



LAND DEVELOPMENT DIVISION

AGENDA FOR DEVELOPMENT REVIEW COMMITTEE

DATE: July 25, 2016
TO: Development Review Committee Members
FROM: John M. Bohde, AICP, Director
Tom Pierce, Sr. Development Review Specialist
SUBJECT: **Meeting Schedule for August 4, 2016**

The Development Review Committee will meet on **Thursday, August 4, 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



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: 8-4-16 Project Number (For office use only) 58845

Jack Kemp / Hardee's Davenport (857) 233-8260
APPLICANT/PROJECT NAME PHONE FAX

17633 Gunn Highway #123 Odessa, FL 33556 jack@wpcappartners.com
MAILING ADDRESS E-mail Address

Tim Johnson (813) 207-1061
CONTACT PERSON (if different from applicant) PHONE FAX

405 N Reo Street Suite 105 Tampa, FL 33609 tjohnson@maserconsulting.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 1.79

Tax Identification Number

	Section-Township-Range	-	Subdivision #	-	Parcel #
Parcel ID Number(s):	S 07 T 26 R 27	-	701257 709500	-	000010 040012
(18 digits)	S T R	-		-	
	S T R	-		-	

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.



Hardee's
Dunson Road and US Highway 27
Davenport, FL 33896

Prepared By:
Civil Engineer:



Maser Consulting, P.A.
405 North Reo Street
Suite 105
Tampa, Florida 33609

PARKING SUMMARY

REQUIRED PARKING

RESTAURANT - 4 x 1/1000th OF BUILDING = 4 x 3,000/100 = 12 SPACES
 RETAIL - 1/300th OF BUILDING = 3,000/300 = 10 SPACES
TOTAL REQUIRED = 22 SPACES

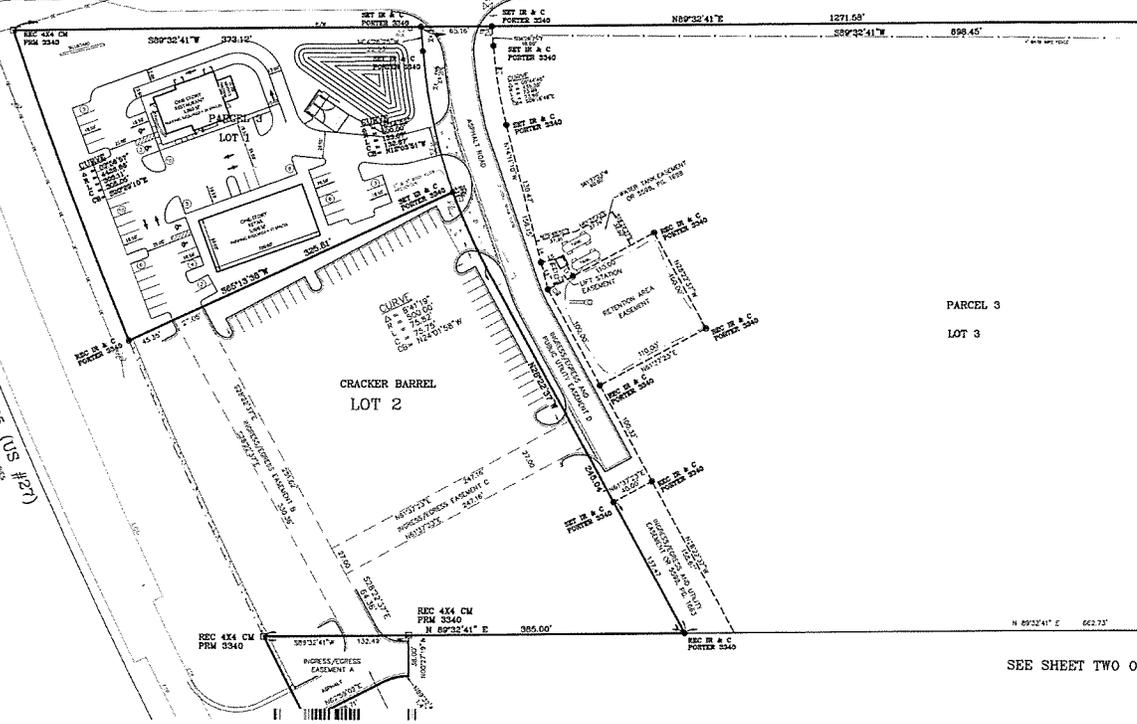
PARKING PROVIDED

HANDICAP (1/2% OF 22) = 4 SPACES
 REGULAR (18% OF 22) = 40 SPACES
TOTAL PROVIDED = 44 SPACES

DUNSON ROAD
 25' NORMAL 8'00" WIDE OR 20'11" PG. 1102
 OR 20'11" PG. 1102



STATE ROAD #25 (US #127)
 100' DEDICATED RIGHT-OF-WAY OF 100' WIDE



SEE SHEET TWO 0

SCALE: 1" = 40'

MASER
 ENGINEERS & ARCHITECTS
 1000 W. UNIVERSITY BLVD., SUITE 100
 GAITHERSBURG, MD 20878
 (301) 251-1000
 www.maser-engineers.com

PROJECT INFORMATION

PROJECT NO. 10000000000000000000
 SHEET NO. 01
 DATE: 10/15/2010
 DRAWN BY: J. SMITH
 CHECKED BY: M. JONES
 PROJECT: PHASE THREE STAR, LLC

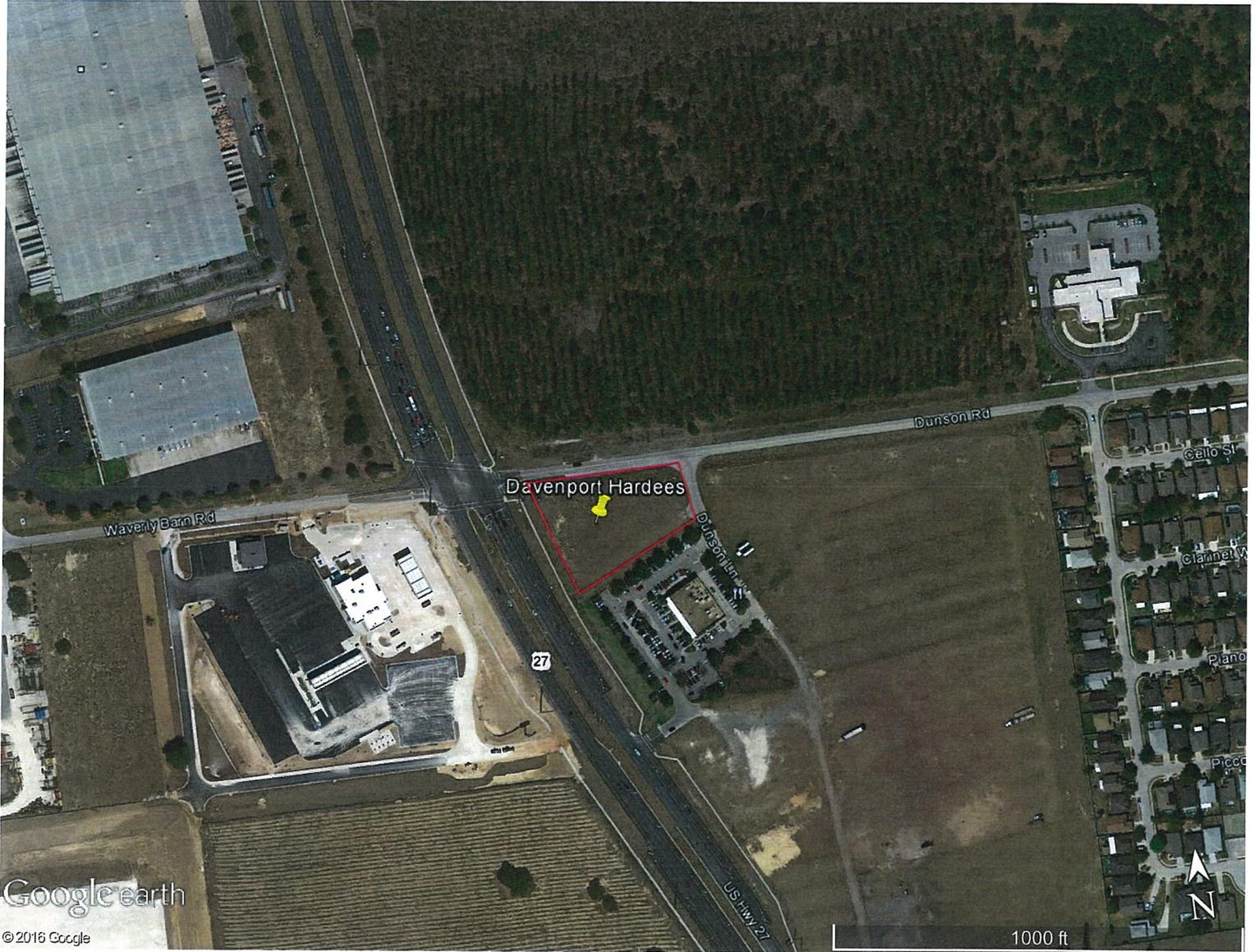
PRELIMINARY SITE LAYOUT FOR PHASE THREE STAR, LLC

U.S. 17 & DUNSON ROAD
 DAVENPORT, POLK COUNTY, FLORIDA

SCALE: 1" = 40'

CONCEPT PLAN

01



Google earth

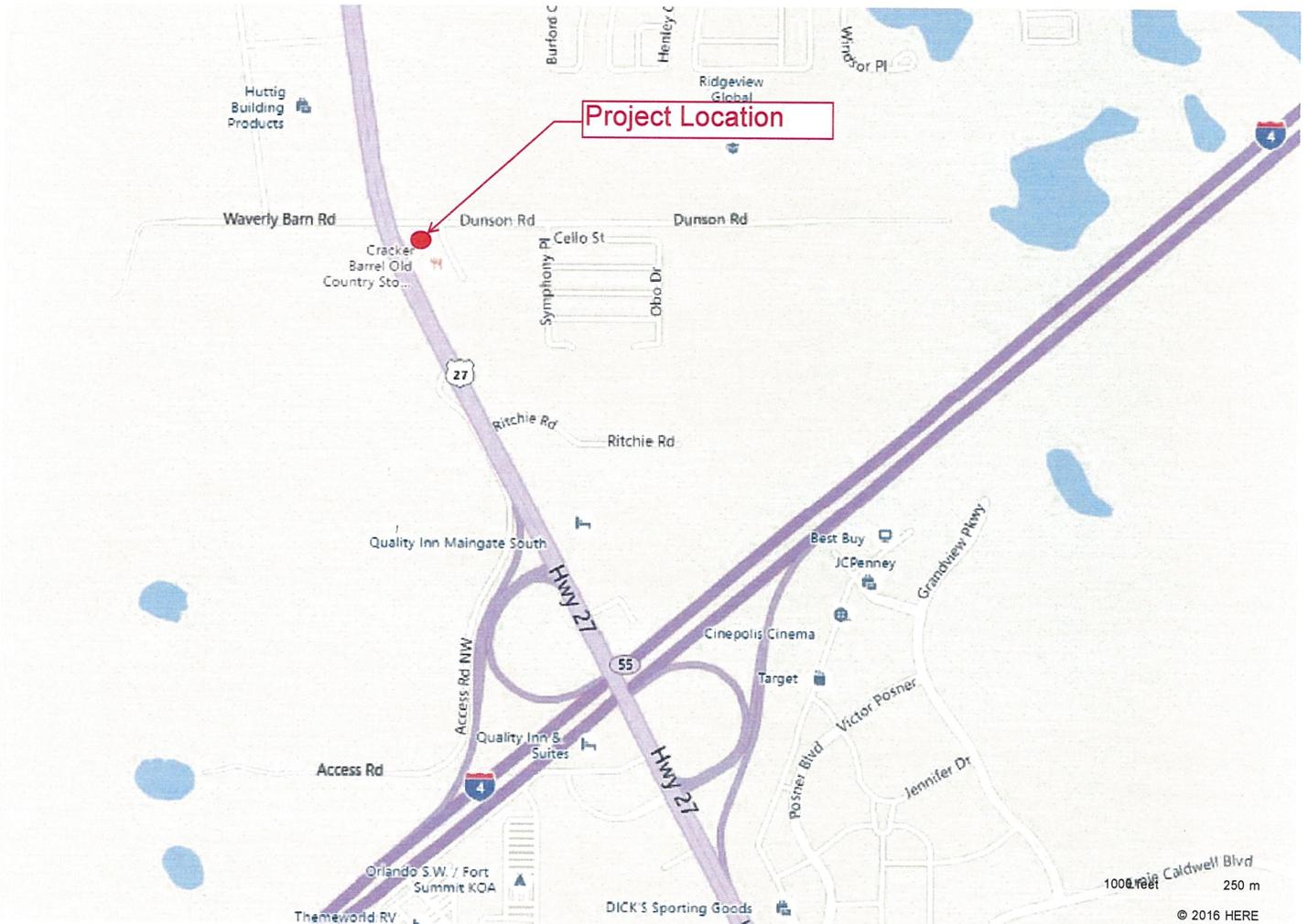
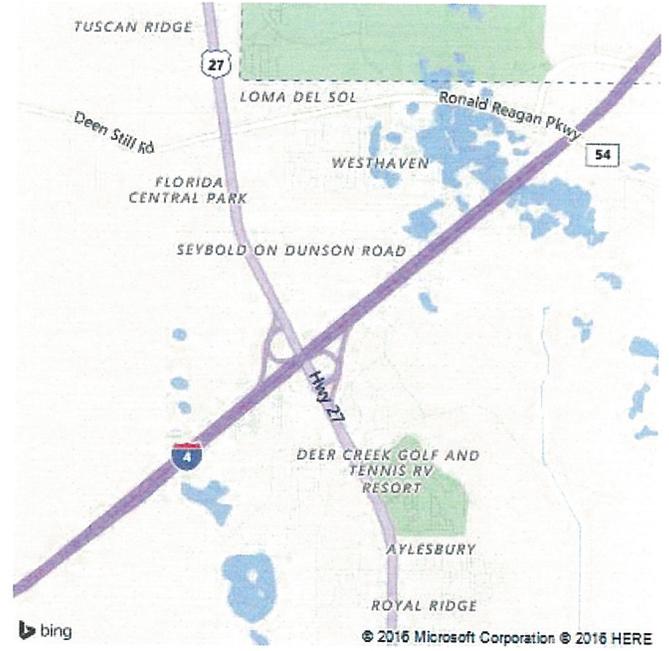
© 2016 Google

1000 ft



Notes

Hardee's Davenport, Polk County, Florida



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

Parcel Details: 27-26-07-701257-000010

 TAX EST
  PRT CALC
  PRC
  TRI

Owners

RITCHIE BROS PROPERTIES INC 100%

Mailing Address

Address 1 **4000 PINE LAKE RD**
 Address 2
 Address 3 **LINCOLN NE 68516-5484**

Site Address

Address 1 **HWY 27**
 Address 2
 City **DAVENPORT**
 State **FL**
 Zip Code **33896**

Parcel Information

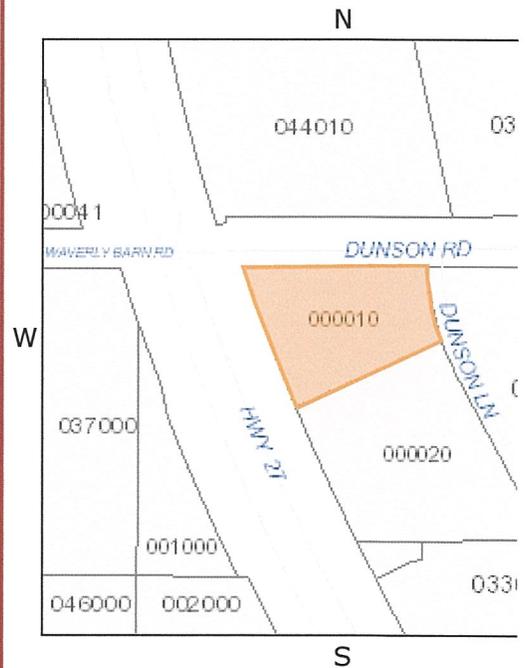
Neighborhood **6666.20**
[Show Recent Sales in this Neighborhood](#)
 Subdivision **DUNSON 27 COMMERCIAL PARK**
 Property (DOR) Use Code **Vacant Commercial (Code: 1000)**
 Acreage **1.79**
 Taxing District **UNINCORP/SWFWMD (Code: 90000)**
[Community Redevelopment Area](#) **NOT IN CRA**

Property Desc

DISCLAIMER: This property description is a copy of the original legal description recorded in the does not include the section, township, range, c where the property is located. The property des not be used when conveying property. The Prop assumes no responsibility for the consequences uses or interpretations of the property descripti-warranties, expressed or implied, are provided i herein, its use, or its interpretation.

DUNSON 27 COMMERCIAL PARK PB 1:
 23 LOT 1

Area Map



Recorded Plat

[Visit the Polk County Clerk of Courts](#) v the Recorded Plat for this parcel

Note: Some plats are not yet available Clerk's website. The site contains ima recorded on 01/05/1973 (beginning w Page 020) or later. For information or



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Appointment Date and Time: 8-4-16 Project Number (For office use only) 58848

John Nehmatalla 407 488-2767 866-689-2204
APPLICANT/PROJECT NAME PHONE FAX

1542 Whitney Ilse Dr, Windermere, FL 34786
MAILING ADDRESS John @ Elite Capital

Same
CONTACT PERSON (if different from applicant) PHONE E-mail Address John, elitecapital@gmail.com

John elitecapital@gmail.com
FAX

MAILING ADDRESS E-mail Address

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(must be attached and submitted in 8 1/2" x 11" only)

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Amendment Type [] Text Amendment [X] Map Amendment

Acres 13.0

Tax Identification Number

Section-Township-Range - Subdivision # - Parcel #
Parcel ID Number(s): S 27 T 32 R 13 - 000000 - 22-010
(18 digits)
S T R - -
S T R - -

Current Land Use District A/22x

Current Development Area

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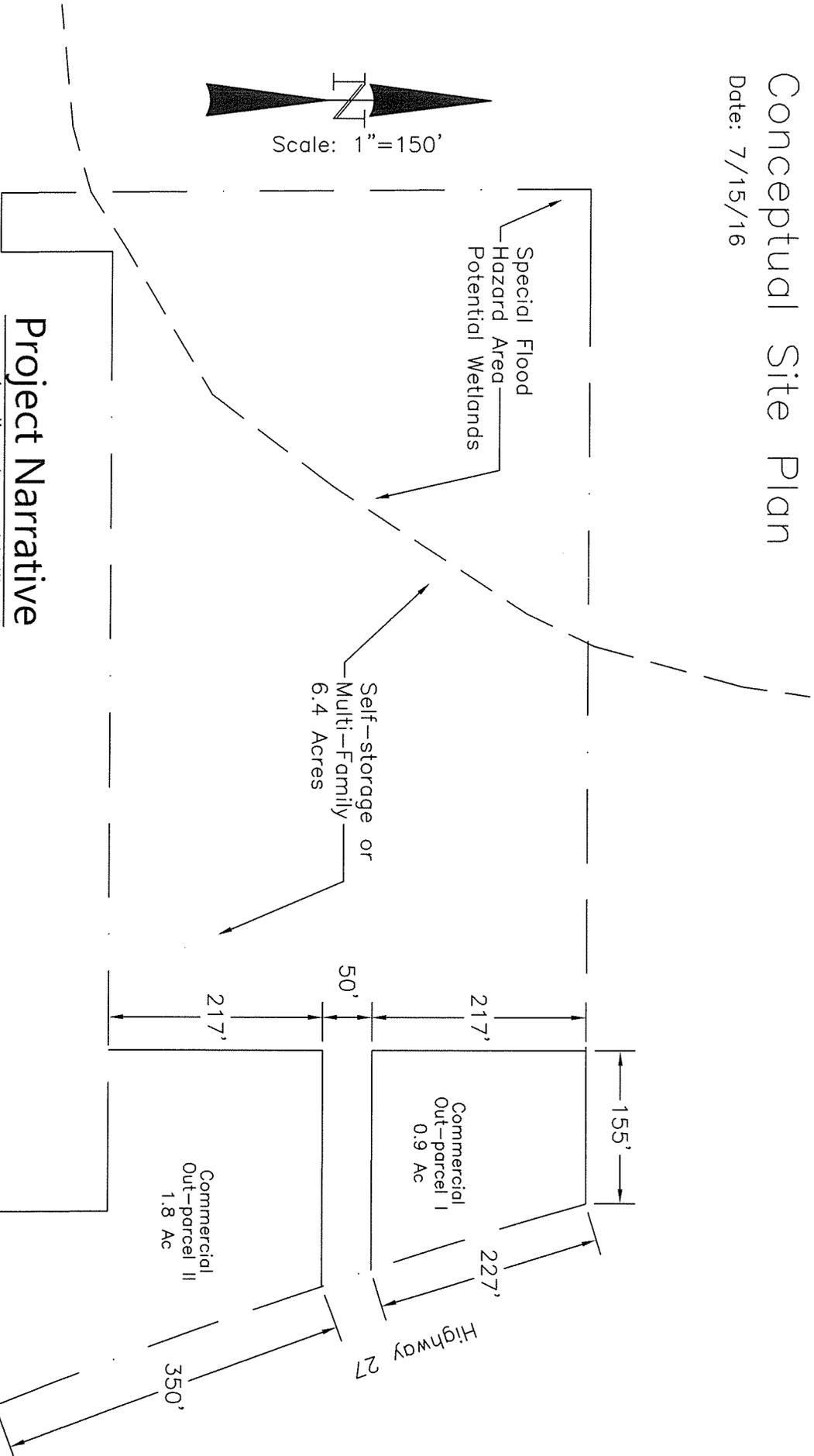
Unroe Engineering

Civil Engineering/Planning/Scientific Evaluations

PO Box 690942, Orlando, Florida 32869 < PH 407-299-0650 < FX 407-429-7639

Conceptual Site Plan

Date: 7/15/16



Project Narrative

Applicant would like to change the land use of an existing Agricultural Property (A/RRX) to a Mixed Use PUD. The property is a 13 acre site located on SR 27 just south of Frostproof.

The front 3 Acres will be developed as two neighborhood commercial lots. The rear 6.4 acres will be developed as multi-family (50 units).

Aerial Photograph



Site

Yale Ave

27