



Comprehensive Plan Amendments

Level 4 Reviews Application Check List

Small Scale (50 acres or less and text amendment associated with specific sites)

Large Scale (more than 50 acres, anything in the Green Swamp any acreage, text amendments)

Map amendments and text amendments do not require the same items, so the list is divided by the two types.

Map Amendments (Small or Large Scale)

- Narrative of the request and why it is needed for the County. – **Attached in narrative and under separate cover titled “Property Owner Narrative.”**
- Narrative of how the request is consistent with Policies of the Land Use, Development Area, or other overlays requested and the policies in the Comprehensive Plan that support the request. **Attached under separate cover title “Property Owner Narrative.”**
- Demonstration of Need Form (each item addressed – Policy 2.102-A11 Comprehensive Plan) **Attached**
- Impact Assessment Statement (each item addressed -Section 910 Land Development Code). **Attached**
- Deed for all parcels included. **Attached under separate cover**
- Meets and bounds legal description (Word Version) of the area of the land use change which may be different then boundary of the parcel(s). **Attached under separate cover**
- Letter of Authorization from the property owner for the applicant and their representatives to make the application. and **Attached under separate cover**
- Other items requested during the Pre-application conference. **None**

NARRATIVE

This is a request to amend the Future Land Use designation from Business Park Center -1 (BPC-1) to Residential Low with the understanding that the base district will be RL-1. RL-1 permits up to one unit per acre if all other site development requirements are met within the Land Development Code. The request is based on consistent representations from County staff over the past 2 years indicating that the property was considered RL-1. I relied on this understanding in good faith when evaluating and planning the intended use of the property. Additionally, the surrounding area reflects a predominately residential development pattern, supporting residential use of the subject property. Approval of this amendment would correct the land use designation and align it with the long-standing information provided by the County. Additional information is provided in a document titled "Property Owner Narrative."

Impact Assessment Statements (Section 910)

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. Land and Neighborhood Characteristics

To assess the compatibility of the requested land use district with the adjacent property and to evaluate the suitability of the site for development, the applicant shall:

1. Show how and why is the site suitable for the proposed uses;
There are residential uses to the east and west of the subject site.
2. Provide a site plan showing each type of existing and proposed land use;
See Map Exhibits under separate Cover.
3. Describe any incompatibility and special efforts needed to minimize the differences in the proposed use with adjacent uses;
There are currently no non-residential uses constructed on the east side or the west side of the subject site.
4. Explain how the requested district may influence future development patterns if the proposed change is located in an area presently undeveloped; and
Section 220 requires a 50-foot setback/compatibility zone from any property designated residential for development in a non-residential district. This land use change will require any buildings constructed in the BPC to the east and west to be setback further. However, there are some residential structures already developed within the BPC block that is south of Medulla Road. There were three Comprehensive Plan amendments approved by the board in the last ten years as marked with a star on the Map Exhibits. The applicant has submitted a Building Permit

(BR- 2026-290) for one single family home. It displays that the home setback is 32.2 feet from the west property line and 34 feet from the east property line. There is also a residential structure within the BPC block that is east (4444 Medulla road) , west (4616 medulla road) and north (4415 Medulla Rd) of my property. These are only the closer ones.

5. Describe each of the uses proposed in a Planned Development and identify the following:
Number 5 is not applicable

- a. The density and types of residential dwelling units;
- b. The type of commercial and industrial uses;
- c. The approximate customer service area for commercial uses; and
- d. The total area proposed for each type of use, including open space and recreation.

B. Access to Roads and Highways

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

- 1. Calculate the number of vehicle trips to be generated daily and at PM peak hour based on the latest ITE or provide a detailed methodology and calculations;
The subject site is 5.14 acres. RL-1 permits one house per acre which is 5 homes. However, RL in the Urban Growth Area may achieve up to 5 dwelling units per acre which is 25 homes. This equals 196 Average Annual Daily Trips (25 x 7.81 AADT) and 25 PM Peak Hour Trips (25 x 1.01). The applicant has submitted a Building Permit (BR- 2026-290) for one single family home. Therefore, the expectation is that there will only be 7.81 Average Annual Daily Trips and 1 PM Peak Hour Trip.
- 2. Indicate what modifications to the present transportation system will be required as a result of the proposed development;
No modifications are anticipated as there are 724 PM Peak Hour Trips available in the East Direction and 721 PM Peak Hour Trips in the west direction. The PM Peak Hour Trips generated at full build out will not significantly impact the capacity of Medulla Road which is 5% of

The nearest transit stop is 1.15 +/- miles away to the southeast, stop 1780 on the Coral Road, on Medulla Road south of Pipkin Road.

[illegible]

- The Land Development Code requires 2 parking spaces per unit and this is displayed on the building plan. If an more homes are constructed, 2 spaces per unit will be required.

- The only legal access is from Medulla Road, which is about 172 feet of frontage. The property owner applied for and received a road frontage waiver (LDWA-2023-44) from Section 822 which requires 210 feet of frontage on a collector road for a residential home.

- The only mode considered is vehicular as there is no transit route on Medulla Road nor is there a transit route or stop within a quarter mile of the subject site.

C. Sewage

To determine the impact caused by sewage generated from the proposed development, the applicant shall:

- The subject site is 5.14 acres. RL-1 permits one house per acre which is 5 homes. However, RL in the Urban Growth Area may achieve up to 5 dwelling units per acre which is 25 homes. This

equals 6,250 Gallons Per Day (GPD) (25 x 250 GPD/unit for potable water) for potable water needs and about 5,000 GPD (25 x 200 GPD/Unit for wastewater) for wastewater. The applicant has submitted a Building Permit (BR- 2026-290) for one single family home. Therefore, the expectation is that there will only be 250 GPD of water needed and 200 GPD for wastewater generated.

2. Describe the proposed method and level of treatment, and the method of effluent disposal for the proposed sewage treatment facilities if on site treatment is proposed;
The subject property is located within Lakeland's utility area for water and wastewater. However, water and wastewater lines are not adjacent to the subject site. Therefore, individual well and septic tanks will have to be used. The building plans for BR-2026-290 displays a well and septic tank.
2. Indicate the relationship of the proposed sewage system to Polk County's plans and policies for sewage treatment systems;
This is not applicable because this is not within the County utility service area and Polk County line are no near the subject site.
3. Identify the service provider; and
The subject property is located within Lakeland's utility area for water and wastewater.
4. Indicate the current provider's capacity and anticipated date of connection.
Connection is not anticipated. The building plans for BR-2026-290 display a well and septic tank. If the city were to bring lines to the subject site, the applicant may be required to connect by the Florida Department of Environmental Protection when they are available.

D. Water Supply

To determine the amount of water to be used, how it will be distributed, and the impact on the surrounding area, the applicant shall:

1. Indicate the proposed source of water supply and, the type of treatment;
Water and septic tank are planned by the applicant and displayed on the site plan in BR-2026-290.

2. Identify the service provider;

The subject property is located within Lakeland's utility area for water and wastewater.

3. Calculate the estimated volume of consumption in gallons per day (GPD); and

The subject site is 5.14 acres. RL-1 permits one house per acre which is 5 homes. However, RL in the Urban Growth Area may achieve up to 5 dwelling units per acre which is 25 homes. This equals 6,250 Gallons Per Day (GPD) (25 x 250 GPD/unit for potable water) for potable water needs and about 5,000 GPD (25 x 200 GPD/Unit for wastewater) for wastewater. The applicant has submitted a Building Permit (BR- 2026-290) for one single family home. Therefore, the expectation is that there will only be 250 GPD of water needed and 200 GPD for wastewater generated.

5. Indicate the current provider's capacity and anticipated date of connection.

Connection is not anticipated. The building plans for BR-2026-290 display a well and septic tank. If the city were to bring lines to the subject site, the applicant may be required to connect by the Florida Department of Environmental Protection when they are available.

E. Surface Water Management and Drainage

To determine the impact of drainage on the groundwater and surface water quality and quantity caused by the proposed development, the applicant shall:

1. Discuss the impact the proposed development will have on surface water quality;

There are no adjustments to the surface water flow in terms of construction a retention pond. If at some point more homes are constructed, the applicant will be required to comply with stormwater management requirements at that time.

2. Describe the alteration to the sites natural drainage features, including wetland, that would be necessary to develop the project;

There are no known wetlands displayed on the subject site. There are floodplains displayed in the southwest corner of the site. There appears to be a farm related building partially within this floodplain. The applicant will have to coordinate with the County's Floodplain Manager to address any issues with this impact.

3. Describe the impact of such alterations on the fish and wildlife resources of the site; and
If any threatened or endangered species are discovered on the subject site, the property owner is required to notify the FDEP if impacted or planned to be impacted to address proper mitigation. Per information received from the Florida Department of State on March 26, 2026, there are no previously recorded historical or archeological resources within your requested parcel.
4. Describe local aquifer recharge and groundwater conditions and discuss the changes to these water supplies which would result from development of the site.
The subject site is within the Floridan Vulnerable Aquifer area which means sick holes are possible if too much water is withdrawn. However, there are no standards to implement for the construction of one home. If more homes are constructed on site, any aquifer related regulations will be addressed at that time.

F. Population

To determine the impact of the proposed developments additional population, the applicant shall:

1. Calculate the projected resident (and transient) population of the proposed development and the generated population in the case of commercial or industrial uses;
25 homes are expected to generate 2.5 people per household which is 63 people. Short Terms rental is a Conditional Use Level 3 Review in RL and requires a separate Planning Commission hearing. This is not requested at this time or anticipated.
2. Describe, for commercial and industrial projects, the employment characteristics including the anticipated number of employees, type of skills or training required for the new jobs, the percentage of employees that will be found locally or are expected to be drawn from outside the county or state, and the number of shifts per day and employees per shift;
The request is for residential. Therefore, this question is not applicable to the request.
3. Indicate the expected demographic composition of the additional population (age/socio economic factors); and
The expected population is residents of Polk County.
4. Describe the proposed service area and the current population thereof.

Service areas are not referenced in any of the Comprehensive Plan policies for Residential Low.

G. General Information

To determine if any special needs or problems will be created by the proposed development, the applicant shall:

1. List and discuss special features of the proposed development that promote desirability and contribute to neighborhood needs; and

There are residential buildings in the area south of Medulla Road. A home at 4590 Aaron Morgan Road was constructed in 2018. A home at 4414 Medulla Road was constructed in 2020. A home at 4636 Medulla Road was constructed in 2021. There are some farm related buildings on the subject site in the southwest area appearing on aerial photographs in 2022 and another small building in 2025.

2. Discuss the demand on the provision for the following services:

- a. Parks and Recreation;

The nearest County park facility is Christina Road Park at 625 West CR 540-A about seven (7) +/- miles to the east. The Christina Road Park includes a playground area, benches, ADA-accessible trails, pavilions and picnic tables. There are first-come, first-served picnic shelters and a large, screened-in pavilion is available to rent. Additionally, Christina Park has a five-field softball complex.

The nearest environmental lands are The Alafia Reserve, seven miles south of the site. The Alafia River Reserve was purchased jointly by Polk County and the Southwest Florida Water Management District. The 334-acre reserve was acquired to preserve the natural wetlands and uplands along the upper corridor of the Alafia River. Wading birds and amphibians that require seasonally-flooded areas free of predators to complete their life cycles call the Alafia River Reserve home. Forested hardwood wetlands are the primary natural community, and common trees include sweet gum, laurel oak, ironwood, hickory, sabal palms and bay. Ground cover is sparse due to extended periods of flooding. Visitors may hike and picnic on these lands. (Source: County Website).

- b. Educational Facilities (preschool/elementary/middle school/high school);
R. Bruce Wagner Elementary, Sleepy Hill Middle, and George Jenkins Senior High School.
- c. Health Care (emergency/hospital);
Nearest hospital is Lakeland Regional. However, Orlando Health is constructing a facility near the Polk Parkway and Lakeland Highlands Road intersection.
- d. Fire Protection;
Both fire and ambulance response to the subject parcel is primarily from Polk County Fire Rescue Station 2, 2523 Ewell Rd, Lakeland. The travel distance is 4.5 miles and response times should average between 10 and 12 minutes under optimal conditions but can vary significantly based on many factors.
- e. Police Protection and Security; and
Police service is provided by the Polk County Sheriff's office.
- f. Electrical Power Supply
Electrical power is provided by the City of Lakeland.
- H. Maps – All Maps provided under separate Cover
 - 1. 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.
 - 2. Maps shall be of sufficient type, size, and scale to facilitate complete understanding of the elements of the proposed development. Scales 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 accompany all Impact Assessment Statements:
 - 3. Map A: A location map showing the relationship of the development to cities, highways, and natural features;
 - 4. Map B: A Topographical Map with contour intervals of no greater than five feet, the

identification of the property boundaries, and a delineation of the areas of special flood hazard (100 year flood plain) as shown on the Flood Insurance Rate Maps issued by the Federal Emergency Management Agency (FEMA) for Polk County;

5. Map C: A Land Use and Land Use District Map showing the existing land use designations and districts on and abutting the proposed development, including lot sizes and density;
6. Map D: A Soils Map with soils designated according to Natural Resources Conservation Service classifications. If available, USDA Natural Resources Conservation Service (NRCS) soil surveys are preferable;
7. Map E: A Traffic Circulation Map identifying any existing roads on or adjacent to the proposed development and indicating the name of the roads, maintenance jurisdiction, and pavement and right of way widths.
8. Map F: A Site Plan showing land uses, the layout of lots, the type and maximum density for each type of residential area; the typical minimum lot sizes and dimensions for each use and unit type, and the dimensions, locations, and types of buffers, easements, open space areas, parking and loading areas, setbacks, and vehicular circulation routes; and **Not Applicable**
9. Map G: A Drainage Map delineating existing and proposed drainage areas, water retention areas, drainage structures, drainage easements, canals, wetlands, watercourses, and other major drainage features. **See Map B, E and E.**

DEMONSTRATION OF NEED

POLICY 2.102-A11: URBAN SPRAWL CRITERIA - In accordance with Rule 9J-5.006(5) of the Florida Administrative Code, Polk County will discourage the proliferation of urban sprawl by use of the following criteria when determining the appropriateness of establishing or expanding any land use or development area. The analysis must ask whether or not the proposed plan amendment:

- a. Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses in excess of demonstrated need.

The request is for residential in an area with already residential structures on large lots.

- b. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while leaping over undeveloped lands which are available and suitable for development.

There is RL to the east and west of the BPC block that the subject parcel is located within. In addition, a new subdivision started being constructed in 2021 and is now built out in the City of Lakeland to the west called Gresham Farms Village.

- c. Promotes, allows or designates urban development in radial, strip isolated or ribbon patterns generally emanating from existing urban developments.

The subject site is within the Urban Growth Area.

- d. As a result of premature or poorly planned conversion of rural land to other uses, fails to adequately protect and conserve natural resources, such as, wetlands, floodplains, native vegetation, environmentally sensitive areas, natural shorelines, beaches, bays, estuarine systems, and other significant natural systems.

The request is for a 5.14 acre property with no wetlands and very little floodplain.

- e. Fails to adequately protect adjacent agricultural areas and activities including silviculture and active agricultural and silvicultural activities as well as passive agricultural activities and dormant, unique and prime farmlands and soils.

The property touching the subject site to the east and west does have a Department of Revenue Code (DOR) from the Property Appraiser's website of pasture. The subject site also has a DOR

code of pasture.

- f. Fails to maximize use of existing public facilities and services.
There are no water or wastewater lines adjacent to the subject site.
- g. Fails to minimize the use of future public facilities and services.
There are no water or wastewater lines adjacent to the subject site.
- h. Allows for land use patterns or timing which will disproportionately increase the cost in time, money and energy, of providing public facilities and services including roads, potable water, sanitary sewer, stormwater management, law enforcement education health care, fire and emergency response, and general government.
If this request is approved, it will not generate new residential in an area currently void of it.
There are over 30 homes between the subject site and County Line Road to the west in addition to the new homes in Gresham Farms Village which include about 78 additional homes.
- i. Fails to provide a clear separation between urban and rural uses.
The request is for residential in an area with already residential structures on large lots.
- j. Discourages or inhibits in-fill development or redevelopment of existing neighborhoods and communities.
If it was not for the BPC, allowing a residential structure on the property can be considered infill.
- k. Fails to encourage an attractive and functional mix of land uses.
The request is for residential in an area with already residential structures on large lots.
- l. Results in poor accessibility among linked or related land uses.
If the properties to the east and west were developed with BPC uses, the request for RL would be out of place. However, the existing land use, south of Medulla Road, is either pasture or residential. Therefore, making the subject site RL will be consistent with what is constructed in the area.
- m. Results in the loss of a significant amount of functional open space.
This parcel will have more open space developed with residential homes than BPC uses.