

## LEVEL 3 & 4 DEVELOPMENT REVIEW APPLICATION

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      (X) Level 4
- (X) Conditional Use      ( ) Planned Development
- ( ) Suburban Planned Development      ( ) Sign Plan
- ( ) Major Modification - Case Number \_\_\_\_\_

	Owner	Applicant	Contact Person
<b>Name</b>	Sonny Gulati	Daniel P. Kovacs	
<b>Work Number</b>		(863)712-9937	
<b>Fax Number</b>			
<b>Mailing Address</b>	6356 MacLaurin Drive Tampa FL 33647	5137 Suite 3 Lakeland FL 33813	
<b>Email</b>	sonny@floridatesting.com	dkovacs@terravesteng.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 applicant requests a Comprehensive Planned Amendment to allow 82 Town Homes with associated roadways, water, Sanitary and stormwater Services.

	Range - Township - Section	Subdivision #	-	Parcel #
Parcel ID Number(s):	R 23 T 29 S 12	000000	-	043050
	<i>(Include others on a separate attachment)</i>			
	R T S		-	
	R T S		-	
	R T S		-	

**Address and Location of Property:**

On South Pipkin Road.

**Directions to Property from Bartow**

Take SR 98 North. Turn left on E county road 504A then turn right to Pipkin road.

**Property Description**

Future Land Use (and Subdistrict if applicable): RM

Property Size: 10.96 AC. Development Area: TSDA

Water Provider Name and Phone Number: City of Lakeland

Sewer Provider Name and Phone Number: Polk County

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

Selected Area Plan: N/A  
*(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.):

BPC	NAC	NAC
NW	N	NE
RL-3 Single Family Lot	RL-3 Vacant	RL-3 Single Family lot
W	Subject Property	E
RL-3 Single Family Lot	RL-3 Single Family Lot	RL-4 Vacant
SW	S	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, Daniel Kovacs (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.

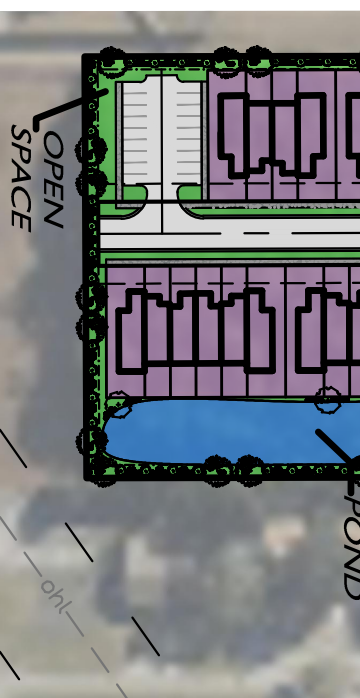
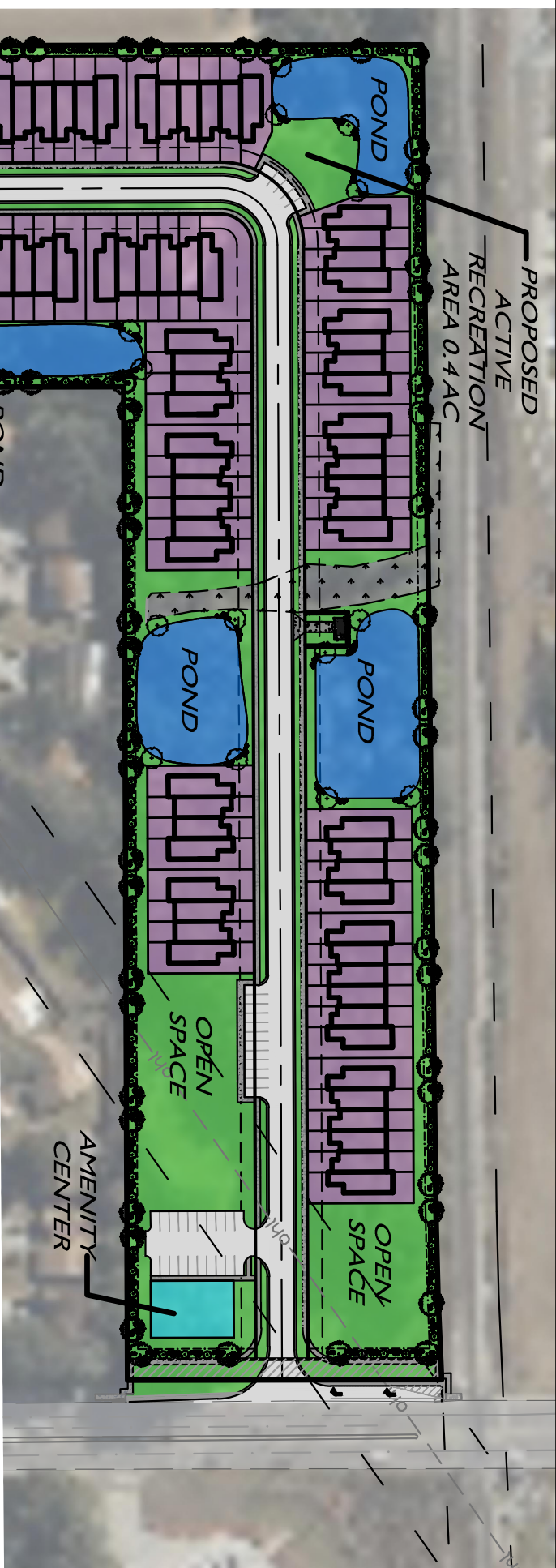
property.



\_\_\_\_\_  
Property owner or property owner's authorized representative.

08/25/2022

Date:



**LEGAL DESCRIPTION**

THE WEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12,  
TOWNSHIP 29 SOUTH,  
RANGE 23 EAST, POLK COUNTY, FLORIDA, LESS RAILROAD RIGHT-OF-WAY ON  
THE WEST SIDE AND  
LESS 25 FEET OF ROADWAY ON NORTH SIDE, AND LESS ADDITIONAL  
RIGHT-OF-WAY AS RECORDED IN  
OFFICIAL RECORDS BOOK 3169, PAGE 2115, PUBLIC RECORDS OF POLK COUNTY,  
FLORIDA,  
AND  
THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE  
SOUTHWEST 1/4 OF SECTION 12,  
TOWNSHIP 29 SOUTH RANGE 23 EAST, POLK COUNTY, FLORIDA.

PART OF THE ABOVE REFERENCED PROPERTY IS LOCATED IN ZONE 'X', AREA OF  
FLOODING, AS PER F.I.R.M. COMMUNITY PANEL NO. 1210SC0480 G, POLK  
COUNTY,  
FLORIDA, MAP DATED DECEMBER 22, 2016.

**SITE CHARACTERISTICS**

**PARCEL INFORMATION:**

PARCEL ID:	232912-000000-043050
SITE ADDRESS:	930 PIPKIN RD, LAKELAND, 33913
FLOOD ZONE:	X
FUTURE LAND USE:	RL-4
PARCEL AREA:	10.93 AC
OPEN SPACE AREA:	3.10 AC
PROPOSED DENSITY:	7.5 DU/AC - 82 UNITS
MAX BLDG HT:	25' 4"
TOTAL IMPERVIOUS AREA:	4.00 AC



SETBACK	
YARD	6 UNITS TOWNHOUSE
FRONT	20'
REAR	20'
SIDES	10'
CORNER	15'

**PUD PLAN**

**SOUTH PIPKIN**  
POLK COUNTY, FLORIDA

**TerraVest**

**GLOBAL ENGINEERING SERVICES, LLC**  
4407 VINELAND ROAD, SUITE D11, ORLANDO, FL 32811  
OFFICE: 863-308-7556  
FIRM REGISTRATION NUMBER - 34343