

# LEVEL 3 & 4 DEVELOPMENT REVIEW APPLICATION

Refer to Resolution 13-141 for Applicable Fee(s)

**Office of Planning and Development**  
**Land Development Division**  
330 W. Church St.  
P.O. Box 9005, Drawer GM03  
Bartow, FL 33831-9005  
(863)534-6792  
FAX (863) 534-6407

## TYPE OF APPLICATION

☐ Level 3      ☒ Level 4

☐ Conditional Use

☐ Planned Development

☐ Suburban Planned Development

☐ Sign Plan

☐ Major Modification - Case Number \_\_\_\_\_

	Owner	Applicant	Contact Person
<b>Name</b>	Randy Hodge, Intram Investments	Randy Hodge, Intram Investments	Justin Ham, P.E.
<b>Work Number</b>	407-354-2200 ext.221	407-354-2200 ext.221	863-226-6564
<b>Fax Number</b>			
<b>Mailing Address</b>	Cottonwood 27 Development, LLC 5555 S. Kirkman Rd, Ste 201 Orlando, FL 32819	Cottonwood 27 Development, LLC 5555 S. Kirkman Rd, Ste 201 Orlando, FL 32819	Kimley-Horn 109 S. Kentucky Ave. Lakeland, FL 33801
<b>Email</b>	rhodge@intram.com	rhodge@intram.com	justin.ham@kimley-horn.com

### Description of Proposed Activity or Use

Please provide a detailed description of the project, quantifying intensity (such as number of units, employees, seats, beds, rooms, children, holes of golf, pumps, vehicle repair bays, etc.), specify phasing, and estimated period for completion.

The project consists of ±12.8 acres of undeveloped land located east of US HWY 27 and south of Cottonwood Road. The project is located within the North Ridge SAP and the TSDA Development Area. The property will be subdivided into commercial/retail outparcels and includes associated utility and stormwater infrastructure. The purpose of this application is to request a Comprehensive Plan Text Amendment to increase the percentage of permitted commercial/retail use within the PIX zoning district from 25% to 30%.

	Range - Township - Section	Subdivision #	-	Parcel #
Parcel ID Number(s):	R 27 T 26 S 29	706500	-	030010
	(Include others on a separate attachment)			
	R 27 T 26 S 29	706500	-	030151
	R 27 T 26 S 29	706500	-	030152
	R T S		-	

**Address and Location of Property:**

US Hwy 27 and Cottonwood Drive, 41491 Hwy 27, Davenport, FL 33837

**Directions to Property from Bartow**

Travel north on US-98 to Polk Parkway. Travel north-east on Polk Parkway to I-4. Travel east on I-4. Take exit 55 to South US-27. The site is located toward the SE corner of US-27 and Cottonwood road.

**Property Description**

Future Land Use (and Subdistrict if applicable): Professional Institutional (PI)

Property Size: 12.82 +/- acres Development Area: TSDA

Water Provider Name and Phone Number: PCU

Sewer Provider Name and Phone Number: PCU

Development of Regional Impact: N/A  
(Name and Phase of DRI)

Selected Area Plan: North Ridge  
(Name of SAP)

Green Swamp Area of Critical State Concern: N/A  
(Name of Special Protection Area)

Joint Planning Area/Interlocal Agreement N/A

Have Development Rights been transferred to or from the subject property? \_\_\_ Yes ☒ No

Identify existing uses and structures on subject and surrounding properties (e.g. vacant, residential # du/ac, commercial approx. square feet, etc.):

US Highway 27 Right-of-Way Existing Retail (Dollar General)  <b>NW</b>	Cottonwood Drive Right-of-Way Professional Institutional (Sun State International Trucks, Polk County Fire Rescue Station 38)  <b>N</b>	Cottonwood Drive Right-of-Way Existing Residential (RMX)  <b>NE</b>
US Highway 27 Right-of-Way  <b>W</b>	Vacant Professional Institutional (PIX)  <b>Subject Property</b>	Existing Residential (RMX) Four Corners Baptist Church  <b>E</b>
US Highway 27 Right-of-Way Holly Hill Grove Rd Right-of-Way  <b>SW</b>	Holly Hill Grove Rd Right-of-Way Existing Institutional (Champions Christian Academy)  <b>S</b>	Professional Institutional (Proposed Vet Clinic)  <b>SE</b>

*Approval of this application does not waive any other applicable provisions of the Polk County Land Development Code, the Polk County Comprehensive Plan, the Polk County Utility Code which are not part of the request for this application, nor does approval waive any applicable Florida Statutes, Florida Building Code, Florida Fire Prevention Code, or any other applicable laws, rules, or ordinances, whether federal, state or local. The applicant has the obligation and responsibility to be informed of and be in compliance with all applicable laws, rules, codes and ordinances.*

I, RANDY HODGE (print name), the owner of the property which is the subject of this application, or the authorized representative of owner of the property which is the subject of this application, hereby authorize representatives of Polk County to enter onto the property which is the subject of this application to perform any inspections or site visits necessary for reviewing this application. I understand that representatives of Polk County are not authorized to enter any structures dwellings which may be on the property.

RANDY HODGE, VICE PRES.

Property owner or property owner's authorized representative.

5/30/25

Date: