



330 West Church Street
PO Box 9005 • Drawer GM03
Bartow, Florida 33831-9005

PHONE: 863-534-6792
FAX: 863-534-6407
www.polk-county.net

LAND DEVELOPMENT DIVISION

AGENDA FOR DEVELOPMENT REVIEW COMMITTEE

DATE: October 24, 2016
TO: Development Review Committee Members
FROM: John M. Bohde, AICP, Director
Tom Pierce, Sr. Development Review Specialist
SUBJECT: **Meeting Schedule for November 3, 2016**

The Development Review Committee will meet on **Thursday, November 3, 2016 in the Land Development Division (Planning Conference Room 2ND Floor)**

Level 1 Pre-Application requests will start at 8:30 A.M.

All other levels of review will be scheduled by appointment.

Please bring all case files and pertinent information on the cases listed in the attached agenda to the meeting.

If you have any questions, please contact my office at (863) 534-6792.

MC/ms

LEVEL 1 APPLICATIONS

PRE-APPLICATION

- 1.) SOCRUM LOOP ROAD
GADD CASE & ASSOCIATES
(863)940-9979 x Project #: **59019** 242718-000000-044030
A Map Amendment to change 1.53 acres from RL-1X to OC-X
- 2.) ECON/ODOM ROAD
ECON
(863)686-0544 x Project #: **59023** 242719-000000-044020
6 lot minor subdivision with no improvements other than driveways.
- 3.) THE SCHOOLS OF MCKEEL ACADEMY
DEANA COCHRAN
561-562-7981 x Project #: **59024** 232814-000000-033050
This property is intended to be used for approx 24-27 new elementary school classrooms, a new 2 story administrative cafeteria and media building, and three covered areas.

LEVEL 2 APPLICATIONS

DRIVEWAY ONLY/NON-RESIDENTI

- 4.) GOLDEN RIDGE
DAVID HOLDEN
(863)422-5517 x Project #: **59003** 272705-726000-020200
Proposing a driveway/entrance into the subdivision off Holly Hill Road. 272705-726000-020171

NON-RESIDENTIAL SITE PLAN

- 5.) CENTRAL TOWING DRIVEWAY & WAIVER
DAVID NORRIS
(863)299-1048 x Project #: **58993** 262825-590000-000110
Waiver 16-45 Section 720 - Landscaping and Buffering
FDOT is widening Dundee Road. Central Towing's primary driveway is on Dundee Rd. and will need to be relocated to an existing dirt driveway (that will be upgraded (paved) to LDC standards) on the north section of their property. A new Type "A" Landscape Buffer along Cleveland Ave. R/W and north property line are also proposed.
- 6.) STORERIGHT STATE ROAD 33 SELF-STORAGE FACILITY
JUSTIN KISE
(863)646-1402 x Project #: **58995** 242729-000000-011410
Proposed self storage that includes 497 units and office space totaling 71,400 s.f.
Project also includes supported parking, drainage and utilities which are City of Lakeland.
- 7.) CRYSTAL RIDGE MASS GRADING
KELSEY HULL
(863)619-6131 x Project #: **59006** 272602-000000-033010
The applicant request a permit to begin mass grading.

SUBDIVISION SITE REVIEW

- 8.) HIGHLAND MEADOWS PH 6 & 6A
 DENNIS WOOD
 (863)940-2040 x Project #: **59008** 272716-740500-030100
 To construct a 128 single family residential subdivision on 28.67 acres in Haines City. This project will be developed in two phases. 272709-728000-043100

WAIVER

- 9.) KRISTI DAVIS WAIVER - WA 16-37
 KRISTI DAVIS
 (863)224-9466 x Project #: **58917** 252805-000000-032140
 ROAD FRONTAGE WAIVER TO REDUCE MINIMUM FRONTAGE
- 10.) BONNIE STEMPEL WAIVER 16-46
 BONNIE STEMPEL
 (863)859-6191 x Project #: **59007** 232723-000000-023240
 Requesting a waiver to put a driveway in to access property. Need a reduction from 50' width to 40' width since that is the width of flaglot that touches roadway. (Section 822)

LEVEL 3 APPLICATIONS

LEVEL 3 CONDITIONAL USE

- 11.) AVELLANTA MONDRAGON BERNABE CU
 AUPELLANDA MONDRAGON BERNABE NEW
 (813)235-5062 x Project #: **59010** 262921-690500-026402
 We are requesting a mobile home on our lot per Section 303, subsection #7, Mobile Homes Individual. This subdivision has more mobile homes than site built homes, but due to the number of undeveloped lots in the subdivision we cannot meet the 50% rule.

LEVEL 5 APPLICATIONS

LEVEL 5 PLAT REVIEW

- 12.) DEL WEBB ORLANOD PHASE 6
 MARY THIELE
 (813)223-3919 x Project #: **59009** 272704-722000-030010
 25 single family lot subdivision plat



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. 11-3-16 Project Number (For office use only) 59019

Socrum Loop - Land Use

APPLICANT/PROJECT NAME PHONE FAX

MAILING ADDRESS E-mail Address

Sarah Case, Gadd Case & Associates (863) 940-9979
CONTACT PERSON (if different from applicant) PHONE FAX

1925 US Hwy 98 S, Lakeland, FL 338013 projects@gadd-case.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 1.53

Tax Identification Number

Section-Township-Range - Subdivision # - Parcel #
Parcel ID Number(s): S 18 T 27 R 24 - 000000 - 044030
(18 digits)

S T R - -

S T R - -

RECEIVED
OCT 19 2016
LAND DEVELOPMENT

Current Land Use District Residential Low-1 (RL-1)

Current Development Area Urban Growth Area (UGA)

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

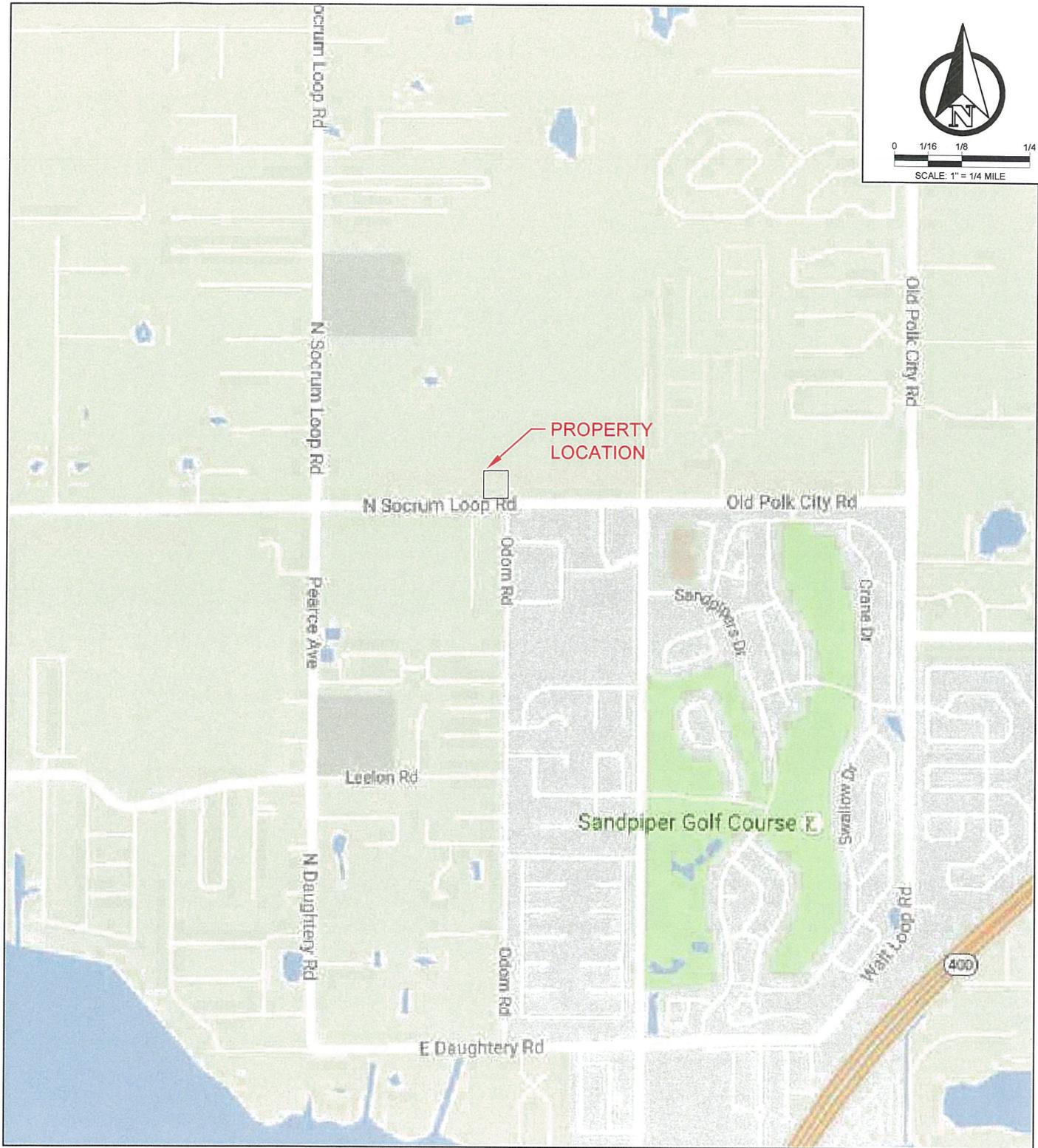
Project Narrative

Socrum Loop Road – Request for Land Use Amendment

This pre-application conference request is to determine the development opportunities for Polk County Parcel 242718-000000-044030, located on 6803 Socrum Loop Road. The subject property is assigned RL-1X Land Use however, is adjacent to OC-X Land Use. The request is to extend the OC-X Land Use to the subject property to allow for non-residential use.



X:\PROJECTS\1038.01 MAHONEY - Socrum Loop Land Use\DRAWINGS\ENGINEERING\1038.01 - Exhibits.dwg



PARCEL ID# 242718-000000-044030

GADD▼CASE
 & ASSOCIATES
CIVIL ENGINEERING & LAND PLANNING

1925 US HWY 98 S, SUITE 201
 LAKELAND, FL 33801
 PHONE: (863) 940-9979
 Certificate of Authorization #30194
 www.gadd-case.com

6803 Socrum Loop Road

6803 Socrum Loop Road
 Lakeland, FL

Location Map



PARCEL ID# 242718-000000-044030

GADD▼CASE
& ASSOCIATES
CIVIL ENGINEERING & LAND PLANNING

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LAKELAND, FL 33801
PHONE: (863) 940-9979
Certificate of Authorization #30194
www.gadd-case.com

6803 Socrum Loop Road

6803 Socrum Loop Road
Lakeland, FL

Aerial Map



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: 11-3-10 Project Number (For office use only) 59023

ECON/Odom Road (863) 686-0544 (863) 680-1434
APPLICANT/PROJECT NAME PHONE FAX

6700 South Florida Ave. Suite 4 Lakeland, FL 33813 info@econsouth.com
MAILING ADDRESS E-mail Address

John C. McVay, Jr., (863) 686-0544 (863) 680-1434
CONTACT PERSON (if different from applicant) PHONE FAX

6700 South Florida Ave. Suite 4 Lakeland, FL 33813 jmcvay@econsouth.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 6.99

Tax Identification Number

Table with columns: Section-Township-Range, Subdivision #, Parcel #. Row 1: S 19 T 27 R 24 - 000000 - 044020

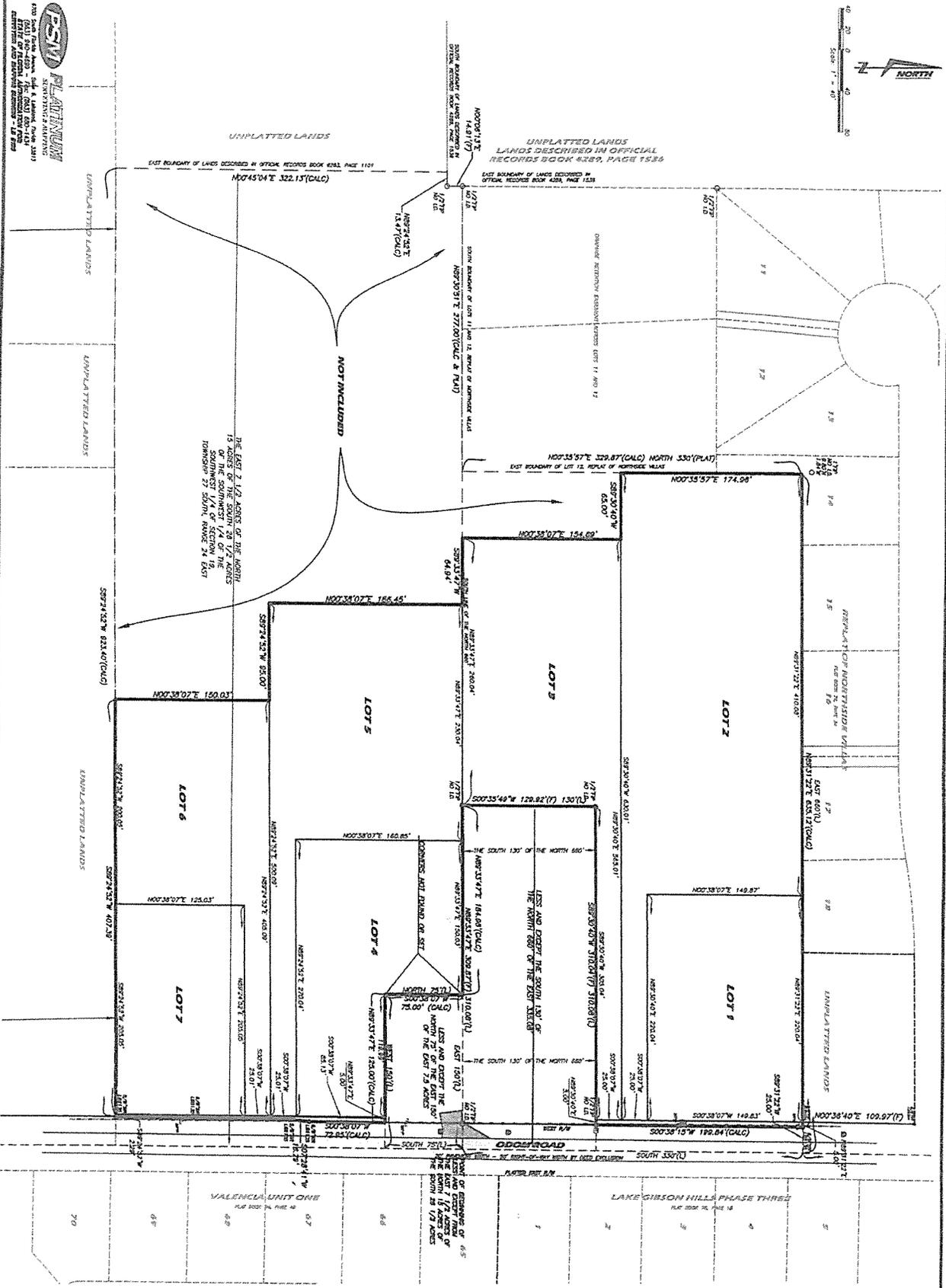
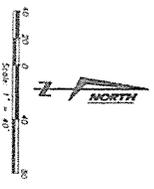
Current Land Use District Residential Low-3 (RL-3)

Current Development Area Urban Growth Area (UGA)

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

**ODOM ROAD
NARRATIVE**

6 LOT MINOR SUBDIVISION WITH NO IMPROVEMENTS
OTHER THAN DRIVEWAYS.



PSW PLANNING
Professional Surveying & Mapping
1000 West 10th Street, Suite 1000, Fort Worth, TX 76102
(817) 500-4000 • Fax: (817) 500-1100
www.pswplanning.com

ODOM ROAD PROPERTY



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: November 3, 2016

Project Number (For office use only) 59024

The Schools of McKeel Academy

APPLICANT/PROJECT NAME	PHONE	FAX
<u>1810 West Parker St., Lakeland, FL 33801</u>		<u>ronblack@mckeelschools.com</u>
MAILING ADDRESS		E-mail Address

<u>Elisa Harden / Kimley Horn and Associates</u>	<u>(863) 226-6862</u>	
CONTACT PERSON (if different from applicant)	PHONE	FAX
<u>116 S Kentucky Ave, Lakeland, FL 33801</u>		<u>elisa.harden@kimley-horn.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 5 +/-

Tax Identification Number

	Section-Township-Range	-	Subdivision #	-	Parcel #
Parcel ID Number(s): (18 digits)	<u>S 14 T 28 R 23</u>	<u>-</u>	<u>000000</u>	<u>-</u>	<u>033050</u>
	<u>S T R</u>	<u>-</u>		<u>-</u>	
	<u>S T R</u>	<u>-</u>		<u>-</u>	

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

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

The subject property (approximately 5 acres) is located west of North Grady Boulevard and north of West Parker Street, in Section 14, Township 28 South, Range 23 East and immediately northwest of the existing McKeel Jr. High School in Lakeland Florida. A project location map is attached. The Schools of McKeel Academy recently purchased the parcel from Trinity Life Church of God. The property (currently vacant) is intended to be used for approximately 24-27 new elementary school classrooms, a new 2 story administrative cafeteria and media building, and three covered areas. A new parking and drop off area is proposed along North Grady Avenue. A new bus loop is proposed that will access West Parker Street. The subject property currently has a Polk County Land Use Designation of Residential Low (RL-4).

The site lies within the City of Lakeland water supply system. There is an existing 6" water main on the south side of Parker Street West and a 6" water main along Memorial Avenue. There is an existing fire hydrant at the corner of Parker Street West and Strain Boulevard. Based on the location of the existing City sewer, it appears that the site would utilize a septic tank and drain field for sanitary sewer. The closest sewer is a 4" force main near the corner of Wabash and Memorial Avenue. According to City staff, it was installed for the Hardee's Restaurant. The main goes across Memorial and heads west down the right of way of Memorial Boulevard.

The subject property has a mild topographical fall from the south to the north. A wet storm water detention pond is anticipated. Soils consist of #16 Urban Land, #49 Adamsville-Urban Land Complex, and #54 Pomello-Urban Land Complex, which are not considered hydric soils. FEMA Firm Panel 12105C0311F (effective 12/20/2000) indicates that the entire area is located within a Zone X – Areas determined to be outside the 500-year flood plain. There are no wetlands or surface waters on site. Threatened and endangered species have not been observed and are not expected to occur on the project site. Based on Florida Master Site File, there are no archeological resources in the vicinity of the project site.

The site falls within a platted development. See attached excerpt from plat Book 28 Page 51. A copy of a description sketch of a 5' utility strip that was recently vacated by the City of Lakeland is attached.

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

Parcel Details: 23-28-14-000000-033050

 TAX EST
  PRT CALC
  PRC
  TRIM
  TAX BILL

Owners

SCHOOLS OF MCKEEL ACADEMY INC 100%

Mailing Address

Address 1 **1810 W PARKER ST**
 Address 2
 Address 3 **LAKELAND FL 33815-1243**

Site Address

Address 1 **0 W PARKER ST**
 Address 2
 City **LAKELAND**
 State **FL**
 Zip Code **33815**

Parcel Information

Neighborhood **6666.04**
 [Show Recent Sales in this Neighborhood](#)

Subdivision **NOT IN SUBDIVISION**

Property (DOR) Use Code **Vacant Public County Schools - vac land or misc impr of some value (Code: 8083)**

Acreage **5.98**

Taxing District **UNINCORP/SWFWMD/LKLD MASS (Code: 91000)**

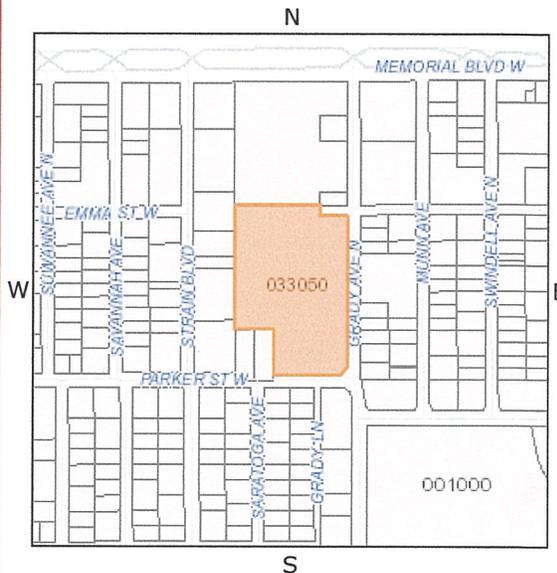
[Community Redevelopment Area](#) **NOT IN CRA**

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.

THAT PART OF S 685.51 FT OF E1/4 OF NW1/4 OF NW1/4& RESUB OF PART OF UNITS 1 & 2 WALES GARDENS PB 28 PG 51 LOT 144 MORE PART DESC AS: BEG NE COR OF LOT 144 S00-25-12E 589.66 FT TO MAINT R/W OF WEST LAKE PARKER ST S39-54-44W 42.92 FT S88-59-24W 127.02 FT S89-46-39W 137.07 FT N00-20-39W 179.75 FT S89-54- 53W 150 FT TO W BNDRY OF E1/4 OF NW1/4 OF NW1/4 OF SEC RUN N00-20-39W 485.51 FT N89-54-53E 333.18 FT TO NW COR OF 40 FT R/W S00-25-12E 40 FT TO NW COR OF SAID LOT 144 S89-54-04E 107.80 FT TO POB

Area Map



Mapping Worksheets (plats) for 232814

[Mapping Worksheet Info](#)
[Section_232814.pdf](#)

LINE TABLE

LINE #	DIRECTION	DISTANCE
L1	S 39°54'44" W	42.92'
L2	S 88°59'24" W	75.02'
L3	S 88°59'24" W	5.00'
L4	N 89°39'21" E	5.00'

DESCRIPTION SKETCH

SURVEYOR'S NOTES:

Bearing based on the east line of Lot 144, RESUBDIVISION OF UNITS 1 & 2 OF WALES GARDENS, as recorded in Plat Book 28, Page 51, Public Records of Polk County, Florida, being assumed South 00°25'12" East.

This is not a boundary survey.

DESCRIPTION:

A parcel of land being a portion of a platted 5 foot wide easement in Lot 144, RESUBDIVISION OF UNITS 1 & 2 OF WALES GARDENS, as recorded Plat Book 28, Page 51, Public Records of Polk County, Florida, being described as follows:

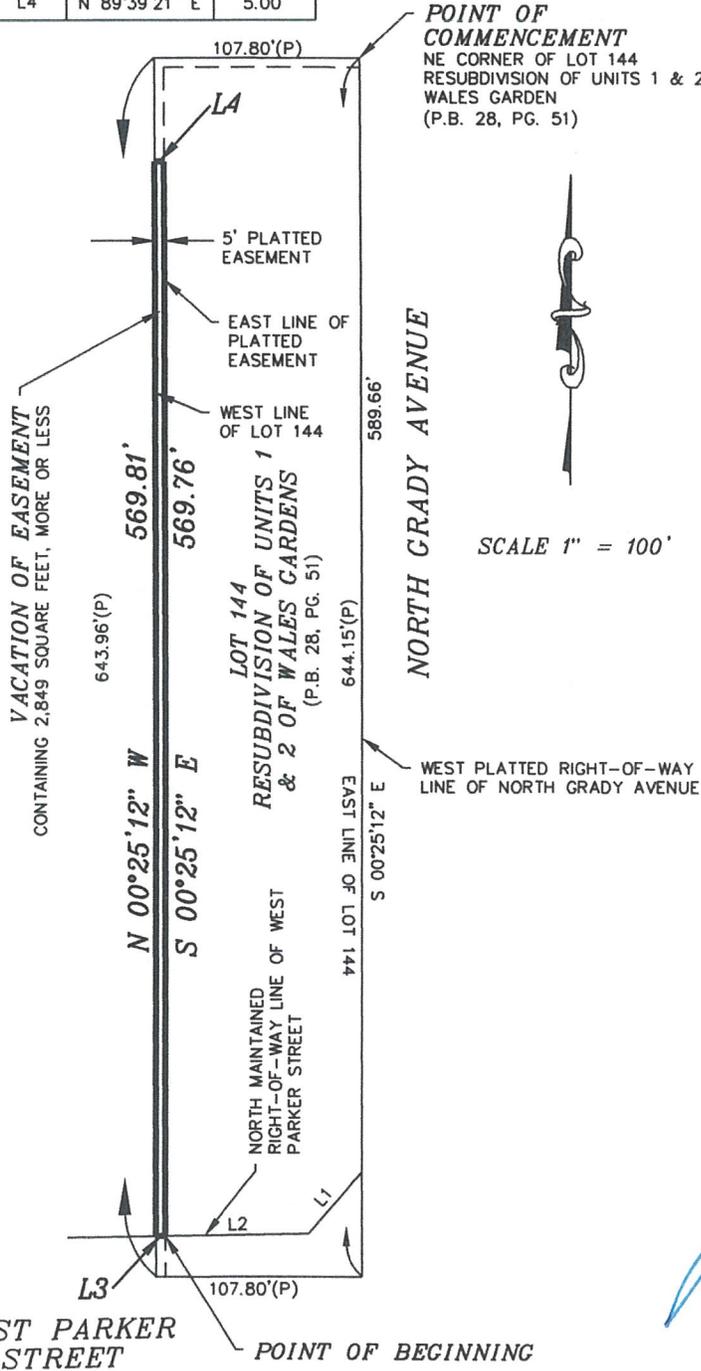
Commence at the northeast corner of said Lot 144; thence South 00°25'12" East, along the east line of said Lot 144, a distance of 589.66 feet to the north maintained right-of-way line of West Parker Street; thence South 39°54'44" West, along said north maintained right-of-way line, 42.92 feet; thence South 88°59'24" West, along said north maintained right-of-way line, 75.02 feet to the east line of said 5 foot wide easement for the Point of Beginning; thence continue South 88°59'24" West, along said north maintained right-of-way line, 5.00 feet to the west line of said 5 foot wide easement; thence North 00°25'12" West, along said west line, 569.81 feet; thence North 89°39'21" East, 5.00 feet to the east line of a 5 foot wide easement as shown on said RESUBDIVISION OF UNITS 1 & 2 OF WALES GARDENS; thence South 00°25'12" East, along said east line, 569.76 feet to the Point of Beginning. Said parcel containing 2,849 square feet, more or less.

CERTIFICATION:

I hereby certify that this drawing correctly depicts the description shown hereon as prepared under my direction and this drawing was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

John Richard Noland, Jr.
 John Richard Noland, Jr., P.S.M.
 Florida Registration #5923
 CHASTAIN-SKILLMAN, INC.
 Certificate Number LB 262
 4705 Old Highway 37
 Lakeland, Florida 33813
 rnoland@chastainskillman.com
 (863) 646-1402

The survey map and report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper



WEST PARKER STREET

POINT OF BEGINNING

POINT OF COMMENCEMENT
 NE CORNER OF LOT 144
 RESUBDIVISION OF UNITS 1 & 2
 WALES GARDEN
 (P.B. 28, PG. 51)

NORTH GRADY AVENUE

SCALE 1" = 100'

PREPARED BY: CHASTAIN-SKILLMAN, INC. - 4705 OLD HIGHWAY 37
 LAKELAND, FLORIDA 33813 - (863) 646-1402 - LB #262

9902.01

DRAWN BY: H. GREIVES

FIELD BOOK: PAGE:

DATE: 6/27/2016

SHEET NO. V-01



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

C:\Users\Ruth.Robles\Desktop\McKeel Academy\EXHIBIT 1 - LOCATION MAP.mxd - 9/22/2016 2:34:51 PM - Ruth.Robles

Kimley»Horn

© 2016 Kimley-Horn and Associates, Inc.
 116 South Kentucky Avenue, Lakeland, FL 33801
 Phone: 863 701 8702
 www.kimley-horn.com CA 00000696

LOCATION MAP

THE SCHOOLS OF MCKEEL ACADEMY
 POLK COUNTY, FLORIDA

Scale: As Noted	Project No.: 046320000	September 2016	Exhibit 1
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