

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: September 10, 2015
TO: Development Review Committee Members
FROM: John M. Bohde, AICP, Director
Tom Pierce, Sr, Development Review Specialist
SUBJECT: Meeting Schedule for September 24, 2015

The Development Review Committee will meet on **Thursday, September 24, 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.) ALUMINUM INC
CRAIG MORBY
(863)581-0059 x Project #: 58168 232815-085900-001030
The applicant is requesting a Map Amendment to allow an Auto and Diesel Repair business.
- 2.) PET WASH OF FLORIDA
DAN STAYSKAL
(863)393-4614 x Project #: 58171 232713-000000-022150
Applicant would like to install a Pet Wash station at the Marathon Gas station.
- 3.) BUTLER PLACE FLUMA
JSK CONSULTING, INC
(863)619-6131 x Project #: 58173 232815-000000-013030
A Map Amendment to change approx 26 acres of RL-4 land use to BPC-2. 232815-000000-013040
232815-000000-013230
232815-000000-013240

LEVEL 2 APPLICATIONS

LEVEL 2 FLOOD STUDY MAP REVIE

- 4.) FEMA CLOMR FOR RIDGEWOOD LAKES PHASE 2
BOBBY JOHNSON
(321)354-9708 x Project #: 58139 000000-000000-000000
Request for review of a FEMA CLOMR for the proposed development for Phase 2 of Ridgewood Lakes.

NON-RESIDENTIAL SITE PLAN

- 5.) BICKART BUILDING ADDITION
JAMES CARNICELLI
(863)899-9265 x Project #: 58122 242834-270310-000021
The owner is proposing the addition of a 11,700 sf storage building and storm water retention pond area, on an existing developed site. There will be no water or sewer requirements for the project since it will be storage only. 242834-270310-000011

LEVEL 3 APPLICATIONS

LEVEL 3 CONDITIONAL USE

- 6.) FROM THE GROUND UP CHURCH
AMY NEIDRINGHAUS
(813)785-3779 x Project #: 58157 CU 15-29
to allow a church w/parking and stormwater facilities NEW
282917-937003-002740
- 7.) MANDALAY CU
DAVID HOLDEN
(863)422-5517 x2 Project #: 58167 CU 15-31
to allow short-term rental for an existing multi-family sub NEW
272629-706500-040200

LEVEL 4 APPLICATIONS

LEVEL 4 LARGE COMP PLAN AMEN

- | | |
|---|--|
| <p>8.) CHEMICAL CONTAINERS CPA
 DAVE CARTER
 (863)294-6965 x Project #: 58150
 Change 10+/- acres from IND-X and A/RR-X to BPC-1X</p> | <p>CPA 16B-02

 273026-000000-041030
 273026-000000-041150
 273026-000000-041210
 273026-000000-041050
 273026-000000-041140</p> |
| <p>9.) LAKE KISSIMMEE MHP
 DAVE CARTER
 (863)294-6965 x Project #: 58163
 change 10.33 +/- acres from A/RR to L/R</p> | <p>CPA 16B-04

 292912-000000-034200
 292912-989000-003010</p> |
| <p>10.) BUTLER PLACE
 MATTHEW JOHNSON
 (863)619-6131 x Project #: 58164
 change 26 +/- acres from RL-4 to BPC-2</p> | <p>CPA 16B-05

 232815-000000-013030
 232815-000000-013040
 232815-000000-013230
 232815-000000-013240</p> |

LEVEL 4 DISTRICT CHANGE

- | | |
|---|--|
| <p>11.) CHEMICAL CONTAINERS LDC
 DAVE CARTER
 (863)294-6965 x Project #: 58152
 change 10 +/- acres from BPC-1X to BPC-2X</p> | <p>LDC 15D-04

 273026-000000-041030
 273026-000000-041210
 273026-000000-041050
 273026-000000-041140
 273026-000000-041150</p> |
|---|--|

LEVEL 5 APPLICATIONS

LEVEL 5 PLAT REVIEW

- | | |
|---|---|
| <p>12.) DELPHI REALTY DEVELOPMENT, INC - PLAT
 ECON
 (863)686-0544 x Project #: 58127
 Requesting to plat phase 1 which includes 16 lots of total of 29 lots.</p> | <p>242909-280000-017010
 242909-000000-041010</p> |
|---|---|



PRE-APPLICATION CONFERENCE

\$100.00 FEE

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FAX (863) 534-6407

www.polk-county.net

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: 9-24-15 Project Number (For office use only) 58168

ALUMINUM INC, PAUL FEUCHT 863 640 4845
APPLICANT/PROJECT NAME PHONE

PNPFEUCHT@GMAIL.COM
FAX
E-mail Address

7129 EAST ROAD LAKELAND FLA 33809
MAILING ADDRESS

CRAIG MORBY - Growth Banker 863 581 0059
CONTACT PERSON (if different from applicant) PHONE

863 688 6156
FAX
CMORBY@CBCWORLDWIDE.COM
E-mail Address

3003 S. FLORIDA AVE LAKELAND FLA 33803
MAILING 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 .32

Tax Identification Number

	Section-Township-Range	-	Subdivision #	-	Parcel #
Parcel ID Number(s): (18 digits)	S <u>23</u> T <u>28</u> R <u>15</u>	-	<u>085 900</u>	-	<u>601 030</u>
	S _____ T _____ R _____	-	_____	-	_____
	S _____ T _____ R _____	-	_____	-	_____

Current Land Use District RL 4

Current Development Area _____

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



Craig Morby
Associate

3003 South Florida Avenue
Suite 104
Lakeland, Florida 33803
Bus (863) 687-2233
Fax (863)688-6156
Direct (863)581-0059
cmorby@cbcworldwide.com

Land Development Division
330 West Church Street
P.O. 9005, Drawer GM03
Bartow, Florida
33831

To Whom it May Concern

The purpose of this pre-application conference form is to discuss future land use for parcel ID **23 28 15 085900 001030**. I am writing this letter on behalf my client and property owner, Paul Feucht.

The property has had an industrial use since the early 1970's operating as Aluminum Inc. Apparently the land use officially changed somewhere around 2000. The property owner has 3 other adjoining parcel ID's in addition to the ID in question, namely 23 28 15 085090 001010, 020, and 050.

The property has been for sale for the past year and is currently under contract to an individual who plans to carry on a use as auto and diesel repair. As such, we are seeking a change in land use accordingly. We hope you will consider the existing structure on site and the highest and best use for this property.

Please also notice parcel ID 23 28 15 085900 001010. This is the road frontage parcel, currently zoned LCC, that houses a business building, but also covers a quarter of the warehouse building.

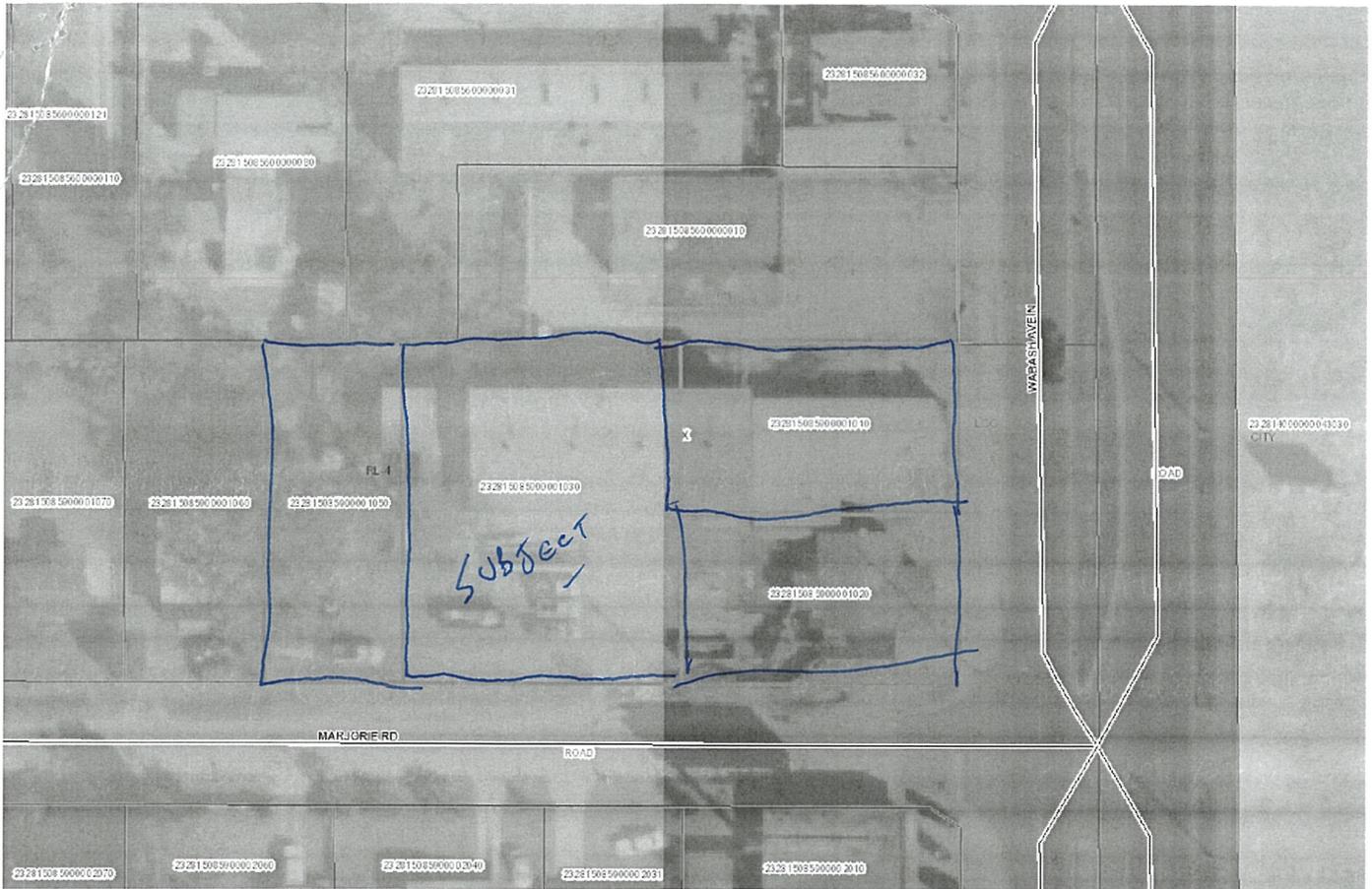
We look forward to the opportunity of presenting our situation with your panel in the next couple weeks. Should you have any questions in the meantime, please contact me directly at your convenience.

Yours sincerely,

COLDWELL BANKER COMMERCIAL NRT


Craig Morby, Associate





Landuse

Zoning

Future Land Use (FLU) District: RL-4
 Development Area: TSDA (Transit Supportive
 Selected Area Plan (SAP): No
 Green Swamp Area of Critical State Concern (ACSC): No
 Green Swamp Special Protection Area (SPA): No

Planned Development No
 Planned Unit Development(PUD): No
 Suburban Planned Developments (SPD): No
 Conditional Use (CU):

Flood Information:

FEMA Floodway: No
 FEMA 100-year Floodzone: X
 Wetlands: No

Service Districts

Impact Fee District: E,WEST
 Utilities Service Area „Lakeland, (water):

Report for Parcel ID:

232815085900001030





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Land Development Division
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Appointment Date and Time: 9-24-15 Project Number (For office use only) 58171

Dan Stayskal / Pet Wash Station 863-393-9614
APPLICANT/PROJECT NAME PHONE

5337 N. Socrum Loop Rd. Ste 329
MAILING ADDRESS Lakeland, FL 33809

FAX
E-mail Address dwstayskal70@gmail.com

Dan Stayskal same
CONTACT PERSON (if different from applicant) PHONE

FAX

same
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

Tax Identification Number

Section-Township-Range - Subdivision # - Parcel #
S 23 T 27 R 13 - 0 - 022150
S 23 T 27 R 13 - 0 - 022380 (empty lot)
S T R - -

Current Land Use District

Current Development Area

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Pet Wash of Florida

Project Narrative

We would like to partner with the **McKnight William D Revocable Trust Agreement**, which owns the Marathon Gas station at 111 Marcum Road in Lakeland. They have agreed to let us install our *All Paws Pet Wash Florida* pet wash station at their site. The exact location of the unit on the site is still to be determined, but all possibilities are shown on the originally approved site map for this location, which is attached. I will be receiving a letter authorizing me to pull permits for this location from the trust agreement.

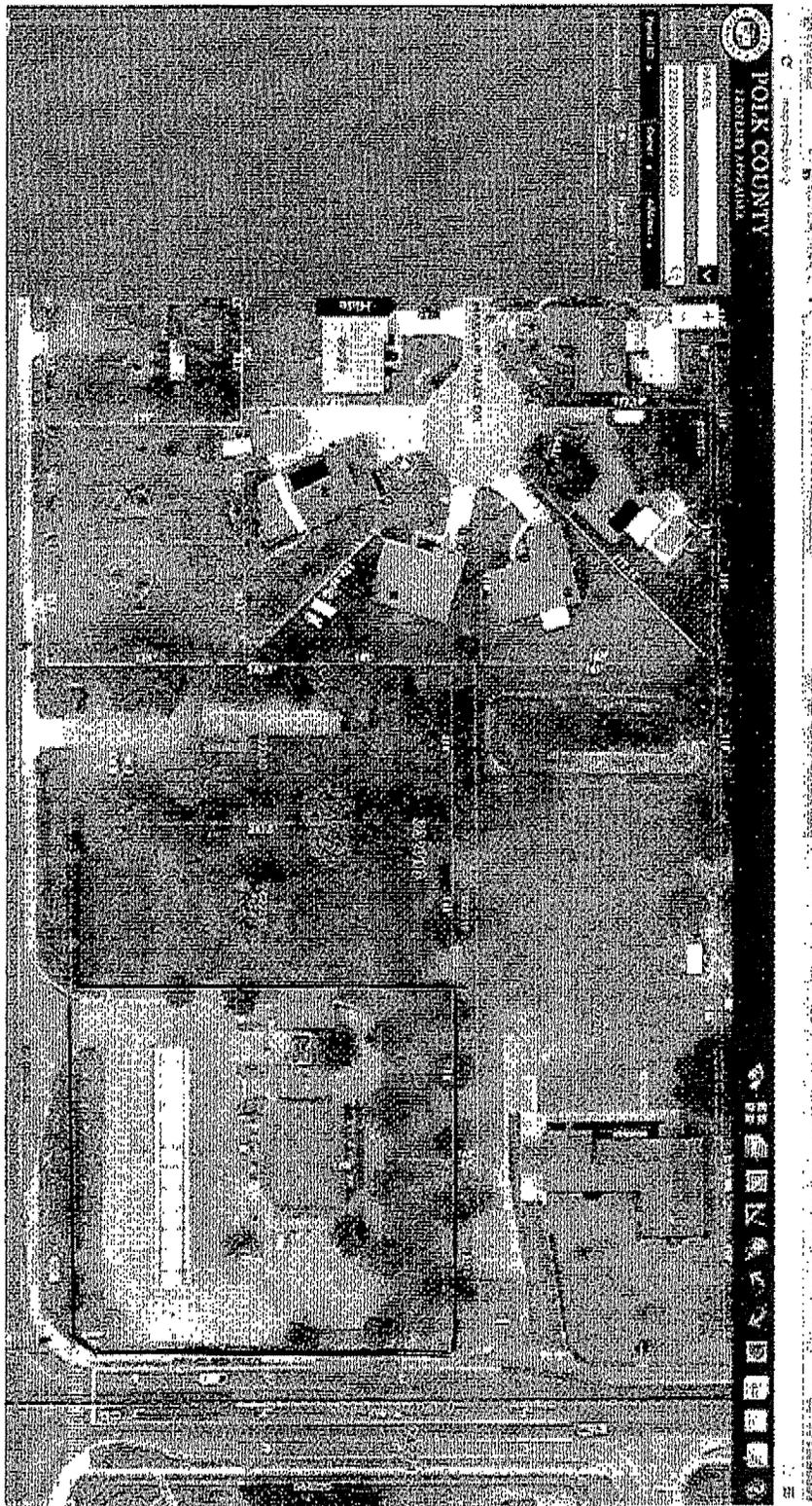
The site map currently shows a dental office to the west of the CC, but this part of the project was never built. It was assumed by the current CC owner that the empty lot to the west of the CC was owned by them, but in reality, it is owned by the Marcum Road Animal Hospital. The current CC owner, however, maintains the land and is going to be speaking with the veterinarian about the idea of putting the pet washing station on that unused parcel of land.

The pet wash unit that we would be installing is not the larger modular unit which Erik Peterson initially thought we would be installing. Our unit is much smaller and is considered a large-footprint vending machine. We would utilize approximately 81 sq feet of space. We would need to hook up electric, water and drainage. We would surround it with a gated fence, and would place an awning overhead.

Attached please find the areal image with th site identified, and the site plan with the various options we have for the pet wash location. I have also included images of the type of pet wash station we would be installing. Again, we will not be installing the larger modular unit, rather we will be installing the smaller unit.

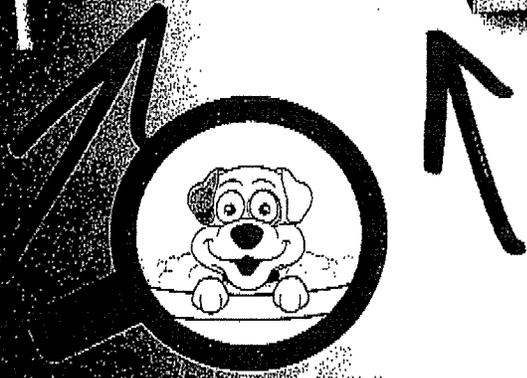
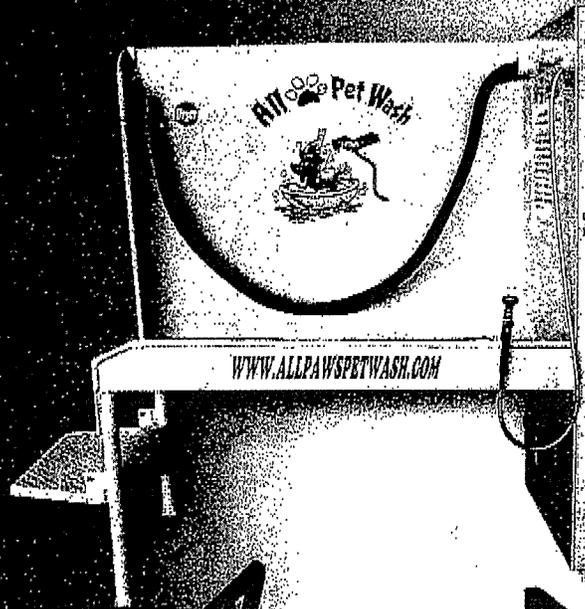
Originally, it was thought that I should complete the Level 2 Development Review application. In speaking with Geri Irons, it was her opinion that this would not be necessary, and that the most we would probably need to do is the Level 2 Minor review. There is also thought that because of the size of the unit, and the simplicity of the install, we may not need either. This is why Geri asked that I go ahead and complete the Pre-Application documentation and bring this to conference.

Aerial with site Identified



All Paws Pet Wash

This one



FIND A PET WASH

NEAR YOU!

Not this one

It's a tail waggin' good time!



800.537.8231

8642 U.S. Highway 20
Garden Prairie, IL 61038

www.allpawspetwash.com

All PAWS Pet Wash®

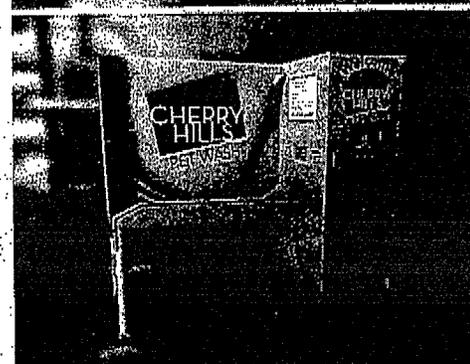
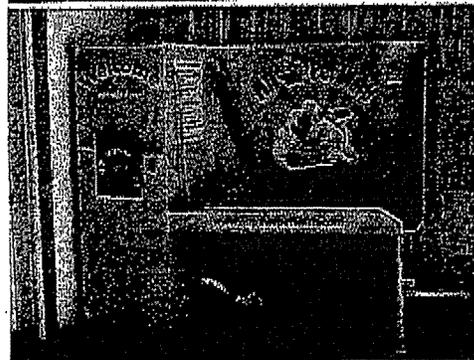
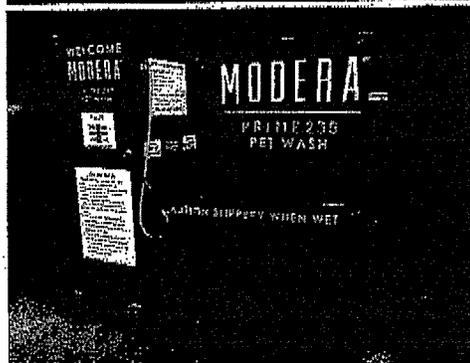
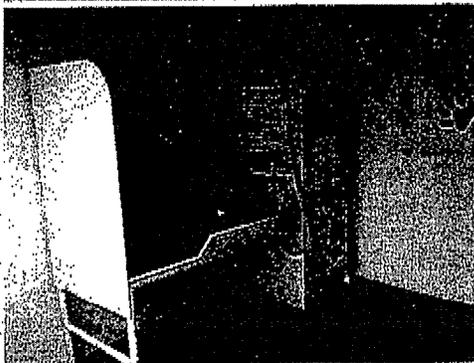
mfg. CCSI International, Inc.



APW MODEL

Option A - For Charge Units*

Option C - Free Amenity Units*



*retails at \$12,999

*retails at \$6,950



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\$100.00 FEE

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Appointment Date and Time: 9-24-15 Project Number (For office use only) 58173

JSK Consulting (863) 619-6131 (863) 619-6103
APPLICANT/PROJECT NAME PHONE FAX
 5904 Hillside Heights Drive, Lakeland, Florida 33812 polkprojects@jsk-consulting.com
MAILING ADDRESS E-mail Address

Matthew Johnson - JSK Consulting (863) 619-6131 (863) 619-6103
CONTACT PERSON (if different from applicant) PHONE FAX
 5904 Hillside Heights Drive, Lakeland, Florida 33812 polkprojects@jsk-consulting.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 +/-26

Tax Identification Number

	Section-Township-Range	-	Subdivision #	-	Parcel #
Parcel ID Number(s): (18 digits)	<u>S T R</u>	-	<u>See</u>	-	<u>Attch.</u>
	<u>S T R</u>	-		-	
	<u>S T R</u>	-		-	

Current Land Use District Residential Low-4 (RL-4)

Current Development Area N/A

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

PROJECT NARRATIVE

PROJECT NAME: Butler Place FLUMA

APPLICANT: JSK Consulting
Matthew Johnson, PE
5904 Hillside Heights Drive
Lakeland, Florida 33812

OWNER: Lakeland Seven, LLC
5400 Redfield Circle
Atlanta, Georgia 30338

PROJECT LOCATION: The project is located south of West Memorial Boulevard and immediately west of Chesnut Road in Lakeland, Florida. Please see attached exhibits for a more precise location.

PARCEL #(s): 23-28-15-000000-013030; 23-28-15-000000-013040
23-28-15-000000-013230; 23-28-15-000000-013240

SEC(S)/TWP(S)/RGE(S): 15/28/23

PROJECT SIZE: +/- 26 Acres

ABSTRACT: We would like to amend the Polk County Comprehensive Plan/Land Use Map by changing approximately 26 acres of Residential Low-4 (RL-4) land use to Business Park Center-2 (BPC-2.)

PROJECT DESCRIPTION: The applicant requests an amendment of the existing land use from RL-4 to BPC-2. The Business Park Center land use would meet Polk County's growing market demands and provide new light manufacturing and distribution opportunities for the area.

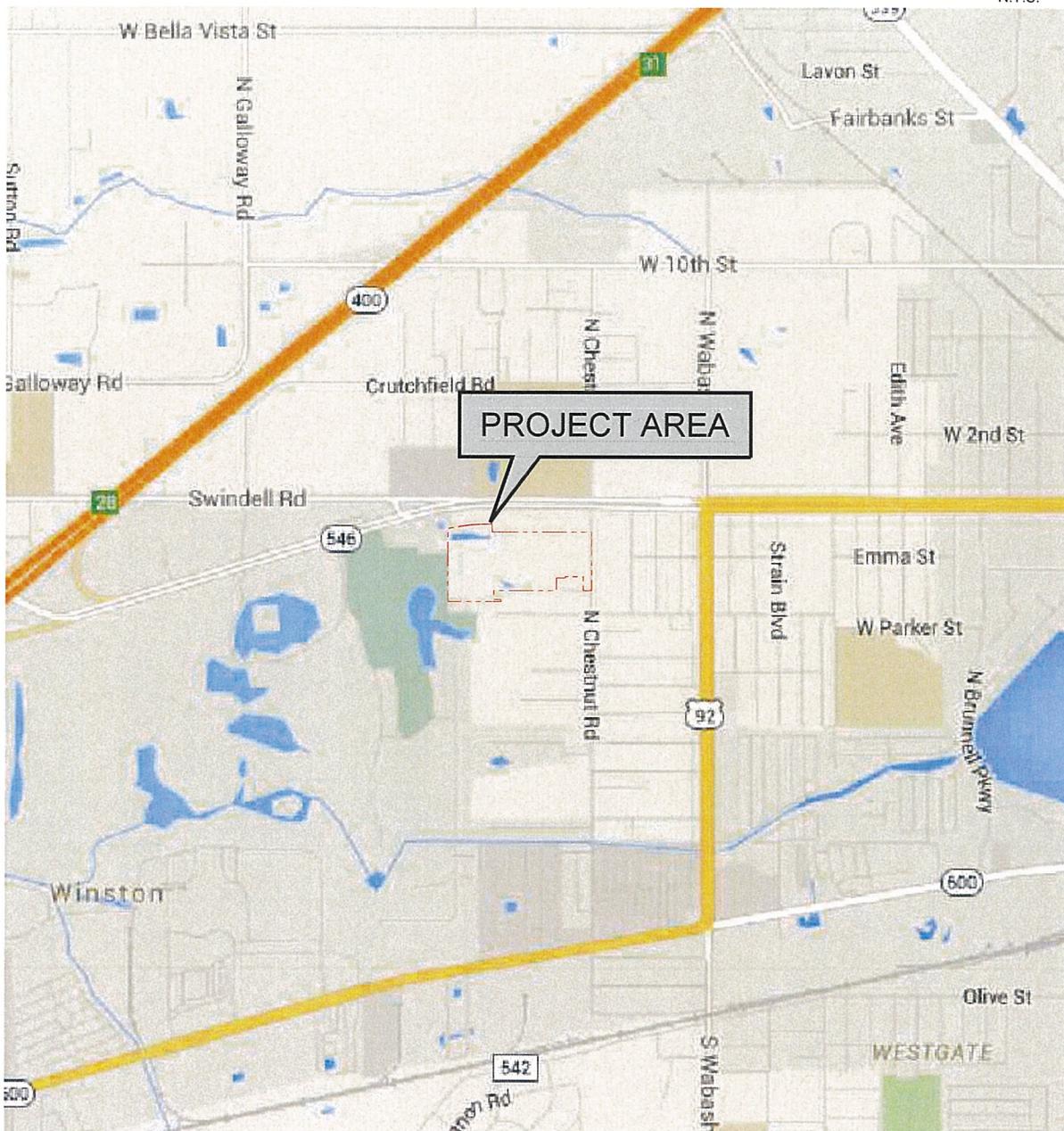
Future developments would be cultivated with the utmost care for surrounding land uses, making sure that impacts to public facilities, services and environmental resources are minimal to none. The applicant does not foresee any conflicts but instead, intends to use development to benefit the encompassing area.

VICINITY MAP

SECTION 10, TOWNSHIP 28 S, RANGE 23 E



N.T.S.



P:\1020.15A - Heard Knapp - Butler Circle K\DRAWINGS\ENGINEERING\Exhibits\1020.15 - EXHIBITS.dwg
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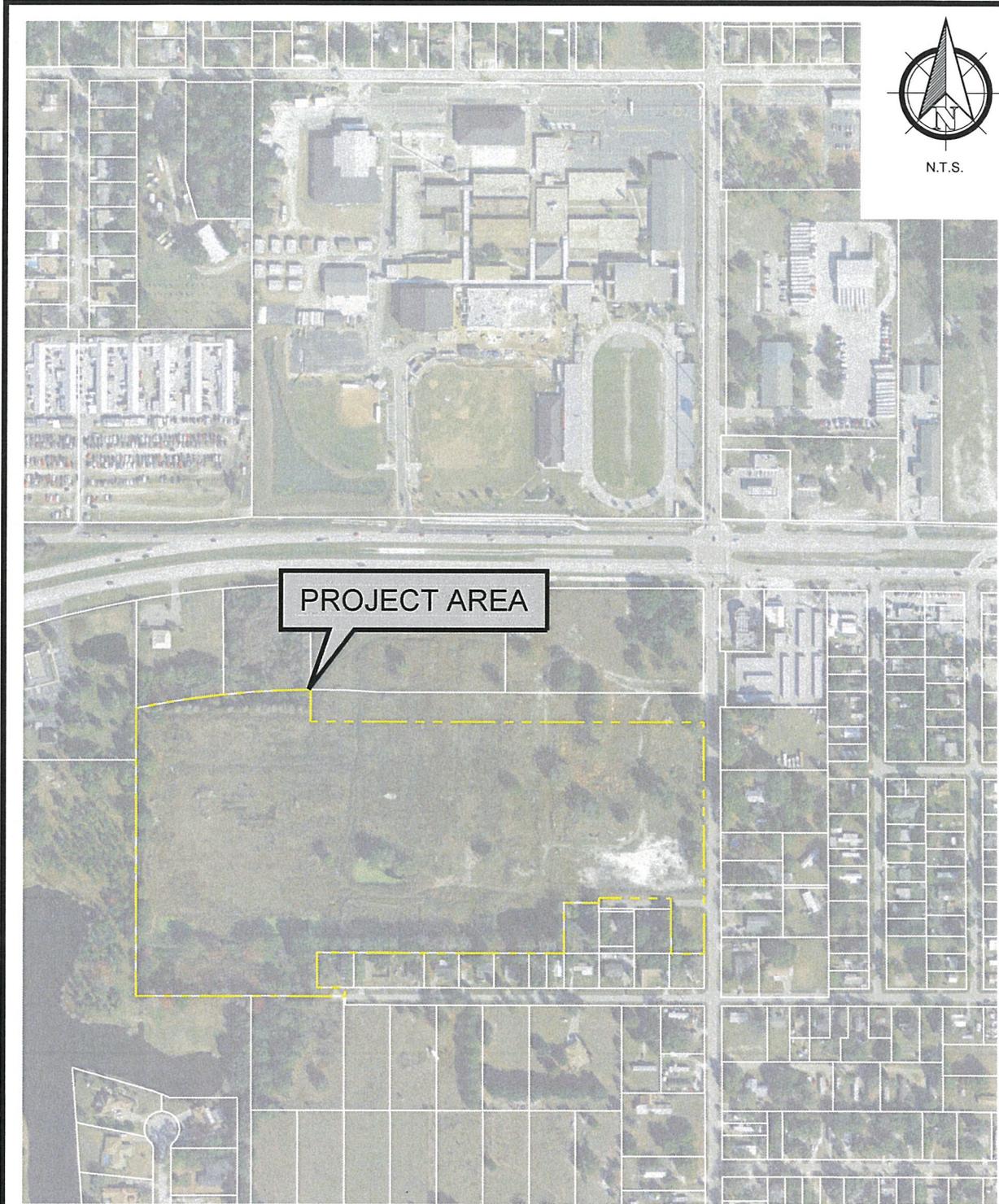
**Engineers, Land Planners
Construction Managers**

5904 Hillside Heights Drive
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Phone(863) 619-6131 Fax (863) 619-6103
www.jsk-consulting.com

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**BUTLER PLACE CIRCLE K
2502 Butler Drive,
Lakeland, FL 33815**

LOCATION MAP



N.T.S.

PROJECT AREA

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Sep 09, 2015 8:48 am



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AERIAL