

Second Amended Request, Background, and Justification

This document is part of LDPD-2025-9 and acts to amend the previously submitted document to reflect the most current concept plan for the project.

This document outlines the Applicant's request, provides background on the Subject Property, and presents the justification for the request. The terms "Developer," "Applicant," and "Proposed Site" are defined below. All exhibits referenced in this document have been submitted along with this application.

Request

1. Planned Development Approval

On behalf of Warnock Wakeman Equity Partners, LLC and RJA Land and Development, LLC (the "Developer"), Peterson & Myers, P.A. (the "Applicant") is proposing a residential Planned Development (PD) (the "Proposed Request") on +/-300.13 acres of land located south of Crews Lake Dr. and west of Yarborough Ln (the "Proposed Site"). [See Aerial Map]. The Proposed Site is in a Polk County Urban Growth Area (UGA) and has a current Polk County Future Land Use designation of Residential-Low (RL-1 and 2). [See Future Land Use Map]. The Developer intends to develop a residential PD consisting of up to 747 single family residential units. Of those units, 678 are planned to be 50-foot lots and 69 are planned to be 130-foot lots.

Background

The site is located in a section of unincorporated Polk County which has essentially become an extension of south Lakeland. The property has been partially developed and has several existing residences on large lots. However, the property around the area is almost fully developed. Immediately to the east lies the Touchstone residential project, which is an approved planned development through Polk County and currently under construction. To the west, the Treymont project is nearly fully developed. To the north, there are a number of residential developments with entitlements of RL-3.

As this area has grown, there have been numerous improvements to infrastructure. Specifically, Yarborough Ln has been improved and now extends southward to connect with the Wind Meadows South residential development. This provides additional connectivity to disperse traffic through from Crews Lake Dr. through Yarborough, Crews Lake Rd, CR 540A, E.F. Griffin Rd, and Lyle Parkway. The primary connections to CR 540A at Yarborough Ln and Crews Lake Road are now signalized. In 2025, FDOT intends to begin construction on the signalization project at Lyle Parkway and US Highway 98.

Additionally, sewer infrastructure improvements have been completed along 540A, extending south to the Subject Property as part of a public private partnership with Polk County Utilities and neighboring developments. This improvement to the existing sewer infrastructure is nearly complete and was designed to accommodate future growth in the urbanized areas of Polk County between the City of Lakeland and City of Bartow municipal limits.

Justification

The Proposed Request is both consistent with the Polk County Comprehensive Plan and Land Development Code. *See Consistency Analysis.* In addition, the Proposed Request is compatible with the existing development and anticipated development in the surrounding area. *See Polk County Future Land Use Map; City of Bartow Future Land Use Map; City of Bartow Zoning Map.* The proposed density of 2.49 dwelling units per acre is in-line with the development trend of the area. As shown on the site plan, the project proposes large lot development along Crews Lake Dr, closest to the existing homes on Walkers Glen Dr., Fox Tree Ln, and others. It's also important to note the traffic segregated from the balance of the project to limit the amount of ingress/egress trips in this area. Further, the Proposed Site has allocated 50' lot product in the areas nearest to or adjacent to the Touchstone Residential Development to the east and the Wind Meadows South residential development to the south. *See Location Map*

As previously noted, Yarborough Ln has been improved and extended southward to connect with the Wind Meadows South residential development. Plans are also in place to extend Crews Lake Rd to E.F. Griffin Rd, providing connectivity among residential developments in the area. In addition, sewer infrastructure improvements have been completed along CR 540A, extending south to the Proposed Site. *See also Impact Assessment Statement.* Public facility improvements in the area underscore the ability of the Propose Site to develop in lockstep with its neighbors. As a result, this project is essentially an urban infill project that can be plugged into the existing area.