



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: August 1, 2016
TO: Development Review Committee Members
FROM: John M. Bohde, AICP, Director
Tom Pierce, Sr. Development Review Specialist
SUBJECT: **Meeting Schedule for August 11, 2016**

The Development Review Committee will meet on **Thursday, August 11, 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

- | | | | |
|------|--|-------------------------|---------------------------------------|
| 8.) | ARROYO VAR 16-65
AGUSTINA ARROYO
(863)236-7378 x
A setback variance | Project #: 58795 | VAR 16-65

272714-739000-020177 |
| 9.) | PHILLIPS VAR 16-66
RALPH PHILLIPS
(863)581-9622 x
A setback variance to allow an existing shed to remain. | Project #: 58825 | VAR 16-66

252835-355070-000430 |
| 10.) | TURNER VAR 16-67
ANDREW TURNER
(863)585-3938 x
A setback variance | Project #: 58842 | VAR 16-67

282618-932901-010370 |

LEVEL 4 APPLICATIONS

LEVEL 4 LARGE COMP PLAN AMEN

- | | | | |
|------|---|-------------------------|--|
| 11.) | CIE UPDATE
ALBERT FREDERICK
(863)534-6455 x
Amend Division 4.200, the CIE, of the Polk County Comprehensive Plan to update the text of the CIE and Five-Year Schedule of Capital Improvements for FY 2015/2016 - 2019/2020 | Project #: 58855 | CPA 16CIE-01

253006-393000-000172 |
|------|---|-------------------------|--|



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: 8-11-16 Project Number (For office use only) 58853

Elevation Development / Championsgate Blackwater Retail (407) 270-8866

APPLICANT/PROJECT NAME PHONE FAX

121 S. Orange Ave., Suite 1230 Orlando, FL 32801 keadi@elevationdev.com

MAILING ADDRESS E-mail Address

Nick Boehme / The Boehme Group LLC (321) 287-0856

CONTACT PERSON (if different from applicant) PHONE FAX

Same as Above nick@boehmegroup.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 45.63

Tax Identification Number

	Section-Township-Range	-	Subdivision #	-	Parcel #
Parcel ID Number(s): <small>(18 digits)</small>	<u>S 04 T 26 R 27</u>	-	<u>000000</u>	-	<u>011010</u>
	<u>S</u>	-	<u>T</u>	-	<u>R</u>
	<u>S</u>	-	<u>T</u>	-	<u>R</u>

Current Land Use District Community Activity Center (CAC)

Current Development Area N/A

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

PROJECT NARRATIVE

Elevation Development LLC proposes a new Retail Commercial Development on a proposed 45 acres of vacant commercial property at the corner on Osceola Polk Line Road in Davenport, FL. Total area of new development is approximately 80,850 square feet of retail space, 40,960 square feet of Hotel space and 62 Units of Residential Town Homes. The new development will include (3) on-site stormwater retention ponds. Proposed development uses for retail include super market, medical office, fast food with drive through and convenience store with fuel.

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Parcel Details: 27-26-04-000000-011010

[TAX EST](#)
[PRT CALC](#)
[PRC](#)
[TRIM](#)
[TAX BILL](#)

Owners

MF BLACKWATER HOLDINGS LLC 100%

Mailing Address

Address 1 **13860 BALLANTYNE CORPORATE PL STE 130**

Address 2

Address 3 **CHARLOTTE NC 28277-3167**

Site Address

Address 1 **OSCEOLA POLK LINE RD**

Address 2

City **DAVENPORT**

State **FL**

Zip Code **33896**

Parcel Information

Neighborhood **130770.00**
[Show Recent Sales in this Neighborhood](#)

Subdivision **NOT IN SUBDIVISION**

Property (DOR) Use Code **Pasture (Code: 6000)**

Acreage **45.53**

Taxing District **UNINCORP/SWFWMD (Code: 90000)**

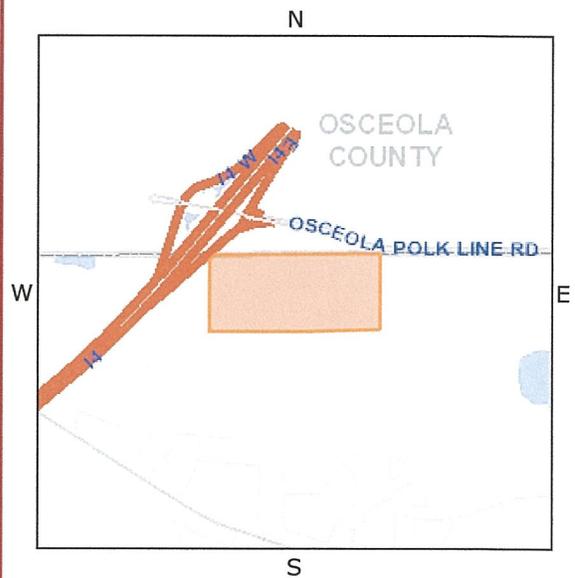
[Community Redevelopment Area](#) **NOT IN CRA**

Property Desc

DISCLAIMER: This property description is a condensed version of the original legal description recorded in the public records. It does not include the section, township, range, or the county where the property is located. The property description should not be used when conveying property. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.

N 950 FT OF NE1/4 OF NE1/4 & N 950 FT OF E 764 FT OF NW1/4 OF NE1/4 LESS HY R/W

Area Map

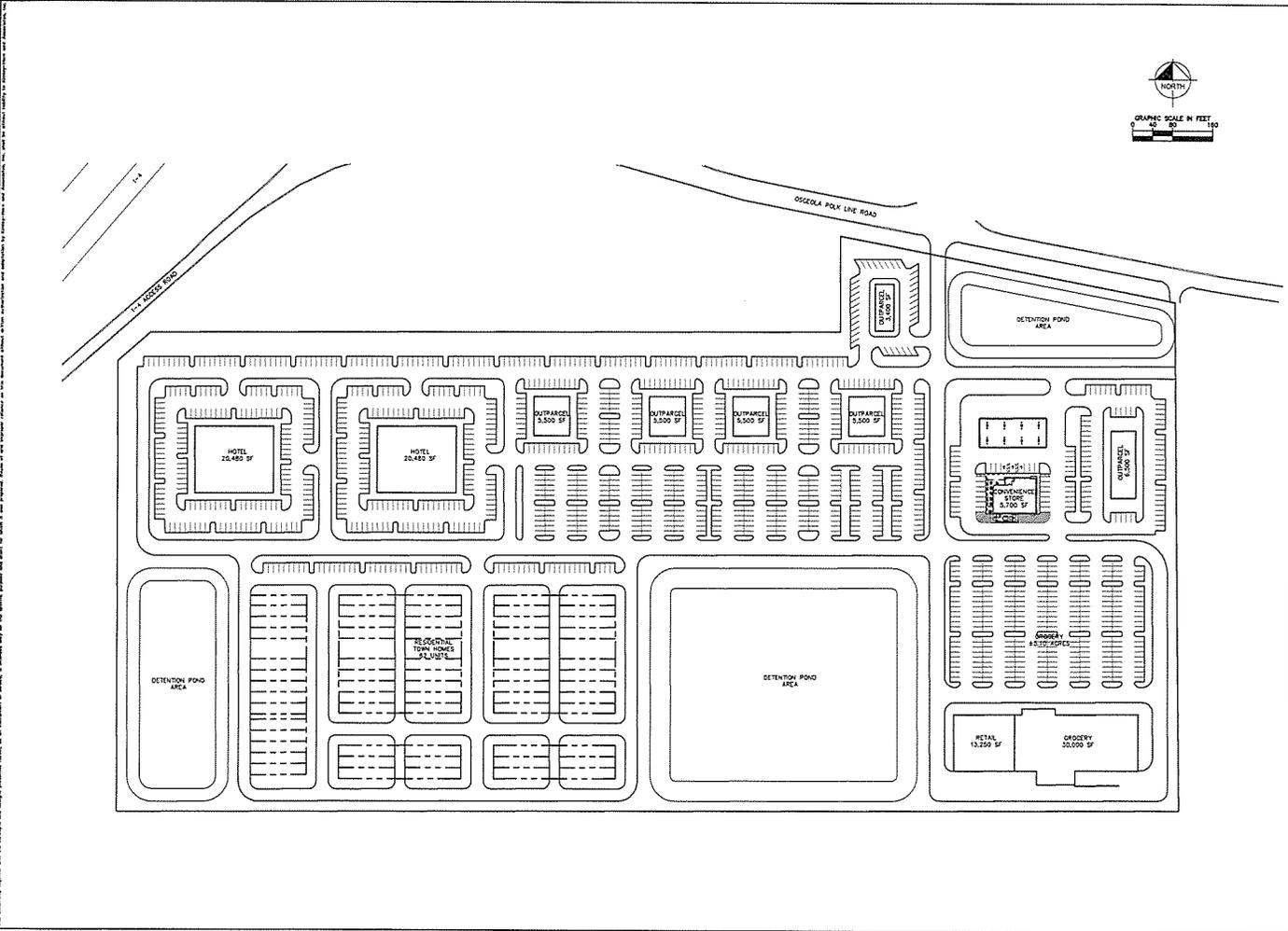


Mapping Worksheets (plats) for 272604

[Mapping Worksheet Info](#)
[Section_272604.pdf](#)

Sales History

Important Notice: If you wish to obtain a copy of a deed for this parcel, click on the blue OR Book/Page number. Doing so will cause you to leave the Property Appraiser's website and access the Polk County Clerk of the Circuit Court's Official Records Search. Click here for a list



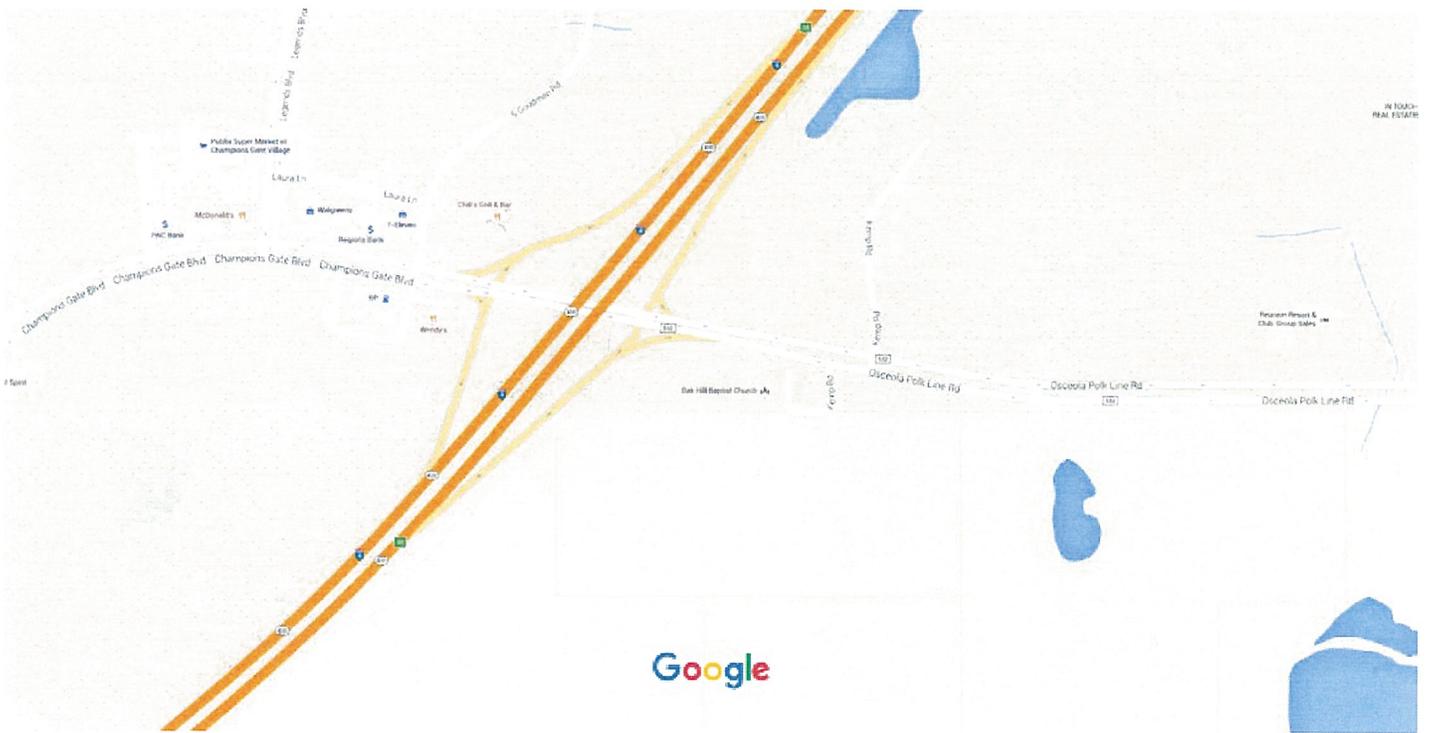
ELEVATION DEVELOPMENT, LLC <small>OSCEOLA COUNTY FLORIDA</small>		SITE PLAN		Kimley»Horn <small>© 2018 KIMLEY-HORN AND ASSOCIATES, INC. 3405 BAKER AVENUE, SUITE 100 PRAIRIEVILLE, GA 30057</small>	
SHEET NUMBER EX-3	DATE 07/16/18	PROJECT NO. 140000000	DRAWN BY J.S. CHAMBERLAIN	CHECKED BY J.S. CHAMBERLAIN	REVISIONS NO. DESCRIPTION
PROJECT LOCATION PROJECT A, PHASE 2, LOTS 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100	PROJECT NO. 140000000	DRAWN BY J.S. CHAMBERLAIN	CHECKED BY J.S. CHAMBERLAIN	REVISIONS NO. DESCRIPTION	

Blackwater



01/17/2014

Google Maps Osceola Polk Line Rd



Map data ©2016 Google 200 ft



PRE-APPLICATION CONFERENCE

\$100.00 FEE

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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: 8-11-16 Project Number (For office use only) 58854

Elevation Development / Davenport Retail Center (407) 270-8866
 APPLICANT/PROJECT NAME PHONE FAX
121 S. Orange Ave. Suite 1230 Orlando foradi@elevationdev.com
 MAILING ADDRESS E-mail Address

Nick Boehme (321) 287-0856
 CONTACT PERSON (if different from applicant) PHONE FAX
Same as Above nick@boehmegroup.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 12.93

Tax Identification Number

	Section-Township-Range	-	Subdivision #	-	Parcel #
Parcel ID Number(s): (18 digits)	<u>S 13 T 25 R 26</u>	-	<u>000000</u>	-	<u>32020</u>
	<u>S T R</u>	-		-	
	<u>S T R</u>	-		-	

Current Land Use District ~~Tourism-Commercial Center (TCC)~~ TLX - Towne Center

Current Development Area ~~Transit Supportive Development Area (TSDA)~~ TSDA

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

*Project submittal@
polk-county.net*

PROJECT NARRATIVE

Elevation Development LLC proposes a new Retail Commercial Development on a proposed 12.93 vacant commercial property at the corner of US 27 and Sand Mine Rd in Davenport, FL. Total area of new development is approximately 59,200 square feet and is comprised of (5) separate parcels and (2) stormwater retention ponds. Proposed development uses include super market, medical office, and fast food with drive through.

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Parcel Details: 26-25-13-000000-032020

[TAX EST](#)
[PRT CALC](#)
[PRC](#)
[TRIM](#)
[TAX BILL](#)

Owners

WALGREEN CO 100%

Mailing Address

Address 1 **PO BOX 1159**
 Address 2
 Address 3 **DEERFIELD IL 60015-6002**

Site Address

Address 1 **49595 US HIGHWAY 27**
 Address 2
 City **DAVENPORT**
 State **FL**
 Zip Code **33897**

Parcel Information

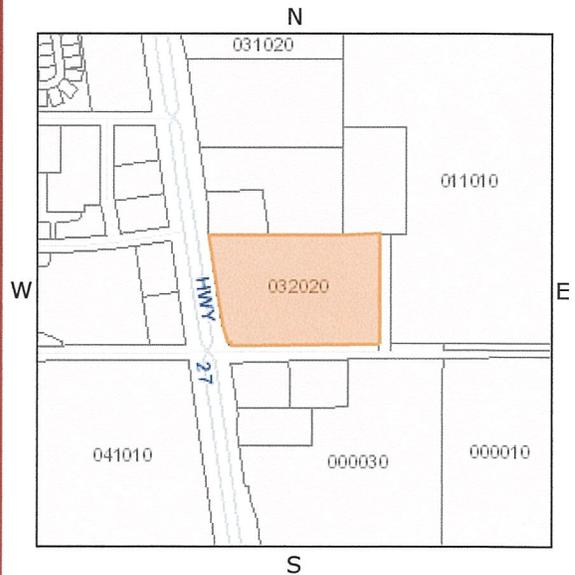
Neighborhood **6666.20**
[Show Recent Sales in this Neighborhood](#)
 Subdivision **NOT IN SUBDIVISION**
 Property (DOR) Use Code **Vacant Commercial (Code: 1000)**
 Acreage **12.93**
 Taxing District **UNINCORP/SWFWMD (Code: 90000)**
[Community Redevelopment Area](#) **NOT IN CRA**

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S 660 FT OF SE1/4 OF NW1/4 E OF US 27 & W 208.61 FT OF S 660 FT OF NE1/4 LESS COM CENTER OF SEC S 89 DEG 55 MIN 04 SEC W ALONG S LINE OF NW1/4 619.73 FT N 00 DEG 04 MIN 56 SEC W 40 FT TO POB CONT N 00 DEG 04 MIN 56 SEC W 20 FT S 89 DEG 55 MIN 04 SEC W 24.29 FT TO E R/W LINE US HWY 27 S 19 DEG 18 MIN 51 SEC E ALONG SD E R/W LINE 7.63 FT S 08 DEG 00 MIN 15 SEC E ALONG SD E R/W LINE 12.92 FT N 89 DEG 55 MIN 04 SEC E 20 FT TO POB LESS R/W AS DESC IN OR 6797 PG 1106

Area Map



Mapping Worksheets (plats) for 262513

[Mapping Worksheet Info](#)
[Section_262513.pdf](#)

Davenport



01/17/2014

