



LAND DEVELOPMENT DIVISION

AGENDA FOR DEVELOPMENT REVIEW COMMITTEE

DATE: September 12, 2016
TO: Development Review Committee Members
FROM: John M. Bohde, AICP, Director
Tom Pierce, Sr. Development Review Specialist
SUBJECT: **Meeting Schedule for September 22, 2016**

The Development Review Committee will meet on **Thursday, September 22, 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: 9-22-16 Project Number (For office use only) 58934

Roundstone Development (972) 243-4205
APPLICANT/PROJECT NAME PHONE FAX

1605 LBJ Freeway Suite 610 Dallas, TX 75234 Roundstone@rstdev.com
MAILING ADDRESS E-mail Address

Bob Colvard (321) 446-5205
CONTACT PERSON (if different from applicant) PHONE FAX

420 Snug Harbor Dr Merritt Island, FL 32953 BC@rstdev.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 17.89

Tax Identification Number

Parcel ID Number(s): (18 digits)	Section-Township-Range	Subdivision #	Parcel #
S 23 T 27 R 23	- 000000	- 012130	
S 23 T 27 R 23	- 000000	- 012140	
S T R	-	-	

Current Land Use District Community Activity Center (CAC)

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.

GIBSON HEIGHTS DEVELOPMENT SUMMARY

Gibson Heights is a proposed master planned development consisting of residential apartments for active seniors and working families with a retail/commercial component fronting Daugherty Rd. The 17.89+/- acre site located on Daugherty Rd across from the Wal-Mart is bordered by single family homes to the west, commercial to the east and south and vacant land to the north.

The development will be broken out into two residential phases and future retail with well over an acre of shared retention.

PHASE I- The Landings at Gibson Heights

The Landings at Gibson Heights, designed for families located on 4.62+/- acres at the northern end of the property will consist of 90 total units laid out in four 3 story garden style apartment buildings. Amenities will include a 2,800 sq ft clubhouse with management offices, a fitness center, business center with high-speed internet, computers and printers, and a fully appointed kitchen. The exterior amenities will include a swimming pool and picnic pavilion.

The Landings will contain 12 one bedroom/one bath units with approximately 750 Square feet of living space, 42 two bedroom/two bath units with approximately 939 Square feet of living space, 24 three bedroom/two bath units with 1164 Square feet of living space and 12 four bedroom/two and a half bath units with approximately 1,350 Square feet of living space.

The unit amenities will include: walk-in closets, patios, washer/dryer hookups, a large kitchen pantry, Energy Star rated appliances, window treatments, cable TV/internet hookups in living rooms and master bedrooms and Energy Star rated ceiling fans in all bedrooms and living areas.

PHASE II-The Arbors at Gibson Heights

The Arbors at Gibson Heights designed for active seniors, located on 5.22+/- acres in the center of the property will consist of 104 total units laid out in two 3 story garden style apartment buildings. Common amenities available at no additional cost to all residents will include: a community center/recreation room, a community kitchen, onsite offices, meeting areas, a business center (with computers, printers and internet access), a fitness center, a swimming pool, and a grassy courtyard with a putting green.

The Arbors will contain 58 one bedroom/one bath units with approximately 722 Square feet of living space, and 46 two bedroom/two bath units with approximately 969 Square feet of living space

The proposed residential developments are in proximity to services that will be beneficial to the residents. Supermarkets, medical facilities, shopping, restaurants, houses of worship, and a pharmacy are within close proximity to the property. The garden style buildings will be surrounded by typical Florida landscaping designed to blend nicely with the surrounding area.

Future Commercial/Retail

Just over 2 acres will be left for commercial/retail development fronting Daugherty Rd.

PHASE I - FAMILY				BUILDING TABULATION				SITE DATA				PARKING TABULATION			
UNIT TYPE	# UNITS	UNIT S.F.	TOTAL S.F.	TYPE	# BLDGS	UNITS/BLDG.	UNIT TYPES	BLDG. S.F.	TOTAL S.F.	4.62 ACRES	19.46 UNITS PER ACRE	KNOWN EASEMENTS SHOWN	2,800 S.F. CLUBHOUSE	ALL UNITS	
A1 - ONE BEDROOM, ONE BATH	12	750 S.F.	9,000 S.F.	MA	1	24	A1-12, D1-12	25,200 S.F.	35,200 S.F.			DEFENTION SHOWN		2.00 UNIT	
B1 - TWO BEDROOM, TWO BATH	42	939 S.F.	39,438 S.F.	MB	2	24	B1-12, C1-12	25,200 S.F.	50,400 S.F.			NOT WITHIN FLOODZONE	- COVERED PICNIC PAVILION	180	
C1 - THREE BEDROOM, TWO BATH	24	1,164 S.F.	27,936 S.F.	MC	1	18	B1-18	18,900 S.F.	16,902 S.F.						
D1 - FOUR BEDROOM, TWO BATH	12	1,350 S.F.	16,200 S.F.	TOTAL	4				92,574 S.F.						
TOTAL	90		92,574 S.F.												

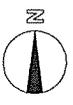
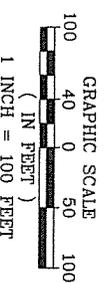
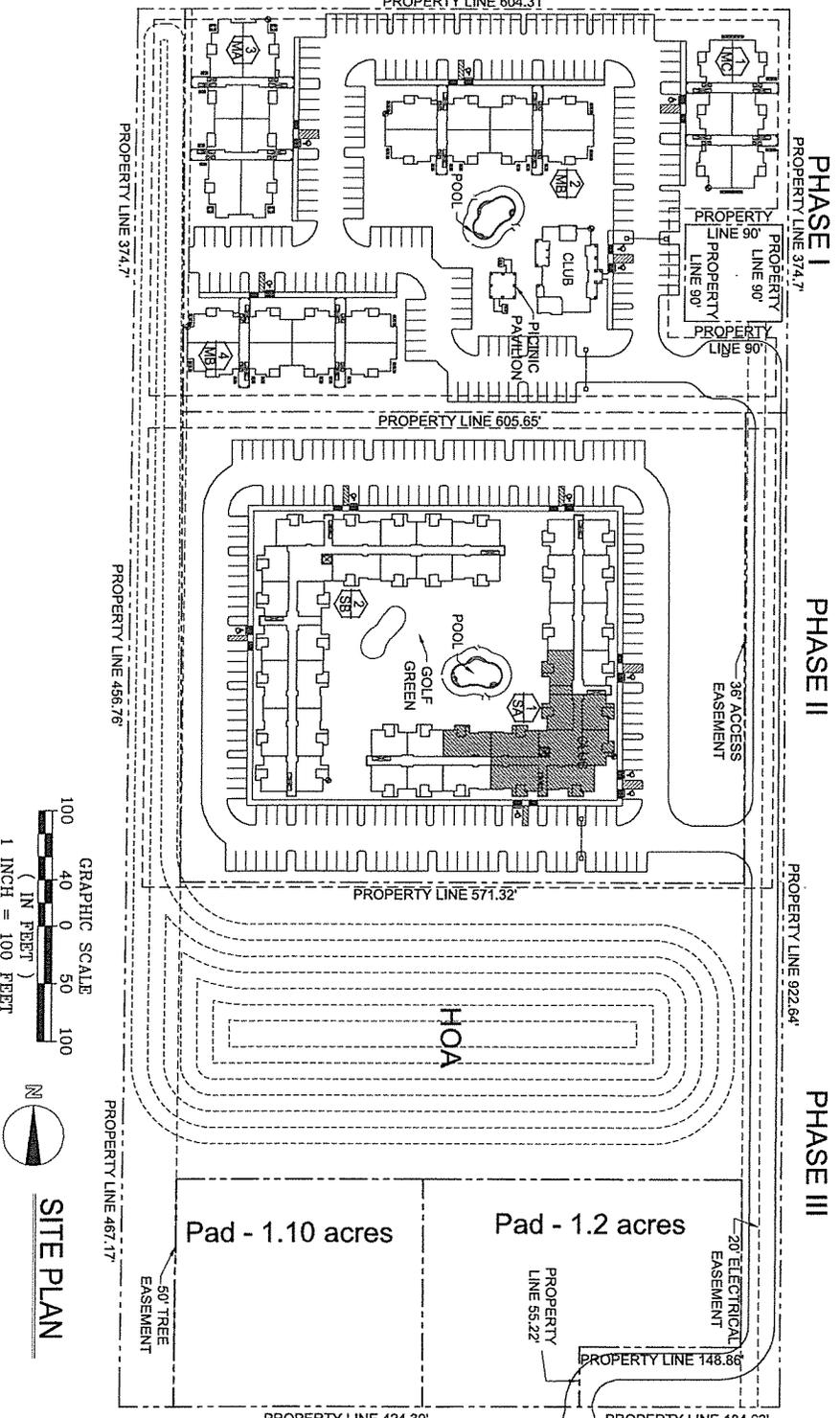
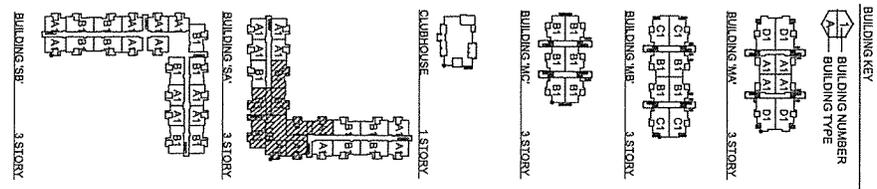
PHASE II - SENIOR				BUILDING TABULATION				SITE DATA				PARKING TABULATION			
UNIT TYPE	# UNITS	UNIT S.F.	TOTAL S.F.	TYPE	# BLDGS	UNITS/BLDG.	UNIT TYPES	BLDG. S.F.	TOTAL S.F.	5.22 ACRES	19.92 UNITS PER ACRE	KNOWN EASEMENTS SHOWN	- 9,400 S.F. CLUBHOUSE	ALL UNITS	
A1 - ONE BEDROOM, ONE BATH	58	722 S.F.	41,876 S.F.	SA	1	60	A1-25, B1-19	36,461 S.F.	36,461 S.F.			NOT WITHIN FLOODZONE		2.00 UNIT	
B1 - TWO BEDROOM, TWO BATH	46	969 S.F.	44,574 S.F.	SB	2		A1-33, B1-27	49,098 S.F.	49,999 S.F.				- POOL	208	
TOTAL	104		86,450 S.F.	TOTAL	2				86,450 S.F.						

PHASE I - FAMILY
 5.69 ACRES
 HOA OWNS ALL DETENTION PLUS THE ACCESS ROAD TO PHASES I & II

PHASE II - SENIOR
 2.3 ACRES

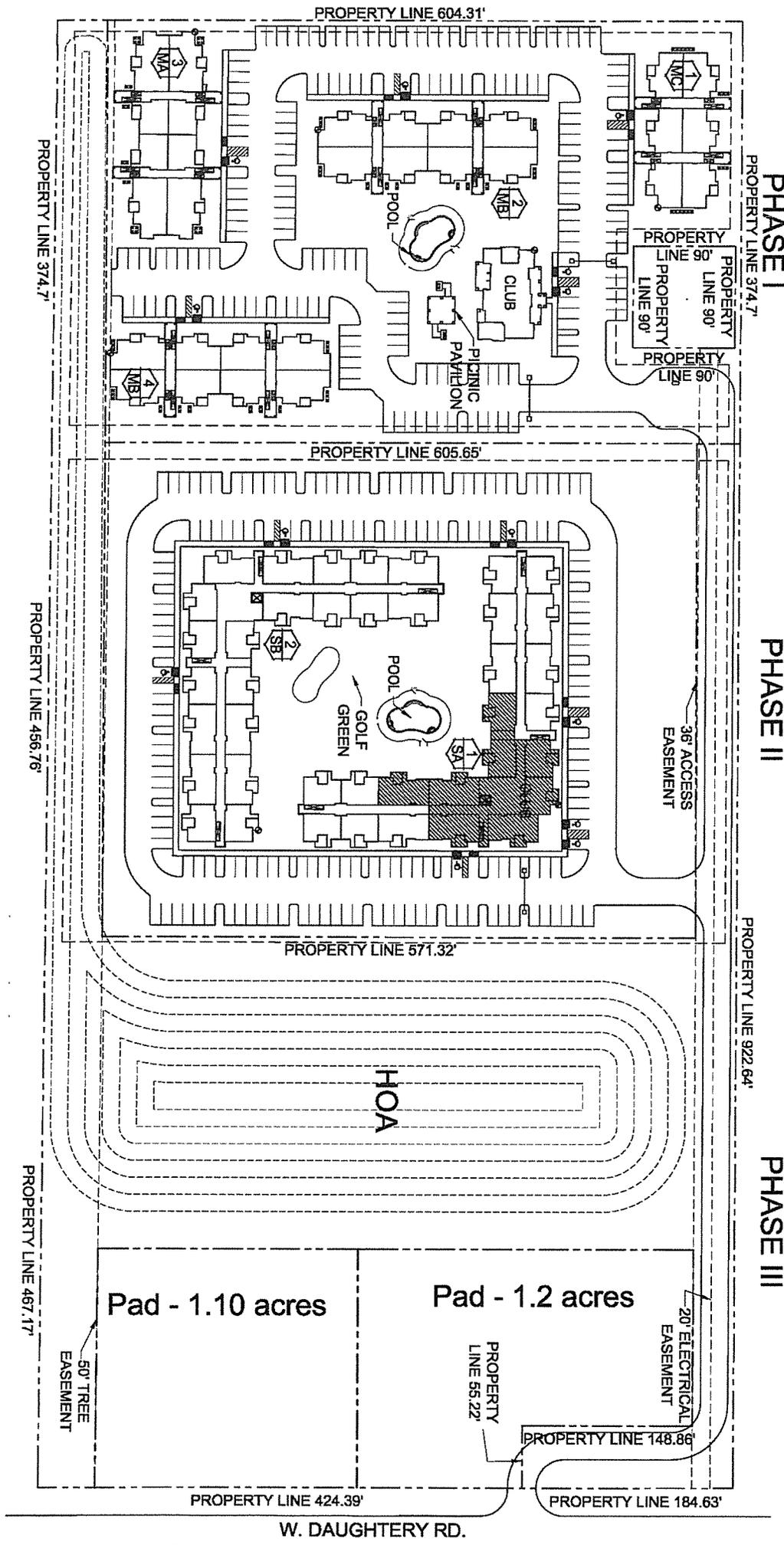
HOA

SITE DATA
 5.69 ACRES
 HOA OWNS ALL DETENTION PLUS THE ACCESS ROAD TO PHASES I & II



SITE PLAN





PHASE I

PHASE II

PHASE III

PROPERTY LINE 604.31'

PROPERTY LINE 374.7'

PROPERTY LINE 374.7'

PROPERTY LINE 605.65'

PROPERTY LINE 456.76'

PROPERTY LINE 571.32'

PROPERTY LINE 922.64'

PROPERTY LINE 467.17'

PROPERTY LINE 424.39'

PROPERTY LINE 184.63'

W. DAUGHTERY RD.

Pad - 1.10 acres

Pad - 1.2 acres

HOA

36' ACCESS EASEMENT

20' ELECTRICAL EASEMENT

50' TREE EASEMENT

PROPERTY LINE 56.22'

PROPERTY LINE 90'
PROPERTY LINE 90'
PROPERTY LINE 90'

POOL

POOL

GOLF GREEN

CLUB

PICNIC PAVILION

M/A

M/B

M/B

M/B

M/B

M/B

M/C

M/C

M/C





Daugherty Fam

Daugherty Senior

Google earth

© 2015 Google

W Daugherty Rd

500 ft



Angus Dr

**FLORIDA HOUSING FINANCE CORPORATION
LOCAL GOVERNMENT VERIFICATION OF STATUS
OF SITE PLAN APPROVAL FOR MULTIFAMILY DEVELOPMENTS**

FHFC Application Reference: 2016-110

Indicate the name of the application process under which the proposed Development is applying/has applied for funding from the Corporation such as the Request for Proposal/Application number and/or the name of the Request for Proposal/Application.

Name of Development: The Landings at Gibson Heights

Development Location: NW quadrant US 98 and W Daugherty Rd unincorporated Polk County

At a minimum, provide the address number, street name and city and/or provide the street name, closest designated intersection and either the city (if located within a city) or county (if located in the unincorporated area of the county).

Mark the applicable statement:

1. The above-referenced Development is (a) new construction, or (b) rehabilitation with new construction, or (c) rehabilitation, without new construction, that requires additional site plan approval or similar process. The final site plan, in the applicable zoning designation, was approved on or before the submission deadline for the above referenced FHFC Request for Proposal/Application by action of the appropriate City/County legally authorized body; e.g. council, commission, board, department, division, etc., responsible for such approval process.

2. The above-referenced Development is (a) new construction, or (b) rehabilitation with new construction, or (c) rehabilitation, without new construction, that requires additional site plan approval or similar process, and (i) this jurisdiction provides either preliminary site plan approval or conceptual site plan approval which has been issued, or (ii) site plan approval is required for the new construction work and/or the rehabilitation work; however, this jurisdiction provides neither preliminary site plan approval nor conceptual site plan approval, nor is any other similar process provided prior to issuing final site plan approval. Although there is no preliminary or conceptual site plan approval process and the final site plan approval has not yet been issued, the site plan, in the applicable zoning designation, has been reviewed.

The necessary approval and/or review was performed on or before the submission deadline for the above referenced FHFC Request for Proposal/Application by the appropriate City/County legally authorized body; e.g. council, commission, board, department, division, etc., responsible for such approval process.

3. The above-referenced Development, in the applicable zoning designation, is rehabilitation without any new construction and does not require additional site plan approval or similar process.

CERTIFICATION

I certify that the City/County of Polk has vested in me the authority to verify status of site plan Approval as specified above and I further certify that the information stated above is true and correct.
(Name of City or County)

Signature

Print or Type Name

Print or Type Title

This certification must be signed by the applicable City's or County's Director of Planning and Zoning, chief appointed official (staff) responsible for determination of issues related to site plan approval, City Manager, or County Manager/Administrator/Coordinator. Signatures from local elected officials are not acceptable, nor are other signatories. If this certification is applicable to this Development and it is inappropriately signed, the certification will not be accepted.

**FLORIDA HOUSING FINANCE CORPORATION
LOCAL GOVERNMENT VERIFICATION THAT DEVELOPMENT IS CONSISTENT WITH ZONING
AND LAND USE REGULATIONS**

FHFC Application Reference: 2016-110

Indicate the name of the application process under which the proposed Development is applying/has applied for funding from the Corporation such as the Request for Proposal/Application number and/or the name of the Request for Proposal/Application.

Name of Development: The Landings at Gibson Heights

Development Location: NW quadrant US 98 and W Daugherty Rd unincorporated Polk County

(At a minimum, provide the address number, street name and city, and/or provide the street name, closest designated intersection and either the city (if located within a city) or county (if located in the unincorporated area of the county).)

The undersigned service provider confirms that on or before the submission deadline for the above referenced FHFC Request for Proposal/Application:

1. The zoning designation for the above referenced Development location is _____; and
2. The proposed number of units and intended use are consistent with current land use regulations and the referenced zoning designation or, if the Development consists of rehabilitation, the intended use is allowed as a legally non-conforming use. To the best of my knowledge, there are no additional land use regulation hearings or approvals required to obtain the zoning classification or density described herein. Assuming compliance with the applicable land use regulations, there are no known conditions which would preclude construction or rehabilitation (as the case may be) of the referenced Development on the proposed site.

CERTIFICATION

I certify that the City/County of Polk has vested in me the authority to verify
(Name of City/County)

consistency with local land use regulations and the zoning designation specified above or, if the Development consists of rehabilitation, the intended use is allowed as a "legally non-conforming use" and I further certify that the foregoing information is true and correct. In addition, if the proposed Development site is in the Florida Keys Area as defined in Rule Chapter 67-48, F.A.C., I further certify that the Applicant has obtained the necessary Rate of Growth Ordinance (ROGO) allocations from the Local Government.

Signature

Print or Type Name

Print or Type Title

This certification must be signed by the applicable City's or County's Director of Planning and Zoning, chief appointed official (staff) responsible for determination of issues related to comprehensive planning and zoning, City Manager, or County Manager/Administrator/Coordinator. Signatures from local elected officials are not acceptable, nor are other signatories. If the certification is applicable to this Development and it is inappropriately signed, the certification will not be accepted.

**FLORIDA HOUSING FINANCE CORPORATION
VERIFICATION OF AVAILABILITY OF INFRASTRUCTURE - ROADS**

FHFC Application Reference: 2016-110

Indicate the name of the application process under which the proposed Development is applying/has applied for funding from the Corporation such as the Request for Proposal/Application number and/or the name of the Request for Proposal/Application.

Name of Development: The Landings at Gibson Heights

Development Location: NW quadrant US 98 and W Daugherty Rd unincorporated Polk County

At a minimum, provide the address number, street name and city and/or provide the street name, closest designated intersection and either the city (if located within a city) or county (if located in the unincorporated area of the county).

The undersigned service provider confirms that on or before the submission deadline for the above referenced FHFC Request for Proposal/Application:

1. Existing paved roads provide access to the proposed Development or paved roads will be constructed as part of the proposed Development;
2. There are no impediments to the proposed Development using the roads other than payment of impact fees or providing curb cuts, turn lanes, signalization, or securing required final approvals and permits for the proposed Development; and
3. The execution of this verification is not a granting of traffic concurrency approval for the proposed Development.

CERTIFICATION

I certify that the foregoing information is true and correct.

Signature

Name of Entity Providing Service

Print or Type Name

Print or Type Title

Address (street address, city, state)

Telephone Number (including area code)

This certification may not be signed by the Applicant, by any related parties of the Applicant, or by any Principals or Financial Beneficiaries of the Applicant. In addition, signatures from local elected officials are not acceptable. If the certification is applicable to this Development and it is inappropriately signed, the certification will not be accepted.

**FLORIDA HOUSING FINANCE CORPORATION
LOCAL GOVERNMENT VERIFICATION OF STATUS
OF SITE PLAN APPROVAL FOR MULTIFAMILY DEVELOPMENTS**

FHFC Application Reference: 2016-110

Indicate the name of the application process under which the proposed Development is applying/has applied for funding from the Corporation such as the Request for Proposal/Application number and/or the name of the Request for Proposal/Application.

Name of Development: The Arbors at Gibson Heights

Development Location: NW quadrant US 98 and W Daugherty Rd unincorporated Polk County

At a minimum, provide the address number, street name and city and/or provide the street name, closest designated intersection and either the city (if located within a city) or county (if located in the unincorporated area of the county).

Mark the applicable statement:

1. The above-referenced Development is (a) new construction, or (b) rehabilitation with new construction, or (c) rehabilitation, without new construction, that requires additional site plan approval or similar process. The final site plan, in the applicable zoning designation, was approved on or before the submission deadline for the above referenced FHFC Request for Proposal/Application by action of the appropriate City/County legally authorized body; e.g. council, commission, board, department, division, etc., responsible for such approval process.

2. The above-referenced Development is (a) new construction, or (b) rehabilitation with new construction, or (c) rehabilitation, without new construction, that requires additional site plan approval or similar process, and (i) this jurisdiction provides either preliminary site plan approval or conceptual site plan approval which has been issued, or (ii) site plan approval is required for the new construction work and/or the rehabilitation work; however, this jurisdiction provides neither preliminary site plan approval nor conceptual site plan approval, nor is any other similar process provided prior to issuing final site plan approval. Although there is no preliminary or conceptual site plan approval process and the final site plan approval has not yet been issued, the site plan, in the applicable zoning designation, has been reviewed.

The necessary approval and/or review was performed on or before the submission deadline for the above referenced FHFC Request for Proposal/Application by the appropriate City/County legally authorized body; e.g. council, commission, board, department, division, etc., responsible for such approval process.

3. The above-referenced Development, in the applicable zoning designation, is rehabilitation without any new construction and does not require additional site plan approval or similar process.

CERTIFICATION

I certify that the City/County of Polk (Name of City or County) has vested in me the authority to verify status of site plan Approval as specified above and I further certify that the information stated above is true and correct.

Signature

Print or Type Name

Print or Type Title

This certification must be signed by the applicable City's or County's Director of Planning and Zoning, chief appointed official (staff) responsible for determination of issues related to site plan approval, City Manager, or County Manager/Administrator/Coordinator. Signatures from local elected officials are not acceptable, nor are other signatories. If this certification is applicable to this Development and it is inappropriately signed, the certification will not be accepted.

**FLORIDA HOUSING FINANCE CORPORATION
LOCAL GOVERNMENT VERIFICATION THAT DEVELOPMENT IS CONSISTENT WITH ZONING
AND LAND USE REGULATIONS**

FHFC Application Reference: RFA 2016-110

Indicate the name of the application process under which the proposed Development is applying/has applied for funding from the Corporation such as the Request for Proposal/Application number and/or the name of the Request for Proposal/Application.

Name of Development: The Arbors at Gibson Heights

Development Location: NW quadrant US 98 and W Daugherty Rd unincorporated Polk County

(At a minimum, provide the address number, street name and city, and/or provide the street name, closest designated intersection and either the city (if located within a city) or county (if located in the unincorporated area of the county).

The undersigned service provider confirms that on or before the submission deadline for the above referenced FHFC Request for Proposal/Application:

1. The zoning designation for the above referenced Development location is _____; and
2. The proposed number of units and intended use are consistent with current land use regulations and the referenced zoning designation or, if the Development consists of rehabilitation, the intended use is allowed as a legally non-conforming use. To the best of my knowledge, there are no additional land use regulation hearings or approvals required to obtain the zoning classification or density described herein. Assuming compliance with the applicable land use regulations, there are no known conditions which would preclude construction or rehabilitation (as the case may be) of the referenced Development on the proposed site.

CERTIFICATION

I certify that the City/County of Polk has vested in me the authority to verify
(Name of City/County)

consistency with local land use regulations and the zoning designation specified above or, if the Development consists of rehabilitation, the intended use is allowed as a "legally non-conforming use" and I further certify that the foregoing information is true and correct. In addition, if the proposed Development site is in the Florida Keys Area as defined in Rule Chapter 67-48, F.A.C., I further certify that the Applicant has obtained the necessary Rate of Growth Ordinance (ROGO) allocations from the Local Government.

Signature

Print or Type Name

Print or Type Title

This certification must be signed by the applicable City's or County's Director of Planning and Zoning, chief appointed official (staff) responsible for determination of issues related to comprehensive planning and zoning, City Manager, or County Manager/Administrator/Coordinator. Signatures from local elected officials are not acceptable, nor are other signatories. If the certification is applicable to this Development and it is inappropriately signed, the certification will not be accepted.

**FLORIDA HOUSING FINANCE CORPORATION
VERIFICATION OF AVAILABILITY OF INFRASTRUCTURE - ROADS**

FHFC Application Reference: RFA 2016-110

Indicate the name of the application process under which the proposed Development is applying/has applied for funding from the Corporation such as the Request for Proposal/Application number and/or the name of the Request for Proposal/Application.

Name of Development: The Arbors at Gibson Heights

Development Location: NW quadrant US 98 and W Daugherty Rd unincorporated Polk County

At a minimum, provide the address number, street name and city and/or provide the street name, closest designated intersection and either the city (if located within a city) or county (if located in the unincorporated area of the county).

The undersigned service provider confirms that on or before the submission deadline for the above referenced FHFC Request for Proposal/Application:

1. Existing paved roads provide access to the proposed Development or paved roads will be constructed as part of the proposed Development;
2. There are no impediments to the proposed Development using the roads other than payment of impact fees or providing curb cuts, turn lanes, signalization, or securing required final approvals and permits for the proposed Development; and
3. The execution of this verification is not a granting of traffic concurrency approval for the proposed Development.

CERTIFICATION

I certify that the foregoing information is true and correct.

Signature

Name of Entity Providing Service

Print or Type Name

Print or Type Title

Address (street address, city, state)

Telephone Number (including area code)

This certification may not be signed by the Applicant, by any related parties of the Applicant, or by any Principals or Financial Beneficiaries of the Applicant. In addition, signatures from local elected officials are not acceptable. If the certification is applicable to this Development and it is inappropriately signed, the certification will not be accepted.



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: 9-22-16 Project Number (For office use only) 58935

Karen Vaz (954) 494-3757
APPLICANT/PROJECT NAME PHONE FAX
8255 Rose Terrace, Lake Wales, FL 33898 kvazsales@gmail.com
MAILING ADDRESS E-mail Address

Primrose Hollinsed (863) 241-0666
CONTACT PERSON (if different from applicant) PHONE FAX
8255 Rose Terrace, Lake Wales, FL 33898
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 [x] Map Amendment

Acres 6.12

Tax Identification Number

Section-Township-Range - Subdivision # - Parcel #
Parcel ID Number(s): S 07 T 30 R 29 - 000000 - 023010
(18 digits)
S T R - -
S T R - -

Current Land Use District Agricultural Residential Rural (A/RR)

Current Development Area Rural Development Area (RDA)

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

Please find attached Pre-Application for changing the zoning for 6.12 acres located at 8174-8698 Rose Terrace, Lake Wales, FL 33898 / mailing address 8255 Rose Terrace Lake Wales, FL 33898 from Agricultural Residential Rural to Commercial. The reason for this request is to increase the value of this property. My family is no longer able to keep up the present orange grove and would like to sell this land. Changing the zoning would increase its value.

