



330 West Church Street
PO Box 9005 • Drawer GM03
Bartow, Florida 33831-9005

PHONE: 863-534-6792
FAX: 863-534-6407
www.polk-county.net

LAND DEVELOPMENT DIVISION

AGENDA FOR DEVELOPMENT REVIEW COMMITTEE

DATE: July 5, 2016
TO: Development Review Committee Members
FROM: John M. Bohde, AICP, Director
Tom Pierce, Sr. Development Review Specialist
SUBJECT: **Meeting Schedule for July 14, 2016**

The Development Review Committee will meet on **Thursday, July 14, 2016 in the Land Development Division (Planning Conference Room 2ND Floor)**

Level 1 Pre-Application requests will start at 8:30 A.M.

All other levels of review will be scheduled by appointment.

Please bring all case files and pertinent information on the cases listed in the attached agenda to the meeting.

If you have any questions, please contact my office at (863) 534-6792.

MC/ms

- | | | |
|-----|---|------------------------------------|
| 9.) | AYALA SE 16-
ALFREDO AYALA
(407)717-0944 x
A Special Exception to allow the parking of a commercial vehicle. | SE 16-

282725-934060-069914 |
|-----|---|------------------------------------|

LEVEL 3 TEMP SPECIAL EXCEPTIO

- | | | |
|------|--|---------------------------------------|
| 10.) | JONES TSE 16-
CUSTOM HOMES
(863)421-6400 x
A Temporary Special Exception to allow a mobile home for medical hardship. | TSE 16-

263014-000000-041050 |
| 11.) | MEADOWS TSE 16-03
LEROY MEADOWS
(863)868-3821 x
A mobile home for medical hardship. | TSE 16-03

232729-000000-033180 |

LEVEL 3 VARIANCE SETBACKS

- | | | |
|------|---|---------------------------------------|
| 12.) | WILKINSON VAR 16-63
BRIAN WILKINSON
(863)698-5687 x
A setback variance | VAR 16-63

232924-141830-000220 |
| 13.) | HUIZENGA VAR 16-62
POLK LAND SURVEYING
(863)632-4424 x
Structure setback variance from flood plains. | VAR 16-62

273124-000000-044050 |

LEVEL 5 APPLICATIONS

LEVEL 5 PLAT REVIEW

- | | | |
|------|--|----------------------------------|
| 14.) | OAK HAMMOCK PLAT
MATTHEW JOHNSON
(863)619-6131 x
Requesting to plat 4 lots on 4.25 +/- acres. |

232920-000000-031260 |
|------|--|----------------------------------|

263.534 6479. Mary Ann.

5 PAGES.



PRE-APPLICATION CONFERENCE

\$100.00 FEE

Growth Management Department
Land Development Division
330 W. Church St.
P.O. Box 9005, Drawer GM03
Bartow, FL 33831-9005
(863)534-6792
SUNCOM 569-6792
FAX (863) 534-6407

The cut-off for this application is every Wednesday at 3:00PM to be heard at the next available Development Review Committee (DRC) meeting. DRC meetings are held every Thursday. This application will be heard approximately two weeks after submittal.

Appointment Date and Time 7-14-16 Project Number (For office use only) 58787

HERBERT HILEY 011 44 772 555 3817 011 44 1205 480099
APPLICANT/PROJECT NAME PHONE FAX

1 Rue de l'eglise La Jonchere France 87340 woFLTD@gmail.com
MAILING ADDRESS E-mail Address

CONTACT PERSON (if different from applicant) PHONE FAX

MAILING ADDRESS E-mail Address

Application Requirements
(must be attached and submitted in 8 1/2" x 11" only)

- Project Narrative (ie: Number of dwelling units or square footage)
Aerial with site identified
Site Plan
Location Map (vicinity map)
Confirm the Land Use District and Development Area on the bottom part of this page.

Amendment Type [] Text Amendment [X] Map Amendment to Allow For
Acres 2 1/2 Open Storage Facility with RV/BOAT/vehicle
Space and a 24hr Security Residence.

Tax Identification Number
Section-Township-Range Subdivision # Parcel #
Parcel ID Number(s): S T R Haines City 272717-074100-030091
(18 digits) S T R 3710 orchid Drive
S T R Haines City 33814

Current Land Use District RL-4X
Current Development Area UGA

Note: Pre-application forms will not be accepted without the required attachments and the requested information provided.

Boundary Survey

LEGAL DESCRIPTION (AS FURNISHED)
THE NORTH 1/2 OF LOT 9, IN THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 37 SOUTH, RANGE 27 EAST OF FLORIDA DEVELOPMENT COMPANY SUBDIVISION, AS SHOWN BY MAP OR PLAT THEREOF RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA, LESS AND EXCEPT COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 17 AND RUN N 89°30'35" E ALONG THE NORTH BOUNDARY OF SAID NORTHWEST 1/4, 15.00 FEET; THENCE RUN S00°14'31" E ALONG THE WEST RIGHT OF WAY BOUNDARY OF ORCHID DRIVE AND THE EAST BOUNDARY OF SAID LOT 9, A DISTANCE OF 726.44 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 00°14'31" E, ALONG THE EAST BOUNDARY OF SAID LOT 9, A DISTANCE OF 117.00 FEET; THENCE RUN N 89°44'45" E, PARALLEL WITH THE NORTH BOUNDARY OF SAID LOT 9, A DISTANCE OF 130.00 FEET; THENCE N 00°45'15" E, PARALLEL WITH THE EAST BOUNDARY OF SAID LOT 9, A DISTANCE OF 117.00 FEET; THENCE S 89°44'45" E, PARALLEL WITH THE NORTH BOUNDARY OF SAID LOT 9, A DISTANCE OF 130.00 FEET, RETURNING TO THE POINT OF BEGINNING.

Security Residence

NOT THIS.

Area # = open storage RU'S BOATS ETC + 1x 24HR Residential Security Unit

X

ADDRESS
3710 ORCHID DRIVE
HAINES CITY, FLORIDA 33844

LEGAL DESCRIPTION (AS FURNISHED)
SEE ABOVE

BASIS OF BEARINGS BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SAID TRACT BEING S 00°14'31" E. PER DESCRIPTION CONTROLLING MONUMENTS THE CONTROLLING MONUMENTS ARE A 5/8" IR FND FOR THE NE CORNER AND A 5/8" IR FND FOR THE SE CORNER OF SAID TRACT

APARENT PHYSICAL LOTS: 8079

1" = 50' GRAPHIC SCALE

RLS #	15-02-0281
CLIENT #	2027-2108724
FIELD DATE	02/27/15
DRAFTER	SOS
APPROVED	BRD
SCALE	1" = 50'

RESIDENTIAL LAND SERVICES
3580 W Robinson Street, Third Floor
Norman, Oklahoma 73072
Main Office Phone No: 405-253-2444
www.rlsnow.com

First American Title Insurance Company

SeeMyNewHome!

SURVEYOR'S CERTIFICATE
I hereby certify that the survey represented herein meets the minimum technical standards for land surveys in Florida, pursuant to state statutes.

THE COMPUTER GENERATED SIGNATURE OF THE SURVEYOR IS AUTHORIZED BY BILLY R. DAVIS, JR. PSM#5099 ON MARCH 2, 2015

Billy R. Davis, Jr.

Billy R. Davis, Jr. PSM#5099 Date: 3/2/2015
Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper

DATE	REVISION	DATE	REVISION

3710
ORCHID Drive
Haines City
33844

RESIDENTIAL LAND SERVICES

FOR ALL INSURANCE CONTACT
RESIDENTIAL LAND SERVICES

FOR ALL INSURANCE CONTACT
RESIDENTIAL LAND SERVICES

Printed and Accepted by

body, in order for the retention area to be counted toward the Open Space requirement of the North Ridge SAP. [PLG]

13. The applicant shall show that this development can meet the required amount of Upland Open Space for the North Ridge SAP prior to Level 2 Review approval. [PLG]
14. The applicant shall be required to upgrade Orchid Drive according to Table 7.4B of the Land Development Code. [ENG]
15. The applicant shall submit a revised binding site plan reflecting all conditions of approval herein prior to Level 2 Review approval. [PLG]
16. A sufficient application for Level 2 Review approval shall be submitted no later than December 13, 2008; otherwise, this Planned Development shall be null and void. [PLG]

GENERAL NOTES

NOTE: Approval of this project shall not constitute a waiver or variance from any applicable development regulation unless specifically noted in the conditions of approval and consistent with LDC Section 930 D.

NOTE: All written commitments made in the application and subsequent submissions of information made during the application review process, which are on file with the Development Services Division, shall be considered to be binding upon the applicant, provided such commitments are not at variance with the Comprehensive Plan, LDC or other development regulations in effect at the time of development.

Surrounding Land Use Designations and Current Land Use Activity:

Northwest: RL-4X; PUD 83-02 West View Ridge Resorts Mobile Home Park	North: RL-4X; PUD 83-02 West View Ridge Resorts Mobile Home Park	Northeast: RL-2X; PD 04-21 Single-family subdivision
West: RL-4X; PUD 83-02 West View Ridge Resorts Mobile Home Park	Subject Property: RL-4X; 2.38± acres Single-family home	East: RL-2X; PD 04-21 Single-family subdivision
Southwest: RL-4X; PUD 83-02 West View Ridge Resorts Mobile Home Park	South: RL-4X; PUD 83-02 West View Ridge Resorts Mobile Home Park	Southeast: RL-2X; PD 04-21 Single-family subdivision

Compatibility with the Surrounding Land Uses:

A. Land Uses:

The proposed development is located within an Urban Growth Area (UGA) and a RL-4X land use district. The contiguous properties to the north, south, and west consists of the West View Ridge Mobile Home park, with lot sizes of approximately 3,000 square feet. The property to the east has previously received approval for a single-family subdivision with a density of 3.41 units per acre. This proposed Planned Development is compatible with the pattern of development in the North Ridge SAP.



PRE-APPLICATION CONFERENCE

\$100.00 FEE

Growth Management Department
Land Development Division
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P.O. Box 9005, Drawer GM03
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(863)534-6792
SUNCOM 569-6792
FAX (863) 534-6407

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Appointment Date and Time: 7-14-16 Project Number (For office use only) 58794

Padgett Place North
APPLICANT/PROJECT NAME PHONE FAX

255 Ingram Av Lakeland, FL 33801
MAILING ADDRESS E-mail Address dcameron@valueproremodeling.com

Darrell Cameron 698-9212
CONTACT PERSON (if different from applicant) PHONE FAX

Same
MAILING ADDRESS E-mail Address

Application Requirements
(must be attached and submitted in 8 1/2" x 11" only)

- Project Narrative (ie: Number of dwelling units or square footage)
Aerial with site identified
Site Plan
Location Map (vicinity map)
Confirm the Land Use District and Development Area on the bottom part of this page.

Amendment Type [] Text Amendment [x] Map Amendment

Acres 4.13

Tax Identification Number

Section-Township-Range - Subdivision # - Parcel #

Parcel ID Number(s): S19 T 27 R 24 - 161310 - 001240
(18 digits)

S19 T 27 R 24 - 161310 - 001040

S19 T 27 R 24 - 161310 - 001020 (half of this parcel)

Current Land Use District INST-2

Current Development Area UGA

Note: Pre-application forms will not be accepted without the required attachments and the requested information provided.

Darrell Cameron
Value Pro Remodeling
698-9242
6-24-16

Purpose

Change Zoning from Inst-2 to RL-4
to determine number of units we
can build on the 1.13 Acres.

Darrell Cameron



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Appointment Date and Time: 7-14-16 Project Number (For office use only) 58797

Form with fields for APPLICANT/PROJECT NAME, MAILING ADDRESS, CONTACT PERSON, PHONE, FAX, and E-mail Address. Includes handwritten entries for Tim Torbensen and address P.O. Box 1035 Davenport, FLA 33836.

Application Requirements (must be attached and submitted in 8 1/2" x 11" only)

- Project Narrative (ie: Number of dwelling units or square footage)
Aerial with site identified
Site Plan
Location Map (vicinity map)
Confirm the Land Use District and Development Area on the bottom part of this page.

Amendment Type [] Text Amendment [] Map Amendment RECEIVED

Acres 10 ACRES

JUN 27 2016

Tax Identification Number section with fields for Section-Township-Range, Subdivision #, and Parcel #. Includes handwritten entries like S 36 T 26 R 26.

Current Land Use District RLIX
Current Development Area URBAN

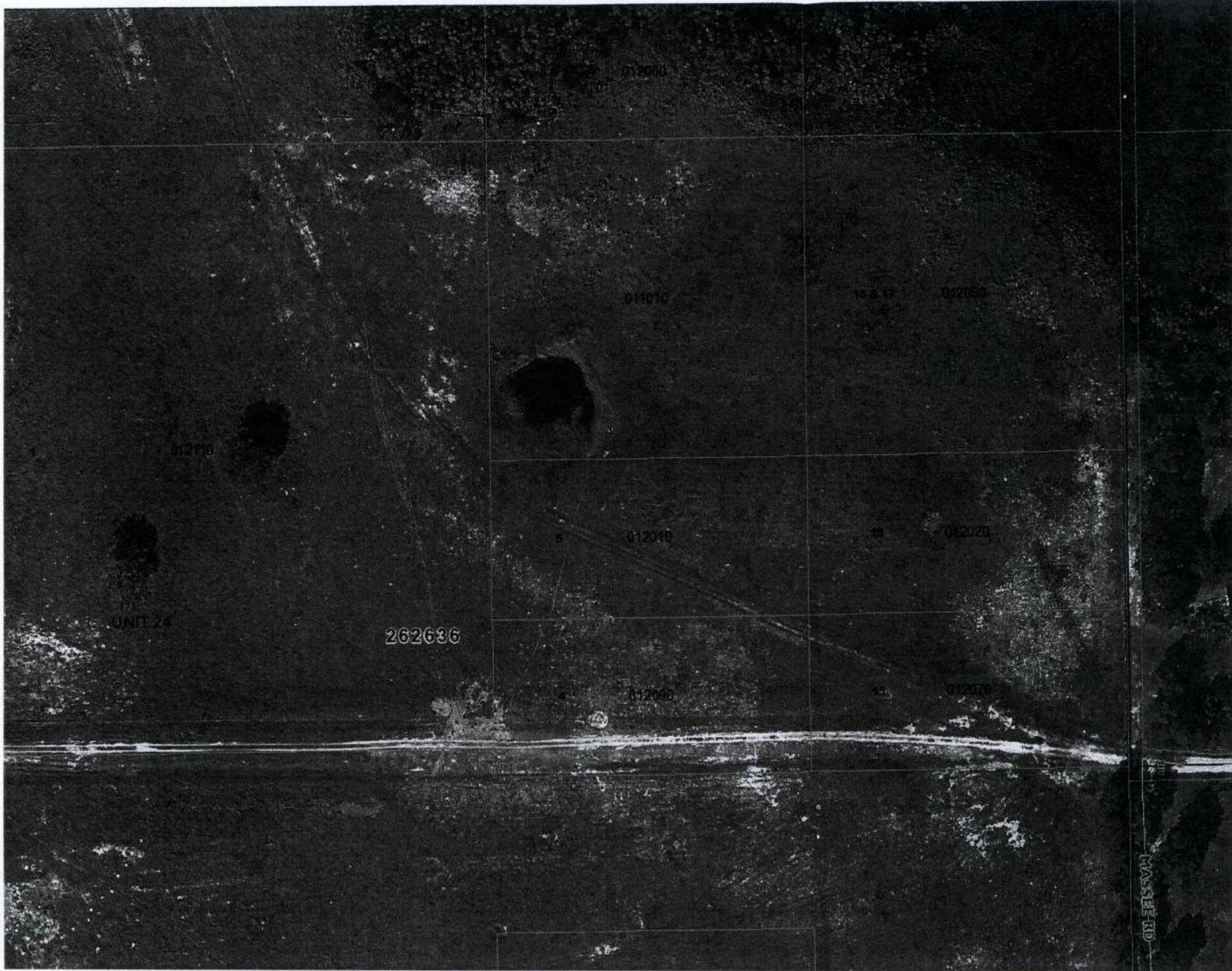
Note: Pre-application forms will not be accepted without the required attachments and the requested information provided.

CONSTRUCTED ONE SINGLE
FAMILY HOME BY COMBINING
TWO PARCELS

TIM TORGERSEN

Jim Joyner

PCPA Map





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SUNCOM 569-6792
FAX (863) 534-6407

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Appointment Date and Time: 7/14/16 Project Number (For office use only) 38805

JUDY MASON / CREMELLO HORSE RANCH (863) 781-4620
APPLICANT/PROJECT NAME PHONE FAX
843 TIGER LAKE RD LAKE WALES, FL 33898
MAILING ADDRESS MASONPRORODEO@GMAIL.COM
E-mail Address

DAVE CARTER (863) 294-6965 (863) 294-7460
CONTACT PERSON (if different from applicant) PHONE FAX
137 5TH ST NW, WINTER HAVEN, FL 33881
MAILING ADDRESS DAVE@CARTER-ENG.COM
E-mail Address

Application Requirements
(must be attached and submitted in 8 1/2" x 11" only)

- Project Narrative (ie: Number of dwelling units or square footage)
Aerial with site identified
Site Plan
Location Map (vicinity map)
Confirm the Land Use District and Development Area on the bottom part of this page.

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JUN 29 2016
LAND DEVELOPMENT

Amendment Type [] Text Amendment [] Map Amendment

Acres 4.89

Tax Identification Number
Section-Township-Range - Subdivision # - Parcel #
Parcel ID Number(s): S 11 T 30 R 29 - 992500 - 000040
(18 digits)
S T R - -
S T R - -

Current Land Use District Agricultural Residential Rural (A/RR)
Current Development Area N/A

Note: Pre-application forms will not be accepted without the required attachments and the requested information provided.

CARTER ENGINEERING

137 Fifth Street N.W. Winter Haven, FL 33881 ■ Ph: (863) 294-6965 ■ Fax: (863) 394-7460

CREMELLO HORSE RANCH JUDY MASON PROJECT NARRATIVE

This pre-application is to discuss a proposal for a Conditional Use authorizing high-intensity recreation. The site is vacant land parcel of 4.89 ac at 843 Tiger Lake Rd, Lake Wales.

They are improving their property and building a fancy horse barn to operate the site as a business, functioning as a recreation and event venue with an emphasis on the outdoor environment. Typical events would include: weddings , receptions, horse camps, fund raisers, educational field trips, cookouts, etc.

Other use to be consider would be to hold Church functions.



811
 Know what's below.
 Call before you dig.

IMPORTANT:
 ALL ENGINEERING, SURVEYING, AND ARCHITECTURAL DRAWINGS MUST BE APPROVED BY THE STATE OF FLORIDA. REFER TO THE RELEVANT STATUTES FOR FURTHER INFORMATION.

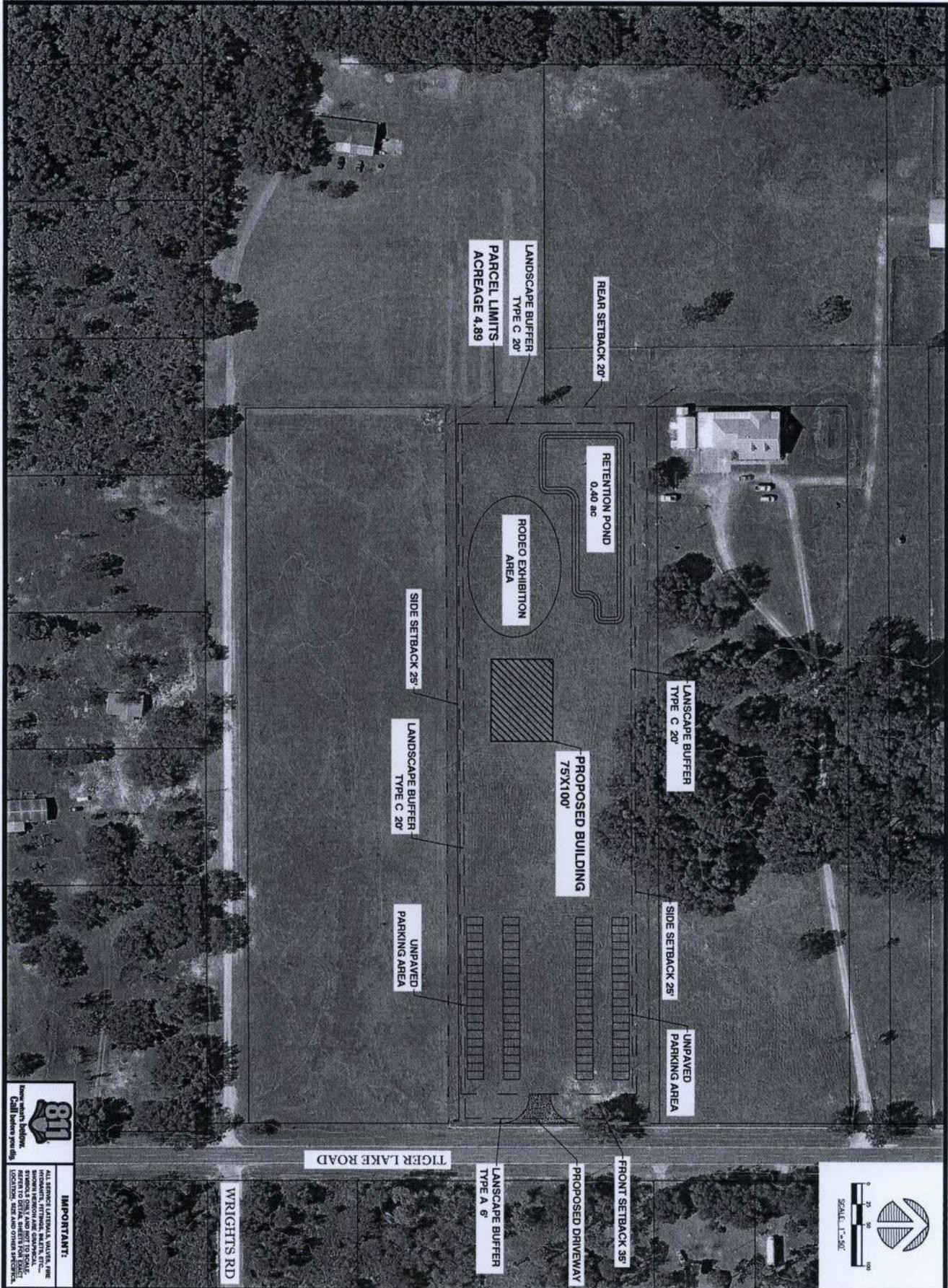
PROJECT NO. 000
 DATE 00

AERIAL
CREMELLO HORSE RANCH
 843 TIGER LAKE ROAD
 LAKE WALES, FLORIDA

CARTER ENGINEERING
 137 5th, St. N.W., Winter Haven Fl. 33881
 (888) 294-6985 * E-mail: dave@carter-eng.com

DRAWN BY:
 CHECKED BY:
 DESIGNED BY:
 DATE:
 FIELD DATE:

NO.	DATE	APPR.	REVISIONS



IMPORTANT:
 ALL SERVICES AVAILABLE. OWNER, ENGINEER, CONTRACTOR, AND ALL OTHERS INVOLVED IN THE PROJECT MUST BE ADVISED OF ANY CHANGES TO THE PROJECT. REFER TO THE CONTRACT DOCUMENTS FOR MORE INFORMATION. SEE THE CONTRACT DOCUMENTS FOR MORE INFORMATION.

PROJECT NO. 00
 DATE 00
 SHEET 1

CONCEPTUAL SITE PLAN
CREMELLO HORSE RANCH
 843 TIGER LAKE ROAD
 LAKE WALES, FLORIDA

CARTER ENGINEERING
 137 5th. St. N.W., Winter Haven FL 33881
 (888) 294-6985 * E-mail: dave@carter-eng.com

DESIGN BY: []
 CHECKED BY: []
 DRAWN BY: []
 FIELD DATE: []

NO.	DATE	APPR.	REVISIONS

NOT VALID WITHOUT THE SIGNATURE AND EMBOSSED SEAL OF DAVID C. CARTER





The site is outlined in red.



CREMELLO HORSE RANCH

843 TIGER LAKE RD, LAKE WALES,
FLORIDA 38898

LOCATION MAP

SEC. 11, TWP. 30 S., RGE. 29 E.

CARTER ENGINEERING

Drafted: 06/29/14
FNA

Revised:

Project Number

Figure

1



PRE-APPLICATION CONFERENCE

\$100.00 FEE

Growth Management Department
Land Development Division
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www.polk-county.net

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Appointment Date and Time: 7/14/16 Project Number (For office use only) 58806

William O. Cooley/ Winslow Development Internal Road (561) 758-8787
APPLICANT/PROJECT NAME PHONE FAX

229 Edmor Road, West Palm Beach, FL 33405
MAILING ADDRESS cool3003@bellsouth.net
E-mail Address

Jason Alligood (863) 646-1402
CONTACT PERSON (if different from applicant) PHONE FAX

P.O. Box 5710, Lakeland, FL 33807-5710
MAILING ADDRESS jalligood@chastainkillman.com
E-mail Address

Application Requirements
(must be attached and submitted in 8 1/2" x 11" only)

- Project Narrative (ie: Number of dwelling units or square footage)
Aerial with site identified
Site Plan
Location Map (vicinity map)
Confirm the Land Use District and Development Area on the bottom part of this page.

Amendment Type [] Text Amendment [] Map Amendment

Acres 2.26

RECEIVED
JUN 29 2016
LAND DEVELOPMENT

Tax Identification Number

Table with columns: Section-Township-Range, Subdivision #, Parcel #. Includes handwritten entries: S 27 T 31 R 28, 000000, 021000 and handwritten note: 273026 P 021000

Current Land Use District Agricultural Residential Rural (A/RR)

Current Development Area Rural Development Area (RDA)

Note: Pre-application forms will not be accepted without the required attachments and the requested information provided.



PRE-APPLICATION PROJECT NARRATIVE

Winslow Development Internal Road

The proposed project includes construction of an internal stabilized roadway for a future planned commercial development of an approximate 24 acre vacant property located on the Southeast corner of Pine Crest Road and State Road 27. The project will consist of construction of approximately 2.26± ac of stabilized roadway located along the southern and eastern area of the commercial portion of the property. This roadway will be used for internal access of the property for the future development.

Winslow Development Internal Road

Site Location Aerial

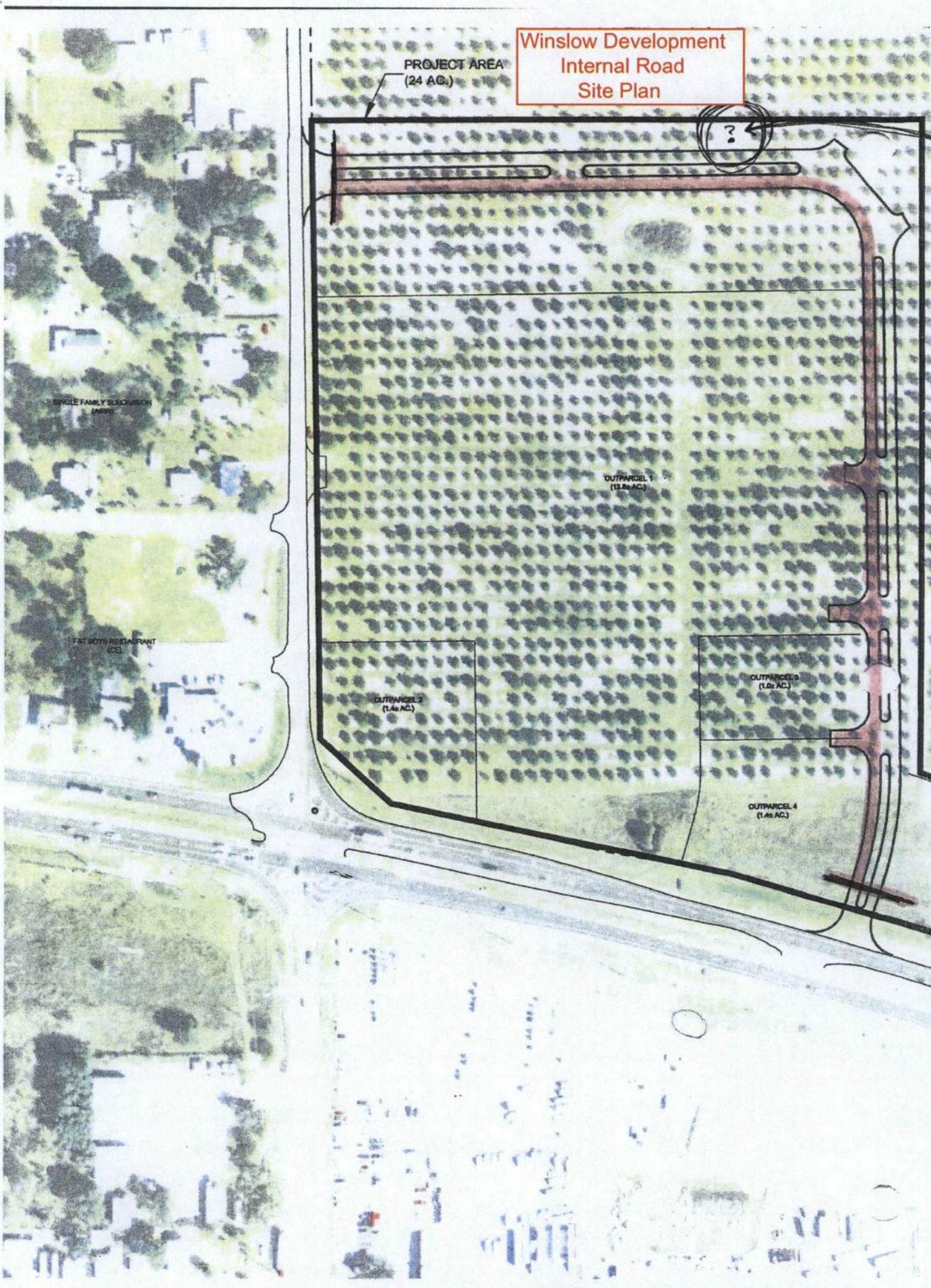
Site Location Aerial





Google earth

© 2016 Google



Winslow Development
Internal Road
Site Plan

PROJECT AREA
(24 AC.)

OUTPARCEL 1
(13.2 AC)

OUTPARCEL 2
(1.4 AC)

OUTPARCEL 3
(1.0 AC)

OUTPARCEL 4
(1.4 AC)

SINGLE FAMILY SUBDIVISION
(APR)

FAT BOYS RESTAURANT
(CE)

then locate the well in relationship to proposed new road.



engineers | surveyors | environmental



chastain
SKILLMAN

WINSLOW DEVELOPMENT INTERNAL ROAD			
SITE LOCATION MAP			
By: CHASTAIN SKILLMAN, INC., 4705 OLD HWY 37, LAKELAND, FL 33813, (863) 646-1402	SCALE: NTS	DATE: 06/29/2016	PROJECT: 9749.01

P:\986501\Permits\Pre-Application\Sitelocation.dwg 8x11 (Civil) Jun 29, 2016 by: kise



PRE-APPLICATION CONFERENCE

\$100.00 FEE

**Growth Management Department
Land Development Division**
330 W. Church St.
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FAX (863) 534-6407

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Appointment Date and Time: 7/14/16 Project Number (For office use only) 58807

Polk County Long Range Planning (863) 534-6864 (863) 534-6407
APPLICANT/PROJECT NAME PHONE FAX

PO Box 9005, Drawer TS 05, Bartow, Florida 33831-9005
MAILING ADDRESS E-mail Address

Ana Martinez-Hubert (863) 534-6468
CONTACT PERSON (if different from applicant) PHONE FAX

PO Box 9005, Drawer TS 05, Bartow, Florida 33831-9005
MAILING ADDRESS E-mail Address anamartinez@polk-county.net

**Application Requirements
(must be attached and submitted in 8 1/2" x 11" only)**

- Project Narrative (ie: Number of dwelling units or square footage)
- Aerial with site identified
- Site Plan
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Amendment Type Text Amendment Map Amendment

Acres N/A

RECEIVED

JUN 29 2016

LAND DEVELOPMENT DIVISION

Tax Identification Number
Section-Township-Range - Subdivision #

Parcel ID Number(s): S T R - -
(18 digits)

S T R - -

S T R - -

Current Land Use District N/A

Current Development Area N/A

Note: Pre-application forms will not be accepted without the required attachments and the requested information provided.

Update to the Comprehensive Plan to address changes to the Water Supply Plan based on the adopted South Florida and Southwest Florida Water Management Districts Water Supply Plans.

Potentially affected Sections/Objectives and Policies:

Section 3.150 – 10-Year Water Supply Plan

-Objective 3.150A and Policies 3.150-A1 to A8

Capital Improvement Element (CIP), 5-Year CIP Program items related to Potable Water Supply Policy 3.105-D2, D3, D6

Policy 3.106-B1

Policy 2.306-B4

Objective 3.105-B and Policies 3.105-A1-A10 and 3.105B2

Based on FS Chapter 163 requirements, updates to the WSP must be adopted within 18 month after the governing board(s) of the corresponding water management district(s) approval of their Regional Water Supply Plan(s). Polk County must adopt any updates by May 2017:

Section 163.3177(6)(c)3:

Within 18 months after the governing board approves an updated regional water supply plan, the element must incorporate the alternative water supply project or projects selected by the local government from those identified in the regional water supply plan pursuant to s. 373.709(2)(a) or proposed by the local government under s. 373.709(8)(b). If a local government is located within two water management districts, the local government shall adopt its comprehensive plan amendment within 18 months after the later updated regional water supply plan. The element must identify such alternative water supply projects and traditional water supply projects and conservation and reuse necessary to meet the water needs identified in s. 373.709(2)(a) within the local government's jurisdiction and include a work plan, covering at least a 10-year planning period, for building public, private, and regional water supply facilities, including development of alternative water supplies, which are identified in the element as necessary to serve existing and new development. The work plan shall be updated, at a minimum, every 5 years within 18 months after the governing board of a water management district approves an updated regional water supply plan. Local governments, public and private utilities, regional water supply authorities, special districts, and water management districts are encouraged to cooperatively plan for the development of multijurisdictional water supply facilities that are sufficient to meet projected demands for established planning periods, including the development of alternative water sources to supplement traditional sources of groundwater and surface water supplies.