

POLK CITY
PLANNING COMMISSION MEETING

October 14, 2024
5:30 P.M.

Polk City Government Center
123 Broadway Boulevard SE

AGENDA

CALL TO ORDER	Chairman Baker
PLEDGE OF ALLEGIANCE	Chairman Baker
ROLL CALL	Sheandolen Dunn Assistant City Manager

ESTABLISHMENT OF A QUORUM

APPROVAL OF MEETING MINUTES
-April 8, 2024

New Business

- 1. Public Hearing**
Change of Use – Former office to Public Laundromat - 225 North Commonwealth Avenue

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.

PLANNING COMMISSION MEETING MINUTES

April 8, 2024

Chairman Baker called the meeting to order at 6:00 pm.

Those present recited the Pledge of Allegiance led by Chairman Baker.

Present: Robert Baker, David Prins, Ricky Wilson

Absent: Antonio Thomas, Edward Hanks

Quorum Established

APPROVAL OF MINUTES

Motion by Member Prins to approve the **February 5, 2024 and March 11, 2024 minutes** (Planning Commission Meeting); this motion was seconded by Chairman Baker.

Motion carried 3/0 by Voice Vote.

PUBLIC COMMENTS – None

ORDER OF BUSINESS

PUBLIC HEARING - CITY INITIATED TEXT AMENDMENT

Stefanie Von Pelaske-Bush and Jeff Schmucker (CFRPC) provided an overview and PowerPoint presentation for **Text Amendment to the Land Development Code**- City-initiated text amendment to Section 2.04.01 of the Polk City Land Development Code to amend the development standards in Table 5 for the R-2 zoning district in the Polk City Green Swamp Exemption Area.

Chairman Baker **opened the Public Hearing**

Bill Block (218 Bayberry Drive) – Expressed concerns regarding this change. Recommended a Blanket Variance. Briefly discussed Infield.

Paul (no address) – Questioned why now? This is not going to fix what is already in place. There are traffic concerns, land values and the quality of life. Again, why now?

Gia Gao (237 Bayberry Drive) – Discussed Maximum Unit Density and changing the lot size

Chairman Baker **closed the Public Hearing.**

Chairman Baker inquired about the Infield development and would staff have to conform to the Land Development Code.

Kathy Delp, Development Services Director stated Infield relates to an area that already

has development. The lots on record cannot meet the code. Infield is not new development.

Jeff Schmucker provided further explanation, and this would be completely different for Sandy Pointe Zoning with Polk County and needs to meet Polk City standards today. This is General Zoning District and has nothing to do with Infield.

Kathy Delp reiterated that the Sandy Pointe issue has been long standing. We are bound by the Land Use standards today. There will be more lots if the lot size is reduced. Less than 10% of the lots are undeveloped.

Motion by Member Wilson to approve the text amendment to Section 2.04.01 of the Polk City Land Development Code to amend the development standards in Table 5 for the R-2 zoning district in the Polk City Green Swamp Exemption Area; this motion was seconded by Member Prins.

Motion carried by Voice Vote 3/0.

PUBLIC HEARING - CITY INITIATED TEXT AMENDMENT

Stefanie Von Pelaske-Bush (CFRPC) provided an overview of the City-initiated text amendment to the Polk City Land Development Code Article 2- Regulations for Specific Districts, Section 2.04.01 "Zoning District Summary Table" Table 5 to reduce the minimum lot size, lot width and side setbacks for the R-1 Single Family Zoning District. This change reflects existing conditions of past development in the R-1 Zoning District.

The lots are currently non-conforming and this would bring everything into conformity.

Member Wilson does not feel anymore houses would go into this area.

Motion by Member Prins to approve the City-initiated text amendment to the Polk City Land Development Code as discussed; this motion was seconded by Member Wilson.

Motion carried by Voice Vote 3/0.

ADJOURNMENT- 6:39 pm

Patricia Jackson, City Manager/Clerk

Bob Baker, Chairman



**POLK CITY PLANNING COMMISSION
CHANGE OF USE APPLICATION & SITE PLAN REVIEW
STAFF REPORT
October 14, 2024**

TO: POLK CITY PLANNING COMMISSION
FROM: CENTRAL FLORIDA REGIONAL PLANNING COUNCIL
SUBJECT: CHANGE OF USE AND SITE PLAN REVIEW:
Former office to Public Laundromat
225 N Commonwealth Ave

AGENDA & HEARING DATES:
Planning Commission Meeting: October 14, 2024 at 5:30PM

OWNER OF PROPERTY/APPLICANT: Warren's RV Park/Peter Warren

Attachments

- Overview Report
- Aerial Photo Map
- Future Land Use Map
- Zoning Map
- Site Plan
- Application

OVERVIEW REPORT

PROPERTY OVERVIEW:

Property Owner & Applicant	Peter Warren
Subject Parcels	25-26-33-296500-092010
Acreage	2.29 acres
Existing Future Land Use	Commercial
Existing Zoning	C-2, General Commercial

REQUEST:

The applicant, Peter Warren, is requesting a change of use approval with preliminary site plan for a building adjacent to the intersection of Commonwealth Avenue and Haynes Circle. The building is addressed as 225 Commonwealth Avenue, and it is one of the structures located on the approximately 2.29 acres at 315 Commonwealth Avenue. It is part of the Warren's RV Park property. The existing building on the subject parcel is 1,160 square feet. It is currently vacant but was previously the office for the RV Park. The applicant is requesting to convert and reconfigure the structure to allow a public access laundromat that includes a wash and fold service. The building has its own water meter. Currently, people who are not residents of the RV Park have been utilizing the existing laundry facilities. The creation of the public access laundromat will free up the existing laundry facility for residents and provide a needed use in the City.

STANDARDS FOR REVIEWING SITE DEVELOPMENT PLANS:

The purpose of the preliminary site plan is to provide sufficient information regarding a proposed development to enable the City to evaluate the proposed development as it relates to the Comprehensive Plan and the Unified Land Development Code.

The Planning Commission shall review and evaluate the preliminary site plan with specific regard to the City's Comprehensive Plan, applicable City codes, and the advisory recommendations of City staff. An approval of the preliminary site plan shall be deemed an expression of approval of the site layout.

Approval of the preliminary site plan authorizes the developer to prepare construction plans. Following approval of the construction plans by the Consulting City Engineer, the developer may proceed with construction.

FINDINGS OF FACT:

- The subject site is currently developed.
- The subject site is located within the Polk City Exemption Area and is therefore exempt from the regulations pertaining to the Green Swamp Area of Critical State Concern.
- The property has a Future Land Use (FLU) of Commercial (located within the Polk City Exemption Area).

- The C-2, General Commercial zoning allows laundry/dry cleaning/pick up locations with an approved site plan.
- The property is 1.19 acres in size.
- The site plan is consistent with the requirements of the City's Land Development Code.
- The site plan has been drawn consistent with the required number of parking spaces.

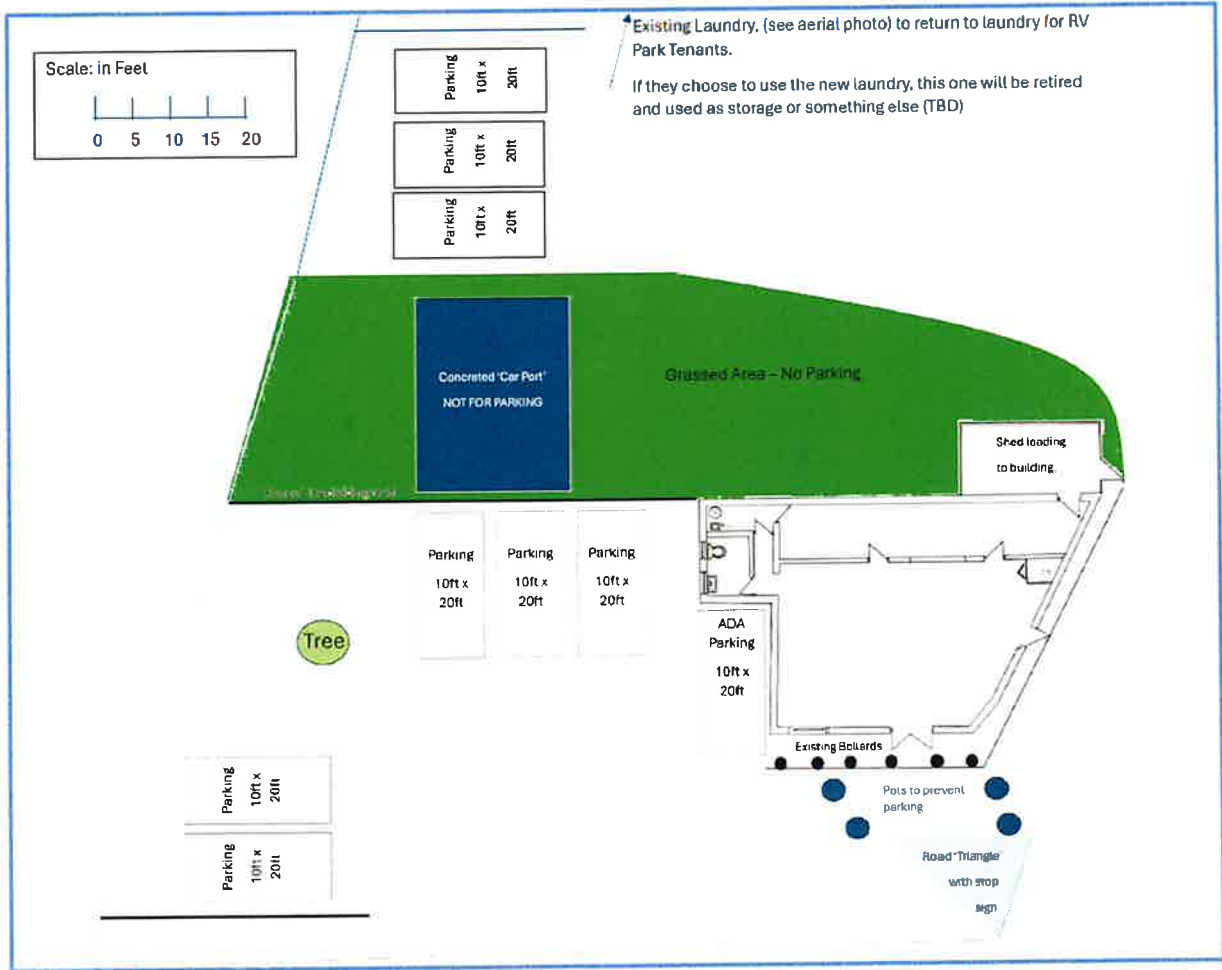


SITE DEVELOPMENT PLAN REQUIREMENTS:

Section 7.04.00 addresses Site Development Plans. 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.

The Site development plan ensures that the requested development meets the requirements of the Code. Since this proposed change generates the need for additional parking spaces, the Planning Commission is reviewing the Change of Use and the Site Plan.

As shown in the attached documents, the existing structure will be utilized for the laundromat. Site improvements include landscaped pots and painted areas to prevent parking in front of the building, where it can impede the safe flow of traffic. The site will include four parking spaces and one ADA parking space.



STAFF COMMENTS:

The proposed Change of Use and Site Plan are consistent with the Polk City Land Development Code.

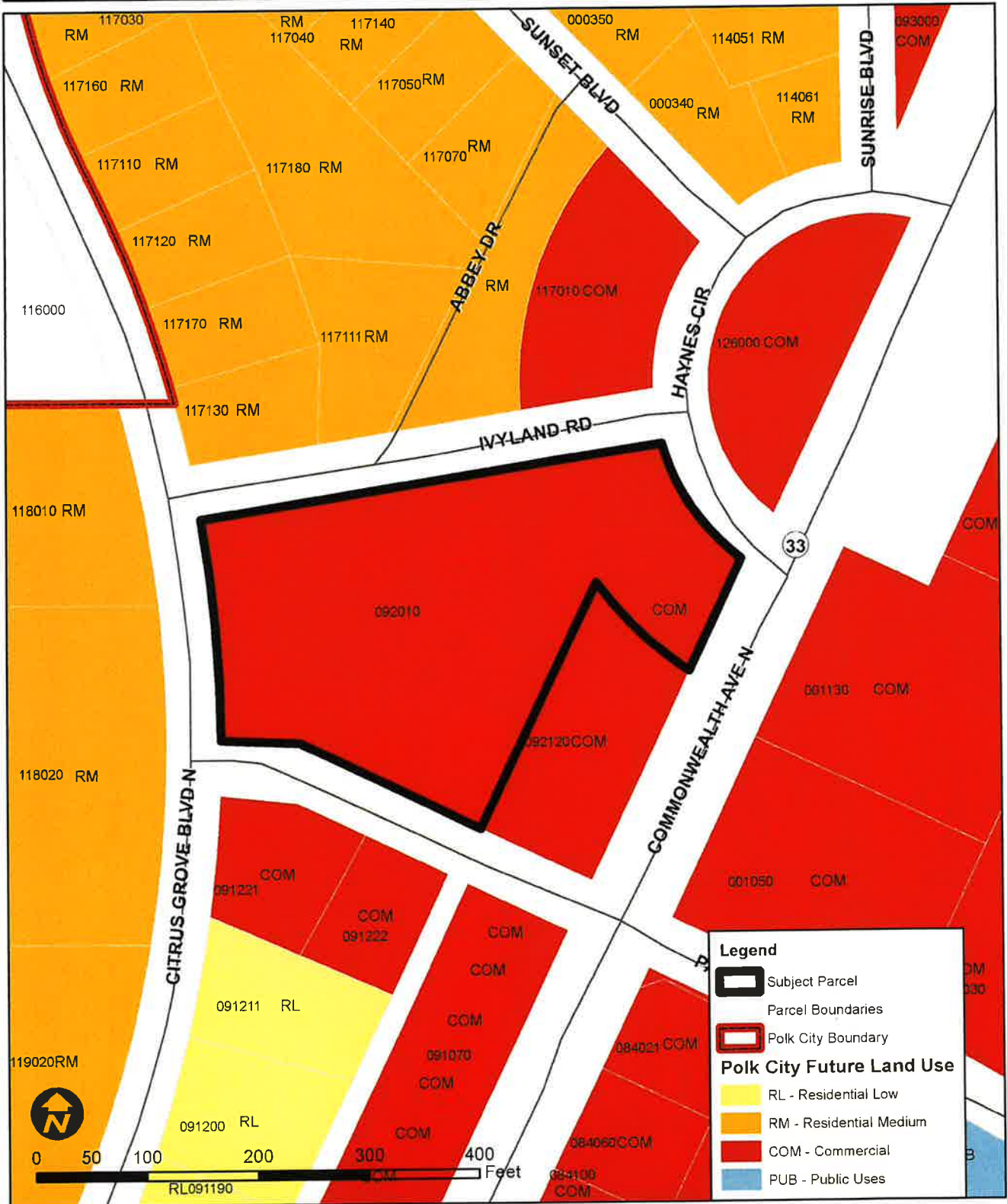
PLANNING COMMISSION MOTION OPTIONS:

1. I move the Planning Commission **Approve** the proposed Change of Use and Site Plan.
2. I move the Planning Commission **Approve with changes** of the Change of Use and Site Plan.

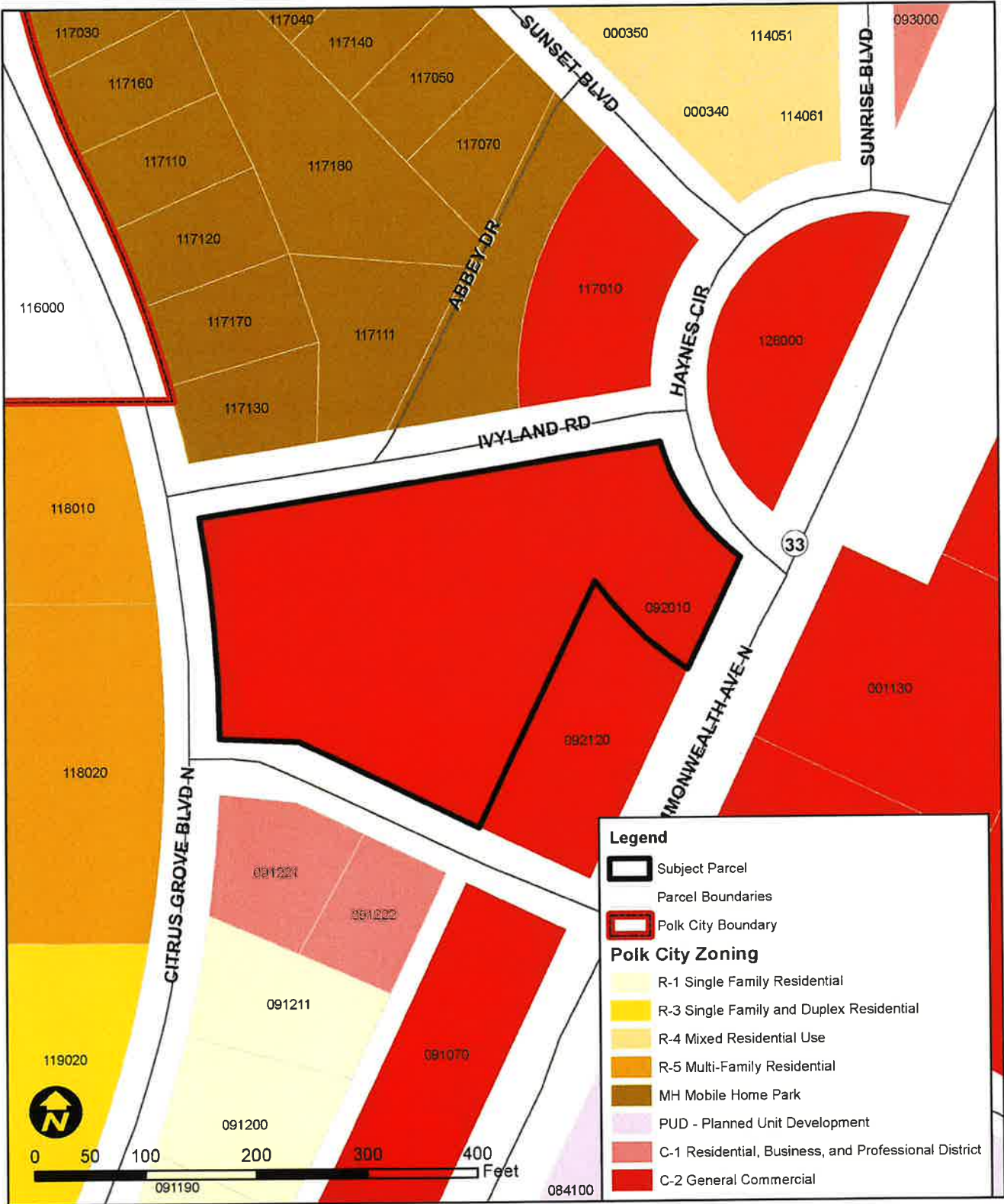
AERIAL MAP



FUTURE LAND USE MAP - EXISTING



ZONING MAP - EXISTING



SITE PLAN APPLICATION

This application is for: (Check all that apply)

- Conceptual Consultation** (Recommended but optional, Informal Discussion between the Development Director, planning staff and the Developer or Developer's Representatives)
- Preliminary Review Phase** (Recommended but optional Pre-Application, Public Hearing before the Commission)
- Development Review** (Mandatory)

Project/Business Name Warren's RV Park - Polk City Laundry
Street Address of Project 225 N Commonwealth Ave, Polk City, FL, 33868
Parcel ID Number(s) 25-26-33-296500 - 092010
Property Owner(s) Peter Warren
Mailing Address 315 Commonwealth Ave N
Polk City, FL, 33868
Telephone 863 246 0486 Fax N/A
Email warrensrvpark@gmail.com
Applicant Peter Warren
Mailing Address 315 Commonwealth Ave N
Polk City, FL, 33868
Telephone 863 246 0486 Fax N/A
Email warrensrvpark@gmail.com
Agent (Engineer, Surveyor, etc.) _____
Mailing Address _____
Telephone _____ Fax _____
Email _____
All correspondence should be sent to Peter Warren
(Specify one of the above)

What legal interest does applicant have in the property?
 Ownership
 Option
 Purchase and Sales Contract
 Other _____

Documentation of right, title, or interest must accompany the application

EXISTING

Land Use Building - Empty Zoning Commercial
Total Gross floor Area of All Structures 1,160 Ft²
Total Lot Coverage (%) 3.39% of total plot of land.
Total Square footage of area covered 4,314 Ft²

(This includes structures, overhangs, paved or gravel surfaces, etc. 'not green and growing')

PROPOSED

Land Use Building - Laundry Zoning Commercial
Total Gross floor Area of All Structures No change
Total Lot Coverage (%) No change
Total Square footage of area covered _____

(This includes structures, overhangs, paved or gravel surfaces, etc. 'not green and growing')

Number of existing parking spaces 4 plus ADA
Number of parking spaces proposed 4 plus ADA
Estimated Traffic Generation at peak hour Existing 0-5 trips
Proposed 0-5 trips

One trip is one vehicle entering OR one vehicle exiting. Therefore, one car driving in and then leaving an establishment equals 2 'trips'. Trucks are equivalent to two cars, therefore, one truck entering and then leaving an establishment equals 4 'trips'.

Proposed use of site (describe project) Retail Laundry including Wash & Fold Service - creation of at least 2 part-time jobs
Proposed square footage of building(s) All 1,160 Ft²

Proposed number of units 1
Acreage of parcel 2.29 acres Acreage to be Developed None
Are any new streets proposed? No

Statement of purpose: Building is part of larger existing RV park. It's frontage is commonwealth ave. Building has been there since at least 1947 - probably earlier. Building will be used as a public laundry. It has its own water meter already in situ. Moving the bulk of customers to this location will free up RV park laundry for tenants & hopefully allow better water pressure in the RV park.



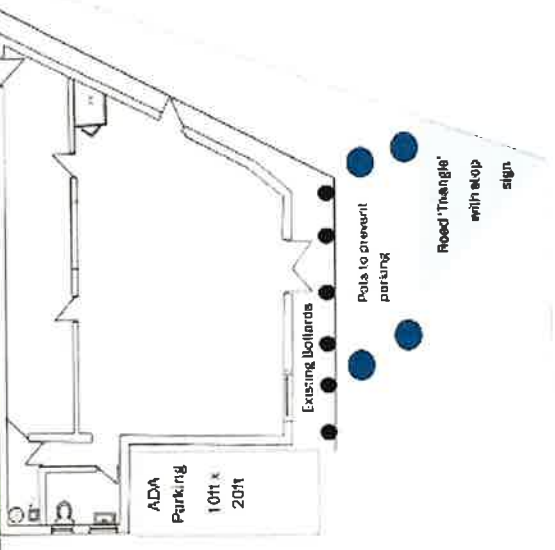
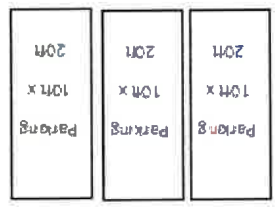
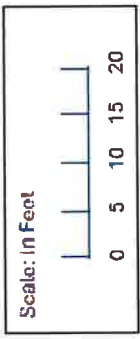
This is the entire parcel of land – known as 315 Commonwealth Ave N, Polk City, FL, 33868. This includes the RV Park, current laundry and a block built cottage.

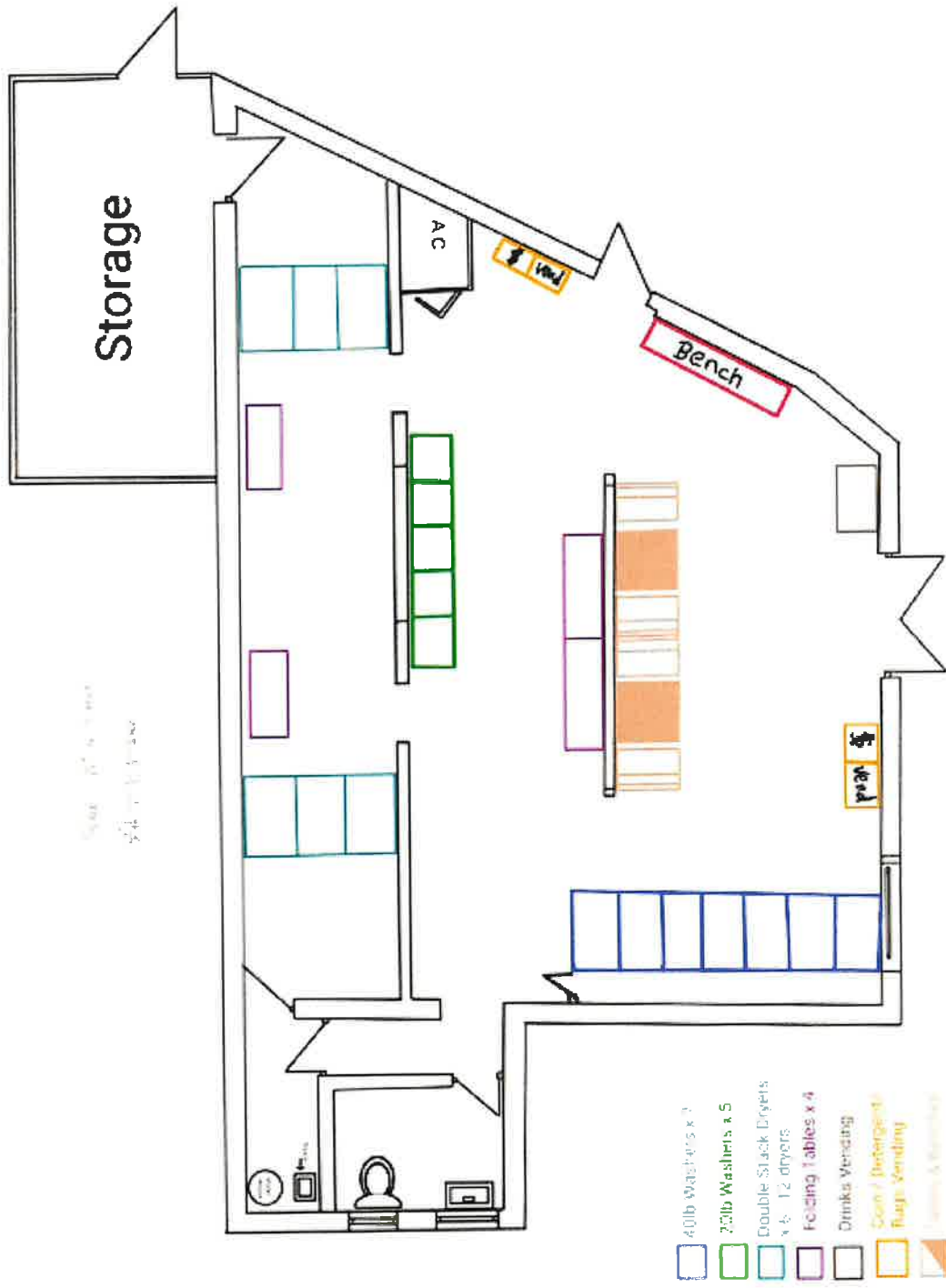
Parcel number: 25-26-33-296500-092010

The only part of this parcel to be reviewed for this change of use is highlighted in yellow. Everything else is to remain the same.

The street address for this building is 225 Commonwealth Ave N, Polk City, FL, 33868.

Existing Laundry, (see aerial photo) to return to laundry for RV Park Tenants.
 If they choose to use the new laundry, this one will be retired and used as storage or something else (TBD)





Property boundaries, as found on google maps. The building is not the correct shape, but the boundaries are correct to the best of our knowledge.





Entrance and exit to 225 Commonwealth Ave N, is from Commonwealth Ave itself. The road itself has a single white line down the center of it. Haynes Circle and the Circle K have the same access/exit from Commonwealth Ave as the building itself.



Marsha M. Faux, CFA, ASA
 Polk County Property Appraiser
 Print Date: 09/18/2024

2024

Site Address:
 315 COMMONWEALTH POLK CITY 33868

25-26-33-296500-092010
 POLK CITY PG 24 PG 1, 6, 14, 38, 39, 33, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

Owner/Mailing Address:
 WARREN PETER JOHN
 315 COMMONWEALTH AVE N
 POLK CITY FL 33868-9601

2856 MHP - Family Park; MH Lot and Recreational Vehicle (RV)

Total Acreage: 2.29
 Millage Code: 90520
 Neighborhood Code: 6666.01
 Neighborhood Adj: 1.00

Value Summary 2024

Market Valuation Method: Income

Market Valuation:
 Market Land Value: 94,666
 Classified Land Value: 0
 Assd Land Value: 94,666
 • Tot Blg Value: 172,842
 • Tot SF Value: 24,310
 Tot LT Value: 522,633
 Market Value: 522,633

Homestead Cap:

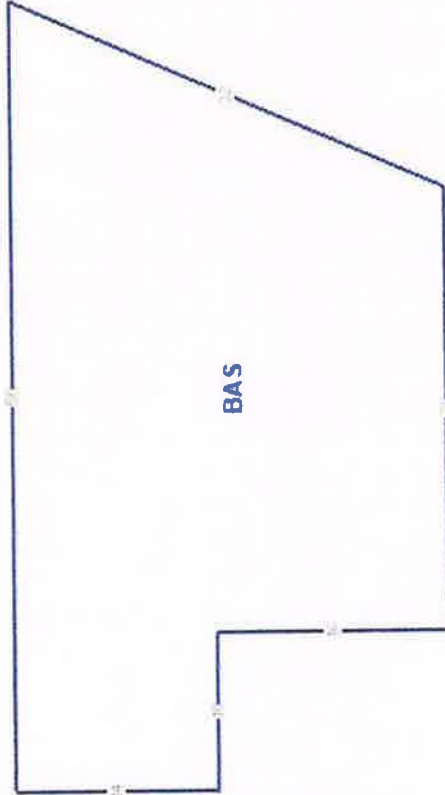
Overall % Cap: 0.00%
 Cap Base Year: 0
 HX Usage % Cap: 0.00%
 Prior Market: 0
 Prior Base: 0
 Initial Base: 0
 Current Base: 0
 Maximum Cap: 0
 Market Value: 0
 Capable Value: 0

Non-Homestead Cap

Cap Base Year: 2014
 Usage % Cap: 100.00%
 Prior Market: 274,295
 Prior Base: 274,295
 Initial Base: 274,295
 Current Base: 274,295
 Maximum Cap: 301,725
 Market Value: 522,633

Assessment Values:

Ag Land: 0
 Homestead: 0
 Non-Homestead: 301,725
 Cap Diff: 220,898
 Portability: 0
 Total Value: 301,725
 Exemption Value: 0
 Taxable Value: 301,725
 School Taxable Val: 522,633



AKA: WARREN MHP (OLD LU-HA MHP)

Card 4 of 4
 Building No. 4 - CLUBHOUSE

● Sales Data

Date	Q	V	GS	SA/YS	Price	Granter	Grantee
11/27/2013	12	1	09129 / 01132		540,000	FIDELITY BANK OF FLORIDA N A	WARREN PETER JOHN
02/19/2013	12	1	08880 / 01236		2,100	SWAIN DAVID A	FIDELITY BANK OF FLORIDA N A
08/18/2008	81	1	7719 / 0862		100	SWAIN ROSEMARIE	SWAIN DAVID A
11/27/2007	01	1	7494 / 1562		0	SWAIN DAVID A	SWAIN DAVID A

*The Just Market Value for income properties is derived from the actual potential income generated. As a result, the Just Market Value for properties valued by the income approach may not be equal to the sum of the values for Land, Building, and Misc Item.

Please Note: All address, owner, legal description, and sales data is current. All other data, including buildings, zoning features, land lines, value and tax information, is from 2024 tax roll. The information provided is believed to be correct but is subject to change and is not guaranteed.

**Additional lines of information pertaining to this record are not displayed due to size limitation of this report. For additional data, and definitions of terms used on this report please see:

<http://www.polkpa.org/CamaDisplay.aspx?OutputMode=Display&SearchType=RealEstate&ParcelID=25263329650092010>

Note: If any waivers to the site plan review regulations are being requested for this application, a letter must be submitted to the planning commission stating what waivers are requested and the reasons for such waivers.

I, as the owner or duly authorized agent for the owner of the property named above, do hereby submit this plan for review as required by the regulations of the planning commission of the City of Polk City. **To the best of my knowledge, all information submitted with this site plan application is true and correct.**

Name Peter Warren Date 09/19/2024
Title Owner
Signature P Warren

-
- ❖ See the Land Development Regulations (LDR), Article 2, Article 3 and Article 7 of the City Code, regarding the zoning district regulations, land use standards, and site plan review process. The entire Polk City Code is online at www.mypolkcity.org. Follow link to the 'City Publications, Maps and Forms' then 'Land Development Code.'
 - ❖ This application must be accompanied by the application fee and all information required by the Land Development Regulations, unless waivers are requested. All requests for waivers must be submitted in writing, specifying the section number of the item to be waived and the rationale for why you believe it should be waived. Waivers may or may not be granted by the Reviewing Authority.
 - ❖ The site plan checklist is provided to assist in gathering information and presenting an application. The applicant is responsible for presenting information showing that all Land Development Regulation standards will be met. The reviewing authority may require additional information to determine completeness and compliance.
 - ❖ The Development Director will determine the appropriate Reviewing Authority for the application review. The Reviewing Authorities include the Development Director, the Code Enforcement Officer, the Staff Review Committee or the Planning Board. The Code Enforcement Officer will also determine if the proposed use is permitted in the zoning district(s).
 - ❖ Contact the Planning Department at (863) 984-1375 with questions.

LISTING OF ABUTTERS TO A PROPOSED SITE PLAN APPLICATION

Project Name: Warren's Rv Park - Polk City Laundry
 Street Address of Project: 225 N Commonwealth Ave, Polk City, FL, 33868
 Parcel ID of Project: 25-26-33-296500-092010

This form is used to list the names, addresses, and parcel identification numbers of all properties which abut a property on which a new site plan or a site plan amendment is proposed. The definition of ABUTTER is "A person who owns adjacent land or land across a street right-of-way from the subject lot". Notification of abutters is a requirement for all site plan applications and site plan amendments; re-notification also may be required for site plan applications if sufficient time has lapsed between the preliminary application abutter notification and the time that a site plan application is submitted. Abutter information shall be obtained from the Polk County Property Appraiser's records. A list of all abutters (including applicant) must be filed with all applications - Be sure to include the names and addresses of anyone whose professional seal will appear on the final plan.

Use Additional Sheets if Necessary.

1. Name: Land Trust No 116 N Citrus Grove
 Mailing Address PO Box 313,
Lakeland, FL 33802-0313
 Street Address (If Different) 116 Citrus Grove Blvd N, Polk City, FL 33868
 Parcel ID# 25-26-33-296500-091200

2. Name: Feed Store of Polk County LLC
 Mailing Address PO Box 883
Polk City, FL 33868
 Street Address (If Different) 121 Commonwealth Ave N, Polk City, FL 33868
 Parcel ID# 25-26-33-296500-091070

3. Name: Mark Moore
 Mailing Address 124 Citrus Grove Blvd N,
Polk City, FL 33868
 Street Address (If Different) —
 Parcel ID# 25-26-33-296500-091211

4. Name: Enrique Arciniega
 Mailing Address 4416 Foxtown N

Polk City, FL 33868
Street Address (If Different) 130 Citrus Grove Blvd, Polk City, FL 33868
Parcel ID# 25-26-33-296500-091221

5. Name: Russian American Development Company LLC
Mailing Address 52 Riley Road PMB 521
Celebration, FL 34747
Street Address (If Different) 111 Palmetto Lane W, Polk City, FL, 33868
Parcel ID# 25-26-296500-091222

6. Name: Convenience Center Development
Mailing Address 1303 Pass a Grille Way
St. Pete Beach, FL 33706-4233
Street Address (If Different) 207 Commonwealth Blvd, Polk City, FL 33868
Parcel ID# 25-26-33-296500-092120

7. Name: Talal Properties Ltd
Mailing Address 1326 E Lumsden Rd
Brandon FL 33511
Street Address (If Different) Palmetto Ln E / Commonwealth Ave
Parcel ID# 25-26-33-296500-084021 / 084060 / 084012

8. Name: Polk City - Town of
Mailing Address 123 Broadway Blvd SE
Polk City, FL 33868
Street Address (If Different) _____
Parcel ID# 25-26-33-296500-084011

9. Name: AGAP LLC
Mailing Address 780 3rd Ave FL 33
New York, NY 10017-2024
Street Address (If Different) 119 Branson Trail, Polk City, FL 33868
Parcel ID# 25-26-33-297600-001030

Street Address (If Different) _____

Parcel ID# _____

10 ~~β~~ Name: Wyndhill LLC
Mailing Address 1005 Orienta Ave Ste 1500
Altamonte Springs, FL, 32701-5020
Street Address (If Different) 420 Commonwealth Ave N, Polk City, FL 33868
Parcel ID# 25-26-33-297600-001100

11 ~~β~~ Name: Branch Banking & Trust Company
Mailing Address Po Box 167
Winston Salem NC 27102-0167
Street Address (If Different) 212 N Commonwealth Ave, Polk City, FL 33868
Parcel ID# 25-26-33-297600-001050

12 ~~γ~~ Name: Proutsos Regina L DVM PLLC
Mailing Address 3854 Isle Vista Ave
Belle Isle, FL, 32812-2220
Street Address (If Different) 224 Commonwealth Ave N, Polk City, FL 33868
Parcel ID# 25-26-33-297600-001130

13 ~~β~~ Name: Liberty Brokers Ventures LLC
Mailing Address 530 Commonwealth Ave N
Polk City, FL 33868
Street Address (If Different) _____
Parcel ID# 25-26-33-297600-001070

14 ~~β~~ Name: Claude Johns & Joetta Johns
Mailing Address 440 Sunrise Blvd
Polk City, FL 33868
Street Address (If Different) _____
Parcel ID# 25-26-33-296500-093000

Street Address (If Different) _____

Parcel ID# _____

15. Name: Elaine Butler
Mailing Address 411 Sunrise Blvd
Polk City, FL, 33868
Street Address (If Different) _____
Parcel ID# 25-26-33-296500-114061

16. Name: Johnson Charles W & Dot C Trust
Mailing Address 336 W Bridgers Ave
Auburndale, FL, 33823-3418
Street Address (If Different) 106 Sunset Blvd, Polk City, FL 33868
Parcel ID# 25-26-28-295220-000340

17. Name: Jesus Velazquez & Leidy Velazquez
Mailing Address 2220 Weber St
Lakeland, FL, 33801-2573
Street Address (If Different) 419 Sunrise Blvd, Polk City, FL 33868
Parcel ID# 25-26-33-296500-114051

18. Name: Mark Seese
Mailing Address 115 Sunset Blvd
Polk City, FL, 33868
Street Address (If Different) _____
Parcel ID# 25-26-33-297500-117070

19. Name: Eloisa Wing & Berna Sevilla
Mailing Address Po Box 93113
Lakeland, FL 33804-3113
Street Address (If Different) Citrus Grove Blvd W, Polk City, FL 33868
Parcel ID# 25-26-33-296500-116000

Street Address (If Different) _____

Parcel ID# _____

20 ~~8~~. Name: Polk City Villas I & 2 Ltd

Mailing Address 300 W Dixie Ave

Leonburg, FL, 34748 - 6353

Street Address (If Different) 201 N Citrus Grove Blvd, Polk City, 33868

Parcel ID# 25-26-33-296500-118010 / 118020

21 ~~8~~. Name: Tryphos Spyros, Nicholas & Indira Sharirava

Mailing Address 303 Spinnaker Ct

Auburndale, FL 33823 - 2150

Street Address (If Different) 102 Citrus Grove Blvd, Polk City, FL 33868

Parcel ID# 25-26-33-296500-119020

22 ~~8~~. Name: Frances Pierce & James Baird

Mailing Address 320 Citrus Grove Blvd N

Polk City, FL 33868

Street Address (If Different) —

Parcel ID# 25-26-33-297500-117120

23 ~~8~~. Name: Please see following page for parcels

Mailing Address of land owned by Peter Warren

Street Address (If Different) _____

Parcel ID# _____

24 ~~8~~. Name: _____

Mailing Address _____

Street Address (If Different) _____

Parcel ID# _____

The following parcels of land are owned by the petitioner Peter Warren

25-26-33-297500-117180	325 Abbey Drive, Polk City, FL, 33868
25-26-33-297500-117010	318 Abbey Drive, Polk City, FL, 33868
25-26-33-296500-117010	320 Abbey Drive, Polk City, FL, 33868
25-26-33-297500-117160	336 N Citrus Grove Blvd, Polk City, FL, 33868
25-26-33-297500-117110	328 N Citrus Grove Blvd, Polk City, FL, 33868
25-26-33-297500-117170	312 N Citrus Grove Blvd, Polk City, FL, 33868
25-26-33-297500-117130	304 N Citrus Grove Blvd, Polk City, FL, 33868
25-26-33-296500-126000	315 Commonwealth Ave N, Polk City, FL, 33868

The following property is owned by Louise Warren, wife of the petitioner

25-26-33-297500-117111	321 Abbey Drive, Polk City, FL, 33868
------------------------	---------------------------------------