

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 24, 2015
TO: Development Review Committee Members
FROM: John M. Bohde, AICP, Director
Tom Pierce, Sr, Development Review Specialist
SUBJECT: Meeting Schedule for August 06, 2015

The Development Review Committee will meet on **Thursday, August 6, 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



PRE-APPLICATION CONFERENCE

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

\$100.00 FEE

Requested to move to Aug. 6

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: 08-06-15 7-23-15

Project Number (For office use only) 58045

Form with fields for APPLICANT/PROJECT NAME, MAILING ADDRESS, CONTACT PERSON, PHONE, FAX, and E-mail Address. Includes handwritten entries for City Center Property Holdings LLC and Vinette Godelia.

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 [X] Text Amendment [] Map Amendment

Acres See attached Exh. D 25% of RACX area

Tax Identification Number form with fields for Section-Township-Range, Subdivision #, and Parcel #.

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.

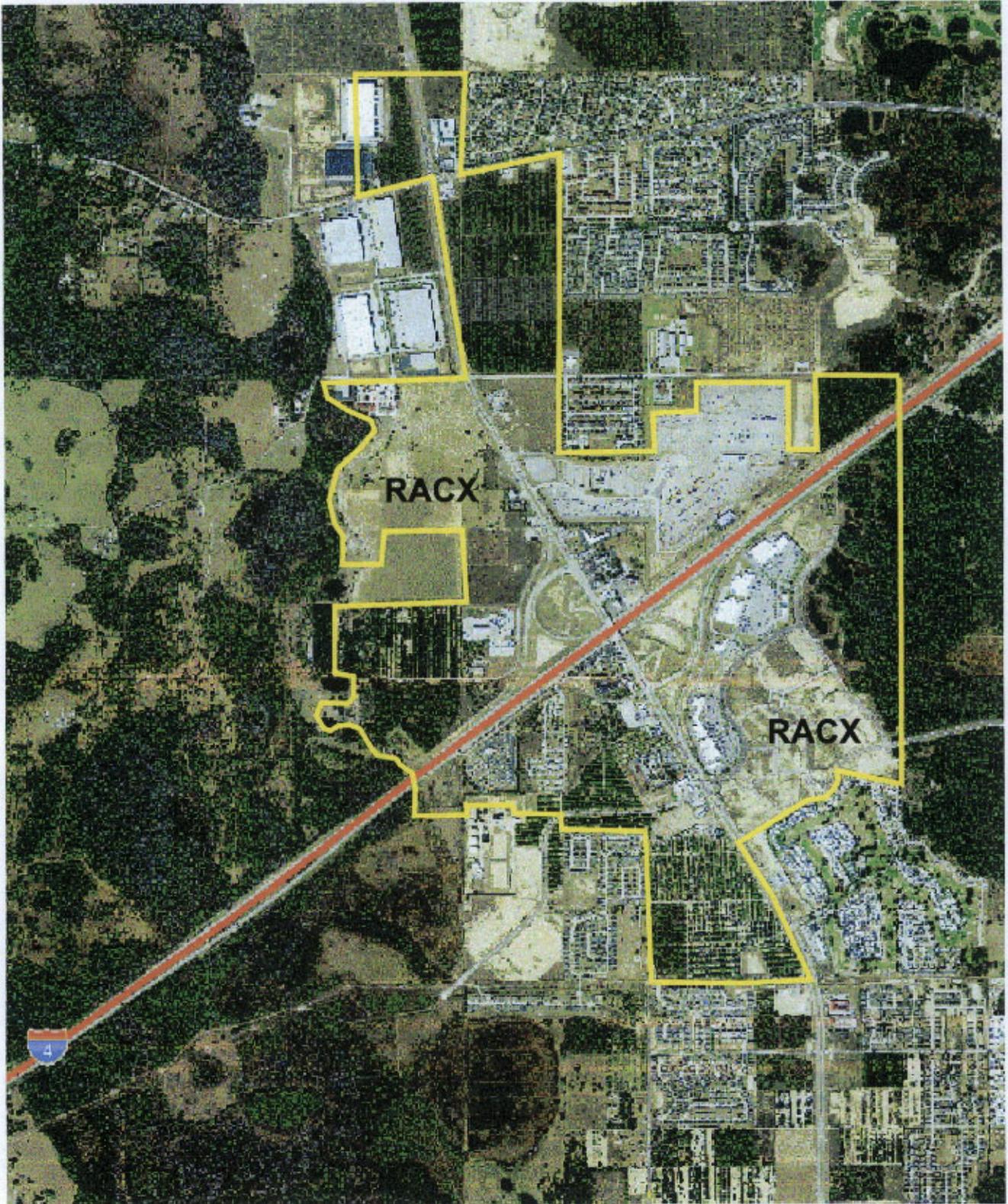
Currently, areas within this Selected Area Plan with an RACX land use designation have requirements that residential development achieve a minimum density that cannot be lowered. This request lowers the minimum density requirement for the RACX areas in response to changes in the housing market. The County 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\fluff\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 0000696

AERIAL MAP

CITY CENTER
POLK COUNTY, FLORIDA

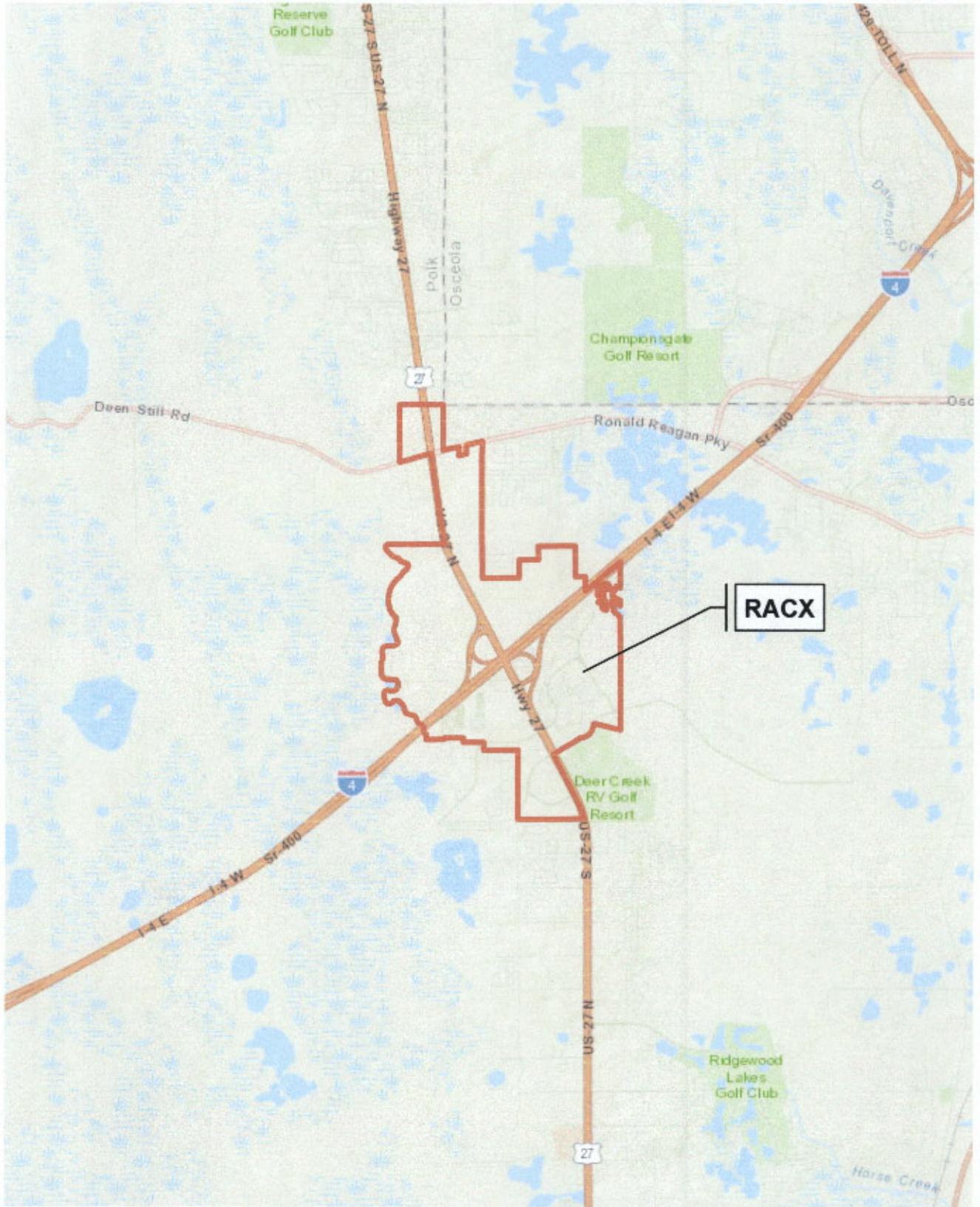
Scale: Not Shown

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: 863 701 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 CONFERENCE

\$100.00 FEE

**Growth Management Department
Land Development Division**
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Bartow, FL 33831-9005
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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: 8-6-15 Project Number (For office use only) 58080

Chemical Container/Warehouse-Office	(863) 638-1407	(863) 638-3182
APPLICANT/PROJECT NAME	PHONE	FAX
P.O. Box 1307 Lake Wales, FL 33859		met@chemicalcontainer.com
MAILING ADDRESS		E-mail Address
David Carter, P.E.	(863) 294-6965	(863) 294-7460
CONTACT PERSON (if different from applicant)	PHONE	FAX
137 Fifth Street NW, Winter Haven, FL 33881		Dave@carter-eng.com; Kim@carter-eng.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.**

RECEIVED
JUL 29 2015
LAND DEVELOPMENT

Amendment Type Text Amendment Map Amendment

Acres 13.04

Tax Identification Number	Section-Township-Range	Subdivision #	Parcel #
Parcel ID Number(s): (18 digits)	S 26 T 30 R 27	000000	041150
	S 26 T 30 R 27	000000	041210
	S 26 T 30 R 27	000000	041110
	S 26 T 30 R 27	000000	041200
	S 26 T 30 R 27	000000	041040
	S 26 T 30 R 27	000000	041140
	S 26 T 30 R 27	000000	041020
	S 26 T 30 R 27	000000	041050

Current Land Use District Agricultural Residential Rural (A/RR) South Portion / IND - PLD 87-49 North Portion

Current Development Area N/A

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



137 Fifth Street N.W. Winter Haven, FL 33881 ■ Ph: (863) 294-6965 ■ Fax: (863) 394-7460

CHEMICAL CONTAINERS PROJECT NARRATIVE

Summary

This pre-application is to discuss an upcoming engineering submittal for the construction of 2,500 SF office building and 16,000 SF steel warehouse building. The site is located west of US Highway 27 and just south of Alturas Babson Park Cutoff Road near Lake Wales.

Land Use/Conditional Uses

The site has INDX and ARRX land uses, and the north portion of the property is under PUD 87-49, which authorizes storage and warehouse facilities for the assembly of agricultural equipment.

Access

Two entrances exist onto Alturas Babson Park Cutoff Road. No other entrances are proposed.

Drainage

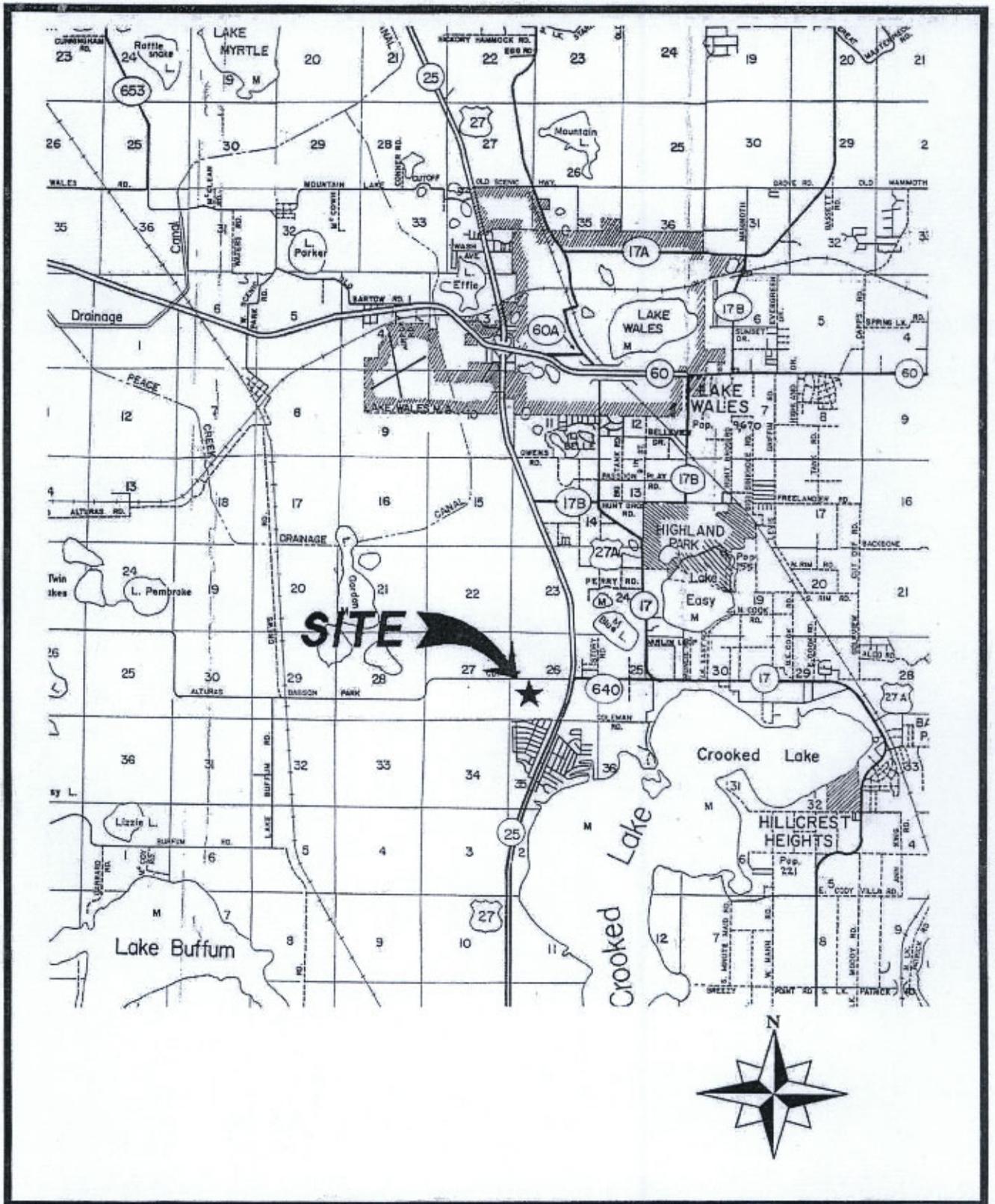
The site will require a modification to the ERP permit for the proposed office on the north and a new retention pond will be constructed for the proposed warehouse building.

Utilities

Bathroom facilities are proposed in the new office. Existing septic and well will be utilized for these facilities. No new services are proposed.

Wetlands & Flood Plain

A flood study has been performed for this property and was previously reviewed and approved by the County. A few smaller areas of flood fill impact are proposed and will be compensated with onsite excavation.



<p>CHEMICAL CONTAINERS INC. POLK COUNTY, FLORIDA</p>		<p>VICINITY MAP SEC. 26, TWP. 30 S., RGE. 27 E.</p>	
<p>David C. Carter, Consulting Engineers</p>	<p>Drafted: _____ Revised: _____</p>	<p>Project Number _____</p>	<p>Figure 2</p>



1" = 400'

ALTURAS BABSON PARK CUTOFF

SITE

US HWY 27

\\Chemical Containers, Inc\2015 Warehouse-Office\Acad & Graphics\Conceptual & All Others\Base_recover.dwg

**CHEMICAL CONTAINERS
WAREHOUSE/OFFICE**

AERIAL
SECT. 26, TWP. 30 S, RGE. 27 E

**CARTER
ENGINEERING**

137 5th. St. N.W., Winter Haven Fl. 33881
(863) 294-6965 * E-mail: dave@carter-eng.com

Prepared By: KKM Checked By: DCC

Project # 286

Date:
Jul 22, 2015 - 9:28am

**FIGURE
1**

