



APPLICATION FOR
WATER & WASTEWATER CAPACITY COMMITMENT
SUBDIVISION & COMMERCIAL DEVELOPMENTS

This space must be stamped received by Water Utilities

Please Submit
Form To:

City of Lakeland Water Utilities Department, Engineering Division - 501 E. Lemon St. - W-ADMN/ENG, Lakeland FL 33801
Phone: (863) 834-8316 Fax: (813) 834-6178 WaterUtilitiesNewDev@Lakelandgov.net

Project Name: Swindell Road Warehouse

Project Address/Location: 575 Alderman Road Lakeland, FL, 33810

Inside City ☐
Outside City ☒

Parcel ID(s): (List All in RRTSS-SUBDIV-PARCEL Format)

23-28-18-000000-012000
23-28-18-087000-000701
23-28-18-000000-014010

Property Owner: Keith D Knight

Contact Name:

Email Address:

Phone:

Fax:

Address:

575 Alderman RD Lakeland, FL, 33810

Project Description:

Approximately 140 Acre Warehouse/Commercial development located near the intersection
of Swindell road and Alderman road. The project is 42300 Sq. Ft of commercial use and
639750 Sq. Ft. of warehouse use.

Developer: Stalwart Equities

Contact Name: Samuel Wachsmann

Email Address: Samuel@stalwartequities.com

Phone:

Fax:

Address:

1680 47th Street Brooklyn, NY, 11204

Type of Development: (check all that apply)

- ☒ Commercial Site ☐ PUD Concept ☐ Interior Remodel
☐ Subdivision ☐ DRI ☐ Shell Build-out
☐ Concept ☐ Concurrency ☐ Change of Use
Tenant Change

☐ Other (describe)

Applicant:

Contact Name: Samuel Wachsmann

Email Address: Samuel@stalwartequities.com

Phone:

Fax:

Address:

1680 47th Street Brooklyn, NY, 11204

Commercial:

- ☐ Prof. Office / ☒ Warehouse # SqFt 682050 Total
☐ Beauty Salon # Chair 42300 COM
☐ Restaurant # Seats 639750 WH
☐ Hotel/Motel / ☐ Medical # Rooms

☐ Other (describe)

Residential:

- ☐ Single Family # Lots
☐ Apartments # Units
☐ Condominiums # Units
☐ Town homes # Units
☐ Duplexes # Units

Additional needs (clubhouse, rec. center, pool)

Institutional:

- ☐ ACLF # Rooms
☐ School # Students
☐ Day Care # Children
☐ Hospital # Rooms
☐ Other (describe)

Industrial: (describe)

CAPACITY REQUESTED :

Existing Consumption

☐ Water gpd
☐ Wastewater gpd
☐ Irrigation gpd

New or Additional Demand

☒ Water gpd 5750
☒ Wastewater gpd 5750
☐ Irrigation gpd

Phased Project:

☒ No ☐ Yes # of Phases

A SEPARATE APPLICATION MUST BE
SUBMITTED FOR EACH PHASE

Describe means/methods of calculation for each demand listed:

Analyzing average demand of similar uses located near the project site using data provided by City of Lakeland. Calculated analysis resulted in an average daily consumption (in GPD per Sq. Ft.) of 0.002475 for commercial and 0.00208 for warehouse. These values were multiplied by the respective Sq. Ft. of the project site and a peaking factor of 4 was applied. See attached PDF for calculations.

Applicant Signature:

Date: Nov 8, 2023

DO NOT WRITE IN SPACE BELOW—FOR OFFICE USE ONLY

Capacity Confirmed. Expires 2/13/2025.
See Attached.
Subject to Hydraulic Feasibility Review Requirements.

Project # 2023-11-0050

Basin # 45

Capacity Committed:

Date: 2-13-2024

Water 5750 gpd

Wastewater 5750 gpd

Irrigation NA gpd

Parent/Child # NA IMR



Gina M. Graham
Water Utilities Construction Coordinator
gina.graham@lakelandgov.net

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"Treating Your Water Seriously"

Water and Wastewater capacity responses from the City of Lakeland are tiered by progression through the planning, design submittal and design approval stages of a development. As development activities progress, so does the City's level of commitment of capacity to the development. The below designates the status of the water and wastewater capacity in direct correlation to the status of this development.

Granting of a capacity allocation does not in any way guarantee that infrastructure is available for this project, and improvements may very well be required. All upgrades and improvements needed are at the developer's expense.

Confirmation – The City currently has sufficient permit capacity to serve the demands of this development, contingent upon conditions as stipulated. This stage is typically at the "Concept" phase of a project that is within (1) one year of submittal of preliminary plat and/or construction design plans.

Reservation – The City has reserved capacity specific to this project based on demands of the development, contingent upon conditions as stipulated. This stage typically begins with submittal of preliminary plat and/or construction design plans. Final plans must be approved within one (1) year.

Commitment/Allocation – The City has reserved and now committed capacity specific to this project based on demands of the development, and contingent upon conditions as stipulated. This stage typically begins once plat and/or construction design is approved by the City of Lakeland, Water Utilities such that DEP or PCHU permit applications can be signed. Construction must be complete within eighteen (18) months.

Pending – Due to identified capacity limitations and known areas of concern, this project is being listed as Pending and will remain Pending for one year. If it is determined service can be provided during the one-year period notice will be sent to the contacts provided on the "Application for Water & Wastewater Capacity Commitment" to determine continued interest. If there is no response to the notice within 30 days, or the one-year period has expired, the project will be removed from the Pending status. Should the project choose to remain listed as Pending after the one-year period, reapplication of Capacity will be required. The City of Lakeland currently has projects either being constructed or under design that are expected to help alleviate the capacity limitations and known areas of concern. Additionally, we have initiated a Wastewater Master Plan that will identify other potential areas of concern and allow for the Capital planning to rectify those areas. If further information is required, please contact the Water Utility and we will investigate possible options.

Denial – The City of Lakeland does not support this development and/or the capacity quantities requested. For a water denial alternative sources of water or wells from the Southwest Florida Water Management District should be pursued. For a wastewater denial a septic system or alternative treatment system should be investigated.

Capacity allocations are specific as to quantity of water and wastewater requested. Should actual use exceed the requested amounts, Water Utilities shall have the right to require reductions in usage to conform to the approved capacity amounts.

During the current phase of a capacity status period, this project shall actively pursue implementation, towards the next phase prior to the expiration date. This capacity statement is specific to the referenced project and may not be assigned, transferred or applied to any other development activities, site or project. Any substantial changes in the project, as to its objectives, size, character, purpose, demands or other attributes must be submitted to Lakeland for re-evaluation of the capacity status. Failure to meet these conditions may result in the City's revocation of the obtained status at its sole discretion, without formal notice and without further obligations. Once this capacity status has expired or is revoked, a new capacity application and request must be submitted to the Capacity Review Committee for consideration.

Please reference the above COL/WUE project number when making inquiries or sending correspondence to Water Utilities for this project. Should you have any questions regarding this issue please contact our office at (863) 834-8316.