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**LAND DEVELOPMENT DIVISION**

**AGENDA FOR DEVELOPMENT REVIEW COMMITTEE**

**DATE:** June 13, 2016  
**TO:** Development Review Committee Members  
**FROM:** John M. Bohde, AICP, Director  
Tom Pierce, Sr. Development Review Specialist  
**SUBJECT:** **Meeting Schedule for June 23, 2016**

The Development Review Committee will meet on **Thursday, June 23, 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/ms

## LEVEL 1 APPLICATIONS

### PRE-APPLICATION

- 1.) RITCHIE BROTHERS PROPERTIES  
BETHANY EVANS  
(863)324-1112 x                      Project #: **58765**                      272607-000000-011010  
Map Amendment to change 10 acres of the onsite ROSX located on the east side of the site to RACX.
  
- 2.) GUY'S DIVERSIFIED INC  
GUY'S DIVERSIFIED INC.  
(863)967-9773 x                      Project #: **58766**                      252812-000000-012010  
The applicant would like to relocate their roofing company to this property.                      262807-527500-001400  
262807-527500-001300
  
- 3.) KNIGHTS STATION RD CPA  
STEVE SLOAN  
(863)533-9095 x 2                      Project #: **58774**                      232805-023000-002002  
Map Amendment to change 4.53 acres from A/RR to either RCC or CE.

## LEVEL 2 APPLICATIONS

### NON-RESIDENTIAL SITE PLAN

- 4.) SCOTT LAKE HEALTH AND REHAB CENTER  
ANDY DAUNHAUER  
(352)425-4633 x                      Project #: **58751**                      242918-000000-044020  
THE DEVELOPMENT PROGRAM FOR THE SCOTT LAKE HEALTH AND REHABILITATION CENTER WILL CONSIST OF A 76,000 +/- SF BUILDING CONSISTING OF 75 ROOMS AND 120 BEDS. DMS#53604                      242918-000000-044040

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 -- FROM THE PREVIOUSLY APPROVED CONDITIONAL USE APPROVAL, IN NOVEMBER 2008 AND EXTENDED UNTIL NIVEMBER 2016 AS A LEVEL 3 CONDITIONAL USE, 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: 182924-000000-044020 AND 182924-000000-044040.

## LEVEL 3 APPLICATIONS

### LEVEL 3 PLANNED DEVELOPMENT

- 5.) HIGHLAND MEADOWS-PH 5 PD 16-10  
DENNIS WOOD NEW PD  
(863)940-2040 x Project #: 58757 272717-741000-010091  
to construct a 281 lot single family subdivision

**LEVEL 3 SIGN VARIANCE**

- 6.) CAMPING WORLD AND GOOD SAM SVAR 16-04  
BO GREEN  
(214)596-1900 x Project #: 58762 262932-000000-011050  
sign height variance for a 130' flagpole 262932-000000-012010

**LEVEL 4 APPLICATIONS**

**LEVEL 4 LARGE COMP PLAN AMEN**

- 7.) GIBSON OAKS CPA CPA 17A-01  
MARIO CHAVEZ  
(863)298-4167 x Project #: 58758 242707-000000-024000  
change 40 +/- acres from A/RR to INST

**LEVEL 5 APPLICATIONS**

**LEVEL 5 PLAT REVIEW**

- 8.) OVATION PLAT  
SURVTECH SOLUTIONS INC  
(813)621-4929 x Project #: 58764 272603-701056-000010  
REQUEST TO PLAT 8 LOTS ON 38.433 ACRES.



PRE-APPLICATION CONFERENCE

\$100.00 FEE

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: 6-23-16 Project Number (For office use only) 58965

Ritchie Brothers. Properties, Inc. (801) 455-9005  
APPLICANT/PROJECT NAME PHONE FAX

P.O. Box 6429, Lincoln, NE 68506-0429 tkander@rdaction.com  
MAILING ADDRESS E-mail Address

Beth Evans, AICP (863) 324-1112  
CONTACT PERSON (if different from applicant) PHONE FAX

Envisors, a Division of Pennoni, 2105 Dundee Road, Winter Haven, FL 33884 bevans@pennoni.com  
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 <sup>10</sup> \_\_\_\_\_

Tax Identification Number

Parcel ID Number(s): (18 digits)	Section-Township-Range	Subdivision #	Parcel #
	S 07 T 26 R 27	000000	011010
	S T R	-	-
	S T R	-	-

Current Land Use District Recreation & Open Space (ROS)X RACX

Current Development Area UDA /Ronald Reagan Parkway SAP

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

**Ritchie Brothers Properties, Inc.****Pre-Application Conference  
Project Narrative**

The Ritchie Bros. Auctioneers site is located in the northeast quadrant of the Interstate 4/US Highway 27 intersection in the Ronald Reagan Parkway Selected Area Plan (SAP).

This request is for a Small-Scale Comprehensive Plan Amendment (CPA) to change 10 acres of the onsite ROSX located on the east side of the Site to RACX. This area of the RBA site was previously designated as Proposed Stormwater Pond Area and Open Space (for buffers); however, it was determined not to be needed for drainage. The intent of this request is for this area to be used as additional Display Area. A Planned Development (PD) Modification for PD-00-15 will accompany this Small-Scale CPA request.

As noted in the PD, the required minimum 100 ft. wide buffer along Dunson Road will remain as ROSX. The ROSX area requested to be changed to RACX is surrounded by RACX, located on both the onsite RBA facility and on offsite property located adjacent to the east.

Please see the attached maps for reference.

P:\Projects\RBP\1601-10-Acre Display Area Ritchie Bros\EXHIBITS\exhibits.dwg, PROJECT AREA, 6/7/2016 3:55:17 PM, mformaz



SOURCE

FLORIDA A PLUS AERIAL  
HAINES CITY, FLORIDA

SITE LOCATION

SECTION 07  
TOWNSHIP 26  
RANGE 27

  
**NORTH**  
SCALE: 1" = 1000'

RITCHIE BROTHERS AUCTIONEERS  
10-ACRE IMPROVEMENTS  
PROJECT AREA MAP

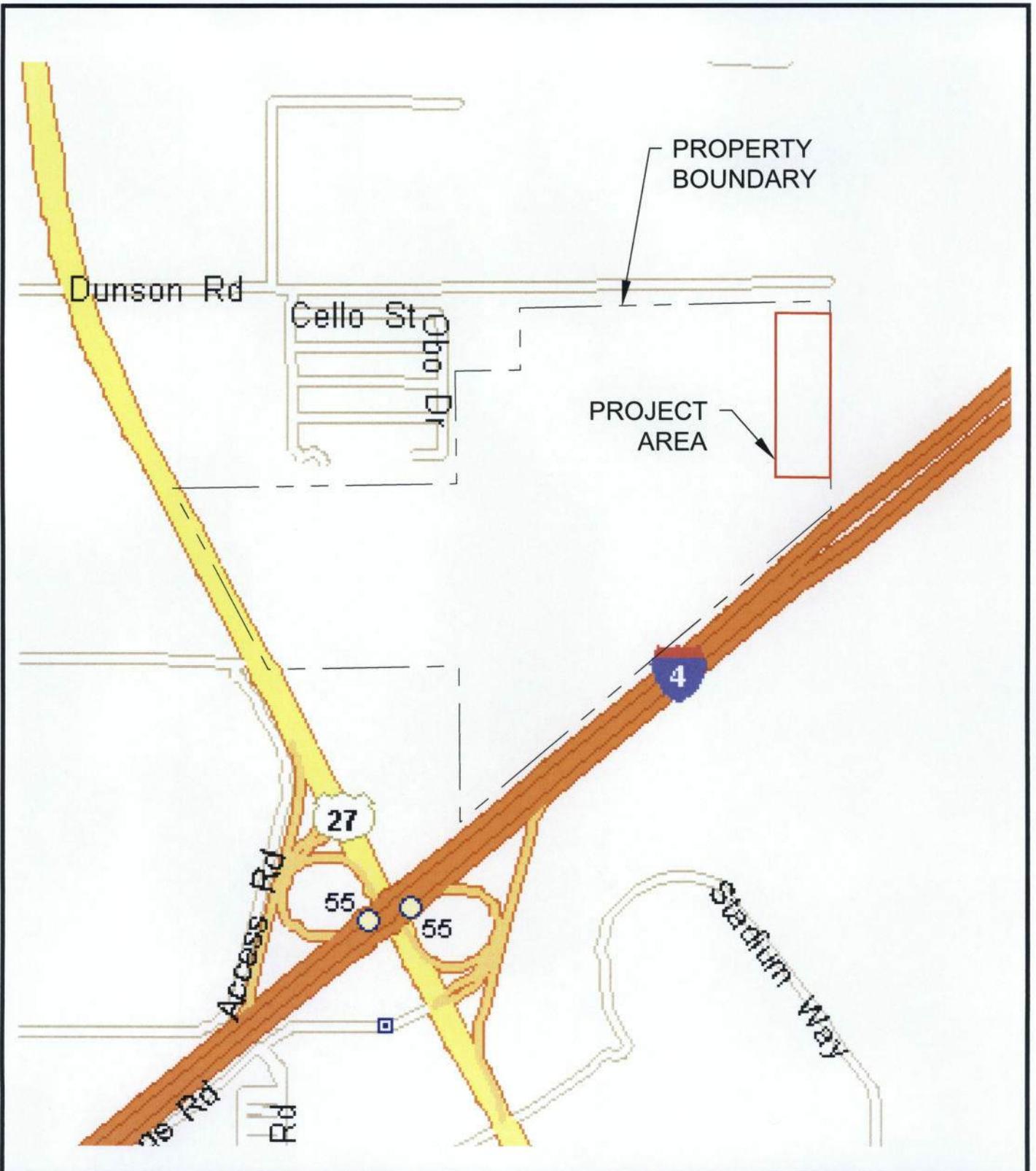
JOB # RBP1601

**ENVISORS**  
A Division of **Pennon!**

2105 Dundee Road Winter Haven, FL 33883  
T 863.324.1112 F 863.294.6196  
WWW.ENVISORS.COM WWW.PENNON.COM CDA No. 00002130 & 00007819



P:\Projects\RBPI\RBPI1601-10-Acre Display Area-Ritchie Bros\EXHIBITS\envisiors.dwg. VICINITY MAP, 6/7/2016 3:35:56 PM, miformaz



SOURCE

GOOGLE MAPS  
HAINES CITY, FLORIDA

SITE LOCATION

SECTION 07  
TOWNSHIP 26  
RANGE 27

  
**NORTH**  
SCALE: 1" = 1000'

RITCHIE BROTHERS AUCTIONEERS  
10-ACRE IMPROVEMENTS  
LOCATION MAP

EVI JOB # RBPI1601

**ENVISORS**

A Division of 

2105 Dundee Road Winter Haven, FL 33883  
T 863.324.1112 F 863.294.6186  
WWW.ENVISORS.COM WWW.PENNONI.COM CDA No. 00002130 & 00007819



**PRE-APPLICATION CONFERENCE**

**\$100.00 FEE**

JUN/08/16 12:41

**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: 6/23/16 Project Number (For office use only) 58766

Guy's Diversified Inc (863) 967-9773 (863) 965-7628  
 APPLICANT/PROJECT NAME PHONE FAX

P.O. Box 946 Auburndale FL guysroofing@aol.com  
 MAILING ADDRESS 33823 E-mail Address aol.com

Michael Guy (863) 967-9773 (863) 965-7628  
 CONTACT PERSON (if different from applicant) PHONE FAX

P.O. Box 946 Auburndale FL guysroofing@aol.com  
 MAILING ADDRESS 33823 E-mail Address aol.com

**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**

	Section-Township-Range	-	Subdivision #	-	Parcel #
Parcel ID Number(s): (18 digits)	<u>S 25 T 28 R 12</u>	-	<u>000000</u>	-	<u>012010</u>
	<u>S 26 T 28 R 07</u>	-	<u>527500</u>	-	<u>001400</u>
	<u>S 26 T 28 R 07</u>	-	<u>527500</u>	-	<u>001300</u>

Current Land Use District (RF) Residential Suburban  
Current Development Area Suburban Development Area (SDA)

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

# ***Guy's Diversified, Inc.***

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*MICHAEL A. GUY, PRESIDENT  
State Certification No. CC C048175*

To: Whom It May Concern

Guy's Diversified, Inc. is a Commercial Roofing Company and has served the entire State of Florida since 1983. We are reputable company with many years in the industry. We propose to relocate our company to 2700 US Hwy. 92 W. Winter Haven, FL 33881. We will occupy the premises to accommodate our office, commercial vehicle parking and a storage warehouse facility.

Currently, there are two office buildings totaling 2,800 sq. ft. on the premises. Also, there is a 336 sq. ft. storage shed on the property and a 1,152 sq. ft. metal warehouse.

We appreciate your consideration.

Sincerely,



Michael A. Guy  
President  
Guy's Diversified, Inc.

2700 US Highway 92 W, Winter Haven FL 33881

25-28-12-000000-012010

26-28-07-527500-001400

26-28-07-527500-001300



2014 Aerial Photo

2700 US Highway 92 W, Winter Haven FL 33881

25-28-12-000000-012010

26-28-07-527500-001400

26-28-07-527500-001300

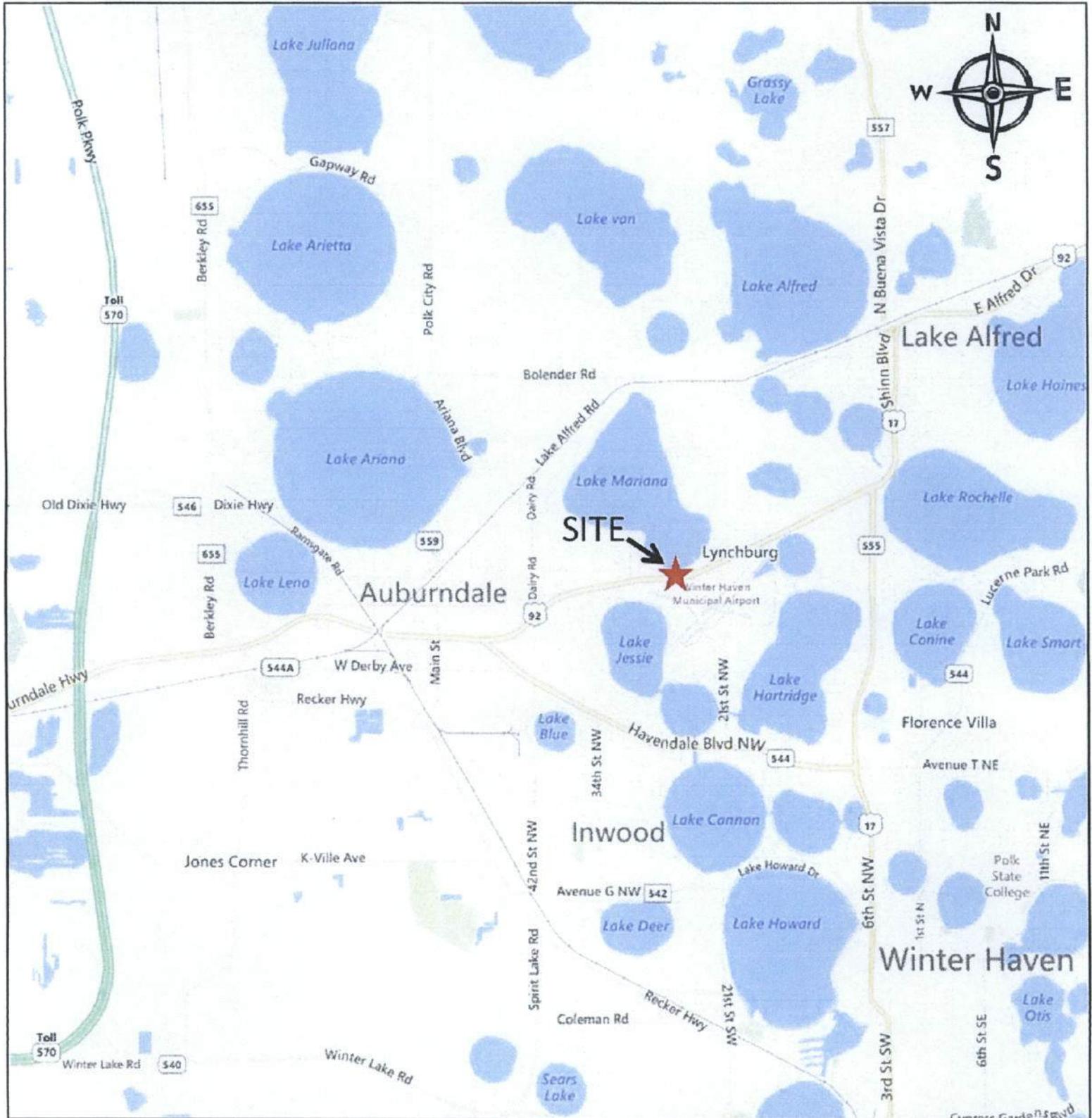


2700 US Highway 92 W, Winter Haven FL 33881

25-28-12-000000-012010

26-28-07-527500-001400

26-28-07-527500-001300





www.polk-county.net

# 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: 6-23-16

Project Number (For office use only) 58774

Pickett Engineering/Knights Station Rd (863) 800-3046  
APPLICANT/PROJECT NAME PHONE

(863) 800-1159  
FAX

P.O. Box 253 Bartow, Florida 33831  
MAILING ADDRESS

peiaadmin@pickett-engineering.com  
E-mail Address

Sam Medina (863) 800-3046  
CONTACT PERSON (if different from applicant) PHONE

(863) 800-1159  
FAX

P.O. Box 253 Bartow, Florida 33831  
MAILING ADDRESS

peiaadmin@pickett-engineering.com  
E-mail Address

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Amendment Type  Text Amendment  Map Amendment

Acres 4.53

#### Tax Identification Number

	Section-Township-Range	-	Subdivision #	-	Parcel #
Parcel ID Number(s): (18 digits)	S 05 T 28 R 23	-	023000	-	002002
	S T R	-		-	
	S T R	-		-	

Current Land Use District Agricultural Residential Rural (A/RR)

Current Development Area Rural Development Area (RDA)

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

**Pre-Application Conference**

Knights Station Road Small Scale CPA

**Project Narrative**

This project is for changing the future land use on the subject property from A/RR to either RCC or CE.

# AERIAL PHOTO w/ SITE PLAN

CITY, STATE - STREET:  
LAKELAND, FLORIDA - KNIGHTS STATION ROAD

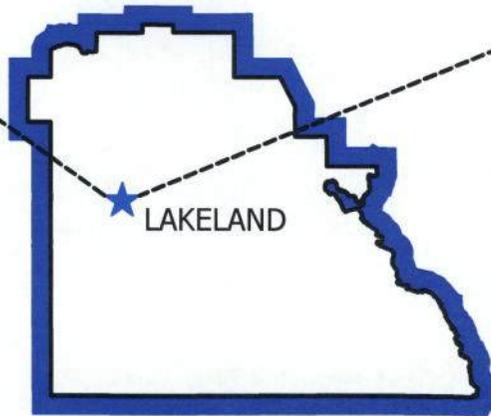
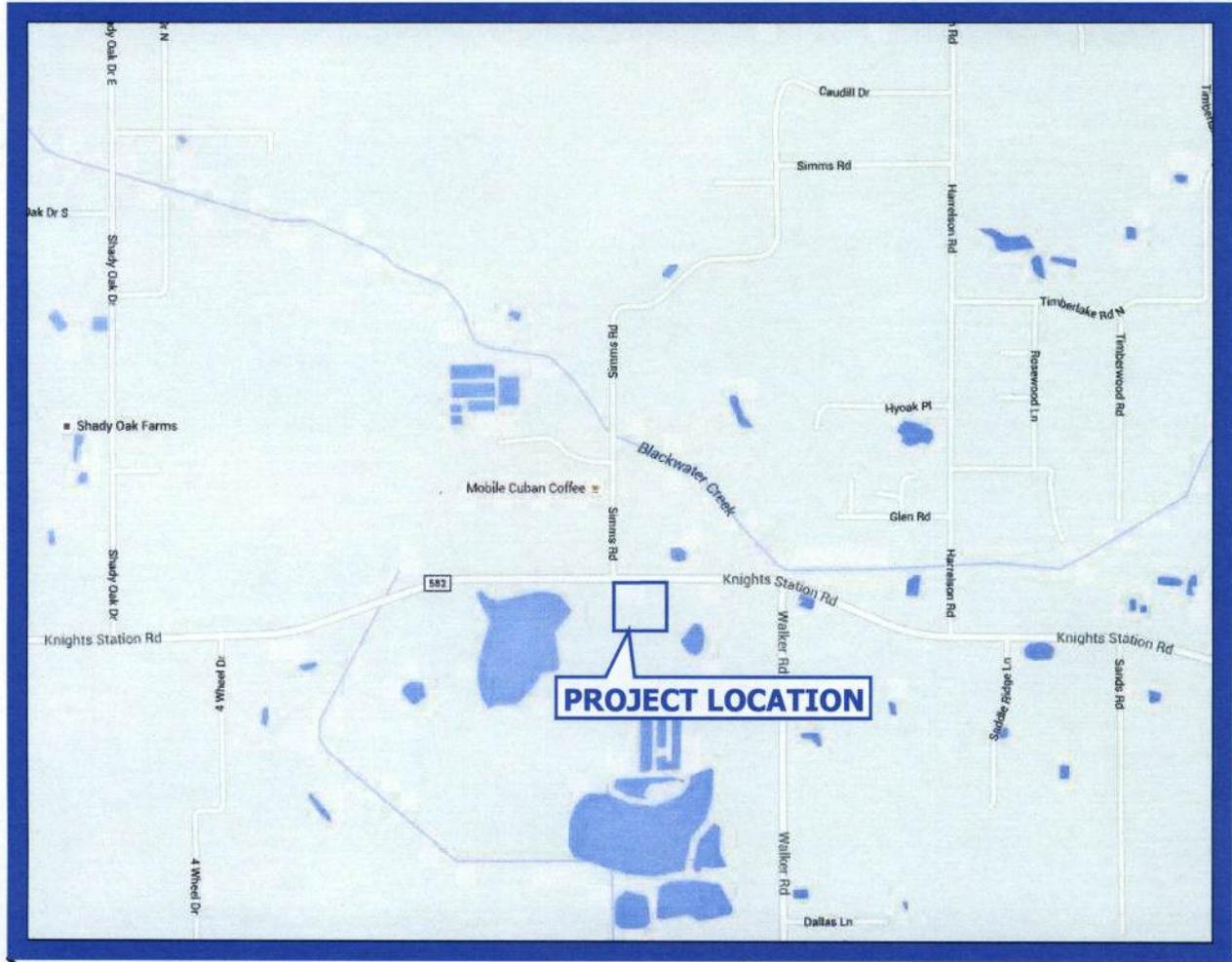
PROTOTYPE: ??	DEVELOPER	DESIGNER	DATE
BLDG/SALES SF: ??? / ???	COMPANY:	COMPANY: PICKETT ENGINEERING, INC.	02-29-16
ACREAGE: ???	NAME:	NAME: STEPHEN L. SLOAN, P.E.	
PARKING REQ'D/PROVIDED: ???	PHONE #:	PHONE #: (863) 800-3046	



# VICINITY MAP

CITY, STATE - STREET:  
LAKELAND, FLORIDA - KNIGHTS STATION ROAD

PROTOTYPE: ???	DEVELOPER	DESIGNER	DATE
BLDG/SALES SF: ??? / ???	COMPANY:	COMPANY: PICKETT ENGINEERING, INC.	02-29-16
ACREAGE: ???	NAME:	NAME: STEPHEN L. SLOAN, P.E.	
PARKING REQ'D/PROVIDED: ???	PHONE #:	PHONE #: (863) 800-3046	



POLK COUNTY