

Office of Planning and Development  
Tom Deardorff, AICP, Director

Land Development Division



330 West Church Street  
P.O. Box 9005, Drawer GM 03  
Bartow, FL 33831-9005  
(863)534-6792  
Fax (863)534-6407  
www.polk-county.net

*Board of County Commissioners*

**AGENDA FOR DEVELOPMENT REVIEW COMMITTEE**

**DATE:** September 25, 2015  
**TO:** Development Review Committee Members  
**FROM:** John M. Bohde, AICP, Director  
Tom Pierce, Sr, Development Review Specialist  
**SUBJECT:** Meeting Schedule for October 08, 2015

The Development Review Committee will meet on **Thursday, October 8, 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.) MARY ELLEN WRIGHT PROPERTY  
CAMPBELL REAL ESTATE INC.  
(813)661-0500 x Project #: **58195** 232932-000000-013220  
Applicant would like to determine the feasibility of rezoning of the property to accommodate industrial uses including the storage and filling of liquid oxygen, argon, nitrogen and carbon dioxide. It is the intent to store, fill and sell welding supplies and tanks.
- 2.) LK WALES MOBILE HOME SALES CENTER  
STEVE BOGGS  
(813)747-9100 x Project #: **58203** 273035-000000-013070  
The proposed project is a mobile home sales center.
- 3.) STEADMAN FAMILY FARM  
LINDA STEADMAN  
(863)632-1242 x Project #: **58205** 292930-000000-022010  
The purpose of this application is to discuss a proposal for a Family Farm off Camp Mack Road east of Lake Wales. The current owner is selling approx 100 acres of existing greenbelt to Mrs. Steadman and her family. 292931-000000-011000

## LEVEL 2 APPLICATIONS

### NON-RESIDENTIAL SITE PLAN

- 4.) LEGACY CALLAWALK  
DAVID GLUNT  
(407)629-8330 x Project #: **57863** 272603-000000-033000  
Construction Heritage Pass Road and 318 multi-family units, plus mass grading for future commercial and multi-family tracts. The future phase two multi-family will include 330 units.

## LEVEL 3 APPLICATIONS

### LEVEL 3 SPECIAL EXCEPTION

- 5.) DOUGLAS SE 15-07 SE 15-07  
JOSHUA DOUGLAS  
(866)450-5214 x Project #: **58184** 242821-241300-001110  
A Special Exception to allow the parking of a trailer.

### LEVEL 3 VARIANCE SETBACKS

- 6.) JONES VAR VAR 15-89  
DON JONES  
(863)393-2098 x Project #: **58121** 252935-363480-000420  
reduce setback to local road for a carport
- 7.) LIVOLSI VAR 15-90 VAR 15-90  
JODY LIVOLSI  
(516)641-1726 x Project #: **58177** 282716-933611-000400  
A setback variance.
- 8.) DEER CREEK VAR 15-92 VAR 15-92  
SAXON GILMORE & CARRAWAY, P.A.  
(863)424-2839 x Project #: **58178** 272617-000000-034010  
An Alcoholic Beverage Distance Requirement Variance.

- |   |   |
|---|---|
| <p>9.) HENDERSON VAR 15-93<br/> AARON MOBLEY<br/> (863)370-3237 x                      Project #: <b>58179</b><br/> A setback variance.</p>   | <p>VAR 15-93<br/><br/> 233111-158501-001120</p> |
| <p>10.) BECK VAR 15-94<br/> KEITH &amp; NANCY BECK<br/> (443)220-4185 x                      Project #: <b>58180</b><br/> A rear setback variance to allow a screen room to be 6' from property line.</p> | <p>VAR 15-94<br/><br/> 282724-934011-000790</p> |
| <p>11.) SAYERS VAR 15-95<br/> ROBERT SAYERS<br/> (863)696-2711 x                      Project #: <b>58183</b><br/> A setback variance.</p>  | <p>VAR 15-95<br/><br/> 283001-939010-017060</p> |
| <p>12.) COLON VAR 15-91<br/> ROBERT COLON<br/> (407)219-6873 x                      Project #: <b>58185</b><br/> A setback variance</p>   | <p>VAR 15-91<br/><br/> 282725-934060-073528</p> |

## **LEVEL 5 APPLICATIONS**

### **LEVEL 5 PLAT REVIEW**

- |  |   |
|--|---|
| <p>13.) SUNDANCE PLACE PHASE TWO<br/> KENNETH THOMPSON<br/> (863)686-0544 x                      Project #: <b>58161</b><br/> Request to plat 50 lots on 8.67 acres for phase 2 of Sundance Place.</p> | <p>PUD 89-03<br/><br/> 232927-142004-001070</p> |
| <p>14.) JORDAN'S GROVE PLAT<br/> SAM MEDINA<br/> (863)800-3046 x                      Project #: <b>58188</b><br/> Requesting a plat of 178 a lots on 39.13 acres.</p>                                 | <p>272614-000000-011010</p>                     |



# 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: 10-8-15

Project Number (For office use only) 58195

4325 SR 60 West/Mary Ellen Wright (813) 654-9180  
 APPLICANT/PROJECT NAME PHONE

\_\_\_\_\_  
 FAX

2702 Willow Oaks Drive, Valrico, FL 33594-4235  
 MAILING ADDRESS

\_\_\_\_\_  
 E-mail Address

Colin Campbell (813) 661-0500  
 CONTACT PERSON (if different from applicant) PHONE

(813) 661-0504  
 FAX

2608 Sablewood Dr., Valrico, FL 33596  
 MAILING ADDRESS

campre@verizon.net  
 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 1.02

#### Tax Identification Number

	Section-Township-Range	-	Subdivision #	-	Parcel #
Parcel ID Number(s): (18 digits)	S 23 <input type="text"/> T 29 <input type="text"/> R 32 <input type="text"/>	-	000000	-	013220
	S T R	-		-	
	S T R	-		-	

Current Land Use District Linear Commercial Corridor (LCC)

Current Development Area Suburban Development Area (SDA)

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



**CAMPBELL**  
**Real Estate, Inc.**  
www.shoppingcentermgmt.com

2608 Sablewood Drive  
Valrico, Florida 33594  
(813) 661-0500  
Fax (813) 661-0504  
campre@earthlink.net

September 18, 2015

Polk County  
Growth Management Department  
Land Development Division  
330 W. Church St.  
P.O. Box 9005, Drawer GM03  
Bartow, FL 33831-9005

Re: Pre-application Conference  
4325 SR 60 West, Mulberry

Dear Sir/Madame:

Please find enclosed a Pre-application Conference form with supporting documentation and a check in the amount of \$100.00 for a pre-application conference. It is the desire of the owner to determine the feasibility of rezoning of the property to accommodate industrial uses including the storage and filling of liquid oxygen, argon, nitrogen and carbon dioxide. It is the intent to store, fill and sell welding supplies and tanks.

Thank you in advance for your consideration. Any additional questions or information on the property and intended use can be obtained by contacting the sender at the letterhead address.

Sincerely,

Colin Campbell, Jr., CRX CSM  
President/Broker

Encl.

c. Mary Ellen Wright  
Jack Armstrong

## SUMMARY OF PROPERTY DATA

### Property Details

Property ID: Mary Ellen Wright property.  
 Use: Ditec, Inc. warehouse and service building.  
 Location: 4325 SR 60 West, Mulberry, Polk County, Florida.  
 Zip code; census tract: 33860; 149.02.

### Site Data

Dimensions: 150' x 299.7'. Polk County Property Appraiser, subject to survey.  
 Size: 1.02 acres. Subject to survey.  
 Access: SR 60. 150'. Four lanes, divided. No median at subject.  
 Topography: Level, usable. Level, generally at grade, appears usable.  
 FIRM map data: Zone X. Per panel 12105C0470F dated 12/20/2000.  
 Land use designation: LCC. Linear commercial corridor, by Polk County.  
 Utilities: Well, septic. Per owner.  
 Environmental: Unknown. No assessment provided. Nothing observed, or reported to me. Considering use, a Phase 1 is recommended.

### Site Improvements

Paving and parking: 13,200 square feet. Per Property Appraiser. Appears understated. Seems to be adequate for a 9,000 square foot building.  
 Miscellaneous: Perimeter fencing, retention, landscaping.

### Building data

Size and shape: 60' x 150' x 24'. 9,000 square feet.  
 Exterior construction: Standard pre-engineered rigid steel frame building with corrugated metal roof and wall siding, placed at grade on a concrete foundation and sub floor. Two overhead doors. Small outside truck dock with ramp. Water recycling system with two 500 gallon tanks.  
 Interior: Warehouse is clear span; industrial bulb lighting and skylights; block perimeter curtain wall; insulated roof and wall panels. 1,000 square feet of decked mezzanine. Offices have carpet and VST floors; dropped ceilings; drywall interiors; central HVAC; restrooms and lockers.  
 Effective Age and remaining economic life (REL): Built 1983. Average quality and condition. Some general cleaning and "sprucing" needed. Estimate REL at 25 years.

### Legal, assessment, owner

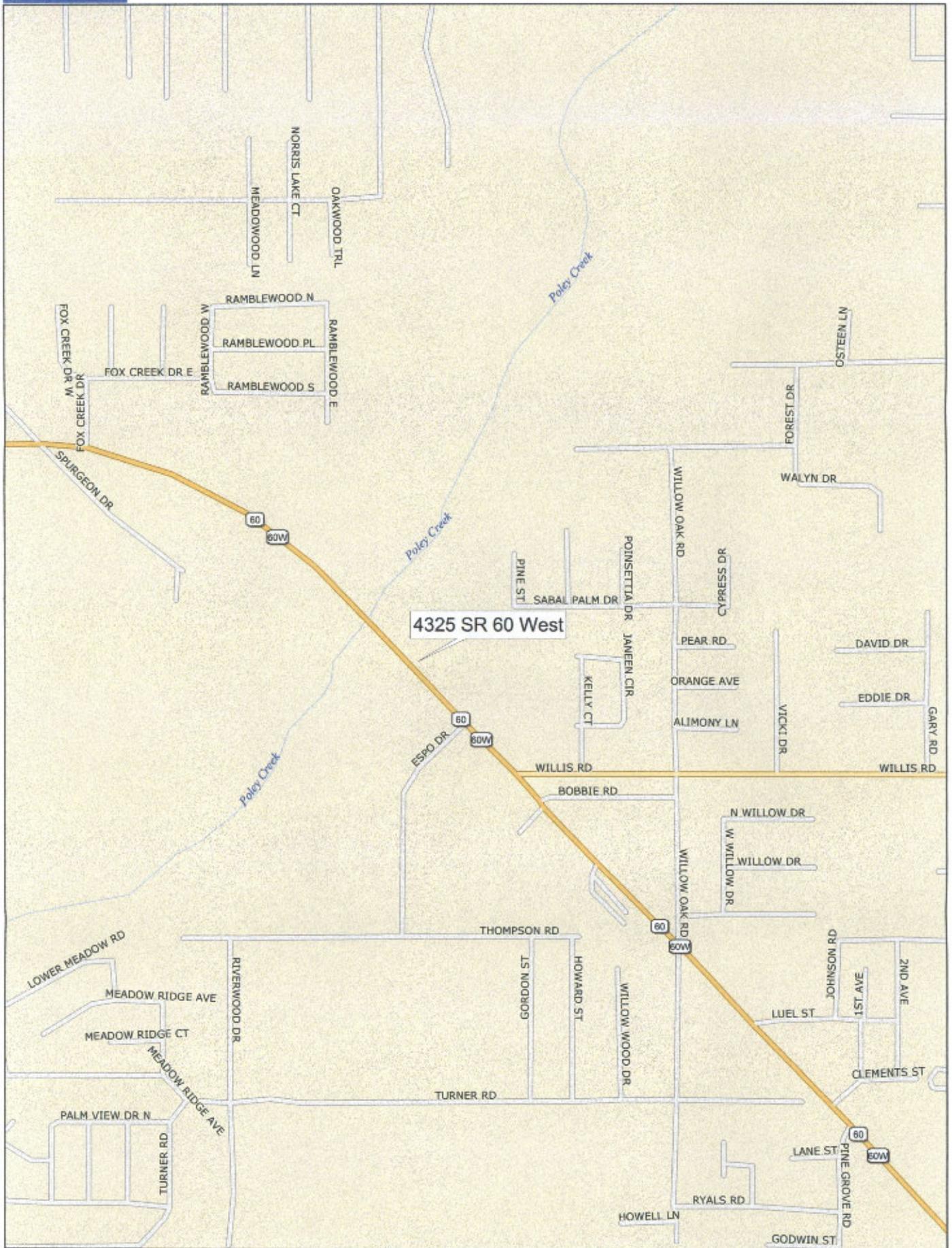
Tax parcel ID / Owner: 23 29 32 000000 013220 / John K. Crasfield  
 Assessment and taxes: \$264,134 / \$4,124.  
 Previous sale: No sales within the past five years.  
 Current listing/contract?: Listed since Oct. 2007 for \$599,000. Little activity.



Google earth

feet  
meters



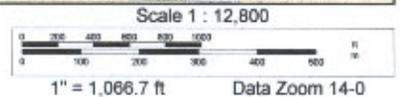


4325 SR 60 West

Data use subject to license.

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www.delorme.com



PLS  
STA-  
ICES  
EEN  
EA  
8'

130' N 44° 50' W  
1.R. 90° 10' DRAINAGE & UTILITY EASEMENT P.O.B. 1.R.

545° 10' W

C-4

ASPHALT

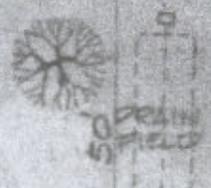
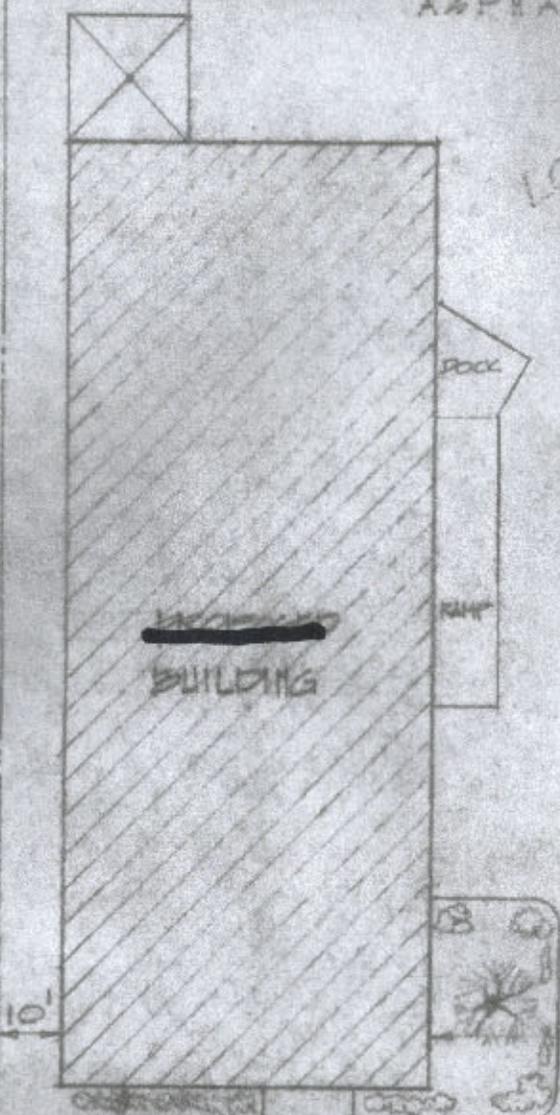
LOT 27

LOT 26

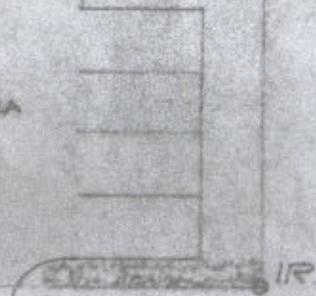
N 45° 10' E

299.59

299.70



PARKING AREA



1.R. R/W US 60 100.0' 1.R.

ROUTE #60

PLAT PLAN

10-22-2014



# 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  
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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: 10-8-15 Project Number (For office use only) 58203

College Park MHP, LLC	(863) 967-3992	(863) 968-1816
<b>APPLICANT/PROJECT NAME</b>	<b>PHONE</b>	<b>FAX</b>
5578 Commercial Blvd. Winter Haven Florida 33880		louisg@garrardinc.com
<b>MAILING ADDRESS</b>		<b>E-mail Address</b>
Mr. Steve Boggs, P.E., Boggs Engineering	(813) 759-1223	(813) 754-2967
<b>CONTACT PERSON (if different from applicant)</b>	<b>PHONE</b>	<b>FAX</b>
607 South Alexander St., Suite 101, Plant City, Florida 33563		sboggs@boggseng.com
<b>MAILING ADDRESS</b>		<b>E-mail Address</b>

### 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 <2.0

#### Tax Identification Number

	Section-Township-Range	-	Subdivision #	-	Parcel #
Parcel ID Number(s): (18 digits)	S 35 T 30 R 27	-	000000	-	013070
	S T R	-		-	
	S T R	-		-	

Current Land Use District Rural Cluster Center (RCC)

Current Development Area Rural Development Area (RDA)

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

Lake Wales Mobile Home Sales Center  
US HWY 27 South, Lake Wales, Florida

### Project Narrative

The proposed project is a mobile home sales center to be located in Lake Wales, Polk County, Florida. The proposed project encompasses a 2.1 acre portion of the 15.6 acre parcel (PIN 27-30-35-000000-013070). The 2.1 project area is currently vacant with the exception of an abandoned shuffle board court. The site is bounded by U.S. Highway 27 to the west; College Blvd. on the immediate north; College Park Mobile Home Park to the east, and 1<sup>st</sup>. Street to the immediate south. This portion of the property has approximately 200 feet of frontage on U.S. Highway 27 and has a Future Land Use designation of RCCX. The larger portion of the property containing the College Park Mobile Home Park, has a Future Land Use designation of RCC-RX.

Data were collected from a variety of sources including: The U.S. Fish and Wildlife Service, U.S. Geological Survey, Federal emergency Management Agency, local utility companies, Soil conservation Service. Florida Fish and Wildlife Conservation Commission, Southwest Florida Water Management District, Polk county Property Appraiser, Polk County Planning and Development Departments, Municode, Google Earth, site visits and others. These data were used to inventory site conditions and to prepare for site visits to document current site conditions. The following is a summary of the data collected and analyzed.

- Utilities

Water and sewer service is available from Park Water Company, LLC, located on the adjacent site to the south at 25 North 1<sup>st</sup>. Avenue, Lake Wales, Florida 33859.

- Soils

The Polk County Soils Atlas indicates that Archibold/Duette Soils cover the majority of the site. These soils are excessively well drained and typically have seasonal high Water Levels (SHWLs) from 4-6 feet below land surface. Because of the xeric and excessively-well drained characteristics of the soils, their wildlife-habitat value is very low. The well drained nature of the soils should not complicate site development.

- Floodplains

Federal Emergency Management Agency (FEMA) Flood Map Community Panel Number 12105CO730F indicates that there are no flood prone areas (within the 100-Year Floodplain) on or adjacent to the proposed project site.

- Wetlands

Review of U.S. Fish and Wildlife Service and other data do not indicate the presence of current or historic wetlands on or adjacent to the site.

- Hydrology

There are no distinct drainage features on the site and surface water runoff to and from the site is generally to the east-southeast or along the swale system along U.S. Highway 27 and eventually towards Crooked Lake to the southeast.

- Land use and vegetation

The site is presently vacant and would be classified as 190 (Open, vacant lands within urban areas) under the Florida Land Use Cover and Forms Classification System (FLUCFCS). The site is presently mowed and maintained and where vegetation is present, is covered in bahia grasses and other xeric vegetation. Previous native vegetation would likely have consisted of upland xeric scrub lands (xeric oaks, sand pine, palmetto, cacti and related drought-tolerant species).

- Wildlife

The vacant site does not appear to be heavily utilized by listed or other species of concern. An osprey's nest can be observed on a pole along the southern property boundary. While the xeric nature of the site could be suitable to the construction and inhabitation of gopher tortoises and commensal species such as eastern indigo snake, gopher frogs and others, no burrows or other evidence was observed. The cleared, mowed and maintained nature of the site largely precludes their occurrence on the site.

- Black and white and false-color infrared aerial photographs

Google aerial photographs dating to 1995 (20 years) and Polk County Property Appraisers' photos to 2005 indicate that the subject site has been utilized as open space and a shuffleboard court in the northeast corner. The courts remain today, but the canopy/shelters appear to have been removed in about 2013. There have been only minor changes to the currently unoccupied site.

At the pre-application meeting, Boggs Engineering would like to discuss any potential problems associated with the above mentioned items and ultimately determine the following information:

- Whether there is a need for a Land Use Amendment
- Whether a rezoning/P.D. site plan would be required
- Whether they could be conducted concurrently
- Verify the review and approval process and timeline
- Verify the applications, procedures, schedules and fees
- Resolve any other unanswered questions











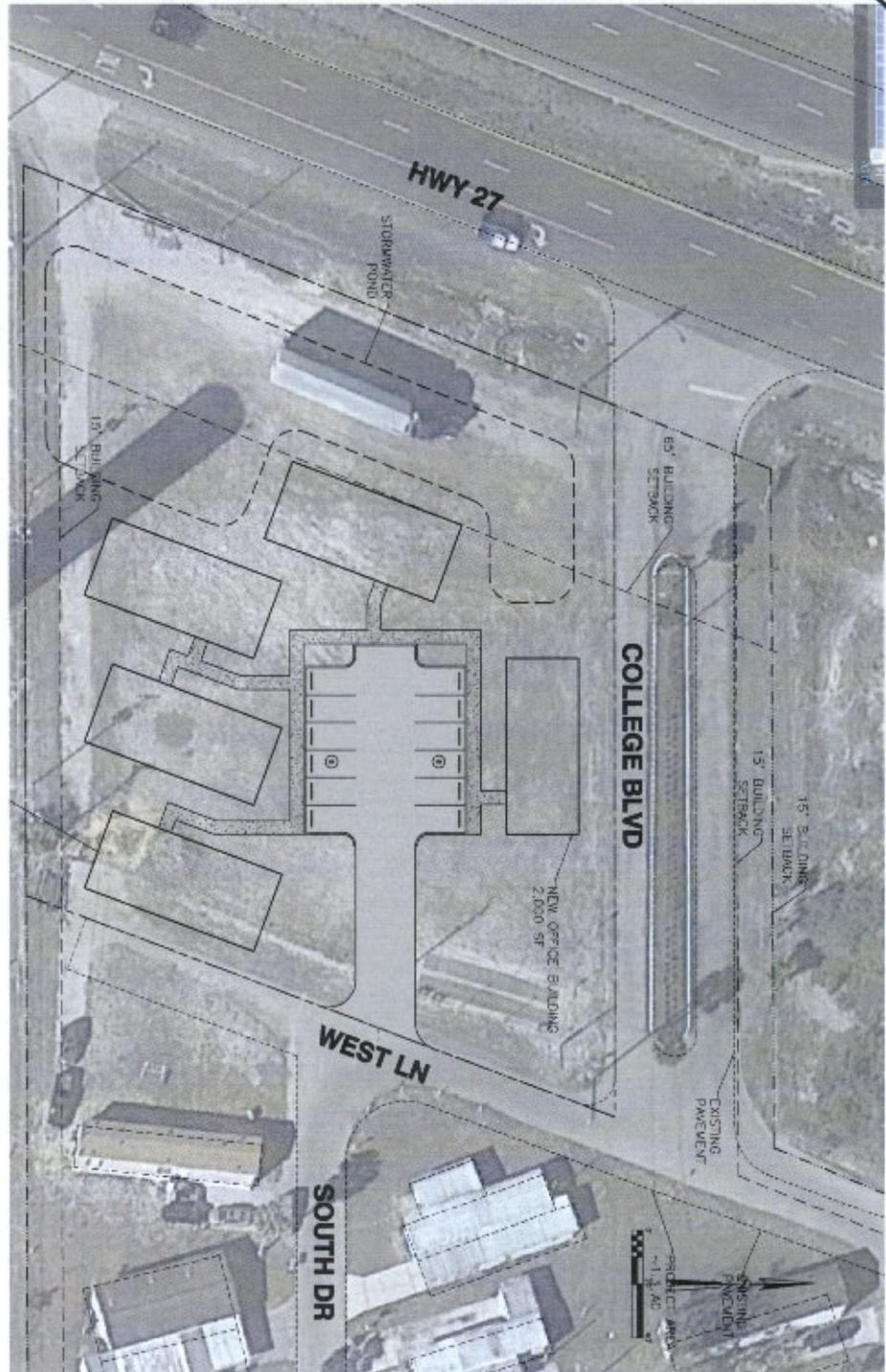


**Table 2.1 Use Table for Standard Land Use Districts (For revision history, please see last row of table.)**

	ARR	RCC-R	RS	RL-1	RL-2	RL-3	RL-4	RM	RH	RCC	CC	CE	LCC	NAC	CAC	RAC	OC	TCC	HIC	BPC-1	BPC-2	IND	PM	LR	INST1	INST2	ROS	PRESV	
<b>Key to Table: P = Permitted Use; C = Conditional Use/Level of Review</b>																													
Restaurant, Drive-thru/Drive-in										C2		C3	C2	C2	C2	e2		C2	C2	C2	C2	C2							
Restaurant, Sit-down/Take-out										C2	C2	C2	P	P	P	P		P	P	C2	C2	C2						P	
Retail, 5,000 – 34,999 sq. ft.										C3	C3	C3	P	P	P	P	C3	P	P	C2	C2	C2						C2	
Retail, 35,000 - 64,999 sq. ft.													P	P	P	P		P	P	C2	C2	C2							
Retail, More than 65,000 sq. ft.													C3	C3	P	P		C3	C2	C3	C3	C3							
Retail, Home Sales Office													C3	C2		P			P										
Retail, Less than 5000 sq. ft.										P	P	P	P	P	P	P	C3	P	P	C2	C2	C2						C2	
Retail, Outdoor Sales/Display													C3	C2		C3	C3		C3	P		P							
Riding Academies	C1			C3	C3						P														C1	P			C3
Salvage Yard																										C3			
School, Elementary		C3	C2	C2	C2	C2	C2	C2	C2	C2	C2																	P	C2
School, Middle			C3	C3	C2	C2	C2	C2	C2	C2	C3																	P	C2
School, High				C3	C3	C3	C3	C3	C3	C2	C2																	C3	P
School, Leisure/Special Interest		C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C2	C2	C2	P	P	C3	P	P	C2	C2	C3	C3	P	P	P	P	P	
School, Technical/Vocational/Trade		C3									C3	C3	C3	C3	C3	C2	C2	C2	C2	P	C2	C2	P	C2	C3	P			
School, Training		C3									C3	C3	C3	C3	C3	C2	C2	C2	C2	P	C2	C2	P	C2	C3	P			
School, University/College			C3					C3	C3	C3	C3				C3	C3	C3		C3	C3	C2	C2	C3				C3	P	
Seaplane Base		C3	C3	C3																						C3	C3	C3	C3
Self-storage Facility										C3		C2	C2	C2	C2	C2				C2	C2	C2	C2						
Solid Waste Management Facility																													C4
Studio, Production										P			P			P	P		P	P	P	P							
Solar Electric-Power Generation Facility		C2	C3	C3																C2	C2	C2	C2	C2				C2	C2
Transit, Commercial													C3			P							P	P					
Transit, Facility															P	P	P		P	P	P	P							
Truck Stop																	P			P									
Utilities, Class I	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Utilities, Class II	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1	P	P	P	P	P	P	C1	P	P	P	P	P	P	P	P	P	P	P
Utilities, Class III	C4	C4	C4	C4	C4	C4	C4	C4	C4	C4	C4	C4	C4	C4	C4	C4	C4	C4	C4	C4	C4	C4	C4	C4	C4	C4	C4	C4	C4
Vehicle Recovery Service/Agency				C4								C2	C2	C2						C2	C2	C2							
Vehicle Repair, Auto Body											C2	C4	C3						P		P	P							
Vehicle Service, Mechanical											P	C4	C2	P	P	P		P	P		P	P							
Vehicle Sales, Leasing											C2	C4	C2		C2	P	C2	P		C2	P								
Veterinary Service	P			C2						C1	C1	P	P	P	P	P	C2	P	P			C2	C2	P	P				
Warehousing																				P	P	P	P						
Water Ski Schools		C4		C4							C4	C3	C3	C3	C3	C3	C3		C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	
Wholesale, Enclosed											P		C3	C2		P	P			P	P	P	P						
<b>Revised 11/4/14 – Ord. 14-066; 8/5/14 – Ord. 14-045; 3/18/14 – Ord. 14-015; 8/20/13 – Ord. 13-023; 12/6/11 – Ord. 11-033; 12/6/11 – Ord. 11-032; 6/28/11 – Ord. 11-</b>																													

**Table 2.2 Density and Dimensional Regulations for Standard Districts (Revised 3/18/14 – Ord. 14-015; 11/16/10 – Ord. 10-078; 01/03/05 – Ord. 04-80; 12/27/02 – Ord. 02-88; 7/29/02 – Ord. 02-51; 7/25/01 – Ord. 01-57)**

	A/RR	RCC-R	RS	RL-1	RL-2	RL-3	RL-4	RM	RH	RCC	OC	CC	NAC	CAC
RESIDENTIAL GROSS DENSITY <sup>(1)(2)</sup>	1 du/5 ac(2)	2 du/ac	1 du/5 ac(2)	1 du/ac	2 du/ac	3 du/ac	4 du/ac	7 du/ac	10 du/ac	N/A	N/A			
MAXIMUM / MINIMUM	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	25/15
MIN. RESIDENTIAL LOT AREA <sup>(3)</sup>	5 AC	20,000 sf	5 AC	40,000 sf	15,000 sf	10,000 sf	6,000 sf	6,000 sf	5,000 sf	N/A	N/A	4,500 sf	4,000 sf	3,500 sf
MAX. NON-RESIDENTIAL IMPERVIOUS SURFACE RATIO <sup>(4)(5)</sup>	0.50	0.50	0.60	0.65	0.65	0.70	0.70	0.70	0.70	0.50	0.70	0.70	0.70	0.70
MAX. NON-RESIDENTIAL FLOOR AREA RATIO <sup>(6)(7)</sup>	0.25	0.30	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.30	0.30	0.25	0.25	0.30
<b>MIN. SETBACKS: (ROAD Rights-of-Way / Center Line) (8) (9) (10) (11)</b>														
LIMITED ACCESS	100 / NA	100 / NA	100 / NA	100 / NA	100 / NA	100 / NA	100 / NA	100 / NA	100 / NA	100 / NA	100/NA	100 / NA	100 / NA	100 / NA
PRINCIPAL ARTERIAL	65 / 125	65 / 125	65 / 125	65 / 125	65 / 125	65 / 125	65 / 125	65 / 125	65 / 125	65 / 125	65 / 125	65 / 125	65 / 125	65 / 125
MINOR ARTERIAL	50 / 90	50 / 90	50 / 90	50 / 90	50 / 90	50 / 90	50 / 90	50 / 90	50 / 90	50 / 90	50 / 90	50 / 90	50 / 90	50 / 90
URBAN COLLECTOR	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65
RURAL MAJOR COLLECTOR	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 95	35 / 95	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65
RURAL MINOR COLLECTOR	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65	35 / 65
LOCAL, 60' R/W, or greater	25 / 55	25 / 55	20 / 50	15 / 45	15 / 45	15 / 45	15 / 45	15 / 45	15 / 45	15 / 45	30 / 60	30 / 60	30 / 60	30 / 60
LOCAL, 41- 60' R/W	25 / 50	25 / 50	20 / 45	15 / 40	15 / 40	15 / 40	15 / 40	15 / 40	15 / 40	15 / 40	30 / 60	30 / 60	30 / 60	30 / 60
LOCAL, 40' R/W	25 / 45	25 / 45	20 / 40	15 / 35	15 / 35	15 / 35	15 / 35	15 / 35	15 / 35	15 / 35	30/55	30 / 55	30 / 55	30 / 55
<b>MINIMUM SETBACKS (Principal Structure / Accessory Structures)</b>														
INTERIOR SIDE <sup>(12)(13)</sup>	15 / 10	15 / 10	10 / 5	10 / 5	7 / 5	7 / 5	7 / 5	7 / 5	7 / 5	7 / 5	7 / 5	15 / 15	15 / 15	15 / 15
INTERIOR REAR <sup>(14)</sup>	20 / 10	20 / 10	15 / 10	15 / 10	10 / 5	10 / 5	10 / 5	10 / 5	10 / 5	10 / 5	15 / 5	15 / 15	15 / 15	15 / 15
MAX. STRUCTURE HEIGHT (ft) <sup>(15)</sup>	50	50	50	50	50	50	50	50	75	50	50	50	50	75



**811** FLORIDA PUBLIC UTILITY RECORDS  
 www.811fl.com

PROJECT NO. \_\_\_\_\_  
 DATE \_\_\_\_\_

**CONCEPTUAL SITE PLAN**

DRAWING TITLE

PROJECT NO. **14100**

DATE: 01/13/15

DESIGNED BY: [Signature]

CHECKED BY: [Signature]

SCALE: AS SHOWN

SHEET NO. **0**

**LAKE WALES MOBILE HOME SALES CENTER**  
 4639 US HIGHWAY 27  
 LAKE WALES, FL

**BOGGS ENGINEERING LLC**

697 S. Alexander St.  
 Suite 101  
 Plant City, FL 33563  
 Tel: 813.747.9100  
 Fax: 813.754.2967  
 info@boggseng.com  
 www.boggseng.com



# 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: 10-8-15

Project Number (For office use only) 58205

<u>STEADMAN FAMILY FARM</u>	<u>(863) 632-1242</u>	<u></u>
<b>APPLICANT/PROJECT NAME</b>	<b>PHONE</b>	<b>FAX</b>
<u>247 S 1ST AVE, LAKE WALES, FL 33859</u>		<u>LINDALAKEWALES@AOL.COM</u>
<b>MAILING ADDRESS</b>		<b>E-mail Address</b>
<u>DAVE CARTER</u>	<u>(863) 294-6965</u>	<u>(863) 294-7460</u>
<b>CONTACT PERSON (if different from applicant)</b>	<b>PHONE</b>	<b>FAX</b>
<u>137 5TH ST NW, WINTER HAVEN, FL 33881</u>		<u>DAVE@CARTER-ENG.COM</u>
<b>MAILING ADDRESS</b>		<b>E-mail Address</b>

**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 100

**Tax Identification Number**

	Section-Township-Range	-	Subdivision #	-	Parcel #
Parcel ID Number(s): (18 digits)	<u>S 30 T 29 R 29</u>	-	<u>000000</u>	-	<u>022010</u>
	<u>S 31 T 29 R 29</u>	-	<u>000000</u>	-	<u>011000</u>
	<u>S T R</u>	-		-	

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

Current Development Area Rural Development Area (RDA)

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



137 Fifth Street N.W. Winter Haven, FL 33881 ■ Ph: (863) 294-6965 ■ Fax: (863) 394-7460

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**STEADMAN FAMILY FARM  
LINDA STEADMAN  
PROJECT NARRATIVE**

This pre-application is to discuss a proposal for a Family Farm off Camp Mack Road east of Lake Wales. The current owner is selling approximately 100 acres of existing greenbelt to Mrs. Steadman and her family.

The family would like to construct up to four homes on the site, clustered in the center of the property around an existing pond and oak hammock. It is not desired to split the property in any way. The Steadman's will keep the entirety under a single ownership.

**Access**

The intent is to have a single joint access drive for the property. The access point would be on Camp Mack Road. There is an existing driveway, which may or may not be used. If a new one is constructed, a County driveway application will be submitted separately.

Clarification is requested as to whether this joint driveway will meet satisfy the Family Farm Density Exemption requirement 1.d. and Section 822 C. That section appears to require a recorded easement, but that would be superfluous if the family farm is under the same ownership and is not to be split.

**Utilities**

The site is well removed from utility lines and will have a private well and onsite septic system. It is envisioned to have one larger, joint well. It is most likely to have separate septic systems to prevent the need for pumps. Electric and other utilities will be worked out with those providers directly.

**Environmental**

The site contains both NWI wetlands and FEMA zone A flood plain. The home sites will not impact any wetlands. The sites are located outside the currently mapped flood zone and will be built up to ensure they are not a flood risk.

**CONCEPTUAL SITE PLAN**  
**STEADMAN FAMILY FARM**  
 CAMP MACK ROAD  
 LAKE WALES, FLORIDA 33863

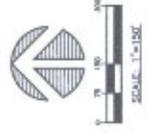
**CARTER ENGINEERING**  
 107 1st St. N.W., Myrtle Beach, SC 29577  
 (803) 204-0000 • Email: dmyrtle@carter-engineering.com

DATE: 08/14/2018  
 DRAWN BY: J. GARDNER  
 CHECKED BY: J. GARDNER  
 PROJECT NO.: 18-0001  
 CLIENT: STEADMAN FAMILY FARM

NO.	DATE	APPROVED BY	REVISIONS

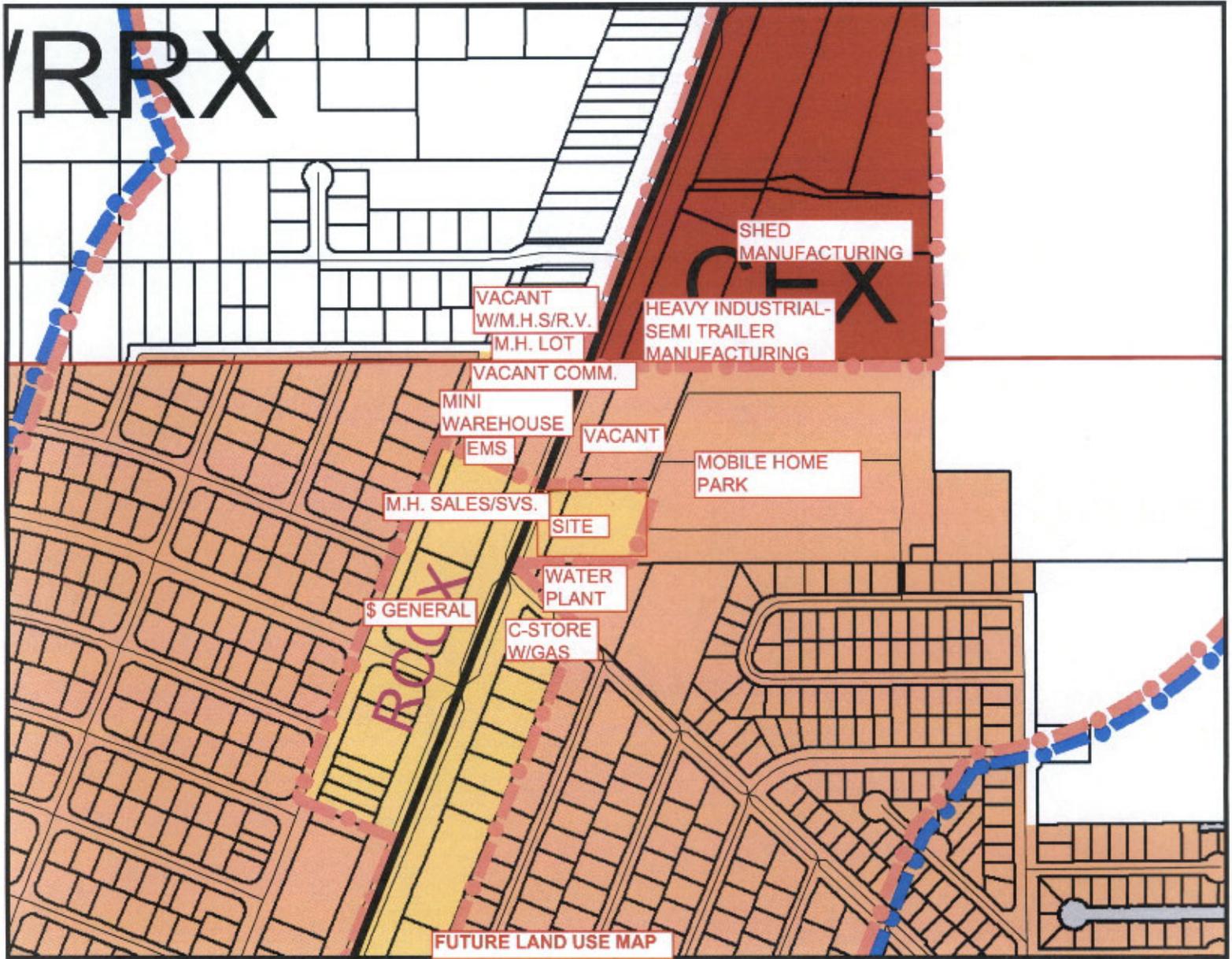
**IMPORTANT:**  
 ALL LOTTERY LATERALS, VALVES, PIPES, HYDRANTS, FITTINGS, INLETS, ETC., SHOWN ON THIS PLAN ARE NOT TO BE CONSIDERED AS A BASIS FOR DESIGN. VERIFY SIZE AND LOCATION OF ALL LATERALS, VALVES AND OTHER ACCESSORIES.

**811**  
 Call before you dig





Location Map



VRRX

SHED  
MANUFACTURING

HEAVY INDUSTRIAL-  
SEMI TRAILER  
MANUFACTURING

VACANT  
W/M.H.S./R.V.  
M.H. LOT

VACANT COMM.

MINI  
WAREHOUSE  
EMS

VACANT

MOBILE HOME  
PARK

M.H. SALES/SVS.

SITE

WATER  
PLANT

\$ GENERAL

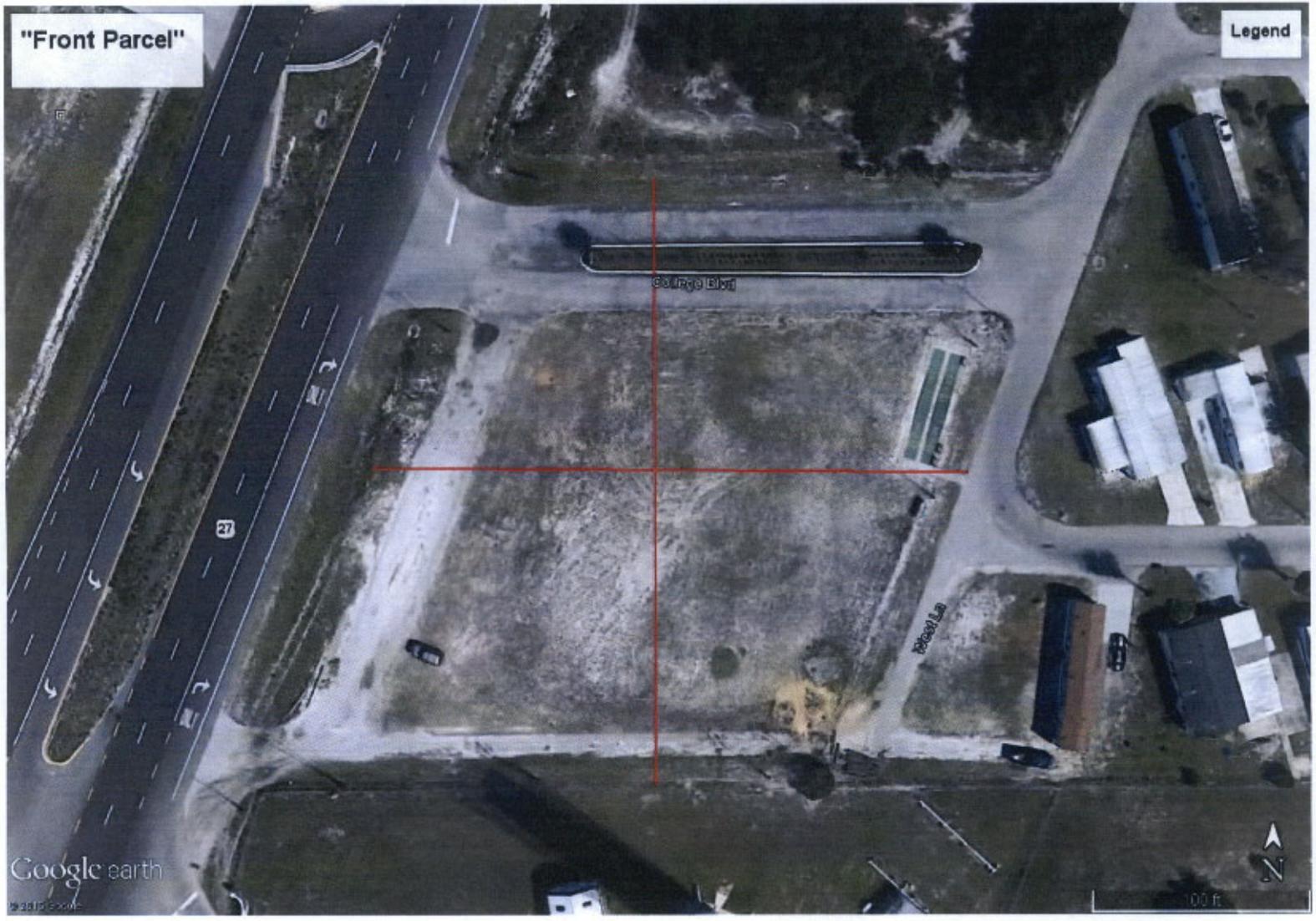
C-STORE  
W/GAS

ROCK

FUTURE LAND USE MAP

"Front Parcel"

Legend



Google earth

100 ft



U.S. Fish and Wildlife Service

# National Wetlands Inventory

Crooked Lake Park  
M.H.P.

Aug 13, 2015



## Wetlands

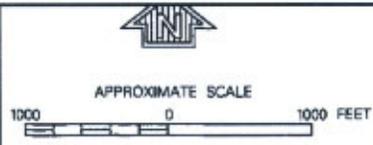
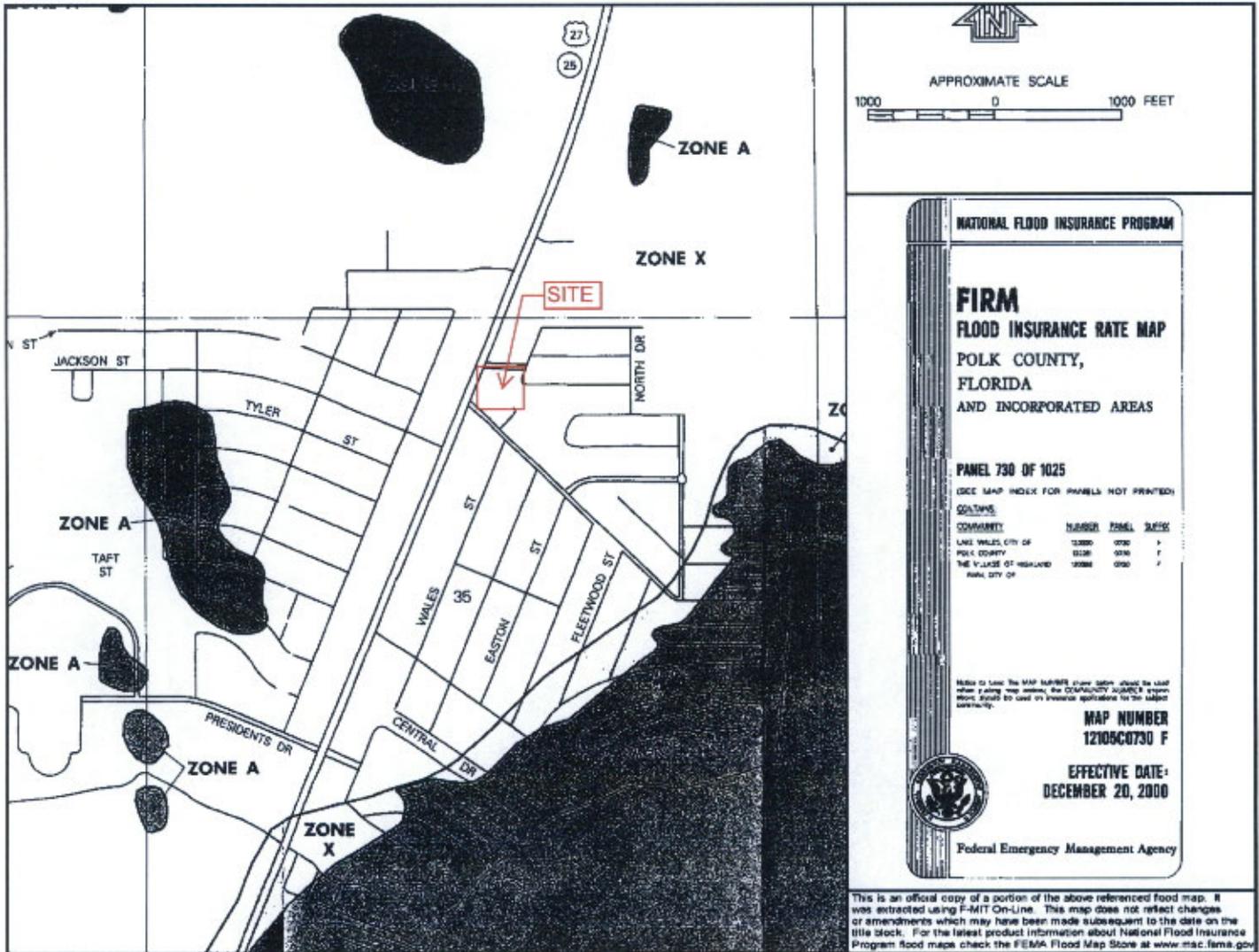
- Freshwater Emergent
- Freshwater Forested/Shrub
- Estuarine and Marine Deepwater
- Estuarine and Marine
- Freshwater Pond
- Lake
- Riverine
- Other

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or correctness of the data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

### User Remarks:

USGS topo and USFWS Wetlands Mapper Data

U.S.F.W.S WETLANDS MAP



**NATIONAL FLOOD INSURANCE PROGRAM**

**FIRM**  
**FLOOD INSURANCE RATE MAP**  
**POLK COUNTY,**  
**FLORIDA**  
**AND INCORPORATED AREAS**

**PANEL 730 OF 1025**

(SEE MAP INDEX FOR PANELS NOT PRINTED)

**COMMUNITY**

COMMUNITY	NUMBER	ZONE	DATE
LAKE WALES, CITY OF	12000	0700	1
POLK COUNTY	0200	0200	1
THE VILLAGE OF HIGHLAND	1000	0200	1
WALNUT CITY OF			

NOTE: TO VIEW THE MAP NUMBER FROM 1000 TO 1000, PLEASE USE THE MAP NUMBER FROM 1000 TO 1000. THE COMMUNITY NUMBER IS REPEATED ABOVE SHOULD BE USED IN INSURANCE APPLICATIONS TO THE SUBJECT COMMUNITY.

**MAP NUMBER**  
**12105C0730 F**

**EFFECTIVE DATE:**  
**DECEMBER 20, 2000**

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.fema.gov](http://www.fema.gov)

**FEMA 100-YEAR FLOODPLAIN MAP**

General Google Aerial

**Legend**

- Feature 1
- General Engines Co

