

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



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

## LAND DEVELOPMENT DIVISION

## AUTHORIZATION FORM

## LAND DEVELOPMENT PROJECTS LOCATED IN POLK COUNTY, FLORIDA

I, Antonio Arague (print owner's name), as the owner of the real property described as follows, 2345 Edonia Ave Lakeland FL 33801, do hereby authorize to act as my/our agent Antonio Arague (print agent's name) to execute all applications, petitions and other documents necessary to affect the application approval requested and to appear on my/our behalf before all County boards and committees considering this application and to act in all respects as our agent in matters pertaining to the application. This authorization shall remain valid, enforceable, and in effect for a period of one (1) year from date set forth below, unless sooner revoked in writing by the property owner.

[Signature]  
Property Owner Signature

Antonio Arague  
Property Owner Printed Name

10/20/2025  
Date

Parcel Identification Numbers and Addresses (use additional sheet if needed):

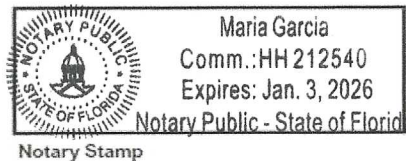
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

State of FLORIDA County of osceola

I certify that the forgoing instrument was acknowledged before me this 20 day of october, 2025, by Antonio Arague

Personally known \_\_\_\_\_ Produced Identification X Type of Identification produced and verified: FLDL

[Signature]  
Notary Public Signature



MARIA GARCIA  
Notary Public Printed Name

JAN 3, 2026  
My Commission Expires

## Processing Time & Extension Procedures

Polk County  
Office of Planning and Development

### Contact Information:

Name of Applicant/Property Owner/Agent: ANTONIO ARAQUE

Mailing Address: 1718 MARGIE CT KISSIMMEE, FL 34746

Phone: 321-284-6781 Email: MEXVEZ.11c@gmail.com

Location of Property: 2345 COLONIAL AVE LAKELAND FL 33801

Per F.S. 125.022(1), the County must process applications for development orders and development permits pursuant to timeframes set forth in the statute and as adopted by Land Development Code (LDC) Sections 905 through 908, as follows:

- The County shall notify applicants indicating the application is complete or specify deficiencies within 30 days after receipt of the application.
- If deficiencies are identified, applicants shall have 30 days to submit the required additional information or the application will be withdrawn. Both parties may agree to a reasonable request for an extension of time only in the event of a *force majeure* or other extraordinary circumstance.
- Within 120 days after a Level 2 Review (LDC Section 905) application is deemed complete, the County must approve, approve with conditions, or deny each application. These limits may be reasonably extended by mutual agreement of the applicant and the County for up to 120 days.
- Within 180 days after a Level 3-5 Review (LDC Sections 906-908) application is deemed complete, the County must approve, approve with conditions, or deny each application. These limits may be reasonably extended by mutual agreement of the applicant and the County for up to 90 days.
- Additionally, per F.S. 125.022(2), when reviewing an application for a development permit or development order that is certified by a professional listed in F.S. 403.0877, the County may not request additional information from the applicant more than three times unless the applicant waives the limitation in writing.

To request an extension of processing time and waiver of the limitation on requests for additional information, please fill out and sign this form and return it to OPD staff. **Applicants may request an extension of processing time at the time of filing an initial application or at any time an application is pending before final action.** Please be advised that the Applicant may incur additional advertising fees.

As the Applicant/Agent for Applicant for a development order or development permit from Polk County, I acknowledge the timeframes as listed above and hereby request (check all that apply):

- ☐ Decline the waiver and agree to comply with the timeframes set forth in F.S. 125.022(1) and the LDC.
- ☐ A waiver of the limitation on requests for additional information per F.S. 125.022(2).

☐ An extension of \_\_\_\_\_ days for the County to issue final action approving, approving with conditions, or denying an application for development permit or development order. (*Maximum 120 days for Level 2 Reviews; maximum 90 days for Level 3-5 Reviews*)

*\*Not applicable to Comprehensive Plan Amendments, LDC text amendments, or the Green Swamp Area of Critical State Concern*

Date Received: \_\_\_\_\_ Meeting Date: \_\_\_\_\_  
Project Number: \_\_\_\_\_ Approved/Denied: \_\_\_\_\_

### **Demonstration of Need**

1. **Could the proposed amendment promote substantial amounts of low-density, low intensity, or single use development in excess of demonstrated need?**  
NO
2. **Will passage of the proposed amendment allow a significant amount of urban development to occur in rural areas?**  
NO
3. **Does the proposed amendment create or encourage urban development in radial, strip, isolated, or ribbon patterns emanating from existing urban development?**  
NO
4. **Does the proposed amendment fail to adequately protect adjacent agriculture areas?**  
NO
5. **Could the proposed amendment fail to maximize existing public facilities and services?**  
NO
6. **Could the proposed amendment fail to minimize the need for future public facilities and services?**  
NO
7. **Will the proposed amendment allow development patterns that will disproportionately increase the cost of providing public facilities and services?**  
NO
8. **Does the proposed amendment fail to provide clear separation between urban and rural uses?**  
NO
9. **Will the proposed amendment discourage infill development or redevelopment of existing neighborhoods?**  
NO



10. Does the proposed amendment fail to encourage an attractive and functional mixture of land uses?

NO

11. Could the proposed amendment result in poor accessibility among linked or related land uses?

NO

12. As a result of approval of this amendment, how much open space will be lost?

23% of land used



**Growth Management Department  
Land Development Division**

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**IMPACT ASSESSMENT  
STATEMENT  
FORM**

[www.polk-county.net](http://www.polk-county.net)

An Impact Assessment Statement is required for all Level 3 and Level 4 Reviews, with the exception of text amendment requests. The purpose of an Impact Assessment Statement is to provide information on the effects a proposed development or land use action will have on the existing neighborhood and general area; on the transportation facilities; on the environment and natural resources of the County; on the public facilities for water, sewer, solid waste disposal, fire, police, public education, parks, recreation, and other utilities; and any other aspect with an identified impact of the development and deemed appropriate for concern.

A sufficient Impact Assessment Statement must address all of the following (*Note: N/A is an insufficient comment, if N/A an explanation must be included*):

***Land and Neighborhood Characteristics***

Assess the compatibility of the requested land use with adjacent properties and evaluate the suitability of the site for development. At a minimum, address the following specific questions in your response:

1. How and why is the location suitable for the proposed uses?
2. What are, if any, the incompatibility and special efforts needed to minimize the differences in the proposed use with adjacent uses?
3. How will the request influence future development of the area?

***Access to Roads and Highways***

Assess the impact of the proposed development on the existing, planned and programmed road system. At a minimum, address the following specific questions in your response:

1. What is the number of vehicle trips to be generated daily and at the PM peak hour based on the latest Institute of Traffic Engineers (ITE)? Please provide a detailed methodology and calculations.
2. What modifications to the present transportation system will be required as a result of the proposed development?

*NO MODIFICATIONS ARE NEEDED.*

☒ A minor traffic study will suffice for a detailed methodology and calculations for most applications.

3. What is the total number of parking spaces required pursuant to Section 708 of the Land

#### Development Code?

4. What are the proposed methods of access to existing public roads (e.g., direct frontage, intersecting streets, and frontage roads)?

EXISTING FRONTAGE RD., COLONIAL AVE.

**NOTE:** Applications for projects attributing 50 or fewer Average Annual Daily Trips (AADT) according to the latest Institute of Transportation Engineers (ITE) manual may provide a written explanation and justification of why impacts will not be significant in lieu of the required information for "Infrastructure Impacts" items 3 through 9 above.

#### Sewage

Determine the impact caused by sewage generated from the proposed development. At a minimum, address the following specific questions in your response:

1. What is the amount of sewage in gallons per day (GPD) expected to be generated by the proposed development? (Response may be based on Section 703.F of the LDC)  
300 gallons.
2. If on-site treatment is proposed, what are the proposed method, level of treatment, and the method of effluent disposal for the proposed sewage?  
CITY SEWER.
3. If offsite treatment, who is the service provider?  
LAKELAND UTILITIES.
4. Where is the nearest sewer line (in feet) to the proposed development (Sanitary sewer shall be considered available if a gravity line, force main, manhole, or lift station is located within an easement or right-of-way under certain conditions listed in Section 702E.3 of the Land Development Code)  
AT FRONT OF MAIN RD COLONIAL AVE, EASY ACCESS.
5. What is the provider's general capacity at the time of application?  
AVAILABLE CAPACITY UPON REQUEST.
6. What is the anticipated date of connection?  
11-05-2025
7. What improvements to the providers system are necessary to support the proposed request (e.g., lift stations, line extensions/expansions, interconnects, etc.)?  
NO IMPROVEMENTS NEEDED, SEWER LINES AND WATER closed BY RIGHT  
Water Supply ON Front RD.

Determine the amount of water to be used, how it will be distributed, and the impact on the surrounding area. At a minimum, address the following specific questions in your response:

1. What is the proposed source of water supply and/or who is the service provider?  
CITY WATER, LAKELAND UTILITIES.
2. What is the estimated volume of consumption in gallons per day (GPD)? (Response may be based on Section 703 of the LDC)  
300 gallons.

3. Where is the nearest potable water connection and re-claimed water connection, including the distance and size of the line? Front RD, Colonial Ave EASEX Access, ABOUT 800  
3" line.
4. Who is the service provider? LAKEland UTILITIES.
5. What is the anticipated date of connection? 11/05/2025
6. What is the provider's general capacity at the time of application? AVAILABILITY UPON REQUEST.
7. Is there an existing well on the property(ies)?

Yes \_\_\_\_\_ What type? \_\_\_\_\_

No Permit Capacity \_\_\_\_\_

Location: N/A

Water Use Permit #: N/A

Constructed prior to Water Management District Permitting: Yes \_\_\_\_\_

No

Type of Use: Ag ☒ Public ☐ Industrial or Commercial

☐ Recreation or Aesthetic ☐ Mining

Permitted Daily Capacity: N/A

Average Peak Monthly Withdrawal Rate: N/A

Location: N/A

Casing Diameter: N/A

Mainline Diameter: N/A

### **Surface Water Management and Drainage**

Determine the impact of drainage on the groundwater and surface water quality and quantity caused by the proposed development. At a minimum, address the following specific questions in your response:

1. Discuss the surface water features, including drainage patterns, basin characteristics, and flood hazards, (describe the drainage of the site and any flooding issues);

NO FLOODING ISSUES, MAIN RD HAS STORM WATER DRAINAGE SYSTEM.



2. What alterations to the site's natural drainage features, including wetlands, would be necessary to develop the project?

NO ALTERATION TO THE SITE IS NEEDED.

### ***Environmental Analysis***

Provide an analysis of the character of the subject property and surrounding properties, and further assess the site's suitability for the proposed land use classification based on soils, topography, and the presence of wetlands, floodplain, aquifer recharge areas, scrub or other threatened habitat, and historic resources, including, but not limited to:

1. Discuss the environmental sensitivity of the property and adjacent property in basic terms by identifying any significant features of the site and the surrounding properties.  
NO SIGNIFICANT FEATURES ON SITE OR ADJACENT PROPERTY.
2. What are the wetland and floodplain conditions? Discuss the changes to these features which would result from development of the site.  
NO WETLAND NO FLOODPLAIN
3. Discuss location of potable water supplies, private wells, public well fields (discuss the location, address potential impacts), and; CITY WATER AVAILABLE ON COLONIAL AVE RIGHT AT FRONT OF THE LOT.
4. Discuss the location of Airport Buffer Zones (if any) (discuss the location and address, potential impacts).  
NO BUFFER ZONES
5. Provide an analysis of soil types and percentage of coverage on site and what effect it will have on development.  
NO EFFECT OR IMPACT WILL HAVE THE DEVELOPMENT.

### ***Infrastructure Impact Information***

What is the nearest location (travel distance), provider, capacity or general response time, and estimated demand of the provision for the following services:

1. Parks and Recreation; 10 minutes
2. Educational Facilities (e.g., preschool, elementary, middle school, high school); 15 minutes.
3. Health Care (e.g., emergency, hospital); 20 minutes
4. Fire Protection; 15 minutes
5. Police Protection and Security; 15 minutes
6. Emergency Medical Services (EMS); 20 minutes
7. Solid Waste (collection and waste generation); and 30 minutes

8. How may this request contribute to neighborhood needs?

IT WILL MAKE THE AREA MORE ATTRACTIVE AND BEAUTIFUL BY  
ADDING THESE BEAUTIFUL DUPLEX.

## **Maps**

Maps shall be used to give the public agencies a clear graphic illustration and visual understanding of the proposed development and the potential positive and negative impacts resulting from the development. Maps shall be of sufficient type, size, and scale to facilitate complete understanding of the elements of the proposed development. Scale shall be clearly indicated on each map and the dates of preparation and revisions shall be included. The project boundaries shall be overlaid on all maps. The following maps shall 8 1/2" x 11" and accompany Impact Assessment Statements:

- Map A: A location map (center the site on the map) showing the relationship of the development to cities, highways, and natural features;
- Map B: Map depicting the site boundary (properties included in the request)
- Map C: A site plan consistent with *Site Plan Standards*<sup>2</sup> (multiple sheets may be used). In addition to the required number of copies please include an 8½" x 11" copy. Applications for district changes alone are not required but are encouraged to submit a Development Plan; and

*NOTE: Applications for text amendments are not required to submit a complete Impact Assessment Statement, however, all relevant information requested must be addressed. Use this form and the "Demonstration of Need" form as a guide for assessing the impact of a text amendment.*

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<sup>2</sup> See *Site Plan Standards* checklist form (GM LDD 11).