



February 2, 2026

Polk County Board of County Commissioners
Land Development Division
330 West Church Street
Bartow, FL 33831-9005

Re: Smale-scale Comprehensive Plan Amendment (CPA)
Impact Assessment Statement (IAS) Narrative
LDDRC-2025-313 Recker Hwy Storage Yard
0 Recker Hwy, Auburndale, FL 33823 (Parcel ID: 25-28-14-000000-041080)

To Whom it May Concern,

Madrid Engineering Group, Inc., dba Madrid CPWG/Madrid CFTL, is pleased to present the below narrative in support of the small-scale comprehensive plan amendment (CPA). The Owner, Premier Parking US LLC, proposes rezoning (changing land use district designation) of the parcel of land located at 0 Reckey Highway, Auburndale, FL 33823, from Business Park Center 2 (BPC-2) to Industrial (IND). The proposed land use district change will allow the Owner to store modular classrooms on the site as a primary use. The Polk County Land Development Code (LDC) does not define outdoor storage as a primary use per (Chapter 2, Section 205, Table 2.1) within the Business Park Center-2 (BPC-2) land use district.

Premier Parking (Owner) utilizes several parcels of land in and around the Polk County area for commercial vehicle storage of semi tractor trailers. Commercial vehicle storage is an allowed use in BPC-2 and is permitted within the parcel in question. The Owner will utilize the parcel for commercial vehicle storage in the future but would like the flexibility to utilize a portion of the property for outdoor storage of the modular classrooms or other storage containers (with no hazardous materials or grease/oils). The temporary modular classroom storage is not allowed as a primary use in the BPC-2 land use district but would be allowed in the IND land use district. IND land use district allows dual primary uses.

Based on conversations with Polk County, staff is potentially looking to add text to the LDC to include a use for such storage purposes. However, the workshop for this text amendment has not occurred to date. The site is looked within the Transit Corridor and Centers Overlay (TCCO) in the Transit Supportive Development Area (TSDA). The site is not located within the Green Swamp Area of Critical State Concern or any other Selected Are Plans (SAPs) or Special Protection Areas (SPAs).

The project does not propose any structures and utility improvements would be limited to connection to City of Auburndale watermain along Recker Highway for irrigation service. No other utilities, including sanitary sewer, will be required for the project. The project does not propose any impervious area. The modular classrooms will be temporarily stored on site and would sit on “cribs” or wooden crates so existing stormwater flow would not be altered by the storage of the modular buildings. No soil disturbance would be anticipated with the proposed project.

AT THE READY

2030 State Road 60 East
Bartow, FL 33830
P: 863.533.9007

12625 40th Street North
Clearwater, FL 33762
P: 727.572.9797

LDC Section 910 – Impact Assessment Statements

The below information and responses (*identified in italics*) are provided for each subsection of 910 to provide information on the effects of the proposed development (and 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;

The parcel was utilized by the previous owner as outdoor storage from the beginning of 2022 until the current Owner purchased the property in September of 2024. No known concerns or complaints were raised by the neighboring parcels or landowners during this time. Since the purchase of the property, the site has remained vacant and is identified as Vacant Industrial (Code 4001) per the property appraiser website.

The proposed IND Land use district is appropriate for the site due to its location. The parcels to the north and northeast (roughly half area to the east) are located within City of Auburndale city limits which have a Light Industrial (LI) City zoning. The parcels within the City of Auburndale adjacent to the site are owned by Tampa Electric Company. The site to the north has an existing land use of vacant industrial and the property at the northeast, separated by the CSX Corporation railroad parcel, has an existing land use of Utilities.

The remaining parcels contiguous to the site are within the Polk County BPC-2 land use district. However, the parcels east of the site are separated by the CSX Corporation railroad land parcel. Please note, many parcels directly adjacent to railroads would typically have an industrial use classification or allow storage yards, etc. for use based on proximity of the railroad. The parcels to the west are separated by FDOT right-of-way of State Road 655 (Recker Highway). The vacant industrial property to the south is undeveloped and is mostly encompassed by wetlands. Therefore, the proposed land use district of IND will not have adverse effects on neighboring landowners or communities. All land adjacent to the site is currently vacant.

2. Provide a site plan showing each type of existing and proposed land use;

Refer to Map F for site plan showing existing and proposed land use.

3. Describe any incompatibility and special efforts needed to minimize the differences in the proposed use with adjacent uses;

There are no anticipated incompatibilities and special efforts needed to minimize difference in uses. As indicated above in A.1, the existing adjacent parcels are vacant and most are vacant industrial land use. The railroad and FDOT roadway also provide separation from the adjacent BPC-2 land use district parcels.



4. Explain how the requested district may influence future development patterns if the proposed change is located in an area presently undeveloped;
The requested IND land use district change should not influence development patterns in the area unless other parcels pursue utilization of outdoor storage as a primary use. However, the potential added text to the LDC described by County staff for such uses may alleviate any adverse effects this request has on future development patterns.
5. Describe each of the uses proposed in a Planned Development and identify the following:
The proposed development is not located within a planned development. Therefore, the items below are not applicable.
 - a. The density and types of residential dwelling units;
N/A, no residential dwellings (and not within planned development)
 - b. The type of commercial and industrial uses;
N/A, not within planned development but the commercial/industrial outdoor storage use will consist of temporary modular classroom storage and potential future commercial vehicle storage.
 - c. The approximate customer service area for commercial uses;
N/A, no customer service areas proposed.
 - d. The total area proposed for each type of use, including open space and recreation.
N/A, not within planned development but the proposed use is not anticipated to encompass more than 50% of the site (4.29 acres).

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 proposed use is not a use defined within the ITE manual. Based on information provided by the modular classroom storage management, the maximum daily trips would be 10 with max PM peak hour of 1. The average daily generated trips would be less than 1.
2. Indicate what modifications to the present transportation system will be required as a result of the proposed development;
FDOT owns and maintains SR655 (Recker Highway) and based on pre-application meeting with FDOT staff, no turnlanes or roadway improvements will be required due the proposed project and the corresponding daily trips.
3. List the total number of parking spaces and describe the type of parking facilities to be provided in the proposed development;
The proposed development is not proposing parking spaces or parking facilities.
4. Indicate the proposed methods of access to the existing public roads (e.g., direct frontage, intersecting streets, frontage roads);
Site access will be provided by an existing concrete driveway connection to Recker Highway. The existing driveway connection is the only connection to public roads and will remain as previously constructed. No improvements to the driveway connection are proposed or anticipated.



5. Indicate the modes of transportation, other than the automobile, that have been considered (e.g., pedestrian, bicycle, bus, train or air) and describe the modes.

The parcel is within a rural area located just outside the City of Auburndale city limits. There are no bus routes on Recker Highway or within close proximity to the project. The proposed storage facility will not produce any additional pedestrian or bicycle traffic. Therefore, no proposed sidewalks or pedestrian access are proposed with the project. FDOT had no requirement of providing sidewalks or bicycle lane along Recker Highway during the preliminary pre-application process.

C. Sewage

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

1. Calculate the amount of sewage in gallons per day (GPD) expected to be generated by the proposed development;

The proposed development will not generate any sewage flows and no sanitary sewer infrastructure or improvements are proposed. No structures are proposed.

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;

Not applicable; the proposed development will not generate sewage flow and no sanitary sewer infrastructure or improvements are proposed.

3. Indicate the relationship of the proposed sewage system to Polk County's plans and policies for sewage treatment systems;

Not applicable; the proposed development will not generate sewage flow and no sanitary sewer infrastructure or improvements are proposed.

4. Identify the service provider;

City of Auburndale. There is an existing sanitary sewer forcemain located on the east side of Recker Highway adjacent to the project.

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

Not applicable; the proposed development will not generate sewage flow and no connection is anticipated.

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;

There is an 12" watermain located on the east side of Recker Highway adjacent to the project.

2. Identify the service provider;

The City of Auburndale.

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

There is no potable consumption volume associated with the project. However, the 12" watermain is anticipated to be utilized for irrigation and only during the plant establishment period. Our irrigation designer anticipates 1800 GPD for this time period.

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

The City of Auburndale has available capacity for the irrigation service. An on-site well may be utilized for irrigation service if capacity issues arise. The anticipated connection date is 10/01/2026.

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;

The project does not propose any additional impervious area and therefore, there will be no impact on surface water quality. The Owner will set aside an area at the southern portion of the parcel for future dry retention area and floodplain compensation. While the site is located in FEMA flood zone "X" panel no. 12105C0345G (effective date 12/22/2016), the SWFWMD Lake Hancock Watershed Model shows 100 year floodplain on the southern end of the site.

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

The modular classrooms will be temporarily stored on site and would sit on "cribs" or wooden crates so existing stormwater flow would not be altered by the storage of the modular buildings. No soil disturbance would be anticipated with the proposed project.

Surface water from the site sheet flows south to a forested, swampy area at the south end of the site where there is a wetland area which extends to the adjacent parcel to the south. Stormwater is then conveyed under Recker Highway via an existing culvert. Stormwater then flows west.

3. Describe the impact of such alterations on the fish and wildlife resources of the site;

The proposed development will not adversely affect fish and wildlife.

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 proposed development is not proposing new impervious area. Rainfall entering and traveling through the site will be able to percolate as in the existing condition so there is no impact to aquifer recharge and groundwater conditions.

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;

The proposed project does not produce any new population to the area.

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 proposed project does not produce any new employees to the area for the proposed storage yard.

3. Indicate the expected demographic composition of the additional population (age/socio-economic factors);

The proposed project does not produce any new population to the area.

4. Describe the proposed service area and the current population thereof.

The adjacent parcels are vacant and the project does not propose any increase in population.

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

The proposed development will provide the required landscaping along the frontage of Reckey Highway which will enhance the site over the existing conditions of the parcel. Barbed wire fencing will be provided for security.

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

- a. Parks and Recreation

The proposed development will not increase population in the area and no demand on parks and recreation are anticipated.

- b. Educational Facilities (preschool/elementary/middle school/high school);

The proposed development will not increase population in the area and no demand on educational facilities are anticipated.

- c. Health Care (emergency/hospital)

The proposed development will not increase population in the area and no demand on parks and recreation are anticipated.

- d. Fire Protection

The proposed development does not propose any permanent structures and thus no demand for fire protection.

- e. Police Protection and Security

Barbed wire fencing will be provided for security. The entire property is currently fenced and will be fenced.

- f. Electrical Power Supply.

No electrical power is required for the project.

H. Maps

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;
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.

Please refer to the attachment section for the associated maps.

Please do not hesitate to contact me if any additional information is required.

Madrid Engineering Group, Inc.

Zach H. Thornton, P.E.
Project Manger
FL PE# 79489

Attachments:

1. Map A: Location map
2. Map B: Topographical Map
3. Map C: Land Use and Land Use District Maps
4. Map D: Soils Map
5. Map E: Traffic Circulation Map
6. Map F: Site Plan
7. Map G: Drainage Map

AT THE READY



ATTACHMENTS:

Polk Co. Land Use District Map (Map C)

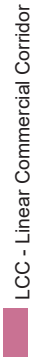


1/27/2026

Map Land Use and Zoning _ FLU 2030



CITY



LCC - Linear Commercial Corridor



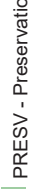
BPC-1 - Business Park Center



BPC-2 Business Park Center



IND - Industrial



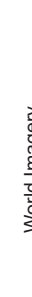
INST-2 - Institutional



PRESV - Preservation



RS - Residential Suburban



RM - Residential Medium Density



World Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

2.4m Resolution Metadata

1:8,921



0 0.05 0.1 0.2 mi

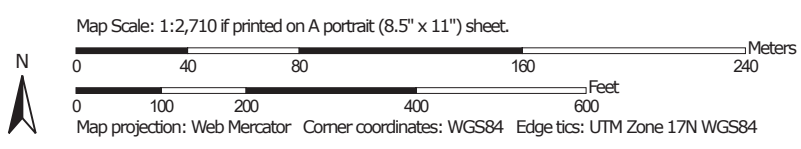
0 0.1 0.2 0.4 km

State of Florida, Vantor

Soil Map—Polk County, Florida
(MAP D_Recker Hwy CPA)



Soil Map may not be valid at this scale.



MAP LEGEND

- Area of Interest (AOI)
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points
- Special Point Features**
 - Blowout
 - Borrow Pit
 - Clay Spot
 - Closed Depression
 - Gravel Pit
 - Gravelly Spot
 - Landfill
 - Lava Flow
 - Marsh or swamp
 - Mine or Quarry
 - Miscellaneous Water
 - Perennial Water
 - Rock Outcrop
 - Saline Spot
 - Sandy Spot
 - Severely Eroded Spot
 - Sinkhole
 - Slide or Slip
 - Sodic Spot
- Water Features**
 - Streams and Canals
- Transportation**
 - Rails
 - Interstate Highways
 - US Routes
 - Major Roads
 - Local Roads
- Background**
 - Aerial Photography
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Polk County, Florida
Survey Area Data: Version 23, Aug 29, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 6, 2022—Mar 21, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
13	Samsula muck, frequently ponded, 0 to 1 percent slopes	1.6	13.5%
31	Adamsville fine sand, 0 to 2 percent slopes	10.5	86.5%
Totals for Area of Interest		12.2	100.0%

