



POLK COUNTY PUBLIC SCHOOLS

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C. Wesley Bridges, II
General Counsel

ADMINISTRATION

Frederick R. Heid
Superintendent

April 15, 2024

PCSB: 2024-041503

Heritage Investments/Austin Evans
Attn: Chad Brooker, P.E.
35 Don Polston Drive, Suite 115
Eagle Lake, FL 33839
(863) 397-1626
Email:cbrooker@traditions-eng.com

Dear Mr. Brooker:

This letter is in response to your request for a **binding school concurrency determination** for the proposed **Thompson Preserve Phases 2** project located on parcel number 252932-000000-021020. Currently there is available capacity at the **zoned** elementary, middle and high school. **Therefore, this letter is a finding of adequate capacity to serve the proposed development.** Please see the table below for concurrency analysis.

Elementary School	Current Enrollment	Concurrency Capacity	Reserved Capacity	Housing Units	Students Generated by Project	Capacity Available
Spessard Holland (Zoned)	768	900	102	21 SF	5	Yes (+30)

Middle School	Current Enrollment	Concurrency Capacity	Reserved Capacity	Housing Units	Students Generated by Project	Capacity Available
Bartow (Zoned)	976	1,210	93	21SF	2	Yes (+141)

High School	Current Enrollment	Concurrency Capacity	Reserved Capacity	Housing Units	Students Generated by Project	Capacity Available
Bartow (Zoned)	2,242	3,494	200	21 SF	4	Yes (+1,052)

The School Board of Polk County has encumbered the available capacity **pending** the certificate of concurrency from the City of Bartow.

Prior to the city of Bartow's issuance of a final development order (**approved platting**), the seats will be reserved for a period of 18 months in accordance with Section 4.E.2 (a & d) below of the adopted Interlocal Agreement for Public School Facilities Planning.

STUDENTS FIRST



1915 S. Floral Ave.
Bartow, FL 33830



P.O. Box 391
Bartow, FL 33831



863-534-0500



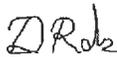
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Once the final development order has been issued by the city, the development must have proceeded to the horizontal construction phase prior to the end of the eighteen (18) month period for reserved capacities and the agreement to remain valid. At a minimum, this construction shall include rough lot grading consistent with an approved Water Management District Stormwater Permit. The construction phase shall exclude model homes.

4.E.2d. If the development does not proceed to construction with the specified period and school concurrency lapses, then the applicant may request the affected local government to issue a renewed certificate of school concurrency. As part of this request, the applicant must confirm that relevant project information remains the same as previously submitted or provide updated project details. The local government will renew the certificate of school concurrency if the School Board determines that there continues to be adequate school capacity to serve the proposed development subject to the provisions of 4.E.1.

After the eighteen (18) month period, if the governing municipality withdraws, terminates, or suspends the concurrency, then the applicant must reapply for school capacity determination. Please call the facilities planning and real estate department at 863-534-0620 ext. 581 or email at planning@polk-fl.net if you need any further assistance.

Sincerely,



Dulce Rodriguez | Senior Coordinator
Facilities Planning & Real Estate Department | Polk County Public Schools
1909 South Floral Avenue, Bartow, FL 33830
T: (863)-534-0620 x883 / dulce.rodriquez@polk-fl.net

c: Bob Wieggers, AICP, CPM, Planning Director - City of Bartow bwieggers.planning@cityofbartow.net



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District 6

Lisa Miller
District 7

November 28, 2023

PCSB #: 2023-112802

Austin Evans
Chad Booker, PE
632 E Main St
Lakeland, FL 33803
863.397.1626
cbooker@traditions-eng.com

Dear Mr. Booker:

This letter is in response to your request for a **binding school concurrency determination** for the proposed **James Farms**, on parcel numbers 242936-000000-031010, 242936-000000-031020 and 242936-000000-014030. Currently there is available capacity at the **zoned** elementary, middle, and high schools. **Therefore, this letter is a finding of adequate capacity to serve the proposed development.**

Please see the table below for concurrency analysis.

C. Wesley Bridges, II
General Counsel

ADMINISTRATION

Frederick R. Heid
Superintendent

Elementary School	Current Enrollment	Concurrency Capacity	Committed Capacity	Housing Units	Students Generated by Project	Capacity Available
Spessard Holland (Zoned)	768	900	101	150 SF	31	Yes (+31)

Middle School	Current Enrollment	Concurrency Capacity	Committed Capacity	Housing Units	Students Generated by Project	Capacity Available
Bartow (Zoned)	999	1,329	95	150 SF	13	Yes (+235)

High School	Current Enrollment	Concurrency Capacity	Committed Capacity	Housing Units	Students Generated by Project	Capacity Available
Bartow (Zoned)	2,242	3,494	244	150 SF	22	Yes (+1,008)

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The School Board of Polk County has encumbered the available capacity **pending** the certificate of concurrency from the City of Bartow. At the time that the City of Bartow Planning Commission grants concurrency (**approved platting**), the seats will be reserved for a period of 18 months in accordance with Section 4.E.2 (a & d) below of the adopted Interlocal Agreement for Public School Facilities Planning.

4.E.2a. The development must have proceeded to the horizontal construction phase prior to the end of the eighteen (18) month time period for the reserved capacities and the agreement to remain valid. At a minimum, this construction shall include rough lot grading consistent with an approved Water Management District Stormwater Permit. The construction phase shall exclude model homes.

4.E.2d. If the development does not proceed to construction with the specified period and school concurrency lapses, then the applicant may request the affected local government to issue a renewed certificate of school concurrency. As part of this request, the applicant must confirm that relevant project information remains the same as previously submitted or provide updated project details. The local government will renew the certificate of school concurrency if the School Board determines that there continues to be adequate school capacity to serve the proposed development subject to the provisions of 4.E.1.

After the eighteen (18) month period, if the governing municipality withdraws, terminates, or suspends the concurrency, then the applicant must reapply for school capacity determination.

Please call Dulce Rodriguez at 863-534-0620 ext. 883 if you need any further assistance.

Sincerely,



Dulce Rodriguez | Senior Coordinator
Facilities Planning & Operations | Polk County Public Schools
1909 South Floral Avenue, Bartow, FL 33830
T: (863)-534-0620 x883 / Dulce.Rodriguez@polk-fl.net

c: Bob Wiegers, AICP, CPM, Planning Director – City of Bartow bwiegers.planning@cityofbartow.net



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**POLK COUNTY
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BOARD MEMBERS

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District 3
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- Lynn Wilson**
District 6

C. Wesley Bridges, II
General Counsel

ADMINISTRATION

Frederick R. Heid
Superintendent

October 25, 2022

PCSB #: 2022-102501

Meritage Homes
 Attn: Tyler Vansant
 10117 Princess Palm Ave, Suite 550
 Tampa, FL 33610
 813.386.8777
 Email: tyler.vanvant@meritagehomes.com,
 chris.torres@meritagehomes.com

Dear Mr. Vansant:

This letter is in response to your request for a **binding school concurrency determination** for the proposed Stuart Crossing subdivision, on parcel number 252929-000000-042000, 252932-000000-013010, 252932-000000-014030, 252931-000000-011010 and 252932-000000-044190.

Currently there is available capacity at the **zoned** elementary, middle, and high schools. Therefore, this letter serves as a finding of adequate capacity to support this project.

Elementary School	Current Enrollment	Concurrency Capacity	Housing Units	Students Generated by Project	Capacity Available
Spessard Holland (Zoned)	730	900	591 SF	123	Yes

Middle School	Current Enrollment	Concurrency Capacity	Housing Units	Students Generated by Project	Capacity Available
Bartow (Zoned)	1,172	1,329	591 SF	51	Yes

High School	Current Enrollment	Concurrency Capacity	Housing Units	Students Generated by Project	Capacity Available
Bartow Senior High (Zoned)	2,094	3,165	591 SF	85	Yes

The School Board of Polk County has encumbered the available capacity pending

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the certificate of concurrency from the City of Bartow. At the time that the City of Bartow Planning Commission grants concurrency (**approved platting**), the seats will be reserved for a period of 18 months in accordance with Section 4.E.2 (a & d) below of the adopted Interlocal Agreement for Public School Facilities Planning.

4.E.2a. The development must have proceeded to the horizontal construction phase prior to the end of the eighteen (18) month time period for the reserved capacities and the agreement to remain valid. At a minimum, this construction shall include rough lot grading consistent with an approved Water Management District Stormwater Permit. The construction phase shall exclude model homes.

4.3.2d. If the development does not proceed to construction with the specified period and school concurrency lapses, then the applicant may request the affected local government to issue a renewed certificate of school concurrency. As part of this request, the applicant must confirm that relevant project information remains the same as previously submitted or provide updated project details. The local government will renew the certificate of school concurrency if the School Board determines that there continues to be adequate school capacity to serve the proposed development subject to the provisions of 4.E.1.

After the eighteen (18) month period, if the governing municipality withdraws, terminates, or suspends the concurrency, then the applicant must reapply for school capacity determination.

Please call Joshua McLemore at 863-534-0620 ext. 489 if you need any further assistance.

Sincerely,



Joshua McLemore | Senior Coordinator

Facilities & Operations | Polk County Public Schools
1909 South Floral Avenue, Bartow, FL 33830
T: (863)-534-0620 x489 / joshua.mclemore@polk-fl.net

c: Bob Wieggers, AICP, CPM, Planning Director - City of Bartow



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District 3

Kay Fields
District 5

Lynn Wilson
District 6

C. Wesley Bridges, II
General Counsel

ADMINISTRATION

Frederick R. Heid
Superintendent

October 17, 2022

PCSB #: 2022-101702

Gadd & Associates LLC
Attn: Rodney A. Gadd, P.E.
4685 E. County Road 540A
Lakeland, FL 33813
863.940.9979
Email: projects@gaddcivil.com

Dear Mr. Gadd:

This letter is in response to your request for a **binding school concurrency determination** for the proposed 288 multi-family unit **Retreat at Stuart Crossing**, located on parcel number 252929-000000-042010.

Currently there is available capacity between the zoned and adjacent elementary, middle, and high schools. Therefore, this letter is a finding of adequate capacity to serve the proposed development.

Please see the table below for concurrency analysis.

Elementary School	Current Enrollment	Concurrency Capacity	Housing Units	Students Generated by Project	Capacity Available
Spessard L Holland (Zoned)	730	900	288 MF	56	Yes
Floral Avenue (Adjacent)	583	771	288 MF	56	Yes

Middle School	Current Enrollment	Concurrency Capacity	Housing Units	Students Generated by Project	Capacity Available
Bartow (Zoned)	1,172	1,329	288 MF	14	Yes
Lakeland Highlands (Adjacent)	1,172	1,337	288 MF	14	Yes

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High School	Current Enrollment	Concurrency Capacity	Housing Units	Students Generated by Project	Capacity Available
Bartow Senior (Zoned)	2,094	3,165	288 MF	20	Yes
George Jenkins Senior (Adjacent)	2,299	2,672	288 MF	20	Yes

The School Board of Polk County has encumbered the available capacity **pending** the certificate of concurrency from the City of Bartow. At the time that the City of Bartow Planning Commission grants concurrency (**approved platting**), the seats will be reserved for a period of 18 months in accordance with Section 4.E.2 (a & d) below of the adopted Interlocal Agreement for Public School Facilities Planning.

4.E.2a. The development must have proceeded to the horizontal construction phase prior to the end of the eighteen (18) month time period for the reserved capacities and the agreement to remain valid. At a minimum, this construction shall include rough lot grading consistent with an approved Water Management District Stormwater Permit. The construction phase shall exclude model homes.

4.3.2d. If the development does not proceed to construction with the specified period and school concurrency lapses, then the applicant may request the affected local government to issue a renewed certificate of school concurrency. As part of this request, the applicant must confirm that relevant project information remains the same as previously submitted or provide updated project details. The local government will renew the certificate of school concurrency if the School Board determines that there continues to be adequate school capacity to serve the proposed development subject to the provisions of 4.E.1.

After the eighteen (18) month period, if the governing municipality withdraws, terminates, or suspends the concurrency, then the applicant must reapply for school capacity determination.

Please call Joshua McLemore at 863-534-0620 ext. 489 if you need any further assistance.

Sincerely,




Joshua McLemore | Senior Coordinator
 Facilities & Operations | Polk County Public Schools
 1909 South Floral Avenue, Bartow, FL 33830
 T: (863)-534-0620 x489 / joshua.mclemore@polk-fl.net

c: Bob Wieggers, AICP, CPM, Planning Director - City of Bartow



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**POLK COUNTY
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05/25/2022

PCSB #: 2022-052505

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Kay Fields
District 5

Lynn Wilson
District 6

C. Wesley Bridges, II
General Counsel

ECON

Attn: Valerie Wheatley
6700 South Florida Ave, Suite #4
Lakeland, FL 33813
(863) 940-2040
Email: vwheatley@econsouth.com

Dear Ms. Wheatley:

This letter is in response to your request for a **binding school concurrency determination** for the proposed **Thompson Preserve** subdivision, on parcel number 252932-000000-021020.

Currently there is available capacity at the **zoned** elementary, middle and high schools. Therefore, this letter is a **finding of adequate capacity** to serve the proposed development.

Please see the table below for concurrency analysis.

ADMINISTRATION

Frederick R. Heid
Superintendent

Elementary School	Current Enrollment	Concurrency Capacity	Housing Units	Students Generated by Project	Capacity Available
Spessard L Holland (Zoned)	730	900	77 SF	16	Yes

Middle School	Current Enrollment	Concurrency Capacity	Housing Units	Students Generated by Project	Capacity Available
Bartow (Zoned)	1,172	1,329	77 SF	7	Yes

High School	Current Enrollment	Concurrency Capacity	Housing Units	Students Generated by Project	Capacity Available
Bartow (Zoned)	2,094	3,165	77 SF	11	Yes

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The School Board of Polk County has encumbered the available capacity **pending** the certificate of concurrency from the City of Bartow. At the time that the City of Bartow Planning Commission grants concurrency (**approved platting**), the seats will be reserved for a period of 18 months in accordance with Section 4.E.2 (a & d) below of the adopted Interlocal Agreement for Public School Facilities Planning.

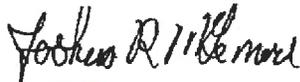
4.E.2a. The development must have proceeded to the horizontal construction phase prior to the end of the eighteen (18) month time period for the reserved capacities and the agreement to remain valid. At a minimum, this construction shall include rough lot grading consistent with an approved Water Management District Stormwater Permit. The construction phase shall exclude model homes.

4.3.2d. If the development does not proceed to construction with the specified period and school concurrency lapses, then the applicant may request the affected local government to issue a renewed certificate of school concurrency. As part of this request, the applicant must confirm that relevant project information remains the same as previously submitted or provide updated project details. The local government will renew the certificate of school concurrency if the School Board determines that there continues to be adequate school capacity to serve the proposed development subject to the provisions of 4.E.1.

After the eighteen (18) month period, if the governing municipality withdraws, terminates, or suspends the concurrency, then the applicant must reapply for school capacity determination.

Please call Joshua McLemore at 863-534-0620 ext. 489 if you need any further assistance.

Sincerely,



Joshua McLemore | Senior Coordinator

Facilities & Operations | Polk County Public Schools

1909 South Floral Avenue, Bartow, FL 33830

T: (863)-534-0620 x489 / joshua.mclemore@polk-fl.net

c: Bob Wieggers, AICP, CPM, Planning Director - City of Bartow



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**POLK COUNTY
PUBLIC SCHOOLS**

BOARD MEMBERS

05/25/2022

PCSB #2022-052503

Sara Beth Wyatt
Board Chairman
District 4

KB Home Orlando
Attn: Steve McConn
9102 Southpark Center Loop, Suite #100
Orlando, FL 32819
407.587.3509
Email: smcconn@kbhome.com

Lisa Miller
Board Vice-Chairman
District 7

William Allen
District 1

Lori Cunningham
District 2

Mr. McConn,

Sarah Fortney
District 3

This letter is in response to your application request for a **binding school capacity determination** for the proposed Hancock Crossing Subdivision located on, parcel numbers 242924-0000000-014010, and 242924-885000-000041.

Key Fields
District 5

Lynn Wilson
District 6

Currently, there is sufficient capacity at the **zoned** elementary, middle, and high schools. Therefore, this letter serves as a **finding of adequate capacity** to serve the proposed development.

C. Wesley Bridges, II
General Counsel

Please see the table below for concurrency analysis:

Elementary School	Current Enrollment	Concurrency Capacity	Housing Units	Students Generated by Project	Capacity Available
Spessard Holland (zoned)	730	900	92 SF	19	Yes

Elementary School	Current Enrollment	Concurrency Capacity	Housing Units	Students Generated by Project	Capacity Available
Bartow (zoned)	1,172	1,329	92 SF	8	Yes

Senior High School	Current Enrollment	Concurrency Capacity	Housing Units	Students Generated by Project	Capacity Available
Bartow (zoned)	2,094	3,165	92 SF	13	Yes

ADMINISTRATION

Frederick R. Heid
Superintendent

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The School Board of Polk County has encumbered the available capacity **pending** the certificate of concurrency from Polk County Land Development. At the time that Polk County grants concurrency (**approved Level 2**), the seats will be reserved for a period of 18 months in accordance with Section 4.E.2 (a & d) below of the adopted Interlocal Agreement for Public School Facilities Planning.

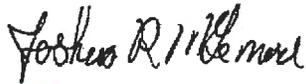
4.E.2a. The development must have proceeded to the horizontal construction phase prior to the end of the eighteen (18) month time period for the reserved capacities and the agreement to remain valid. At a minimum, this construction shall include rough lot grading consistent with an approved Water Management District Stormwater Permit. The construction phase shall exclude model homes.

4.3.2d. If the development does not proceed to construction with the specified period and school concurrency lapses, then the applicant may request the affected local government to issue a renewed certificate of school concurrency. As part of this request, the applicant must confirm that relevant project information remains the same as previously submitted or provide updated project details. The local government will renew the certificate of school concurrency if the School Board determines that there continues to be adequate school capacity to serve the proposed development subject to the provisions of 4.E.1.

After the eighteen (18) month period, if the governing municipality withdraws, terminates, or suspends the concurrency, then the applicant must reapply for school capacity determination

Please call Joshua McLemore at 863-534-0620 ext. 489 if you need any further assistance.

Sincerely,



Joshua McLemore | Senior Coordinator

Planning & Concurrency | Polk County Public Schools
1915 South Floral Avenue, Bartow, FL 33830
T: (863)-534-0620 x489 | Joshua.mclemore@polk-fl.net

cc: John Bohde, Director of Planning & Development- Polk County BoCC
Benjamin Ziskal, Director of Land Development - Polk County BoCC
Erik Peterson, Planning Administrator- Polk County BoCC



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POLK COUNTY PUBLIC SCHOOLS

BOARD MEMBERS

PCSB #2022-052402

Sara Beth Wyatt
Board Chairman
District 4

05/24/2022

Lisa Miller
Board Vice-Chairman
District 7

ECON
Attn: Valerie Wheatley
6700 South Florida Avenue, Suite #4
Lakeland, FL 33813
863.210.9749
Email: vwheatley@econsouth.com

William Allen
District 1

Lori Cunningham
District 2

Sarah Fortney
District 3

Ms. Wheatley,

Kay Fields
District 5

This letter is in response to your application request for a **binding school capacity determination** for the proposed Crew Lake Haven/Place subdivision located on, parcel number 242923-000000-023040.

Lynn Wilson
District 6

Currently, there is sufficient capacity at the **zoned** middle, and high schools. There is insufficient capacity at the zoned elementary school; however, between the available capacity at the zoned elementary and the capacity at an adjacent elementary school there is adequate capacity to fully support this development. Therefore, this letter serves as a **finding of adequate capacity** to serve the proposed development.

C. Wesley Bridges, II
General Counsel

ADMINISTRATION

Frederick R. Heid
Superintendent

Please see the table below for concurrency analysis:

Elementary School	Current Enrollment	Concurrency Capacity	Housing Units	Students Generated by Project	Capacity Available
Spessard L Holland (zoned)	730	900	14 SF	3	Yes

Middle School	Current Enrollment	Concurrency Capacity	Housing Units	Students Generated by Project	Capacity Available
Bartow (zoned)	1,172	1,329	14 SF	1	Yes

Senior High School	Current Enrollment	Concurrency Capacity	Housing Units	Students Generated by Project	Capacity Available
Bartow (zoned)	2,094	3,165	14 SF	2	Yes

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The School Board of Polk County has encumbered the available capacity **pending** the certificate of concurrency from Polk County Land Development. At the time that Polk County grants concurrency (**approved Level 2**), the seats will be reserved for a period of 18 months in accordance with Section 4.E.2 (a & d) below of the adopted Interlocal Agreement for Public School Facilities Planning.

4.E.2a. The development must have proceeded to the horizontal construction phase prior to the end of the eighteen (18) month time period for the reserved capacities and the agreement to remain valid. At a minimum, this construction shall include rough lot grading consistent with an approved Water Management District Stormwater Permit. The construction phase shall exclude model homes.

4.3.2d. If the development does not proceed to construction with the specified period and school concurrency lapses, then the applicant may request the affected local government to issue a renewed certificate of school concurrency. As part of this request, the applicant must confirm that relevant project information remains the same as previously submitted or provide updated project details. The local government will renew the certificate of school concurrency if the School Board determines that there continues to be adequate school capacity to serve the proposed development subject to the provisions of 4.E.1

After the eighteen (18) month period, if the governing municipality withdraws, terminates, or suspends the concurrency, then the applicant must reapply for school capacity determination.

Please call Joshua McLemore at 863-534-0620 ext. 489 if you need any further assistance.

Sincerely,



Joshua McLemore | Senior Coordinator

Planning & Concurrency | Polk County Public Schools
1915 South Floral Avenue, Bartow, FL 33830
T: (863)-534-0620 x489 | Joshua.mclemore@polk-fl.net

cc: John Bohde, Director of Planning & Development- Polk County BoCC
Benjamin Ziskal, Director of Land Development - Polk County BoCC
Erik Peterson, Planning Administrator- Polk County BoCC



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BOARD MEMBERS

Sara Beth Wyatt
Board Chairman
District: 4

01/14/22

Lisa Miller
Board Vice-Chairman
District: 7

Clayton Properties Group
Attn: D. Joel Adams
3020 S. Florida Ave Suite 101
Lakeland, FL 33812
863.619.7103

William Allen
District: 1

Lori Cunningham
District: 2

Mr. Adams:

Sarah Fortney
District: 3

Kay Fields
District: 5

Lynn Wilson
District: 6

This letter is in response to your application request for a binding school capacity determination for the proposed Touchstone subdivision; parcel number(s) 242923-288000-003900, 242923-288000-004001, 242923-288000-004100, 242923-288000-004200, 242923-288000-005500, 242923-288000-005700, 242923-288000-0005801, 242926-289500-000072, 242923-000000-042020, 242926-000000-031030, 242923-000000-024050, and 242923-000000-024030.

C. Wesley Bridges, II
General Counsel

Currently, there is available capacity at the zoned middle, and high schools. There is not sufficient capacity at the zoned elementary school; however, there is available capacity within the adjacent elementary schools. Therefore, this letter is a finding of adequate capacity to serve the proposed development.

ADMINISTRATION

Frederick R. Heid
Superintendent

Please see the table below for concurrency analysis:

SCHOOL	CURRENT ENROLLMENT	CONCURRENCY CAPACITY	RESERVED CAPACITY	HOUSING UNITS	STUDENTS GENERATED BY PROJECT	CAPACITY AVAILABLE?
Spessard Holland Elementary (zoned)	730	900	85	562 SF	117	Yes, partial
James E. Stephen Elementary (adjacent)	338	584	0	562 SF	117	Yes, partial
Bartow Middle School (zoned)	1,172	1,329	86	562 SF	49	Yes
Bartow Senior High School (zoned)	2,094	3,165	106	562 SF	82	Yes

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Bartow, FL 33830



P.O. Box 391
Bartow, FL 33831



863-534-0500



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The School Board of Polk County has encumbered the available capacity pending the certificate of concurrency from Polk County Land Development. At the time that the Polk County grants concurrency (Level 2), the seats will be reserved for a period of 18 months in accordance with Section 4.E.2 (a & d) below of the adopted Interlocal Agreement for Public School Facilities Planning.

4.E.2a. The development must have proceeded to the horizontal construction phase prior to the end of the eighteen (18) month time period for the reserved capacities and the agreement to remain valid. At a minimum, this construction shall include rough lot grading consistent with an approved Water Management District Stormwater Permit. The construction phase shall exclude model homes.

4.3.2d. If the development does not proceed to construction with the specified period and school concurrency lapses, then the applicant may request the affected local government to issue a renewed certificate of school concurrency. As part of this request, the applicant must confirm that relevant project information remains the same as previously submitted or provide updated project details. The local government will renew the certificate of school concurrency if the School Board determines that there continues to be adequate school capacity to serve the proposed development subject to the provisions of 4.E.1.

After the eighteen (18) month period, if the governing municipality withdraws, terminates, or suspends the concurrency, then the applicant must reapply for school capacity determination. Please call Joshua McLemore at 863-534-0620 ext. 489 if you need any further assistance.

Sincerely,

Joshua McLemore



Joshua McLemore | Senior Coordinator

Planning & Concurrency | Polk County Public Schools
1915 South Floral Avenue, Bartow, FL 33830
T: (863)-534-0620 x489 | Joshua.mclemore@polk-fl.net

cc: John Bohde, Land Development Director - Polk County BoCC



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BOARD MEMBERS

- Lori Cunningham**
Board Chair
District 2
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- Sara Beth Reynolds**
District 4
- Kay Fields**
District 5
- Lynn Wilson**
District 6
- Lisa Miller**
District 7

December 02, 2020

Center State Development LLC
 Attn: Harold Baxter
 4900 Dundee Road
 Winter Haven, FL 33884
 (863) 280-6921

PCPS # 2020-120207

C. Wesley Bridges, II
General Counsel

Dear Mr. Baxter:

This letter is in response to your request for a **binding school concurrency determination** for the proposed **Windmeadows South**, parcel number(s) **242926-289500-000040**

Please see the table below for concurrency analysis.

Elementary School	Current Enrollment	Concurrency Capacity	Reserved Capacity	Housing Units	Students Generated by Project	Capacity Available
Spessard Holland Elem (Zoned)	744	900	84	835 SF	174	Yes
Highland City Elem (Adjacent)	433	552	53		18	Yes

ADMINISTRATION
Jacqueline M. Byrd
Superintendent

Middle School	Current Enrollment	Concurrency Capacity	Reserved Capacity	Housing Units	Students Generated by Project	Capacity Available
Bartow Middle (Zoned)	1062	1307	75	835 SF	73	Yes

High School	Current Enrollment	Concurrency Capacity	Reserved Capacity	Housing Units	Students Generated by Project	Capacity Available
Bartow Senior (Zoned)	2216	3113	99	835 SF	120	Yes

Currently there is available capacity between the zoned and adjacent elementary, middle, and high schools. Therefore, this letter is a finding of adequate capacity to serve the proposed development.

The School Board of Polk County has encumbered the available capacity pending the certificate of concurrency from Polk County Land Development. At the time that the Polk County DRC grants concurrency (approved Level 2), the seats will be reserved for a period of 18 months in accordance with Section 4.E.2 (a & d) below of the adopted Interlocal Agreement for Public School Facilities Planning.

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4.E.2a. The development must have proceeded to the horizontal construction phase prior to the end of the eighteen (18) month time period for the reserved capacities and the agreement to remain valid. At a minimum, this construction shall include rough lot grading consistent with an approved Water Management District Stormwater Permit. The construction phase shall exclude model homes.

4.3.2d. If the development does not proceed to construction with the specified period and school concurrency lapses, then the applicant may request the affected local government to issue a renewed certificate of school concurrency. As part of this request, the applicant must confirm that relevant project information remains the same as previously submitted or provide updated project details. The local government will renew the certificate of school concurrency if the School Board determines that there continues to be adequate school capacity to serve the proposed development subject to the provisions of 4.E.1.

After the eighteen (18) month period, if the governing municipality withdraws, terminates, or suspends the concurrency, then the applicant must reapply for school capacity determination.

Please call Toby Tiller at 863-534-0620 ext. 490 if you need any further assistance.

Sincerely,

Toby Tiller / Senior Coordinator

CC: : Chandra Frederick, Assistant County Manager, Planning & Development – Polk County BoCC
John Bohde, Land Development Director – Polk County BoCC
Erik Peterson, Principal Planner, Land Development Division – Polk County BoCC
Sue Chiodo, Utilities Development Specialist – Polk County Utilities Division



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Toby Tiller | Senior Coordinator

Planning & Concurrency | Polk County Public Schools
1915 South Floral Avenue, Bartow, FL 33830
T: (863)-534-0620 x490 / toby.tiller@polkschoolsfl.com



"I have not failed. I've just found 10,000 ways that won't work. Our greatest weakness lies in giving up. The most certain way to succeed is always to try just one more time." (Thomas Edison)



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