

Office of Planning and Development
Tom Deardorff, AICP, Director

Land Development Division



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Board of County Commissioners

AGENDA FOR DEVELOPMENT REVIEW COMMITTEE

DATE: July 31, 2015
TO: Development Review Committee Members
FROM: John M. Bohde, AICP, Director
Tom Pierce, Sr, Development Review Specialist
SUBJECT: Meeting Schedule for August 13, 2015

The Development Review Committee will meet on **Thursday, August 13, 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.) RIVER RANCH DRI
VANASSE HANGEN BRUSTLIN, INC.
(407)893-4769 x Project #: 58086 313123-996012-003090
Map Amendment from DRI to Commercial. 313123-996012-004070
313123-996012-001680

LEVEL 2 APPLICATIONS

NON-RESIDENTIAL SITE PLAN

- 2.) SUMMERLAND AVENUE G APARTMENTS
DAVID CARTER
(863)294-6965 x Project #: 58057 252824-353603-000020
280 unit apartment complex
- 3.) LAKE WALES NURSERY
DAVID HOLDEN
(863)422-5517 x2 Project #: 58061 293002-000000-014020
The property is to be used for a greenhouse and home office.
- 4.) CR 630 HYDRANT
MIKE FLORA
(863)533-9095 x Project #: 58068 273201-000000-013280
Install fire hydrant to serve county project #58002

LEVEL 3 APPLICATIONS

LEVEL 3 VARIANCE SETBACKS

- 5.) BRANCH VAR 15-70 VAR 15-70
LINDA BRANCH
(863)537-1043 x Project #: 58022 263006-692942-000920
A R-O-W and side setback variance.
- 6.) KHAN VAR 15-69 VAR 15-69
BIBI KHAN
(863)496-1558 x Project #: 58028 282724-934010-111180
A setback variance
- 7.) WHYTE VAR 15-72 VAR 15-72
PATRICK WHYTE
(863)258-5030 x Project #: 58041 252813-340900-000050
a setback variance to allow a 0 setback for a carport
- 8.) LIVELY VAR 15-68 VAR 15-68
GEORGE LIVELY
(863)324-6851 x Project #: 58047 262902-663650-000010
A setback variance.
- 9.) KNOWLES VAR 15-71 VAR 15-71
JOE KNOWLES
(863)875-6681 x Project #: 58050 262825-589000-001752
A side setback variance.

- 10.) RANNOVAR VAR 15-74
LARRY RANNOVAR
(863)967-6421 x Project #: 58059
A setback variance. 262818-550500-002121
- 11.) KEYSTONE CHALLENGE FUND
E.O. KOCH CONSTRUCTION
(863)385-8649 x Project #: 58063
A R-O-W setback variance to allow existing carports to remain on existing duplex. 242827-243530-000020



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: 8-13-15 Project Number (For office use only) 58086

VHB - Jim Hall/River Ranch (407) 893-4755
APPLICANT/PROJECT NAME PHONE FAX
225 E. Robinson Street, Suite 300 Orlando, FL 32801
MAILING ADDRESS jhall@vhb.com
E-mail Address

Erika Hughes (407) 893-4769
CONTACT PERSON (if different from applicant) PHONE FAX
225 E. Robinson Street, Suite 300 Orlando, FL 32801
MAILING ADDRESS ehughes@vhb.com
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 [x] Map Amendment

Acres approx 1688

Tax Identification Number

Table with 3 columns: Section-Township-Range, Subdivision #, Parcel #. Rows include Parcel ID Number(s) with 18 digits.

Current Land Use District Development of Regional Impact (DRI)

Current Development Area Rural Development Area (RDA)

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



River Ranch DRI Pre-App Meeting Request

Project Narrative

The River Ranch DRI is a mixed use recreation and residential resort which consists of 1,836 RV spaces, 300 wilderness camping spaces, 587 site-built residential units, 7.57 acres of office/retail space and other related ancillary recreational and community facilities. The Development Order will expire on August 5th, and the owner wishes to amend the future land use map to change the designation from DRI to Commercial. The development program will remain the same from the approved DRI development order.

Legend
River Ranch Property



bing™

Image courtesy of USGS Earthstar Geographics. © 2015 Microsoft Corporation

vhb

River Ranch

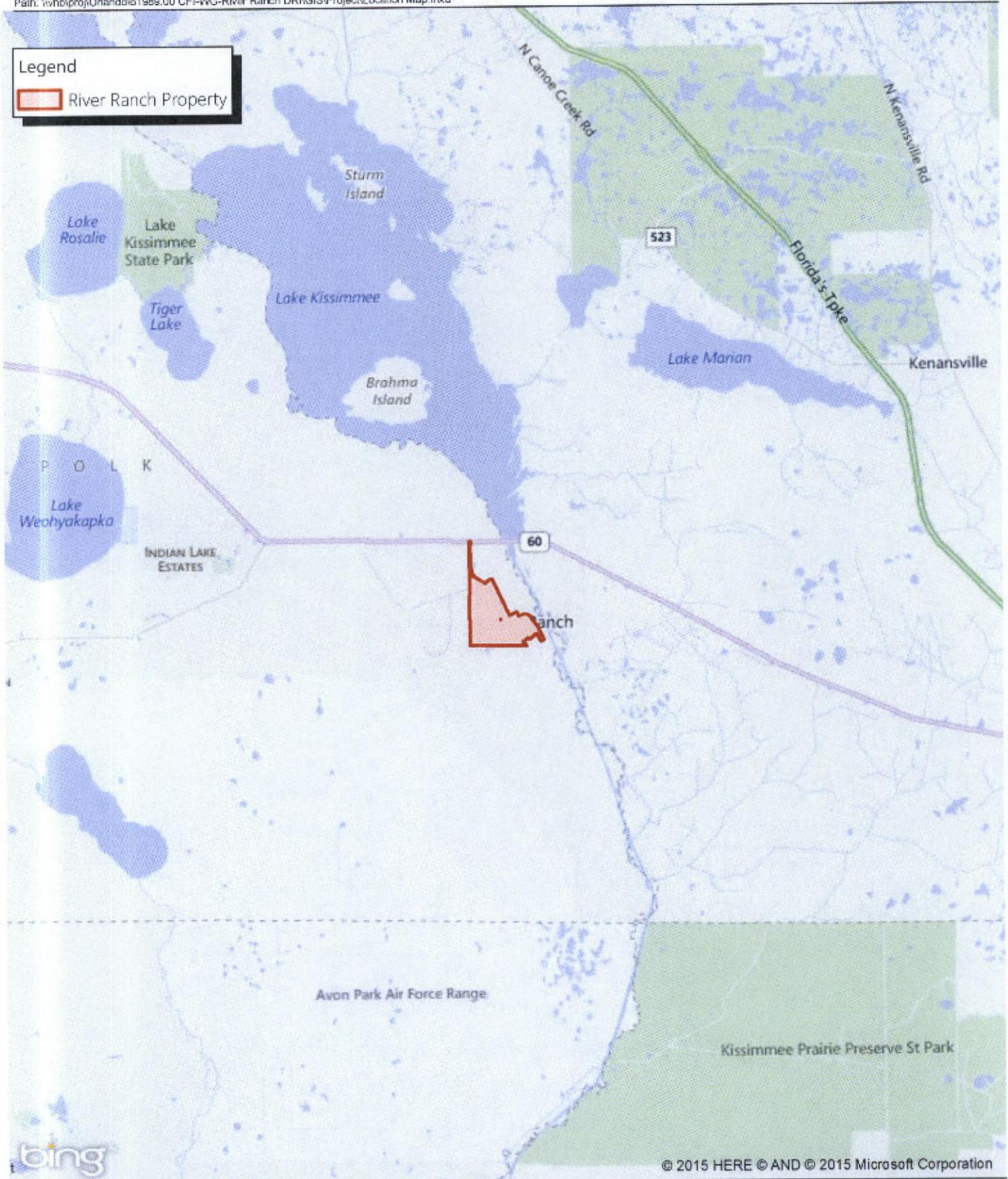
Figure 2

Site Aerial

July 2015

0 1500 3000 Feet



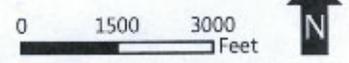


River Ranch

Figure 2

Location Map

July 2015



SCALE

DATE

LEGEND

- RV SITES
- EXISTING PROPOSED
- SEASONAL RENTALS
- PANCHETTE
- SINGLE FAMILY
- COMMERCIAL
- GOLF COURSE
- LAKES & CANALS
- OPEN SPACE
- WILDERNESS CAMPING
- EXISTING STRUCTURES
- OUT PARCEL



PERISSON MIERS CRAIG CREW
BRANDON & MANN, P.A.

FOWLEY FRAGALE & ASSOCIATES, INC.

TRACIC ENGINEERING, INC.

TESSA SYSTEMS

LINDAHL ENGINEERING

FERRARI & HELLSTROM, INC.

EXHIBIT 3

DATE	REVISION	MAP
		H



NO CHANGE TO OPEN SPACE

AREA OF SITE BUILT CABINS

- LEGEND**
- LIMIT OF P.D.A.
 - SWIMMING POOL
 - TENNIS COURT
 - HORSE TRAIL RIDES
 - GOLF COURSE