

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
Name	Randy Hodge, Intram Investments	Randy Hodge, Intram Investments	Justin Ham, P.E.
Work Number	407-354-2200 ext.221	407-354-2200 ext.221	863-226-6564
Fax Number			
Mailing Address	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
Email	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.

One Cottonwood Plaza sign, one multi-tenant monument sign, and six outparcel monument signs will be constructed at the Cottonwood development.

- One plaza sign will be located along the northern property boundary, south of Cottonwood drive.
- A minimum setback of 12.5' from the right-of-way will be maintained for the plaza sign.
- One multi-tenant monument sign will be located along the southern property boundary, north of Holly Hill Grove road
- Each of the six out-parcels located within the site will be allowed one monument sign additional to the previously mentioned signs.
- All monument signs will maintain a minimum setback of 5' from the right-of-way

	Range - Township - Section	Subdivision #	-	Parcel #
Parcel ID Number(s):	R 27 T 26 S 29	706500	-	030010
	<i>(Include others on a separate attachment)</i>			
	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) NW	Cottonwood Drive Right-of-Way Professional Institutional (Sun State International Trucks, Polk County Fire Rescue Station 38) N	Cottonwood Drive Right-of-Way Existing Residential (RMX) NE
US Highway 27 Right-of-Way W	Vacant Professional Institutional (PIX) Subject Property	Existing Residential (RMX) Four Corners Baptist Church E
US Highway 27 Right-of-Way Holly Hill Grove Rd Right-of-Way SW	Holly Hill Grove Rd Right-of-Way Existing Institutional (Champions Christian Academy) S	Professional Institutional (Proposed Vet Clinic) SE

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.



Property owner or property owner's authorized representative.

4/2/25

Date:

LDSP-2025-1 - Cottonwood

Menu Reports Help

Application Name: [Cottonwood](#)

File Date: [04/22/2025](#)

Application Type: [PC-Sign Plan Review](#)

Application Status: [Approved For Hearing](#)

Application Comments:	View ID	Comment	Date
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Description of Work: [One \(1\) Cottonwood Plaza sign, one \(1\) multi-tenant monument sign, and six \(6\) outparcel monument signs will be constructed at the Cottonwood Development. One \(1\) plaza sign will be located along the northern property boundary, south of cottonwood Dr. A minimum setback of 12.5' from the right of way will be maintained for the plaza sign. One \(1\) multi-tenant monument sign will be located along the southern property boundary, north of Holly Hill Grove Rd. Each of the six \(6\) out-parcels located within the site will be allowed one \(1\) monument sign additional to the previously mentioned signs. All monument signs will maintain a minimum setback of 5' from the right of way.](#)

Application Detail: [Detail](#)

Address: [41491 HWY 27, DAVENPORT, FL 33837](#)

Parcel No: [272629706500030010](#)

Owner Name: [COTTONWOOD 27 DEVELOPMENT LLC](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	Randy Hodge		Engineer	Mailing, 5555 S. Kirkm...	Active
	Kimley Horn		Organization	Mailing, 109 S. Kentuc...	Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
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Job Value: [\\$0.00](#)

Total Fee Assessed: [\\$966.00](#)

Total Fee Invoiced: [\\$966.00](#)

Balance: [\\$0.00](#)

Custom Fields: **LD_GEN_PUB**

PUBLIC HEARINGS	
Development Type	Application Type
Planning Commission	Sign Plan
Variance Type	Brownfields Request
-	-
Affordable Housing	Type of Acreage
	-

GENERAL INFORMATION	
Expedited Review	Number of Lots
	-
Will This Project Be Phased	Acreage
	12.8
DRC Meeting	DRC Meeting Time
05/29/2025	-
Rescheduled DRC Meeting	Rescheduled DRC Meeting Time
-	-
Green Swamp	Number of Units
No	-
Case File Number	Is this Polk County Utilities
-	Is this Application a result of a Code Violation
One Year Extension	No
	FS 119 Status
	Code Violation Case Number

<div>Non-Exempt</div>		
ADVERTISING		
Legal Advertising Date	BOCC1 Advertising Date	
BOCC2 Advertising Date	Advertising Board Planning Commission	
MEETING DATES		
Community Meeting	Planning Commission Date 08/06/2025	
Land Use Hearing Officer 3	1st BOCC Date	
2nd BOCC Date	LUHO-Level 3	
HEARING		
PC Hearing Results	PC Vote Tally	
BOCC 1st Hearing Results	BOCC 1st Vote Tally	
BOCC 2nd Hearing Results	BOCC 2nd Vote Tally	
FINAL LETTER		
Denovo Appeal	Denovo Results	
Denovo Tally		
LD_GEN_PUB_EDL		
Opening DigEplan List...		
DigEplan Document List		
PLAN REVIEW FIELDS		
TMPRecordID	DocumentGroupforDPC	RequiredDocumentTypes
POLKCO-25EST-00000-24556	DIGITAL PROJECTS LD	Activate DPC
RequiredDocumentTypesComplete	AdditionalDocumentTypes	
Yes	Applications, AutoCad File, Binding, Site Plans (PDs, Yes and CUs), CSV, Calculations, Correspondence, Design Drawings, Flood/Traffic Studies, Impact Statement, Inspections, Miscellaneous, Plats, Record Drawings, Response Letter Resubmittal Complete, Staff Report/Approval Letter, Survey, Title Opinion	
Activate FSA	DigitalSigCheck	
Yes	Yes	
PLAN UPLOAD ACKNOWLEDGEMENT		
Upload Plans Acknowledgement		
SELECTED AREA PLANS		
Selected Area Plans		
North Ridge		
LAND USE		
Selected Area Plan LU Code		
In an SAP PIX - Professional Institution In Sap		

DEVELOPMENT AREA

Development Area

NOR

Neighborhood Organization Registry (NOR)

PUBLIC MAILERS

Posting Board Number of Boards (Number) Number of Mailers (Number) Date Mailed Date Posted NOR

PC	5			07/22/2025	
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Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application Submittal	Lyndsay Rathke	Application ...	05/08/2025	Lyndsay Rathke
	Engineering Review				
	Fire Marshal Review	Kim Turner	Not Required	05/21/2025	Kim Turner
	Surveying Review	Mike Benton	Approve	05/16/2025	Mike Benton
	School Board Review	School District	Not Required	05/08/2025	School District
	Roads and Drainage Review	Phil Irlen	Approve	05/08/2025	Phil Irlen
	Planning Review	Andrew Grohowski	Approve	07/02/2025	Andrew Grohowski
	Review Consolidation	Lyndsay Rathke	Approved for...	07/02/2025	Lyndsay Rathke
	Staff Report				
	Public Notice				
	Hearing				
	BOCC Hearing				
	Final Letter				
	Archive				

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
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Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments
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Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
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