



LAND DEVELOPMENT DIVISION

AGENDA FOR DEVELOPMENT REVIEW COMMITTEE

DATE: September 20, 2016
TO: Development Review Committee Members
FROM: John M. Bohde, AICP, Director
Tom Pierce, Sr. Development Review Specialist
SUBJECT: **Meeting Schedule for September 29, 2016**

The Development Review Committee will meet on **Thursday, September 29, 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

- 7.) NANCY SHEPARD (KELLY ALLRED) WAIVER
 NANCY SHEPARD
 (863)559-2781 x Project #: 58932 232822-091000-001103
 5' Site Access. Section 705, Site Access WA 16-39

LEVEL 3 APPLICATIONS

LEVEL 3 CONDITIONAL USE

- 8.) CU 16-24 WENDY'S
 JAMES VANDERCRAKE
 (863)640-2615 x Project #: 58916 CU 16-24
 Drive Thru Wendy's Restaurant NEW
 242910-280562-000140
- 9.) SACKETT RANCH
 RICK SACKETT
 (863)698-4077 x Project #: 58933 CU 16-26
 to allow an Event Venue NEW
 242913-282000-006070
- 10.) MINE & MILL SALVAGE YARD CU
 SAM MEDINA
 (863)800-3046 x Project #: 58949 CU 16-27
 to allow a salvage yard NEW
 242827-000000-041030
 242827-000000-041033
 242827-000000-041032

LEVEL 3 PLANNED DEVELOPMENT

- 11.) HIGHLAND MEADOWS PH 6
 DENNIS WOOD, P. E.
 (863)940-2040 x Project #: 58908 PD 16-11
 88 lot subdivision NEW PD
 272716-740500-030100
- 12.) FAIRWAY ROAD RETAIL
 SARAH CASE
 (863)940-9979 x Project #: 58937 PD 71-10M
 to establish development standards for commercial property NEW PD
 282713-933480-020001
- 13.) TANGLEWOOD MOD
 ERIC WARREN, P.E.
 (407)487-2594 x Project #: 58948 PD 03-14M
 to revise the number of single family units from 89 to 95 MAJOR MODIFICATION
 272601-000000-033000
 272601-000000-031010
 272601-000000-032010

LEVEL 4 APPLICATIONS

LEVEL 4 LARGE COMP PLAN AMEN

- 14.) COLT CREEK STATE PARK
 ERIC PATE
 (850)245-3057 x Project #: 58947 CPA 17B-01
 change 30 +/- acres from A/RR to ROS 232519-000000-011000
 232529-000000-000000
 232530-000000-010000

LEVEL 4 LDC TEXT CHANGE

- 15.) FRIDOVICH LDC TEXT
 HETTY HARMON
 (863)646-4771 x Project #: 58922 LDCT-03
 Text amendment to the LDC to remove the requirements referring to CPA 12S-04 in
 Appendix E. 232820-000000-021010

- 16.) SHELL LDC LDC 17T-01
STEVE SLOAN
(863)533-9095 x Project #: **58950** 253006-393000-000172
MODIFY SECTION E of the LDC to add a companion CPA Amendment with
conditions
- 17.) MADDOX LDC LDC 17T-02
SARAH CASE
(863)940-9979 x Project #: **58951** 253006-393000-000172
modify LDC Apendix E - SectionE105 - Parcel Specific



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

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: 9-29-16

Project Number (For office use only) 58957

Feltrim Group c/o Garrett Kenny (866) 668-8326

 APPLICANT/PROJECT NAME PHONE

_____ FAX

116 Pollo Park Blvd E, Davenport, Fl 33897

 MAILING ADDRESS

Garrett@Feltrim.com

 E-mail Address

James Askey - Askey Hughey, Inc. (407) 957-3308

 CONTACT PERSON (if different from applicant) PHONE

(407) 957-1019

 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 18.02 +/-

RECEIVED

SEP 13 2016

LAND DEVELOPMENT

Tax Identification Number

Parcel ID Number(s): (18 digits)	Section-Township-Range	Subdivision #	Parcel #
S 27 T 26 R 30	- 708000 -	020180	
S 27 T 26 R 30	- 708000 -	020190	
S 27 T 26 R 30	- 708000 -	020170	

Current Land Use District Residential Medium (RM)

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 FDC GROVE ROAD (FELTRIM) PROPERTY PROJECT IS CURRENTLY AN APPROVED PD (PD 06-22). THE PROPOSED DEVELOPMENT IS TO BE 50' WIDE SINGLE FAMILY LOTS.

WE WOULD LIKE TO DISCUSS THE FOLLOWING:

- CURRENT PROPERTY ENTITLEMENTS
 - AVAILABLE DENSITY
 - REQUIRED PD MODIFICATION
- REQUIRED OFF-SITE ROADWAY IMPROVEMENTS
- EXISTING UTILITY LOCATIONS WITHIN THE AREA
- REQUIRED OFF-SITE UTILITIES, SIZE AND ROUTING



DRWN JZ JFA
PROJECT NO./FILE NAME
1600/FDC Grove Rd Prop
DATE
09/2016
SCALE
N.T.S.
SHEET NO.
Figure 3

PROJECT NARRATIVE

FDC GROVE RD PROPERTY
GARRETT KENNY - FELTRIM

Davenport, Florida

S 30 , T 26 S, R 27 E

Askey Hughey, Inc.
Civil Engineering / Land Planning

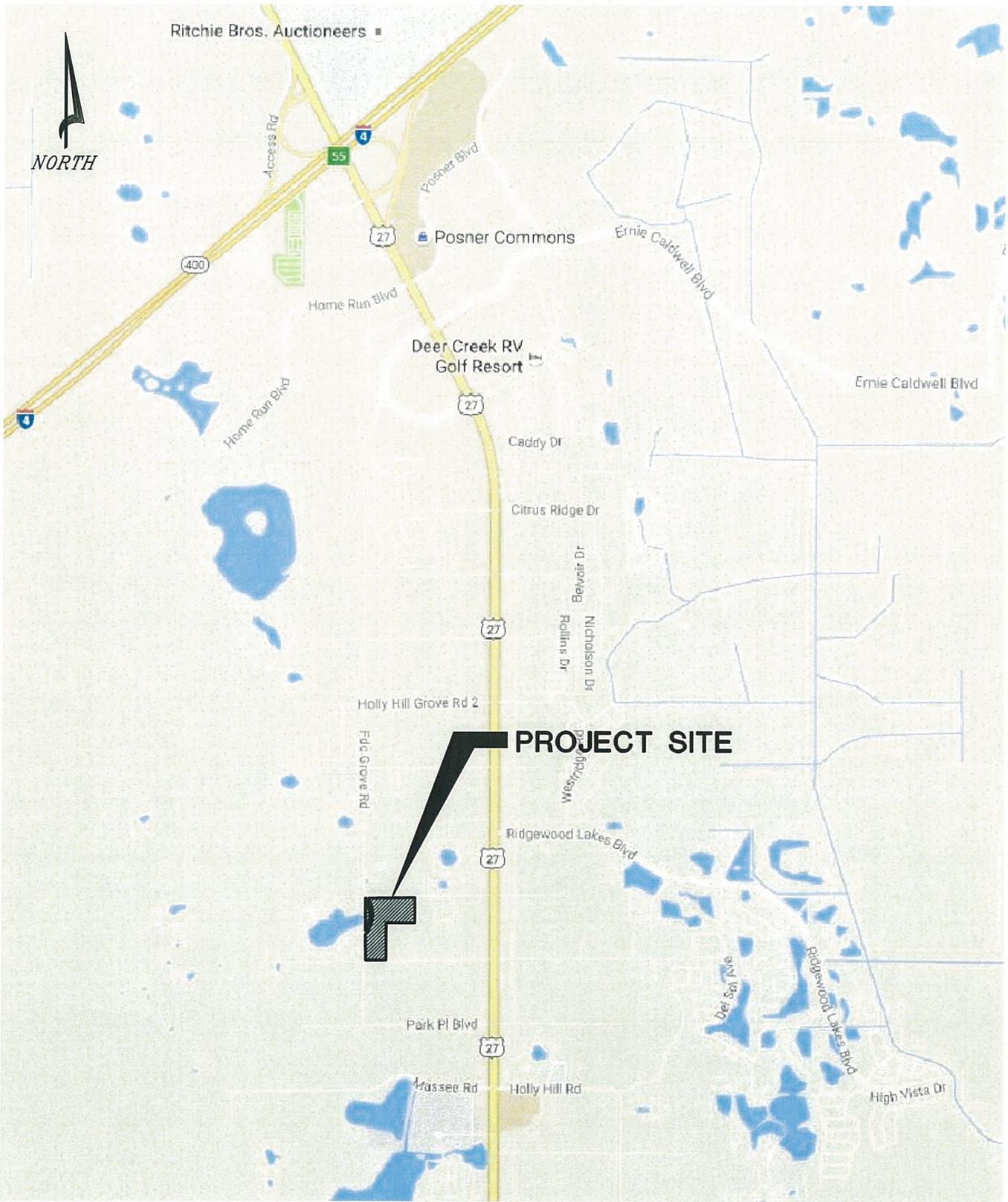
Certificate of Authorization Number: 26233

25 E. 13th Street, Suite 9

St. Cloud Florida 34769

Phone: (407) 957-3308

Fax: (407) 957-1019



BY	CD
JZ	JFA
PROJECT NO./FILE NAME	
1600/FDC Grove Rd Prop	
DATE	
09/2016	
SCALE	
N.T.S.	
SHEET NO.	
Figure 1	

LOCATION MAP

FDC GROVE RD PROPERTY
GARRETT KENNY - FELTRIM

Davenport, Florida

S 30 , T 26 S, R 27 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
16300/FDC Grove Rd Prop
 DATE **09/2016**
 SCALE **N.T.S.**
 SHEET NO. **Figure 1**

AERIAL MAP

FDC GROVE RD PROPERTY
GARRETT KENNY - FELTRIM

Davenport, Florida

S 30 , T 26 S, R 27 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

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PRE-APPLICATION CONFERENCE

\$100.00 FEE

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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**

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Appointment Date and Time: 9-29-16 Project Number (For office use only) 58962

Orchid Groves -Alex Azan, LGI Homes (813) 399-0403 (000) 000-0000
APPLICANT/PROJECT NAME PHONE FAX

100 South Ashley Drive, Suite 210, Tampa, FL 33602 aazan@lgihomes.com
MAILING ADDRESS E-mail Address

Robert Melsom (727) 504-6789 (727) 471-0300
CONTACT PERSON (if different from applicant) PHONE FAX

1100 16th Street North, St. Petersburg, Fl. 33705 robert@melsomgroup.com
MAILING ADDRESS E-mail Address

**Application Requirements
(must be attached and submitted in 8 1/2" x 11" only)**

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- Location Map (vicinity map)
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Amendment Type Text Amendment Map Amendment

Acres _____

Tax Identification Number **(PLEASE SEE ATTACHED)**

Section-Township-Range - Subdivision # - Parcel #

Parcel ID Number(s): S T R - -
(18 digits)

S T R - -

S T R - -

Current Land Use District N/A

Current Development Area N/A

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

Project Narrative

As noted on the attached master plan, the proposed community consist of 364, 50' Wide Single Family Residential Lots, located on approximately 76 Acres between Davenport and South Boulevard(s) in Davenport, Florida. Orchid Drive also bi-furcates and provides secondary access to the property.

It is our understanding that all three (3) above referenced rights-of-way (row) are the jurisdiction of Polk, County, Florida.

As such, our request for the DRC Pre-Application Meeting is to determine the process, design standards, traffic study requirements, and permit costs, etc., associated with a Level II Site Construction Permit Review for Commercial Driveway Connection Permits.

**MAP DEPICTING PROJECT LOCATION AND PROPERTY APPRAISER
IDENTIFICATION NUMBERS**



Parcel I.D. #
272708-727500-010010
272708-727500-010021
272708-727500-010030
272708-727500-010050
272708-727500-010060
272708-727500-010121
272708-727500-010130
272708-727500-010140
272708-727500-010150
272708-727500-010160
272708-727500-030080
272708-727500-030100
272708-727500-030110
272708-727500-030120

