

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 16, 2015
TO: Development Review Committee Members
FROM: John M. Bohde, AICP, Director
Tom Pierce, Sr, Development Review Specialist
SUBJECT: Meeting Schedule for October 29, 2015

The Development Review Committee will meet on **Thursday, October 29, 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.) SOTO TRANSPORT
GERALDO SOTO
(407)406-8753 x Project #: 58243 262712-000000-033050
Change the Land Use to allow the parking of trucks in the evenings, and do minor 262711-000000-011020
repairs such as changing tires, brakes and oil change.

LEVEL 2 APPLICATIONS

NON-RESIDENTIAL SITE PLAN

- 2.) WARREN TRUCKING
DAVID NORRIS
(863)299-1048 x Project #: 58133 262932-000000-011020
Request to have security home for existing wh, distrib, term, truck commercial site.
- 3.) SUNSET COVE PD 06-41M
JEFF SLOMAN, P. E.
(407)895-0324 x Project #: 58224 262501-000000-031070
Request to develop 103 townhome units and 24,000 SF of retail space. 262501-000000-031030
- 4.) FESTIVAL PHASE 2 MASS GRADING
DAVID EVANS
(407)872-1515 x Project #: 58029B 272605-000000-011020
Mass Grading plan for Phase 2 Festival

LEVEL 3 APPLICATIONS

LEVEL 3 CONDITIONAL USE

- 5.) COX CU CU 16-01
APRIL COX NEW
(863)614-9183 x Project #: 58207 232709-000792-000060
to allow swim lessons (in home)

LEVEL 4 APPLICATIONS

LEVEL 4 LARGE COMP PLAN AMEN

- 6.) CORE CPA CPA 16B-11
CHANDA BENNETT
(863)534-6484 x Project #: 58238 262511-000000-013000
to change the eastern boundary of the CORE FLU and Section 2.132 Critical Area 262514-999993-000330
Resource Mgt Plan (CARMP) regarding the CORE FLU and the Greenway Corridor 262525-999964-002740
262525-999964-002770
262525-999964-002780
262525-999964-002800
262525-999964-002810
262525-999964-002820
262525-999969-005590
262526-000000-011010
262526-000000-011020
262526-000000-011030
272618-704454-001710
272618-704454-001830
272619-705000-030012

262514-999986-642570
262514-999986-642590
272618-704454-001690
262514-999993-000320
262514-999993-000340
262514-999993-001400
262525-999964-002720
262525-999964-002730
262525-999964-002750
262525-999964-002760
262525-999964-002790
262536-000000-022020
272618-704454-001700
272618-704454-001720

LEVEL 5 APPLICATIONS

LEVEL 5 PLAT REVIEW

- 7.) SHIVERS ACRES THIRD EDITION
DANNY GANN
(863)808-6732 x Project #: 58187
Request to plat lot 4 and lot 8 within recorded Shivers Acres.

232708-000775-000080
232708-000775-000040



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: 10-29-15 Project Number (For office use only) 58243

<u>Soto Transport Inc</u>	<u>407-406 8753</u>	<u>407-4831601</u>
APPLICANT/PROJECT NAME	PHONE	FAX
<u>129 Carlisle Court</u>	<u>Kissimmee FL</u>	<u>bpena3660@gmail.com</u>
MAILING ADDRESS	<u>34758</u>	E-mail Address
<u>Geraldo Soto</u>	<u>407406 8753</u>	<u>407-483 1601</u>
CONTACT PERSON (if different from applicant)	PHONE	FAX
<u>129 Carlisle Ct. Kissimmee FL 34758</u>		<u>bpena3660@gmail.com</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 7.8596
20

Tax Identification Number

	Section-Township-Range	-	Subdivision #	-	Parcel #
Parcel ID Number(s):	<u>S 12 T 27 R 26</u>	-	<u>000000</u>	-	<u>033050</u>
(18 digits)	<u>S 11 T 27 R 26</u>	-	<u>000000</u>	-	<u>011020</u>
	<u>S</u>		<u>T</u>		<u>R</u>

Current Land Use District Residential Agricultural Rural X
Current Development Area Commercial

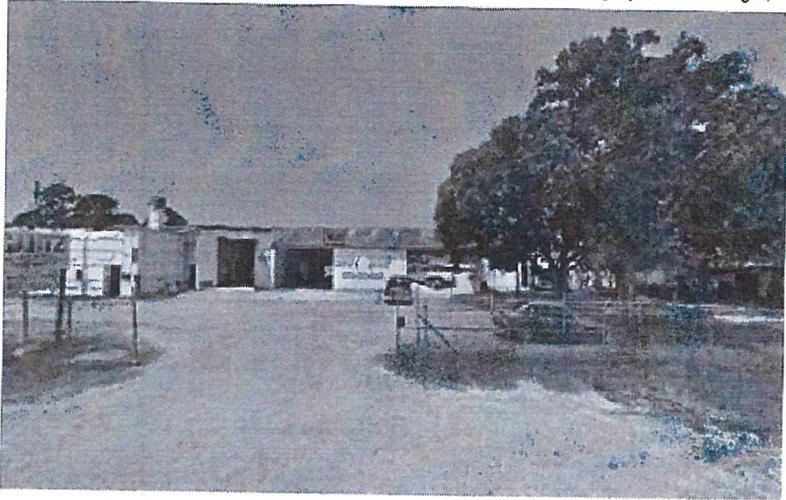
Note: Pre-application forms will not be accepted without the required attachments and the requested information provided.

The rezoning requested is to allow the parking of trucks in the evenings, and do minor repairs such as changing tires, brakes and oil change.

Google Maps 5405 Old Polk City Rd



Imagery ©2015 Google, Map data ©2015 Google 100 ft



5405 Old Polk City Rd
Haines City, FL 33844



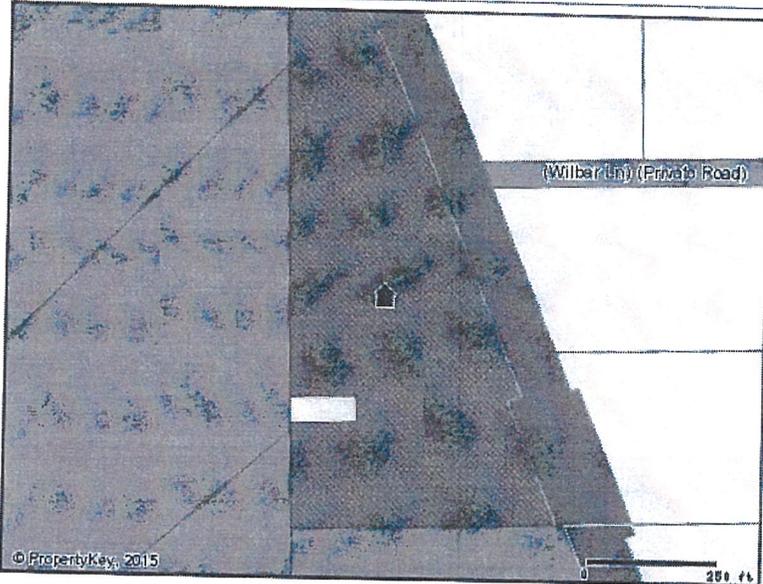
2



My Florida Regional MLS - IMAPP
Polk County Tax Report - 5405 POLK CITY RD, HAINES
CITY, FL 33844-8121

PROPERTY INFORMATION

PID # 26 27 12 000000 033050
Property Type: Commercial
Property Address:
 5405 POLK CITY RD
 HAINES CITY, FL 33844-8121
Current Owner:
 OMI1 GANTZ PAINT LLC
Tax Mailing Address:
 4509 KNIGHT RD
 MACON, GA 31220-8117
County Use Code: 2500 / SVC & REPAIR SHOPS
State Use Code: 25 / REPAIR SERVICE SHOP (NON AUTOMOTIVE) RADIO, TV REP
Total Land Area:
 7.8596 acres / 342,365 sf
Land Areas:
 1. COMMERCIAL/INDUSTRIAL (0118)
Waterfront: No
Subdivision:
 JOHNSTON GEO M
Subdivision #:000000
Census Tract/Block: 012410 / 1000
Twn: 27 / **Rng:** 26 / **Sec:** 12
Block: 033 / **Lot:** 050
Parcel: 033050
Neighborhood: COMMERCIAL NEIGHBORHOOD (6666)
Latitude: 28.155222
Longitude: -81.673146
Legal Description:
 THAT PART OF NW1/4 OF NW1/4 LYING S & W OF ST RD # 17 LESS W 125 FT OF N 50 FT OF S 250 FT



Residential
 Commercial
 Agricultural
 Industrial
 Government
 Other
 Water
 Combo
 Active
 Sold
 Pending
 Withdrawn
 Expired
 Foreclosures

VALUE INFORMATION (Tax District: 90000)

	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015 *</u>
Improved Value:	\$109,020	\$104,961	\$105,466	\$61,759	\$245,429
Ag Value:	\$0	\$0	\$0	\$0	\$179,742
Land Value:	\$179,742	\$179,742	\$179,742	\$179,742	\$0
Just Market Value:	\$288,762	\$284,703	\$285,208	\$241,501	\$245,429
Percent Change:	- n/a -	-1.41%	0.18%	-15.32%	1.63%
Assessed Value:	\$288,762	\$284,703	\$285,208	\$241,501	\$245,429
Homestead:	No	No	No	No	No
Total Exemptions:	\$0	\$0	\$0	\$0	\$0
Taxable Value:	\$288,762	\$284,703	\$285,208	\$241,501	\$245,429
Millage Rate:	15.5621	15.3841	15.5281	15.1730	-n/a-
Total Tax Amount:	\$6,919.26	\$5,851.39	\$5,362.31	\$3,664.31	-n/a-

*Preliminary Values Collected From Florida DOR Preliminary NAL files, July 2015

[Link To County Tax Collector](#)

A

SALES INFORMATION

Deed Type: CERTIFICATE OF TITLE		Price: \$100	Qualifiers: I
Sale Date: 12/12/2012	Recorded Date: 12/12/2012	Document # Bk 8822/Pg 1607	
Grantor: TJ CAMPBELL LLC		Grantee: OMI1 GANTZ PAINT LLC	
Deed Type: WARRANTY DEED			
Sale Date: 05/28/2008	Recorded Date:	Price: \$500,000	Qualifiers: Q ² , I
Grantor: GANTZ LARRY J		Document # Bk 7653/Pg 1805	
Mortgage Amount: \$100,000	Instrument Date: 05/28/2008	Grantee: TJ CAMPBELL LLC	Document # 0076531823
Lender: LARRYGANTZ		Borrower: TJ CAMPBELL LLC	Document # 0076531823
Mortgage Amount: \$100,000	Instrument Date: 05/28/2008	Borrower: TJ CAMPBELL LLC	Document # 0076531823
Lender: GANTZ LARRY			
Deed Type: WARRANTY DEED			
Sale Date: 03/01/1981	Recorded Date:	Price: \$85,000	Qualifiers: Q ³ , E
Grantor: Not Available		Document # Bk 2003/Pg 2138	
Deed Type: WARRANTY DEED			
Sale Date: 10/01/1977	Recorded Date:	Price: \$48,000	Qualifiers: Q ³ , E
Grantor: Not Available		Document # Bk 1776/Pg 1558	
Deed Type: WARRANTY DEED			
Sale Date: 09/01/1976	Recorded Date:	Price: \$100	Qualifiers: U ⁴ , E
Grantor: Not Available		Document # Bk 1724/Pg 1251	
Mortgage Amount: \$500,000	Instrument Date: 05/28/2008	Grantee: Not Available	Document # 0076531811
Lender: OMNI NATIONAL BANK		Borrower: TJ CAMPBELL LLC	

Vacant/Improved Codes: V=Vacant, I=Improved **Sale Qualifiers:** Q=Qualified, U=Unqualified, O=Other (see note), M=Multiple, P=Partial
¹ CORRECTIVE, QC, TAX DEED, MIN. DOC STAMPS, FJ, ² 02 2008 & PRIOR-MULTI PARCEL QUALIFIED, ³ ONE PARCEL QUALIFIED, ⁴ OTHER DISQUALIFIED

BUILDING INFORMATION

1. MOBILE HOME	Heated Area: 896 sf	Built: 1987 act / 1987 eff	A/C Type:
Beds: 0	Total Area: 896 sf	Stories: 0.0	Heat Type:
Baths:	Roof Cover:	Heat Fuel:	
Roof Type:	Ext Wall: NONE	Flooring:	
Int Wall:	Building Subareas: BAS - BASE AREA (896 sf)		
Building Subareas:			
2. MOBILE HOME	Heated Area: 672 sf	Built: 1970 act / 1970 eff	A/C Type:
Beds: 0	Total Area: 672 sf	Stories: 0.0	Heat Type:
Baths:	Roof Cover:	Heat Fuel:	
Roof Type:	Ext Wall: NONE	Flooring:	
Int Wall:	Building Subareas: BAS - BASE AREA (672 sf)		
Building Subareas:			
3. MOBILE HOME	Heated Area: 520 sf	Built: 1962 act / 1962 eff	A/C Type:
Beds: 0	Total Area: 520 sf	Stories: 0.0	Heat Type:
Baths:			
4. SERVICE (REPAIR) GARAGE	Heated Area: 7,558 sf	Built: 1969 act / 1969 eff	A/C Type:
Beds: 0	Total Area: 7,558 sf	Stories: 1.0	Heat Type:
Baths:			

OTHER IMPROVEMENT INFORMATION

Code	Description	Units	Year Built
FEN1	FENCE AVERAGE QUALITY	800	1988
CAB3	CABANA 8000	1	1988
UTL4	UTILITY 500	1	1990
CPT1	CARPORT 1000	1	1990
VYL1	VINYL ROOM 1500	1	1990
CPT1	CARPORT 1000	1	1980
CAB1	CABANA 2000	1	1988

Covered Parking: Yes **Details:** CARPORT 1000 - 2 sf **Pool:** No

FLOOD ZONE DETAILS

Zone	Description	Panel #	Publication Date
AE	Areas of 100-year flood; base flood elevations and flood hazard factors determined.	1202610225B	11/15/1989

Source: FEMA National Flood Hazard Layer (NFHL), updated 11/11/2014

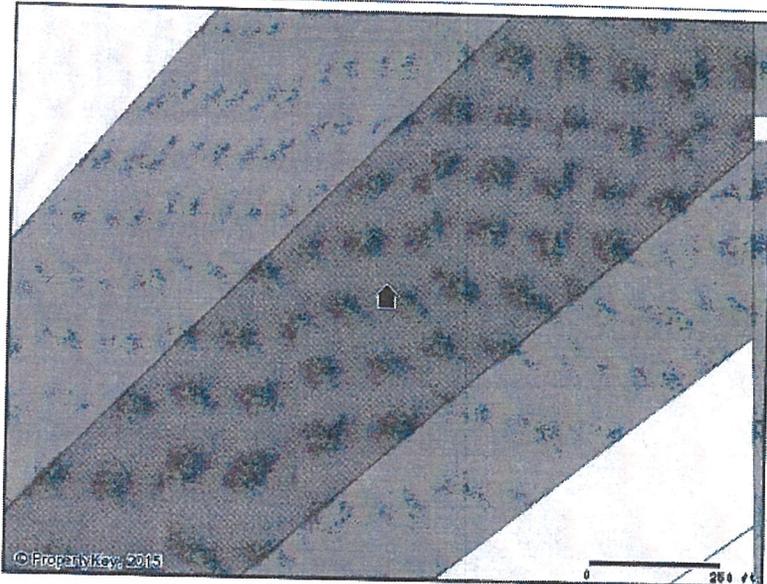
B



My Florida Regional MLS - IMAPP
Polk County Tax Report - 0 LAKE LOWERY RD, HAINES CITY,
FL 33844

PROPERTY INFORMATION

PID # 26 27 11 000000 011020
Property Type: Other/Unclassified
Property Address:
 0 LAKE LOWERY RD
 HAINES CITY, FL 33844
Current Owner:
 OMI1 GANTZ PAINT LLC
Tax Mailing Address:
 4509 KNIGHT RD
 MACON, GA 31220-8117
County Use Code: 9920 /
 UNPLATTED TRACTS 10 - 29.99 ACRES
State Use Code: 99 / ACREAGE NOT
 AG CLASSIFIED
Total Land Area:
 20 acres / 871,200 sf
Land Areas:
 1. LOW OR INACCESSIBLE (0135)
Waterfront: No
Subdivision:
 n/a
Subdivision #: 000000
Census Tract/Block: 012410 / 1000
Twn: 27 / Rng: 26 / Sec: 11
Block: 011 / Lot: 020
Parcel: 011020
Neighborhood Code: 110480
Latitude: 28.153741
Longitude: -81.675849
Legal Description:
 THAT PART OF LOT 10 OF UNREC PINECREST
 RANCH DESC AS BEG SW COR OF SEC RUN N 40
 FT E 754.69 FT N 427 FT N 45 DEG 39 MIN 22 SEC
 E 4258.74 FT TO POB CONT N 45 DEG 39 MIN 22
 SEC E 2052.95 FT S 693.87 FT[full...]



© Property Key, 2013

Residential	Agricultural	Government	Water Combo
Commercial	Industrial	Other	
Active	Sold	Pending	Withdrawn
		Foreclosures	Expired

VALUE INFORMATION (Tax District: 90000)

	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015 *</u>
Improved Value:	\$0	\$0	\$0	\$0	\$10,000
Ag Value:	\$0	\$0	\$0	\$0	\$10,000
Land Value:	\$10,000	\$10,000	\$10,000	\$10,000	\$0
Just Market Value:	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Percent Change:	- n/a -	0%	0%	0%	0%
Assessed Value:	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Homestead:	No	No	No	No	No
Total Exemptions:	\$0	\$0	\$0	\$0	\$0
Taxable Value:	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Millage Rate:	15.5621	15.3841	15.5281	15.1730	-n/a-
Total Tax Amount:	\$155.63	\$153.85	\$152.18	\$151.74	-n/a-

*Preliminary Values Collected From Florida DOR Preliminary NAL files, July 2015

[Link To County Tax Collector](#)

B

SALES INFORMATION

Deed Type: CERTIFICATE OF TITLE		Price: \$100	Qualifiers: V
Sale Date: 12/12/2012	Recorded Date: 12/12/2012	Document # Bk 8822/Pg 1607	
Grantor: TJ CAMPBELL LLC		Grantee: OMI1 GANTZ PAINT LLC	
Deed Type: WARRANTY DEED			
Sale Date: 05/28/2008	Recorded Date: 06/16/2008	Price: \$500,000	Qualifiers: Q ² , V
Grantor: GANTZ LARRY J ; GANTZ DIXIE A		Document # Bk 7653/Pg 1805	
Mortgage Amount: \$100,000	Instrument Date: 05/28/2008	Grantee: TJ CAMPBELL LLC	Document # 0076531823
Lender: GANTZ LARRY	Instrument Date: 05/28/2008	Borrower: TJ CAMPBELL LLC	Document # 0076531823
Mortgage Amount: \$100,000	Instrument Date: 05/28/2008	Borrower: TJ CAMPBELL LLC	
Lender: LARRYGANTZ			
Deed Type: WARRANTY DEED			
Sale Date: 12/01/1985	Recorded Date:	Price: \$20,000	Qualifiers: Q ³ , V
Grantor: Not Available		Document # Bk 2386/Pg 1512	
Mortgage Amount: \$500,000	Instrument Date:	Grantee: Not Available	Document # 0076531811
Lender: OMNI NATIONAL BANK		Borrower: TJ CAMPBELL LLC	
Vacant/Improved Codes: V=Vacant, I=Improved Sale Qualifiers: Q=Qualified, U=Unqualified, O=Other (see note), M=Multiple, P=Partial ¹ CORRECTIVE, QC, TAX DEED, MIN. DOC STAMPS, FJ, ² 02 2008 & PRIOR-MULTI PARCEL QUALIFIED, ³ ONE PARCEL QUALIFIED			

BUILDING INFORMATION

No buildings on this property.

OTHER IMPROVEMENT INFORMATION

Covered Parking: No **Pool:** No

FLOOD ZONE DETAILS

Zone	Description	Panel #	Publication Date
AE	Areas of 100-year flood; base flood elevations and flood hazard factors determined.	1202610225B	11/15/1989
Source: FEMA National Flood Hazard Layer (NFHL), updated 11/11/2014			

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