Office of Planning and Development
Tom Deardorff, AICP, Director

Land Development Division

POLK
COUNTY

Board of County Commissioners

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

AGENDA FOR DEVELOPMENT REVIEW COMMITTEE

DATE: December 02, 2015

TO: Development Review Committee Members

FROM: John M. Bohde, AICP, Director
Tom Pierce, Sr, Development Review Specialist

SUBJECT: Meeting Schedule for December 17, 2015

The Development Review Committee will meet on **Thursday, December 17, 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.) VIVES
DENNIS VIVES
(407)412-2666 x Project #: **58327** 232820-000000-012010
Applicant would like to be able to use this property that has been vacant for more than two years as a multifamily 16 unit apartment complex.

2.) CRYSTAL POINT
CRAIG MORBY
(863)687-2233 x Project #: **58328** 232820-090000-000021
232820-090000-000024
The proposed use will be multifamily. The applicant intends to build duplexes and/or fourplexes.

LEVEL 2 APPLICATIONS

DRIVEWAY ONLY/NON-RESIDENTI

3.) LOVES TRAVEL STOP - LAKE WALES
TIM ADKINSON, P. A.
(904)881-4206 x Project #: **58153** 273014-000000-032010
DRIVEWAY CONNECTION ONLY. PROJECT IS LOCATED WITHIN THE LAKE WALES CITY LIMITS. A proposed travel stop with fueling locations for cars (16 gas pumps) and trucks (8 gas pumps). A sit down restaurant will be included.

NON-RESIDENTIAL SITE PLAN

4.) MERLIN ENTERTAINMENT OFFICE BUILDING
BEN ELLIS
(407)975-1273 x Project #: **54902M** 262902-000000-033010
Construct a new 2-story, 9,400 sq ft office building over an existing employee parking area in the NE corner of the property. The project includes the re-configuration of the existing parking lot.

LEVEL 4 APPLICATIONS

LEVEL 4 LARGE COMP PLAN AMEN

5.) VICTOR POSNER CITY CENTER CPA CPA 16C-01
VINETTE GODELIA
(850)425-2323 x Project #: **58320** 272618-704455-000011
Victor Posner City Center DRI recission 272618-704455-000011
272608-000000-033010
272618-704456-000061
272607-701258-000200

LEVEL 4 LDC TEXT CHANGE

6.) VICTOR POSNER CITY CENTER TEXT LDC 16T-01
VINETTE GODELIA
(850)425-2323 x Project #: **58321** 272607-701258-000190
LDC Text change for the Victor Posner City Center DRI 272618-704455-000011
272608-000000-033010
272618-704456-000061
272607-701258-000200

LEVEL 5 APPLICATIONS

LEVEL 5 PLAT REVIEW

7.) CENTRAL FLORIDA BUSINESS PARK
ROBBY LAZENBY
(863)533-9095 x Project #: **58312**
Request to plat 13 commercial lots within Business Park Center 2 (BPC-2) land use designation and on 53.16 acres.

252814-000000-042070
252814-000000-042050
252814-000000-042040
252814-345500-000052
252823-000000-012040

POLK COUNTY
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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: 12-17-15 Project Number *(For office use only)* 58327

Dennis D. Vives	(407) 412-2666	
APPLICANT/PROJECT NAME	PHONE	FAX
353 Blue Bayou Dr. Kissimmee Fl. 34743		Highstandardcustoms@outlook.com
MAILING ADDRESS		E-mail Address
CONTACT PERSON *(if different from applicant)*	PHONE	FAX
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 _____

Tax Identification Number

	Section-Township-Range	-	Subdivision #	-	Parcel #
Parcel ID Number(s): *(18 digits)*	S 23 T 28 R 22 (20)	-	000000	-	012010
	S T R	-		-	
	S T R	-		-	

Current Land Use District Business Park Center-1 (BPC-1)

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.

The property has been vacant for more than 24 months. We would like to be able to remodel and use the property as multi-family with the 16 units that exist on the property.

Florida's Crossroads of Opportunity

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

POLK COUNTY

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

LAND DEVELOPMENT DIVISION

September 1, 2015

Justin Jensen
1712 Arabian Drive
Loxahatchee, Fl. 33470

RE: Land Use Verification Letter Request, Parcel ID No 232820-000000-012010

Dear Mr. Jensen:

The subject properties (indicated above) is located within the Business Park Center-1 (BPC-1) Future Land Use district of the Transit Supportive Development Area (TSDA). BPC-1 districts primarily allow office, research and development parks, distribution centers and wholesaling activities. A list of specific uses that may be permitted within the BPC-1 land use district is available in Section 205 , Table 2.1 of the Polk County Land Development Code, available on our County's website @ www.polk-county.net. Select the link that says "Planning and Development Tools," and then click on the link that says "Land Development Code."

The Polk Zoning Ordinance was adopted 1970, however according to the Polk County Property Appraiser records the Multi-Family structure was constructed in 1969 with a DOR Code of 0310.The use is permitted in BPC-1 Land Use District with the approval of a Conditional Use 3(CU), which requires a public hearing for approval.

In accordance to Section 120 of the Polk County Land Development Code, A legal non-conforming use shall cease under the following circumstances:

a. the establishment of a use conforming to the current land use district;

b. the cessation of the non-conforming use for any reason for more than 24 consecutive months. Cessation of use includes, but is not limited to, vacancy of the building or structure in which the non-conforming use was conducted, or discontinuance of the activities consistent with or required for the operation of such non-conforming use. The determination of cessation of use or change to a conforming use will be determined irrespective of whether or not an intention to cease or abandon the non-conforming use may exist.

However, in accordance with section 120of the Polk County Land Development Code, due to the Cessation of the building for more than 24 month, to reestablish the use would require a Level 4 review.

COMMISSIONERS: George Lindsey III, Chairman • Melony M. Bell • Edwin V. Smith • R. Todd Dantzler • John Hall, Vice Chairman

Florida's Crossroads of Opportunity

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LAND DEVELOPMENT DIVISION

If you have any additional questions concerning the level 4 review process, please contact Chanda Bennet at,863-534-6792.

Sincerely,

Chloa Kendrick
Planning Technician

Attachments (2)
Exhibit 1 (Aerial Photo)
Exhibit 2 (Future Land Use Map)

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POLK COUNTY

LAND DEVELOPMENT DIVISION

Exhibit 2

Aerial Photo

COMMISSIONERS: George Lindsey III, Chairman • Melony M. Bell • Edwin V. Smith • R. Todd Dantzler • John Hall, Vice Chairman

Home Page » Return To Search Results

Parcel Details: 23-28-20-000000-012010

TAX EST PRT CALC PRC TRI

Owners

STEVENSON CHRISTOPHER	100%

Mailing Address

Address 1	**5867 HOLLYHOCK DR**
Address 2	
Address 3	**LAKELAND FL 33813-3274**

Site Address

Address 1	**4815 NEW TAMPA HWY**
Address 2	
City	**LAKELAND**
State	**FL**
Zip Code	**33815**

Parcel Information

Neighborhood	**319016.08** Show Recent Sales in this Neighborhood
Subdivision	**NOT IN SUBDIVISION**
Property (DOR) Use Code	**Multi-family - 10 - 49 units (Code: 0310)**
Acreage	**2.22**
Taxing District	**UNINCORP/SWFWMD/LKLD MASS (Code: 91000)**

Property Desc

DISCLAIMER: This property description is a conde the original legal description recorded in the public not include the section, township, range, or the cou property is located. The property description shoul when conveying property. The Property Appraiser a responsibility for the consequences of inappropriate interpretations of the property description. No warr or implied, are provided for the data herein, its use interpretation.

BEG AT INT OF STATE RD 17 & W LINE C SE1/4 OF NE1/4 RUN N 236.69 FT E 182 SWLY ALONG HWY TO POB & BEG AT INT 17& E LINE OF W1/2 OF SE1/4 OF NE1/4 FT W 208 FT S 290.87 TO N BDRY OF HW POB

Area Map

Mapping Worksheets (plats) for 23

Mapping Worksheet Info

Section_232820.pdf

PRE-APPLICATION CONFERENCE

$100.00 FEE

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Appointment Date and Time: 12-17-15 Project Number *(For office use only)* 58328

CRYSTAL POINT — 732 814 5555 —
APPLICANT/PROJECT NAME PHONE FAX

10230 COLINS AVE BAL HARBOUR FLA 33154 MOTI0870@GMAIL.COM.
MAILING ADDRESS E-mail Address

MORDECHAI GELBHAUER 732 814 5555 —
CONTACT PERSON *(if different from applicant)* PHONE FAX

SAME
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.

DRAFT SITE PLAN TO FOLLOW.

Amendment Type ☐ Text Amendment ☐ Map Amendment

Acres 2.59

Tax Identification Number

	Section-Township-Range	-	Subdivision #	-	Parcel #	
Parcel ID Number(s): *(18 digits)*	S 23 T 28 R 20	-	090000	-	000024	BPC1
	S 23 T 28 R 20	-	090000	-	000021	BPC2
	S T R	-		-		

Current Land Use District Select From Drop Down List

Current Development Area Select From Drop Down List

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

Craig Morby
Associate

3003 South Florida Avenue
Suite 104
Lakeland, Florida 33803
Bus (863) 687-2233
Fax (863)688-6156
Direct (863)581-0059
cmorby@cbcworldwide.com

CraigMorby

December 2, 2015

Land Development Division
330 West Church Street
P.O. Box 9005, Drawer GM03
Bartow, Florida
33831

To Whom It May Concern:

My client, Mordechai Gelbhauer, is requesting a pre-application conference regarding the following property ID's.

23 28 20 090000 000021
23 28 20 090000 000024

The properties are currently zoned BPC1 and 2. The proposed use will be multi family. The user intends to build duplexes and/or fourplexes on the site. The site ending in 000024 currently has two structures, and the site ending in 000021 is vacant land.

This property has been listed for the past year, and we hope to have it under contract to this buyer group soon after the meeting at your office.

We look forward to the opportunity of presenting our situation with your panel in the next couple of weeks. Should you have any questions in the meantime, please contact me directly at your convenience.

Yours sincerely,

COLDWELL BANKER COMMERCIAL NRT

Craig Morby, Associate
863-581-0059
cmorby@cbcworldwide.com

COLDWELL BANKER COMMERCIAL
NRT

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175'
000031
470.75'
437.3'
307.38'
000021
227.52'
290'
150'
20'
000022
TRACT 2
192'
232820
TRACT 3
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000034
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192'
188.78'
NEW TAMPA HWY

175'
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437.3'
307.38'
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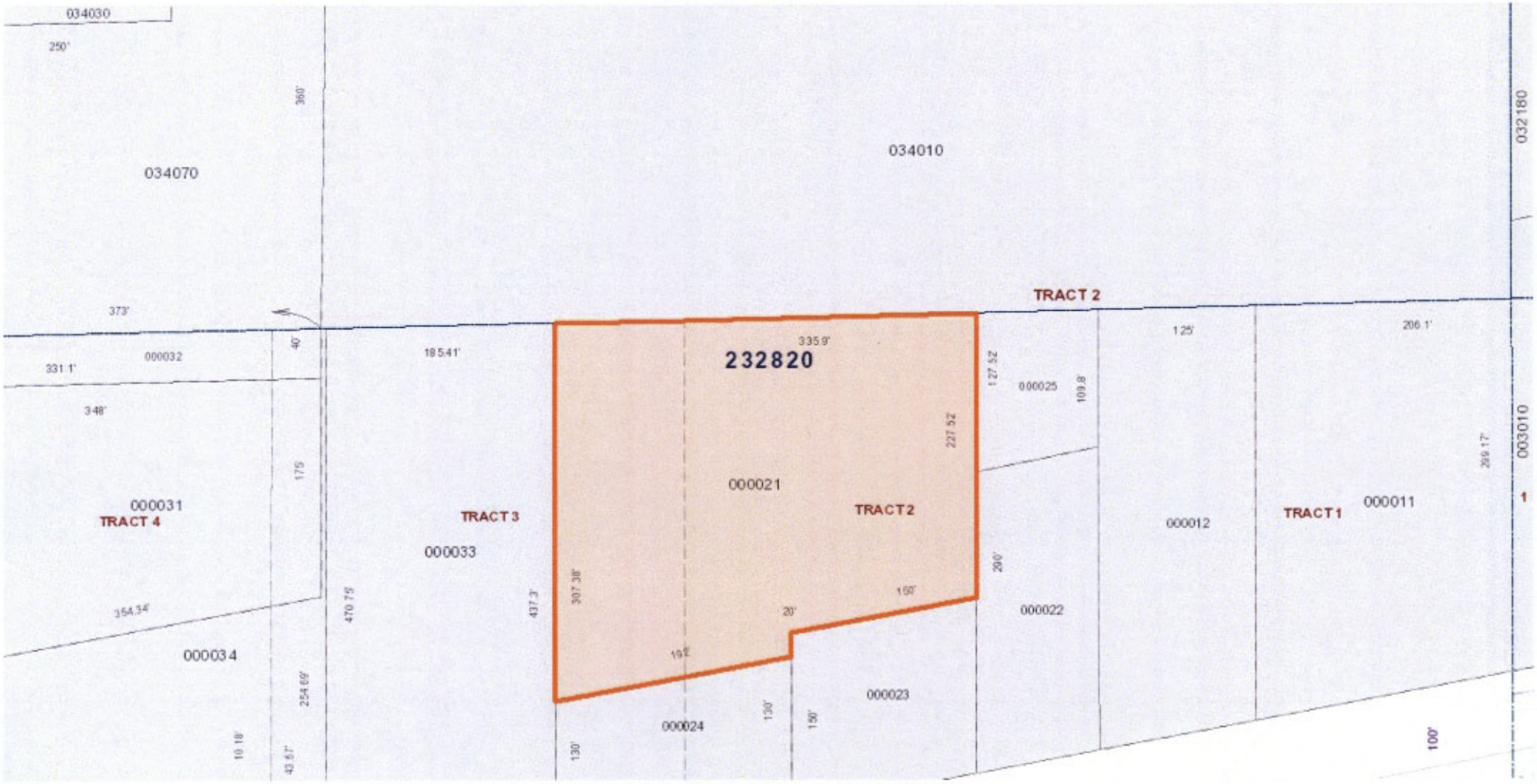
NEW TAMPA HWY



034030
250'
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032180
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