



LAND DEVELOPMENT DIVISION

AGENDA FOR DEVELOPMENT REVIEW COMMITTEE

DATE: October 31, 2016
TO: Development Review Committee Members
FROM: John M. Bohde, AICP, Director
Tom Pierce, Sr. Development Review Specialist
SUBJECT: **Meeting Schedule for November 10, 2016**

The Development Review Committee will meet on **Thursday, November 10, 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.) NWF 690 SR 653
NORTH AMERICAN TOWERS, LLC
(407)523-2323 x Project #: **59034** 262925-000000-031020
Applicant is proposing a 150 ft tower to accommodate 5 carriers.
- 2.) NORTON FARMS PARCEL
J RICHARD MILLER
(863)858-5833 x Project #: **59035** 232724-000000-033002
Map amendment and Text Amendment to change from RL-4 to CAC.
- 3.) NWF 684 SR 17A TOWER
NORTH AMERICAN TOWERS, LLC
(407)523-2323 x Project #: **59037** 282918-000000-043000
Applicant is proposing a 150 ft. Mono Pole Type Tower to accommodate 5 carriers.

LEVEL 2 APPLICATIONS

NON-RESIDENTIAL SITE PLAN

- 4.) RIDGEVIEW GSA W. CAMPUS
MARK WILSON
(863)701-8702 x Project #: **58985** 272606-000000-042030
Proposed school expansion to include 4 main buildings, 2 Middle School classrooms, Multiuse cafe/kitchen and a gymnasium with lockers. The proposed plan also accounts for a future classroom building and looped asphalt drive. Multi-purpose recreational fields are also proposed along with paved and unpaved parking areas. The new school will have a student population of approximately 450 students and 24 classrooms.
- 5.) DUCLOS WAHNETA SITE
MARK BENNETT
(863)669-0108 x Project #: **59011** 262926-000000-043120
Mr. Duclos' business, which consists of selling plants and similar products, plus mulch, rock, sand, etc. The project will be developed in 1 phase. 262926-000000-043030

WAIVER

- 6.) KAMYLA WAIVER WA 16-48
JOSEPH MENA
(704)490-1700 x Project #: **59025** 252914-359600-005080
Road frontage waiver to reduce minimum frontage.

LEVEL 3 APPLICATIONS

LEVEL 3 VARIANCE SETBACKS

- 7.) SANTIBANEZ VAR 16-83 VAR 16-83
JOSE SANTIBANEZ
(863)605-0051 x Project #: **58989** 283207-985800-002050
A setback variance.
- 8.) ETHEREDGE VAR 16-84 VAR 16-84
MARK ETHEREDGE
(863)670-4948 x Project #: **58990** 232903-139530-000060
A setback variance

- | | | |
|------|--|---------------------------------------|
| 9.) | KATHLEEN INVESTMENTS VAR 16-85
KATHLEEN INVESTMENTS
(863)661-5182 x Project #: 58991
An Alcoholic Beverage Site, Distance Requirement Variance. | VAR 16-85

232728-000000-022030 |
| 10.) | LOPEZ VAR 16-86
OSWALD LOPEZ
(863)399-3886 x Project #: 58992
A rear setback variance | VAR 16-86

232911-000000-011210 |
| 11.) | TRASK VAR 16-
KENNETH TRASK
(863)546-4296 x Project #: 58996
A setback variance. | VAR 16-

262736-520850-005660 |

LEVEL 5 APPLICATIONS

LEVEL 5 PLAT REVIEW

- | | | |
|------|---|--------------------------------------|
| 12.) | TUSCAN HILLS TRACT D
ROBBY LAZENBY
(863)800-3046 x Project #: 58979
1 lot from 1.984 acres | 122526-999955-001630 |
| 13.) | KAMYL A PLAT
JOSEPH MENA
(704)490-1700 x Project #: 59005
Applicant requests to plat 3 lots on .78 acres. Applicant is also requesting a road frontage waiver. | 252914-359600-005080 |
| 14.) | LEGACY PARK COMMERCIAL PHASE I
KENNETH THOMPSON
(863)904-4699 x Project #: 59021
12.96 Acres into 3 lots | PD 01-20

262512-000000-044010 |
| 15.) | J & H ESTATES PLAT
LINDA KERR
(863)853-1496 x Project #: 59022
Request to plat 3 lots on 2.46 acres. | 242834-264500-001202 |



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: 11-10-16 Project Number (For office use only) 59034

NWF 690 SR 653
NORTH AMERICAN TOWERS LLC 407-435-0423
APPLICANT/PROJECT NAME PHONE FAX

1123 SOLANA AVE WINTER PARK FL. 32789
MAILING ADDRESS E-mail Address

Joseph Cannizzaro 727 455-4111
CONTACT PERSON (if different from applicant) PHONE FAX

1489 S MISSOURI AVE CLEARWATER FL 33760
MAILING ADDRESS E-mail Address JEMPIRE1465@GMAIL.CO

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 167.08

Tax Identification Number

Section-Township-Range - Subdivision # - Parcel #
Parcel ID Number(s): S 26 T 29 R 25 - 000000 - 031020
(18 digits)
S T R - -
S T R - -

Current Land Use District A/R R AGRICULTURE / RESIDENTIAL RURAL

Current Development Area A/R R AGRICULTURE / RESIDENTIAL RURAL

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

Narrative

We are proposing to construct 150ft Camouflage Communications Tower with a 25ft non-exclusive easement for ingress, egress and utilities. The tower is designed to accommodate five (5) carriers, which exceeds minimum requirements.

The Site is designed with 5ft Landscape and Screening at the base of the tower and will be constructed as a Camouflage Tower to minimize visual impact.

The Tower is designed with a less than 40 ft. fall zone, which allows the tower to fall within the leased area to protect and insure the public safety.

The Tower will enhance the ability of the providers of personal wireless services to the community. These facilities provide wireless communications services to the citizens of Polk County. Wireless emergency enhanced 911 service calls are routed to police, firefighter, EMS technicians, disaster relief workers, and other who respond to the emergency needs of the County.

NORTH AMERICAN TOWERS, LLC
 3200 S. Hawthorne Rd
 Orlando, FL 32835

PROJECT INFORMATION:
 SR6653-NWF690
 COUNTY ROAD NO. 653
 WHITE HAVEN, FL 32884
 POLK COUNTY

CURRENT ISSUE DATE:
 OCTOBER 2016

ISSUED FOR:
 SITE PLAN

REV. DATE DESCRIPTION

SEAL

INDIA S. BOCHER, P.A.
 OCTOBER 2016

Kimley Horn
 © 2016 KIMLEY-HORN AND ASSOCIATES, INC.
 1920 NEVADA WAY, SUITE 200
 WEST PALM BEACH, FLORIDA 33411
 (561) 943-0805
 TYP. LANDSCAPE

PROVIDER:
 NORTH AMERICAN TOWERS, LLC
 3200 S. Hawthorne Rd
 Orlando, FL 32835

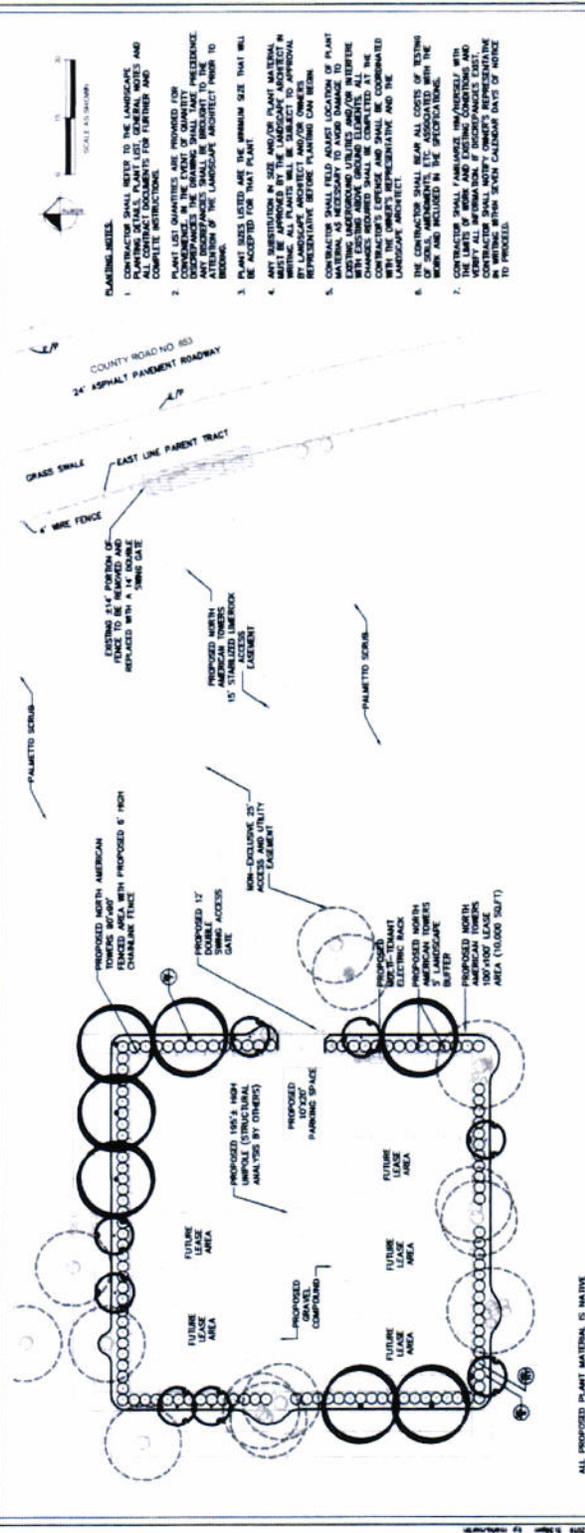
JOINED BY: CHM, LF, KM

LICENSURE:
 PE 12403
 PE 12402
 PE 12387

SHEET TITLE:
 LANDSCAPE PLAN

SHEET NUMBER:
 4/5

REV. NO.:
 140111033



- PLANNING NOTES:**
- CONTRACTOR SHALL REFER TO THE LANDSCAPE PLAN FOR ALL PLANTING AND INSTALLATION AND COMPLETE INSTRUCTIONS.
 - PLANT LIST QUANTITIES ARE PROVIDED FOR INFORMATION ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES AND SPECIFICATIONS SHALL BE ADJUSTED TO THE ACTUAL CONDITIONS OF THE LANDSCAPE ADJACENT TO THE PROPERTY.
 - PLANT SIZES LISTED ARE THE MINIMUM SIZE THAT WILL BE ACCEPTED FOR THAT PLANT.
 - ANY SUBSTITUTION IN SIZE AND/OR PLANT MATERIAL MUST BE APPROVED IN WRITING BY THE ARCHITECT AND/OR BY LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE BEFORE PLANTING CAN BEGIN.
 - CONTRACTOR SHALL FIELD VERIFY LOCATION OF PLANTING AND EXISTING UTILITIES AND/OR INFERRE FROM EXISTING RECORDS. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL INFORMATION. CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT AND THE LANDSCAPE ARCHITECT.
 - THE CONTRACTOR SHALL NEAR ALL COSTS OF TESTING OF SOIL, AMENDMENTS, ETC. ASSOCIATED WITH THE WORK AND INCLUDED IN THE SPECIFICATIONS.
 - CONTRACTOR SHALL FURNISH AND/OR VERIFY WITH THE ARCHITECT ALL INFORMATION. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL INFORMATION. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL INFORMATION. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL INFORMATION.

ALL PROPOSED PLANT MATERIAL IS NATIVE

LEASE AREA	PLANT TYPE	REQUIREMENTS	REQUIRED TREE CANOPY PER REQUIRED SQUARE FEET	PROPOSED TREES	REQUIRED
NORTH (100')	2 SHADE / 3 UNDERSTORY	10'	10	4 EXISTING / 3	20
SOUTH (100')	2 SHADE / 3 UNDERSTORY	10'	10	2 / 2	24
WEST (100')	2 SHADE / 3 UNDERSTORY	10'	10	20 EXISTING / 3	31

PLANT SCHEDULE

TREE	SCIENTIFIC NAME	COMMON NAME	CARE	COL.	SIZE	QTY
AC	Asplenium platyneuron	White Fern	Cont.	2' Col.	6' H. Min.	8
OV	Ocotea leptocarpa	Southern Live Oak	Cont.	2' Col.	6' H. Min.	7
VO	Viburnum acerifolium	Black's Viburnum	Cont.	2' Col.	6' H. Min.	117

DATE PLOTTED: 10/10/16 10:58 AM
 PLOTTER: HP DesignJet T1100e
 SCALE: 1/8" = 1'-0"



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

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Appointment Date and Time: 11.10.16 Project Number (For office use only) 59035

Norton Farms, Inc. (863) 858-5833
APPLICANT/PROJECT NAME PHONE FAX
904 Haymarket Drive
MAILING ADDRESS E-mail Address

Charles Norton, Owner
CONTACT PERSON (if different from applicant) PHONE FAX
904 Haymarket Drive
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 [X] Text Amendment [X] Map Amendment

Acres 18.26 MOL

Tax Identification Number

Section-Township-Range - Subdivision # - Parcel #
Parcel ID Number(s): S 24 T 27 R 23 - 000000 - 033002
(18 digits)

RECEIVED

Current Land Use District Residential Low-4 (RL-4) OCT 26 2016

Current Development Area Transit Supportive Development Area (TSDA) LAND DEVELOPMENT DIVISION

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

Pre-Application Conference Project Narrative

Norton Farms Parcel

The subject site is an 18.26-acre parcel located in the northeast corner of US 98 North and Norton Road, just south of Marcum Road, in a commercially developed and developing area. The vacant parcel is RL-4 in the TSDA.

Please see the attached maps for reference.

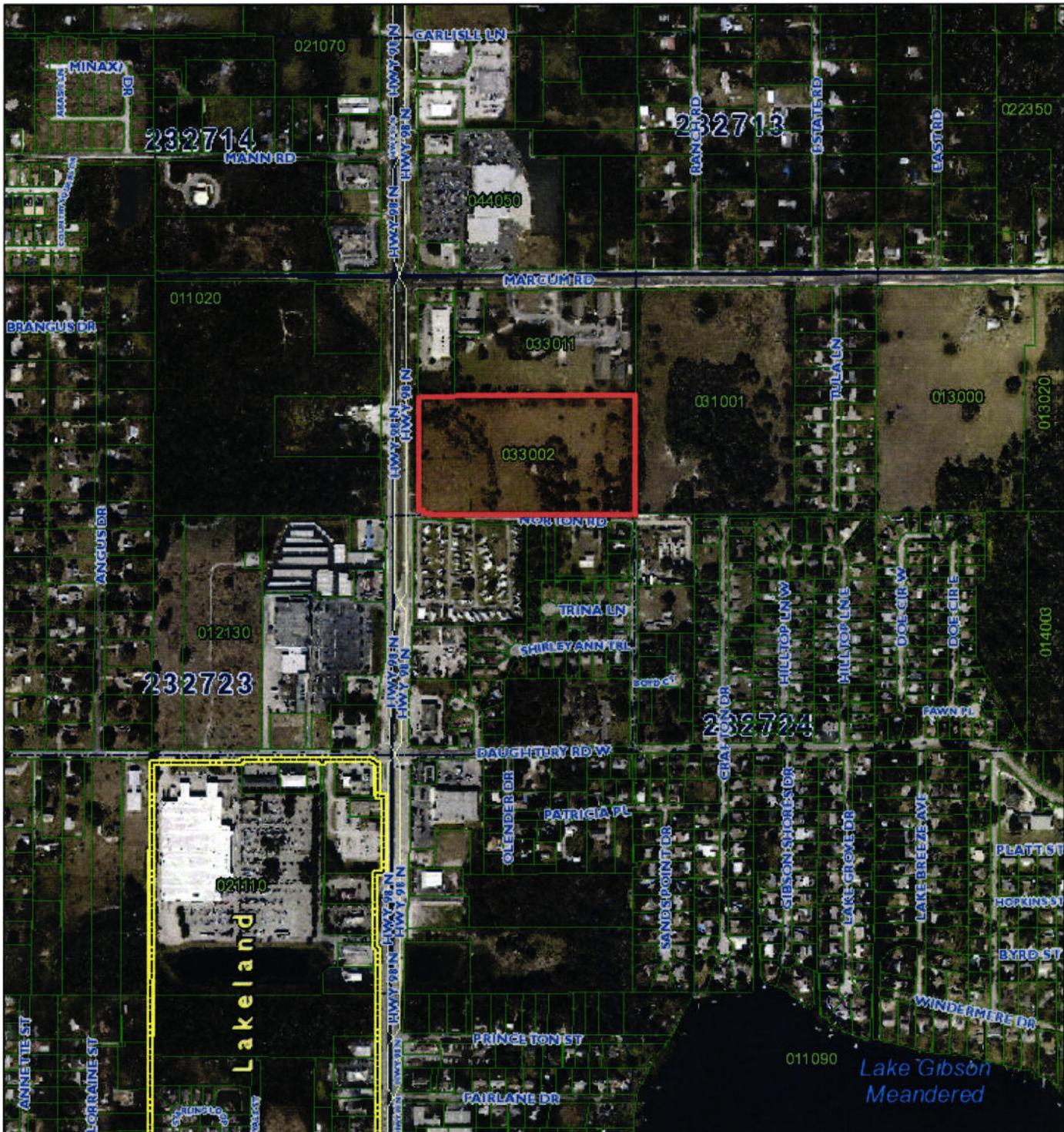
The site is bounded by LCC to the west (Racetrac gas/convenience store) and northwest (Walgreen drug store); LCC to the north (Badcock Furniture store, medical office center, Wachovia Bank, and Publix supermarket shopping center); INST-1 to the north and east (Catholic Diocese of Orlando church and its associated open space); CAC to the south (Lazy Dazy Retreat RV park) and southwest (Walmart, McDonald's, a carwash, etc.); and RL-4 to the south (North Lakeland Church of Christ, one vacant residential parcel and four single family residential lots) and to the southeast (small 23-space MH park). Further south of the five single family residential lots to the south of the subject site is a duplex subdivision with approximately 36 lots. Another church, the Gibsonia Full Gospel Church of God, is located south of the MH park. Suitable buffering for the residential uses to the south of the subject site will be provided as part of the future development of the site.

The applicant/owner, Charles Norton of Norton Farms Inc., has listed the subject parcel for sale and has been approached by several commercial/retail and multifamily developers, due to its frontage on US 98 North and the surrounding established non-residential development trend. Therefore, the applicant/owner wishes to change the land use designation of the site to accommodate these potential buyers/end users.

Based on discussions with staff, the applicant/owner's intent is to request a Parcel Specific Future Land Use change with conditions (PSLUC), aka a 'Conditional' Small-Scale Map Amendment/Comprehensive Plan Amendment (CPA), along with a second companion Text Amendment, as required for the PSLUC. The Land Use change requested would be from the current RL-4 land use designation to an expansion of the existing Community Activity Center (CAC) adjacent to the south for the front +/-9.9 acres of the parcel only; RL-4 would remain on the rear of the parcel (+/-8.7 acres). We understand an Activity Center Plan (ACP) will be required to illustrate the general development intent for the overall parcel and which meets the conditions of approval of the PSLUC, together with relevant sections of the Land Development Code (LDC).

It is the intent of this strategy to allow for the construction of the surface water management system (SWMS) for the overall 18.62-acre parcel to be located on the rear RL-4 portion, if required by the buyer/end user to maximize the CAC portion for commercial development. Also, at a future date, the remaining RL-4 portion could then be included in a Planned Development (PD) request for a Transitional Area Development which could allow for multi-family residential, self-storage, and/or office uses on the rear portion of the parent parcel.

Norton Farms Site on Aerial



- | | | | | | |
|--------------------|-----------------|----------------|-------------------------|--|----------------------|
| | Selected Parcel | | Municipal Boundaries | | Surrounding Counties |
| Major Roads | | | Lot and Block Text | | PLSS Townships |
| | Interstate 4 | | Dimensions_ParcelFabric | | PLSS Sections |
| | Polk Parkway | | Railroads | | PLSS Boundaries |
| | Highways | Parcels | | | Gov't Lots |
| | Roads | | Tax | | |
| | Waterbodies | | Separated Right | | |

0 315 630 1,260 Feet

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".

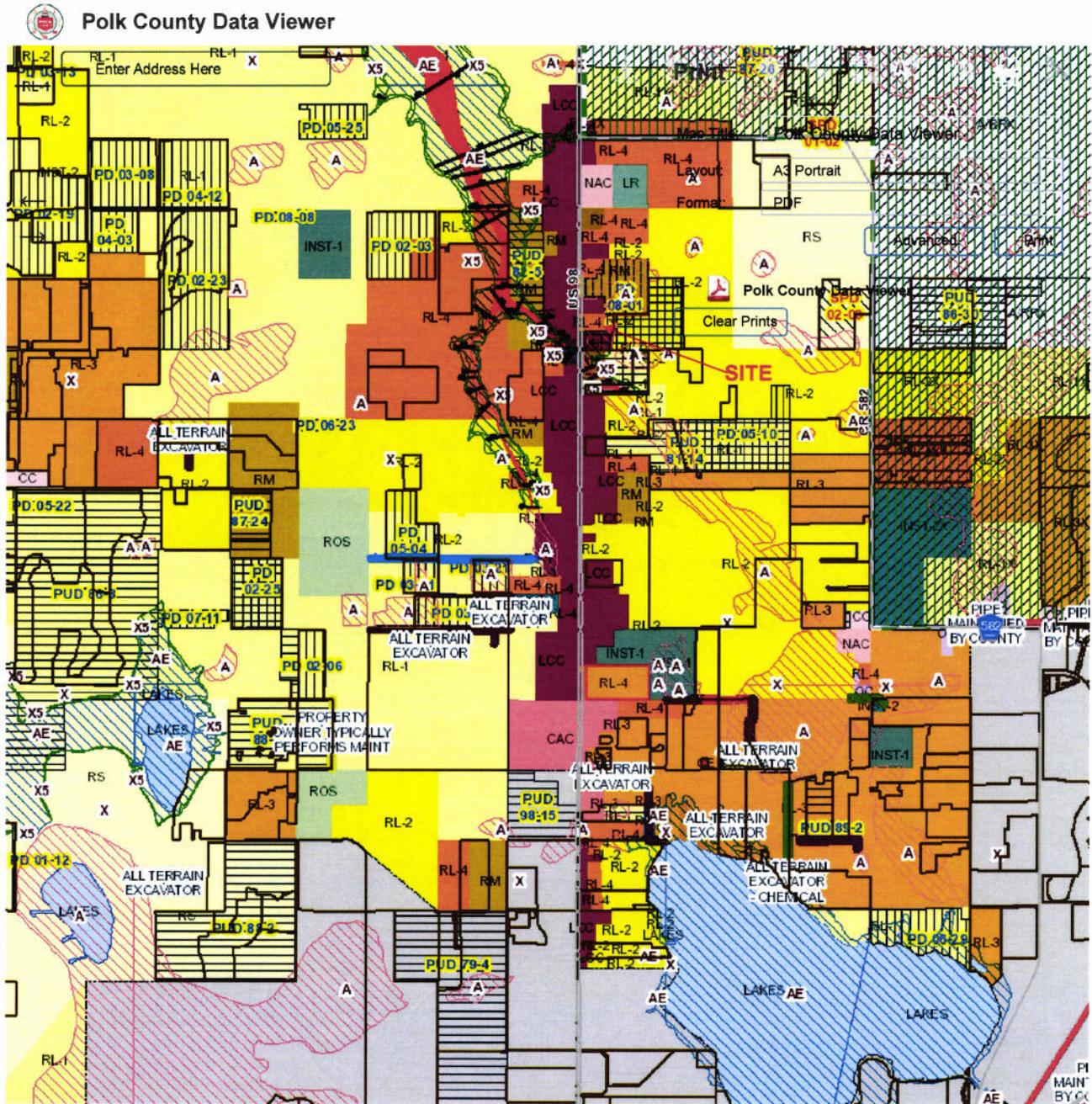


Marsha M. Faux, CFA, ASA
Property Appraiser
Polk County, Florida



October 26, 2016

NORTON FARMS SITE LAND USE AND LOCATION MAP



Site is 18.62-acre parcel 23272400000033002 located in northeast corner of US 98 North and Norton Road, just south of Marcum Road.



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

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Appointment Date and Time: 11-10-16 Project Number (For office use only) 59037

NWF 684 SR 17A
NORTH AMERICAN TOWELS LLC 407-435-0423
APPLICANT/PROJECT NAME PHONE FAX

1123 SOLANA AVE WINTER PARK FL. 32789
MAILING ADDRESS E-mail Address

JOSEPH CANNIZZARO 727 455-4111
CONTACT PERSON (if different from applicant) PHONE FAX

1489 S MISSOURI AVE. CLEARWATER, FL 33750
MAILING ADDRESS JEMPIRE1465@GMAIL.COM
E-mail Address

Application Requirements
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Aerial with site identified
Site Plan
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Amendment Type [] Text Amendment [] Map Amendment

Acres 38+

Tax Identification Number

Section-Township-Range - Subdivision # - Parcel #
Parcel ID Number(s): S 28 T 29 R 18 - 000000 - 043000
(18 digits)
S T R - -
S T R - -

Current Land Use District RS RESIDENTIAL SUBURBAN

Current Development Area RS RESIDENTIAL SUBURBAN

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

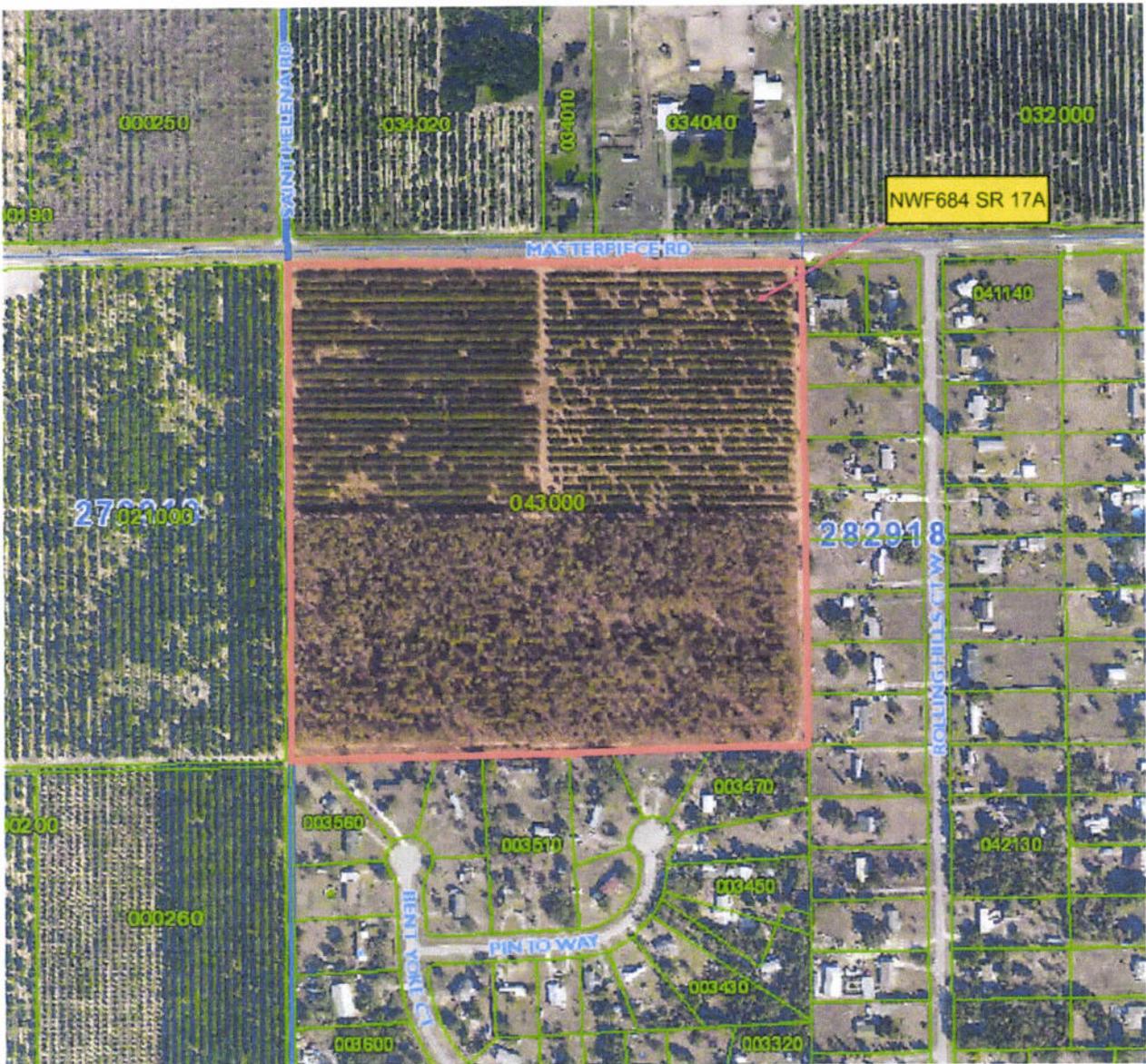
Narrative

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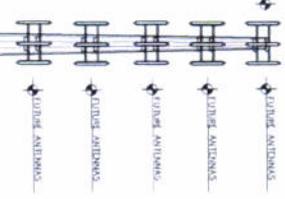
The Tower will enhance the ability of the providers of personal wireless services to the community. These facilities provide wireless communications services to the citizens of Polk County. Wireless emergency enhanced 911 service calls are routed to police, firefighter, EMS technicians, disaster relief workers, and other who respond to the emergency needs of the County.



Parcel ID: 28291800000043000

FLOOD ZONE INFORMATION

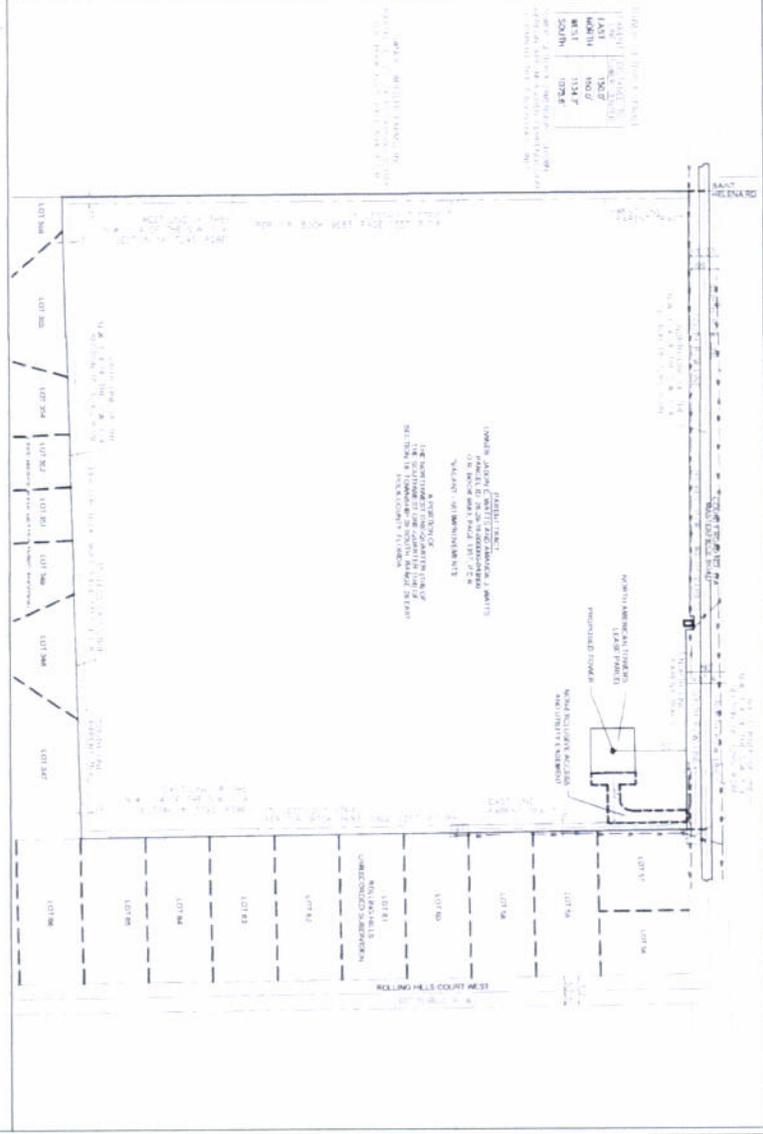
Zone	1	2	3	4	5
Color	Light Blue	Light Green	Light Yellow	Light Orange	Light Red
Depth	1-2 ft	2-3 ft	3-4 ft	4-5 ft	5-6 ft



TOWER ELEVATION
N.T.S.

1. TOWER SHALL BE PAINTED WITH A NEUTRAL COLOR TO REDUCE VISUAL OBTRUSIVENESS.
2. TOWER SHALL BE PAINTED WITH A NEUTRAL COLOR TO REDUCE VISUAL OBTRUSIVENESS.
3. TOWER SHALL BE PAINTED WITH A NEUTRAL COLOR TO REDUCE VISUAL OBTRUSIVENESS.
4. TOWER SHALL BE PAINTED WITH A NEUTRAL COLOR TO REDUCE VISUAL OBTRUSIVENESS.
5. TOWER SHALL BE PAINTED WITH A NEUTRAL COLOR TO REDUCE VISUAL OBTRUSIVENESS.

PARENT TRACT DETAIL (SEE SURVEY)



PROJECT DESCRIPTION

THIS PROJECT IS FOR THE CONSTRUCTION OF AN UNLIMATED NUMBER OF 120' WOODPILE COMMUNICATIONS TOWERS AND 100' WOODPILE BASE STATION CONSTRUCTION TOWERS AND 100' WOODPILE BASE STATION CONSTRUCTION TOWERS. PROJECT SIZE IS 307,952 SQ. FT. (7.0 AC).

TOWER TRACT SITE DATA

COORDINATES (CENTER OF 120' WOODPILE):
 EAST: 219721.977' N (EAD 85/2011)
 NORTH: 813336.827' N (EAD 85/2011)
 ELEVATION: 141.51' (AUG 06 (FTV 2007))
 PROJECT ID: 28-28-18-000000-01-0000

UTILITIES

THE PROJECT WILL REQUIRE GROUND AND UTILITY SERVICE. THE PROJECT WILL REQUIRE GROUND AND UTILITY SERVICE. THE PROJECT WILL REQUIRE GROUND AND UTILITY SERVICE.

NOTES

1. SEE RECORDS DRAWINGS TO BE PROVIDED AND INSTALLED AS SHOWN.
2. CONDUIT IS TO BE INSTALLED AND 100' WOODPILE ACCESS SHALL BE MAINTAINED AT ALL TIMES.
3. 100' WOODPILE ACCESS SHALL BE MAINTAINED AT ALL TIMES.
4. 100' WOODPILE ACCESS SHALL BE MAINTAINED AT ALL TIMES.
5. WATER AND SEWER SERVICES ARE NOT REQUIRED AT THIS SITE.

LOCATION MAP



NORTH AMERICAN TOWERS, LLC
 3200 S. HAWTHORNE RD
 ORLANDO, FL 32835

PROJECT INFORMATION
 SR17A-NWF684
 WASTEPROOF ROAD
 LAKE MULLEN, FL 32898
 POLK COUNTY

ISSUED FOR:
 OCTOBER 2016

SITE PLAN

REV. DATE DESCRIPTION

SCALE

PLANS PREPARED BY

Kimley-Horn

PROJECT ADDRESS
 3200 S. HAWTHORNE RD
 ORLANDO, FL 32835

OWNER
 NORTH AMERICAN TOWERS, LLC

DRAWN BY
 CHM

CHECKED BY
 LF

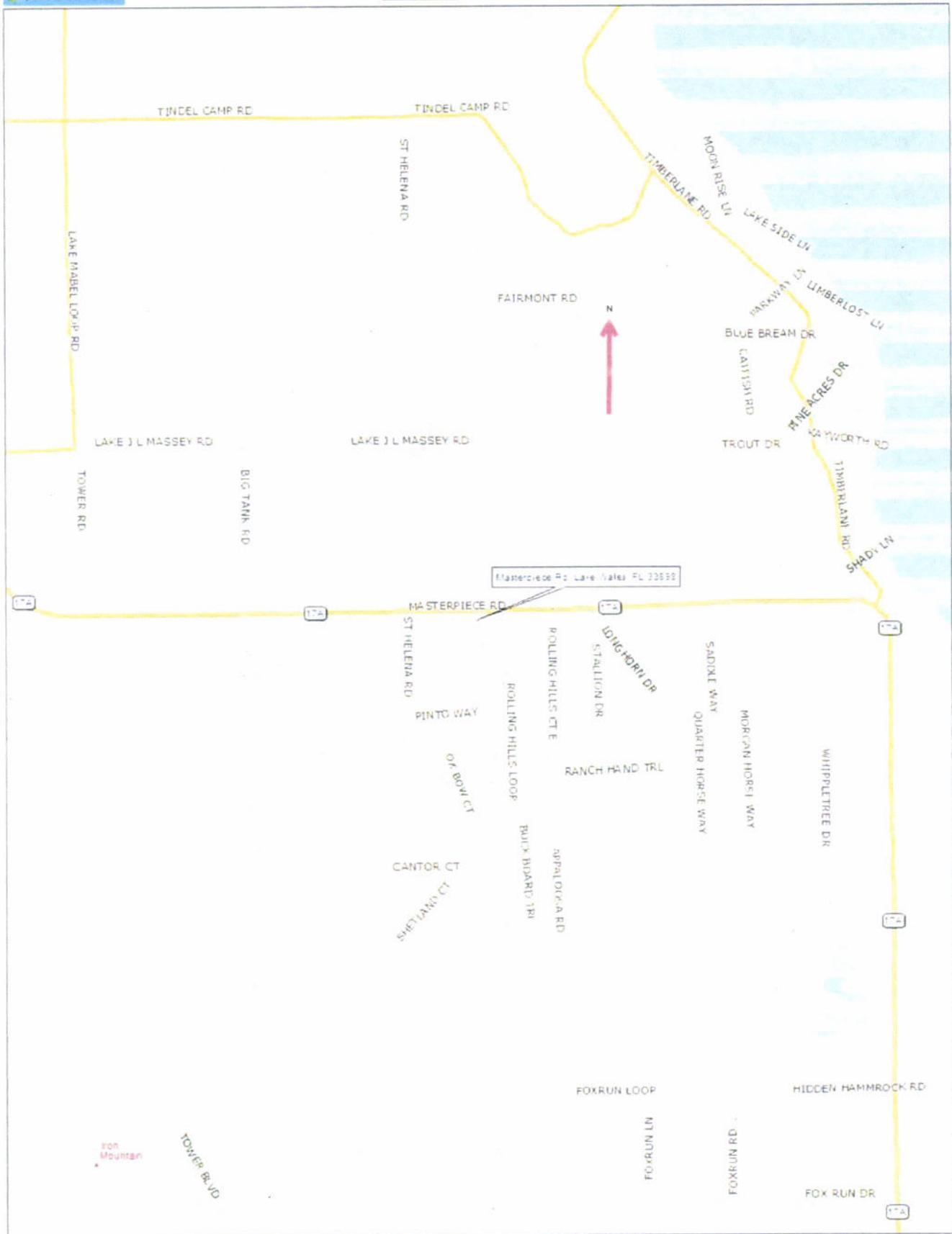
APPROVED BY
 JAW

DATE
 10/20/16

SHEET NUMBER
 1/4

SHEET TITLE
 SITE PLAN AND TOWER ELEVATION

PROJECT NUMBER
 140111031



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www.delorme.com



Data Zoom 13-0