

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: November 05, 2015
TO: Development Review Committee Members
FROM: John M. Bohde, AICP, Director
Tom Pierce, Sr, Development Review Specialist
SUBJECT: Meeting Schedule for November 19, 2015

The Development Review Committee will meet on **Thursday, November 19, 2015 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 3 APPLICATIONS

LEVEL 3 CONDITIONAL USE

- 6.) RIDGEWOOD LAKES CU
DANA BOYTE
(321)354-9709 x Project #: 58267
to allow commercial and residential uses
- CU 16-03
NEW
272629-706500-040012
272629-706500-040011
272629-706500-040031
272629-706500-040040
272629-707000-040051
272629-707000-040071
272629-707000-040240
272629-707000-040251
272629-707000-040120
272629-706500-040130
272629-706500-040140
272629-706500-040150

LEVEL 3 PLANNED DEVELOPMENT

- 7.) GARRINGER PD MOD
MARK BENNETT
(863)669-0108 x Project #: 58258
to allow a six unit single-family subdivision
- PD 73-05M
MAJOR MODIFICATION
232926-000000-011210
232926-000000-013060

LEVEL 3 SIGN VARIANCE

- 8.) FLORIDA CAMP INN
SHARON EVANS
(863)424-2494 x Project #: 58254
to allow a sign height variance
- SVAR 16-01
262524-000000-032010

LEVEL 4 APPLICATIONS

LEVEL 4 DISTRICT CHANGE

- 9.) KEPES LDC
PAUL KEPES
(863)294-9302 x Project #: 58259
change 1.09 +/- acres from BPC-1 to BPC-2
- LDC 16D-02
262825-590000-000110
- 10.) GREENFIELD VILLAGE
KELLY BULLOCH
(863)226-6856 x Project #: 58268
change 66.34 +/- acres from RL-X to RL-4X
- LDC 16D-03
272612-000000-043130
272612-000000-044010
272613-000000-033030



PRE-APPLICATION CONFERENCE

\$100.00 FEE

Growth Management Department
Land Development Division
330 W. Church St.
P.O. Box 9005, Drawer TS05
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: 11-19-15 Project Number (For office use only) 58280

DAVID U. ARANGO (863) 324-6100 (863) 679-9182
APPLICANT/PROJECT NAME PHONE FAX
23781 US HWY 27, SUITE 122
MAILING ADDRESS royalpalmortho@gmail.com
E-mail Address

ASHLEY STEFFNER (863) 324-6100 (863) 679-9182
CONTACT PERSON (if different from applicant) PHONE FAX
23781 US HWY 27, SUITE 122
MAILING ADDRESS officemanager@royalpalmortho.com
E-mail Address

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

officemanager@royalpalmortho.com

- 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 0.11

Tax Identification Number

Section-Township-Range	Subdivision #	Parcel #
S 06 T 30 R 28	000000	022030
S T R	-	-
S T R	-	-

Current Land Use District Linear Commercial Corridor (LCC)

Current Development Area Suburban Development Area (SDA)

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

NARRATIVE

David. U. Arango, MD, FRCS(C)
Orthopedic Surgery & Spine Center
American Board of Orthopedic Surgery
Fellow American Academy of Orthopedic Surgery
Tel 863.324.6100 Fax 863.679.9182

Specializing in:

Shoulder and Knee Surgery
Spine Disorders
Fracture Management
General Orthopedics

Office Locations:

1507 Lakeland Hills Blvd., Suite 107, Lakeland FL 33805
575 East Central Ave, Winter Haven FL 33880
1120 Carlton Ave, Suite 1400 Lake Wales FL 33853
133 US 27 N., Sebring, FL33870

November 4, 2015

Polk County
Growth Management Department
Land Development Division
330 W. Church St.
Post Office Box 9005
Drawer TS05
Bartow, FL 33831

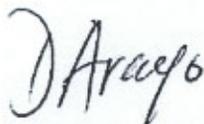
RE: Property – 2355 Hwy 60, Lake Wales, Florida 33898

Attached, please find a proposal of additions to the existing property of 2355 Hwy 60, Lake Wales, Florida – 33898. My proposal is to add on an addition, on the existing building, approximately 700 – 1,000 square feet. Also, I would like additional parking to the west of the building, and in the rear of the building. I intend on using the building as a medical building / office building.

1. Would an addition of approximately 700 – 1,000 square feet, be allowed?
 - a. How much parking would be allowed?
2. If an addition of 700 – 1,000 square feet, to the existing building is not feasible; what would be the amount of square feet that could be added to the existing building?
 - a. How much parking would be allowed?
3. How much parking is allowed, currently?

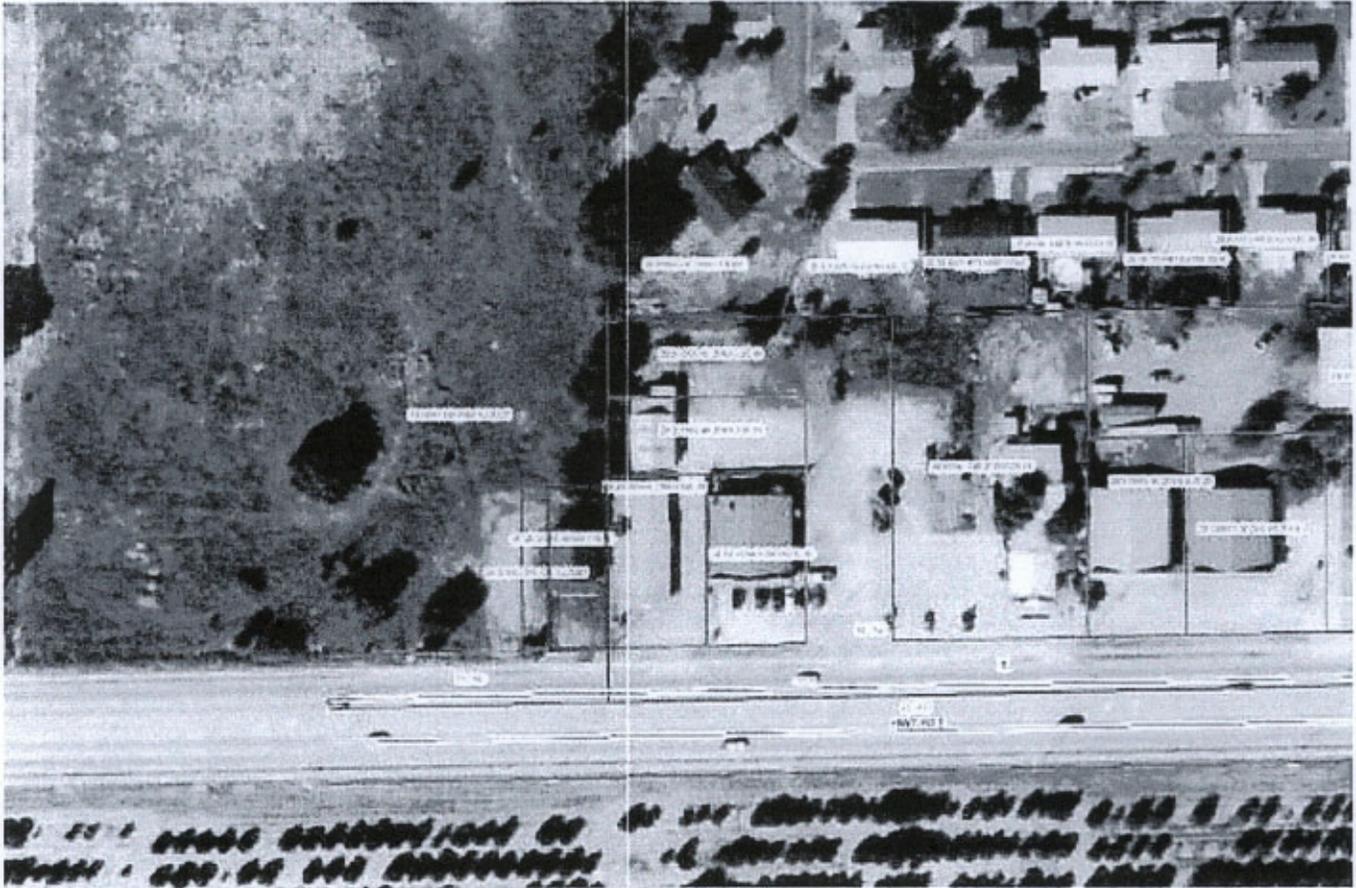
Thank you, for your time and consideration of my requests.

Respectfully,



David U. Arango, M.D.

encl: Sketches of property



Landuse

Future Land Use (FLU) District: LCC
 Development Area: SDA (Suburban Development Areas)
 Selected Area Plan (SAP): No
 Green Swamp Area of Critical State Concern (ACSC): No
 Green Swamp Special Protection Area (SPA): No

Flood Information:

FEMA Floodway: No
 FEMA 100-year Floodzone: X
 Wetlands: No

Zoning

Planned Development No
 Planned Unit Development(PUD): No
 Suburban Planned Developments (SPD): No
 Conceptual Use (C.U.):

Service Districts

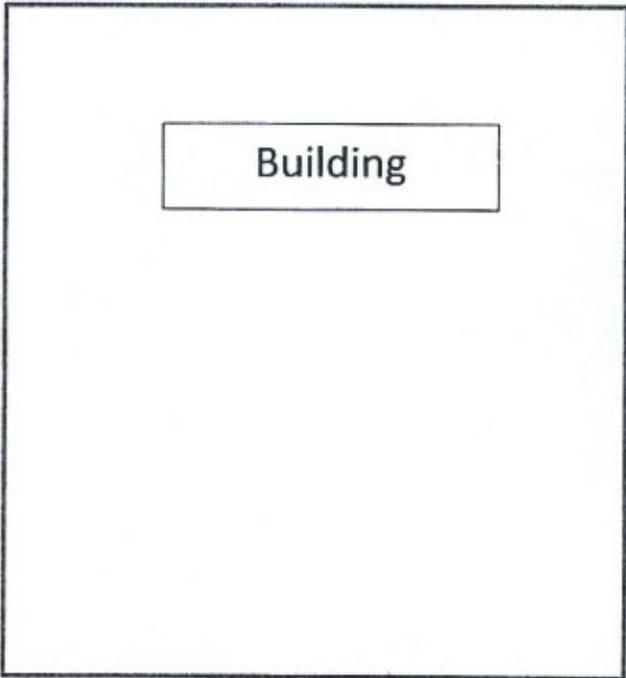
Impact Fee District: B.SOUTH
 Utilities Service Area (water): ..Lake Wales.



Report for Parcel ID:
283006000000022030

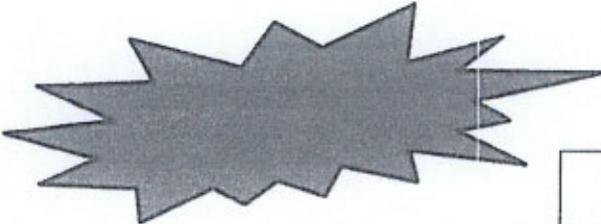
Existing

Additional
Parking



Additional
Parking

Handicap Parking



Bush Removed

Proposed

Additional
Parking

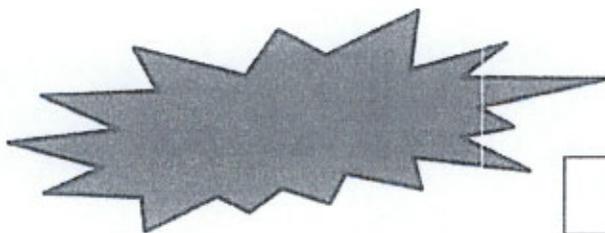
Building

Additional
Parking

Addition 700 – 1000
Square Feet

Handicap Parking

Bush Removed





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: 11-19-15 Project Number (For office use only) 58281

Ralph Frier/Ridgeview Global Academy (863) 419-3171 (863) 419-3172
APPLICANT/PROJECT NAME PHONE FAX
1000 Dunson Road; Davenport, FL 33896
MAILING ADDRESS PolK-FlaNet
ralph.frier@theridgeviewacademy.com
E-mail Address

Mark E. Wilson/Kimley-Horn (863) 226-6863
CONTACT PERSON (if different from applicant) PHONE FAX
116 South Kentucky Ave.; Lakeland, FL 33801
MAILING ADDRESS marke.wilson@kimley-horn.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 15

Tax Identification Number

	Section-Township-Range	-	Subdivision #	-	Parcel #
Parcel ID Number(s): (18 digits)	S 06 T 26 R 27	-	000000	-	042010
	S T R	-		-	
	S T R	-		-	

Current Land Use District Residential Medium (RM)

Current Development Area _____

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

NARRATIVE

The School wishes to purchase approximately 15 acres along Dunson Road directly adjacent to the existing Ridgeview Global Academy. The School proposes to construct a new building to house new grade levels. It will be an expansion of Ridgeview from a KG-6 to a KG-8 school and an early learning center on the front of the property for pre-school age children along with associated support facilities and structures.



272606-000000-042010

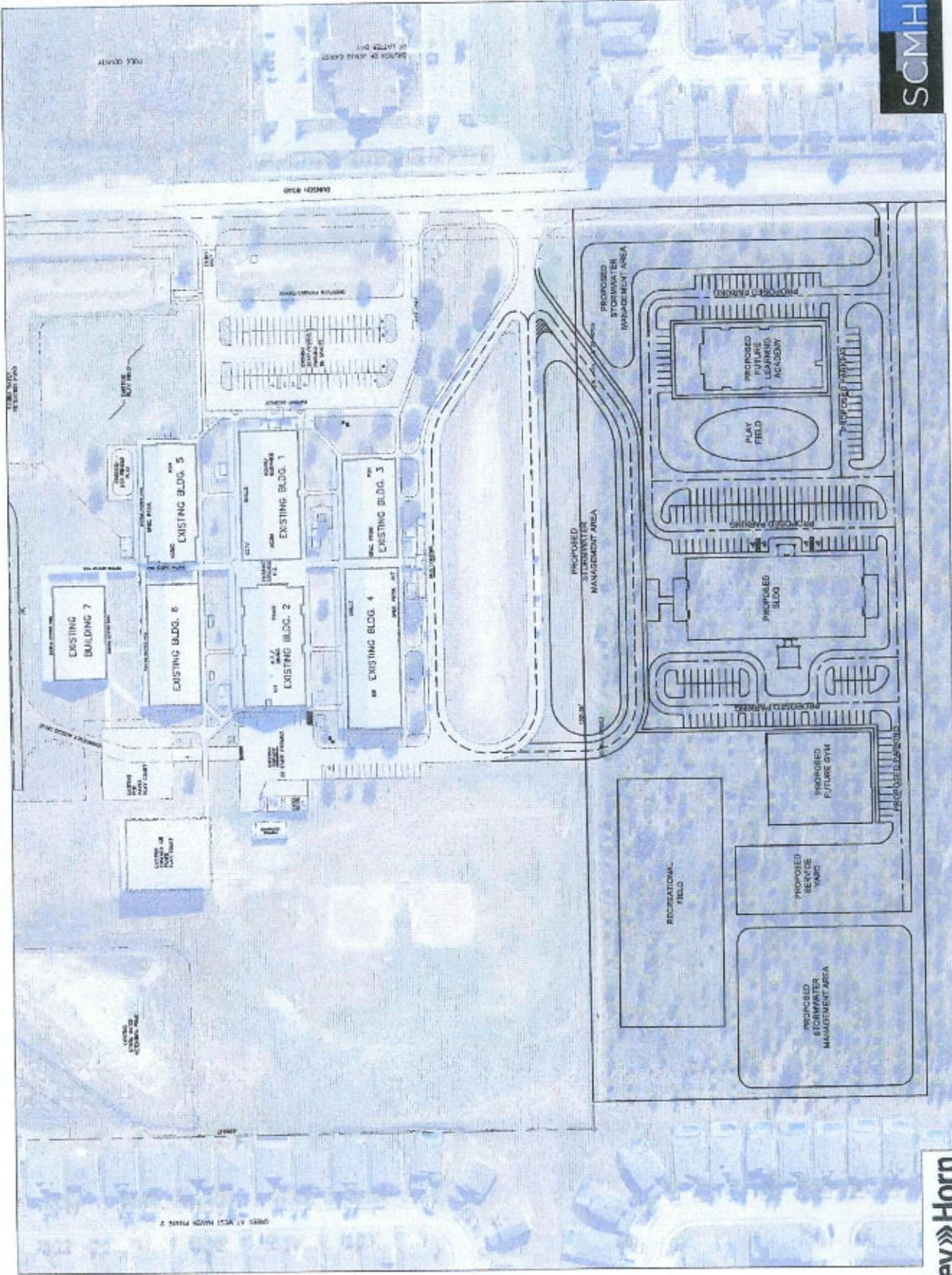
LOCATION MAP



Printed: Nov 04, 2015



GRAPHIC SCALE IN FEET
0 30 60 90 120



SCMH
RIDGEVIEW
GLOBAL STUDIES
ACADEMY