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**LAND DEVELOPMENT DIVISION**

**AGENDA FOR DEVELOPMENT REVIEW COMMITTEE**

**DATE:** November 3, 2016  
**TO:** Development Review Committee Members  
**FROM:** John M. Bohde, AICP, Director  
Tom Pierce, Sr. Development Review Specialist  
**SUBJECT:** **Meeting Schedule for November 17, 2016**

The Development Review Committee will meet on **Thursday, November 17, 2016 in the Land Development Division (Planning Conference Room 2<sup>ND</sup> 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





**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: 11-17-16

Project Number (For office use only) 59041

Marc Glogower Danielle Fence (863) 425-3182

(863) 425-5676

4855 State Road 60 West Mulberry, FL 33860

Marc@DanielleFence.net

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**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 \_\_\_\_\_

**Tax Identification Number**

	Section-Township-Range	-	Subdivision #	-	Parcel #
Parcel ID Number(s): (18 digits)	S 23 T 29 R 30	-	000000	-	21060
	S T R	-		-	
	S T R	-		-	

Current Land Use District Linear Commercial Corridor (LCC)

Current Development Area N/A

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



October 22, 2016

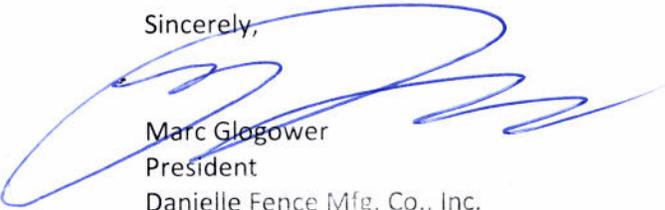
Project name: Danielle Fence Mfg Co. Inc.

Job site address 4825 State Road 60 West, Mulberry, FL 33860  
Parcel#23293000000021060

Project description: Construct 1, 70' x 100' Steel Building on top of existing non pervious surface.  
7000 square feet for materials storage to store fence materials.

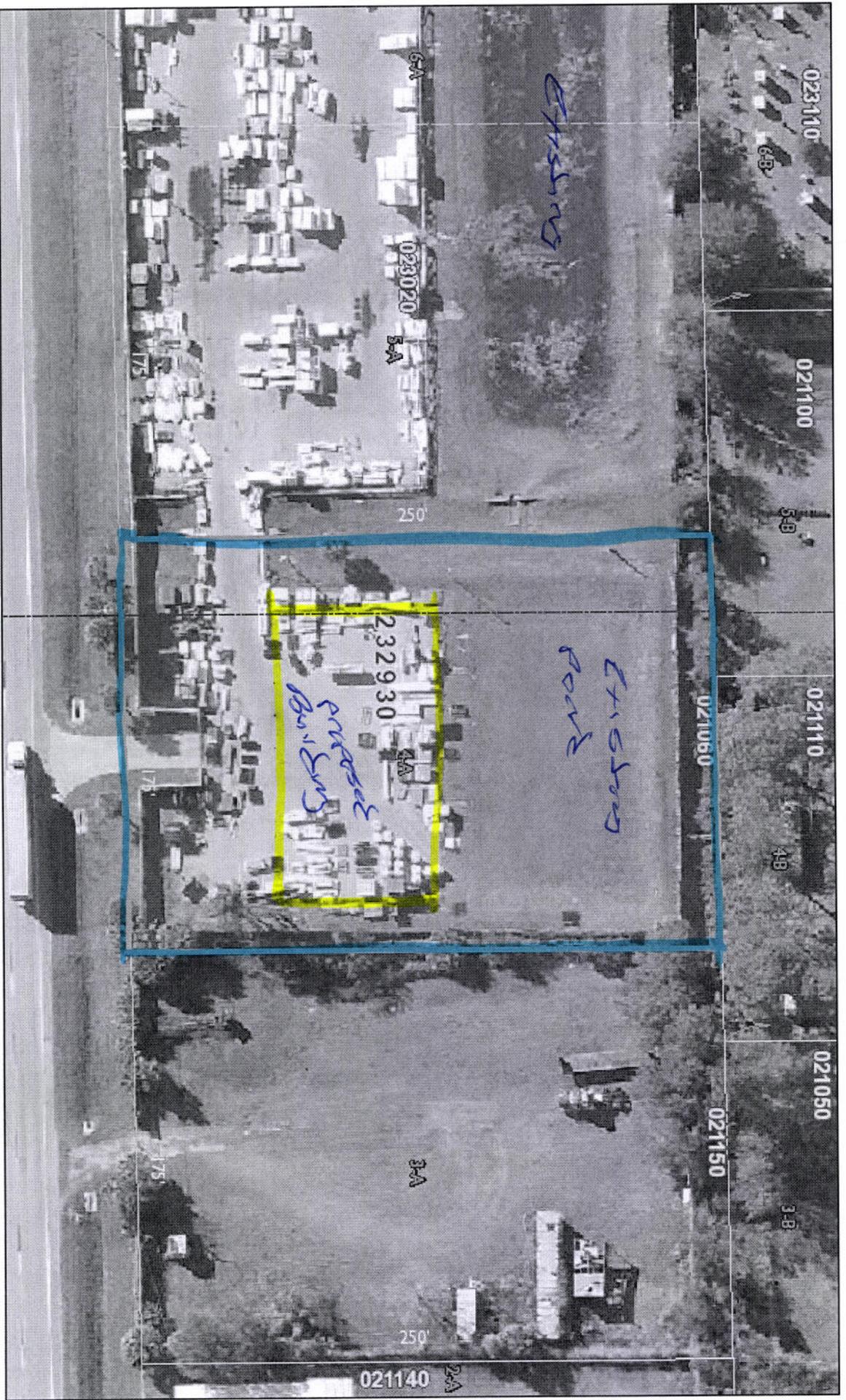
Thank you for your help with this matter.

Sincerely,



Marc Glogower  
President  
Danielle Fence Mfg. Co., Inc.  
4855 State Road 60 West  
Mulberry, FL 33860  
863-425-3182

# Danielle Fence



- Selected Parcel
- Roads
- Waterbodies
- Municipal Boundaries
- Lots
- Lot and Block Text
- Blocks
- Tiers
- Dimensions\_ParcelFabric
- Dimensions\_Carto\_Dist
- Dimensions\_LabelText
- Misc Text
- Railroads
- Arrows
- Separated Right
- Gov't Lots
- Surrounding Counties
- PLSS Townships
- PLSS Sections
- PLSS Boundaries
- Parcels
- Tax

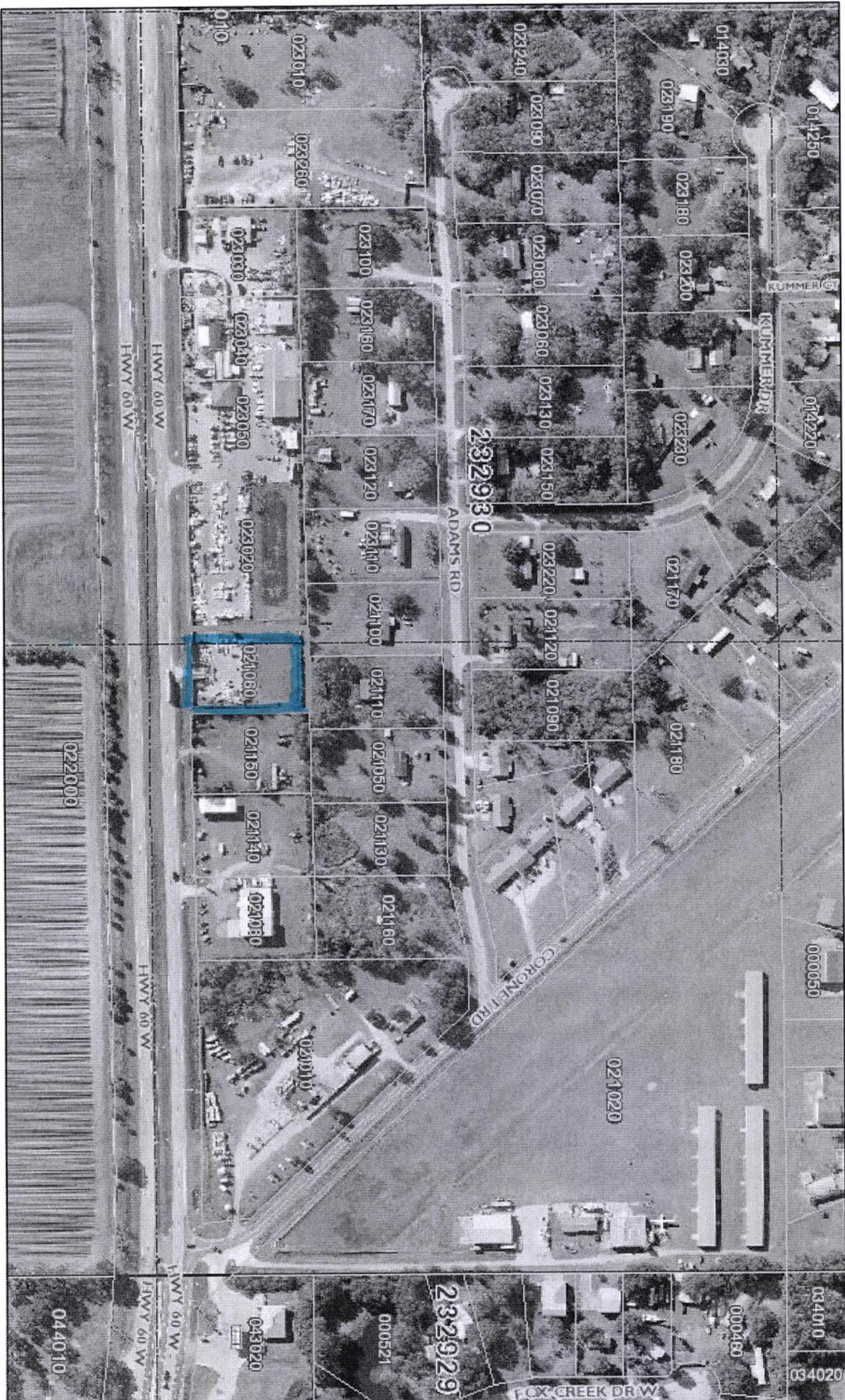
0 30 60 120 Feet

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".

**PROPERTY APPRAISER**

Marsha M. Faux, CFA, ASA  
 Property Appraiser  
 Polk County, Florida  
 October 22, 2016

# DanielleFence



- Selected Parcel
- Dimensions\_ParcelFabric
- Surrounding Counties
- Roads
- Railroads
- Waterbodies
- Parcels
- Municipal Boundaries
- Tax
- PLSS Townships
- PLSS Sections
- PLSS Boundaries
- Lot and Block Text
- Separated Right
- Gov't Lots



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Marsha M. Faux, CFA, ASA  
 Property Appraiser  
 Polk County, Florida  
 October 22, 2016





PRE-APPLICATION CONFERENCE

\$100.00 FEE

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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: 11-17-16 Project Number (For office use only) 59047

Steven R. Tregear
APPLICANT/PROJECT NAME PHONE FAX
638 Orange Street, Bartow, Florida 33830
MAILING ADDRESS E-mail Address
Timothy F. Campbell (863) 647-5337 (863) 647-5012
CONTACT PERSON (if different from applicant) PHONE FAX
500 South Florida Avenue, Suite 800, Lakeland, Florida 33801
MAILING ADDRESS E-mail Address tcampbell@cclmlaw.com

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 [x] Map Amendment

Acres 16.75 +/-

Tax Identification Number

Table with columns: Section-Township-Range, Subdivision #, Parcel #. Row 1: S 25 T 30 R 32, 000000, 021060

Current Land Use District Rural Cluster Center (RCC-R)

Current Development Area Rural Development Area (RDA)

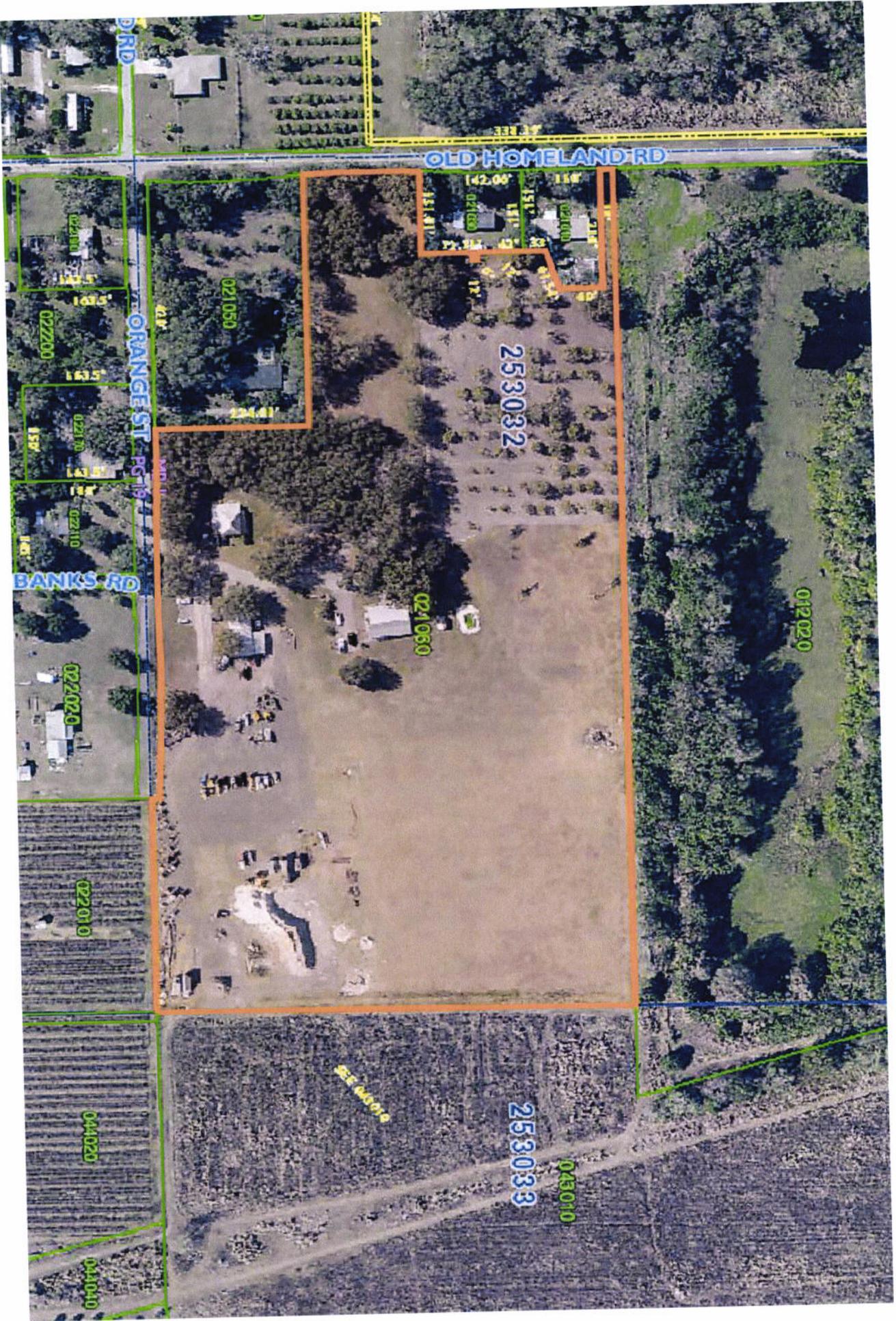
Note: Pre-application forms will not be accepted without the required attachments and the requested information provided.

## **Project Narrative**

Mr. Steven R. Tregear has operated his business, S & S Contracting, Inc. on the 16.75 +/- acre subject property since 2002. S & S Contracting provides road construction services. While Mr. Tregear operated his business as an unincorporated business before purchasing the subject property and on the property since 2002, S & S Contracting wasn't incorporated until 2006. The property is used for office purposes, an enclosed storage structure with some maintenance, employee parking and storage of vehicles and equipment for S & S Contracting.

Mr. Tregear requests that the land use be modified to Industrial (or, if there is an alternative, to the appropriate level of Business Park Center) to allow his to continue to operate his business. Additionally, Mr. Tregear is amenable to a conditional comprehensive plan amendment if that is a better solution to allow him to continue his business and limit the activities to those described in this narrative.

The property located to the east of Mr. Tregear's property, on both sides of U.S. 98, has, with the exception of a sliver of property immediately east of the subject property but including the rest of that parcel, a BPC-1 or BPC-2 land use and is used for uses of similar intensities to that of Mr. Tregear's business. Further, the uses located on the western boundary of the subject property are office uses so that the more intense uses are located on the eastern portion of the subject property, closest to the other BPC uses.



Site Aerial

**LOCATION MAP**



Google earth