

Office of Planning and Development
Tom Deardorff, AICP, Director

Land Development Division



330 West Church Street
P.O. Box 9005, Drawer GM 03
Bartow, FL 33831-9005
(863)534-6792
Fax (863)534-6407
www.polk-county.net

Board of County Commissioners

AGENDA FOR DEVELOPMENT REVIEW COMMITTEE

DATE: January 29, 2016
TO: Development Review Committee Members
FROM: John M. Bohde, AICP, Director
Tom Pierce, Sr, Development Review Specialist
SUBJECT: Meeting Schedule for February 11, 2016

The Development Review Committee will meet on **Thursday, February 11, 2016 IN THE LAND DEVELOPMENT DIVISION (PLANNING CONFERENCE ROOM 2ND FLOOR)**

LEVEL 1 PRE-APPLICATION REQUESTS WILL START AT 8:30 A.M.

ALL OTHER LEVELS OF REVIEW WILL BE SCHEDULED BY APPOINTMENT.

Please bring all case files and pertinent information on the cases listed in the attached agenda to the meeting.

If you have any questions, please contact my office at (863) 534-6792.

MC/BG

Attachments: Pre-Application Request

LEVEL 1 APPLICATIONS

PRE-APPLICATION

- 1.) CEMEX CONSTRUCTION MATERIALS FLORIDA
THE COLINAS GROUP, INC
(863)669-9141 x Project #: **58438** 262520-000000-012010
This project is for the driveway entrance and sand slurry pipeline for the Craig 262521-000000-020000
Groves Tract of the CEMEX Construction Materials Florida, LLC. Gator Snad Mine. 262527-000000-033010
262528-000000-010000
262533-000000-012010
262533-000000-012020
262533-000000-012030
262534-000000-024010
262534-000000-024020
262534-000000-024030
262603-000000-013010
262603-000000-013020
262603-000000-013030
262604-000000-011010
262604-000000-011020
262604-000000-011030
262609-000000-011010
262609-000000-011020
262609-000000-011030
- 2.) OMEGA HEALTHCARE INVESTORS
CHASTAIN SKILLMAN INCORPORATED
(863)646-1402 x Project #: **58440** 242918-000000-044020
The applicant would like to construct a rehabilitative care facility on vacant property. 242918-000000-044040
The proposed development includes 75 units and 120 beds.

LEVEL 2 APPLICATIONS

NON-RESIDENTIAL SITE PLAN

- 3.) RIVER RANCH TEE-PEES
MARK VINCUTONIS
(407)847-9433 x Project #: **58417** 313123-000000-024010
Request to construct 10 individual Tee-pee structures for existing resort. 313123-000000-012010

SUBDIVISION SITE REVIEW

- 4.) LAKE JAMES PHASE 3
DENNIS WOOD
(863)940-2040 x Project #: **58384** 232710-000000-023010
Modify existing approved plans to increase number of lots from 88 to 90.

WAIVER

- 5.) ALLEN & ABRARAY, PA WAIVER
 ART STITZEL
 (863)607-4455 x Project #: **58432** 242913-000000-043070
 This project will consist of a 4,000 sf building addition to the existing building located at 5835 US Hwy 98 South, Also requesting additional parking spaces and drainage per Polk County requirements.

***NOTE: They are requesting approval of this waiver prior to the submittal of the Level 2, because of the existing building and parking layout. We are in need of approval before we can submit a site plan for Level 2 review.

LEVEL 3 APPLICATIONS

SUBURBAN PLANNED DEVELOPMEN

- 6.) PLEASANT HILL ESTATES N SPD 16-03
 DAVID HOLDEN NEW PD
 (863)422-5517 x Project #: **58421** 272710-730000-041100
 to allow a 27 lot subdivision
- 7.) PLEASANT HILL SOUTH SPD 16-04
 DAVID HOLDEN NEW PD
 (863)422-5517 x Project #: **58428** 272710-730000-042300
 to allow a 25 lot single family subdivision

LEVEL 3 VARIANCE SETBACKS

- 8.) FALEEV VAR 16-19 VAR 16-19
 DMITRI FALEEV
 (863)513-9455 x Project #: **58379** 232716-000983-000470
 side yard setback variance
- 9.) CABRERA VAR 16-20 VAR 16-20
 GREGORIO NEGRETE CABRERA
 (863)401-5028 x Project #: **58383** 262928-691001-000410
 side yard setback
- 10.) DERDERIAN VAR 16-21 VAR 16-21
 STEPHEN DERDERIAN
 (863)288-3450 x Project #: **58385** 272620-706001-000460
 side yard setback
- 11.) VELAZQUEZ VAR 16-22 VAR 16-22
 LUIS VELAZQUEZ
 (863)852-0425 x Project #: **58387** 272706-726500-042810
 a side setback variance
- 12.) COLLYER VAR 16-23 VAR 16-23
 MIKE & NIKI M MUSICK
 (863)258-9387 x Project #: **58388** 242930-290801-002360
 A rear setback variance to allow a solid roof over an existing screen room
- 13.) WORM VAR 16-24 VAR 16-24
 HEIKO WORM
 (407)433-3167 x Project #: **58405** 252824-353602-001850
 A setback variance to allow an existing mobile home to remain.

- | | |
|--|---|
| <p>14.) GUERRERO VAR 16-25
HECTOR GUERRERO
(863)800-4699 x Project #: 58406
A setback variance to allow an existing shed to remain.</p> | <p>VAR 16-25
232914-141554-000240</p> |
| <p>15.) CLAYTON VAR 16-26
RONALD CLAYTON
(863)581-5045 x Project #: 58413
A side setback variance</p> | <p>VAR 16-26
292819-000000-021220</p> |



PRE-APPLICATION CONFERENCE

\$100.00 FEE

RECEIVED
JAN 22 2016
LAND DEVELOPMENT

Growth Management Department
Land Development Division
 330 W. Church St.
 P.O. Box 9005, Drawer GM03
 Bartow, FL 33831-9005
 (863)534-6792
 SUNCOM 569-6792
 FAX (863) 534-6407

The cut-off for this application is every **Wednesday at 3:00PM** to be heard at the next available Development Review Committee (DRC) meeting. DRC meetings are held every Thursday. This application will be heard approximately two weeks after submittal.

Appointment Date and Time: 2-11-16

Project Number (For office use only) 58438

CEMEX Construction Materials Florida, LLC - Gate Mile - Craig Groves Tract Driveway Improvements
APPLICANT/PROJECT NAME

(863) 422-1171
PHONE

(863) 422-8610
FAX

100 Lem Carnes Road, Davenport, FL 33837
MAILING ADDRESS

jamesd.mott@cemex.com
E-mail Address

James Mott
CONTACT PERSON (if different from applicant)

(863) 422-1171
PHONE

(863) 422-8610
FAX

100 Lem Carnes Road, Davenport, FL 33837
MAILING ADDRESS

jamesd.mott@cemex.com
E-mail Address

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

- Project Narrative (ie: Number of dwelling units or square footage)
- Aerial with site identified
- Site Plan
- Location Map (vicinity map)
- **Confirm the Land Use District** and Development Area on the bottom part of this page.

Amendment Type Text Amendment Map Amendment

Acres +/- 2,560

Tax Identification Number

	Section-Township-Range	-	Subdivision #	-	Parcel #
Parcel ID Number(s): <small>(18 digits)</small>	<u>S T R</u>	-	<u>sec</u>	-	<u>attach</u>
	<u>S T R</u>	-		-	
	<u>S T R</u>	-		-	

Current Land Use District CORE
 Current Development Area N/A

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

**PRE-APPLICATION CONFERENCE
PROJECT NARRATIVE
DRIVEWAY ENTRANCE AND SAND SLURRY PIPELINE
CRAIG GROVES TRACT OF THE GATOR SAND MINE
FOR
CEMEX CONSTRUCTION MATERIALS FLORIDA, LLC.**

The pre-application conference is for the driveway entrance and sand slurry pipeline for the Craig Groves Tract of the CEMEX Construction Materials Florida, LLC., Gator Sand Mine.

The project is to construct improvements to an existing driveway into the CEMEX Construction Materials Florida, LLC., Gator Sand Mine - Craig Groves Tract. The driveway improvements proposed herein alter the driveway as approved under DMS# 49550. The Craig Groves Tract was approved under CU 03-14 in 2003. The Level 2 drawings showing the driveway were approved April 29, 2009 under DMS# 49550. The driveway improvements also include a sand slurry pipeline construction and a water return pipeline. These pipelines will be installed using a jack and bore technique beneath Dean Still Road.

2015

Aerial

Gator Sand Mine
and Craig Groves
Tract Driveway

Gator Sand

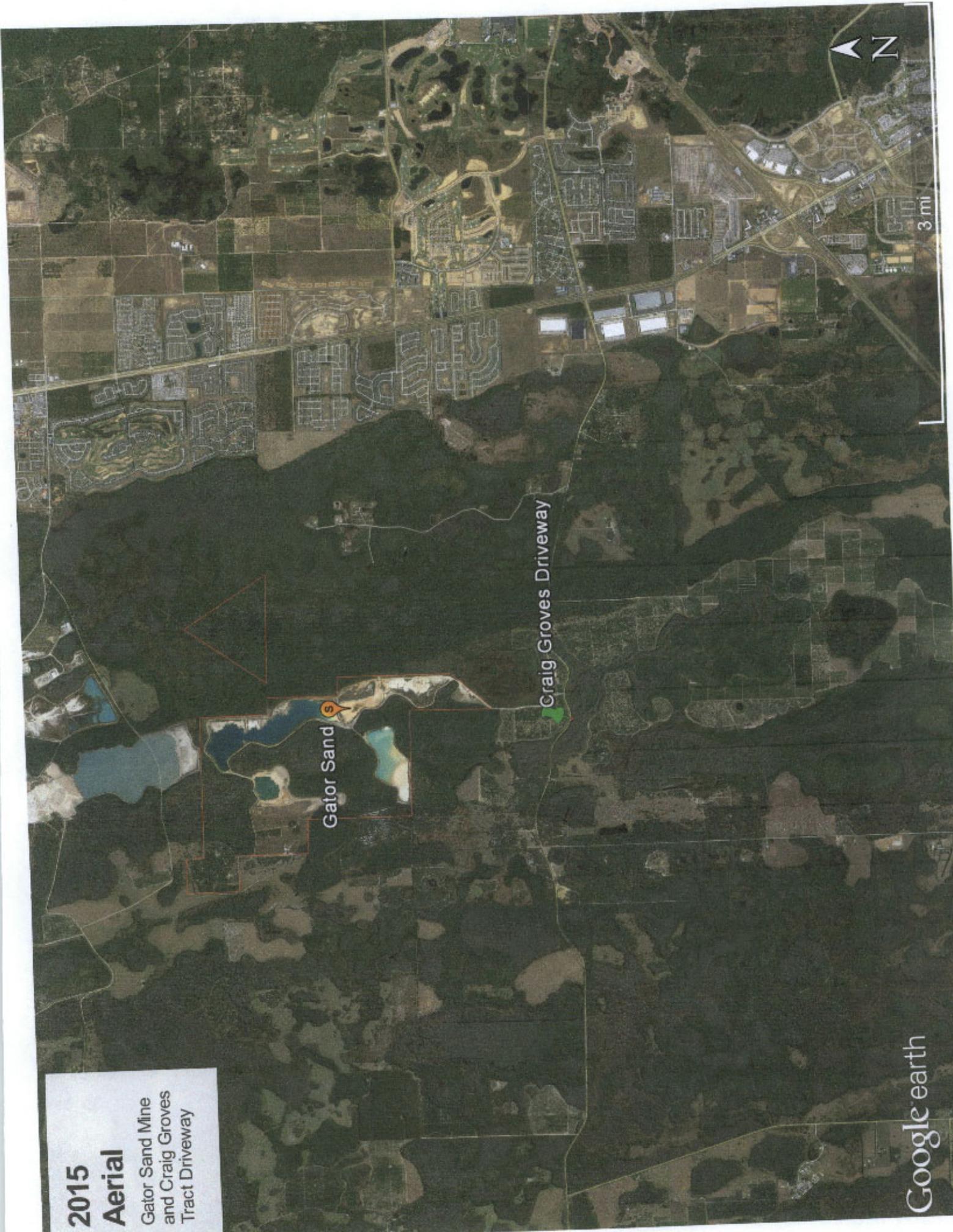
Craig Groves Driveway

Google earth

© 2015 Google



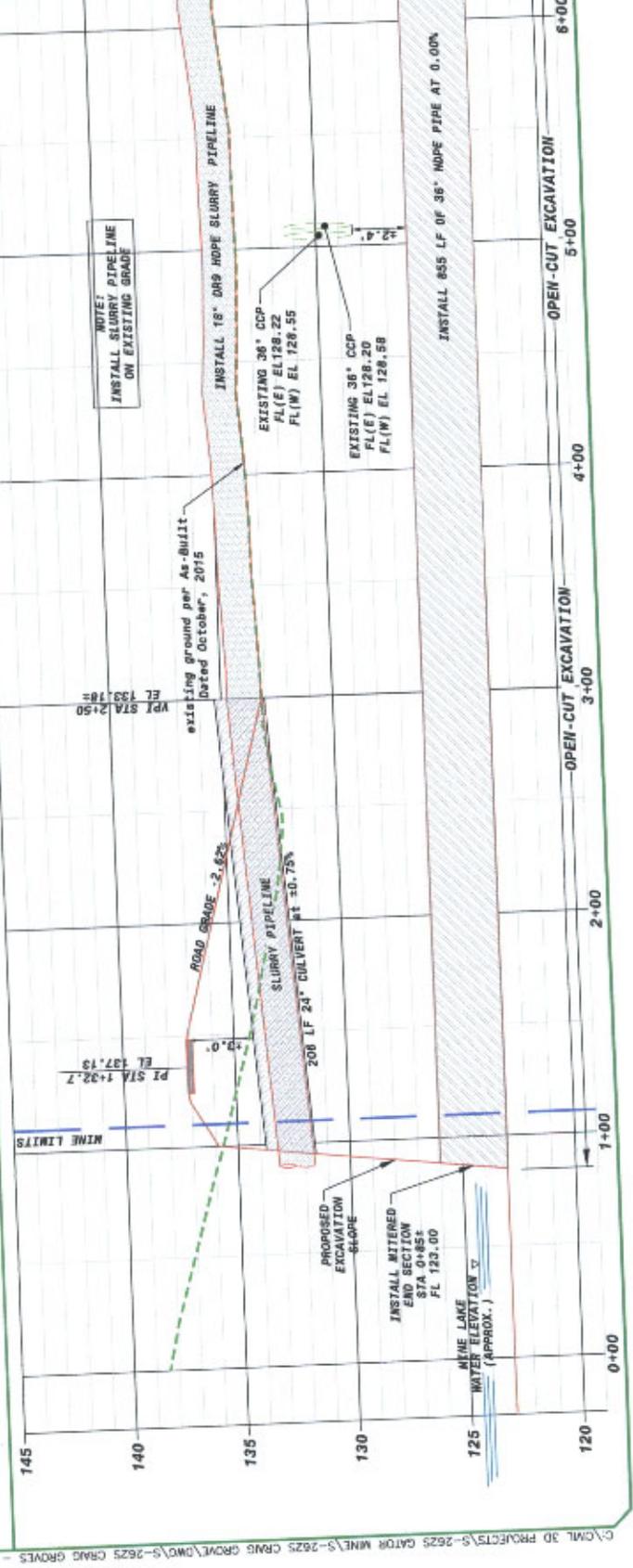
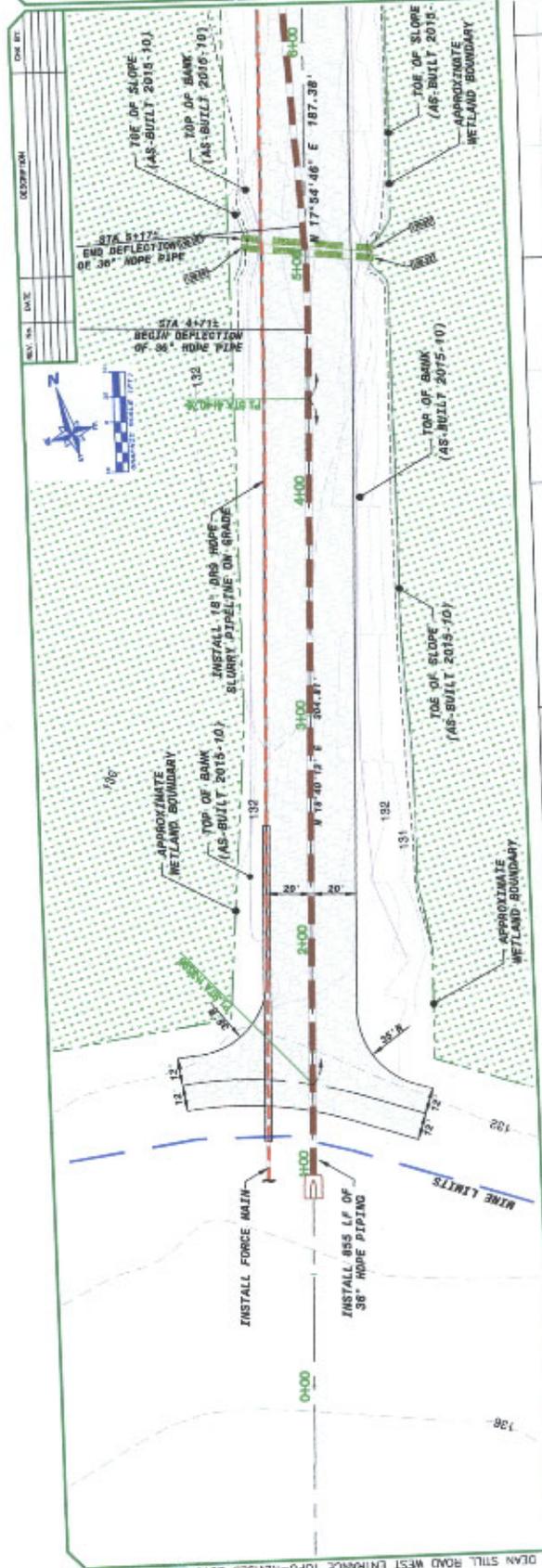
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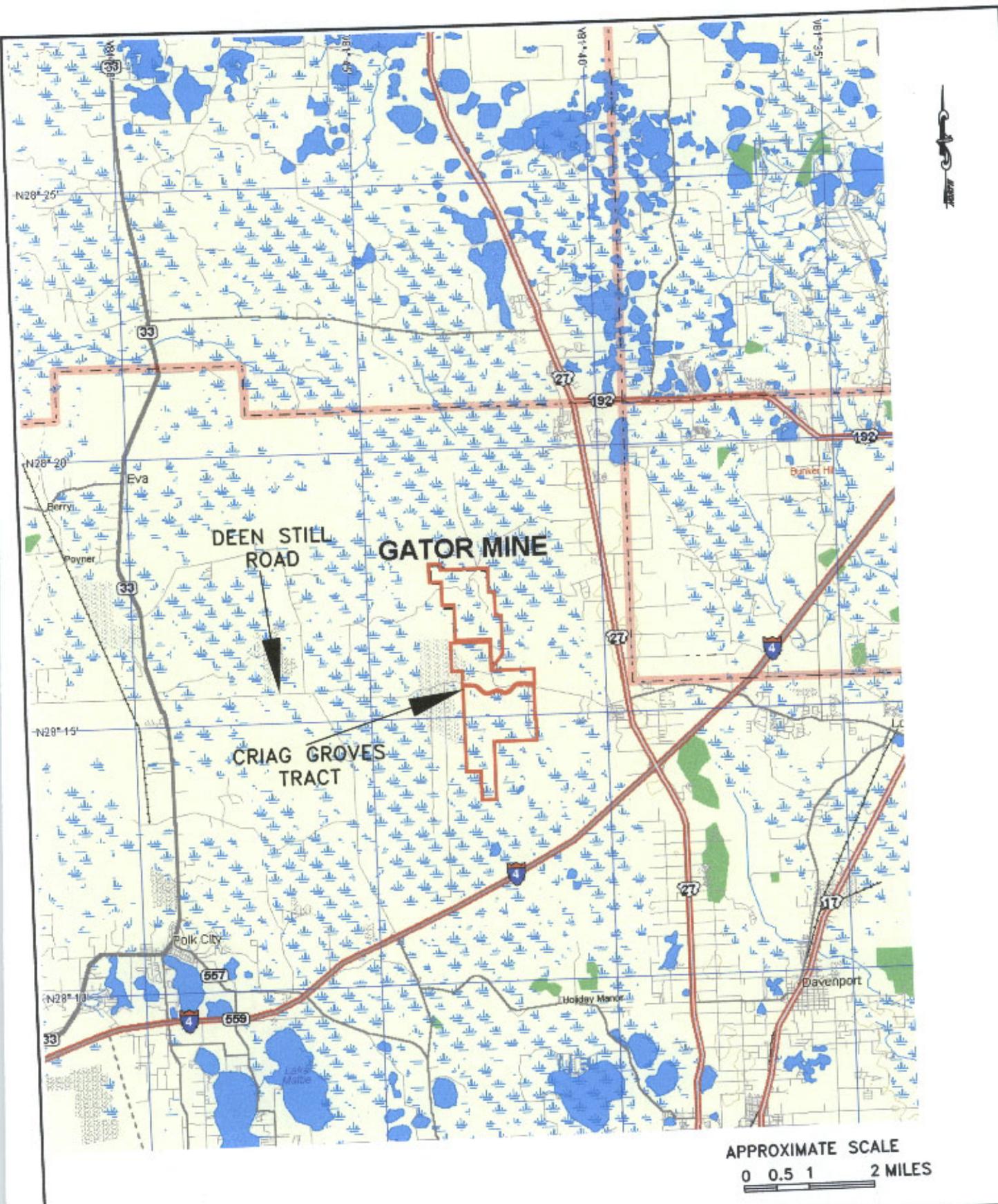




PLAN and PROFILE
SHEET 1 of 2
WEST ENTRANCE DRIVEWAY IMPROVEMENTS
GATOR SAND MINE - CRAIG GROVES TRACT
 DEEN STILL ROAD
 POLK COUNTY, FLORIDA

DATE:	12/15/15
BY:	W. J. COLLINS
CHECKED BY:	W. J. COLLINS
SCALE:	AS SHOWN
PROJECT NO.:	15-0000
DATE:	12/15/15
BY:	W. J. COLLINS
CHECKED BY:	W. J. COLLINS
SCALE:	AS SHOWN
PROJECT NO.:	15-0000





CEMEX CONSTRUCTION MATERIALS FLORIDA, LLC.

DATE
07/15/2015

JOB NO.
S-262S

FIGURE NO.
1

THE COLINAS GROUP, INC.
ENGINEERING AND ENVIRONMENTAL CONSULTANTS

SITE LOCATION

2031 EAST EDGEWOOD DRIVE, SUITE 5, LAKELAND, FLORIDA 33803
863-669-9141 - Fax 863-669-1742

GATOR SAND MINE
POLK COUNTY, FLORIDA

CEMEX Construction Materials Florida, LLC.
Gator Sand Mine
Parcel Numbers

Section	Township	Range	Parcel Number
20	25S	26E	262520-0000000-12010
21	25S	26E	262521-0000000-02000
27	25S	26E	262527-0000000-33010
28	25S	26E	262528-0000000-01000
33	25S	26E	262533-000000-012010, 262533-000000-012020, 262533-000000-012030
34	25S	26E	262534-000000-024010, 262534-000000-024020, 262534-000000-024030
3	26S	26E	262603-000000-013010, 262603-000000-013020, 262603-000000-013030
4	26S	26E	262604-000000-011010, 262604-000000-011020, 262604-000000-011030
9	26S	26E	262609-000000-011010, 262609-000000-011020, 262609-000000-011030



PRE-APPLICATION CONFERENCE

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JAN 27 2016

LAND DEVELOPMENT

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Land Development Division
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Appointment Date and Time: 2-11-16

Project Number (For office use only) 58440

Omega Healthcare Investors-Andy Daunhauer (352) 425-4633
APPLICANT/PROJECT NAME PHONE

200 International Circle, Suite 3500 Hunt Valley, MD 21030
MAILING ADDRESS

FAX
andyd@omegahealthcare.com
E-mail Address

Jason A. Alligood (863) 646-1402
CONTACT PERSON (if different from applicant) PHONE

PO Box 5710 Lakeland, FL 33807
MAILING ADDRESS

FAX
jalligood@chastainskillman.com
E-mail Address

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

- Project Narrative (ie: Number of dwelling units or square footage)
Aerial with site identified
Site Plan
Location Map (vicinity map)
Confirm the Land Use District and Development Area on the bottom part of this page.

Amendment Type [] Text Amendment [] Map Amendment

Acres 17.5

Tax Identification Number

Table with columns: Section-Township-Range, Subdivision #, Parcel #. Rows include Parcel ID Number(s) with dropdown menus for S, T, R, and values like 18, 29, 24, 000000, 044020.

Current Land Use District N/A

Current Development Area Transit Supportive Development Area (TSDA)

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

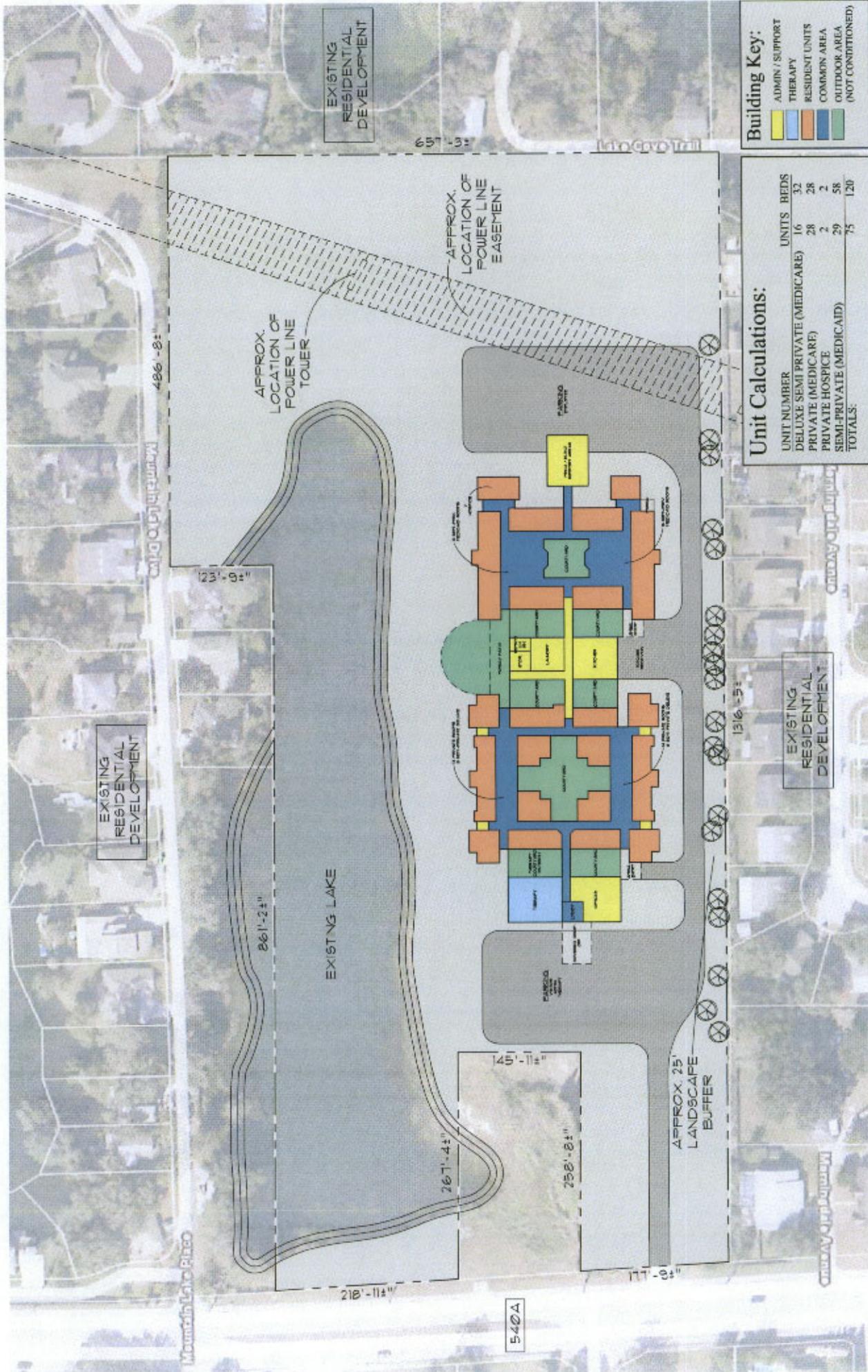


Project Narrative
Omega Healthcare Investors
Rehabilitative Care

The applicant desires to construct a rehabilitative care facility on vacant property located on the north side of CR 540A just west of Scott Lake Road. The property is zoned Residential Low (RL-1) and Residential Medium (RM). The proposed development includes 75 units and 120 beds. The facility would require a Conditional Use approval. In 2006 the property was approved for conditional use for townhomes and condominiums (PD 06-14). In 2008 the County approved a modification to the Planned Development (CU 08-30) for a Group Living Facility and Assisted Living Facility. The applicant desires to meet with the County to see what conditions might be applied to the proposed Conditional Use.

Site Aerial





Building Key:

Yellow	ADMIN / SUPPORT
Blue	THERAPY
Orange	RESIDENT UNITS
Green	COMMON AREA
Light Green	OUTDOOR AREA (NOT CONDITIONED)

Unit Calculations:

UNIT NUMBER	UNITS	BEDS
DELUXE SEMI PRIVATE (MEDICARE)	16	32
PRIVATE (MEDICARE)	28	28
PRIVATE HOSPICE	2	2
SEMI-PRIVATE (MEDICAID)	29	58
TOTALS:	75	120



Keefe-Painter Architects LLC
 2401 GULFVIEW ROAD
 PALM HARBOR, FLORIDA 34683 772-701-4885

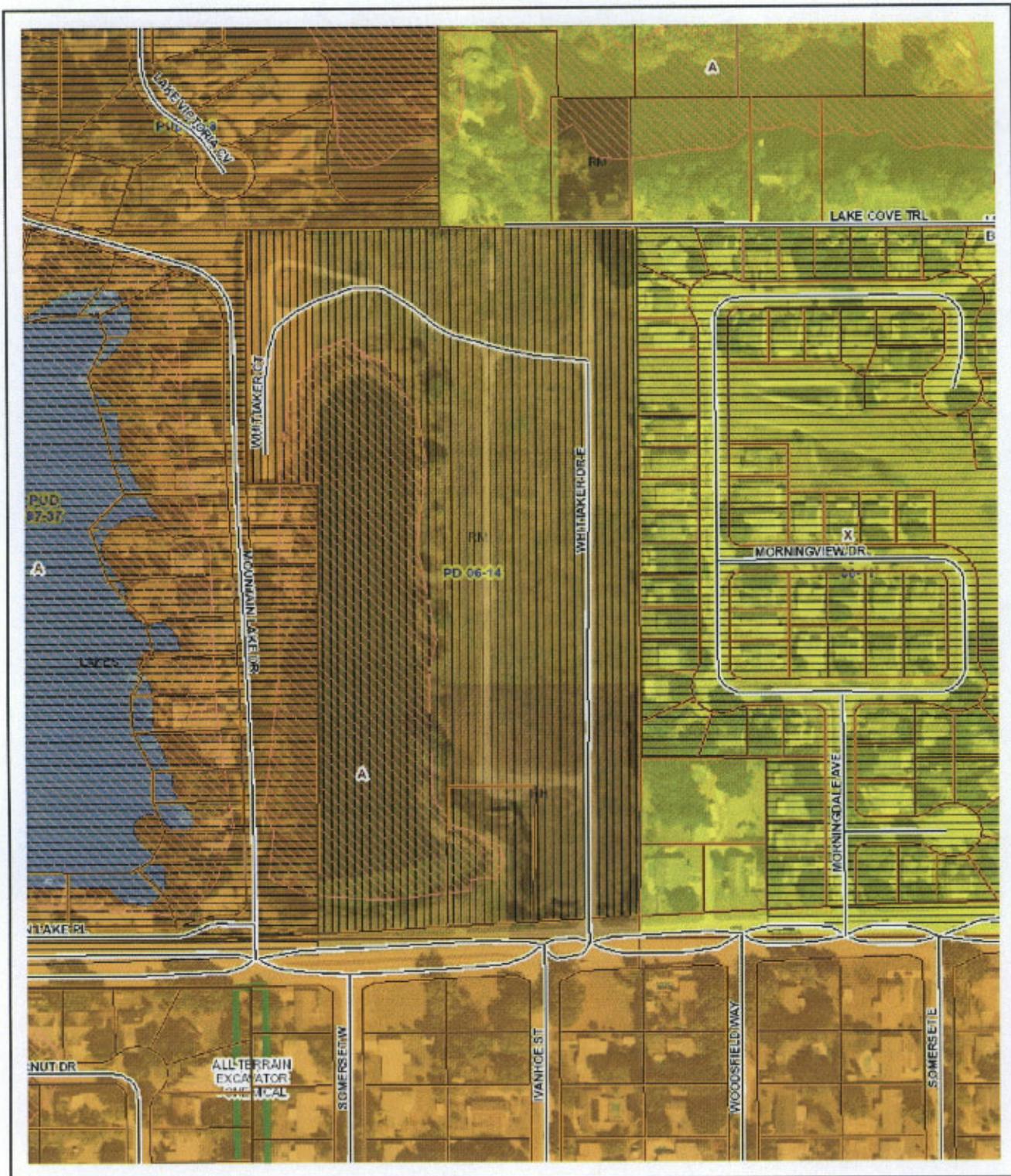


SCHEMATIC SITE PLAN - "A"
 SCALE: 1" = 40'-0"
 N



Stonebrook
 Health and Rehabilitation Center
 OCTOBER 28, 2015
 OF 24 (8/14)





County Map

Polk County IT/GIS



Printed: Dec 07, 2015



17 acre 540 A aerial

-  Streets OSM Hybrid
-  County Boundaries
-  Parcel Outlines



0 110 220 330 ft


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 BANKER
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GROWTH MANAGEMENT DEPARTMENT

LAND DEVELOPMENT DIVISION
Chandra Frederick, AICP, Director



330 West Church Street
Post Office Box 9005
Drawer GM03
Bartow, Florida 33831-9005
Phone: (863) 534-6792
Fax: (863) 534-6407

December 03, 2008

Board of County Commissioners

Crf-twin Lakes, Llc
500 South Florida Avenue
Suite 700
Lakeland, Fl 33801

RE: Case File: #CU 08-30/Twin Lakes Modification
Project Number: #53604
Request: The applicant is seeking to modify the existing PD 06-14 and obtain approval for a Group Living Facility/Congregate Care and Assisted Living Facility. (DMS 47988)

Dear Gentlemen:

This is to officially notify you of the action taken by the Planning Commission on Wednesday, November 12, 2008, regarding the above captioned request for a Level 3 Conditional Use, on 17.35 +/- Acres.

The Planning Commission, voted 7/0 to approve the request with the following conditions:

1. This conditional use approval shall result in the expiration of PD 06-14 and it being deemed null and void. [PLG]
2. This conditional use approval is for 76 assisted living facility (ALF) units (53,580 square feet), 12 assisted living facility-Alzheimer's (ALZ) units (8,222 square feet), and 110 independent living (IL) units (103,400 square feet) for a total of 198 units containing 229 beds and a common dining facility/kitchen (4,600 square feet). [PLG]
3. The applicant shall ensure that the appearance and architectural details of the structure(s) resembles the elevation plan as provided for in Exhibit 4 of this report. While minor deviations are allowed, at a minimum, the rooftop and facade materials for the structure(s) shall adhere to Exhibit 4 of the staff report for CU08-30 and dated November 12, 2008. [PLG].
4. Prior to Level 2 Review approval, the applicant shall provide certification from a registered professional engineer that adequate water pressure and capacity exist to maintain fire flow as determined by the Polk County Fire Marshal. [FM]
5. The applicant shall provide reclaimed water service to the development. When available, the applicant shall connect to a centralized reuse system and, at a minimum, shall utilize the amount of reuse water equal to the amount that the facility generates in wastewater. This requirement may be waived if a certified professional engineer can provide evidence that the site is unable to store the required volume. [PLG]

PC Approval w/Conditions

Equal Opportunity Employer

DEC 03 2008

6. The applicant shall provide a minimum Type "B" buffer along the northern and eastern property boundary, except that no understory trees or shrubs will be required, canopy trees shall be provided every 40 feet, and the applicant shall be required to install a six foot high opaque fence. [PLG]
7. The applicant shall submit a revised binding site plan reflecting all conditions of approval herein prior to Level 2 Review approval. [PLG]
8. A sufficient application for Level 2 Review approval shall be submitted no later than November 12, 2011; otherwise, this Conditional Use shall be null and void. [PLG]

GENERAL NOTES

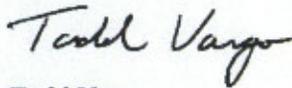
NOTE: Approval of this project shall not constitute a waiver or variance from any applicable development regulations unless specifically noted in the conditions of approval and consistent with LDC Section 930.D.

NOTE: All written commitments made in the application and subsequent submissions of information made during the application review process, which are on file with the Land Development Division, shall be considered to be binding upon the applicant, provided such commitments are not at variance with the Comprehensive Plan, LDC or other development regulations in effect at the time of development.

The official Board action is reflected in the minutes subsequently reviewed and adopted by the Board. Any conflicts between the restatement of the Board's action contained herein and the approved minutes of the Board shall be reconciled by utilizing the Board approved minutes.

For further information, please call (863) 534-6084.

Sincerely,



Todd Vargo
Planning Commission Coordinator

xc: County Attorney (Anne Gibson)
Case File
Ronald Clark
Guardian Senior Living Llc