

# Impact Statement

For

# Publix Davenport - Minute Maid Ramp Rd Two (PD)

(January 2024)

Retail Site

Polk County, Florida

**Prepared for:**

Shagbark Properties, LLC  
5422 Bay Center Drive  
Ste. 120  
Tampa, FL 33609  
(813) 766-7018

**Prepared by:**

Quigg Engineering  
600 North Broadway Ave, Ste 301  
Bartow, FL 33830  
(863)422-5517  
dholden@quiggengineering.com

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## **PROJECT NARRATIVE**

Publix Davenport - Minute Maid Ramp Rd Two Retail Site is located at the north side of Minute Maid Ramp Rd Two (MMRR2) at the intersection of US Hwy 27 and Minute Maid Ramp Rd Two and consists of 13.01 acres. The current land use designation is Employment Center (ECX) located in the North Ridge Selected Area Plan; this request is to allow a Plan Development (PD) within the ECX to allow additional uses consistent with this developed area. The entranceway to the property will be through a single roadway connection from US Hwy 27 and three from MMRR2. The proposed uses in addition to the existing permitted uses in ECX are as follows:

Alcohol package sales

Retail with 35,000 - 64,999 SF

Retail greater than 65,000 SF total

Retail w/Outdoor Sales Display

Restaurant Drive thru - sit down

Car Wash Full Service

Car Wash Incidental

Childcare Center

Clinics & Medical Office

Office

Gas Station

All roadway improvements will be built to Polk County roadway standards. All County codes for landscaping will be met or exceeded. It is anticipated that construction could begin in mid-2024.



**INSTR # 2016067478**  
 BK 9797 Pgs 1186-1187 PG(s)2  
 RECORDED 04/18/2016 08:54:25 AM  
 STACY M. BUTTERFIELD,  
 CLERK OF COURT POLK COUNTY  
 DEED DOC \$18,690.00  
 RECORDING FEES \$18.50  
 RECORDED BY ericbumb

This Instrument Prepared By:  
 Jay A. Brett

*RW* SHEPPARD, BRETT, STEWART, HERSCH, KINSEY & HILL, P.A.  
 Attorneys at Law  
 9100 College Pointe Court  
 Fort Myers, Florida 33919

THIS WARRANTY DEED, made this 13 day of April, 2016, between **STEPHEN MACHIZ, M.D., Individually and as Trustee under unrecorded Land Trust Agreements dated October 7, 1986**, whose address is: 12881 Terrabella Way, Fort Myers, Florida 33912, as Grantor, and **Mahalak Automotive, LLC, a Florida limited liability company**, whose mailing address is: 42650 Highway 27, Davenport, Florida 33837, as Grantee,

**WITNESSETH**, that the Grantor, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD & VALUABLE CONSIDERATION-----to him in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, its heirs and assigns forever, the following described land, situate, lying and being in the County of Polk, State of Florida, to-wit:

**Lots 9, 10 and 11 in the Northeast 1/4 of Section 19, Township 26 South, Range 27 East, HOLLY HILL GROVE & FRUIT COMPANY SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 17, Page 36, less right of way for U.S. Highway 27, as recorded in Deed Book 840, Page 83, and less the North 25.00 feet of the South 40.00 feet of the East 993.02 feet of the North 1/2 of the Northeast 1/4 of Section 19, Township 26 South, Range 27 East, of the Public Records of Polk County, Florida,**

SUBJECT to the matters contained on the Plat of Holly Hill Grove & Fruit Company, as recorded in Plat Book 17, Page 32, Public Records of Polk County, Florida without intent to reimpose the same.

Property Appraiser's Parcel Identification Numbers: 192627-704500-010110;  
 192627-704500-010090.

THE ABOVE DESCRIBED PROPERTY IS VACANT LAND AND IS NOT THE HOMESTEAD OF THE GRANTOR OR HIS SPOUSE. GRANTOR'S HOMESTEAD PROPERTY IS NOT ADJACENT TO THE ABOVE DESCRIBED PROPERTY.

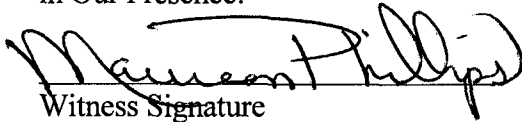
Together with all the tenements, hereditaments and appurtenances thereto belong or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2015.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

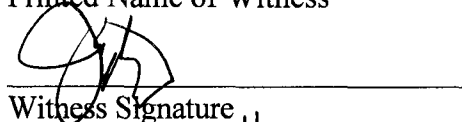
Signed, Sealed and Delivered  
in Our Presence:



Witness Signature

MAUREEN PHILLIPS


Printed Name of Witness



Witness Signature

Jay A Brett

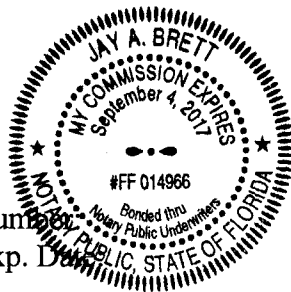
Printed Name of Witness

  
STEPHEN MACHIZ, M.D., Individually  
and as Trustee under unrecorded Land  
Trust Agreements dated October 7, 1986

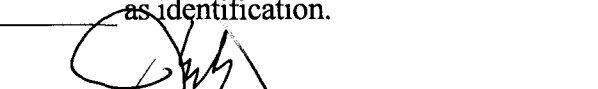
STATE OF FLORIDA

COUNTY OF LEE

Execution of the foregoing instrument was acknowledged before me this 13 day of April, 2016, by **STEPHEN MACHIZ, M.D., Individually and as Trustee under unrecorded Land Trust Agreements dated October 7, 1986**, who is () personally known to me or who has () produced \_\_\_\_\_ as identification.



[Notary Seal]  
Commission Number  
Commission Exp. Date

  
Signature of Notary Public  
Jay A Brett  
Printed Name of Notary Public

# Mahalak Automotive, LLC

42650 Highway 27  
Davenport, FL 33837

Re: Project known as: **Publix Davenport - Minute Maid Ramp Road Two**  
Parcel ID: **272619-704500-010090 and 272619-704500-010110**  
Parcel located on: **US 27 & Minute Maid Ramp Road Two**

To Whom It May Concern,

With this letter, I hereby authorize Shagbark Properties, LLC and any affiliate to act as agent concerning all city, county and governmental agency applications including but not limited to permitting applications for the project referenced above located on the property.

Sincerely,

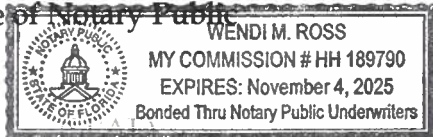


Michael Mahalak  
Manager

STATE OF Florida  
COUNTY OF Polk

Sworn to (or affirmed) and Subscribed before me this 6th day  
of November, 2023, by Michael Mahalak.  
S/He is personally known to me or has produced identification. Type of I.D. \_\_\_\_\_.

Wendi M Ross  
Signature of Notary Public



Print, Type or Stamp Name of Notary

**AUTHORIZATION OF AGENT**

TO: All applicable Governmental Permitting Agencies.

This will serve as confirmation that the undersigned owner hereby appoints Michael Leeds, Cory Hopkins, and Shagbark Properties, LLC and any affiliate thereof as its authorized agent concerning all city, county and governmental agency applications including but not limited to permitting applications for the property located at Minute Maid Ramp Road 2 and Highway 27, Davenport, Polk County, Florida, and defined by the attached legal description ("Exhibit A").

**PUBLIX SUPER MARKETS, INC.,**  
a Florida corporation

By: Bridgid A. O'Connor  
Name: Bridgid A. O'Connor  
Title: Vice President of Real Estate Strategy

**STATE OF FLORIDA**  
**COUNTY OF POLK**

The foregoing instrument was acknowledged before me this 28 day of April, 2023, by Bridgid A. O'Connor, Vice President of Real Estate Strategy, of **PUBLIX SUPER MARKETS, INC.**, a Florida corporation, on behalf of the corporation. She is personally known to me.

(NOTARY SEAL)

Jessica Hernandez  
Notary Public, State of Florida

Print Name: Jessica Hernandez  
Commission Number: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_



JESSICA HERNANDEZ  
Commission # HH 253135  
Expires April 14, 2026

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

LOTS 9, 10 AND 11 IN THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 27 EAST, HOLLY HILL GROVE & FRUIT COMPANY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE 36, LESS RIGHT OF WAY FOR U.S. HIGHWAY 27, AS RECORDED IN DEED BOOK 840, PAGE 83, AND LESS THE NORTH 25.00 FEET OF THE SOUTH 40.00 FEET OF THE EAST 993.02 FEET OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 27 EAST, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

CONTAINING: 13.100 ACRES, MORE OR LESS



# Shagbark Properties, LLC

5422 Bay Center Drive, Suite 120  
Tampa, FL 33609  
(813) 766-7018

Re: Project known as: **Publix Davenport - Minute Maid Ramp Road Two**  
Parcel ID: **272619-704500-010090 and 272619-704500-010110**  
Parcel located on: **US 27 & Minute Maid Ramp Road Two**

To Whom It May Concern,

With this letter, I hereby authorize David Holden and/or Quigg Engineering, Inc., to act as agent concerning all city, county and governmental agency applications including but not limited to permitting applications for the project referenced above located on the property.

Sincerely,



Michael Leeds  
Manager

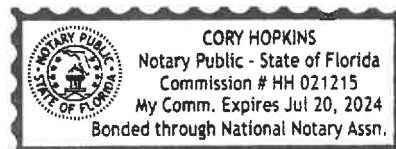
STATE OF Florida  
COUNTY OF Hillsborough

Sworn to (or affirmed) and Subscribed before me this 23 day  
of October, 20 23, by Michael Leeds.  
S/He is personally known to me or has produced identification. Type of I.D. N/A.

  
\_\_\_\_\_  
Signature of Notary Public

**Cory P. Hopkins**

Print, Type or Stamp Name of Notary



# GREEN SWAMP IMPACT ASSESSMENT STATEMENT

## Publix at Minute Maid Ramp Road 2

### Section 501 C.

This project is consistent with the stated objectives:

1. Flood plain development requirements under Section 507 D., where applicable.

***Response: This project has no FEMA floodplain.***

2. Wetland development requirements under Section 507 E., where applicable.

***Response: This project has no wetland and is not within 50 feet of any wetland.***

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

***Response: This project includes retention systems with infiltration and is subject to the SWFWMD requirements, therefore the recharge and storage characteristics of the site will not be significantly altered.***

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: This project includes retention systems with infiltration and is subject to the SWFWMD requirements, therefore the normal flow will be protected.***

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

***Response: This project includes retention systems with infiltration and is subject to the SWFWMD requirements, therefore the aquifer recharge will be protected.***

6. Protect or improve the functions of the Green Swamp Potentiometric High of the Floridan Aquifer.

***Response: This project includes retention systems with infiltration and is subject to the SWFWMD requirements, therefore the potentiometric high will be protected.***

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

***Response: This project includes retention systems with infiltration and is subject to the SWFWMD requirements, therefore the normal supply of ground water will be protected.***

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

***Response: This project includes retention systems with infiltration and is subject to the SWFWMD requirements, therefore protection against saltwater intrusion will be provided.***

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

***Response: This project includes retention systems with infiltration and is subject to the SWFWMD requirements, therefore the water quality will be protected.***

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

***Response: This project has no wetland and is not within 50 feet of any wetland.***

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

***Response: This project has no wetland and is not within 50 feet of any wetland.***

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

***Response: This project protects the natural flow regime of the drainage basins by providing additional storage and treatment for additional runoff.***

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: This project includes systems subject to the SWFWMD requirements, therefore the hydrologic characteristics will be maintained.***

Consistency with these objectives is further demonstrated by the responses to the requirements of Section 507 Resource Protection as follows:

### **Section 507 Resource Protection**

#### **A. Green Swamp ACSC Resource Protection Regulations**

This Section provides additional requirements in order to regulate development intensity within the Green Swamp ACSC where environmentally sensitive lands may be subject to adverse impacts of development, or where a specific natural or man-made feature or structure. These regulations are in addition to those in Chapter 6. Where there is a conflict, the most stringent shall apply.

***Response: Understood.***

#### **B. Stormwater Management**

In order to maintain surface water quality and quantity and reduce nutrient loading within the Green Swamp ACSC, the following provisions apply:

1. Post development peak rate of discharge shall not exceed the pre-development peak rate of discharge for the 25 year/24 hour storm event.

***Response: N/A. The design includes retention without discharge.***

2. A stormwater management system may not cause a net reduction in flood storage within the 100 year flood plain.

***Response: This project has no FEMA floodplain, therefore flood storage is not applicable..***

3. Systems shall be designed to retain and infiltrate the total run-off generated by a 25 year frequency, 24 hour duration storm event. This volume shall be recovered within 14 days.

***Response: Based on the related design and calculations, the required volumes will be recovered in less than 14 days.***

4. Stormwater management facilities shall be designed to accommodate maintenance equipment access and shall facilitate regular operational maintenance such as under drain replacement, unclogging filters, sediment removal, mowing and vegetation control. Prior to platting, the applicant shall ensure that a designated responsible entity, approved by the County for the maintenance of the stormwater management system has been established and is listed on the plat.

***Response: The related stormwater management facilities are designed to accommodate maintenance access. The related stormwater management facilities will be privately maintained. Such items are also subject to the SWFWMD requirements.***

5. Monitoring and operational maintenance requirements include:
- a. Inspection reports will be submitted one year after construction and every year thereafter to the relevant water management district.

***Response: Inspection reports will be provided according to the SWFWMD required schedule.***

- b. A registered professional engineer must sign and seal the report certifying the stormwater management system is operational as designed.

***Response: Inspection reports will be certified as required by the Water Management District.***

- c. The County shall require that the following activities shall occur on a regular basis:
  - i. Removal of trash and debris;
  - ii. Inspection of inlets and outlets;
  - iii. Removal of accumulated sediments and decaying organic matter from pond bottom and sediment sumps;
  - iv. Stabilization and restoration of eroded areas;
  - v. Mowing and removal of grass clipping; and
  - vi. Aeration, tilling, or replacement of topsoil as needed to restore percolation capacity. If the topsoil is tilled or replaced, vegetation must be established on the disturbed surface.

***Response: These items are included in related notes on the plans and will be addressed by inspection reports.***

- d. These provisions are enforceable by the Codes Enforcement Division and Code Enforcement Board.

***Response: Understood.***

6. Pollution abatement requirements shall be the first one inch (or 2.5 inches times the impervious area) of runoff for the developed site, or as per the regulations of Southwest Florida Water Management District (SWFWMD) or St. Johns River Water Management District (SJRWMD), with this volume being recovered within 72 hours.

***Response: Based on the related design and calculations, the required volumes will be recovered in less than 72 hours.***

7. Runoff shall be discharged from impervious surfaces through retention areas, detention devices, filtering and cleansing devices, or selected Florida Department of Environmental Protection (DEP) Best Management Practices (BMP) for projects which include substantial paved areas. Removal of oil, grease, and sediment from stormwater discharges shall be provided for all projects which include substantial impervious areas.

***Response: N/A. The design includes retention without discharge.***

8. Prior to issuing a construction permit, all required federal, state, and water management district stormwater permits shall have been obtained.

***Response: Understood.***

9. Infiltration Standard: Projects or portions of projects in Most Effective Recharge Areas must retain three inches of runoff from directly connected impervious areas within the project. Applicants may instead demonstrate that the post development recharge will be equal to or greater than the pre-development recharge. Most Effective Recharge Areas are those areas with soils classified by the Natural Resources Conservation Service as Type "A" Hydrologic Soil Group. Directly connected impervious areas are those impervious areas which are connected to the surface water management system by a drainage improvement such as a ditch, storm sewer, paved channel, or other man-made conveyance. Stormwater that is retained must be infiltrated into the soil or evaporated such that the storage volume is recovered within 14 days following a storm event.

***Response: Based on the related design and calculations, the required volumes will be recovered in less than 14 days.***

#### **C. Surface Water Protection**

In order to maintain surface water within the Green Swamp ACSC quality and reduce nutrient loading in lakes and watercourses, this Section restricts the amount of clearing or removal of shoreline vegetation, requires that new structures be set back a reasonable distance from surface waters, cypress domes, swamps, sloughs and watercourses and requires additional stormwater treatment. See Section 610 for a list of provisions that apply concerning surface water protection.

***Response: N/A. There are no such surface waters related to this project. Additionally, the design includes retention without discharge.***

#### **D. Flood Hazard Management and Flood Plain Protection**

This Subsection applies to all areas of special flood hazard and all lands lying within 100 feet from the top of the bank of a water course. Development within a "Flood Plain Protection Area," as defined in Chapter 10, shall conform to the following development criteria:

***Response: N/A. This project has no FEMA floodplain and no such water course.***

1. All development shall locate on the non-flood plain portions of a development site and density may be transferred from undeveloped flood plain areas to contiguous non-flood plain areas, under the same ownership, within the same platted subdivision, provided:
  - a. Residential densities shall be transferred from the 100 year flood plain to the area outside the 100 year flood plain based on a density of one dwelling unit per ten acres (1 du/10 ac); and
  - b. Such transfer does not result in lot sizes, or areas per dwelling unit, less than 65 percent of the minimum lot area specified in Table 5.3 (the minimum lot/area size shall be exclusive of the flood plain area) with lots in the SDA and RDA no less than 40,000 square feet.

2. If, within a parcel, there is no land located outside the 100 year flood plain, then the highest density allowed would be one dwelling unit per 20 acres (1 du/20 ac).
3. No parcel shall be created after December 1, 1993, which consists entirely of 100 year flood plain, unless accompanied by a deed restriction which prohibits any future development on the parcel.
4. A detailed flood study shall be performed for all subdivision proposals and other proposed development which have five acres or more in the 100 year flood plain. The construction of a single-family residence on a parcel of land containing five or more acres which is not part of a subdivision or which is part of a subdivision in existence on the effective date of this plan is exempt from this requirement. Phases of a larger development, if the larger developments meet the five acre criterion, are not exempt from this requirement. If existing subdivisions are proposed for re-platting, the re-platted portion shall be required to comply with this requirement if the re-platted portion meets the five acre criterion. The study shall be performed in accordance with the Flood Insurance Study Guidelines and Specifications for Flood Contractors (FEMA Publication 37).

***Response: N/A. This project has no FEMA floodplain.***

**E. Wetland Protection**

No disturbance of wetlands within the Green Swamp ACSC is allowed unless authorized or exempted from the regulation by the Florida Department of Environmental Protection, the U.S. Army Corps of Engineers, and the applicable water management district. Evidence of the appropriate permit or exemption shall be required prior to the issuance of a development permit.

***Response: N/A. This project has no wetland.***

1. Development in wetlands is prohibited with the following exceptions:
  - a. No parcel shall be created after December 1, 1992, which consists entirely of wetlands, unless accompanied by a deed restriction which prohibits any future development on the parcel.
  - b. Where impacts to wetlands cannot be avoided, impacts shall be minimized and shall be mitigated by wetland compensation or wetland enhancement. Where impacts to wetlands are unavoidable and when properly mitigated, as determined by agencies having jurisdiction, after the issuance of a development order, the following shall be permitted:
    - i. Access to the site;
    - ii. Internal traffic circulation, where other alternatives do not exist, and for purposes of public safety;
    - iii. Utility transmission and collection lines;
    - iv. Pre-treated storm water management;
    - v. Mining that meets state and federal regulations; or
    - vi. For the purpose of preventing all beneficial use of the property.
2. If a site use is such that all beneficial use of the property would be precluded due to wetland restrictions, the parcel shall be allowed to develop with one dwelling unit.

3. Commercial and industrial development shall locate on the non-wetland portion of the development site.
4. Where impacts to wetlands cannot be avoided, all permits for an agency with jurisdiction shall be approved prior to the County issuing a final Development Order. An "intent to issue a final Development Order" may be issued in writing prior to the issuance of said order if pre-approval is required by an agency with jurisdiction.
5. Development regulations shall permit residential densities to be transferred from wetland areas to contiguous non-wetland areas within the same development subject to the following:
  - a. Residential densities shall be transferred from wetland areas to non-wetland areas at a density of one dwelling unit per 20 acres. Wetlands shall be shown as preservation areas on the plat and it shall be noted that the wetlands shall be retained in their natural and unaltered state.
  - b. All such transfers of density shall:
    - i. Be contiguous property under the same ownership or control;
    - ii. Only be permitted within a subdivision platted and developed in accordance this Code;
    - iii. The minimum lot size in the SDA and RDA shall be 40,000 square feet (the minimum lot/area size shall be exclusive of the wetland area); and
    - iv. Be noted on the face of the final plat as a restrictive covenant enforceable by the Polk County.
6. Wetlands shall be shown as preservation areas on any plat and shall be maintained in their natural and unaltered state. However, controlled burns, selective thinning, and ecosystem restoration and maintenance are permissible activities within the wetlands, provided they are performed in accordance with current Silviculture Best Management Practices published by the Division of Forestry. Any isolated wetlands of less than one acre shall be exempt from these requirements.
7. No development may occur within 50 feet of the upland extent of a wetland.
8. Mining activities shall not be closer than 50 feet to the furthest extent of the wetland.
9. Surface Water Protection Zones shall extend from the Ordinary High Water Line (OHWL) of all lakes, cypress domes swamps, sloughs, and watercourses landward 200 feet.

***Response: N/A. This project has no wetland and is not within 50 feet of any wetland.***

#### **F. Aquifer Protection**

The Green Swamp ACSC contains the Potentiometric High of the Floridan Aquifer and many outcroppings of the Aquifer which require protection. The following criteria are required.

1. All development within the Green Swamp ACSC must protect and not negatively alter the recharge quality or quantity to the aquifer. A registered professional geologist or hydrologist must certify that there are no likely significant negative changes to water recharge quality or quantity based upon the implementation of the approved development plans.
2. Discharge to sinkholes, wetlands, lakes, rivers, and streams is prohibited.



3. No incompatible uses shall be allowed in areas that are highly susceptible to pollution.

***Response: This project includes retention systems without discharge and is subject to the SWFWMD requirements, therefore the recharge and storage characteristics of the site will not be significantly altered. There are no outcroppings or sinkholes noted in the geotechnical report with soil borings extending to 50 feet below grade.***

**G. Habitat Protection (Revised 5/20/09 - Ord. 09-023)**

The following standards shall be met to protect endangered and threatened animal and plant species and preserve wildlife habitat. All applications for development approval, except those for an individual single-family dwelling and subdivisions under ten lots, shall submit a report documenting whether the site contains significant wildlife habitat. The report shall indicate that the official habitat maps and the most current aerial photograph available from the Land Development Division have been reviewed.

1. If a potential habitat exists, a field survey shall be conducted by a qualified biologist or environmental scientist to determine the exact location of the habitat and whether the development affects that habitat.
2. If the habitat will be affected by development, a qualified environmental scientist or biologist shall prepare a Habitat Protection Plan. Such plan shall be submitted to the Florida Fish and Wildlife Conservation Commission (FWCC). All recommendations of the FWCC shall be included within the final Habitat Management Protection Plan and subsequent development permits.
3. Habitat, for the purpose of the Habitat Protection Plan, shall be defined as areas occupied/used by endangered, threatened, or species of special concern. It shall be the responsibility of the applicant to submit documentation, exhibits, or studies, for the purpose of establishing that properties should not be classified as habitat.
4. Those properties identified as containing habitat shall comply with the following requirements:
  - a. Development shall be required to locate on the non-habitat portions of a development site unless such requirement would result in a net loss of density. Residential densities shall be transferred from habitat areas to contiguous non-habitat areas within the same subdivision, subject to the following:

***Response: A wildlife study has been conducted and is included as part of this submittal. Please see the attached Environmental Assessment Report. Related schedules and requirements will be met for mitigation in accordance with the FWCC.***

- i. Residential densities shall be transferred from the habitat areas to non-habitat areas based on the underlying residential land use density where development does not occur within the habitat area of the project.
- ii. Residential densities shall be transferred from habitat areas to non-habitat areas at the underlying density and shall be clustered to the greatest extent possible to protect habitat. Any transfer of density to facilitate clustering shall not result in lot sizes, or areas per dwelling unit less than 65 percent of the required minimum lot area. The minimum lot/area size shall be exclusive of the wetland area.

- iii. Lots utilizing septic tanks shall be no less than 40,000 square feet.
  - iv. Portions of lots may be platted into habitat areas and shall not be construed as having disturbed the habitat area for this density transfer provision so long as that portion of the lot does not include any fill, construction, improvements, or other development, and a restriction is placed upon the plat to prohibit such future actions within habitat areas.
- b. All such transfers of density shall:

***Response: This is a commercial project without residential.***

- i. Be to contiguous property under the same ownership or control;
  - ii. Only be permitted within a subdivision platted and developed in accordance with this Code; and
  - iii. Be noted on the face of the final plat as a restrictive covenant enforceable by Polk County.
- c. Development shall be clustered and designed, to ensure that the smallest possible area of habitat be utilized to allow no net loss of density.

***Response: This is a commercial project without residential.***

- d. Non-residential development in areas inhabited by threatened and endangered species shall be mitigated in accordance with the guidelines of the Florida Fish and Wildlife Conservation Commission (FWCC).

***Response: A wildlife study has been conducted and is included as part of this submittal. Please see the attached Environmental Assessment Report. Related schedules and requirements will be met for mitigation in accordance with the FWCC.***

## IMPACT ASSESSMENT STATEMENT

### I. LAND AND NEIGHBORHOOD CHARACTERISTICS

Assess the compatibility of the requested land use with adjacent properties and evaluate the suitability of the site for development. At a minimum, address the following specific questions in your response:

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

This project is located in the North Ridge SAP and is located in an area that is developed with commercial/retail use. The location of the proposed development is in the northeastern part of Polk County on US Hwy 27. In addition, the proposed development is on US Hwy 27 and within close proximity to I-4 which tends to attract more commercial and retail uses.

**2. What are, if any, the incompatibility, and special efforts needed to minimize the differences in the proposed use with adjacent uses? For those actions requiring a binding site plan, referencing the site plan will suffice.**

The vast majority of property surrounding the proposed development have commercial/retail uses. This site is designated as ECX under the Polk County FLUME. Our proposed change allows additional uses in the ECX but is still compatible with the surrounding uses.

**3. How will the requested district (if the request is a district change) influence future development patterns if the proposed change occurs?**

N/A This request is not for a district change.

### II. ACCESS TO ROADS AND HIGHWAYS

Assess the impact of the proposed development on the existing, planned, and programmed road system. At a minimum, address the following specific questions in your response:

**1. What are the numbers of vehicle trips to be generated daily and at PM peak hour based on the latest Institute of Traffic Engineers (ITE)? Please provide a detailed methodology and calculations.**

ITE LUC	Land Use Description	Size	Weekday		AM Peak Hour			PM Peak Hour				
			Rate	Trips	Rate	Rate	Enter	Exit	Rate	Trips	Enter	Exit
821	Shopping Plaza with Grocery	79,490 sf	T=76.96(X) +14 12.79	7,530	3.53	281	174	107	T=7.67(X) +118.86	729	350	379
<b>Driveway Trips</b>			–	<b>7,530</b>	–	<b>281</b>	<b>174</b>	<b>107</b>	–	<b>729</b>	<b>350</b>	<b>379</b>
<i>Pass-By Trips</i>			30%	2,258	0%	0	0	0	40%	292	146	146
<b>New External Trips</b>			–	<b>5,272</b>	–	<b>281</b>	<b>174</b>	<b>107</b>	–	<b>437</b>	<b>204</b>	<b>233</b>



**2. What modifications to the present transportation system will be required as a result of the proposed development?**

The proposed development will be constructing a new north and south bound turn lane off US Hwy 27 and modifying Minute Maid Ramp Rd Two to include additional turn lanes.

**3. What are the total number of parking spaces required pursuant to Section 708 of the Land Development Code?**

Based on Polk County’s Land Development Code the parking space requirement varies per use. Therefore, the parking will be designed based on Polk County’s Land Development Code per use.

**4. What are the proposed methods of access to existing public roads (e.g., direct frontage, intersecting streets, frontage roads)?**

The proposed development will have access off US Hwy 27 and Minute Maid Ramp Rd Two.

**III. SEWAGE**

Determine the impact caused by sewage generation from the proposed development. At a minimum, address the following specific questions in your response:

**1. What is the amount of sewage in gallons per day (GPD) expected to be generated from the proposed development (Response may be based on Section 703 of the LDC or the Impact Fee Ordinance)**

Commercial: Retail estimated flow is 26,647 GPD or 98.69 ERC.

**2. What are the proposed method, level of treatment, and the method of effluent disposal for the proposed sewage treatment facilities if on-site treatment is proposed?**

No on-site treatment is proposed.

- 3. What is the relationship of the proposed sewage system to the service provider's plan and policies for sewage treatment systems (e.g., will it be integrated into a larger system)?**

The proposed development's sewage system will connect to Polk County's Utility System which is located on Minute Maid Ramp Rd Two and US Hwy 27.

- 4. Where is the nearest sewer (in feet) to the proposed development (Sanitary sewer shall be considered available if a gravity line, force main, manhole, or lift station is located within an easement of right-of-way under certain conditions listed in Section 702E.3 of the Land Development Code)?**

The nearest sewer line is located on Minute Maid Ramp Road Two and US Hwy 27 which are adjacent to our project site.

- 5. Who is the service provider?**

Polk County Utilities is the service provider.

- 6. What is the provider's general capacity at the time of application?**

Polk County has the capacity to service this project.

- 7. What is the anticipated date of connection?**

Connection date is approximately six months from date of Governmental Approvals.

#### **IV. WATER SUPPLY**

Determine the amount of water to be used, how it will be distributed, and the impact on the surrounding area. At a minimum, address the following specific questions in your response:

- 1. What is the proposed source of water supply?**

The proposed source of water supply is Polk County Utilities.

- 2. What is the estimated volume of consumption in gallons per day (GPD)? (Response may be based on Section 703 of the LDC or the Impact Fee Ordinance)**

Commercial: Retail site total estimated flow is 35,528.40 GPD or 98.69 ERC.

- 3. Where is the nearest potable water connection and gray water connection, including the distance and size of the line?**

The nearest water line is located on Minute Maid Ramp Rd Two and US Hwy 27 which are adjacent to our project site.

- 4. Who is the service provider?**

Polk County Utilities is the service provider.

- 5. What is the provider's general capacity at the time of application?**

Polk County has the capacity to service this project.

**6. What is the anticipation date of connection?**

Connection will be within six months from the date of Governmental approval.

**V. SURFACE WATER MANAGEMENT AND DRAINAGE**

Determine the impact of drainage on the groundwater and surface water quality and quantity caused by the proposed development. At a minimum, address the following specific questions in your response:

**1. Discuss the surface water features, including drainage patterns, basin characteristics, and flood hazards (describe the drainage of the site and any flooding issues).**

The project site is located on uplands with surface water draining to the adjacent low areas. The post development plans will have stormwater ponds to capture and treat runoff.

**2. What alteration to the site's natural drainage features, including wetlands, would be necessary to develop the project?**

The proposed development will not significantly alter the site's natural drainage features or drainage patterns. Retention ponds have been added at low points on the site to provide additional stormwater storage. Post-development run-off will not exceed pre-development run-off.

**VI. ENVIRONMENTAL ANALYSIS**

Provide an analysis of the character of the subject property and surrounding properties, and further assess the site's suitability for the proposed land use classification based on soils, topography, and the presence of wetlands, floodplain, aquifer recharge areas, scrub or other threatened habitat, and historic resources, including, but not limited to:

**1. Discuss the environmental sensitivity of the property and adjacent property in basic terms by identifying any significant features of the site and the surrounding properties.**

The subject property is located on an old Pine Forest and has no environmentally sensitive areas located on or adjacent to the property.

**2. What are the wetland and floodplain conditions? Discuss the changes to these features which would result from development of the site.**

This project has no wetland or floodplain on or adjacent to it.

**3. Discuss location of potable water supplies, private wells, public well fields (discuss location, address the potential impacts).**

To our knowledge there are no wells located on our site.

**4. Discuss the location of Airport Buffer Zones (if any, discuss the location and address potential impacts).**

The property does not lie within any airport buffer zone of any of the airports located within Polk County or the Haines City area.

**VII. POPULATION**

Determine the impact of the proposed developments of additional population. At a minimum, address the following specific questions in your response.

**1. What is the proposed resident and (transient) population of the proposed development?**

This development will be to serve the existing population.

**2. What are 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 out-parcel portion of the property and the 5 retail units are anticipated to have 2 shifts and to employ approximately 75+ employees per shift for a total of 150+ employees.

The Publix store will have 2 shifts and employ 30 full-time employees and 51 part-time employees per shift for a total of 60 full-time and 102 part-time employees. Based on the above the total new jobs this project could generate is approximately 162 in which 70% to 75% are anticipated to be found locally.

**3. What is the expected demographic composition of the additional population (e.g., age/socio-economic factors)?**

This is not applicable since it is a commercial site.

**4. What is the development's proposed service area/market area and present population?**

The proposed commercial is to service the local community and surrounding area.

**5. Will additional population be attracted to the county by this use? If so, how much and why?**

The proposed commercial use could attract employees from other Counties and states to Polk County.

**VIII. GENERAL INFORMATION**

Determine if any special needs or problems will be created by the proposed development. At a minimum, address the following specific questions in your response:

**1. What are the special features of the proposed development that contribute to neighborhood needs?**

A principal feature of this development is to meet the growing needs of the current residential population that is in the area.

**2. What is the nearest location (travel distance), provider, capacity or general response time, and estimated demand on the provision for the following services:**

**a. Parks and Recreation**

There are several golf courses in the area along with several Trailheads and Preserves, however due to our proposed commercial use they will not be impacted by this development.

**b. Educational Facilities**

There are several educational facilities in the area, however due to the developments proposed for commercial use they will not be impacted by this project.

**c. Health Care (e.g., emergency, hospital)**

The nearest hospital or emergency facility is Advent Health Heart of Florida ER which is located approximately 2.1 miles from the project site.

**d. Fire Protection**

The nearest Polk County Fire Rescue Station is Station 38, located at 126 Cottonwood Dr. Davenport, which is approximately 1.2 miles from the Site and has a response time of approximately 5 minutes.

**e. Police Protection and Security**

The nearest Polk County Sheriff Sub-Station is approximately 3 miles away at 1100 Dunson Road in Davenport.

**f. Emergency Medical Services (EMS)**

The nearest Polk County EMS is Station 38, located at 126 Cottonwood Dr. Davenport, which is approximately 1.2 miles from the Site and has a response time of approximately 5 minutes.

**g. Solid Waste (collection and waste generation)**

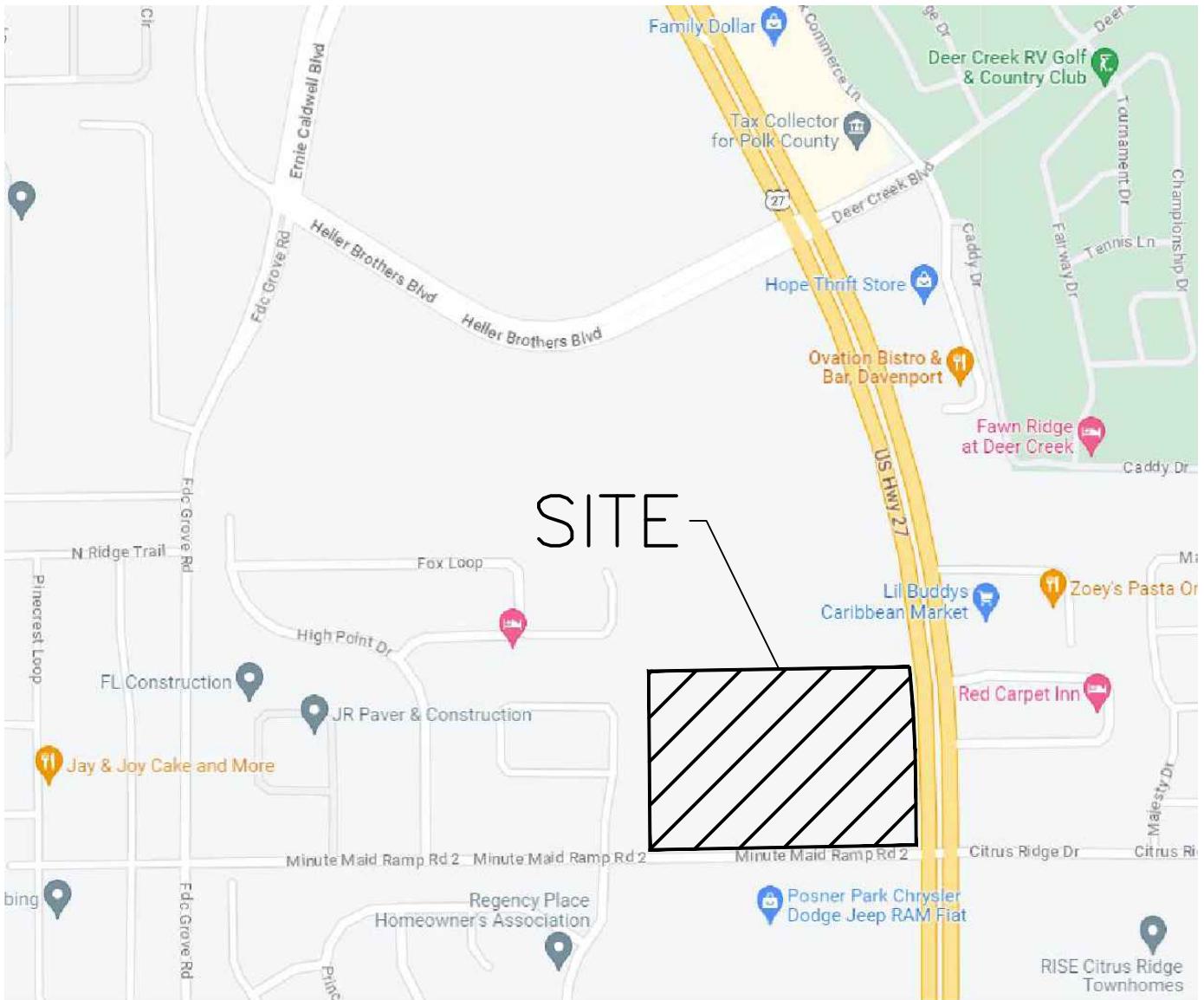
GFL provides solid waste disposal services in the area and uses the Polk County Landfill.

Commercial:

$$79,490 \text{ sf} \times 0.046 \text{ lbs./sf/day} = 3,656 \text{ lbs./day} / 450 \text{ lbs./CY} = 8.12 \text{ CY/day} / 4.44 \text{ CY/tons} = 1.83 \text{ tons/day}$$



# **ATTACHMENTS**



DATE: 08-04-2023  
SCALE:  
PROJECT #: 23FL010  
DRAWN BY: JBB  
APPROVED BY:

PROJECT NAME:  
SHEET

PUBLIX-DAVENPORT

LOCATION MAP

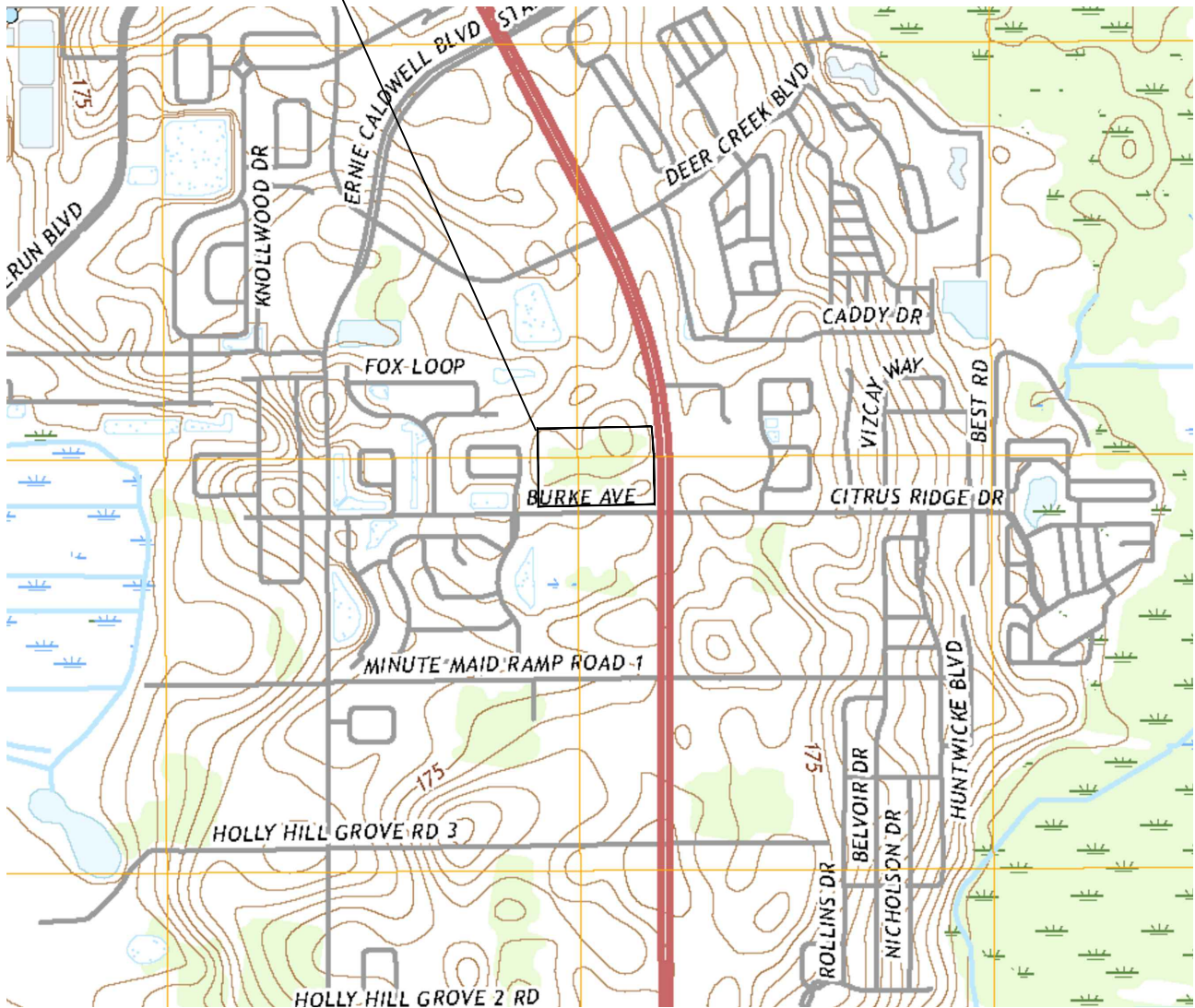
A



CA#: 30924  
600 N BROADWAY AVE, STE. 301  
BARTOW, FL 33830  
863-422-5517 (P)  
www.quiggeengineering.com



SITE



DATE: 08-04-2023  
SCALE:  
PROJECT #: 23FL010  
DRAWN BY: JBB  
APPROVED BY:

SHEET NUMBER

B

PROJECT NAME

PUBLIX-DAVENPORT

SHEET

USGS MAP

CA#: 30924

  
QUIGG ENGINEERING INC

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BARTOW, FL 33830  
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www.quiggengineering.com



SITE US HWY 27



MINUTE MAID  
RAMP RD TWO

DATE: 08-04-2023  
SCALE:  
PROJECT #: 23FL010  
DRAWN BY: JBB  
APPROVED BY:

SHEET NUMBER

C

PROJECT NAME

PUBLIX-DAVENPORT

SHEET

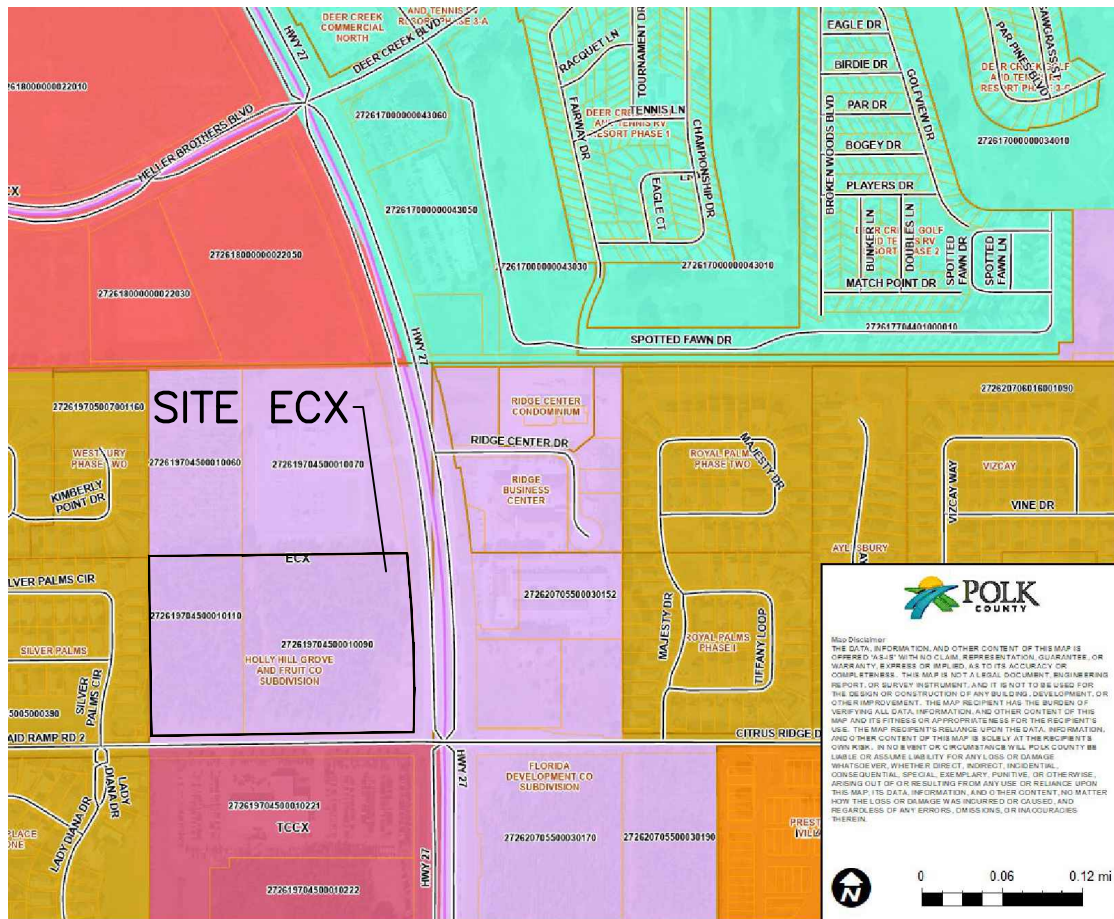
FEMA MAP

CA#: 30924

  
QUIGG ENGINEERING INC

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# FUTURE LAND USE 2030 LEGEND



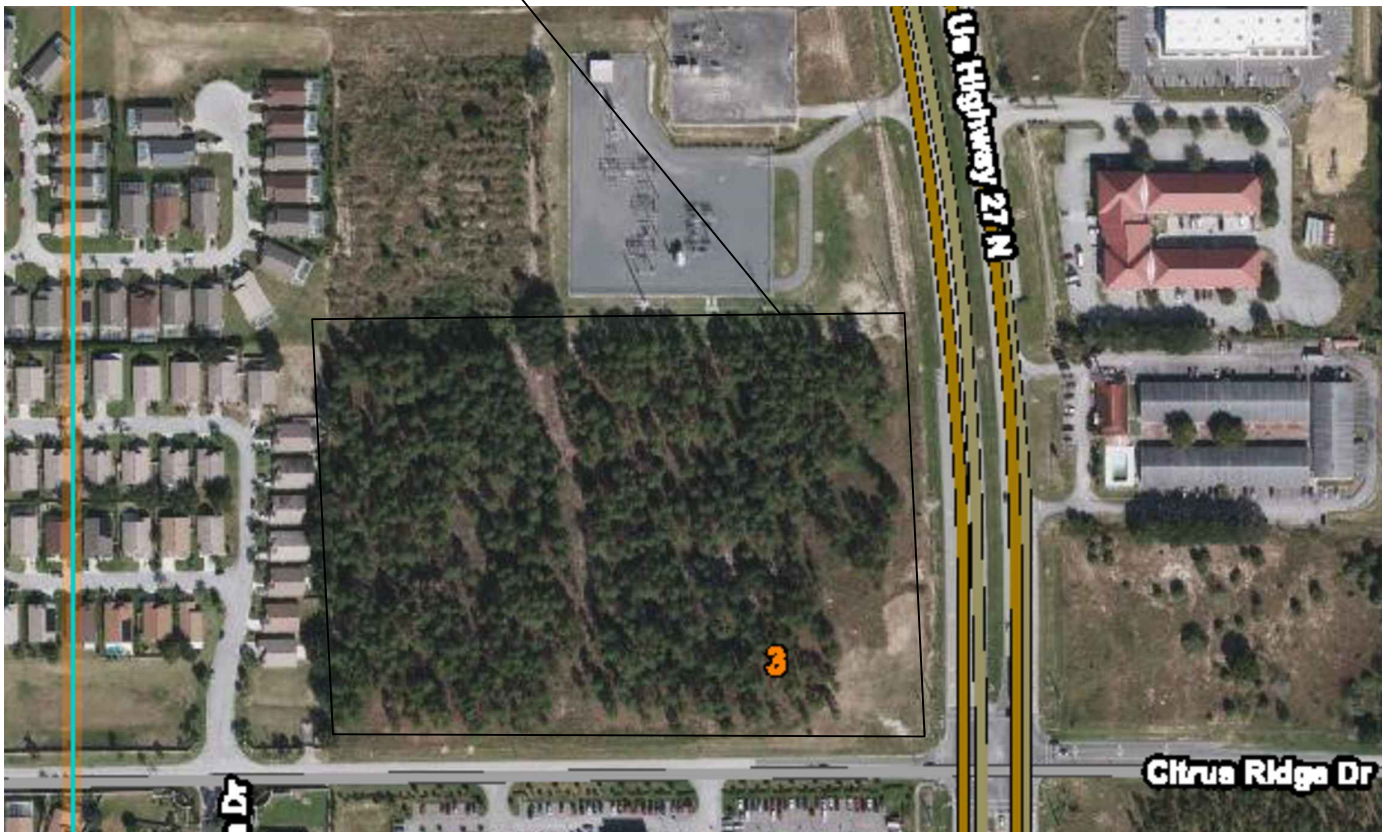
DATE:	08-04-2023
SCALE:	
PROJECT #:	23FL010
DRAWN BY:	JBB
APPROVED BY:	
SHEET NUMBER	
D	

PROJECT NAME	PUBLIX-DAVENPORT
SHEET	LAND USE MAP

 <b>QUIGG ENGINEERING INC</b>	CA#: 30924 600 N BROADWAY AVE, STE. 301 BARTOW, FL 33830 863-422-5517 (P) www.quiggeengineering.com
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SITE



DATE: 08-04-2023  
SCALE:  
PROJECT #: 23FL010  
DRAWN BY: JBB  
APPROVED BY:

SHEET NUMBER

E

PROJECT NAME

PUBLIX-DAVENPORT

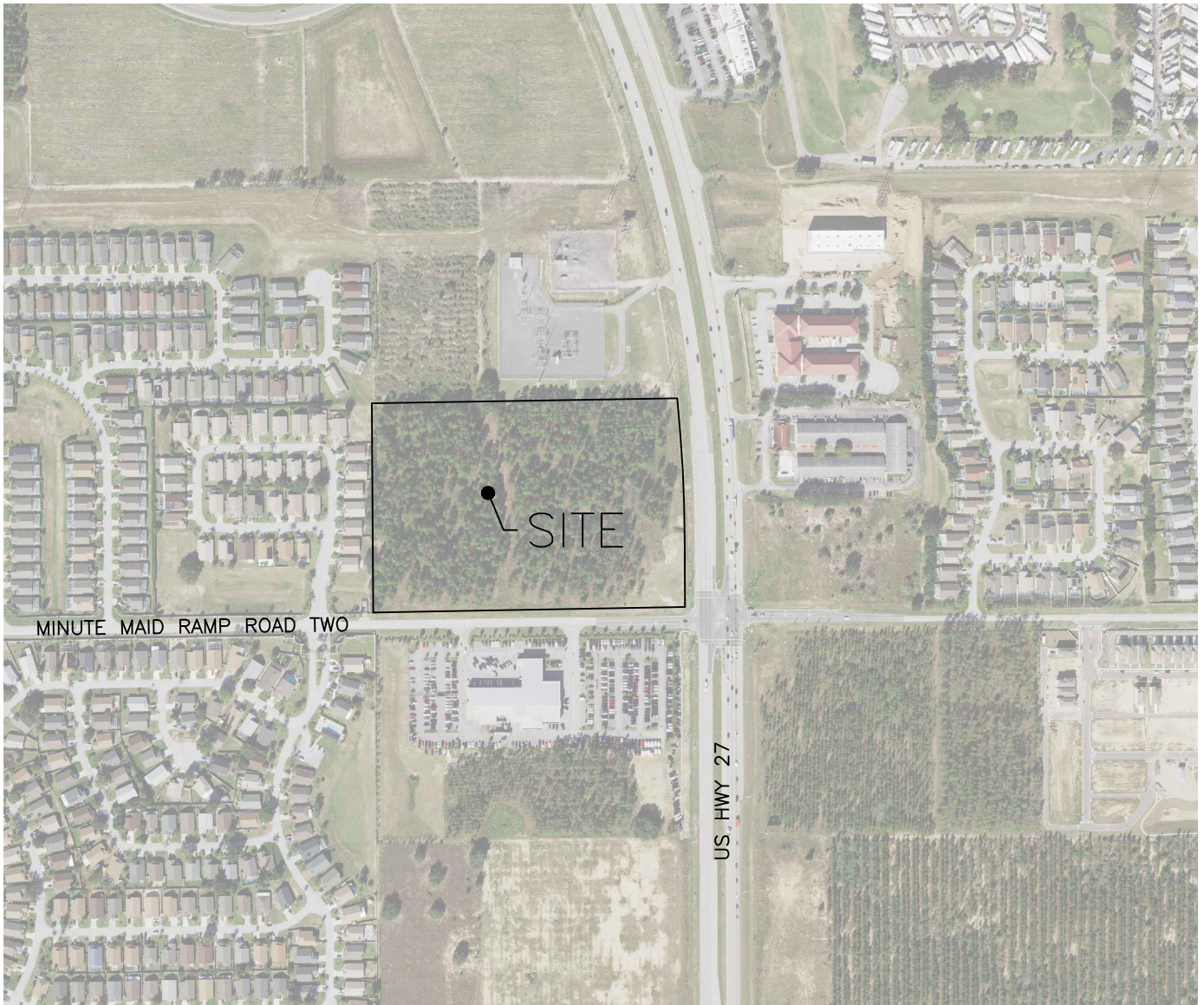
SHEET

SCS SOILS MAP



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CA#: 30924



DATE: 08-04-2023  
SCALE:  
PROJECT #: 23FL010  
DRAWN BY: JBB  
APPROVED BY:

SHEET NUMBER

F

PROJECT NAME

PUBLIX-DAVENPORT

SHEET

AERIAL

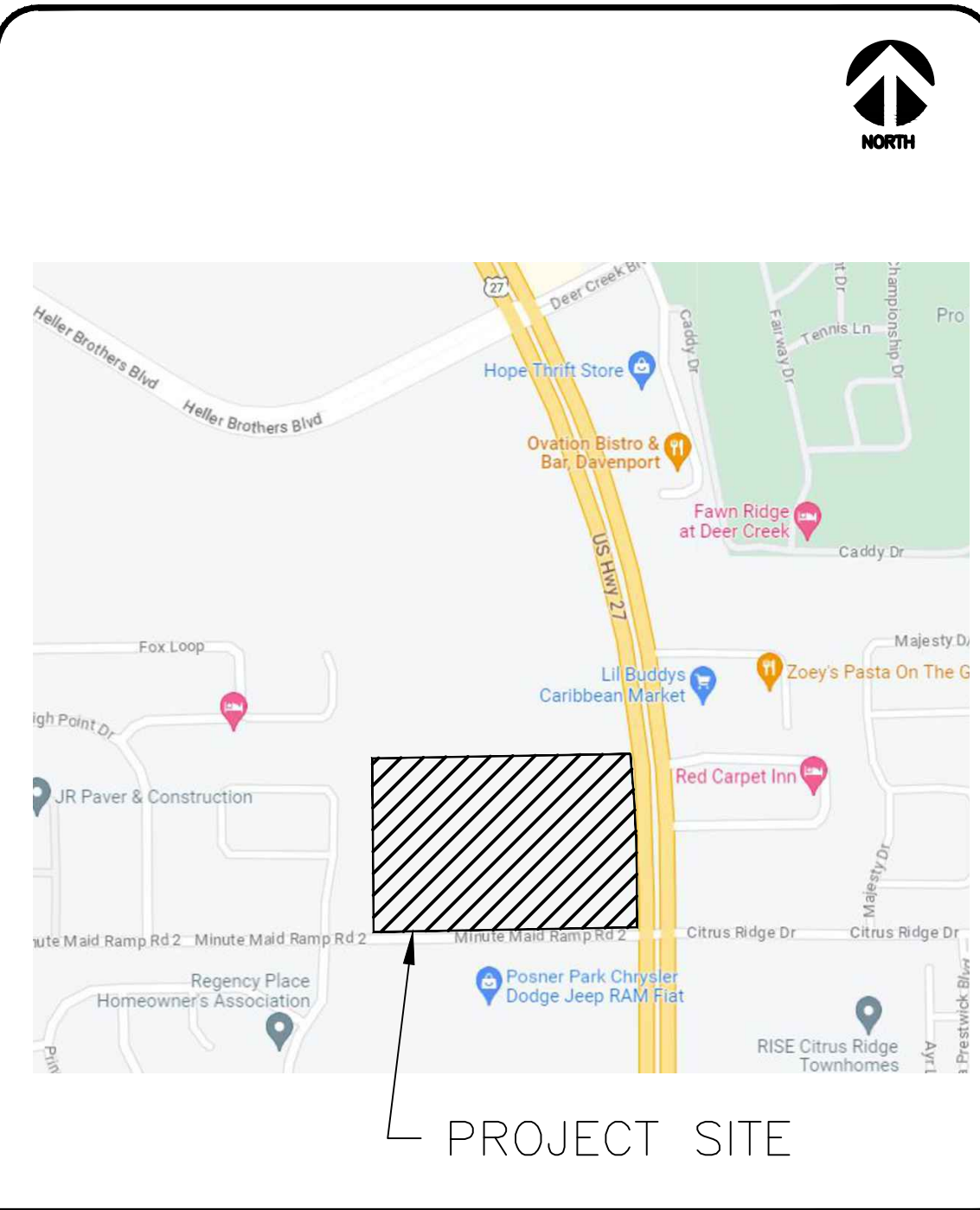
CA#: 30924

  
QUIGG ENGINEERING INC

600 N BROADWAY AVE, STE. 301  
BARTOW, FL 33830  
863-422-5517 (P)  
www.quiggengineering.com

## **G. PLANS**





SEC 19, TWP 26S, RNG 27E  
PROJECT LOCATION

**PROPERTY DESCRIPTION**

LEGAL DESCRIPTION:  
LOTS 9, 10 AND 11 IN THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 27 EAST, HOLLY HILL GROVE & FRUIT COMPANY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE 36, LESS RIGHT OF WAY FOR U.S. HIGHWAY 27, AS RECORDED IN DEED BOOK 840, PAGE 83, AND LESS THE NORTH 25.00 FEET OF THE SOUTH 40.00 FEET OF THE EAST 993.02 FEET OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 27 EAST, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.  
CONTAINING: 13.100 ACRES, MORE OR LESS

**SURVEYOR**

ON POINT SURVEYING, INC.  
2827 MIDDLETON CIRCLE  
KISSIMMEE, FL 34743  
PHONE: 407-989-8102  
DATUM USED: NAVD 1988

**DEVELOPER**

SHAGBARK PROPERTIES, LLC  
5422 BAY CENTER DRIVE, SUITE 120  
TAMPA, FL 33609

**OWNER**

MAHALAK AUTOMOTIVE, LLC  
42650 HIGHWAY 27  
DAVENPORT, FL 33837

# PUBLIX DAVENPORT – MINUTE MAID RAMP RD TWO PD

DAVENPORT, FL 33837

PARCEL ID #'S

272619-704500-010090 & 272619-704500-010110

PLANS FOR:  
COMMERCIAL

**SPECIFICATIONS AND CONSTRUCTION NOTES**

- All construction methods, materials and workmanship shall be in accordance with Florida Department of Transportation Standard Specifications for Road and Bridge Construction, latest revision thereof and supplemental specifications thereto, as modified by Street Paving and Drainage Standards for POLK COUNTY, Florida latest edition. A complete set of contract specifications is to be included with each set of construction plans, and is to remain on-site at all times. The Contractor is responsible for reviewing and abiding by all requirements noted herein. The Engineer shall be consulted to make any and all required interpretations of the plans and specs, however, this in no way relieves the Contractor of his responsibility for constructing the project to accomplish the intent of the plans.
- All portions of the roadway construction including the sub-base and base shall be compacted to minimum densities as specified in Appendix A, of the Polk County Land Development Code. The asphalt pavement shall be constructed and compacted as specified in Appendix A, of the Polk County Land Development Code. All curve radii at intersections shall be 35 feet to the edge of pavement unless otherwise shown.
- All work shown shall be accomplished to meet the specifications and notes, herein, and the approval of the Engineer. It shall be the Contractor's responsibility to notify the Engineer for all inspections and to supply all tests requested by the specifications for the street construction which shall be submitted to the Owner and/or Engineer prior to completion. The tests required shall be performed by an independent testing laboratory approved by the Engineer. The cost for the testing shall be paid by the Contractor and said cost shall be included in the price bid for the work and no additional compensation will be allowed. Prior to payment of all partial and final payments of all work noted herein, the Contractor shall furnish the Engineer with all of the test results for work completed. Final payment for the work shall be made only after all the work has been completed and accepted in writing by the Engineer. The Contractor shall certify to the completion of the work to the Owner and the governing agencies.
- Location of all existing utilities shown on the plans has been determined from the best possible information available and are given for the convenience of the Contractor. The Engineer assumes no responsibility for their correctness or accuracy. It shall be the Contractor's responsibility to notify the various utilities by calling Sunshine- 1-800-432-4770 and other appropriate methods forty-eight hours prior to the commencement of any construction activity so Utility Representatives can assist in field location of all underground utilities. The Contractor shall exercise caution when crossing underground utilities, whether shown on the plans or located by the utility company. Any damage to existing utilities shall be the responsibility of the Contractor. It is the developer's responsibility to obtain all required permit approvals, copies of which shall be supplied to the COUNTY Engineer. The Contractor shall obtain and/or verify existence of required permits, and shall arrange a pre-construction conference with the project Engineer prior to starting construction.
- All materials excavated shall be the property of the Owner and shall be disposed of as directed by the Owner and/or Engineer.
- Repair and replacement of all private and public property affected by this work is required. Damaged property shall be restored to a condition equal to, or better than the existing condition before commencing of construction, unless specifically exempted by the plans. Cost to be incidental to other construction and no extra compensation will be allowed.
- Boundary surveys, descriptions, easements, existing improvements, topographic contours, soils borings, cultural information and vertical land surveying information are furnished to the Engineer by others and the Engineer assumes no responsibility for their correctness or accuracy. The Engineer's work shown on the plans has been prepared based on boundary information provided by the surveyor noted on this sheet. P.R.M.'s shall be provided by the Owner for laying out the work and the Contractor shall exercise care not to disturb these monuments. Should any monument be disturbed during construction by the contractor, monument shall be replaced at the contractor's expense by a Registered Surveyor approved by the Owner.
- All paving surfaces at intersections and adjacent sections shall be graded to drain positively in the direction shown by the flow arrows on the plans. A smooth transition in pavement surfaces shall be provided for vehicles, with no sharp breaks in grade, no unusually steep grades or reverse cross slopes, the grading of approaches to the intersections shown may have to be determined in the field at different grades from the centerline grade to accomplish the smooth transitions. The engineer shall be consulted so that he may make any and all required interpretations of the plans or give supplementary instruction to accomplish the intent of the plans.
- It shall be the Contractor's responsibility to perform all necessary construction staking required to install the improvements noted on these drawings and the contract specifications. The cost for construction surveying and stakeout work shall be included in the price bid and no extra compensation will be allowed.
- Omissions from the drawings or specifications or the misdescription of details of work which are manifestly necessary to carry out the intent of the drawings and specifications, or which are customarily performed shall not relieve the Contractor from performing such omitted and misdescribed details of the work, but they shall be performed as if fully and correctly set forth and described on the drawings and specifications.
- The Engineer assumes no responsibility for the completeness or accuracy of estimated quantities, which are provided only for the Contractor's convenience in determining bids on a unit price.
- Any shoring required for trenching shall be provided by the Contractor. Cost of shoring shall be included in the unit cost of items requiring excavation. No separate payment shall be made for shoring.
- The site, including retention areas, shall be cleared of all unwanted items such as fences, walls, foundations, logs, shrubs, brush, weeds, other vegetation and accumulations of rubbish of whatever nature. These items shall be disposed of in accordance with local statutes. No soils shall be disturbed below or without applicable dredge and fill permits 25' above areas noted as jurisdictional wetlands.
- Excavation, placement and compaction of soil materials shall be done in accordance with the Soils Engineer's recommendations. Fill in areas requiring two feet or more shall be placed in successive lifts of not more than 12 inch thickness measured loose. The material shall be compacted in each layer by means of tamping equipment to a uniform density of 100% of standard proctor density, ASTM D-698. Per POLK COUNTY Standards and Land Development Code. The materials shall be compacted with a moisture content permitting the specified compaction. Cost for all excavation, placement of fill to conform to finish grades noted, compaction and testing shall be included in the price bid for site grading and no additional compensation will be allowed.
- Best management practices for erosion and sedimentation practice shall be used in construction of this project.
  - The contractor shall prepare and permit project erosion control plan
  - Install silt fences where noted and in accordance with plan details
  - The retention pond shall be constructed before all other work is started
  - The retention pond side slopes are to be "sodded"
  - Seed and mulch right-of-way swales.
- All asbuilts to be done on engineered plans. An electronic copy can be obtained from Engineer upon Surveyor's request.
- Drainage asbuilts to include lot elevations on all 4 corners and center of lot, to verify conformance to plan design.
- Contractor shall contract with a Geotechnical Engineer during construction to ensure all improvements are constructed on suitable soils as defined by FDOT.
- Construction materials, quality and workmanship shall be in accordance with POLK COUNTY, FDOT and the Polk County Utility Code specifications and standards and the Manual of Uniform Traffic Control Devices.
- No paving shall commence until written authorization has been given by the County Engineer. The Asphalt mix design must be approved and a Pre-paving meeting must be held prior to the approval by the County Engineer to pave. Only the approved plans stamped and signed by the County Engineer shall be used on the project. Any change(s) to the approved plans must be submitted by the Engineer of Record and must be approved by the County Engineer before construction of the change(s) can be started.
- Final record drawings shall be submitted in accordance with PCU USSM, Section 210, Part 3.01.
- All work pertaining to fire and life safety shall be in compliance with the Florida Fire Prevention Code 6th edition (2015).

**DRAWING INDEX**

1.0	COVER SHEET
2.0	SITE PLAN
3.0	DRAINAGE PLAN
4.0	UTILITIES PLAN SURVEY

**UTILITY PROVIDERS**

**ELECTRICAL:**  
DUKE ENERGY  
1150 GREENWOOD BLVD  
LAKE MARY, FL 32746  
P: (407) 629-1010

**CABLE:**  
SPECTRUM (CHARTER COMMUNICATIONS)  
4145 S FALKENBURG RD  
RIVERVIEW, FL 33578  
P: (863) 333-4763

**GAS:**  
FLORIDA PUBLIC UTILITIES  
1705 7TH ST  
WINTER HAVEN, FL 33880  
P: (863) 224-3786

**REUSE/WATER/WASTEWATER:**  
POLK COUNTY UTILITIES  
1011 JIM KEENE BLVD  
WINTER HAVEN, FL 33880  
P: (863) 298-4100

**CONSTRUCTION DRAWING**

**RECORD DRAWING**

ENGINEER DAVID BOOHER, P.E.  
PRINT NAME  
LICENSE # 78186

ENGINEER \_\_\_\_\_  
SIGNATURE

DATE \_\_\_\_\_

CALL 48 HOURS BEFORE YOU DIG

IT'S THE LAW! DIAL 811

811

Know what's below. Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

CA#: 30924

600 N BROADWAY AVE, STE. 301  
BARTOW, FL 33830  
863-422-5517  
www.quiggengineering.com

**QEI**  
QUIGG ENGINEERING INC

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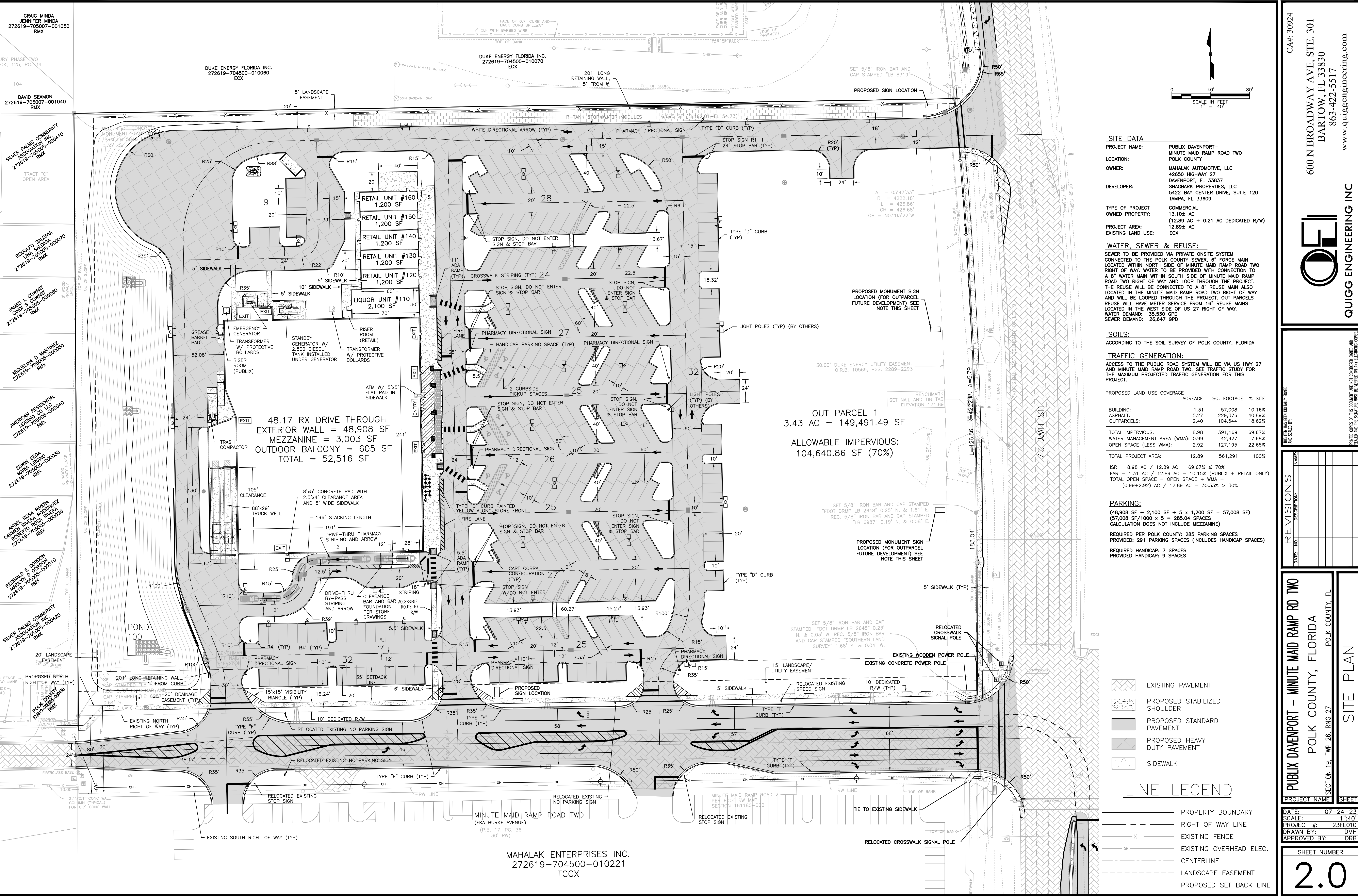
DATE	NO.	DESCRIPTION

PUBLIX DAVENPORT – MINUTE MAID RAMP RD TWO  
POLK COUNTY, FLORIDA  
SECTION 19, TWP 26, RNG 27  
POLK COUNTY, FL

PROJECT NAME SHEET

DATE: 07-24-23  
SCALE: NTS  
PROJECT #: 23FL010  
DRAWN BY: DMH  
APPROVED BY: DRB

SHEET NUMBER  
**1.0**



CRAIG MINDA  
JENNIFER MINDA  
272619-705007-001050  
RMK

DAVID SEAMON  
272619-705007-001040  
RMK

SILVER PALMS COMMUNITY ASSOCIATION INC.  
272619-705005-000410  
RMK

RODOLFO SALDIVIA  
272619-705005-000070  
RMK

JAMES J. COWART  
272619-705005-000060  
RMK

MIGUELINA D MARTINEZ  
272619-705005-000050  
RMK

MERRIAN RESIDENTIAL  
272619-705005-000040  
RMK

EDWIN SEDA  
272619-705005-000030  
RMK

ANGEL ROSA RIVERA  
272619-705005-000020  
RMK

RESNARD E GORDON  
272619-705005-000010  
RMK

SILVER PALMS COMMUNITY ASSOCIATION INC.  
272619-705005-000420  
RMK

DUKE ENERGY FLORIDA INC.  
272619-704500-010060  
ECX

DUKE ENERGY FLORIDA INC.  
272619-704500-010070  
ECX

48.17 RX DRIVE THROUGH  
EXTERIOR WALL = 48,908 SF  
MEZZANINE = 3,003 SF  
OUTDOOR BALCONY = 605 SF  
TOTAL = 52,516 SF

OUT PARCEL 1  
3.43 AC = 149,491.49 SF  
ALLOWABLE IMPERVIOUS:  
104,640.86 SF (70%)

MAHALAK ENTERPRISES INC.  
272619-704500-010221  
TCCX

**SITE DATA**

PROJECT NAME: PUBUX DAVENPORT - MINUTE MAID RAMP ROAD TWO  
LOCATION: POLK COUNTY  
OWNER: MAHALAK AUTOMOTIVE, LLC  
42650 HIGHWAY 27  
DAVENPORT, FL 33837  
SHAGBARK PROPERTIES, LLC  
5422 BAY CENTER DRIVE, SUITE 120  
TAMPA, FL 33609  
DEVELOPER:  
TYPE OF PROJECT: COMMERCIAL  
OWNED PROPERTY: 13.10± AC  
(12.89 AC + 0.21 AC DEDICATED R/W)  
PROJECT AREA: 12.89± AC  
EXISTING LAND USE: ECX

**WATER, SEWER & REUSE:**  
SEWER TO BE PROVIDED VIA PRIVATE ONSITE SYSTEM CONNECTED TO THE POLK COUNTY SEWER, 6" FORCE MAIN LOCATED WITHIN NORTH SIDE OF MINUTE MAID RAMP ROAD TWO RIGHT OF WAY. WATER TO BE PROVIDED WITH CONNECTION TO A 8" WATER MAIN WITHIN SOUTH SIDE OF MINUTE MAID RAMP ROAD TWO RIGHT OF WAY AND LOOP THROUGH THE PROJECT. THE REUSE WILL BE CONNECTED TO A 8" REUSE MAIN ALSO LOCATED IN THE MINUTE MAID RAMP ROAD TWO RIGHT OF WAY AND WILL BE LOOPED THROUGH THE PROJECT. OUTPARCELS REUSE WILL HAVE METER SERVICE FROM 16" REUSE MAINS LOCATED IN THE WEST SIDE OF US 27 RIGHT OF WAY.  
WATER DEMAND: 35,530 GPD  
SEWER DEMAND: 26,647 GPD

**SOILS:**  
ACCORDING TO THE SOIL SURVEY OF POLK COUNTY, FLORIDA

**TRAFFIC GENERATION:**  
ACCESS TO THE PUBLIC ROAD SYSTEM WILL BE VIA US HWY 27 AND MINUTE MAID RAMP ROAD TWO. SEE TRAFFIC STUDY FOR THE MAXIMUM PROJECTED TRAFFIC GENERATION FOR THIS PROJECT.

PROPOSED LAND USE COVERAGE

	ACREAGE	SQ. FOOTAGE	% SITE
BUILDING:	1.31	57,008	10.16%
ASPHALT:	5.27	229,376	40.89%
OUTPARCELS:	2.40	104,544	18.62%
TOTAL IMPERVIOUS:	8.98	391,169	69.67%
WATER MANAGEMENT AREA (WMA):	0.99	42,927	7.68%
OPEN SPACE (LESS WMA):	2.92	127,195	22.65%
TOTAL PROJECT AREA:	12.89	561,291	100%

ISR = 8.98 AC / 12.89 AC = 69.67% ≤ 70%  
FAR = 1.31 AC / 12.89 AC = 10.15% (PUBUX + RETAIL ONLY)  
TOTAL OPEN SPACE = OPEN SPACE + WMA = (0.99+2.92) AC / 12.89 AC = 30.33% > 30%

**PARKING:**  
(48,908 SF + 2,100 SF + 5 x 1,200 SF = 57,008 SF)  
(57,008 SF/1000 x 5 = 285.04 SPACES  
CALCULATION DOES NOT INCLUDE MEZZANINE)  
REQUIRED PER POLK COUNTY: 285 PARKING SPACES  
PROVIDED: 291 PARKING SPACES (INCLUDES HANDICAP SPACES)  
REQUIRED HANDICAP: 7 SPACES  
PROVIDED HANDICAP: 9 SPACES

**LINE LEGEND**

[Symbol]	EXISTING PAVEMENT
[Symbol]	PROPOSED STABILIZED SHOULDER
[Symbol]	PROPOSED STANDARD PAVEMENT
[Symbol]	PROPOSED HEAVY DUTY PAVEMENT
[Symbol]	SIDEWALK
[Symbol]	PROPERTY BOUNDARY
[Symbol]	RIGHT OF WAY LINE
[Symbol]	EXISTING FENCE
[Symbol]	EXISTING OVERHEAD ELEC.
[Symbol]	CENTERLINE
[Symbol]	LANDSCAPE EASEMENT
[Symbol]	PROPOSED SET BACK LINE

CA#: 30924

600 N BROADWAY AVE, STE. 301  
BARTOW, FL 33830  
863-422-5517  
www.quiggengineering.com

**QUIGG ENGINEERING INC**

REVISIONS

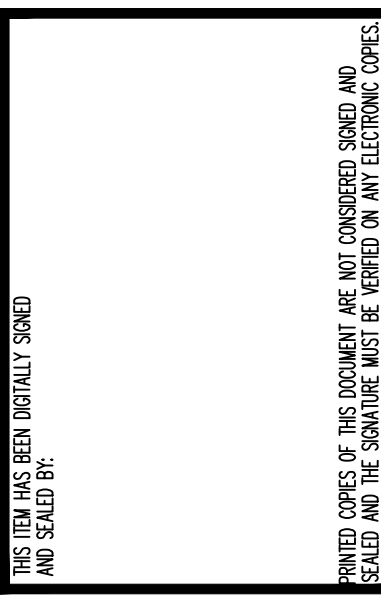
NO.	DATE	DESCRIPTION

PROJECT NAME: PUBUX DAVENPORT - MINUTE MAID RAMP RD TWO  
POLK COUNTY, FLORIDA  
SECTION 19, TWP 26, RANG 27  
POLK COUNTY, FL

SHEET NUMBER

DATE: 07-24-23  
SCALE: 1"=40'  
PROJECT #: 23FLO10  
DRAWN BY: DMH  
APPROVED BY: DRB

2.0

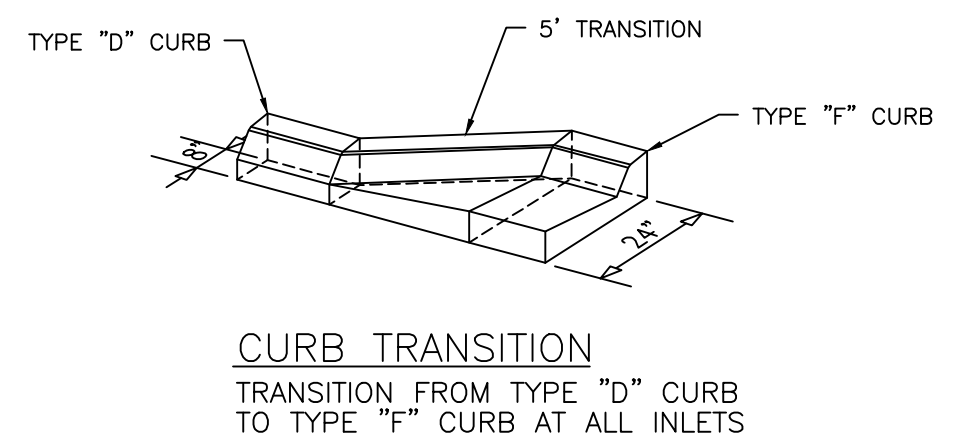
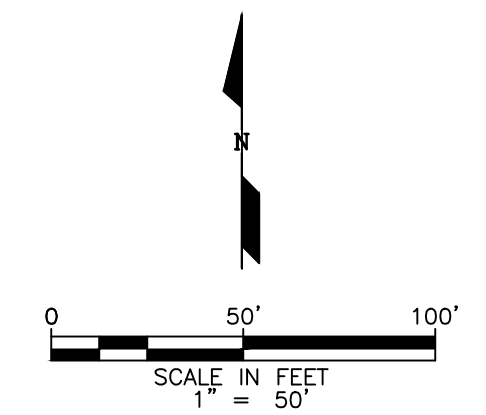
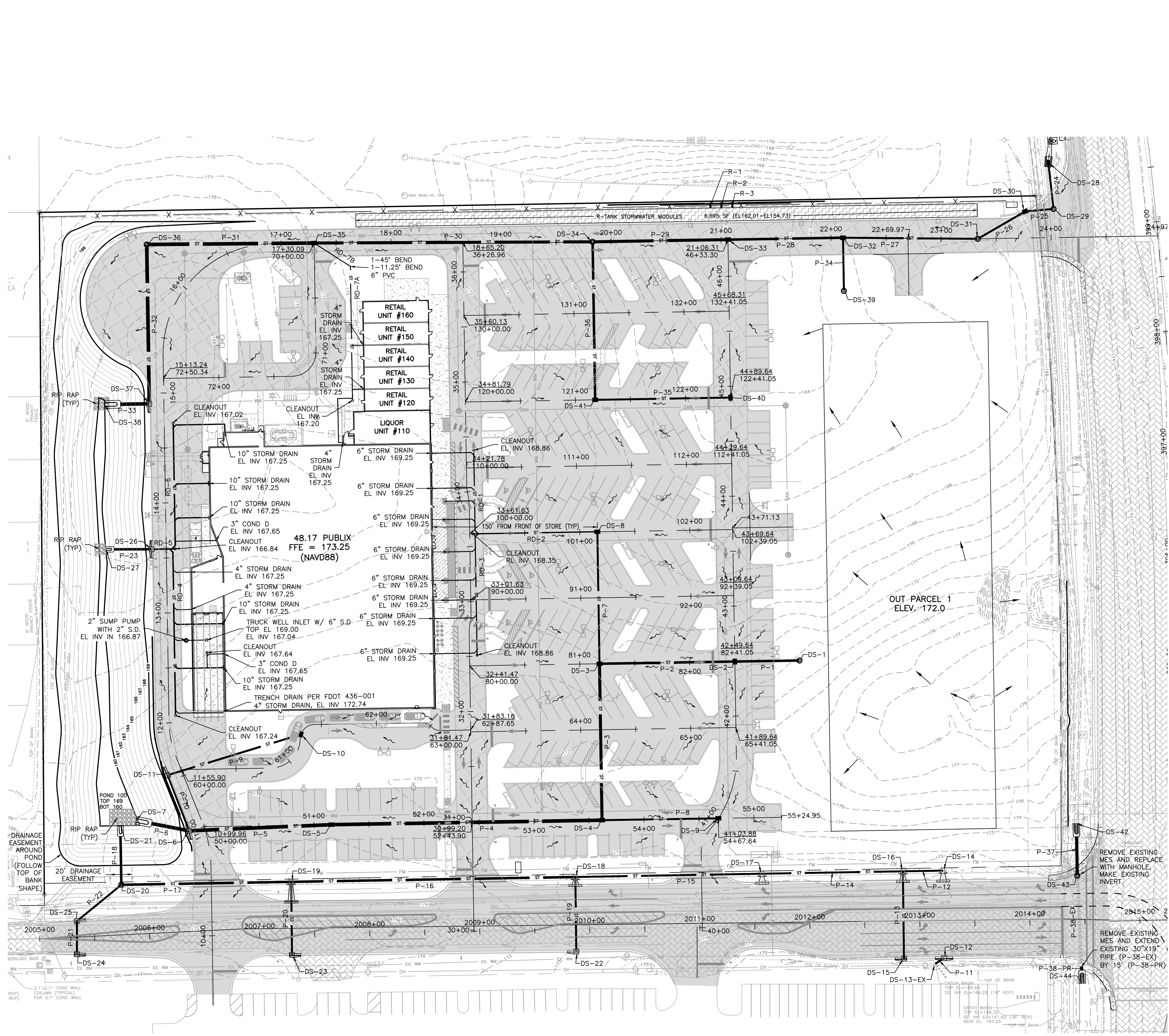


NO.	DATE	DESCRIPTION

**PUBLIC DAVENPORT - MINUTE MAID RAMP RD TWO**  
 POLK COUNTY, FLORIDA  
 SECTION 19, TWP 26, RNG 27  
 POLK COUNTY, FL  
**PROJECT NAME** SHEET

DATE: 07-24-23  
 SCALE: 1"=50'  
 PROJECT #: 23FLO10  
 DRAWN BY: DMH  
 APPROVED BY: DRB

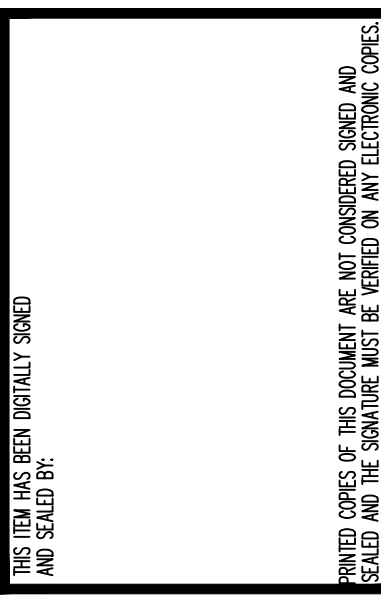
SHEET NUMBER  
**3.0**



- NOTES (SEE SHEET 4.0 FOR GRADING PLAN):
1. MAINTAIN SILT FENCING THROUGHOUT PROJECT.
  2. IN ORDER TO ENSURE ADEQUATE PROTECTION OF DRAINAGE, SEWER STRUCTURES AND ADJACENT ROADS, LANDS AND WATER BODIES, ALL EROSION CONTROL PRACTICES SHALL BE IN PLACE AND LEFT IN PLACE UNTIL CONSTRUCTION IS COMPLETED AND/OR THE AREA IS STABILIZED.
  3. ALL DISTURBED RIGHT-OF-WAYS SHALL BE SODED WITH BAHIA.
  4. MAINTAIN 2% MAX CROSS SLOPE FOR ALL SIDEWALKS PER FLORIDA ADA.
  5. ALL ELEVATIONS PROVIDED IN THESE PLANS ARE NAVD 1988 VERTICAL DATUM AS PROVIDED BY PROJECT SURVEYOR.
  6. ALL EXISTING TOPOGRAPHICAL DATA PROVIDED BASED ON SURVEYS PROVIDED BY ON POINT SURVEYING, INC., DATED JULY 11, 2023. OE ASSUMES NO RESPONSIBILITY AS TO THE ACCURACY OF THE SURVEY.
  7. ALL ELEVATIONS ARE EDGE OF PAVEMENT OR GRADE AT PROPERTY CORNERS UNLESS NOTED OTHERWISE.
  8. UNLESS OTHERWISE NOTED, GRADE TO MEET EXISTING ELEVATIONS AT PERIMETER PROPERTY LINE.
  9. ALL SIDEWALK RUNNING SLOPES SHALL BE NO GREATER THAN 1:20 (5%).
  10. ALL HANDICAP RAMPS SHALL BE PER FDOT INDEX 522-002, WITH DETECTABLE WARNING.
  11. ALL GRASSED AREAS SHALL BE GRADED TO DRAIN TO INLETS, SWALES AND PONDS OR TO ROADWAY AS SHOWN.
  12. ALL SOIL DENSITY TESTING, SUBSURFACE INVESTIGATIONS AND ALL OTHER GEOTECHNICAL ACTIVITY ONSITE SHALL BE SUPERVISED AND CERTIFIED BY A PROFESSIONAL GEOTECHNICAL ENGINEER.
  13. ALL RETENTION/DETENTION BASINS AND ALL EXPOSED AREAS WITH SLOPE STEEPER THAN 4:1 SHALL BE SODED.
  14. CONSTRUCTION AND TRAFFIC CONTROL DEVICES AS REQUIRED SHALL BE PER FDOT STANDARD PLANS AND MUTCD, LATEST EDITIONS.
  15. AREA BEYOND LIMITS OF CONSTRUCTION SHALL REMAIN IN ITS NATURAL STATE.
  16. LOT OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF VEGETATION IN ROAD RIGHT-OF-WAYS, DRAINAGE SWALES AND DRAINAGE EASEMENTS, AND FOR RETAINING DESIGN UNCHANGED.
  17. LANDS IN THE VICINITY OF ROAD RIGHT-OF-WAY AND DRAINAGE SWALES MAY BE SUBJECT TO TEMPORARY STANDING WATER WHEN CONDITIONS DECREASE THE RATE OF PERCOLATION AND DRAINAGE RUN-OFF.
  18. THE STORMWATER RETENTION FACILITY DESIGN FOR YOUR PROJECT WAS DESIGNED UTILIZING EXPERIENCE, KNOWLEDGE AND GOOD ENGINEERING PRACTICES AS IN ANY FACILITY OF THIS KIND, CERTAIN PRECAUTIONS MUST BE TAKEN TO ENSURE A CONTINUAL, SAFE AND EFFICIENT OPERATION. THE PRINCIPLE BY WHICH YOUR SYSTEM WORKS IS THE PERCOLATION OF RAINFALL INTO THE GROUND. SIMPLY STATED, THE GROUND ABSORBS WATER. THEREFORE, THE FOLLOWING ITEMS MUST BE DONE AT THE INTERVALS NOTED TO ASSURE THE PROPER OPERATION OF THE SYSTEM.
    - A. WHEN THE GRASS IS MOWED, ALL CLIPPINGS MUST BE REMOVED. BUILD-UP OF THESE CLIPPINGS WILL IMPEDE THE EFFICIENT PERCOLATION OF THE DESIGNED FACILITY.
    - B. THE BOTTOM OF THE POND NEEDS TO BE RAKED MONTHLY, EVERY SIX MONTHS. THE POND BOTTOM SHOULD BE TILLED OR OTHERWISE DISTURBED, TO PREVENT THE BUILD-UP OF DEBRIS.
    - C. REMOVE ALL TRASH AS SOON AS IT ACCUMULATES. IT IS RECOMMENDED THAT YOU SECURE THE SERVICES OF AN ENGINEER REGISTERED IN THE STATE OF FLORIDA TO REVIEW YOUR SYSTEM ONCE A YEAR TO ENSURE THE DESIGN CAPABILITIES ARE BEING MAINTAINED.
  19. PLEASE BE ADVISED THAT ANY CONSTRUCTION ACTIVITIES THAT DISTURB (INCLUDING CLEARING, GRADING AND EXCAVATION) ONE (1) ACRE OR MORE OF LAND (TOTAL PLAN OF DEVELOPMENT) AND THAT MAY RESULT IN A STORMWATER DISCHARGE TO WATERS OF THE STATE OR MUNICIPAL SEPARATE STORM SYSTEM WILL REQUIRE COVERAGE UNDER A FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION (FDEP) NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER PERMIT, INCLUDING A STORMWATER POLLUTION PREVENTION PLAN. INFORMATION ABOUT NPDES STORMWATER PROGRAM CAN BE OBTAINED BY CALLING THE FDEP NPDES STORMWATER PROGRAM AT 850-245-7522 OR VISITING THEIR WEBSITE AT [www.dep.state.fl.us/water/stormwater/npdes/](http://www.dep.state.fl.us/water/stormwater/npdes/)

**LINE LEGEND**

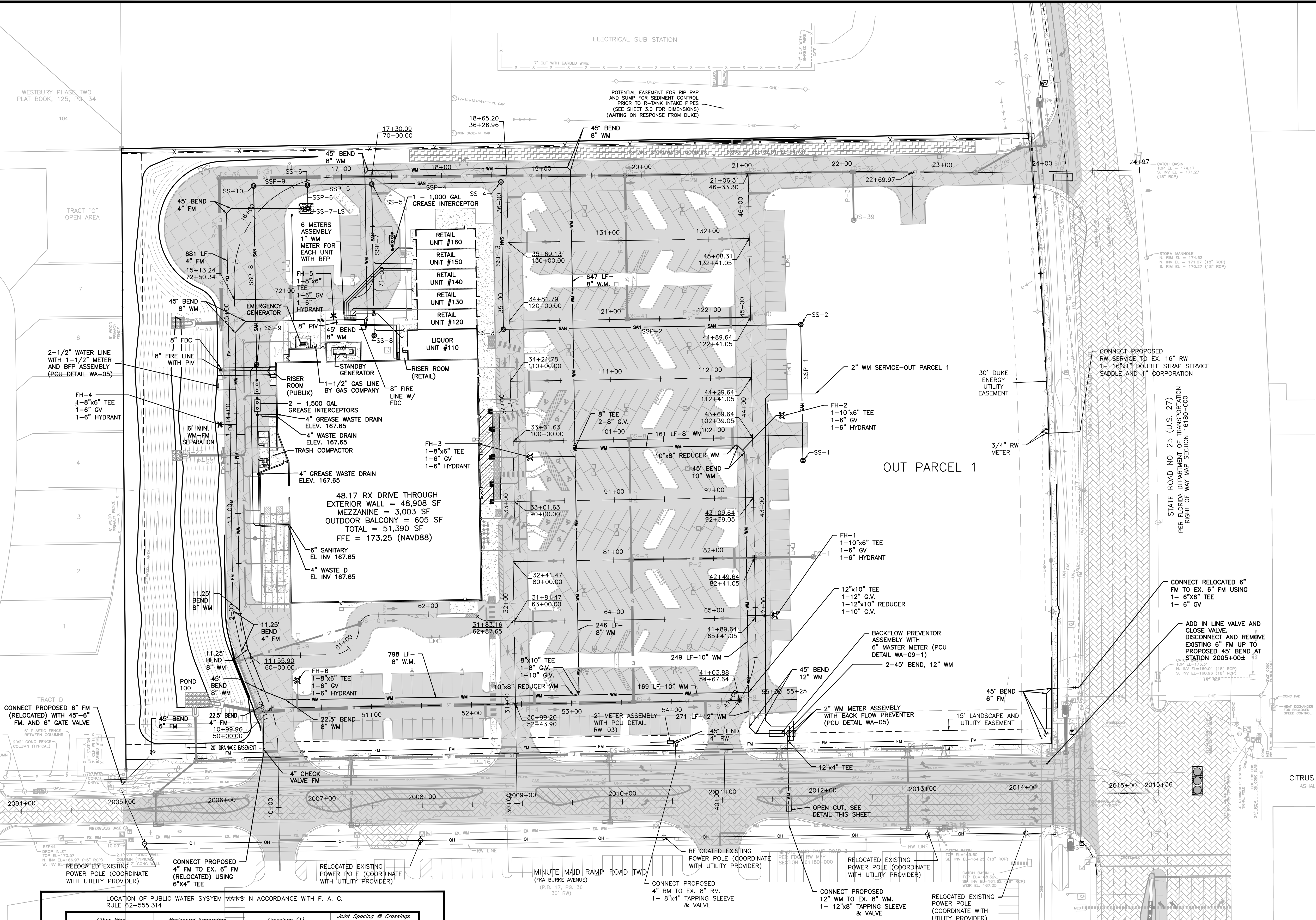
- X — PROPERTY BOUNDARY
- OH — EXISTING OVERHEAD ELEC.
- — — CENTERLINE
- - - - - PROPOSED EASEMENT LINE
- - - - - EXISTING CONTOUR
- EXISTING STORM PIPE
- PROPOSED DRAINAGE PIPE
- ■ ■ PROPOSED STORM STRUCTURE



NO.	DATE	DESCRIPTION

**PUBLIC DAVENPORT - MINUTE MAID RAMP RD TWO**  
 POLK COUNTY, FLORIDA  
 SECTION 19, TWP 26, RING 27

**UTILITIES PLAN**  
 SHEET  
 DATE: 07-24-23  
 SCALE: 1"=50'  
 PROJECT #: 23FL010  
 DRAWN BY: DMH  
 APPROVED BY: DRB  
 SHEET NUMBER  
**4.0**

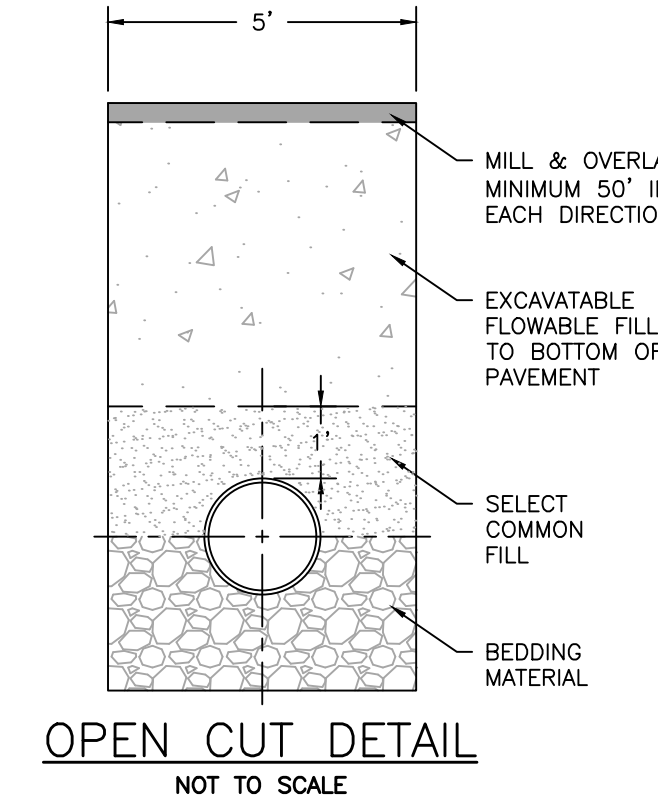
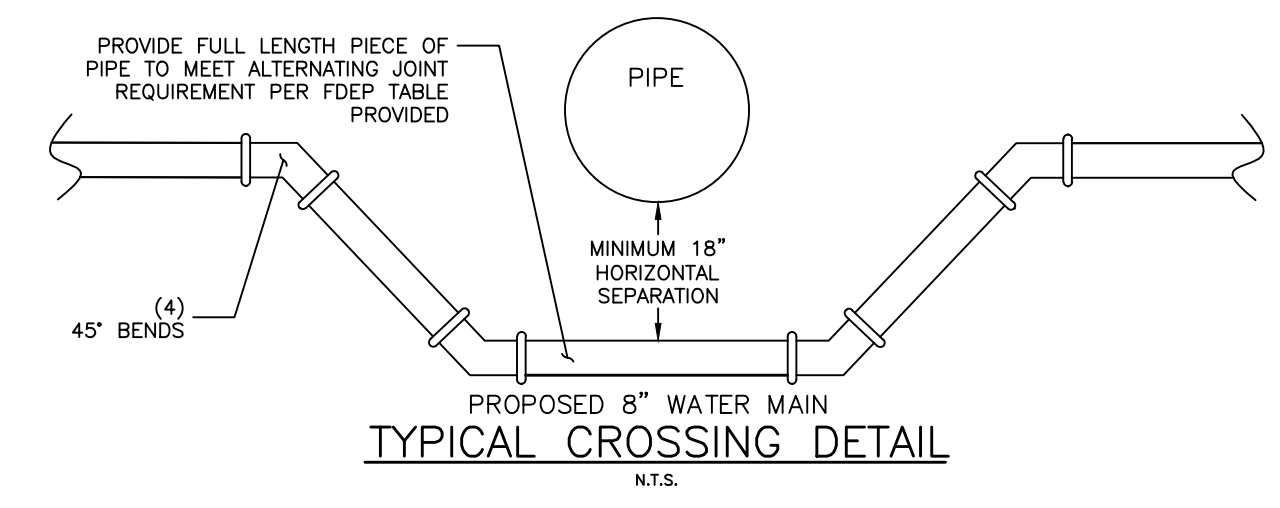


SANITARY STRUCTURE TABLE			
STRUCTURE NAME:	DETAILS:	PIPES IN:	PIPES OUT:
SS-1 STA: 43+45.80 OFF: 50.00R	RIM = 172.79 N INV OUT = 166.76		SSP-1, 136 LF - 8" PVC SDR26 @ 0.60%
SS-2 STA: 44+81.64 OFF: 50.00R	RIM = 172.35 S INV IN = 165.94 W INV OUT = 165.84	SSP-1, 297 LF - 8" PVC SDR26 @ 0.60%	SSP-2, 297 LF - 8" PVC SDR26 @ 0.45%
SS-3 STA: 34+73.79 OFF: -6.00L	RIM = 172.42 E INV IN = 164.51 N INV OUT = 164.41	SSP-2, 297 LF - 8" PVC SDR26 @ 0.45%	SSP-3, 147 LF - 8" PVC SDR26 @ 0.45%
SS-4 STA: 18+59.87 OFF: 6.61R	RIM = 171.17 S INV IN = 163.75 W INV OUT = 163.65	SSP-3, 147 LF - 8" PVC SDR26 @ 0.45%	SSP-4, 129 LF - 8" PVC SDR26 @ 0.45%
SS-5 STA: 17+30.10 OFF: 7.51R	RIM = 170.40 E INV IN = 163.07 S INV IN = 164.09 W INV OUT = 162.97	SSP-4, 129 LF - 8" PVC SDR26 @ 0.45%	SSP-5, 64 LF - 8" PVC SDR26 @ 0.45%
SS-6 STA: 16+64.59 OFF: 4.14R	RIM = 170.17 E INV IN = 162.68 W INV OUT = 162.44	SSP-5, 64 LF - 8" PVC SDR26 @ 0.45%	SSP-6, 23 LF - 8" PVC SDR26 @ 0.45%
SS-7-LS STA: 16+56.22 OFF: 26.49R	RIM = 171.39 N INV IN = 162.23	SSP-6, 23 LF - 8" PVC SDR26 @ 0.45%	
SS-8 STA: 71+25.64 OFF: -41.84L	RIM = 173.20 N INV OUT = 166.20	SSP-7, 151 LF - 8" PVC SDR26 @ 1.40%	
SS-9 STA: 14+48.38 OFF: 21.00R	RIM = 170.32 S INV IN = 163.68 SW INV IN = 165.67 N INV OUT = 163.58	SSP-Serv-1, 18 LF - 4" PVC SDR26 1.00%	SSP-8, 178 LF - 8" PVC SDR26 @ 0.45%
SS-10 STA: 16+20.45 OFF: -21.64L	RIM = 169.92 S INV IN = 162.78 E INV OUT = 162.68	SSP-Serv-2, 8 LF - 6" PVC SDR26 1.00%	SSP-9, 54 LF - 8" PVC SDR26 @ 0.45%

NOTE: FIRE HYDRANT SYMBOL IS SHOWN FOR PICTORIAL INFORMATION ONLY, FIRE HYDRANTS SHALL BE INSTALLED PER THE DETAIL ON THE WATER DETAILS SHEET.

LINE LEGEND	
	PROPERTY BOUNDARY
	RIGHT OF WAY LINE
	CENTERLINE
	PROPOSED EASEMENT LINE
	PROPOSED DRAINAGE PIPE
	PROPOSED STORM STRUCTURE
	PROPOSED FORCE MAIN
	PROPOSED SANITARY PIPE
	PROPOSED WATER MAIN
	PROPOSED FIRE HYDRANT ASSEMBLY

- NOTES:
1. WATERMAIN PIPING TO BE 8"10"/12" PVC C900 DR-18, BLUE, PER UTILITY PROVIDER STDS, UNLESS OTHERWISE NOTED.
  2. REUSE MAIN PIPING TO BE 6" PVC C900 DR-18, PURPLE, PER UTILITY PROVIDER STDS, UNLESS OTHERWISE NOTED.
  3. SANITARY GRAVITY MAIN TO BE 8" PVC SDR-26, GREEN, PER UTILITY PROVIDER STDS, UNLESS OTHERWISE NOTED.
  4. FORCEMAIN PIPING TO BE 4" PVC C900 DR-18, GREEN, PER UTILITY PROVIDER STDS, UNLESS OTHERWISE NOTED.
  5. ALL EXISTING UTILITIES UNDER NEW PAVEMENT NEED TO HAVE RESTRAINED JOINTS.
  6. CONTRACTOR TO VERIFY ALL EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION. IF ANY CONFLICTS ARE FOUND, CONTACT THE ENGINEER OF RECORD.
  7. 8" BACKFLOW PREVENTER (TYPE RPPA) WITH FREEZE RELIEF VALVE (ZURN MODEL ZWFR OR SIMILAR) INSTALLED ON MAIN WATER SUPPLY. BACKFLOW PREVENTER SHALL MEET ALL REQUIREMENTS OF CURRENT EDITION OF POLK COUNTY UTILITIES "CROSS CONNECTION CONTROL POLICY MANUAL".



LOCATION OF PUBLIC WATER SYSTEM MAINS IN ACCORDANCE WITH F. A. C. RULE 62-555.314

Other Pipe	Horizontal Separation	Crossings (1)	Joint Spacing @ Crossings (Full Joint Centered)
Storm Sewer, Stormwater Force Main, Reclaimed Water (2)	Water Main 3 ft. minimum	Water Main 12 inches is the minimum, except for storm sewers, then 6 inches is the minimum and 12 inches is preferred	Water Main Alternate 3 ft. minimum
Vacuum Sanitary Sewer	Water Main 12 ft. preferred 3 ft. minimum	Water Main 12 inches preferred 6 inches minimum	Water Main Alternate 3 ft. minimum
Gravity or Pressure Sanitary Sewer, Sanitary Sewer Force Main, Reclaimed Water (4)	Water Main 10 ft. preferred 6 ft. minimum(3)	Water Main 12 inches is the minimum, except for gravity sewers, then 6 inches is the minimum and 12 inches is preferred	Water Main Alternate 6 ft. minimum

(1) Water main should cross above other pipe. When water main must be below other pipe, the minimum separation is 12 inches.  
 (2) Reclaimed water regulated under Part III of Chapter 62- 510, F. A. C.  
 (3) 3 ft. for gravity sanitary sewer where the bottom of the water main is laid at least 6 inches above the top of the gravity sanitary sewer.  
 (4) Reclaimed water not regulated under Part III of Chapter 62- 510, F. A. C.

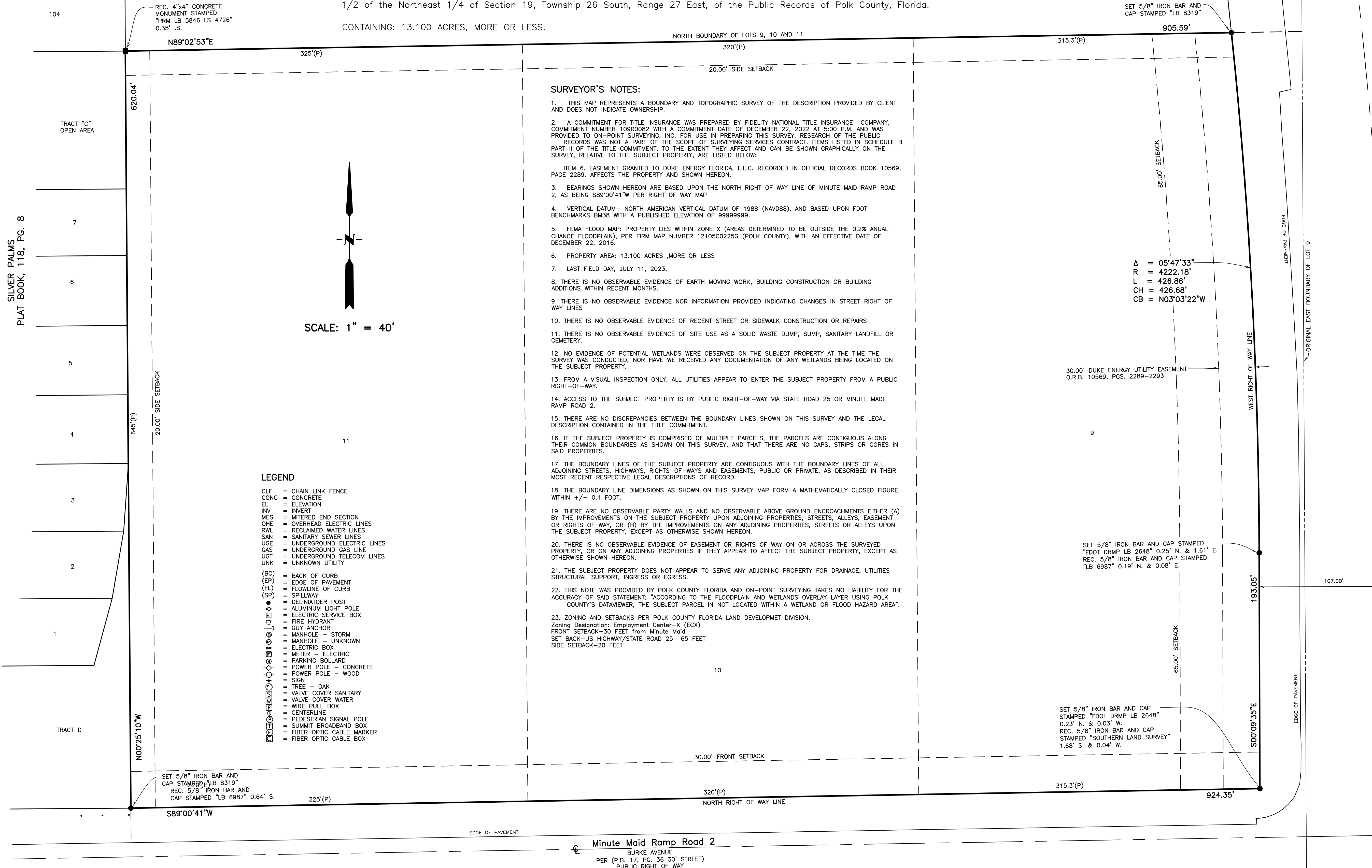
# SECTION 19, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA

## DESCRIPTION

Lots 9, 10 and 11 in the Northeast 1/4 of Section 19, Township 26 South, Range 27 East, Holly Hill Grove & Fruit Company Subdivision, according to the map or plat thereof as recorded in Plat **Book 17, page 36**, less right of way for U.S. Highway 27, as recorded in **Deed Book 840, page 83**, and less the North 25.00 feet of the South 40.00 feet of the East 993.02 feet of the North 1/2 of the Northeast 1/4 of Section 19, Township 26 South, Range 27 East, of the Public Records of Polk County, Florida.

CONTAINING: 13.100 ACRES, MORE OR LESS.

WESTBURY PHASE TWO  
PLAT BOOK, 125, PG. 34



### SURVEYOR'S NOTES:

1. THIS MAP REPRESENTS A BOUNDARY AND TOPOGRAPHIC SURVEY OF THE DESCRIPTION PROVIDED BY CLIENT AND DOES NOT INDICATE OWNERSHIP.
2. A COMMITMENT FOR TITLE INSURANCE WAS PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 10500082, WITH A COMMITMENT DATE OF DECEMBER 22, 2022 AT 5:00 P.M. AND WAS PROVIDED TO ON-POINT SURVEYING, INC. FOR USE IN PREPARING THIS SURVEY. RESEARCH OF THE PUBLIC RECORDS WAS NOT A PART OF THE SCOPE OF SURVEYING SERVICES CONTRACT. ITEMS LISTED IN SCHEDULE B PART II OF THE TITLE COMMITMENT, TO THE EXTENT THEY AFFECT AND CAN BE SHOWN GRAPHICALLY ON THE SURVEY, RELATIVE TO THE SUBJECT PROPERTY, ARE LISTED BELOW:  
ITEM 6. EASEMENT GRANTED TO DUKE ENERGY FLORIDA, L.L.C. RECORDED IN OFFICIAL RECORDS BOOK 10569, PAGE 2289. AFFECTS THE PROPERTY AND SHOWN HEREON.
3. BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH RIGHT OF WAY LINE OF MINUTE MAID RAMP ROAD 2, AS BEING S89°00'41"W PER RIGHT OF WAY MAP.
4. VERTICAL DATUM— NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), AND BASED UPON FDOT BENCHMARKS BM38 WITH A PUBLISHED ELEVATION OF 99999999.
5. FEMA FLOOD MAP: PROPERTY LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), PER FIRM MAP NUMBER 12105C0225G (POLK COUNTY), WITH AN EFFECTIVE DATE OF DECEMBER 22, 2016.
6. PROPERTY AREA: 13.100 ACRES, MORE OR LESS.
7. LAST FIELD DAY, JULY 11, 2023.
8. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
9. THERE IS NO OBSERVABLE EVIDENCE NOR INFORMATION PROVIDED INDICATING CHANGES IN STREET RIGHT OF WAY LINES.
10. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
11. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, SANITARY LANDFILL OR CEMETERY.
12. NO EVIDENCE OF POTENTIAL WETLANDS WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THE SURVEY WAS CONDUCTED, NOR HAVE WE RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.
13. FROM A VISUAL INSPECTION ONLY, ALL UTILITIES APPEAR TO ENTER THE SUBJECT PROPERTY FROM A PUBLIC RIGHT-OF-WAY.
14. ACCESS TO THE SUBJECT PROPERTY IS BY PUBLIC RIGHT-OF-WAY VIA STATE ROAD 25 OR MINUTE MADE RAMP ROAD 2.
15. THERE ARE NO DISCREPANCIES BETWEEN THE BOUNDARY LINES SHOWN ON THIS SURVEY AND THE LEGAL DESCRIPTION CONTAINED IN THE TITLE COMMITMENT.
16. IF THE SUBJECT PROPERTY IS COMPRISED OF MULTIPLE PARCELS, THE PARCELS ARE CONTIGUOUS ALONG THEIR COMMON BOUNDARIES AS SHOWN ON THIS SURVEY, AND THAT THERE ARE NO GAPS, STRIPS OR GORES IN SAID PROPERTIES.
17. THE BOUNDARY LINES OF THE SUBJECT PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING STREETS, HIGHWAYS, RIGHTS-OF-WAYS AND EASEMENTS, PUBLIC OR PRIVATE, AS DESCRIBED IN THEIR MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD.
18. THE BOUNDARY LINE DIMENSIONS AS SHOWN ON THIS SURVEY MAP FORM A MATHEMATICALLY CLOSED FIGURE WITHIN +/- 0.1 FOOT.
19. THERE ARE NO OBSERVABLE PARTY WALLS AND NO OBSERVABLE ABOVE GROUND ENCROACHMENTS EITHER (A) BY THE IMPROVEMENTS ON THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS, ALLEYS, EASEMENT OR RIGHTS OF WAY, OR (B) BY THE IMPROVEMENTS ON ANY ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY, EXCEPT AS OTHERWISE SHOWN HEREON.
20. THERE IS NO OBSERVABLE EVIDENCE OF EASEMENT OR RIGHTS OF WAY ON OR ACROSS THE SURVEYED PROPERTY, OR ON ANY ADJOINING PROPERTIES IF THEY APPEAR TO AFFECT THE SUBJECT PROPERTY, EXCEPT AS OTHERWISE SHOWN HEREON.
21. THE SUBJECT PROPERTY DOES NOT APPEAR TO SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES STRUCTURAL SUPPORT, INGRESS OR EGRESS.
22. THIS NOTE WAS PROVIDED BY POLK COUNTY FLORIDA AND ON-POINT SURVEYING TAKES NO LIABILITY FOR THE ACCURACY OF SAID STATEMENT; "ACCORDING TO THE FLOODPLAIN AND WETLANDS OVERLAY LAYER USING POLK COUNTY'S DATATEWER, THE SUBJECT PARCEL IS NOT LOCATED WITHIN A WETLAND OR FLOOD HAZARD AREA".
23. ZONING AND SETBACKS PER POLK COUNTY FLORIDA LAND DEVELOPMENT DIVISION.  
Zoning Designation: Employment Center-X (ECX)  
FRONT SETBACK—30 FEET from Minute Maid  
SET BACK-US HIGHWAY/STATE ROAD 25 65 FEET  
SIDE SETBACK—20 FEET

### LEGEND

- CLF = CHAIN LINK FENCE
- CONC = CONCRETE
- EL = ELEVATION
- INV = INVERT
- MES = MITERED END SECTION
- OHE = OVERHEAD ELECTRIC LINES
- RWL = RECLAIMED WATER LINES
- SAN = SANITARY SEWER LINES
- UGE = UNDERGROUND ELECTRIC LINES
- GAS = UNDERGROUND GAS LINE
- UGT = UNDERGROUND TELECOM LINES
- UNK = UNKNOWN UTILITY
- (BC) = BACK OF CURB
- (EP) = EDGE OF PAVEMENT
- (FL) = FLOWLINE OF CURB
- (SP) = SPILLWAY
- = DELIMITER POST
- = ALUMINUM LIGHT POLE
- = ELECTRIC SERVICE BOX
- ⊙ = FIRE HYDRANT
- ⊙ = GUY ANCHOR
- ⊙ = MANHOLE - STORM
- ⊙ = MANHOLE - UNKNOWN
- ⊙ = ELECTRIC BOX
- ⊙ = METER - ELECTRIC
- ⊙ = PARKING BOLLARD
- ⊙ = POWER POLE - CONCRETE
- ⊙ = POWER POLE - WOOD
- ⊙ = SIGN
- ⊙ = TREE - OAK
- ⊙ = VALVE COVER SANITARY
- ⊙ = VALVE COVER WATER
- ⊙ = WIRE PULL BOX
- ⊙ = CENTERLINE
- ⊙ = PEDESTRIAN SIGNAL POLE
- ⊙ = SUMMIT BROADBAND BOX
- ⊙ = FIBER OPTIC CABLE MARKER
- ⊙ = FIBER OPTIC CABLE BOX

ON POINT SURVEYING, INC.  
2827 MIDDLTON CIRCLE  
KISSIMEE, FLORIDA 34743  
WWW.ON-POINTSURVEYING.COM  
LICENSE BUSINESS NUMBER 8319



REV. NO.	DATE	BY	REVISION

SHEET  
1  
OF 4 SHEET  
S015

I HEREBY CERTIFY THAT THIS "BOUNDARY AND TOPOGRAPHIC SURVEY" WAS PREPARED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID SURVEY MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 F THE FLORIDA STATUTES.

BY:   
DANIEL E. GENTRY, JR.  
Florida Registration Number 5047

NOTICE: NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR ORIGINAL ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS AND REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. THIS NOTICE IS REQUIRED PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

Minute Maid Ramp Road 2  
BURKE AVENUE  
PER (P.B. 17, PG. 36 30' STREET)  
PUBLIC RIGHT OF WAY

ALTA CERTIFICATION  
TO: Fidelity National Title Insurance Company and 27 & MMR2, LLC, a Florida limited liability company  
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 8, 9, 10, 11(a), 11(b), 13, 16, 17 and 18 of Table A thereof. The field work was completed on 07-11-2023.

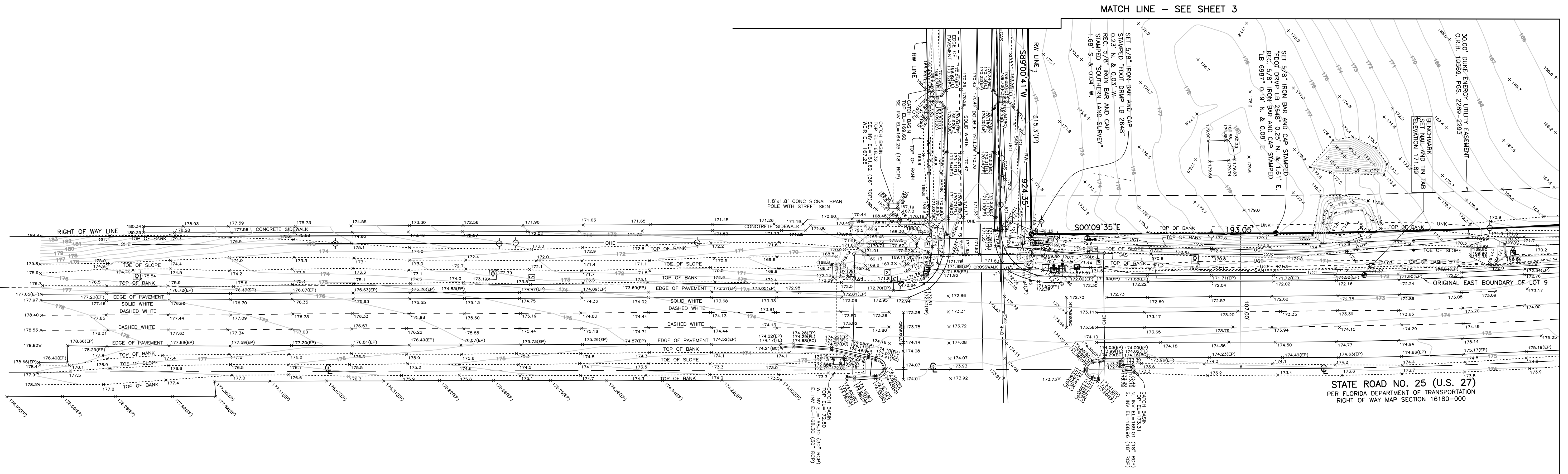
STATE ROAD NO. 25 (U.S. 27)  
PER FLORIDA DEPARTMENT OF TRANSPORTATION  
RIGHT OF WAY MAP SECTION 16180-000  
PUBLIC RIGHT OF WAY

BOUNDARY &  
TOPOGRAPHIC SURVEY  
PREPARED FOR AND CERTIFIED TO:  
SHAGBARK PROPERTIES  
FIELD DATE: 07-11-23

SECTION 19, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA

BOUNDARY &  
TOPOGRAPHIC SURVEY  
PREPARED FOR AND CERTIFIED TO:  
SHAGBARK PROPERTIES  
FIELD DATE 07-11-23

ON POINT SURVEYING, INC.  
2827 MIDDLETON CIRCLE  
KISSIMEE, FLORIDA 34743  
407-989-8102  
ONPOINTINC.COM  
LICENSE BUSINESS NUMBER 8319

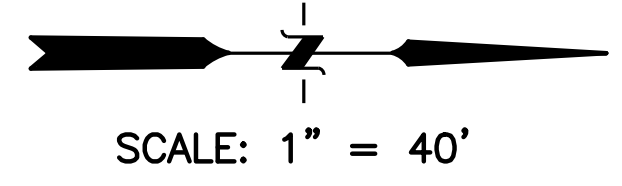


MATCH LINE - SEE SHEET 3

MATCH LINE - SEE SHEET 2

STATE ROAD NO. 25 (U.S. 27)  
PER FLORIDA DEPARTMENT OF TRANSPORTATION  
RIGHT OF WAY MAP SECTION 16180-000

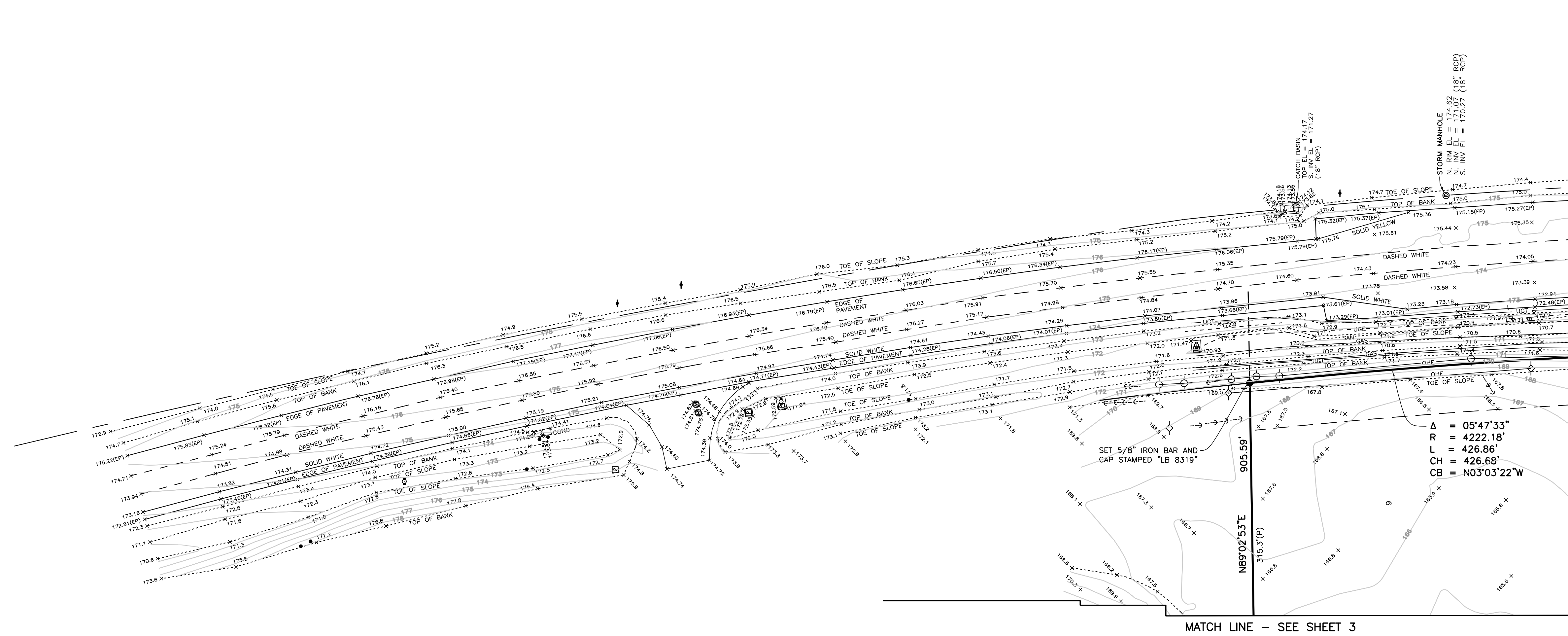
- LEGEND**
- CLF = CHAIN LINK FENCE
  - CONC = CONCRETE
  - EL = ELEVATION
  - INV = INVERT
  - MES = MITERED END SECTION
  - OHE = OVERHEAD ELECTRIC LINES
  - RWL = RECLAIMED WATER LINES
  - SAN = SANITARY SEWER LINES
  - UGE = UNDERGROUND ELECTRIC LINES
  - GAS = UNDERGROUND GAS LINE
  - UGT = UNDERGROUND TELECOM LINES
  - UNK = UNKNOWN UTILITY
  - (BC) = BACK OF CURB
  - (EP) = EDGE OF PAVEMENT
  - (FL) = FLOWLINE OF CURB
  - (SP) = SPILLWAY
  - = DELINEATOR POST
  - = ALUMINUM LIGHT POLE
  - = ELECTRIC SERVICE BOX
  - = FIRE HYDRANT
  - = GUY ANCHOR
  - = MANHOLE - STORM
  - = MANHOLE - UNKNOWN
  - = ELECTRIC BOX
  - = METER - ELECTRIC
  - = PARKING BOLLARD
  - = POWER POLE - CONCRETE
  - = POWER POLE - WOOD
  - = SIGN
  - = TREE - OAK
  - = VALVE COVER SANITARY
  - = VALVE COVER WATER
  - = WIRE PULL BOX
  - = CENTERLINE



REVISION

DATE	REV. BY	REV. NO.

SECTION 19, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA

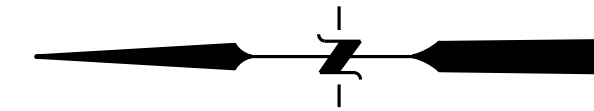


MATCH LINE - SEE SHEET 1

MATCH LINE - SEE SHEET 3

LEGEND

- CLF = CHAIN LINK FENCE
- CONC = CONCRETE
- EL = ELEVATION
- INV = INVERT
- MES = MITERED END SECTION
- OHE = OVERHEAD ELECTRIC LINES
- RWL = RECLAIMED WATER LINES
- SAN = SANITARY SEWER LINES
- UGE = UNDERGROUND ELECTRIC LINES
- GAS = UNDERGROUND GAS LINE
- UCT = UNDERGROUND TELECOM LINES
- UNK = UNKNOWN UTILITY
- (BC) = BACK OF CURB
- (EP) = EDGE OF PAVEMENT
- (FL) = FLOWLINE OF CURB
- (SP) = SPILLWAY
- = DELINIATOR POST
- = ALUMINUM LIGHT POLE
- ⊕ = ELECTRIC SERVICE BOX
- ⊕ = FIRE HYDRANT
- ⊕ = GUY ANCHOR
- ⊕ = MANNHOLE - STORM
- ⊕ = MANNHOLE - UNKNOWN
- ⊕ = ELECTRIC BOX
- ⊕ = METER - ELECTRIC
- ⊕ = PARKING BOLLARD
- ⊕ = POWER POLE - CONCRETE
- ⊕ = POWER POLE - WOOD
- ⊕ = SIGN
- ⊕ = TREE - OAK
- ⊕ = VALVE COVER SANITARY
- ⊕ = VALVE COVER WATER
- ⊕ = WIRE PULL BOX
- = CENTERLINE



SCALE: 1" = 40'

BOUNDARY &  
TOPOGRAPHIC SURVEY  
PREPARED FOR AND CERTIFIED TO:  
SHAGBARK PROPERTIES  
FIELD DATE 07-11-23

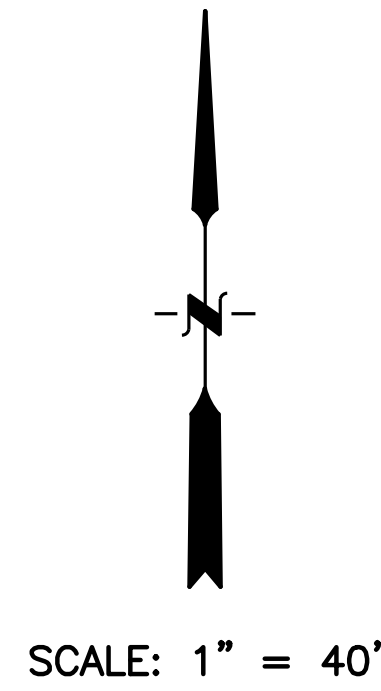
ON POINT SURVEYING, INC.  
2827 MIDDLETON CIRCLE  
KISSIMMEE, FLORIDA 34743  
407-589-8102  
ONPOINTINC.COM  
LICENSE BUSINESS NUMBER 8319

DATE	REV. BY	REV. NO.	REVISION

SECTION 19, TOWNSHIP 26 SOUTH, RANGE 27x EAST, POLK COUNTY, FLORIDA

WESTBURY PHASE TWO  
PLAT BOOK, 125, PG. 34

SILVER PALMS  
PLAT BOOK, 118, PG. 8



LEGEND

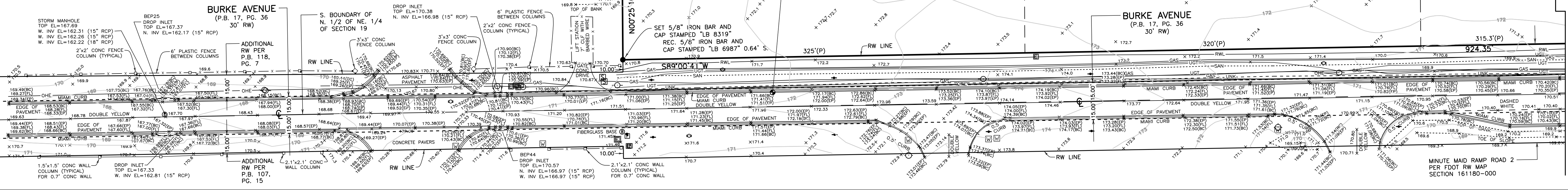
- CLF = CHAIN LINK FENCE
- CONC = CONCRETE
- EL = ELEVATION
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- INV = INVERT
- MES = MITERED END SECTION
- OHE = OVERHEAD ELECTRIC LINES
- RW = RIGHT OF WAY
- RWL = RECLAIMED WATER LINES
- SAN = SANITARY SEWER LINES
- UGE = UNDERGROUND ELECTRIC LINES
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- (BC) = BACK OF CURB
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- (SP) = SPILLWAY
- (●) = DELIMITER POST
- (○) = ALUMINUM LIGHT POLE
- (□) = ELECTRIC SERVICE BOX
- (⊕) = FIRE HYDRANT
- (⊙) = GUY ANCHOR
- (⊖) = MANHOLE - STORM
- (⊖) = MANHOLE - UNKNOWN
- (⊖) = ELECTRIC BOX
- (⊖) = METER - ELECTRIC
- (⊖) = PARKING BOLLARD
- (⊖) = POWER POLE - CONCRETE
- (⊖) = POWER POLE - WOOD
- (⊖) = SIGN
- (○) = TREE - OAK
- (○) = VALVE COVER SANITARY
- (○) = VALVE COVER WATER
- (○) = WIRE PULL BOX
- (—) = CENTERLINE

TRACT D

BURKE AVENUE  
(P.B. 17, PG. 36  
30' RW)

BURKE AVENUE  
(P.B. 17, PG. 36  
30' RW)

BENCHMARK  
SET NAIL AND TIN TAB  
ELEVATION 171.66



MATCH LINE - SEE SHEET 3

BOUNDARY &  
TOPOGRAPHIC SURVEY  
PREPARED FOR AND CERTIFIED TO:  
SHAGBARK PROPERTIES  
FIELD DATE 07-11-23

ON POINT SURVEYING, INC.  
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DATE	REV. BY	REV. NO.	REVISION

SHEET  
4  
OF 4 SHEET  
S015