

CLEARANCE LETTER

PROJECT NAME POINCIANA VILLAGE 3 NEIGHBORHOOD 5
NORTH

PROJECT NO CL-07-2012-003

DATE RECEIVED 2/25/2013

LOCAL GOVERNMENT Polk County

REVIEWER Brenda Winningham

15 DAY DEADLINE 3/12/2013

STATUS Pending

DEVELOPER

AGENT'S NAME Mr. John F. Adams

AGENT's COMPANY RJ Whidden & Asso.

ADDRESS 316 Church Street

CITY STATE ZIP Kissimmee, FL 334741

LAND USE 1 **SIZE1** **UNIT**

LAND USE 2 **SIZE2** **UNIT**

LAND USE 3 **SIZE3** **UNIT**

NOTES

TYPE

Harris, Donna

From: Winningham, Brenda
Sent: Tuesday, February 26, 2013 10:06 AM
To: Harris, Donna
Subject: FW: Request for Clearance Letter Poinciana Village 3, Neighborhood 5 North
Attachments: Aerial Photograph.pdf; Neighborhood Locator Map.pdf; Vested Proposed Land Use.pdf

Donna, I think this needs to go to you first for the assignment of the clearance letter number.

Brenda Winningham
Regional Planning Administrator
Department of Economic Opportunity
Division of Community Development
107 East Madison Street
Caldwell Bldg., MSC 160
Tallahassee, FL 32399
Phone: (850) 717-8516
Fax: (850) 717-8522
E-mail: brenda.winningham@deo.myflorida.com



From: John Adams [<mailto:john@rjwa.net>]
Sent: Monday, February 25, 2013 4:56 PM
To: Winningham, Brenda
Subject: Request for Clearance Letter Poinciana Village 3, Neighborhood 5 North

Brenda,

Please accept this memorandum as a request for a Clearance Letter to relocate the vested commercial and Townhouse units within Poinciana, Village 3, Neighborhood 5. The subject neighborhood (V3,N5N) is located within Polk County. I have attached an Aerial Photograph depicting the existing development, a Neighborhood Locator Map for location purposes and the Vested Land Use Map for Village 3, Neighborhood 5 North that was the basis for the vesting of the neighborhood established by BLIVR-783-002.

As depicted on the Aerial Photograph the subject Parcels are currently vacant. Tract A is located at the intersection of two paved collector roads (Marigold Ave and Palmetto Street) at the northwest corner of V3, N5N. Tract A is a 8.75 acre parcel currently vested for 88 Townhouses based on 10 du/ac. Tract C is a 2.39 acre parcel currently vested for 61,088 sf. It is located at along the southern property line of V3, N5N and is accessed by a local roadway network. Juniper Street is a future collector right of way along the southern boundary of V3, N5 but is not currently constructed. Juniper Street also traverses through jurisdictional wetlands so future permitting (if any) will impact wetlands and require substantial mitigation.

The property owner wishes to relocate the vested 61,088 sf of vested commercial use from Tract C to Tract A and relocate the 88 vested Townhouses from Tract A to Tract C. This will allow for immediate development of the commercial at the intersection of Marigold Ave. and Palmetto Street.

Other than acreage, this relocation of vested uses will not increase vested development entitlements. Therefore, it is our conclusion that the relocation of uses within the same Village and Neighborhood will not result in any additional impacts to regional resources or public facilities.

Please contact me with any questions, comments or if you need additional information.

Thanks,

John F. Adams
Rj Whidden & Associates, Inc.
316 Church Street
Kissimmee, FL 34741
email: john@rjwa.net
office: (407) 846-1880
cell: (321) 624-2473

Village 3, Neighborhood 5 North Aerial Photograph



Poinciana

Neighborhood Locator Map



