043

Polk Truck Sales 407 748 3545
APPLICANT/PROJECT NAME PHONE FAX

1800 N. Orange Blossom Trail Orlando, FL kurt.keesling@kwcf.net
MAILING ADDRESS E-mail Address

Kendall Phillips 32804 221-2298
CONTACT PERSON (if different from applicant) PHONE FAX

205 Century Blvd. Bartow, FL 33830 kphillips@pengmeeting.net
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.

Pls. ask Rick Gifford to attend

Amendment Type N/A [] Text Amendment [] Map Amendment
Level 2 non-residential
Acres 2.5

RECEIVED
JUL 06 2015

Tax Identification Number
Section-Township-Range - Subdivision # - Parcel #
Parcel ID Number(s): S 28 T 27 R 24 - 000 000 - 612010
(18 digits)

Current Land Use District Select From Drop Down List BPC-1
Current Development Area Select From Drop Down List SDA

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

Project Narrative :

Polk Truck Sales had proposed a 1,500 sq ft addition by submitting a building permit application to the Polk County Building Division. Plans examiner stated need for approved site plan not only for proposed addition but for other additions that were built without site plan approval or permits.

Purpose of pre-app. is to find last approved site plan and reach agreement on what constitutes existing conditions for purposes of drainage, concurrency, etc.

Location: 5004 N. Combee Rd.
map





LAKELAND COMMERCE PKWY

LAKELAND COMMERCE PKWY

PALLO & PAVEMENT DR. PROPOSED ADDITIONS

242728

012010

000020

000010

"SITE PLAN"

Report Date 06/10/2015 01:44 PM

Submitted By Rick Gifford

Page 1

Act # 639847 A/P # 272795 Act Type B_PLANEXAM //BUILDING PLANS EXAM# REVIEW

Property Information

Address 5004 COMBEE RD N
LAKELAND FL 33805-

Location HWY 98N RIGHT TO 5004 COMBEE RD N

Application Information

Type COMM COMMERCIAL Priority BRTW Type of Work B_CMAR Dept of Commerce 808
Square Footage 1530.00 Declared Valuation 98000.00 A/P Name POLK TRUCK SALES
Desc of Work addition to existing storage warehouse(1977)

Initial Review

Issued Date/Time 06/06/2015 10:57 Issued By 3894 System Generated
Scheduled Date/Time Scheduled By Waived
Department BLD Assigned To

Review Results

Reviewed By 0833 Denied Suspense Date
Start Date/Time 06/10/2015 10:17 Completed Date/Time 06/10/2015 13:44 Actual Time 0.00

Comments

No Comments

Problems

- | | | | | |
|---------------|--|-------------|--------------------------------|------------------|
| Violation | 5405 | Description | SITE PLAN NOT PC ENG APPROVED | |
| Recorded Date | 06/10/2015 00:00 | Recorded By | 0833 | Recorded Version |
| Resolved Date | | Resolved By | | Resolved Version |
| Status | | Status Date | | |
| Comments | * Need Polk County approved site plan, also need site plan approval for rear addition and front canopy that were added without permits, new side driveway with parking and paved parking area. | | | |
| | | | | |
| Violation | 5011 | Description | ACCESS TOILET & BATH FACILITY | |
| Recorded Date | 06/10/2015 00:00 | Recorded By | 0833 | Recorded Version |
| Resolved Date | | Resolved By | | Resolved Version |
| Status | | Status Date | | |
| Comments | Need to show Florida Accessibility restrooms and drinking fountain location and layout on plans. If using existing they need to meet 2010 FAC requirements. | | | |
| | | | | |
| Violation | 5017 | Description | ALLOWABLE BUILDING HEIGHT/AREA | |
| Recorded Date | 06/10/2015 00:00 | Recorded By | 0833 | Recorded Version |
| Resolved Date | | Resolved By | | Resolved Version |
| Status | | Status Date | | |
| Comments | Need to show existing building square footage and total square footage on plans. | | | |
| | | | | |
| Violation | 5088 | Description | ELECT DESIGN CODE INCORRECT | |
| Recorded Date | 06/10/2015 00:00 | Recorded By | 0833 | Recorded Version |
| Resolved Date | | Resolved By | | Resolved Version |
| Status | | Status Date | | |
| Comments | Plans reference 2008 NEC and need to be designed to 2011 NEC. | | | |
| | | | | |
| Violation | 5277 | Description | OCCUPANCY LOAD GROSS/NET | |
| Recorded Date | 06/10/2015 00:00 | Recorded By | 0833 | Recorded Version |
| Resolved Date | | Resolved By | | Resolved Version |
| Status | | Status Date | | |
| Comments | Need to show occupant load on plans. | | | |
| | | | | |
| Violation | 5530 | Description | OCCUPANCY INCORRECT | |
| Recorded Date | 06/10/2015 00:00 | Recorded By | 0833 | Recorded Version |
| Resolved Date | | Resolved By | | Resolved Version |
| Status | | Status Date | | |

Report Date 06/10/2015 01:44 PM

Submitted By Rick Gifford

Page 2

Problems

Comments Occupancy group on cover sheet shows S1 and A?

Violation 5303 Description PLUMB MINIMUM FIXTURE NOT SHWN

Recorded Date 06/10/2015 00:00 Recorded By 0833 Recorded Version

Resolved Date Resolved By Resolved Version

Status Status Date

Comments Need to show minimum fixture requirements per Table 403.1 2010 FPC.

Violation 5000 Description UNLISTED

Recorded Date 06/10/2015 00:00 Recorded By 0833 Recorded Version

Resolved Date Resolved By Resolved Version

Status Status Date

Comments Will need to include rear addition 45'X70' that was not permitted along with canopy over front overhead doors that was not permitted.

AKELAND
MERCE
PKWY

LAKELAND COMMERCE PKWY

000020

000010

242728

012010

537.77'

39.72'

TRACT
480'

209.65'

481.33'

531.33'

85.4'

2005



LAKELAND COMMERCE PKWY

AKELAND COMMERCE PKWY

000020

25734

000010

242728

012010

531.33

481.33

537.77

TRACT A

59.77

209.65

2014



PRE-APPLICATION CONFERENCE

\$100.00 FEE

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Land Development Division**
330 W. Church St.
P.O. Box 9005, Drawer GM03
Bartow, FL 33831-9005
(863)534-6792
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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: 7-23-15 Project Number (For office use only) 58045

City Center Property Holdings LLC (786) 693-6551 (850) 224-8551
APPLICANT/PROJECT NAME **PHONE** **FAX**

401 East Las Olas Boulevard, Suite 1870, Ft. Lauderdale, FL 33301 agoldberg@btipartners.com
MAILING ADDRESS **E-mail Address**

Vinette Godelia (850) 425-2323 (850) 224-8551
CONTACT PERSON (if different from applicant) **PHONE** **FAX**

119 South Monroe Street, Tallahassee, FL 32301 vgodelia@hgslaw.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 (NA)
- 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 See attached Exh. D 25% of RACX area

Tax Identification Number

	Section-Township-Range	-	Subdivision #	-	Parcel #
Parcel ID Number(s): (18 digits)	<u>S T R</u>	-	<u>NA</u>	-	<u>NA</u>
	<u>S T R</u>	-		-	
	<u>S T R</u>	-		-	

Current Land Use District Regional Activity Center (RAC)

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 Exhibits

City Center Property Holdings, LLC

Exhibit A – Project Narrative

Exhibit B – Aerial with Site Identified

Exhibit C – Location Map

Exhibit D – Acreages

Pre-Application Exhibit A

Project Narrative

Re: Polk Comprehensive Plan, minimum density requirements for RACX areas

Summary:

Text amendment to the Polk County Comprehensive Plan relating to the North Ridge Selected Area Plan in northeast Polk County.

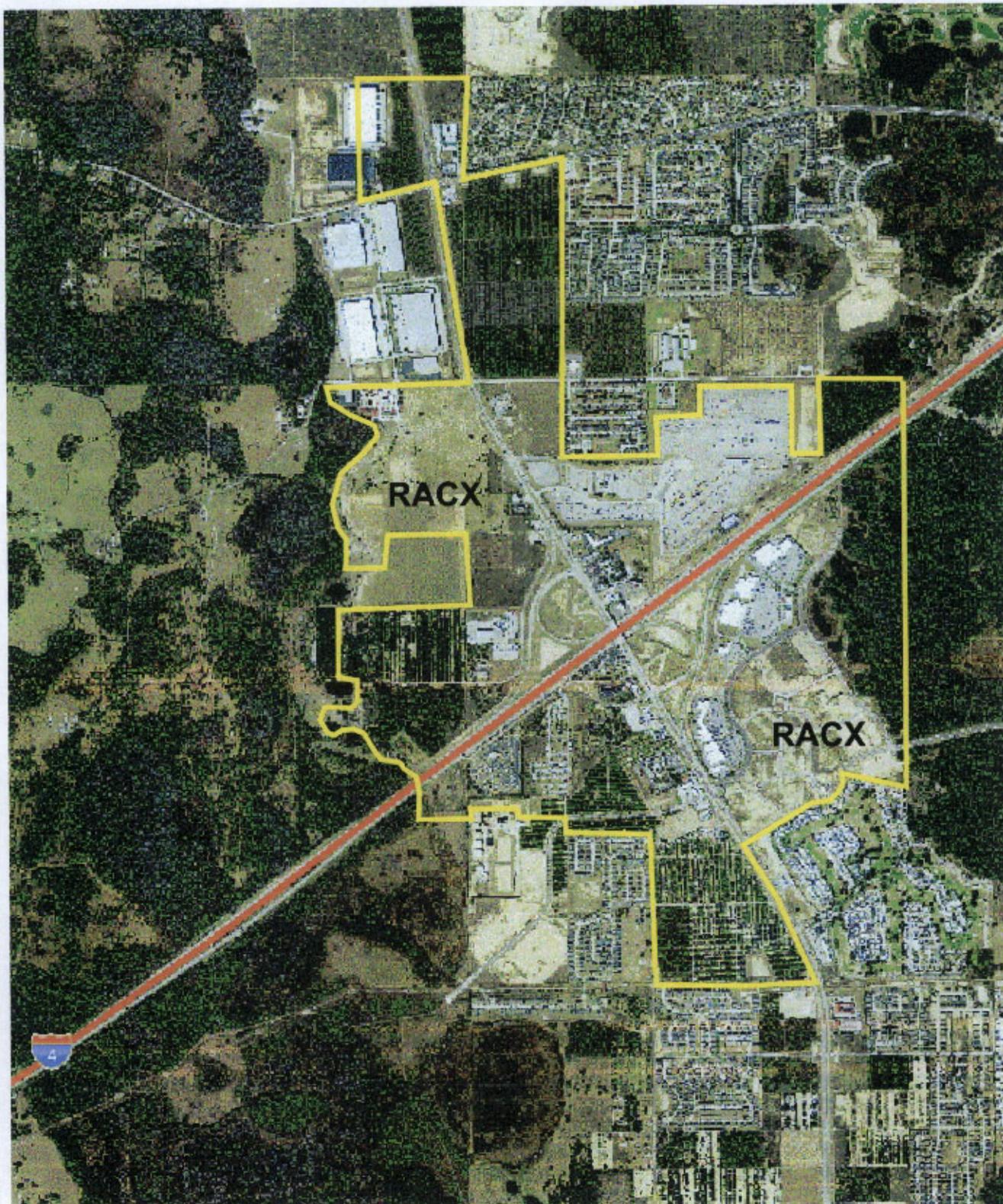
Currently, areas within this Selected Area Plan with an RACX land use designation have requirements that residential development achieve a minimum density that cannot be lowered. This request lowers the minimum density requirement for the RACX areas in response to changes in the housing market. The County has approved numerous Comprehensive Plan map changes in the surrounding area in response to the same housing market conditions.

Modify the following specific provision of the Comprehensive Plan as appropriate:

SAP Requirements: Policy 2.131-Q4 (D) (page BB-Q7)

“Special Residential shall be permitted at 10 dwelling units/acre up to 50 dwelling units/acre for up to twenty five percent of the entire RACX.”

Pre-Application Exhibit B



C:\Users\Ruth_Robles\Desktop\City_Center\Aerial_Map.mxd - 7/8/2015 9:06:25 AM - ruth.robles

Kimley»Horn

© 2015 Kimley-Horn and Associates, Inc.
116 South Kentucky Avenue, Lakeland, FL 33801
Phone: 863 701 8702
www.kimley-horn.com CA 00000696

AERIAL MAP

CITY CENTER
POLK COUNTY, FLORIDA

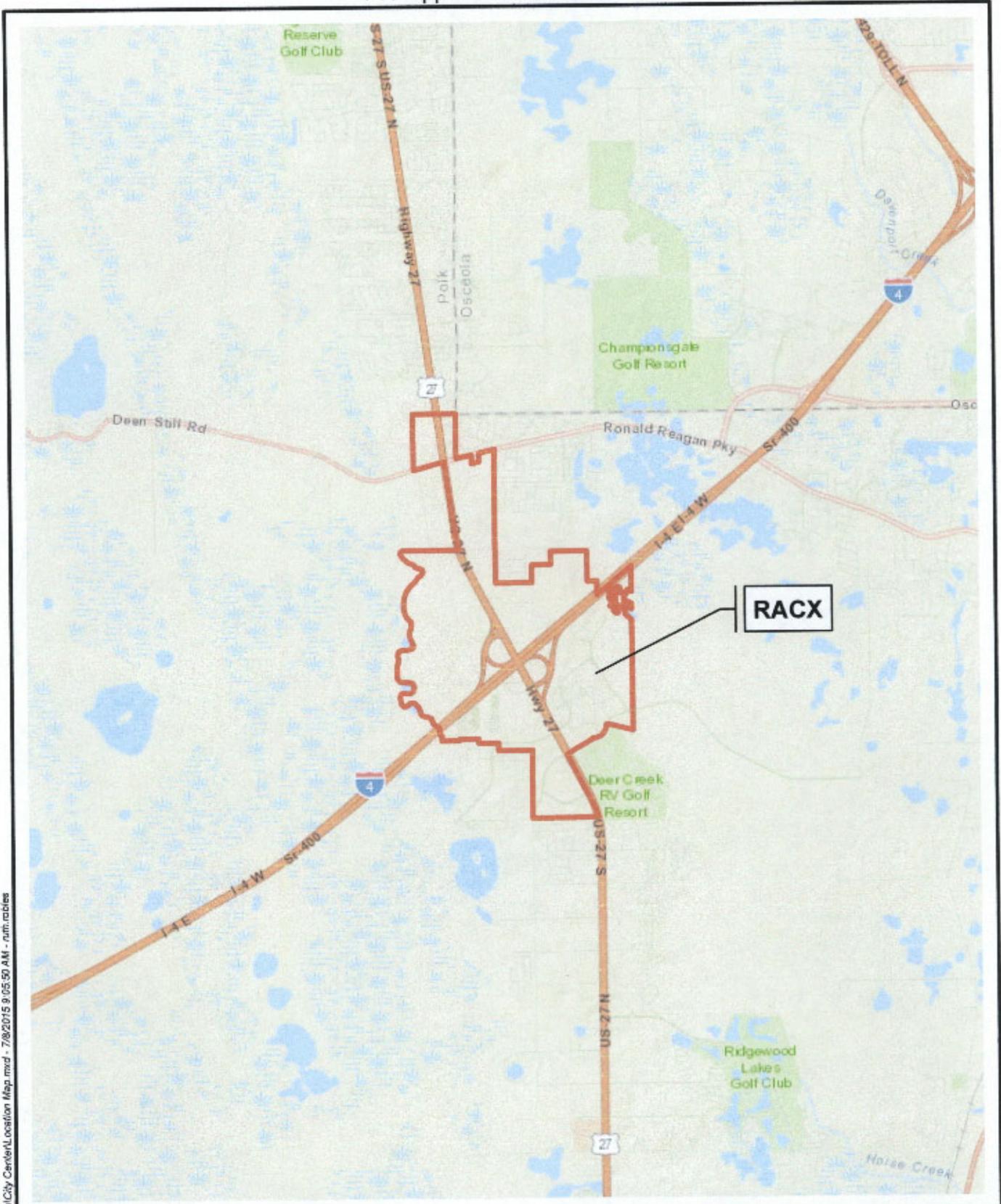
Scale: Not Shown

Project No.: 046267000

July 2015

Figure 1

Pre-Application Exhibit C



RACX

Kimley»Horn

© 2015 Kimley-Horn and Associates, Inc.
 116 South Kentucky Avenue, Lakeland, FL 33801
 Phone: 883 701 8702
 www.kimley-horn.com CA 00000696

LOCATION MAP

CITY CENTER
 POLK COUNTY, FLORIDA

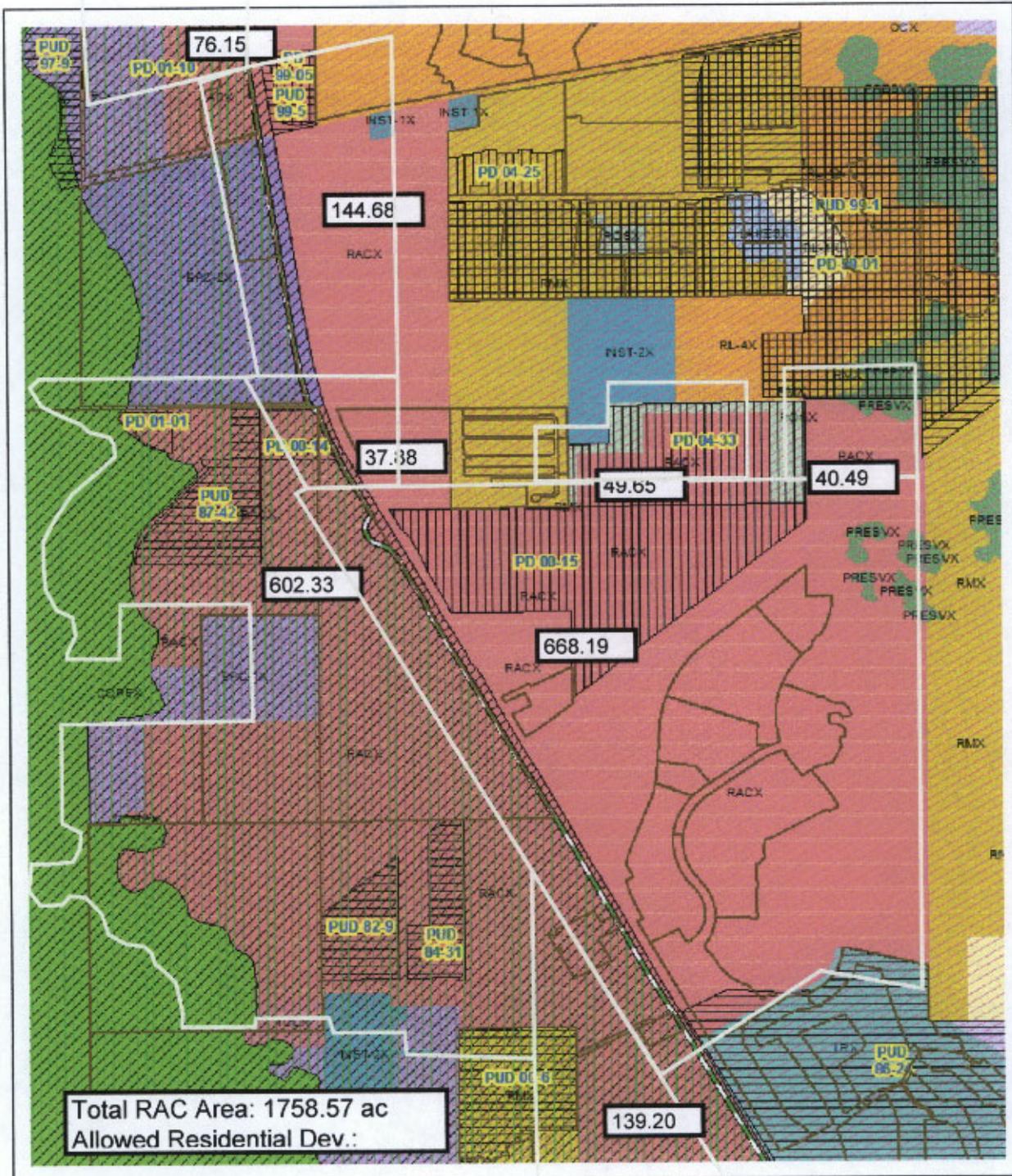
Scale: Not Shown

Project No.: 046267000

July 2015

Figure 2

Pre-Application Exhibit D



County Map

Polk County IT/GIS



Printed: Jun 26, 2015

52892



LEVEL 2 DEVELOPMENT REVIEW APPLICATION

Office of Planning and Development
Land Development Division
330 W. Church St.
P.O. Box 9005, Drawer GM03
Bartow, FL 33831-9005
(863)534-6449
FAX (863) 534-5908

www.polk-county.net

TYPE OF APPLICATION

Residential Non Residential Minor Modification to CU/PD/PUD

	Owner	Applicant	Contact Person
Name	AMB Four Corners, LLC	Jason Lewis, P.E.	Jason Lewis, P.E.
Work Number		863-701-8702	863-701-8702
Fax Number			
Mailing Address	60 State Street Suite 1200 Boston, MA 02109	116 South Kentucky Ave. Lakeland, FL 33801	116 South Kentucky Ave. Lakeland, FL 33801
Email		jason.lewis@kimley-horn.com	jason.lewis@kimley-horn.com

Parcel ID Number(s):	Range - Township - Section	Subdivision #	-	Parcel #
	R 27 T 26 S 18	000000	-	044010
	R 27 T 26 S 18	000000	-	043020
	R T S		-	
	R T S		-	

(Include others on a separate attachment)

Location of Property with Cross Roads:

Home Run Blvd.

Property Description

Official County Future Land Use Designation: _____

Development of Regional Impact: _____
(Name and Phase of DRI)

Selected Area Plan: _____
(Name of SAP)

Green Swamp Area of Critical State Concern: _____
(Name of Special Protection Area)

Note: If in Green Swamp Complete the "Notice to Owner of Property Located within the Green Swamp Area of Critical State Concern."

This Project IS or IS NOT a PUD/PD _____
(Project number required if this project is a PUD/PD)

This Project IS or IS NOT a CUP/CU _____
(Project number required if this project is a CUP/CU)

What other local, state, or federal permits are required prior to construction for this project?

Have you been denied a permit or approval by a Local, State or Federal Agency for this project?

Yes No If yes, which agency denied approval? _____

Name of Water Provider: _____

Name of Wastewater Provider: _____

Residential

Non Residential

Affordable Housing Yes No

Building: _____ Square Feet

Property Size: _____ Square Feet

Multi Family: # _____ Units
(Condos; Apartment Complex; Quadplex)

_____ Acres

_____ # of Units

Single Family Lots: # _____

_____ # of Units

Townhouses: _____ # of Buildings

_____ # of Units

Description of Proposed Activity or Use: (Please provide a detailed description of the project, quantifying intensity such as number of units, employees, seats, beds, rooms, children, holes of golf, pumps, vehicle repair bays, etc.)

request for permit extension per a provision added to the Land Development code.
Four Corners Business Park 671 - Project #52892 expiration date per HB 7207 September 11, 2015

Requires approval by the Development Review Committee.

Fee: 50% of base fee \$1,250.00= \$625.00

TYPE OF LEVEL 2 REVIEW

(Check the appropriate boxes)

Residential Review Non Residential Review Waiver Security Residences

RESIDENTIAL REVIEW FEES

(Fill out the appropriate Per Lot information)

Residential Review (Base Fee) \$850.00 \$25.00 Per Lot _____ # x \$25.00 = \$0.00

Residential Inspection (Base Fee) \$1,250.00 \$30.00 Per Lot _____ # x \$30.00 = \$0.00

Final Inspection Fee After Level 2 Review \$500.00

NON RESIDENTIAL REVIEW FEES

(Check the appropriate box)

Base Fee (Structures 30,000 square feet or greater) \$1,250.00
 Inspection Fees due at Level 2 Approval \$800.00

Base Fee (Structures greater than 5,000 square feet but less than 30,000 square feet) \$850.00
 Inspection Fees due at Level 2 Approval \$400.00

Base Fee (Structures up to 5,000 square feet or less) \$400.00
 Inspection Fees Due at Level 2 Approval \$200.00

Final Inspection Fee Due at Final Walk Through for Non-Residential Projects \$500.00

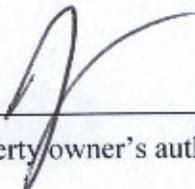
OTHER FEES ASSOCIATED WITH A LEVEL 2 REVIEW

(Check the appropriate boxes)

- Initial Operating Permit (Disposal Yard, Limerock Mine, Sand Mine) \$500.00
- Minor Traffic Study w/ Concurrency Application \$50.00
- Major Traffic Study w/ Concurrency Application \$400.00
- Flood Plain Management Review (Minor) \$200.00
- Flood Plain Management Review (Minor Modification) \$100.00
- Flood Plain Management Review (Major) \$500.00
- Flood Plain Management Review (Major Modification) \$250.00
- Security Residence \$100.00
- Waiver \$100.00
- Non-Residential Driveway Permit \$400.00
- Minor Modification to a Planned Development \$500.00
- Subdivision/Non-Residential Plan Re-Review \$300.00

Approval of this application does not waive any other applicable provisions of the Polk County Land Development Code, the Polk County Comprehensive Plan, the Polk County Utility Code which are not part of the request for this application, nor does approval waive any applicable Florida Statutes, Florida Building Code, Florida Fire Prevention Code, or any other applicable laws, rules, or ordinances, whether federal, state or local. The applicant has the obligation and responsibility to be informed of and be in compliance with all applicable laws, rules, codes and ordinances.

I, Jason Lewis (print name), the owner of the property which is the subject of this application, or the authorized representative of owner of the property which is the subject of this application, hereby authorize representatives of Polk County to enter onto the property which is the subject of this application to perform any inspections or site visits necessary for reviewing this application. I understand that representatives of Polk County are not authorized to enter any structures dwellings which may be on the property.



Property owner or property owner's authorized representative.

7/1/15
Date:

Print

Clear