

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: October 09, 2015
TO: Development Review Committee Members
FROM: John M. Bohde, AICP, Director
Tom Pierce, Sr, Development Review Specialist
SUBJECT: Meeting Schedule for October 22, 2015

The Development Review Committee will meet on **Thursday, October 22, 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

- 7.) GARDEN GROVE SQUARE
JOHN G WOOD
(863)324-9663 x Project #: 58227
to renovate existing retail/office to residential apartments
- CU 16-02
NEW
262836-663000-001821

LEVEL 3 PLANNED DEVELOPMENT

- 8.) LA PLAZA MEXICO MOD
JASON LEWIS
(863)226-6860 x Project #: 58222
to modify the location of the fueling canopy and increase the number of gas pump
fueling stations from 4 to 6.
- PD 11-01M
MAJOR MODIFICATION
262916-689000-017301

LEVEL 4 APPLICATIONS

LEVEL 4 LARGE COMP PLAN AMEN

- 9.) ISR CPA
ANA MARTINEZ
(863)534-6084 x Project #: 58209
ISR to be removed
- CPA 16B-09
253006-393000-000172

LEVEL 4 LDC TEXT CHANGE

- 10.) SWINE TEXT
ERIK PETERSON
(863)534-6792 x Project #: 58226
to apply the same restrictions to swine that are applied to fowl in Section220.E
- LDC 15T-15
253006-393000-000172

LEVEL 5 APPLICATIONS

LEVEL 5 PLAT REVIEW

- 11.) JORDAN'S GROVE PLAT
SAM MEDINA
(863)800-3046 x Project #: 58188
Requesting a plat of 178 a lots on 39.13 acres.
- 272614-000000-011010



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: 10-22-15
October 8, 2015 Project Number (For office use only) 58225

John Gangemi 863-838-1207 813-662-2814
APPLICANT/PROJECT NAME PHONE FAX
3147 Highlands Lakeview Circle Lakeland gangemig@aol.com
MAILING ADDRESS 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 162.5

Tax Identification Number

Parcel ID Number(s): (18 digits)	Section-Township-Range	Subdivision #	Parcel #
1	S 26 T 31 R 15	000 0000	023 060
2	26 31 15	000 000	024 090
3	S 26 T 31 R 15	000 000	023 040
4	26 31 15	000 000	023 050
5	S 26 T 31 R 15	000 000	034 110
6	26 31 15	000 000	023 070

Current Land Use District

Current Development Area

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

Polk County

Growth Management Department
Land Development Division
330 W Church St
PO Box 9005, Drawer GM03
Bartow, Florida 33831-9005

RE: Development Review Committee
Sporting Clays Facility

Dear Sir or Madam:

Please find our Pre-Application for a request for a change of use for the property description enclosed. I would like to establish a sporting clays facility open to the public and for member use as well. Property already has water, septic and electric available.

All structures will be temporary, in nature, with the use of a double wide as the office, and containers for storage. The shooting stands themselves will be moveable. There will be a covered area for shade, and golf cart storage.

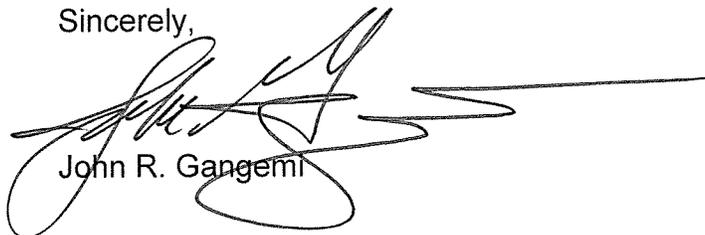
Most of the shooting will be done in a northeast direction primarily on parcel 023060 towards an area which is non-residential.

As requested, please find the completed application with an aerial map and location map. The property is approximately 162.5 acres but only a portion would be utilized for this specific use. I am primarily interested in the ability to continue with this project.

If you have any questions, please feel free to contact me at your earliest possible convenience at 863-838-1207.

Your valued input would be very much appreciated.

Sincerely,



John R. Gangemi

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

Parcel Details: 26-31-15-000000-023060

 TAX EST
  PRT CALC
  PRC
  TRI

Owners

SPIVEYS CONSTRUCTION COMPANY INC 40%
 RAY PETER C TRUST 60%

Mailing Address

Address 1 **39021 WASHINGTON LOOP RD**
 Address 2
 Address 3 **PUNTA GORDA FL 33982-9683**

Site Address

Address 1 **2000 LAKE BUFFUM RD W**
 Address 2
 City **FORT MEADE**
 State **FL**
 Zip Code **33841**

Parcel Information

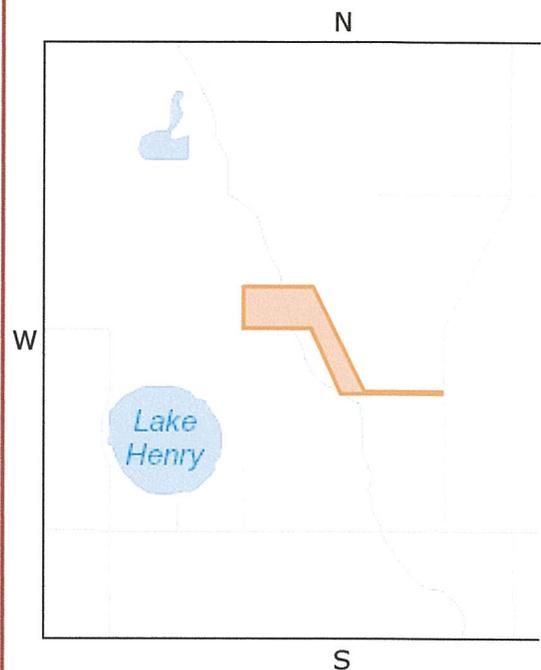
Neighborhood **210461.00**
[Show Recent Sales in this Neighborhood](#)
 Subdivision **NOT IN SUBDIVISION**
 Property (DOR) Use **Pasture w/Farmland (Code: 6070)**
 Code
 Acreage **45.72**
 Taxing District **UNINCORP/SWFWMD (Code: 90000)**

Property Desc

DISCLAIMER: This property description is a conc the original legal description recorded in the publi not include the section, township, range, or the cr property is located. The property description shou when conveying property. The Property Appraiser responsibility for the consequences of inappropria interpretations of the property description. No wa expressed or implied, are provided for the data h its interpretation.

COM NE COR OF SEC S26-52-29W ALG BUFFUM RD W 2932.17 FT S00-23-48E 1260.52 FT S89-58-37W 40.00 FT TO W FOR POB S89- 58-37W 1534.73 FT N25 2302.61 FT N89-57-17W 1378.42 FT TC SEC S00-14-40E ALG W LINE 844.35 FT OF NW1/4 OF SEC N89-59-53E 1314.65 41E 1426.80 FT N89-58-37E 1966.92 F LINE N00-23-48W ALG R/W 50.00 FT T PARCEL TWO)

Area Map



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

Parcel Details: 26-31-15-000000-024090

 TAX EST
  PRT CALC
  PRC
  TRI

Owners

SPIVEYS CONSTRUCTION COMPANY INC 40%
 RAY PETER C TRUST 60%

Mailing Address

Address 1 **39021 WASHINGTON LOOP RD**
 Address 2
 Address 3 **PUNTA GORDA FL 33982-9683**

Site Address

Address 1 **0 LAKE BUFFUM RD W**
 Address 2
 City **FORT MEADE**
 State **FL**
 Zip Code **33841**

Parcel Information

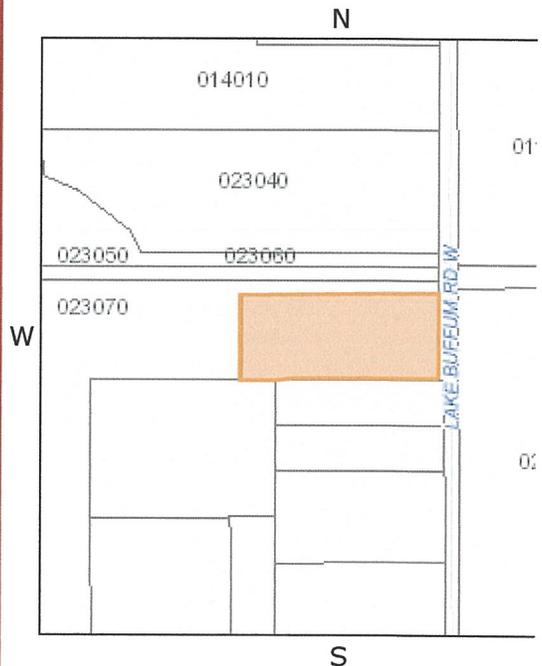
Neighborhood **210461.00**
[Show Recent Sales in this Neighborhood](#)
 Subdivision **NOT IN SUBDIVISION**
 Property (DOR) Use **Cropland w/Pasture (Code: 5160)**
 Code
 Acreage **5.00**
 Taxing District **UNINCORP/SWFWM (Code: 90000)**

Property Desc

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COM NE COR OF SEC S26-52-29W ALG
 BUFFUM RD W 2932.17 FT S00-23-48E
 S89- 58-37W 40 FT TO W R/W LINE FO
 -37W 710.68 FT S00-07-14E 306.84 FT
 712.15 FT TO W R/W LINE N00-23-48W
 305.69 FT TO POB (AKA PARCEL FOUR)

Area Map



Mapping Worksheets (plats) for 2

[Mapping Worksheet Info Section_263115.pdf](#)

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

Parcel Details: 26-31-15-000000-023040

 TAX EST  PRT CALC  PRC  TRI

Owners

SPIVEYS CONSTRUCTION COMPANY INC 40%
RAY PETER C TRUST 60%

Mailing Address

Address 1 **39021 WASHINGTON LOOP RD**
Address 2
Address 3 **PUNTA GORDA FL 33982-9683**

Site Address

Address 1 **0 LAKE BUFFUM RD W**
Address 2
City **FORT MEADE**
State **FL**
Zip Code **33841**

Parcel Information

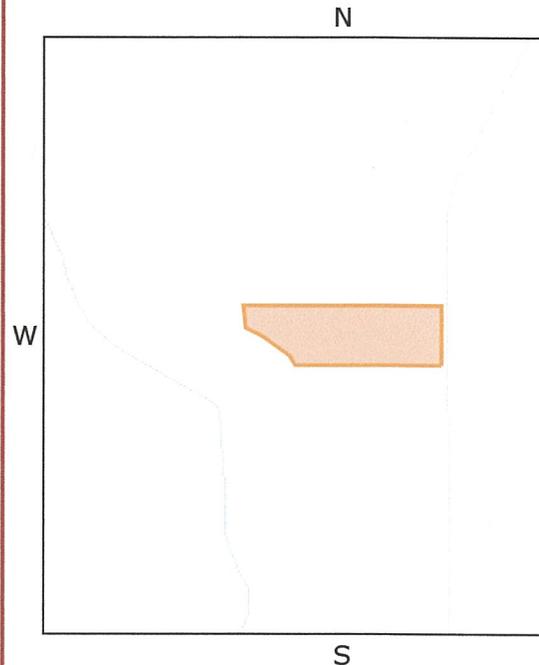
Neighborhood **210461.00**
[Show Recent Sales in this Neighborhood](#)
Subdivision **NOT IN SUBDIVISION**
Property (DOR) Use **Cropland (Code: 5100)**
Code
Acreage **12.96**
Taxing District **UNINCORP/SWFWM (Code: 90000)**

Property Desc

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COM NE COR OF SEC S26-52-29W ALG BUFFUM RD W 2932.17 FT S00-23-48E N89- 58-41W 40 FT TO W R/W LINE FO -41W 1429.44 FT S04-39-52E 164.64 FT 131.70 FT S52-34-32E 239.96 FT S26-48W ALG R/W 439.90 FT TO POB (AKA

Area Map



Mapping Worksheets (plats) for 2

[Mapping Worksheet Info](#)

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

Parcel Details: 26-31-15-000000-023050

 TAX EST
  PRT CALC
  PRC
  TRI

Owners

SPIVEYS CONSTRUCTION COMPANY INC 40%
 RAY PETER C TRUST 60%

Mailing Address

Address 1 **39021 WASHINGTON LOOP RD**
 Address 2
 Address 3 **PUNTA GORDA FL 33982-9683**

Site Address

Address 1 **0 LAKE BUFFUM RD**
 Address 2
 City **FORT MEADE**
 State **FL**
 Zip Code **33841**

Parcel Information

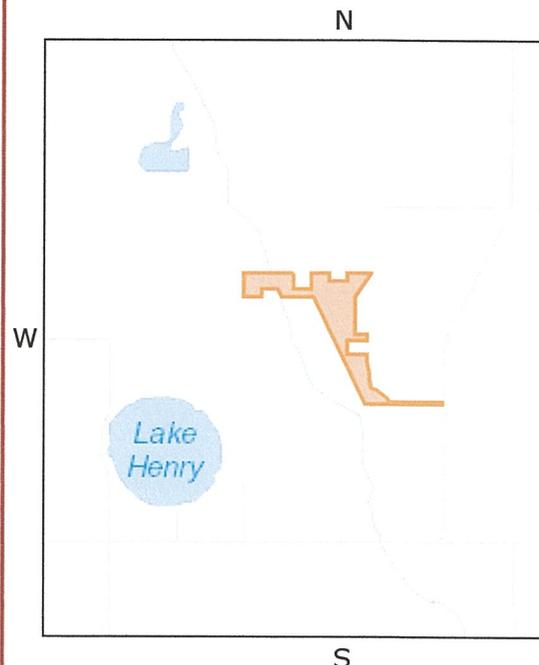
Neighborhood **210461.00**
[Show Recent Sales in this Neighborhood](#)
 Subdivision **NOT IN SUBDIVISION**
 Property (DOR) Use **Pasture w/Farmland (Code: 6070)**
 Code
 Acreage **44.02**
 Taxing District **UNINCORP/SWFWMD (Code: 90000)**

Property Desc

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COM NE COR OF SEC S26-52-29W ALG BUFFUM RD W 2932.17 FT S00-23-48E S89- 58-37W 40 FT TO W R/W LINE OF SEC S26-52-29W 1067.14 FT N26-49-03W 89.04 FT N239.96 FT N66-59-30W 131.70 FT N04-164.64 FT N04- 32-52W 121.04 FT N08-221.59 FT N00-35-47W 536.54 FT N89-219.40 FT N01-38-11W 730.05 FT N34-562.01 FT N89-57-17W 2486.56 FT TO NW1/4 OF NW1/4 OF SEC S00-14-40E , OF SEC 478.83 FT S89-57-17E 1378.42

Area Map



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Parcel Details: 26-31-15-000000-034110

 TAX EST
  PRT CALC
  PRC
  TRI

Owners

RAY PETER C TRUST 60%
 SPIVEYS CONSTRUCTION CO INC 40%

Mailing Address

Address 1 **39021 WASHINGTON LOOP RD**
 Address 2
 Address 3 **PUNTA GORDA FL 33982-9683**

Site Address

Address 1
 Address 2
 City **FORT MEADE**
 State **FL**
 Zip Code **33841**

Parcel Information

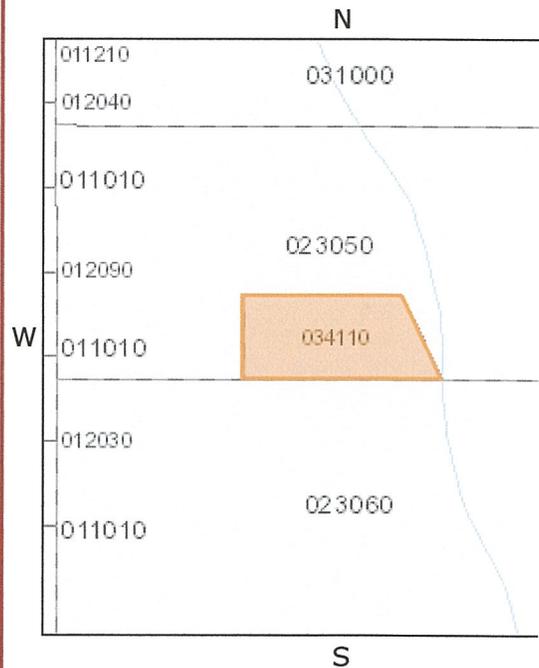
Neighborhood **210461.00**
[Show Recent Sales in this Neighborhood](#)
 Subdivision **NOT IN SUBDIVISION**
 Property (DOR) Use **Inaccessible tracts (Code: 9910)**
 Code
 Acreage **1.23**
 Taxing District **UNINCORP/SWFWMD (Code: 90000)**

Property Desc

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BEG SW COR OF SW1/4 OF NW1/4 RUN 843.18 FT TO POB RUN E 372.84 FT N 2 MIN 46 SEC W 176.69 FT W 298.47 FT TO POB BEING LOT 17 OF UNREC SUB

Area Map



Mapping Worksheets (plats) for 2

[Mapping Worksheet Info](#)
[Section_263115.pdf](#)



PRE-APPLICATION CONFERENCE

\$100.00 FEE

Growth Management Department
Land Development Division
330 W. Church St.
P.O. Box 9005, Drawer GM03
Bartow, FL 33831-9005
(863)534-6792
SUNCOM 569-6792
FAX (863) 534-6407

www.polk-county.net

The cut-off for this application is every Wednesday at 3:00PM to be heard at the next available Development Review Committee (DRC) meeting. DRC meetings are held every Thursday. This application will be heard approximately two weeks after submittal.

Appointment Date and Time: 10-22-15 Project Number (For office use only) 58228

Jim Bartlett (407) 402-4700
APPLICANT/PROJECT NAME PHONE FAX

3335 Danny Boy Circle Orlando, Florida 32808
MAILING ADDRESS jimbartlettconstruction@yahoo.com E-mail Address

Raymond Stangle (407) 226-8840
CONTACT PERSON (if different from applicant) PHONE FAX

7575 Kingspointe Parkway Suite 7 Orlando, Florida 32819
MAILING ADDRESS rstangle@jordancompanies.com E-mail Address

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

- Project Narrative (ie: Number of dwelling units or square footage)
Aerial with site identified
Site Plan
Location Map (vicinity map)
Confirm the Land Use District and Development Area on the bottom part of this page.

Amendment Type [] Text Amendment [] Map Amendment

Acres 10.34

Tax Identification Number

Table with columns: Section-Township-Range, Subdivision #, Parcel #. Row 1: S 12 T 2726 R 2627 - 702500 - 004191

Current Land Use District Residential Medium (RM)

Current Development Area N/A

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



October 5, 2015

TO: Polk County Board of County Commissioners
Office of Planning & Development
330 West Church Street
Bartow, Florida 33830

RE: Loughman Park, LLC Property Development Narrative

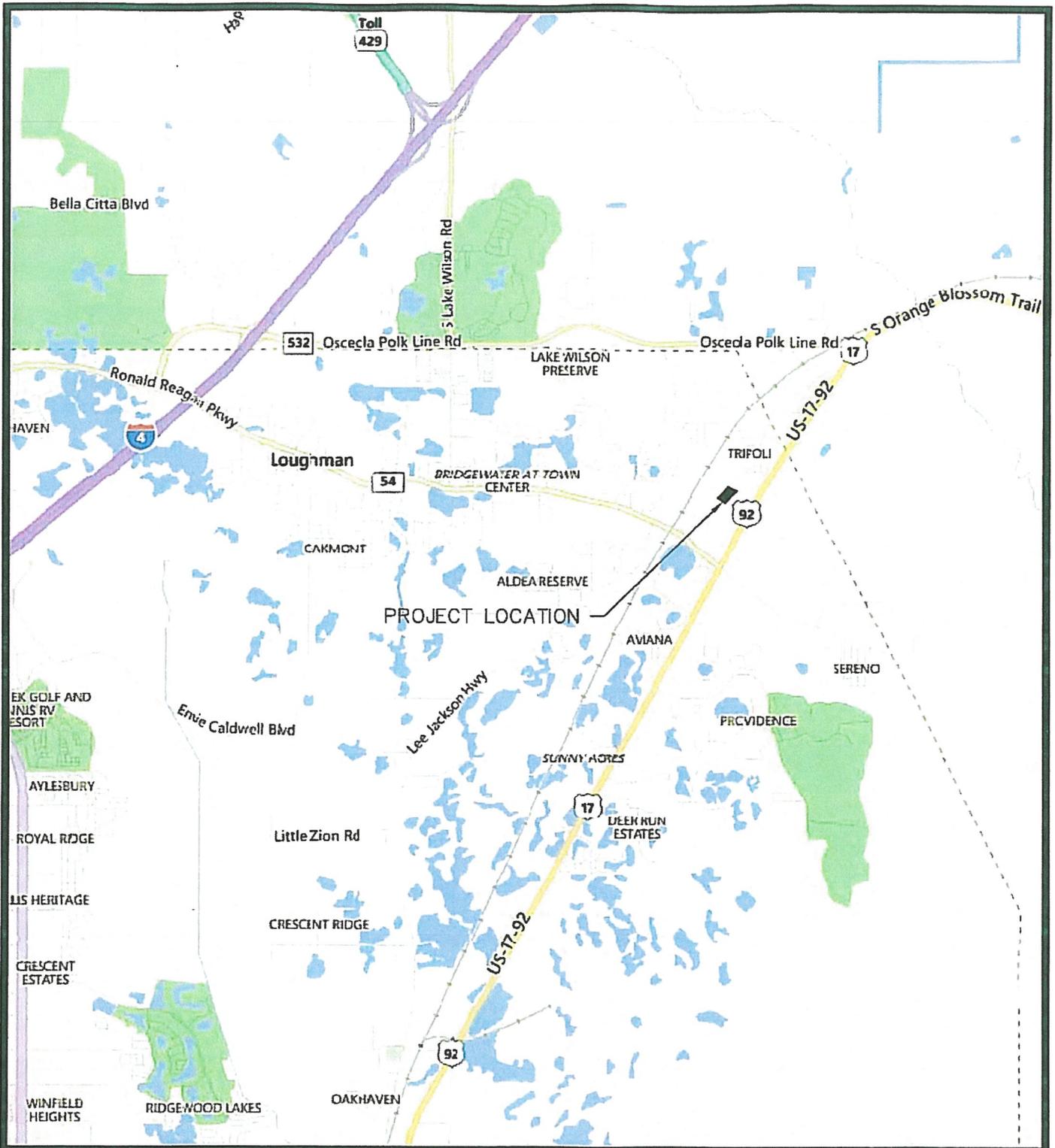
Due to recent market trends, the current owner of this property would like to develop this property as a single family/multi-family townhome development with fee simple lots. As provided on the attached Site Plan Sketch, the buildings would be single family attached units comprising anywhere from 4-8 units per building cluster. Parking for the single family townhome units would be provided as either on-street parking, parking within a garage, or parking within a driveway or a combination thereof to meet the LDC parking requirements.

We would also like to know what is our allowable density and what is the exact process required to create the fee simple platted lots for the single family attached housing. The Land Development Code appears to require PD zoning to accomplish this.

Sincerely,

Raymond C. Stangle II, P.E.
Vice President, Civil Design

R:\Projects in Bid Phase\001 Potential Bids\CE\Bartlett Polk County Townhomes\Jim Bartlett Polk County Townhome Development Narrative 10-5-2015.docx

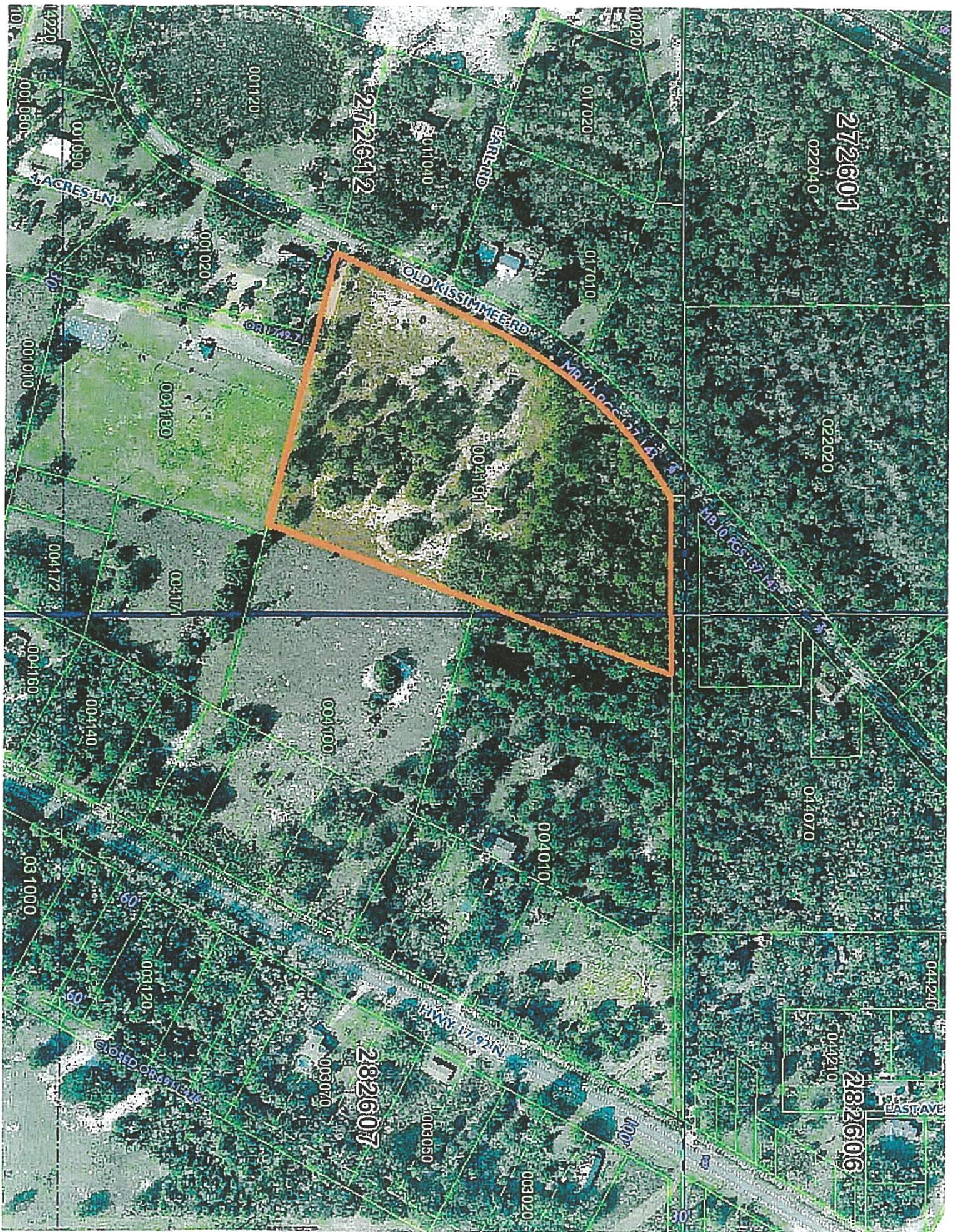


PREPARED BY:

PREPARED FOR:



XXXX
 XXXX



272601

272612

282607

282606

EARTH RD

OLD KISSIMMEE RD

ACRES LN

ORANGE

WINDY LN

EAST AVE

001120

022010

022020

044070

044240

044210

017020

017010

004191

004172

004120

00417

001010

004172

004150

004140

004100

004010

031000

003120

003070

003050

003020

100220

100160

100220

017020

017010

004191

004172

004120

00417

001010

004172

004150

004140

004100

004010

031000

003120

003070

003050

003020

100220

100160

100220

017020

017010

004191

004172

004120

00417

001010

004172

004150

004140

004100

004010

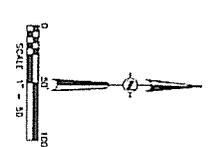
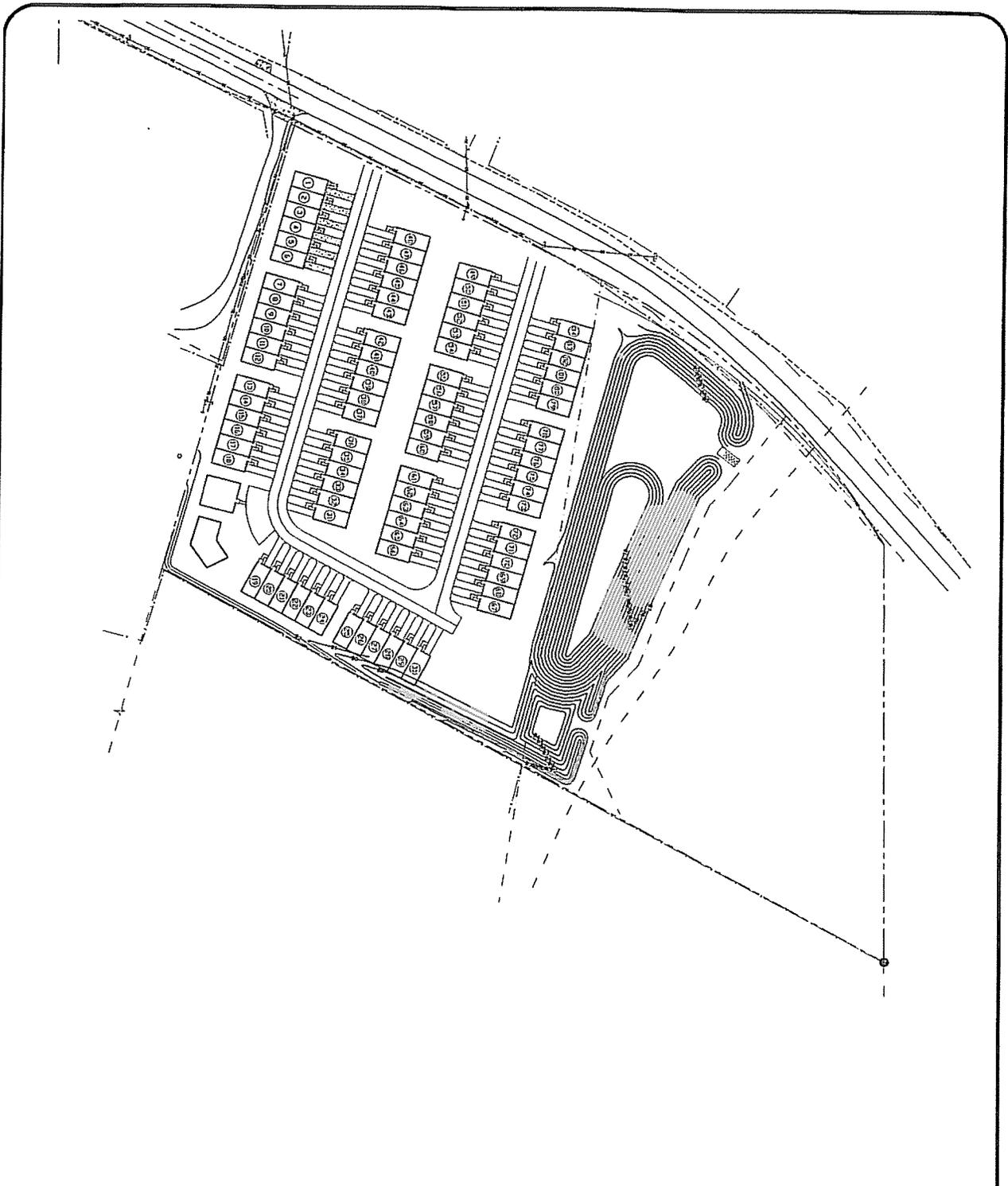
031000

003120

003070

003050

003020



CALL SUNSHINE 1-800-432-1770
 45 HOUR PERMITS TO ANY CONTRACTOR AGENT

SHEET NO.
10

DRAWING TITLE
SITE PLAN

DATE	BY	CHKD
11/11/05	SP	SP

B **B** **E**
 Boggis & Butcher Engineering, LLC
 607 South Alexander Street, Suite 101
 Plant City, Florida 33563
 813.759.1800(1223)
 813.754.2967 Fax
 boggis@butcher@b-beng.com

DATE	
STEVEN C. HUGGS, P.E.	
FL REG. NO. 55410	
DAVID W. BUTCHER, P.E.	
FL REG. NO. 55421	
MELISSA W. RICE, P.E.	
FL REG. NO. 43713	

NO.	DATE	BY	REVISION



PRE-APPLICATION CONFERENCE

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

\$100.00 FEE

RECEIVED
OCT 06 2015
LAND DEVELOPMENT

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: 10-22-15 Project Number (For office use only) 58229

Proplus Products, Inc/Christina C. Lyle (863) 287-8700
APPLICANT/PROJECT NAME PHONE FAX

P.O. Box 426 Bowling Green, FL 33834 christy@proplusproducts.com
MAILING ADDRESS E-mail Address

David C. Carter, P.E. (863) 294-6965
CONTACT PERSON (if different from applicant) PHONE FAX

137 Fifth Street NW, Winter Haven, FL 33881 Dave@carter-eng.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 3.06

Tax Identification Number

Section-Township-Range - Subdivision # - Parcel #
Parcel ID Number(s): S 33 T 32 R 25 - 000000 - 042020
(18 digits)
S T R - -
S T R - -

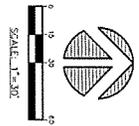
Current Land Use District Rural Cluster Center (RCC)

Current Development Area Rural Development Area (RDA)

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

PROJECT NARRATIVE

Requesting a pre-application meeting to determine the steps necessary to obtain a building permit to construct a new plant for fertilizer production and demolish the existing plant building on approximately 3.1 +/- ac. Site located on the north side of County Line Road and the east side of US Highway 17 in Section 33, Township 32, Range 25.



811
 Know what's below.
 Call before you dig.

IMPORTANT:
 ALL EXISTING UTILITIES, EXCEPT FOR
 PROPOSED UTILITIES, SHOWN ARE
 SHOWN HEREON FOR GENERAL
 INFORMATION ONLY. FIELD SURVEY
 SHOULD BE CONDUCTED TO
 VERIFY LOCATION, DEPTH, SIZE AND
 OTHER SPECIFICATIONS.

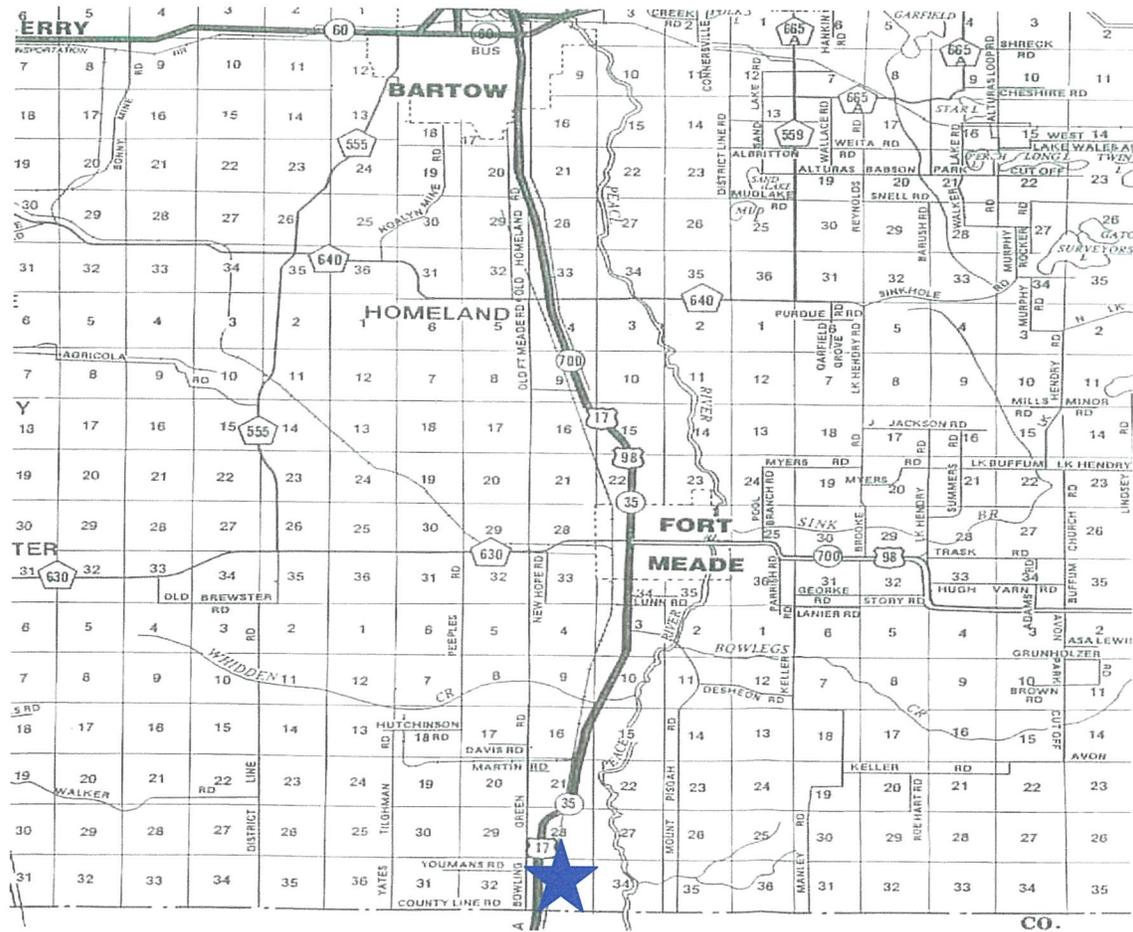
CONCEPTUAL SITE PLAN
PROPLUS PRODUCTS, INC.
 149 COUNTY LINE ROAD
 BOWLING GREEN, FLORIDA 33834

CARTER ENGINEERING
 137 5th, St. N.W., Winter Haven Fl. 33881
 (863) 294-6965 * E-mail: dave@carter-eng.com

DESIGN BY:
 CHECKED BY:
 D.C.C.
 FIELD DATE:

NO.	DATE	APPR.	REVISIONS

PROJECT NO.: 000
 DATE: 10/15/2015
 SHEET: 00



SITE LOCATION



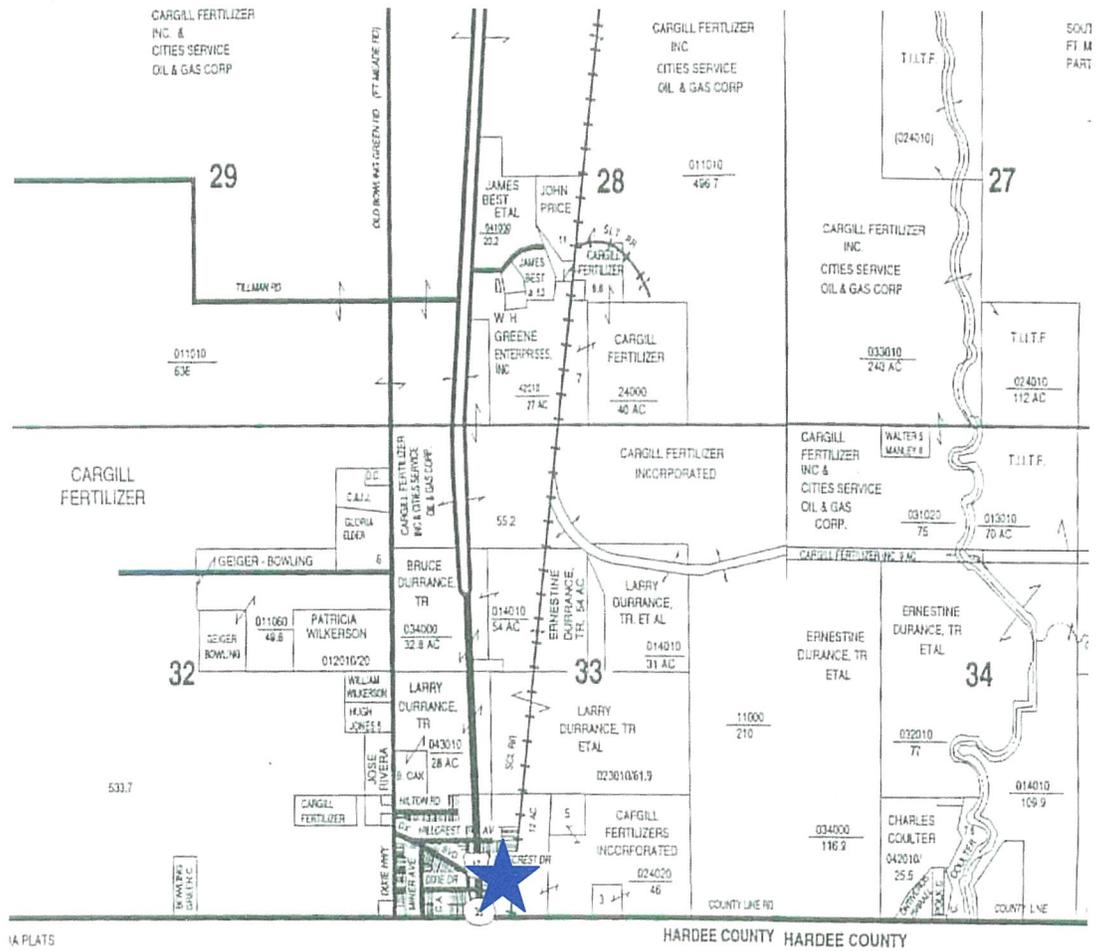
PROPLUS PRODUCTS, INC

FIGURE #1 – VICINITY MAP

Parcel ID# 333225-000000-042020

POLK COUNTY, FLORIDA

CARTER ENGINEERING



 **SITE LOCATION**



PROPLUS PRODUCTS, INC

FIGURE #2 – LOCATION MAP
Parcel ID# 333225-00000-042020

POLK COUNTY, FLORIDA

CARTER ENGINEERING



PROPLUS PRODUCTS, INC

FIGURE #3 – AERIAL MAP

Parcel ID# 333225-000000-042020

POLK COUNTY, FLORIDA

CARTER ENGINEERING



PRE-APPLICATION CONFERENCE

\$100.00 FEE

**Growth Management Department
Land Development Division**
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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: 10-22-15 Project Number (For office use only) 58231

Mr. William Pigozzi (407) 947-4574
APPLICANT/PROJECT NAME PHONE FAX

1105 Kensington Park Drive Altamonte Springs, Florida 32714-1939 Bill@FloridaQualityConstruction.com
MAILING ADDRESS E-mail Address

SHRI RAO, LANDSMART CONSULTANTS (407) 694-5148
CONTACT PERSON (if different from applicant) PHONE FAX

13639 GLYNSHEL DRIVE, WINTER GARDEN, FL 34787 shri@landsmartconsultants.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 80.06 acres

Tax Identification Number

Parcel ID Number(s): (18 digits)	Section-Township-Range	Subdivision #	Parcel #
S 18 T 26 R 28	- 000000 -	013020	
S 18 T 26 R 28	- 000000 -	013030	
S 18 T 26 R 28	- 000000 -	013050	

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

Current Development Area Urban Growth Area (UGA)

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

TIVOLLI RESERVE

Parcel ID No.: 28261800000013020 (8.61 acres)

28261800000013030 (9.57 Acres)

28261800000013050 (20.55 Acres)

28261800000014010 (41.33 Acres)

PROJECT NARRATIVE:

The subject property is an approximately 80 acre undeveloped Parcel located about ¾ mile east of 17/92 and CR 54, in north Polk County, FL. Of the 80 acres, roughly 53 acres is considered uplands, while the remaining will be remain wetlands.

A planned development (PD-06-04) called Tivoli Reserve was proposed in 2006 on this property, and went through a development review process before the economy collapsed and property changed hands.

The applicant has recently put this property under contract and is considering a residential development consisting of single family or townhome development or a combination of both, in light of renewed growth in this area from the proposed Poinciana Parkway connector to the east. The underlying land use on this property is RL-4X and part of Ronald Reagan Parkway SAP.

We have included three concepts of proposed development

- Concept 1 Consists of a total of 195 Single Family Residential Lots (50x120)
- Concept 2 Consists of a total of 380 Townhomes Lots (22x120)
- Concept 3 Consists of a total of 272 units (162 THs and 110 SFR)

Initial review of the GIS maps from County maps indicates presence of wetlands, floodplain on this site. The proposed site plan will have minor impacts around the periphery of the wetlands and will require nominal mitigation. Any encroachment into the floodplain from the proposed development will be mitigated and addressed through compensating storage ponds during the design phase.

The proposed request is for a pre-application conference to discuss each of the above three options within the framework of county's current development standards.

LAYER: Planned Developments (PDs)

Shape.STLength(): 3640.958134

DESC_: SFH

STATUS: FINAL 3-9-07

PD: PD 04-06

NAME: NATURES EDGE

STR: [17,18]-26-28

NUM: 6

YEAR_: 2004

Shape.STArea(): 586377.118042

Acres: 13.461366

LAYER: Seleted Area Plans (SAPs)

Shape.STLength(): 153974.448934

Shape.STArea(): 577196221.265503

SAP_NAME: RONALD REAGAN PARKWAY

Acres: 13251

LAYER: Future Land Use 2030

LAKES:

FLUPAR_ID: 15

Shape.STLength(): 1618.922538

FLU_CP: PRESV

SPA_NAME: Null

SAP_NAME: RONALD REAGAN PARKWAY

CPADATE: 071305

FLU_LDC: PRESV

FLUNAME: PRESV

CITY_NAME:

Shape.STArea(): 105499.627075

Acres: 2.421948

FLU_X: X

CPA_NUMBER: 05A-06

DEV_AREA: UGA

DEV_AREA_DESC: Urban Growth Areas

LAYER: Future Land Use 2030

LAKES:

FLUPAR_ID: 30

Shape.STLength(): 34525.282258

FLU_CP: RL

SPA_NAME: Null

SAP_NAME: RONALD REAGAN PARKWAY

CPADATE: 121996

FLU_LDC: RL-4

FLUNAME: RL-4

CITY_NAME:

Shape.STArea(): 17997071.047241

Acres: 413.157554

FLU_X: X

CPA_NUMBER: 96A-12

DEV_AREA: UGA

DEV_AREA_DESC: Urban Growth Areas

Kinney Harmon Rd

Kinney Harmon Rd

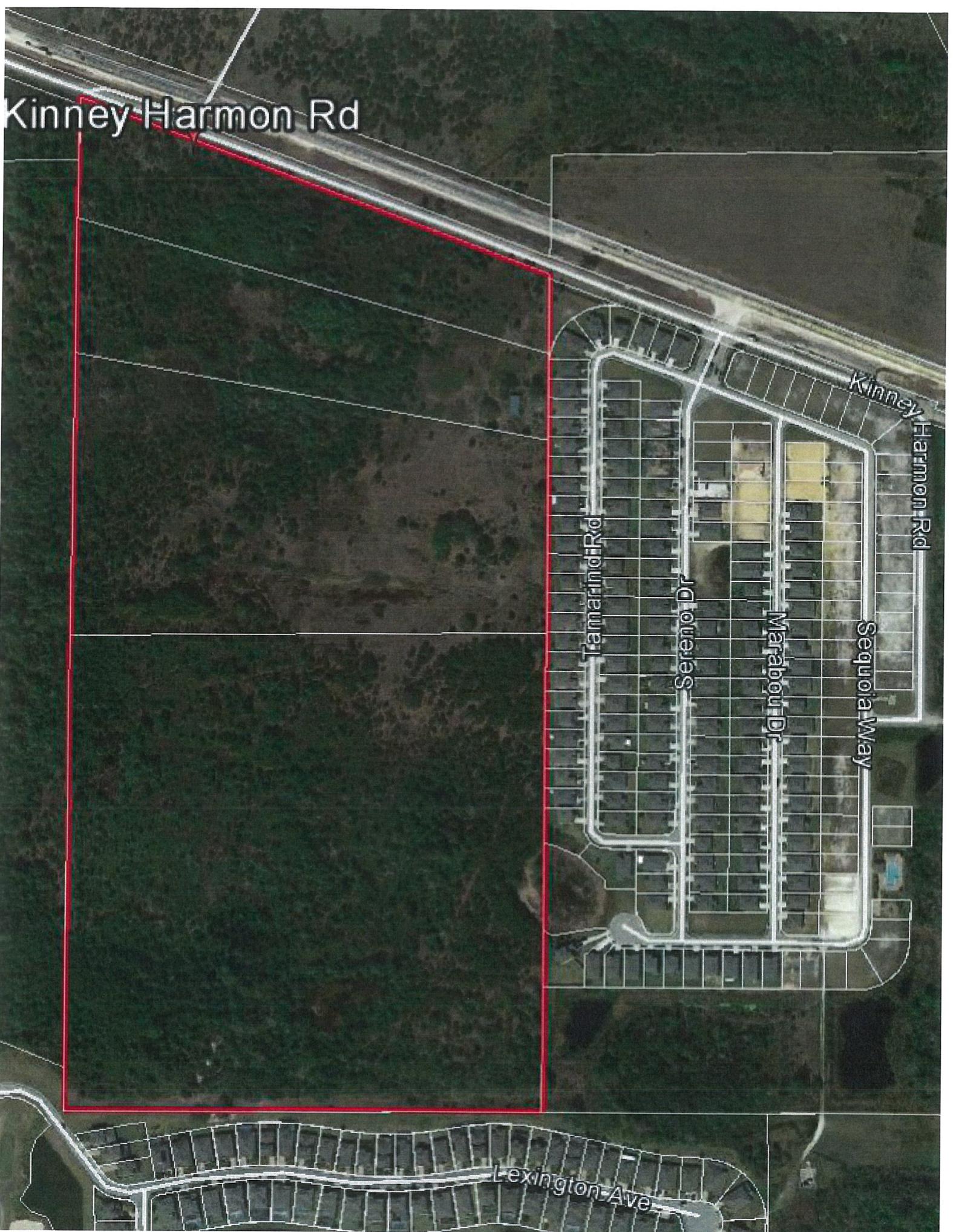
Sequoia Way

Marabou Dr

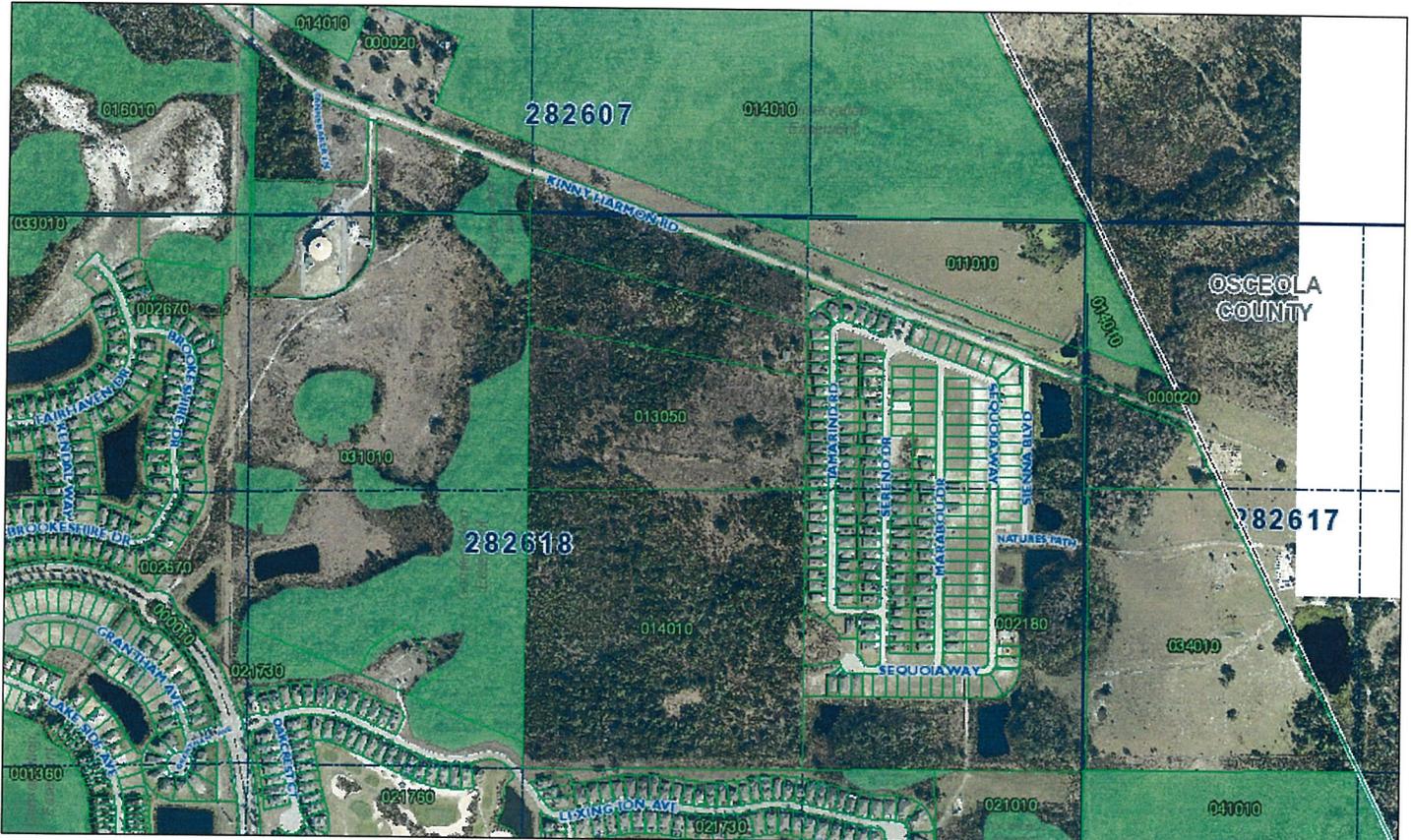
Serenoi Dr

Tamarindi Rd

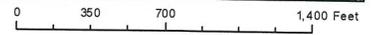
Lexington Ave



TIVOLLI RESERVE SITE



- | | | | |
|--------------|----------------------|----------------------|-----------------------|
| Interstate 4 | Municipal Boundaries | Surrounding Counties | Conservation Easement |
| Polk Parkway | Lot and Block Text | PLSS Townships | Red: Band_1 |
| Highways | Railroads | PLSS Sections | Green: Band_2 |
| Roads | Tax | PLSS Boundaries | Blue: Band_3 |
| Waterbodies | Separated Right | Gov't Lots | |

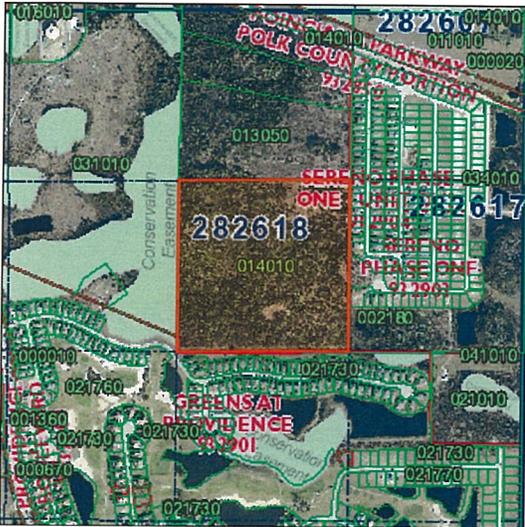


All maps are worksheets used for illustrative purposes only, they are not surveys. The Polk County Property Appraiser assumes no responsibility for errors in the information and does not guarantee the data is free from error or inaccuracy. The information is provided "as is".



Marsha M. Faux, CFA, ASA
 Property Appraiser
 Polk County, Florida
 October 8, 2015





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Parcel Info

Parcel ID:	282618000000014010
Owner1:	UNITED CAPITAL INVESTMENTS LLC
Address:	1374 LEXINGTON AVE
City/St/Zip:	DAVENPORT, FL 33837
Legal Desc:	SW1/4 OF NE1/4
Property (DOR) Use Code:	9925 (Unplatted tracts 30 to 59.99 acres)
Acreage:	41.33
Taxing District:	30000 (UNINCORP/SOUTH FL WMD)

Sales Information

Date of Sale	Q/U	Sales Price
11/23/2012	U	\$825,000
01/04/2011	U	\$100
09/22/2006	Q	\$2,600,000
12/01/1987	U	\$100
12/01/1986	U	\$100
07/01/1978	U	\$100

All above information is current (as of 10/02/2015). All below information is 2015 Proposed.

Value Summary

Value Name	Price
Building Value	\$0
Extra Feature Value	\$0
Land Value (Market)	\$37,197
Just Market Value	\$37,197
Assessed Value	\$37,197

Exempt Value	\$0
Taxable Value	\$37,197



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Parcel Info

Parcel ID:	282618000000013030
Owner1:	UNITED CAPITAL INVESTMENTS LLC
Address:	1232 DELMAR LN
City/St/Zip:	DAVENPORT, FL 33837
Legal Desc:	BEG NW COR OF NE1/4 RUN S 01 DEG 25 MIN 46 SEC W 161.41 FT TO POB RUN S 01 DEG 25 MIN 46 SEC W 374.18 FT S 78 DEG 48 MIN 21 SEC E 1361.55 FT N 01
Property (DOR) Use Code:	0004 (Vac. Res. w/misc impr @ zero value)
Acreage:	9.57
Taxing District:	30000 (UNINCORP/SOUTH FL WMD)

Sales Information

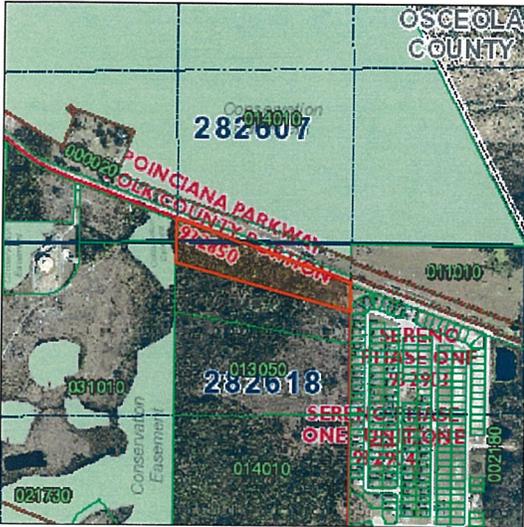
Date of Sale	Q/U	Sales Price
11/23/2012	U	\$825,000
01/04/2011	U	\$100
09/22/2006	Q	\$743,000
03/06/2006	Q	\$698,800
09/01/1989	U	\$45,000
07/01/1989	U	\$100
07/01/1989	U	\$100

All above information is current (as of 10/02/2015). All below information is 2015 Proposed.

Value Summary

Value Name	Price
Building Value	\$0

Extra Feature Value	\$0
Land Value (Market)	\$14,348
Just Market Value	\$14,348
Assessed Value	\$14,348
Exempt Value	\$0
Taxable Value	\$14,348



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Parcel Info

Parcel ID:	282618000000013020
Owner1:	UNITED CAPITAL INVESTMENTS LLC
Address:	0 KINNEY HARMON RD
City/St/Zip:	DAVENPORT, FL 33837
Legal Desc:	THAT PART OF SECTIONS 7 & 18 DESCRIBED AS BEG NW COR OF NE1/4 OF SEC 18 RUN S 01 DEG 25 MIN 46 SEC W 161.41 FT S 73 DEG 28 MIN E 1389.40 FT N 01 DEG
Property (DOR) Use Code:	9904 (Unplatted up to 10ac w/ impr @ zero val)
Acreage:	8.61
Taxing District:	30000 (UNINCORP/SOUTH FL WMD)

Sales Information

Date of Sale	Q/U	Sales Price
11/23/2012	U	\$825,000
01/04/2011	U	\$100
09/22/2006	Q	\$777,800
07/01/1989	U	\$100
06/01/1989	U	\$100
06/01/1989	U	\$100

All above information is current (as of 10/02/2015). All below information is 2015 Proposed.

Value Summary

Value Name	Price
Building Value	\$0
Extra Feature Value	\$0

Land Value (Market)	\$18,946
Just Market Value	\$18,946
Assessed Value	\$18,853
Exempt Value	\$0
Taxable Value	\$18,853



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Parcel Info

Parcel ID:	282618000000013050
Owner1:	UNITED CAPITAL INVESTMENTS LLC
Address:	5911 DELMAR LN
City/St/Zip:	DAVENPORT, FL 33837
Legal Desc:	BEG NW COR OF NE1/4 RUN S 01 DEG 25 MIN 46 SEC W 535.60 FT TO POB RUN S 01 DEG 25 MIN 46 SEC W 783.51 FT E 1342.82 FT N 01 DEG 19 MIN 46 SEC E
Property (DOR) Use Code:	9920 (Unplatted tracts 10 - 29.99 acres)
Acreage:	20.55
Taxing District:	30000 (UNINCORP/SOUTH FL WMD)

Sales Information

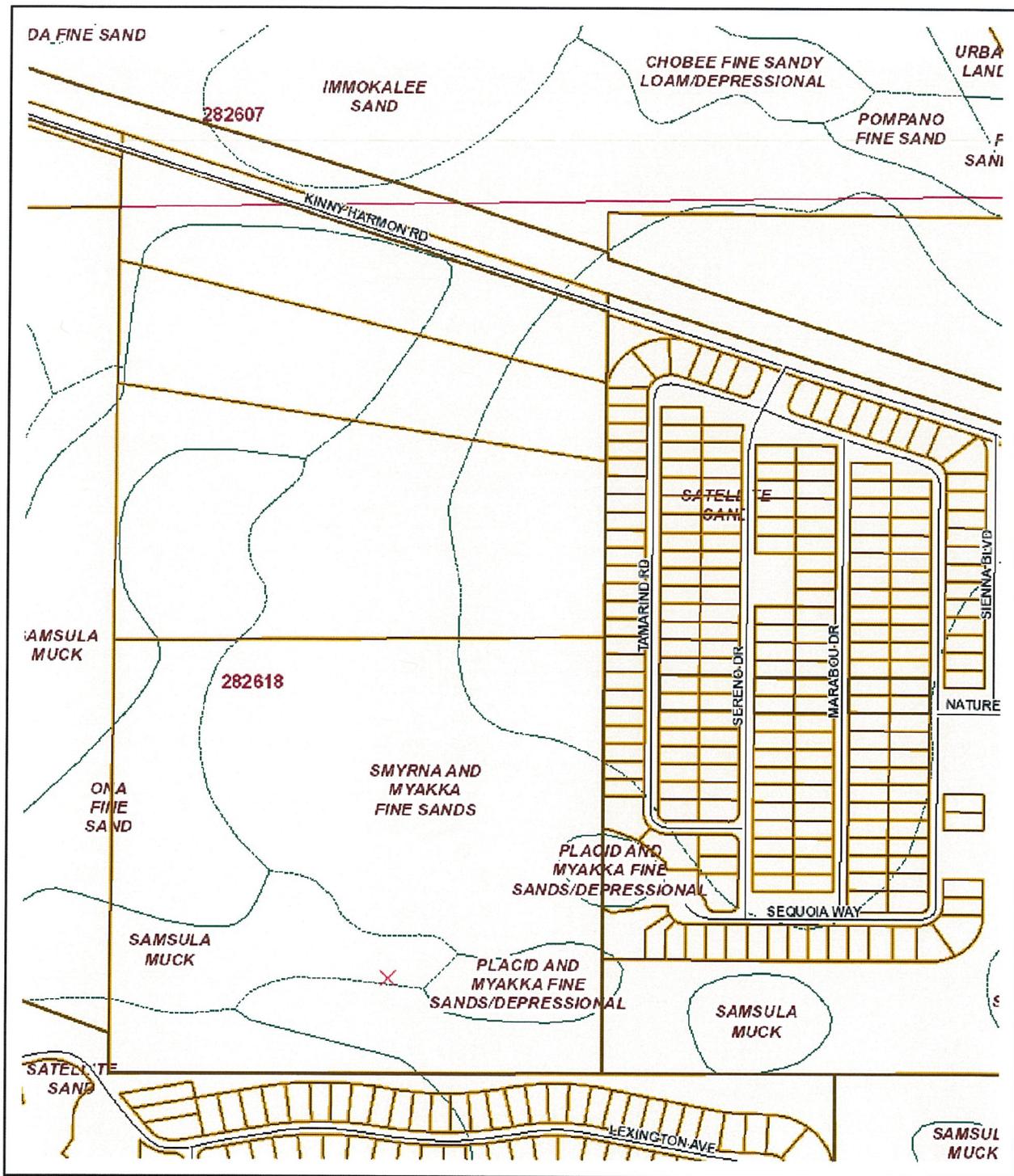
Date of Sale	Q/U	Sales Price
11/23/2012	U	\$825,000
01/04/2011	U	\$100
09/26/2006	Q	\$1,800,000
12/16/2003	Q	\$170,000
01/07/2003	U	\$100
12/10/2002	U	\$100
04/01/1998	U	\$240,000
06/01/1993	U	\$100
06/01/1993	Q	\$102,000

All above information is current (as of 10/02/2015). All below information is 2015 Proposed.

Value Summary

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Value Name	Price
Building Value	\$0
Extra Feature Value	\$0
Land Value (Market)	\$59,589
Just Market Value	\$59,589
Assessed Value	\$58,429
Exempt Value	\$0
Taxable Value	\$58,429

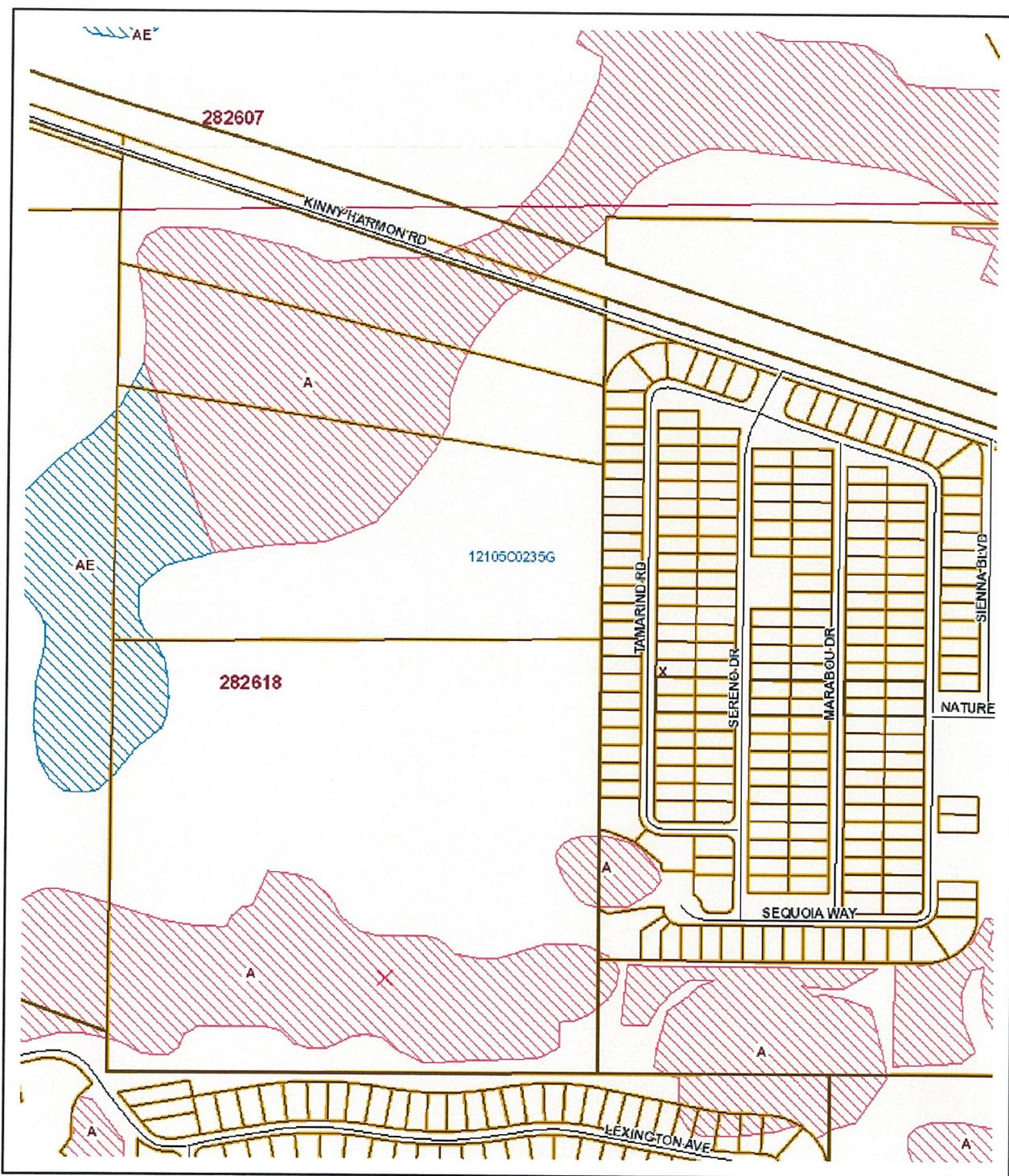


County Map SOILS

Polk County IT/GIS



Printed: Oct 08, 2015



County Map FEMA

Polk County IT/GIS



Printed: Oct 08, 2015

**KINNEY HARMON ROAD SUBDIVISION
LOUGHIMAN, FLORIDA**

NO.	DATE	DESCRIPTION

ENGINEER
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 10000 W. BOYD BLVD., SUITE 100
 BOYDTON, FLORIDA 32009
 PHONE: 904.226.1111
 FAX: 904.226.1112
 WWW.CONULTAN.COM

Engineer of Record
ROBERT S. GILBERT, P.E.
 10000 W. BOYD BLVD., SUITE 100
 BOYDTON, FLORIDA 32009
 PHONE: 904.226.1111
 FAX: 904.226.1112
 WWW.CONULTAN.COM

PROJECT
 10000 W. BOYD BLVD., SUITE 100
 BOYDTON, FLORIDA 32009
ISSUE - **CONCEPT** 100
 DATE: 05/20/11
 SCALE: 1" = 100'
C-2
CONCEPTUAL DISPLAY
SER ONLY



**KINNEY HARMON ROAD SUBDIVISION
LOUGHMAN, FLORIDA**



NO.	REVISIONS

LAWYER
CIVIL ENGINEER, L.L.C.
10000 W. BOYD BLVD., SUITE 100
DADE COUNTY, FLORIDA 33157
TEL: 305-410-1111
WWW.CIVILENGINEER.COM

Professional Seal

REGISTERED PROFESSIONAL ENGINEER
STATE OF FLORIDA
NO. 10000

PROJECT NO. 111

C-2
CONCEPTUAL
DISPLAY
SFR & TH