

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



PHONE: 863-534-6792  
FAX: 863-534-6407  
[www.polk-county.net](http://www.polk-county.net)

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**LAND DEVELOPMENT DIVISION**

**AGENDA FOR DEVELOPMENT REVIEW COMMITTEE**

**DATE:** April 1, 2016  
**TO:** Development Review Committee Members  
**FROM:** John M. Bohde, AICP, Director  
Tom Pierce, Sr. Development Review Specialist  
**SUBJECT:** Meeting Schedule for April 14, 2016

The Development Review Committee will meet on **Thursday, April 7, 2016 in the Land Development Division (Planning Conference Room 2<sup>ND</sup> 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



- |     |                                                                                                                                    |                         |                                       |
|-----|------------------------------------------------------------------------------------------------------------------------------------|-------------------------|---------------------------------------|
| 7.) | FUTCH TSE 16-01<br>ROSEMARY FUTCH<br>(863)662-9788 x<br>A Temporary Special Exception to allow a mobile home for medical hardship. | Project #: <b>58580</b> | TSE 16-01<br><br>252721-000000-043180 |
|-----|------------------------------------------------------------------------------------------------------------------------------------|-------------------------|---------------------------------------|

**LEVEL 3 VARIANCE SETBACKS**

- |      |                                                                                                                                            |                         |                                       |
|------|--------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|---------------------------------------|
| 8.)  | GRIFFIN VAR 16-<br>WHITE ALUMINUM PRODUCTS<br>(863)956-3441 x<br>a setback variance                                                        | Project #: <b>58529</b> | VAR 16-40<br><br>272717-741002-012360 |
| 9.)  | RAMIREZ VAR 16-<br>ARISTEO RAMIREZ<br>(863)651-8617 x<br>A variance to allow an existing storage building to be larger than the principal. | Project #: <b>58532</b> | VAR 16-<br><br>262928-691001-000430   |
| 10.) | JOHNS VAR 16-<br>KAREN JOHNS<br>(863)614-4904 x<br>A setback variance.                                                                     | Project #: <b>58547</b> | 232712-000891-001020                  |
| 11.) | FITTS VAR 16-41<br>KATHY FITTS<br>(603)998-1140 x<br>Setback variance                                                                      | Project #: <b>58550</b> | VAR 16-41<br><br>262714-000000-032350 |
| 12.) | RYAN VAR 16-42<br>KEVIN R RYAN<br>(863)559-8764 x<br>A variance to allow an accessory structure to be larger than the principal.           | Project #: <b>58551</b> | VAR 16-42<br><br>252809-000000-043060 |
| 13.) | PRZYMYLSKI VAR 16-43<br>RICHARD PRZYMYLSKI<br>(386)748-8088 x<br>Setback variance.                                                         | Project #: <b>58552</b> | VAR 16-43<br><br>272717-741002-001210 |
| 14.) | ROBERTS VAR 16-46<br>RICHARD D ROBERTS<br>(863)206-5623 x<br>A setback variance.                                                           | Project #: <b>58569</b> | VAR 16-46<br><br>262826-000000-014010 |
| 15.) | WARD VAR 16-47<br>JAMIE WARD<br>(813)815-0808 x<br>A setback variance.                                                                     | Project #: <b>58571</b> | VAR 16-47<br><br>272632-709502-001230 |



PRE-APPLICATION CONFERENCE

RECEIVED

\$100.00 FEE

MAR 29 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: 4-14-16

Project Number (For office use only) 58615

BALAZS CSUTHY 813-842-0921
APPLICANT/PROJECT NAME PHONE

FAX

831 BRIARGROVE AVE DAVENPORT, FL 33887
MAILING ADDRESS

CSUTHYB@YAHOO.COM
E-mail Address

DIANA CSASZAR 813-842-0725
CONTACT PERSON (if different from applicant) PHONE

FAX

831 BRIAR GROVE AVE DAVENPORT, FL 33887
MAILING ADDRESS

CSASZAR\_DIANA@YAHOO.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 7.16

Tax Identification Number

Section-Township-Range - Subdivision # - Parcel #

Parcel ID Number(s): S 01 T 26 R 27 - 700500 - 026020
(18 digits)

S T R - -

S T R - -

Current Land Use District RL4

Current Development Area TSDA

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

- I WOULD LIKE TO BE SPLIT THE PROPERTY.
- ONE WOULD BE 3 ACRE AND SECOND WILL BE 4.16 ACRE
- I WOULD LIKE TO FIND OUT WHAT IS THE REQUIREMENT TO BUILD ONE HOUSE FOR EACH LOT.
- WHAT WOULD BE THE FIRST STEP TO SPLIT MY PROPERTY?
- I KNOW IS FLOOD AREA INVOLVE THIS PROJECT.  
WHAT IS <sup>THE</sup> PROCESS TO GET APPROVAL FOR DEVELOPING PROPOSED AND ESTIMATED AREA TO BUILD HOUSE ON IT (FLOODZONES)?

Blue  
Proposed  
Brown  
Existing





### Parcel Report

ID: 272601700500026020

Date: 3/29/2016

---Future Land Use---  
 Future Landuse (FLU) District: RL-4  
 Development Area: TSDA  
 Selected Area Plan (SAP): RONALD REAGAN PARKWAY  
 Green Swamp Area of Critical State Concern (ACSC): No  
 Green Swamp Special Protection Area (SPA): No  
 ---Zoning Info---  
 Planned Unit Development(PUD): No  
 Planned Development (PD): No  
 Suburban Planned Developments (SPD): No  
 ---Flood Info---  
 FEMA Floodway: No  
 FEMA 100-year Floodzone: AE  
 Wetlands: SWFWMD  
 ---Service District---  
 Impact Fee District: C, EAST  
 Utilities Service Area (water): Northeast Regional, . .



Misc. Items Value	\$0
Land Classified Value	\$0
Just Market Value	\$22,661
*Cap Differential and Portability	\$0
Agriculture Classification	\$0
Assessed Value	\$22,661
Exempt Value (County)	\$0
Taxable Value (County)	\$22,661

\*This property contains a Non Homestead Cap with a differential of \$0.

**Values by District (2015)**

District Description	Final Tax Rate	Assessed Value	Final Assessed Taxes	Exemption	Final Tax Savings	Taxable Value	Final Taxes
BOARD OF COUNTY COMMISSIONERS	6.781500	\$22,661	\$153.68	\$0	\$0.00	\$22,661	\$153.68
POLK COUNTY PARKS MSTU	0.561900	\$22,661	\$12.73	\$0	\$0.00	\$22,661	\$12.73
POLK COUNTY LIBRARY MSTU	0.210900	\$22,661	\$4.78	\$0	\$0.00	\$22,661	\$4.78
POLK COUNTY STORMWATER MSTU	0.100000	\$22,661	\$2.27	\$0	\$0.00	\$22,661	\$2.27
POLK COUNTY SCHOOL BOARD - STATE	4.901000	\$22,661	\$111.06	\$0	\$0.00	\$22,661	\$111.06
POLK COUNTY SCHOOL BOARD - LOCAL	2.248000	\$22,661	\$50.94	\$0	\$0.00	\$22,661	\$50.94
SOUTHWEST FLA WATER MGMT DIST	0.348800	\$22,661	\$7.90	\$0	\$0.00	\$22,661	\$7.90
		<b>Assessed Taxes:</b>	<b>\$343.36</b>	<b>Tax Savings:</b>	<b>\$0.00</b>	<b>Total Taxes:</b>	<b>\$343.36</b>

**Taxes**

Desc	Last Year	2015 Final
Taxing District	UNINCORP/SWFWMD (Code: 90000)	UNINCORP/SWFWMD (Code: 90000)
Millage Rate	15.1731	15.1521
Ad Valorem Assessments	\$310.57	\$343.36
Non-Ad Valorem Assessments	\$0.00	\$0.00
<b>Total Taxes</b>	<b>\$310.57</b>	<b>\$343.36</b>

**Your final tax bill may contain Non-Ad Valorem assessments which may not be reflected on this page, such as assessments for roads, drainage, garbage, fire, lighting, water, sewer, or other governmental services and facilities which may be levied by your county, city or any other special district. Visit the Polk County Tax Collector's site for Tax Bill information related to this account. Use the Property Tax Estimator to estimate taxes for this account.**

**Prior Year Final Values**

<b>2014</b>	
Land Value	\$20,468.00
Building Value	\$0.00



## Parcel Report

ID: 272601700500026020

Date: 3/29/2016

### ---Future Land Use---

Future Landuse (FLU) District: RL-4  
 Development Area: TSDA  
 Selected Area Plan (SAP): RONALD REAGAN PARKWAY  
 Green Swamp Area of Critical State Concern (ACSC): No  
 Green Swamp Special Protection Area (SPA): No

### ---Zoning Info---

Planned Unit Development(PUD): No  
 Planned Development (PD): No  
 Suburban Planned Developments (SPD): No

### ---Flood Info---

FEMA Floodway: No  
 FEMA 100-year Floodzone: AE  
 Wetlands: SWFWMD

### ---Service District---

Impact Fee District: C, EAST  
 Utilities Service Area (water): Northeast Regional



**PRE-APPLICATION CONFERENCE**

**\$100.00 FEE**

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

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

Appointment Date and Time: 4-14-16 Project Number (For office use only) 5846

E-ESTATE MOBILE PARK  
APPLICANT/PROJECT NAME PHONE

2821 Tupelo Ct. Longwood FL. 32779  
MAILING ADDRESS

FAX  
frank@e-estate.us  
E-mail Address

FRANK EDGEELY  
CONTACT PERSON (if different from applicant) PHONE

2821 Tupelo Ct. Longwood FL. 32779  
MAILING ADDRESS

FAX  
frank@e-estate.us  
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 2.83

Tax Identification Number 27+27R16-740500 030904  
Section-Township-Range - Subdivision # - Parcel #

Parcel ID Number(s) (18 digits)	Section-Township-Range	Subdivision #	Parcel #
S 27 T 27 R 16	740500	-	030903
27 T 27 R 16	740500	-	030906
S 27 T 27 R 16	740500	-	030905
27 T 27 R 16	740500	-	030902
S 27 T 27 R 16	740500	-	030901
27 T 27 R 16	740500	-	030907

Current Land Use District RL-2X

Current Development Area TSDA

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

3/28/14

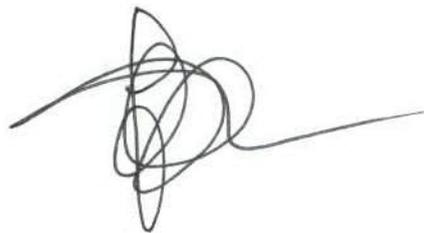
I, FRANK EDGEZY, OWNER OF E-ESTATE LLC  
MOBILE HOME PARK AM ASKING A HEARING TO  
FIND ANSWERS TO THE FOLLOWING QUESTIONS,

① HOW CAN I CHANGE THIS PROPERTY TO A  
MOBILE HOME PARK?

② HOW CAN I REPLACE MOBILES THAT I  
REMOVED, BUT DID NOT REPLACE WITHIN THE  
24 MONTH PERIOD - I THOUGHT IT WAS 5 YEARS.

③ IF THIS PROPERTY CAN NOT BE A MOBILE PARK, MAY I DIVIDE IT?

THANK YOU FOR YOUR ASSISTANCE

A handwritten signature consisting of several overlapping loops and a long horizontal line extending to the right.

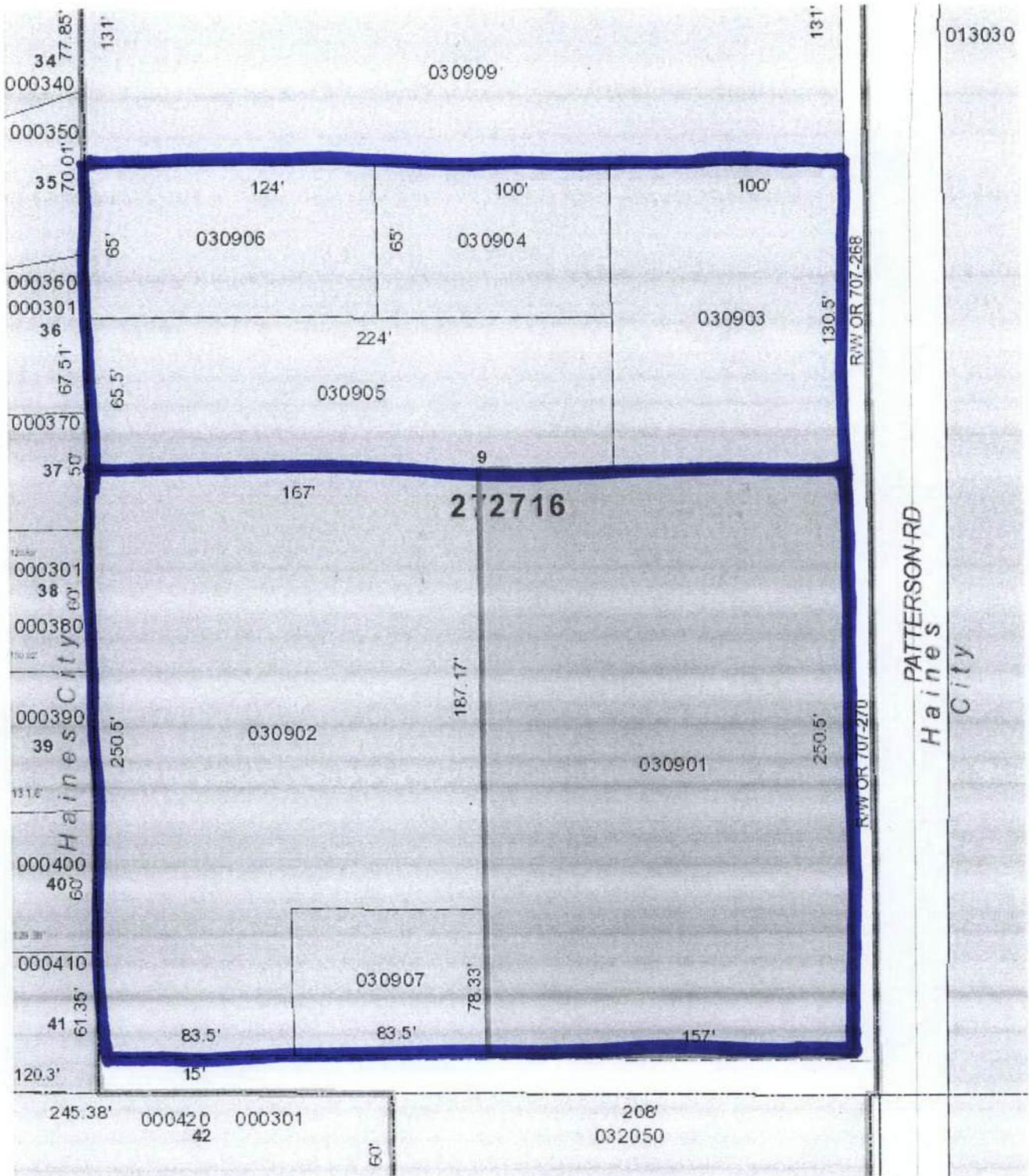


**Parcel Report**

ID: 242 809000000012119

Date: 3/29/2016

---Future Land Use---  
 Future Landuse (FLU) District: CE  
 Development Area: TSDA  
 Selected Area Plan (SAP): No  
 Green Swamp Area of Critical State Concern (ACSC): No  
 Green Swamp Special Protection Area (SPA): No  
 ---Zoning Info---  
 Planned Unit Development(PUD): No  
 Planned Development (PD): No  
 Suburban Planned Developments (SPD): No  
 ---Flood Info---  
 FEMA Floodway: No  
 FEMA 100-year Floodzone: X  
 Wetlands: No  
 ---Service District---  
 Impact Fee District: E, WEST  
 Utilities Service Area (water): , , Lakeland,



MULTIPLE PARCELS TOTAL OF 2.83 +/- acres  
 272716-740500-030901 + thru 030907

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**Parcel Details: 27-27-16-740500-030901**

TAX EST PRT CALC PRC TRIM TAX BILL

**Owners**

E ESTATE LLC 100%

**Mailing Address**

Address 1 **2821 TUPELO CT**  
 Address 2  
 Address 3 **LONGWOOD FL 32779-3007**

**Site Address**

Address 1 **3294 PATTERSON RD**  
 Address 2  
 City **HAINES CITY**  
 State **FL**  
 Zip Code **33844**

**Parcel Information**

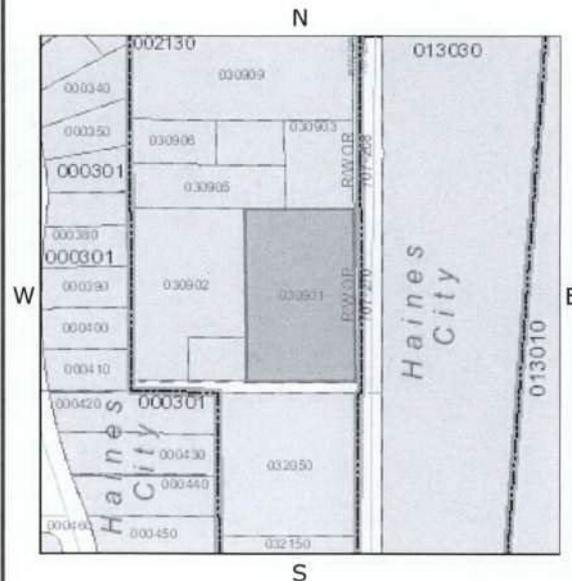
Neighborhood **130029.00**  
 Show Recent Sales in this Neighborhood  
 Subdivision **FLA DEVELOPMENT CO PB 3 PGS 60 TO 63**  
 Property (DOR) Use Code **M.H. (RP) up to 2.49 Acres (Code: 0200)**  
 Acreage **0.90**  
 Taxing District **UNINCORP/SWFWMD (Code: 90000)**

**Property Desc**

**DISCLAIMER:** This property description is a condensed version of the original legal description recorded in the public records. It does not include the section, township, range, or the county where the property is located. The property description should not be used when conveying property. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.

FLA DEVELOPMENT CO SUB PB 3 PG 60 TO 63 LOT 9 S 265PT5 FT OF E 167 FT IN NW1/4 LESS E 10 FT FOR CO RD R/W

**Area Map**



**Recorded Plat**

Visit the Polk County Clerk of Courts website to view the Recorded Plat for this parcel

Note: Some plats are not yet available on the Clerk's website. The site contains images of plats recorded on 01/05/1973 (beginning with book 058 Page 020) or later. For information on Plats recorded before 01/05/1973 (Book 058 Page 019 or less) please contact the Polk County Clerk's Office.

**Mapping Worksheets (plats) for 272716**

Mapping Worksheet Info  
 Section\_272716.pdf





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**Parcel Details: 27-27-16-740500-030904**

 TAX EST  
  PRT CALC  
  PRC  
  TRIM  
  TAX BILL

**Owners**

E ESTATE LLC 100%

**Mailing Address**

Address 1 **2821 TUPELO CT**  
 Address 2  
 Address 3 **LONGWOOD FL 32779-3007**

**Site Address**

Address 1 **3302 PATTERSON RD**  
 Address 2  
 City **HAINES CITY**  
 State **FL**  
 Zip Code **33844**

**Parcel Information**

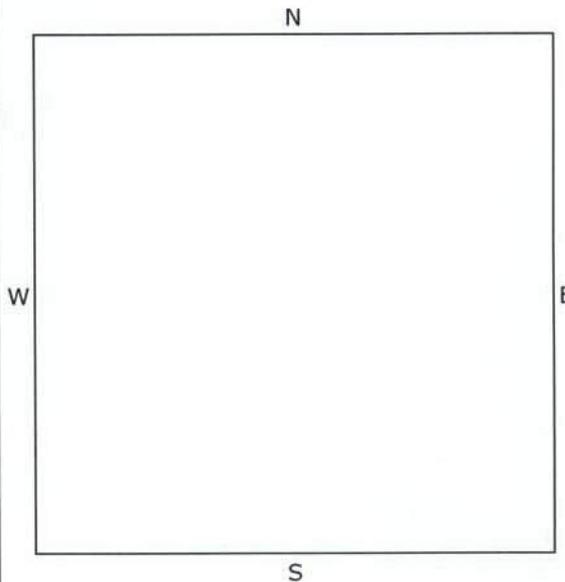
Neighborhood **130029.00**  
Show Recent Sales in this Neighborhood  
 Subdivision **FLA DEVELOPMENT CO PB 3 PGS 60 TO 63**  
 Property (DOR) Use Code **M.H. (RP) up to 2.49 Acres (Code: 0200)**  
 Acreage **0.15**  
 Taxing District **UNINCORP/SWFWMD (Code: 90000)**

**Property Desc**

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FLA DEVELOPMENT CO SUB PB 3 PG 60 TO 63 LOT 9  
 BEG 261 FT S & 110 FT W OF NE COR FOR BEG RUN  
 W 224 FT S 65 FT E 224 FT N 65 FT TO BEG IN  
 NW1/4 LESS W 124 FT

**Area Map**



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**Mapping Worksheets (plats) for 272716**

Mapping Worksheet Info  
 Section\_272716.pdf



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**Parcel Details: 27-27-16-740500-030906**

TAX EST   
 PRT CALC   
 PRC   
 TRIM   
 TAX BILL

**Owners**

E ESTATE LLC 100%

**Mailing Address**

Address 1 **2821 TUPELO CT**  
 Address 2  
 Address 3 **LONGWOOD FL 32779-3007**

**Site Address**

Address 1 **3304 PATTERSON RD**  
 Address 2  
 City **HAINES CITY**  
 State **FL**  
 Zip Code **33844**

**Parcel Information**

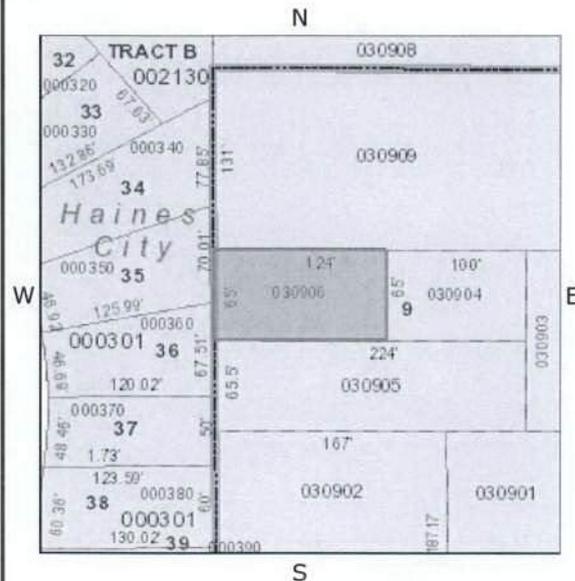
Neighborhood **130029.00**  
 Show Recent Sales in this Neighborhood  
 Subdivision **FLA DEVELOPMENT CO PB 3 PGS 60 TO 63**  
 Property (DOR) Use Code **M.H. (RP) up to 2.49 Acres (Code: 0200)**  
 Acreage **0.19**  
 Taxing District **UNINCORP/SWFWMD (Code: 90000)**

**Property Desc**

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FLA DEV CO SUB PB 3 PG 60 TO 63 LOT 9 BEG 261 FT S& 210 FT W OF NE COR IN NW1/4 RUN W 124 FT S 65 FT E 124 FT N 65 FT TO POB

**Area Map**



**Recorded Plat**

Visit the Polk County Clerk of Courts website to view the Recorded Plat for this parcel

Note: Some plats are not yet available on the Clerk's website. The site contains images of plats recorded on 01/05/1973 (beginning with book 058 Page 020) or later. For information on Plats recorded before 01/05/1973 (Book 058 Page 019 or less) please contact the Polk County Clerk's Office.

**Mapping Worksheets (plats) for 272716**

Mapping Worksheet Info  
 Section\_272716.pdf





PRE-APPLICATION CONFERENCE

\$100.00 FEE

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

www.polk-county.net

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: 4-14-16

Project Number (For office use only) 58618

Sean Trinkle
APPLICANT/PROJECT NAME PHONE FAX
911 E. Rose Street, Lakeland, FL 33801
MAILING ADDRESS E-mail Address
Steve Sloan (863) 533-9095 (863) 534-1464
CONTACT PERSON (if different from applicant) PHONE FAX
P.O. Box 253, Bartow, FL 33831
MAILING ADDRESS ssloan@pickett-inc.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 [x] Map Amendment

Acres 39.9 +/-

Tax Identification Number

Table with 3 columns: Section-Township-Range, Subdivision #, Parcel #. Row 1: S 18 T 27 R 24, 000000, 031010

Current Land Use District Residential Low-1 (RL-1)

Current Development Area Urban Growth Area (UGA)

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

**Project Narrative:**

We are proposing 38 lots with a minimum area of 15,000 square feet per lot. This project is located on a 39.9 acre parcel whose current land use is Residential Low-1 (RL-1). It also lies within the Polk City Special Protection Area, and the Green Swamp Area of Critical State Concern. We would like a land use change to the appropriate use that would allow this proposed construction.



NORTH

SCALE: 1"=500'



**Pickett**  
engineering

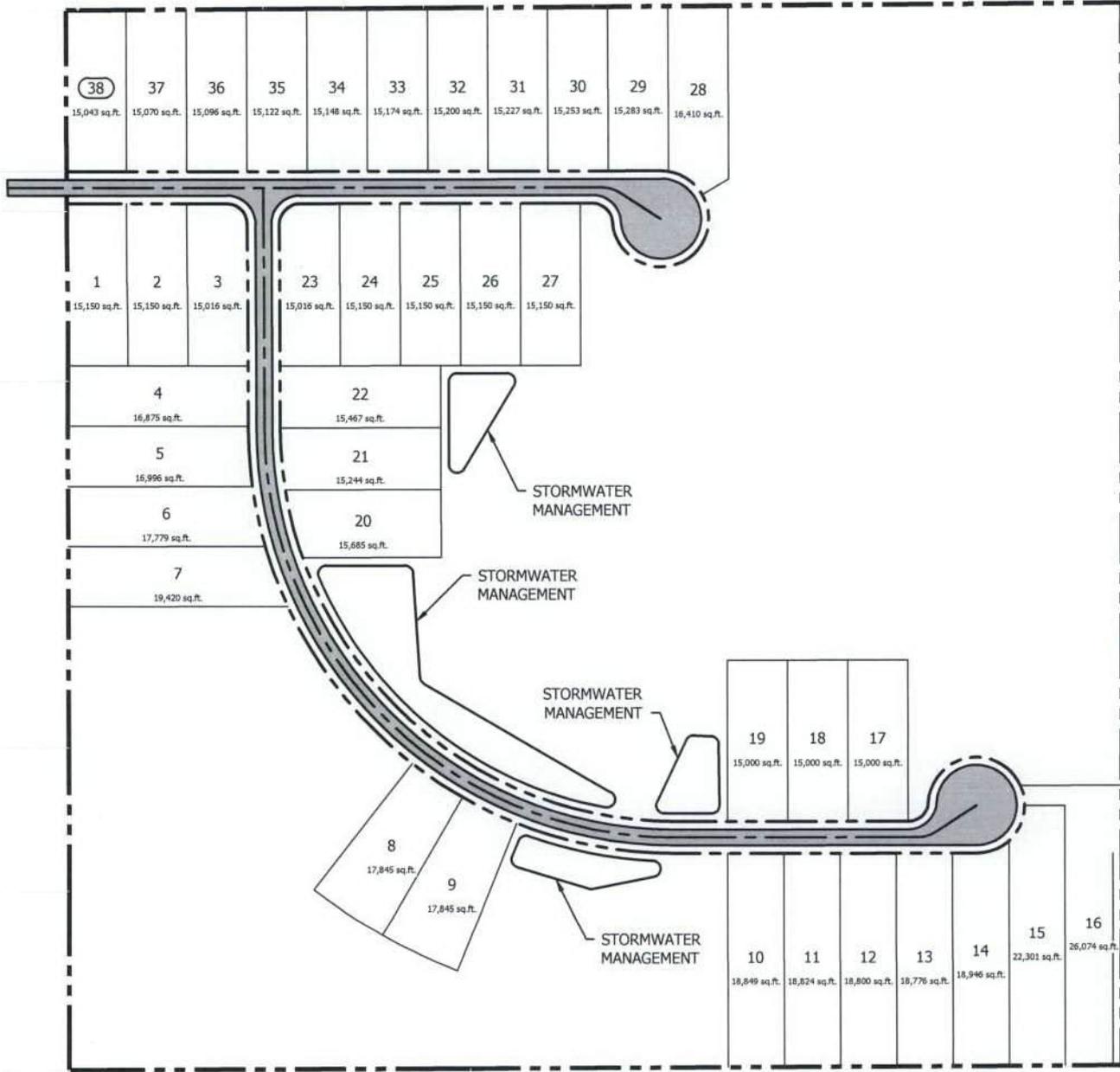
150 SOUTH WOODLAWN AVENUE, BARTOW, FL 33830 PHONE: (863) 800-3046 FAX: (863) 800-1159  
FLORIDA CERTIFICATE OF AUTHORIZATION (FLCA) #26247

SEAN TRINKLE-BURNETT PROPERTY  
Section 18, Township 27S, Range 24E

AERIAL PHOTO  
MAP E

PICKETT ENGINEERING, INC.

JOB # 1453



NORTH

SCALE: 1"=200'

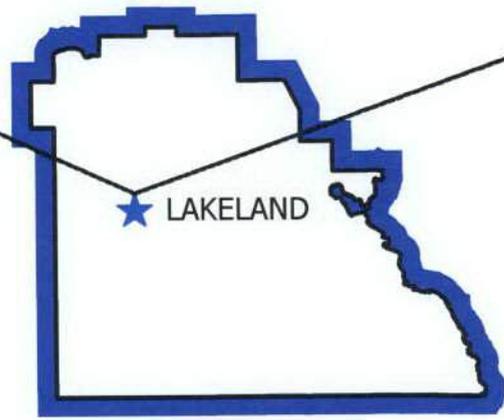
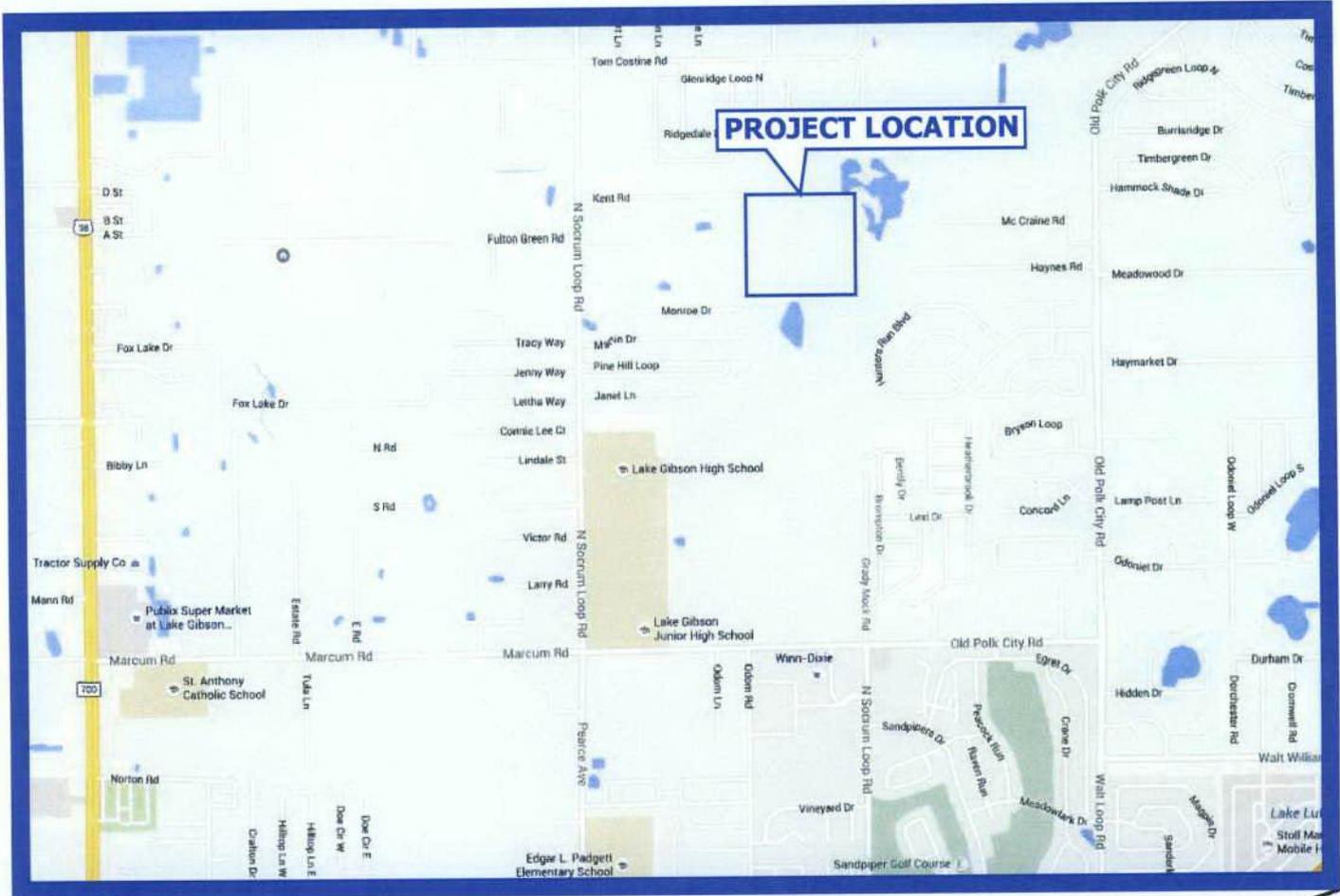


150 SOUTH WOODLAWN AVENUE, BARTOW, FL 33830 PHONE: (863) 800-3046 FAX: (863) 800-1159  
 FLORIDA CERTIFICATE OF AUTHORIZATION (FLCA) #26247

SEAN TRINKLE-BURNETT PROPERTY  
 Section 18, Township 27S, Range 24E

REDUCED SITE PLAN  
 MAP C

PICKETT ENGINEERING, INC. JOB # 1453



POLK COUNTY



150 SOUTH WOODLAWN AVENUE, BARTOW, FL 33830 PHONE: (863) 800-3046 FAX: (863) 800-1159  
 FLORIDA CERTIFICATE OF AUTHORIZATION (FLCA) #26247

SEAN TRINKLE-BURNETT PROPERTY  
 Section 18, Township 27S, Range 24E

VICINITY MAP  
 MAP A

PICKETT ENGINEERING, INC. | JOB # 1453



**PRE-APPLICATION CONFERENCE**

**\$100.00 FEE**

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

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

Appointment Date and Time: 4/14/2016 Project Number (For office use only) 58619  
 Jennifer Hofmeister, Cotleur & Hearing/  
 Southbrooke Health & Rehab Center (561) 747-6336

**APPLICANT/PROJECT NAME** PHONE FAX  
 1934 Commerce Lane Suite 1 Jupiter, FL 33458 jhofmeister@cotleur-hearing.com  
**MAILING ADDRESS** E-mail Address

**CONTACT PERSON** (if different from applicant) PHONE FAX  
**MAILING ADDRESS** E-mail Address

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

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

Amendment Type  Text Amendment  Map Amendment

Acres 17.51 ac +/-

**Tax Identification Number**

	Section-Township-Range	-	Subdivision #	-	Parcel #
Parcel ID Number(s): (18 digits)	<u>S 18 T 29 R 24</u>	-	<u>000000</u>	-	<u>044020</u>
	<u>S 18 T 29 R 24</u>	-	<u>000000</u>	-	<u>044040</u>

S T R - -  
 Residential Medium - RM, Residential High - RH and

**Current Land Use District** Residential Low-3 (RL-3)

**Current Development Area** Urban Growth Area (UGA)

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



Landscape Architects | Land Planners | Environmental Consultants  
www.cotleurhearing.com

1934 Commerce Lane · Suite 1 · Jupiter, Florida · 33458 · Ph 561.747.6336 · Fax 561.747.1377 · Lic.#LC-C000239

## **Southbrooke Health and Rehabilitation Center**

*Project Narrative*

March 30, 2016

### **REQUEST**

On behalf of Omega Healthcare Investors, LLC, please accept this request for a pre-application conference to discuss a petition for a minor modification to the Conditional Use Approval (CU 08-30) and Level 2 Site Plan Review for an approximate 17.6-acre property located at 800 East County Road 540A in Polk County. The subject application seeks to modify the previously approved Conditional Use, which was approved in November 2008 and extended until November 2016 as a Level 3 Conditional Use Approval for 76 assisted living facility units, 12 assisted living facility-Alzheimer's units and 110 independent living units for a total of 198 units and 229 beds. The proposed modification is for a Skilled Nursing Facility that will reduce the overall unit and bed count to include 75 units and 120 beds only.

The Land Use designations for the subject property are Residential Low-3, Residential Medium (RM) and Residential High (RH). The land is identified in the Polk County Property Appraiser's records under the following property control numbers: 18-29-24-0000000-044020 and 18-29-24-0000000-044040.

### **PROJECT CONTACT**

#### **Agent/Planner - Cotleur & Hearing**

Donaldson E. Hearing, ASLA / Jennifer Hofmeister, AICP, LCAM

1934 Commerce Lane, Suite 1

Jupiter, FL 33458

Phone: (561) 747-6336

Fax: (561) 747-1377

E-mail: [dhearing@cotleur-hearing.com](mailto:dhearing@cotleur-hearing.com) / [jhofmeister@cotleur-hearing.com](mailto:jhofmeister@cotleur-hearing.com)

### **PROJECT DESCRIPTION**

The development program for the proposed Southbrooke Health and Rehabilitation Center will consist of a 74,000 square foot building consisting of the following unit calculations:

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

The original Conditional Use Approval was conditioned upon compliance with eight (8) Conditions of Approval. The subject minor modification will adhere to those conditions with the exception of Condition 2 and Condition 8 of the Development Order. Condition 2 defines the approved number of units based upon assisted or independent for a total of 198 units and 229 beds. As stated, the subject modification is a reduction to 75 units and 120 beds and a change in the use to strictly Skilled Nursing. Per Condition 8, the original deadline for submitting for a Level 2 Site Plan Review was November 12, 2011. However, an extension was granted to the approval pursuant to LDC Section 906.G.3, to November 12, 2016. All remaining Conditions of Approval, which include the following, will be met:

**CU-08-30 CONDITIONS OF APPROVAL:**

1. This conditional use approval shall result in the expiration of PD 06-14 and it being deemed null and void.
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).
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.
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.
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.
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.
7. The applicant shall submit a revised binding site plan reflecting all conditions of approval herein prior to Level 2 Review approval.
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.

Additionally, the subject application for Level 2 Site Plan Review will include those items listed in the "General Development Level 2 Plan Requirements" and "Level 2 Concurrency Review".

**SUBMITTAL DOCUMENTS**

In compliance with the LDC 904, the subject Pre-Application Conference submittal consists of the following documents:

- Location Map;
- Aerial Map with the site identified;
- Previous Approval Letter dated December 3, 2008;
- Extension Letter dated January 07, 2017 (year stated in error)
- A proposed Site Plan.

On behalf of the Omega Healthcare Investors Team, we look forward to working with the Polk County DRC staff.

GROWTH MANAGEMENT DEPARTMENT

LAND DEVELOPMENT DIVISION  
Chandra Frederick, AICP, Director



Board of County Commissioners

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

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]

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

CU 08-30  
Page 2 of 2

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**

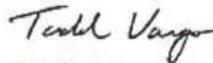
NOTE: Approval of this project shall not constitute a waiver or variance from any applicable development regulations unless specifically noted in the conditions of approval and consistent with LDC Section 930.D.

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

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

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



PHONE: 863-534-6792  
 FAX: 863-534-6407  
[www.polk-county.net](http://www.polk-county.net)

**LAND DEVELOPMENT DIVISION**

January 07, 2017

Bill Drost  
 Century Companies  
 500 S. Florida Ave, Suite 700  
 Lakeland Florida 33801

Re: Twin Lakes Modification CU 08-30 DMS # 53604

Dear Mr. Drost:

In response to your application submitted on October 19, 2015, inquiring of an extension in the Land Development Code Section 906.G.3 for the above Twin Lakes Modification CU 08-30. The Development Review Committee (DRC) has thoroughly reviewed your request for the one year extension to the subject Conditional Use and has determined that it meets the requirements. The new expiration date for CU 08-30, known as Twin Lakes Modification is shown in the below table.

The table below outlines the Original Expiration for the subject project requesting extensions. They also show the extension request for LDC one Year extension, Senate Bill 1752 and House Bill 7207.

Project	Original Expire Date: Condition # 8	Expiration Date per SB 1752 & HB 7207	New Expiration Date per LDC Section 906.G.3
Twin Lakes Modification (CO 08-30)	November 12, 2011	November 12, 2015	November 12, 2016

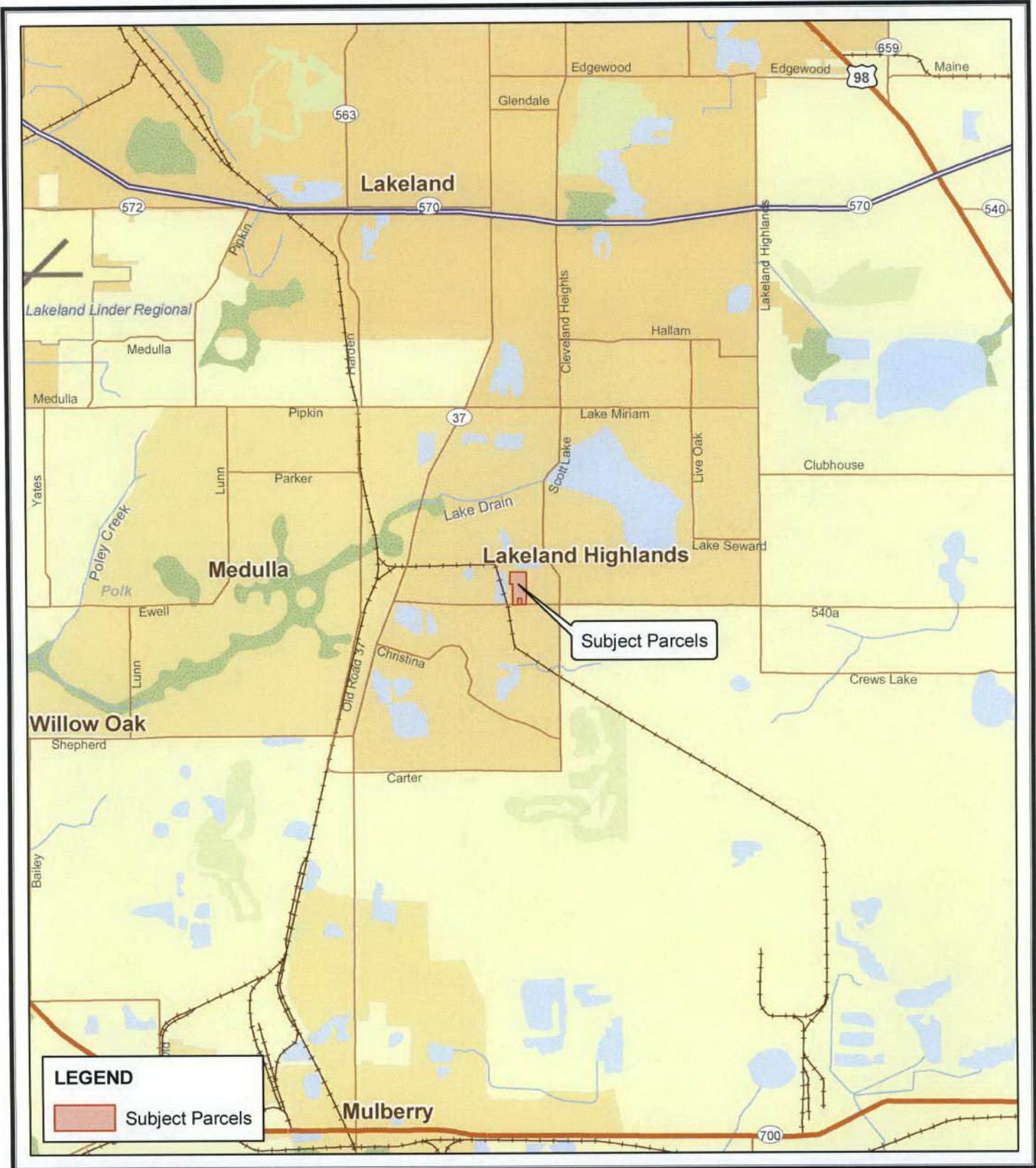
I trust this provides you with the information you were seeking. If you have any questions or require any further information please contact me at (863) 534-6794 or at [RitaKaracson@polk-county.net](mailto:RitaKaracson@polk-county.net)

Sincerely,

Rita Karacson, CPM, CPS  
 Land Development Processing Supervisor  
 Land Development Division

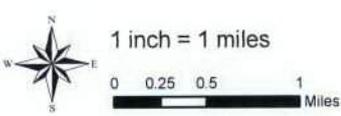
xc:  
 Case File





**LEGEND**

 Subject Parcels



*Omega*  
**Southbrooke Health & Rehab Center**  
 Location Map  
 Lakeland, FL

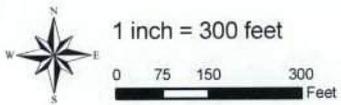


**Cotleur & Hearing**  
 1934 Commerce Lane • Suite 1 • Jupiter, FL • 33458  
 561.747.6336 • 561.747.1377

Map Document:  
 (F:\ArcMap\_Projects\16-0306 Omega - Southbrooke Health & Rehab Center)  
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**LEGEND**  
 Subject Parcels



*Omega*  
**Southbrooke Health & Rehab Center**  
*Aerial Location Map*  
 Lakeland, FL

**Cotleur & Hearing**

1934 Commerce Lane • Suite 1 • Jupiter, FL • 33458  
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Map Document:  
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