



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: November 30, 2016
TO: Development Review Committee Members
FROM: John M. Bohde, AICP, Director
Tom Pierce, Sr. Development Review Specialist
SUBJECT: **Meeting Schedule for December 8, 2016**

The Development Review Committee will meet on **Thursday, December 8, 2016 in the Land Development Division (Planning Conference Room 2nd Floor)**

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

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 5 APPLICATIONS

LEVEL 5 PLAT REVIEW

- 7.) SUMMERS CORNER PLAT
CANDICE HAWKS

(407)383-7948 x

Project #: 59059

272606-000000-022010

Applicant requests to plat 166 lots on 40.849 acres



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: 12-8-16 Project Number (For office use only) 59079

Polk County Utilities Dinner Lake Storage and Booster Station (863) 298-4167
APPLICANT/PROJECT NAME PHONE FAX

1011 Jim Keene Blvd. Winter Haven, FL 33830
MAILING ADDRESS MarioChavez@Polk-County.net
E-mail Address

Hetty C. Harmon AICP (863) 646-4771
CONTACT PERSON (if different from applicant) PHONE FAX

CivilSurv Design Group, Inc. 2525 Drane Field Rd Suite 7 Lakeland, FL 33811
MAILING ADDRESS hharmon@civilsurv.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 10.01

Tax Identification Number

Table with columns: Section-Township-Range, Subdivision #, Parcel #. Includes handwritten entries like 35, 28, 23, 000000, 044020, 252835, 044020.

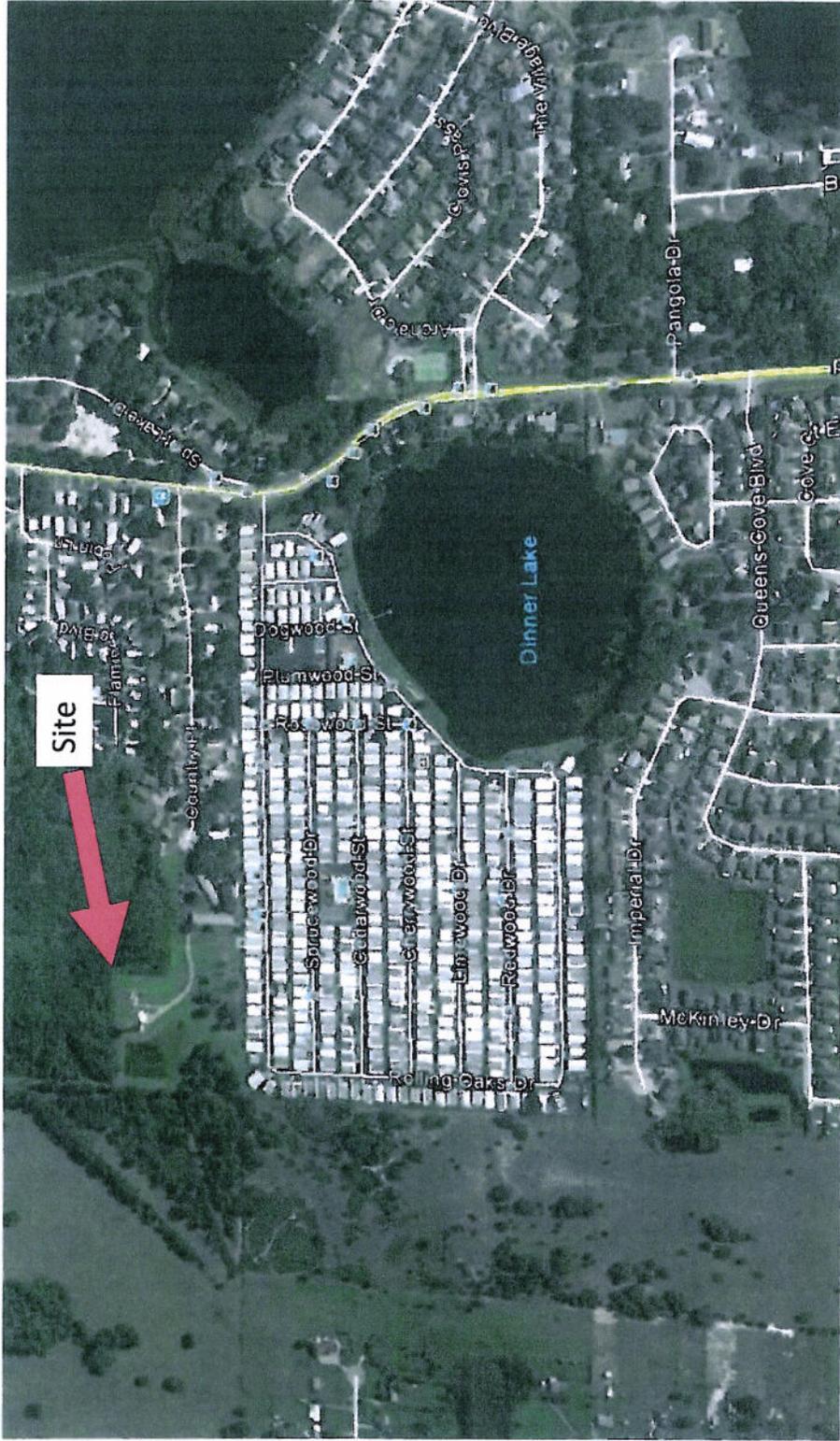
Current Land Use District Residential Low-4 (RL-4)

Current Development Area N/A

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

Dinner Lake Storage and Booster Station

The water storage tower will be replaced with an at grade storage tank.



LOCATION MAP



PRE-APPLICATION CONFERENCE

\$100.00 FEE

Growth Management Department
Land Development Division
330 W. Church St.
P.O. Box 9005, Drawer GM03
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(863)534-6792
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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: 12-8-16 Project Number (For office use only) 59083

Maxxim Manufacturing 863 937 9623
APPLICANT/PROJECT NAME PHONE
2826 Broadway Center Blvd Brandon FL 33510
MAILING ADDRESS cell preferred 239 253 5652
tabbotte@proflex.us
E-mail Address

Bill Olsen 770 330 8223
CONTACT PERSON (if different from applicant) PHONE
4371 North Buckhead Dr. Atlanta Ga 30342
MAILING ADDRESS bill.olsen@dmseo consulting
E-mail Address

Application Requirements

(must be attached and submitted in 8 1/2" x 11" only)
Attachments to be submitted by 12:00 Dec 1.

- 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 13.35

Tax Identification Number
5916 County RD 540
Waverly, FL 33877
Section-Township-Range - Subdivision # - Parcel #

Parcel ID Number(s): S T R - 272 909 8575 00000100
(18 digits)
S T R -
S T R -

Current Land Use District 13PC-2

Current Development Area

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

Maxxim Manufacturing Business Description

The business manufactures dry blended packaged tile grouts and thinset mortars in 25 and 50 pound bags for the installation of ceramic tile and stone. The business also distributes other flooring related installation materials to regional sales branches.

The business will provide approximately 13 jobs to start which will increase as business grows. Jobs will include facility management, machine operators, technicians, and warehouse personnel.

The manufacturing will be performed at the manufacturing structure which will be added to the side of the existing warehouse as shown in the plan. The structure is approximately 30 feet by 50 feet and 88 feet tall from the warehouse floor. Siding will cover the lower 55 feet below the round bins. As the structure will be placed where existing pavement is located, no impervious area will be added. No storage will occur outside the warehouse.

The manufacturing is all performed within the interior of this structure. Raw material trucks will pneumatically deliver ingredients to the bins at the exterior of the structure. A drawing of our structure is attached.

The manufacturing process uses no water, so no change in water usage or discharge will occur. The only water used at the facility is for sanitary use.

We anticipate a truck traffic count of approximately 8 trucks per day. As the business grows we would anticipate this count to eventually double.

Attached is an aerial of the property with the manufacturing structure location and site location map. Also attached are the preliminary plans for the structure and a representative picture of an almost exact manufacturing structure under construction from another location. In addition an aerial is provided from the Polk County tax map site that shows the business use designation of BCP-2.

Existing Business Description

Hesco, a business involved in the citrus industry, has operated out of this building since it was built in 1978. It was added onto over the next 15 years to reach its current size of approximately 80,000 sq ft. Management has reported that 35 employees worked at the facility and that they had truck traffic of 22 trucks in and out per day.

It was reported that a lack of business due to a reduction of crops from citrus canker, has caused this business to close.

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

Parcel Details: 27-29-09-857500-000100

 TAX EST
  PRT CALC
  PRC
  TRIM
  TAX BILL

Owners

HIGHLAND EXCHANGE SERVCOOP 100%

Mailing Address

Address 1 **PO BOX K**
 Address 2
 Address 3 **WAVERLY FL 33877-0286**

Site Address

Address 1 **5916 COUNTY ROAD 540**
 Address 2
 City **WAVERLY**
 State **FL**
 Zip Code **33877**

Parcel Information

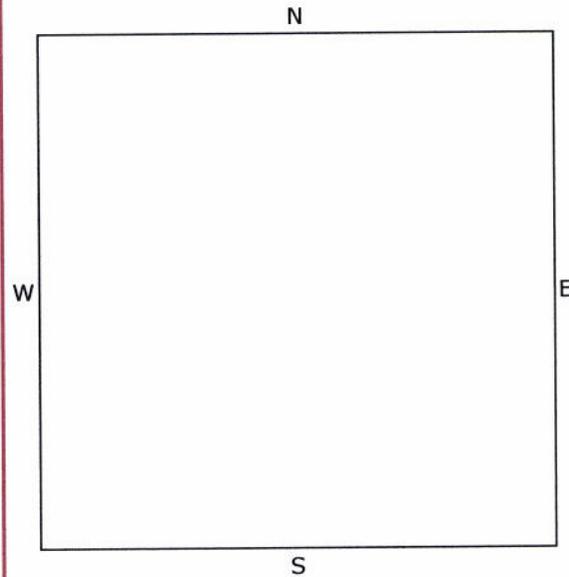
Neighborhood **6666.30**
[Show Recent Sales in this Neighborhood](#)
 Subdivision **COMMERCIAL BANANA PLANTATIONS UNIT 08**
 Property (DOR) **Wh,Distrib,Term,Truck over 20,000**
 Use Code **sf (Code: 4814)**
 Acreage **13.35**
 Taxing District **UNINCORP/SWFWMD (Code: 90000)**
[Community Redevelopment 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.

COMMERCIAL BANANA PLANTATIONS EIGHTH UNIT
 PB 9 PG 26 LOTS 1 & 2 & 3 LESS E 40 FT & LESS
 MAINT R/W

Area Map



Recorded Plat

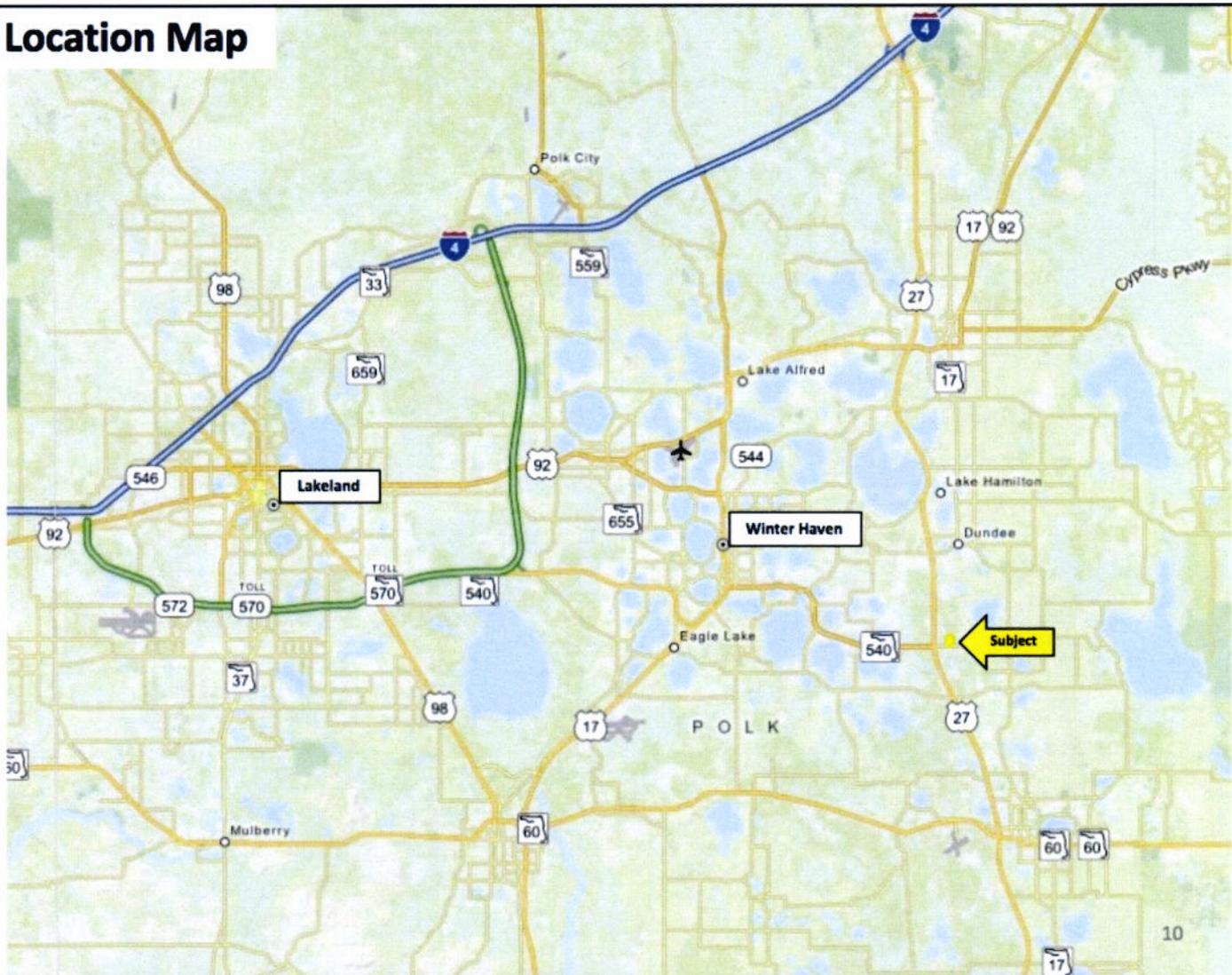
[Visit the Polk County Clerk of Courts website to view the Recorded Plat for this parcel](#)

Note: Some plats are not yet available on the Clerk's website. The site contains images of plats recorded on 01/05/1973 (beginning with book 058 Page 020) or later. For information on Plats recorded before 01/05/1973 (Book 058 Page 019 or less) please contact the [Polk County Clerk's Office](#).

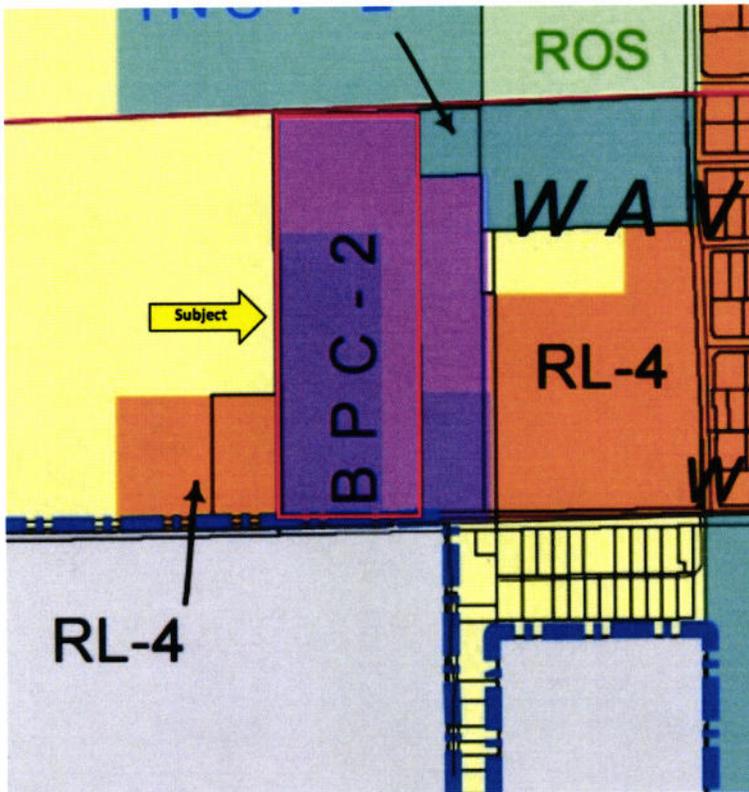
Mapping Worksheets (plats) for 272909

[Mapping Worksheet Info](#)
[Section_272909.pdf](#)

Location Map

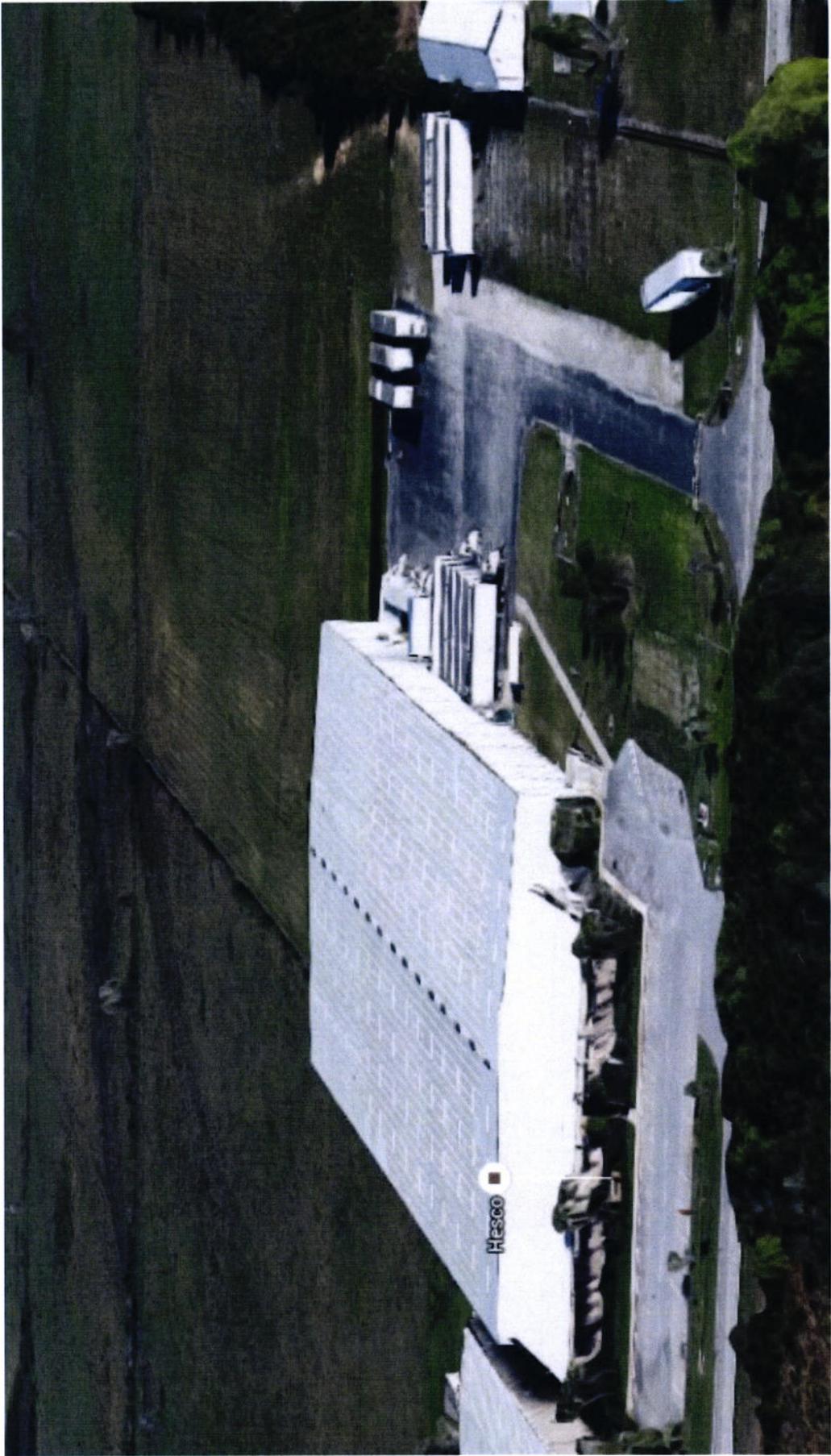


Zoning

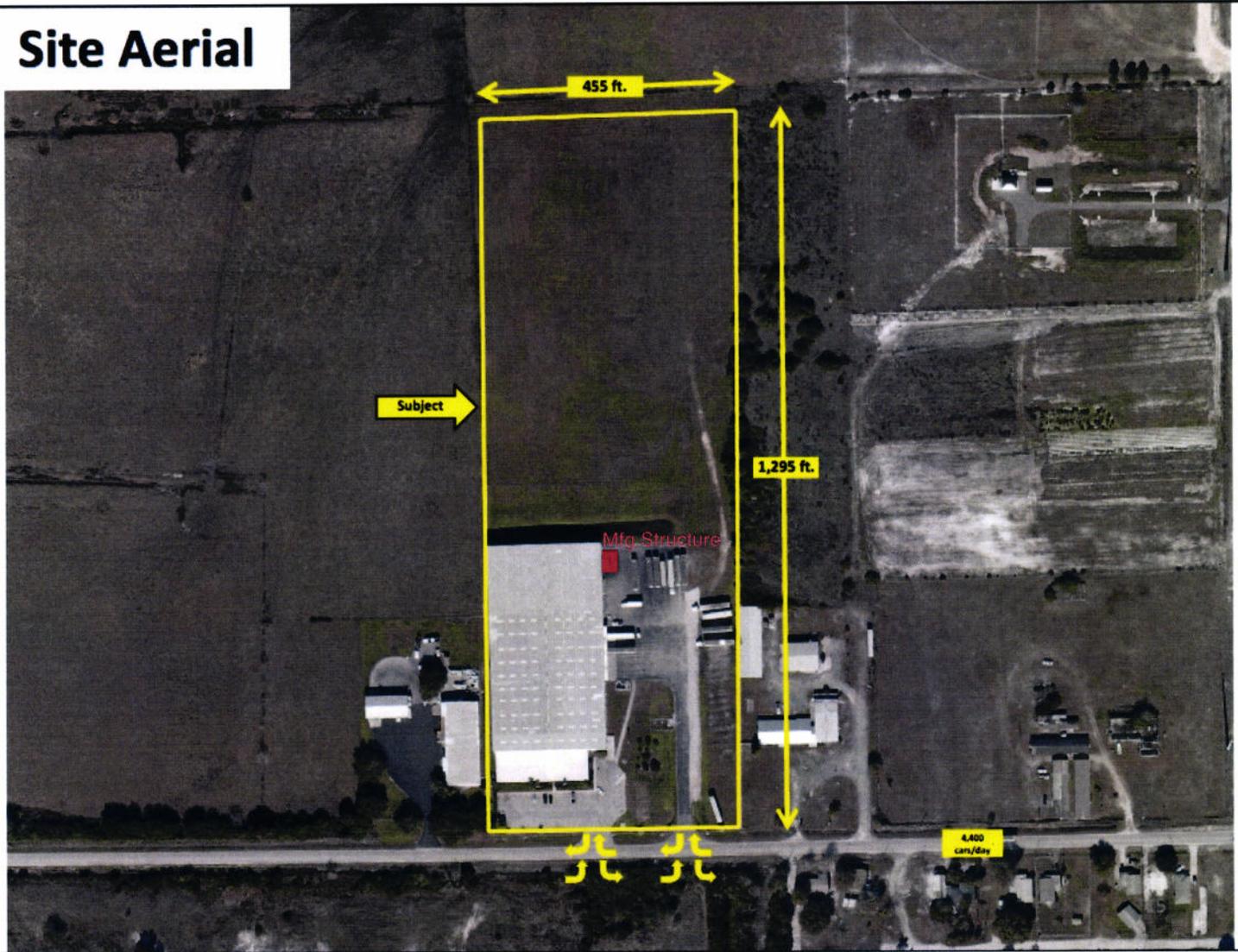


LAND USE LEGEND

- CC - Convenience Center
- NAC - Neighborhood Activity Center
- CAC - Community Activity Center
- TC - Town Center
- RAC - Regional Activity Center
- HIC - High-Impact Commercial Center
- TCC - Tourism Commercial Center
- LCC - Linear Commercial Corridor
- CE - Commercial Enclave
- OC - Office Center
- EC - Employment Center
- BPC-1 - Business Park Center-1**
- BPC-2 - Business Park Center-2**
- IND - Industrial
- PM - Phosphate Mining
- LR - Leisure Recreation
- PI - Professional Institutional
- INST-1 - Institutional-1
- INST-2 - Institutional-2
- IAC - Interchange Activity Center
- ROS - Recreation and Open Space
- PRESV - Preservation
- CORE - Conservation Core
- MU - Mixed Use
- RCC - Rural Cluster Center (Non-Residential)
- RCC-R - RCC - Rural Cluster Center (Residential)
- RS - Residential-Suburban
- RL-1 - Residential Low-1
- RL-2 - Residential Low-2
- RL-3 - Residential Low-3
- RL-4 - Residential Low-4
- RM - Residential Medium
- RH - Residential High
- A/RR - Agriculture/Residential-Rural
- PRE-DRI & DRI - Development of Regional Impact
- SAP - Selected Area Plan
- Southeast SAP Village Center Core
- Southeast SAP Village Center

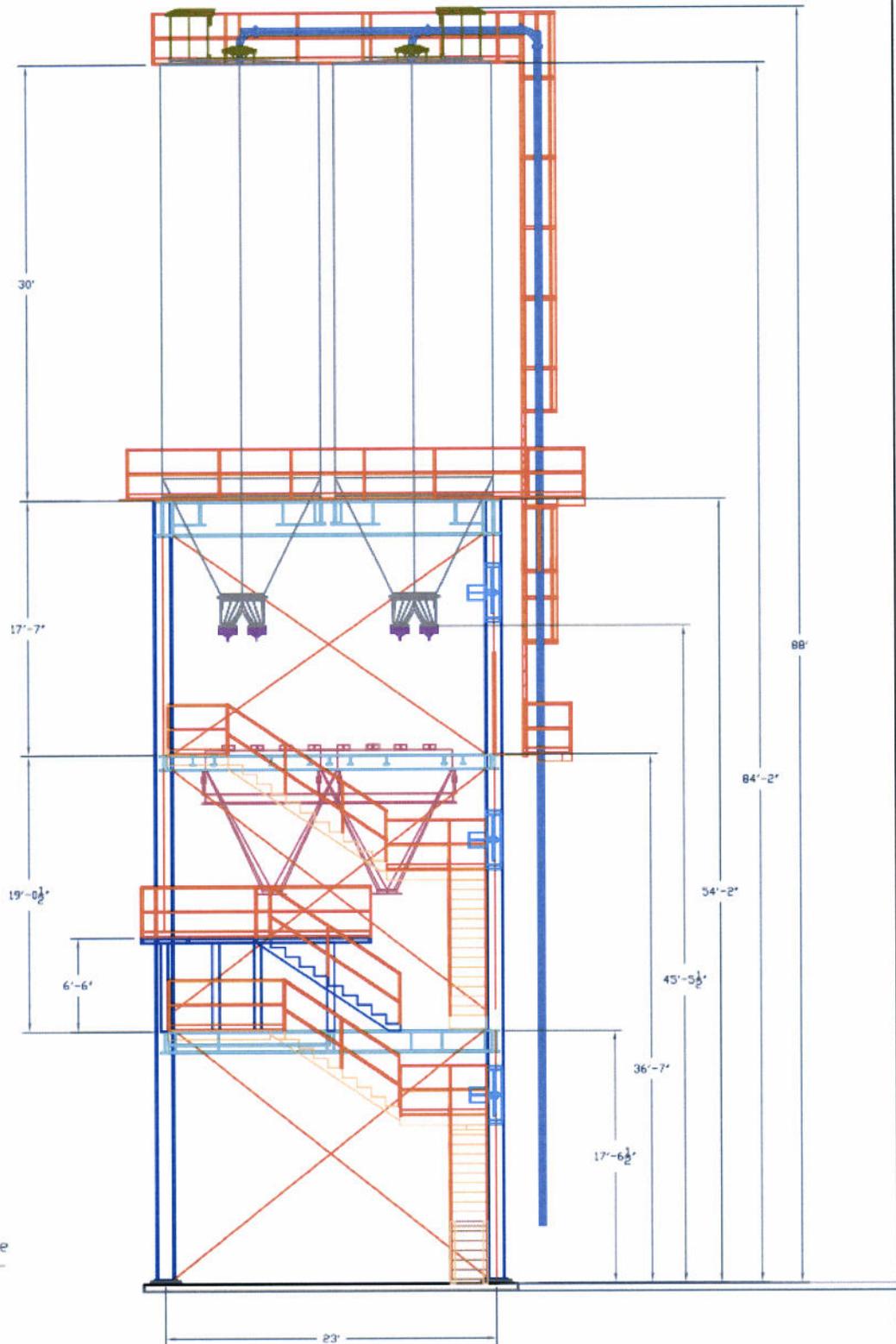


Site Aerial



Preliminary

Dry Products
Production



Time Extension 1 year



LEVEL 2
DEVELOPMENT REVIEW
APPLICATION

Office of Planning and Development
Land Development Division
330 W. Church St.
P.O. Box 9005, Drawer GM03
Bartow, FL 33831-9005
(863)534-6449
FAX (863) 534-5908

TYPE OF APPLICATION

Residential Non Residential Minor Modification to CU/PD/PUD

54110

DRC 12-8-16

	Owner	Applicant	Contact Person
Name	Wingo Investments Corporation	ECON	John C. McVay, Jr.,
Work Number	863-644-9197	863-686-0544	
Fax Number	863-644-2785	863-680-1434	
Mailing Address	P.O. Box 7667 Lakeland, FL 33807-7667	6700 South Florida Ave. Suite 4 Lakeland, FL 33813	
Email	N/A	info@econsouth.com	

Parcel ID Number(s):	Range - Township - Section	Subdivision #	-	Parcel #
	R 25 T 29 S 03	000000	-	031010
	R 25 T 29 S 03	000000	-	031080
	R T S		-	
	R T S		-	

(Include others on a separate attachment)

Location of Property with Cross Roads:

4300 Thornhill Road (S of SR540, on the north side of Thornhill Road)

Property Description

Official County Future Land Use Designation: Residential Low-1 (RL-1)

Development of Regional Impact: N/A
(Name and Phase of DRI)

Selected Area Plan: N/A
(Name of SAP)

Green Swamp Area of Critical State Concern: N/A
(Name of Special Protection Area)

Note: If in Green Swamp Complete the "Notice to Owner of Property Located within the Green Swamp Area of Critical State Concern."

Is this a Redevelopment Yes No

This Project IS or IS NOT a PUD/PD PD 05-01
(Project number required if this project is a PUD/PD)

This Project IS or IS NOT a CUP/CU _____
(Project number required if this project is a CUP/CU)

What other local, state, or federal permits are required prior to construction for this project?

Polk County Level 2, Health Dept. water permit, FDEP Sewer & SWFWMD

Have you been denied a permit or approval by a Local, State or Federal Agency for this project?

Yes No If yes, which agency denied approval? _____

Name of Water Provider: Polk County Utilities

Name of Wastewater Provider: Polk County Utilities

Residential

Non Residential

Affordable Housing Yes No

Building: _____ Square Feet

Property Size: 1,529,566 Square Feet

Multi Family: # _____ Units
(Condos; Apartment Complex; Quadplex)

35.114 Acres

_____ # of Units

Single Family Lots: # 91

_____ # of Units

Townhouses: _____ # of Buildings

_____ # of Units

Description of Proposed Activity or Use: (Please provide a detailed description of the project, quantifying intensity such as number of units, employees, seats, beds, rooms, children, holes of golf, pumps, vehicle repair bays, etc.)

The construction plans will need to be modified and resubmitted for approval. The PD will expire on January 11th, 2017. Due to the short time to redo the plans and adjust the layout to the new market demands I am asking for a one year extension to PD 05-01.

The extension will give us time to modify the plans and do any modifications to the PD that may be required.

TYPE OF LEVEL 2 REVIEW

(Check the appropriate boxes)

Residential Review Non Residential Review Waiver Security Residences

RESIDENTIAL REVIEW FEES

(Fill out the appropriate Per Lot information)

Residential Review (Base Fee) \$850.00 \$25.00 Per Lot _____ # x \$25.00 = \$0.00

Residential Inspection (Base Fee) \$1,250.00 \$30.00 Per Lot _____ # x \$30.00 = \$0.00

Final Inspection Fee After Level 2 Review \$500.00

NON RESIDENTIAL REVIEW FEES

(Check the appropriate box)

Base Fee (Structures 30,000 square feet or greater) \$1,250.00
 Inspection Fees due at Level 2 Approval \$800.00

Base Fee (Structures greater than 5,000 square feet but less than 30,000 square feet) \$850.00
 Inspection Fees due at Level 2 Approval \$400.00

Base Fee (Structures up to 5,000 square feet or less) \$400.00
 Inspection Fees Due at Level 2 Approval \$200.00

Final Inspection Fee Due at Final Walk Through for Non-Residential Projects \$500.00

OTHER FEES ASSOCIATED WITH A LEVEL 2 REVIEW

(Check the appropriate boxes)

Initial Operating Permit (Disposal Yard, Limerock Mine, Sand Mine) \$500.00

Minor Traffic Study w/ Concurrency Application \$50.00

Major Traffic Study w/ Concurrency Application \$400.00

Flood Plain Management Review (Minor) \$200.00

Flood Plain Management Review (Minor Modification) \$100.00

Flood Plain Management Review (Major) \$500.00

Flood Plain Management Review (Major Modification) \$250.00

Security Residence \$100.00

Waiver \$100.00

Non-Residential Driveway Permit \$400.00

Minor Modification to a Planned Development \$500.00

Extending PO for 1 year

Approval of this application does not waive any other applicable provisions of the Polk County Land Development Code, the Polk County Comprehensive Plan, the Polk County Utility Code which are not part of the request for this application, nor does approval waive any applicable Florida Statutes, Florida Building Code, Florida Fire Prevention Code, or any other applicable laws, rules, or ordinances, whether federal, state or local. The applicant has the obligation and responsibility to be informed of and be in compliance with all applicable laws, rules, codes and ordinances.

I, John C. McVay, Jr., _____ (print name), the owner of the property which is the subject of this application, or the authorized representative of owner of the property which is the subject of this application, hereby authorize representatives of Polk County to enter onto the property which is the subject of this application to perform any inspections or site visits necessary for reviewing this application. I understand that representatives of Polk County are not authorized to enter any structures dwellings which may be on the property.



Property owner or property owner's authorized representative.

11-8-16
Date:

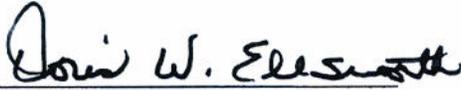
Project Name
THORNBERRY

LETTER OF AUTHORIZATION

I authorize John C. McVay, Jr., E. Doyle Lasseter and Daniel P. Kovacs of Econ South, LLC, to apply and sign any necessary applications or other written instruments that may be needed on behalf of the undersigned Owner for the above named proposed project for development permitting purposes.

WINGO INVESTMENT CORPORATION

Signature:

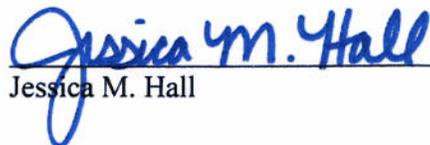

Doris W. Ellsworth, President
P.O. Box 7667
Lakeland, FL 33807
Owner

State of Florida
County of Polk

The foregoing instrument was acknowledged without oath and subscribed before me this 8th day of November, 2016 by Doris W. Ellsworth, President of Wingo Investment Corporation, a Florida corporation, who is personally known to me.

(Notary Seal)




Jessica M. Hall

Denna Hardwick

From: Bohde, John <JohnBohde@polk-county.net>
Sent: Tuesday, November 01, 2016 2:45 PM
To: Denna Hardwick
Cc: Beasley, Bill; John McVay; Karacson, Rita
Subject: RE: Thornberry Subdivision PD 05-01 extension request

John:

Thank you for your email and letter. Pursuant to the Land Development Code, and specifically Section 906.G., one year extensions of a Planned Development requires approval by the DRC. Consequently, we have an application and an associated fee. We use the Level 2 Review application. According to the fee resolution (Resolution No. 13-141) adopted by the Board, the fee is \$500.00.

If you have any questions please let me know.

Thanks
John

John M. Bohde, AICP
Director | Land Development Division
Polk County Board of County Commissioners
330 W. Church Street | 863 534-6792 | 863 534-6407 (fax)
P.O. Box 9005, Drawer GM03 | Bartow, FL 33831-9005
JohnBohde@polk-county.net



From: Denna Hardwick [mailto:dhardwick@econsouth.com]
Sent: Tuesday, November 01, 2016 1:27 PM
To: Bohde, John
Cc: Beasley, Bill; John McVay
Subject: Thornberry Subdivision PD 05-01 extension request

John:

Please find attached the letter requesting an extension for one year to the PD 05-01.

Thanks

Denna Hardwick - Office Manager
Office: (863) 686-0544
Cell: (863) 712-9939
Email: dhardwick@econsouth.com
NEW ADDRESS:
6700 South Florida Avenue Suite 4



***** Please Note: Florida has a very broad Public Records Law. Most written communications to or from State and Local Officials regarding State or Local business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure. *****



LAND DEVELOPMENT DIVISION

September 26, 2016

Mr. John C. McVay, Jr.
C.E.O.
ECON
6700 S. Florida Ave., Suite 4
Lakeland, FL 33813

RE: Thornberry Reinstatement

Dear Mr. McVay:

I received your letter dated August 24, 2016 requesting the reinstatement and extension of the construction plans and Planned Development (PD) approval for the Thornberry development. As background, the Thornberry project was originally approved on January 11, 2005 as PD 05-01. Later, Level 2 Review construction plans were approved on December 6, 2006 with an original expiration date of December 6, 2009. Due to legislative extensions granted by the Florida Legislature, the plan approval was extended by four years thereby establishing a new expiration date of December 6, 2013. Subsequently, the Level 2 Review approval was extended by one more year (December 6, 2014) as provided for in the Land Development Code (§804.C.4).

Regarding the PD approval, pursuant to Section 906.G of the Land Development Code, a residential PD approval is valid for a period of ten years. Therefore, the original expiration date was January 11, 2015. However, due to a legislative extension granted by the Florida Legislature in 2014, the PD approval has been extended by two years to January 11, 2017. If the Level 2 Review plans are still valid, or if any phase of the development has been constructed, then this PD is still considered valid.

As mentioned, you have requested the construction plans and PD be reinstated and extended. You have further requested each be extended for one year, essentially tolling the approval. The stated purpose for the requested reinstatement and extension is due to the Florida Department of Transportation's (FDOT) plans for the future construction of the Central Polk Parkway through the subject property. As evidence, you have provided correspondence, some unsigned, between Mr. Ellsworth and the FDOT, et.al, and maps, regarding the proposed alignment of the Central Polk Parkway and its impact on the subject property. As a result of this future roadway's impact on the property during a time apparently being discussed from at least 2010 up until 2015 when the road was essentially "shelved," you suggest this would authorize Polk County to extend and

reinstate the construction plans and PD approvals for an arbitrary amount of time, that being one year. If staff was able to extend the approval for one year, this would establish a new expiration date of December 6, 2015 for the construction plans and January 11, 2018 as a new expiration date for the PD; consequently, the construction plans would still be expired.

After further review of the information you have submitted, the Land Development Code regulations and Florida Statutes, I am not aware of any provision that would give Polk County the authority to further extend this project's approvals based upon the proposed impact of a future roadway. If you are able to identify how we may be able to further extend these plans please let me know, and I will give it full consideration. At this time, unfortunately, based upon the information I have, we are not able to further extend the construction plan approval. However, since the PD is still valid until January 11, 2017, you could submit new construction plans for approval based upon the PD still being valid. Additionally, you could apply for a one-year administrative extension to the PD, which could extend it until January 11, 2018 (see §906.G.2). Therefore, you would have until then to submit new construction plans for approval.

If you have any questions please contact me at 863-534-6792 or at johnbohde@polk-county.net

Sincerely,



John M. Bohde, AICP
Land Development Director

C: Bill Beasley, Deputy County Manager
Elizabeth Voss, Assistant County Attorney
Case file

October 28, 2016

Mr. John M. Bodhe, AICP
Polk County Land Development
330 West Church Street
Bartow, FL 33831

RE: Thornberry Subdivision
PD 05-01

Dear Mr. Bodhe:

I received your letter dated Sept. 26, 2016 (copy attached) on the above referenced project. I wanted to thank you and your staff for the review that Mr. Ellsworth requested back in August 2016.

The construction plans will need to be modified and resubmitted for approval. The PD will expire on Jan 11th, 2017. Due to the short time to redo the plans and adjust the layout to the new market demands I am asking for a one year extension to PD 05-01.

This extension will give us time to modify the plans and do any modifications to the PD that may be required.

Again, I thank you for your time and consideration.

Sincerely,



John C. McVay, Jr.

cc. W. Wm. Ellsworth, Jr.,
Bill Beasley