

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:** November 30, 2015  
**TO:** Development Review Committee Members  
**FROM:** John M. Bohde, AICP, Director  
Tom Pierce, Sr, Development Review Specialist  
**SUBJECT:** Meeting Schedule for December 10, 2015

The Development Review Committee will meet on **Thursday, December 10, 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.) FORTSON METAL BLDG  
JACSON FORTSON  
(863)255-5912 x                      Project #: **58318**                      232913-000000-044060  
proposed 5,000-10,000 s.f. metal building used for warehouse/office space
- 2.) POLEY CREEK PINE STREET  
JASON LEWIS  
(863)226-6860 x                      Project #: **58319**                      232929-000000-024010  
split a portion of the parcel into five or 6 single family lots

## LEVEL 2 APPLICATIONS

### DRIVEWAY ONLY/NON-RESIDENTI

- 3.) RETREAT AT LEGACY PARK PARKING ADDITION  
LARRY POLINER  
(407)452-8633 x                      Project #: **58308**                      262511-486251-002730  
The purpose of the parking addition is to facilitate safer mail access.

### NON-RESIDENTIAL SITE PLAN

- 4.) JH BIOTECH  
BONNIE HICKS  
(863)533-9095 x                      Project #: **56080**                      712S-05  
RAA for waiver from section 720, landscaping and a request for one year extension. from 12/05/2015 new expire date will be 12/05/2016  
263007-000000-033010

Utilize existing building. Add parking striping and landscape.

- 5.) SLEEPY HILL WINERY  
RODNEY GADD, P. E.  
(863)940-9979 x                      Project #: **58290**                      232734-000000-031070  
New construction of a 4,800 sf building, with parking, new driveway, master stormwater system and landscaping.                      232734-000000-032030
- 6.) THE PRESERVE AT LAKE HAMMOCK DRIVEWAY  
DAVID HOLDEN  
(863)422-5517 x                      Project #: **58291**                      262713-000000-022010  
Requesting Level 2 approval for three driveway/entrances for this project.                      272718-000000-044020  
272719-742520-000012  
262724-000000-011020  
262713-000000-022030
- 7.) JAKE'S BODY SHOP  
DAVID HOLDEN  
(863)422-5517 x                      Project #: **58292**                      273035-000000-013020  
Property used for vehicle repair.
- 8.) ASAP NEW FACILITY  
KENDALL PHILLIPS  
(863)221-2298 x                      Project #: **58296**                      252912-359000-000082  
Replacement of an existing concrete driveway with an asphalt pavement and widening to Polk County LDC standards.

### SUBDIVISION SITE REVIEW

- 9.) WILLOW BEND  
 MARK BENNETT  
 (863)669-0108 x Project #: 46699  
 Revision 11/23/2015 Plan Modification to change construction phases for 260 lot,  
 single family detached residential subdivision. This application refers to a review  
 after approval regarding County #46699

PD 04-20

262526-000000-011010  
 262526-000000-011030

THIS PROJECT HAS BEEN ON THE HOLD LIST FOR UTILITIES, THIS IS A  
 REVIEW FOR HEALTH, SAFETY AND WELFARE OF THE PUBLIC, I WILL  
 BE SETTING UP A MEETING TO GO OVER ANY COMMENTS FOR THIS  
 PROJECT.

SINGLE FAMILY SUBDIVISION, 260 LOTS ON 65 ACRES. WILLOW BEND  
 (FKA FLORIDA PINES PHASE 4)

**WAIVER**

- 10.) ANYTIME FITNESS  
 COREY JACKSON  
 (813)500-0710 x Project #: 58323  
 Requesting a Waiver (Section 708, Parking Space Requirements) WA 15-53

242924-000000-033620

**LEVEL 3 APPLICATIONS**

**LEVEL 3 PLANNED DEVELOPMENT**

- 11.) KENSINGTON RESORT  
 MARK BENNETT  
 (863)669-0108 x Project #: 58282  
 to allow a 150 unit multi-family short term rental community

PD 16-01  
 NEW PD  
 272619-705000-020040

**LEVEL 3 SPECIAL EXCEPTION**

- 12.) OCASIO SE 16-  
 FELIX OCASIO  
 (863)934-3405 x Project #: 58245  
 A Special Exception to allow the parking of a commercial vehicle.

SE 16-  
 232709-000797-000280

**LEVEL 3 VARIANCE SETBACKS**

- 13.) HORNER VAR 15-  
 CONLY HORNER  
 (607)535-4045 x Project #: 58235  
 A setback variance to allow a patio cover.
- 14.) THOMAS VAR 16-  
 EDDY DUGAS  
 (561)729-3118 x Project #: 58242  
 A setback variance to allow a carport
- 15.) LAKE REGION LAKES MANAGEMENT DISTRICT VAR 16-  
 LAKE REGION LAKES MANAGEMENT DISTRICT,  
 (863)293-1441 x Project #: 58250  
 A setback variance to allow a storage building.

VAR 16-01  
 272620-706001-001040

262725-000000-034070

VAR 16-  
 262832-641500-001051

- |  |   |
|--|---|
| <p>16.) GARCIA VAR 16-04<br/> ENRIQUE, HERMINIA GARCIA<br/> (863)256-6590 x                      Project #: <b>58274</b><br/> Request to reduce sideyard set back from 15' to 6' lot is a corner lot</p>                         | <p>VAR 16-04<br/><br/> 272727-759001-000290</p> |
| <p>17.) KHAN VAR 16-05<br/> KHURSHID KHAN<br/> (863)496-1348 x                      Project #: <b>58287</b><br/> A rear setback variance</p>   | <p>VAR 16-05<br/><br/> 282802-934710-125120</p> |
| <p>18.) AMATO VAR 16-06<br/> LOUIS AMATO<br/> (239)248-8632 x                      Project #: <b>58289</b><br/> A variance to allow an accessory structure airplane hangar/storage building to be larger than the principal.</p> | <p>VAR 16-06<br/><br/> 283130-000000-042020</p> |
| <p>19.) VITALE VAR 16-<br/> TOM VITALE<br/> (954)899-4703 x                      Project #: <b>58298</b><br/> A setback variance</p>   | <p>VAR 16-<br/><br/> 303008-000000-013190</p>   |



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: 12/10/15 Project Number (For office use only) 58318
APPLICANT/PROJECT NAME JASON FORTSON/AVELO PHONE 863-225-5912 FAX 863-225-5913
MAILING ADDRESS 730 Creative Drive Suite 7 Lakeland FL 33813 E-mail Address JFORTSON@AVELOINC.COM
CONTACT PERSON (if different from applicant) SAME PHONE SAME FAX SAME
MAILING ADDRESS SAME E-mail Address SAME

Application Requirements
(must be attached and submitted in 8 1/2" x 11" only)

- Project Narrative (ie: Number of dwelling units or square footage) Build New Office/Warehouse
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.

RECEIVED

Amendment Type [ ] Text Amendment [ ] Map Amendment
Acres 2.1

NOV 23 2015
LAND DEVELOPMENT

Tax Identification Number

Section-Township-Range - Subdivision # - Parcel #
Parcel ID Number(s): S 13 T 29 R 23 - 000000 044060
S T R - -
S T R - -

Current Land Use District LCC
Current Development Area TSDA

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

Proposed New 5-10,000 sq ft metal  
building used for warehouse/office space.

**BURNETT CONSULTING, LLC**

Post Office Box 135  
Winter Haven, FL 33882-0135

February 19, 2015

Southwest Florida Water Management District  
Attention: Ashley Dorminy  
Regulatory Support Technician  
170 Century Boulevard  
Bartow, FL 33830

TRANSMITTAL

Transmitted herewith are two copies of the Statement of Inspection for Proper Operation and Maintenance ERP 46013767.002, Lamar Fleming Property

XC: Dave Fleming  
Lamar Fleming ✓

RAY

	<b>STATEMENT OF INSPECTION FOR PROPER OPERATION AND MAINTENANCE</b>
	SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
	2379 BROAD STREET • BROOKSVILLE, FL 34604-6899 (352) 796-7211 OR FLORIDA WATS 1 (800) 423-1476

Within 30 days after completion of the inspection for proper operation and maintenance, the operation and maintenance entity or its authorized agent must SEND THE ORIGINAL PLUS ONE COPY OF THIS FORM to the Southwest Florida Water Management District, 2379 Broad Street, Brooksville, Florida 34604-6899. Upon receipt, the District will review this statement and may inspect the system for compliance with the approved permit and as-built drawings.

**(1) SURFACE WATER MANAGEMENT SYSTEM INFORMATION:**

Permit No. 46013767.002 County: POLK

Project Name: LAMAR FLEMING PROPERTY

Permittee: LAMAR H. AND IRIS L. FLEMING

Address: 920 COVE LAKE TRAIL

City LAKELAND State FL Zip 33813

Telephone: ( 863 ) 701-5908

(2) I hereby certify that an inspection of the above-referenced system was performed on February 10, 2015 and further certify based on my observations that all above-ground facilities are being operated and maintained as authorized by the Southwest Florida Water Management District. I further state that it is my opinion based on my observations, knowledge, experience and any other available information that the below-ground facilities are being operated and maintained as authorized.

By: *Stanley D. Burnett, Jr.* STANLEY D. BURNETT, JR. 14124

Signature of Engineer Name (Please Type) FL P.E. No.

2/19/2015 BURNETT CONSULTING, LLC

(Affix Seal) Company Name

P. O. BOX 135

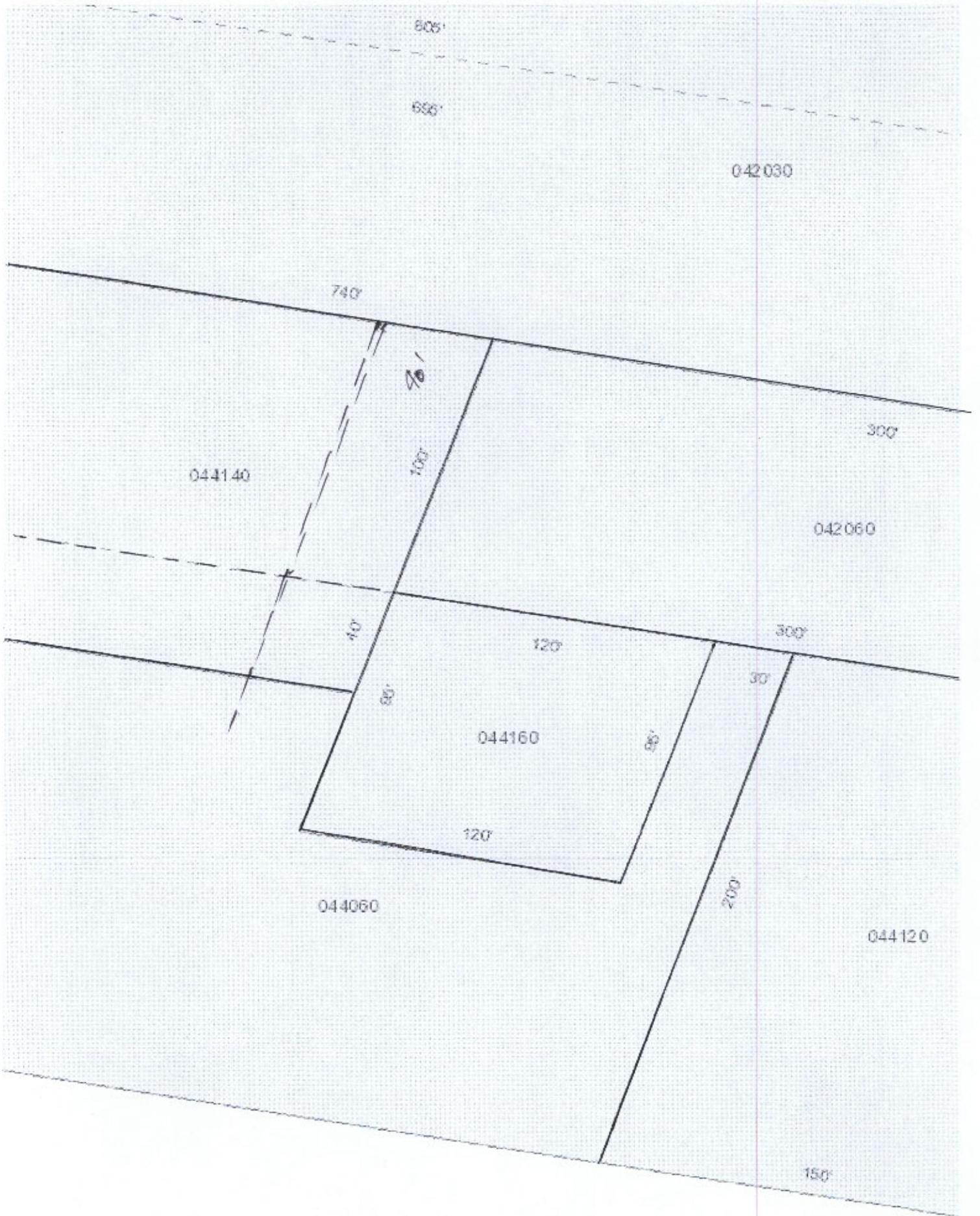
Company Address

WINTER HAVEN, FL 33882

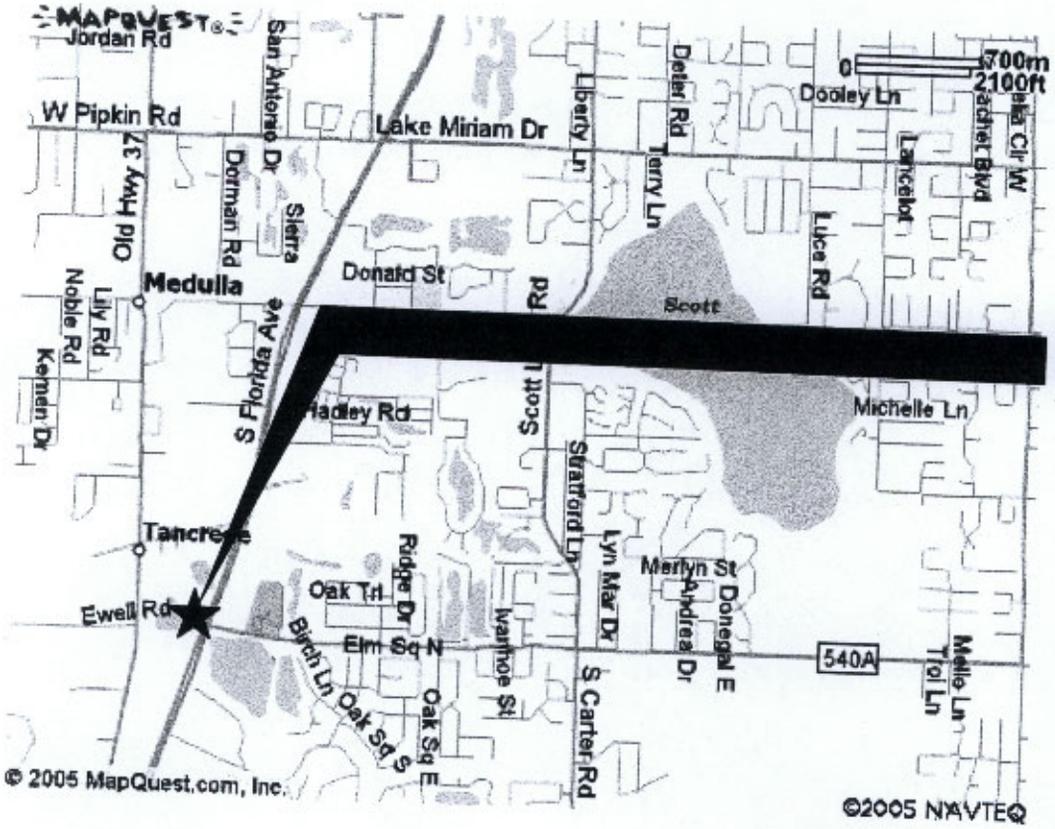
City, State, Zip

Phone: ( 863 ) 289-5288 Date: FEB. 19, 2015





R/W OR 6027 PG 137B



# PROJECT SITE

## VICINITY MAP NOTES

1. Tennessee Ave., Suite 201  
 P.O. Box 24267  
 Lakeland, Florida 33801  
 863-619-6586 Fax: 863-619-5629  
 www.dmaeng.com

	CLIENT
	LAMAR FLEMING
	PROJECT
	FLEMING PROPERTY

### EXISTING CONDIT

ELEVATION - 154.34'  
(NGVD 29 Datum)

BENCHMARK No. 1 - Railroad spike in power pole near East Boundary of property, (as shown on survey).  
ELEVATION - 150.80'

BENCHMARK No. 2 - Railroad spike in power pole near North Boundary of Property, (as shown on survey)..  
ELEVATION - 147.24'

BEARING NOTE

BEARINGS BASED ON THE WESTERLY  
R/W LINE OF S.R. 37 TO BE S 21°06'30" W  
(ASSUMED FROM RECORD DEED)

FLOOD ZONE NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FEMA) THIS PROPERTY IS  
SHOWN TO BE IN FLOOD ZONES A AND X.

DESCRIPTION:

Begin 153.02 feet South of the Southeast corner of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 13, Township 29 South, Range 23 East, Polk County, Florida. Run S 81°24'30" E a distance of 39.95 feet to the West Right-of-Way line of State Road 37; thence in a Southwesterly direction along said Right-of-Way line a distance of 200 feet; thence N 81°24'30" W a distance of 835 feet to the East Right-of-Way line of ACL Railroad; thence Northeasterly along the railroad to a point being N 81°24'30" W of the Point of Beginning; thence S 81°24'30" E a distance of approximately 785 feet to the Point of Beginning, LESS State Road Right-of-Way AND LESS Easterly 150 feet AND LESS North 40 feet of Westerly 473 feet more or less AND LESS Commence at the Southeast corner of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 13, Township 29 South, Range 23 East, Polk County, Florida; thence run South along East boundary a distance of 153.02 feet; thence N 81°24'30" W a distance of 13.23 feet to the West Right-of-Way line of State Road 37; continue N 81°24'30" W a distance of 180 feet for the Point of Beginning; continue N 81°24'30" W a distance of 120 feet; thence S 21°06'30" W a distance of 95 feet; thence S 81°24'30" E a distance of 120 feet; thence N 21°06'30" E a distance of 95 feet to the Point of Beginning



**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: 12/10/15

Project Number (For office use only) 58319

Poley Creek, LLC/Pine Street Single Family lots (386) 785-8438  
**APPLICANT/PROJECT NAME** PHONE

FAX

4915 Arlington Road; Palmetto, FL 34221  
**MAILING ADDRESS**

michelehuseby@yahoo.com  
E-mail Address

Jason Lewis/Kimley-Horn (863) 226-6860  
**CONTACT PERSON** (if different from applicant) PHONE

FAX

116 S. Kentucky Ave.; Lakeland, FL 33801  
**MAILING ADDRESS**

jason.lewis@kimley-horn.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 \_\_\_\_\_

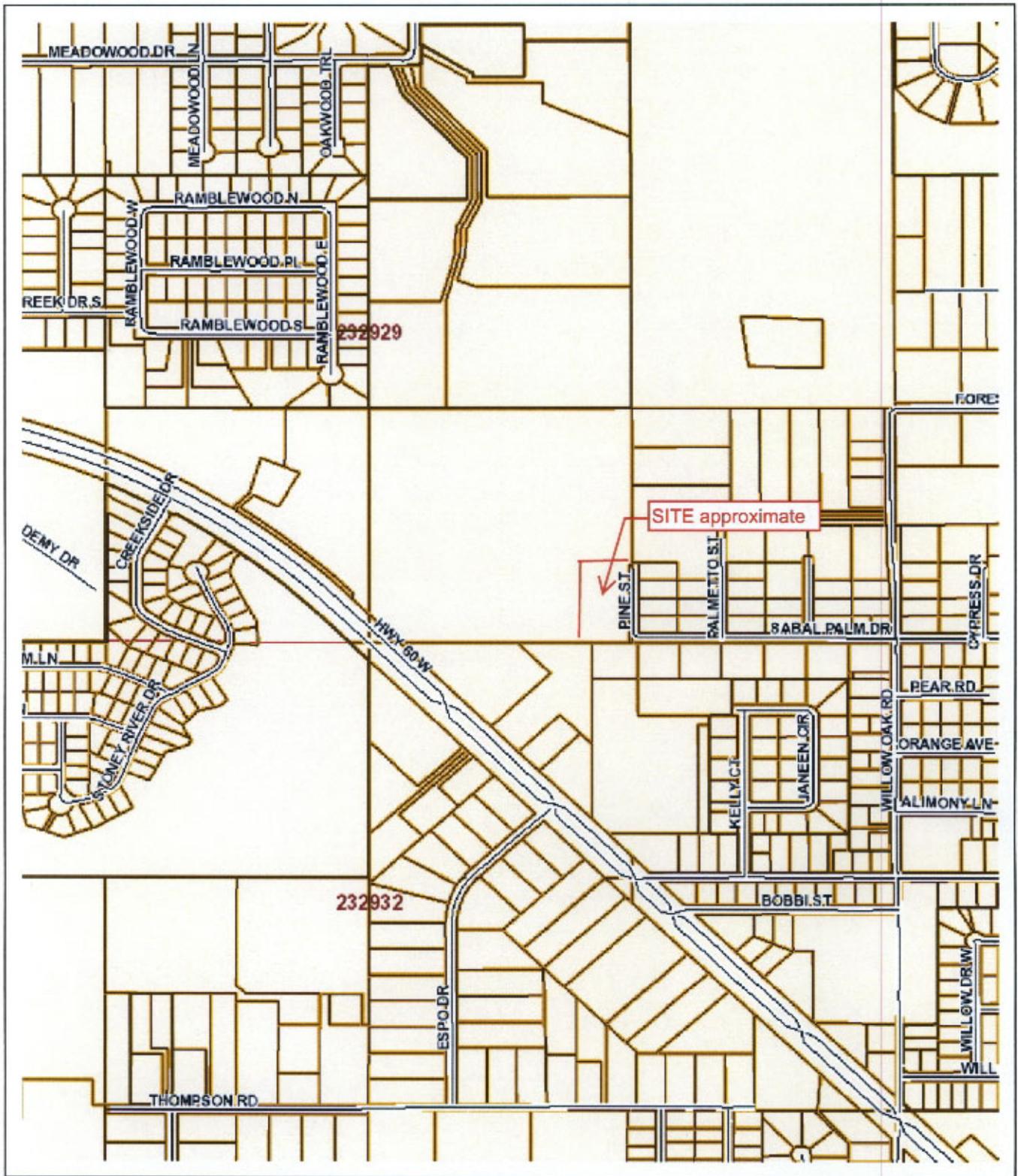
**Tax Identification Number**

Parcel ID Number(s): (18 digits)	Section-Township-Range	Subdivision #	Parcel #
	S <u>23</u> T 29 R <u>29</u>	000000	024010
	S T R		
	S T R		

**Current Land Use District** Residential Suburban (RS)

**Current Development Area** Suburban Development Area (SDA)

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



# LOCATION MAP



Printed: Nov 09, 2015



## PRE-APPLICATION NARRATIVE

The Property is comprised of one parcel, 232929-000000-024010, containing  $\pm 40$  acres located within Polk County. The property is situated on the northeast side of State Road 60, approximately 1,500 LF north of the intersection of State Road 60 and Wills Road, and is bordered by Pine Street along the eastern boundary; the Applicant, Poley Creek, LLC, is requesting to split a portion of the parcel into five or six (5 or 6) single family lots totaling  $\pm 4.90$  ac with lot access to be from Pine Street.



www.polk-county.net

# 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

	Owner	Applicant	Contact Person
Name	JAF Investments	Pickett Engineering, Inc.	Sam Medina
Work Number	805-650-8933	863-800-3046	863-800-3046
Fax Number	805-650-8942	863-800-1159	863-800-1159
Mailing Address	4951 Olivas Park Drive Ventura, CA 93003	P.O. Box 253 Bartow, Florida 33831	P.O. Box 253 Bartow, Florida 33831
Email		peiadmin@pickett-engineering.com	peiadmin@pickett-engineering.com

Parcel ID Number(s):	Range - Township - Section	Subdivision #	-	Parcel #
	R 26 T 30 S 07	000000	-	033010
	R 26 T 30 S 07	000000	-	033020
	R 26 T 30 S 07	000000	-	033030
	R 26 T 30 S 07	000000	-	033050

*(Include others on a separate attachment)*

### Location of Property with Cross Roads:

Highway 60 East to 80 Foot Road. South on 80 Foot Road approx. 1.25 miles on left.

### Property Description

Official County Future Land Use Designation: Employment Center (EC)

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

Selected Area Plan: Gateway  
*(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."*

This Project  IS or  IS NOT a PUD/PD \_\_\_\_\_  
*(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?

None

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: Private

Name of Wastewater Provider: Private

**Residential**

**Non Residential**

Affordable Housing Yes  No

Building: \_\_\_\_\_ Square Feet

Property Size: \_\_\_\_\_ Square Feet

Multi Family: # \_\_\_\_\_ Units  
*(Condos; Apartment Complex; Quadroplex)*

\_\_\_\_\_ Acres

\_\_\_\_\_ # of Units

Single Family Lots: # \_\_\_\_\_

\_\_\_\_\_ # 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.)

Request 1-year extension of Project 56080

**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

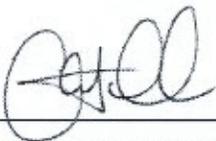
Non-Residential Driveway Permit      \$400.00

Minor Modification to a Planned Development      \$500.00

Subdivision/Non-Residential Plan Re-Review      \$300.00

*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, Steve Sloan, Authorized Agent (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.

11/24/15

\_\_\_\_\_  
Date: