

Office of Planning and Development
Tom Deardorff, AICP, Director



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Land Development Division

Board of County Commissioners

AGENDA FOR DEVELOPMENT REVIEW COMMITTEE

DATE: August 20, 2015
TO: Development Review Committee Members
FROM: John M. Bohde, AICP, Director
Tom Pierce, Sr, Development Review Specialist
SUBJECT: Meeting Schedule for September 03, 2015

The Development Review Committee will meet on **Thursday, September 3, 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.) CORE FLU
CHANDA BENNETT
863-534-6484 x Project #: 58123 253006-393000-000172
Text and Map Amendment to change the eastern boundary of the CORE FLU designation and Section 2.132 Critical Area Resource Management Plan (CARMP) regarding the purpose and the policy regarding the CORE FLU and the Greenway Corridor.
- 2.) LOCATION CRITERIA FOR ACTIVITY CENTERS
CHANDA BENNETT
863-534-6484 x Project #: 58125 253006-393000-000172
Text Amendment to follow up on the objections, recommendations, and comments report issued by the Dept of Economic Opportunity that related to CPA 15B-04 relating to location criteria for activity centers.
- 3.) PARRISH
RAYMOND PARRISH
(863)557-4763 x Project #: 58128 242718-000000-044010
A small scale Map Amendment to change 1.8 acres from RL-1X to OCC.
- 4.) ISR
ANA MARTINEZ-HUBERT
(863)534-6468 x Project #: 58129 253006-393000-000172
Text Amendment to Comp Plan to remove impervious surface ratios (ISR) that are redundant and in some cases inconsistent with those adopted for the same location in the Land Dev Code.
- 5.) DC APPAREL
D C APPAREL INC
(863)325-9273 x Project #: 58132 262906-672000-000071
262906-672000-000082
This is a request to see if this parcel can be used for the relocation of a Screen Printing and Embroidery Company. The applicant would like to build an office/warehouse complex approx. 10,000 sq ft now, then would like to add additional units that would be leased to other businesses in the future. Probably a total of about 40,000 in office/warehouse space total on the property. This property has a Land Use of RL-2.
- 6.) THE PARADISE
ROGER CACULITAN
(863)521-0222 x Project #: 58134 262514-999986-642590
The applicant is proposing to use 11 acres of the 29.25 acre parcel of land for an Assisted Living Facility (Adult Congregate Living).
- 7.) HIGHLAND CITY REFUGE CHURCH OF GOD
MICHAEL O GREEAR
(863)581-1527 x Project #: 58135 242914-283000-080530
Map Amendment to change Land Use to Institutional from RL-4 to allow a religious institution.
- 8.) GALAVIS
JOHANA GALAVIS
(954)496-6181 x Project #: 58137 273118-000000-031010
Applicant would like to have 4 additional dwellings in the form of cabins as well as a multipurpose room constructed. Each cabin would measure approx 1,152 sq. ft. and the multipurpose room would measure approx 10,000 sq ft.



PRE-APPLICATION CONFERENCE

\$100.00 FEE

Growth Management Department
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 330 W. Church St.
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 Bartow, FL 33831-9005
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 FAX (863) 534-6407

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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: 9-3-15 Project Number (For office use only) 58123

Long Range Planning	(863) 534-6792	(863) 534-6471
APPLICANT/PROJECT NAME	PHONE	FAX
PO Box 9005- Drawer TS05, Bartow, Florida 33813-9005		chandabennett@polk-county.net
MAILING ADDRESS		E-mail Address
Chanda Bennett	(863) 534-6792	(863) 534-6471
CONTACT PERSON (if different from applicant)	PHONE	FAX
Same		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 unknown at this time. will include some map changes to adjust CORE Boundary (slightly) in some areas.

Tax Identification Number

	Section-Township-Range	-	Subdivision #	-	Parcel #
Parcel ID Number(s): (18 digits)	S T R	-		-	
	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.

Pre-Application Narrative

This request is to change the eastern boundary of the CORE Future Land Use (FLU) designation and Section 2.132 Critical Area Resource Management Plan (CARMP) regarding the purpose and the policy regarding the CORE FLU and the Greenway Corridor. The County has had recent requests to change the eastern boundary of the CORE FLU. TO provide a sound and science based approach to this boundary, staff applied for and obtained a Technical Assistance Grant to hire a consultant to review the best location of the CORE based on the facts of science. This report is attached. The report shows the changes in the CORE boundary/. The text changes proposed are as follows:

APPENDIX 2.132

SECTION 2.132 - CRITICAL AREA RESOURCE MANAGEMENT PLAN

In 1974, the Florida Legislature designated the Green Swamp Area of Critical State Concern. The area consists of approximately 322,690 acres with portions lying in northern Polk and southern Lake Counties. The designation recognizes its valuable hydrologic functions and the need to specifically regulate encroaching development that imperils these functions. The Floridan Aquifer reaches its highest elevation within the Green Swamp, providing groundwater pressure to help maintain free-flowing springs, rivers, and abundant high quality drinking water. Additionally, the wetlands in the swamp coalesce to form the headwaters of four major rivers in central Florida: The Withlacoochee, Oklawaha, Peace, and Hillsborough Rivers. The Peace and Hillsborough Rivers are potable water sources for large population centers such as Tampa and Sarasota, and the Oklawaha, Withlacoochee and Hillsborough Rivers are designated Outstanding Florida Waters. The wetlands in the Green Swamp retain the seasonal flood for extended periods of time beyond the rainy season which reduces peak flows and flooding, increases aquifer recharge, and helps maintain seasonal river levels. The flatwoods and sandhill uplands that exist throughout the swamp provide moderate to high recharge to the aquifer. Moreover, within some areas of the western portion of the swamp, the limestone aquifer outcrops to the surface of the land, making it susceptible to pollution. For the reasons noted, the Green Swamp is considered an important hydrological area second only to that of the Everglades.

STATEMENT: The Critical Area Resource Management Plan is comprised of the Green Swamp Area of Critical State Concern as designated by the State Legislature. The following policies are intended to comply with statutory requirements.

OBJECTIVE 2.132: Development within the Critical Area Resource Management Plan shall occur in accordance with the policies stated within this section in addition to all other policies within the Future Land Use Element and other elements incorporated within the Polk County Comprehensive Plan not in conflict with these policies. Where there is a conflict in policy or standard, the more stringent shall apply.

POLICY 2.132-D4: CONSERVATION-CORE LAND USE - Within this Management Plan a land use category of "Conservation-Core" (CORE) is created. This land use district includes the most ecologically sensitive and intact natural resources in the Green Swamp Area of Critical State Concern as described in this first section of this CARMP, and it shall establish additional standards to protect water quantity and quality and wildlife habitat in the Withlacoochee River basin and immediately surrounding area in this land use. Within the Conservation-Core land-use category, residential development may occur at up to one dwelling unit per twenty acres (1 DU/20 AC). Density may be transferred to the upland portion of the site from the wetlands at a ratio of one dwelling unit per twenty acres (1 DU/20 AC). The Future Land Use Map series depicts the a-general boundary of the CORE. The eastern boundary of the CORE was revised based on "Defining the Eastern Boundary of the CORE Land Use Designation" which is incorporated into this Policy and Plan by reference. The "Defining the Eastern Boundary of the CORE Land Use Designation" evaluates the science and purpose of the location of the boundary, where the eastern boundary of the CORE designation meets the Ridge SPA, a

~~wetland delineation shall be completed prior to development approval and submitted to the appropriate regulatory agencies having authority to designate areas as wetlands and exercise jurisdiction over the wetlands so designated (e.g., Water Management Districts, the Department of Environmental Protection, the Army Corps of Engineers, Polk County). All other CORE boundaries are clearly designated in the PLUM by either the centerline of a road or a section line.~~

POLICY 2.132-B11 GREENWAY CORRIDOR - The Greenway Corridor on the Future Land Use Map indicates land within the US 27, CR 54, North Ridge SAPs, and the Ridge SPA bordering the CORE area of the Green Swamp Area of Critical State Concern as a Greenway Corridor, and as further defined in this section, shall be developed pursuant to the following:

- a. **PURPOSE** -- The Greenway Corridor is intended to become a linear, meandering preservation/conservation and wildlife corridor bordering the Green Swamp CORE and Ridge Special Protection Area. This area will serve as a buffer with no development permitted within this area. This buffer area shall connect to the Greenway Corridor that is required as part of the Ridge SPA and shall remain undisturbed except for the accommodation of pedestrian/bicycle traffic, underground utilities, and limited access. This corridor shall be a minimum of 50 feet wide on each side of the boundary between the CORE land use district and the Ridge Special Protection Area.
- b. **IMPLEMENTATION METHODS** -- The Greenway Corridor shall be created as follows:
 1. New development and redevelopment bordering the CORE land use district shall designate 50 feet on both sides of the boundary as a conservation easement for the Greenway Corridor.
 2. Developments located along the Greenway Corridor shall be required to locate other recreation amenities and stormwater retention areas adjacent to the corridor in order to further enhance. All retention areas shall be designed in a manner that minimizes disturbance to the land.



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Appointment Date and Time: 9-3-15 Project Number (For office use only) 58125

Long Range Planning	(863) 534-6792	(863) 534-6471
APPLICANT/PROJECT NAME	PHONE	FAX
PO Box 9005- Drawer TS05, Bartow, Florida 33813-9005		chandabennett@polk-county.net
MAILING ADDRESS		E-mail Address
Chanda Bennett	(863) 534-6792	(863) 534-6471
CONTACT PERSON (if different from applicant)	PHONE	FAX
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Application Requirements
 (must be attached and submitted in 8 1/2" x 11" only)

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- Aerial with site identified
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Amendment Type Text Amendment Map Amendment

Acres _____

Tax Identification Number

	Section-Township-Range	-	Subdivision #	-	Parcel #
Parcel ID Number(s): (18 digits)	S _____ T _____ R _____	-	_____	-	_____
	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.

Pre-Application Narrative

This request is to follow up on the Objections, Recommendations, and Comments report issued by the Department of Economic Opportunity that related to CPA 15B-04 relating to location criteria for activity centers. The DEO offered concern on locating activity centers adjacent to the CORE Future Land Use (FLU) designation. There is one non-residential Future Land Use designation adjacent to the CORE FLU which is Business Park Center within all three Selected Area Plans in the north east (US 27, Ronald Regan, and North Ridge SAPs). Development from the activity centers can generate more need for water and wastewater generation rates as well as increased traffic impacts as the two CPAs along the CORE from Regional Activity Center (RAC) to BPC demonstrated. Therefore, to address DEO's which is appropriate not to have activity centers adjacent to the CORE, the following policy change is being recommended:

Section 2.132-B Ridge Special Protection Area

Policy 2.132-B.3- LAND USE CATEGORIES - The following land-use categories shall be permitted within the RIDGE-SPA except that the activity centers listed below in the Ridge SPA shall be located at the intersection of arterials and collectors.

The changes approved as part of the ordinance for CPA 15B 04. The amended text is included in attachment A. In addition, the DEO report received by Polk County as part of CPA 15B 04 is also attached.

Exhibit A

RURAL-CLUSTER CENTERS

POLICY 2.110-B3: LOCATION CRITERIA - The establishment of new RCCs shall be located at the intersections of arterial and/or collector roads, ~~or arterial and collector roads~~, and shall be guided by the criteria established within Section 2.110-K - Activity Center Establishment.

CONVENIENCE CENTERS

POLICY 2.110-C1: CHARACTERISTICS - Convenience Centers are intended to accommodate the convenience-shopping needs of residents living within the immediate surrounding area. General (approximate) characteristics of Convenience Centers are:

Usable Area	<u>Up to 1 to 5</u> acres
Gross Leasable Area (GLA)	3,000 to 20,000 square feet
Minimum Population Support	2,500 to 5,000 people
Market-Area Radius	1 mile
Typical Leading Tenant	Convenience Store
Other Typical Tenants	Laundry, Dry Cleaning, Barber, Restaurant, Gas Station, Office.

POLICY 2.110-C3: LOCATION CRITERIA - Convenience Centers shall be located at the intersections of arterial and/or collector roads, and of collector and local roads in Redevelopment Areas consistent with Section 2.124-F. There shall be the following traveling distance, on public roads, between the center of a Convenience Center and the center of any other Convenience Center, or other higher-level Activity Center, Linear Commercial Corridor, or Commercial Enclave providing for the same convenience-shopping needs:

- a. One (1) mile within the TSDA and UGA
- b. Two (2) miles within the SDA and UEA

This required separation may be reduced if:

- a. The higher-level Activity Center, Linear Commercial Corridor or Commercial Enclave within the required distance separation is over 80% developed; or,
- b. the proposed Convenience Center market-area radius, minimum population support is over 5,000 people.

NEIGHBORHOOD ACTIVITY CENTERS

POLICY 2.110-D1: CHARACTERISTICS - Neighborhood Activity Centers are intended to accommodate the shopping needs of residents living within the immediate surrounding neighborhood(s). General (approximate) characteristics of Neighborhood Activity Centers are:

Usable Area	Over 5 acres to 20 acres
Gross Leasable Area (GLA)	20,000 to 150,000 square feet
Minimum Population Support	5,000 to 10,000 people
Market-Area Radius	1-1/2 miles
Typical Leading Tenant	Supermarket
Other Typical Leading Tenants	Drug Store, Restaurant, Bakery, Office, Convenience Store

POLICY 2.110-D3: LOCATION CRITERIA - Neighborhood Activity Centers shall be located at the intersections of arterial and/or collector roads, ~~arterial and collector roads, or at the intersection of major collectors.~~ There shall be the following traveling distances, on public roads, between the center of a Neighborhood Activity Center and the center of any other Neighborhood Activity Center, or other higher-level Activity Center, Linear Commercial Corridor, or Commercial Enclave providing for the same neighborhood-shopping needs:

- a. Two (2) miles within the TSDA and UGA
- b. Four (4) miles within the SDA and UEA

This required separation may be reduced if:

- a. The higher-level Activity Center, Linear Commercial Corridor or Commercial Enclave within the required distance separation is over 80% developed; or,
- b. the proposed Neighborhood Activity Center market-area radius, minimum population support is over 10,000 people.

POLICY 2.110-D4: DEVELOPMENT CRITERIA - Development within a Neighborhood Activity Center shall conform to the following criteria:

- a. Neighborhood Activity Centers shall have frontage on, or direct access to, an arterial or major collector roadway, or a frontage road or service drive which directly serves an arterial or collector roadway.
- b. Different uses within a Neighborhood Activity Center shall incorporate the use of frontage roads or shared ingress/egress facilities wherever practical.
- c. Adequate parking shall be provided to meet the demands of the uses, and interior traffic-circulation patterns shall facilitate the safe movement of vehicular, bicycle, and pedestrian traffic.

- d. Residential uses shall not be permitted in Neighborhood Activity Centers except as part of a mixed-use Planned Development.
- e. Office uses shall not exceed 40 percent of the total area of the Neighborhood Activity center. Commercial uses may constitute 100 percent of the Neighborhood Activity center.
- f. The maximum floor area ratio shall not exceed 0.25 unless developed as a Planned Development.
- g. Planned Developments within the Neighborhood Activity Center may be permitted a maximum floor area ratio up to 0.70 and a maximum residential density of 5 dwelling units per acre. Intensity and density increases shall only be awarded to innovative, efficient, and compatible Planned Development proposals that are consistent with the general district characteristics and are located within the TSDA and UGA. The Land Development Code shall establish specific development standards and criteria for Planned Developments within activity centers.

COMMUNITY ACTIVITY CENTERS

POLICY 2.110-E1: CHARACTERISTICS - Community Activity Centers are intended to accommodate the shopping needs of residents living within the community and generally contain a shopping center and other commercial and office uses within close proximity. General (approximate) characteristics of Community Activity Centers are:

Usable Area	<u>Over 20 acres</u> to 60 acres
Gross Leasable Area (GLA)	150,000 to 500,000 square feet
Minimum Population Support	20,000 to 80,000 people
Market-Area Radius	2 miles or more
Typical Leading Tenant	Variety, Discount, or Department Store
Other Typical Tenants	Supermarket, Theater, Offices, Restaurant, Drug Store, Professional Services.

POLICY 2.110-E3: LOCATION CRITERIA - Community Activity Centers shall be located at the intersections of arterial and/or collector roads, and preferably with the capability to accommodate a fixed-route mass-transit line. There shall be the following traveling distance, on public roads, between the center of a Community Activity Center and the center of any other Community Activity Center, or other higher-level Activity Center, Linear Commercial Corridor, or Commercial Enclave providing for the same community-shopping needs:

- a. Four (4) miles within the TSDA and UGA
- b. Six (6) miles within the SDA and UEA

This required separation may be reduced if:

- a. The higher-level Activity Center, Linear Commercial Corridor or Commercial Enclave within the required distance separation is over 80% developed; or,
- b. the proposed Community Activity Center market-area radius, minimum population support is over 50,000 people.

POLICY 2.110-E4: DEVELOPMENT CRITERIA - Development within a Community Activity Center shall conform to the following criteria:

- a. Community Activity Centers shall have frontage on, or direct access to, an arterial or collector roadway, or a frontage road or service drive which directly serves an arterial or collector roadway.
- b. Different uses within a Community Activity Center shall incorporate the use of frontage roads or shared ingress/egress facilities wherever practical.
- c. Adequate parking shall be provided to meet the demands of the uses, and interior traffic-circulation patterns shall facilitate the safe movement of vehicular, bicycle, and pedestrian traffic.
- d. Buffering shall be provided where the effects of lighting, noise, odors, and other such factors would adversely affect adjacent land uses. Parking lots, loading areas, dumpsters, utilities and air conditioning units, signage, etc. are examples of facilities which may require special buffering provisions.
- e. New residential shall be limited to Special Residential and shall not exceed 30 percent of the total area of the community activity center. Location of residential units above stores shall be encouraged by not considering such units against the maximum residential percentages.
- f. There shall be no limits on the mix of office and commercial uses within a Community Activity Center.
- g. The maximum floor area ratio shall not exceed 0.30 unless developed as a Planned Development.
- h. Planned Developments within the Community Activity Center may be permitted a maximum floor area ratio up to 1.0 and a maximum residential density of 25 dwelling units per acre. Intensity and density increases shall only be awarded to innovative, efficient, and compatible Planned Development proposals that are consistent with the general district characteristics and are located within the TSDA and UGA. The Land Development Code shall establish specific development standards and criteria for Planned Developments within activity centers.

REGIONAL ACTIVITY CENTERS

POLICY 2.110-F1: CHARACTERISTICS - Regional Activity Centers are intended to accommodate regional needs, and generally contain a regional shopping center, or other regional attractor, and other commercial and office uses within close proximity to compliment and take advantage of the regional nature of the center. General (approximate) characteristics of Regional Activity Centers are:

Usable Area	<u>Over 60 acres</u> or more
Gross Leasable Area (GLA)	500,000 to 2,000,000 square feet (40 or more stores)
Minimum Population Support	150,000 or more people
Market-Area Radius	20 miles or more
Typical Leading Tenant	One or more full-line department stores of at least 100,000 sq/ft
Other Typical Tenants	Same as Community Activity Center, with greater variety to include furniture and appliance stores, or other tenants with regional drawing capability or needs

POLICY 2.110-F3: LOCATION CRITERIA - Regional Activity Centers shall be located with consideration being given to regional transportation issues, and shall be located at the intersections of arterial and/or collector roads, and preferably with the capability to accommodate a fixed-route mass-transit line.

POLICY 2.110-F4: DEVELOPMENT CRITERIA - Development within a Regional Activity Center shall conform to the following criteria:

- a. Regional Activity Centers shall have frontage on, or direct access to, an arterial or collector roadway, or a frontage road or service drive which directly serves an arterial or collector roadway.
- b. Different uses within a Regional Activity Center shall incorporate the use of frontage roads or shared ingress/egress facilities wherever practical.
- c. Adequate parking shall be provided to meet the demands of the uses, and interior traffic-circulation patterns shall facilitate the safe movement of vehicular, bicycle, and pedestrian traffic.
- d. Buffering shall be provided where the effects of lighting, noise, odors, and other such factors would adversely affect adjacent land uses. Parking lots, loading areas, dumpsters, utilities and air conditioning units, signage, etc. are examples of facilities which may require special buffering provisions.
- e. New residential shall be limited to Special Residential and shall not exceed 30 percent of the total area of the Regional Activity Center. Location of residential units above stores

shall be encouraged by not considering such units against the maximum residential percentages.

- f. There shall be no limits on the mix of office and commercial uses within a Regional Activity Center.
- g. The maximum floor area ratio shall not exceed 0.35.
- h. Planned Developments within the Regional Activity Center may be permitted a maximum floor area ratio up to 1.5 and a maximum residential density of 25 dwelling units per acre. Intensity and density increases shall only be awarded to innovative, efficient, and compatible Planned Development proposals that are consistent with the general district characteristics and are located within the TSDA and UGA. The Land Development Code shall establish specific development standards and criteria for Planned Developments within activity centers.

HIGH-IMPACT COMMERCIAL CENTERS

POLICY 2.110-H3: LOCATION CRITERIA - High-Impact Commercial Centers shall be located in close proximity to existing industrial development so that an orderly "step-down" in uses can occur. Consideration shall be given to compatibility with surrounding land uses from development within the HIC and appropriate vehicle access.

POLICY 2.110-H4: DEVELOPMENT CRITERIA - Development within a High-Impact Commercial Center shall conform to the following criteria:

- a. High-Impact Commercial Centers shall have frontage on, or direct access to, an arterial or collector roadway, or a frontage road or service drive which directly serves an arterial roadway.
- b. Different uses within a High-Impact Commercial Center shall incorporate the use of frontage roads or shared ingress/egress facilities wherever practical.
- c. Adequate parking shall be provided to meet the demands of the uses, and interior traffic-circulation patterns shall facilitate the safe movement of vehicular, bicycle, and pedestrian traffic.
- d. Buffering shall be provided where the effects of lighting, noise, odors, and other such factors would adversely affect adjacent land uses. Parking lots, loading areas, exterior storage yards, dumpsters, utilities and air conditioning units, signage, etc. are examples of facilities which may require special buffering provisions.
- e. No residential uses shall be permitted within a high-impact commercial center. General commercial uses shall be limited to those that support the workers within in the High-Impact Commercial Centers and under no circumstances shall general commercial uses be allowed to constitute over 5 percent of the gross acreage of the High-Impact Commercial Center.

LINEAR COMMERCIAL CORRIDORS

POLICY 2.111-A4: DEVELOPMENT CRITERIA - Development or redevelopment within a Linear Commercial Corridor shall conform to the following criteria:

- a. Permitted uses include all types of commercial, office, and institutional uses typically located along a roadway. New industrial and High-Impact-Commercial-type (HIC) development shall be limited to in-filling existing industrial/HIC areas, and new industrial/HIC development shall not extend or expand these industrial/high-impact areas.
- b. New development or redevelopment of non-residential uses within a Linear Commercial Corridor shall be limited to the intensities of uses at the same or less intensity as adjacent existing uses. New development or redevelopment of non-residential uses adjacent to existing uses shall be compatible with each other without allowing a higher intensity of development.
- c. Step-down uses shall be encouraged between different intensity uses as in-fill and shall be lower in intensity than the highest existing intensive use. Step-down uses shall be contiguous to an intensive-use land use, and shall not be separated from that use by an arterial or collector road, or a natural or man-made barrier which makes the step-down use unnecessary.
- d. New development or redevelopment within a Linear Commercial Corridor shall incorporate the use of frontage roads wherever there is adequate public right-of-way or there is property available for the expansion of the right-of-way or the establishment of frontage-road easements to facilitate such roads in accordance with recognized highway safety standards. Whenever the placement of frontage roads is not practical, shared ingress/egress facilities shall be used.
- e. Adequate parking shall be provided to meet the demands of the uses, and interior traffic circulation shall facilitate safe bicycle and pedestrian movement.
- f. Where the LCC abuts residential areas, uses should be limited to a size, scale, and intensity necessary to provide the residents of the community and surrounding area with retail, personal, and community services. New development or redevelopment of non-residential development adjacent to residential areas shall be compatible with adjacent existing uses without allowing a higher intensity of development.
- g. Buffering shall be provided where the effects of lighting, noise, odors, and other such factors would adversely affect adjacent land uses. Parking lots, loading areas, dumpsters, utilities and air conditioning units, signage, etc., are examples of facilities that may require special buffering provisions.
- h. The maximum floor area ratio shall not exceed 0.35 for non-residential development.

COMMERCIAL ENCLAVES

POLICY 2.112-A4: DEVELOPMENT CRITERIA - Development within a Commercial Enclave shall conform to the following criteria:

- a. Permitted uses include commercial, office, and institutional uses.
- b. New development or redevelopment within a Commercial Enclave shall be limited to the intensities of uses at the same or less intensity as adjacent existing uses. New development or redevelopment adjacent to existing uses shall be compatible with each other without allowing a higher intensity of development.
- c. Step-down uses shall be encouraged between different intensity uses as in-fill and shall be lower in intensity than the highest existing intensive use. Step-down uses shall be contiguous to an intensive-use land use, and shall not be separated from that use by an arterial or collector road, or a natural or man-made barrier which makes the step-down use unnecessary.
- d. Commercial Enclaves uses shall have frontage on, or direct access to, a roadway, or a frontage road or service drive which directly serves a roadway.
- e. New development within, or the redevelopment of, a Commercial Enclave shall incorporate the use of frontage roads or shared ingress/egress facilities wherever practical.
- f. Adequate parking shall be provided to meet the demands of the uses, and interior traffic circulation shall facilitate safe bicycle and pedestrian movement.
- g. Where the CE abuts residential areas, uses should be limited to a size, scale, and intensity necessary to provide the residents of the community and surrounding area with retail, personal, and community services. New development or redevelopment adjacent to residential areas shall be compatible with adjacent existing uses without allowing a higher intensity of development.
- h. Buffering shall be provided where the effects of lighting, noise, odors, and other such factors would adversely affect adjacent land uses. Parking lots, loading areas, dumpsters, utilities and air conditioning units, signage, etc., are examples of facilities which may require special buffering provisions.
- i. The maximum floor area ratio shall not exceed 0.35.

Section 2.131-B Ronald Reagan Parkway Selected Area Plan

Policy 2.131-B.2.A1 – Future Land Use Districts Established

The following future land use districts with subsequent land use development intensities shall be established within the Ronald Reagan Selected Area Plan and activity centers (i.e., RACX, CACX, NACX, CCX and TCCX) in the Ridge SPA shall be located at the intersection of arterials and collectors.

**OBJECTIONS, RECOMMENDATIONS AND COMMENTS REPORT
FOR POLK COUNTY
PROPOSED COMPREHENSIVE PLAN AMENDMENT
(DEO NO. 15-3ACSC)**

I Consistency with Chapter 163, Part II and Chapter 380, Part I

CPA 15B-04:

The Department objects to CPA 15B-04 that revises locational criteria for several types of "activity centers" under Policy 2.110-D3 and Policy 2.110-D4 Neighborhood Activity Centers which allow up to 150,000 square feet of leasable area; Policy 2.110 E3 and Policy 2.110 E4, Community Activity Centers (up to 500,000 square feet); and Regional Activity Centers Policy 2.110-F3 and 2.110-F4 (allows up to 2,000,000 square feet). The objection is based upon lack of adequate data and analysis regarding the impact on the Green Swamp Area of Critical State Concern (ACSC) and inconsistency with the Green Swamp Principles for Guiding Development.

The locational criteria has been modified to expand the opportunities for the location of more intensive activity centers to locate at the intersections of collector and local roads. The criteria formerly required location at the intersection of an arterial and collector. The classification of roads occurs at the local level with input from the Polk Transportation Planning Organization. As a result, more development intensity is possible with the reclassification of the roads without a plan amendment.

The County included a map identifying Arterial and Collector Roads, however, the map did not include Local roads. The map included within the Data and Analysis does not identify any Collector Roads within the Ridge Special Protection Area (SPA), however, the 2013 Polk County Roadway Data Base designates Sand Mine Road as an Arterial and classifies Waverly Barn Road as a Collector Road. Both roads are located within the Ridge SPA. There are several locations in the Ridge SPA where potential intersections of local and collector or Collector to Collector Roads may occur along FDC Grove Road and on the North Ridge Trail once it is constructed and infill development continues. These roads parallel the Core, the most ecologically intact portion of the Green Swamp. Revision of the locational criteria will facilitate the march of more intensive development to the west along this boundary.

Authority: Section 163.3177 (1)(f); Florida Statutes (F.S.) and Rule 28-26.003 (1)(a) and (d), Florida Administrative Code

Recommendation: The County should provide clarification regarding the location of Arterial and Collector Roads within the Ridge SPA, including analysis of potential impacts this modification to the locational criteria may cause relative to the Green Swamp ACSC, particularly along the area where the Ridge SPA meets the Rural SPA and specifically the Core land use designation. The County should revise the language to indicate the revised locational criteria does not apply within the Ridge SPA.



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: 9-3-15 Project Number (For office use only) 58128

Raymond S Parrish 863-557-4763 n/a
 APPLICANT/PROJECT NAME PHONE FAX

6815 N Sorcum Loop Rd Lakeland FL 33809 Bass2816@aol.com
 MAILING ADDRESS E-mail Address

Missy Parrish 863-808-9301 n/a
 CONTACT PERSON (if different from applicant) PHONE FAX

6815 N Sorcum Loop Rd Lakeland FL 33809 missyp28@aol.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 1.8 +/-

RECEIVED
 AUG 18 2015
 LAND DEVELOPMENT
 Parcel #

Tax Identification Number
 Section-Township-Range - Subdivision # - Parcel #
 Parcel ID Number(s): S 18 T 27 R 24 - 000000 - 044010
 (18 digits)
 S T R - -
 S T R - -

Current Land Use District PL-1X
 Current Development Area UGA

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

Project Narrative

We are requesting a small scale comprehensive map amendment regarding approximately 1.8 +/- acres, which is being carved out of an existing 12.87 acre lot. The current land use for said property is RL-1X, and we are requesting a change to OCC, which will better suit the surrounding uses in this community.

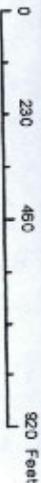
We would be amenable to possibly trading land uses with the County by giving our RL-1X land use in exchange for the OCC being requested from the County's parcel located on the East side of ours identified as parcel number: 182724-000000-042040.

The remaining 11 +/- acres will currently remain at the RL-1X land use.

Parrish Aerial



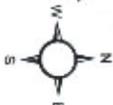
- Roads
- Waterbodies
- Municipal Boundaries
- Lot and Block Text
- Railroads
- Tax
- Separated Right
- Surrounding Counties
- PLSS Townships
- PLSS Sections
- PLSS Boundaries
- Gov't Lots
- Red: Band_1
- Green: Band_2
- Blue: Band_3



All maps are worksheets used for illustrative purposes only, they are not surveys. The Polk County Property Appraiser assumes no responsibility for errors in the information and does not guarantee the data is free from error or inaccuracy. The information is provided "as is".



Marsha M. Faux, CFA, ASA
 Property Appraiser
 Polk County, Florida
 August 12, 2015



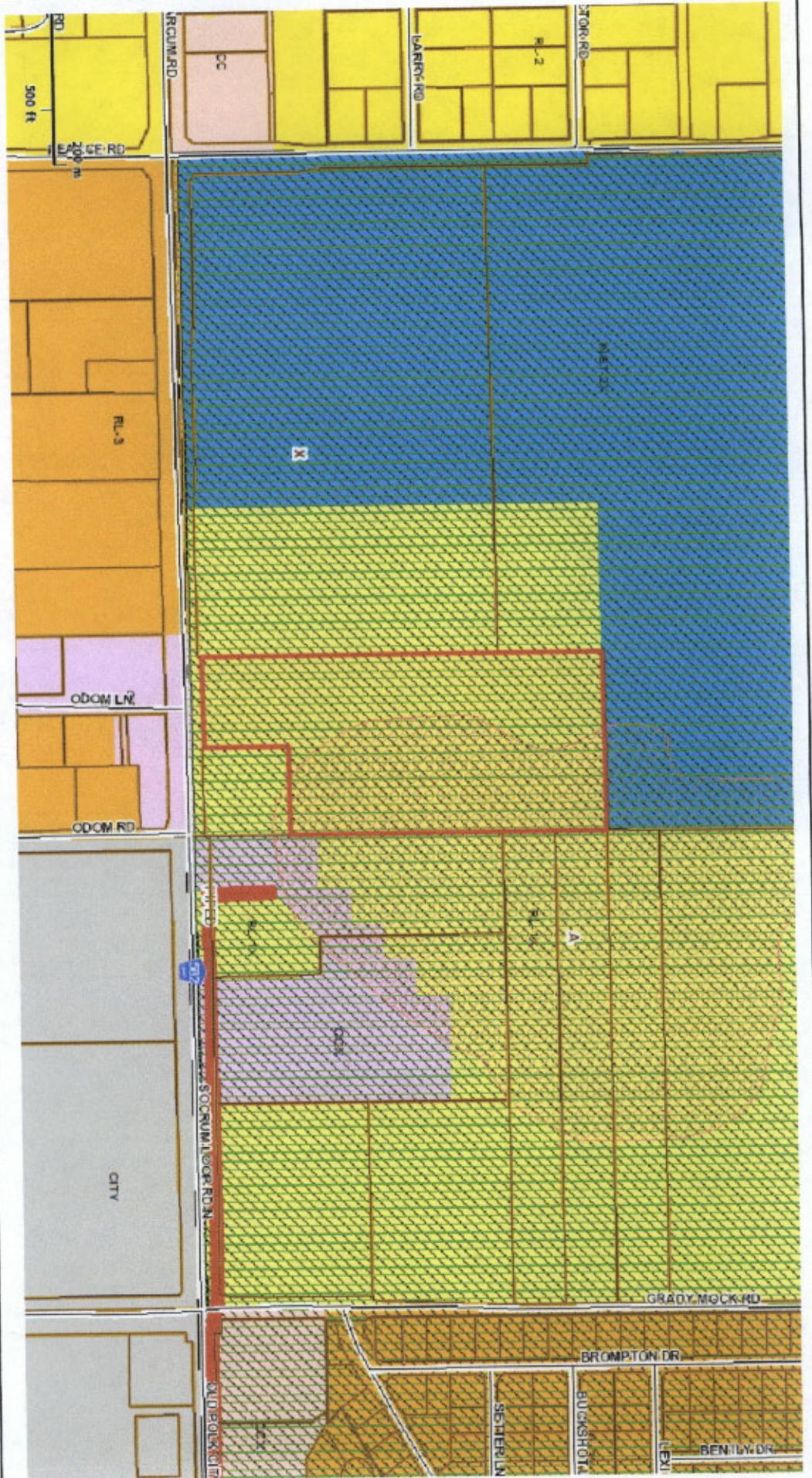


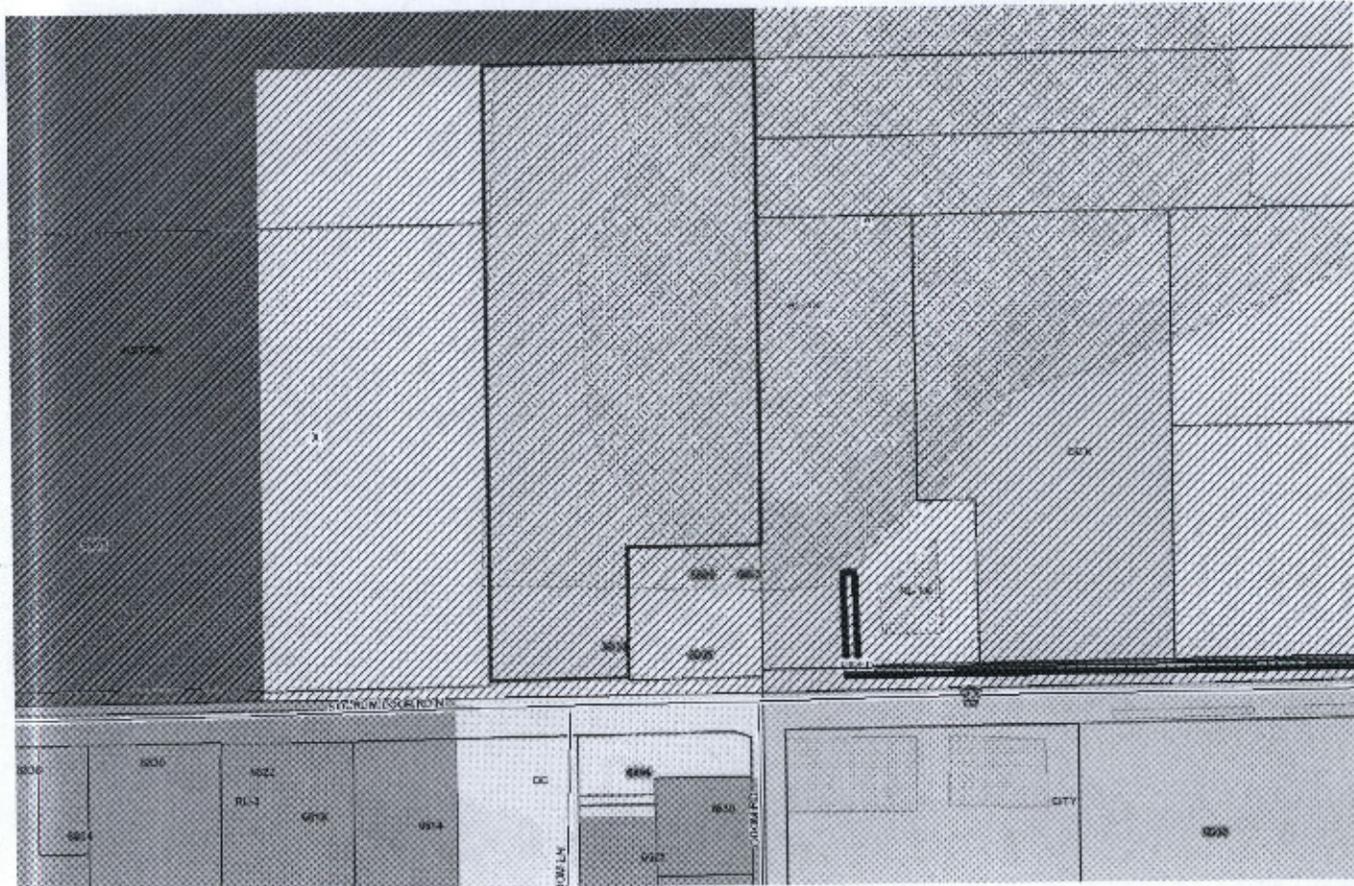
Location Map

County Map (Parrish)

Polk County IT/GIS

Printed: Aug 12, 2015





Landuse

Future Land Use (FLU) District: RL-1X
 Development Area: UGA (Urban Growth Areas)
 Selected Area Plan (SAP): No
 Green Swamp Area of Critical State Concern (ACSC): Yes
 Green Swamp Special Protection Area (SPA): POLK CITY SPECIAL PROTECTION AREA

Flood Information:

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

Zoning

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

Service Districts

Impact Fee District: A,NORTH
 Utilities Service Area: Northwest Regional, , , (water):



Report for Parcel ID:
24271800000044010



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
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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: 9-3-15 Project Number (For office use only) 58129

Polk County OPD - Impervious Surface Ratios (ISR) CPA (863) 534-6468 (863) 534-6407
APPLICANT/PROJECT NAME PHONE FAX
Drawer TS05, PO Box 9005, Bartow, FL 33831-9005 anamartinez@polk-county.net
MAILING ADDRESS E-mail Address

Ana Martinez-Hubert (863) 534-6468 (863) 534-6407
CONTACT PERSON (if different from applicant) PHONE FAX
Drawer TS05, PO Box 9005, Bartow, FL 33831-9005 anamartinez@polk-county.net
MAILING ADDRESS E-mail Address

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

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- 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 ^{n/a} _____

Tax Identification Number
Section-Township-Range - Subdivision # - Parcel #
Parcel ID Number(s): S T R - -
(18 digits) S T R - - **RECEIVED**
S T R - - **AUG 18 2015**

Current Land Use District _____
Current Development Area _____

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

Staff is proposing a text amendment to the Comprehensive Plan to remove Impervious Surface Ratios (ISR) that are redundant and in some cases inconsistent with those adopted for the same location/area in the Land Development Code. Staff will identify all those policies in the Land use Element and the Selected Area Plan, not including the Green Swamp to delete the ISRs and, where it is not already included, add a general policy referring to the ISRs adopted in the LDC as the ones in the attached examples (US 98 SAP and North Ridge SAP).

US 98 SAP

Example of what is in the Comprehensive Plan

with the Polk TPO 2025 Long Range Plan, as amended. The standards within the Land Development Code shall include guidelines for the location and type of improvements.



I. IMPERVIOUS SURFACE RATIO (ISR) - The ISRs for all land use categories are specified in the Land Development Code.

J. DENSITY AND FAR SCHEDULE - This criteria defines the general ranges for the density and FAR requirements and the Land Development Code for this SAP provides more specificity:

1. DENSITY - The maximum density for RLX is established at up to and included six dwelling units per acre (6 du/ac). The minimum density for RMX is established at five dwelling units per acre (5 du/ac) and the maximum density is ten dwelling units per acre (10 du/ac). The minimum density for RHX is established at eight dwelling units per acre (8 du/ac) and the maximum is established at 15 dwelling units per acre (15 du/ac). The densities and types of units specifically allowed within RLX, RMX, and RHX shall be permitted as defined in the Land Development Code through a bonus point schedule and planned development requirement. The permitted density for A/RRX and RSX is the same as contained in the Future Land Use Element.

2. NON-RESIDENTIAL FLOOR AREA RATIOS - The maximum FAR ranges for non-residential land use designations are according to the table below. The lowest number in the table for each Future Land Use designation is the maximum FAR permitted. However, FARs up to the highest shown in the table, for each Future Land Use designation, may be achieved through bonus points and/or a Planned Development (PD) pursuant to the Land Development Code. FAR standards will not apply to residential development.

	Future Land Use Designations										
	CEX	LCCX	NACX	ECX	INSTX	INDX	BPCX	TCX	LRX	OCX	CCX
FAR	.30-.75	.35-.75	.35-.70	.70-1.50	.50-1.00	.65-1.50	.60-1.50	.50-1.0	.50-1.0	.35-.70	.25-.65

For those areas of the County located within the US Highway 98 SAP and that are in the Transit Supportive Development Areas (TSDA), if there is a conflict between the density or intensity incentives established in the TSDA or the Transit Corridors and Centers Overlay (TCCO) and the densities and intensities established within the US Highway 98 SAP, the densities and intensities established in Policy 2.104-A7 for the TSDA or TSDA with the TCCO shall take precedence. However, where the development criteria established within this SAP are more stringent than the development criteria found within the TSDA or TSDA with the TCCO, the development criteria for this SAP shall take precedence.

3. BONUS POINT SCHEDULE - As established in the Land Development Code, within the Density and FAR Bonus Schedule, bonus points will be given for development that provides one or more of the following items at levels above the

2. New development and redevelopment within this land use designation shall incorporate safe pedestrian oriented design to allow access from the surrounding parking area and adjacent parcels.
3. All development shall provide adequate access and amenities to support mass-transit services.

D. BUSINESS PARK CENTERS (BPCX) - In addition to applicable provisions in the Future Land Use Element of this plan, the following provisions apply:

1. The BPCX shall be prohibited from having outdoor storage forward of the building=s main facade, unless screened from off-site view.
2. Development within this land use designation shall incorporate safe pedestrian oriented design to allow access from the surrounding parking area and adjacent parcels.
3. All development shall provide adequate access and amenities to support mass-transit services.
5. Buffering and screening standards shall be required as specified in the Land Development Code and when adjacent to property designated with a residential Future Land Use designation or adjacent to existing residential.

E. INDUSTRIAL (INDX) - In addition to applicable provisions in the Future Land Use Element of this plan, the following provisions apply:

1. All development shall provide adequate access and amenities to support mass-transit services.
2. Buffering and screening standards shall be required as specified in the Land Development Code and when adjacent to property designated with a residential Future Land Use designation or adjacent to existing residential.

F. EMPLOYMENT CENTER (ECX) - The Employment Center is an Activity Center designed to allow light assembly, office and research parks, low impact commercial, and other business uses to serve southeastern Lakeland and northwestern Bartow populations, as well as the educational campuses of the University of South Florida, Polk Community College, and Travis Vocational Technical Center.

1. DESIGNATION AND MAPPING - The Employment Center is designated on the Future Land Use Map Series as "Employment Center X" (ECX).
2. GENERAL CHARACTERISTICS - The ECX in this SAP is intended to accommodate the employment and functional needs of the college and vocational school campuses and the residents living within the area between the Cities of Bartow and Lakeland along the US Highway 98 corridor. The ECX will generally

contain uses that will generate employment as well as support facilities for the users and employees of the area. General (approximate) characteristics of the Employment Center Xs are:

- (a) Gross Leasable Area (GLA): 100,000-500,000 square feet, on average
- (b) Minimum Population Support: 20,000,
- (c) Market Area Radius: 3+ miles,
- (d) Typical Tenants: Services to the universities and colleges, bookstores, offices, light assembly, warehousing, distribution centers, research firms, development firms, medical clinics, convenience stores, restaurants, professional offices, financial institutions, recreational uses, communication facilities, High-Density Residential, hotel/motel, and uses that support or directly relate to the college campuses and the development of a research park, including personal services.

3. DEVELOPMENT CRITERIA - Development within an ECX shall conform to the following criteria:

- (a) Access to parcels shall be by an internal road system, frontage roads, cross-access easements, shared ingress/egress access easements, or some combination of these. New individual driveways accessing US Highway 98 will be permitted in compliance with FDOT requirements for this facility (US Highway 98 CAMP).
- (b) Different uses shall incorporate the use of shared ingress/egress facilities consistent with this SAP.
- (c) Parking shall be provided to meet the needs of the uses in an efficient manner that best suits the community collectively through optional methods such as shared parking and permeable surface parking design.
- (d) Interior traffic-circulation patterns shall facilitate the safe movement of vehicular, bicycle, and pedestrian traffic.
- (e) Buffering that meets the County development standards as set forth in the land development code shall be provided where effects of lighting, noise, odors, and other such factors would adversely impact adjacent land uses.
- (f) Light industrial uses which include at least 50% office space, assemble products, and conduct research and development, but do not manufacture any products shall be permitted without a Local Planning Agency review.



- (g) The maximum FAR shall be 0.70. Higher FARs will be allowed through bonus points per the Land Development Code for a total of 1.5. The ISR shall be limited to 0.60 in all cases.
- (h) Commercial and personal services are limited to 30 percent of the ECX district. The maximum floor area ratio for commercial uses shall be 0.60 but higher FARs may be allowed for a total of 75 percent with bonus points.
- (i) All development shall provide adequate access and amenities for mass-transit services.
- (j) Development within this land use designation shall incorporate pedestrian oriented design to allow safe access from the surrounding parking area and adjacent residential.
- (k) Residential uses shall be limited to High-Density Residential as a primary use up to 25 percent of the ECX district. Location of residential units above non-residential uses shall be encouraged by not considering such units against the maximum residential percentages and densities if the residential is an accessory use.
- (l) Warehouse uses which include at least 50 percent office space or office is the principal use shall be permitted without a Local Planning Agency review.

G. OFFICE CENTERS - The Office Center is an Activity Center designed to allow professional offices and support uses to serve southeastern Lakeland and northwestern Bartow populations.

1. DESIGNATION AND MAPPING - Office Centers are designated on the Future Land Use Map Series as "Office Centers" (OCX) for this SAP.
2. GENERAL CHARACTERISTICS - Office Centers are intended to accommodate the office needs of the community they serve. They generally contain lawyer, real estate, engineering, and other professional offices. Medical offices and support offices are also allowable in this category.

Usable Area	10 acres or less on average
Gross Leasable Area (GLA)	1,000 to 30,000 square feet
Minimum Population Support	2,500 people
Service-Area Radius	2 miles or more
Typical Leading Tenant	Professional offices
Other Typical Tenants	Medical offices, delis, cafes

North Ridge

and permitting guidelines in accordance with an executed interlocal agreement. The basic principles and goals of the JPA will include the following:

1. Encourage business and commercial development that are complimentary but not competing to the Haines City downtown;
 2. Encourage economic growth and new job creation;
 3. Encourage high quality development which serves as the northern entrance in to Haines City; and
 4. Provide balance of land uses with functional relationships to one another; and
 5. Improve the overall land values of the area.
- G. CIRCUS WORLD/BOARDWALK AND BASEBALL AND RIDGEWOOD LAKES DEVELOPMENT OF REGIONAL IMPACT (DRI) - These are the two Developments of Regional Impact within the North Ridge SAP. These DRIs have an approved Development Order that dictates intensities of development. If this SAP and the Development Order are in conflict, the requirements of the valid unexpired Development Order shall prevail.
- H. OTHER USES - Uses not specifically permitted or prohibited under the general provisions of the Basic Land-Use Categories or Modified Land Use Categories of this SAP may only be permitted upon approval by the Board of County Commissioners when it is determined that the proposed use can be developed in accordance with the policies contained within this SAP and all other policies within the Polk County Plan not in conflict with these policies.
- I. CONNECTION BETWEEN DEVELOPMENTS - Interconnectivity between developments will be encouraged to increase internal circulation as required in Policy 2.131-W4.
- J. IMPERVIOUS SURFACE RATIO (ISR)- The ISRs for all land use categories are specified in the Land Development Code. The ISRs for all land uses within the Green Swamp Area of Critical State Concern shall meet the ISR requirements established by the Critical Area Resource Management Plan policy 2.132-B10 d., of this plan.
- K. FLOOR AREA RATIO (FAR) - FAR ranges for each land use categories are established by policy 2.131-Q4 of this SAP.
- L. GREEN SWAMP AREA OF CRITICAL STATE CONCERN - All development within the Green Swamp Area of Critical State Concern shall comply with the Critical Area Resource Management Plan within the Comprehensive Plan and the regulations in Chapter 5 of the Land Development Code.
- M. Transit Supportive Development Area Density and Intensity - For those areas of the County located within the North Ridge SAP and that are in the Transit Supportive Development Areas (TSDA), if there is a conflict between the density or intensity incentives established in Policy 2.104-A7 for the TSDA or the Transit Corridors and Centers Overlay (TCCO) and the densities and intensities established within the North Ridge SAP, the densities and intensities as established of the TSDA or TSDA with the TCCO shall take precedence. However, where the development criteria established within this SAP are more stringent than the development

criteria found within the TSDA or TSDA with the TCCO, the development criteria for this SAP shall take precedence.

POLICY 2.131-Q4: MODIFIED LAND USE CATEGORIES - Land within "modified land-use categories", as enumerated in Policy 2.131-Q2 shall be developed in accordance with the following criteria:

For properties within the Transit Supportive Development Area, higher densities and intensities can be achieved in accordance with the criteria established in Policy 2.104-A7.

A. **CONVENIENCE CENTER (CCX)** - In addition to the other applicable provisions, the following provisions apply:

- a. Residential is not permitted as a primary use, but is permitted above commercial as an accessory use for a total of two stories of residential over one story of commercial (total of three story mixed-use building).
- b. The maximum FAR shall be 0.25. Higher FARs, not to exceed 0.50, will be allowed through bonus points per the Land Development Code.

B. **NEIGHBORHOOD ACTIVITY CENTER (NACX)** - In addition to the other applicable provisions, the following provisions apply:

- a. Residential is not permitted as a primary use, but is permitted above commercial as an accessory use at the Medium-Density Residential (5.01 dwelling units/acre to 10.0 dwelling units/acre).
- b. The maximum FAR shall be 0.35. Higher FARs, not to exceed 0.70, will be allowed through bonus points per the Land Development Code.

C. **COMMUNITY ACTIVITY CENTER (CACX)** - In addition to the other applicable provisions, the following provisions apply:

- a. Residential is not permitted as a primary use, but is permitted above commercial as an accessory use at the Medium-Density Residential (5.01 dwelling units/acre to 10.0 dwelling units/acre). The ISR shall be limited to 0.7 in all cases.
- b. The maximum FAR shall be 0.50. Higher FARs, not to exceed 1.0, will be allowed through bonus points per the Land Development Code.

D. **REGIONAL ACTIVITY CENTER (RACX)** - In addition to other applicable provisions as defined in Policy 2.110F, the following requirements shall apply:

- a. Special Residential shall be permitted at 10 dwelling units/acre up to 50 dwelling units/acre, for up to twenty five percent (25%) of the entire RACX.
- b. The maximum FAR shall be 1.0. Higher FARs, not to exceed 1.5, will be allowed through bonus points per the Land Development Code.

PIX

- (b) Different uses shall incorporate the use of shared ingress/egress facilities wherever practical.
- (c) Interior traffic-circulation patterns shall facilitate the safe movement of vehicular, bicycle, and pedestrian traffic.
- (d) Buffering that meets the County development standards as set forth in the adopted code shall be provided where effects of lighting, noise, odors, and other such factors would adversely impact adjacent land uses. Parking lots, loading areas, dumpsters, utilities and air conditioning units, signage, etc. are examples of facilities which may require special buffering provisions.
- (e) Residential development, as primary or accessory, will be permitted in up to fifteen percent (15%) of the PIX designation at Medium Densities.
- (f) The FAR shall be 0.70. Higher FARs will be allowed through bonus points per the Land Development Code for a total of 1.25. The ISR shall be limited to 0.6 in all cases.
- (g) Retail and commercial uses are limited to 25 percent of the PIX district. Future expansions shall require review by the County to meet the then needed infrastructure improvements. At no time may the commercial uses exceed the maximum floor area ratio of 0.70.

M. EMPLOYMENT CENTER (ECX) - The Employment Center is an Activity Center designated only within the County's Selected Area Plans (SAP). It is designed to allow office parks, light assembly, commercial, and other business uses to serve the needs of the growing population in the northeast area of the County.

- a. DESIGNATION AND MAPPING - The Employment Center is designated on the Future Land Use Map Series as "Employment Center X" (ECX).
- b. CHARACTERISTICS -- The ECX in this SAP is intended to accommodate the employment and functional needs of the urbanizing northeast area of the County. The ECX will generally contain office and support facilities, college and university uses, commercial, light assembly, and limited warehousing uses. General (approximate) characteristics of the Employment Center Xs are:
 - (a) Minimum Population Support: 20,000,
 - (b) Market Area Radius: 3+ miles,
 - (c) Typical Tenants: Office Parks, colleges and universities, research parks, services to offices, light assembly, distribution centers, research firms, development firms, convenience stores, restaurants, professional offices, financial institutions, recreational uses, communication facilities, medium density residential development, hotels and uses that support or directly relate to the college campuses and the development of a research park, including small-scale retail stores and other commercial uses.
- c. DEVELOPMENT CRITERIA - Development within an ECX shall conform to the following criteria:

IND

- (a) Access to parcels shall be by an internal road system, frontage roads, cross-access easements, shared ingress/egress access easements, or some combination of these. No new individual driveways shall be permitted to access US 27.
- (b) Different uses shall incorporate the use of shared ingress/egress facilities wherever practical.
- (c) Parking shall be provided to meet the needs of the uses in an efficient manner that best suits the community collectively through optional methods such shared parking and permeable surface parking design.
- (d) Interior traffic-circulation patterns shall facilitate the safe movement of vehicular, bicycle, and pedestrian traffic.
- (e) Buffering that meets the County development standards as set forth in the adopted code shall be provided where effects of lighting, noise, odors, and other such factors would adversely impact adjacent land uses.
- (f) Residential development, as primary will be permitted in up to 15% of the ECX designation at Medium and High Densities. Location of residential units above non-residential shall be encouraged by not considering such units against the maximum residential densities.
- (g) Industrial uses which include at least fifty percent (50%) office space, assemble products, and conduct research and development, but do not manufacture any products.
- (h) The FAR shall be 0.70. Higher FARs will be allowed through bonus points per the Land Development Code for a total of 2.0. The ISR shall be limited to 0.70 in all cases.
- (i) Retail and commercial uses are limited to 20 percent of the ECX district. The maximum floor area ratio for commercial uses shall be 1.0.
- (j) All development, when it is feasible, shall take advantage of any mass-transit facilities.

N. PRESERVATION - Areas designated as Preservation within this SAP are major wetland areas on which development does not currently exist. Designations are approximate. Development shall not be permitted except for the following:

- a. stormwater retention/detention,
- b. passive recreation,
- c. vehicular access for internal circulation as required for proper access, and
- d. bicycle and pedestrian corridors to achieve the Recreational Trails pursuant to Policy 2.131-Q6(C).

As establish in Policy 2.131-Q4, the FAR ranges for land use districts where bonuses apply are as follows:

	Land Use										
	CCX	CEX	LCCX	NACX	ECX	PIX	INDX	BPCX	TCC X	CACX	RACX
FAR	.25-.65	.35B.75	.35-.75	.35-1.0	.7-2.00	.7-1.25	.75-1.25	.75-1.25	.5-1.0	.5-1.0	1.0-1.5

For properties within the Transit Supportive Development Area, higher densities and intensities can be achieved in accordance with the criteria established in Policy 2.104-A7.

As established in the Land Development Code, Density and FAR Bonus Schedule, bonus points will be given for development that provides, at a minimum:

- a. Public infrastructure and service such as public safety sites, sidewalks above the required, and right-of-way dedication, etc;
- b. Special design criteria such as internal street lighting, vertical and mixed use development and structures, varying lot sizes and mixed housing types, incorporating neo-traditional or village elements such as recessed garages, and providing landscaped areas above the requirement, etc;
- c. Alternative transportation opportunities such as vehicular and pedestrian interconnectivity, demonstrated internal capture of vehicular trips, curb and gutter, providing connector roads from one public road to another, connecting residential and commercial centers via sidewalks, etc;
- d. Internal recreation facilities, and connection to public recreation facilities via sidewalks or multi-use trails;
- e. Increased protection for wetlands, wildlife habitat and upland vegetative communities, open space above minimum requirements and transfer of development rights.
- f. Preservation or conservation easements for native vegetative/plant communities.
- g. Development of self-sufficient villages, affordable housing, and no short-term rental units in residential districts.
- h. Other criteria, as defined in the Land Development Code, which might enhance the quality of the development, the quality of life for the community, and the protection of unique historical or environmental features that may occur in the area.

The applicant will be required to provide points from at least three different categories and in some cases obtain an approval for a conditional use permit, before an increase (or decrease) is allowed.

The Impervious Surface Ratio (ISR) shall be consistent with the requirements of the Critical Area Resource Management Plan, policy 2.131-B9, of this plan.

Except where stated in this Plan, if the property is in the Green Swamp Area of Critical State Concern, more restrictive guidelines in Section 2.132, Critical Area Resource Management Plan of this Plan will apply.



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\$100.00 FEE

RECEIVED

AUG 17 2015

LAND DEVELOPMENT
DIVISION

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Damon McCrystal/ Hwy 540 (863) 287-4896 (863) 326-9457
 APPLICANT/PROJECT NAME PHONE FAX

3500 Cypress Gardens Road Suite 5 Damon@dcappareline.com
 MAILING ADDRESS E-mail Address

CONTACT PERSON (if different from applicant) PHONE FAX

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- 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 ⁴ _____

Tax Identification Number

	Section-Township-Range	-	Subdivision #	-	Parcel #
Parcel ID Number(s): (18 digits)	S 26 T 29 R 06	-	672000	-	000071
	S 26 T 29 R 06	-	672000	-	000082
	S T R	-		-	

Current Land Use District Residential Low-2 (RL-2)

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.

PROJECT NARRATIVE
DAMON MCCRYSTAL
HWY 540 PROJECT

August 19, 2015

To whom it may Concern:

I am looking at purchasing a piece of property for the purpose of relocating my business (DC Apparel, which is a Screen Printing and Embroidery Company). We currently have the property under contract with a contingency that the zoning change is allowed to accommodate our business. We would like to build an Office/Warehouse complex approximately 10,000 square feet for now. We would then like to add additional units that would be leased to other businesses in the future. Probably a total of around 40,000 in Office/Warehouse space total on the property.

The property I am looking at is currently zoned RL-2 residential, but definitely is more suited to be a commercial property. I don't think anyone is going to want to build a home on a busy highway and it isn't big enough for a development.

Parcel Details: 26-29-06-672000-000082 and 26-29-06-672000-000071 for a total of 3.97 acres with road frontage on Hwy 540.

Regards,

Damon McCrystal
863-287-4896
damon@dcapparelinc.com



Over head View



West

North

South

Site Plan

<http://map.polkpa.org/default.aspx?parcelid=262906672000000071>

8/19/2015

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

Parcel Details: 26-29-06-672000-000082

 TAX EST
  PRT CALC
  PRC
  TRIM
  TAX BILL

Owners

NEWBOLD PHILLIP	25%
GAMBLE CHERIE	25%
BARROW TODD	25%
MOTT PAMELA BARROW	25%

Mailing Address

Address 1 **5095 BONE LN**
 Address 2
 Address 3 **BROOKSVILLE FL 34604-8221**

Site Address

Address 1 **0 COUNTY ROAD 540 W**
 Address 2
 City **EAGLE LAKE**
 State **FL**
 Zip Code **33839**

Parcel Information

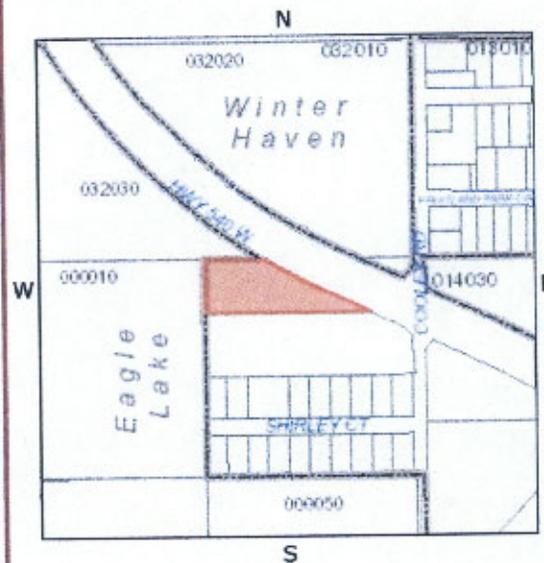
Neighborhood **210180.00**
 [Show Recent Sales in this Neighborhood](#)
 Subdivision **HAMPTON W M SUB PB 2 PG 36**
 Property (DOR) Use Code **Vac.Res (Code: 0001)**
 Acreage **1.26**
 Taxing District **UNINCORP/SWFWMD (Code: 90000)**

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.

HAMPTON W M SUB PB 2 PG 36 N1/2 OF LOT 8 THAT PART THEREOF LYING S OF R/W FOR SR 655 AS REC IN OR 3767 PG 2156

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 262906

[Mapping Worksheet Info](#)
[Section_262906.pdf](#)

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

Parcel Details: 26-29-06-672000-000071

 TAX EST
  PRT CALC
  PRC
  TRIM
  TAX BILL

Owners

NEWBOLD PHILLIP	25%
GAMBLE CHERIE	25%
BARROW TODD	25%
MOTT PAMELA BARROW	25%

Mailing Address

Address 1 **5095 BONE LN**
 Address 2
 Address 3 **BROOKSVILLE FL 34604-8221**

Site Address

Address 1 **0 COOLEY RD**
 Address 2
 City **EAGLE LAKE**
 State **FL**
 Zip Code **33839**

Parcel Information

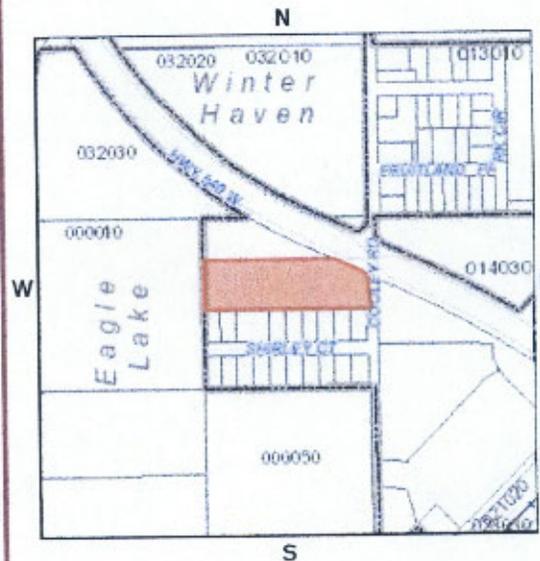
Neighborhood **210180.00**
 [Show Recent Sales in this Neighborhood](#)
 Subdivision **HAMPTON W M SUB PB 2 PG 36**
 Property (DOR) Use Code **Vac.Res (Code: 0001)**
 Acreage **2.71**
 Taxing District **UNINCORP/SWFWM (Code: 90000)**

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.

HAMPTON WM SUB PB 2 PG 36 LOT 7 LESS S 304 FT & S1/2 OF LOT 8 THAT PART THEREOF LYING SWLY OF R/W SR 655 AS REC IN OR 3767-2156

Area Map



Recorded Plat

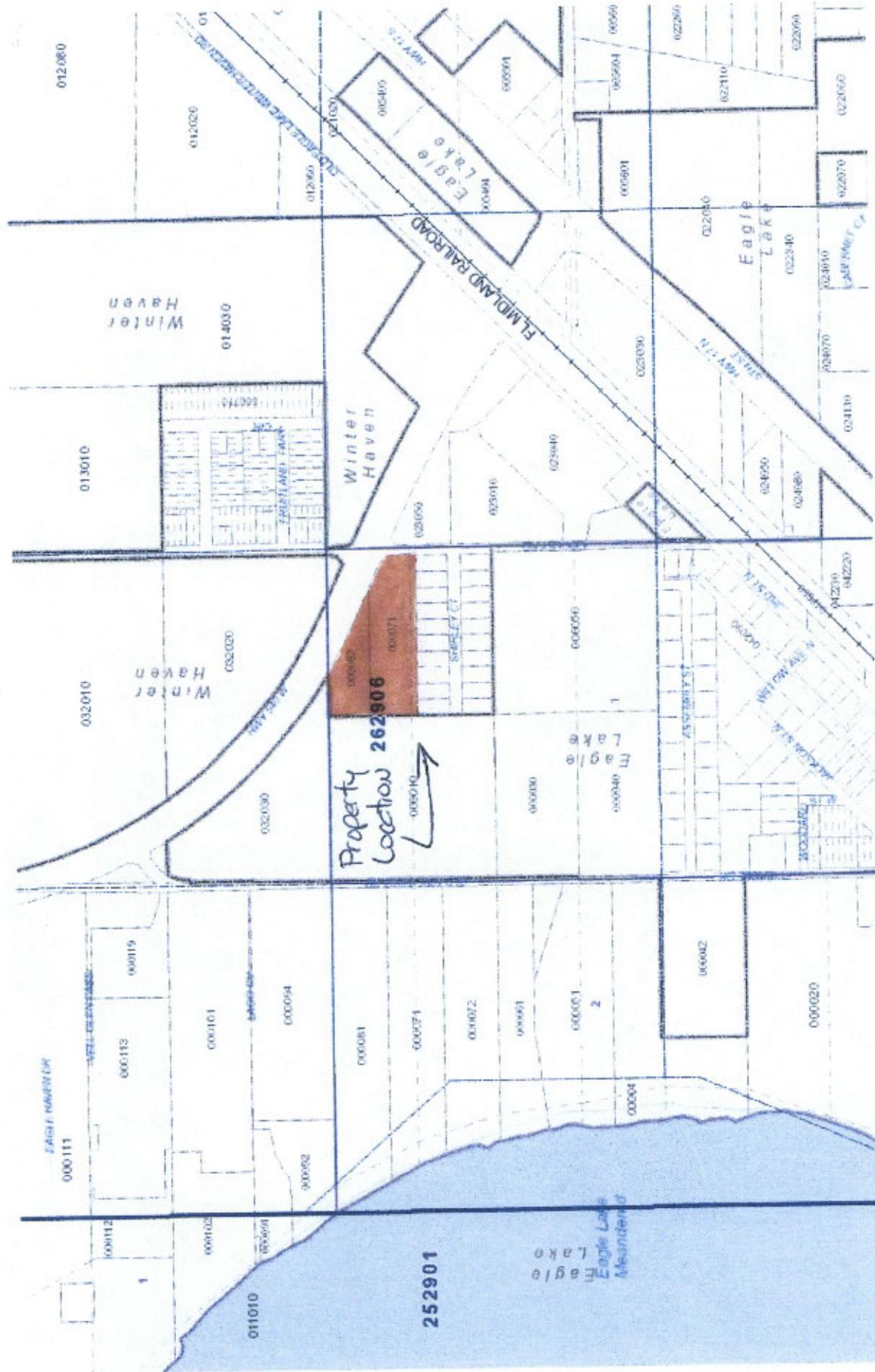
Visit the [Polk County Clerk of Courts website](#) to view the Recorded Plat for this parcel

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 262906

[Mapping Worksheet Info](#)
[Section_262906.pdf](#)

Property Location





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: 9-3-15

Project Number (For office use only) 58134

Roger Caculitan/The Paradise	(863) 521-0222	(863) 967-3058
APPLICANT/PROJECT NAME	PHONE	FAX
<u>1203 Kinsmen Dr., Auburndale, FL 33823</u>		<u>rogerc@rcengineeringdev.com</u>
MAILING ADDRESS		E-mail Address
Roger Caculitan	(863) 521-0222	(863) 967-3058
CONTACT PERSON (if different from applicant)	PHONE	FAX
<u>Same</u>		<u>same</u>
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 29.25

Tax Identification Number

	Section-Township-Range	-	Subdivision #	-	Parcel #
Parcel ID Number(s): (18 digits)	<u>S 14 T 25 R 26</u>	-	<u>999986</u>	-	<u>642590</u>
	<u>S</u>	-	<u>T</u>	-	<u>R</u>
	<u>S</u>	-	<u>T</u>	-	<u>R</u>

Current Land Use District Residential High (RH)

Current Development Area Suburban Development Area (SDA)

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

PRE-APPLICATION CONFERENCE
NARRATIVE

The applicant for the pre-application conference request is proposing to use 11 acres of the 29.25 acre parcel of land with parcel ID #:26-25-14-999986-642590 for an Assisted Living Facility (Adult Congregate Living). It is understood that said parcel has been zoned for multi-family (townhomes).

The proposed ALF will be "private pay" only facility with 220-bed capacity. As a "private pay" only facility, the building, accessories and services will be upscale. This is believed to be an ideal location because there no facilities of such kind within 15 miles.

Please see attached rendering and site plan.



LOCATION & AERIAL MAP

PARCEL ID: 26-25-14-999986-642590

Sand Mine Road
Davenport, FL





T H E P A R A D I S E

'Where SENIORS live the life they were meant to live'





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: 9-3-15

Project Number (For office use only) 58135

MICHAEL Q. GREAR 863-581-1527
 APPLICANT/PROJECT NAME PHONE
P.O. BOX 1173 33846-
5448 10th ST. SE. - HIGHLAND CITY, FL. 1173
 MAILING ADDRESS

863-644-6901
 FAX
N.A.
 E-mail Address

MICHAEL Q. GREAR 863-581-1527
 CONTACT PERSON (if different from applicant) PHONE
P.O. BOX 1173 - HIGHLAND CITY, FL 33846-1173
 MAILING ADDRESS

863-644-6901
 FAX
 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 _____

PARCEL ID # 242914-283000-08653D

Tax Identification Number

	Section-Township-Range	-	Subdivision #	-	Parcel #
Parcel ID Number(s): (18 digits)	S _____ T _____ R _____	-	_____	-	_____
	S _____ T _____ R _____	-	_____	-	_____
	S _____ T _____ R _____	-	_____	-	_____

Current Land Use District R.L-4X

Current Development Area T.S.D.A - PROPOSED - INSTX - 4598 S.A.P.

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

**POLK COUNTY, FLORIDA
CODE ENFORCEMENT SPECIAL MAGISTRATE
NOTICE OF VIOLATION AND NOTICE OF HEARING**

Polk County,

Petitioner,

vs.

MICHAEL O GREEAR

Respondent(s).

Case Number: CE15-5769

Sent Via: Certified Mail 70143490000017452078

Date: 08/04/2015

Owner:

MICHAEL O GREEAR
PO BOX 1173
HIGHLAND CITY, FL 33846-1173

Additional Owner(s):

Violation Address: 5446 10TH ST, HIGHLAND CITY, FL 33846 **Parcel ID#:** 242914283000080530

NOTICE IS HEREBY GIVEN OF VIOLATION(S) OF THE POLK COUNTY FLORIDA LAND DEVELOPMENT CODE (LDC) AND/OR ORDINANCE (ORD), AND/OR FLORIDA BUILDING CODE (FBC), AS FOLLOWS:

Municipal Code	Description	Corrective Action
LDC Section 205, Table 2.1 Standard Districts Religious Institution	Violating the permitted and conditional uses for the standard land use districts. (Operating a religious Institution in an RL-4 Land Use Without a Level 3 Approval)	Contact the Polk County Land Development Division at (863) 534-6084 as well as the Code Investigator listed on the notice. Cease & Desist operation of religious Institution until a L-3 approval from Land Development is obtained

When contacting agencies as part of the "Required Remedy" you must refer to the Case Number listed in the upper right corner of this letter.

IT IS YOUR RESPONSIBILITY TO CALL YOUR INVESTIGATOR Charles Butts, Code Investigator 863-534-5961 AND REQUEST A RE-INSPECTION. If the above described violation(s) is corrected and then recurs or the above described violation(s) is not corrected by the date shown (in red), the case shall be presented to the Special Magistrate as stated below even if the violations(s) has been corrected prior to the Special Magistrate hearing, AND PROSECUTION FEES SHALL BE ASSESSED AGAINST YOU AT THAT TIME.

The violations must be corrected by 08/25/2015. It shall be the violator's responsibility to contact the Code Enforcement Office after the violation(s) are corrected.

If the violation is corrected and then recurs after the hearing date stated below, upon notifying you of the recurrence of the violation and hearing date, the case shall be presented to the Special Magistrate, without any additional time to correct the violation AND COST OF PROSECUTION SHALL BE ASSESSED AGAINST YOU AT THAT TIME. In those instances where the violation is corrected and then recurs within five (5) years on any property owned or occupied by the alleged violator, the County shall be entitled to recover all costs reasonably and necessarily incurred by the County for the original violation and recurrence of the violation, including without limitation, all vendor, administrative, and operating costs, and such costs shall be imposed against the violator at a hearing in which notice has been sent to the violator even if the violation is corrected prior to the hearing.

PLEASE TAKE NOTICE that a Hearing will be conducted by the Special Magistrate in the above styled cause at 8:30 a.m. on **09/22/2015**, in the Commissioner's Board Room at the Neil Combee Administration Building, 330 W. Church Street, Bartow, Florida. The Special Magistrate will receive testimony and evidence pertaining to the matters alleged in this Notice of Violation. Your failure to appear may result in a judgment being entered against you.

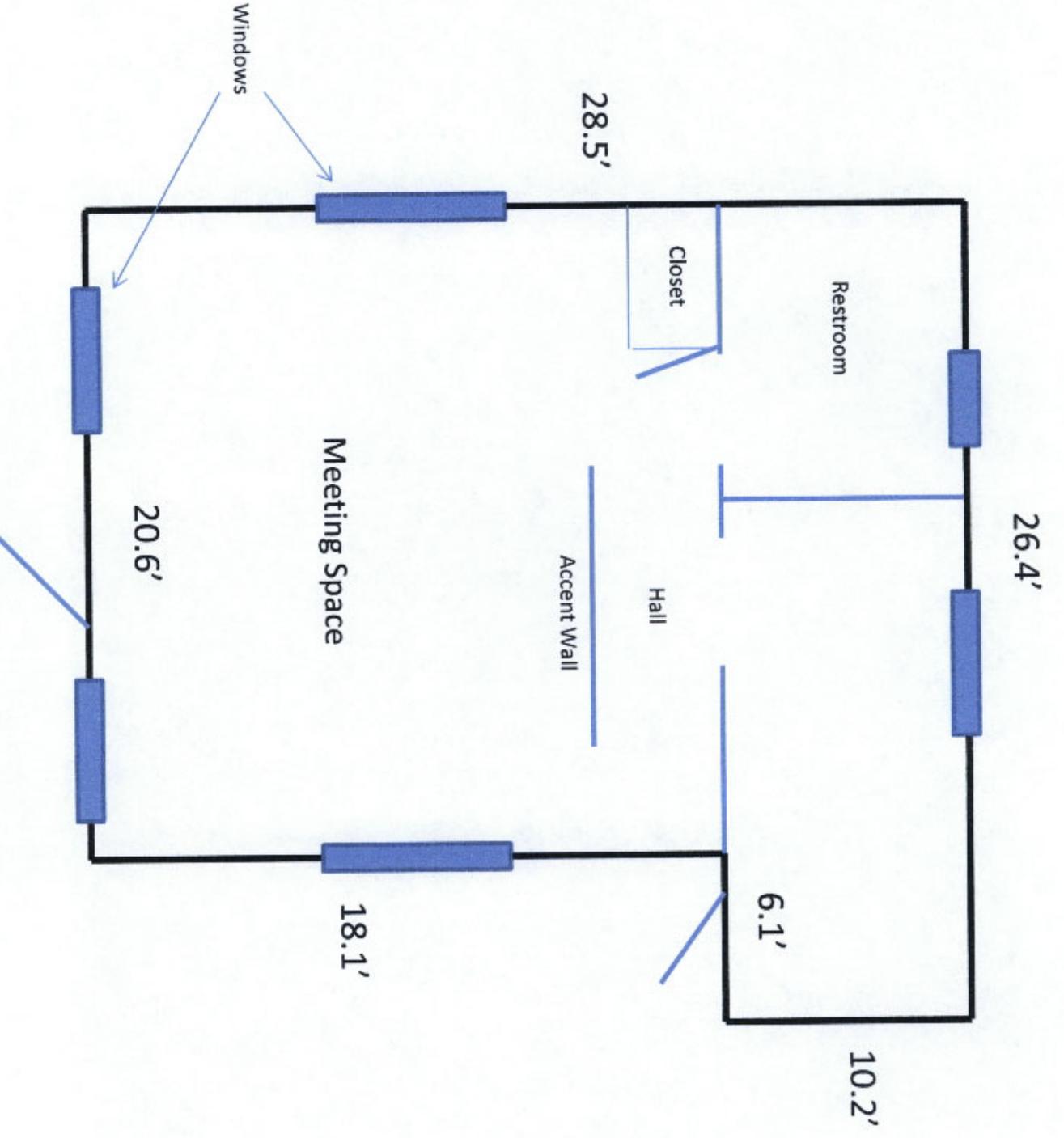
If someone other than your attorney will be representing you at the hearing, that person must bring a letter that you have notarized giving them permission to represent you in this case.

PLEASE GOVERN YOURSELF ACCORDINGLY.



HIGHLAND CITY REFUGE
CHURCH OF GOD

PASTOR APPRECIATION
2011





Google

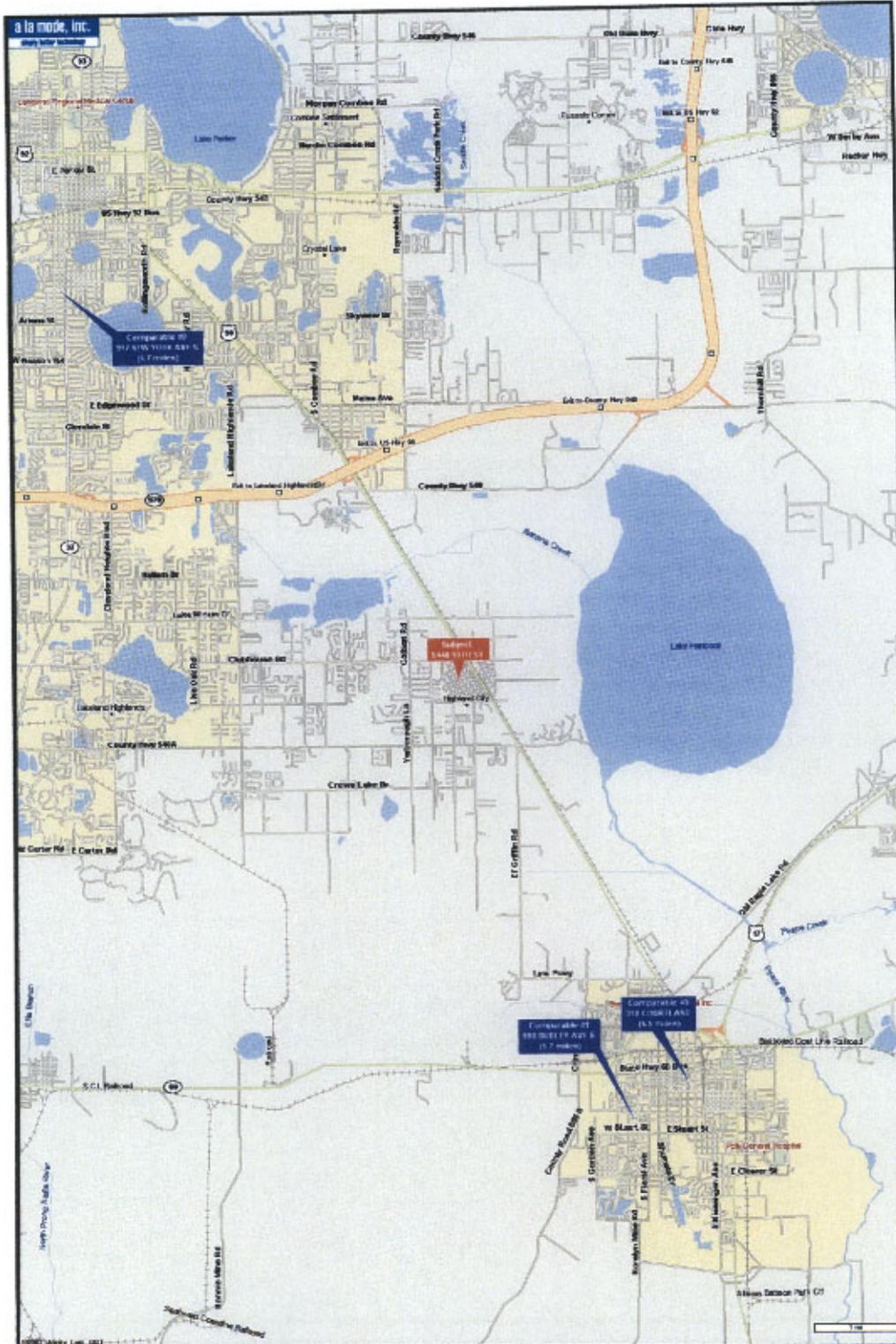
5448 10th St

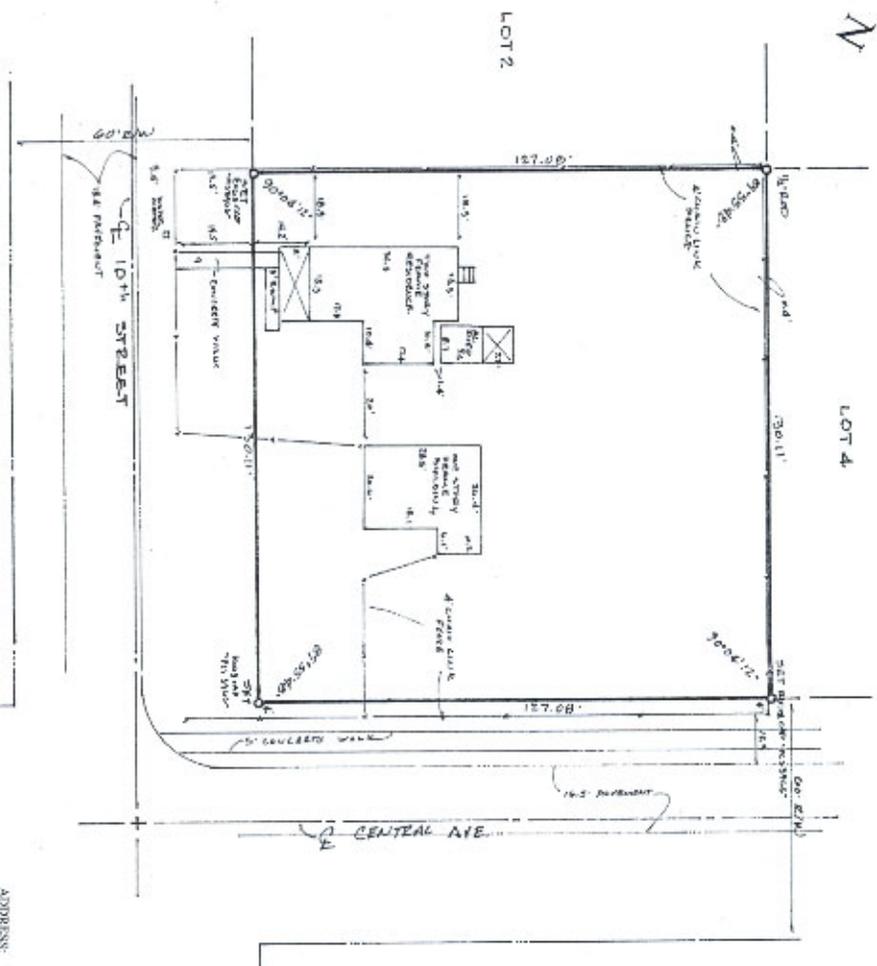
Block including 5448, 5452 10th Street SE



Location Map

Borrower/Client	MICHAEL GREER		
Property Address	5448 10TH ST		
City	County	State	Zip Code
HIGHLAND CITY	POLK	FL	33846
Lender	COMMUNITY FIRST CREDIT UNION		





ADDRESS: 5408 10TH STREET SE
HIGHLAND CITY, FLORIDA 33846

- NOTE:
1. THERE ARE NO BEARINGS OR DISTANCES PERTAINING TO ANY EASEMENTS, RIGHTS OF WAY, SET BACK LINES, RESERVATIONS, AGREEMENTS AND/OR OTHER ESTATE MATTERS ARE MADE OR IMPLIED.
 2. NON-DIMENSIONED FEATURES ARE PLOTTED TO SCALE.
 3. ADDRESS NOT WITHIN BLOCK ZONE.
 4. AS PER POLK COUNTY INSURANCE RATE SCHEDULE FOR POLK COUNTY, FLORIDA, THE ONE COMPUTED VALUE AS INDICATED ON THE POLK COUNTY OFFICIAL RECORDS OF POLK COUNTY, FLORIDA, PREPARED BY THE POLK COUNTY OFFICIAL RECORDS DEPARTMENT 20, 2000.
 5. O.R.B. - OFFICIAL RECORDS BOOK.
 6. P.W. - RIGHT OF WAY.
 7. P.M. - PLAT.
 8. F - FIELD.
 9. C - CALCULATED.

CERTIFIED TO:
MICHAEL O. GREER & LINDA S. GREER
COMMUNITY FIRST CREDIT UNION
W/L A SWALE, JR., P.A.
ATTORNEY'S TITLE INSURANCE FUND, INC.

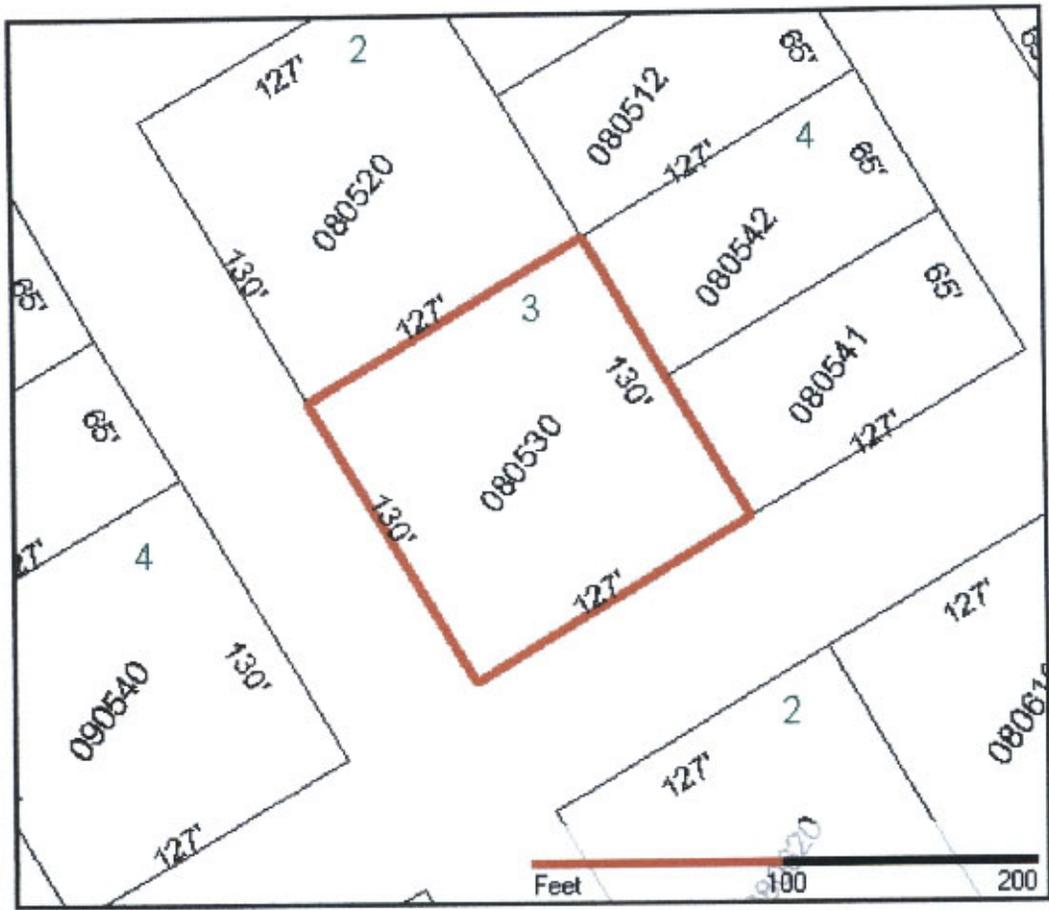
WE HEREBY CERTIFY THAT THIS DRAWING IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PERFORMED UNDER MY SUPERVISION, IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS SET FORTH IN CHAPTER 61G-17, PURSUANT TO SECTION 473.021, FLORIDA STATUTES, AS ADOPTED BY THE BOARD OF PROFESSIONAL LAND SURVEYORS.

THIS SURVEY OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BOUNDARY SURVEY FOR MICHAEL O. GREER & LINDA S. GREER		
TRAINOR LAND SURVEYING 1127 LONGWOOD OAKS BLVD. LAKELAND, FLORIDA 33811		
DESCRIPTION (AS TITHEBRED) LOT 3, BLOCKS 788 & 848, 117, RECORDED IN PLAT BOOK 1, PAGE 54, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.		
SCALE 1"=30'	DATE 01/24/06	DRAWN BY LIT
 FLORIDA REGISTERED SURVEYOR NO. 3966		

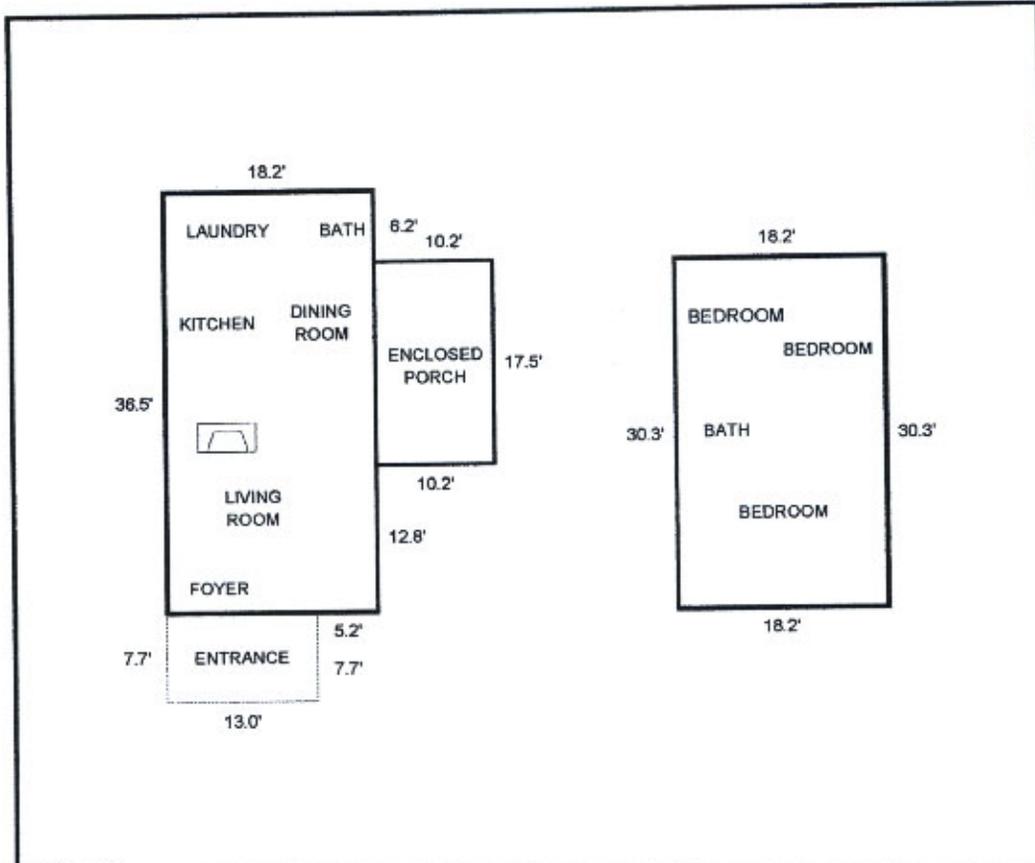
Plat Map

Borrower/Client MICHAEL GREEAR			
Property Address 5448 10TH ST			
City HIGHLAND CITY	County POLK	State FL	Zip Code 33846
Lender COMMUNITY FIRST CREDIT UNION			



Building Sketch (Page - 1)

Borrower/Client MICHAEL GREEAR			
Property Address 5448 10TH ST			
City HIGHLAND CITY	County POLK	State FL	Zip Code 33846
Lender COMMUNITY FIRST CREDIT UNION			



Created by Area 12™

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Size	Net Totals
GLA1	First Floor	564.30	664.30
GLA2	Second Floor	551.46	551.46
P/P	Porch	100.10	100.10
OTH	Storage	178.50	178.50
TOTAL LIVABLE (rounded)			1216

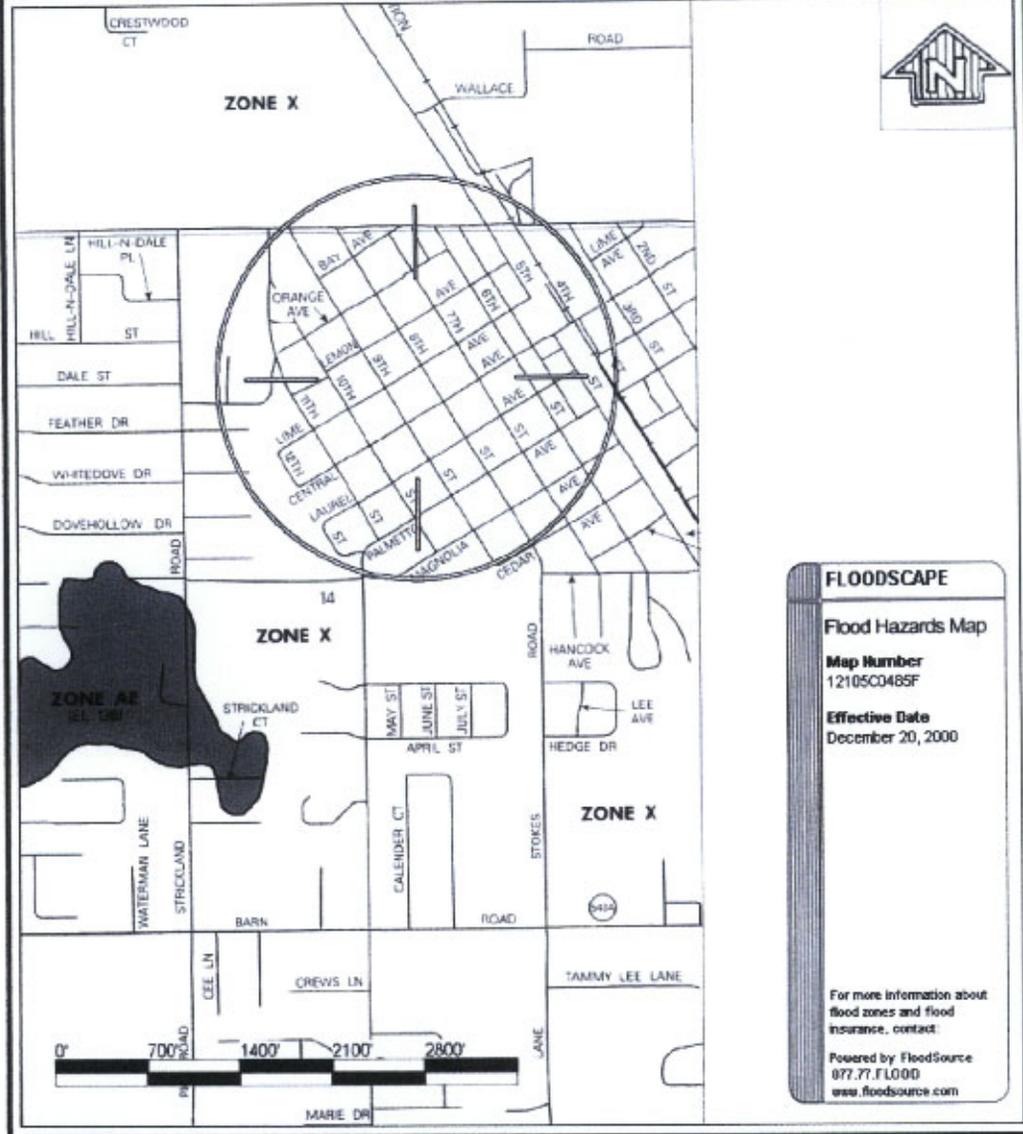
LIVING AREA BREAKDOWN		
	Breakdown	Subtotals
First Floor		
	18.2 x 30.3	551.46
	6.2 x 18.2	112.84
Second Floor		
	18.2 x 30.3	551.46
3 Calculations Total (rounded)		1216

Flood Map

Borrower/Client MICHAEL GREEAR			
Property Address 5448 10TH ST			
City HIGHLAND CITY	County POLK	State FL	Zip Code 33846
Lender COMMUNITY FIRST CREDIT UNION			

InterFlood  by a la mode
 www.interflood.com • 1-800-252-6633

Prepared for:
 Elect Appraisals
 5448 10TH ST
 HIGHLAND CITY, FL 33846



© 1999-2002 FloodSource Corp. U.S. Patents Pending. All rights reserved. For more information, please e-mail info@floodsource.com.



www.polk-county.net

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: 9-3-15 Project Number (For office use only) 58137

Johana Galavis (954) 496-6181
APPLICANT/PROJECT NAME PHONE FAX
18901 SW 5th St. Southwest Ranches, FL 33332
MAILING ADDRESS galavisjohana@gmail.com
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 42

Tax Identification Number

	Section-Township-Range	-	Subdivision #	-	Parcel #
Parcel ID Number(s): (18 digits)	<u>S 27 T 31 R 18</u>	-	<u>000000</u>	-	<u>031010</u>
	<u>S T R</u>	-		-	
	<u>S T R</u>	-		-	

Current Land Use District

Current Development Area

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

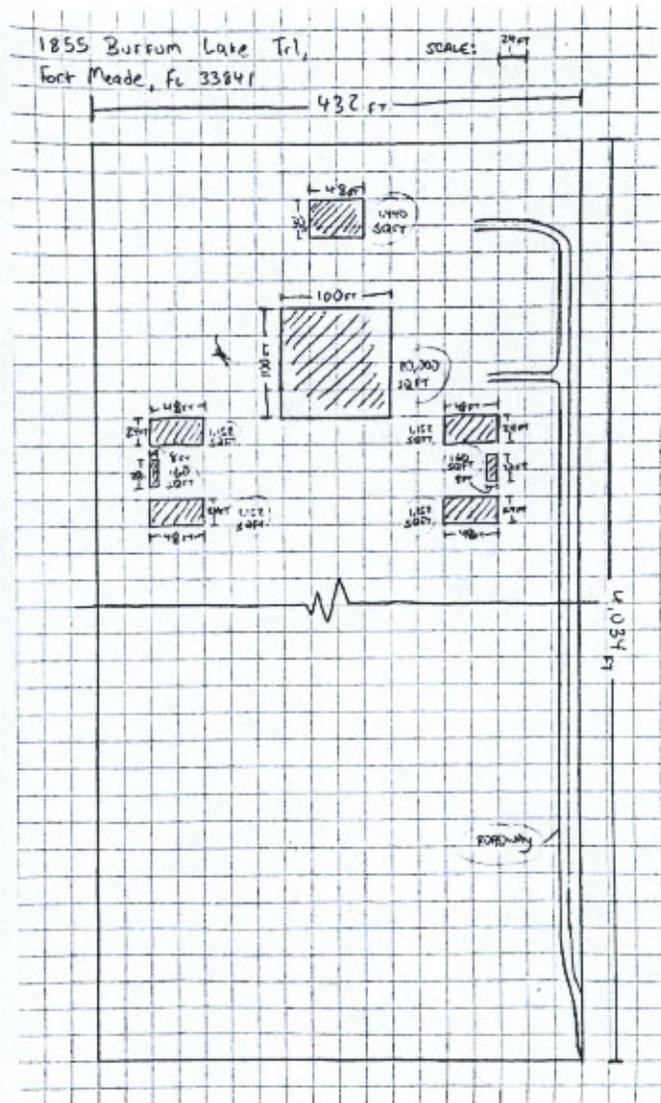
Project Narrative

For this project a total of four additional dwellings in the form of cabins as well as a multipurpose room would be built on the proposed land. Each cabin would measure approximately 1,152 square feet and the multipurpose room would measure approximately 10,000 square feet.

Aerial View



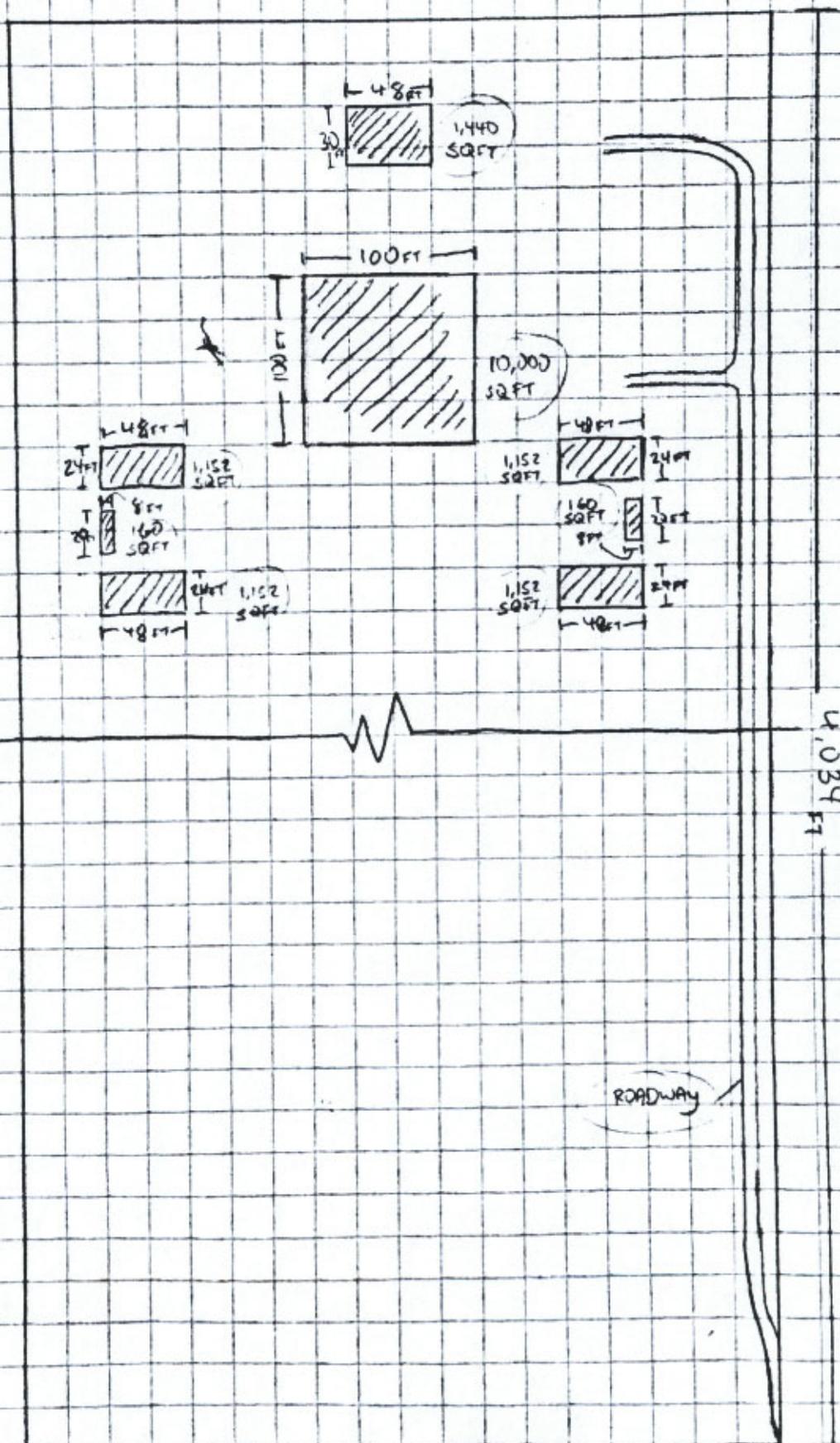
Site Plan



1855 Buffum Lake Trl,
Fort Meade, FL 33841

SCALE: $\frac{1}{24}$ FT

432 FT



Location Map

1855 Buffum Lake Trl, Fort Meade, FL 33841

