

MINUTE MAID RD PROPERTY COMPREHENSIVE PLAN AMENDMENT

*PREPARED
DECEMBER 2024*

daly design group

*Urban Planning · Landscape Architecture · Project Management
913 N Pennsylvania Ave, Winter Park, Florida 32789
Phone 407.740.7373 · www.dalydesign.com*



Minute Maid Commercial Parcel Comprehensive Plan Justification Report

Property Identification numbers:

PID: 27-26-19-705000-020090
27-26-19-705000-020070

Property Owners:

Bright Property Holdings LLC
PO Box 690517
Orlando FL 32869-0517
PID: 27-26-19-705000-020090

GPK SE Holding LLC
PO Box 690517
Orlando FL 32869-0517
PID: 27-26-19-705000-020070

Consultant Team:

Applicant / Urban Planner:

Daly Design Group
913 N Pennsylvania Ave
Winter Park FL 32789
Contact: Bill Maki
Phone: (407) 740-7373
Email: bmaki@dalydesign.com

Civil Engineer:

Absolute Engineering, Inc
1000 N Ashley Dr, suite 925
Tampa FL. 33602
Contact: Heather Wertz
Phone: (813) 221-1516
Email: heatherw@absoluteng.com

Surveyor:

PEC surveying and Mapping, LLC
2100 Alafaya Trail, Suite 203,
Oviedo, FL 32765
Contact: David White
Phone: (407) 452-4967
Email: dw@peconline.com

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- A. Traffic Analysis prepared by Raysor Transportation Consulting

1.1 Project Location:

The amendment parcel is an assemblage of 2 individual tax parcels. The site is located on the northwest corner of Highway 27 and Holly Hill Grove Rd 3, in Haines City Florida. (Exhibit 1). The site is within the I-4/Northeast Parkway Selected Area Plan (SAP) and has an existing future land use designation of Tourist Commercial Center (TCCX) and Residential High (RHX) (Exhibit 2)

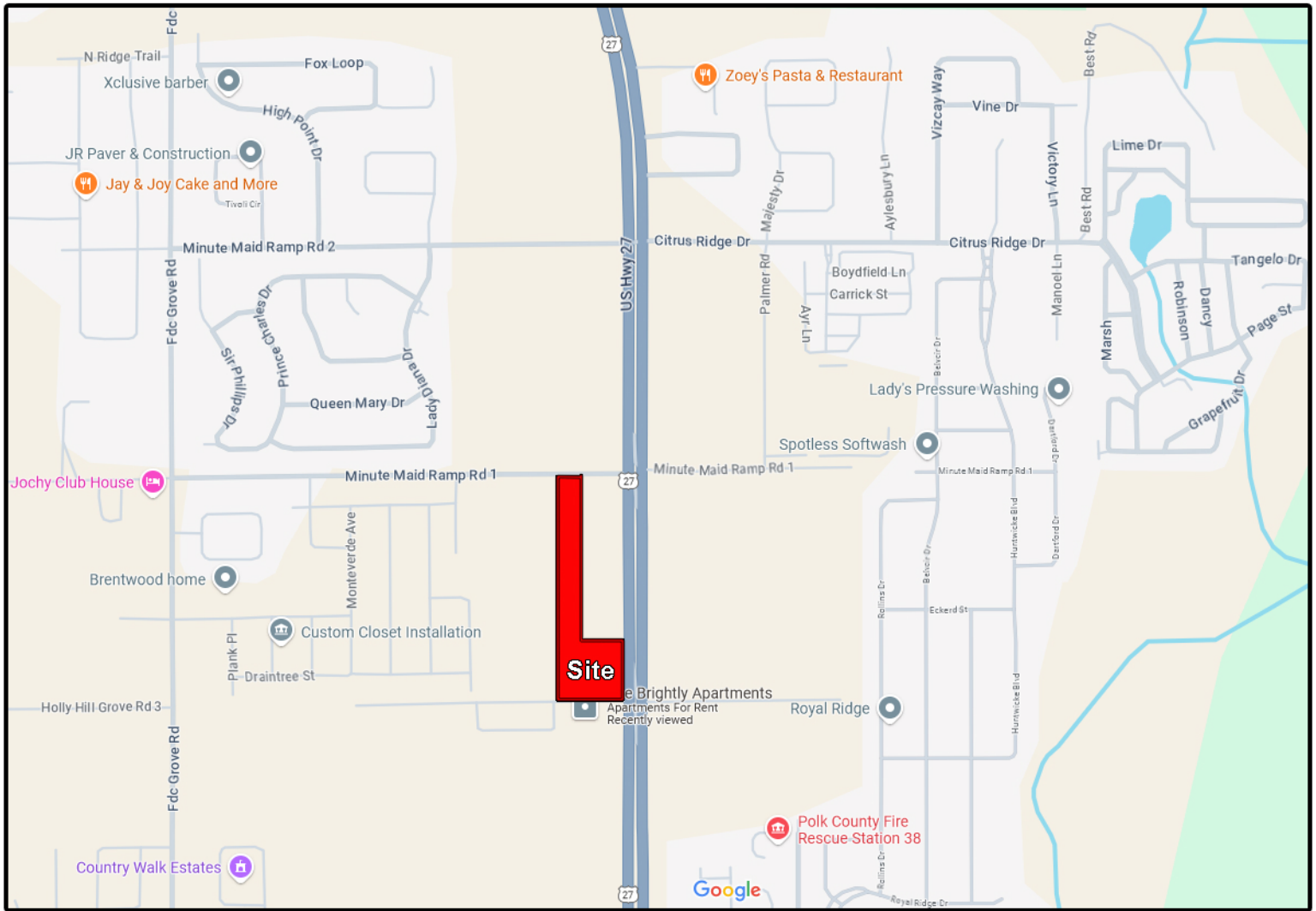
1.2 Legal Description:

LEGAL DESCRIPTION:

A TRACT OF LAND, BEING ALL OF TRACT 8 AND A PORTION OF TRACTS 7, 9 AND 10 IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 60 THROUGH 63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 19 FOR A POINT OF REFERENCE; THENCE RUN SOUTH 88° 59'20" WEST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 19, A DISTANCE OF 71.35 FEET TO A POINT LYING ON THE NORTHERLY EXTENSION OF THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 25 (U.S. 27), PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, PROJECT ID 1977101 SECTION 16180-000; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00° 09'35" EAST, ALONG SAID NORTHERLY EXTENSION, 1119.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00° 09'35" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 25 (U.S. 27), A DISTANCE OF 176.24 FEET TO THE NORTH MAINTENANCE RIGHT-OF-WAY LINE OF HOLLY HILL GROVE ROAD 3 PER MAP BOOK 17, PAGES 93 THROUGH 99 OF AFORESAID PUBLIC RECORDS, THENCE RUN SOUTH 89°17'41" WEST ALONG SAID NORTH MAINTENANCE RIGHT-OF-WAY LINE, 349.04 FEET; THENCE RUN NORTH 00° 16'32" WEST, 1278.50 FEET TO A POINT LYING ON THE SOUTH RIGHT-OF-WAY LINE OF MINUTE MAID RAMP ROAD 1; THENCE RUN NORTH 88° 59'20" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 71.62 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, RUN SOUTH 00° 09'35" EAST, 1100.00 FEET; THENCE RUN NORTH 89° 50'25" EAST 280.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT OF LAND LIES IN POLK COUNTY, FLORIDA AND CONTAINS 3.206 ACRES MORE OR LESS.



Property Identification numbers:

PID: 27-26-19-705000-020090

27-26-19-705000-020070



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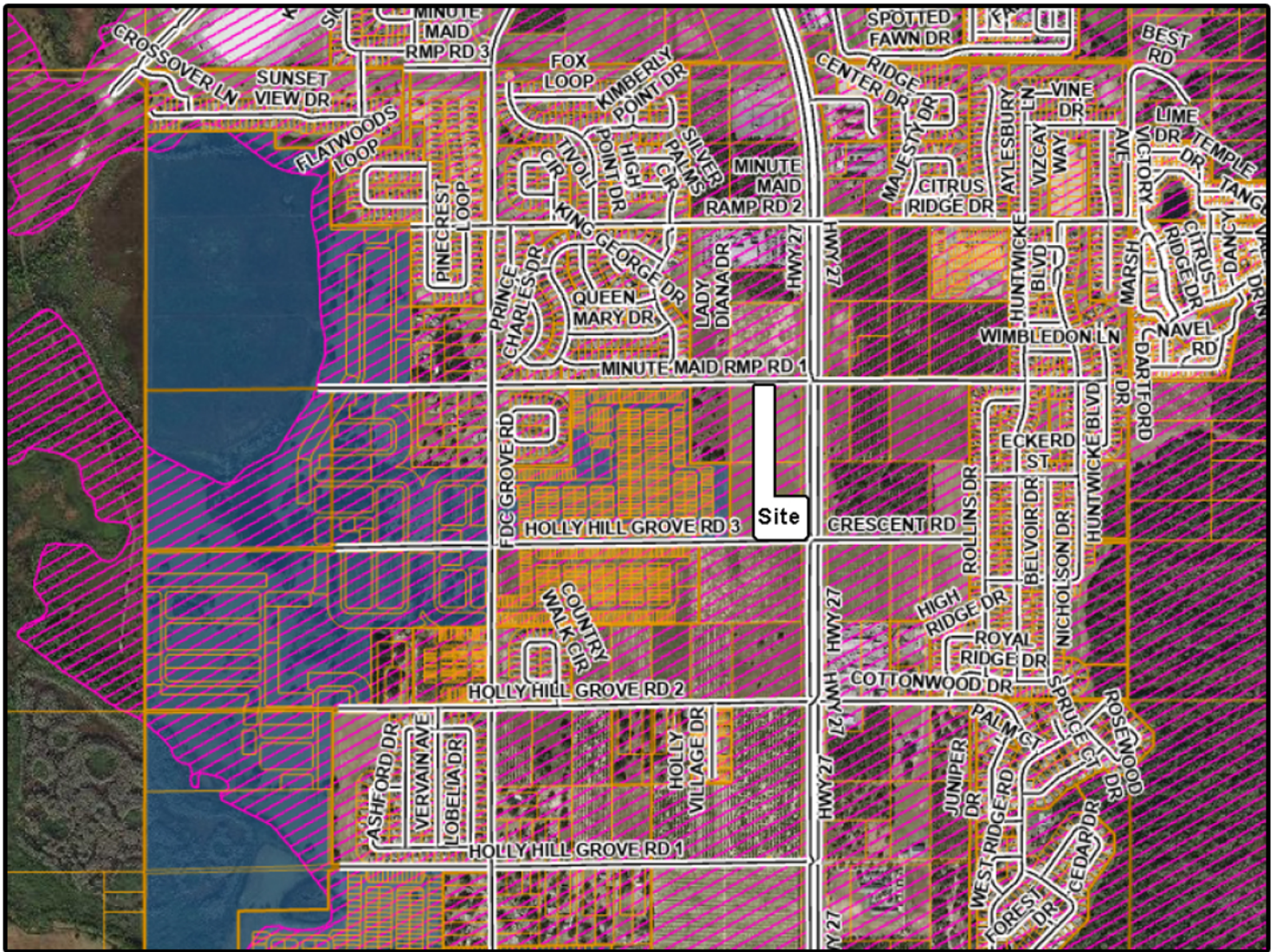
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Job No.: 24210 Scale: nts Date: 12.03.2024

Minute Maid Road Property Polk County, FL

Exhibit 1 **Location Map**





Minute Maid Road Property

Polk County, FL

Exhibit 2

i-4 / NE Pkwy

SAP Map



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1.3 Project Overview:

The amendment site is on a portion of (2) individual tax parcels comprising an overall acreage of 13.47 acres between the parcels. The subject site currently has a split FLUM designation on both parcels of Tourist Commercial Center (TCCX) and Residential High (RHX), which permits a maximum of 25 dwelling units per acre and a .35 far for non-residential development. (Exhibit 3)

The applicant is requesting to amend the FLUM on 3.206 acres of the subject parcels from RHX to TCCX to develop a mixed-use development with retail commercial and multi-family residential housing. (Exhibit 4) The site is also within the I-4 / Hwy 27 Northeast SAP and Polk County will provide utility service for wastewater and potable water for the project. (Exhibit 2) Additionally, the subject site is at the eastern edge of the Green Swamp overlay. (Exhibit 5) The property will be developed in accordance with the policies that regulate this property. The requested comprehensive plan amendment from RHX to TCCX is consistent with the goals and policies of Polk County.

Parcel (PID#27-26-19-705000-020090) has a total of 8.55 acres. The parcel has approximately 635 lf. of frontage on Highway 27, and 583 lf on Holly Hill Grove Rd 3. This parcel has an existing split FLUM designation of TCCX (3+/- acres) and RHX (5.55 +/- ac). The applicant is requesting to amend 2.28 acres of the existing RHX to TCCX for a total of 5.28 acres of TCCX and 3.27 acres of RHX.

Parcel (PID# 27-26-19-705000-020070) is a total of 4.92 acres. The parcel has approximately 330 lf of frontage on Minute Maid Ramp Rd 1. This parcel has an existing split FLUM designation of TCCX (0.38+/- acres) and RHX (4.54 +/- ac). The applicant is requesting to amend 0.98 acres of the existing RHX to TCCX for a total of 1.36 acres of TCCX and 3.56 acres of RHX.

Stormwater retention will be provided consistent with the Polk County and SWFWMD requirements. Open space shall be provided consistent with the Polk County LDC and shall be in the form of open space, and landscape buffers.

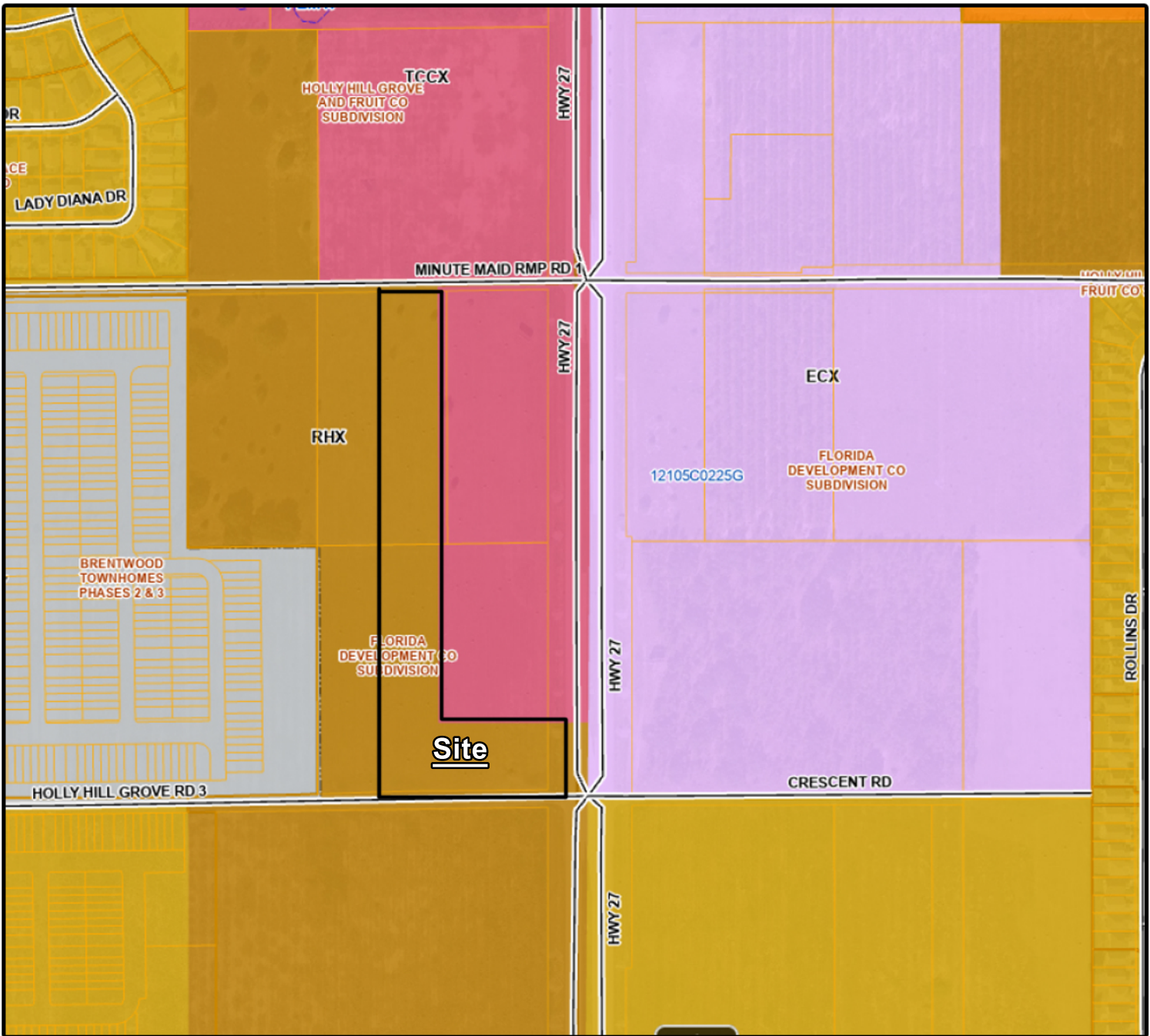
1.4 Existing Conditions:

Topography: The subject site has approximately 6' of topographic relief across the site which slopes from the west to the east. The elevations on site range from elevation 183' on the west boundary of the site to elevation 177' on the east boundary adjacent to Highway 27. The site is generally cleared of existing trees. (Exhibit 6)

Soils: The site is comprised of Candler Sands 0-5% slopes. (Exhibit 7)

FEMA: Per FEMA Map Panel 12105C0225G the site is not within a flood zone. (Exhibit 8)

Wetlands: No wetlands are present on the subject parcel. (Exhibit 9)



Future Land Use Legend

- | | |
|---|--|
| ■ TC - Town Center | ■ RL-3 - Residential Low |
| ■ RAC - Regional Activity Center | ■ RL-4 - Residential Low |
| ■ HIC - High-Impact Commercial Centers | ■ RM - Residential Medium |
| ■ TCC - Tourism Commercial Centers | ■ RH - Residential High |



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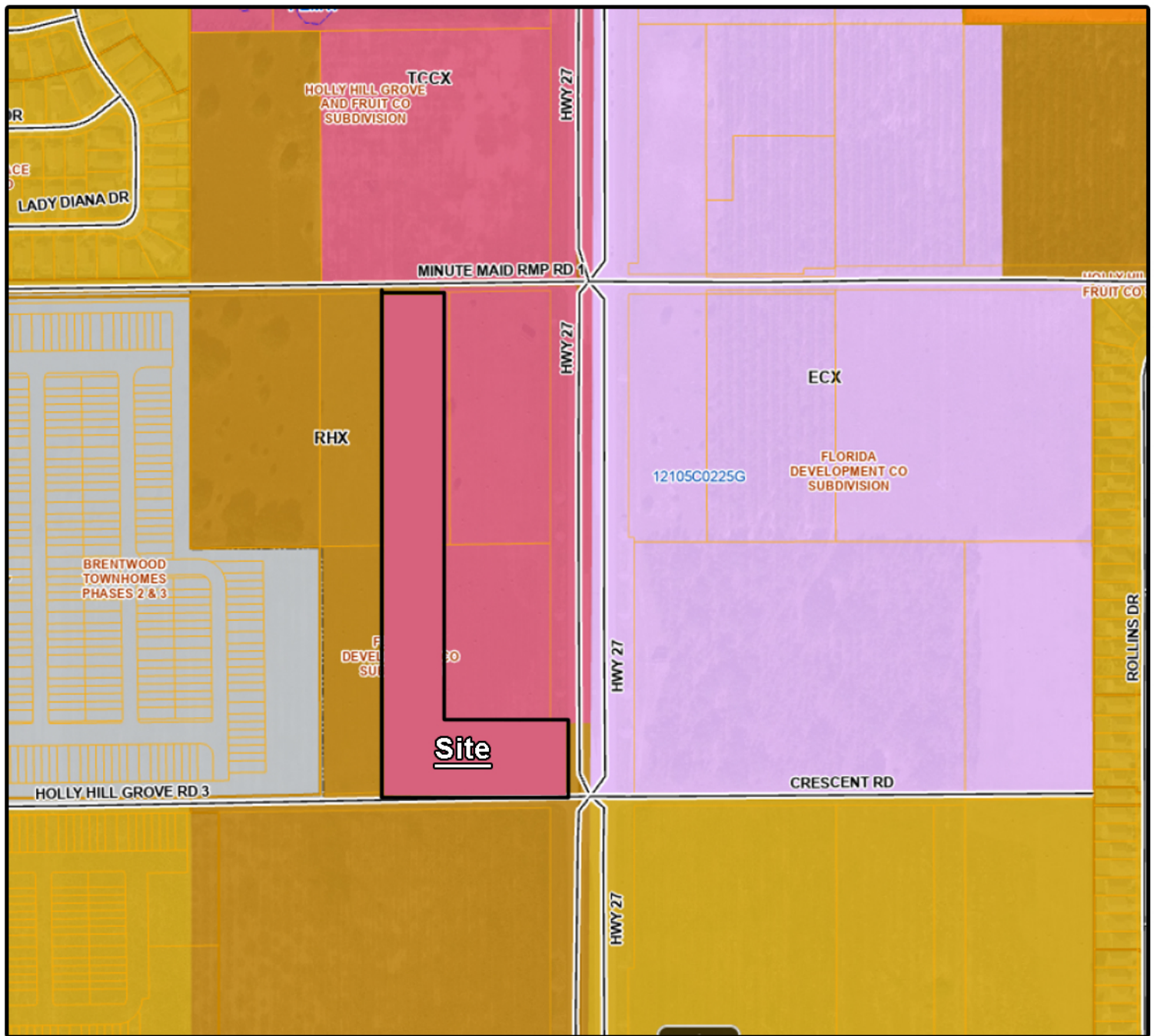
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Minute Maid Road Property Polk County, FL

Exhibit 3 **Existing FLUM**





Future Land Use Legend

- | | |
|--|---|
| TC - Town Center | RL-3 - Residential Low |
| RAC - Regional Activity Center | RL-4 - Residential Low |
| HIC - High-Impact Commercial Centers | RM - Residential Medium |
| TCC - Tourism Commercial Centers | RH - Residential High |



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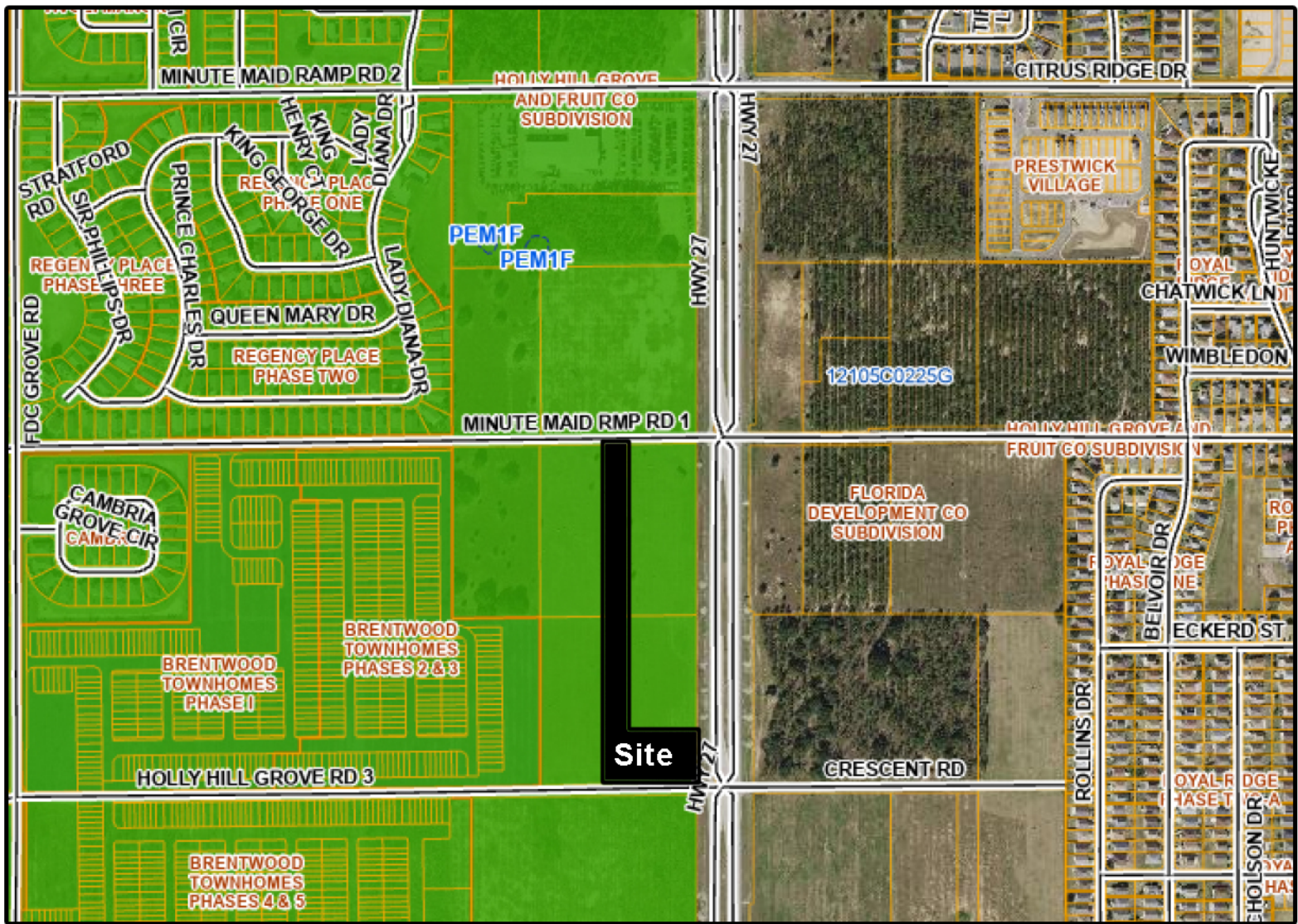
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Minute Maid Road Property Polk County, FL

Exhibit 4 Proposed FLUM





Minute Maid Road Property

Polk County, FL

Exhibit 5 Green Swamp Overlay



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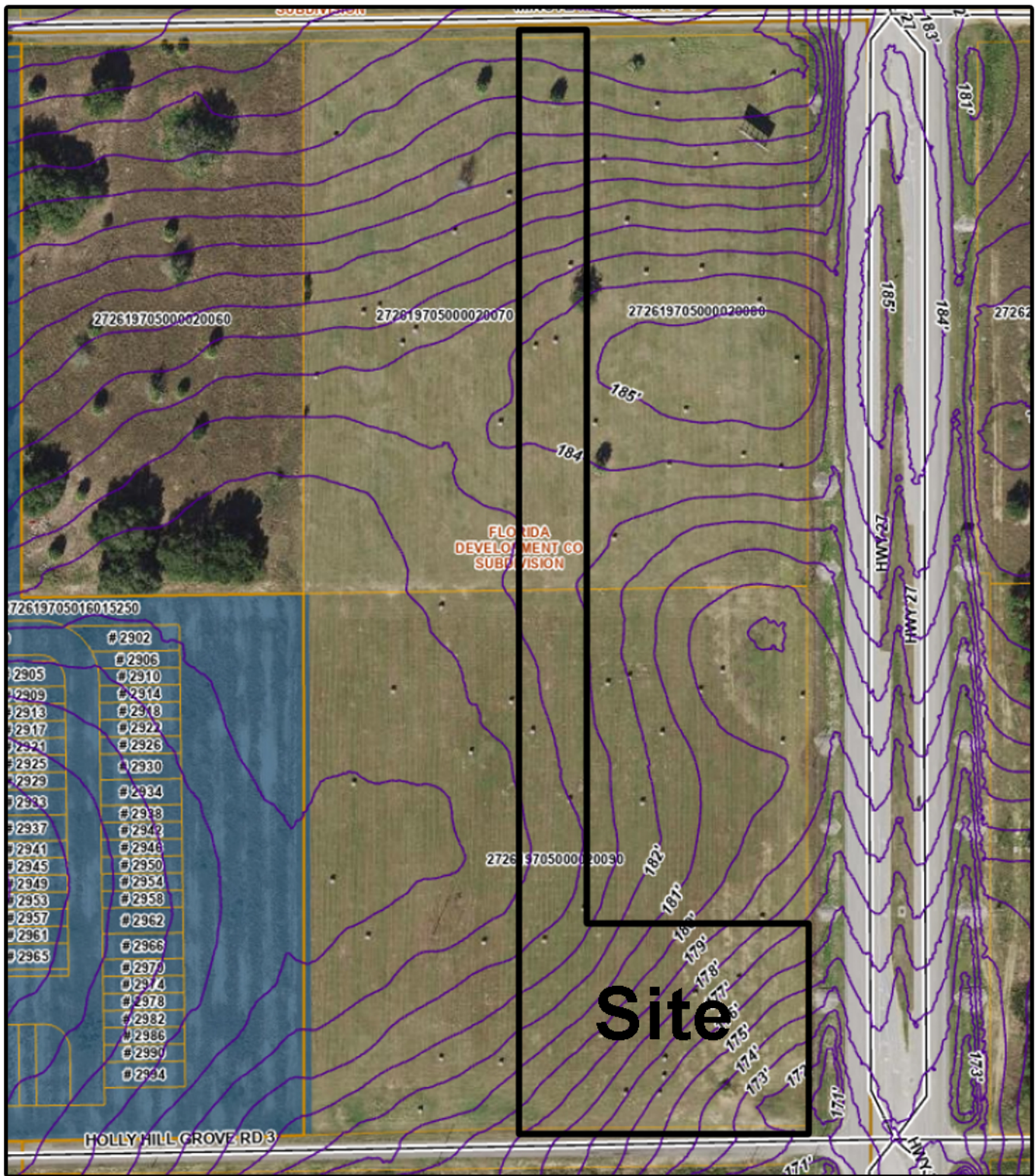
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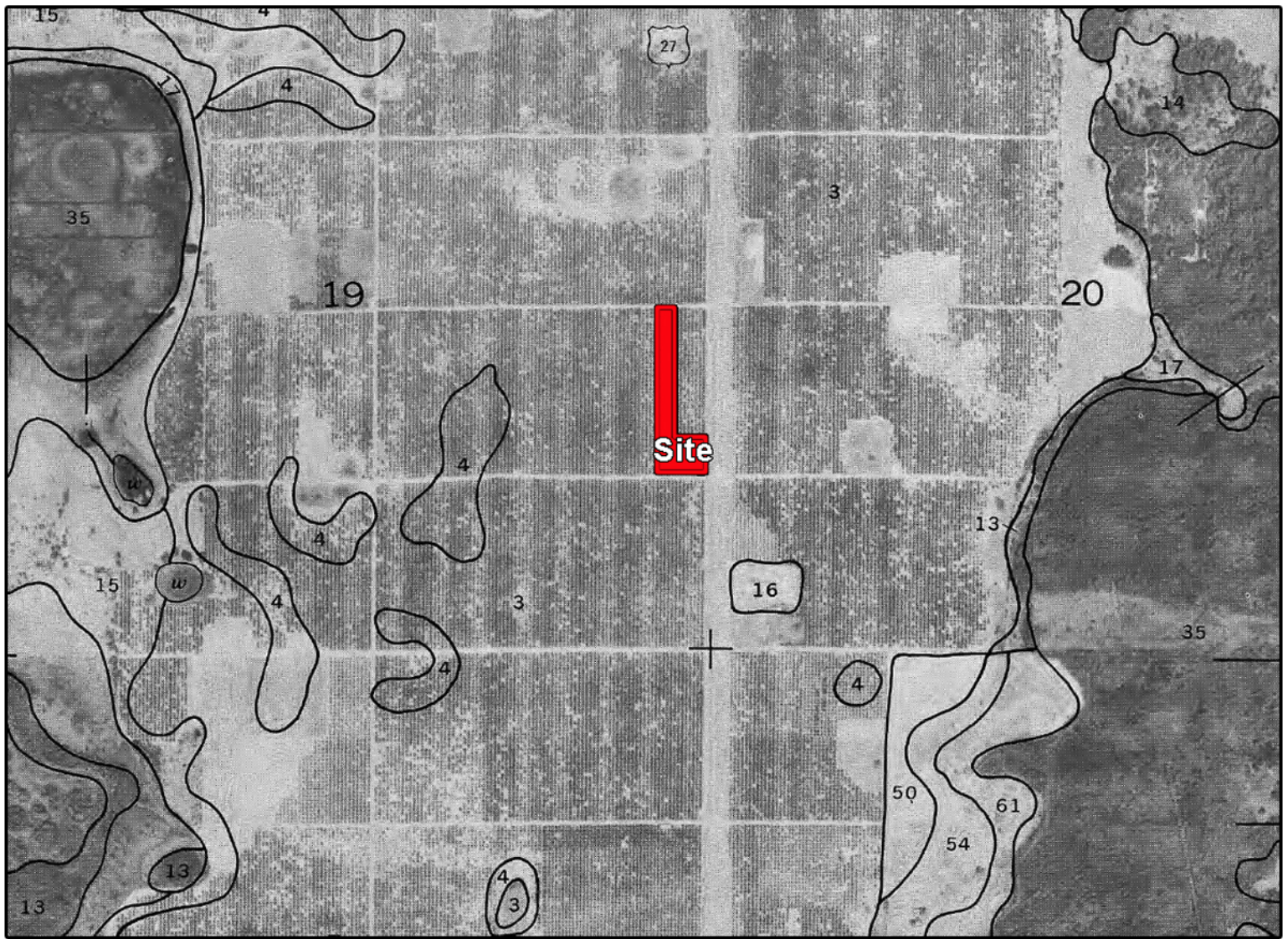
Minute Maid Road Property

Polk County, FL

Exhibit 6

Topo Map





3 - Chandler Sand - 0 - 5% slope



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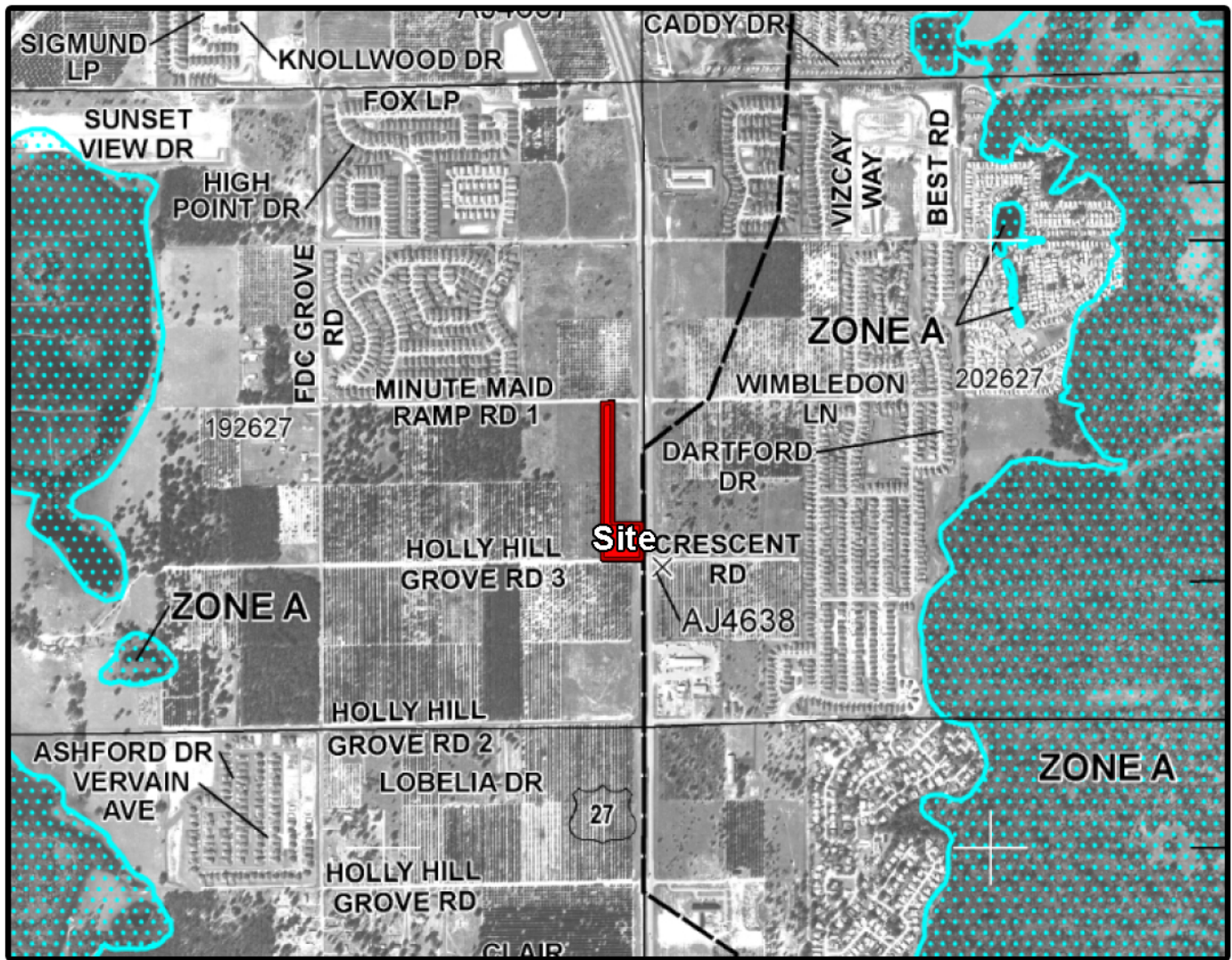
Minute Maid Road Property

Polk County, FL

Exhibit 7

Soils Map





LEGEND	
	SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD
The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.	
ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR	Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99	Areas to be protected from 1% annual chance flood event by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.
	FLOODWAY AREAS IN ZONE AE
The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.	

Minute Maid Road Property

Polk County, FL

Exhibit 8

FEMA MAP



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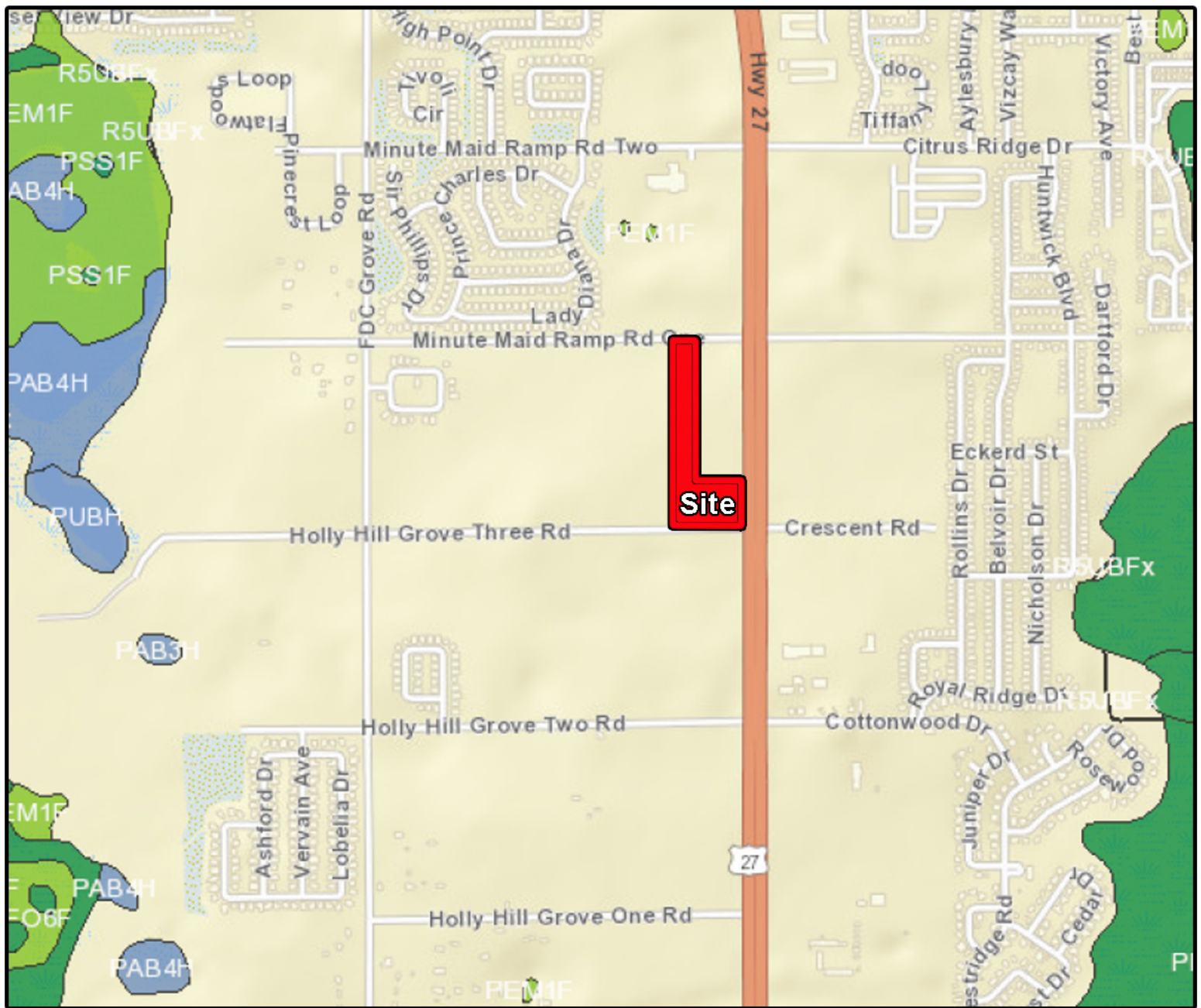
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Exhibit 9 Wetland Map



1.5 Adjacent Uses:

There are (2) vacant tax parcels north of the subject site along the north side of Minute Maid Ramp Rd 1 right of way. Parcel 27-26-19-704500-010270 has an existing FLUM RHX and is owned by GPK Sunrise LLC. Parcel 27-26-19-704500-010250 has an existing FLUM TCCX and is owned by is owned by Circus Inn Inc. It is anticipated that both of these parcels will be developed for multifamily residential and retail commercial uses. (Exhibit 10)

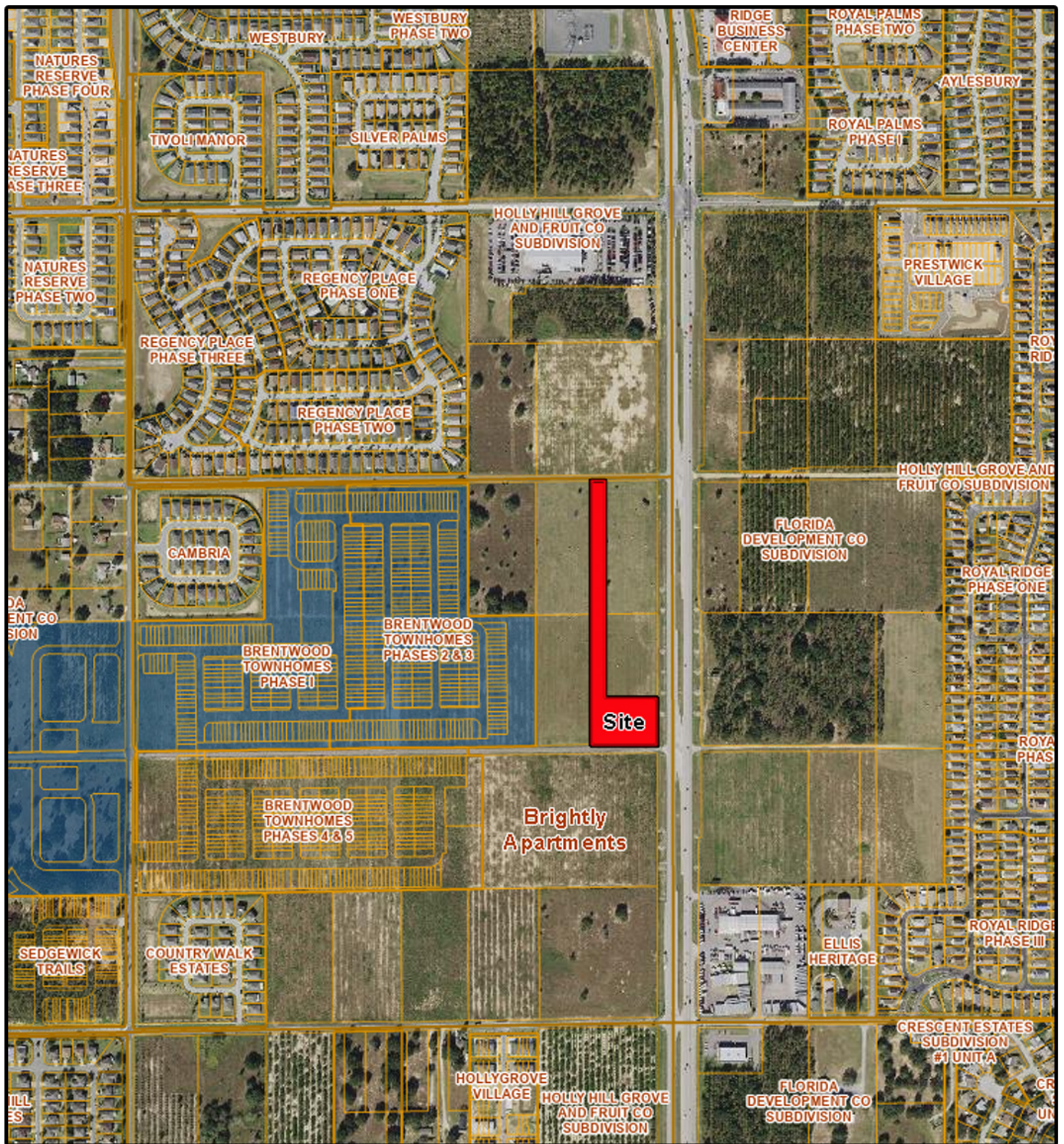
The Brightly Apartments with 198 rental units is located south of the subject site along Holly Hill Grove Rd 3 right of way. This community has recently been approved and constructed and the apartments are being rented.

The property west of the site is the Brentwood Townhomes is within the City limits of Haines City and was approved for construction in 2022. Phase 1 was platted in September of 2022 and Phase 2 was platted in August 2024. The community will provide 466 townhomes and is currently under construction.

The eastern boundary of the site is adjacent to Highway 27, which is a 6-lane divided highway within a 215' right of way. The eastern right of way line currently has an FLUM of Employment Center (EC). (Exhibit 3).

Table 1.5.1

Adjacent FLUM and Zoning Table			
<u>Location</u>	<u>City / County</u>	<u>FLUM / Zoning</u>	<u>Existing Use</u>
NORTH	County	Tourist Commercial Center (TCCX) and Residential High (RHX)	Vacant
EAST	County	Employment Center (EC)	Highway 27 / Vacant
SOUTH	County	Residential High (RHX)	Brightly Apartments
WEST	Haines City	Residential Medium	Brentwood Townhomes



Minute Maid Road Property

Polk County, FL

Exhibit 10

Aerial Photo



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1.6 Level IV FLUM Amendment Criteria:

Pursuant to Polk County Land Development Code the County shall be guided by the following review criteria when rendering a decision on an application for Level IV (4) Review.

1. *The compatibility of non-residential uses near or adjacent to residential land uses or vacant land designated as residential.*

Response: The request to amend the FLUM from RHX to TCCX on the subject site is consistent with the Polk County Comprehensive Plan and THE Northeast I-4 SAP which defines the intended uses for the Hwy 27 corridor. The applicant is requesting to amend the portion of the parcel with frontage along Hwy 27 from RHX to TCCX to be consistent with the adjacent properties fronting along the Hwy 27 corridor and the goals and policies that provide guidance on the intensity of commercial and residential development. The requested amendment will provide a clear transition of uses along the Hwy 27 corridor with commercial development located adjacent to the Hwy 27 right of way where it is appropriate and the high-density residential uses that are permitted to the west of the subject parcel.

The small-scale comprehensive plan amendment from RHX to TCCX on 3.2 ac, will permit an expansion of the TCCX land use adjacent to the north of the proposed property, this will continue the TCCX designation along the Hwy 27 frontage from Minute Maid Ramp Road 1 on the north to Holly Hill Grove Road 3 along the south boundary. The requested FLUM amendment will provide a transition of uses and intensity from Hwy 27 to the existing townhome development on the western boundary.

2. *The compatibility of proposed residential uses in proximity to existing residential densities of a significantly different density.*

Response: The requested FLUM amendment from RHX to TCCX is consistent with the emerging development pattern along Hwy 27 with commercial fronting along the Hwy 27 corridor with multi-family and townhome development providing a transition of uses west of the subject parcel.

3. *Where there are specific characteristics of the proposal which may result in potential adverse off- site impacts. Site characteristics such as a dumpster, driveway, drive-through window, or buffer will be reviewed to determine compatibility and possible mitigation of impacts not deemed compatible.*

Response: Any potential adverse off-site impacts will be identified and mitigated at the time of site plan approval. Future development on the subject parcel will be designed, permitted and constructed consistent with the Land Development Regulations (LDR) of Polk County.

4. *The effects of noise, vibration, air pollution, glare, and odor may adversely impact the use of adjacent properties shall be reviewed and, where appropriate, conditions for mitigation imposed.*

Response: Any potential adverse effects from the future commercial development will be identified and addressed with the site plan review process. Future development on the subject parcel will be designed, permitted and constructed consistent with the Land Development Regulations (LDR) of Polk County.

5. *Whether the requested development meets the minimum development standards as stated in this Code, and other County development regulations; and to provide for compatibility; and*

Response: The requested small scale comprehensive plan amendment from RHX to TCCX will permit retail commercial development consistent with the adjacent commercial parcels. A detailed site plan will be developed consistent with the goals and policies of the Polk County Comprehensive Plan and the Land Development Regulations that provide development standards.

6. *The development plan and impacts are outlined in an Impact Assessment Statement which mitigates any impacts of the project and is prepared pursuant to LDC Section 910.*

Response: An impact Assessment Statement in accordance with Land Development Code Section 910 is included with this report. See section 1.7 for the assessment statement.

1.7 Section 910 Impact Assessment Statement:

1. *How and why is the site suitable for the proposed uses?*

Response: The request to amend the FLUM from RHX to TCCX is compatible with the property directly to the north. The property to the north has future land use of TCCX and is controlled by the owner of the subject site. The remainder of the land between Hwy 27 and the Brentwood Townhome site to the east has an existing FLUM of RHX and applications for multi-family development will be submitted in the future . The future multi-family development will provide for a transition of housing from the east along Hwy 27 to the west. The property to the west was annexed into Haines City and is approved for 466 townhome units. The property to the south has an existing FLUM of RHX and is under construction for 198 multi-family units. These existing and proposed developments will be constructed with similar densities and intensity as the surrounding properties.

The applicant is requesting to amend the existing FLUM from RHX to TCCX to extend the commercial frontage on US-27 and provide retail commercial along the Hwy 27 corridor. Extending the TCCX FLUM along Hwy 27 will continue the pattern of growth in the area inward towards the transit corridor area and maintain a transitional land use area to the existing surrounding residential developments. Existing utilities are adjacent to the property and will be utilized to serve this property.

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

Response: Existing and proposed future land use maps are included in this report. (Exhibits 3 and 4)

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

Response: *The proposed FLUM is consistent with the adjacent uses and shall be developed consistent with the Polk County Land Development Code. A detailed site plan will be developed and submitted, and any incompatibilities will be identified and mitigated at the time of review.*

4. *Explain how the requested district may influence future development patterns if the proposed change is located in an area presently undeveloped.*

Response: The proposed TCCX will promote overall land use mix and provide a transitional area between the existing townhome / multi-family development and the retail commercial / office development pattern that is emerging to the north, east, and south of the subject site.

5. *Describe each of the uses proposed in a future Planned Development, if land use amendment is approved, and identify the following:*

- a. *The density and types of residential dwelling units:*

Response: No residential uses are included with this application.

- b. *The type of commercial and industrial uses:*

Response: All permitted commercial/retail/office uses allowed within the proposed TCCX FLU in accordance with the LDC including Fast food / Casual dining and Convenience store w/fueling positions.

- c. *The approximate customer service area for commercial uses; and*

Response: All customers will be served within enclosed structures and outdoor patios may be provided if desired.

- d. *The total area proposed for each type of use, including open space and recreation.*

Response:

- a. Total Project Area is 3.20 ac.
- b. Open Space Provided will be consistent with LDC.
- c. Recreation is not applicable to the commercial development
- d. Commercial/Retail parcels will comply with max ISR of 70% in accordance with the Ridge Special Protection Area Plan and Green Swamp Protection Area LDC regulations.

Access to Roads and Highways:

- 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;*
- 2. Indicate what modifications to the present transportation system will be required as a result of the proposed development;*
- 3. List the total number of parking spaces and describe the type of parking facilities to be provided in the proposed development;*
- 4. Indicate the proposed methods of access to the existing public roads (e.g., direct frontage, intersecting streets, frontage roads); and*
- 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.*

Response: A traffic and parking study prepared by Raysor Transportation Consulting is attached for review. (Appendix A)

Sewage:

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

Response:

Waste Water LOS	Total Ac	GLA Estimated 0.3 FAR	LOS (GPD / 1,000sf)	Estimated Demand (GPD)
Retail Commercial	3.2 ac	41,817	66.6	2,785 gpd

- 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*

Response: The proposed development will be served by PUC, no on-site treatment is proposed.

- 3. Indicate the relationship of the proposed sewage system to Pok County's plans and policies for sewage treatment systems*

Response: The proposed development will be served by PUC, adequate infrastructure and capacity is available to serve the site.

- 4. Identify the service provider*

Response: Polk County Utilities will provide potable and wastewater service to the property.

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

Response: There is capacity to serve the project. It is anticipated that the property will connect to the wastewater system in 2025 / 2026.

Water Supply:

1. *Indicate the proposed source of water supply and, the type of treatment.*

Response: Polk County Utilities will provide services and treatment for potable water.

2. *Identify the service provider.*

Response: Polk County Utilities.

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

Response:

Potable Water LOS	Total Ac	GLA Estimated 0.3 FAR	LOS (GPD / 1,000sf)	Estimated Demand (GPD)
Retail Commercial	3.2 ac	41,817	66.6	2,785 gpd

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

Response: There is capacity to serve the project. It is anticipated that the property will connect to the potable water system in 2025 / 2026.

Surface Water Management and Drainage:

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

Response: The subject parcel stormwater management shall be provided consistent with the Polk County and the Water Management District requirements.

2. *Describe the alteration to the site's natural drainage features, including wetland, that would be necessary to develop the project.*

Response: No wetlands have been identified on the subject site, and the site is within Flood Zone X. The existing drainage pattern will be maintained consistent with the land development code and the Water Management District guidelines.

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

Response: Any listed species identified onsite will be relocated prior to construction. No impacts are proposed by this development.

4. *Describe local aquifer recharge and groundwater conditions and discuss the changes to these water supplies which would result from development of the site.*

Response: The master stormwater system will provide treatment and attenuation for the onsite improvements and will be designed and constructed consistent with the land development code and the water management district guidelines.

Population:

1. *Calculate the projected resident and transient population of the proposed development and the generated population in the case of commercial and industrial uses.*

Response: The proposed commercial development for this project has not been determined at the time of this application. The property will be developed consistent with the LDC which will determine the end user.

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.*

Response: It is not known what types of commercial uses will be at the time of this application. Any estimate based on employment characteristics could widely vary and be inaccurate at the time of this report.

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

Response: It is not known what types of commercial uses will be at the time of this application. Any estimate based on expected demographic composition could widely vary and be inaccurate at the time of this report

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

Response: The proposed service area is within the County for the proposed development of the subject site would be 1 mile or more radius for a service area.

General Information:

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

Response: The proposed development will provide commercial / retail services to the surrounding community and employment centers.

2. *Discuss the demand on the provision for the following services:*
 - a. *Parks and Recreation;*

Response: Not applicable to this application for non-residential development.

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

Response: Not applicable to this application for non-residential development.

- c. *Health Care (emergency/hospital);*

Response: Heart of Florida Medical Center is located at 404100 US Hwy 27, Haines City fl.

- d. *Fire Protection;*

Response: Polk County Fire Station 38 is approximately 1-mile from the site.

- e. *Police Protection and Security;*

Response: Polk County Sheriff's office will provide Police protection and security.

- f. *Electrical Power Supply.*

Response: Duke Energy provides electrical services to this area of Polk County.

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.

Response: Acknowledged, please see exhibits 1 through 10.

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;

Response: A location map is included with this report. (Exhibit 1)

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;

Response: A topo map is included with this report. (Exhibit 6)

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;

Response: A future land use map is included with this report. (Exhibit 3)

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;

Response: A soils map is included with this report. (Exhibit 7)

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.

Response: A traffic report prepared by Raysor Transportation Consulting is attached. (Appendix A)

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

Response: A site plan for the commercial development has not been developed. A detailed site plan will be submitted at a future date. All development shall be consistent with the Polk County LDC, which provides the requested information.

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.

Response: A site plan for the commercial development has not been developed at the time of this report. A detailed site plan will be submitted at a future date. All

development shall be consistent with Polk County LDC, which provides the requested information.

1.7 Green Swamp Impact Assessment Statement:

1. Flood plain development requirements in this Code under Section 3.11.07D, where applicable.

Response: Per FEMA Map Panel 12105C0225G the site is not within a flood zone. (Exhibit 9)

2. Wetland development requirements in this Code under Section 3.11.07E, where applicable.

Response: No wetlands are present on the subject parcel.

3. Minimize the adverse impacts of development on resources of the Floridian Aquifer, wetlands, and flood detention areas.

Response: Polk County Utilities will provide potable and waste water services to the subject parcel. There are no wetlands present on site and the master stormwater management area will be designed and constructed consistent with the LDC, Water Management District and Green Swamp regulations. A detailed site plan will be provided at the time of preliminary plan review.

4. Protect or improve the normal quantity, quality and flow of ground water and surface water which are necessary for the protection of resources of state and regional concern.

Response: Polk County Utilities will provide potable and wastewater services to the subject parcel. No onsite wells that would impact the quality of ground water is proposed for this development. There are no wetlands present on site and the master stormwater management area will be designed and constructed consistent with the LDC, Water Management District and Green Swamp regulations. A detailed site plan will be provided at the time of preliminary plan review.

5. Protect or improve the water available for the aquifer recharge.

Response: The proposed commercial development will be designed and constructed consistent with regulatory requirements. It is not anticipated that the proposed development on the subject parcel will impact available water capacity or the ability for the aquifer to recharge. The subject parcel is not within a wellfield protection district. The soils onsite are Chandler 0-5% slope and are not considered Type A soils for high recharge areas.

6. Protect or improve the functions of the Green Swamp Potentiometer High of the Floridian Aquifer.

Response: It is not anticipated that the proposed commercial development will have any impacts to the Green Swamp Potentiometer High of the Floridian Aquifer.

7. Protect or improve the normal supply of ground and surface water.

Response: The site will be served by Polk County Utilities. No onsite wells that would have an impact on ground water is proposed. The master stormwater management system is anticipated to be a dry retention pond and will be designed and constructed consistent with regulatory requirements of the LDC and Water Management District.

8. Prevent further salt water intrusion into the Floridian Aquifer.

Response: The subject parcel is not within a salt water intrusion area of concern. The proposed development will be served by centralized utilities provided by Polk County Utilities.

9. Protect or improve existing ground and surface water quality.

Response: The site will be served by Polk County Utilities. No onsite wells that would have an impact on ground water is proposed. The master stormwater management system is anticipated to be a dry retention pond and will be designed and constructed consistent with regulatory requirements of the LDC and Water Management District.

10. Protect or improve the water retention capabilities of wetlands.

Response: The subject parcel doesn't contain any wetlands on site. The proposed development will not have an impact on wetlands.

11. Protect or improve the biological filtering capabilities of wetlands.

Response: The subject parcel doesn't contain any wetlands on site. The proposed development will not have an impact on wetlands.

12. Protect or improve the natural flow regime of drainage basins.

Response: The master stormwater pond will be designed and constructed in accordance with the requirements of the Polk County LDC and Water Management District.

13. Protect or improve the design capacity of flood detention areas and the water management objectives of these areas through the maintenance of hydrologic characteristics of drainage basins.

Response: The master stormwater pond will be designed and constructed in accordance with the requirements of the Polk County LDC and Water Management District.

Appendix A