

Level 4 Review

Stuart Property

Thornhill Road

Prepared By:

Kimley-Horn and Associates, Inc.

116 South Kentucky Avenue

Lakeland, FL 33801



APPLICANT
INFORMATION

OWNER

Name: Lenore Crosland Stuart & Margrette Kennedy Stuart Satterfield

Address: Thornhill Road

Bartow, FL 33830

Email: crosland.stuart@outlook.com

LEGAL DESCRIPTION:

The remaining ranchland known as the "Stuart Ranch" is described as follows:

A portion of Sections 3, 9, and 10, Township 29 South, Range 25 East, Polk County, Florida, described as follows:

Begin at the northwest Corner of said Section 10; thence South 89°48'09" East along the north boundary of the northwest quarter of said Section 10 a distance of 1332.08 feet to the southwest corner of the southeast quarter of the southwest quarter of said Section 3; thence North 00°03'20" West along the west boundary of said southeast quarter of the southwest quarter a distance of 1311.76 feet to the northwest corner of said southeast quarter of the southwest quarter; thence South 89°47'57" East along the north boundary of said southeast quarter of the southwest quarter a distance of 830.97 feet to the southwest corner of the east 3/8 of the northeast quarter of the southwest quarter of said Section 3; thence North 00°07'29" West along the west boundary of said east 3/8 of the northeast quarter of the southwest quarter a distance of 1311.73 feet to the southeast corner of the west quarter of the east half of the southeast quarter of the northwest quarter of said Section 3; thence North 00°08'15" West along the east boundary of said west quarter of the east half of the southeast quarter of the northwest quarter a distance of 400.37 feet to the southerly right of way of Thornhill Road according to Map Book 1, Pages 31-33, public records of Polk County, Florida; thence along said southerly right of way for the following eight courses: South 49°39'22" East a distance of 112.32 feet; thence South 45°38'50" East a distance of 200.09 feet; thence South 47°39'08" East a distance of 200.00 feet; thence South 47°56'19" East a distance of 200.01 feet; thence South 47°39'14" East a distance of 198.78 feet; thence South 48°07'51" East a distance of 16.31 feet; thence South 55°43'59" East a distance of 400.00 feet; thence South 56°01'10" East a distance of 185.72 feet to an intersection with a line lying parallel with the centerline of a utility easement recorded in O.R. Book 1255, Page 1061, public records of Polk County, Florida and 1200.00 feet west of said centerline (measured perpendicular to said centerline); thence South 00°18'25" East along said parallel line a distance of 1162.10 feet; thence South 58°17'57" East a distance of 1415.14 feet to said centerline of utility easement; thence South 00°18'25" East along said centerline of utility easement a distance of 1500.00 feet to the north boundary of the southeast quarter of the northeast quarter of said Section 10; thence North 89°42'59" West along said north boundary a distance of 100.00 feet to the west boundary of said utility easement; thence South 00°18'25" East along said west boundary of utility easement a distance of 494.52 feet; thence continue along said west boundary of utility easement South 40°16'59" West a distance of 2719.58 feet to the west boundary of the northwest quarter of the southeast quarter of said Section 10; thence North 00°21'59" West along said west boundary a distance of 1251.95 feet to the southeast corner of the northwest quarter of said Section 10; thence North 89°48'35" West along the south boundary of said northwest quarter a distance of 2660.98 feet to the southwest corner of said northwest quarter; thence North 00°26'07" West along the west boundary of said northwest quarter a distance of 1989.35 feet to the southeast corner of the northeast half of the northeast quarter of the northeast quarter of the northeast quarter of said Section 9; thence North 45°25'26" West along the southwesterly boundary of said northeast half of the northeast quarter of the northeast quarter of the northeast quarter a distance of 939.25 feet to the northwest corner of said northeast half of the northeast quarter of the northeast quarter of the northeast quarter; thence North 89°39'55" East along the north boundary of said northeast quarter of Section 9 a distance of 664.02 feet to the POINT OF BEGINNING. Containing 394.150 acres.

EXHIBIT "A"

**PARCEL NO.: 137
FPID 440897-2
STATE ROAD 570B
CENTRAL POLK PARKWAY
POLK COUNTY**

LIMITED ACCESS RIGHT OF WAY

A parcel of land lying in Sections 3 and 10, Township 29 South, Range 25 East, Polk County, Florida being more particularly described as follows:

Commence at a 4 inch by 4 inch concrete monument with 5/8 inch iron rod with no identification marking the center of said Section 10, Township 29 South, Range 25 East thence along the south line of the northwest quarter of said Section 10, North 89° 55' 19" West a distance of 170.38 feet to the POINT OF BEGINNING; thence continuing along said south line of the northwest quarter of Section 10 North 89° 55' 19" West a distance of 353.68 feet to a point on a curve concave to the northwesterly and having a radius of 5592.00 feet; thence departing said south line, run northeasterly 826.56 feet along the arc of said curve through a central angle of 08° 28' 08", the chord of said curve bears North 04° 22' 36" East to the end of said curve; thence North 89° 51' 28" West a distance of 10.00 feet; thence North 00° 08' 32" East a distance of 2250.00 feet; thence North 01° 12' 15" West a distance of 800.22 feet; thence North 01° 41' 11" East a distance of 697.71 feet; thence North 02° 59' 33" East a distance of 603.29 feet; thence North 00° 08' 32" East a distance of 383.88 feet to the southerly existing right of way line of Thornhill Road as per Polk County Maintained Right of Way Map Book 22, Page 29 of said Public Records; thence along said southerly existing right of way line of Thornhill Road the following two courses: (1) South 47° 47' 00" East a distance of 56.27 feet; (2) South 48° 44' 25" East a distance of 68.88 feet to a point on the southerly existing right of way line of Thornhill Road as per Polk County Maintained Right of Way Map Book 1, Page 31 of said Public Records; thence along said southerly existing right of way line of Thornhill Road the following three courses: (1) South 45° 47' 04" East a distance of 21.59 feet; (2) South 47° 48' 41" East a distance of 200.00 feet; (3) South 48° 05' 52" East a distance of 117.06 feet; thence departing said southerly right of way line South 00° 08' 32" West a distance of 1973.96 feet; thence South 02° 45' 59" West a distance of 300.31 feet; thence South 00° 13' 49" East a distance of 1500.03 feet; thence South 00° 08' 32" West a distance of 650.00 feet; thence North 89° 51' 28" West a distance of 11.00 feet to a point a curve concave to the northwesterly and having a radius of 5942.00 feet; thence run southwesterly 825.81 feet along the arc of said curve through a central angle of 07° 57' 46", the chord of said curve bears South 04° 07' 25" West to said south line of the northwest quarter of Section 10, and the end of said curve, and the POINT OF BEGINNING.

Containing 45.602 acres, more or less.

Together with all rights of ingress, egress, light, air and view between the grantor's remaining property and any facility constructed on the above described property.

1989 APR 11 AM 11:23

037594

This Instrument was prepared by:
Donald H. Wilson, Jr.
Post Office Box 1578
Bartow, Florida 33830
(813)533-0866

DEPT 15 9.00
DEPT 91 1.50
DEPT 51 2860.00
186 H
CHECKS 2870.50

WARRANTY DEED

THIS INSTRUMENT, made this 6th day of April, 1989, between
W. H. STUART, as Trustee of the W. H. Stuart Revocable Trust,
party of the first part, and MARGRETTE KENNEDY STUART and LENORE
CROSLAND STUART, as Tenants in Common, whose address is Post
Office Box 1378, Bartow, Florida 33830, party of the second
part,

1625A
JW

WITNESSETH, that the said party of the first part, for and
in consideration of the sum of Ten Dollars (\$10.00), to it in
hand paid, the receipt whereof is hereby acknowledged, has
granted, bargained, sold, aliened, remised, released, conveyed
and confirmed, and by these presents doth grant, bargain, sell,
alien, remise, release, convey and confirm unto the said party of
the second part and assigns forever, all that certain parcel of
land lying and being in the County of Polk, State of Florida,
more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

Subject to all easements, restrictions and reservations
of record, if any.

This is not nor has it ever been, homestead property of
Grantor.

TOGETHER with all the tenements, hereditaments and
appurtenances, with every privilege, right, title, interest and
estate, reversion, remainder and easement thereto belonging or in
anywise appertaining:

TO HAVE AND TO HOLD the same in fee simple forever.

And the said party of the first part doth covenant with the
party of the second part that it is lawfully seized of the said
premises; that it is free of all encumbrances, and that it has
good right and lawful authority to sell the same; and the said
party of the first part does hereby fully warrant the title to
said land, and will defend the same against the lawful claims of
all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has
placed its hand and seal the day and year above written.

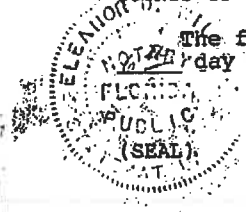
Signed, sealed and delivered
in the presence of:

Lenore Crosland Stuart
Two witnesses

W. H. Stuart
W. H. STUART, as Trustee

Documentary Tax Pd. \$ 2860.00
Intangible Tax Pd. \$
E.D. "Bud" Dixon, Clerk, Polk Co.
By: Bud Dixon Deputy Clerk

STATE OF FLORIDA
COUNTY OF POLK



The foregoing instrument was acknowledged before me this
6th day of April, 1989, by W. H. STUART, as Trustee.

Donald H. Wilson
Notary Public
My Commission Expires:

Notary Public, State of Florida at Large
My Commission Expires June 5, 1990

10 50 pd

RETURN TO:
X - BOSWELL, BOSWELL, CONNER, & WILSON
OFFICE BOX

EXHIBIT "A"

71 017

Prepared for: Stuart Ranch

Date: March 6, 1989
File: 1GP-5001Legal Description

A portion of Sections 3, 9, and 10, Township 29 South, Range 25 East, Polk County, Florida, described as follows:

Begin at the northwest Corner of said Section 10; thence South 89°48'09" East along the north boundary of the northwest quarter of said Section 10 a distance of 1332.08 feet to the southwest corner of the southeast quarter of the southwest quarter of said Section 3; thence North 00°03'20" West along the west boundary of said southeast quarter of the southwest quarter a distance of 1311.76 feet to the northwest corner of said southeast quarter of the southwest quarter; thence South 89°47'57" East along the north boundary of said southeast quarter of the southwest quarter a distance of 830.97 feet to the southwest corner of the east 3/8 of the northeast quarter of the southwest quarter of said Section 3; thence North 00°07'29" West along the west boundary of said east 3/8 of the northeast quarter of the southwest quarter a distance of 1311.73 feet to the southeast corner of the west quarter of the east half of the southeast quarter of the northwest quarter of said Section 3; thence North 00°08'15" West along the east boundary of said west quarter of the east half of the southeast quarter of the northwest quarter a distance of 400.37 feet to the southerly right of way of Thornhill Road according to Map Book 1, Pages 31-33, public records of Polk County, Florida; thence along said southerly right of way for the following eight courses: South 49°39'22" East a distance of 112.32 feet; thence South 45°38'50" East a distance of 200.09 feet; thence South 47°39'08" East a distance of 200.00 feet; thence South 47°56'19" East a distance of 200.01 feet; thence South 47°39'14" East a distance of 198.78 feet; thence South 48°07'51" East a distance of 16.31 feet; thence South 55°43'59" East a distance of 400.00 feet; thence South 56°01'10" East a distance of 185.72 feet to an intersection with a line lying parallel with the centerline of a utility easement recorded in O.R. Book 1255, Page 1061, public records of Polk County, Florida and 1200.00 feet west of said centerline (measured perpendicular to said centerline); thence South 00°18'25" East along said parallel line a distance of 1162.10 feet; thence South 58°17'57" East a distance of 1415.14 feet to said centerline of utility easement; thence South 00°18'25" East along said centerline of utility easement a distance of 1500.00 feet to the north boundary of the southeast quarter of the northeast quarter of said Section 10; thence North 89°42'59" West along said north boundary a distance of 100.00 feet to the west boundary of said utility easement; thence South 00°18'25" East along said west boundary of utility easement a distance of 494.52 feet; thence continue along said west boundary of utility easement South 40°16'59" West a distance of 2719.58 feet to the west boundary of the northwest quarter of the southeast quarter of said Section 10; thence North 00°21'59" West along said west boundary a distance of 1251.95 feet to the southeast corner of the northwest quarter of said Section 10; thence North 89°48'35" West along the south boundary of said northwest quarter a distance of 2660.98 feet to the southwest corner of said northwest quarter; thence North 00°26'07" West along the west boundary of said northwest quarter a distance of 1989.35 feet to the southeast corner of the northeast half of the northeast quarter of the northeast quarter of the northeast quarter of said Section 9; thence North 45°25'26" West along the southwesterly boundary of said northeast half of the northeast quarter of the northeast quarter of the northeast quarter a distance of 939.25 feet to the northwest corner of said northeast half of the northeast quarter of the northeast quarter of the northeast quarter; thence North 89°39'55" East along the north boundary of said northeast quarter of Section 9 a distance of 664.02 feet to the POINT OF BEGINNING. Containing 394.150 acres.

FILED, RECORDED AND
RECORD VERIFIED
E. D. "Bud" DIXON, Ck. Cl. Cl.
POLK COUNTY, FLA.
BY *SW* D.D.

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. Central Florida and Polk County are exhibiting residential growth and need. It is anticipated there have been over 1,300 building permits for new construction in Polk County since October 2024. The proposed amendment is necessary to meet the continued demand in the area. The development of the subject site is limited by natural wetland features requiring strategic planning to minimize and avoid impacts.

2. Will passage of the proposed amendment allow a significant amount of urban development to occur in rural areas ?

No. The proposed request is an effort to master plan development of the parcels, in light of recently approved development and the construction of the overpass, in order to efficiently and effectively develop the property. The property is immediately adjacent to the northern boundary of the Old Florida Plantation DRI, which was approved by Polk County BoCC in 1999 and annexed into the municipal limits of the City of Bartow. According to the City of Bartow's Future Land Use Map the Old Florida Plantation DRI contains residential high, residential medium, and residential low entitlements. The area is no longer rural as there is ample infrastructure and nearby commercial to support the residential community considered in the proposed request.

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. There is limited agricultural land in the area. To the extent necessary, there are significant natural features that would provide for buffers from other existing development in the area.

5. Could the proposed amendment fail to maximize existing public facilities and services?

No. The Land Use would utilize the existing water infrastructure and provide for future extension of the County's sanitary force main.

6. Could the proposed amendment fail to minimize the need for future public facilities and services?

No. The Land Use would limit the impact on water infrastructure. The future extension would be designed for the needed use unless the County required upsizing to serve additional areas for the future.

7. Will the proposed amendment allow development patterns that will

disproportionately increase the cost of providing public facilities and services?

No. The development pattern would be appropriate and proportionate to the facilities existing and to be extended in the future.

8. Does the proposed amendment fail to provide clear separation between urban and rural uses?

Due to the investment in infrastructure in the area, it is not appropriate to consider this area rural. There are urban services and infrastructure within the area for the property. To the extent there is larger lot development adjacent to the site, there is ample wetland areas

9. Will the proposed amendment discourage infill development or redevelopment of existing neighborhoods?

No. The change in Land Use would encourage more appropriate redevelopment in the future as a result of the overpass construction changing the feel of the area.

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

No. The change in Land Use would be more appropriate to the change brought by the overpass construction while still developing around and maintaining natural features.

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

No. The land would have accessibility based on the type of access.

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

None. The site is currently impacted by the construction of the new parkway extension, which has impacted the ability to continue the previous agricultural activities.

AGENT OF RECORD LETTER

TO WHOM IT MAY CONCERN:

I (We), LENORE CROSLAND STUART designate and appoint the following:

Jason A. Alligood, PE- Kimley Horn and Associates, Inc. the Agent of Record for the purpose of representing us during the Level III and IV Conditional use process with the Polk County Board of County Commissioners, pertaining to the project located within Polk County, Florida and further identified as Parcel number(s): 25-29-10-000000-011010 and 25-29-03-000000-022120.

The Agent of Record is hereby vested with authority to make any representations, agreement, or promises which are necessary in conjunction with the said application/project. The Agent of Record is also authorized to accept or reject any conditions imposed by any reviewing board or entity.

Date: 3 Dec 2024

Lenore Crosland Stuart
APPLICANT/OWNER SIGNATURE

LENORE CROSLAND STUART
PRINTED NAME OF APPLICANT/OWNER

Jason A. Alligood, Kimley-Horn and Associates, Inc.
PRINTED NAME OF REPRESENTATIVE

109 S Kentucky Ave.
ADDRESS

Lakeland, FL 33801
CITY, STATE, ZIP CODE

863-274-2261/ jason.alligood@kimley-horn.com

TELEPHONE NUMBER / EMAIL

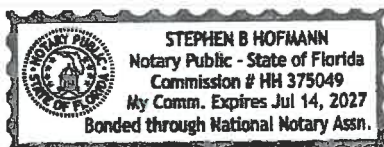
STATE OF FLORIDA
COUNTY OF ORANGE

I HEREBY CERTIFY that on this day personally appeared before me, the officer duly qualified to administer oaths and take acknowledgments, to me known to be the person described in and who executed the above and foregoing Agent of Record Letter and who acknowledged before me that they executed the same for the purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 3RD day of DECEMBER, 2024.

Stephen B Hofmann
NOTARY PUBLIC

My Commission Expires:



APPLICANT/ENGINEERING FIRM

Name: Jason A. Alligood, P.E.

Address: Kimley-Horn and Associates

116 S. Kentucky Ave.

Lakeland, FL 33801

Phone Number: 863-274-2261

Email: jason.alligood@kimley-horn.com

LEVEL 4 REVIEW

Lenore Crosland Stuart and Margrette Kennedy Stuart Satterfield (collectively and individually the "Owner") are proposing a map amendment to allow for higher density residential development than currently allowed (approximately 326.92 acres) on Parcels 25-29-03-000000-022120 and 25-29-10-000000-011010 (approximately 326.92 acres) located west of the intersection of Thornhill Road and Spirit Lake Road in unincorporated Polk County, Florida. The site does not have a registered address, but is listed as Thornhill Road, Bartow, FL 33830 on the Polk County Property Appraiser website.

The existing land use of Parcel 25-29-03-000000-022120 is RL-1. Parcel 25-29-10-000000-011010 has split zoning, with existing land use of RL-1 on the eastern portion and A/RR on the western portion. The proposed amendment includes a change to RM and RL-4.

This application includes an Impact Assessment Statement as well as a description of this project's consistency with the Polk County Land Development Code and Polk County Comprehensive Plan. Attachments include a legal description, deed, site "bubble" plan, and map series.

The following legal descriptions were taken from the Polk County Property Appraiser for Parcels 25-29-03-000000-022120 and 25-29-10-000000-011010. A more detailed legal description for the proposed 326.92 acres development is also included.

Legal Description of Parcel 25-29-03-000000-022120: BEG SW COR OF SE1/4 OF SW1/4 RUN N00-03-20W 1311.76 FT S89-47-57E 830.97 FT N00-07-29W 1712.10 FT TO S R/W OF THORNHILL RD S49-39-22E 112.32 FT S45-38-50E 200.09 FT S47-39-08E 200 FT S47-56-19E 200.01 FT S47-39-14E 198.78 FT S48-07-51E 16.31 FT S55-43-59E 400 FT S56-01-10E 185.72 FT S00-18-25E 1162.10 FT S58-17-57E 1415.14 FT RUN S00-18-25E TO S LINE SEC W TO POB LESS MAINT R/W & LESS THAT PART LYING WITHIN FOLL DESC: RD R/W PCL 137 FP ID 440897-2 FOR SR 570B AS DESC IN OR 12226 PG 1869

Legal Description of Parcel 25-29-10-000000-011010: BEG NW COR OF SEC RUN S 2652.47 FT E 2660.98 FT S 1251.95 FT N 40 DEG 16 MIN 59 SEC E 2719.58 FT N 494.52 FT E 100 FT N TO N-LINE OF SEC W TO POB LESS THAT PART LYING WITHIN SWFWMD PCL 20- 503-123-P LAKE HANCOCK OUTFALL AS DESC IN STIPULATED AMENDED ORDER OF TAKING CASE#2010-CA-009204 REC IN OR 8487-2191 & LESS THAT PART LYING WITHIN FOLL DESC: RD R/W PCL 137 FP ID 440897-2 FOR SR 570B AS DESC IN OR 12226 PG 1869

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?

The proposed location currently allows residential development at a lower density than is appropriate given recent changes to the regional transportation network and in light of new development in the area. With the Polk Parkway extension bifurcating the property and including elevated overpasses with Mechanically Stabilized Earthwalls (MSE), the current land use designations of Agricultural/Rural Residential (A/RR) and the Rural Development Area (RDA) of the property and the surrounding area will change from its current feel. The land now being directly adjacent to the parkway would not likely be favorable for single family detached developments but be more in line with multi-family and single family attached (townhome) development, which is what has occurred in similarly situated areas along the Polk Parkway in other areas. Higher density developments and residential medium areas are located just to the east of the subject property.

2. What are, if any, the incompatibility and special efforts needed to minimize the differences in the proposed use with adjacent uses?

The adjacent uses are either vacant or include a few larger lot single family residential developments. The introduction of the elevated overpass will create separation with historic development to the west of the site. There are natural wetland features that can serve as natural buffers along with The Land Development Code requirements that should be adequate to address buffering needs.

3. How will the request influence future development of the area?

With the introduction of the parkway extension, and existing and newer higher density residential development just to the east, it is anticipated development will transition to less rural feel and more to a higher density development feel.

Access to Roads and Highways

Assess the impact of the proposed development on the existing, planned and programmed road system, the applicant shall:

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.

The total acreage of the site is approximately 326.92 acres. The bubble plan indicates an approximately 615 Single-Family Attached dwelling units. The ITE Manual for Single-Family Attached Housing (215) generates 7.20 trips per dwelling unit daily, and 0.61 trips per dwelling unit at the PM peak hour. Therefore, the formula is as follows:

$$615 * 7.20 = 4,428 \text{ Daily Trips}$$

$$615 * 0.61 = 376 \text{ Peak Hour Trips}$$

The bubble plan indicates approximately 291 Multi-Family dwelling units. The ITE Manual for Multi-Family Housing (220) generates 6.74 trips per dwelling unit daily, and 0.57 trips per dwelling unit at the PM peak hour. Therefore, the formula is as follows:

$$291 * 6.74 = 1,962 \text{ Daily Trips}$$

$$291 * 0.57 = 166 \text{ Peak Hour Trips}$$

The total number of daily trips generated by the property is 6,390 trips. The total number of PM peak hour trips generated by the property is 542 trips.

2. What modifications to the present transportation system will be required as a result of the proposed development?

Per the Polk County Land Development Code (LDC) roadways less than 24-foot-wide will require widening along the property frontage. Thornhill Road, which lies along the north side of the property is currently 22 feet wide and will require widening along the south ROW for the length of the development. Turn lanes will also likely be required on Thornhill Road to allow access to the proposed development.

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

According to section 708 of the Polk County Land Development Code (LDC), Multi-Family (excluding townhomes) are required to provide 2.0 spaces per unit. Townhouse Developments (Single-Family attached) are required to provide 2.0 spaces per unit, excluding garages. Handicapped parking shall be provided in accordance with the Federal Americans with Disabilities Act.

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

The site has access to Thornhill Road along the north property frontage. Thornhill Road is an Urban Collector with Level of Service B and 22-foot pavement width.

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*)

Using Polk County standards, water and wastewater capacity application the development would generate a maximum sewage generated is estimated as follows:

$$906 \text{ units} = 500 \text{ RECs} \times 2780 \text{ gpd/ERC} = 135,000 \text{ GPD}$$

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?

Not applicable as the site does not utilize on-site systems.

3. If offsite treatment, who is the service provider?

The service provider is Polk County 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*)

There is an existing sanitary sewer line located approximately 0.5 miles east of the property along Thornhill Road. New development along Thornhill Road will be extending the sanitary sewer closer to the property. At the completion of this new development, the sanitary sewer will be roughly 1500 feet from the east property line along Thornhill Road.

5. What is the provider's general capacity at the time of application?

The provider's general capacity is unknown at the time of this application. However, a capacity request was submitted and there is not an anticipation that capacity will be an issue.

6. What is the anticipated date of connection?

The anticipated date of connection is unknown at the time of this application. The date of connection will be determined based on development schedules.

7. What improvements to the providers system are necessary to support the proposed request (*e.g., lift stations, line extensions/expansions, interconnects, etc.*)?

The sanitary sewer force main line will need to be extended along Thornhill Road to provide service to the property.

Water Supply

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?

Potable water is provided by Polk County Utilities public supply.

2. What is the estimated volume of consumption in gallons per day (GPD)? (Response may be based on Section 703 of the LDC)

Using Polk County standards, water and wastewater capacity application the development would generate a maximum potable demand is estimated as follows:

$$906 \text{ units} = 610 \text{ RECs} \times 360 \text{ gpd/ERC} = 219,600 \text{ GPD}$$

3. Where is the nearest potable water connection and re-claimed water connection, including the distance and size of the line?

There is a 12-inch water line located to the north of the property. This water line runs along the Thornhill Road. Connection will be made to this line located along Thornhill Road.

4. Who is the service provider?

The service provider is Polk County Utilities.

5. What is the anticipated date of connection?

The anticipated date of connection is unknown at the time of this application. The date of connection will be determined based on development schedules.

6. What is the provider's general capacity at the time of application?

The provider's general capacity is unknown at the time of this application. However, a capacity request was submitted and there is not an anticipation that capacity will be an issue.

7. Is there an existing well on the property(ies)?

Yes, there are permitted wells per the Southwest Florida Water Management District's (SWFWMD) online water use permit map. These wells are described in Water Use Permit No. 20000136.006 and Water Use Permit No. 20 021135.000. Permit No. 20000136.006 is one existing 12" diameter well for withdrawal of groundwater for agricultural use. This is shown located east of the parkway extension. This well has an average withdrawal of 1400 GPD and a peak withdrawal of 4000 GPD.

Permit No. 20 021135.000 consists of one proposed 12" diameter well for withdrawal of groundwater, and forty-one proposed 2" diameter monitoring wells for mining and dewatering use. The 12" diameter well has an average withdrawal of 101,500 GPD and a peak withdrawal of 110,500 GPD. This well permit was associated with potential mining activities for the construction of the parkway extension. This work never initiated as the parkway fill was obtained from a separate site. It is not believed the wells were ever installed.

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)

The property generally slopes from northeast (about elevation 129) to west (about elevation 103 at west property line) before discharging into freshwater ponds and Lake Hancock (about elevation 98). A notable portion of the site is located within FEMA flood zone A.

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

The proposed drainage will maintain the general flow patterns with stormwater being provided at the low end of the development area before discharging at matching pre-post rates into Lake Hancock and existing wetlands. Wetland impacts by future development would be required to meet state, regional, and local regulations by minimization and mitigation.

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.

Any future development on site will be required to adhere to state, regional, and local regulations regarding impacts to wetlands, floodplain, endangered species, etc.

2. What are the wetland and floodplain conditions? Discuss the changes to these features which would result from development of the site.

There are wetlands and surface water features throughout the property. A notable portion of the property is located within FEMA flood zone A. Future development will be required to adhere to state, regional, and local regulations regarding impacts to wetlands and floodplains.

3. Discuss location of potable water supplies, private wells, public well fields (*discuss the location, address potential impacts*), and;

There is a potential agricultural well on the east parcel. This would be anticipated to be abandoned with future residential development or utilized for irrigation purposes. The Polk County GIS website does not indicate the land being within a wellfield protection district.

4. Discuss the location of Airport Buffer Zones (if any) (*discuss the location and address, potential impacts*).

The subject site does not appear to be within an Airport Buffer Zone

5. Provide an analysis of soil types and percentage of coverage on site and what effect it will have on development.

A breakdown of soil types and percent coverage of the development area is shown in **Table 1** below. The organic muck is largely confined to the wetland areas, which would be minimized in impact. The soils, with the exception of muck, are generally suitable for the proposed development, with 1.8% of the site coverage having hydrologic group A, 2.26% being group C, 6.54% group D, and 89% being group B/D.

Table 1: Soil Types and Percent Coverage on Development Site

Soil Type	Hydrologic Group	Area (Acres)	Percent Coverage
Adamsville Fine Sand	C	7.4	2.26%
Hontoon Muck	B/D	66	20.18%
Immokalee Sand	B/D	29.7	9.08%
Placid and Myakka Fine Sands	D	21.4	6.54%
Pomona Fine Sand	B/D	25.4	7.77%
Samsula Muck	B/D	70.9	21.69%
Smyrna and Myakka Fine Sands	B/D	99	30.28%
Tavares Fine Sand	A	5.9	1.80%

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; The closet County park is Grassy Lake Park, which is located across Thornhill Road to the northeast of the site. The park is approximately 1.6 miles from the property.

2. Educational Facilities (e.g., preschool, elementary, middle school, high school); The closest schools include Eagle Lake Elementary, a proposed Middle School, and Lake Region Senior High

School. These schools are approximately 2.5 miles, 2.2 miles, and 4 miles from the property, respectively.

3. Health Care (e.g., emergency, hospital); The nearest Hospitals are Regency Medical Center and Bartow Regional Medical Center. Regency Medical Center is approximately 6 miles from the property, while Bartow Regional Medical Center is approximately 8 miles from the property.

4. Fire Protection; The nearest fire station is Eagle Lake station (Polk County Fire Rescue Station 17), located at 185 3rd Street South, Eagle Lake 33839. The fire station is approximately 3 miles from the property.

5. Emergency Medical Services (EMS); See answer to 4 above.

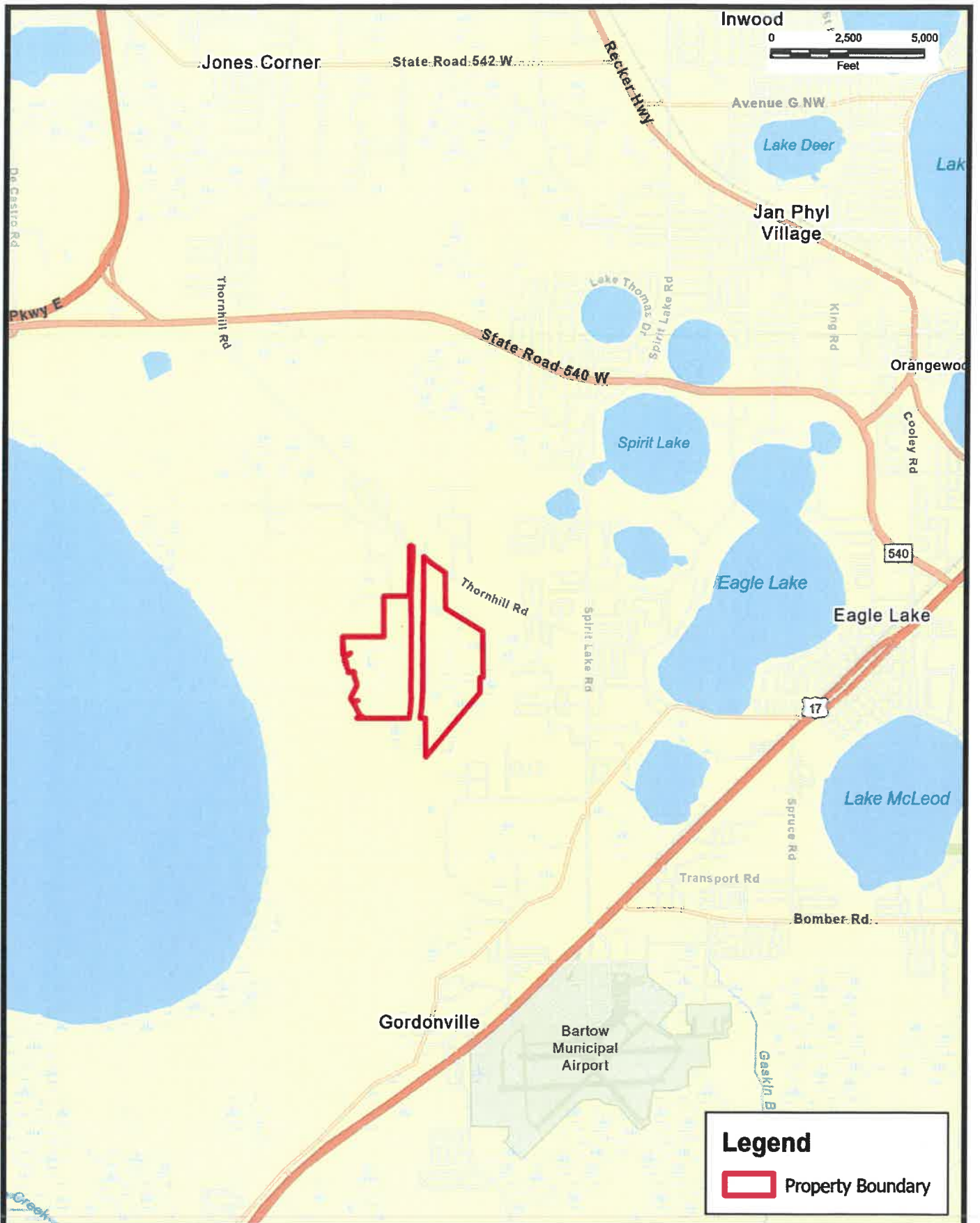
6. Solid Waste (collection and waste generation); All waste is transported to the County's Landfill.

7. How may this request contribute to neighborhood needs?

This would allow for future development of more multi-family and townhome units for the area which would make available new product types to the area in support of the existing mix of new development, historic large lot development, and manufactured home developments and will increase property tax revenues from the property which has historically been under agricultural exemption. In addition, roadway improvements and utility extensions would be completed as part of future development.

Demonstration of Need

The amendment would allow higher density more appropriate to the change in land use feel the parkway extension will create. The construction of new infrastructure, like the Polk Parkway, provides new residential needs for the area to support the new traffic patterns which will allow residents to new and more convenient access to the interstate network. Large lot, single family detached developments are incompatible with these uses and are less likely to develop adjacent to an elevated parkway with MSE walls.



LOCATION MAP

STUART PROPERTY

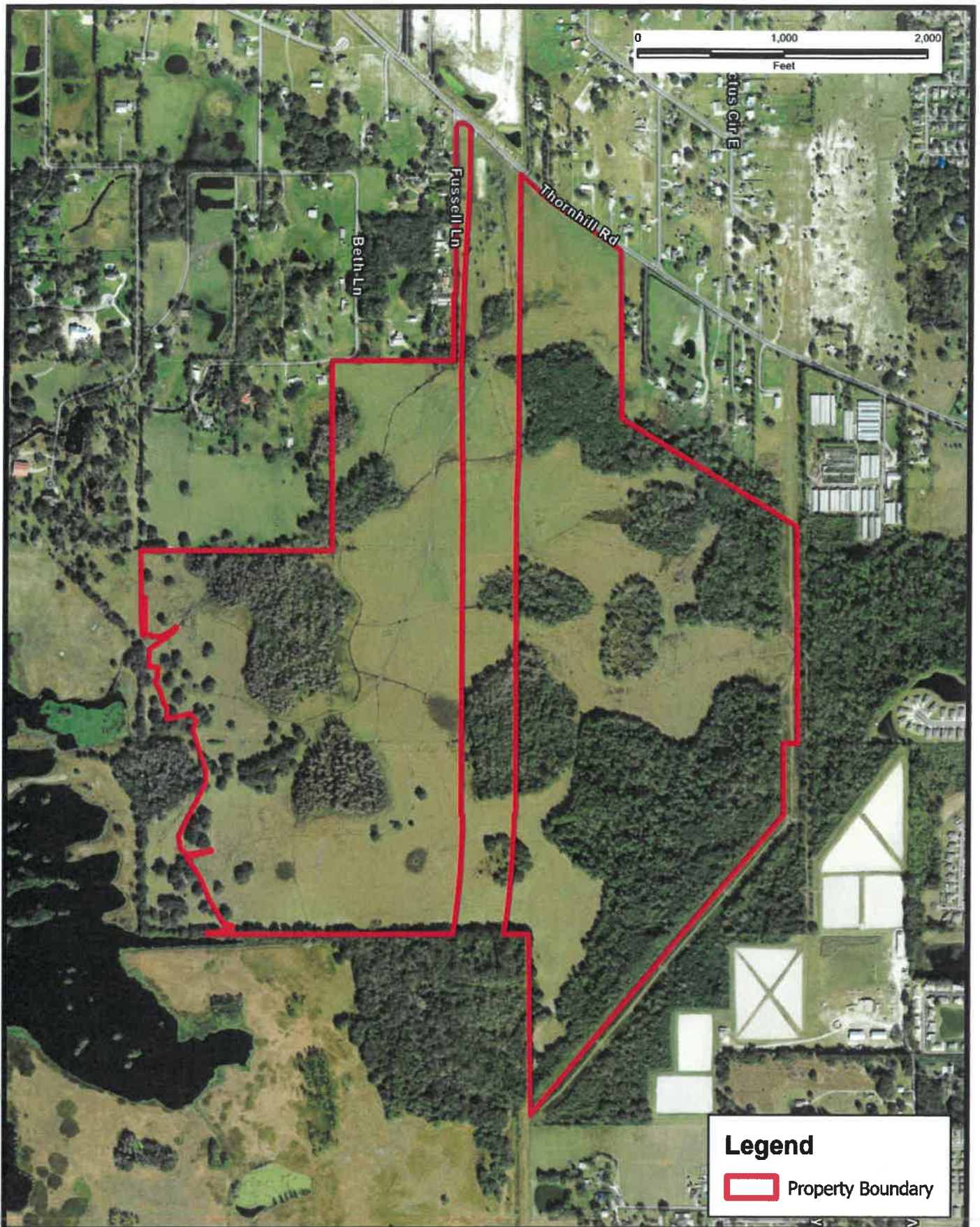


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AERIAL LOCATION MAP

STUART PROPERTY

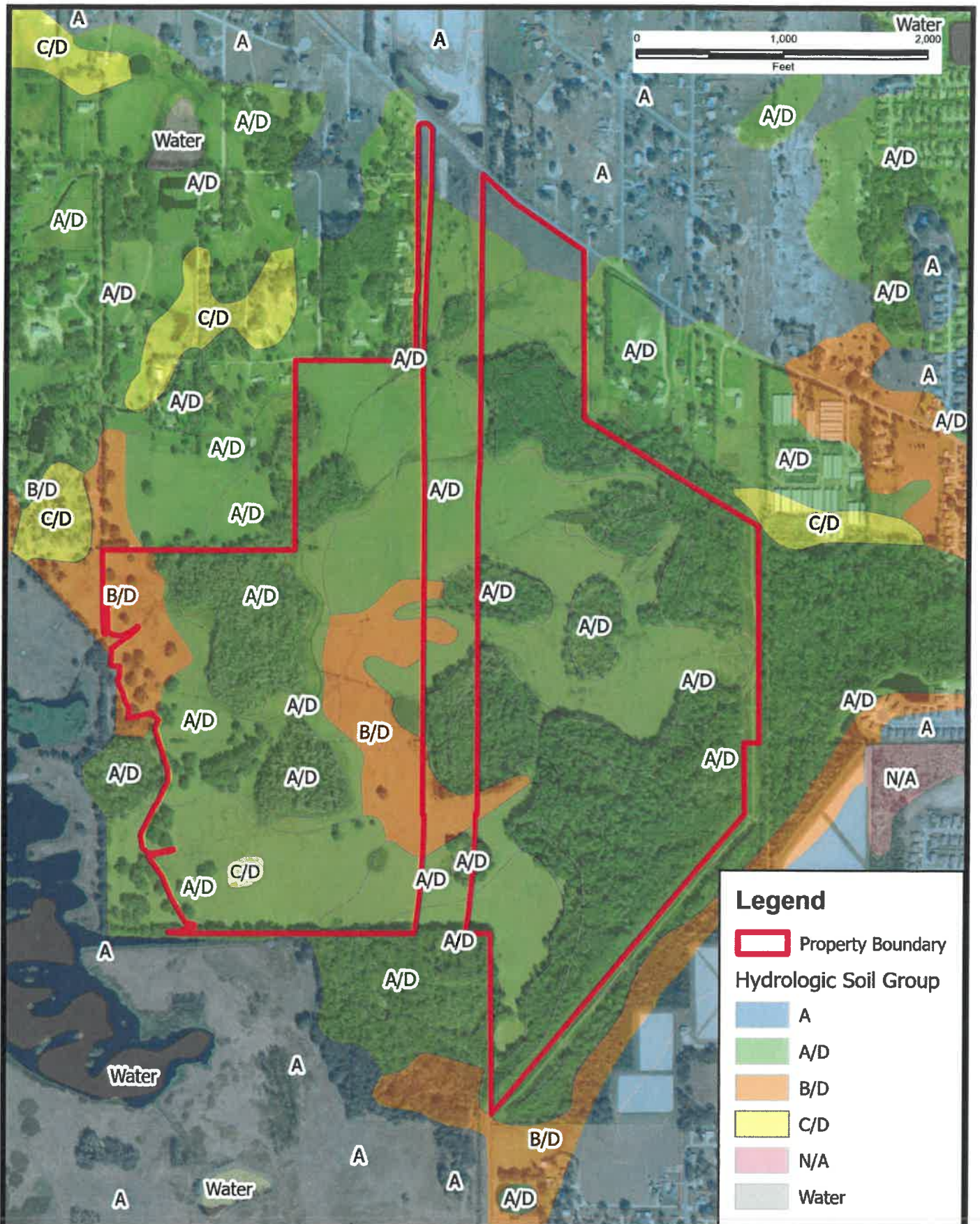


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NRCS SOILS MAP

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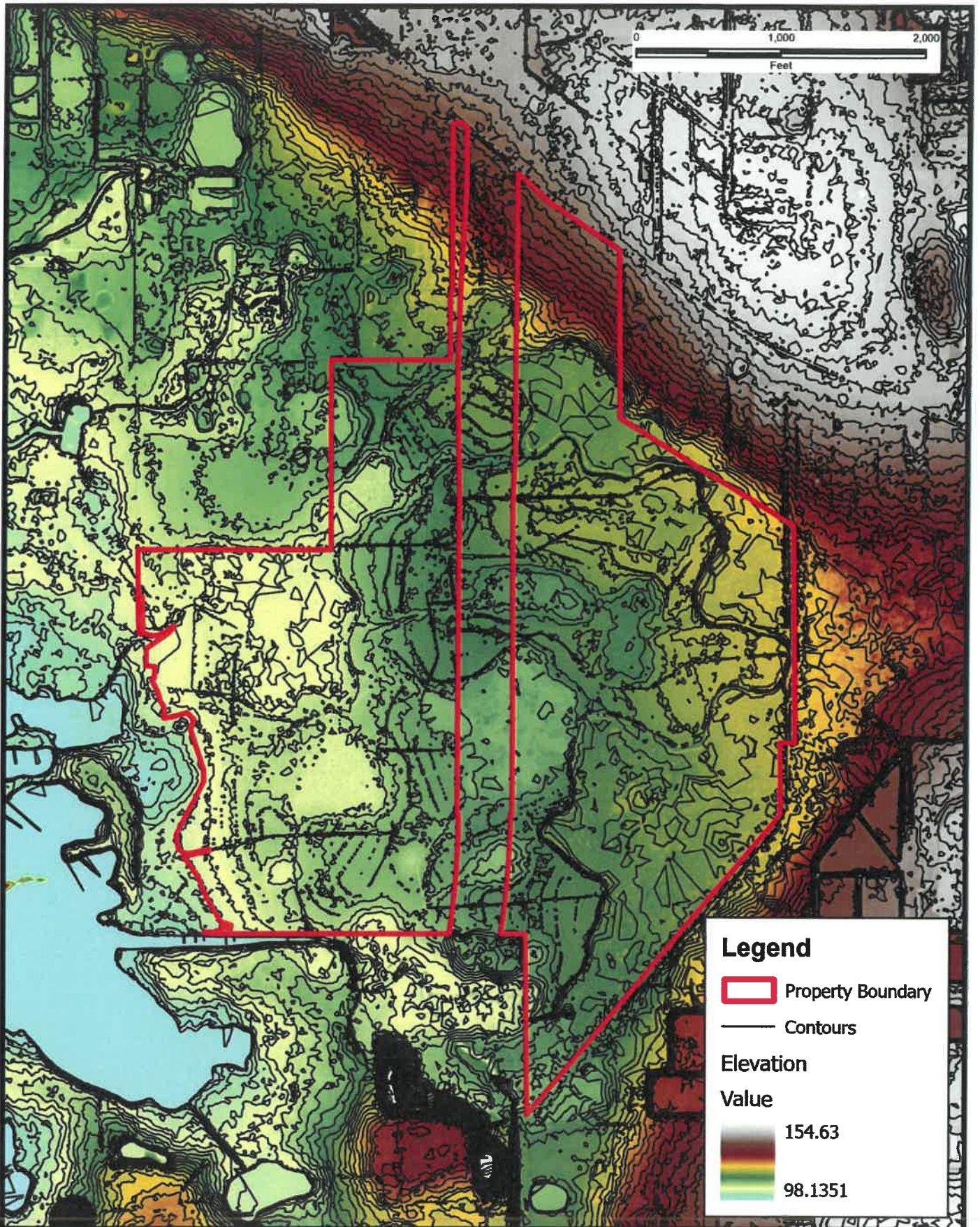


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TOPOGRAPHIC MAP

STUART PROPERTY

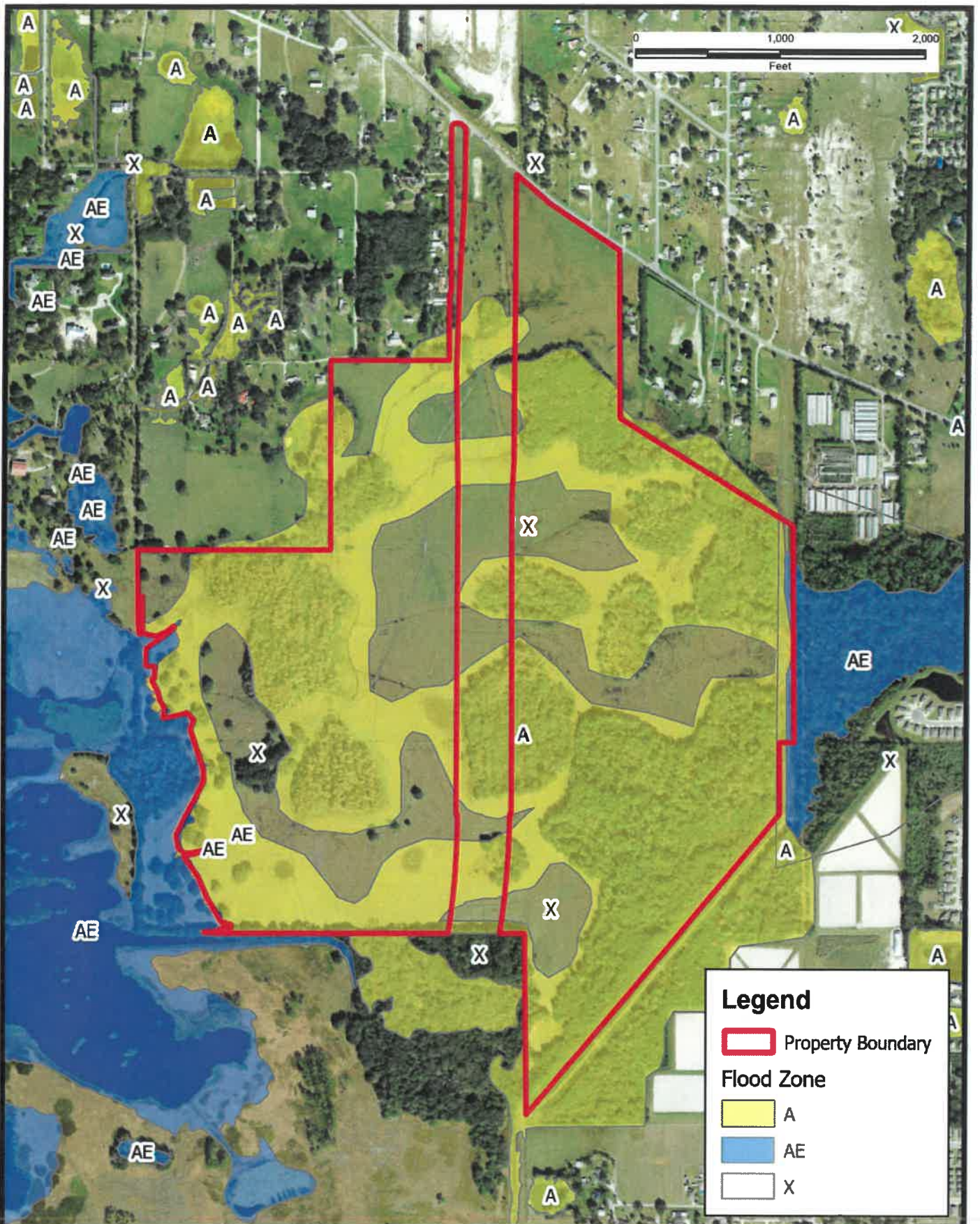


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FEMA FLOODPLAIN MAP

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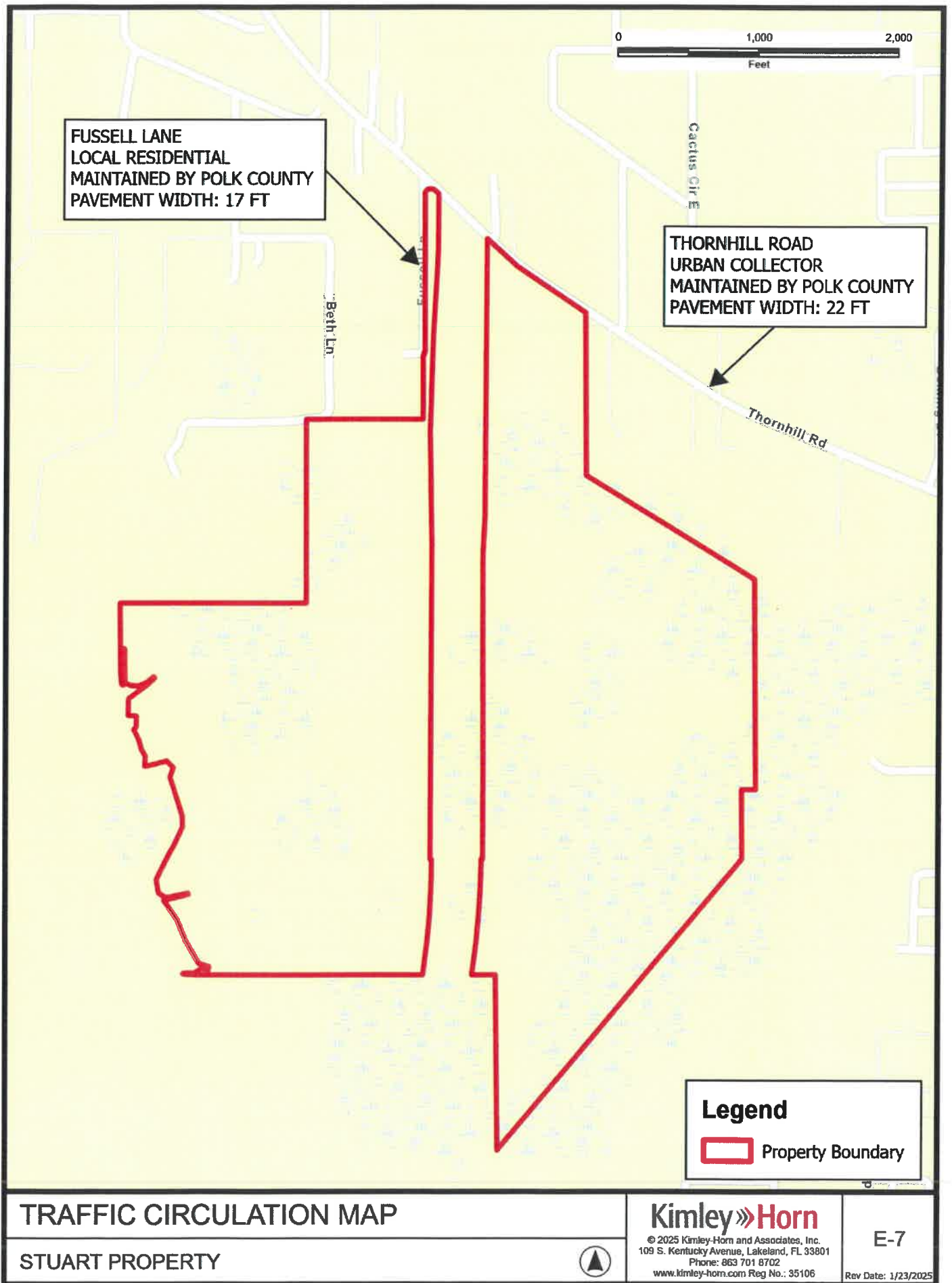


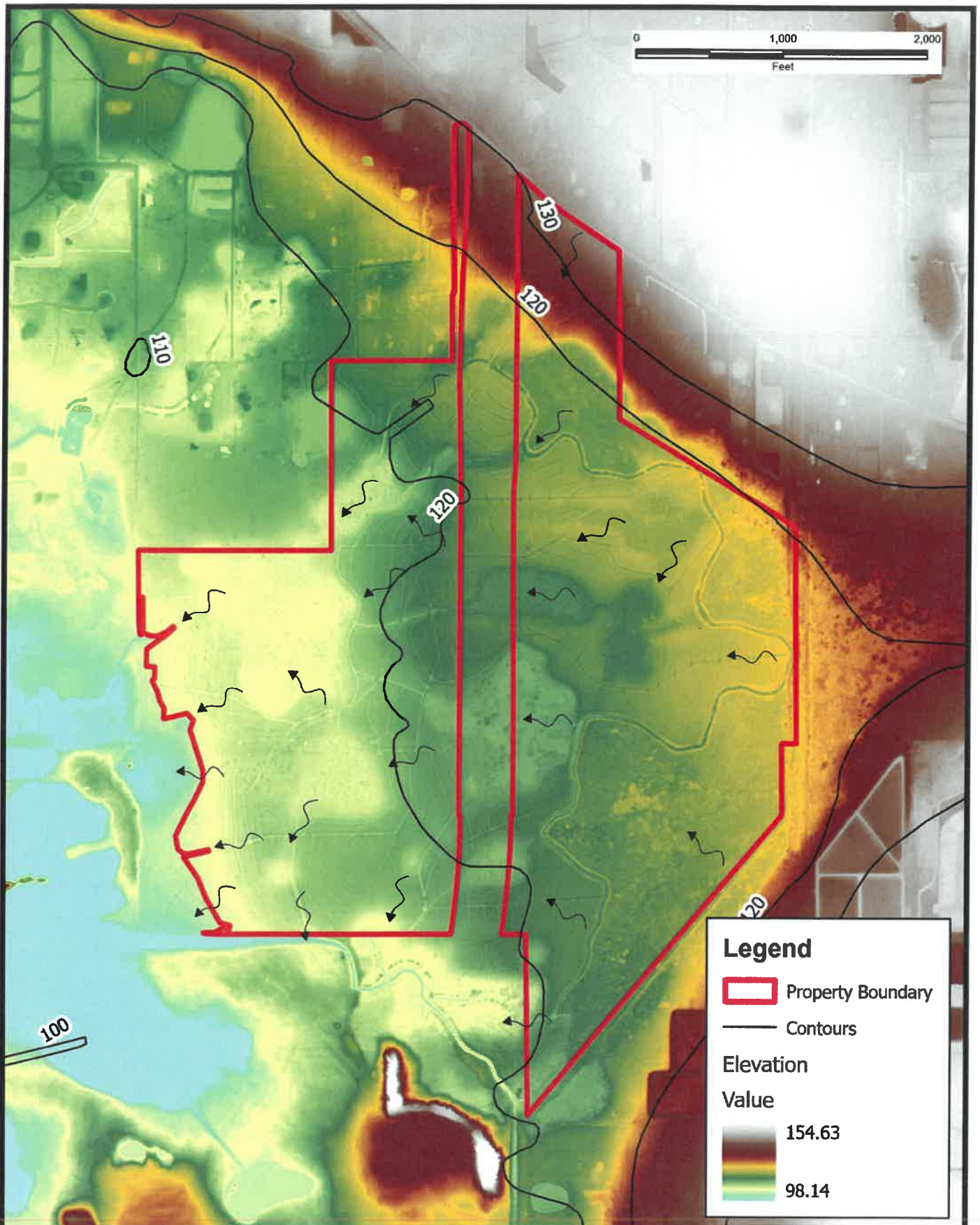
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DRAINAGE MAP

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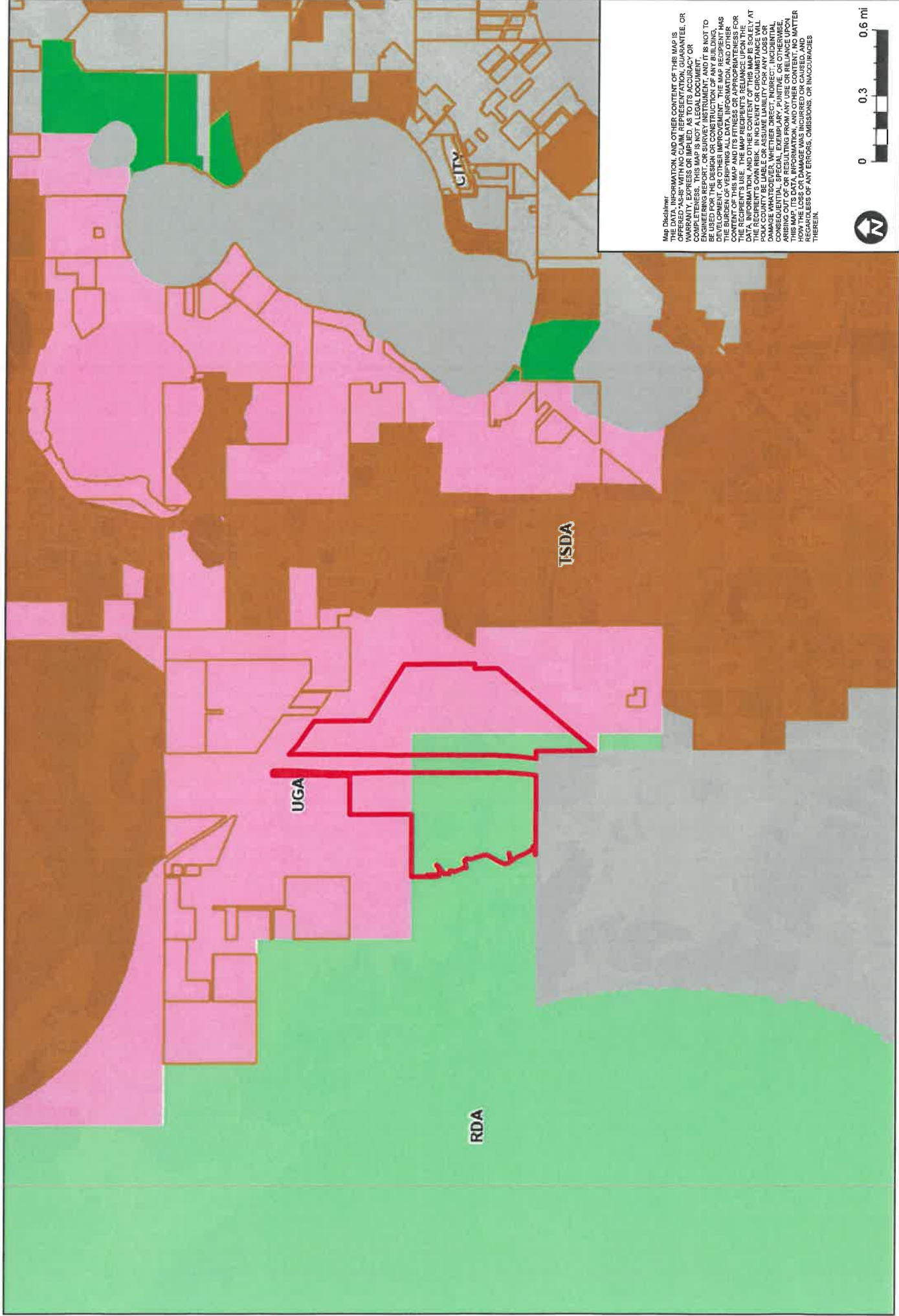
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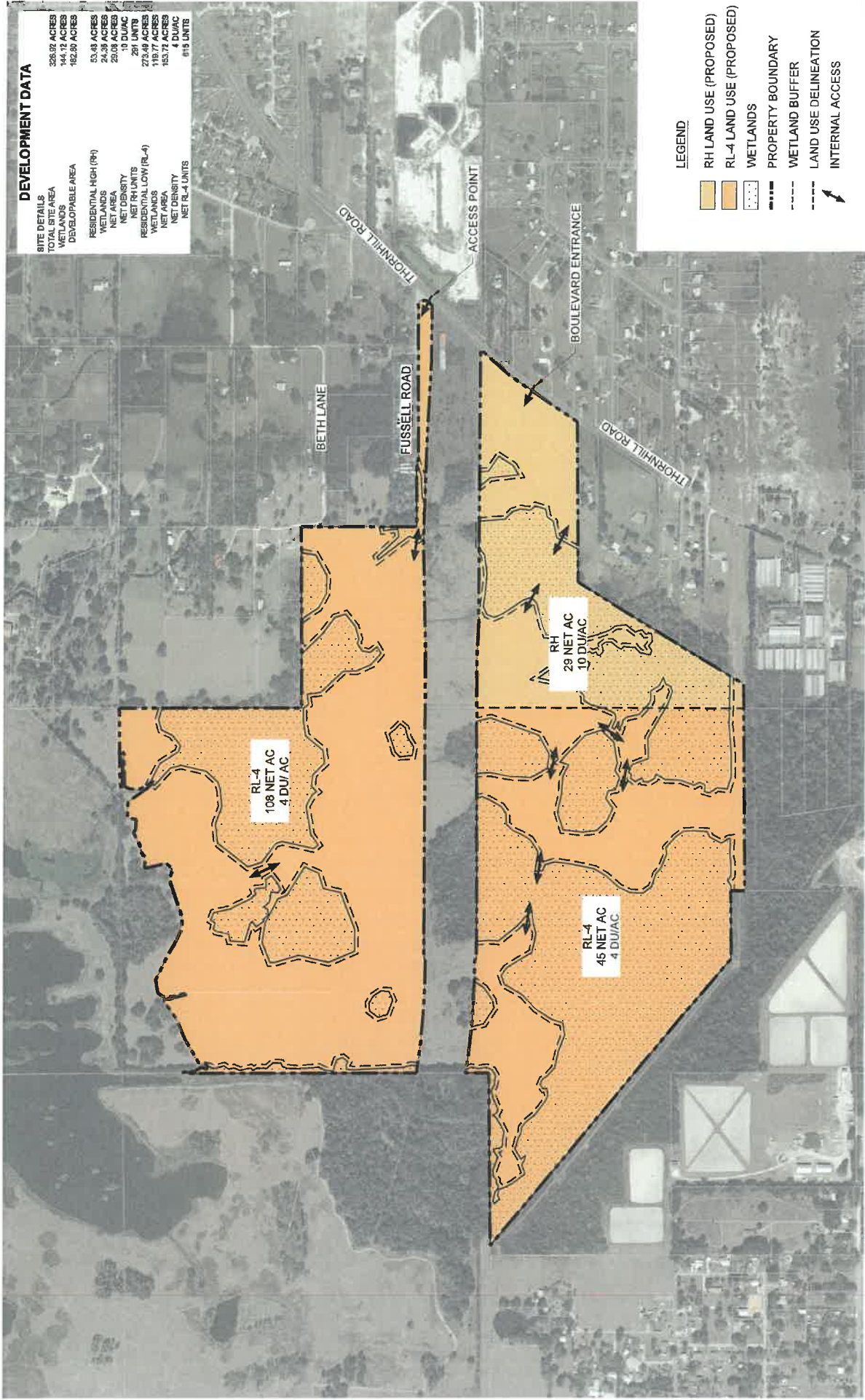
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Polk County - GIS Viewer v.1





DEVELOPMENT DATA

SITE DETAILS	
TOTAL SITE AREA	326.92 ACRES
WETLANDS	144.12 ACRES
DEVELOPABLE AREA	182.80 ACRES
RESIDENTIAL HIGH (RH)	
WETLANDS	53.43 ACRES
NET AREA	24.38 ACRES
NET DENSITY	2208 ACRES
NET R1 UNITS	10 DU/AC
RESIDENTIAL LOW (RL-4)	
WETLANDS	273.49 ACRES
NET AREA	119.77 ACRES
NET DENSITY	4 DU/AC
NET R1 UNITS	619 UNITS