



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: September 7, 2016
TO: Development Review Committee Members
FROM: John M. Bohde, AICP, Director
Tom Pierce, Sr. Development Review Specialist
SUBJECT: **Meeting Schedule for September 15, 2016**

The Development Review Committee will meet on **Thursday, September 15, 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



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: 9-15-16 Project Number (For office use only) 58921

CPI LAND DEVELOPMENT 863-676-2035
APPLICANT/PROJECT NAME PHONE FAX

18110 Hwy 27 S LAKEWALES FL 33859
MAILING ADDRESS E-mail Address

Amy NEIDRINGHAUS 813-785-3779
CONTACT PERSON (if different from applicant) PHONE FAX

3617 BLOSSOM COUNTRY TR PLANT CITY FL 33567
MAILING ADDRESS E-mail Address VALIUS_Amy@aol.com

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 0.89

Tax Identification Number

Section-Township-Range - Subdivision # - Parcel #
Parcel ID Number(s): S 26 T 30 R 27 - 927200 - 600180
(18 digits)

S T R - RECEIVED
AUG 31 2016
LAND DEVELOPMENT

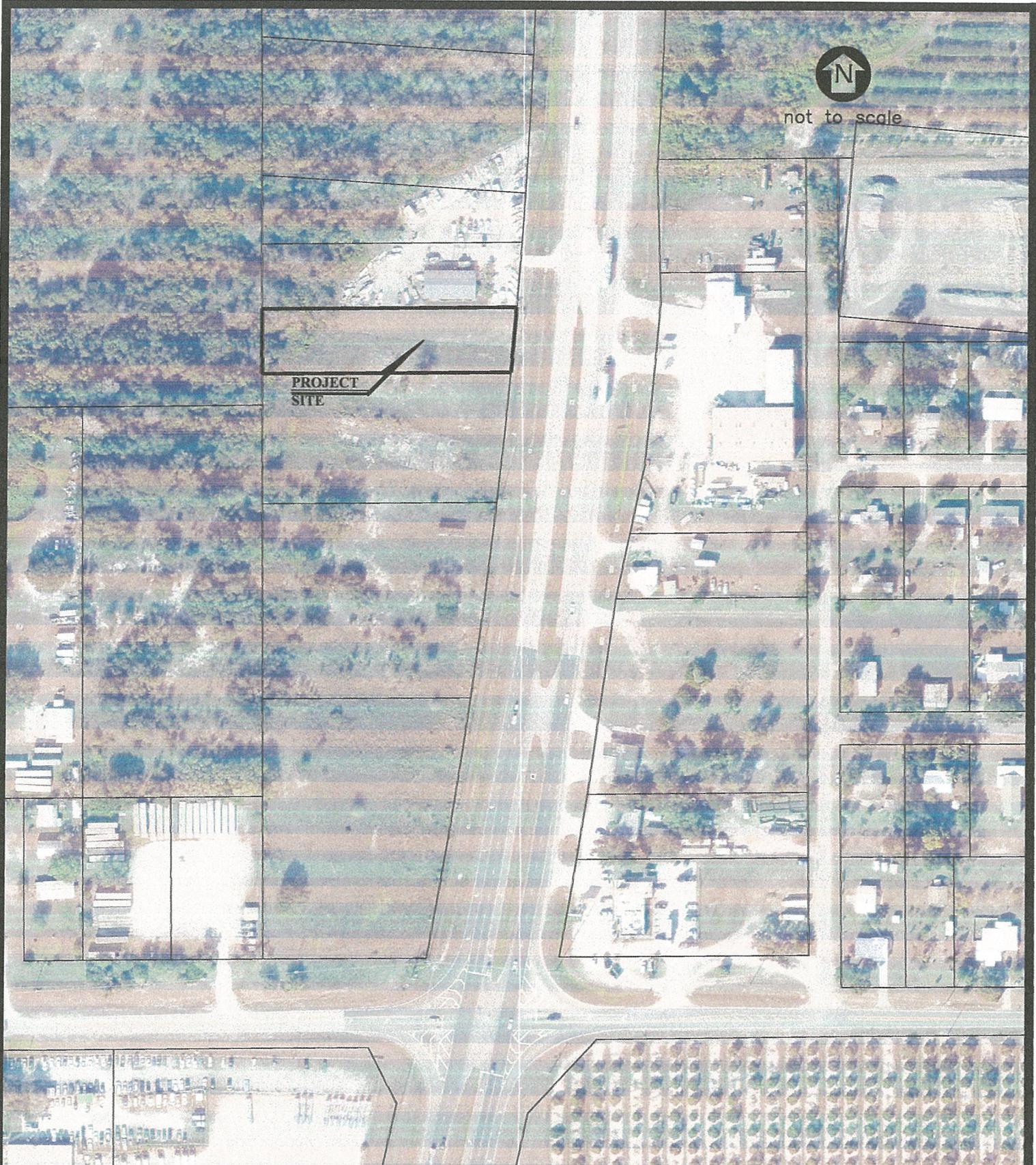
Current Land Use District COMMERCIAL ENCLAVE

Current Development Area GATEWAY SELECT AREA PLAN RDA

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

PROJECT NARRATIVE:

CPI Land Development is a proposed 1500 sq. ft. office and shop project located in Section 26, Township 30, Range 27, in Polk County, Florida. The physical address is on Highway 27 in Lake Wales, Florida. The project will provide sufficient parking and water retention as required.



PARCEL ID 273026927200000180
 LAKE WALES
 POLK COUNTY, FLORIDA

AERIAL
CPI LAND DEVELOPMENT

VALIDUS ENGINEERING GROUP, LLC.
 Civil Engineering Consultants

3612 Blossom Country Trail—Plant City, Florida
 Phone: 813.785.3779 E-Mail: validus_amy@yahoo.com
 CERTIFICATE OF AUTHORIZATION No. 27248

PREPARED BY: F.J.M. CHECKED BY: A.N.N.

File:

PROJECT # 100

DATE:

FIGURE

1

100'

Shell BASE

Approx
210-215'

20-25'

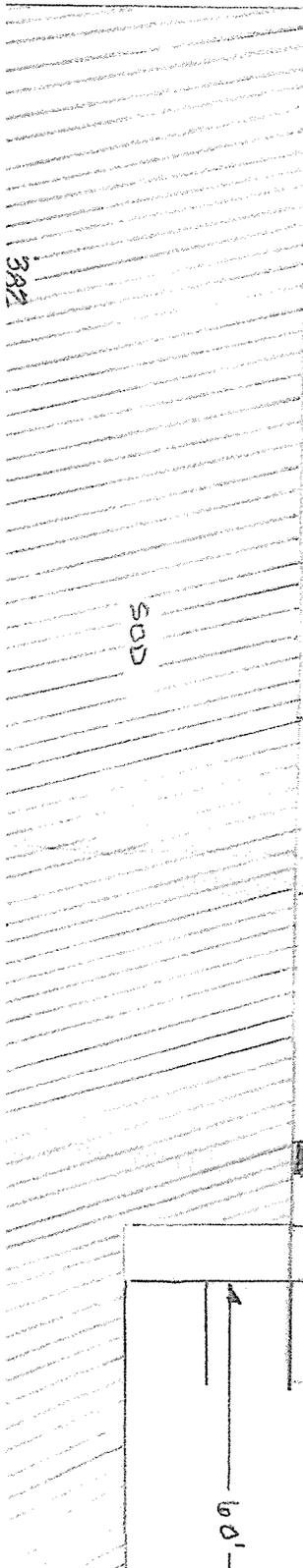
50'

12'x12'

SHOP

390'

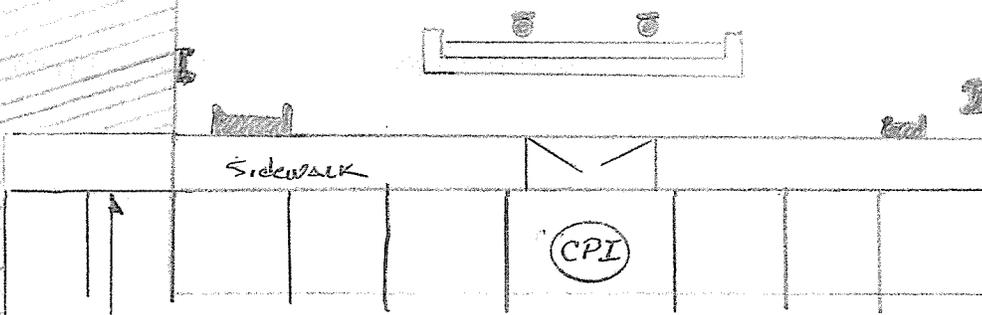
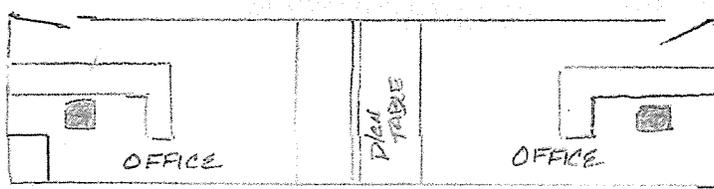
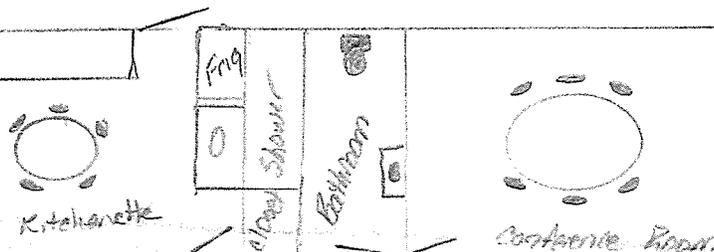
Shell
BASE



392'

SOD

100'



AWNING
FRONT of Bldg.



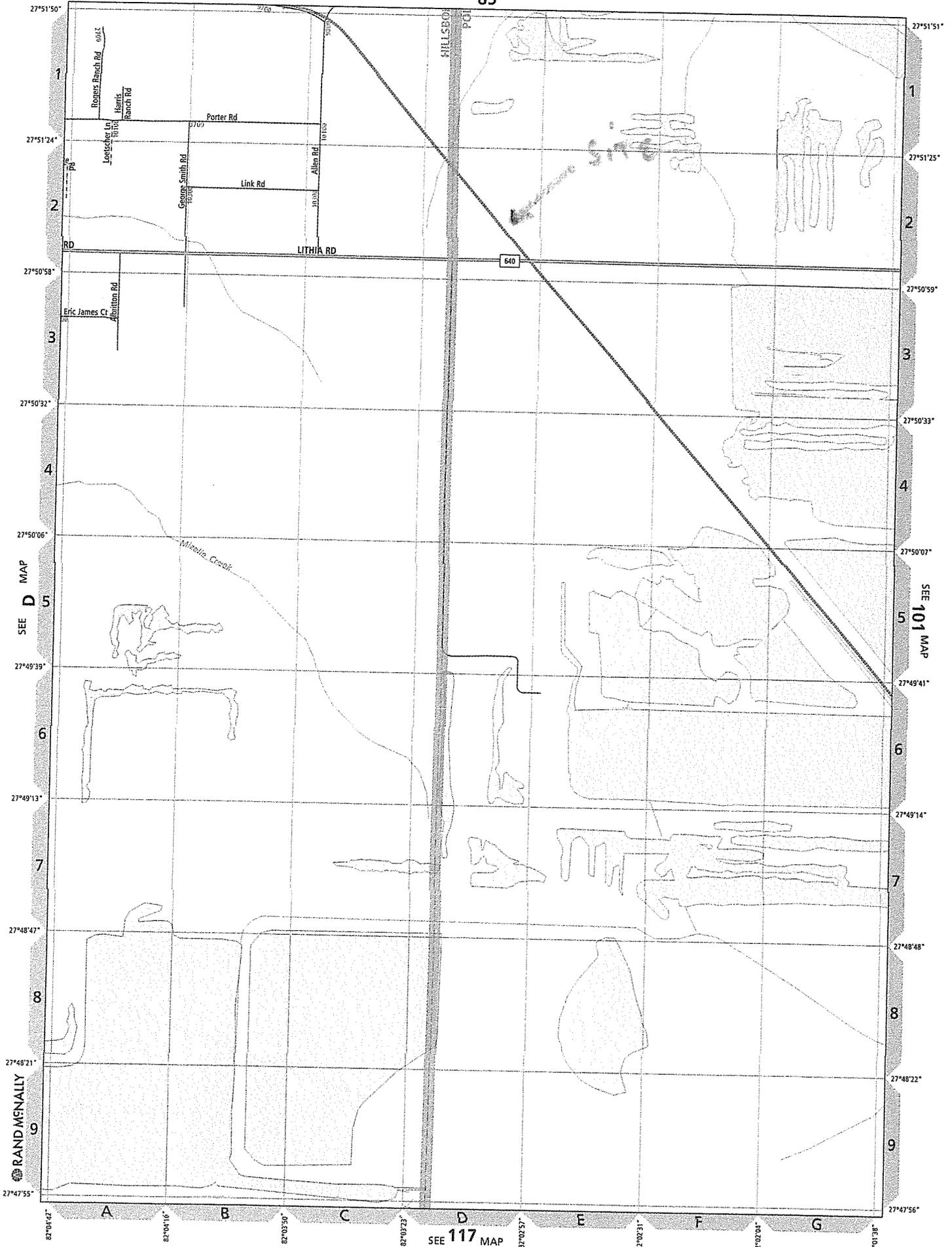
60'

ASPHALT



0 0.25 0.5
miles 1:30,000
1 in. = 2500 ft.

SEE 85 MAP



SEE D MAP

SEE 101 MAP

SEE 117 MAP

RAND McNALLY



PRE-APPLICATION CONFERENCE

\$100.00 FEE

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Land Development Division**

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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: 9-15-16 Project Number (For office use only) 58924

Patty Medina/Cigar Life of Central Florida LLC (305) 213-9949
APPLICANT/PROJECT NAME PHONE FAX

5675 Vintage View Avenue info@cigarlifellc.com
MAILING ADDRESS E-mail Address

CONTACT PERSON (if different from applicant) PHONE FAX

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 5.85

Tax Identification Number

| | Section-Township-Range | - | Subdivision # | - | Parcel # |
|-------------------------------------|------------------------|---|---------------|---|----------|
| Parcel ID Number(s): (18 digits) | S 13 T 29 R 23 | - | 140835 | - | 000030 |
| | S T R | - | | - | |
| | S T R | - | | - | |

Current Land Use District Linear Commercial Corridor (LCC)

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.

Cigar Life of Central Florida, LLC

Project Narrative

- 2,400 square foot retail cigar store and lounge
- Walk in humidor
- Members' boardroom
- Bar serving beer and wine
- Retail merchandise space
- 2 restrooms (existing)

Cigar Life of Central Florida, LLC is seeking zoning approval to apply for a Beer and Wine Consumption on Premises license (2COP) with the State of Florida Department of Business and Professional Regulation, Division of Alcoholic Beverages and Tobacco.

Location/Area Map



| | | | | |
|-----------------|----------------------|-------------------------|----------------------|----------------------------------|
| Selected Parcel | Roads | Dimensions_ParcelFabric | Separated Right | 0 0 |
| PLSS Townships | Water lines | Misc Text | Surrounding Counties | |
| PLSS Sections | Waterbodies | Railroads | | All the ass does The |
| PLSS Boundaries | Municipal Boundaries | Parcels | | |
| Gov't Lots | Lot and Block Text | Tax | | |

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

Parcel Details: 23-29-13-140835-000030

 TAX EST
  PRT CALC
  PRC
  TRIM
  TAX BILL

Owners

PRIME CENTERPOINT PLAZA LLC 100%

Mailing Address

Address 1 **1601 N 39TH ST**
 Address 2
 Address 3 **TAMPA FL 33605-5852**

Site Address

Address 1 **5660 S FLORIDA AVE**
 Address 2
 City **LAKELAND**
 State **FL**
 Zip Code **33813**

Parcel Information

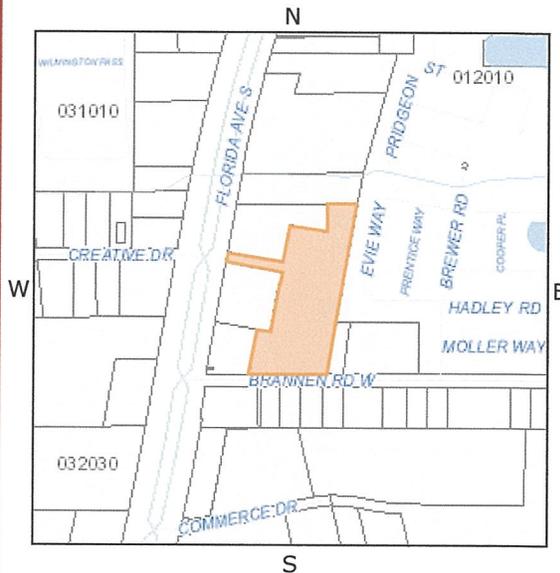
Neighborhood **6666.05**
[Show Recent Sales in this Neighborhood](#)
 Subdivision **CENTERPOINT PLAZA**
 Property (DOR) Use Code **Neighborhood Plaza (Code: 1610)**
 Acreage **5.85**
 Taxing District **UNINCORP/SWFWMD/LKLD MASS (Code: 91000)**
[Community Redevelopment Area](#) **NOT IN CRA**

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.

CENTERPOINT PLAZA PB 151 PG 9 LOT 3

Area Map



Recorded Plat

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

Note: Some plats are not yet available on the Clerk's website. The site contains images of plats recorded on 01/05/1973 (beginning with book 058 Page 020) or later. For information on Plats recorded before 01/05/1973 (Book 058 Page 019 or less) please contact the [Polk County Clerk's Office](#).

Mapping Worksheets (plats) for 232913

[Mapping Worksheet Info](#)
[Section_232913.pdf](#)



PRE-APPLICATION CONFERENCE

\$100.00 FEE

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Appointment Date and Time: 9-15-16 Project Number (For office use only) 58925

Vivek Investment Corp c/o Linda Kepfer (407) 529-3000
APPLICANT/PROJECT NAME PHONE FAX

5200 Vineland Road #200, Orlando, FL 32811
MAILING ADDRESS lkepfer@parksquarehomes.com
E-mail Address

James Askey - Askey Hughey, Inc. (407) 957-3308
CONTACT PERSON (if different from applicant) PHONE FAX

25 E. 13th Street, Suite 9, St. Cloud, Florida 34769
MAILING ADDRESS jaskey@ahieng.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 Map Amendment

Acres 27.1

Tax Identification Number

| | Section-Township-Range | - | Subdivision # | - | Parcel # |
|-------------------------------------|------------------------|---|---------------|---|----------|
| Parcel ID Number(s): (18 digits) | S 01 T 25 R 26 | - | 000000 | - | 034010 |
| | S T R | - | | - | |
| | S T R | - | | - | |

RECEIVED

SEP 1 2016

Current Land Use District Regional Activity Center (RAC) LAND DEVELOPMENT

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.

THE GALLIMORE PROPERTY PROJECT IS PROPOSED TO BE A MIXED USE DEVELOPMENT, IN THE REGIONAL ACTIVITY CENTER DEVELOPMENT AREA, CONTAINING A MIX OF RETAIL/COMMERCIAL ALONG HWY 27, 120 UNIT+/- ASSISTED LIVING FACILITY, SINGLE FAMILY LOTS (50' WIDE) AND DUPLEX HOME LOTS (70' WIDE).

WE WOULD LIKE TO DISCUSS THE FOLLOWING:

- CURRENT PROPERTY ENTITLEMENTS
- AVAILABLE DENSITY (25 UNITS PER ACRE)
- ACCESS OFF HWY 27 AND POLO PARK BLVD E
- REQUIRED OFF-SITE ROADWAY IMPROVEMENTS
- EXISTING UTILITY LOCATIONS WITHIN THE AREA
- REQUIRED OFF-SITE UTILITIES, SIZE AND ROUTING



DRWN: JZ, CHGD: JFA
PROJECT NO./FILE NAME: 16-Proposed/Gallimore Prop.
DATE: 08/2016
SCALE: N.T.S.
SHEET NO.: Figure 2

PROJECT NARRATIVE

GALLIMORE PROPERTY
Vivek Investment Corporation

Polk County, Florida

S 02 , T 25 S, R 26 E

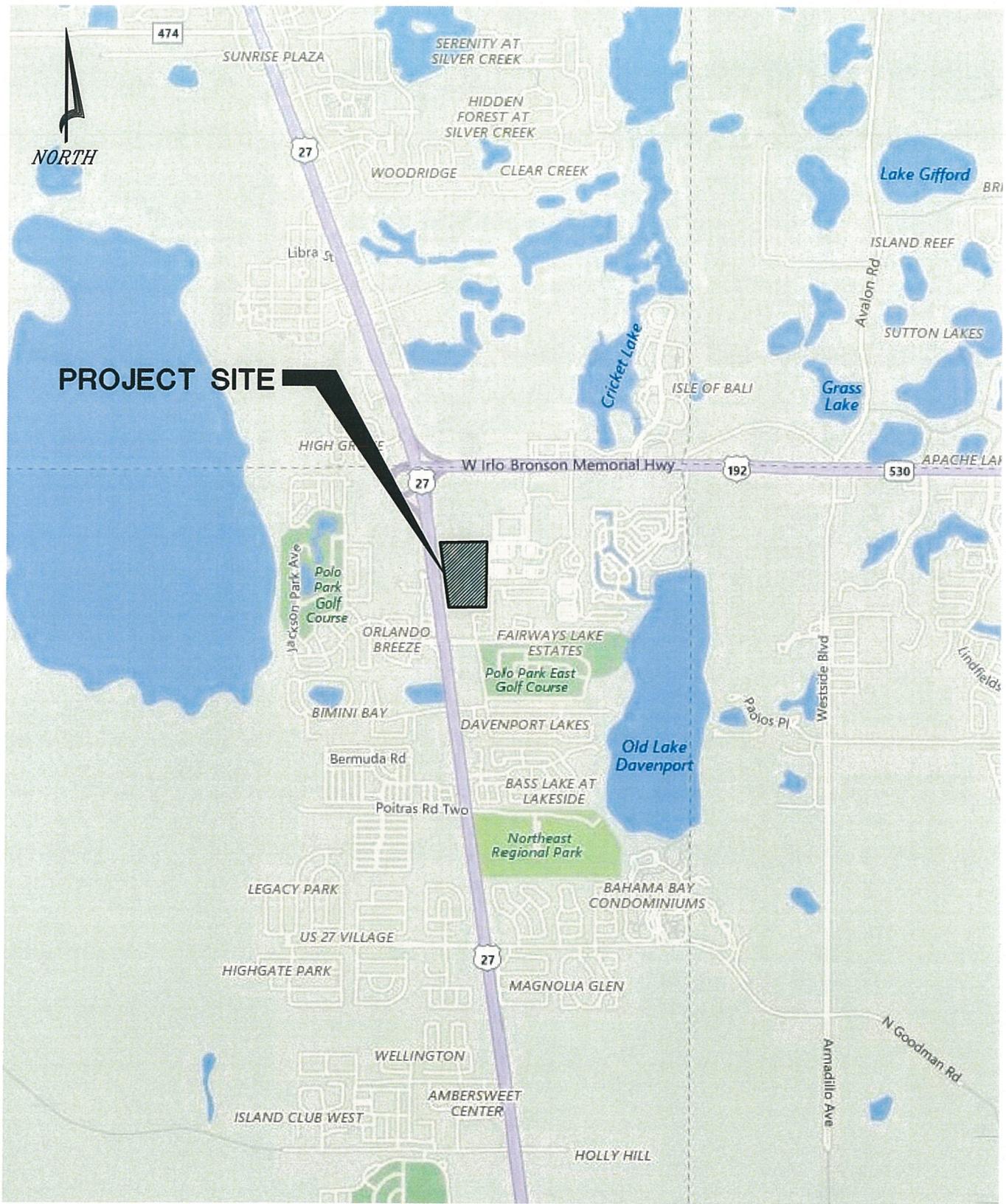
Askey Hughey, Inc.
Civil Engineering / Land Planning

Certificate of Authorization Number: 26233

25 E. 13th Street, Suite 9
St. Cloud Florida 34769

Phone: (407) 957-3308

Fax: (407) 957-1019



DRAWN: JZ
 CHECKED: JFA
 PROJECT NO./FILE NAME:
 16-Proposed/Gallimore Prop.
 DATE: 08/2016
 SCALE: N.T.S.
 SHEET NO.: Figure 1

LOCATION MAP
GALLIMORE PROPERTY
 Vivek Investment Corporation
 Polk County, Florida S 02 , T 25 S, R 26 E

Askey Hughey, Inc.
 Civil Engineering / Land Planning
 Certificate of Authorization Number: 26233
 25 E. 13th Street, Suite 9
 St. Cloud Florida 34769
 Phone: (407) 957-3308 Fax: (407) 957-1019



DWN JZ
 CHD JFA
 PROJECT NO./FILE NAME
 16-Proposed/Gallimore Prop.
 DATE
 08/2016
 SCALE
 N.T.S.
 SHEET NO.
 Figure 2

AERIAL MAP

GALLIMORE PROPERTY
 Vivek Investment Corporation

Polk County, Florida

S 02 , T 25 S, R 26 E

Askey Hughey, Inc.
 Civil Engineering / Land Planning

Certificate of Authorization Number: 26233

25 E. 13th Street, Suite 9
 St. Cloud Florida 34769

Phone: (407) 957-3308

Fax: (407) 957-1019

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Parcel Details: 26-25-01-000000-034010

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

Owners

VIVEK INVESTMENT CORPORATION 100%

Mailing Address

Address 1 **5200 VINELAND RD STE 200**
 Address 2
 Address 3 **ORLANDO FL 32811-7674**

Site Address

Address 1 **0 US HIGHWAY 27**
 Address 2
 City **DAVENPORT**
 State **FL**
 Zip Code **33897**

Parcel Information

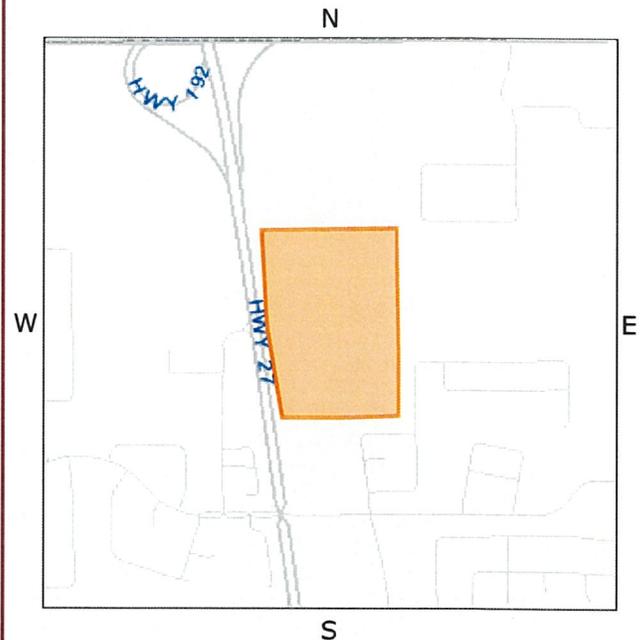
Neighborhood **6666.20**
[Show Recent Sales in this Neighborhood](#)
 Subdivision **NOT IN SUBDIVISION**
 Property (DOR) Use Code **Timber (Code: 5400)**
 Acreage **27.26**
 Taxing District **UNINCORP/SWFWMD (Code: 90000)**
[Community Redevelopment Area](#) **NOT IN CRA**

Property Desc

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SW1/4 OF NW1/4 E OF HWY 27 R/W

Area Map



Mapping Worksheets (plats) for 262501

[Mapping Worksheet Info](#)
[Section_262501.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 of the [system requirements](#) that the Clerk's office deems necessary in order to view the deed. Once the document opens, click the printer icon to print the document. If you have any issues opening the document once you have met all the listed system requirements, please contact the Clerk's office at (863)534-4000 and ask to speak to an IT staff member. If the Book/Page number does not have a blue link to Official Records, the deed may not be available through the [online records of the Clerk of the Circuit Court](#). In order to obtain a copy of the deed you will need to contact the Clerk of the Circuit Court Indexing Department at 863-534-4516. If the Type Inst is an "R", the document is not available through the Clerk of the Circuit Court's Official Records Search. Please contact the Property Appraiser to order "R" type instruments.

| OR Book/Page | Date | Type Inst | Vacant/Improved | Grantee | Sales Price |
|-----------------------------|---------|-----------|-----------------|--|-------------|
| 09152/00639 | 12/2013 | W | V | VIVEK INVESTMENT CORPORATION | \$100 |
| 7115/0705 | 12/2006 | Q | V | VIVEK WELFARE AND EDUCATIONAL FOUNDATION INC | \$100 |
| 6561/1614 | 12/2005 | W | V | EMERALD LLC | \$4,900,000 |
| 6561/1612 | 12/2005 | W | V | WORTH PROPERTIES 27 LLC | \$3,800,000 |
| 1923/1866 | 01/1980 | W | E | | \$100 |
| 1921/2243 | 01/1980 | W | E | | \$200,000 |
| 1813/0509 | 04/1978 | W | E | | \$100,000 |

Exemptions

Note: The drop down menus below provide information on the amount of exemption applied to each taxing district. The HX—first \$25,000 homestead exemption may be allocated to one or more owners. The HB –second \$25,000 amended homestead exemption reflects the name of the first owner only.

| Code | Description | % Ownership | Renew Cd | Year Name | Value |
|------|---|-------------|----------|-----------|-------|
| | If you have a Senior Exemption(Additional Homestead Exemption for Persons 65 and Older): For the 2016 tax year, the allowable total household adjusted gross income received during 2015 could not exceed \$28,482. If your total household adjusted gross income exceeded this limit, YOU MUST NOTIFY THIS OFFICE . Receiving no notification from the qualified senior will be considered a sworn statement, under penalty of perjury, that the income does not exceed the limit. Improperly claiming any exemption could result in a lien against your property . If you would like to receive a notice of renewal electronically, please send us an email at paoffice@polk-county.net with your name, property address, and confirmation of your request. | | | | |

PERMITS

The Polk County Property Appraiser's Office does not issue or maintain permits. Please contact the [appropriate permit issuing agency](#) to obtain information. This property is located in the **UNINCORP/SWFWMD** taxing district. The beginning of the description indicates permit agency (UNINCORP is an abbreviation for Unincorporated **POLK COUNTY**).

Land Lines

| LN | Land Dscr | Ag/GreenBelt | Land Unit Type | Front | Depth | Units |
|--|-----------|--------------|----------------|-------|-------|---------|
| 1 | * TIMBER | Y | A | 0 | 0 | 27.2577 |
| * For Zoning/Future Land Use contact Polk County or the Municipality the parcel is located in. | | | | | | |

NOTICE: All information ABOVE this notice is current (as of Tuesday, August 30, 2016 at 2:26:56 AM). All information BELOW this notice is from the 2016 Tax Roll, except where otherwise noted.

Value Summary (2016)

| Desc | Value |
|----------------|-------------|
| Land Value | \$2,552,787 |
| Building Value | \$0 |

| | |
|-----------------------------------|-------------|
| Misc. Items Value | \$0 |
| Land Classified Value | \$8,995 |
| Just Market Value | \$2,552,787 |
| *Cap Differential and Portability | \$0 |
| Agriculture Classification | \$2,543,792 |
| Assessed Value | \$8,995 |
| Exempt Value (County) | \$0 |
| Taxable Value (County) | \$8,995 |

*This property does not contain a cap or portability value.

Values by District (2016)

| District Description | Proposed Tax Rate | Assessed Value | Proposed Assessed Taxes | Exemption | Proposed Tax Savings | Taxable Value | Proposed Taxes |
|----------------------------------|-------------------|------------------------|-------------------------|---------------------|----------------------|---------------------|-----------------|
| BOARD OF COUNTY COMMISSIONERS | 6.781500 | \$8,995 | \$61.00 | \$0 | \$0.00 | \$8,995 | \$61.00 |
| POLK COUNTY PARKS MSTU | 0.561900 | \$8,995 | \$5.05 | \$0 | \$0.00 | \$8,995 | \$5.05 |
| POLK COUNTY LIBRARY MSTU | 0.210900 | \$8,995 | \$1.90 | \$0 | \$0.00 | \$8,995 | \$1.90 |
| POLK COUNTY STORMWATER MSTU | 0.100000 | \$8,995 | \$0.90 | \$0 | \$0.00 | \$8,995 | \$0.90 |
| POLK COUNTY SCHOOL BOARD - STATE | 4.549000 | \$8,995 | \$40.92 | \$0 | \$0.00 | \$8,995 | \$40.92 |
| POLK COUNTY SCHOOL BOARD - LOCAL | 2.248000 | \$8,995 | \$20.22 | \$0 | \$0.00 | \$8,995 | \$20.22 |
| SOUTHWEST FLA WATER MGMT DIST | 0.331700 | \$8,995 | \$2.98 | \$0 | \$0.00 | \$8,995 | \$2.98 |
| | | Assessed Taxes: | \$132.97 | Tax Savings: | \$0.00 | Total Taxes: | \$132.97 |

Taxes

| Desc | Last Year | 2016 Proposed |
|----------------------------|-------------------------------|-------------------------------|
| Taxing District | UNINCORP/SWFWMD (Code: 90000) | UNINCORP/SWFWMD (Code: 90000) |
| Millage Rate | 15.1521 | 14.7830 |
| Ad Valorem Assessments | \$123.89 | \$132.97 |
| Non-Ad Valorem Assessments | \$0.00 | \$0.00 |
| Total Taxes | \$123.89 | \$132.97 |

Your final tax bill may contain Non-Ad Valorem assessments which may not be reflected on this page, such as assessments for roads, drainage, garbage, fire, lighting, water, sewer, or other governmental services and facilities which may be levied by your county, city or any other special district. Visit the Polk County Tax Collector's site for Tax Bill information related to this account. Use the Property Tax Estimator to estimate taxes for this account.

Prior Year Final Values

2015

| | |
|------------------------|----------------|
| Land Value | \$2,552,787.00 |
| Building Value | \$0.00 |
| Misc. Items Value | \$0.00 |
| Just Value (Market) | \$2,552,787.00 |
| Assessed Value | \$8,177.00 |
| Exempt Value (County) | \$0.00 |
| Taxable Value (County) | \$8,177.00 |

2014

| | |
|------------------------|----------------|
| Land Value | \$2,552,787.00 |
| Building Value | \$0.00 |
| Misc. Items Value | \$0.00 |
| Just Value (Market) | \$2,552,787.00 |
| Assessed Value | \$7,087.00 |
| Exempt Value (County) | \$0.00 |
| Taxable Value (County) | \$7,087.00 |

2013

| | |
|------------------------|----------------|
| Land Value | \$2,552,787.00 |
| Building Value | \$0.00 |
| Misc. Items Value | \$0.00 |
| Just Value (Market) | \$2,552,787.00 |
| Assessed Value | \$6,269.00 |
| Exempt Value (County) | \$0.00 |
| Taxable Value (County) | \$6,269.00 |

2012

| | |
|------------------------|----------------|
| Land Value | \$2,552,787.00 |
| Building Value | \$0.00 |
| Misc. Items Value | \$0.00 |
| Just Value (Market) | \$2,552,787.00 |
| Assessed Value | \$6,542.00 |
| Exempt Value (County) | \$0.00 |
| Taxable Value (County) | \$6,542.00 |

DISCLAIMER:

The Polk County Property Appraiser makes every effort to produce and publish the most current and accurate information possible. The PCPA assumes no responsibility for errors in the information and does not guarantee that the data are free from errors or inaccuracies. Similarly the PCPA assumes no responsibility for the consequences of inappropriate uses or interpretations of the data. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. Utilization of the search facility indicates understanding and acceptance of this statement by the user.

Last Updated: Tuesday, August 30, 2016 at 2:26:56 AM