

Case #Z-24-02-PD / Preserve at Saddle Creek PD
Planning Department Staff Report
P & Z Hearing Date: January 22, 2024
City Commission Dates: February 5, 2024 (1st Reading)
February 19, 2024 (2nd Reading/PH)



GENERAL INFORMATION

Request: Review and recommendation to the City Commission of a request to amend the Zoning Map to rezone land from Agriculture to PD, Planned Development

Owner: Stargard Group, LLC

Applicant: Mathew K. Johnson, P.E., JSK Consulting

Location: Approximately 600' east of the intersection of US Highway 17 and Ernest M. Smith Jr. Blvd in Section 33, Township 29S, Range 25E, Polk County Florida. *(See Location Map)*

Project Size: 9.1 acres (+/-)

Existing Land Use: A single family residence is located on a portion of the property. The remainder of the site is vacant.

Adjacent Land Uses:
N: City of Bartow Water Treatment Plant
S: Pasture
E: Pasture
W: Pasture

Future Land Use: The property is currently designated for Mixed Use/Neighborhood Development (MU/ND) use on the City's Comprehensive Plan Future Land Use Map. The primary function of the MU/ND Future Land Use designation is to provide for well planned communities of mixed residential uses supported by community commercial, office and institutional uses. A mixture of land uses is specifically required. The MU/ND designation is intended for newly developing areas which are suitable for urban development, under unified control for master planning, and can be served by a hierarchical network of arterial, collector, and local streets. The MU/ND designation is intended to create identifiable neighborhood units which conform to high standards of urban design and livability; and when combined with other neighborhood units of similar quality and composition, form a distinctive community. *(See Attachment 1)*

Adjacent FLUM Designations: N: Institutional
S: Mixed Use/Neighborhood Development
E: Mixed Use/Neighborhood Development
W: Mixed Use/Neighborhood Development

Existing Zoning: The property is currently zoned for Agricultural use on the City's Zoning Map. The purpose of the Agriculture district is to provide for agricultural activities within the City limits of Bartow. In general, agricultural pursuits and single family detached dwelling units. (*See Attachment 2*)

Adjacent Zoning Classification: N: Public Institutional
S: Agricultural
E: Agricultural
W: Agricultural

Proposed Zoning: If the requested changes are approved by the City Commission the zoning classification for the parcel will be PD, Planned Development. (*See Attachment 3 and PD Land Use Plan*)

Proposed Land Use: The PD zoning would allow the property to be used for up to 180 multi family dwelling units with associated site improvements.

ZONING DISTRICT SUMMARY

Purpose: The purpose and intent of the PD district is to provide for well-planned and orderly development in any area of the City. Pursuant to specific policies within the Future Land Use Element a PD classification is an appropriate zoning for this request.

Performance Standards:	Residential Density	20 du/acre
	Minimum Floor Area:	900 SF
	Maximum Building Height:	45'
	Perimeter Building Setback:	25'
	Required Parking:	275 Spaces
	Provided Parking	288 Spaces
	Open Space Required:	2.25 Acres
	Open Space Provided:	3.66 Acres

SPECIAL INFORMATION

Environmental Analysis: *Terrain:* The property is relatively flat. It slopes slightly to the south towards Peace Creek.

Vegetation: The property consists of upland habitat represented by a mix of bahia and bermuda grass, pasture weeds, myrtle and upland oak and pine trees.

Surface Water and Wetlands: None present on the site.

Flood Plain: None present on the site.

Soil Types: The primary type of soil located on the property and in the surrounding area is Pomona Fine Sand. Pomona Fine Sand is poorly drained and is associated with broad areas on flatwoods. It typically has a seasonal high water table within 12 inches of the surface for up to 1 to 4 months during most years. Areas of Pomona Fine Sand has severe limitations as a site for urban development but can be used if proper water control measures are incorporated into site design during the development process.

Endangered Plant and Animal Species: None exist on the property.

Transportation/Access:

Future access to the property will be provided by a road connection to US Highway 17. The future roadway will utilize right of way that was acquired by Polk County for the purpose of construction the Bartow Northern Connector Phase II (BNCII) project. Since the BNCII project was dropped by the County as a future project the right of way remains available for construction of a local road. The owner of this project will be required to permit and construct a roadway connection to US Highway 17 prior to or during future development activities.

Existing Conditions			
Street/Thoroughfare	Functional Classification	Current LOS	Adopted LOS
US Highway 17	Principle Arterial	C	D
Ernest M. Smith Jr. Blvd	Urban Collector	C	D
Future Conditions			
Street/Thoroughfare	Functional Classification	Future LOS	Adopted LOS
US Highway 17	Principle Arterial	C	D
Ernest M. Smith Jr. Blvd	Urban Collector	C	D

According to the Polk Transportation Planning Organization Roadway Network Database US Highway 17's Annual Average Daily Traffic count was 26,000 (N) and 26,000 (S) trips with a projected growth rate of 2%. The Annual Average Daily Traffic county for Ernest M. Smith Jr. Blvd was 8,900 (N) and 8,900 (S) trips with a projected growth rate of 2%. There is no existing deficiency in capacity nor is there a projected deficiency within a 5-year period for either road.

Utility Systems:

Water and Wastewater: The property is located in the City's service area. Potable water and wastewater services are currently available to the site and capacity exists in each system to accommodate the proposed development.

Stormwater Management: Stormwater management facilities will be constructed concurrent with future development. These facilities will be constructed according to guidelines and standards established by the Southwest Florida Water Management District and the City of Bartow and be owned and maintained by the property owner.

Solid Waste: Solid waste and recycling services will be provided by the City of Bartow. Adequate capacity currently exists at the Polk County Central Landfill to meet the needs of this development in the future. The adopted level of service of 8.0 pounds per person per day will be maintained.

Electrical Distribution: The property is located in the City's electrical service area. Future development of the property will be required to connect to the system.

Site Development:

Design, Permitting and Density: In evaluating the proper zoning needed to develop the site it was determined that the PD zoning would be the most beneficial to both the developer and City of Bartow. The PD zoning is appropriate for this site since it promotes flexibility in development design and provides maximum opportunity for application of innovative concepts of site planning; reduces improvement and energy costs through a more efficient use of land design and smaller networks of utilities and streets than is possible through application of other zoning districts and subdivision requirements; lessens the burden of traffic conflict on streets and highways; and ensures that development will occur according to limitations of use, design, density, coverage and phasing stipulated on an approved Land Use Plan, Development Plan and associated conditions of approval.

Emergency Response:

Law Enforcement and Fire Protection will be provided by the City of Bartow Police and Fire Departments. As the project develops both agencies will be tasked with planning and budgeting for additional assets, for approval by the City Commission, to ensure satisfactory coverage is provided in future years as the project develops.

Public Schools

For school assignment purposes this development is zoned for Spessard Holland Elementary, Bartow Middle and Bartow Senior High school. The planned development will produce an

estimated 27 elementary, 10 middle and 12 high school students. The developer will be required to apply for a school concurrency determination at the time they apply for concurrency with the City in order to receive a binding determination and pay school impact fees at the appropriate time.

Public Notice:

Public notice of the request was published in the local newspaper and posted on the City website and City Hall bulletin board. Four property owners were notified of the request.

IMPACT ANALYSIS

Land Use Compatibility:

The Preserve at Saddle Creek PD Land Use Plan will allow development that is compatible with the existing and future development in the area. Development of this site for multiple family residential use is compatible with the goals of the City of Bartow. The applicant has complied with the City's request to submit a PD zoning application to ensure that an effective planning and development process is put in place for the property

Consistency w/ Comp Plan:

The Preserve at Saddle Creek PD Land Use Plan is consistent with Goals, Objectives and Policies (GOP's) contained in the City of Bartow Comprehensive Plan. Specifically, the following:

Future Land Use Policy 1.1.12: Mixed Use/ Neighborhood Development (MU/ND) Standards.

Future Land Use Policy 1.1.3: Approval of development proposals will be conditioned on the availability of public facilities and services necessary to serve the proposed development and that the facilities meet the City's established level of service standards established within all elements of the City of Bartow Comprehensive Plan, including the level of service standards listed within the following elements: Infrastructure Element; Transportation Element; Capital Improvements Element; and Public School Facilities Element.

Future Land Use Policy 1.2.1: The City will approve the location of new development on the basis of the suitability of the land to support development without adversely affecting the natural environment resources, potable water well protection areas and environmentally sensitive land, through the use of a development review process and appropriate mitigation measures. Specifically, the densities and intensities of land uses in wetlands, flood prone areas, and areas with severe soil limitations to development shall be regulated accordingly.

Future Land Use Policy 1.2.2: The City will encourage development in areas where public facilities and services are available or are projected to be available. High intensity, higher density uses will be encouraged where the greatest level of public facilities exist. Low density, low intensity development will be encouraged where low public facility capacities exist.

Future Land use Policy 1.7.2: Prior to the issuance of a development order, the City shall require developers to confirm that required utility services are available or will be available concurrent with the impacts of the development.

Future Land Use Objective 2.9: The Wilson Ranch, consisting of approximately 897.1 acres, was previously annexed into the City of Bartow. The owners wish to establish a project with a mix of uses to be allowed, consistent with the policies set forth in Policies 2.8.1 and 2.8.2 the property is situated so as to provide for orderly, infill-growth, thereby discouraging urban sprawl.

Future Land Use Policy 2.9.2: The Future Land Use Designations of this Bartow Comprehensive Plan shall be utilized to define uses, densities and intensities for parcels on the Wilson Ranch Planned Development with the following modifications and clarifications. Low Density Residential – 337.7 acres – 1,350 residential units.

Housing Policy 1.9: The City will encourage mixed land uses and higher densities and intensities to promote energy efficient land use patterns and the reduction of infrastructure costs, vehicle miles traveled, and greenhouse gas emissions thereby promoting an affordable lifestyle and encouraging affordable housing.

Transportation Policy 1.4: The City shall continue to review all development proposals and require that such proposals contain sufficient information to determine their impacts on the adopted LOS standards.

Transportation Policy 2.3: The City will implement land use policies in support of increased transit, which includes encouraging mixed use developments and medium or higher residential densities within ¼ mile of any transit route (e.g. Winter Haven/Bartow Express).

Transportation Policy 4.4: During the development review process, the City will coordinate with the FDOT and the TPO when reviewing development proposals within the City limits abutting a State or County roadway to ensure state and regional consistency.

Transportation Objective 7 - Access Management: The City of Bartow shall coordinate access point, median openings, and street intersection locations associated with adjacent existing and future development to promote a safe and orderly pattern of access and preserve the capacity of arterial and collector roads.

Transportation Objective 10: The City will encourage non-automotive mobility.

Infrastructure Policy 3.5: No development permit will be issued if it will result in the inability of the City to maintain the Levels of Service at or above the levels established in this plan.

Recreation Policy 4.1: The City shall promote the use of open space for protection of natural vegetation and for landscaping, buffering, or greenbelts.

City Strategic Plan:

This request is consistent with and assists the City in meeting Strategic Planning Goal #3 – Diverse, Expanding Local Economy Increasing Community Prosperity and Wealth and Goal #5 - Redevelop and Grow the City.

STAFF ANALYSIS

The subject property consist of 9.01 acres after the acquisition of 3.3 acres by Polk County for the planned Northern Bypass II project. The original 12.3 acre property was purchased by the owner from The C. Wilson Ranch on October 17, 2007. The intended use of the subject property since the purchase date has always been a multifamily community as evidenced by a density transfer request that specifically transferred 240 units of multifamily density to the 12.3 acre parcel. This transfer was approved by the City of Bartow on August 28, 2007. From the very beginning of the planning process it was understood that the Stargard Group LLC property would be developed for up to 240 units (20 units per acre) as envisioned in a conceptual site plan. Currently, based upon the reduction of the size of the subject property to 9.01 acres, the project now includes 180 residential units.

Stargard Group LLC submitted this request in order to facilitate the construction of a new residential community in an area of the City that is extremely suited for this type of housing product. The proposed residential development is consistent and compatible with the immediate area and with other residential projects that have been approved west of this property in the Stuart Crossing PD. It is also consistent with the adjacent residential areas to the north that are part of the Clear Springs Sector Plan. Subsequent development approvals (e.g. preliminary

subdivision plat, civil construction plan and final plat) will further delineate overall site design, roadway and pedestrian configurations, utility connections/improvements, open space and recreation area uses, and landscaping/buffer standards.

The Planned Development zoning application was reviewed pursuant to the provisions of Sections 7.04.00 of the Unified Land Development Code (ULDC) and associated design standards. The Land Use Plan, as shown, is consistent with the City's standards. In reviewing and formulating its recommendation to the City Commission on this application, the Planning and Zoning Commission shall specifically consider and evaluate the proposed rezoning against the following standards.

- A. Consistency with the Comprehensive Plan. The proposed rezoning is consistent with the goals of the City of Bartow Comprehensive Plan.
- B. Concurrency Analysis. The proposed rezoning contains an analysis of the Levels of Service for all public facilities and services; identifies the timing of improvements to maintain Levels of Service established by the Comprehensive Plan; and estimates the cost of such improvements to the City and to the developer.
- C. Impact Analysis. The proposed rezoning has been analyzed to identify future adverse impacts to adjacent land uses, the character of the neighborhood, parking, or other matters affecting land use compatibility and the general welfare of the City.
- D. Zoning and Use of Nearby Property. An analysis of the range of development that will occur as a result of the rezoning, in comparison to the existing pattern of development, and the future pattern established by the Comprehensive Plan. Depending on the uses permitted in the proposed zoning district, inconsistency in the two patterns may be created.
- E. Substantial Changes in Land Use Circumstances. Analysis of the effect of significant changes in land use in the vicinity of the proposed rezoning. Such changes are substantial if they include: widening of a street, expansion of existing permitted uses, the completion of a subdivision that was previously platted, the construction of a new public facility, such as a park, or any number of other examples. One such change may not be significant and may not justify the rezoning, but several would be and may justify rezoning to higher intensities.
- F. Time Vacant. If the property (site) is vacant, an analysis of the length of the vacancy versus the present zoning classification is important. In particular, an analysis should have been done to compare the rate of land development in the vicinity of the property and the conversion of vacant land to development in the same zoning district in other parts of the City.
- G. Effect on Property Values. An analysis of the effect of the proposed rezoning on property values.

The Planning and Zoning Commission may recommend approval of an application for a rezoning only when all of the following conditions are met.

- A. The proposed rezoning is consistent with the City of Bartow Comprehensive Plan.
- B. The proposed rezoning will not degrade the Level of Service of one or more public facilities and services or contains commitments to make improvements to maintain Levels of Service established by the Comprehensive Plan and does not increase the cost of improvements to be undertaken by the City as stated in the Capital Improvements Element.
- C. The proposed rezoning and all permitted uses are compatible with development on surrounding property; or compatibility can be achieved by the imposition of conditions, buffers or limitations on the uses within the zone, which are specified in the Board's recommendation. By this analysis the Planning and Zoning Commission determines whether or not the proposed rezoning provides "appropriate use" of the property.
 - 1. The request allows land uses that are compatible with existing/planned development in the area and allows for a reasonable use of the property;
 - 2. The request is consistent with the City of Bartow's Comprehensive Policy Plan; and
 - 3. The proposed amendment and subsequent site development will not degrade the Level of Service for public facilities or services below acceptable standards.

The Planning and Zoning Commission may recommend denial of any application for a rezoning for one or more of the following reasons:

- A. The proposed rezoning is inconsistent with the City of Bartow Comprehensive Plan.
- B. The proposed rezoning will degrade the Level of Service of one of more public facilities and services and contains no commitment to undertake improvements to maintain acceptable Levels of Service.
- C. The Public Welfare benefits in maintaining the present zoning classification are so great, that any hardship imposed on the property owner by denying the request for rezoning, is justified.

STAFF RECOMMENDATION

It is staff's opinion that the standards to approve this application as requested by the applicant have been satisfied subject to the following conditions:

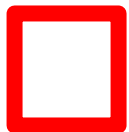
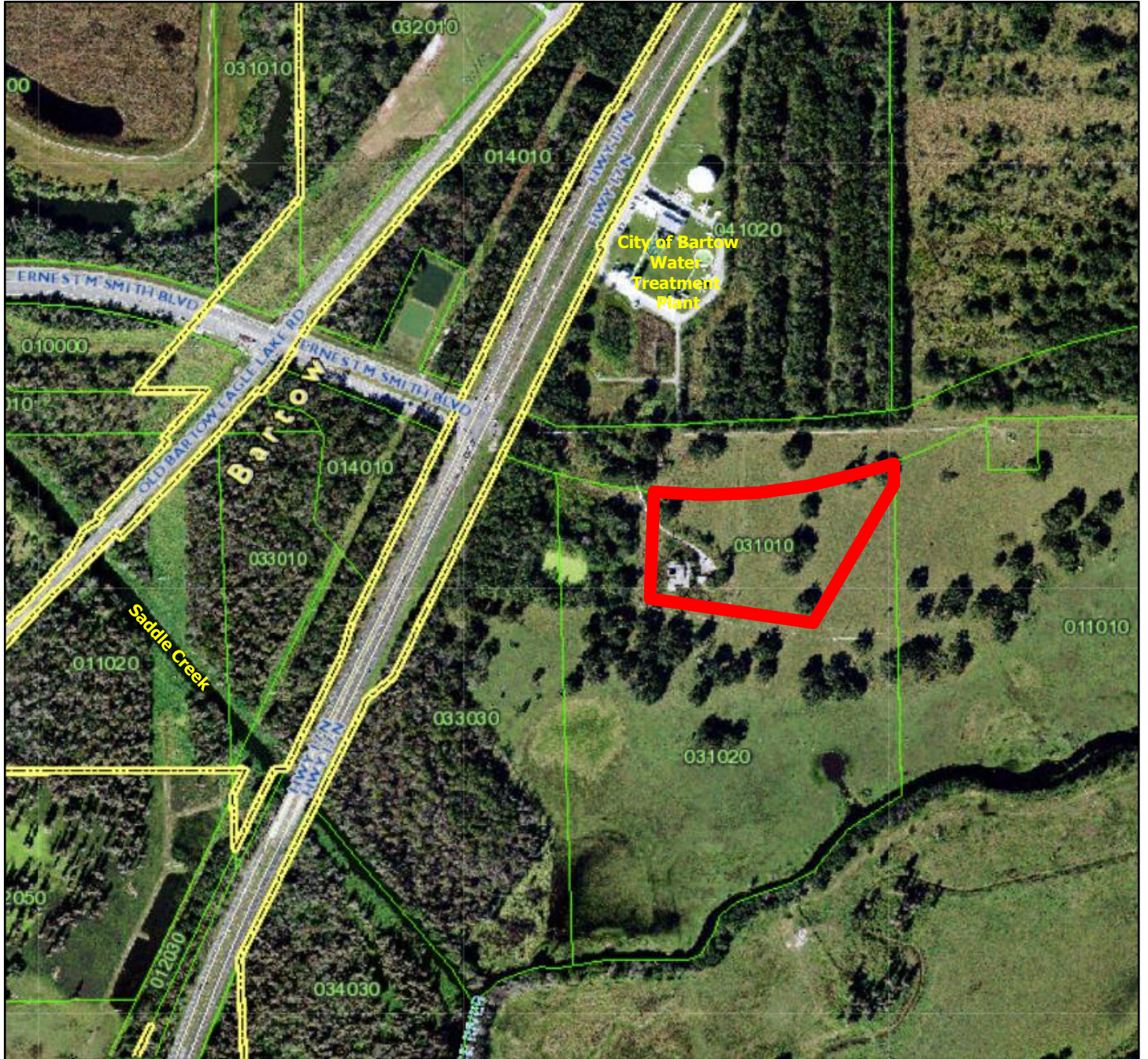
- 1. Development shall conform to the Crown Properties Planned Development Land Use Plan, dated "Received, January 16, 2024", and to the following conditions of approval. Development based upon this approval shall comply with all other applicable federal, state, and local laws, ordinances, and regulations, which are incorporated herein by reference, except to the extent the applicable laws, ordinances, and regulations are expressly waived or modified by these conditions, or by action approved by the City of Bartow.

2. The development shall obtain water, wastewater, solid waste and electrical services from the City of Bartow subject to applicable City rate resolutions and ordinances.
3. The developer shall be responsible for all improvements associated with the project's connection to US Highway 17. These improvements may include, but not be limited to turning lanes, median improvements and traffic control devices. All such improvements shall be permitted through the appropriate jurisdictional agency prior to approval of site construction plans that rely on access to these roadways. The City of Bartow is not responsible for any of these costs.

PLANNING AND ZONING COMMISSION RECOMMENDATION

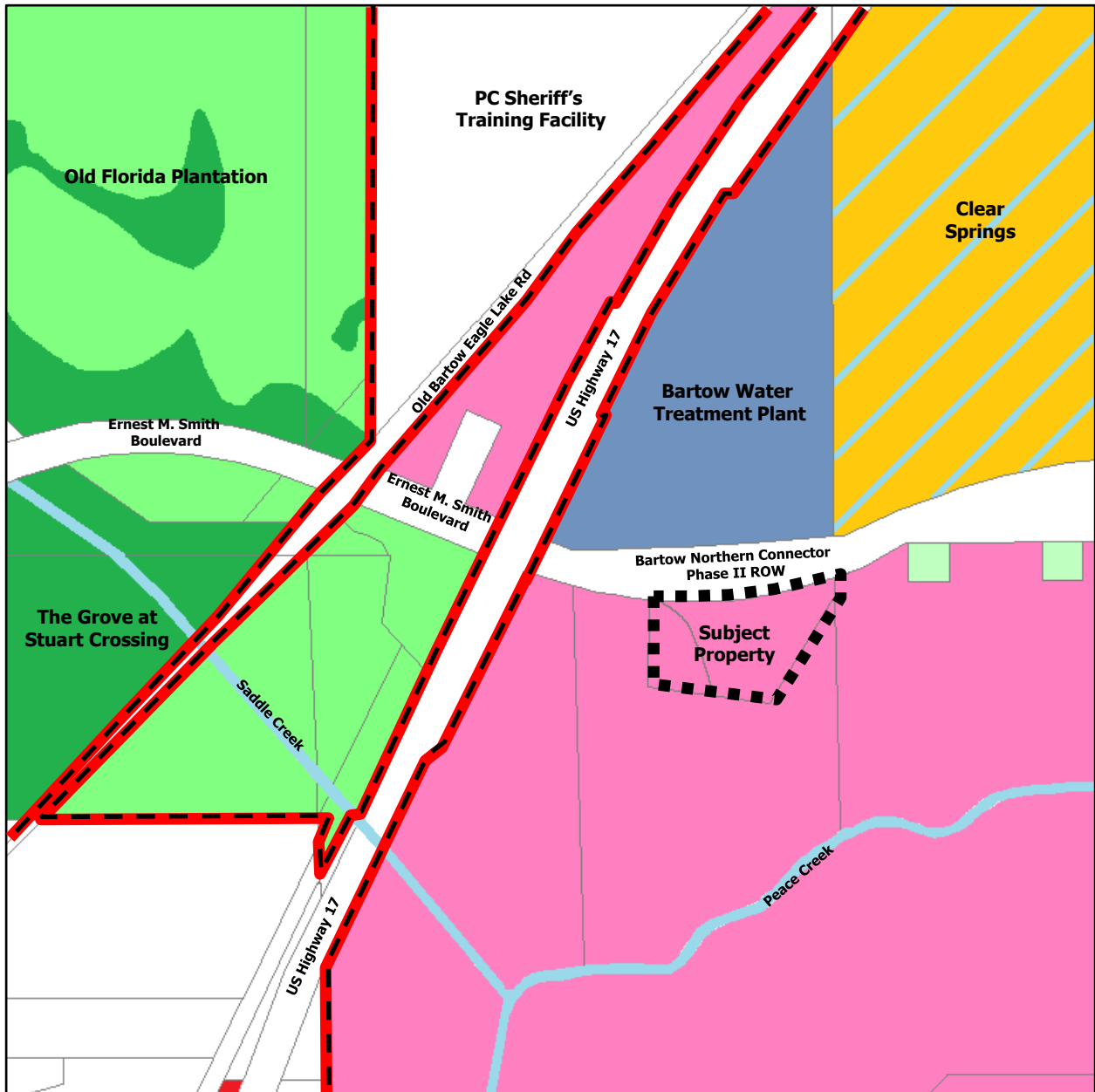
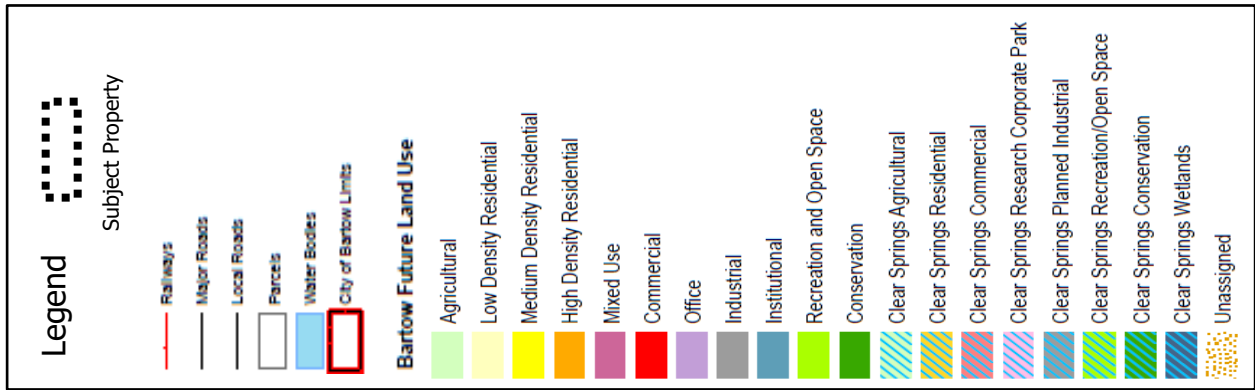
To be inserted prior to City Commission Hearing.

Location Map



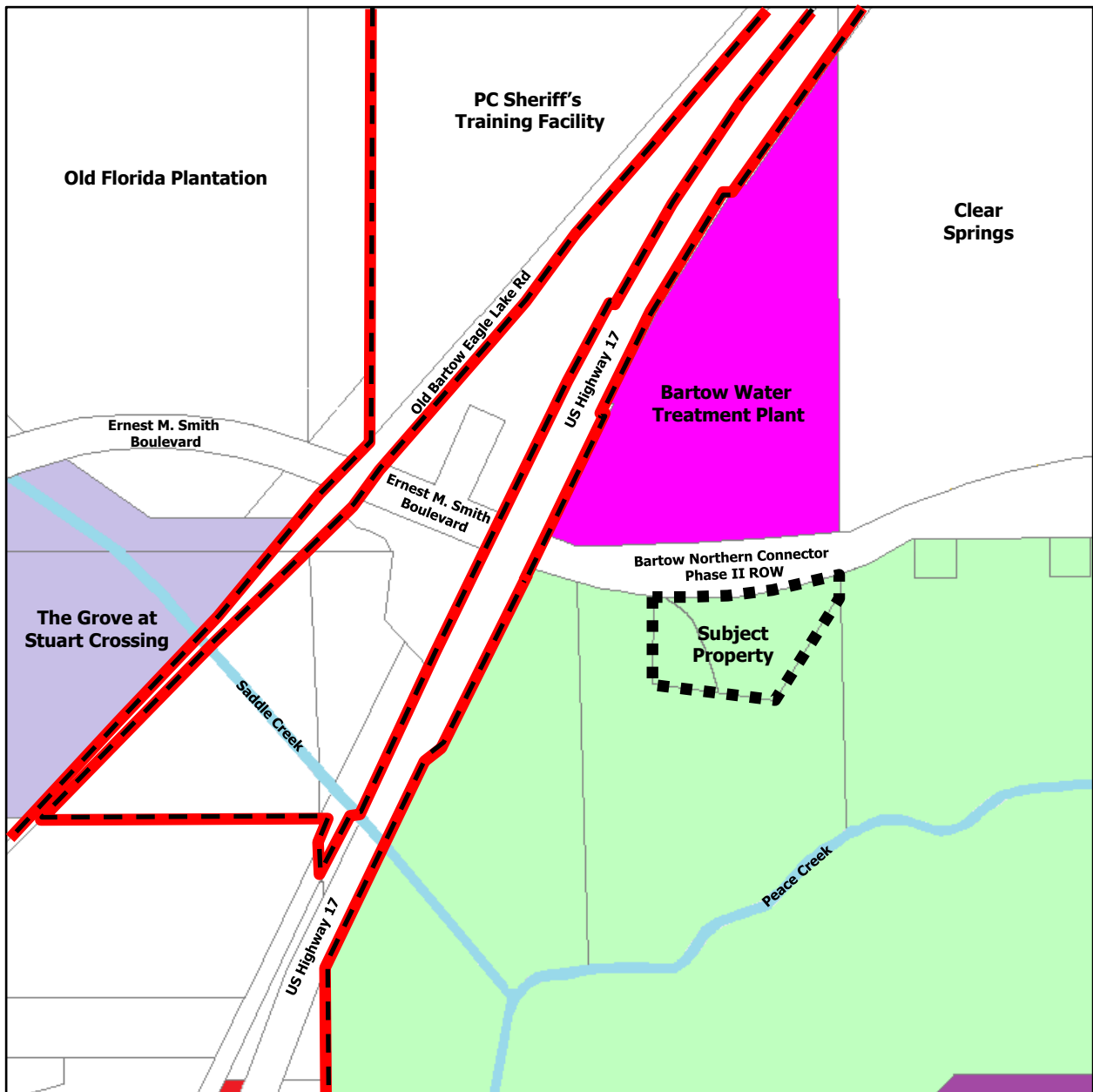
Subject Property

Attachment 1 Future Land Use Map Existing



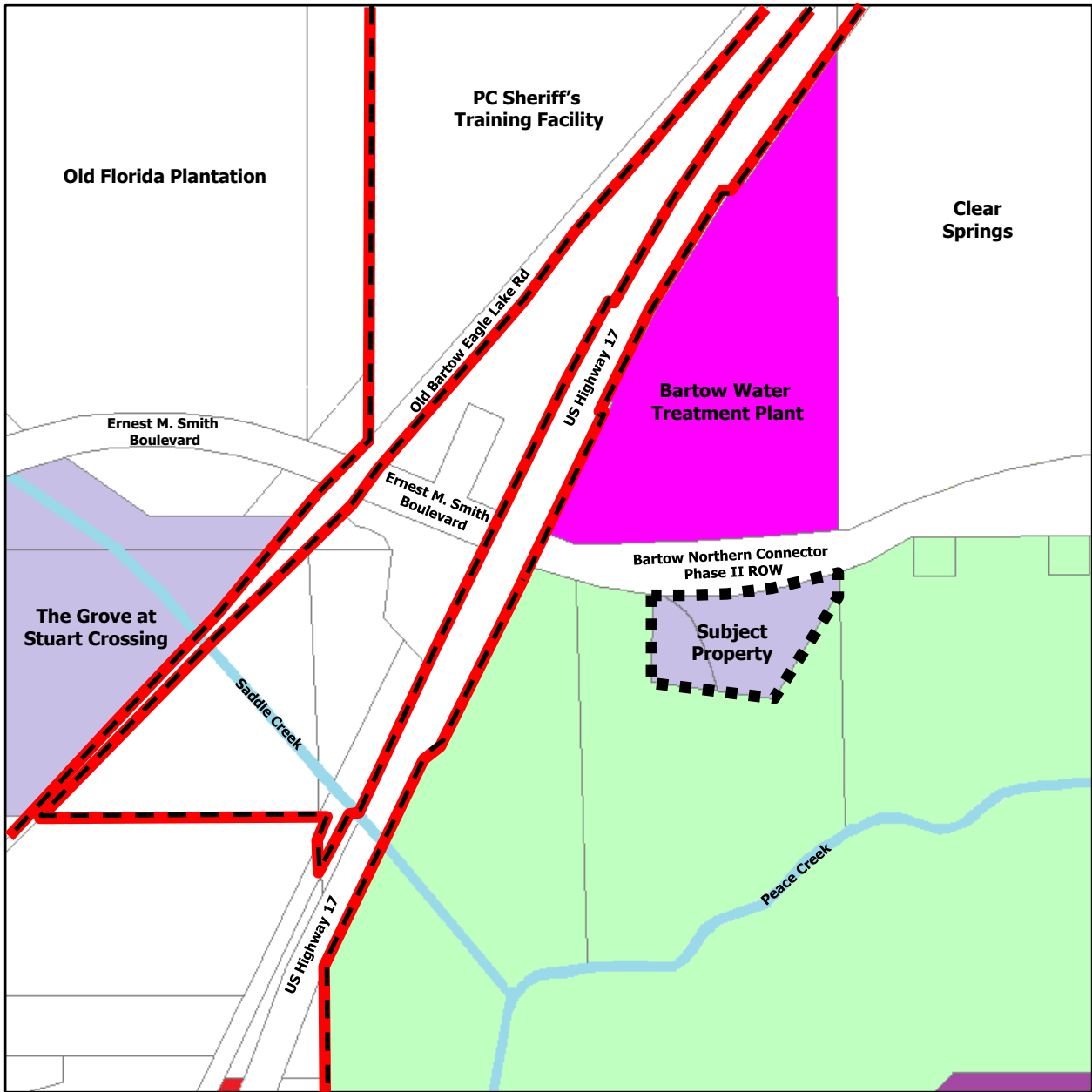
Attachment 2 Zoning Map Existing

Legend	
	Subject Property
	Bartow Zoning Not Assigned
	AG Agriculture
	CV Conservation
	PR Public Recreational
	C-1 Downtown Commercial
	C-2 Community Commercial
	C-3 Highway Commercial
	C-4 Neighborhood Commercial
	I-1 Light Industrial
	I-2 Heavy Industrial
	P-1 Professional Office
	P-2 Professional Office
	PI Public Institutional
	PO-I Planned Development Industrial
	PO-M Planned Development Mixed Use
	PO-R Planned Development Residential
	R-1 Single Family Residential
	R-1A Single Family Residential
	R-1B Single Family Residential
	R-1-2A Single Family Residential
	R-1-3A Single Family Residential
	R-1-5A Single Family Residential
	R-2 Two Family Residential
	R-3 Multiple Family Residential
	R-4 Mobile/Manufacturing Home
	R-5 High Density Residential
	RE-1 Single Family Residential Estate
	RE-2 Single Family Residential Estate



Attachment 3 Zoning Map Proposed

Legend	
	Subject Property
	Bartow Zoning Not Assigned
	AG Agriculture
	CV Conservation
	PR Public Recreational
	C-1 Downtown Commercial
	C-2 Community Commercial
	C-3 Highway Commercial
	C-4 Neighborhood Commercial
	I-1 Light Industrial
	I-2 Heavy Industrial
	P-1 Professional Office
	P-2 Professional Office
	PI Public Institutional
	PO-I Planned Development Industrial
	PO-M Planned Development Mixed Use
	PO-R Planned Development Residential
	R-1 Single Family Residential
	R-1A Single Family Residential
	R-1B Single Family Residential
	R-1-2A Single Family Residential
	R-1-3A Single Family Residential
	R-1-5A Single Family Residential
	R-2 Two Family Residential
	R-3 Multiple Family Residential
	R-4 Mobile/Manufacturing Home
	R-5 High Density Residential
	RE-1 Single Family Residential Estate
	RE-2 Single Family Residential Estate



Sheet List Table	
Sheet Number	Sheet Title
C090	COVER
C100	PUD CONCEPT PLAN
C200	CONCEPT ROADWAY & UTILITY PLAN
C300	STORM WATER MANAGEMENT EXHIBIT

CONSTRUCTION PLANS FOR PRESERVE AT SADDLE CREEK

SHOP DRAWINGS TO BE SUBMITTED TO:

Matthew K. Johnson, P.E.
JSK Consulting
5904 Hillside Heights Drive
Lakeland, FL 33812

CLIENT:

William Konrad
Email: Drwkonrad@gmail.com

OWNER:

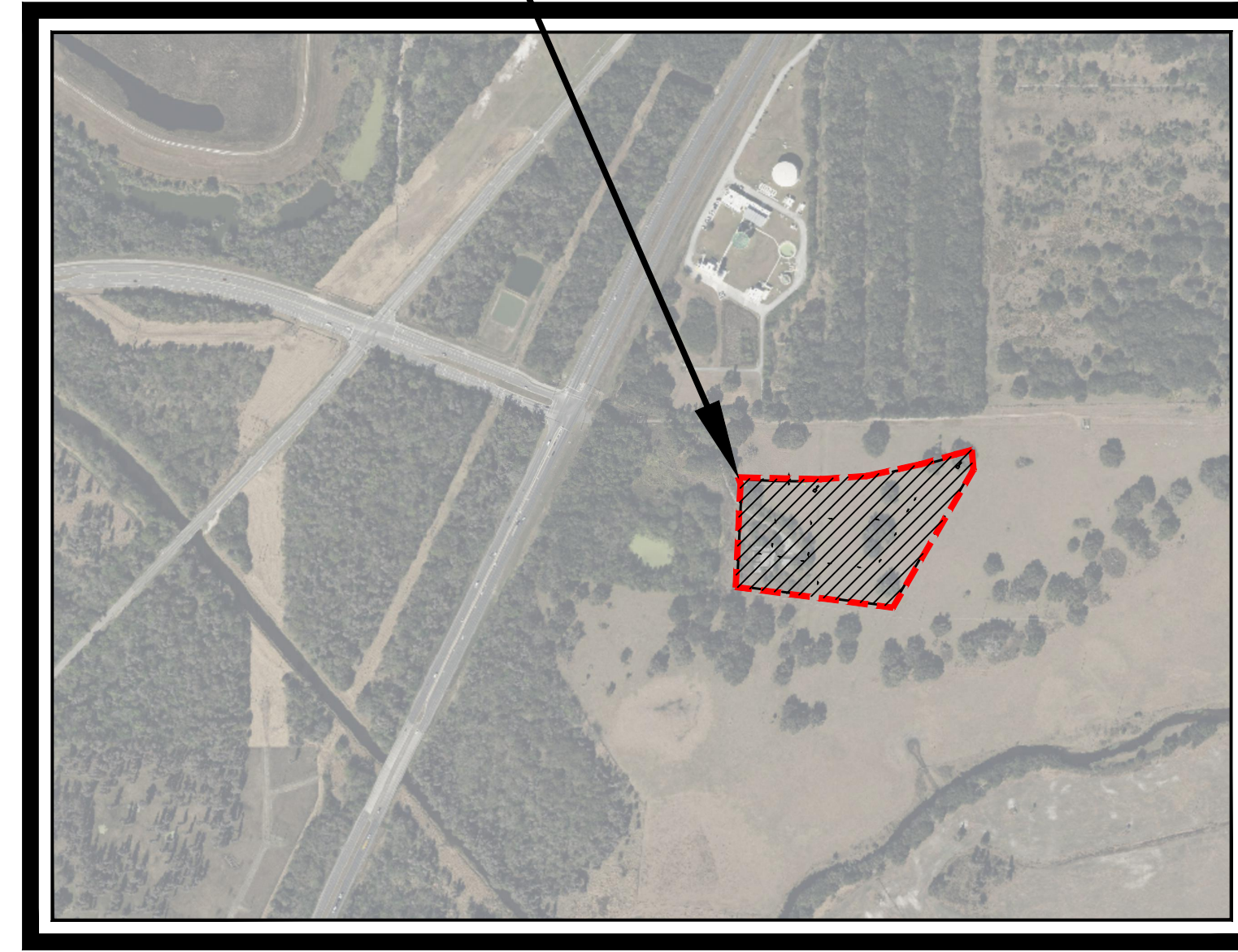
Stargard Group LLC
3617 Town Ave
New Port Richey, FL. 34655

UTILITIES:

City of Bartow -Electric Water/wastewater 4190 Ben Durrance Rd Bartow, FL 33830 (863) 534-0134	Florida Gas Transmission 1544 N. Combee Rd. Lakeland, FL 33801 (863) 665-0973	Verizon Florida Inc. 1909 US Hwy 301 N Tampa, FL 33619 (813) 627-8343
Summit Broadband 4558 35 th St. Orlando, FL 32811 (407) 966-8900	Florida Public Utilities 1705 77th Street SW Winter Haven, FL 33880 (863) 292-2933	

DESIGNED BY:	DATE	JOB NO.	DESCRIPTION
MB	Jan 15, 2024	1448.01	
DRAFTED BY:			
CHECKED BY:			
NO.	DATE		
1			
2			
3			
4			

PROJECT LOCATION



VICINITY MAP

SECTION 25, TOWNSHIP 29 S, RANGE 33 E

Prepared By:



CREATING • IMPLEMENTING • SOLVING

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY MATTHEW K. JOHNSON, P.E. USING A SHA-1 AUTHENTICATION CODE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA-1 AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

NOTES:

- ALL INDEX REFERENCES IN THIS SET OF PLANS REFER TO FDOT "ROADWAY AND TRAFFIC DESIGN STANDARDS" LATEST EDITION, UNLESS OTHERWISE STATED.
- GOVERNING SPECIFICATIONS STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, AND SUPPLEMENTS THERETO IF NOTED FOR THIS PROJECT.
- ATTENTION IS DIRECTED TO THE FACT THAT THESE PLANS MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
- UNDERGROUND UTILITIES: THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN ON THE PLANS HAVE BEEN OBTAINED BY FIELD SURVEYS AND SEARCHES OF AVAILABLE RECORDS. IT IS BELIEVED THAT THIS DATA IS ESSENTIALLY CORRECT. HOWEVER, THESE PLANS DO NOT GUARANTEE THEIR ACCURACY OR COMPLETENESS. THE CONTRACTOR WILL BE REQUIRED TO VERIFY THE EXACT LOCATION OF EACH FACILITY WITH THE UTILITY COMPANY WHEN THE POTENTIAL EXISTS FOR INVOLVEMENT AND SHALL TAKE DUE CARE IN ALL PHASES OF THE CONSTRUCTION TO PROTECT ANY SUCH FACILITIES WHICH MAY BE AFFECTED BY THE WORK. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. EFFECTIVE DECEMBER 1, 1993 THERE IS A STATEWIDE CALL 1 - (800)-432-4770 48 HOURS PRIOR TO COMMENCING WORK. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ANY CONFLICTS OCCUR SO THAT DESIGN MAY BE ADJUSTED.
- CONSTRUCTION MATERIALS QUALITY AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CITY OF BARTOW, POLK COUNTY, AND FDOT SPECIFICATIONS AND STANDARDS, AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- NO CLEARING OF THIS SITE SHALL TAKE PLACE UNTIL FINAL APPROVAL OF THE SITE PLAN.
- CONTRACTOR MUST SUBMIT & RECEIVE A ROW USE PERMIT PRIOR TO ALL WORK WITHIN ROW IF REQUIRED.



JSK
CON S U L T I N G
CREATING • IMPLEMENTING • SOLVING

Engineers, Land Planners
Construction Managers

5904 Hillside Heights Drive
Lakeland, Florida 33812
Phone (863) 619-6131
Fax (863) 619-6111
www.jsk-consulting.com

PRESERVE AT SADDLE CREEK

COVER

2300 HWY 17 N, BARTOW, 33830

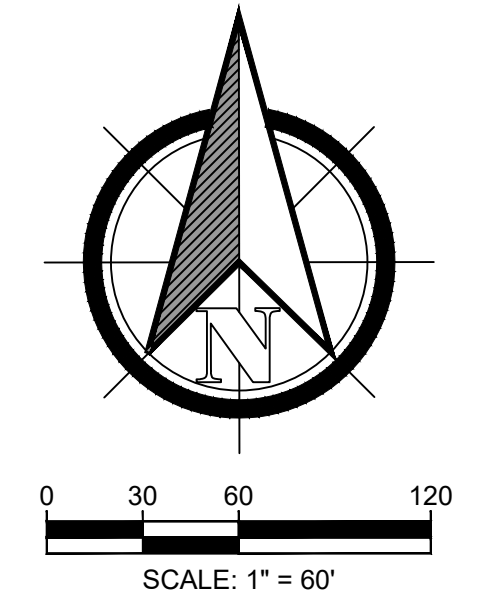
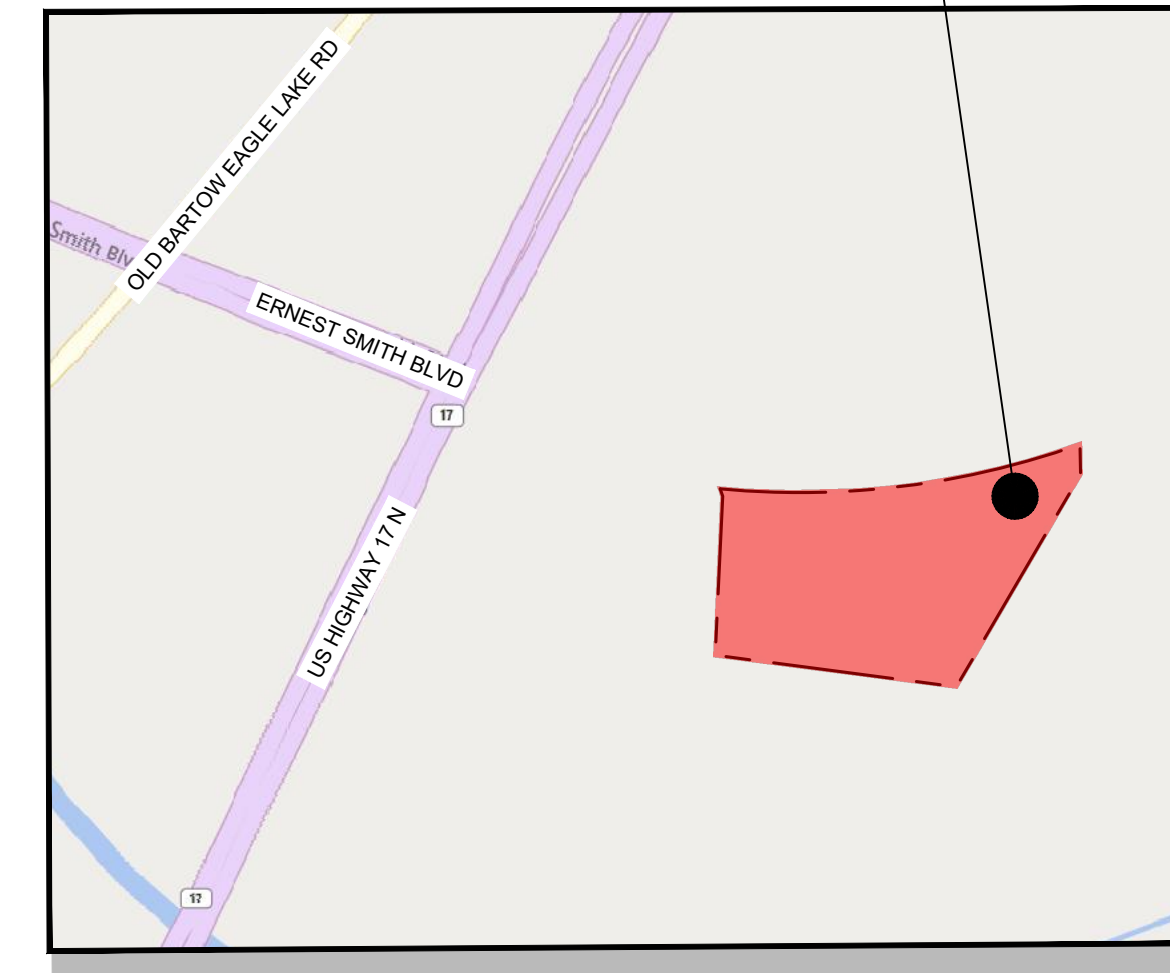
NOT FOR
CONSTRUCTION

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY MATTHEW K. JOHNSON, P.E.
DATE: _____
MATTHEW K. JOHNSON
P.E. No. 60129
DATE: _____

SHEET NUMBER
C090

PRELIMINARY LAYOUT
 Preliminary Layout is Subject to Final Topographic and
 Boundary Survey, Engineering and Approval by
 Governmental Agencies

PROJECT LOCATION



VICINITY MAP

N.T.S.
 SECTION 33, TOWNSHIP 29 S, RANGE 25 E

DESIGNED BY:	MJ	DATE	Jan 15, 2024
DRAFTED BY:	KR	JOB NO.	1448.01
CHECKED BY:	JH	DESCRIPTION	
NO.	1	DATE	
	2		
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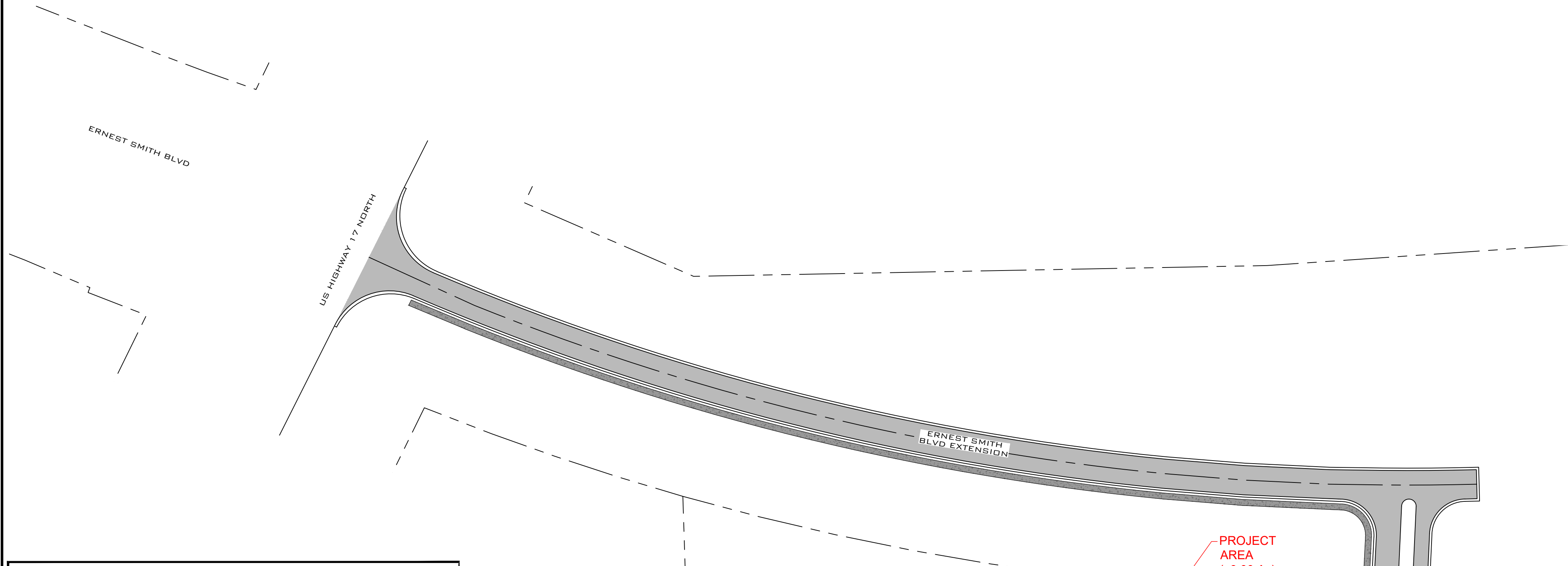
Engineers, Land Planners
 Construction Managers
 5904 Hillside Heights Drive
 Lakeland, Florida 33812
 Phone: (888) 454-4541
 Fax: (863) 619-6103
 Certificate of Authorization No. 26932
 www.jsk-consulting.com



PRESERVE AT SADDLE CREEK
PUD CONCEPT PLAN
 2300 HWY 17 N, BARTOW, 33830

NOT FOR CONSTRUCTION
 MATTHEW JOHNSON
 P.E. No. 60129
 DATE

SHEET NUMBER
C100



SITE DATA

PARCEL INFORMATION

PARCEL ID: 25-29-33-000000-031010

FUTURE LAND USE: MULTIFAMILY

DEVELOPMENT INFORMATION

PROJECT AREA: 9.01 ACRES
 PROPOSED USE: MULTIFAMILY
 TOTAL UNITS: 180 UNITS
 MAXIMUM BUILDING HEIGHT: 45 FT

UTILITY SUPPLIERS

SANITARY SEWER: CITY OF BARTOW
 WATER: CITY OF BARTOW
 INTERNET/CABLE: SPECTRUM/FRONTIER
 ELECTRIC: CITY OF BARTOW

WATER & WASTEWATER DEMAND

WATER: 35,640 GPD
 WASTEWATER: 32,562 GPD

SETBACKS

PERIMETER: 25 FT

MINIMUM SIDE SETBACK FROM OTHER BUILDINGS

2 STORY: 30 FT
 3 STORY: 40 FT

PARKING AREA

LDC SECTION 3.03.02
 PARKING REQUIRED: 1.5 SPACES PER UNIT
 180 UNITS X 1.5 SPACES PER UNIT: 275 SPACES
 PARKING SPACES PROVIDED: 288 SPACES
 HANDICAP SPACES PROVIDED PER CODE: 8 SPACES

OPEN SPACE

9.0 (PROJECT AREA) x 0.25: 2.25 ACRES REQUIRED
 0.20 AC (CLUBHOUSE)
 3.46 AC (UNDEVELOPED AREAS)
 3.66 AC TOTAL PROVIDED

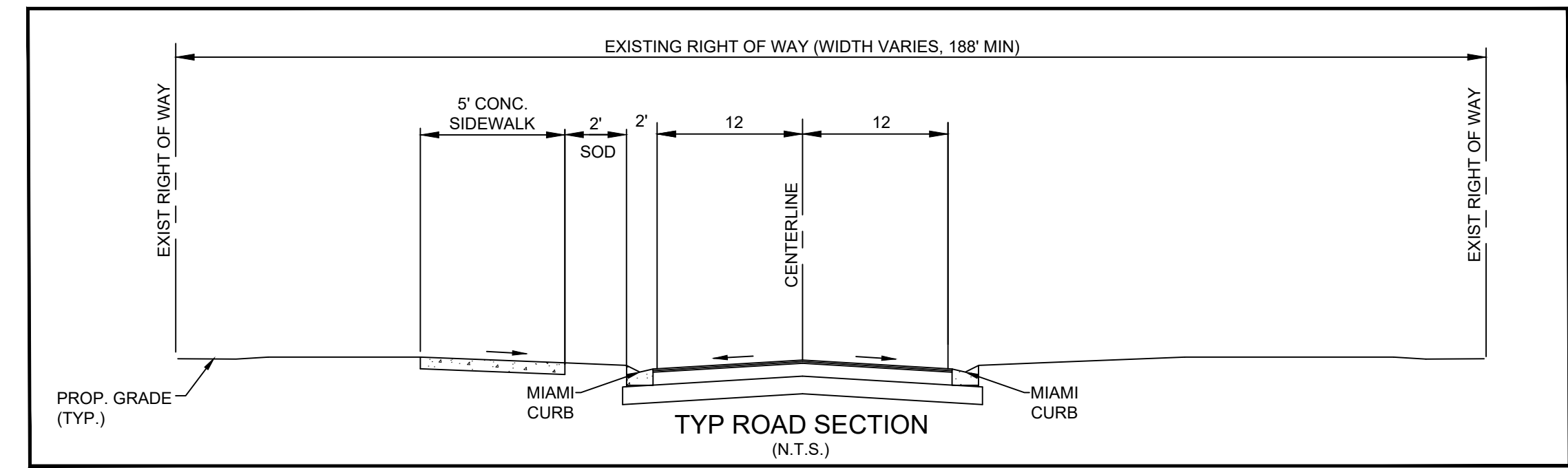
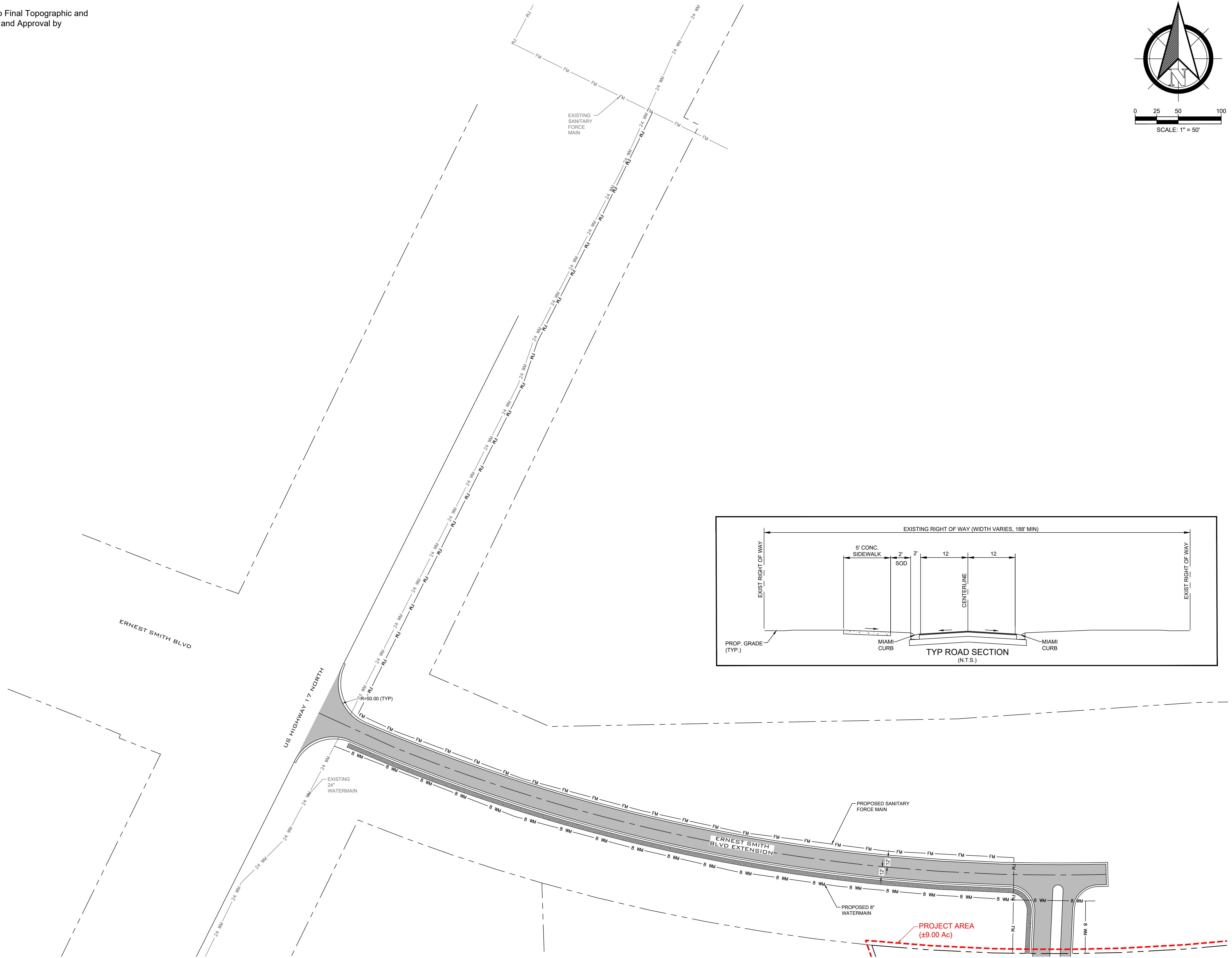
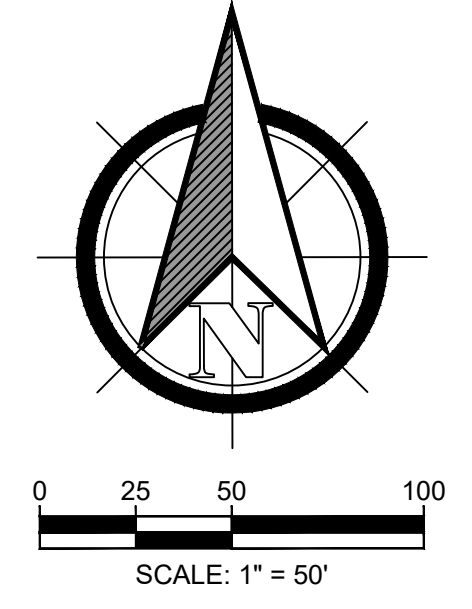
LANDSCAPING NOTES:

- 1: PERIMETER LANDSCAPING. TREES SHALL BE PROVIDED ALONG SIDE THE REAR LOT LINES NOT ABUTTING RIGHTS-OF-WAY, AT A RATIO OF ONE (1) CANOPY TREE FOR EACH SEVENTY-FIVE (75) LINEAR FEET OR FRACTION THEREOF. EXISTING TREES MAY BE COUNTED TO MEET THIS REQUIREMENT.
- 2: SCREEN HEDGES/BERMS: ALL FENCED STORMWATER RETENTION FACILITIES SHALL BE SCREENED FROM THE PUBLIC RIGHT-OF-WAY BY A CONTINUOUS HEDGE OR BERM, OR COMBINATION OF BOTH. THE USE OF PLANT MATERIALS TO PROVIDE A CONTINUOUS HEDGE SHALL CONFORM TO THE PLANT MATERIAL SPECIFICATIONS PROVIDED IN ARTICLE 3.07.00 OF THE ULDC.
- 3: PAVED AREAS ADJACENT TO SIDE OR REAR PROPERTY LINES SHALL BE SCREENED FROM ABUTTING PROPERTIES BY HEDGING OR BERMS EQUALING TWENTY-FIVE (25) PERCENT OF THE PAVED FRONTAGE. NO MORE THAN FIFTY (50) CONTINUOUS FEET ALONG THE PROPERTY LINE SHALL BE VOID OF SCREENING.
- 4: BUILDING LANDSCAPING. A LANDSCAPED AREA SHALL BE PROVIDED AROUND THE BASE OF ALL MULTIPLE FAMILY BUILDINGS ORIENTED TOWARD PUBLIC RIGHTS-OF-WAY OR PUBLIC PARKING AREAS. THE REAR OF THE BUILDING SHALL NOT BE INCLUDED WITHIN THE LANDSCAPED AREA UNLESS IT IS ORIENTED TO A PUBLIC RIGHT-OF-WAY.
 - A. THIS LANDSCAPED AREA SHALL BE EQUAL TO FIFTY (50) PERCENT OF THE LINEAR LENGTH OF THE BUILDING BASE ORIENTED TOWARDS THE RIGHTS-OF-WAY OR PARKING AREAS, WITH A MINIMUM WIDTH OF FOUR (4) FEET.
 - B. AT LEAST HALF OF THE REQUIRED LANDSCAPED AREA SHALL CONTAIN LANDSCAPE MATERIAL OTHER THAN GROUND COVER, WITH TREES PROVIDED AT A RATIO OF ONE (1) TREE PER TWO HUNDRED (200) SQUARE FEET OF REQUIRED LANDSCAPE AREA OR FRACTION THEREOF. THE DISTRIBUTION OF THE LANDSCAPED AREAS SHALL BE AT THE DISCRETION OF THE OWNER.



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PRELIMINARY LAYOUT
 Preliminary Layout is Subject to Final Topographic and
 Boundary Survey, Engineering and Approval by
 Governmental Agencies



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CHECKED BY:	JH	DESCRIPTION	
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Engineers, Land Planners
 Construction Managers
 5904 Hillside Heights Drive
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 Phone: (888) 451-4141
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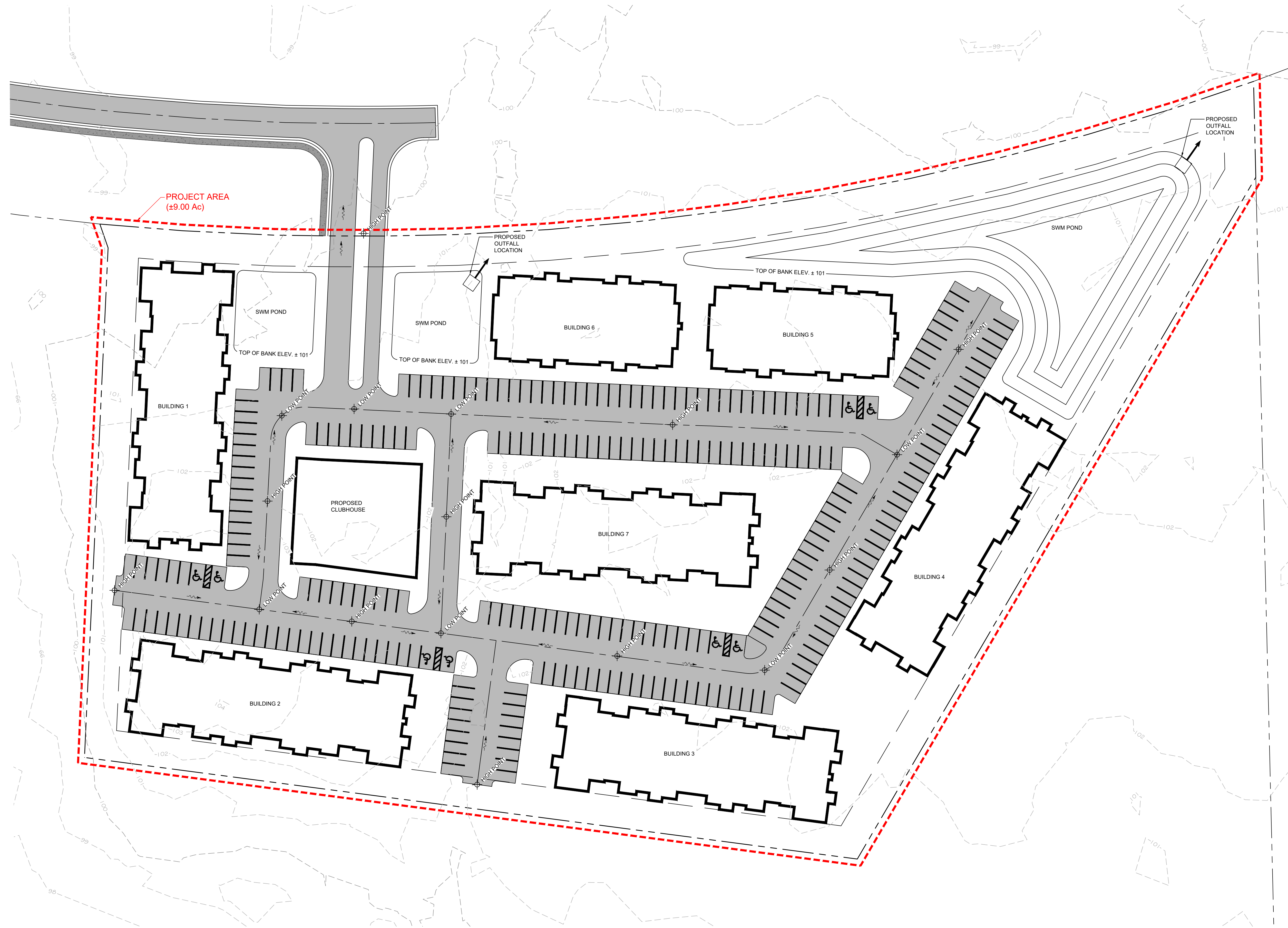
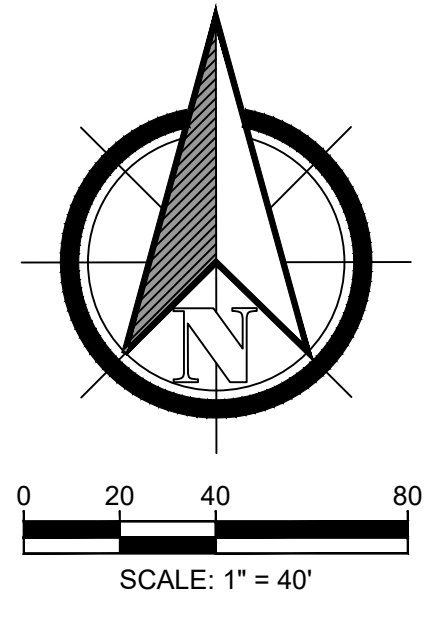


PRESERVE AT SADDLE CREEK
CONCEPT ROADWAY & UTILITY PLAN
 2300 HWY 17 N, BARTOW, 33830

NOT FOR CONSTRUCTION
 MATTHEW JOHNSON
 P.E. No. 60129
 DATE

SHEET NUMBER
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PRELIMINARY LAYOUT
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PRESERVE AT SADDLE CREEK
**STORM WATER MANAGEMENT
 EXHIBIT**
 2300 HWY 17 N, BARTOW, 33830

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 CONSTRUCTION**
 MATTHEW K. JOHNSON
 P.E. No. 60129
 DATE

SHEET NUMBER
C300