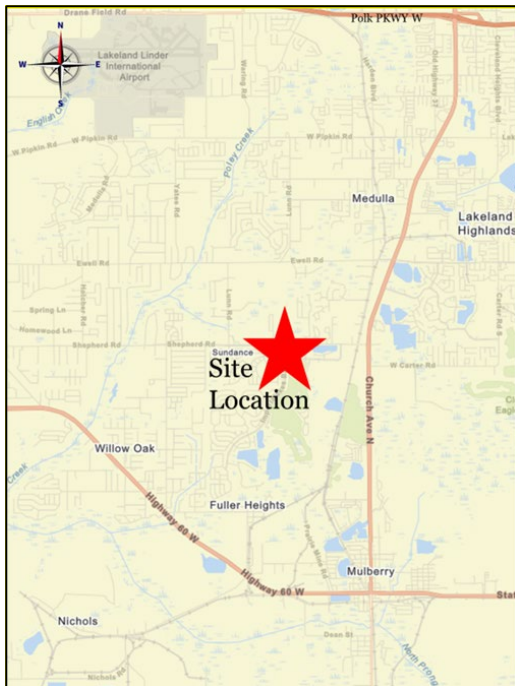


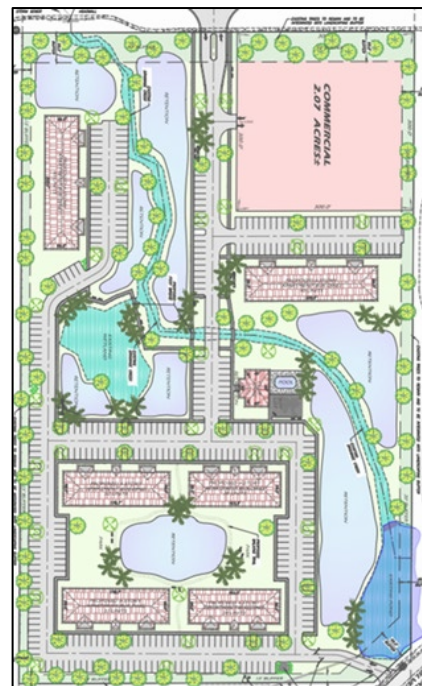
POLK COUNTY DEVELOPMENT REVIEW COMMITTEE CASE OVERVIEW

Sign ID #:76

DRC Date:	March 28, 2024
Planning Commission Date:	June 5th, 2024
BoCC Dates:	August 8 th , 2024, Appeal
Applicant:	John McVay
Level of Review:	Level 3 Review, Conditional Use
Case Number and Name:	LDPD-2024-2 (Shepherd Rd) Multi-Family PD
Request:	The applicant is requesting a Planned Development to construct 200 multifamily units in the Residential High (RH) land use district.
Location:	The subject property located South of Shepherd Road, north of Imperial Lakes Boulevard, north of Village Court, west of Imperial Parkway, east of Sundance Boulevard, west of State Road 37, north of the City of Mulberry, south of the City of Lakeland, Florida, in Section 27, Township 29, Range 23.
Property Owner:	GGAJAM Investments LLC
Parcel Number (Size):	±16.58 acres (232927-000000-011020) ±14.58 acres (Project Area)
Development Area:	Urban Growth Area (UGA)
Future Land Use:	Residential High (RH)
Case Planner:	Malissa Celestine, Planner II



Location



Site Plan

The applicant is requesting a Level 3 Conditional Use (CU) approval for a 195-foot-tall Monopole Telecommunications Tower to be located on property previously developed as a Duke Power Substation. The site is within an Institutional-1X (INST-1X) land use district and the Ronald Reagan Parkway Selected Area Plan (SAP). Per Chapter 4, Section 401.02, Table 4.3 of the Land Development Code (LDC), a Monopole Communication Tower may be achieved at this location via an approved Level 3 review.