

POLK COUNTY DEVELOPMENT REVIEW COMMITTEE CASE OVERVIEW

Sign ID #: 29

DRC Date: January 30, 2025

Planning Commission Date: April 2, 2025

BoCC Dates: N/A

Applicant: Alex Madison, Poulos & Bennett

Level of Review: Level 3 Review, Planned Development Modification

Case Number and Name: LDPD-2024-23 (Winslow's Point PD Modification)

Request: Planned Development (PD) Modification request to allow 40-foot-wide single-family detached lots within a previously approved 533-unit + which included single-family and multi-family townhome uses.

Location: South of CR 640, east of US Highway 27, south of Lake Wales, in Sections 25 & 26, Township 30, Range 27.

Property Owners: Forestar USA Real Estate Group, Inc.

Parcel Number (Size): 273035-000000-011030; 273035-000000-011060; 273026-000000-022000; 273026-000000-021000; 283019-947800-045000; 283019-947800-047000; 283019-947800-044000; 283019-947800-062010; 283019-947800-061000 (±268.2 acres)

Development Area: Rural Development Area (RDA)

Future Land Use: Agricultural/Residential Rural-X (A/RRX)
Southeast Polk Selected Area Plan (SAP)

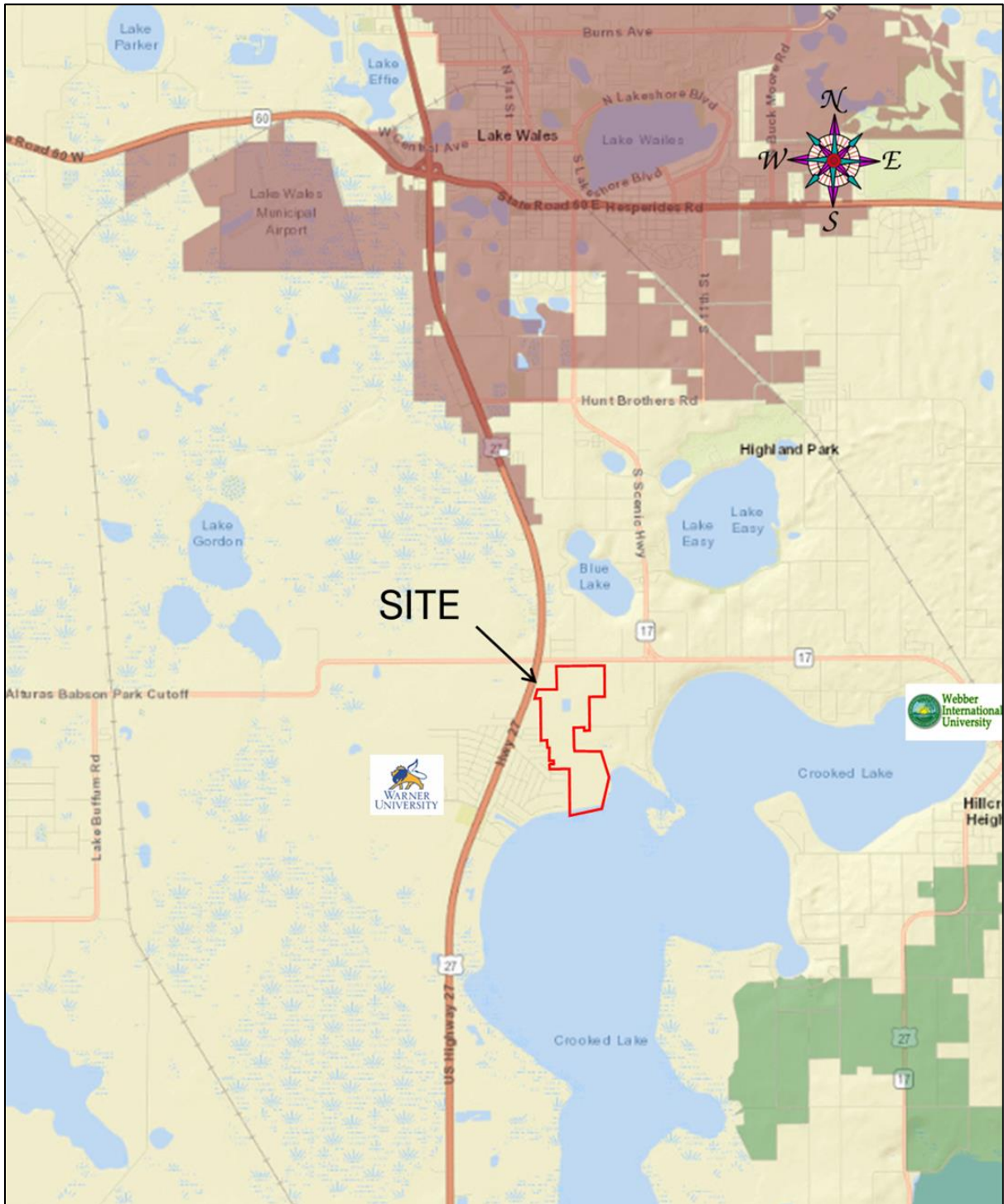
Case Planner: Ian Nance, Senior Planner

Case Summary: The applicant is requesting a modification to PD 10-01 to allow 40-foot-wide single family detached lots. The unit count will not increase beyond the 533 units that were previously approved, and which consists of a mixture of single-family and townhome (multi-family) units. The 40-foot-wide lots will affect the layout of the original approval, clustering units away from Crooked Lake to preserve more open space and flood plain. Previous conditions of approval will remain in effect. No lake access for motorized vessels is contemplated from this site.

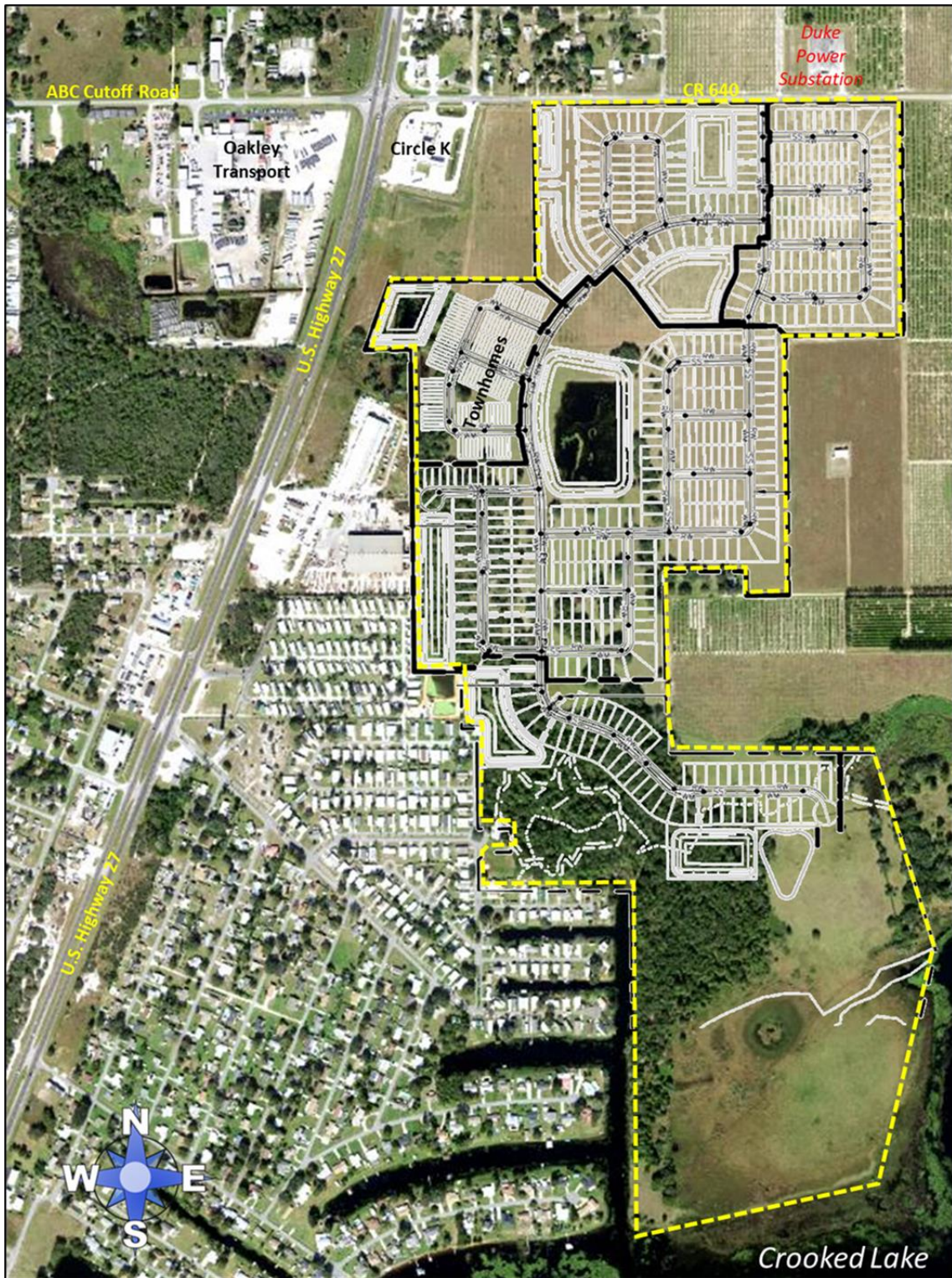
Exhibits:

Exhibit 1: Site Location

Exhibit 2: Proposed Site Plan



Site Location



Proposed Site Plan