



Impact Assessment Statement Re-Zoning of 5018 Spirit Lake Road, Winter Haven, FL

A. Land and Neighborhood Characteristics

1. Show how and why is the site suitable for the proposed uses;

The proposed land use change to the property is to convert the existing residential structures (a 773 square ft mobile home and 994 square foot house) into general office space. The current zoning for the subject property is RL-4. The parcels located south and east are also currently residential, zoned as RL-4. However, the two adjacent parcels north are zoned as Commercial Enclave (CE). Metal warehouse type structures are located on the CE parcels and currently operate as MSM Auto Body Shop and McCarty's Carts. Other than the driveway and parking, the outer view of the structures on the subject property will not change. We are requesting the consideration to re-zone the property to Office Center.

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

The existing land use of the subject property is RL-4. An Office Center is being proposed. The current land uses are provided on Map C (Appendix A).

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

The adjacent parcels located east, and south are residential properties. Therefore, additional landscaping is proposed to be planted along these property boundaries to provide privacy.

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

The adjacent parcels located to north, east, south, and southwest have been developed.

***5. Describe each of the uses proposed in a Planned Development and identify the following:
a. The density and types of residential dwelling units;***

No residential units are proposed.



b. The type of commercial and industrial uses;

The existing structures are proposed to be converted into general office space.

c. The approximate customer service area for commercial uses;

The property owner has other general office space properties with tenants who are wholesalers that buy and sell at on-line auctions. The occupational licenses of these wholesalers require a non-residential office in for their license to be publicly displayed. These wholesalers do not have an in-office clientele. Other tenants considered may include professionals such as accounts/CPAs in which the office space will provide a place for the occasional meeting with clients.

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

There are no new proposed developments except for the addition of asphalt for parking spaces and sidewalks for access to the buildings.

B. 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;

To calculate the number of vehicle trips to be generated daily and at PM peak hours, Polk County's Minor Traffic Study (Appendix B) form was completed. As calculated in section 3C, 76 daily trips and 10 peak hour trips will be generated.

2. Indicate what modifications to the present transportation system will be required as a result of the proposed development;

No modifications are needed to the present transportation system.

3. List the total number of parking spaces and describe the type of parking facilities to be provided in the proposed development;

A total of thirteen parking spaces is being proposed. They will consist of twelve regular parking spaces and one handicapped parking space.

4. Indicate the proposed methods of access to the existing public roads (e.g., direct frontage, intersecting streets, frontage roads);

Traffic will enter and exit the property from direct frontage, Spirit Lake Road or through the northern adjacent parcels, which is also owned by the same property owner, by Grady Polk Road.



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.***

Since the proposed project is to convert the existing structures to general offices, the only mode of transportation considered is automobile.

C. Sewage

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

Based on Appendix A-100 of the Polk County's Utilities Administration Manual, 270 gallons per day is considered to be the wastewater flow generated by an equivalent residential connection for commercial use.

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;***

Treatment for sewage is to utilize the existing on-site septic tank system.

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

There is an existing septic tank system that has historically been utilized for both structures.

4. ***Identify the service provider;***

Should a public service provider be needed in the future, the site is located in the Polk County Central Utility Service Area.

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

The existing septic tank is proposed to be utilized. Therefore, there is no additional demand from the local service provider and no anticipated connection date.

D. Water Supply

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

The proposed water supply source is to remain to utilize the existing water well located on-site which currently and previously supplied the existing structures.



2. Identify the service provider;

Should a public service provider be needed in the future, the site is located in the Polk County Central Utility Service Area.

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

Using the water consumption values provided in the Polk County's Utilities Administration Manual (Appendix C-100), the estimated average daily water consumption for general office is 0.24 gallons per day (GPD) per square feet. The existing trailer is 722 square feet, and the house is 937 square feet for a total of 1,659 square feet. Therefore, $1,659 \times 0.24 = 399$ GPD.

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

The existing connection to the well is proposed to be utilized. Therefore, there is no additional demand from the local service provider and no anticipated connection date.

E. Surface Water Management and Drainage

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

There is no significant new development of the site, therefore there is no impact on surface water expected.

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

The Impervious Surface Ratio is calculated to be 5%. Therefore, no alterations to the natural drainage features are expected.

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

There is no significant new development of the site, therefore there are no alterations to the fish and wildlife resources expected.

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

There is no significant new development of the site, therefore there are no changes to the water supplies expected.



F. Population

- 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 is to convert the existing residential structures into general office space. The occupants are expected to be local residents of Polk County or surrounding areas and will be commuting to and from the office. Therefore, there is no additional population expected.

- 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 targeted occupants for the office use are on-line wholesalers who will be using the office space to simply satisfy the requirement that their occupational license be publicly displayed in a non-residential office space. Therefore, no new employment is expected.

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

The proposed project is to convert the existing residential structures into general office space. The occupants are expected to be on-line wholesalers who are using the office to simply display their occupational license. Therefore, there is no additional population expected.

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

The proposed project is to convert the existing residential structures into general office space. The occupants are expected to be local residents of Polk County or surrounding areas and will be commuting to and from the office. Therefore, there is no expected change to the current population to the service area.

G. General Information

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

There is no new development proposed, only the interior renovation of the existing structures into general office space. Additional landscaping trees and shrubs are proposed to be added along the property boundaries in which residential parcels exist.



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

a. Parks and Recreation;

The proposed project is to create general office space in which the occupants will be commuting. Therefore, there is no additional demand for parks and recreation.

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

The proposed project is to create general office space in which the occupants will be commuting. Therefore, there is no additional demand for educational facilities.

c. Health Care (emergency/hospital);

There are no new proposed structures, therefore there is no additional demand expected for health care.

d Fire Protection;

There are no new proposed structures, therefore there is no additional demand expected for fire protection.

e. Police Protection and Security;

There are no new proposed structures, therefore there is no additional demand expected for police protection.

f. Electrical Power Supply.

There are no new proposed structures, therefore there is no additional demand expected for electrical power supply.

H. Maps

All maps, with exception of Map F, were created using the Polk County Mapping System.

<https://www.polk-county.net/county-map-viewers>

Map A: A location map showing the relationship of the development to cities, highways, and natural features;

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;



- 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;
- 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 (Appendix C) are preferable;
- 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, pavement and right-of-way widths.
- 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
- 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.

-00000-

If you have any questions or require additional information do not hesitate in contacting us.

Very Truly Yours,

GURR PROFESSIONAL SERVICES, INC.

T. M. Gurr, P.G.
Senior Hydro-Geologist
Florida License No. 231



Jane Gray
Environmental Specialist

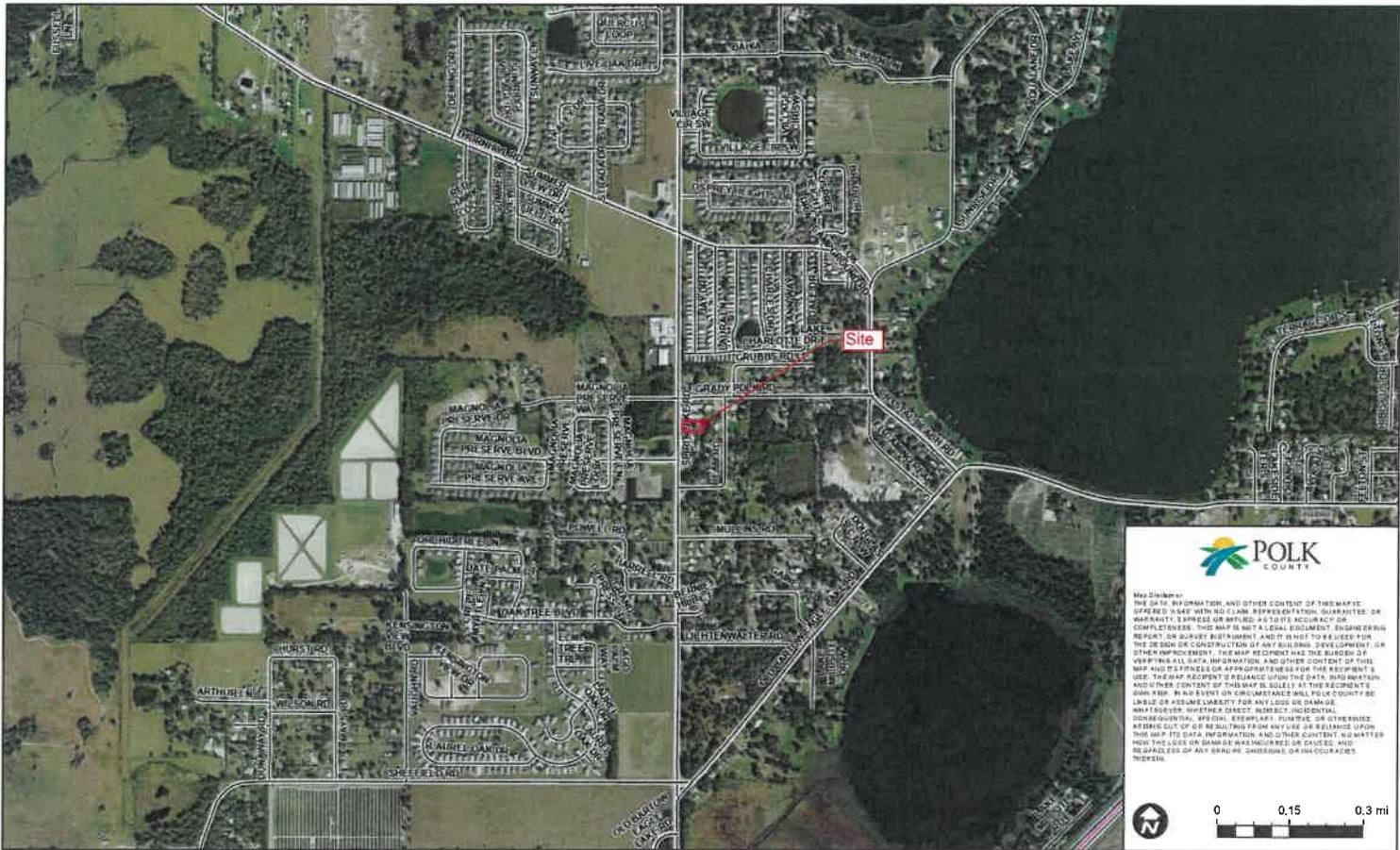
Cc: David Cruz, P.O. Box 422956, Kissimmee, FL 34742



APPENDIX A

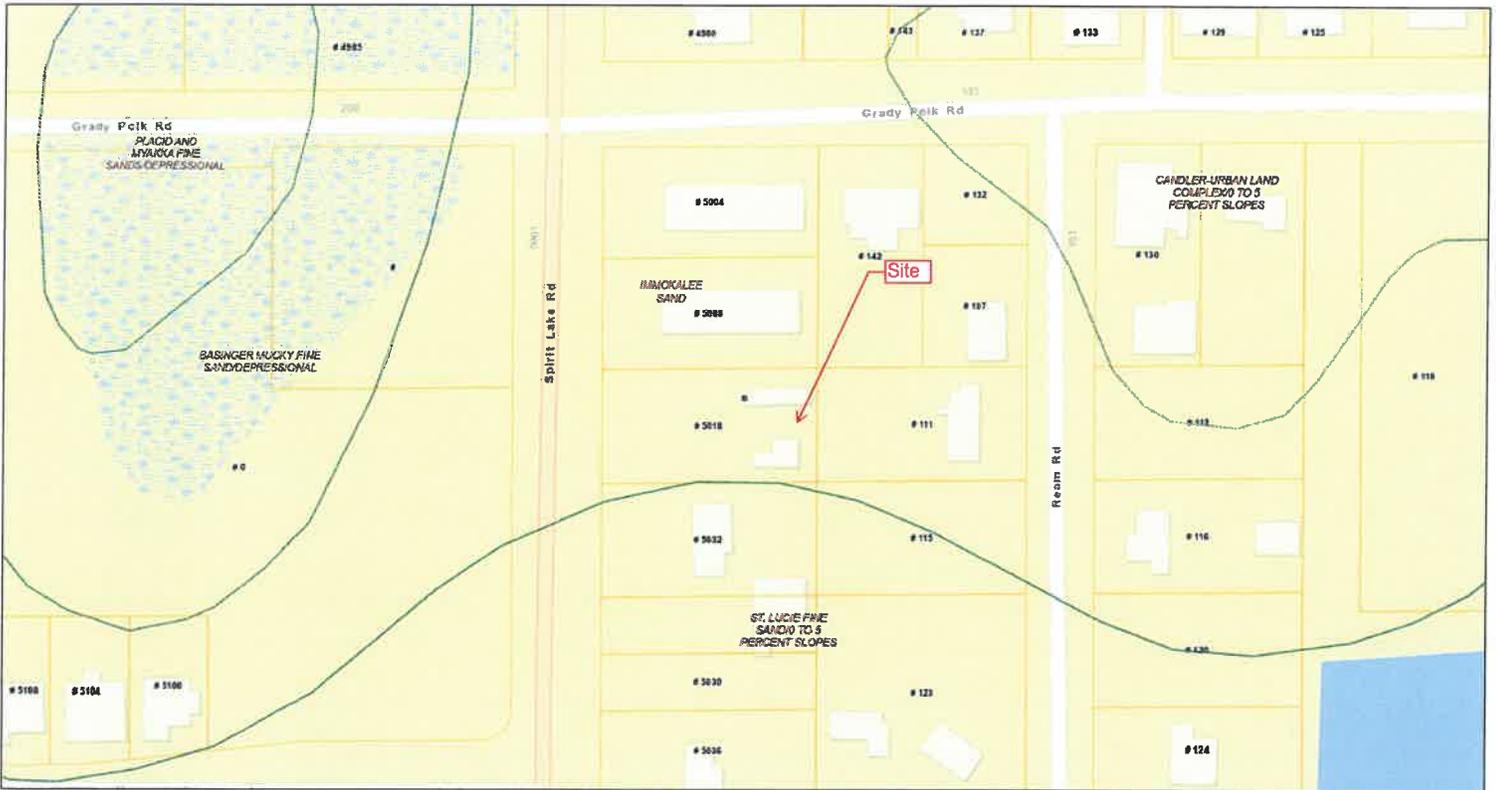
MAPS

Map A: Location Map



Map Disclaimer:
THE DATA, INFORMATION, AND OTHER CONTENT OF THIS MAP IS OFFERED AS IS, WITH NO CLAIM, REPRESENTATION, WARRANTY, EXPRESS OR IMPLIED, AS TO THE ACCURACY OR COMPLETENESS. THIS MAP IS NOT A LEGAL DOCUMENT, ENGINEERING REPORT, OR SURVEY INSTRUMENT, AND IT IS NOT TO BE USED FOR THE DESIGN OR CONSTRUCTION OF ANY BUILDING, DEVELOPMENT, OR OTHER IMPROVEMENT. THE MAP RECIPIENT HAS THE BURDEN OF VERIFYING ALL DATA, INFORMATION, AND OTHER CONTENT OF THIS MAP AND IT APPLIES OR APPROPRIATENESS FOR THE RECIPIENT'S USE. THE MAP RECIPIENT'S RELIANCE UPON THE DATA, INFORMATION, AND OTHER CONTENT OF THIS MAP IS SOLELY AT THE RECIPIENT'S OWN RISK. IN NO EVENT OR CIRCUMSTANCE SHALL POLK COUNTY BE LIABLE OR ASSUME LIABILITY FOR ANY LOSS OR DAMAGE, WHATSOEVER, WHETHER DIRECT, INDIRECT, INCIDENTAL, CONSEQUENTIAL, SPECIAL, EXEMPLARY, PUNITIVE, OR OTHERWISE, ARISING OUT OF OR RESULTING FROM ANY USE OR RELIANCE UPON THIS MAP OR ITS DATA, INFORMATION, AND OTHER CONTENT, NO MATTER HOW THE LOSS OR DAMAGE WAS INCURRED OR CAUSED, AND REGARDLESS OF ANY SIGNING, CONTRACTS, OR INCORPORATIONS THEREIN.

Map D: Soils

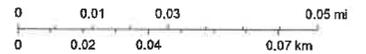


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Soils (visible at 1:18,000)

Parcels

1:1,128

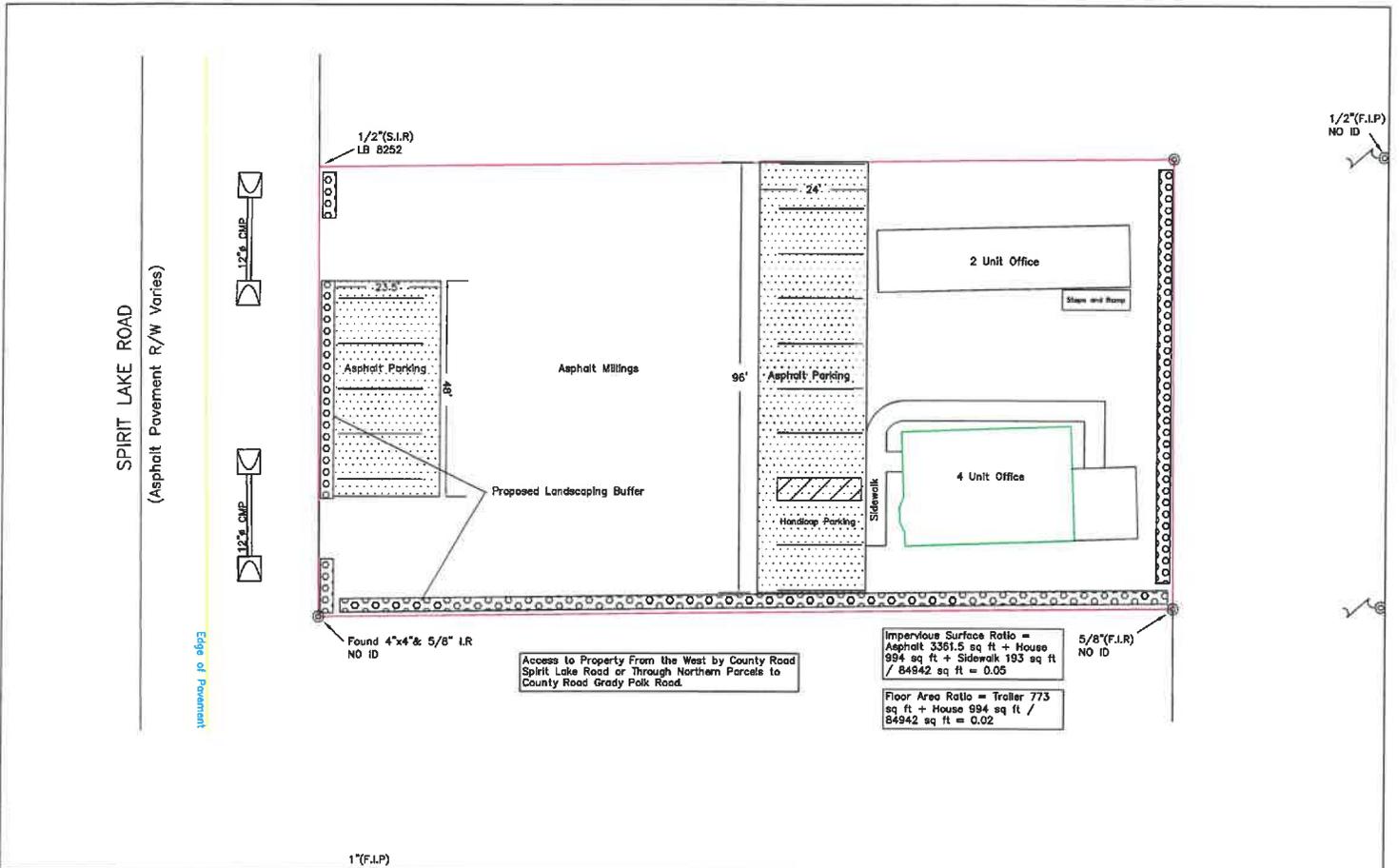


University of South Florida, Esri, HERE, Garmin, INCREMENT P, NGA, USGS

Web AppBuilder for ArcGIS
University of South Florida, Esri, HERE, Garmin, INCREMENT P, NGA, USGS

Map E: Traffic Circulation



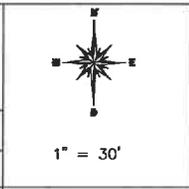


5018 Spirit Lake Road
 5018 Spirit Lake Road, Winter Haven, Florida 33880

 **Curt Professional Services Inc.**
 135 Van Fleet Court
 Auburndale, Florida 33823
 (863) 640-5800

Project No. CRUZ-03

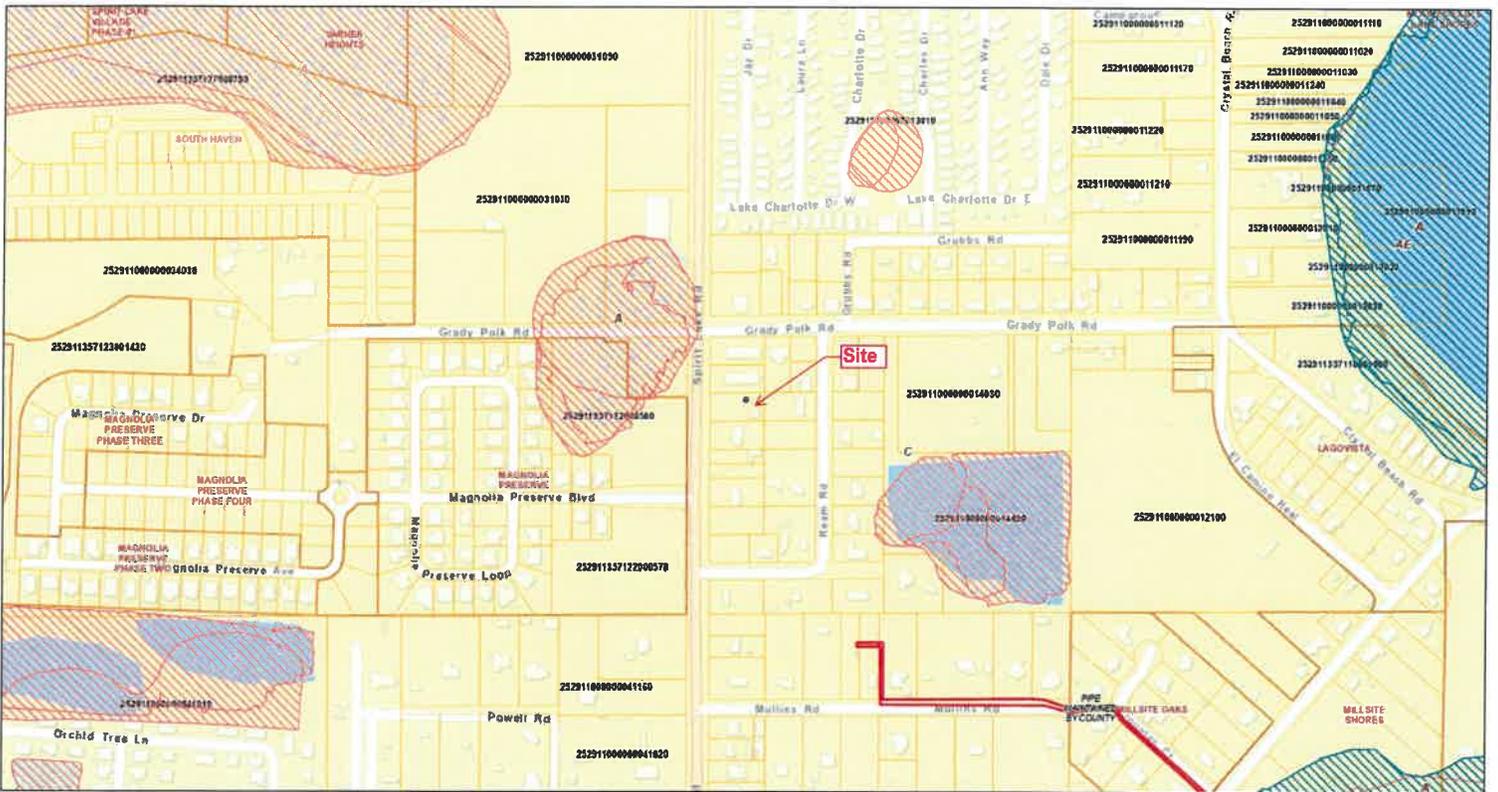
Drafted: 7/12/2023



Map F

Site Plan

Map G: Flood and Drainage



5/7/2023, 11:35:08 AM

DrainageAssetsManagement (visible at 1:72,000)

PIPED

FEMA Floodzones 1983 (visible at 1:18,056)

Flood Zone A

FEMA Flood Zones 2000 (visible at 1:18,056)

Flood Zone A

Flood Zone AE

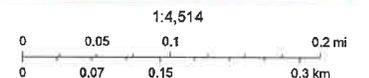
FEMA Flood Zones 2016 (visible at 1:18,056)

Flood Zone A

Flood Zone AE

Parcels

Subdivision



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Web AppBuilder for ArcGIS
University of South Florida, Esri, HERE, Garmin, INCREMENT P, NGA, USGS |



APPENDIX B

DRAFT MINOR TRAFFIC STUDY



Level 2
Minor Traffic Study
Fee \$50.00

Planning and Development
Land Development Division
330 W. Church St.
P.O. Box 9005, Drawer GM03
Bartow, FL 33831-9005
(863)534-6792
FAX

www.polk-county.net
(863) 534-6407

This procedure should be followed when applying for a Final or Preliminary Concurrency Determination. These trips can then be assigned to the "Directly Accessed Segment" on the "Concurrency Determination Network." (Note: The requirements for the completion of a Minor Traffic Review can be found in Appendix C of the Polk County Land Development Code, "Traffic Impact Study Methodology and Procedures.")

Project Name: 5018 Spirit Lake Road

- 1. Developments generating more than 50 and less than or equal to 750 average daily trips will be required to submit a Minor Traffic Review with any application for a Final or Preliminary Concurrency Determination.
2. Submit (upload in ePlan) a copy of the completed Minor Traffic Review to the Land Development Division with any application for a Concurrency Determination.
3. Complete the following information (for help filling out this form refer to the Institute of Transportation (ITE) Manual or Table 1 "Polk County Traffic Impact Study," attached below):

A. Provide a description and location of the project:

The project is located at 5018 Spirit Lake Road, Winter Haven, Florida. The 0.44 acre parcel has two structures, a 722 square foot single wide trailer and a 937 square foot residential house. The trailer and house is being proposed to be renovated into office space. It is expected for the trailer to contain two offices while the house will be converted into five office spaces.

Identify the Directly Accessed Segment from the proposed project onto the Concurrency Determination Network. (NOTE: Road segments on the Concurrency Determination Network can be obtained from the Polk County Roadway Network Database. The Directly Accessed Segment is the first road on the Concurrency Determination Network which is accessed by a vehicle leaving the project site.)

Table with 3 columns: Link #, Direction (E,W,N,S), Road Segment Name including the From Road to the To Road. Row 1: 4149, N, [blank]

- B. **Identify each land use category and number of units by using the ITE or Column B of Table 1 below**

Land Use Category: General Office Building 710

Number of Units : 7

- C. **Estimate of the number of daily and peak hour trips generated (use ITE or Table 1) by multiplying the number of units from above, times the daily trip rate and peak hour trip rate,**

$$\text{Number of units (above)} \frac{7 \times 10.84}{=} \text{X daily trip rate (ITE or Table 1, Column D)} \\ = \underline{75.88} \text{ daily trips}$$

$$\text{Number of units (above)} \frac{7 \times 1.44}{=} \text{X peak hour trip rate (ITE or Table 1, Column E)} \\ = \underline{10.08} \text{ peak hour trips}$$

- D. **Indicate the Peak Hour Directional Capacity number of the Directly Accessed Segment and percent of capacity consumed by the project traffic. (See Polk County Transportation Planning Organization's (TPO's) Roadway Network Database.)**

Peak Hour Directional Capacity of the Directly Accessed Segment 880

To calculate the percent of capacity consumed by the project traffic, divide the number of peak hour trips by the answer above.

$$\text{peak hour trips (Step 3.C. above)} \frac{10.08}{=} \div \text{peak hour directional capacity Directly Accessed} \\ \text{Segment} \frac{0.011}{=} = \frac{0.011}{=} \text{X } 100 = \underline{1.1} \text{ percent (\%)} \text{ consumed}$$

- E. **Determine the number of net external peak hour trips that will impact each Directly Accessed Segment for both the peak and off-peak directions (e.g. after internal capture and/or adjacent street capture is considered).**

- Each road segment consists of two (2) directional links, i.e. east and west, or north and south. The direction factor is the percentage (%) of the total traffic traveling a given direction during the peak hour. Identify the direction factor which accompanies each directional link. *(Note: To locate the Direction Factor (D-Factor) see (TPO's) Roadway Network Database.)*

<u>4149</u>	N	0.490
Link #	(E,W,N,S)	D - Factor
<u>4149</u>	S	0.510
Link #	(E,W,N,S)	D - Factor

To locate the Direction Factor (D-Factor), see TPO's Roadway network Database.

2. Steps to Determine Peak Hour Trips by Direction:

- a) Multiply the number of peak hour trips times the "Percent New Trips" factor (**ITE or Table 1, Column F**)

$$\frac{75.88 \times .92}{\text{peak hour trips (Step 3.C.)}} \times \text{"Percent New Trips" factor}$$

$$= \underline{69} \text{ peak hour trips ("new trips")}$$

- b) Identify the greater of the two: the number of vehicle trips entering or exiting the site during the peak hour. For the land use category identified under Step 3.A., identify the percentage (%) of trips entering and exiting the site during the peak hour (**ITE or Table 1, Column G**). Multiply the higher percentage (%) times the number of peak hour trips calculated under Step 3.E.2.a. (Always round this number up to the next whole number.)

(%) of trips entering the site: 17%

(%) of trips exiting the site: 83%

greater percentage 0.83 X 69 peak hour trips

(Step 3.E.2) = 58 peak hour trips (round up)

- c.) Identify the peak hour trips the project will add to each directional link on the Directly Accessed Segment.

Multiply the number of peak hour trips obtained from Step 3.E.2.b. times the direction factors identified under Step 3.E.1 for each directional link on a segment. These are the peak hour trips for both the peak and off-peak direction. (Round these numbers to the nearest whole number. Peak and off-peak trips should equal the total trips.) These trips can be assigned to each link on the Directly Accessed Segment.

$$\frac{4149}{\text{Link \#}} \quad \frac{\text{N}}{\text{(E,W,N,S)}} \quad : \quad 0.490$$

D - Factor

(Step 3.E.1) X 58 peak hour trips

(Step 3.E.2.b.) = 29 peak hour trips (round to nearest whole number)

$$\frac{4149}{\text{Link \#}} \quad \frac{\text{S}}{\text{(E,W,N,S)}} \quad : \quad 0.510$$

D - Factor

(Step 3.E.1) X 58 peak hour trips

(Step 3.e.2.b.) = 30 peak hour trips (round to nearest whole number)

4. The impact of project traffic on the first Directly Accessed Segment on the Concurrency Determination Network shall be evaluated relative to its adopted level of service. Additional impacted segments may be added by the Land Development Division when it would be in the best interest of Polk County to do so in order to maintain the adopted level of service standards. Based upon this information, a determination shall be made by the Land Development Division whether or not the road facilities are adequate to maintain adopted service levels upon build-out of the proposed development. A Certificate of Concurrency may then be issued according to the procedures identified in the Polk County Land Development Code.
5. If the information submitted pursuant to Chapter 7, Section 703 of the Polk County Land Development Code indicates the level of service will fall below the adopted standard, then the applicant may undertake a more detailed evaluation of future roadway operating conditions to demonstrate acceptable operating conditions (see Appendix C, Section R. Segment Analysis), or the applicant may propose roadway improvements to restore acceptable conditions.
6. The appeals process for a Minor Traffic Review shall be governed by the procedure set forth in the Polk County Land Development Code.

Approval of this application does not waive any other applicable provisions of the Polk County Land Development Code, the Polk County Comprehensive Plan, the Polk County Utility Code which are not part of the request for this application, nor does approval waive any applicable Florida Statutes, Florida Building Code, Florida Fire Prevention Code, or any other applicable laws, rules, or ordinances, whether federal, state or local. The applicant has the obligation and responsibility to be informed of and be in compliance with all applicable laws, rules, codes and ordinances.

I, David Cruz (print name), the owner of the property which is the subject of this application, or the authorized representative of owner of the property which is the subject of this application, hereby authorize representatives of Polk County to enter onto the property which is the subject of this application to perform any inspections or site visits necessary for reviewing this application. I understand that representatives of Polk County are not authorized to enter any structures dwellings which may be on the property.

Property owner, or property owner's authorized representative.

3/5/24

Date



APPENDIX C

NRCS CUSTOM SOIL RESOURCE REPORT



United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for Polk County, Florida

5018 Spirit Lake Road



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

Custom Soil Resource Report

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

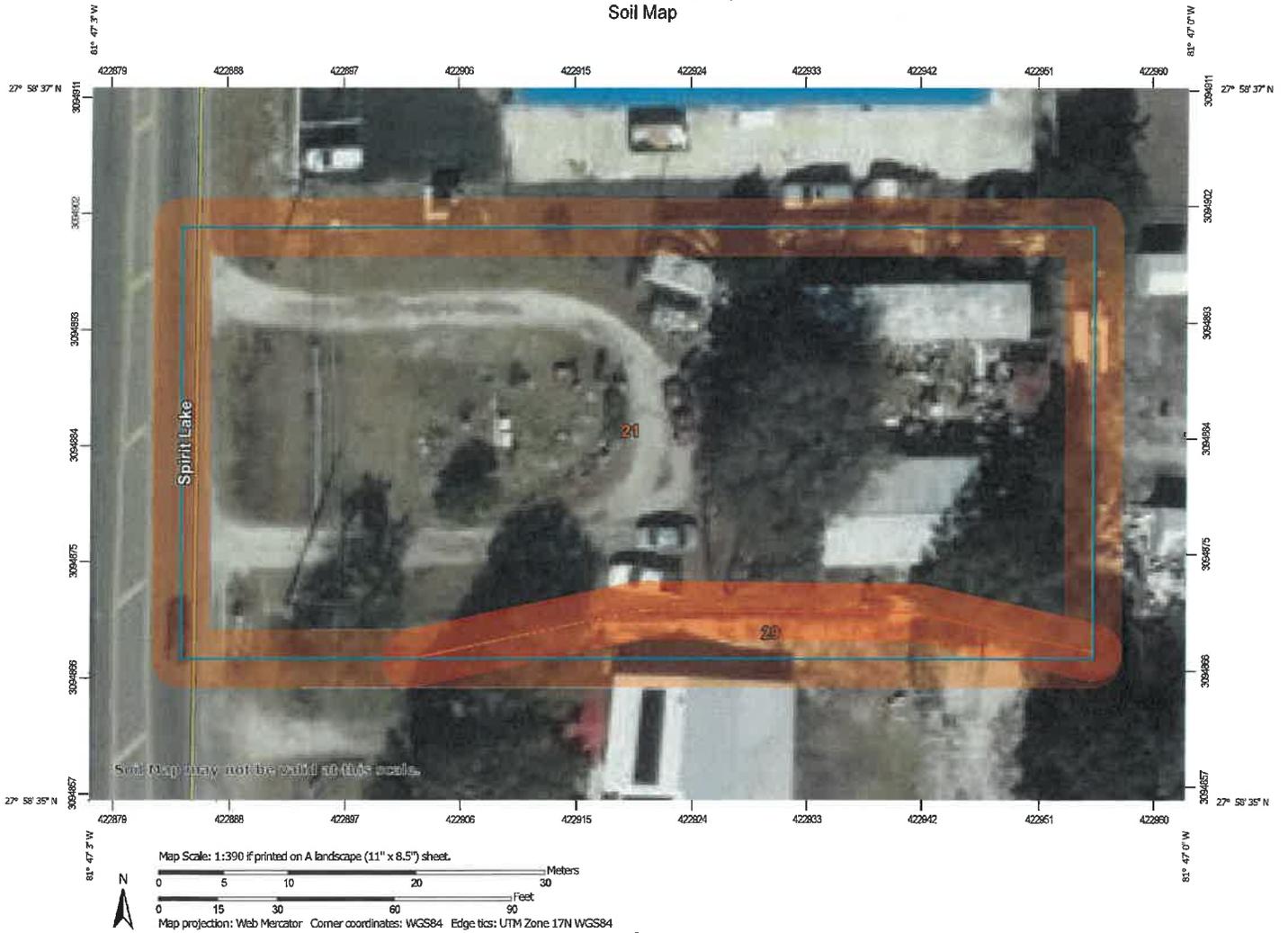
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identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

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Soil Map



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MAP LEGEND

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

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 20, Sep 2, 2022

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

Date(s) aerial images were photographed: Jan 30, 2022—Mar 2, 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
21	Immokalee sand	0.6	94.0%
29	St. Lucie fine sand, 0 to 5 percent slopes	0.0	6.0%
Totals for Area of Interest		0.6	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

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onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Polk County, Florida

21—Immokalee sand

Map Unit Setting

National map unit symbol: 1jtv4
Elevation: 50 to 260 feet
Mean annual precipitation: 46 to 54 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 350 to 365 days
Farmland classification: Not prime farmland

Map Unit Composition

Immokalee, non-hydric, and similar soils: 75 percent
Immokalee, hydric, and similar soils: 10 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Immokalee, Non-hydric

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy marine deposits

Typical profile

A - 0 to 7 inches: sand
E - 7 to 39 inches: sand
Bh - 39 to 58 inches: sand
E' - 58 to 66 inches: sand
B'h - 66 to 80 inches: sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 1.98 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Low (about 5.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: B/D
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands
(G154XB141FL)

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Other vegetative classification: South Florida Flatwoods (R154XY003FL), Sandy soils on flats of mesic or hydric lowlands (G154XB141FL)
Hydric soil rating: No

Description of Immokalee, Hydric

Setting

Landform: Flats on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Concave
Across-slope shape: Linear
Parent material: Sandy marine deposits

Typical profile

A - 0 to 7 inches: sand
E - 7 to 39 inches: sand
Bh - 39 to 58 inches: sand
E' - 58 to 66 inches: sand
B'h - 66 to 80 inches: sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 0 to 12 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Low (about 5.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: B/D
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G154XB141FL)
Other vegetative classification: South Florida Flatwoods (R154XY003FL), Sandy soils on flats of mesic or hydric lowlands (G154XB141FL)
Hydric soil rating: Yes

Minor Components

Myakka

Percent of map unit: 5 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: South Florida Flatwoods (R154XY003FL), Sandy soils on flats of mesic or hydric lowlands (G154XB141FL)
Hydric soil rating: No

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Basinger

Percent of map unit: 5 percent
Landform: Drainageways on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Linear
Across-slope shape: Concave
Other vegetative classification: Slough (R154XY011FL), Sandy soils on flats of mesic or hydric lowlands (G154XB141FL)
Hydric soil rating: Yes

Smyrna, non-hydric

Percent of map unit: 5 percent
Landform: Flats on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: South Florida Flatwoods (R154XY003FL), Sandy soils on flats of mesic or hydric lowlands (G154XB141FL)
Hydric soil rating: No

29—St. Lucie fine sand, 0 to 5 percent slopes

Map Unit Setting

National map unit symbol: 2v17s
Elevation: 80 to 160 feet
Mean annual precipitation: 44 to 56 inches
Mean annual air temperature: 68 to 75 degrees F
Frost-free period: 300 to 365 days
Farmland classification: Not prime farmland

Map Unit Composition

St. lucie and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of St. Lucie

Setting

Landform: Knolls on marine terraces, ridges on marine terraces
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Eolian or sandy marine deposits

Typical profile

A - 0 to 4 inches: fine sand
C - 4 to 80 inches: fine sand

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Properties and qualities

Slope: 0 to 5 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Excessively drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Very high (19.98 to 50.02 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very low (about 2.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: A
Forage suitability group: Sandy soils on ridges and dunes of xeric uplands (G154XB111FL)
Other vegetative classification: Sand Pine Scrub (R154XY001FL), Sandy soils on ridges and dunes of xeric uplands (G154XB111FL)
Hydric soil rating: No

Minor Components

Archbold

Percent of map unit: 4 percent
Landform: Knolls on marine terraces, ridges on marine terraces
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sand Pine Scrub (R154XY001FL), Sandy soils on rises, knolls, and ridges of mesic uplands (G154XB121FL)
Hydric soil rating: No

Cassia

Percent of map unit: 3 percent
Landform: Rises on marine terraces
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Interfluve, rise
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on rises and knolls of mesic uplands (G154XB131FL)
Hydric soil rating: No

Myakka

Percent of map unit: 3 percent
Landform: Flats on marine terraces
Landform position (two-dimensional): Shoulder
Landform position (three-dimensional): Interfluve, tread, talf
Down-slope shape: Convex
Across-slope shape: Linear

Custom Soil Resource Report

Other vegetative classification: South Florida Flatwoods (R154XY003FL), Sandy soils on flats of mesic or hydric lowlands (G154XB141FL)
Hydric soil rating: No

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GURR PROFESSIONAL SERVICES, INC.
ENGINEERS, GEOLOGISTS, AND ENVIRONMENTAL SCIENTISTS

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August 11, 2024

Polk County Board of County Commissioners
Land Development Division
330 West Church Street
P.O. Box 9005, Drawer GM03
Bartow Florida 33831-9005

Attention: MS. Bennet Chanda Bennett, AICP
Comprehensive Planning Administrator

Ladies and Gentlemen:

Via-Email

Response to Comments
Application Number LDCPAS-2024-3
For 5018 Spirit Lake Road Professional Offices
Polk County, Florida

Listed below are the responses to the Application Comment Report for Application Number: LDCPAS-2024-3 as requested. Presented is the request followed by the response.

COMMENT ID 1

REVIEW COMMENT BY MARK BENNETT:

Note: the applicant/owner hereby acknowledges and agrees that any staff discussions or negotiations about conditions of approval are preliminary only, and are not final, nor are they the specific conditions or demands required to gain approval of the application, unless the conditions or demands are actually included in writing in the final development order or the final determination or order.

RESPONSE:

The applicant/owner hereby agrees to the above comment ID 1.

COMMENT ID 2

REVIEW COMMENT BY MARK BENNETT:



Site Visit – On 6-24-24, A site visit was conducted. For sale signs were observed on the property. Please be aware that Vehicle sales/Leasing as “Establishments primarily engaged in the retail sale, leasing, and service of new or used automobiles, van, boats, motorcycles, recreational vehicles, and light trucks (less than 2 ton capacity), including any warranty repair work and other repair service conducted as an accessory use.” Is not a permitted use in either the RL-4 or Office Center land use designation.

RESPONSE:

The applicant/owner does not plan to sell or repair any vehicles on site.

COMMENT ID 3

REVIEW COMMENT BY MARK BENNETT:

Section 2.110-E – Office Centers – Please provide an analysis of how the request complies with the other policies (besides the portion of Policy C3 proposed Change).

RESPONSE:

The gross leasable area is 19,000 square feet. The area supports at least 20,000 people. The market area is a radius of 2 miles or more and the tenants are for office space.

-o0o-

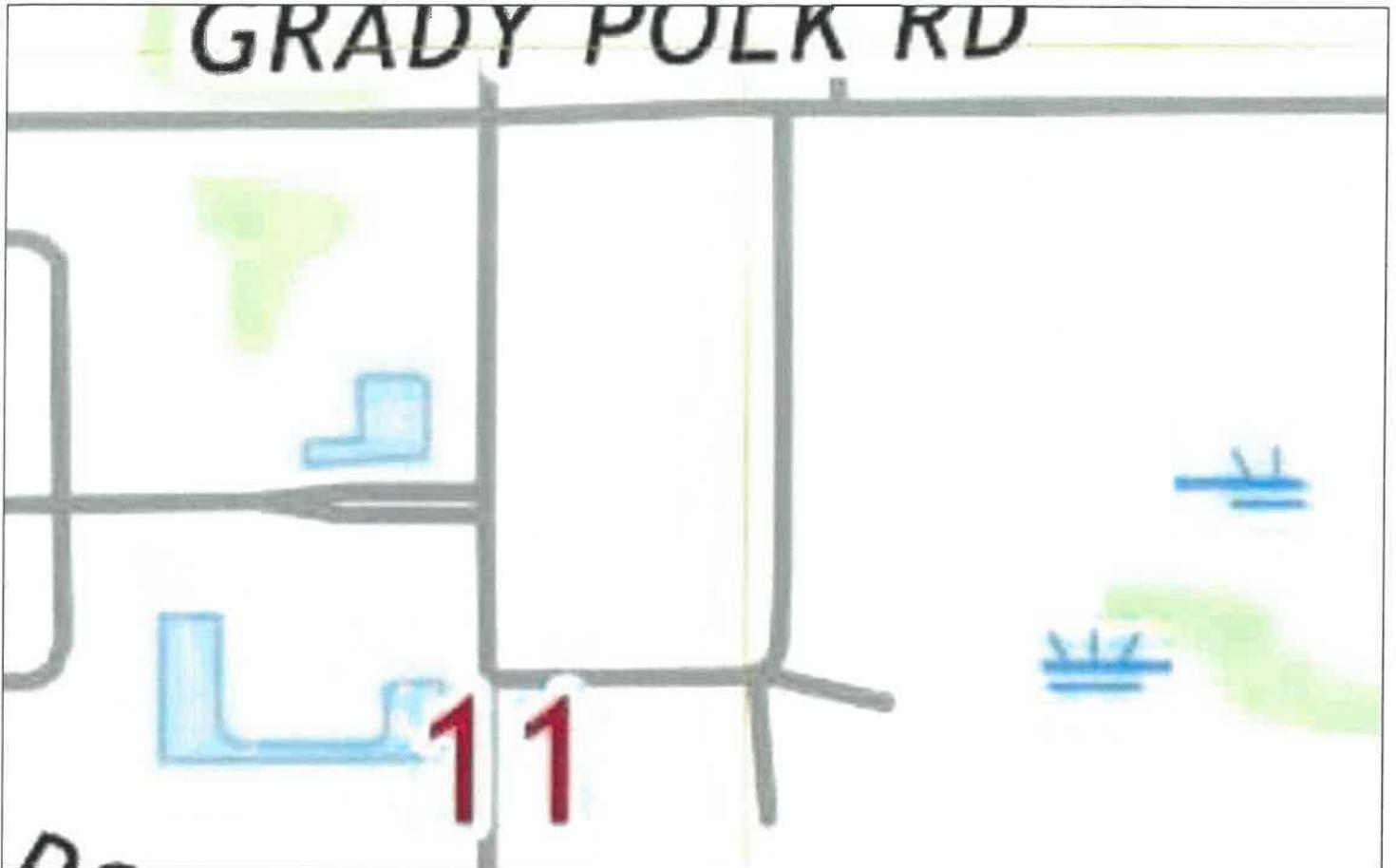
If you have any suggested changes, questions, or require additional information, please contact the undersigned.

Very truly yours,
GURR PROFESSIONAL SERVICES, INC.

T. M. Gurr, P. G.
Vice President
Senior Hydrogeologist
Florida License No. 231
C.P.G. No 3310

TMG/tmg

Cc: Mark Bennett markbennett@polk-county.net
Margo White MargoWhite@polk-county.net



5018 Spirit Lake Road
 5018 Spirit Lake Road, Winter Haven, Florida 33880



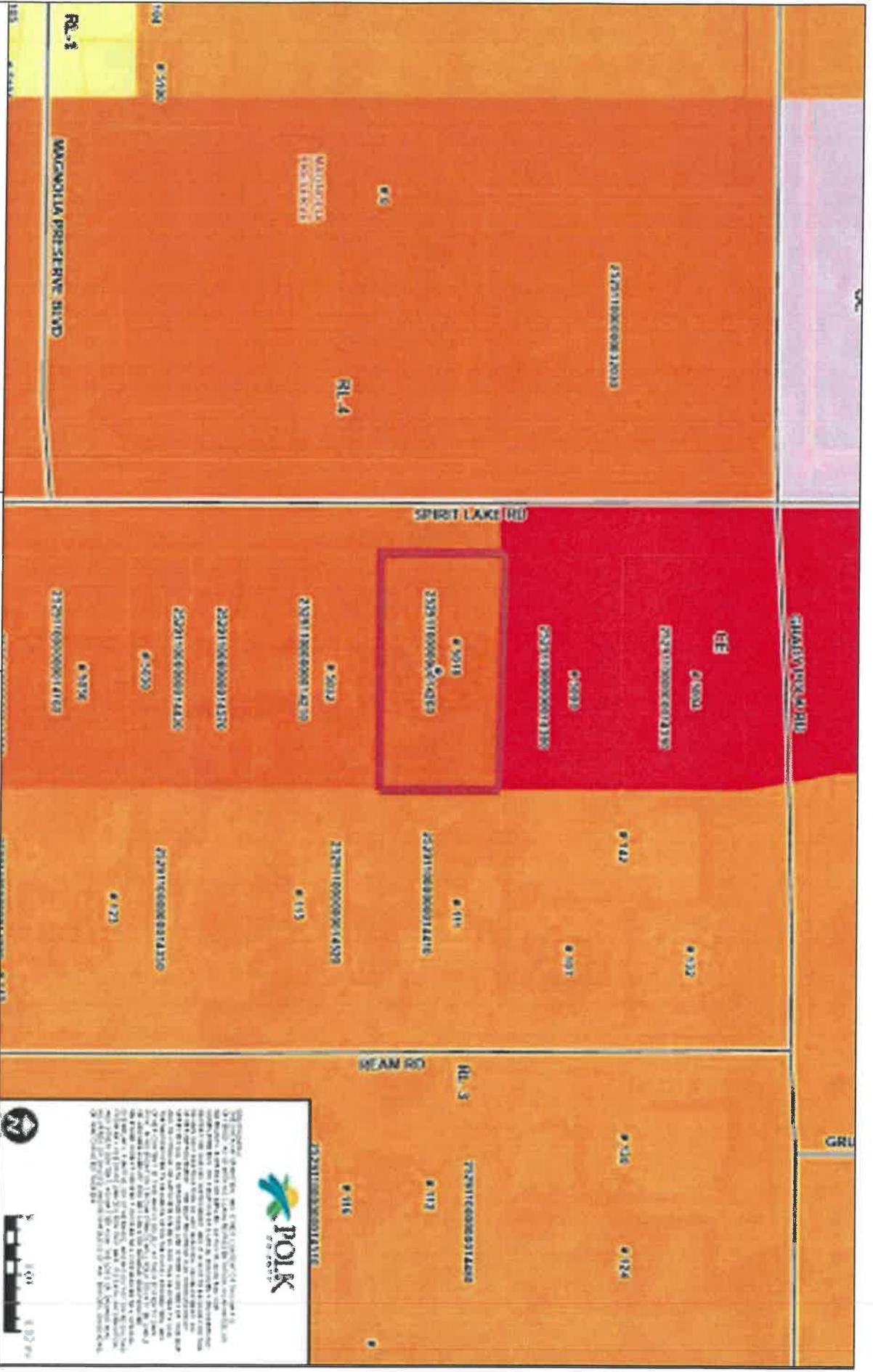
Figure 5

USGS Topographic Map
 Bartow, FL 2021



Gurr Professional Services Inc.
 135 Van Fleet Court
 Auburndale, Florida 33823
 (863) 640-5800

Project No. CRUZ-03
 Drafted: 4/28/2023



5018 Spirit Lake Road



Figure 4

Project No. CRUZ-03

Drafted: 4/28/2023



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POLK
 COUNTY

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5018 Spirit Lake Road

5018 Spirit Lake Road, Winter Haven, Florida 33880



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 Auburndale, Florida 33823
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Project No. CRUZ-03

Drafted: 4/28/2023

Figure 1

Site Location

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.
2. **Will passage of the proposed amendment allow a significant amount of urban development to occur in rural areas?'**
No.
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.
5. **Could the proposed amendment fail to maximize existing public facilities and services?**
No.
6. **Could the proposed amendment fail to minimize the need for future public facilities and services?**
No.
7. **Will the proposed amendment allow development patterns that will disproportionately increase the cost of providing public facilities and services?**
No.
8. **Does the proposed amendment fail to provide clear separation between urban and rural uses?**
No.
9. **Will the proposed amendment discourage infill development or redevelopment of existing neighborhoods?**
No.

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

No.

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

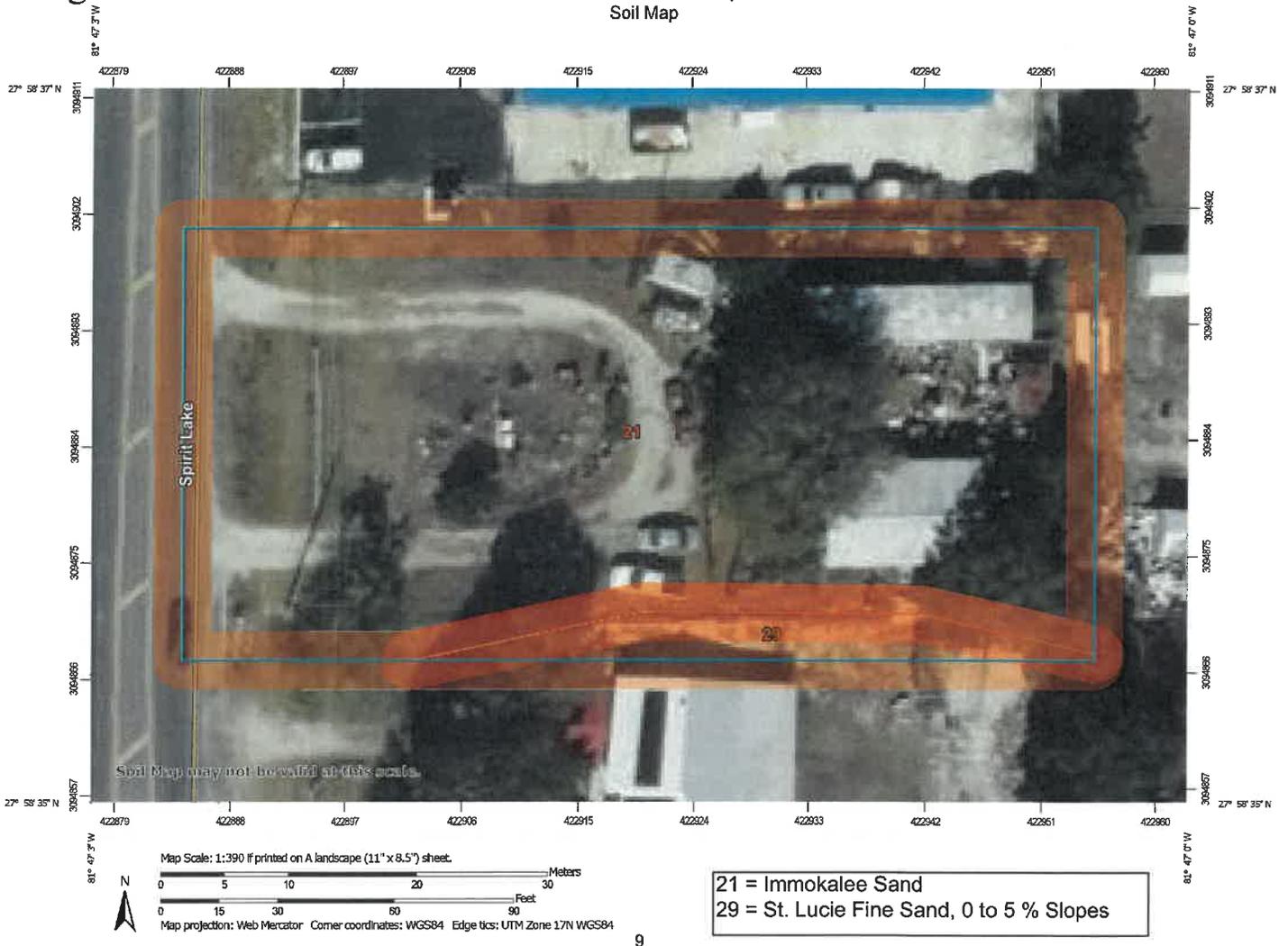
No.

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

None. No new development is proposed. Only the interior renovation of the existing structures is proposed.

Figure 6: Soils

Custom Soil Resource Report
Soil Map





5018 Spirit Lake Road

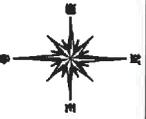
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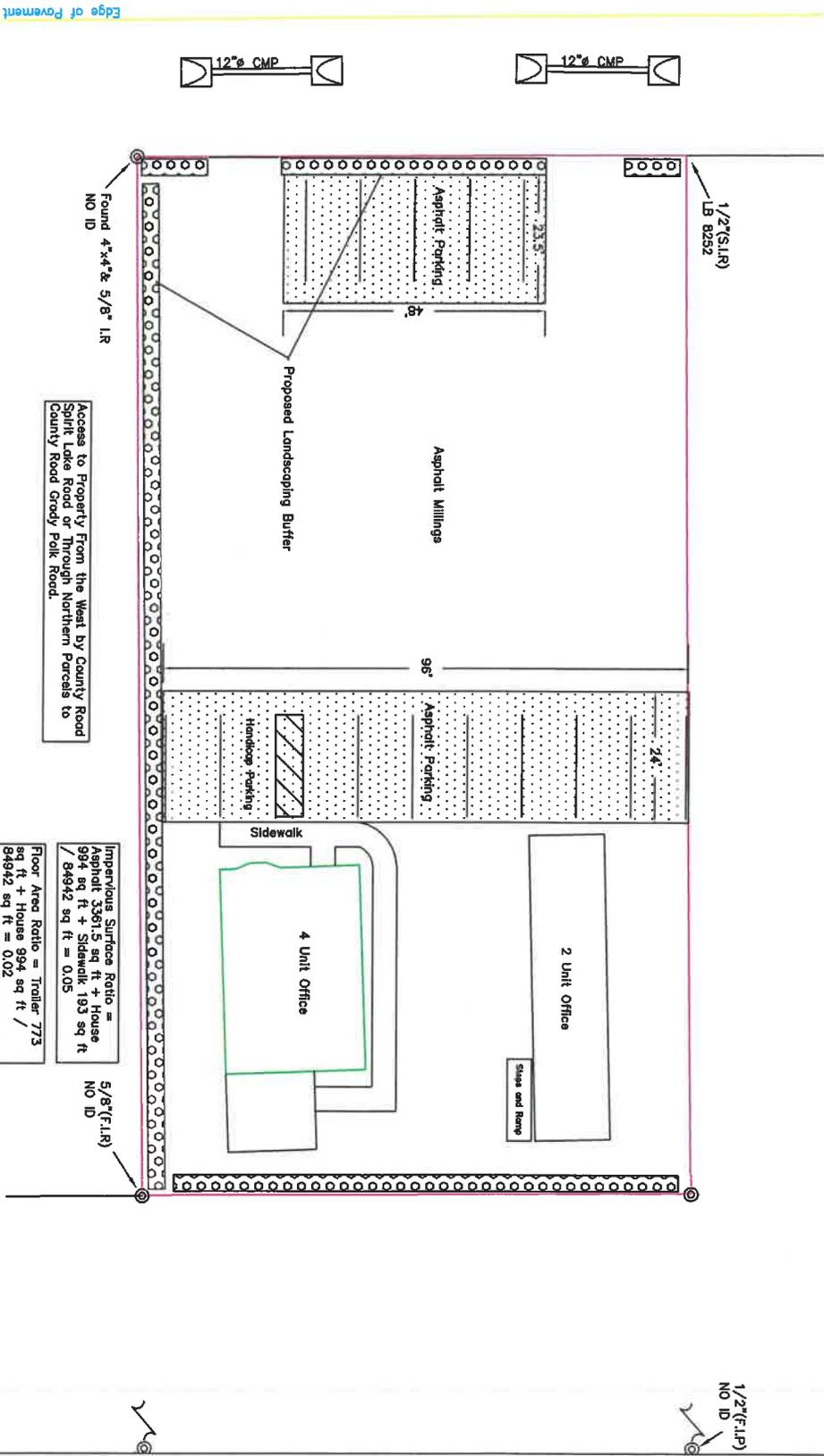


1" = 60'

Figure 7

Polk County Property Appraiser Map

SPRIT LAKE ROAD
(Asphalt Pavement R/W Varies)



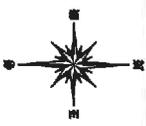
1"(F:L.P)

5018 Spirit Lake Road
5018 Spirit Lake Road, Winter Haven, Florida 33880



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Project No. CRUZ-03
Drafted: 7/12/2023



1" = 30'

Figure 3

Proposed Conditions

Impervious Surface Ratio =
Asphalt 3361.5 sq ft + House
994 sq ft + Sidewalk 193 sq ft
/ 84942 sq ft = 0.05

Floor Area Ratio = Trailer 773
sq ft + House 994 sq ft /
84942 sq ft = 0.02

Access to Property From the West by County Road
Spirit Lake Road or Through Northern Parcels to
County Road Grody Polk Road.

Found 4"x4" & 5/8" I.R
NO ID

5/8"(F:L.R)
NO ID

1/2"(F:L.P)
NO ID

