



CITY OF BARTOW
PLANNING & ZONING COMMISSION REGULAR MEETING
MONDAY, OCTOBER 27, 2025 AT 5:30 PM
OR AS SOON THEREAFTER AS POSSIBLE
BARTOW CIVIC CENTER
2250 S. FLORAL AVE., BARTOW, FL 33830

AGENDA

1. CALL TO ORDER AND ROLL CALL
2. APPROVAL OF MINUTES
3. CONSIDERATION OF QUESTIONS FROM THE FLOOR, PETITIONS, COMMUNICATIONS
4. OLD BUSINESS
5. NEW BUSINESS
 - a. Application No. A-25-01 Review and recommendation to the City Commission of a request to annex 369.3 acres (+/-) of land into the City limits of Bartow for a project known as Emilie East. The property is owned by Smith Gerber, LLC, and is located on the north side of Highway 60 East; south side of Gerber Dairy Road; and 3,600' west of Rifle Range Road in Sections 29 thru 32, Township 29S, Range 26E, Polk County, Fl. (Review, Public Hearing and Recommendation Required)
 - b. Application No. CPA-25-01-LS Review and recommendation to the City Commission of a request to assign a Low Density Residential Future Land Use Map designation to 369.3 acres (+/-) of land for a project known as Emilie East. The property is owned by Smith Gerber, LLC, and is located on the north side of Highway 60 East; south side of Gerber Dairy Road; and 3,600' west of Rifle Range Road in Sections 29 thru 32, Township 29S, Range 26E, Polk County, Fl. (Review, Public Hearing and Recommendation Required)
 - c. Application No. Z-25-01-PD Review and recommendation to the City Commission of a request to assign a PD, Planned Development zoning classification to 369.3 acres (+/-) acres of land for a project known as Emilie East. The PD zoning would allow the property to be used for up to 1,094 residential units, stormwater, recreation and open space areas and environmental lands. The property is owned by Smith Gerber, LLC, and is located on the north side of Highway 60 East; south side of Gerber Dairy Road; and 3,600' west of Rifle Range Road in Sections 29 thru 32, Township 29S, Range 26E, Polk County, Fl. (Review, Public Hearing and

Recommendation Required)

- d. Application No. CPA-25-02-LS Review and recommendation to the City Commission of a request to amend the Comprehensive Plan Future Land Use Map designation of 556 acres (+/-) of land from Clear Springs Planned Industrial to Clear Springs Residential for a project known as Emilie West. The property is owned by Clear Springs Land Company, LLC, and is located south of Gerber Dairy Road and the Bartow Executive Airport; north of Peace Creek; and 1,333' east of the terminus of Gaskin Road in Section 25, Township 29S, Range 25E and Section 30, Township 29S, Range 26E, Polk County Fl. (Review, Public Hearing and Recommendation Required)
- e. Application No. Z-25-02-PD Review and recommendation to the City Commission of a request to assign a PD, Planned Development zoning classification to 556 acres (+/-) acres of land for a project known as Emilie West. The PD zoning would allow the property to be used for up to 1,151 residential units, stormwater, recreation and open space areas and environmental lands. The property is owned by Clear Springs Land Company, LLC, and is located south of Gerber Dairy Road and the Bartow Executive Airport; north of Peace Creek; and 1,333' east of the terminus of Gaskin Road in Section 25, Township 29S, Range 25E and Section 30, Township 29S, Range 26E, Polk County Fl. (Review, Public Hearing and Recommendation Required)
- f. Application No. CPA-25-03-Text Review and recommendation to the City Commission of a request to amend the Clear Springs Sector Plan Detailed Specific Area Plan #1 (e.g. DSAP #1) to 1) Extend the buildout year of the DSAP; 2) Incorporate the Clear Springs Equivalency Use matrix; and 3) Allow renewable energy sources (solar power) in all Clear Springs land use designations. (Review, Public Hearing and Recommendation Required)

6. NEXT MEETING DATE

- a. Next meeting dates will be November 10, 2025, December 8, 2025, and January 26, 2026

7. ADJOURNMENT

Please be advised that if you desire to appeal any decisions made because of the above hearing or meeting, you will need a record of the proceedings and in some cases a verbatim record is required. You must make your own arrangements to produce this record (Florida Statute 286.0105). If you are a person with a disability who needs any accommodation to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the City Clerk's Office at 450 N. Wilson Avenue, P.O. Box 1069, Bartow, Florida 33831-1069 or phone (863) 534-0100 within 2 working days of your receipt of this meeting notification; if you are hearing or voice impaired, call 1-800-955-8771. Posted at City Hall, Bartow Public Library the City's Website www.cityofbarlow.net.