

# POLK CITY

## PLANNING COMMISSION MEETING

April 26, 2021

Polk City Government Center  
123 Broadway Blvd. SE

5:30 P.M.

---

### AGENDA

---

<b>CALL TO ORDER</b>	Chairman
<b>PLEDGE OF ALLEGIANCE</b>	Chairman
<b>ROLL CALL</b>	City Clerk

**ESTABLISHMENT OF A QUORUM**

**MEETING MINUTES**

**A. Public Hearing**

**Site Development Plan Review: Polk City Business Park Phase 2**

The applicant, Scannell Properties, is requesting Site Development Plan approval of Phase 2 of the Polk City Business Park which is located on the west side of the intersection of SR 33 (Commonwealth Ave) and SR 33 (Polk County Parcel Numbers: 24-27-01-000000-012020 and 24-27-01-000000-012030).

Phase 2 will consist of a 1,010,800 square foot warehouse with associated auto and trailer parking, utilities, sidewalks, landscaping, and offsite road improvements. Phase 2 will be constructed in two subphases.

**B. Other Business**

### ADJOURNMENT

PLEASE NOTE: PURSUANT TO SECTION 286.0105, FLORIDA STATUTES, IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CITY COUNCIL WITH RESPECT TO ANY MATTER CONSIDERED DURING THIS MEETING, HE OR SHE WILL NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

IN ACCORDANCE WITH THE AMERICAN WITH DISABILITIES ACT, A PERSON WITH DISABILITIES NEEDING ANY SPECIAL ACCOMMODATIONS TO PARTICIPATE IN CITY MEETINGS SHOULD CONTACT THE OFFICE OF THE CITY CLERK, POLK CITY 123 BROADWAY BLVD SE, POLK CITY, FLORIDA 33868 TELEPHONE (863) 984-1375, AT LEAST 48HRS IN ADVANCE.



**POLK CITY  
SITE DEVELOPMENT PLAN REVIEW  
OVERVIEW REPORT**

April 26, 2021

---

**TO:** POLK CITY PLANNING COMMISSION

**FROM:** CENTRAL FLORIDA REGIONAL PLANNING COUNCIL

**SUBJECT:** **Site Development Plan Review: Polk City Business Park Phase 2**

The applicant, Scannell Properties, is requesting Site Development Plan approval of Phase 2 of the Polk City Business Park which is located on the west side of the intersection of SR 33 (Commonwealth Ave) and SR 33 (Polk County Parcel Numbers: 24-27-01-000000-012020 and 24-27-01-000000-012030).

Phase 2 will consist of a 1,010,800 square foot warehouse with associated auto and trailer parking, utilities, sidewalks, landscaping, and offsite road improvements. Phase 2 will be constructed in two subphases.

The use is an allowable and an approved use consistent with the Polk City Comprehensive Plan and Land Development Code. **The City's Development Review Committee has reviewed the Site Development Plan and finds it CONSISTENT with all City requirements. City Staff recommends APPROVAL OF THE SITE DEVELOPMENT PLAN.**

**AGENDA DATE:**

- April 5, 2021: Planning Commission Meeting
- **April 26, 2021: Planning Commission Meeting**

**PAST ACTIONS:**

At the April 5, 2021 Planning Commission meeting, the Planning Commission voted to deny the site plan approval; however, the Planning Commission did not provide reasons for that denial. The Planning Commission action on April 5, 2021 is inconsistent with Polk City Land Development Code Section 7.04.05 Planning Commission Review and Action stating: **"In the event a Site Development Plan is denied, the reason(s) for the denial shall be noted."**

**ATTACHMENTS:**

- Overview
- Preliminary Site Plan including Building Elevations

**PROPERTY OVERVIEW:**

<b>Property Owner</b>	Polk City Associates LLC
<b>Subject Parcels</b>	24-27-01-000000-012020 (28.15 acres) 24-27-01-000000-012030 (58.92 acres)
<b>Acreage</b>	87.07 +/- acres
<b>Existing Future Land Use</b>	Business Park Center
<b>Existing Zoning</b>	BPC-1X, Business Park Center-1, Green Swamp

**REQUEST:**

The applicant, Scannell Properties, is requesting preliminary site plan approval of Phase 2 of the Polk City Business Park which is located on the west side of the intersection of SR 33 (Commonwealth Ave) and SR 33 (Polk County Parcel Numbers: 24-27-01-000000-012020 and 24-27-01-000000-012030. Phase 2 is approximately 87.07 acres and is proposed to consist of a 1,010,800 square foot warehouse with associated auto and trailer parking, utilities, sidewalks, landscaping, and offsite road improvements.

Phase 2 will be constructed in two subphases due to the location of two existing gas mains that run through the northwest portion of the site, which will be relocated by Florida Gas Transmission in the future. The **first subphase** of the development will include a **533,520 square foot building** with all the required infrastructure for the building; in addition to, the offsite road improvements proposed. The second subphase will consist of the **remaining 477,280 square foot building** with additional trailer and auto parking to accommodate the additional building square footage. The private utilities proposed will also be adjusted with the second subphase to accommodate the new building expansion.

Phase 1 of the development, a 650,808 square foot distribution center, has been approved and constructed on the 52.4 acres directly to the south.

**REQUIREMENTS FOR REVIEWING SITE DEVELOPMENT PLANS:**

The City's Land Development Code sets forth the following requirements regarding Site Development Plan review. **Please note City Staff including the City's Development Review Committee have reviewed the Site Development Plan and have found it to be CONSISTENT with all requirements of the City's Codes and Comprehensive Plan.**

***7.04.00 Site Development Plan***

A Site Development Plan must be reviewed by the Planning Commission.

***7.04.01 Intent and Purpose***

The Site Development Plan procedure **ensures that site-specific development projects**

**meet the requirements of this Code prior to the issuance of a Building Permit.** It is the intent of this Section that the Site Development Plan process be a part of the Building Permit Application process, in that the Site Development Plan is the instrument by which improvements to the site will be constructed and inspected, and by which final inspection and Certificate of Occupancy shall be issued. Site Development Plan approval shall be required prior to the issuance of a building permit for the following:

- (A) Division of an existing development site (such a division shall result in a new or modified Site Development Plan for previously existing development, in addition to a separate plan for new development).
- (B) An expansion or reconfiguration of any of those types of development that are subject to Site Development Plan requirements.
- (C) Any new development of uses listed as "D" in the Table of Land Uses in Article 2, Table of Land Uses, Table 4. These uses are permitted by right, and are not subject to review other than as listed herein.

#### ***7.04.02 Site Development Plan Review***

Those developments subject to Site Development Plan review shall submit two copies of the Site Development Plan, with a completed application form, all necessary attachments and the requisite application fee to the Development Director to initiate processing of the plan. Additional plans shall be provided for review by other state, regional and county agencies upon staff request.

- (A) *Site Development Plan Preparation Requirements.* Where the proposed development site is **five acres in size or larger**, the Site Development Plan shall be prepared by an architect or engineering professional. At the Development Director's discretion, the same requirement may be applied to sites of less than five acres where the plan proposes high-intensity uses or activities that may have a substantial impact on surrounding properties.

Sketch plans and drawings submitted with variance, special exception or other zoning-related applications shall not be accepted for review as a Site Development Plan unless prepared in accordance with the guidelines of this section. In all cases, engineering plans addressing drainage, road construction and other technical aspects of development design shall be sealed by a civil engineer registered in the State of Florida.

- (B) *Completeness of Plans.* Completeness of Site Development Plans shall be determined within five days by the Development Director, and if complete shall be scheduled for a Pre-Application Conference according to the requirements of Section 7.01.00.
- (C) *Staff Review.* The Development Director and other appropriate City staff members shall review the Site Development Plan with specific regard to the codes and ordinances of the City of Polk City. The staff review shall identify matters of

development policy concern to which the developer shall address particular attention. Specific comments to be addressed based on staff's review of the plan shall be provided in writing. The applicant shall be permitted to respond to staff comments at this stage of review.

- (D) *Revised Plans.* Upon agreement by the applicant to incorporate the staff review comments into the plan, the applicant shall submit to the Development Director revised Site Development Plans in which all concerns of the staff have been addressed. **When the Development Director determines that all staff comments have been adequately addressed, and that the requirements of all applicable City, state and federal regulations have been met, he shall place the plan on the agenda for the next regular meeting of the Planning Commission.**

#### **FINDINGS OF FACT:**

- The property has a Future Land Use (FLU) of Business Park Center-X (located in the Green Swamp Area of Critical State Concern).
- The Business Park Center – 1X allows for the development of warehousing and distribution center uses.
- The property is 87.07 acres in size for Phase 2. The overall site is 105.59 acres. A warehouse distribution center (Best Buy) has been constructed on Phase 1.
- A transportation analysis is currently being reviewed by the Florida Department of Transportation.
- The site plan has been drawn consistent with the required setbacks. **The site development plan exceeds the City's required setbacks.**
  - **Front Setback:** 102.02' from right-of-way (100' required)
  - **Rear Setback:** 247.09' provided (60' required)
  - **Side Yard Setback (south):** 420.23' provided (55' required)
  - **Side Yard Setback (north):** 285.07' provided (15' required)
- The site plan has been drawn consistent with the required number of parking spaces.
- The landscape plan is consistent with the City's new landscaping regulations. **The landscaping plan exceeds City requirements along perimeters.**

- **City Staff including the City's Development Review Committee have reviewed the Site Development Plan and have found it to be CONSISTENT with all requirements of the City's Codes and Comprehensive Plan.**

**SITE DEVELOPMENT PLAN REQUIREMENTS:**

The Site Development Plan shall be drawn to a scale appropriate and shall include the following:

1. Name, address, and telephone number of the applicant and the person preparing the plan.
  - **Complete and meets requirements.**
2. A statement as to the ownership and title of the property and whether any mortgages exist on the same.
  - **Complete and meets requirements.**
3. Title block identifying the name and/or title of the proposed subdivision. The name shall not duplicate or closely approximate the name of any other subdivision recorded in the Public Records of Polk County, Florida.
  - **Complete and meets requirements.**
4. Date, north arrow, and scale.
  - **Complete and meets requirements.**
5. Layout of proposed streets.
  - **Complete and meets requirements.**
6. Locations of adjoining subdivisions, streets, and platted rights-of-way, whether or not the platted streets have been built.
  - **Complete and meets requirements.**
7. Floor Area Ratio (FAR) of non-residential uses.
  - **Complete. 0.26 FAR. Up to .75 FAR is allowed. The site development plan is consistent with this requirement.**
8. Impervious Surface Ratio (ISR) of non-residential uses.
  - **Complete. 0.55 ISR. Up to .60 ISR is allowed. The site development plan is consistent with this requirement.**
9. Survey or scaled drawings showing existing property lines, streets, water or drainage courses, sewers, water mains, fire hydrants and easements within the boundaries and those improvements and dedications that are adjacent to and within 500 feet of the subdivision.
  - **Complete and meets requirements.**
10. Required landscape and buffer yards.
  - **Complete. Shown on landscape plan. The landscaping meets and exceeds City requirements.**

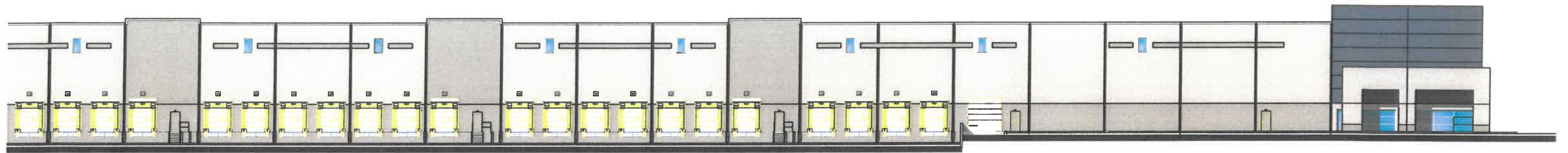
11. All existing restrictions on the use of the land, including easements, rights-of-way, jurisdictional wetlands areas, either assumed or confirmed.
  - **Complete and meets requirements.**
12. Tabular data block including total site acreage, acres of the site in wetlands, acres of the site in water bodies, area and delineation of the site within the 100-year flood zone as identified by FEMA, total number of lots, acres in stormwater management, and acres of site in common area, open space and recreation use.
  - **Complete and meets requirements.**

**City Staff including the City's Development Review Committee have reviewed the Site Development Plan and have found it to be CONSISTENT with all requirements of the City's Codes and Comprehensive Plan.**

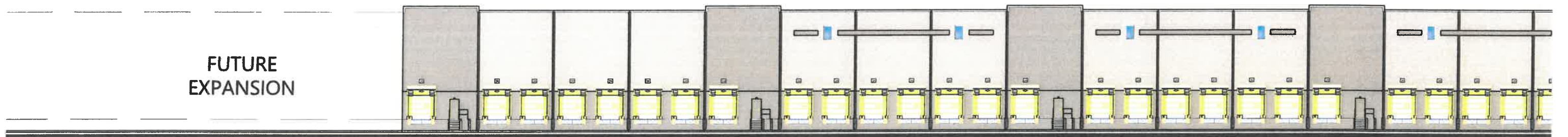
**SITE DEVELOPMENT PLAN CONDITIONS:**

City Staff recommends **APPROVAL OF THE SITE DEVELOPMENT PLAN** with the two conditions below.

- 1) With regard to outdoor lighting, please note the following. Prior to construction plan approval, the applicant shall provide the following specific to outdoor lighting.
  - a. Outdoor lighting levels shall be at the lowest levels that meet the requirements of the task.
  - b. All outdoor lighting shall be located, aimed or shielded so as to minimize stray light on adjacent properties.
  - c. Except for security lighting fixtures, all outdoor lighting fixtures (luminaires) shall be of the fully shielded type such that the light emitting, distributing, reflecting and refracting components of the light fixture (lamp, lens, reflective surfaces, etc.) do not extend beyond the opaque housing of the fixture.
  - d. Light fixtures shall be aimed no higher than 45 degrees above vertical down (halfway between straight down and straight to the side) when the light source is visible from any off-site residential property or thoroughfare.
  - e. Security lighting fixtures such as wall packs shall be shielded to avoid light trespass onto residential dwellings or adjacent thoroughfares.
  - f. Building-mounted security lighting fixtures such as wall packs shall not project above the fascia or roof line of the building.
- 2) The applicant is required to make off-site transportation improvements required by the Florida Department of Transportation.

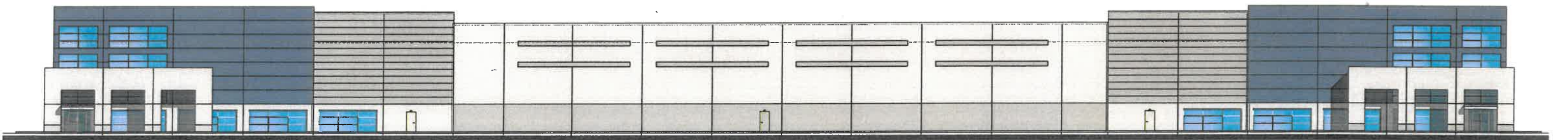


**South Elevation**



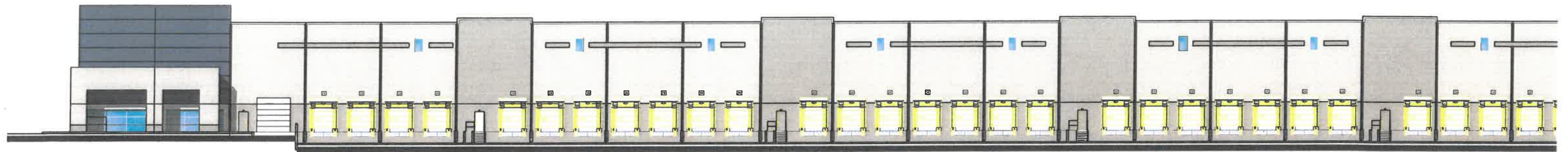
FUTURE  
EXPANSION

**South Elevation**

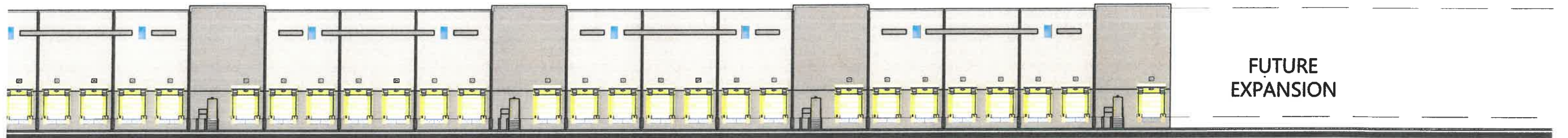


**East Elevation**

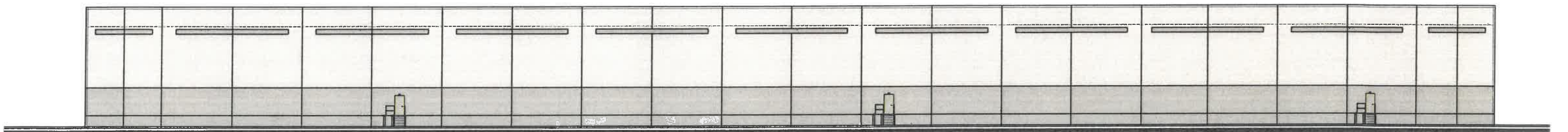




**North Elevation**



**North Elevation**



**West Elevation**

# Preliminary Site Plan

Issued for **Preliminary Review Phase**  
 Date Issued **March 24, 2020**  
 Latest Issue **February 16, 2021**

## Polk City Business Park Phase 2

Polk City, Florida

Parcel ID: 24-27-01-000000-012020,  
24-27-01-000000-012030

### Owner

Scannell Properties No. 363 LLC/  
 Scannell Properties 314 LLC  
 8801 River Crossing Blvd, Suite 300  
 Indianapolis, Indiana 46420  
 P 303.385.8510

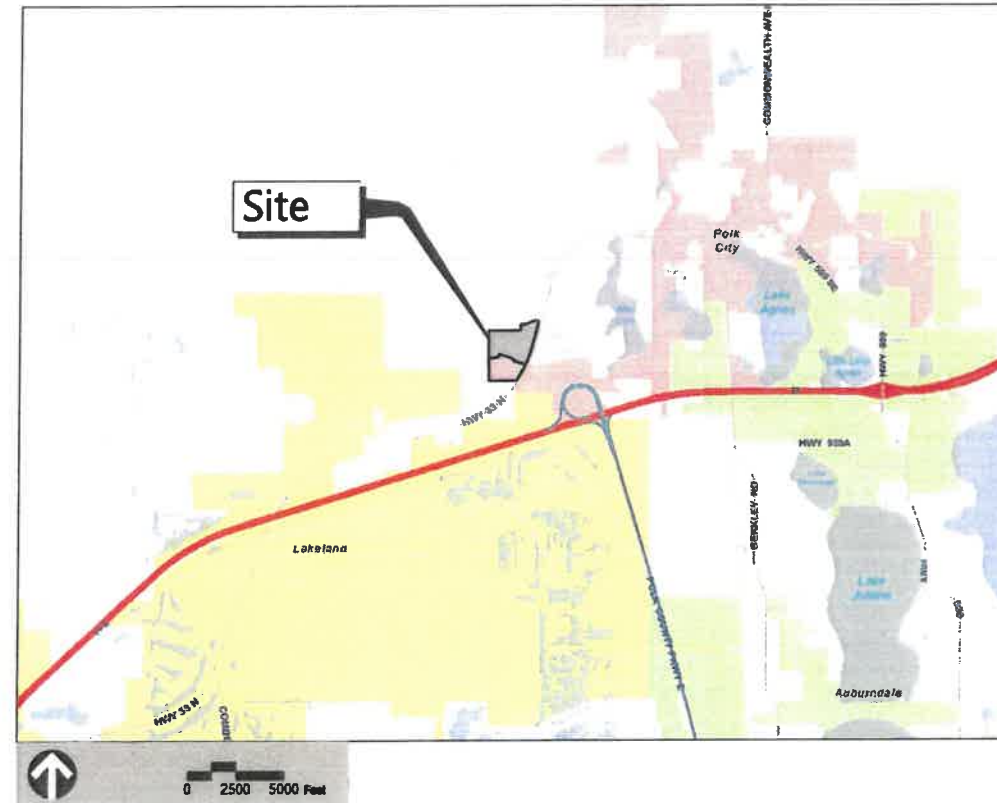
### Applicant

Scannell Properties #314, LLC  
 8801 River Crossing Blvd, Suite 300  
 Indianapolis, Indiana 46420  
 P 303.385.8510

### Legal Description

A portion of land located in Section 1, Township 27 South, Range 24 East, Polk County, Florida and being more particularly described as follows:

BEGIN at the southeast corner of LOT 62 of Country Trails Phase One as recorded in Plat Book 82, Pages 30 and 31 of the Public Records of Polk County, Florida; thence run, South 00° 09' 42" East, 41.42 feet; thence run, South 68° 00' 32" East, 318.50 feet; thence run, North 89° 59' 28" East, 480.84 feet to a point on the westerly Right of Way of State Road 33 as shown on the Right of Way Maps for State Road 33, State Project 1036-Road(2), dated December 13, 1939; thence run the following two courses along said westerly Right of Way, South 14° 52' 50" West, 683.51 feet to the point of curvature of a curve to the right, having a radius of 5649.58 feet, a central angle of 10° 36' 37", a chord bearing of South 20° 11' 08" West and a chord distance of 1044.71 feet; thence run southwesterly along the arc of said curve 1046.20 feet; thence leaving said westerly Right of Way, run North 69° 59' 42" West, 642.91 feet; thence run, North 19° 59' 28" East, 15.00 feet to a point of non-tangency of a curve concave northeasterly, having a radius of 50.00 feet, a central angle of 88° 00' 00", a chord bearing of North 26° 00' 32" West and a chord distance of 69.47 feet; thence run northwesterly along the arc of said curve 76.79 feet to the point of tangency; thence run, North 17° 59' 28" East, 894.53 feet; thence run, North 00° 00' 32" West, 654.11 feet to a point on the South boundary of the aforementioned LOT 62; thence run easterly along the South boundary of said LOT 62, North 89° 48' 50" East, 113.00 feet to the POINT OF BEGINNING.



### Sheet Index

No.	Drawing Title	Latest Issue
△ C1.04	Overall Master Plan	02/16/2021
C1.05	Master Site Plan	02/16/2021
△ C2.00-C2.03	Layout & Materials Plan	02/16/2021
△ C3.00-C3.03	Grading & Drainage Plan	02/16/2021
C3.04	Grading Details	12/21/2020
△ C4.00-C4.03	Utility Plan	02/16/2021
△ L1.00	Overall Landscape Plan	12/21/2020
L1.01-L1.04	Preliminary Landscape Plan	12/21/2020
L1.20	Perimeter Buffer Sections	12/21/2020
L1.50 - L1.52	Landscape Notes & Schedule	03/24/2020

### Reference Drawings

No.	Drawing Title	Latest Issue
A1.00	Building Elevations (By Others)	03/24/2020
Sht. 1 and 2	ALTA/NSPS Land Survey	August 22, 2017



225 E. Robinson Street  
 Suite 300  
 Orlando, FL 32801  
 407.839.4006  
 Certificate of Authorization  
 Number FL #3932

### Community Planner, Civil Engineer, Surveyor & Environmental

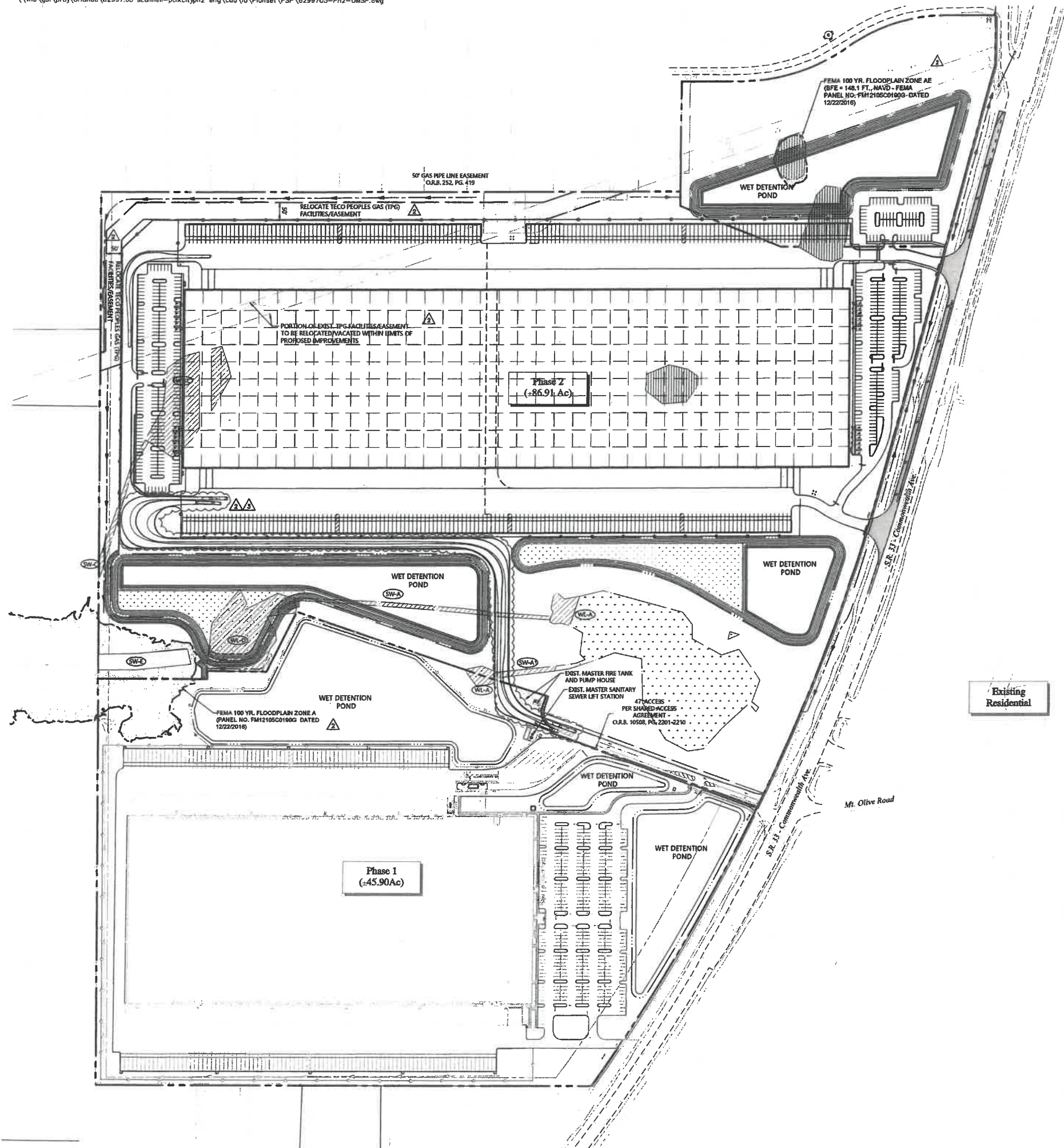
VHB  
 225 E. Robinson St., Suite 300  
 Orlando, Florida 32801  
 P 407.839.4006 · F 407.839.4008

Geotech  
**Universal Engineering Sciences**  
 3532 Maggie Blvd.  
 Orlando, Florida 32811  
 P 407.423.0504

James Hoffman, P.E.  
 P.E. # 75623  
 DATE: Feb. 16, 2021



225 E. Robinson Street  
Suite 300  
Orlando, FL 32801  
407.839.4006  
Certificate of Authorization  
Number FL #3932



**SITE DATA**

**PHASE 1**

TOTAL SITE AREA	45.90 AC
BUILDING AREA	14.94 AC (650,808 SF)
IMPERVIOUS AREA	15.27 AC
OPEN SPACE	15.69 AC/ 34% (13.8 AC/ 30% EXTRA REQ'D)

**PHASE 2**

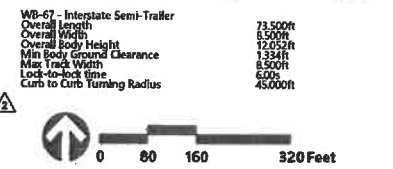
TOTAL SITE AREA	86.91 AC
BUILDING AREA	23.20 AC (1,010,800 SF)
IMPERVIOUS AREA	21.66 AC
OPEN SPACE	42.05 AC/ 48% (26.07 AC/ 30% REQ'D)

**TOTAL**

TOTAL SITE AREA	132.81 AC
BUILDING AREA	38.15 AC (1,661,608 SF)
IMPERVIOUS AREA	36.93 AC
OPEN SPACE	57.74 AC/ 43% (39.84 AC/ 30% REQ'D)

**Legend**

- ACOE WETLAND/SURFACE WATER IMPACTS PROPOSED (2.29 ACRES) (ACOE PERMIT NO. SAJ-2008-03524)
- ACOE WETLAND/SURFACE WATER PRESERVED (3.29 ACRES)
- SWFWMD WETLAND/SURFACE WATER IMPACTS (1.05 ACRES)
- FEMA 100 YR FLOODPLAIN ZONE A (PANEL NO. FM12105C01903 DATED 12/22/2016)



**Polk City Business Park Phase 2**

Polk City, Florida

No.	Revision	Date	Apprv.
1	City Preliminary Comments	08/17/2020	
2	City Preliminary Comments	12/21/2020	
3	City Preliminary Comments	02/16/2021	

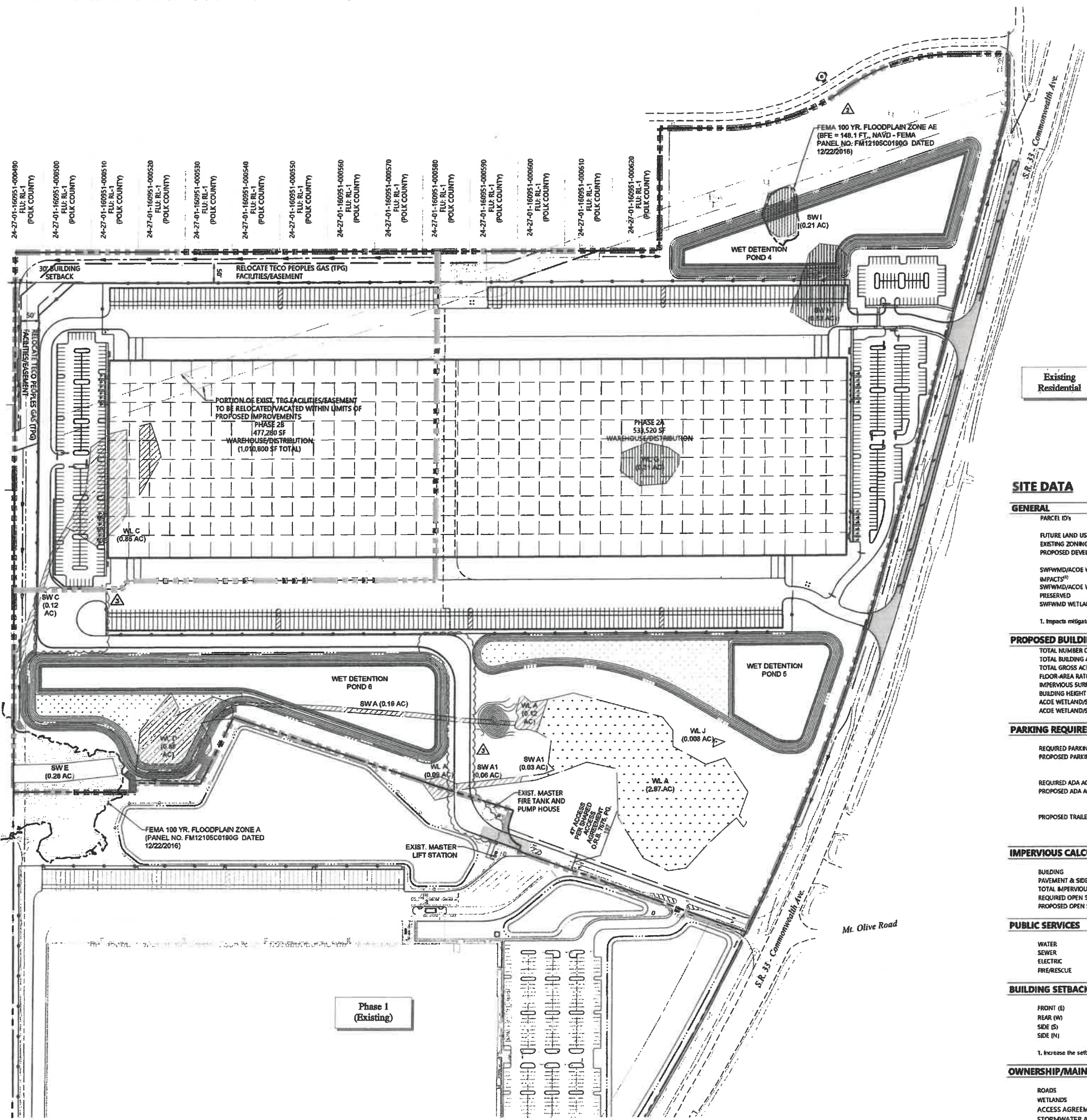
Designed by	JLB	Checked by	JRH
Issued for	Preliminary Review Phase	Date	03/24/2020

**Overall Master Site Plan**

Drawing Number  
**C1.04**



225 E. Robinson Street  
Suite 300  
Orlando, FL 32801  
407.839.4006  
Certificate of Authorization  
Number FL #3932



**GENERAL NOTES:**

- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST VERSION OF THE POLK CITY LAND DEVELOPMENT CODE AND POLK COUNTY UTILITIES.
- PAVEMENT STRIPING TO BE IN ACCORDANCE WITH POLK CITY ENGINEERING STANDARDS MANUAL AND WITH THE FLORIDA D.O.T. ROADWAY & TRAFFIC STANDARDS, INDEX 17346.
- THE LOCATIONS OF ALL EXISTING UTILITIES SHALL BE FIELD VERIFIED AT ALL POINTS OF CONNECTION AND AT ALL POSSIBLE AREAS OF CONFLICT PRIOR TO CONSTRUCTION. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATIONS TO THESE UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING AN UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLANS OR LOCATED BY THE UTILITY COMPANY. ALL UTILITIES THAT INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED BY THE RESPECTIVE UTILITY COMPANY AND THE CONTRACTOR SHALL COOPERATE WITH THEM DURING RELOCATION OPERATIONS. ANY DELAY OR INCONVENIENCE CAUSED TO THE CONTRACTOR BY THE RELOCATION OF VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT.
- WHERE MUCK OR OTHER ORGANIC MATERIAL IS FOUND, IT SHALL BE REPLACED WITH GOOD QUALITY BACKFILL MATERIAL OBTAINED FROM THE GRADING OPERATIONS OR OTHER SOURCE APPROVED BY THE GEOTECHNICAL ENGINEER. THE ORGANIC MATERIAL SHALL BE THEN USED AS TOP DRESSING WHEN MIXED WITH CLEAN BACKFILL SOIL AS APPROVED BY THE GEOTECHNICAL ENGINEER OR PLACED AS APPROVED BY OWNER.
- ALL FINISHED GRADES AND ELEVATIONS ARE AS DENOTED BY THE APPLICABLE LEGEND.
- AS PART OF THE CLEARING AND GRUBBING OPERATION, THE CONTRACTOR IS TO REMOVE ALL FENCING AND/OR EXISTING FACILITIES FROM THE SITE.
- FOR BENCHMARKS CONTACT VHB.
- ALL UTILITIES EXISTING AT THE TIME OF PLAN PRODUCTION LOCATED AT POINTS OF CONNECTION AND CONFLICT WITH PROPOSED UTILITIES HAVE BEEN FIELD VERIFIED.
- SIDEWALKS SHALL BE CONSTRUCTED TO BE FLORIDA ACCESSIBILITY AND ADA COMPLIANT INCLUDING HANDICAP RAMPS AT ALL INTERSECTIONS.
- THE LIMITS OF PONDS SHALL BE SODDED UNLESS OTHERWISE NOTED.
- EARTHWORK TO BE DONE IN ACCORDANCE WITH GEOTECHNICAL ENGINEERING EVALUATION REPORT: AS PREPARED BY UNIVERSAL ENGINEERING SCIENCES, INC.
- ALL UTILITIES LOCATED OUTSIDE PUBLIC RIGHT-OF-WAYS AND PUBLIC EASEMENTS SHOULD BE PRIVATELY OWNED AND MAINTAINED.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING PDEP GENERIC PERMIT FOR THE DISCHARGE OF PRODUCED GROUND WATER FROM ANY NON-CONTAMINATED SITE ACTIVITY IN ACCORDANCE OF FLORIDA ADMINISTRATIVE CODE 62-621.300 (2), 62-626, AND FLORIDA STATUTES CHAPTER 403.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL STRUCTURES AND MATERIALS TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- CONTRACTOR SHALL NOT WILLFULLY INSTALL OR CONSTRUCT ITEMS AS SHOWN ON THE DRAWINGS WHEN IT IS APPARENT IN FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES, OR DIFFERENCES IN EQUIPMENT, INFRASTRUCTURE, OR AREA DIMENSIONS EXIST THAT MAY NOT HAVE BEEN CONSIDERED IN THE ENGINEERING DESIGN. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE IMMEDIATELY. IN THE EVENT THAT SUCH NOTIFICATION IS NOT PROVIDED PRIOR TO INSTALLATION OR CONSTRUCTION, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY NECESSARY REVISIONS.
- ALL EXISTING WELLS FOUND ON SITE ARE TO BE PROPERLY ABANDONED BY A FLORIDA LICENSED WATER WELL CONTRACTOR IN ACCORDANCE WITH RULE 40D-3.53(2), F.A.C., UNLESS OTHERWISE SHOWN.

**Legend**

	PARCEL BOUNDARY
	PHASE BOUNDARY
	ACOE JURISDICTIONAL WETLAND IMPACT AREA
	SWFWMD JURISDICTIONAL WETLAND IMPACT AREAS
	EXISTING WETLANDS/SURFACE WATERS TO REMAIN
	PROPOSED CONCRETE

**SITE DATA**

**GENERAL**

PARCEL ID's	24-27-01-000000-012020 24-27-01-000000-012030
FUTURE LAND USE	BUSINESS PARK CENTER X
EXISTING ZONING	BUSINESS PARK CENTER-1X
PROPOSED DEVELOPMENT	WAREHOUSE/DISTRIBUTION CENTER
SWFWMD/ACOE WETLAND/SURFACE WATER IMPACTS <sup>(1)</sup>	2.29 AC
SWFWMD/ACOE WETLAND/SURFACE WATER PRESERVED	3.29 AC
SWFWMD WETLAND/SURFACE WATER IMPACTS	1.05 AC

1. Impacts mitigated under ACOE permit no. SAJ-2008-03524.

**PROPOSED BUILDING AREA**

TOTAL NUMBER OF BUILDINGS	1
TOTAL BUILDING AREA	1,010,800 SF
TOTAL GROSS ACREAGE	85.91 AC (PHASE 2 ONLY)
FLOOR-AREA RATIO	0.26 (0.75 ALLOWED)
IMPERVIOUS SURFACE RATIO	0.52 (0.70 ALLOWED)
BUILDING HEIGHT	75' (75' MAX)
ACOE WETLAND/SURFACE WATERS IMPACT	3.36 AC (PHASE 2 ONLY)
ACOE WETLAND/SURFACE WATERS PRESERVED	3.30 AC (PHASE 2 ONLY)

**PARKING REQUIREMENTS**

REQUIRED PARKING SPACES	404 (0.4 PER 1,000 S.F.G.L.A.)
PROPOSED PARKING SPACES	
PHASE 2A	243
PHASE 2B	208
REQUIRED ADA ACCESSIBLE SPACES	9
PROPOSED ADA ACCESSIBLE SPACES	
PHASE 2A	12
PHASE 2B	12
PROPOSED TRAILER PARKING	
PHASE 2A	146
PHASE 2B	148

**IMPERVIOUS CALCULATIONS**

BUILDING	1,010,800 SF
PAVEMENT & SIDEWALKS	943,299 SF
TOTAL IMPERVIOUS SURFACE	1,954,099 SF
REQUIRED OPEN SPACE	30.0%
PROPOSED OPEN SPACE	48.4%

**PUBLIC SERVICES**

WATER	CITY OF POLK CITY
SEWER	CITY OF POLK CITY
ELECTRIC	LAKELAND ELECTRIC
FIRE/RESCUE	CITY OF POLK CITY

**BUILDING SETBACKS**

FRONT (F)	100' FROM ROW (102.10' PROVIDED)
REAR (R)	60' (20' + 40') (247.09' PROVIDED) <sup>(1)</sup>
SIDE (S)	55' (15' + 40') (420.23' PROVIDED) <sup>(1)</sup>
SIDE (N)	15' (285.07' PROVIDED)

1. Increase the setback one foot for every foot over 35 feet in building height.

**OWNERSHIP/MAINTENANCE**

ROADS	PRIVATE	TO BE OWNED AND MAINTAINED BY PROPERTY OWNER
WETLANDS	PRIVATE	TO BE OWNED AND MAINTAINED BY PROPERTY OWNER
ACCESS AGREEMENT	SHARED	TO BE OWNED AND MAINTAINED BY PROPERTY OWNERS
STORMWATER AREAS	PRIVATE	TO BE OWNED AND MAINTAINED BY PROPERTY OWNER



**Polk City Business Park Phase 2**

Polk City, Florida

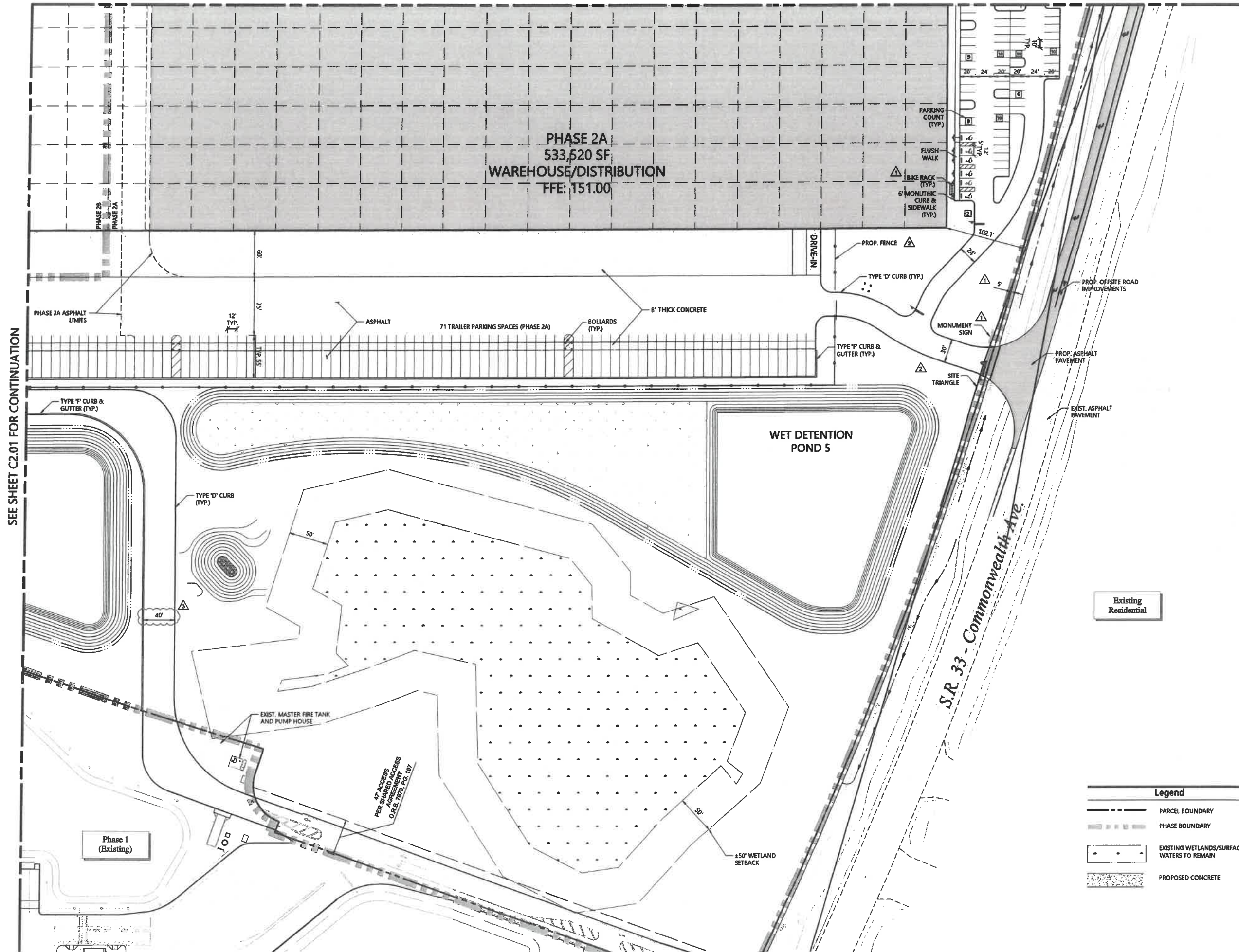
No.	Revision	Date	App'd.
1	City Preliminary Comments	08/17/2020	
2	City Preliminary Comments	12/21/2020	
3	City Preliminary Comments	02/16/2021	

Designed by: JLB  
Checked by: JRH  
Issued for: Preliminary Review Phase  
Date: 03/24/2020

**Vertical Datum NAVD 1988**  
**Master Site Plan**

Sheet **C1.05**

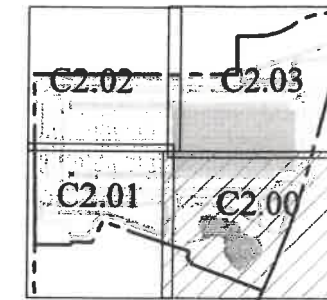
SEE SHEET C2.03 FOR CONTINUATION



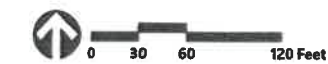
SEE SHEET C2.01 FOR CONTINUATION



225 E. Robinson Street  
Suite 300  
Orlando, FL 32801  
407.839.4006  
Certificate of Authorization  
Number FL #3932



Key Map



**Polk City Business Park  
Phase 2**

Polk City, Florida

No.	Revision	Date	App'd
1	City Preliminary Comments	08/17/2020	
2	City Preliminary Comments	12/21/2020	
3	City Preliminary Comments	02/16/2021	

Designed by: JLB  
Checked by: JRH

Issued for: Preliminary Review Phase  
Date: 03/24/2020

Vertical Datum NAVD 1988

**Layout & Materials  
Plan**

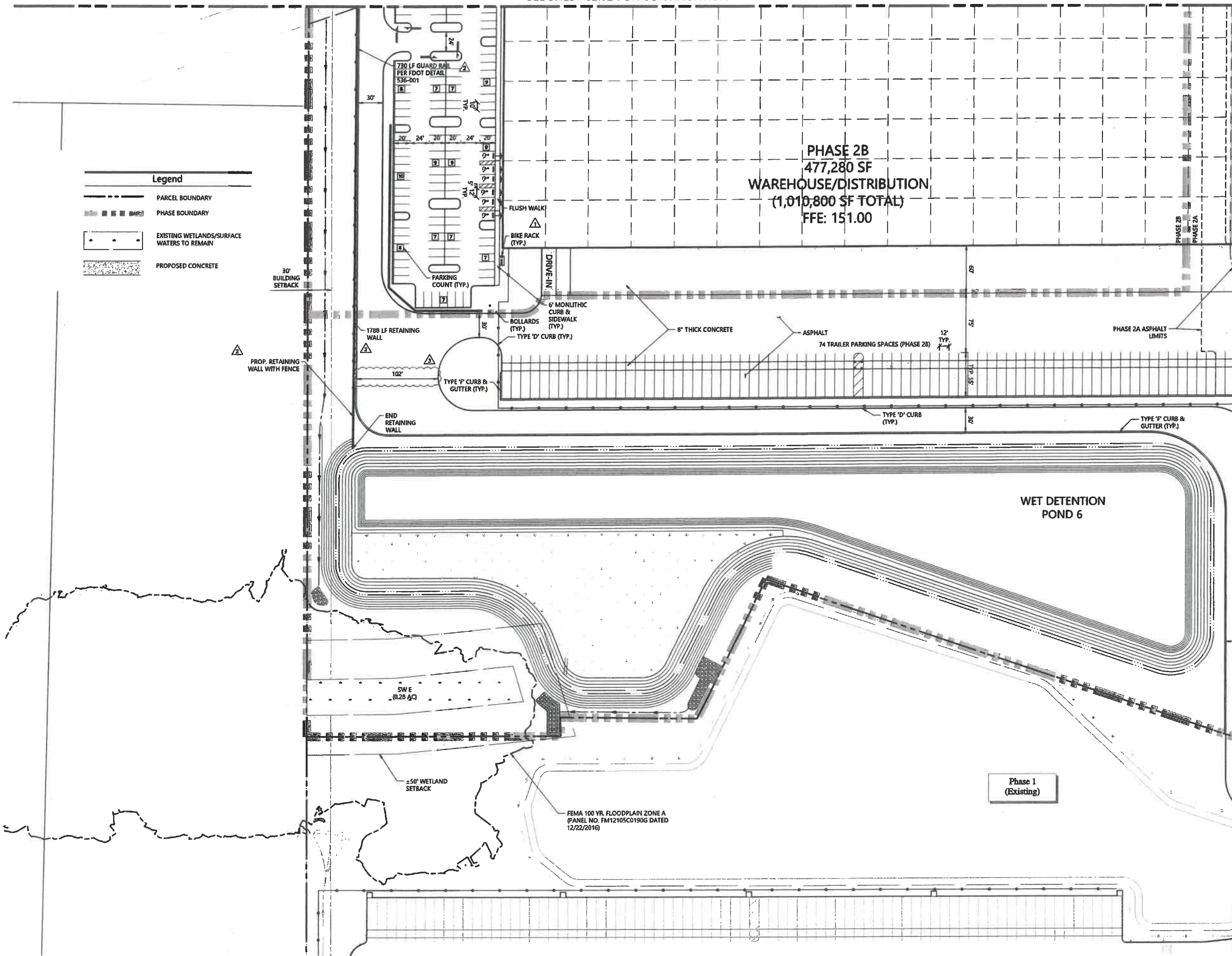
**Legend**

	PARCEL BOUNDARY
	PHASE BOUNDARY
	EXISTING WETLANDS/SURFACE WATERS TO REMAIN
	PROPOSED CONCRETE

Drawing Number  
**C2.00**

Sheet of

SEE SHEET C2.02 FOR CONTINUATION

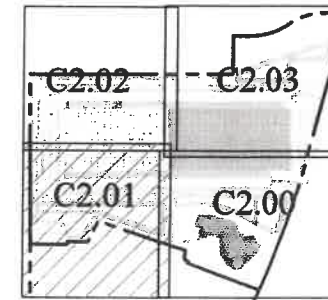


**Legend**

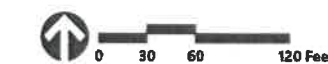
	PARCEL BOUNDARY
	PHASE BOUNDARY
	EXISTING WETLANDS/SURFACE WATERS TO REMAIN
	PROPOSED CONCRETE



225 E. Robinson Street  
Suite 300  
Orlando, FL 32801  
407.839.4006  
Certificate of Authorization  
Number FL #3932



Key Map



**Polk City Business Park  
Phase 2**

Polk City, Florida

No.	Revision	Date	Appr.
1	City Preliminary Comments	08/17/2020	
2	City Preliminary Comments	12/21/2020	
3	City Preliminary Comments	02/16/2021	

Designed by: JLB  
Checked by: JRH  
Issued for: Preliminary Review Phase  
Date: 03/24/2020

Vertical Datum NAVD 1988

**Layout & Materials  
Plan**

Drawing Number

**C2.01**

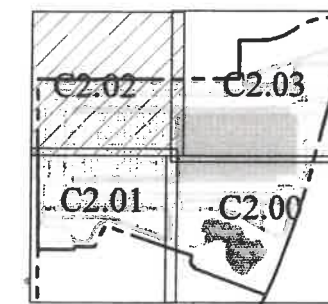
Sheet of

Project Number  
62997.05

DATE: Feb. 16, 2021



225 E. Robinson Street  
 Suite 300  
 Orlando, FL 32801  
 407.839.4006  
 Certificate of Authorization  
 Number FL #3932



Key Map  
 N.T.S.



### Polk City Business Park Phase 2

Polk City, Florida

No.	Revision	Date	Appr'd
1	City Preliminary Comments	08/17/2020	
2	City Preliminary Comments	12/21/2020	
3	City Preliminary Comments	02/16/2021	

Designed by: JLB  
 Checked by: JRH

Issued for: Preliminary Review Phase  
 Date: 03/24/2020

Vertical Datum NAVD 1988

### Layout & Materials Plan

Drawing Number

# C2.02

Sheet of

Project Number

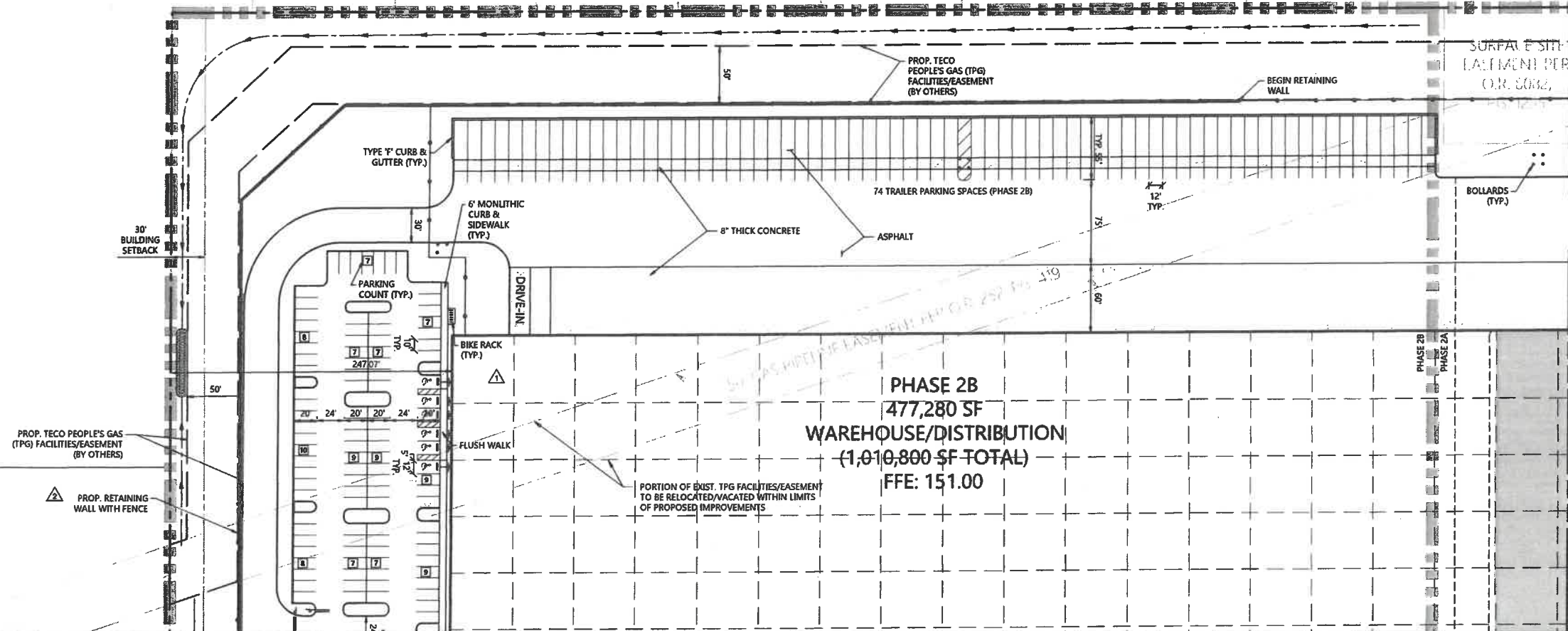
DATE: Feb. 16, 2021  
 62997.05

Legend	
	PARCEL BOUNDARY
	PHASE BOUNDARY
	EXISTING WETLANDS/SURFACE WATERS TO REMAIN
	PROPOSED CONCRETE

Existing Residential

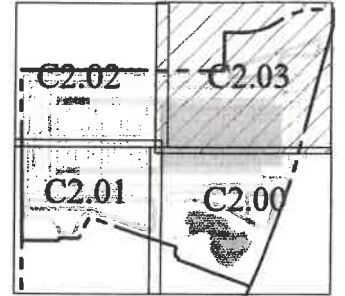
SEE SHEET C2.03 FOR CONTINUATION

SEE SHEET C2.01 FOR CONTINUATION





225 E. Robinson Street  
Suite 300  
Orlando, FL 32801  
407.839.4006  
Certificate of Authorization  
Number FL #3932



Key Map  
N.T.S.



**Polk City Business Park  
Phase 2**

Polk City, Florida

No.	Revision	Date	Appr.
1	City Preliminary Comments	08/17/2020	
2	City Preliminary Comments	12/21/2020	
3	City Preliminary Comments	02/16/2021	

Designed by: JLB  
Checked by: JRH  
Issued for: Preliminary Review Phase  
Date: 03/24/2020

Vertical Datum NAVD 1988

**Layout & Materials  
Plan**

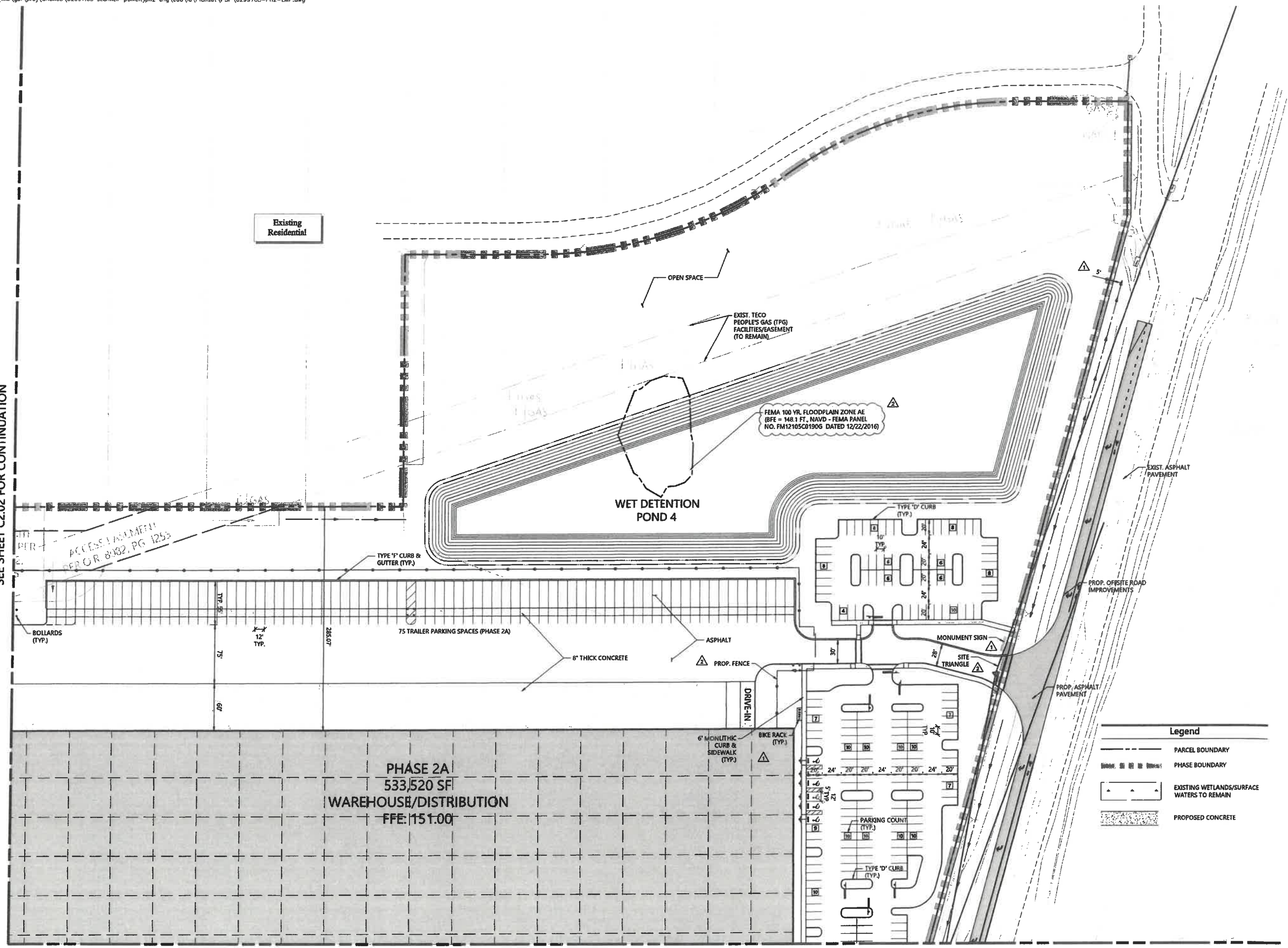
Drawing Number

**C2.03**

Sheet of

SEE SHEET C2.02 FOR CONTINUATION

SEE SHEET C2.00 FOR CONTINUATION

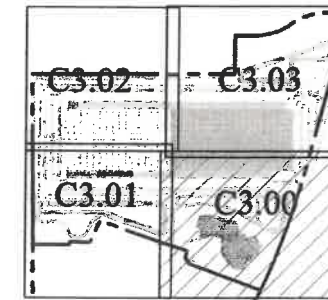




SEE SHEET C3.03 FOR CONTINUATION



225 E. Robinson Street  
Suite 300  
Orlando, FL 32801  
407.839.4006  
Certificate of Authorization  
Number FL #3932



Key Map

FLOOD HAZARD WARNING:  
THIS PROPERTY MAY BE SUBJECT TO FLOODING, EVEN MEETING FEDERAL, STATE, OR LOCAL STANDARDS DOES NOT ENSURE THAT ANY IMPROVEMENTS SUCH AS STRUCTURES, DRIVEWAYS, YARDS, SANITARY SEWAGE SYSTEMS, AND WATER SYSTEMS WILL NOT BE FLOODED IN CERTAIN EVENTS.



**Polk City Business Park Phase 2**

Polk City, Florida

No.	Revision	Date	Appr.
1	City Preliminary Comments	08/17/2020	
2	City Preliminary Comments	12/21/2020	
3	City Preliminary Comments	02/16/2021	

Designed by: JLB  
Checked by: JRH  
Issued for: Preliminary Review Phase  
Date: 03/24/2020

Vertical Datum NAVD 1988

**Grading Plan**

Drawing Number

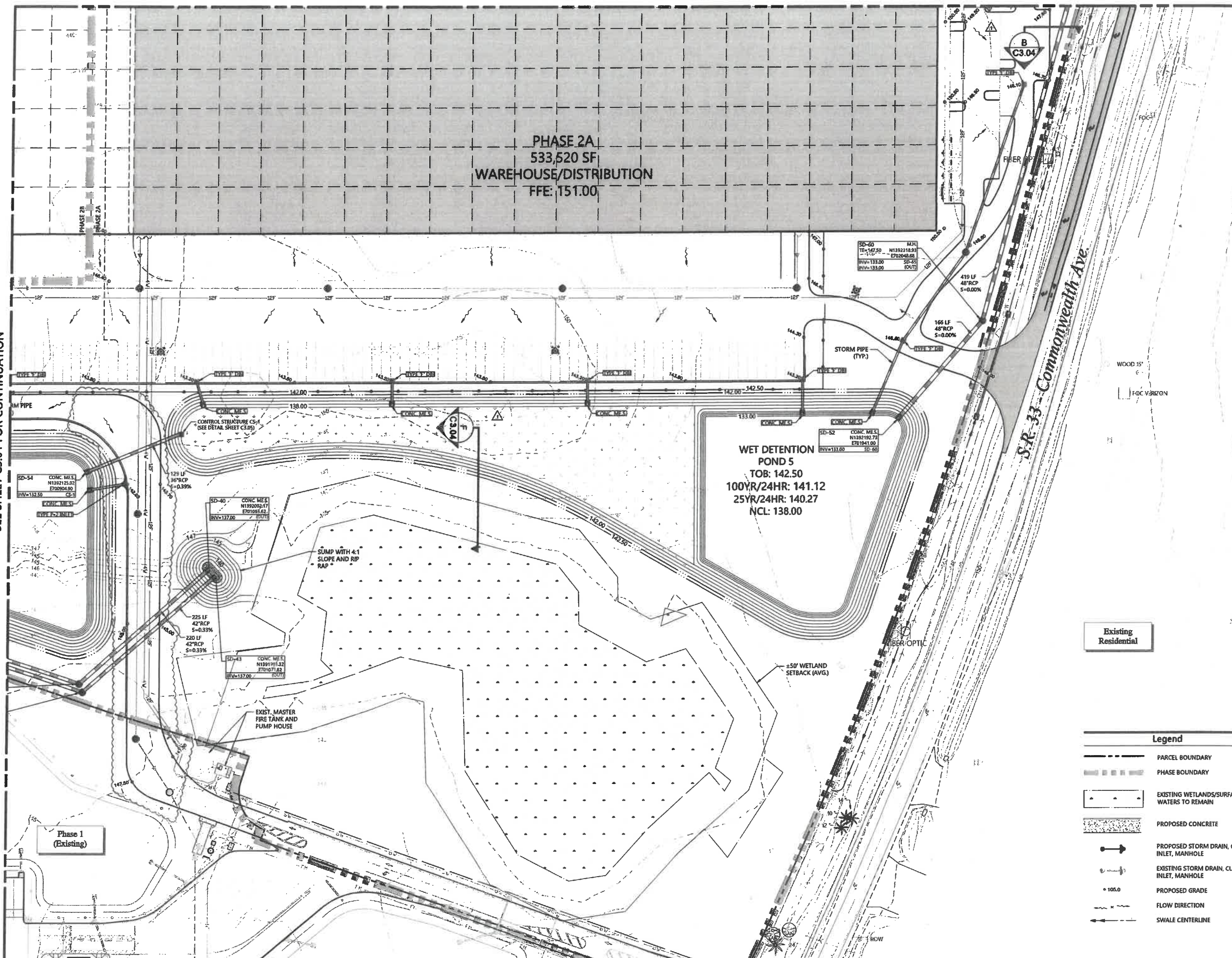
**C3.00**

Sheet of

Project Number  
62997.05

DATE: Feb. 16, 2021

SEE SHEET C3.01 FOR CONTINUATION



**Existing Residential**

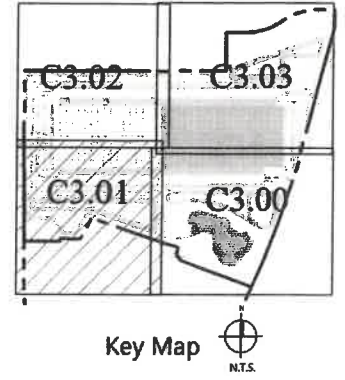
**Legend**

- PARCEL BOUNDARY
- PHASE BOUNDARY
- EXISTING WETLANDS/SURFACE WATERS TO REMAIN
- PROPOSED CONCRETE
- PROPOSED STORM DRAIN, CURB INLET, MANHOLE
- EXISTING STORM DRAIN, CURB INLET, MANHOLE
- PROPOSED GRADE
- FLOW DIRECTION
- SWALE CENTERLINE

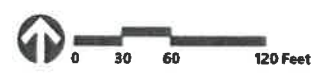
SEE SHEET C3.02 FOR CONTINUATION



225 E. Robinson Street  
Suite 300  
Orlando, FL 32801  
407.839.4006  
Certificate of Authorization  
Number FL #3932



FLOOD HAZARD WARNING:  
THIS PROPERTY MAY BE SUBJECT TO FLOODING, EVEN MEETING FEDERAL, STATE, OR LOCAL STANDARDS DOES NOT ENSURE THAT ANY IMPROVEMENTS SUCH AS STRUCTURES, DRIVEWAYS, YARDS, SANITARY SEWAGE SYSTEMS, AND WATER SYSTEMS WILL NOT BE FLOODED IN CERTAIN EVENTS.



**Polk City Business Park Phase 2**

Polk City, Florida

No.	Revision	Date	Appr.
1	City Preliminary Comments	03/17/2020	
2	City Preliminary Comments	12/21/2020	
3	City Preliminary Comments	02/16/2021	

Designed by: JLB  
Checked by: JRH

Issued for: Preliminary Review Phase  
Date: 03/24/2020

Vertical Datum NAVD 1988

**Grading Plan**

Drawing Number

**C3.01**

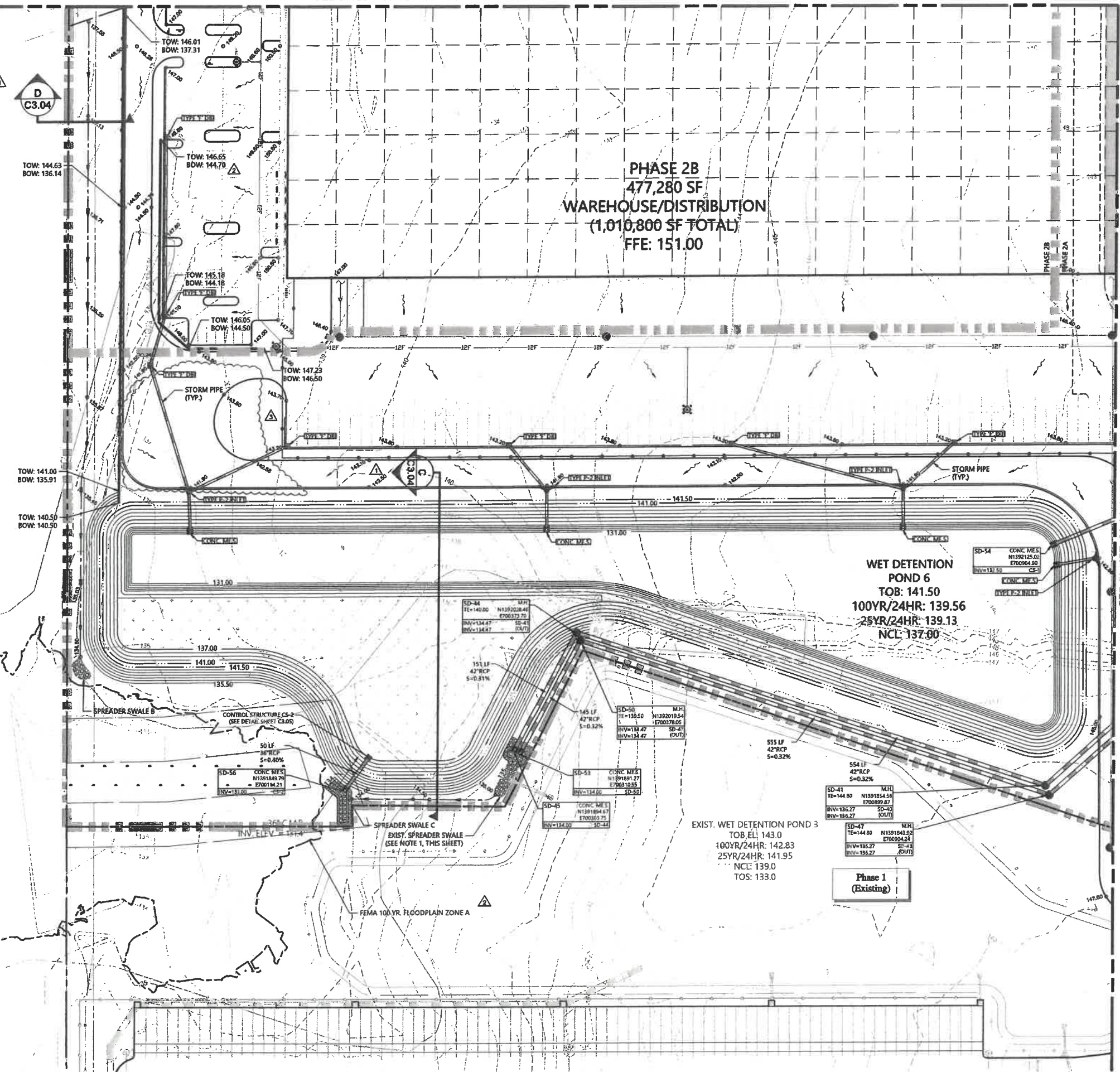
Sheet of

Project Number

DATE: Feb. 16, 2021 62997.05

**Legend**

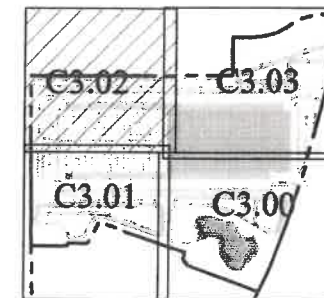
- PARCEL BOUNDARY
- PHASE BOUNDARY
- EXISTING WETLANDS/SURFACE WATERS TO REMAIN
- PROPOSED CONCRETE
- PROPOSED STORM DRAIN, CURB INLET, MANHOLE
- EXISTING STORM DRAIN, CURB INLET, MANHOLE
- PROPOSED GRADE
- PROPOSED TOP AND BOTTOM OF WALL
- FLOW DIRECTION
- SWALE CENTERLINE
- FEMA 100 YR FLOODPLAIN ZONE A (PANEL NO. FM12105C0190G DATED 12/22/2016)



SEE SHEET C3.00 FOR CONTINUATION



225 E. Robinson Street  
Suite 300  
Orlando, FL 32801  
407.839.4006  
Certificate of Authorization  
Number FL #3932



Key Map  
N.T.S.

FLOOD HAZARD WARNING:  
THIS PROPERTY MAY BE SUBJECT TO FLOODING, EVEN  
MEETING FEDERAL, STATE, OR LOCAL STANDARDS DOES NOT  
ENSURE THAT ANY IMPROVEMENTS SUCH AS STRUCTURES,  
DRIVEWAYS, YARDS, SANITARY SEWAGE SYSTEMS, AND  
WATER SYSTEMS WILL NOT BE FLOODED IN CERTAIN EVENTS.



### Polk City Business Park Phase 2

Polk City, Florida

No.	Revision	Date	App'd
1	City Preliminary Comments	06/17/2020	
2	City Preliminary Comments	12/21/2020	
3	City Preliminary Comments	02/16/2021	

Designed by: JLB  
Checked by: JRH

Issued for: Preliminary Review Phase  
Date: 03/24/2020

Vertical Datum NAVD 1988

### Grading Plan

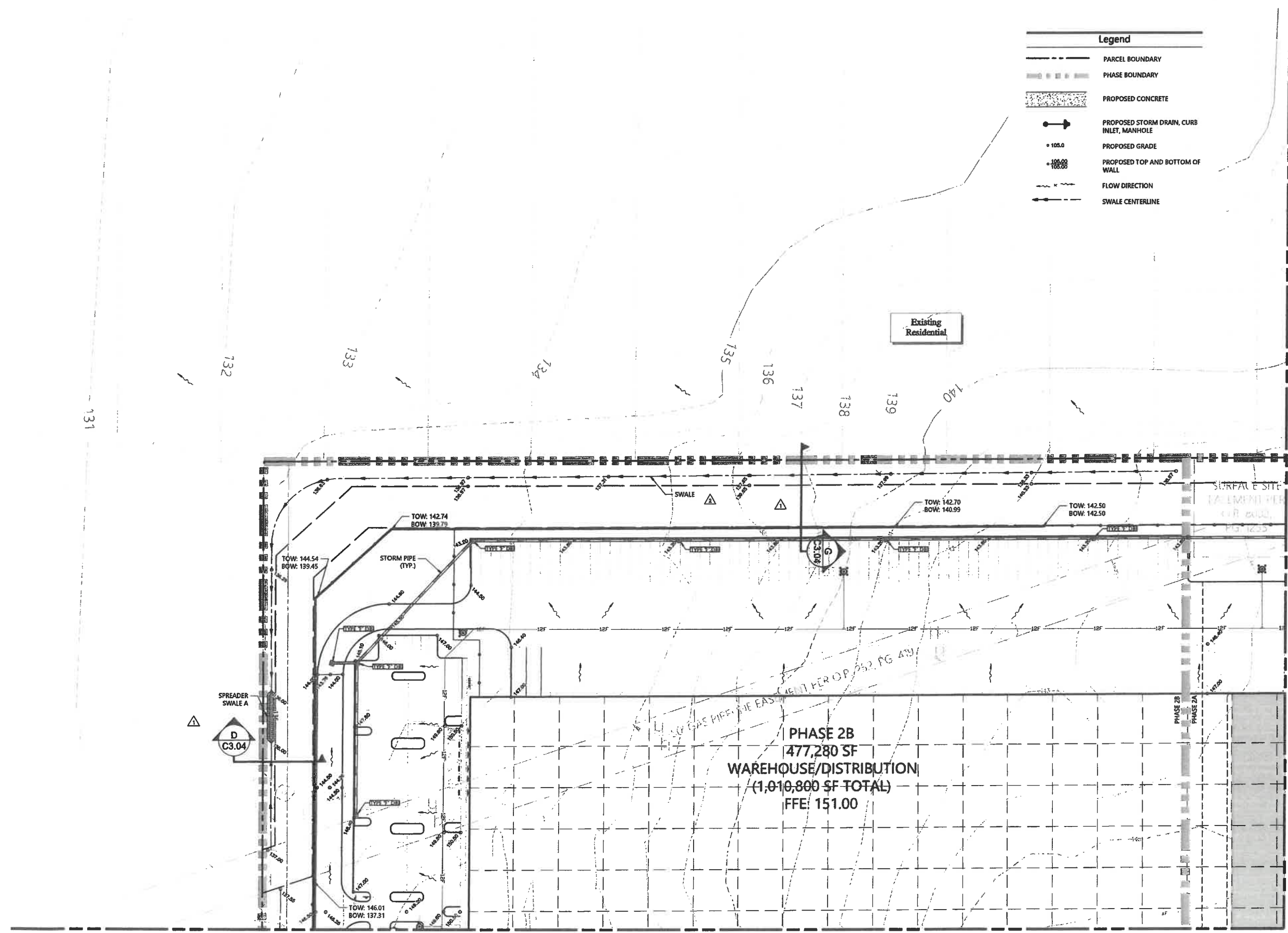
Drawing Number

# C3.02

Sheet of

**Legend**

- PARCEL BOUNDARY
- PHASE BOUNDARY
- PROPOSED CONCRETE
- PROPOSED STORM DRAIN, CURB INLET, MANHOLE
- PROPOSED GRADE
- PROPOSED TOP AND BOTTOM OF WALL
- FLOW DIRECTION
- SWALE CENTERLINE



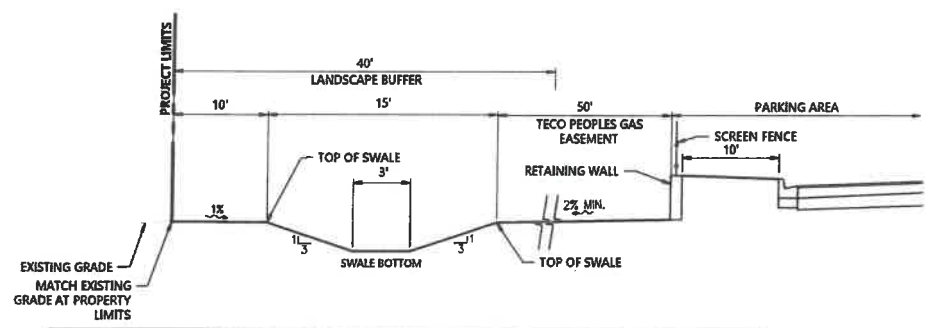
SEE SHEET C3.03 FOR CONTINUATION

SEE SHEET C3.01 FOR CONTINUATION

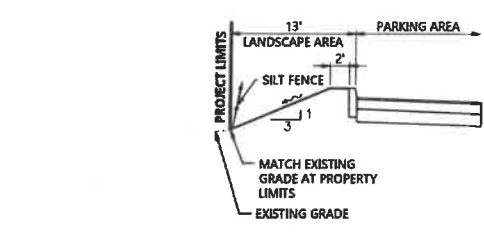




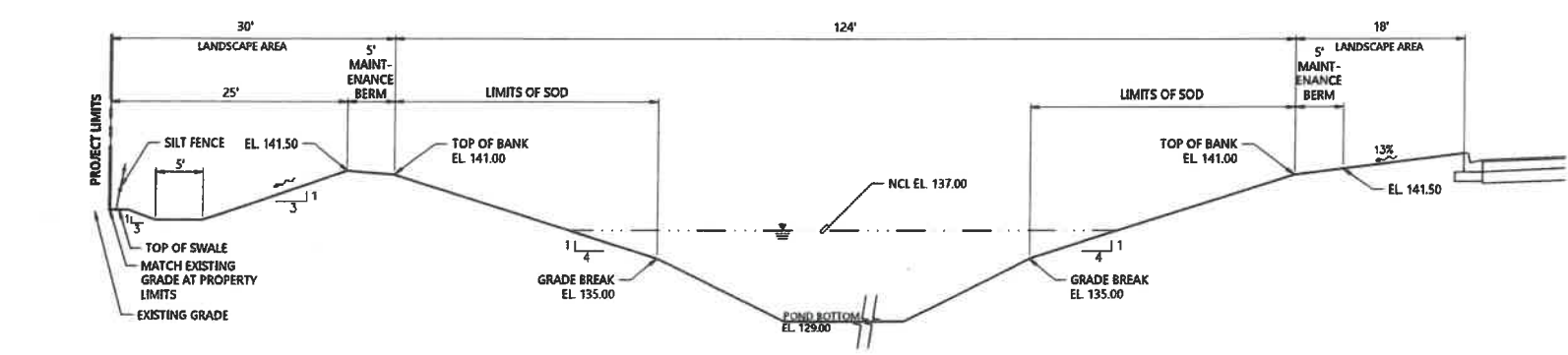
225 E. Robinson Street  
Suite 300  
Orlando, FL 32801  
407.839.4006  
Certificate of Authorization  
Number FL #3932



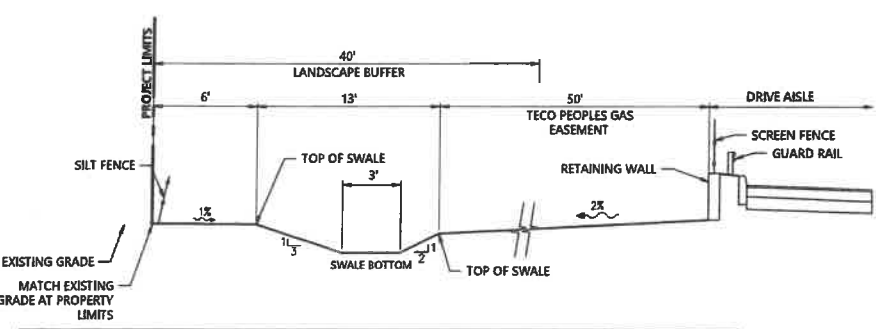
**A - Typical Grading Section**  
N.T.S.



**B - Typical Grading Section**  
N.T.S.



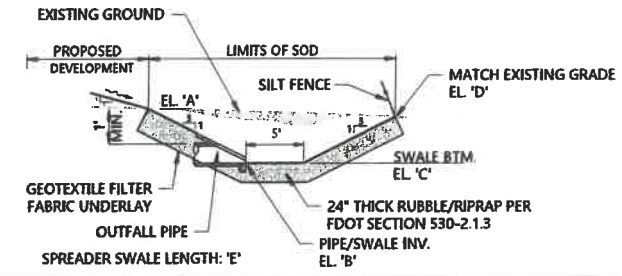
**C - Typical Grading Section**  
N.T.S.



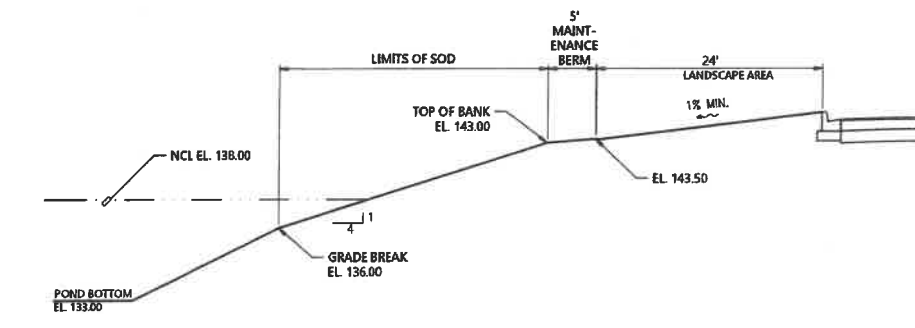
**D - Typical Grading Section**  
N.T.S.

**Spreader Swale Summary Chart**

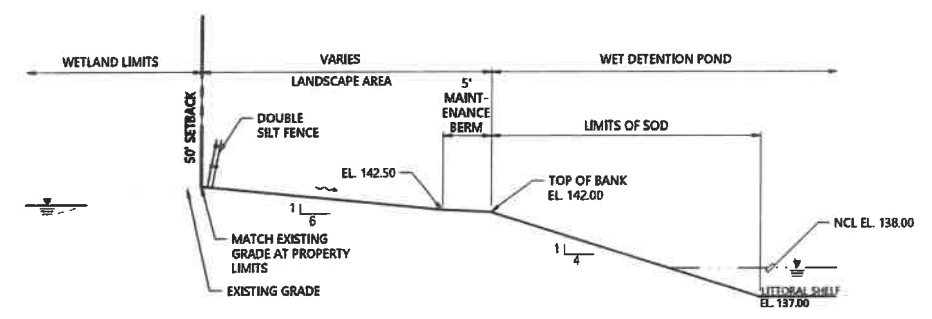
Spreader Swale	EL. 'A'	EL. 'B'	EL. 'C'	EL. 'D'	Length 'E' (Ft)
A (NORTH OUTFALL)	136.0	135.0	135.0	134.9	54
B (SOUTH OUTFALL)	134.5	133.5	133.5	134.8	22
C (POND 6)	134.0	133.0	133.0	134.0	50



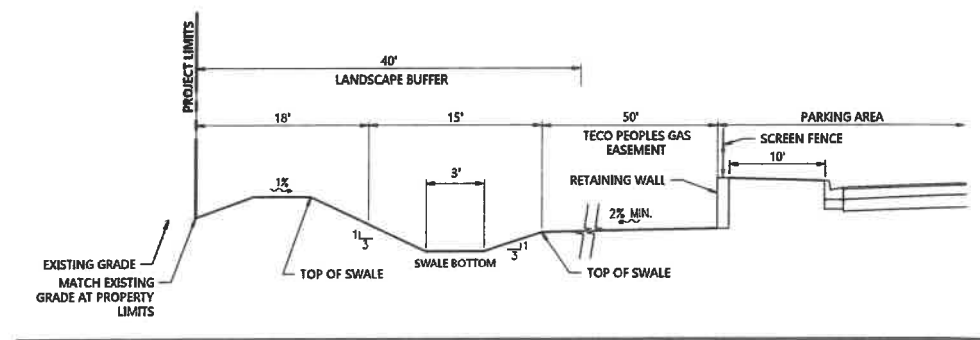
**Typical Spreader Swale**  
N.T.S.



**E - Typical Grading Section**  
N.T.S.



**F - Typical Grading Section**  
N.T.S.



**G - Typical Grading Section**  
N.T.S.

**Polk City Business Park Phase 2**

Polk City, Florida

No.	Revision	Date	Appr'd
1	City Preliminary Comments	08/17/2020	
2	City Preliminary Comments	12/21/2020	
3	City Preliminary Comments	02/16/2021	

Designed by: JLB  
Checked by: JRH  
Issued for: Preliminary Review Phase  
Date: 03/24/2020

Vertical Datum NAVD 1988  
Grading Details

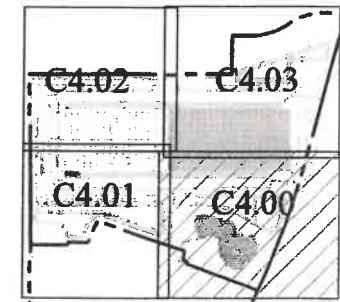
Drawing Number  
**C3.04**  
Sheet of

James R. Hoffman, P.E.  
P.E. # 75623  
DATE: Feb. 16, 2021  
Project Number: 62997.05

SEE SHEET C4.03 FOR CONTINUATION



225 E. Robinson Street  
Suite 300  
Orlando, FL 32801  
407.839.4006  
Certificate of Authorization  
Number FL #3932



Key Map  
N.T.S.



**Polk City Business Park  
Phase 2**

Polk City, Florida

No.	Revision	Date	Appr.
1	City Preliminary Comments	08/17/2020	
2	City Preliminary Comments	12/21/2020	
3	City Preliminary Comments	02/16/2021	

Designed by: JLB  
Checked by: JRH  
Issued for: Preliminary Review Phase  
Date: 03/24/2020

Vertical Datum NAVD 1988

**Utility Plan**

Existing  
Residential

**Legend**

	PARCEL BOUNDARY
	PHASE BOUNDARY
	PROPOSED WATERMAIN
	PROPOSED FIRE HYDRANT W/ BOLLARDS
	PROPOSED FIRE LINE (DESIGNED BY OTHERS)
	PROPOSED SANITARY SEWER

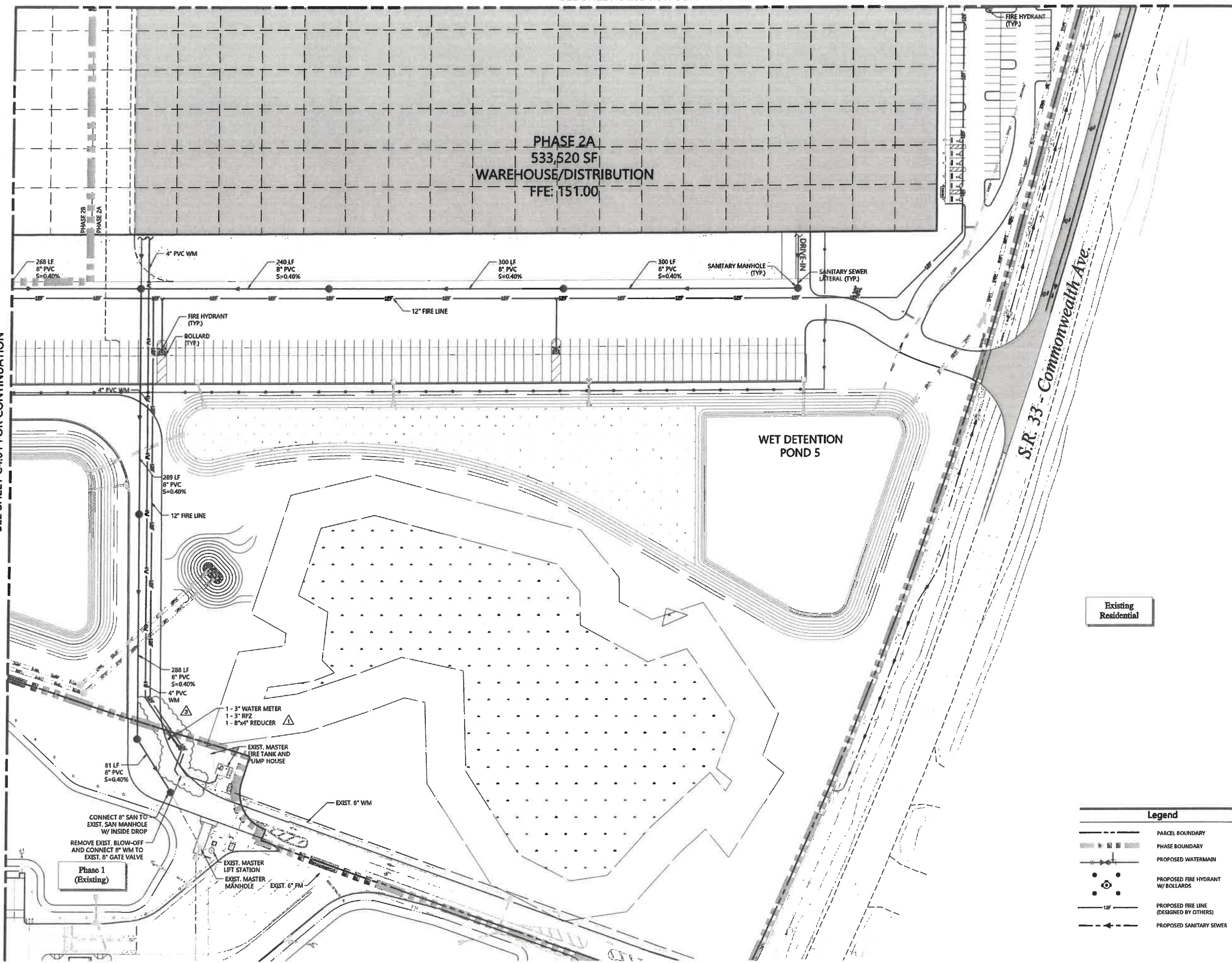
Drawing Number  
**C4.00**

Sheet of

Project Number  
62997.05

DATE: Feb. 16, 2021

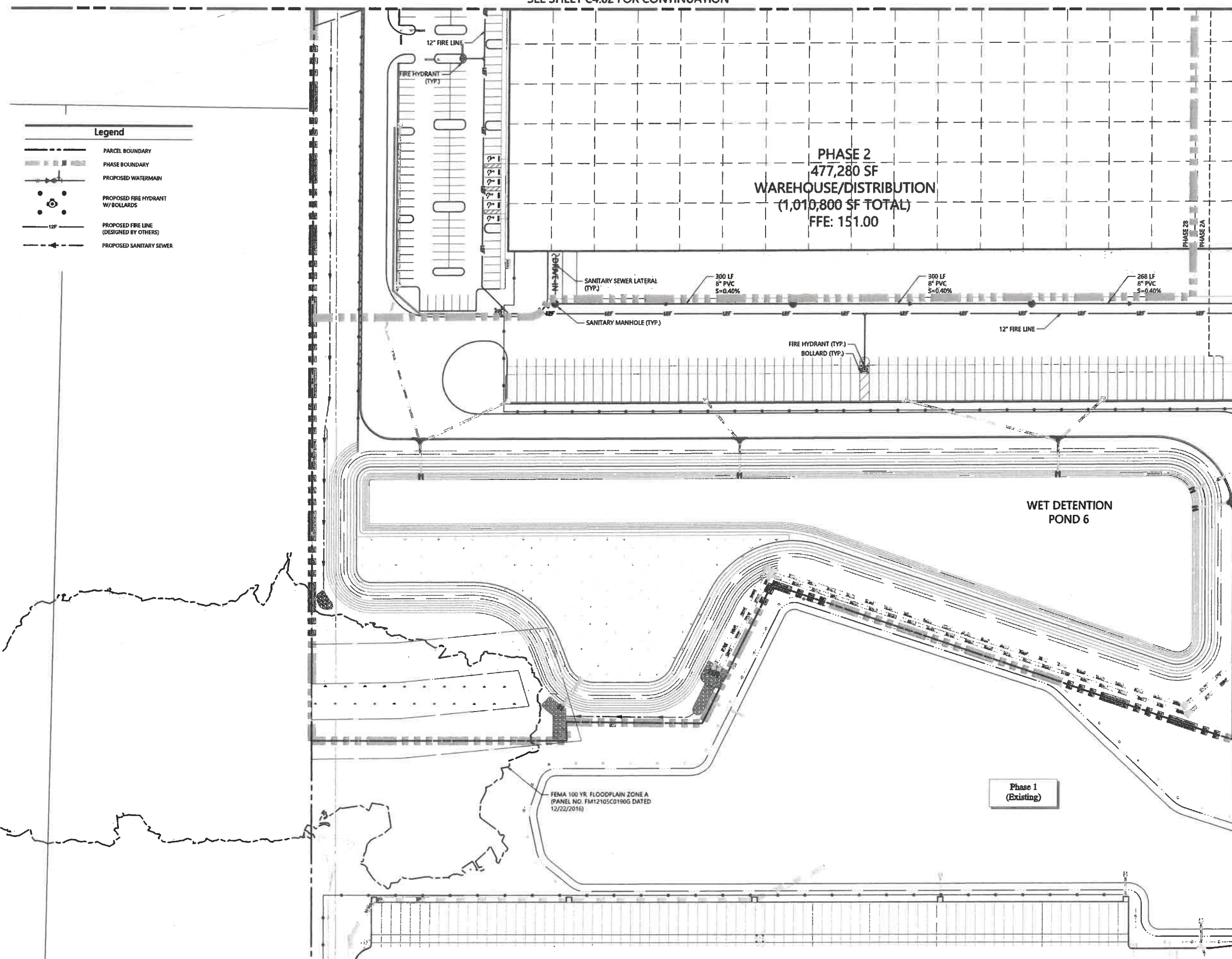
SEE SHEET C4.01 FOR CONTINUATION





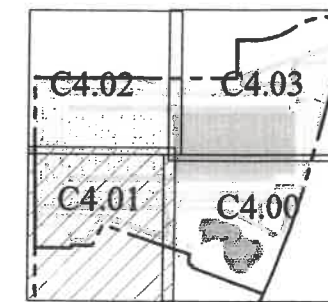
225 E. Robinson Street  
Suite 300  
Orlando, FL 32801  
407.839.4006  
Certificate of Authorization  
Number FL #3932

SEE SHEET C4.02 FOR CONTINUATION



**Legend**

	PARCEL BOUNDARY
	PHASE BOUNDARY
	PROPOSED WATERMAIN
	PROPOSED FIRE HYDRANT W/ BOLLARDS
	PROPOSED FIRE LINE (DESIGNED BY OTHERS)
	PROPOSED SANITARY SEWER



Key Map  
N.T.S.



**Polk City Business Park Phase 2**

Polk City, Florida

No.	Revision	Date	Appr'd
1	City Preliminary Comments	08/17/2020	
2	City Preliminary Comments	12/21/2020	
3	City Preliminary Comments	02/16/2021	

Designed by: JLB  
Checked by: JRH  
Issued for: Preliminary Review Phase  
Date: 03/24/2020

Vertical Datum NAVD 1988

**Utility Plan**

Drawing Number

**C4.01**

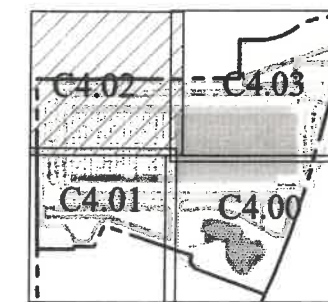
Sheet of



225 E. Robinson Street  
Suite 300  
Orlando, FL 32801  
407.839.4006  
Certificate of Authorization  
Number FL #3932

Legend	
	PARCEL BOUNDARY
	PHASE BOUNDARY
	PROPOSED WATERMAIN
	PROPOSED FIRE HYDRANT W/ BOLLARDS
	PROPOSED FIRE LINE (DESIGNED BY OTHERS)
	PROPOSED SANITARY SEWER

Existing  
Residential



Key Map  
N.T.S.

SEE SHEET C4.03 FOR CONTINUATION



**Polk City Business Park  
Phase 2**

Polk City, Florida

No.	Revision	Date	Appr'd
1	City Preliminary Comments	08/17/2020	
2	City Preliminary Comments	12/21/2020	
3	City Preliminary Comments	02/16/2021	

Designed by: JLB  
Checked by: JRH  
Issued for: Preliminary Review Phase  
Date: 03/24/2020

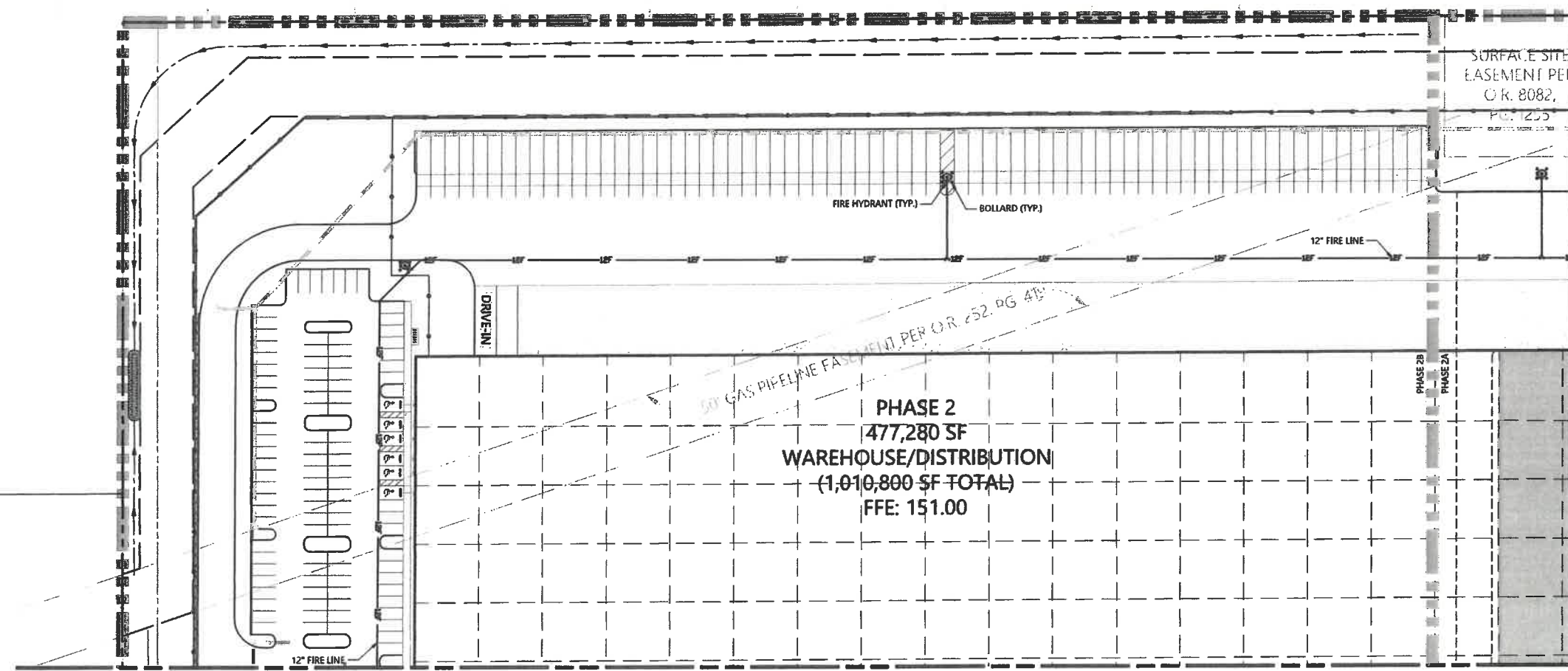
Vertical Datum NAVD 1988

**Utility Plan**

Drawing Number

**C4.02**

Sheet of

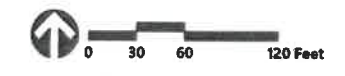
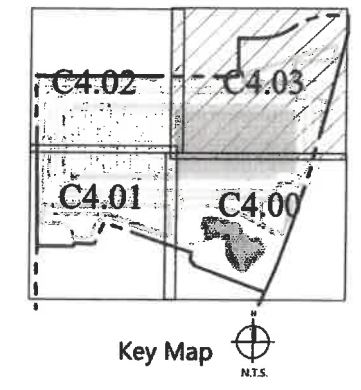


SEE SHEET C4.01 FOR CONTINUATION





225 E. Robinson Street  
Suite 300  
Orlando, FL 32801  
407.839.4006  
Certificate of Authorization  
Number FL #3932



**Polk City Business Park  
Phase 2**

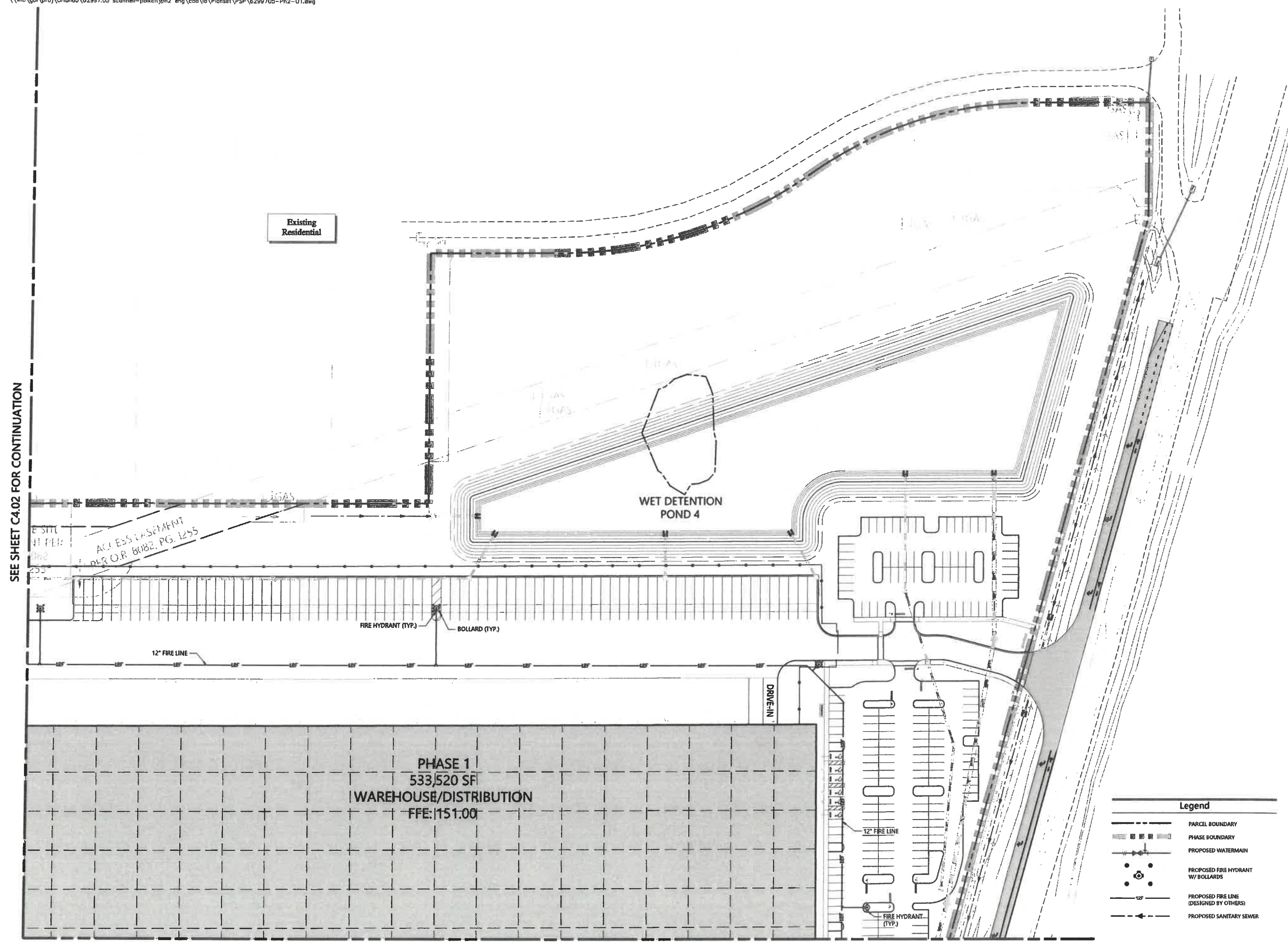
Polk City, Florida

No.	Revision	Date	Apprv.
1	City Preliminary Comments	08/17/2020	
2	City Preliminary Comments	12/21/2020	
3	City Preliminary Comments	02/16/2021	

Designed by: JLB  
Checked by: JRH  
Issued for: Preliminary Review Phase  
Date: 03/24/2020

Vertical Datum NAVD 1988  
**Utility Plan**

Drawing Number  
**C4.03**



SEE SHEET C4.02 FOR CONTINUATION

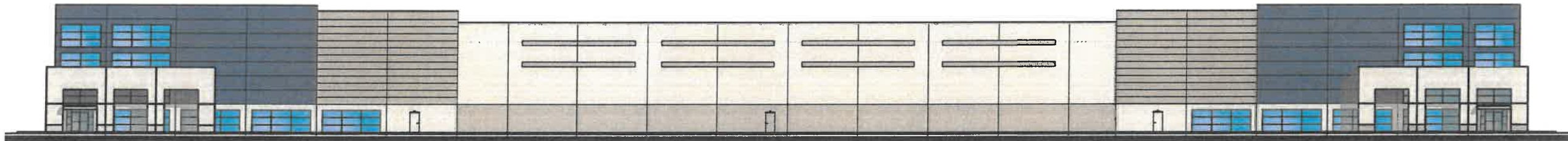
SEE SHEET C4.00 FOR CONTINUATION

**Legend**

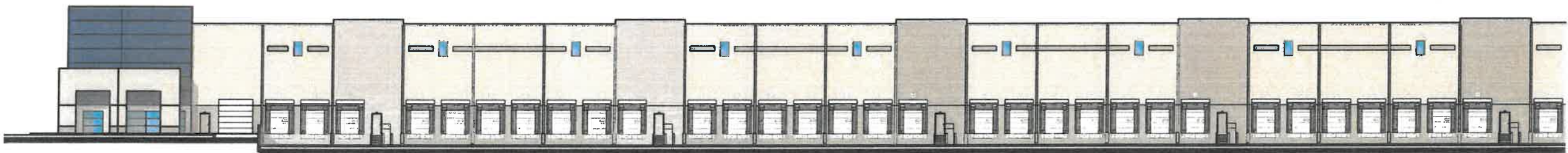
	PARCEL BOUNDARY
	PHASE BOUNDARY
	PROPOSED WATERMAIN
	PROPOSED FIRE HYDRANT W/ BOLLARDS
	PROPOSED FIRE LINE (DESIGNED BY OTHERS)
	PROPOSED SANITARY SEWER



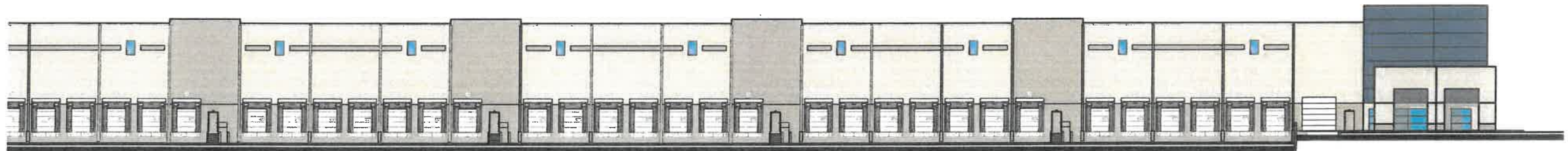
225 E. Robinson Street  
Suite 300  
Orlando, FL 32801  
407.839.4006  
Certificate of Authorization  
Number FL #3932



**South Elevation**



**East Elevation**



**East Elevation**



**Polk City Business Park  
Phase 2**

Polk City, Florida

No.	Revision	Date	Appr.
1	City Preliminary Comments	08/17/2020	

Designed by	Checked by
JLB	JRH

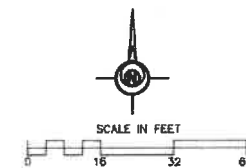
Issued for: **Preliminary Review Phase** Date: **03/24/2020**

Vertical Datum NAVD 1988

**Building Elevations**

**PROPOSED:  
PROJECT SITE**  
October 15, 2018

**Warehouse Distribution Facility**  
POLK CITY, FL



Drawing Number

**A1.00**

Sheet of

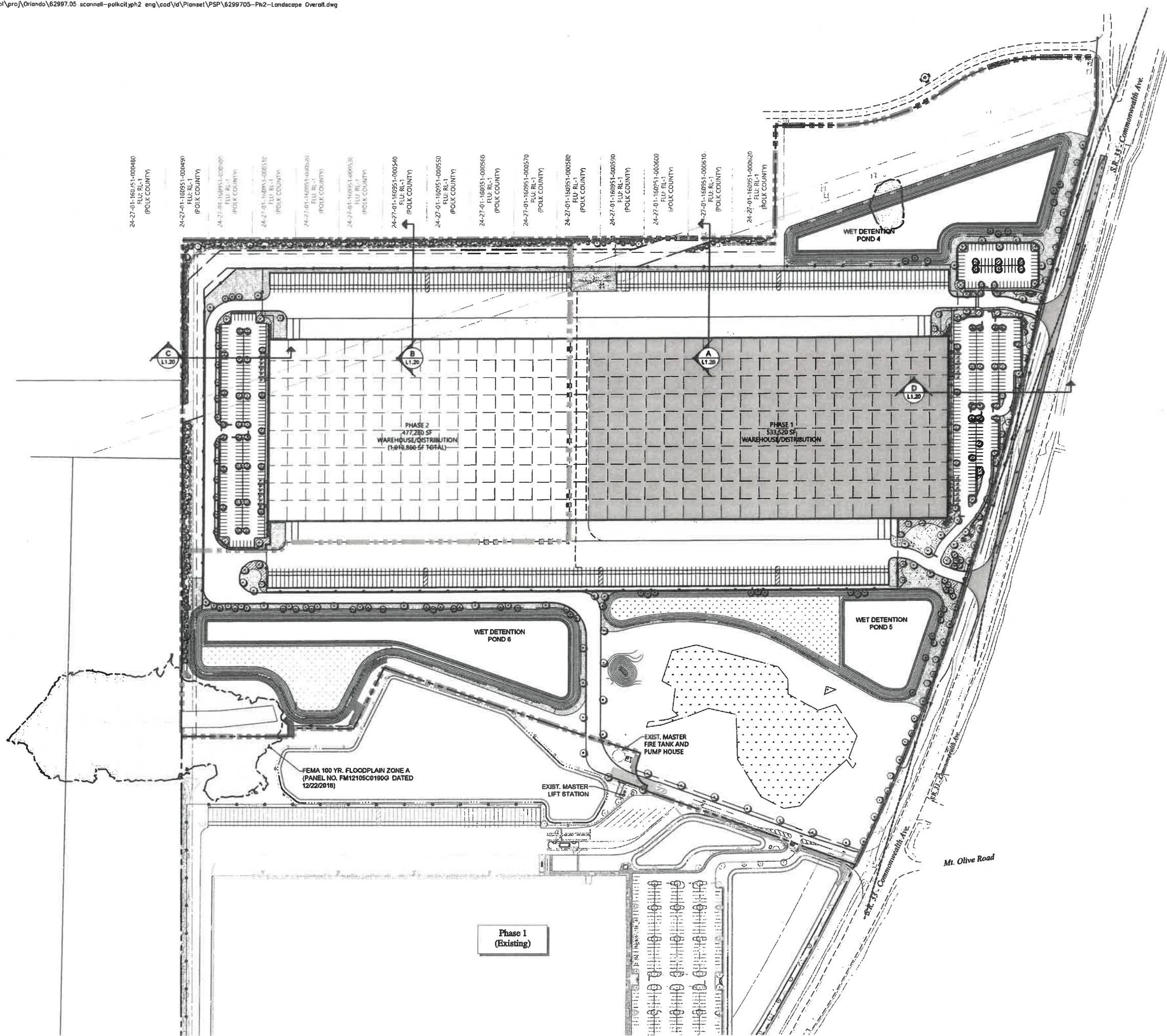
DATE: **Aug. 17, 2020**

Project Number  
**62997.05**

Saved Tuesday, August 11, 2020 5:11:26 PM JFISHER Plotted Monday, August 17, 2020 4:36:17 PM Fisher, Jordan



225 E. Robinson Street  
Suite 300  
Orlando, FL 32801  
407.839.4006  
Certificate of Authorization  
Number FL #3932



Existing Residential

Legend	
	PARCEL BOUNDARY
	PHASE BOUNDARY
	ACOE JURISDICTIONAL WETLAND IMPACT AREA
	ACOE JURISDICTIONAL WETLAND PRESERVED AREA
	EXISTING WETLANDS/SURFACE WATERS TO REMAIN
	PROPOSED CONCRETE



### Polk City Business Park Phase 2

Polk City, Florida

No.	Revision	Date	Appr.
1	City Preliminary Comments	08/17/2020	
2	City Preliminary Comments	12/1/2020	
3	City Preliminary Comments	02/16/2021	

Designed by: JLB  
Checked by: JRH  
Issued for: Preliminary Review Phase  
Date: 03/24/2020

Vertical Datum NAVD 1988

### Overall Landscape Plan

Drawing Number

# L1.00

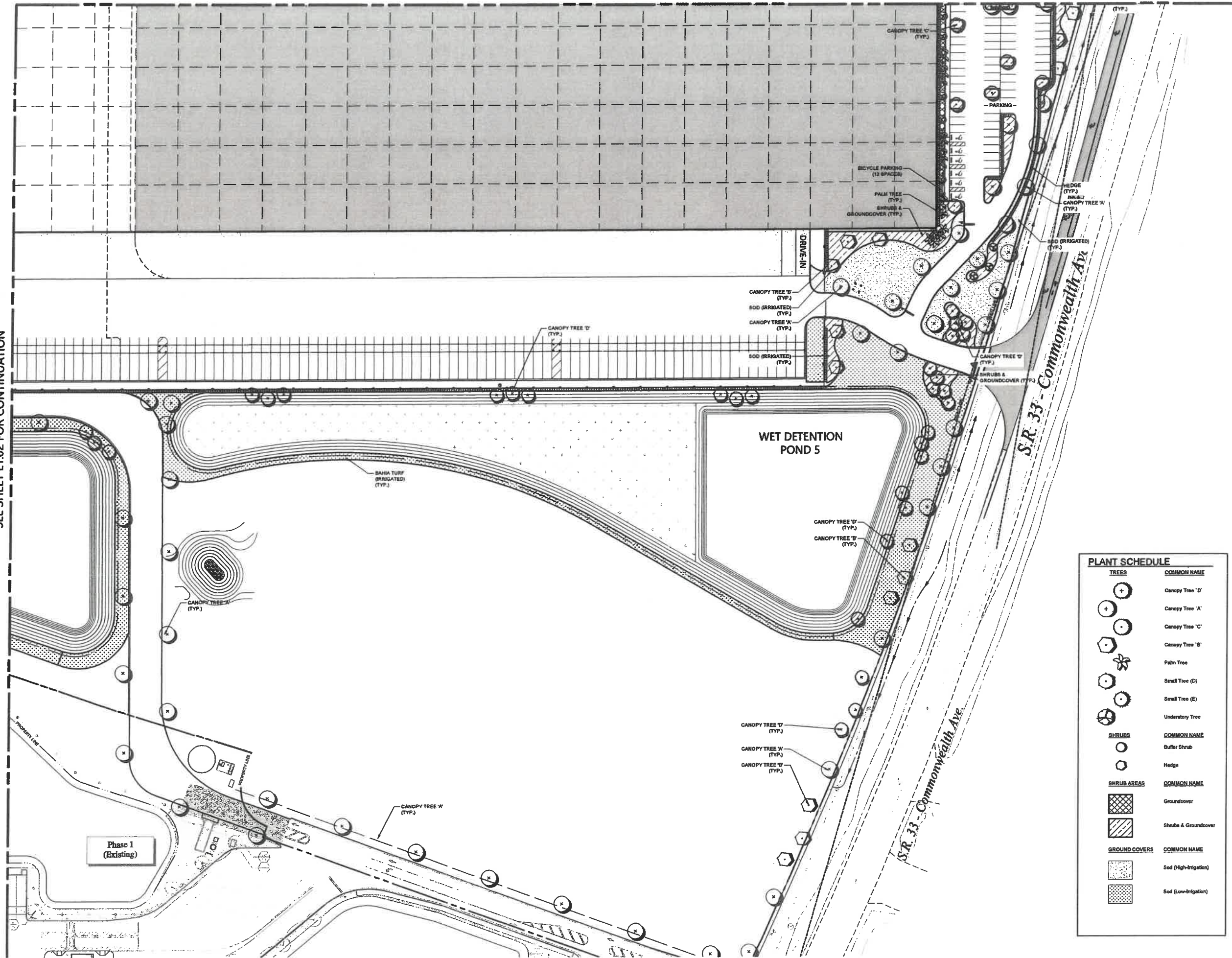
Sheet of

SEE SHEET L4.04 FOR CONTINUATION



225 E. Robinson Street  
Suite 300  
Orlando, FL 32801  
407.839.4006  
Certificate of Authorization  
Number FL #3932

SEE SHEET L1.02 FOR CONTINUATION



**Polk City Business Park  
Phase 2**

Polk City, Florida

No.	Revision	Date	Appr.
1	City Preliminary Comments	08/17/2020	
2	City Preliminary Comments	12/21/2020	
3	City Preliminary Comments	02/16/2021	

Designed by: JLB Checked by: JRH

Issued for: Preliminary Review Phase Date: 03/24/2020

Vertical Datum NAVD 1988

**Preliminary  
Landscape Plan**

PLANT SCHEDULE	
TREES	COMMON NAME
	Canopy Tree 'D'
	Canopy Tree 'A'
	Canopy Tree 'C'
	Canopy Tree 'B'
	Palm Tree
	Small Tree (D)
	Small Tree (E)
	Understory Tree
SHRUBS	COMMON NAME
	Butter Shrub
	Hedge
SHRUB AREAS	COMMON NAME
	Groundcover
	Shrubs & Groundcover
GROUND COVERS	COMMON NAME
	Sod (High-irrigation)
	Sod (Low-irrigation)

**L1.01**

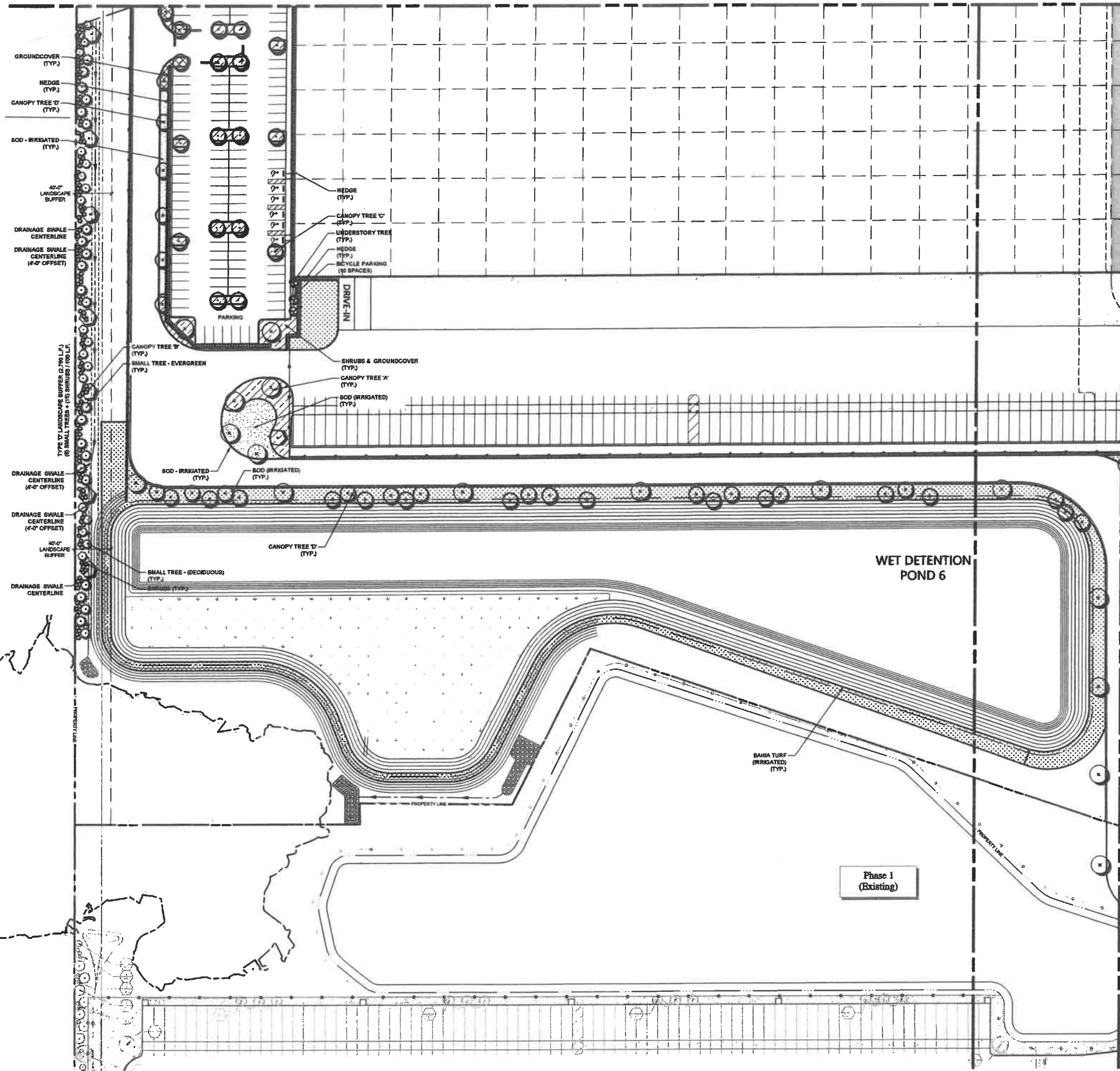
Sheet of

SEE SHEET L1.03 FOR CONTINUATION



225 E. Robinson Street  
Suite 300  
Orlando, FL 32801  
407.839.4006  
Certificate of Authorization  
Number FL #3932

PLANT SCHEDULE	
<b>TREES</b>	
	Canopy Tree 'D'
	Canopy Tree 'A'
	Canopy Tree 'C'
	Canopy Tree 'B'
	Palm Tree
	Small Tree (D)
	Small Tree (E)
	Understory Tree
<b>SHRUBS</b>	
	Buffer Shrub
	Hedge
<b>SHRUB AREAS</b>	
	Groundcover
	Shrubs & Groundcover
<b>GROUND COVERS</b>	
	Sod (High-irrigation)
	Sod (Low-irrigation)



SEE SHEET L1.01 FOR CONTINUATION



**Polk City Business Park  
Phase 2**

Polk City, Florida

No.	Revision	Date	Appr'd
1	City Preliminary Comments	08/17/2020	
2	City Preliminary Comments	12/21/2020	
3	City Preliminary Comments	02/16/2021	

Designed by: JLB  
Checked by: JRH  
Issued for: Preliminary Review Phase  
Date: 03/24/2020

Vertical Datum NAVD 1988  
Preliminary  
Landscape Plan

Drawing Number  
**L1.02**

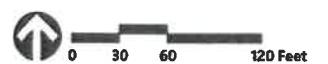
Sheet of

PLANT SCHEDULE	
<b>TREES</b>	
	Canopy Tree 'D'
	Canopy Tree 'A'
	Canopy Tree 'C'
	Canopy Tree 'B'
	Palm Tree
	Small Tree (D)
	Small Tree (E)
	Undersory Tree
<b>SHRUBS</b>	
	Buffer Shrub
	Hedge
<b>SHRUB AREAS</b>	
	Groundcover
	Shrubs & Groundcover
<b>GROUND COVERS</b>	
	Sod (High-Irrigation)
	Sod (Low-Irrigation)



vhb.com  
 225 E. Robinson Street  
 Suite 300  
 Orlando, FL 32801  
 407.839.4006  
 Certificate of Authorization  
 Number FL #3932

SEE SHEET L1.04 FOR CONTINUATION



**Polk City Business Park Phase 2**

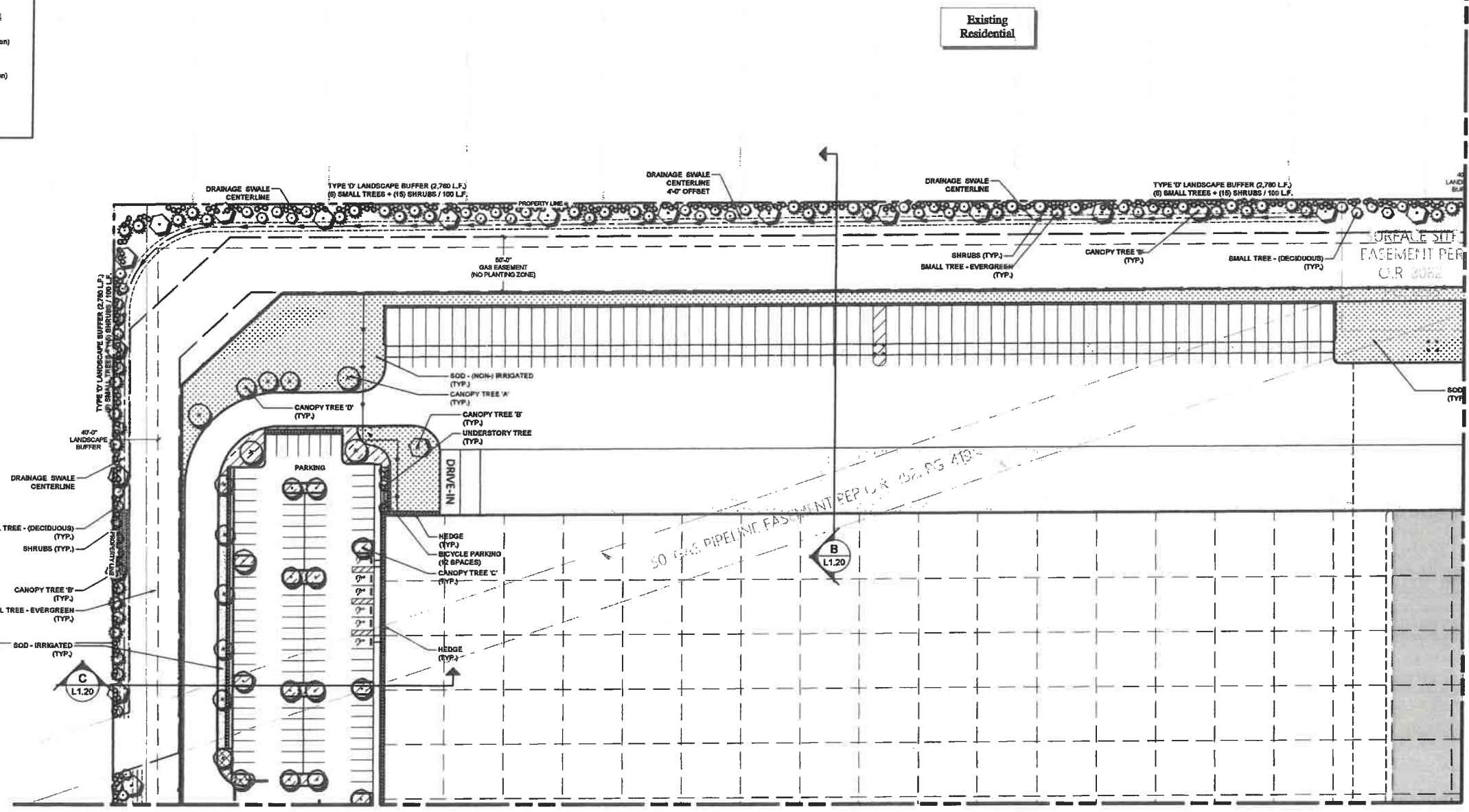
Polk City, Florida

No.	Revision	Date	Appr'd
1	City Preliminary Comments	08/17/2020	
2	City Preliminary Comments	12/21/2020	
3	City Preliminary Comments	02/16/2021	

Designed by: JLB  
 Checked by: JRH  
 Issued for: Preliminary Review Phase  
 Date: 03/24/2020

Vertical Datum NAVD 1988  
 Preliminary Landscape Plan

Drawing Number  
**L1.03**



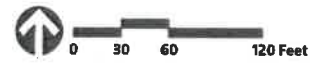
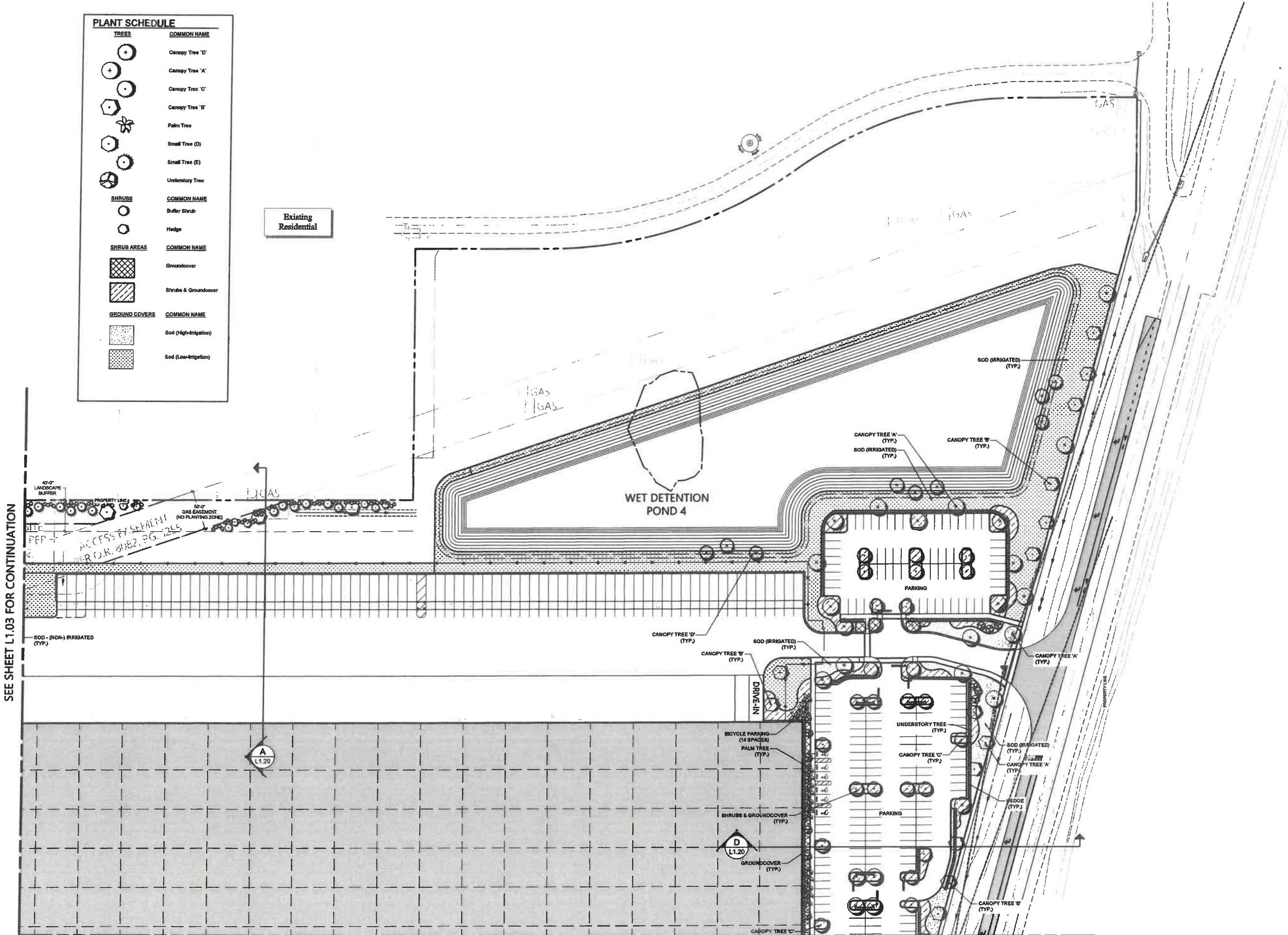
SEE SHEET L1.02 FOR CONTINUATION



225 E. Robinson Street  
Suite 300  
Orlando, FL 32801  
407.839.4006  
Certificate of Authorization  
Number FL #3932

PLANT SCHEDULE	
<b>TREES</b>	
	Canopy Tree 'D'
	Canopy Tree 'A'
	Canopy Tree 'C'
	Canopy Tree 'B'
	Palm Tree
	Small Tree (D)
	Small Tree (E)
	Understory Tree
<b>SHRUBS</b>	
	Buffer Shrub
	Hedge
<b>SHRUB AREAS</b>	
	Groundcover
	Shrubs & Groundcover
<b>GROUND COVERS</b>	
	Sod (High-Irrigation)
	Sod (Low-Irrigation)

Existing Residential



**Polk City Business Park Phase 2**

Polk City, Florida

No.	Revision	Date	Appr.
1	City Preliminary Comments	08/17/2020	
2	City Preliminary Comments	12/21/2020	
3	City Preliminary Comments	02/16/2021	

Designed by JLB Checked by JRH

Issued for Preliminary Review Phase Date 03/24/2020

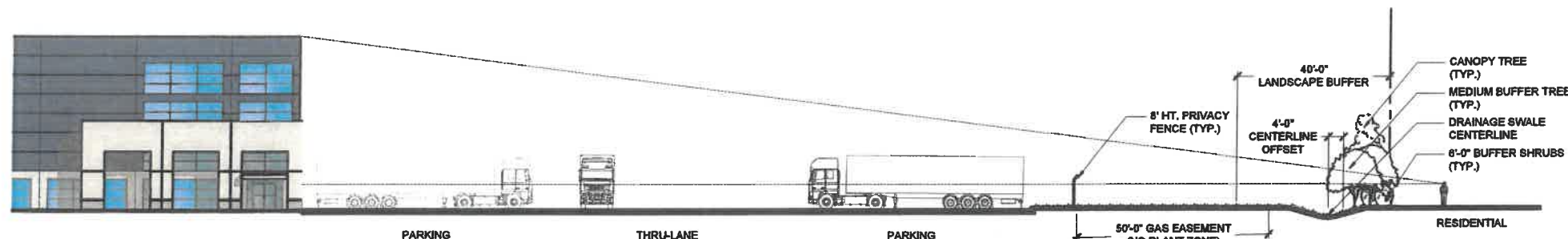
Vertical Datum NAVD 1988

**Preliminary Landscape Plan**

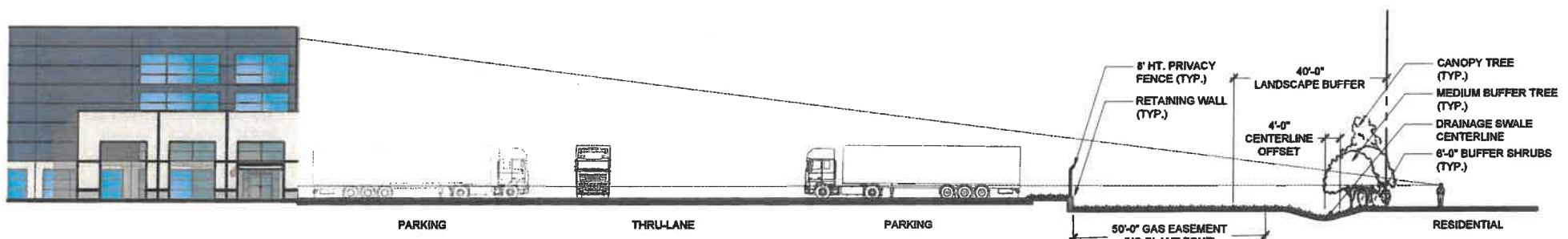
Drawing Number

**L1.04**

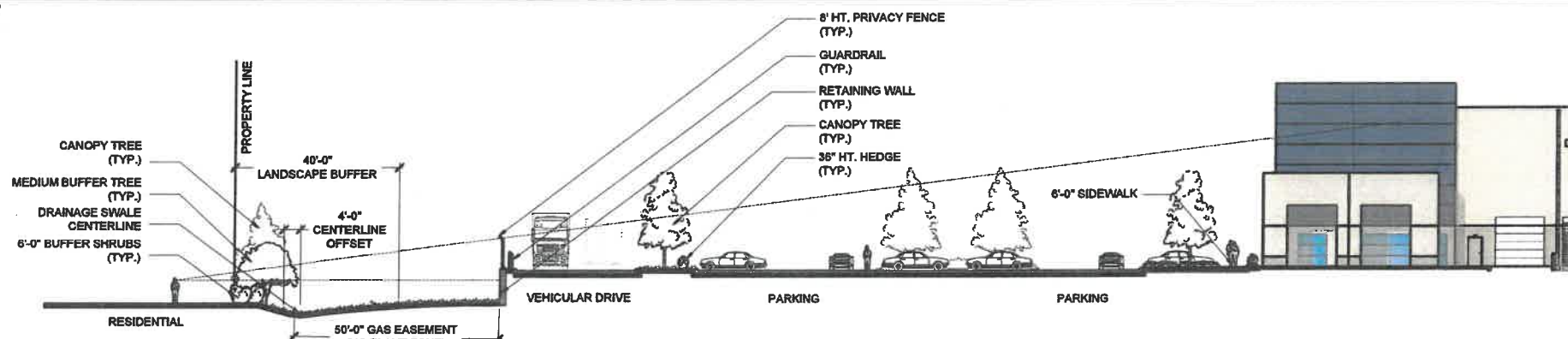
Sheet of



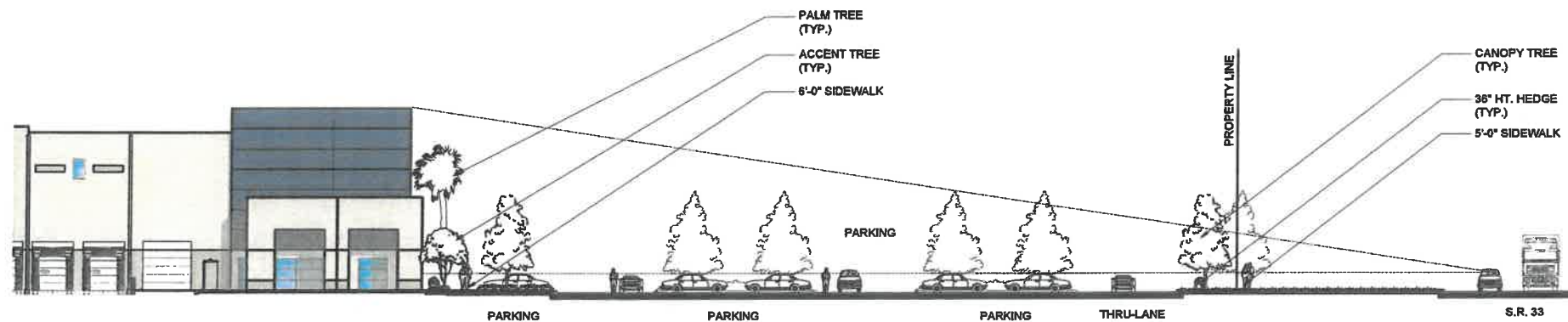
**A SECTION 'A' (NORTH / SOUTH)**  
1" = 20'-0"



**B SECTION 'B' (NORTH / SOUTH)**  
1" = 20'-0"



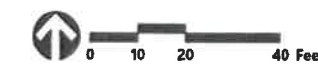
**C SECTION 'C' (EAST / WEST)**  
1" = 20'-0"



**D SECTION 'D' (EAST / WEST)**  
1" = 20'-0"

**Legend**

	PARCEL BOUNDARY
	PHASE BOUNDARY



**Polk City Business Park Phase 2**

Polk City, Florida

No.	Revision	Date	Apprv.
1	City Preliminary Comments	08/17/2020	
2	City Preliminary Comments	12/21/2020	
3	City Preliminary Comments	02/16/2021	

Designed by	JLB	Checked by	JRH
Issued for	Preliminary Review Phase	Date	03/24/2020

Vertical Datum NAVD 1988  
Drawing Title  
**Perimeter Buffer Sections**

Drawing Number

**L1.20**

Sheet of

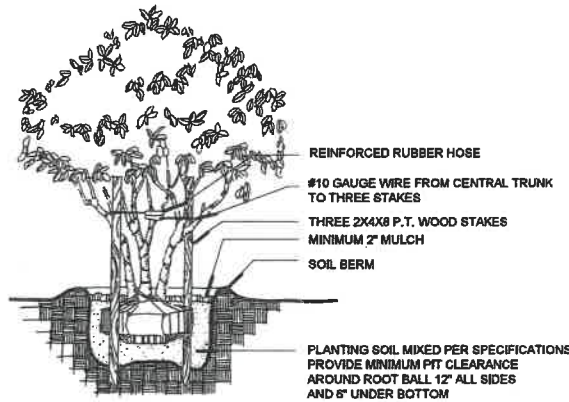




225 E. Robinson Street  
Suite 300  
Orlando, FL 32801  
407.839.4006  
Certificate of Authorization  
Number FL #3932

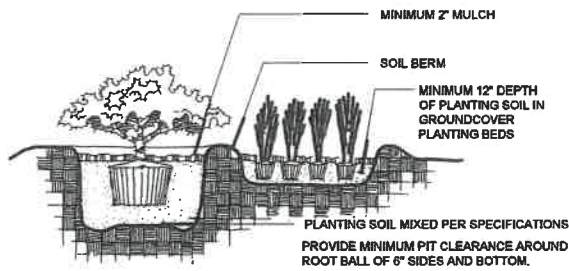
**GENERAL LANDSCAPE NOTES**

- 1) ALL ON-SITE EXISTING CONDITIONS INCLUDING SURFACE AND SUBSURFACE UTILITIES, GRADES, DIMENSIONS AND SOIL CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION BEGINS. THE CONTRACTOR SHALL BECOME FAMILIAR WITH ALL PLANS PREPARED BY OTHERS THAT AFFECT THE LANDSCAPE AND IRRIGATION WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- 2) EVERY POSSIBLE SAFEGUARD SHALL BE TAKEN TO PROTECT BUILDING SURFACES, EQUIPMENT, FURNISHINGS AND EXISTING PLANTING AREAS TO REMAIN INCLUDING LAWN. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSON OR PROPERTY THAT MAY OCCUR AS A RESULT OF NEGLIGENCE IN THE EXECUTION OF THE CONTRACTOR'S WORK.
- 3) THE CONTRACTOR SHALL INTERFACE WITH OTHER WORK BEING PERFORMED BY OTHER CONTRACTORS. IT WILL BE NECESSARY FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE ACTIVITIES, WHERE NECESSARY, WITH OTHER CONTRACTORS AND THEIR SUBCONTRACTORS. THE LANDSCAPE CONTRACTOR SHALL INSURE THAT THEIR WORK DOES NOT IMPACT ESTABLISHED OR PROJECTED DRAINAGE PATTERNS.
- 4) PRIOR TO PLANTING INSTALLATION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY OF ALL THE SPECIFIED PLANT MATERIALS AND MAKE ARRANGEMENTS WITH THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE TO REVIEW AND MUTUALLY FIELD TAG AGREED UPON PLANT MATERIALS AT LEAST ONE (1) WEEK PRIOR TO DELIVERY TO SITE.
- 5) ALL PLANT MATERIAL SIZES SPECIFIED ARE MINIMUM SIZES. ALL CONTAINER AND TREE CALIPER SIZES ARE MINIMUM. CONTAINER OR CALIPER SIZE MAY BE INCREASED IF NECESSARY TO PROVIDE OVERALL PLANT SIZE SPECIFIED.
- 6) THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING EXISTING VEGETATION AS REQUIRED AND PREPARING PLANTING AREAS PRIOR TO INSTALLATION OF PLANT MATERIALS.
- 7) THE LANDSCAPE CONTRACTOR SHALL TEST PROJECT SOILS TO VERIFY THAT THE SOILS ON-SITE ARE ACCEPTABLE FOR PROPER GROWTH OF PLANT MATERIALS AND ADEQUATE DRAINAGE IN PLANT BEDS AND PLANTERS. THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE LOCATION, AND PROCUREMENT OF EXISTING ON-SITE SOIL SAMPLES WITH THE LANDSCAPE ARCHITECT. REPRESENTATIVE SAMPLES SHALL BE SUBMITTED TO A CERTIFIED TESTING LABORATORY FOR ANALYSIS. THE FINDINGS, TOGETHER WITH RECOMMENDATIONS FOR AMENDING THE SOILS SHALL BE REVIEWED AND APPROVED BY THE OWNER, LANDSCAPE ARCHITECT, AND OWNER'S REPRESENTATIVE PRIOR TO DELIVERY AND INSTALLATION OF PLANT MATERIALS AT THE JOB.
- 8) THE LANDSCAPE CONTRACTOR SHALL INSURE ADEQUATE VERTICAL SOIL DEPTH AND DRAINAGE IN ALL PLANT BEDS AND PLANTERS. EXCAVATION OF COMPACTED FILL SHALL BE ACCOMPLISHED TO INSURE PROPER SOIL DEPTH AND DRAINAGE.
- 9) ALL PLANTING BEDS SHALL BE STAKED IN ACCORDANCE WITH THE PLANS AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL PROVIDE STAKES OR IRRIGATION FLAGS TO LOCATE THE EDGES OF ALL SHRUB AND GROUND COVER PLANT BEDS AND INDIVIDUAL TREES AND PALMS. IF EXISTING CONDITIONS DO NOT ALLOW THE DESIGN TO BE LAID OUT AS SHOWN, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.
- 10) ALL PROPOSED TREES SHALL BE INSTALLED EITHER ENTIRELY IN OR ENTIRELY OUT OF PLANTING BEDS. PLANTING BED OUTLINES SHALL NOT BE OBSTRUCTED AND SHALL BE SMOOTH AND FLOWING. IF TREES ARE LOCATED OUTSIDE PLANTING BEDS IN GRASS AREAS, MAINTAIN A MINIMUM THREE FEET 3" WIDE OFFSET TO ALLOW FOR MOWERS TO MANEUVER.
- 11) THE PLANT QUANTITIES SHOWN ON THE LANDSCAPE CONTRACT DOCUMENTS ARE FOR THE CONVENIENCE OF THE LANDSCAPE CONTRACTOR. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES AND REPORTING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO CONTRACT AWARD AND COMMENCEMENT OF WORK.
- 12) THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXTENT OF GRASSING WORK IN THE FIELD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING GRASS IN THE AREAS SHOWN ON THE PLAN IN SUFFICIENT QUANTITY TO PROVIDE FULL COVERAGE. ADDITIONAL GRASS REQUIRED WILL BE ADJUSTED BASED ON A SQUARE FOOTAGE UNIT PRICE. AREAS TO BE GRASSED SHALL BE AMENDED PER SOILS REPORT TO PROVIDE REQUIRED NUTRIENTS AND SOIL PH OF BETWEEN 6.0 AND 7.0.
- 13) THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING PLANTS, SPACED AS SPECIFIED ON THE PLANT LIST. WHEN INSTALLING SHRUBS IN PLANTING BEDS, SPACING OF MATERIAL SHALL TAKE PRECEDENCE OVER QUANTITY OF MATERIALS INDICATED FOR PLANTING AREAS. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IF SUCH SITUATIONS ARISE. SHRUB AND GROUND COVER SPACING IS GENERALLY INDICATED ON THE PLANT LIST FOR ALL "MASS PLANTINGS". ACCENT SHRUBS AND TREES THAT ARE NOT PART OF MASS PLANTINGS SHALL BE SPACED AS SHOWN ON THE PLANS.
- 14) THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STABILITY AND PLUMB CONDITION OF ALL INSTALLED PLANT MATERIALS. THE CONTRACTOR SHALL REMOVE ALL STAKING MATERIALS THE END OF THE GROW-IN PERIOD AND DISPOSE OFFSITE.
- 15) ALL PLANTING BEDS SHALL BE TOP-DRESSED WITH A 3" LAYER OF MULCH AS SPECIFIED. ALL TREES SHALL HAVE A 3" THICK MULCH RING PLACED AROUND THE BASE OF THE TRUNK. THE LANDSCAPE SCOPE OF WORK INCLUDES MULCHING AS AN INTEGRAL PART OF THE PROJECT.
- 16) ALL PLANT MATERIALS SHALL RECEIVE ADEQUATE WATERING BY THE LANDSCAPE CONTRACTOR AS REQUIRED UNTIL THE LANDSCAPE IRRIGATION SYSTEM IS FULLY OPERATIONAL AND UNTIL FINAL ACCEPTANCE BY OWNER.
- 17) ALL EXISTING PLANT BEDS TO REMAIN WITHIN THE CONSTRUCTION LIMIT LINE SHALL BE LEFT UNDISTURBED. EXISTING TREES TO REMAIN, AS NOTED ON THE DRAWINGS, SHALL BE LEFT UNDISTURBED AND PROTECTED BY WOODEN BARRICADES ERECTED AT THE PERIMETER OF THE TREE DRIP-LINE (S). NO VEHICLE SHALL TRAVERSE THIS AREA NOR SHALL ANY STORAGE OF MATERIALS OR EQUIPMENT BE PERMITTED WITHIN THE AREA OF THE TREE DRIP-LINE(S). ANY EXISTING PLANT BEDS OR TREES DAMAGED BY CONSTRUCTION ACTIVITY SHALL BE REPLACED BY THE RESPONSIBLE PARTY AT THEIR OWN EXPENSE.
- 18) NO TREES SHALL BE PLANTED WITHIN DESIGNATED UTILITY CORRIDORS, PUBLIC RIGHT OF WAY NOR ANY PLANTS LOCATED WITHIN FOUR FEET (4') OF ANY SWALE CENTERLINE IDENTIFIED ON THE DRAWINGS. FIELD ADJUST AS NECESSARY AND REVIEW ADJUSTMENTS WITH THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- 19) THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEBRIS AND EXCAVATED BACKFILL OFF-SITE ON A DAILY BASIS AT NO ADDITIONAL COST TO THE OWNER.
- 20) SEE LANDSCAPE SPECIFICATIONS FOR FURTHER REQUIREMENTS.



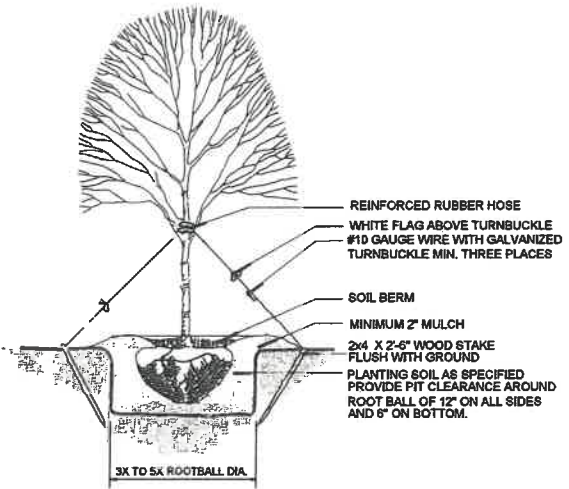
**Multi-Stem Tree Planting Detail**

N.T.S.



**Shrub/Groundcover Planting Detail**

N.T.S.



**Tree Planting Detail**

N.T.S.

**CALCULATIONS**

(per 3.07.03 of Polk City Unified Land Development Code)

AREA TAKE-OFFS	PROPOSED
Asphalt (Entry Drives Only)	308,820 s.f.
Sidewalks	9,980 s.f.
<b>TOTAL:</b>	<b>318,800 s.f.</b>

3.07.03 Canopy Trees - Canopy trees shall be required for the purpose of shading impervious surfaces associated with all development in the City. One-third of the total area shall be shaded with canopy trees: 318,800 s.f. x 33% = 105,204 s.f.

(1) parking space requires 150 s.f. of canopy area 451 spaces x 150 s.f. = 67,650 s.f.

PARKING LOT	Trees Provided	Square Footage
Canopy Tree 'A' (2,000 s.f.)	42	84,000 s.f.
Canopy Tree 'B' (700 s.f.)	8	5,600 s.f.
Canopy Tree 'C' (500 s.f.)	59	29,500 s.f.
Canopy Tree 'D' (320 s.f.)	22	7,040 s.f.
<b>Subtotal:</b>	<b>131</b>	<b>126,140 s.f.</b>

SITE LANDSCAPE (excludes parking lot and buffer)	Trees Provided	Square Footage
Canopy Tree 'A' (2,000 s.f.)	43	86,000 s.f.
Canopy Tree 'B' (700 s.f.)	21	14,700 s.f.
Canopy Tree 'C' (500 s.f.)	1	500 s.f.
Canopy Tree 'D' (320 s.f.)	58	18,560 s.f.
<b>Subtotal:</b>	<b>123</b>	<b>119,760 s.f.</b>

**TOTAL:** 245,900 s.f.  
**Required:** 172,854 s.f.  
**GRAND TOTAL:** +73,046 s.f.

\* NOTE: Provided Canopy Tree exceeds amount required \*

TYPE 'D' BUFFER (2,760 L.F.)	Required	Provided
Small Tree	168	174
Shrubs	420	487

\* NOTE: Provided Tree/Shrubs exceeds amount required \*

**LEGEND**

TREES	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE
(+)	<b>CANOPY TREE 'A' - (1 TREE = 2000 S.F.)</b> Southern Live Oak / <i>Quercus virginiana</i>	B&B	3"Cal	16' Ht., 6' Spd. 6' CT. +/-85 (170,000 s.f.)
(*)	<b>CANOPY TREE 'B' - (1 TREE = 700 S.F.)</b> Pignut Hickory / <i>Carya glabra</i> Sycamore / <i>Platanus occidentalis</i> Florida Elm / <i>Ulmus americana</i>	B&B B&B B&B	3"Cal 3"Cal 3"Cal	16' Ht., 8' Spd. 6' CT. +/-67 (38,000 s.f.) 14' Ht., 8' Spd. 6' CT. 12' Ht., 6' Spd. 6' CT.
(.)	<b>CANOPY TREE 'C' - (1 TREE = 500 S.F.)</b> Red Maple / <i>Acer rubrum</i> Sweetgum / <i>Liquidambar styraciflua</i> Magnolia grandiflora / Southern Magnolia Slash Pine / <i>Pinus elliotii</i>	B&B B&B B&B B&B	3"Cal 3"Cal 3"Cal 3"Cal	14' Ht., 7' Spd. 6' CT. +/-60 (30,000 s.f.) 12' Ht., 6' Spd. 6' CT. 10' Ht., 5' Spd. 5' CT. 14' Ht., 6' Spd. 5' CT.
(x)	<b>CANOPY TREE 'D' - (1 TREE = 320 S.F.)</b> Bald Cypress / <i>Taxodium distichum</i>	B&B	3"Cal	14' Ht., 7' Spd. 6' CT. +/-80 (25,600 s.f.)
(*)	<b>PALMS</b> Sabal Palm / <i>Sabal palmetto</i>	B&B		10' -16' C.T. +/-35
(*)	<b>UNDERSTORY TREES</b> Ligustrum / <i>Ligustrum japonicum</i> Tuscarora Crape Myrtle / <i>Lagerstroemia indica</i> Crape Myrtle / <i>Lagerstroemia indica</i>	B&B 30 gal B&B	3"Cal 2"Cal 3"Cal	8' Ht. x 10' Spd. (multi-trunk) 8' Ht., 5' Spd. 3' CT. +/-24 16' Ht., 8' Spd. 6' CT.
(*)	<b>HEDGE</b> Walter's Viburnum / <i>Viburnum obovatum</i> Sweet Viburnum / <i>Viburnum odoratissimum</i> Podocarpus / <i>Podocarpus macrophyllum</i>	7 gal 7 gal 7 gal	36" Ht., 24" Sp 36" Ht., 24" Spd., 36" Ht., 24" Spd.,	30" o.c. 30" o.c. 30" o.c. +/-1,820
(*)	<b>SHRUBS</b> Coontie / <i>Zamia floridana</i> Fringe Flower / <i>Loropetalum chinensis</i> Gold Mound Duranta / <i>Duranta erecta</i> 'Gold Mound' Thyralis / <i>Galphimia gracilis</i> Fire Bush / <i>Hamelia patens</i> 'Compacta' Dwarf Burford Holly / <i>Ilex cornuta</i> 'Dwarf Burford' Dwarf Yaupon / <i>Ilex vomitoria</i> 'Stokes Dwarf' Pink Muhly / <i>Muhlenbergia capillaris</i> Philodendron / <i>Philodendron xanadu</i>	3 gal 3 gal 3 gal 3 gal 3 gal 3 gal 1 gal 3 gal	15" Ht., 18" Spd. 15" Ht., 18" Spd. 18" Ht., 24" Spd. 18" Ht., 24" Spd. 18" Ht., 24" Spd. 18" Ht., 18" Spd. 18" O.A. 24" Ht., 24" Spd.	24" o.c. 30" o.c. 30" oc 30" oc 30" oc 24" oc 24" oc 30" oc +/-10,850
(*)	<b>GROUND COVER</b> Blue Pacific Juniper / <i>Juniperus conferta</i> Flax Lily / <i>Dianella tasmanica</i> 'Variegata' Liriope / <i>Liriope muscari</i>	3 gal 1 gal 1 gal	8" Ht., 24" Spd 15" Ht. x 15" Spd. 12" Ht. x 12" Spd.	24" o.c. 24" oc 18" oc +/-4,700
(*)	<b>SOD</b> St. Augustine (Stenotaphrum secundatum 'Floratum') [Irrigated]			+/-37,000 s.f.
(*)	<b>SOD</b> Bahia (Paspalum notatum) [Irrigated]			+/-187,500 s.f.

**TYPE 'D' BUFFER**

CANOPY TREE	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE
(*)	Pignut Hickory / <i>Carya glabra</i> Sycamore / <i>Platanus occidentalis</i> Florida Elm / <i>Ulmus americana</i>	B&B B&B B&B	3"Cal 3"Cal 3"Cal	16' Ht., 8' Spd. 6' CT. +/-28 14' Ht., 8' Spd. 6' CT. 12' Ht., 6' Spd. 6' CT.
(*)	<b>SMALL TREES</b> River Birch/ <i>Betula nigra</i> Dahoon Holly / <i>Ilex opaca</i> Crape Myrtle / <i>Lagerstroemia indica</i> Southern Red Cedar / <i>Juniperus silicicola</i> Bald Cypress / <i>Taxodium distichum</i>	B&B B&B B&B B&B B&B	2.5"Cal 2.5"Cal 2"Cal 3"Cal 3"Cal	13' Ht., 7' Spd. 6' CT. 12' Ht., 6' Spd. 6' CT. 12' Ht., 5' Spd. 6' CT. +/-146 12' Ht., 8' Spd. 6' CT. 12' Ht., 5' Spd. 6' CT.
(*)	<b>SHRUBS</b> Florida Anise / <i>Illicium parviflorum</i> Texas Sage/ <i>Leucophyllum frutescens</i> Wax Myrtle / <i>Myrica cerifera</i> Thyralis / <i>Thyralis glauca</i>	7 gal 7 gal 7 gal 7 gal	36" Ht., 24" Sp 36" Ht., 24" Spd., 36" Ht., 24" Spd., 36" Ht., 24" Spd.,	A.S. A.S. A.S. A.S. +/-580

NOTE: ALL NEWLY PLANTED LANDSCAPE MATERIALS SPECIFIED SHALL BE IRRIGATED PURSUANT TO SECTION 3.07.05 INSTALLATION, IRRIGATION AND MAINTENANCE (B) OF THE POLK CITY UNIFIED LAND DEVELOPMENT CODE.

**Polk City Business Park Phase 2**

Polk City, Florida

No.	Revision	Date	Appr'd
1	City Preliminary Comments	08/17/2020	
2	City Preliminary Comments	12/21/2020	
3	City Preliminary Comments	02/16/2021	

Designed by: JLB Checked by: JRH  
Issued for: Date:

**Preliminary Review Phase 03/24/2020**

Vertical Datum NAVD 1988

**Landscape Schedule & Details**

Drawing Number

**L1.50**

Sheet of

Project Number

DATE: Feb. 16, 2021 62997.05