



PETERSON & MYERS, P.A.

ATTORNEYS AT LAW • SINCE 1948

TELEPHONE
(863) 683-6511

P.O. Box 24628
LAKELAND, FLORIDA 33802-4628

FAX
(863) 904-1335

HERITAGE PLAZA
225 EAST LEMON STREET, SUITE 300
LAKELAND, FLORIDA 33801

www.PetersonMyers.com

May 1, 2025

Polk County
Land Development Division
330 W. Church Street
Bartow, FL 33830

**Re: DHS Holdings LLC
Application Submittal – Small Scale CPA – HWY 542 E**

To Whom it May Concern:

On behalf of DHS Holdings LLC, Peterson & Myers, P.A. ("P&M") is transmitting this application submittal for a Small Scale Comprehensive Plan Amendment for future land use change to allow business park center uses on property ("Proposed Site") situated on +/-12 acres of land situated north of HWY 542 E, and south of HWY 92 E and a CSX Railroad. The Proposed Site is currently designated as Residential Suburban. The proposed change is to Business Park Center-1 and a sub-district change to Business Park Center-2, which will be requested in a separate application submittal.

The following items are included for your convenience:

- 1) Level 4 Review Application – Small Scale Comprehensive Plan Map Amendment
- 2) Ownership Authorization Form
- 3) Deed
- 4) Demonstration of Need/Justification, Impact Assessment Statement, and Consistency Analysis
- 5) Figures

Thank you for the opportunity to submit the attached application submittal. If you have questions concerning the application, please call or email me at ballen@petersonmyers.com.

Sincerely,
PETERSON & MYERS, P.A.

Bart Allen

John B. ("Bart") Allen

Enclosures

**LEVEL 4
LAND DEVELOPMENT CODE
COMPREHENSIVE PLAN
AMENDMENT APPLICATION**

**Office of Planning and Development
Land Development Division**
330 W. Church St.
P.O. Box 9005, Drawer GM03
Bartow, FL 33831-9005
Phone (863)534-6792
FAX (863) 534-6407

TYPE OF AMENDMENT

Land Development Code ☐ Text ☐ Sub-district

Comprehensive Plan ☐ Text ☐ Large Scale Map ☒ Small Scale Map

Is property in a Selected Area Plan (SAP) ☐ Yes ☒ No

SAP Name _____

Pre Application Project # LDDRC-2025-28 (Required)

	Owner	Applicant	Contact Person
Name	Carter's Baptist Church	Peterson & Myers, P.A.	Bart Allen
Work Number		(863)683-6511	(863) 683-6511
Fax Number		(863)688-8099	(863) 688-8099
Mailing Address	4915 US HWY 92 East, Lakeland, FL 33801	225 E. Lemon St., Suite 300 Lakeland, FL 33801	225 E. Lemon St. Suite 300 Lakeland, FL 33801
Email		ballen@petersonmyers.com	ballen@petersonmyers.com

If additional contacts, please list on a separate sheet and submit with application.

Brief Description Request (No more than 250 characters):

The applicant is requesting a Small Scale Comprehensive Plan Map Amendment to change the future land use designation from Residential Suburban (RS) to Business Park Center-1 (BPC-1) on approximately twelve (12) acres of property.

Request From: RS _____ Land Use/Sub-District
To: BPC-1 _____ Land Use/Sub-District
Acreage: 12 +/- _____

	Range - Township - Section	Subdivision #	-	Parcel #
Parcel ID Number(s):	<u>R 24 T 28 S 13</u>	<u>000000</u>	<u>-</u>	<u>041010</u>
	<i>(Include others on a separate attachment)</i>			
	<u>R 24 T 28 S 13</u>	<u>000000</u>	<u>-</u>	<u>023020</u>
	<u>R T S</u>		<u>-</u>	
	<u>R T S</u>		<u>-</u>	

Address and Location of Property:

24-28-13-000000-041010
24-28-13-000000-023020
North of 542 E and John Carroll Rd, South of HWY 92 E and CSX Railroad.

Water Provider Name and Phone Number: City of Auburndale _____.

Sewer Provider Name and Phone Number: City of Auburndale _____.

() Yes (✓) No Is the property located in the Green Swamp Area of Critical State Concern? *(If yes, a Green Swamp Impact Assessment Statement must be submitted with this application.)*

Identify existing uses and structures on subject and surrounding properties (e.g. vacant, residential # du/ac, commercial approx. square feet, etc.):

24-28-13-000000-021120 Centrally Assessed Railroad Land FLU: RS NW	24-28-13-000000-021120 Centrally Assessed Railroad Land FLU: RS N	24-28-13-000000-021120 Centrally Assessed Railroad Land FLU: RS NE
24-28-13-000000-041090 SFR up to 2.49 AC FLU: RS W	24-28-13-000000-041010 Churches- vacant land or misc impr of some value 24-28-13-000000-023020 Churches- vacant land or misc impr of some value FLU: RS Subject Property	24-28-13-000000-023080 Municipal (other than colleges) FLU: RS E
24-28-13-000000-042020 MHP - Family Park; MH Lot and Recreational Vehicle (RV) FLU: RS SW	24-28-13-000000-042130 -M.H. (RP) 2.5 -9.99 Acres 24-28-13-000000-042010-SFR up to 2.49 AC 24-28-13-000000-024220-Com. Misc. 24-28-13-000000-024100-SFR up to 2.49 AC 24-28-13-000000-024070-SFR up to 2.49 AC S FLU: RS	24-28-13-000000-024030 M.H. (RP) up to 2.49 Acres FLU-RS SE

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, Barron Hill AS Attorney (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.

05/01/2025

Date:

This instrument prepared by
and return to:
W. Peyton Gause, Jr.
Gause & Associates, P.A.
3304 Lantana Court
Kissimmee, Florida 34746

INSTR # 2007055922
BK 07210 PGS 2216-2218 PG(s) 3
RECORDED 03/15/2007 10:34:59 AM
RICHARD M WEISS, CLERK OF COURT
POLK COUNTY
DEED DDC 0.70
RECORDING FEES 27.00
RECORDED BY N Payne

CORRECTIVE TRUSTEE'S DEED

Scrivener's Note: This Corrective Trustee's Deed is recorded for the sole purpose of correcting the legal descriptions contained in the original conveyance recorded in Official Records Book 6257, Page 567, and a prior corrective instrument, recorded as Instrument #2006184989, of the Public Records of Polk County, Florida.

Tax I.D. Nos. 132824-000000-023020, and
132824-000000-041010

THIS CORRECTIVE TRUSTEE'S DEED, is made the 10th day of FEBRUARY 200~~6~~⁷ by ARTHUR D. DOHANY, as Successor Trustee under the Dohany Family Land Trust Agreement, dated November 1, 1966, and First Amendment thereto dated December 17, 1999, and individually, whose address is 1218 Shady Lane Drive, Orlando, Florida 32804 (hereinafter, collectively, the "Grantor"), to CARTER'S BAPTIST CHURCH, INC., a Florida corporation not-for-profit, whose address is 4825 E. State Road 542, Lakeland, Florida 33801 (hereinafter the "Grantee"):

(Wherever used herein the terms Grantor and Grantee include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt of which is hereby acknowledged, hereby grants, bargains, sells, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Polk County, Florida, more particularly on **Exhibit A**, attached hereto and incorporated herein by this reference.

GRANTOR hereby warrants that the above-described real property is not now, nor has it ever been, homestead property of the Grantor, or contiguous thereto.

GRANTOR further certifies that the Trust Agreement referred to herein, as amended, remains in full force and effect and has not been terminated or revoked. The Trustee hereby further certifies that the applicable Trust confers upon him the power and authority to protect, conserve, sell, encumber and otherwise to manage and dispose of the above-described real property or any part thereof, all as set forth in *Florida Statutes* §689.071.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

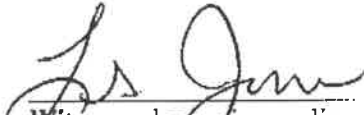
TO HAVE AND TO HOLD, the same in fee simple forever.

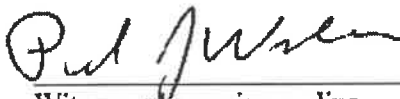
AND, as against all persons claiming by, through, or under the Grantor (but not otherwise), the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has lawful seisen of and good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all

persons claiming by, through, or under the Grantor (but not otherwise) and that said land is free of all encumbrances, except for the lien of ad valorem real estate taxes not yet due and payable, and easements, restrictions, and limitations of Public Record, if any, none of which shall be deemed by this reference to be reimposed or extended.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Trustee's Deed the day and year first above written.

Signed in the presence of the following
two (2) witnesses:


Witness, please sign on line
and then print your name
here: LES JONES


Witness, please sign on line
and then print your name
here: PAUL J WEBER


**ARTHUR D. DOHANY, Successor
Trustee of the Dohany Family Land Trust
u/t/a dated 1 November 1996, and First
Amendment thereto dated December
17, 1999.**

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was executed before me this 10th day of February, 2008, by Arthur D. Dohany, as Successor Trustee of the Dohany Family Land Trust u/t/a dated 1 November 1996, and First Amendment thereto dated December 17, 1999, on behalf of the Trust and individually. Mr. Dohany is either ☐ personally known to me; or ☐ he produced his Florida drivers license as identification; and took an oath.

My commission expires: 3/13/2010


NOTARY PUBLIC
Please sign on line and then
print your name
here: PAUL J WEBER

[AFFIX SEAL]

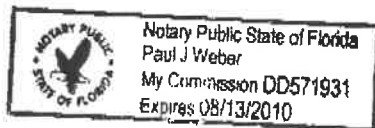


EXHIBIT A
LEGAL DESCRIPTION

ALL OF THAT PART OF THE NW ¼ OF THE SE ¼ OF SECTION 13, TOWNSHIP 28 SOUTH, RANGE 24 EAST, LYING SOUTH OF THE ATLANTIC COAST LINE RAILROAD, POLK COUNTY, FLORIDA; AND THE E ½ OF THE NE ¼ OF THE SW ¼ LYING SOUTH OF THE RIGHT-OF-WAY OF THE ATLANTIC COAST LINE RAILROAD IN SECTION 13, TOWNSHIP 28 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA;

LESS AND EXCEPT:

THAT PART OF THE E ½ OF THE NE ¼ OF THE SW ¼, LYING SOUTH OF RIGHT OF WAY OF A.C.L. RAILROAD, ALSO THE E ½ OF THE SE ¼ OF THE SW ¼ ALL IN SECTION 13, TOWNSHIP 28 SOUTH, RANGE 24 EAST, LYING WITHIN 40 FEET EACH SIDE OF THE SURVEY LINE OF STATE ROAD S-542, SECTION 1658, SAID SURVEY LINE BEING DESCRIBED AS FOLLOWS: COMMENCE AT A POINT ON THE SURVEY LINE OF STATE ROAD S-542, SECTION 1658, DESIGNATED AS STATION 215+74.82, SAID POINT LYING 1.65 FEET SOUTH 0 DEGREE 48' EAST OF A RAILROAD SPIKE MARKING THE NORTHWEST CORNER OF THE SW ¼ OF THE SW ¼ OF SECTION 13 TOWNSHIP 28 SOUTH, RANGE 24 EAST, RUN THENCE NORTH 89 DEGREES 11' EAST 2014.09 FEET TO A POINT ON SAID SURVEY LINE DESIGNATED AS STATION 235+88.91; THENCE NORTH 89 DEGREES 07' EAST, 646.41 FEET TO A POINT ON THE SURVEY LINE DESIGNATED AS STATION 242+35.32, SAID POINT LYING 1.91 FEET SOUTH 01 DEGREES 19' EAST OF AN 80 PENNY NAIL AND WASHER MARKING THE NORTHWEST CORNER OF SW ¼ OF SE ¼ OF SAID SECTION 13, LESS A.C.L. R/W AND EXISTING RIGHTS OF WAY.

AND LESS AND EXCEPT:

THAT PART OF THE NW ¼ OF THE SE ¼ WHICH IS A PART OF THE RIGHT-OF-WAY OF THE LAKELAND-WINTER HAVEN HIGHWAY, LYING WITHIN 40 FEET LEFT (NORTH) OF THE SURVEY LINE OF SR S-542, SECTION 1658, SAID SURVEY LINE BEING DESCRIBED AS FOLLOWS: COMMENCE AT A POINT ON THE SURVEY LINE OF SR S-542, SECTION 1658, DESIGNATED AS STA. 242+35.32, SAID POINT LYING 1.91 FEET SOUTH 01 DEGREES 19' EAST OF AN 80 PENNY NAIL AND WASHER MARKING THE NORTHWEST CORNER OF THE SW ¼ OF THE SE ¼ OF SECTION 13 TOWNSHIP 28 SOUTH, RANGE 24 EAST; RUN THENCE NORTH 89 DEGREES 07' EAST 2358.68 FEET TO A POINT ON SAID SURVEY LINE DESIGNATED AS STA. 265+94.00; THENCE NORTH 89 DEGREES 42' EAST 106 FEET TO A POINT ON THE SURVEY LINE DESIGNATED AS STA 267+00 AND END OF RIGHT-OF-WAY JOB, LESS EXISTING RIGHT-OF-WAY;

AND ALSO LESS AND EXCEPT:

THE EAST 630.00 FEET OF THE NORTHWEST ¼ OF SOUTHEAST ¼ OF SECTION 13, TOWNSHIP 28 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, LYING NORTH OF COUNTY ROAD 542 AND SOUTH OF S.C.L. RAILROAD AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER FOR SECTION 13, TOWNSHIP 28 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, AND RUN N 00 DEGREES 00' 00" E (ASSUMED BASIS OF BEARINGS) ALONG THE EAST LINE FOR SECTION 13 A DISTANCE OF 1334.07 FEET; THENCE N 89 DEGREES 31' 19" W A DISTANCE OF 1330.22 FEET TO THE SOUTHEAST CORNER FOR THE NORTHWEST ¼ OF THE SOUTHEAST ¼ FOR SECTION 13; THENCE N 00 DEGREES 08' 40" E ALONG THE EAST LINE THEREOF A DISTANCE OF 42.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE FOR COUNTY ROAD 542 (OLD AUBURNDALE ROAD, FORMERLY STATE ROAD 542) AND THE POINT OF BEGINNING; THENCE N 89 DEGREES 31' 19" W ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 630.01 FEET TO A POINT LYING 630.00 FEET WEST (AS MEASURED PERPENDICULARLY) OF THE EAST LINE OF THE NW ¼ OF THE SE ¼ FOR SECTION 13; THENCE N 00 DEGREES 0' 40" E ALONG A LINE LYING 630.00 FEET WEST OF THE EAST LINE OF THE NW ¼ OF THE SE ¼ A DISTANCE OF 534.41 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE FOR S.C.L. RAILROAD; THENCE N 79 DEGREES 10' 46" E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 641.72 FEET TO A POINT ON THE EAST LINE OF THE NW ¼ OF THE SE ¼; THENCE S 00 DEGREES 08' 40" W ALONG SAID LINE A DISTANCE OF 660.14 FEET TO THE POINT OF BEGINNING.

Demonstration of Need and Justification

DHS Holdings LLC (the “Applicant”) is requesting a Small Scale Comprehensive Plan Map Amendment to change the future land use designation from Residential Suburban (RS) to Business Park Center-1 (BPC-1) on approximately twelve (12) acres of property. The Applicant desires to develop the site for business park center uses. The proposed site is located in a Suburban Development Area (SDA). The proposed change reflects commercial and industrial development trends north of the proposed site along the CSX railroad line and east of the site along Old Dixie Hwy. Moreover, the proposed site’s proximity to 542 E and US HWY 92 allows the site to maximize access to arterial and collector roads.

The proposed land use change acts as a measured and compatible extension of the existing industrial and commercial activity north and east of the site. The proposed request also acts to alleviate compatibility concerns with existing uses near and adjacent to the north (rail line and industrial/commercial uses), east (City of Lakeland electric substation) and west (junk yard) of the site. In addition, the proposed request maximizes the opportunity to utilize the existing rail line to the north, collector roads to the south (542E) and west (Reynolds Rd), and arterial roads to the north (US HWY 92) and east (Old Dixie HWY) for access to and from the proposed site while minimizing impact to lower volume local roads in the surrounding community.

In order to ensure compatibility exists, the Applicant will ensure buffering considerations and maintain physical separation from the homes to the west and south. This will include landscaping requirements (width of buffers, quality of plantings, etc.) at or greater than the minimum requirements of the Land Development Code.

Consistency Analysis

I. Polk County, FL Comprehensive Plan

A. Section 2.106 – Suburban-Development Areas (SDA)

1. POLICY 2.106-A3: LAND USE CATEGORIES - The following land use categories shall be permitted within the Suburban Development Areas:

...

- c. OTHER: Linear Commercial Corridors, Commercial Enclaves, Industrial, Business-Park Centers, Office Centers, Leisure/Recreation, Institutional, Recreation and Open Space, and Preservation.

ANALYSIS: The proposed request is for BPC-1, which is consistent with allowable uses in Suburban Development Areas.

2. POLICY 2.106-A5: DEVELOPMENT CRITERIA - Development within the Suburban Development Areas shall conform to the following criteria as further specified in the Land Development Code:

...

- g. encourage connectivity between uses within the SDA, and between the SDA and other urban centers and the rural development areas; . . .

ANALYSIS: The proposed site is in a location that encourages connectivity between existing uses within the SDA. Business park center uses within the proposed site can provide connectivity to industrial uses to the north along the CSX railroad, and east along Old Dixie HWY.

B. Section 2.113B – Business Park Center

1. POLICY 2.113-B-1: CHARACTERISTICS –

...

Usable Area: 10 acres or more

ANALYSIS: The proposed site is approximately twelve (12) acres. As such, the size of the proposed site is consistent with the usable area requirement of 10 acres or more set out in the Comprehensive Plan.

2. POLICY 2.113-B-3: LOCATION CRITERIA - Business-Park Centers shall be located with consideration being given to maximizing access to the arterial road system and with consideration given to the guidelines outlined in POLICY 2.404.-A1. In locating Business-Park Centers, Polk County shall seek to minimize the routing of commercial traffic through residential areas. Business-Park Centers shall be located on:

- a. arterial roads;

- b. collector roads, if the proposed district is within 2 miles of an intersecting arterial road;
- c. local commercial roads or private roads under the following conditions:
 - 1. the road has full median access onto to an arterial road;
 - 2. the road does not serve existing or expected future residential traffic from the surrounding area; and
 - 3. the road has a structural integrity and design characteristics suitable for truck traffic.
- d. properties abutting an Industrial (IND) district or railroad line.

ANALYSIS: The proposed site is consistent with the location criteria contained in the Comprehensive Plan. The proposed site is fronting an urban collector (542 E) to the south and abutting a CSX railroad to the north. In addition, the proposed site is 0.76 miles from an intersecting arterial road (US HWY 92).

- 3. POLICY 2.113-B-4: DEVELOPMENT CRITERIA - Development within a Business-Park Center shall conform to the following criteria:

...

- a. Business-Park Center developments shall have frontage on, or direct access to, a collector or better roadway, or a local commercial road or service drive that directly connects to a collector roadway or better. Business-Park Centers shall incorporate the use of frontage roads or shared ingress/egress facilities wherever practical.

ANALYSIS: *The proposed site has frontage on 542 E, a collector roadway or better. Such frontage is consistent with the development criteria of the BPC district contained in the Comprehensive Plan.*

Impact Assessment Statement

A. Land and Neighborhood Characteristics: to assess the compatibility of the requested land use district with the adjacent property and to evaluate the suitability of the site for development, the applicant shall:

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

The applicant is requesting a Small Scale Comprehensive Plan Map Amendment to change the future land use designation from Residential Suburban (RS) to Business Park Center-1 (BPC-1) on approximately twelve (12) acres of property. See attached exhibits included with the application. The Applicant desires to develop the site for business park center uses. The proposed change reflects commercial and industrial development trends to the north of the proposed site and along the CSX railroad line. Moreover, the proximity of the site to 542 E and US HWY 92 allows the site to maximize access to arterial and collector roads.

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

See attached Future Land Use Map.

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

Please see narrative provided above. The landscaping and buffering required by the Polk County Land Development Code adequately ensures that the proposed request is compatible with adjacent uses and entitlements in the area. The Applicant will take any and all reasonable and necessary steps to minimize impacts to the properties surrounding the requested land use map amendment.

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

The proposed land use change acts as a measured and compatible extension of the existing industrial and commercial activity, north and east of the site. The proposed request also acts to alleviate compatibility concerns with existing uses near and adjacent to the north (industrial uses and rail line), east (City of Lakeland electric substation) and west (junk yard) of the site. In addition, the proposed request maximizes the opportunity to utilize the existing rail line to the north and collector road to the south.

5. Describe each of the uses proposed in a Planned Development and identify the following:

- a. The density and types of residential dwelling units;
- b. The type of commercial and industrial uses;
- c. The approximate customer service area for commercial uses;
- d. The total area proposed for each type of use, including open space and recreation

The Property is not within a Planned Development. Any development of the Property would be consistent with the Polk County Land Development Code, the Polk County Comprehensive Plan, and proposed site specific development criteria.

B. Access to Roads and Highways: to assess the impact of the proposed development on the existing, planned and programmed road system, the applicant shall:

1. Calculate the number of vehicle trips to be generated daily and at PM peak hour based on the latest ITE or provide a detailed methodology and calculations;

Estimated Traffic Impact Analysis

Permitted Intensity 12 +/- acres 12 ac of RS	Maximum Permitted in Existing Land Use RS 12 ac X 1du/5ac= 2 du	Maximum Permitted in Proposed BPC 12 ac 522,720 sq ft X 0.65 FAR= 339,768 sq ft/1000= 340 sq ft
<i>Average Annual Daily Trips (AADT)</i>	2 du X 7.81 AADT= 15.62 Trips	340 X 1.74 AADT X 100%= 591 Trips
<i>PM Peak Hour Trips</i>	2 du X 1 AADT= 2 Trips	340 X 0.11 AADT X 100%= 37 Trips

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

The Property will utilize the ingress/egress only from HWY 542 E. It is anticipated minor transportation improvements will be required for ingress/egress of the site in accordance with applicable County requirements. The specific intersection types will be will be fully addressed at Level 2.

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

The proposed development shall provide the requisite number of parking spaces required by the Polk County Land Development Code, which will be determined at Level 2 based on the actual square footages of the buildings constructed.

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

The property has frontage on HWY 542 E. HWY 542 E has a functional classification as an Urban Collector Road. Ingress and Egress will be designed to move traffic to US 92. It is anticipated that minor transportation improvements will be required for ingress/egress of the site in accordance with applicable County requirements. The specific intersection types will be will be fully addressed at Level 2.

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

The CitrusConnection Purple Line has various stops along 542 E including stops along John Carroll Road W, which is adjacent to the property.

C. Sewage: to determine the impact caused by sewage generated from the proposed development, the applicant shall:

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

Potable Water Consumption and Wastewater Generation Table

Permitted Intensity 12 +/- acres 12 ac of RL	Maximum Permitted in Existing Land Use RS 12 ac X 1du/5ac= 2 du	Maximum Permitted in Proposed BPC 12 ac 522,720 sq ft X 0.65 FAR= 339,768 sq ft
<i>Potable Water Consumption</i>	2 du X 360= 720 GPD	339,768 X 0.24= 81,544 GPD
<i>Wastewater Generation</i>	2 du X 270= 540 GPD	81,544 X 80%= 65,235 GPD

Source: Concurrency Manual: 0.24GPD/sq ft for water and an assumption of 80% of water for wastewater.

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;

The Property will connect to public utilities from the City of Auburndale or provide onsite treatment. Prior to development, the Applicant will coordinate with the City of Auburndale to determine location of lines and availability of capacity.

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

Any proposed system will be designed in accordance with appropriate and applicable standards.

4. Identify the service provider; and

The Property will connect to existing public utilities from City of Auburndale, if available, or provide on-site well and septic.

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

Capacity and the date of connection will be more fully understood and addressed at Level 2.

D. Water Supply: to determine the amount of water to be used, how it will be distributed, and the impact on the surrounding area, the applicant shall:

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

The Property will connect to existing public utilities from City of Auburndale, if available, or provide on-site treatment. Prior to development the Applicant will coordinate with the City of Auburndale to determine the location of lines and availability of capacity.

2. Identify the service provider;

The Property will connect to existing public utilities from City of Auburndale, if available, or provide on-site treatment.

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

Please see Potable Water Consumption and Wastewater Generation Table above.

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

Capacity and the date of connection will be more fully understood and addressed at Level 2.

E. Surface Water Management and Drainage: to determine the impact of drainage on the groundwater and surface water quality and quantity caused by the proposed development, the applicant shall:

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

The stormwater management system for the project site will be designed to meet regulatory requirements that will ensure adequate BMPs are instituted. The property does not have any areas of concern and surface water quality will not be negatively impacted by the development.

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

There are no state or federal jurisdictional wetlands or surface water features located within the project site.

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

Based on the available GIS information, there are no state or federally jurisdictional wetland or surface water features or other bodies of open water identified within the project site. No significant impact to existing wildlife resources is anticipated from the project.

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

No change is anticipated.

F. Population: to determine the impact of the proposed developments additional population, the applicant shall:

1. Calculate the projected resident (and transient) population of the proposed development and the generated population in the case of commercial or industrial uses;

Indeterminable at this time.

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;

Indeterminable at this time.

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

Indeterminable at this time.

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

Indeterminable at this time.

G. General Information: to determine if any special needs or problems will be created by the proposed development, the applicant shall:

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

The proposed future land use map amendment would allow for the parcel to be developed consistent with the other non-residential activities in the area.

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

a. Parks and Recreation;

None.

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

None.

c. Health Care (emergency/hospital);

No impact anticipated.

d. Fire Protection;

The nearest fire protection is Polk County Fire Rescue Station 39 (3325 E Main St, Lakeland, FL 33801).

e. Police Protection and Security; and

The nearest police protection and security is a County Sheriff Policing Unit located at 2805 Morgan Combee Rd, Lakeland, FL 33801.

f. Electrical Power Supply

Indeterminable at this time.

H. Maps: the following maps shall accompany all Impact Assessment Statements:

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

See attached Location Map

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;

See attached Topographical Map.

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;

See attached Future Land Use Map (current and requested).

Map D: A Soils Map with soils designated according to Natural Resources Conservation Service classifications. If available, USDA Natural Resources Conservation Service (NRCS) soil surveys are preferable;

See attached Soils Map

Map E: A Traffic Circulation Map identifying any existing roads on or adjacent to the proposed development and indicating the name of the roads, maintenance jurisdiction, and pavement and right-of-way widths.

See attached Location Map.

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

A Site Plan is not available at this time.

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.

A Drainage Map is not available at this time, as we do not have any engineered plans to evaluate the proposed location of stormwater ponds, buildings, impervious surface, etc.