DATE: September 19, 2018

TO: Development Review Committee Members

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

SUBJECT: Meeting Schedule for October 4, 2018

The Development Review Committee will meet on Thursday, October 4, 2018 in the Land Development Division (Planning Conference Room 2nd Floor).

Public Comment/Opportunity to be heard will start at 8:30am and will be immediately followed by Level 1 Pre-Applications requests.

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) 534-6449.
DEVELOPMENT REVIEW COMMITTEE APPLICATIONS:

1

DRC Meeting Time:
Project Number: LDDRC-2018-111
Project Name: Nick & Moe's
Engineer of Record: MDM Services Inc
Parcel Number: 23272800000022030
Description of Project: Addition of car wash to existing C-Store location

2

DRC Meeting Time:
Project Number: LDDRC-2018-113
Project Name: 3400 Dundee Road
Engineer of Record: Bill Futch
Parcel Number: 26282500000032040
Description of Project: Currently zoned as a vet clinic, would like zoned as a car lot/dealership

3

DRC Meeting Time:
Project Number: LDDRC-2018-114
Project Name: RaceTrac US 27 & Dunson
Engineer of Record: Tannath Design, Inc.
Parcel Number: 27260600000044010
Description of Project: We propose to construct a RaceTrac Convenience Market at the Northeast corner of 27 & Dunson.

4

DRC Meeting Time:
Project Number: LDDRC-2018-115
Project Name: O Hall road Combee/Richards
Engineer of Record: Keller Williams
Parcel Number: 23263600000041010
Description of Project: parcel id 23 26 36 000000 041010 and 23 26 35 000000 021010 have been combined, resurveyed, and legals in process of being changed, access to hall road has been connected with new survey.

. Seller Anna Combee to Sharon Richards. Richards want to make sure she can build 4 to 5 homes for her family on this 90 acre plot. Want to make sure the county would ok this
Project Name: Redlands Christian Migrant Association
Engineer of Record: Carter Engineering
Parcel Number: 232929000000044010
Description of Project: The proposed project is the addition of 5 modular classrooms, new playgrounds, Charter School and associated parking to an existing daycare. The property also has a conditional use under CU14-02.

Since the time from the previous pre-app, a more definite site plan has been created. Before we begin hard engineering design, we would like feedback from County Staff on the proposed site plan and if any modifications to the CUP will be required.

DRC Meeting Time: LDDRC-2018-117
Project Number: LDDRC-2018-117
Project Name: Pre-Application Conference
Engineer of Record: JADE Consulting, LLC
Parcel Number: 262901663500000091
Description of Project: To schedule a pre-application meeting for September 20, 2018

DRC Meeting Time: LDDRC-2018-119
Project Number: LDDRC-2018-119
Project Name: Granados Pre-Application Request for Passive Recreation
Engineer of Record: Rogaciano Granados
Parcel Number: 283006939500001050
Description of Project: We would like to create a pavilion/tot-lot (as passive recreation) on our vacant lot that is adjacent to our existing family commercial business. All of our properties are located within the LCC land sue district. The parcels include: 283006-939500-001050, 283006-939500-001091, and 283006-939500-001093.

DRC Meeting Time: LDDRC-2018-120
Project Number: LDDRC-2018-120
Project Name: Malone Storage
Engineer of Record: Jeffrey Sumner
Parcel Number: 293007000000021050
Description of Project: Request a pre-application meeting to discuss an application for Comp Plan Amendment from A/RR to CE. The parcel in question is Parcel ID 293007000000021050, and the requested change is for the back portion of the property only (the road frontage is already CE). The request is to allow for the development of self-storage units on the property (the existing restaurant will remain).

DRC Meeting Time: LDNON-2018-148
Project Number: LDNON-2018-148
Project Name: South Lakeland Business Park
Engineer of Record: ECON
Parcel Number: 232912140172000010
Description of Project: Lot 1 of South Lakeland Office Park is an Office Building. City of Lakeland water and Polk County Sewer. Project located at 130 Fitzgerald Road Lakeland, FL.
Project Name: Warner University Baseball Clubhouse
Engineer of Record: ECON
Parcel Number: 27303400000012020
Description of Project: The Warner University Baseball Clubhouse project (0.919 acres) includes the addition of a clubhouse facility with attached dugout as well as an enlarged bleacher area for improved fan viewership. The site is located within unincorporated Polk County at 13895 US Highway 27 in Section 34, Township 30 South, Range 27 East.

Project Name: Newman Tractor Maintenance Building
Engineer of Record: OLD LEXINGTON PIKE LLC
Parcel Number: 243002000000043020
Description of Project: Newman Tractor has an ongoing operation at this site with several existing buildings. The project area is 1.13 acres and includes a new 20,000 SF building to be used for equipment repair and maintenance. The proposed improvements also include stormwater retention and additional parking. No new employees anticipated. A Letter Map Revision (LOMR) is being submitted to revise the current FEMA published flood designation to provide a more accurate representation of flooding effects that may occur on the property. No work will be done in or around wetlands. A new on-site septic system will be constructed for the site. Fire protection will include a sprinkler system within the building along with a new well, fire pump, and above ground water storage tanks.

Project Name: Christ's Church on the Move - new driveway
Engineer of Record: DAVID R NORRIS ENG
Parcel Number: 283006000000032010
Description of Project: This new 11,250 SF church building project is in City of Lake Wales city limits and will only be permitting a new driveway on Buck Moore Road (C.R. 17-B) with Polk County.

Project Name: Legacy Union Square Phase 2
Engineer of Record: Creston Crum
Parcel Number: 27260370106000040
Description of Project: Legacy Union Square Phase 2

Project Name: Tierra del Sol WEST
Engineer of Record: Kelly Bulloch
Parcel Number: 262525000000021010
Description of Project: Proposed 196 single family lots with associated roadway, utility and drainage infrastructure. Development will maintain occupancy and access of existing 96 townhomes.
Champions Crossing Master Sign Plan

Engineer of Record: SAVI TRI COUNTY LLC
Parcel Number: 23271100000021170

Description of Project: Champions Crossing Development is located on the SEC of Bella Citta Blvd. and HWY US-27. The parcel ID for the property is 262536000000011020. Champions Crossing is a master development with 7 proposed retail parcels, and a 106 unit Woodspring Suites hotel currently under construction. The developer proposes a master sign plan for the development as outlined in the attached submittal. The overall sign plan includes monument signs for each retail parcel as well as directional signs within the development for each retail parcel. The hotel site (Parcel H) includes two directional signs along with two building mounted signs at the top of the structure. In total, the master sign plan includes 25 signs for the entire development.

DRC Meeting Time: 11:30 AM
Project Number: LDWA-2018-53
Project Name: Winter Haven East Congregation of Jehovah's Witnesses
Engineer of Record: June Donaldson
Parcel Number: 252813342000012410

Description of Project: The proposed development consists of remodeling the existing place of worship and keeping the same use. The proposed total number of seats in all meeting rooms will be 160. The site will be redeveloped to comply with current Polk County code requirements. The updated site will consist of 36 parking spaces and an underground stormwater system with an on-site dry retention pond that will outfall to the existing drainage inlet along 31st Street NW.

PLANNING COMMISSION APPLICATIONS:

DRC Meeting Time:
Project Number: LDSP-2018-3
Project Name: Champions Crossing Master Sign Plan
Engineer of Record: SAVI TRI COUNTY LLC
Parcel Number: 26253600000011020

Description of Project: Champions Crossing Development is located on the SEC of Bella Citta Blvd. and HWY US-27. The parcel ID for the property is 2625360000011020.

DRC Meeting Time: 11:30 AM
Project Number: LDRES-2018-95
Project Name: Sundance Village
Engineer of Record: SUNDANCE MHC LLC
Parcel Number: 23271100000021170

Description of Project: This project consist of the addition ten (10) mobile home sites containing 1.19 acres of project area located within the total current ownership of 29.30 acres.

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DRC Meeting Time: LDVAR-2018-83
Project Name: Brauckmuller Variance
Engineer of Record: Chris Brauckmuller
Parcel Number: 25281238200000800
Description of Project: I would like to install an in-ground pool in my back yard and I need it to move to 5’ of the property line to keep it away from my drainfield and utilize my back yard efficiently.

DRC Meeting Time: LDVAR-2018-84
Project Name: Robert Bentz
Engineer of Record: Robert Bentz
Parcel Number: 262512488054000970
Description of Project: This is an addition to our patio that would have a roof over it. The rest of our patio is screened. We were told we would need a variance because it is less than 20 feet to the property line.

DRC Meeting Time: LDVAR-2018-85
Project Name: acuna variance
Engineer of Record: Armando Acuna
Parcel Number: 27272700000042060
Description of Project: requesting a 9.3’ variance for an addition to my house. My existing house is at 15.9’ from the property line, and I want to make the addition in line with this. The set of plans is already with my application BR-2018-2432.

DRC Meeting Time: LDVAR-2018-87
Project Name: Lakeland Rifle & Pistol Club Variance
Engineer of Record: David Caudill
Parcel Number: 242826242500001701
Description of Project: To replace the existing structure that will be located within the current setbacks on the north property boundary. This boundary boarders the land owned by the Florida Firearms & Shooting Foundation. Parcel ID# 24282624250000102

DRC Meeting Time: LDVAR-2018-88
Project Name: Skeete Variance
Engineer of Record: Robin Skeete
Parcel Number: 282715933573002550
Description of Project: A setback variance to allow an addition to be 5’ from rear property line

BOARD OF COUNTY COMISSION APPLICATIONS:
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DRC Meeting Time:  
Project Number:  LDCD-2018-4  
Project Name:  FDC GROVE RD & PARK PLACE BLVD SUBDISTRICT  
Engineer of Record:  Nicki Rowan  
Parcel Number:  272631708500010170  
Description of Project:  TO REQUEST A SUBDISTRICT CHANGE FROM RL-1X TO RL-4X.  
* A LARGE SCALE MAP AMENDMENT HAS ALSO BEEN SUBMITTED TO COINCIDE WITH THE SUBDISTRICT CHANGE.

25

DRC Meeting Time:  
Project Number:  LDCPAL-2018-8  
Project Name:  Baker Property CPA  
Engineer of Record:  Nicki Rowan  
Parcel Number:  232717000000022010  
Description of Project:  To request a large scale map amendment from RS to RL-1 to develop 137 lots for a single family residential subdivision and to request a Development Area Change from SDA to UGA

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DRC Meeting Time:  
Project Number:  LDCPAL-2018-9  
Project Name:  FDC Grove Rd & Park Place Blvd CPA  
Engineer of Record:  Nicki Rowan  
Parcel Number:  272631708500010170  
Description of Project:  To request a large scale map amendment from PIX to RLX.

27

DRC Meeting Time:  
Project Number:  LDCPAS-2018-7  
Project Name:  Forest Lake Property  
Engineer of Record:  Nicki Rowan  
Parcel Number:  272632709500020320  
Description of Project:  Request a small scale map amendment for the south half of Parcel 272632-709500-020320 from CCX to RL. The site is located north of Forest Lake Drive and east of Holly Hill Road in Davenport.

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DRC Meeting Time:  
Project Number:  LDCU-2018-40  
Project Name:  Blackwater Self Storage  
Engineer of Record:  BLACKWATER RE INVESTORS LLC  
Parcel Number:  27260400000011010  
Description of Project:  Requesting a Conditional Use on 6.25 +/- acres of vacant land, currently zoned CACX, for the construction of a Self-Storage Facility.
DRC Meeting Time: LDCU-2018-43
Project Name: BS Ranch & Farm FOP Update
Engineer of Record: WHS VISIONS OF LAKELAND LLC
Parcel Number: 24282500000014010
Description of Project: Submittal to provide Facility Operation Plan update.