Polk County Planning Commission

Meeting Agenda - Final

August 06, 2025 Regular Planning Meeting

Call Agenda Workshop to Order 8:50 a.m.

A. Planning Commission (PC) will discuss agenda items and consider additions, deferments, withdrawals to published agenda. Planning Commission will discuss any particular agenda items of concern with any Planning Commission member.

B. Planning Commission will consider and review with staff any upcoming ordinance revisions, comprehensive plan recommendations or other matters of concern to the Planning Commission.

Note: This first part of the monthly Planning Commission agenda is a workshop. No official action on any item will be taken at the workshop. While the public is invited to attend, no public comment will be solicited during the workshop.

Call Public Hearing to Order 9:00 a.m. Or as soon thereafter as the particular case may be heard 9:00 a.m.

Roll Call / Attendance

Pledge of Allegiance

Approve Minutes

Meeting Minutes June 4, 2025

Meeting Minutes July 9, 2025

Reordering of the Agenda - Prior to beginning the Business of the Planning Commission, the Commission may reorder the Agenda.
1) Reorder Agenda
a) At the discretion of the Planning Commission members, a lunch break may be called if the hearing of cases goes beyond 12:00 p.m.
2) Considerations of items to be withdrawn, deferred, or continued.

LDCPAS-2025-19 (PRWC Receiving Facility CPA) - CONTINUED

LDCD-2025-4 (PRWC Receiving Facility District Change) - CONTINUED

Explanation of General Procedures

Explanation of Quasi-Judicial Proceedings

Voir Dire of Expert Witnesses

Staff Resumes

Agenda Item

New Business

1. LDSP-2025-1 (Cottonwood Sign Plan)
2. LDCT-2025-12 (Retail, Home Sales Offsite Text Amendment)
3. LDCT-2025-16 (Heavy Machinery Equipment Sales and Services Text Amendment)
4. LDCU-2025-9 (C4 Towers)
5. LDCU-2025-11 (ERUSA Water Treatment Facility)
6. LDCPAS-2024-7 (Goldenrod Lane CPA)
7. LDCPAS-2025-14 (Solution Land FLUMA CPA)
8. LDPD-2025-4 (Gull Drive PD Mod)
9. LDPD-2025-1 (Poinciana PD)
10. LDPD-2025-2 (Center State PD)
11. LDPD-2025-3 (Crescent Valley Ranch PD)
12. LDCPAS-2025-18 (Christina Fire Station CPA)

Adjournment

Polk County

Planning Commission

Agenda Item 8/6/2025

SUBJECT

Meeting Minutes June 4, 2025

Polk County Planning Commission

Meeting Minutes - Final

June 04, 2025 Regular Planning Meeting

Call Agenda Workshop to Order 8:50 a.m.

Minutes: The workshop of the Polk County Planning Commission was called to order at 8:50 a.m. by the Chair, Robert Beltran, on Wednesday, June 4, 2025, in the County Commission Boardroom, Administration Building. In attendance were the following members: David Dalton, Michael Schmidt, Mike Hickman, Rennie Heath, and Merle Bishop. Also, Linda Schultz, Planning Commission alternate. Also, present were Sandra Howard, Deputy County Attorney, Erik Peterson, Chanda Bennett, Robert Bolton, and Ian Nance of Land Development, and Lyndsay Yannone, recording secretary.

Call Public Hearing to Order 9:00 a.m. Or as soon thereafter as the particular case may be heard 9:00 a.m.

Minutes: The workshop of the Polk County Planning Commission was called to order at 9:00 a.m. by the Chair, Robert Beltran, on Wednesday, June 4, 2025, in the County Commission Boardroom, Administration Building. In attendance were the following members: David Dalton, Michael Schmidt, Mike Hickman, Rennie Heath, and Merle Bishop. Also, Linda Schultz, Planning Commission alternate. Also, present were Sandra Howard, Deputy County Attorney, Erik Peterson, Chanda Bennett, Robert Bolton, and Ian Nance of Land Development, and Lyndsay Yannone, recording secretary.

Roll Call / Attendance

Approved

Present	Rennie Heath, Vice Chair David Dalton, Linda Schultz, Mike Hickman, Mike Schmidt, Chair Robert Beltran, and Secretary Merle Bishop
Excused	Adam Bass, Kevin Updike, and Brooke Agnini

Pledge of Allegiance

Approve Minutes

Meeting Minutes April 2, 2025

Approved

RESULT:	**APPROVED**
MOVER:	Rennie Heath
SECONDER:	Mike Hickman
AYE:	Heath, Dalton, Schultz, Hickman, Schmidt, Beltran, and Bishop
Excused:	Bass, Updike, and Agnini

Meeting Minutes May 7, 2025

Approved

RESULT:	**APPROVED**
MOVER:	Rennie Heath
SECONDER:	Mike Hickman
AYE:	Heath, Dalton, Schultz, Hickman, Schmidt, Beltran, and Bishop
Excused:	Bass, Updike, and Agnini

Reordering of the Agenda - Prior to beginning the Business of the Planning Commission, the Commission may reorder the Agenda.
1) Reorder Agenda
a) At the discretion of the Planning Commission members, a lunch break may be called if the hearing of cases goes beyond 12:00 p.m.
2) Considerations of items to be withdrawn, deferred, or continued.

Explanation of General Procedures

Explanation of Quasi-Judicial Proceedings

Voir Dire of Expert Witnesses

Current Staff Resumes

Approved

RESULT:	**APPROVED**
MOVER:	Rennie Heath
SECONDER:	David Dalton
AYE:	Heath, Dalton, Schultz, Hickman, Schmidt, Beltran, and Bishop
Excused:	Bass, Updike, and Agnini

Agenda Item

New Business

LDCPAS-2025-2 (Morame Watkins Road INST)

Minutes: An ordinance of The Polk County Board of County Commissioners regarding the adoption of LDCPAS-2025-2: An Amendment to the Polk County Comprehensive

Plan, Ordinance 92-36, as amended, to change the Future Land Use Map designation on 0.55± acres from Residential-Low-1 (RL-1) to Institutional (INST) in the Utility Enclave Area (UEA). The subject property is located on the west side of Watkins Road, South of Lake Hatchineha Road (CR 542), east of Jennings Road, and north of Adrienne Road, east of the city of Dundee, in Section 29, Township 28, Range 28; providing for severability; and providing for an effective date.

CONTINUED TO JULY 9th, 2025 due to applicant not showing.

Opposition from public. Concerns about capacity. Concerns how property looks.
Continued

RESULT:	**CONTINUED**
MOVER:	Merle Bishop
SECONDER:	David Dalton
AYE:	Heath, Dalton, Schultz, Hickman, Schmidt, Beltran, and Bishop
Excused:	Bass, Updike, and Agnini

LDCPAS-2025-7 (Brooks Street CPA)

Minutes: An ordinance of Polk County, Florida adopting LDCPAS-2025-7: An Amendment to the Polk County Comprehensive Plan, Ordinance 92-36, as amended, modifying the Future Land Use Map designation on 3.8± acres from Residential-Low X (RLX) to Business Park Center X (BPCX) in the Transit-Supportive Development Area (TSDA). The subject property is located on the east side of US 98, north of Brooks Street, in Section 34, Township 28, Range 24; providing for severability; and providing for an effective date.

Mark Bennett, Land Development, introduced the case and reported 26 mailers sent to area property owners on May 20, 2025, one (1) sign posted on the property on May 18, 2025, and a legal advertisement was published in Lakeland and Winter Haven Sun on May 20, 2025. One phone call in opposition.
Mark Bennett, Land Development, presented a Power Point presentation with a recommendation of approval.
Mr. Chair opened the public hearing
No one from public spoke.
Mr. Chair closed the public hearing.

Approved

RESULT:	**APPROVED**
MOVER:	Merle Bishop
SECONDER:	Linda Schultz
AYE:	Heath, Dalton, Schultz, Hickman, Beltran, and Bishop
NAY:	Schmidt
Excused:	Bass, Updike, and Agnini

LDCD-2025-1 (Stuart Property Sub-district)

Minutes: Jason A. Alligood, PE, applicant, and Lenore Crosland Stuart & Margaret Kennedy Stuart Satterfield, owners, *are requesting an* applicant-initiated Future Land Use Map

Sub-District change for 326.92 acres from Agricultural/Residential-Rural (A/RR) to Residential-Low-4 (RL-4) on the Future Land Use Map. The case is related to LDCPAL-2024-17, a request to the change the Future Land Use Map from Agricultural/Residential-Rural (A/RR) to Residential-Low (RL), RL to Residential-Medium (RM) and from Rural Development Area (RDA) to Urban Growth Area (UGA) on the Future Land Use Map. *The subject property is located* on the south of Thornhill Road, East of Lake Hancock, and north of the City of Bartow, in Sections 3 & 10, Township 29, Range 25

Mark Bennett, Land Development, introduced the case and reported 26 mailers sent to area property owners on May 20, 2025, one (1) sign posted on the property on May 18, 2025, and a legal advertisement was published in Lakeland and Winter Haven Sun on May 20, 2025. One phone call in opposition.
Mark Bennett, Land Development, presented a Power Point presentation with a recommendation of approval.
Mr. Chair opened the public hearing
No one from public spoke.
Mr. Chair closed the public hearing.

Continued

LDSPD-2025-1 (Old Dixie Highway SF)

Minutes: Charles Brooker, applicant, and Xe T Maresca owner, are requesting a Suburban Planned Development to develop eleven single family lots on approximately 5.3 +/- acres in the Suburban Development Area (SDA) located in the Residential Suburban (RS). The subject property is located at 2610 Old Dixie Highway, South of Saddle Creek Road, west of Old Dixie Highway, west of the city of Auburndale in Section 6, Township 28, Range 25.

Aleya Inglima, Land Development, introduced the case and reported 26 mailers sent to area property owners on May 20, 2025, one (1) sign posted on the property on May 18, 2025, and a legal advertisement was published in Lakeland and Winter Haven Sun on May 20, 2025. One phone call in opposition.
Aleya Inglima, Land Development, presented a Power Point presentation with a recommendation of approval.
Mr. Chair opened the public hearing
No one from public spoke.
Mr. Chair closed the public hearing.
Approved

RESULT:	**APPROVED**
MOVER:	
SECONDER:	
AYE:	Heath, Dalton, Schultz, Hickman, Schmidt, Beltran, and Bishop
Excused:	Bass, Updike, and Agnini

LDCT-2025-10 (Temporary Vegetative Debris Storage Sites after Major Storm

Events)

Minutes: An ordinance of the Board of County Commissioners, Polk County, Florida, Land Development Code amendment LDCT-2025-10, amending Ordinance No. 00-09, as amended, the Polk County Land Development Code, amending Chapter 2, Section 207 Temporary Uses, subsection 207.L, Road Construction Materials/Equipment, to include utilities construction, and add a subsection 207.M, Temporary Storage of Vegetative Debris Collected from Major Storms, to allow for temporary organic debris storage sites after major storm events for a limited time in non-residential land use districts; providing for severability; providing an effective date.

Ian Nance, Land Development, introduced the case and reported 26 mailers sent to area property owners on May 20, 2025, and a legal advertisement was published in Lakeland and Winter Haven Sun on May 20, 2025. No opposition.
Ian Nance, Land Development, presented a Power Point presentation with a recommendation of approval.
Mr. Chair opened the public hearing
No one from public spoke.
Mr. Chair closed the public hearing.

Approved

RESULT:	**APPROVED**
MOVER:	David Dalton
SECONDER:	Mike Schmidt
AYE:	Dalton, Schultz, Hickman, Schmidt, Beltran, and Bishop
Excused:	Bass, Updike, and Agnini
Absent:	Heath

LDCPAL-2025-4 (EAR Based Comp Plan Amendment)

Minutes: An Ordinance of Polk County, Florida adopting LDCPAL-2025-4, an amendment to the Polk County Comprehensive Plan (Ordinance 92-36, as amended); modifying certain policies in all elements of the Comprehensive Plan pursuant to the requirements of Florida Statutes 163.3191, Evaluation and Appraisal of Comprehensive Plan, to reflect a minimum planning period of at least ten (10) years and to reflect changes in state requirements since the County's last Evaluation and Appraisal Report; modifying Section 2.124-G Historic-Preservation Sites to update policy based on recent historical data and more planning work to be performed by Polk County; and modifying policies under Objective 3.102-E to reference the feasibility analysis of connecting homes on sewer to the nearest wastewater treatment plant; providing for severability; and providing an effective date.

Approved

RESULT:	**APPROVED**
MOVER:	David Dalton
SECONDER:	Merle Bishop
AYE:	Dalton, Schultz, Hickman, Schmidt, Beltran, and Bishop
Excused:	Bass, Updike, and Agnini

Absent:	Heath

Adjournment

Polk County

Planning Commission

Agenda Item 8/6/2025

SUBJECT

Meeting Minutes July 9, 2025

Polk County

Planning Commission

Agenda Item 8/6/2025

SUBJECT

LDCPAS-2025-19 (PRWC Receiving Facility CPA) - CONTINUED

CONTACT INFORMATION

Erik Peterson, AICP
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Polk County

Planning Commission

Agenda Item 8/6/2025

SUBJECT

LDCD-2025-4 (PRWC Receiving Facility District Change) - CONTINUED

CONTACT INFORMATION

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Polk County

Planning Commission

Agenda Item 8/6/2025

SUBJECT

Staff Resumes

Agenda Item 1. 8/6/2025

SUBJECT

LDSP-2025-1 (Cottonwood Sign Plan)

DESCRIPTION

Sign Plan for the proposed Cottonwood Corner retail plaza that will include one (1) 260 sq.ft. plaza sign 30 feet high, six (6) 80 sq.ft. monument signs 10 feet high, and one (1) monument sign listing all outparcels 10 feet high, all other sign types will be in accordance to Code.

RECOMMENDATION

Approval

FISCAL IMPACT

No fiscal impact

CONTACT INFORMATION

Andrew Grohowski

Land Development Division

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andrewgrohowski@polk-county.net

POLK COUNTY
DEVELOPMENT REVIEW COMMITTEE
STAFF REPORT

DRC Date:	May 29, 2025	**Level of Review:**	Level 3 Review
PC Date:	August 6, 2025	**Type:**	Sign Plan
BoCC Date:	N/A	**Case Numbers:**	LDSP-2025-1
		Case Name:	Cottonwood Sign Plan
Applicant:	Randy Hodge Kimley Horn	**Case Planner:**	Andrew Grohowski, Planner II

Request:	Sign Plan for the proposed Cottonwood Corner retail plaza that will include one (1) 260 sq.ft. plaza sign 30 feet high, six (6) 80 sq.ft. monument signs 10 feet high, and one (1) monument sign listing all outparcels 10 feet high, all other sign types will be in accordance to Code.
Location:	The subject property is located east of U.S. Highway 27, south of Cottonwood Drive and I-4, north of Ridgewood Lakes Boulevard, east and north of the City of Haines City in Section 29, Township 26, Range 27.
Property Owners:	Cottonwood 27 Development LLC
Parcel Numbers (Size):	272629-706500-030010 (± 6.34 acres); 272629-706500-030151 (± 3.96 acres); 272629-706500-030152 (± 2.51 acres)
Future Land Use:	Professional Institutional-X (PIX) North Ridge Selected Area Plan (SAP)
Development Area:	Transit Supportive Development Area (TSDA)
Nearest Municipality:	Haines City (±0.37 miles)
DRC Recommendation:	Approval
Planning Commission Vote:	Pending Hearing

Location Map



2025 Satellite Photo



Summary:

This is a request for a Sign Plan for the proposed development, Cottonwood Corner, located on the eastern side of U.S. Highway 27 and south of Victor Posner City Center. Cottonwood Corner is a proposed ±12.81-acre multi-use development that includes a mixture of high volume/high visibility uses on outparcels with drive-thru restaurants and a gas station, and lower volume/ low visibility retail uses such as offices. This is a heavily traveled throughfare in northeast Polk County. The sign code in Section 760 of the Land Development Code (LDC), in addition to the sign reductions in the North Ridge Selected Area Plan (SAP), are somewhat rigid in this type of development scenario. But through the Sign Plan process in Section 760.J, necessary flexibility can be afforded for mixed-use developments provided certain design criteria are met. They provide for a unified plan of aesthetically pleasing signage that encompasses the entire mixed-use development, and not just individual parcels.

The applicant is asking for a sign plan designed in a consistent theme for the following:

- one (1) 20'x30' plaza sign, (80 sq.ft.)
- one (1) 8'x10' multi-tenant monument sign, (45 sq.ft.)
- six (6) 13.6'x10' monument signs, (270 sq.ft.)

The proposed plan has a total sign area of 785 square feet cumulatively. Staff is recommending approval because the plan achieves a higher standard for signage than would be permitted by right on an individual, lot by lot, basis. While the plan will permit signage for outparcels on monument and plaza signs, typically in lieu of one another under Section 760.G.3, the net potential signage will be reduced. Under the current code, seven parcels, including six outparcels, in this shopping village would each be allotted a ground (pole) sign of 127.5 square feet (*see Table 1*). The one large tract can have a 255 square foot ground sign and 68 square foot monument sign. This equates to 1,088 square feet of total sign face along each lot's frontage. The applicant's sign plan equates to 785 square feet of total signage, which is an overall 303 square foot reduction from what the current standards in the LDC will allow by right. In addition to the overall signage reduction, the public is getting a consistent and aesthetically enhanced form of signage throughout the development. The signage plan also reduces the potential for visual clutter, while also providing aesthetically pleasing signage with a common design theme.

Findings of Fact

- *The request is for a Sign Plan for the proposed Cottonwood Development and applies to approximately 12.81 acres. The proposed Sign Plan as requested includes one (1) 20'x30' plaza sign, one (1) 8'x10' multi-tenant monument sign, and six (6) 13.6'x10' monument signs.*

- *The plaza sign will be the tallest sign at no more than 30 feet tall with a sign area of 260 square feet per face. The other interior signage proposed will not exceed 10 feet in height.*

- *According to Chapter 10 of the Polk County Land Development Code, plaza signs are defined as "A freestanding sign used to advertise businesses that occupy a shopping center or complex with multiple tenants."*

- *According to Chapter 10 of the Polk County Land Development Code, monument signs are defined as "Any sign, other than a Pole sign, which is placed upon or supported by structures or supports in or upon the ground and independent of support from any building."*

- *The proposed Walmart and Sam's Club directly to the west received an approved Sign Plan with a total sign area of 1,337 square feet, or 552 square feet larger area than the current request (LDCU-2024-25).*

- *According to Chapter 7, Section 760 J. 3. of the Polk County Land Development Code, "Signage plans shall be subject to the Polk County Level 3 Review process."*

- *The subject property is located within the North U.S. Highway 27 Selected Area Plan (SAP). The Future Land Use Map designations of the property Professional Institutional-X (PIX).*

- *Per Chapter 4, Section 401.06.P, on-premises signs in the Professional Institutional (PIX) district shall be consistent with the community Activity Center (CACX) standards per Section 760.*

- *The subject property has direct ingress/egress onto US Highway 27 (Link # 5112 N/S), a principal arterial road. This link is currently operating at Level-of-Service (LOS) standard "F" with an adopted LOS standard of "C" (See Table 3 of this report for details).*

- *The site is located in the Transit Supportive Development Area (TSDA), which is the area "where the availability of infrastructure and other community facilities and services, including, but not limited to mass transit and other transportation alternatives, utilities, public safety, recreational and educational services," according to POLICY 2.104-A1 of the Comprehensive Plan.*

- *The subject site is not located in a flood hazard area, wetland area or located within a one mile radius of endangered species.*

- *The subject site is not located in any Airport Flight Visual Interference and Height Notification Zone.*

- *According to the 1985 Soil Survey of Polk County, the subject property contains Candler Sand Soils, 0 to 5 percent slopes.*

- *The request has been reviewed for consistency with Section 760J, Signage Plans.*

The Development Review Committee, based on submitted information, the findings of fact and analysis conducted as part of this staff report, and a recent site visit, finds that the proposed request **IS COMPATIBLE** with the surrounding land uses and general character of the area; **IS CONSISTENT** with the Polk County Land Development Code and the Polk County Comprehensive Plan; and recommends **APPROVAL of LDSP-2025-1** with the following conditions:

CONDITIONS OF APPROVAL

1. LDSP-2025-1 shall allow one (1) 20'x30' plaza sign, one (1) 8'x10' multi-tenant monument sign, and six (6) 13.6'x10' monument signs and applies to approximately 12.81 acres as shown in the Sign Plan in Exhibit 4. [PLG]

2. Deviation beyond the specified height limits may be a minor modification if less than 10% and within the same or less sign area. [PLG]

3. Sign locations shown in the Sign Plan are generalized and may deviate so long as they pertain to the same road frontage and within the identified parcel boundary. [PLG]

4. Paint colors and masonry veneers shown in the sign exhibits are not binding. [PLG]

5. There shall be no variance or waiver to the requirements of clear intersection visibility in Section 711 of the Land Development Code. [PLG]

6. This sign plan is vested in its entirety once the plaza sign or a multi-tenant monument sign are permitted. This sign plan approval is valid until August 6, 2028 (three years) for completion of the first plaza or multi-tenant sign. If no plaza sign or multi-tenant monument sign is completed by December 5, 2029, then this sign plan approval shall be null and void. [PLG]

GENERAL NOTES

NOTE: This staff report was prepared without the benefit of testimony and evidence submitted by the public and other parties at a public hearing.

NOTE: Approval of this request shall not constitute a waiver or variance from any applicable development requirement unless specifically noted in the conditions of approval and consistent with the LDC.

NOTE: All written comments made in the application and subsequent submissions of information made during the application review process, which are on file with the Land Development Division, shall be considered to be binding upon the applicant, provided such comments are not at variance with the Comprehensive Plan, LDC or other development regulations in effect at the time of development.

NOTE: Approval of this request is only for Level 3 Review and only for those development decisions within the Planning Commission's jurisdiction. A Level 2 Review (engineered plans) will be required reflecting the standard conditions listed in Section 303 of the Land Development Code and the development standards listed in Chapter 7 of the Land Development Code. Upon completion of the Level 2 Process, building permits will be required for all structures in accordance with Chapter 553 of the Florida Statutes.

NOTE: Issuance of a development permit by the county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Comparison of Permitted and Proposed Request

The LDC requires Plaza Sign area and height to be reduced by 15%, if the subject site is located in a Selected Area Plan (SAP). Table 1 below identifies how the request deviates from the sign requirements outlined in Section 760 of the LDC.

Table 1

	Permitted per Code		**Proposed Request**
± 12.81 acres PIX *1 parcel > 5 acres* *2 parcels <5 acres*	**Permitted Countywide**	**North Ridge SAP 15% reduction Area and Height for all Signs**	**Proposed Request**
Plaza Sign (on parcels >5 acres)	1 per parcel with multiple tenants	1 per parcel with multiple tenants	**Two (1) Plaza Sign**
Height	30’	25.5’	30’
Face Area	300 square feet	255 square feet	260 square feet
Setback	12.5’	12.5’	12.5’
Monument Signs (on outparcels)	Total Per Parcel No Multi-tenant	Total Per Parcel No Multi-tenant	**Six (6) Monument Signs** *(Individual)*
Height	5’ (max. base 3’)	5’	10’
Face Area	80 square feet	68 square feet	80 square feet
Setback	5’	5’	5’
Monument Sign (internal)	Total Per Parcel No Individual	Total Per Parcel No Individual	**One (1) Monument Sign** (*Multi-tenant*)
Height	5’ (max. base 3’)	5’	10’
Face Area	80 square feet	68 square feet	45 square feet
Width	20’	17’	8’
Free Standing Signs (on parcels >5 acres)	1 per parcel	1 per parcel	**Zero (0) Free Standing Signs**
Height	30’	25½’	
Face Area	250 square feet	212½ square feet	
Width	20’	17’	
Free Standing Signs (on parcels <5 acres)	1 per parcel	1 per parcel	**Zero (0) Free Standing Signs**
Height	20’	17’	
Face Area	150 square feet	127½ square feet	
Width	20’	17’	

The proposed request will not include Ground Mounted, or Free Standing, Signs that could be permitted under normal circumstances. Each parcel above five acres, for which the current plan shows one, could have a 250 square foot pole sign elsewhere in the County or 212.5 square feet in an SAP. The other parcels smaller than five acres, for which there are seven, could have a 150 square foot pole sign or one of 127.5 square feet in an SAP and 68 square foot monument sign. By opting out of these entitlements for their innovative sign plan, the applicant is forgoing 1,088 square feet of potential signage along the roadway for 785 square feet of total signage. The only signage fronting U.S. Highway 27 are the six (6) outparcel monument signs (480 sq. ft.). Just under a year ago, the proposed Walmart and Sam’s Club received an approved Sign Plan with a total sign area of 1,337 square feet, or 552 square feet larger sign area, than the current request (LDCU-2024-25). Staff finds it is consistent with Section 760.K because it provides a “*A balance of sign size to the overall environment*” as the intent describes.

Surrounding Land Use Designations and Current Land Use Activity:

The subject property has been cleared of vegetation after Level 2 grading approval (LDNON-2023-67). An array of County services is in the immediate area including a Northeast Regional water production facility and Polk County Fire Rescue Station 38 to the east and west respectively. Further east lies single-family residences and short-term rentals that have been in existence since the 1990s. The US Highway 27 corridor south of Interstate-4 has undergone a lot of transformation in the past few years. While vacant today, a Walmart and Sams Club fronting US Highway 27 to the west are currently undergoing Level 2 Review (LDNON-2025-41). The site at the northwest intersection of Holly Hill Grove Road 2 and US Highway 27 received Planned Development approval for a mixture of commercial uses including a gas station/convenience market (LDPD-2023-7). The subject property has a Murphys Convenience Store and Gas Station proposed on the southeasternmost corner (LDNON-2025-32). The residential properties surrounding the perimeter of the area requested in this sign plan are completely developed. The only undeveloped properties are commercial. This intersection of Cottonwood Drive and U.S. Highway 27 is ripe for commercial development because it connects thousands of nearby residents to the major transportation corridors. It is only a matter of time before travel patterns solidify for these residents, and this intersection becomes associated with daily, weekly and monthly commercial needs.

Table 2

Northwest: ECX Proposed mixed commercial retail	**North:** PIX, RMX Equipment Sales, Fire Rescue Station 38	**Northeast:** RMX, Royal Ridge PUD 90-15
West: ECX US Hwy 27, proposed commercial retail	**Subject Property:** PIX Cleared, graded land	**East:** RMX Four Corners Baptist Church, Single-family residences
Southwest: ECX US Hwy 27, proposed commercial retail	**South:** INST-1X Champions Church, proposed drive thru restaurant	**Southeast:** PIX, RMX Veterinary clinic under construction

Compatibility with the Surrounding Land Uses:

Based on the proposed location of the signs, the development will allow for marketing of the site and provide easier identification with passing vehicular traffic. The signs located at both intersections will meet the clear visibility triangle requirement as outlined in Section 711 of the LDC. This requirement will ensure no structure is erected to impede vision of intersecting roadways. The plaza sign, multi-tenant monument sign, and six outparcel monument signs will not impede vehicular or pedestrian traffic nor be located within the Clear Visibility Triangle per Section 711.A of the LDC.

Roadway/Transportation Network Analysis:

The subject property has direct ingress/egress onto Cottonwood Drive and onto US Highway 27, which is a principal arterial road. U.S. Highway 27 is the only measured transportation link directly accessed by the development. There are approximately 3,383 northbound and 3,250 southbound vehicles passing thorough during the PM peak hour, but the estimated capacity is only 3,020 in either direction. Table 3, to follow, provides a good snapshot in time of the capacity on the surrounding road network. I-4 and U.S. Highway 27 are constrained facilities. I-4 is scheduled for improvements. U.S. Highway 27 is being reassessed for its predicted capacity. It is likely that this link (5110) will be split at Citrus Ridge Drive/Minute Maid Ramp Road #2 and the counts will be redistributed. This may

improve the generalized capacity for a short period of time. But the current rate of growth will soon consume any surplus.

Table 3

Link #	Road Name	Current Level of Service (LOS)	Available PM Peak Hour Capacity	Minimum LOS Standard
5110N	U.S. Highway 27 From: CR 547 (Ronald Reagan Parkway) To: Interstate-4	F	-363	D
5110S	U.S. Highway 27 From: Interstate-4 To: CR 547 (Ronald Reagan Parkway)	F	-230	D
5113N	U.S. Highway 27 From: Sand Mine Road To: U.S. Highway 192	C	312	D
5113S	U.S. Highway 27 From: U.S. Highway 192 To: Sand Mine Road	C	418	D

Source: Polk County Transportation Planning Organization, Concurrency Roadway Network Database January 17, 2025

Environmental Conditions:

The subject property was previously orange groves since at least 1941. It has since remained vacant since the 1990s. Potential impacts to the environment created by this request are limited.

A. Surface Water:

No surface water is found onsite, and no natural lakes are within three miles of the site.

B. Wetlands/Floodplains:

There are no wetlands and floodplains on the site or within the immediate area. A large unnamed forested wetland flanks the development to the east.

C. Soils:

The entire site is comprised of Candler Sand according to the U.S. Department of Agriculture, Soil Conservation Service, Polk County Survey. Candler has few limitations but often needs amendments like clay and/or lime to stabilize for foundations and road base. The granules are so round and large that they shift.

Table 4

Soil Name	Septic Tank Absorption Field Limitations	Limitations to Dwellings w/o Basements	% of Site *(approximate)*
Candler Sand	Slight	Slight	100%

Source: Soil Survey of Polk County, Florida, USDA, Soil Conservation Service

D. Protected Species

According to the Florida Natural Areas Inventory Biodiversity Matrix (Matrix Units 41418 and 41419), the site is not located within a one-mile radius of a recent endangered animal species sighting.

E. Archeological Resources:

There are no protected archeological resources in Section 29, Township 26, and Range 27, according to the Florida Department of State, Division of Historical Resources.

F. Wells (Public/Private)

There is a public use well approximately 0.14 miles to the east, separated by vacant land and a Religious Institution. This facility is owned and maintained by Polk County.

G. Airports:

The site is not within any public airport flight paths or buffer zones. The closest aviation facility is a Helipad at the Advent Health Hospital 1 mile to the south along US 27. The future buildings will not exceed the district height maximum of 50 feet and should not have any effect on air traffic.

Consistent with the Land Development Code:

The request is consistent with the Land Development Code. The table below emphasizes the key policies directly related to the request.

Table 5

Land Development Code Policy	Consistency Analysis
Section 760 of the Land Development Code (LDC) *3. Signage plans shall be subject to the Polk County Level 3 review process.*	A sufficient application has been submitted by the applicant, and has been analyzed by staff. Staff recommends approval to the Planning Commission for the following reasons: signs will not impede vision of roadways, provide a safer environment within the development for vehicular traffic. Lastly, it provides uniformity within the development.
Section 711 A. Clear Visibility Triangle (LDC) *The triangle shall be formed by extending the rights-of-way lines to a point where the lines intersect each other (point A); and from point (A), measuring to a point 30 feet along both rights-of-way lines points (B and C). See Figure 7.2a.*	Signs will not be located in the Clear Visibility Triangle, and signs will not impede vision of intersecting roadway. There is a condition of approval to note this.

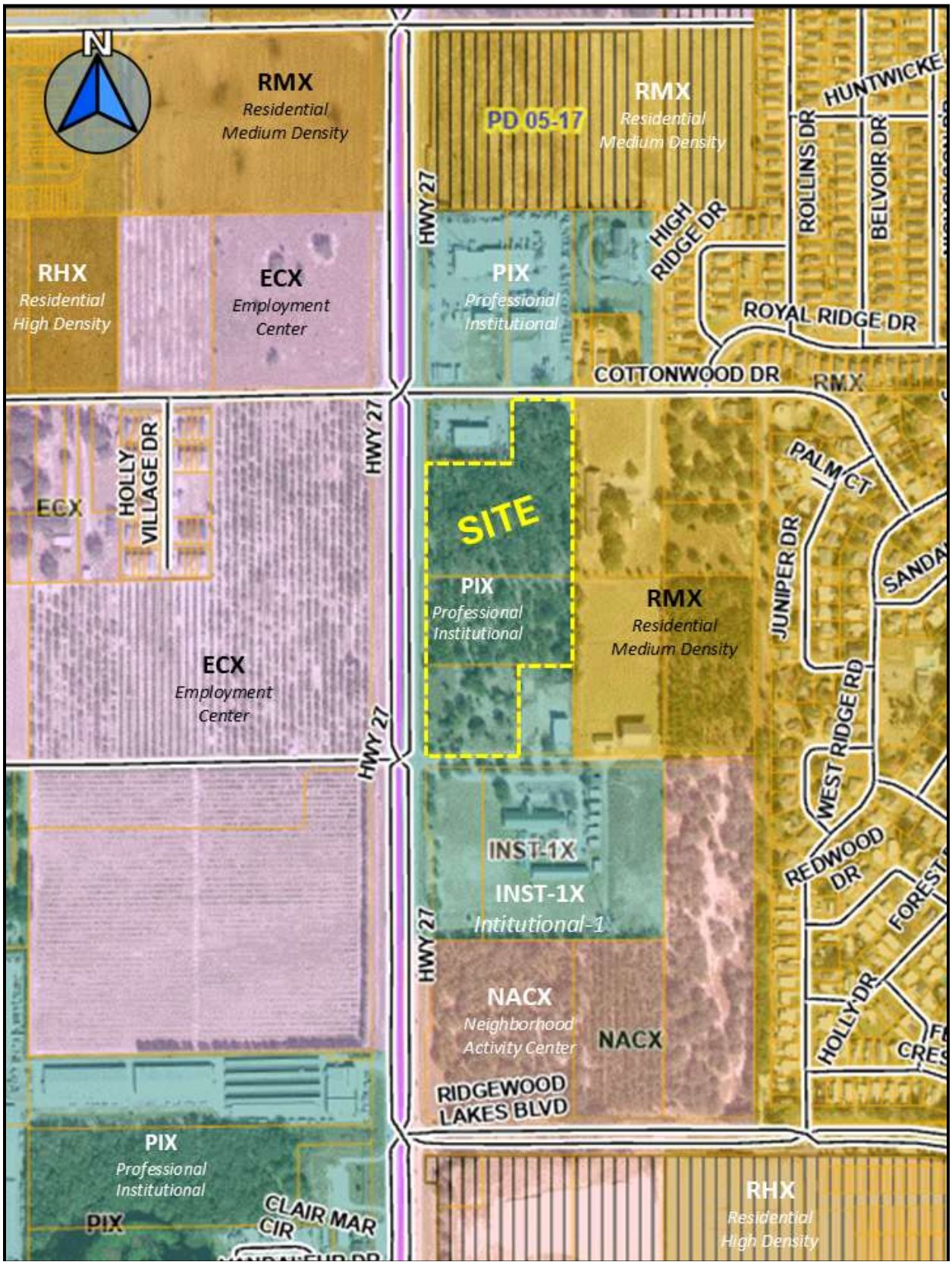
Comments from other Agencies: None

Exhibits

Exhibit – 1 Location Map
Exhibit – 2 Future Land Uses
Exhibit – 3 2025 Satellite Image (Context)
Exhibit – 4 2023 Aerial Image with Sign Plan (Close-up)
Exhibit – 5 Sign Renderings



Location Map



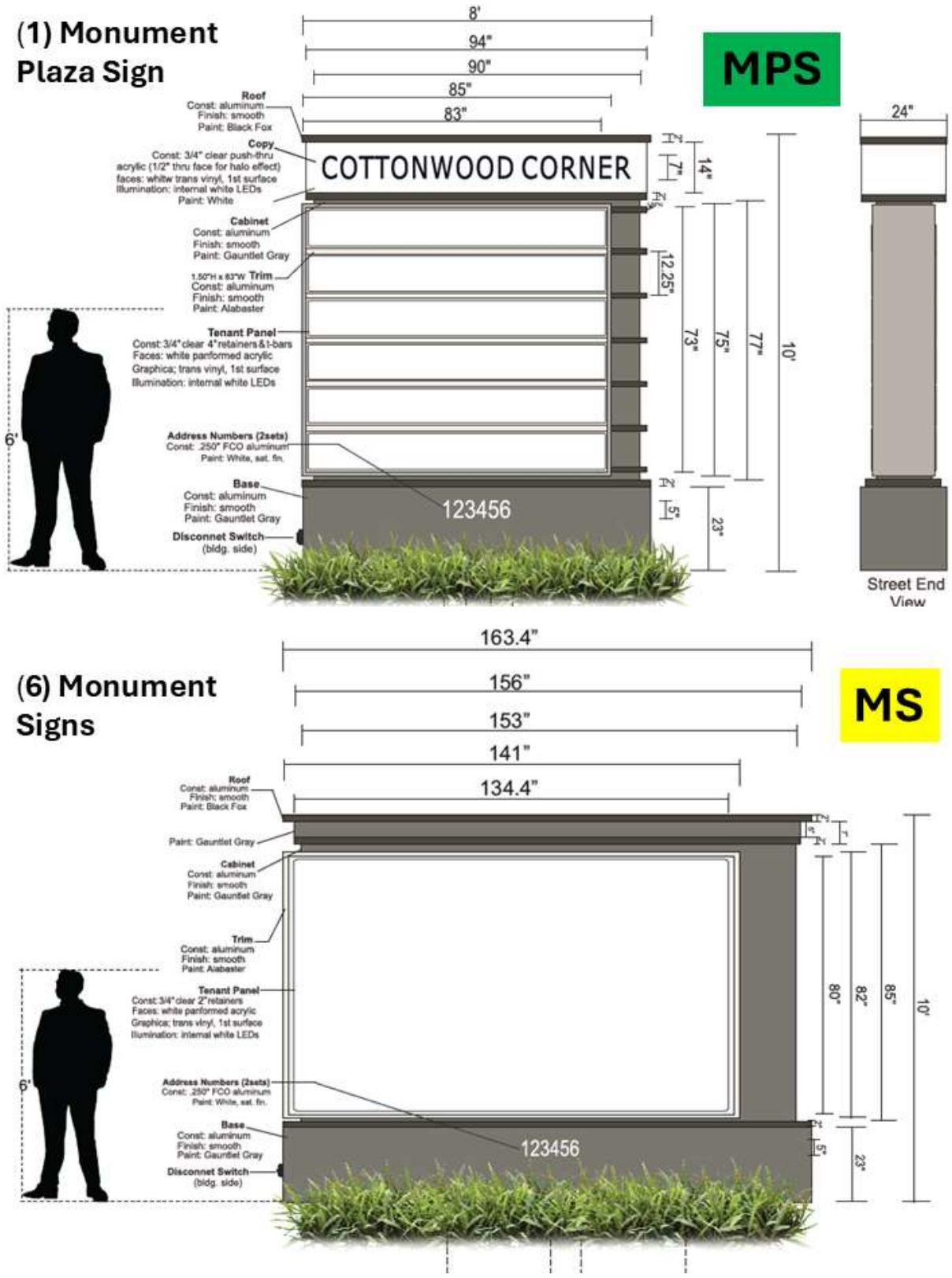
Future Land Use Map



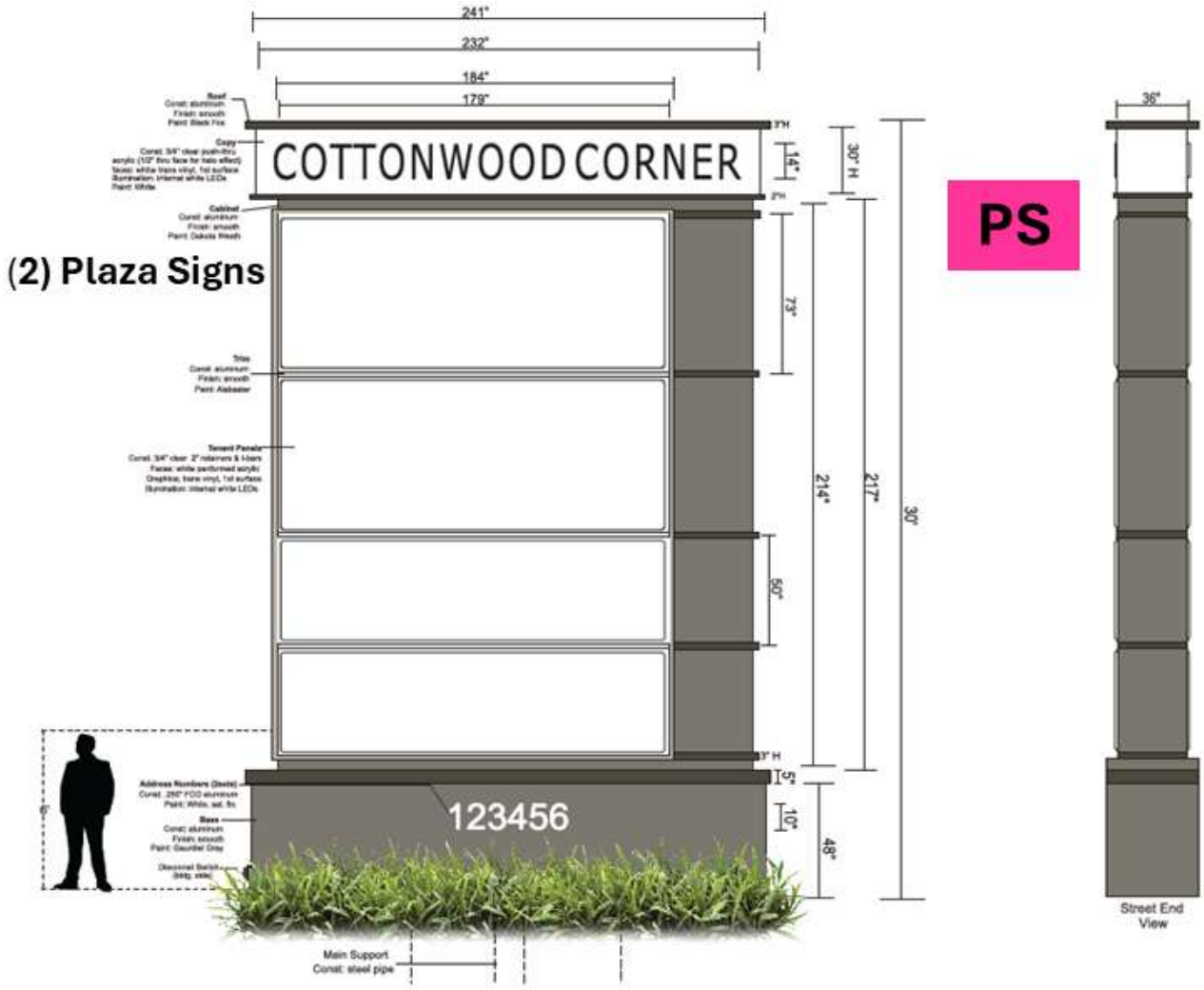
2025 Satellite Image (Context)



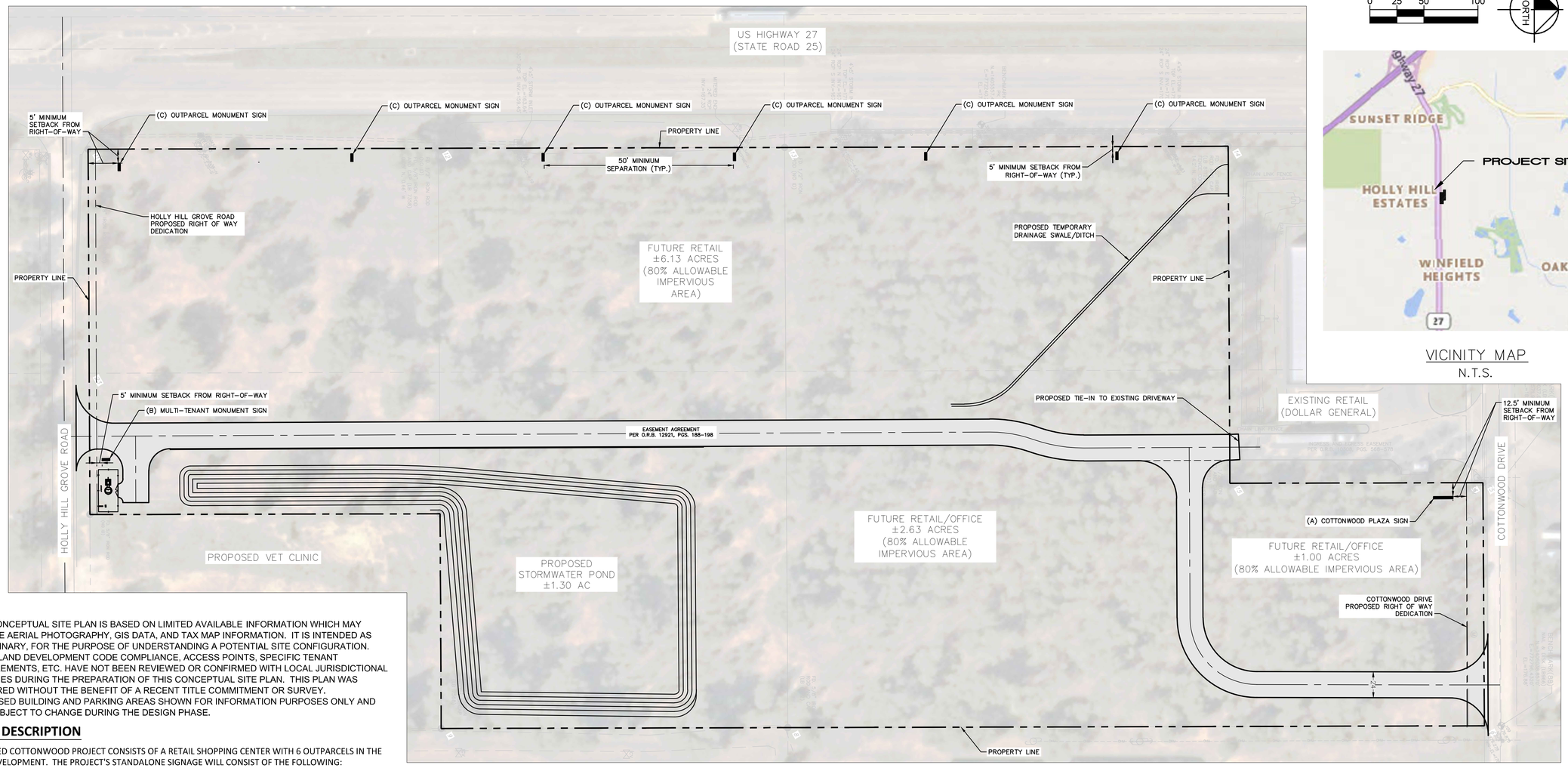
2023 Aerial Image with Sign Plan (Close-up)



Sign Renderings

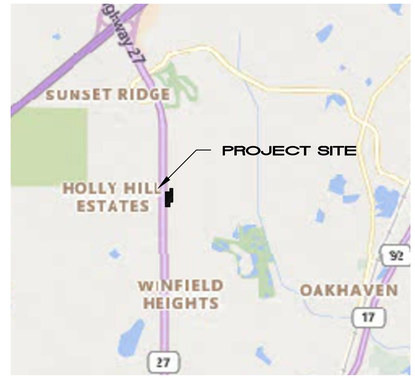


Sign Renderings



GRAPHIC SCALE IN FEET
0 25 50 100

NORTH



VICINITY MAP
N.T.S.

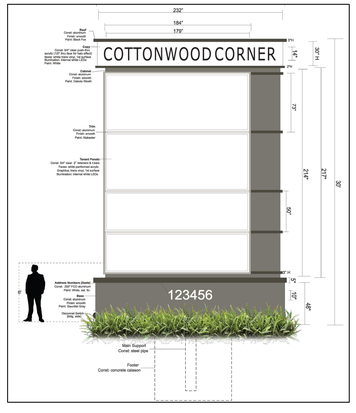
NOTES:

1. THIS CONCEPTUAL SITE PLAN IS BASED ON LIMITED AVAILABLE INFORMATION WHICH MAY INCLUDE AERIAL PHOTOGRAPHY, GIS DATA, AND TAX MAP INFORMATION. IT IS INTENDED AS PRELIMINARY, FOR THE PURPOSE OF UNDERSTANDING A POTENTIAL SITE CONFIGURATION. LOCAL LAND DEVELOPMENT CODE COMPLIANCE, ACCESS POINTS, SPECIFIC TENANT REQUIREMENTS, ETC. HAVE NOT BEEN REVIEWED OR CONFIRMED WITH LOCAL JURISDICTIONAL AGENCIES DURING THE PREPARATION OF THIS CONCEPTUAL SITE PLAN. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A RECENT TITLE COMMITMENT OR SURVEY.
2. PROPOSED BUILDING AND PARKING AREAS SHOWN FOR INFORMATION PURPOSES ONLY AND ARE SUBJECT TO CHANGE DURING THE DESIGN PHASE.

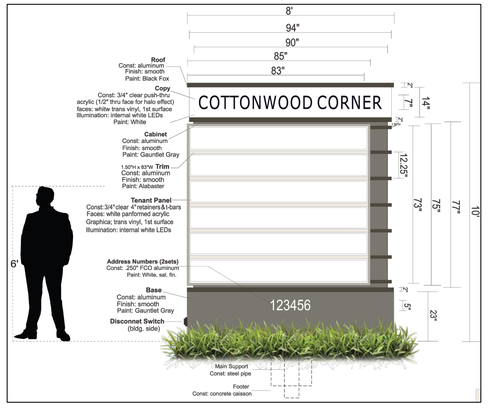
PROJECT DESCRIPTION

THE PROPOSED COTTONWOOD PROJECT CONSISTS OF A RETAIL SHOPPING CENTER WITH 6 OUTPARCELS IN THE CURRENT DEVELOPMENT. THE PROJECT'S STANDALONE SIGNAGE WILL CONSIST OF THE FOLLOWING:

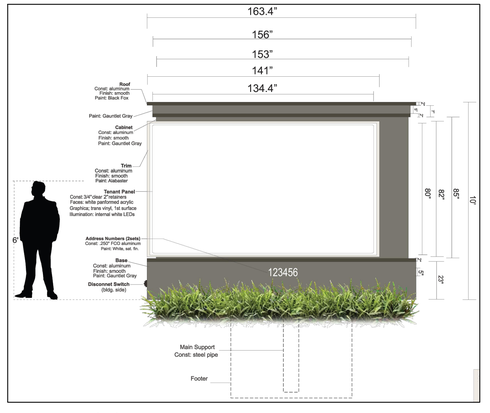
- "COTTONWOOD CORNER" IS THE PLAZA NAME (PROJECT IDENTIFICATION).
- ONE (1) COTTONWOOD CORNER PLAZA SIGN THAT WILL IDENTIFY THE SHOPPING CENTERS ANCHOR TENANTS
  - THE PLAZA SIGN WILL BE LOCATED ON THE SOUTH SIDE OF COTTONWOOD DRIVE ALONG THE NORTH PROPERTY BOUNDARY.
  - THE SPECIFIC LOCATION OF THE PLAZA SIGN SHALL BE DETERMINED DURING LEVEL 2 REVIEW.
  - THE PLAZA SIGN AREA SHALL BE A MAXIMUM OF 260 SQUARE-FEET PER SIDE. THIS AREA TO NOT INCLUDE THE NAME OF THE COMMERCIAL PLAZA AND THE SIGN BASE
  - THE PLAZA SIGN HEIGHT SHALL BE A MAXIMUM OF 30-FT HIGH.
  - THE PLAZA SIGN SHALL BE SET BACK A MINIMUM OF 12.5 FEET FROM THE PROPERTY LINE.
  - THE PLAZA SIGN LIGHTING WILL CONSIST OF GROUND MOUNTED LIGHTS DIRECTED AT THE SIGN AND/OR INTERNAL LIGHTS BEHIND THE SIGN FACE PLATES.
- SIX (6) OUTPARCEL MONUMENT SIGNS THAT WILL IDENTIFY THE TENANT OF THE OUTPARCEL.
  - ONE (1) OUTPARCEL MONUMENT SIGN WILL BE LOCATED WITHIN EACH OUTPARCEL.
  - THE SPECIFIC LOCATION OF EACH MONUMENT SIGN SHALL BE DETERMINED DURING LEVEL 2 REVIEW.
  - THE MAXIMUM SQUARE-FOOTAGE OF EACH MONUMENT SIGN SHALL BE LIMITED TO 80 SQUARE-FEET PER FACE, AND THE TOTAL COMBINED GROUND SIGN AREA WILL NOT EXCEED 100 SQUARE-FEET. THIS AREA TO NOT INCLUDE THE NAME OF THE COMMERCIAL PLAZA AND THE SIGN BASE
  - THE MONUMENT SIGN HEIGHT SHALL BE STANDARD DESIGN AS SHOWN IN RENDERINGS BUT HEIGHT WILL BE MEASURED FROM THE CROWN ELEVATION OF US-27.
  - THE SIGN LIGHTING WILL CONSIST OF GROUND MOUNTED LIGHTS DIRECTED AT THE SIGN AND/OR INTERNAL LIGHTS BEHIND THE SIGN FACE PLATE.
  - THE OUTPARCEL MONUMENT SIGN WILL NOT CONTAIN THE PLAZA NAME (PROJECT IDENTIFICATION).
  - THE OUTPARCEL MONUMENT SIGN SHALL BE SET BACK A MINIMUM OF 5 FEET FROM THE PROPERTY LINE.
- ONE (1) MULTI-TENANT OUTPARCEL MONUMENT SIGN THAT WILL IDENTIFY SIGNIFICANT TENANTS.
  - ONE (1) MULTI-TENANT OUTPARCEL MONUMENT SIGN WILL BE LOCATED ON THE NORTH SIDE OF HOLLY HILL GROVE ROAD AT THE SOUTHEAST CORNER OF THE PROPERTY.
  - SIGN STANDARDS AND DETAILS SHALL BE CONSISTENT WITH THOSE OF THE OUTPARCEL MONUMENT SIGN
- OTHER PROJECT SIGNAGE WILL BE CONSISTENT WITH SECTION 760 OF THE POLK COUNTY LAND DEVELOPMENT CODE.



(A) TYPICAL PLAZA SIGN
N.T.S.



(B) MULTI-TENANT MONUMENT SIGN
N.T.S.



(C) TYPICAL MONUMENT SIGN
N.T.S.

CALL 2 BUSINESS DAYS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
109 SOUTH KENTUCKY AVENUE, LAKELAND, FL 33801
PHONE: 863-701-8702
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

KHA PROJECT 046302004
DATE June 25
SCALE AS SHOWN
DESIGNED BY JKH
DRAWN BY TKR
CHECKED BY MEW

COTTONWOOD
PREPARED FOR
INTRAM INVESTMENTS, INC.
POLK COUNTY FL

MASTER SIGN PLAN

SHEET NUMBER
EXHIBIT

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JUSTIN K. HAM, P.E. #88594. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Plotted By: Gray, Caleb Sheet Set: 046302004 — COTTONWOOD Layout: C200 MASTER SITE PLAN June 19, 2025 04:22:40pm K:\LAK_Civil\046302004 — Cottonwood\CADD\EXHIBITS\Sign Plan\Master Sign Plan.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

www.polk-county.net

LEVEL 3 & 4 DEVELOPMENT REVIEW APPLICATION

Refer to Resolution 13-141 for Applicable Fee(s)

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

TYPE OF APPLICATION

(✓) Level 3 ( ) Level 4

( ) Conditional Use **( ) Planned Development**

( ) Suburban Planned Development **(✓) Sign Plan**

( ) Major Modification - Case Number _____

	Owner	**Applicant**	**Contact Person**
Name	Randy Hodge, Intram Investments	Randy Hodge, Intram Investments	Justin Ham, P.E.
Work Number	407-354-2200 ext.221	407-354-2200 ext.221	863-226-6564
Fax Number			
Mailing Address	Cottonwood 27 Development, LLC 5555 S. Kirkman Rd, Ste 201 Orlando, FL 32819	Cottonwood 27 Development, LLC 5555 S. Kirkman Rd, Ste 201 Orlando, FL 32819	Kimley-Horn 109 S. Kentucky Ave. Lakeland, FL 33801
Email	rhodge@intram.com	rhodge@intram.com	justin.ham@kimley-horn.com

Description of Proposed Activity or Use

Please provide a detailed description of the project, quantifying intensity (such as number of units, employees, seats, beds, rooms, children, holes of golf, pumps, vehicle repair bays, etc.), specify phasing, and estimated period for completion.

One Cottonwood Plaza sign, one multi-tenant monument sign, and six outparcel monument signs will be constructed at the Cottonwood development.

-One plaza sign will be located along the northern property boundary, south of Cottonwood drive.
-A minimum setback of 12.5' from the right-of-way will be maintained for the plaza sign.
-One multi-tenant monument sign will be located along the southern property boundary, north of Holly Hill Grove road
-Each of the six out-parcels located within the site will be allowed one monument sign additional to the previously mentioned signs.
-All monument signs will maintain a minimum setback of 5' from the right-of-way

	Range	Township	Section	Subdivision #	-	Parcel #
Parcel ID Number(s):	R 27	T 26	S 29	706500	-	030010 .
			(Include others on a separate attachment)			
	R 27	T 26	S 29	706500	-	030151 .
	R 27	T 26	S 29	706500	-	030152 .
	R	T	S		-	.

Address and Location of Property:

US Hwy 27 and Cottonwood Drive, 41491 Hwy 27, Davenport, FL 33837

Directions to Property from Bartow

Travel north on US-98 to Polk Parkway. Travel north-east on Polk Parkway to I-4. Travel east on I-4. Take exit 55 to South US-27. The site is located toward the SE corner of US-27 and Cottonwood road.

Property Description

Future Land Use (and Subdistrict if applicable): Professional Institutional (PI)

Property Size: 12.82 +/- acres Development Area: TSDA

Water Provider Name and Phone Number: PCU

Sewer Provider Name and Phone Number: PCU

Development of Regional Impact: N/A
(Name and Phase of DRI)

Selected Area Plan: North Ridge
(Name of SAP)

Green Swamp Area of Critical State Concern: N/A
(Name of Special Protection Area)

Joint Planning Area/Interlocal Agreement N/A

Have Development Rights been transferred to or from the subject property? ___ Yes ✔ No

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

US Highway 27 Right-of-Way Existing Retail (Dollar General) **NW**	Cottonwood Drive Right-of-Way Professional Institutional (Sun State International Trucks, Polk County Fire Rescue Station 38) **N**	Cottonwood Drive Right-of-Way Existing Residential (RMX) **NE**
US Highway 27 Right-of-Way **W**	Vacant Professional Institutional (PIX) **Subject Property**	Existing Residential (RMX) Four Corners Baptist Church **E**
US Highway 27 Right-of-Way Holly Hill Grove Rd Right-of-Way **SW**	Holly Hill Grove Rd Right-of-Way Existing Institutional (Champions Christian Academy) **S**	Professional Institutional (Proposed Vet Clinic) **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, RANDY HODGE (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.

_____ 4/2/25

Property owner or property owner's authorized representative. Date:

LDSP-2025-1 - Cottonwood

Menu Reports Help

Application Name: Cottonwood

File Date: 04/22/2025

Application Type: PC-Sign Plan Review

Application Status: Approved For Hearing

Application Comments:

View ID	Comment	Date

Description of Work: One (1) Cottonwood Plaza sign, one (1) multi-tenant monument sign, and six (6) outparcel monument signs will be constructed at the Cottonwood Development. One (1) plaza sign will be located along the northern property boundary, south of cottonwood Dr. A minimum setback of 12.5' from the right of way will be maintained for the plaza sign. One (1) multi-tenant monument sign will be located along the southern property boundary, north of Holly Hill Grove Rd. Each of the six (6) out-parcels located within the site will be allowed one (1) monument sign additional to the previously mentioned signs. All monument signs will maintain a minimum setback of 5' from the right of way.

Application Detail: Detail

Address: 41491 HWY 27, DAVENPORT, FL 33837

Parcel No: 272629706500030010

Owner Name: COTTONWOOD 27 DEVELOPMENT LLC

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
Randy Hodge		Engineer	Mailing, 5555 S. Kirkm...	Active
Kimley Horn		Organization	Mailing, 109 S. Kentuc...	Active

Licensed Professionals Info:

Primary	License Number	License Type	Name	Business Name	Business License #

Job Value: $0.00

Total Fee Assessed: $966.00

Total Fee Invoiced: $966.00

Balance: $0.00

Custom Fields: **LD_GEN_PUB**

PUBLIC HEARINGS

Development Type
Planning Commission

Application Type
Sign Plan

Variance Type
–

Brownfields Request
–

Affordable Housing

Type of Acreage
–

GENERAL INFORMATION

Expedited Review

Number of Lots
–

Will This Project Be Phased

Acreage
12.8

DRC Meeting
05/29/2025

DRC Meeting Time
–

Rescheduled DRC Meeting
–

Rescheduled DRC Meeting Time
–

Green Swamp
No

Number of Units
–

Case File Number
–

Is this Polk County Utilities

Is this Application a result of a Code Violation
No

One Year Extension

FS 119 Status

Code Violation Case Number

	Non-Exempt

ADVERTISING

Legal Advertising Date	**BOCC1 Advertising Date**
BOCC2 Advertising Date	**Advertising Board**
	Planning Commission

MEETING DATES

Community Meeting	**Planning Commission Date**
	08/06/2025
Land Use Hearing Officer 3	**1st BOCC Date**
2nd BOCC Date	**LUHO-Level 3**

HEARING

PC Hearing Results	**PC Vote Tally**
BOCC 1st Hearing Results	**BOCC 1st Vote Tally**
BOCC 2nd Hearing Results	**BOCC 2nd Vote Tally**

FINAL LETTER

Denovo Appeal	**Denovo Results**
Denovo Tally	

LD_GEN_PUB_EDL

Opening DigEplan List...

DigEplan Document List

PLAN REVIEW FIELDS

TMPRecordID	**DocumentGroupforDPC**	**RequiredDocumentTypes**
POLKCO-25EST-00000-24556	DIGITAL PROJECTS LD	
RequiredDocumentTypesComplete	**AdditionalDocumentTypes**	**Activate DPC**
Yes	Applications,AutoCad File,Binding Site Plans (PDs and CUs),CSV,Calculations,Correspondence,Design Drawings,Flood/Traffic Studies,Impact Statement,Inspections,Miscellaneous,Plats,Record Drawings,Response Letter Resubmittal Complete,Staff Report/Approval Letter,Survey,Title Opinion	Yes
Activate FSA	**DigitalSigCheck**	
Yes	Yes	

PLAN UPLOAD ACKNOWLEDGEMENT

Upload Plans Acknowledgement

√

SELECTED AREA PLANS

Selected Area Plans
North Ridge

LAND USE

Selected Area Plan	LU Code
In an SAP	PIX - Professional Institution In Sap

DEVELOPMENT AREA

Development Area

NOR

Neighborhood Organization Registry (NOR)

PUBLIC MAILERS

Posting Board	Number of Boards (Number)	Number of Mailers (Number)	Date Mailed	Date Posted	NOR
PC	5			07/22/2025	

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Submittal	Lyndsay Rathke	Application ...	05/08/2025	Lyndsay Rathke
Engineering Review				
Fire Marshal Review	Kim Turner	Not Required	05/21/2025	Kim Turner
Surveying Review	Mike Benton	Approve	05/16/2025	Mike Benton
School Board Review	School District	Not Required	05/08/2025	School District
Roads and Drainage Review	Phil Irven	Approve	05/08/2025	Phil Irven
Planning Review	Andrew Grohowski	Approve	07/02/2025	Andrew Grohowski
Review Consolidation	Lyndsay Rathke	Approved for...	07/02/2025	Lyndsay Rathke
Staff Report				
Public Notice				
Hearing				
BOCC Hearing				
Final Letter				
Archive				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By

Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments

POLK COUNTY PLANNING COMMISSION

FINAL ORDER

Case Number: LDSP-2025-1 (Cottonwood Sign Plan)

Applicant: Randy Hodge

Property Owner: Cottonwood 27 Development LLC

Hearing Date: August 6, 2025

I. Request:

Sign Plan for the proposed Cottonwood Corner retail plaza that will include one (1) 260 sq.ft. plaza sign 30 feet high, six (6) 80 sq.ft. monument signs 10 feet high, and one (1) monument sign listing all outparcels 10 feet high, all other sign types will be in accordance to Code.

II. Findings:

The Planning Commission hereby adopts and incorporates herein the DRC staff report and makes the following findings based upon the staff report and other record evidence presented during the hearing:

1. Pursuant to section 906D.7 of the LDC, the Planning Commission shall, in the review of a Level 3 application, consider the following factors:

    a. Whether the proposed development is consistent with all relevant requirements of this Code;
    b. Whether the proposed development is consistent with all applicable policies of the Comprehensive Plan;
    c. Whether the proposed use is compatible with surrounding uses and the general character of the area, including such factors as density, height, bulk, scale, intensity, traffic, noise, and appearance; and
    d. How the concurrency requirements will be met if the development was built.

2. The Application is consistent with all relevant requirements of the LDC, including without limitation, Sections 303 and 906.

3. The Application is consistent with all applicable policies of the Comprehensive Plan.

4. The Application is compatible with surrounding uses and the general character of the area.

5. Concurrency requirements can be met if the development is built.

III. Incorporation of the Record

The record is hereby incorporated by reference into this order and is on file with the Land Development Division. The record consists of the following: the Application, Impact Assessment Statement, the DRC staff report, staff's PowerPoint presentation, and all testimony and evidence presented at the hearing.

IV. Planning Commission's Decision:

Based upon the record and the foregoing findings, the Application is APPROVED, subject to the conditions, if any, set forth in the staff report.

V. Effective Date, Appeals:

This order shall be rendered to the Clerk and becomes effective on the date rendered. The Planning Commission's decision may be appealed to the Board of County Commissioners by filing an application for de novo review with the Land Development Division within 7 calendar days after the Planning Commission hearing. If a de novo application is timely filed, this order shall not be final and effective until final action of the Board of County Commissioners.

DONE AND ORDERED in Bartow, Polk County, Florida, in regular session this 6th day of August **2025**, by the Polk County Planning Commission.

Polk County Planning Commission **ATTEST:**

By: _____ By: _____
Robert Beltran, Chair Lyndsay Yannone, Recording Secretary

Date rendered to the Clerk: _____

Exhibits to Planning Commission's Order
Exhibit A-Staff Report and Exhibits

cc: Land Development Division Official File
Erin Valle, Clerk of Court (under separate cover)

Agenda Item 2. 8/6/2025

SUBJECT

LDCT-2025-12 (Retail, Home Sales Offsite Text Amendment)

DESCRIPTION

Annie Barnes requests a LDC Text Amendment amending Chapter 4, Section Section 401.08, Table 401.08.01 Use Table for Southeast Polk Selected Area Plan, to add Retail, Home Sales Offsite as a permitted use in Industrial-X (IND-X) land use district.

RECOMMENDATION

Approve with conditions.

FISCAL IMPACT

No Fiscal Impact.

CONTACT INFORMATION

Kyle Rogus, Planner I
Land Development Division
863-534-7553
kylerogus@polk-county.net

POLK COUNTY
DEVELOPMENT REVIEW COMMITTEE
STAFF REPORT

DRC Date:	May 22, 2025	**Level of Review:**	Level 4 Review
PC Date:	August 6, 2025	**Type:**	LDC Text Amendment
BoCC Date:	September 2, 2025 September 16, 2025	**Case Numbers:**	LDCT-2025-12
		Case Name:	Mobile Home Sales Text Amendment
Applicant:	Annie Barnes	**Case Planner:**	Kyle Rogus

Request:	An applicant-initiated LDC Text Amendment to Chapter 4, Section 401.08, Table 401.08.01 Use Table for Southeast Polk Selected Area Plan, to add "Retail, Home Sales Offsite" as a permitted use in Industrial-X (IND-X) land use district.
DRC Recommendation:	Approval
Planning Commission Vote:	Pending Approval

Summary:

This Land Development Code (LDC) text amendment is to allow "Retail, Home Sales Offsite" within the Industrial-X (IND-X) land use districts. Currently, "Retail, Home Sales Offsite" is a permitted use in the IND district per Chapter 2, Section 205, Table 2.1, however is not permitted in the IND-X district in the Southeast Polk Selected Area Plan. "Retail, Home Sales Offsite" is defined in Chapter 10 of the LDC as, "A facility where site built, mobile, manufactured, or modular homes are displayed and sold. The occupancy of homes for permanent or transient residential purposes is prohibited in these facilities."

Polk County is comprised of eight (8) Selected Area Plans (SAP), five (5) of which identify the Industrial (IND-X) land use district and three (3) of which identify "Retail, Home Sales Offsite" within their use table. Facilities providing "Retail, Home Sales Offsite" within an IND-X land use district in the Southeast Polk Selected Area Plan will now require a Level 2 Review not subject to special conditions, but new sites will require Level 2 approval.

Relevant Sections, Policies, and/or Regulations to Consider:

Comprehensive Plan Section 2.113 Industrial
LDC Section 204 Standard Land Use Districts
LDC Section 205 Use Table for Standard Land Use Districts
LDC Section 401.08 Use Table for Use Table for SE Polk SAP
LDC Section 905 Level 2 Review

Findings of Fact

- *This is an applicant-initiated request for a Land Development Code (LDC) Text Amendment to Chapter 4, Section 401.08, Table 401.08.01 Use Table for Southeast Polk Selected Area Plan, to add "Retail, Home Sales Offsite" as a permitted use in Industrial-X (IND-X) land use district.*

- *"Retail, Home Sales Offsite" is defined in Chapter 10 of the LDC as, "A facility where site built, mobile, manufactured, or modular homes are displayed and sold. The occupancy of homes for permanent or transient residential purposes is prohibited in these facilities."*

- *Chapter 2, Section 204.C6 states, "The purpose of the IND district is to provide areas for general manufacturing, processing, and distribution of goods. General commercial uses necessary to support the industrial area are also permitted."*

- *Comprehensive Plan Policy 2.113-A1 states, "Industrial lands are characterized by facilities for the processing, fabrication, manufacturing, recycling, and distribution of goods, and may contain any use also found within a Business-Park Center. However, land use activities that operate externally to enclosed structures may be permitted within an Industrial Future Land Use designation. Industrial districts are also the appropriate location for land use activities that produce significant amount of noise, odor, vibration, dust, and lighting on and off-site that do not produce a physical product."*

- *Polk County consists of 8 Selected Area Plans (SAP): Interstate 4 SAP; Ronald Reagan Parkway SAP; North US 27 SAP; US Highway 98 SAP; State Road 559 SAP; North Ridge SAP; The Brewster SAP; and, the Southeast Polk SAP.*

- *5 of the 8 Selected Area Plans identify the Industrial (IND) district: Interstate 4 SAP; Ronald Reagan Parkway SAP; US Highway 98 SAP; North Ridge SAP; and, the Southeast Polk SAP. Only 3 identify "Retail, Home Sales Offsite" within their designated use tables: US Highway 98 SAP; North Ridge SAP; and, the Southeast Polk SAP.*

- *Table 2.1 of the LDC outlines permissible uses within standard land use districts. Table 401.08.01 outlines the permissible and conditional uses for each land use district within the SE Polk Area Plan. Retail, Home Sales Offsite is a use in both tables*

- *Table 401.08.01 allows "Retail, Home Sales Offsite" within the following SE Polk SAP land use districts:*

    - *Rural Cluster Center (RCC-X) as a C3 Conditional Use (CU)*

    - *Commercial Enclave (CE-X) as a C3 CU*

    - *Linear Commercial Corridor (LCC-X) within a Village or VC-Core as a C2 CU*

- *Table 2.1 allows Retail, Home Sales Offsite within the following standard land use districts:*

    - *Commercial Enclave (CE) as a C3 CU*
    - *Linear Commercial Corridor (LCC) as a C2 CU*
    - *Regional Activity Center (RAC) as a C3 CU*
    - *High-Impact Commercial Center (HIC) as a P*
    - *Industrial (IND) as a P*

- *Comprehensive Plan Policy 2.113-A4 states, "Development within an Industrial area shall conform to the following criteria:*

    a. *Permitted uses include facilities for the processing, fabrication, manufacturing, recycling, bulk material storage, and distribution of goods, disposal yards, and limited retail commercial in accordance with Policy 2.113-A4.b. Other non-residential uses that produce significant amounts of noise, odor, vibration, dust, and lighting on and off-site may be permitted within an industrial district through conditional approval. Permitted uses also include any use found within a Business-Park Center.*

    b. *Retail commercial uses within an industrial area shall be sized for the purpose of serving just the employees of, and visitors to, the industrial area, and shall be limited to a scale appropriate for that purpose. The maximum floor area ratio for commercial uses within an industrial area shall not exceed 0.25.*

    c. *Industrial sites shall be designed to provide for:*

        1. *adequate parking to meet the demands of the use; and*

        2. *buffering where the effects of lighting, noise, odors, and other such factors would adversely affect adjacent land uses. Parking lots, loading areas, dumpsters, utilities and air conditioning units, signage, etc., are examples of facilities which may require special buffering provisions.*

    d. *The maximum floor area ratio for non-commercial uses within an Industrial area shall not exceed 0.75 in the TSDA, 0.65 in the UGA, 0.50 in the SDA, and 0.50 in the RDA, unless developed as a Planned Development.*

    e. *Retail sale of goods manufactured on the site of a business located within an Industrial area is allowed provided the operation is incidental and subordinate to the manufacturing activity conducted on site and does not exceed eight percent (8%) of the total floor area or 15,000 square feet, whichever is the lesser.*

f. Where centralized water or wastewater services are not available, the maximum impervious surface ratio shall be reduced to afford better protection and function of well and septic tank systems and as required if within a Nutrient Restoration Plan Overlay.

g. Planned Developments within the Industrial district may be permitted a maximum floor area ratio up to 1.5 for innovative and attractive employment centers. Intensity increases shall be reserved for those uses that provide substantial economic income opportunities for the County and its residents. Intensity increases shall only be granted to parcels within the TSDA and UGA. The Land Development Code shall establish development standards and criteria for Planned Developments within the Industrial district.

h. Industrial districts shall be separated from existing schools and developed residential areas through physical separation, screening, buffering, or a combination thereof, consistent with the standards in the County's Land Development Code.

i. Workforce housing for unaccompanied workers in barrack, dormitory, or apartment units under specific design parameters listed in the Land Development Code not to exceed an intensity of thirty-two (32) workers per acre or the limitations established by the Department of Health for water and wastewater usage, whichever allowed intensity is the lesser."

- *According to Table 401.08.01 of the LDC, "Retail, Home Sales Offsite" is not a permitted use in IND land use districts inside or outside Village Centers and Village Center Cores.*

The Land Development Division, based on the information provided with the proposed text amendment application, finds that the proposed text change request is **CONSISTENT** with the Polk County Land Development Code and the Polk County Comprehensive Plan. Staff recommends **Approval of LDCT-2025-12.**

Analysis:

Outside the Southeast Polk Selected Area Plan, "Retail, Home Sales Offsite" is a permissible use within the standard Industrial (IND) land use district and aligns with the intent of the district, which is to "provide areas for general manufacturing, processing, and distribution of goods," and where "general commercial uses [are] necessary to support the industrial area." "Retail, Home Sales Offsite," which is defined as "a facility where site built, mobile, manufactured, or modular homes are displayed and sold" directly correlates to the distribution of goods and supports manufacturing of such homes in industrial districts. "Retail, Home Sales Offsite," is therefore an appropriate use and complimentary to the IND-X land use of the SE Polk Area Plan.

Additionally, the SE Polk SAP guiding principles "will not restrict property owners from seeking Comprehensive Plan map and/or text amendments in response to market conditions that may change over time." The property owner, Easy Mobile Homes LLC, is looking to utilize approximately 1.44 acres within the IND land use district for "Retail, Home Sales Offsite."

Over the years the County has approved numerous "Mobile Home, Individual" applications, specifically those located in residential subdivisions, as conditional Level 3 Reviews. The demand for mobile homes as affordable housing within the County became so abundant that the County approved Ordinance No. 2025-025 on May 6, 2025, to allow mobile homes by right in subdivision plats recorded prior to May 20, 1971. Moreover, by 2050 Polk County is expected to see an increase in population from 579,493 to 768,155. In just 25 years we are expecting to see 188,662 new residents in the unincorporated Polk County. With such an increase in population and affordable housing options comes an increase in demand for this type of use within the country.

Limits of the Proposed Ordinance

The effects of this amendment are restricted to "Retail, Home Sales Offsite" in IND-X districts in the Southeast Polk Selected Area Plan.

Consistency with the Comprehensive Plan & Land Development Code

The request is consistent with the Comprehensive Plan and the Land Development Code. No use is being proposed within a land use designation for which it was not intended. This is a policy change pertaining to the permitted uses in IND-X districts in the Southeast Polk Selected Area Plan.

Comments from Other Agencies: None

Draft Ordinance: Under separate attachment

ORDINANCE NO. 25-_____

AN ORDINANCE OF THE POLK COUNTY BOARD OF COUNTY COMMISSIONERS REGARDING LAND DEVELOPMENT CODE AMENDMENT LDCT-2025-12, AMENDING ORDINANCE NO. 00-09, AS AMENDED, THE POLK COUNTY LAND DEVELOPMENT CODE; AMENDING CHAPTER 4, SECTION 401.08, TABLE 401.08.01, USE TABLE FOR SOUTHEAST POLK SELECTED AREA PLAN, TO ADD RETAIL, HOME SALES OFFSITE AS A PERMITTED USE IN INDUSTRIAL-X (INDX) LAND USE DISTRICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Article VIII, Section I(g) of the Constitution of the State of Florida and the Community Planning Act, Chapter 163, Part II, Florida Statutes (FS), as amended, (the Act) Polk County is authorized and required to adopt a Land Development Regulations consistent with the Polk County Comprehensive Plan; and

WHEREAS, the Board of County Commissioners adopted said Land Development Regulations on March 1, 2000, titled the Polk County Land Development Code; and

WHEREAS, Chapter 9, Section 903 of the Land Development Code requires Land Development Code Amendments to be a Level 4 Review; and

WHEREAS, Chapter 9, Section 907 sets forth the purpose and review process for Level 4 Reviews; and

WHEREAS, pursuant to Section 125.67 of the Florida Statutes, every ordinance shall embrace but one subject and matter properly connected therewith; and

WHEREAS, pursuant to Section 163.3164 of the Florida Statutes, the Polk County Planning Commission conducted a public hearing, with due public notice having been provided, on the proposed Land Development Code Amendment on August 6, 2025; and

WHEREAS, the proposed text amendment to the Polk County Land Development Code shall allow Retail, Home Sales Offsite as a permitted use in Industrial-X land use district; and

WHEREAS, the Board of County Commissioners held two public hearings on September 2, 2025 and September 16, 2025 wherein the Board reviewed and considered the Planning Commission's recommendation, the staff report, and all comments received during said public hearings, and provided for necessary revisions; and

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Polk County, Florida that:

NOTE: The underlined text indicates proposed additions to the current language. The ~~strikeout~~ indicates text to be removed from the current ordinance.

SECTION 1: FINDINGS The Board hereby finds and determines that:

a) The findings set forth in the recitals to this Ordinance are true and correct and hereby adopted.

b) The Planning Commission, acting in its capacity as the Local Planning Agency for the County, held a public hearing on August 6, 2025, to consider the LDC text amendments contained within Application LDCT-2025-12 and found them to be consistent with the Comprehensive Plan and recommended that the Board adopt the LDC Text Amendment contained within Application LDCT-2025-12.

c) The adoption of LDCT-2025-12 is consistent with the Comprehensive Plan and LDC.

SECTION 2: Chapter 4, Section 401.08, Table 401.08.01, Use Table for SE Polk SAP, of the Polk County Land Development Code, Polk Ordinance No. 00-09, as amended, is hereby amended in the following manner:

Village Centers and Village Center Cores

	RCCX	CCX	CEX	LCCX	NACX	OCX	TCCX	BPC-1X	BPC-2X	INDX	L/RX	INST-1X	INST-2X	ROSX
Retail, Home Sales Offsite	C3		C3	C2			C3	C3	C2	P				

Outside the Village Centers (Scenic Highway overrides)

	RCCX	CCX	CEX	TCCX	BPC-1X	BPC-2X	INDX	L/RX	INST-1X	INST-2X	ROSX	PRESVX
Retail, Home Sales Offsite	C3		C3	C3	C3	C2	P					

SECTION 3: SEVERABILITY

If any provision of this Ordinance is held to be illegal, invalid, or unconstitutional by a court of competent jurisdiction the other provisions shall remain in full force and effect.

SECTION 4: EFFECTIVE DATE

This ordinance shall become effective upon filing with the Department of State.

ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF POLK COUNTY, FLORIDA this 16th day of September 2025.

LDCT-2025-12 - Annie Barnes - Stearns Weaver Miller

Menu Reports Help

Application Name: Annie Barnes - Stearns Weaver Miller

File Date: 04/30/2025

Application Type: BOCC-LDC Text Change

Application Status: Approved for Hearing

Application Comments:

View ID	Comment	Date

Description of Work: This is a request to amend Table 401.08.01 of the Polk County ("County") Land Development Code ("LDC") to allow Retail, Home Sales Offsite as a permissible ("P") use an Industrial – X ("IND-X") land use district of the Southeast Polk Selected Area Plan ("SE Polk SAP"). Please see Narrative included with this application request.

Application Detail: Detail

Address: 6980 US HIGHWAY 27, FROSTPROOF, FL 33843

Parcel No: 273201000000013240

Owner Name: EASY MOBILE HOMES LLC

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
Annie Barnes	Stearns Weaver ...	Applicant	Mailing, PO Box 3299 F...	Active
EASY MOBILE HOMES LLC	EASY MOBILE HOM...	Engineer		Active

Licensed Professionals Info:

Primary	License Number	License Type	Name	Business Name	Business License #

Job Value: $0.00

Total Fee Assessed: $5,434.00

Total Fee Invoiced: $5,434.00

Balance: $0.00

Custom Fields: LD_PUBL_HEAR

PUBLIC HEARINGS

Development Type
Board of County Commissioners

Application Type
LDC Text Amendment

Variance Type
–

Brownfields Request
–

Affordable Housing

GENERAL INFORMATION

Expedited Review

Number of Lots
–

Will This Project Be Phased

Acreage
1

DRC Meeting
05/22/2025

DRC Meeting Time
–

Rescheduled DRC Meeting
–

Rescheduled DRC Meeting Time
–

Number of Units
–

Green Swamp
No

Is this Polk County Utilities

Case File Number
–

FS 119 Status
Non-Exempt

One Year Extension
–

ADVERTISING

Legal Advertising Date
–

BOCC1 Advertising Date
–

BOCC2 Advertising Date
–

Advertising Board
Board of County Commissioners

MEETING DATES

Community Meeting
–

Planning Commission Date
8/6/2025

BOA Hearing Date
–

1st BOCC Date
9/2/2025

2nd BOCC Date
9/16/2025

HEARING

PC Hearing Results

PC Vote Tally

BOCC 1st Hearing Results

BOCC 1st Vote Tally

BOCC 2nd Hearing Results

BOCC 2nd Vote Tally

FINAL LETTER

Denovo Appeal

Denovo Results

Denovo Tally

LD_PUBL_HEAR_EDL

Opening DigEplan List...

DigEplan Document List

PLAN REVIEW FIELDS

TMPRecordID	DocumentGroupforDPC	RequiredDocumentTypes
POLKCO-25EST-00000-27471	DIGITAL PROJECTS LD	
RequiredDocumentTypesComplete	**AdditionalDocumentTypes**	**Activate DPC**
Yes	Applications,AutoCad File,Binding Site Plans (PDs and CUs),CSV,Calculations,Correspondence,Design Drawings,Flood/Traffic Studies,Impact Statement,Inspections,Miscellaneous,Plats,Record Drawings,Response Letter Resubmittal Complete,Staff Report/Approval Letter,Survey,Title Opinion	Yes
Activate FSA	**DigitalSigCheck**	
Yes	Yes	

PLAN UPLOAD ACKNOWLEDGEMENT

Upload Plans Acknowledgement

√

NOR

Neighborhood Organization Registry (NOR)

PUBLIC MAILERS

Posting Board	Number of Boards (Number)	Number of Mailers (Number)	Date Mailed	Date Posted	NOR

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Submittal	Lyndsay Rathke	Application ...	05/06/2025	Lyndsay Rathke
Engineering Review				
Surveying Review	Mike Benton	Approve	05/21/2025	Mike Benton
Roads and Drainage Review	Phil Irven	Approve	05/06/2025	Phil Irven
Fire Marshal Review	Kim Turner	Not Required	05/21/2025	Kim Turner
Planning Review	Kyle Rogus	Approve	05/22/2025	Kyle Rogus
School Board Review	School District	Not Required	05/06/2025	School District
Review Consolidation	Lyndsay Rathke	Approved for...	05/22/2025	Lyndsay Rathke
Staff Report				
Public Notice				
Planning Commision				
BOCC Hearing				
Final Letter				
DEO Review				
Second BOCC Hearing				
Archive				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By

Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments

LEVEL 4 – NARRATIVE

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LDC TEXT AMENDMENT

POLK COUNTY, FL

****

Submitted by:
Annie Barnes, Associate Planner
Stearns Weaver Miller, P.A.
401 East Jackson Street, Suite 2100
Tampa, Florida 33602
(813) 223-4800

As of April 30, 2025

Request

This is a request to amend Table 401.08.01 of the Polk County ("County") Land Development Code ("LDC") to allow *Retail, Home Sales Offsite* as a permissible ("P") use within an Industrial – X ("IND-X") land use district of the Southeast Polk Selected Area Plan ("SE Polk SAP").

Land Development Code ("LDC")

Pursuant to the County Comprehensive Plan ("Plan"), the purpose of the SE Polk SAP is to "develop a vision and supporting plan that encourages quality future growth that recognizes and protects existing community resources."[1] The County LDC outlines specific standards to implement the Plan Goals, Objectives, and Policies specific to the SE Polk Area Plan. The LDC establishes four subareas within the SE Polk Area Plan, each with a Village Centers ("Village") or Village Center Core ("VC-Core").[2] These Village and VC-Cores have specific dimensional standards.

Table 2.1 of the LDC outlines permissible uses within standard land use districts. Similarly, Table 401.08.01 outlines the permissible and conditional uses for each land use district within the SE Polk Area Plan. *Retail, Home Sales Offsite* is a use in both of these tables and is a "facility where site built, mobile, manufactured, or modular homes are displayed and sold."[3] Table 401.08.01 allows *Retail, Home Sales Offsite* within the following SE Polk SAP land use districts:

- Rural Cluster Center ("RCC-X ") with a Conditional Use Level 3 ("C3")
- Commercial Enclave ("CE-X") with a C3
- Linear Commercial Corridor ("LCC-X") within a Village or VC-Core with C2

Table 2.1 allows *Retail, Home Sales Offsite* within the following standard land use districts:

- Commercial Enclave ("CE") with a C3
- Linear Commercial Corridor ("LCC") with C2
- Regional Activity Center ("RAC") with C3
- High-Impact Commercial Center ("HIC")
- Industrial ("IND")

Retail, Home Sales Offsite is a permissible use within the standard IND land use district and aligns with the intent of the district, which is to "provide areas for general manufacturing, processing, and distribution of goods," and where "general commercial uses [are] necessary to support the industrial area."[4] *Retail, Home Sales Offsite* directly correlates to the distribution of goods and supports manufacturing of such homes in industrial districts. *Retail, Home Sales Offsite* is therefore an appropriate use and complimentary to the IND-X land use of the SE Polk Area Plan. Additionally, the SE Polk SAP guiding principles "will not restrict property owners from seeking

[1] Plan Sec. 3.121-U SE Polk
[2] Sec. 401.08.C. of the LDC
[3] Chapter 10 of the LDC
[4] Sec. 204.C.6. of the LDC

Comprehensive Plan map and/or text amendments in response to market conditions that may change over time."[5] Market conditions are driving the need to allow this use in the IND-X land use of the SE Polk Area Plan, which is already permissible in the IND land use district.

In the County, a LDC text amendment requires a Level 4 approval. The Development Review Committee ("DRC"), Planning Commission ("PC"), and BOCC, all review Level 4 applications.[6] The following provides an analysis of the LDC's BOCC standard for review of a Level 4 development application.[7]

LDC Section 907.D.6.

The Board of County Commissioners, in the review of the development application shall consider the following factors:

a) Whether the proposed development is consistent with all relevant requirements of this Code;

b) Whether the proposed development is consistent with all applicable policies of the Comprehensive Plan;

c) Whether the proposed use is compatible with surrounding uses and the general character of the area, including such factors as density, height, bulk, scale, intensity, traffic, and noise appearance; and

d) Any other matter which the BoCC may deem appropriate and relevant to the specific development proposal.

Discussion: As analyzed in detail below, the request is consistent will all applicable Plan Objectives and Policies, including Obj. 2.113 –A and Policies 2.113-A1, 2.113-A2, 2.131-UB2, 2.131-UE3, 2.131-UE4 and is also consistent with the standard IND land use.

Comprehensive Plan

The below analysis of the County Plan Objectives and Policies are supportive of the Request, demonstrating a continuation of compatibility and consistency.[8]

SECTION 2.113 – INDUSTRIAL AND BUSINESS PARK CENTER

OBJECTIVE 2.113 -A: *The Polk County Plan shall provide for the development of industrial lands within the County through:*

a) the establishment of an "Industrial" land use classification,

b) the designation of Industrial lands on the Future Land Use Map Series, and

c) through the establishment of development criteria applicable to the development and location of Industrial lands within the County.

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[5] Vision – Guiding Principles - Section 2.131-U of the Plan

[6] Sec. 907.B. of the LDC

[7] Sec. 907.D.6. of the LDC

[8] Sec. 4.400 of the Plan defines consistency as "compatible with and furthering the goals, objectives and policies of the Comprehensive Plan Elements and this agreement."

Discussion: *Retail, Home Sales Offsite* is an appropriate use within the IND-X land use district of the SE Polk SAP. *Retail, Home Sales Offsite* directly correlates to the distribution of goods and therefore, supports manufacturing of such homes in industrial districts. The SE Polk SAP Plan Map shows a primary concentration of IND-X land use districts adjacent/near the intersection of US Highway 98 and US Highway 27. The roadways are appropriate to accommodate industrial uses, including the use of *Retail, Home Sales Offsite.*

POLICY 2.113-A1: CHARACTERISTICS - *Industrial lands are characterized by facilities for the processing, fabrication, manufacturing, recycling, and distribution of goods, and may contain any use also found within a Business-Park Center. However, land use activities that operate externally to enclosed structures may be permitted within an Industrial Future Land Use designation. Industrial districts are also the appropriate location for land use activities that produce significant amount of noise, odor, vibration, dust, and lighting on and off-site that do not produce a physical product.*

Discussion: *Retail, Home Sales Offsite* is an appropriate use and complimentary to the IND-X land use of the SE Polk Area Plan.

POLICY 2.113-A2: DESIGNATION AND MAPPING - *Industrial areas shall be designated and mapped on the Future Land Use Map Series as "Industrial" (IND); shall include all major existing industrial areas; and shall provide for the projected future industrial development needs of the County.*

Discussion: The SE Polk SAP Plan Map shows a primary concentration of IND-X land use districts adjacent/near the intersection of US Highway 98 and US Highway 27. The roadways are appropriate to accommodate industrial uses, including the use of *Retail, Home Sales Offsite.*

POLICY 2.131-UB2: VISION MAP - *The SE Polk SAP Vision Map as adopted in the Comprehensive Plan Map Series, is a tool that helps depict the general location and types of future growth based on identified issues of concern that were received from comments and feedback gathered from the public, the SE Polk Selected Area Study (SAS) Focus Group, other governmental agencies, and recommendations that came out of the SE Polk Selected Area Study process. The Vision Map is not intended to deter development in particular areas of the SAP, and is conceptual in nature. Instead, it will serve as a visual representation of where opportunities exist to develop at higher densities/intensities and/or receive incentives for the preservation and set-aside of environmental lands or open space.*

Discussion: This Request will not change the SE Polk SAP Plan land use districts. Instead, it will add another use that is compatible with the IND-X land use district. Market conditions are driving the need to allow this use in the IND-X land use of the SE Polk Area Plan, which is already permissible in the IND land use district.

POLICY 2.131-UE3: GENERAL DEVELOPMENT CRITERIA – *Development shall be permitted with this SAP as follows:*

b) MODIFIED LAND USE CATEGORIES - Due to specific characteristics of this SAP, development may be more specifically defined and may vary from those allowed under the general provisions of the land use category within the Future Land Use Element of the Comprehensive Plan:

12. Industrial (INDX);

Discussion: The Request is not proposing to amend the development criteria set forth in Sec. 401.08. of the LDC.

POLICY 2.131-UE4: DEVELOPMENT CRITERIA FOR MODIFIED FUTURE LAND USE DISTRICTS – *Development Land within the Modified Future Land Use districts permitted within the SE Polk SAP shall be developed in accordance with the densities/intensities described in Table 2.131U - 2. Additionally to promoting walkability and the use of transit, and requiring that development adjacent to conservation, preservation and agricultural uses be placed in a manner to reduce impacts to those areas, the following criteria be implemented within each land use district:*

j) INDUSTRIAL (INDX) - In addition to applicable provisions in the Future Land Use Element of the Comprehensive Plan, the following provisions shall apply to INDX districts within this SAP:

1. *Industrial districts shall be encouraged to develop in locations consistent with those areas designated as Village Centers on the SE Polk SAP Vision Map;*
2. *Location criteria - INDX districts shall have frontage on and direct access to arterial or collector roads within a one-half (½) mile of an intersecting arterial or collector road.*
3. *All development within INDX districts shall be required to screen outdoor storage from off-site view;*

Discussion: The SE Polk SAP Plan Map shows a primary concentration of IND-X land use districts adjacent/near the intersection of US Highway 98 and US Highway 27. The roadways are appropriate to accommodate industrial uses, including the use of *Retail, Home Sales Offsite. Retail, Home Sales Offsite* directly correlates to the distribution of goods and therefore, supports manufacturing of such homes in industrial districts.

OBJECTIVE 2.402-B: *Polk County shall promote the retention and expansion of existing businesses within the County.*

Discussion: Allowing *Retail, Home Sales Offsite* as a permissible use within the IND-X land use district of SE Polk Area Plan promotes the retention and expansion of existing businesses within the County.

Conclusion

Numerous Plan Objectives and Policies are supportive of the Request, ensuring ongoing compatibility with the IND-X land use district of the SE Polk SAP. Market conditions are driving the need to allow this use in the IND-X land use of the SE Polk Area Plan, which is already permissible in the IND land use district. Allowing *Retail, Home Sales Offsite* is an appropriate use and complimentary to the IND-X land use of the SE Polk Area Plan because the use directly correlates to the distribution of goods and supports manufacturing of such homes in industrial districts. Approval of this request will promote the retention and expansion of existing businesses within the County.

Agenda Item 3. 8/6/2025

SUBJECT

LDCT-2025-16 (Heavy Machinery Equipment Sales and Services Text Amendment)

DESCRIPTION

Peterson & Myers PA, Shelton Rice requests a LDC Text Amendment amending Chapter 4, Section 403.01.C, Table 4: Wahneta Neighborhood Plan - Use Table to add Heavy Machinery Equipment Sales and Services as a conditional use in the Industrial (IND-X) land use district.

RECOMMENDATION

Approve with conditions.

FISCAL IMPACT

No Fiscal Impact.

CONTACT INFORMATION

Kyle Rogus, Planner I
Land Development Division
863-534-7553
kylerogus@polk-county.net

POLK COUNTY
DEVELOPMENT REVIEW COMMITTEE
STAFF REPORT

DRC Date:	June 6, 2025	**Level of Review:**	Level 4 Review
PC Date:	August 6, 2025	**Type:**	LDC Text Amendment
BoCC Date:	September 2, 2025 September 16, 2025	**Case Numbers:**	LDCT-2025-16
		Case Name:	Heavy Machinery Equipment Sales and Services Text Amendment
Applicant:	Peterson & Myers PA, Shelton Rice	**Case Planner:**	Kyle Rogus

Request:	An applicant-initiated LDC Text Amendment to Chapter 4, Section 403.01.C, Table 4: Wahneta Neighborhood Plan – Use Table to add "Heavy Machinery Equipment Sales and Services" as a conditional use in the Industrial-X (IND-X) land use district.
DRC Recommendation:	Approval
Planning Commission Vote:	Pending Approval

Summary:

This Land Development Code (LDC) text amendment is to allow "Heavy Machinery Equipment Sales and Services" within the Industrial-X (IND-X) land use districts. Currently, "Heavy Machinery Equipment Sales and Services" is a permitted use in the IND district elsewhere in the County, however is not permitted in the IND-X district in the Wahneta Neighborhood Plan. "Heavy Machinery Equipment Sales and Services" is defined in Chapter 10 of the LDC as, "Establishments primarily engaged in the retail sale, leasing and service of new or used trucks (greater than 2 ton load capacity) and heavy machinery and equipment. This includes any warranty repair work and other repair service conducted as an accessory use that may require outdoor storage, or have the potential for greater nuisance to adjacent properties due to noise, light, glare, or odor than light repair uses. Heavy machinery equipment includes, but is not limited to earth movers, cranes and similar size vehicles, machinery and equipment."

Allowing "Heavy Machinery Equipment Sales and Services" as a conditional use will better support the Vision Basic Principles and Objectives established for the Wahneta Neighborhood Plan in the Polk County Comprehensive Plan by creating opportunities for small businesses and new employment opportunities. Facilities providing "Heavy Machinery Equipment Sales and Services" within an IND-X land use district in the Wahneta Neighborhood Plan will now require a Level 2 Review and approval subject to special conditions.

Relevant Sections, Policies, and/or Regulations to Consider:
Comprehensive Plan Section 2.113 Industrial
LDC Section 204 Standard Land Use Districts
LDC Section 205 Use Table for Standard Land Use Districts
LDC Section 403.01 Use Table for Wahneta Neighborhood Plan – Use Table
LDC Section 905 Level 2 Review

Findings of Fact

- *This is an applicant-initiated request for a Land Development Code (LDC) Text Amendment to Chapter 4, Section 403.01.C, Table 4: Wahneta Neighborhood Plan – Use Table, to add "Heavy Machinery Equipment Sales and Services" as a conditional use in Industrial-X (IND-X) land use district.*

- *"Heavy Machinery Equipment Sales and Services" is defined in Chapter 10 of the LDC as, "Establishments primarily engaged in the retail sale, leasing and service of new or used trucks (greater than 2 ton load capacity) and heavy machinery and equipment. This includes any warranty repair work and other repair service conducted as an accessory use that may require outdoor storage, or have the potential for greater nuisance to adjacent properties due to noise, light, glare, or odor than light repair uses. Heavy machinery equipment includes, but is not limited to earth movers, cranes and similar size vehicles, machinery and equipment."*

- *Chapter 2, Section 204.C6 states, "The purpose of the IND district is to provide areas for general manufacturing, processing, and distribution of goods. General commercial uses necessary to support the industrial area are also permitted."*

- *Comprehensive Plan Policy 2.113-A1 states, "Industrial lands are characterized by facilities for the processing, fabrication, manufacturing, recycling, and distribution of goods, and may contain any use also found within a Business-Park Center. However, land use activities that operate externally to enclosed structures may be permitted within an Industrial Future Land Use designation. Industrial districts are also the appropriate location for land use activities that produce significant amount of noise, odor, vibration, dust, and lighting on and off-site that do not produce a physical product."*

- *Comprehensive Plan Section 2.101A goal is "To achieve an economically viable, efficient, safe, and quality-living environment through balanced and compact growth, while encouraging the efficient use of land, community infrastructure and protecting and managing the community's natural resources by showing the proposed distribution, location, and extent of future land uses by type, density, and intensity; while providing essential services in a cost effective manner."*

- *Comprehensive Plan Policy 2.101A-A2 states, "Maintain a set of specific and detailed Land Development Regulations, which implement and provide consistency with the goals, objective, and policies of the Polk County Comprehensive Plan."*

- *Comprehensive Plan Section 2.134-A Vision Basic Principles No. 9 of the Wahneta Neighborhood Plan states, "Allow for greater flexibility for the development of small businesses and community service providers to meet the diverse needs of the community."*

- *Comprehensive Plan Section 2.134-A Vision Basic Principles No. 10 of the Wahneta Neighborhood Plan states, "Encourage the development of diverse employment opportunities to attract businesses that will enable the community to become self-sufficient and enhance the quality of life of the residents."*

- *Table 2.1 of the LDC outlines permissible uses within standard land use districts. Table 403.01.C outlines the permissible and conditional uses for each land use district within the Wahneta Neighborhood Plan. "Heavy Machinery Equipment Sales and Services" is a use in both tables.*

- *Table 2.1 allows "Heavy Machinery Equipment Sales and Services" within the following standard land use districts:*

    - *Linear Commercial Corridor (LCC) as a C2 Conditional Use (CU)*
    - *High-Impact Commercial Center (HIC) as a P*
    - *Business Park Center-2 (BPC-2) as a C2 CU*
    - *Industrial (IND) as a P*
    - *Phosphate Mining (PM) as a C2 CU*

- *Table 403.01.C allows "Heavy Machinery Equipment Sales and Services" within the following standard land use districts:*

    - *Linear Commercial Corridor-X (LCCX) as a C2 Conditional Use (CU)*
    - *Business Park Center-2X (BPC-2X) as a C2 CU*

- *Comprehensive Plan Policy 2.113-A4 states, "Development within an Industrial area shall conform to the following criteria:*

    a. Permitted uses include facilities for the processing, fabrication, manufacturing, recycling, bulk material storage, and distribution of goods, disposal yards, and limited retail commercial in accordance with Policy 2.113-A4.b. Other non-residential uses that produce significant amounts of noise, odor, vibration, dust, and lighting on and off-site may be permitted within an industrial district through conditional approval. Permitted uses also include any use found within a Business-Park Center.

b. Retail commercial uses within an industrial area shall be sized for the purpose of serving just the employees of, and visitors to, the industrial area, and shall be limited to a scale appropriate for that purpose. The maximum floor area ratio for commercial uses within an industrial area shall not exceed 0.25.

c. Industrial sites shall be designed to provide for:

1. adequate parking to meet the demands of the use; and

2. buffering where the effects of lighting, noise, odors, and other such factors would adversely affect adjacent land uses. Parking lots, loading areas, dumpsters, utilities and air conditioning units, signage, etc., are examples of facilities which may require special buffering provisions.

d. The maximum floor area ratio for non-commercial uses within an Industrial area shall not exceed 0.75 in the TSDA, 0.65 in the UGA, 0.50 in the SDA, and 0.50 in the RDA, unless developed as a Planned Development.

e. Retail sale of goods manufactured on the site of a business located within an Industrial area is allowed provided the operation is incidental and subordinate to the manufacturing activity conducted on site and does not exceed eight percent (8%) of the total floor area or 15,000 square feet, whichever is the lesser.

f. Where centralized water or wastewater services are not available, the maximum impervious surface ratio shall be reduced to afford better protection and function of well and septic tank systems and as required if within a Nutrient Restoration Plan Overlay.

g. Planned Developments within the Industrial district may be permitted a maximum floor area ratio up to 1.5 for innovative and attractive employment centers. Intensity increases shall be reserved for those uses that provide substantial economic income opportunities for the County and its residents. Intensity increases shall only be granted to parcels within the TSDA and UGA. The Land Development Code shall establish development standards and criteria for Planned Developments within the Industrial district.

h. Industrial districts shall be separated from existing schools and developed residential areas through physical separation, screening, buffering, or a combination thereof, consistent with the standards in the County's Land Development Code.

i. Workforce housing for unaccompanied workers in barrack, dormitory, or apartment units under specific design parameters listed in the Land Development Code not to exceed an intensity of thirty-two (32) workers per acre or the limitations established by the Department of Health for water and wastewater usage, whichever allowed intensity is the lesser."

- *According to Table 403.01.C of the LDC, "Heavy Machinery Equipment Sales and Services" is not a permitted use in IND land use districts.*

The Land Development Division, based on the information provided with the proposed text amendment application, finds that the proposed text change request is **CONSISTENT** with the Polk County Land Development Code and the Polk County Comprehensive Plan. Staff recommends **Approval of LDCT-2025-16.**

Analysis:

Outside the Wahneta Neighborhood Plan, "Heavy Machinery Equipment Sales and Services" is a permissible use within the standard Industrial (IND) land use district and aligns with the intent of the district, which is "the appropriate location for land use activities that produce significant amount of noise, odor, vibration, dust, and lighting on and off-site that do not produce a physical product." "Heavy Machinery Equipment Sales and Services" which is defined as "establishments…[that] have the potential for greater nuisance to adjacent properties due to noise, light, glare, or odor than light repair uses."

By introducing "Heavy Machinery Equipment Sales and Services" as a conditional use in the IND-X district, the Wahneta Neighborhood Plan will achieve consistency with the uses and policies that are typical of industrial districts, as well as the vision and policies contemplated for the Wahneta Neighborhood Plan. Ultimately, this amendment will alleviate inconsistency created by allowing relatively intensive uses in less restrictive districts. "Heavy Machinery Equipment Sales and Services" are a permitted use in IND-X district in the following Selected Area Plans: North US 27 SAP; US Highway 98 SAP; North Ridge SAP; and, is allowed as a Level 2 Conditional Use in the Southeast Polk Selected Area Plan.

Two of the Vision Basic Principles in the Wahneta Neighborhood Plan are 1: to allow for greater flexibility for the development of small businesses and community service providers to meet the diverse needs of the community and 2: to encourage the development of diverse employment opportunities to attract businesses that will enable the community to become self-sufficient and enhance the quality of life of the residents. Allowing Heavy Machinery Equipment Sales and Services as a conditional use will better support the Vision Basic Principles and Objectives established for the Wahneta Neighborhood Plan in the Polk County Comprehensive Plan. Expanding the uses permitted in the IND-X creates opportunities for small businesses to utilize existing IND-X districts for uses that are currently lacking in the Wahneta Neighborhood. Furthermore, this change will attract new businesses and expand service offerings in the area. Finally, broadening uses in the IND-X district will create new employment opportunities within the Wahneta Neighborhood Plan.

Limits of the Proposed Ordinance

The effects of this amendment are restricted to "Heavy Machinery Equipment Sales and Services" in IND-X districts in the Wahneta Neighborhood Plan.

Consistency with the Comprehensive Plan & Land Development Code

The request is consistent with the Comprehensive Plan and the Land Development Code. No use is being proposed within a land use designation for which it was not intended. This is a policy change pertaining to the permitted uses in IND-X districts in the Wahneta Neighborhood Plan.

Comments from Other Agencies: None

Draft Ordinance: Under separate attachment

ORDINANCE NO. 25-_____

AN ORDINANCE OF THE POLK COUNTY BOARD OF COUNTY COMMISSIONERS REGARDING LAND DEVELOPMENT CODE AMENDMENT LDCT-2025-16, AMENDING ORDINANCE NO. 00-09, AS AMENDED, THE POLK COUNTY LAND DEVELOPMENT CODE; AMENDING CHAPTER 4, SECTION 403.01.C, TABLE 4: WAHNETA NEIGHBORHOOD PLAN – USE TABLE, TO ADD HEAVY MACHINERY EQUIPMENT SALES AND SERVICES AS A CONDITIONAL USE IN THE INDUSTRIAL-X (INDX) LAND USE DISTRICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Article VIII, Section I(g) of the Constitution of the State of Florida and the Community Planning Act, Chapter 163, Part II, Florida Statutes (FS), as amended, (the Act) Polk County is authorized and required to adopt a Land Development Regulations consistent with the Polk County Comprehensive Plan; and

WHEREAS, the Board of County Commissioners adopted said Land Development Regulations on March 1, 2000, titled the Polk County Land Development Code; and

WHEREAS, Chapter 9, Section 903 of the Land Development Code requires Land Development Code Amendments to be a Level 4 Review; and

WHEREAS, Chapter 9, Section 907 sets forth the purpose and review process for Level 4 Reviews; and

WHEREAS, pursuant to Section 125.67 of the Florida Statutes, every ordinance shall embrace but one subject and matter properly connected therewith; and

WHEREAS, pursuant to Section 163.3164 of the Florida Statutes, the Polk County Planning Commission conducted a public hearing, with due public notice having been provided, on the proposed Land Development Code Amendment on August 6, 2025; and

WHEREAS, the proposed text amendment to the Polk County Land Development Code shall allow Heavy Machinery Equipment Sales and Services as a conditional use in Industrial-X land use districts; and

WHEREAS, the Board of County Commissioners held two public hearings on September 2, 2025 and September 16, 2025 wherein the Board reviewed and considered the Planning Commission's recommendation, the staff report, and all comments received during said public hearings, and provided for necessary revisions; and

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Polk County, Florida that:

NOTE: The <u>underlined text</u> indicates proposed additions to the current language. The ~~strikeout~~ indicates text to be removed from the current ordinance.

SECTION 1: FINDINGS The Board hereby finds and determines that:

a) The findings set forth in the recitals to this Ordinance are true and correct and hereby adopted.

b) The Planning Commission, acting in its capacity as the Local Planning Agency for the County, held a public hearing on August 6, 2025, to consider the LDC text amendments contained within Application LDCT-2025-16 and found them to be consistent with the Comprehensive Plan and recommended that the Board adopt the LDC Text Amendment contained within Application LDCT-2025-16.

c) The adoption of LDCT-2025-16 is consistent with the Comprehensive Plan and LDC.

SECTION 2: Chapter 4, Section 401.01.C, Table 4: Wahneta Neighborhood Plan - Use Table, of the Polk County Land Development Code, Polk Ordinance No. 00-09, as amended, is hereby amended in the following manner:

	CCX	CEX	LCCX	NACX	OCX	BPC-1X	BPC-2X	HICX	INDX	INST-1X	INST-2X
Heavy Machinery Equipment Sales and Services			C2				C2		C2		

SECTION 3: SEVERABILITY

If any provision of this Ordinance is held to be illegal, invalid, or unconstitutional by a court of competent jurisdiction the other provisions shall remain in full force and effect.

SECTION 4: EFFECTIVE DATE

This ordinance shall become effective upon filing with the Department of State.

ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF POLK COUNTY, FLORIDA this 16th day of September 2025.

LDCT-2025-16 - Wahneta Neighborhood Plan - LDC Text Amendment

Menu Reports Help

Application Name: Wahneta Neighborhood Plan - LDC Text Amendment

File Date: 06/05/2025

Application Type: BOCC-LDC Text Change

Application Status: Approved for Hearing

Application Comments:

View ID	Comment	Date

Description of Work: Peterson & Myers, P.A. is transmitting this application submittal for a text amendment to the Polk County Land Development Code to allow for Heavy Machinery Equipme and Services in the Industrial-X (INDX) Future Land Use within the Wahneta Neighborhood Plan boundaries.

Application Detail: Detail

Address: 330 W CHURCH ST, BARTOW, FL 33830

Parcel No: 253006393000000172

Owner Name: POLK COUNTY

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
Shelton Rice	Peterson & Myer...	Engineer	Mailing, 225 East Lemo...	Active

Licensed Professionals Info:

Primary	License Number	License Type	Name	Business Name	Business License #

Job Value: $0.00

Total Fee Assessed: $5,434.00

Total Fee Invoiced: $5,434.00

Balance: $0.00

Custom Fields: **LD_PUBL_HEAR**

PUBLIC HEARINGS

Development Type
Board of County Commissioners

Application Type
LDC Text Amendment

Variance Type
–

Brownfields Request
–

Affordable Housing

GENERAL INFORMATION

Expedited Review

Number of Lots
–

Will This Project Be Phased

Acreage
0

DRC Meeting
06/26/2025

DRC Meeting Time
1:00 PM

Rescheduled DRC Meeting
–

Rescheduled DRC Meeting Time
–

Number of Units
–

Green Swamp
No

Is this Polk County Utilities

Case File Number
–

FS 119 Status
Non-Exempt

One Year Extension
–

ADVERTISING

Legal Advertising Date
–

BOCC1 Advertising Date
–

BOCC2 Advertising Date
–

Advertising Board
Board of County Commissioners

MEETING DATES

Community Meeting
–

Planning Commission Date
8/6/2025

BOA Hearing Date
–

1st BOCC Date
9/2/2025

2nd BOCC Date
9/16/2025

HEARING

PC Hearing Results
–

PC Vote Tally
–

BOCC 1st Hearing Results

BOCC 1st Vote Tally

BOCC 2nd Hearing Results

BOCC 2nd Vote Tally

FINAL LETTER

Denovo Appeal

Denovo Results

Denovo Tally

LD_PUBL_HEAR_EDL

Opening DigEplan List...

DigEplan Document List

PLAN REVIEW FIELDS

TMPRecordID	DocumentGroupforDPC	RequiredDocumentTypes
POLKCO-25EST-00000-35449	DIGITAL PROJECTS LD	
RequiredDocumentTypesComplete	**AdditionalDocumentTypes**	**Activate DPC**
Yes	Applications,AutoCad File,Binding Site Plans (PDs and CUs),CSV,Calculations,Correspondence,Design Drawings,Flood/Traffic Studies,Impact Statement,Inspections,Miscellaneous,Plats,Record Drawings,Response Letter Resubmittal Complete,Staff Report/Approval Letter,Survey,Title Opinion	Yes
Activate FSA	**DigitalSigCheck**	
Yes	Yes	

PLAN UPLOAD ACKNOWLEDGEMENT

Upload Plans Acknowledgement

√

NOR

Neighborhood Organization Registry (NOR)

PUBLIC MAILERS

Posting Board **Number of Boards** (Number) **Number of Mailers** (Number) **Date Mailed** **Date Posted** **NOR**

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Submittal	Lyndsay Rathke	Application ...	06/10/2025	Lyndsay Rathke
Engineering Review				
Surveying Review	Mike Benton	Approve	06/26/2025	Mike Benton
Roads and Drainage Review	Phil Irven	Approve	06/16/2025	Phil Irven
Fire Marshal Review	Kim Turner	Not Required	06/12/2025	Kim Turner
Planning Review	Mark Bennett	Approve	06/20/2025	Mark Bennett
School Board Review	School District	Not Required	06/11/2025	School District
Review Consolidation	Lyndsay Rathke	Approved for...	06/26/2025	Lyndsay Rathke
Public Notice				
Staff Report				
Planning Commision				
BOCC Hearing				
Final Letter				
DEO Review				
Second BOCC Hearing				
Archive				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By

Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments

Land Development Code Text Amendment Narrative and Demonstration of Need

The subject request is a text amendment to the Wahneta Neighborhood Plan provisions contained in Chapter 4 Special Districts of the Polk County Land Development Code ("LDC") to allow for Heavy Machinery Equipment Sales and Services as a permitted use (P) in the Industrial (INDX) Future Land Use district within the Wahneta Neighborhood Plan (Wahneta NP). Specifically, the proposed amendment is requested in the INDX district for Table 4: Wahneta Neighborhood Plan – Use Table in the LDC.

The proposed text amendment would permit Heavy Machinery Equipment Sales and Services in the INDX district within the Wahneta NP. Currently, the Wahneta NP allows for Heavy Machinery and Equipment Sales and Services in the Business Park Center – 2 (BPC-2X) district as a conditional use (C2). By introducing Heavy Machinery Equipment Sales and Services as a permitted (P) use in the INDX district, the Wahneta NP will achieve consistency with the uses and policies that are typical of industrial districts. As justification for the request, Chapter 2, Section 205 of the LDC allows for Heavy Machinery Equipment Sales and Services as a permitted (P) use in the Industrial (IND) district and a conditional use in the Business Park Center-2 (BPC-2) district. Ultimately, this amendment will alleviate inconsistency created by allowing relatively intensive uses in less restrictive districts while prohibiting them in more intensive districts. This request is consistent with the Polk County Comprehensive Plan and Land Development Code.

Consistency Analysis

SECTION 2.101A GENERAL.

GOAL: To achieve an economically viable, efficient, safe, and quality-living environment through balanced and compact growth, while encouraging the efficient use of land, community infrastructure and protecting and managing the community's natural resources by showing the proposed distribution, location, and extent of future land uses by type, density, and intensity; while providing essential services in a cost effective manner.

OBJECTIVE 2.101-A: Polk County will manage future growth and land development by implementing and enforcing the Land Development Regulations for properties within the unincorporated areas of the county; by enforcing and strengthening existing regulations; by eliminating confusing and unnecessary regulations. All land development regulations call for in this Plan shall be adopted and implemented in accordance with the provisions of S. 163, Florida Statutes.

. . .

POLICY 2.101A-A2: Maintain a set of specific and detailed Land Development Regulations, which implement and provide consistency with the goals, objective, and policies of the Polk County Comprehensive Plan.

POLICY 2.101A-A3: The land development regulations shall provide for land use districts which indicate the permitted, prohibited, or conditional uses in a matrix table that further represents the Polk County Comprehensive Plan and its goals, objectives and policies.

ANALYSIS: *By introducing Heavy Machinery Equipment Sales and Services as a permitted (P) use in the INDX district, the Wahneta Neighborhood Plan will achieve consistency with the uses and policies that are typical of industrial districts, as well as the vision and policies contemplated for the Wahneta Neighborhood Plan. Ultimately, this amendment will alleviate inconsistency created by allowing relatively intensive uses in less restrictive districts while prohibiting them in more intensive districts. Heavy Machinery Equipment Sales and Services are a permitted use in INDX district in the following Selected Area Plans: North US 27 SAP, US Highway 98 SAP, North Ridge SAP, and is allowed as a Level 2 Conditional Use in the Southeast Polk Selected Area Plan.*

SECTION 2.134-A WAHNETA NEIGHBORHOOD PLAN.

VISION BASIC PRINCIPLES

The Basic Principles section has been included to serve as guiding principles to convey the concept and intent of the objectives and policies of the Wahneta Neighborhood Plan. It contains the following fundamental principles:

. . .

9. Allow for greater flexibility for the development of small businesses and community service providers to meet the diverse needs of the community.

10. Encourage the development of diverse employment opportunities to attract businesses that will enable the community to become self-sufficient and enhance the quality of life of the residents.

OBJECTIVE 2.134-F: The county will assist in providing diverse employment opportunities for the community.

POLICY 2.134-F1: EMPLOYMENT RESOURCES - The County will continue to work with residents to provide employment assistance and job training services to the community. Services provided may vary depending on the needs of the community, but may include activities such as General Equivalency Diploma (GED) classes, English as a Second Language (ESL) classes, job search assistance, interview preparation, etc.

POLICY 2.134-F2: NEW BUSINESS DEVELOPMENT - The County will work with public and private organizations to promote and attract new businesses to the community to create a more diverse economy and enhance the residents' quality of life.

ANALYSIS: *Allowing Heavy Machinery Equipment Sales and Services as a permitted use (P) will better support the Vision Basic Principles and Objectives established for the Wahneta Neighborhood Plan in the Polk County Comprehensive Plan. Expanding the uses permitted in the Industrial (INDX) creates opportunities for small businesses to utilize existing INDX districts for uses that are currently lacking in the Wahneta Neighborhood. Furthermore, this change will attract new businesses and expand service offerings in the area. Finally, broadening uses in the INDX district will create new employment opportunities within the Wahneta Neighborhood Plan.*

Agenda Item 4. 8/6/2025

SUBJECT

LDCU-2025-9 (C4 Towers)

DESCRIPTION

The applicant is requesting a Conditional Use (CU) approval for a 160-foot monopole telecommunication tower to be placed in a Residential Suburban (RS) future land use district.

RECOMMENDATION

Conditional Approval

FISCAL IMPACT

No fiscal impact

CONTACT INFORMATION

Andrew Grohowski

Land Development Division

(863)-534-6412

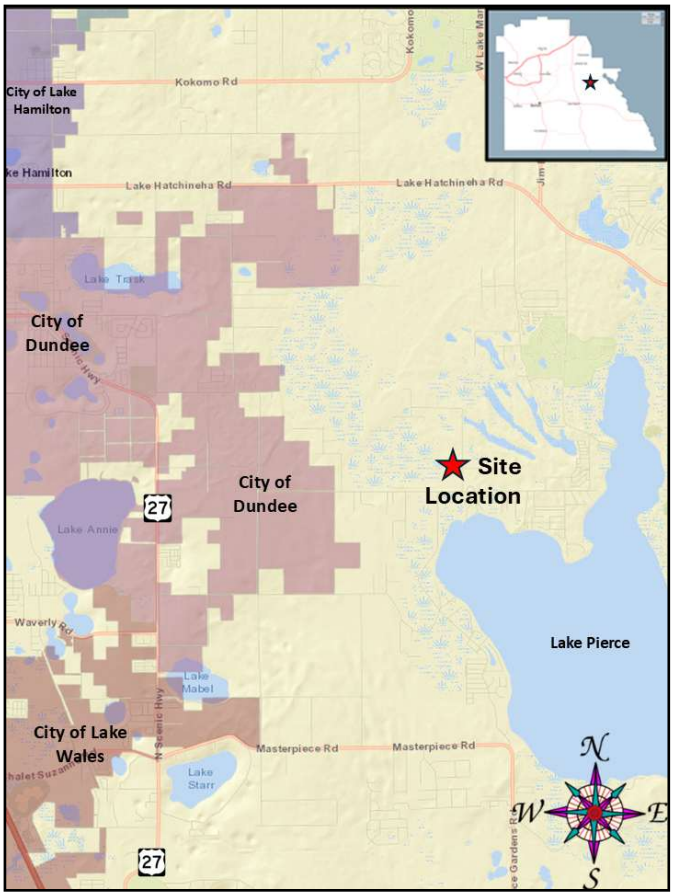
andrewgrohowski@polk-county.net

POLK COUNTY
DEVELOPMENT REVIEW COMMITTEE
STAFF REPORT

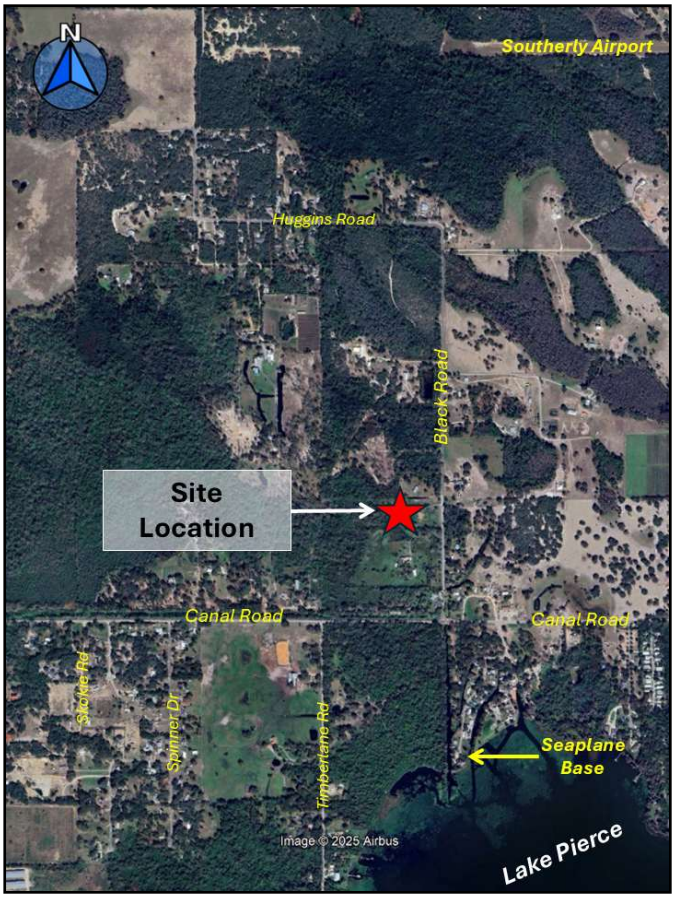
DRC Date:	May 22, 2025	**Level of Review:**	Level 3 Review
PC Date:	August 6, 2025	**Type:**	Conditional Use
BoCC Date:	N/A	**Case Numbers:**	LDCU-2025-9
		Case Name:	C4 Towers
Applicant:	Gary Brundage	**Case Planner:**	Andrew Grohowski, Planner II

Request:	The applicant is requesting a Conditional Use (CU) approval for a 160-foot monopole telecommunication tower to be placed in a Residential Suburban (RS) future land use district.
Location:	6869 Black Road, east of Lake Mabel Loop Road, north of Canal Road and Lake Pierce, west of Watkins Road, south of Huggins Road east of the City of Dundee in Section 31, Township 28, Range 28.
Property Owners:	Matthew Underwood, Donna H. Underwood
Parcel Size (Number):	±9.79 acres (282831-000000-022050)
Future Land Use:	Residential Suburban (RS)
Development Area:	Suburban Development Area (SDA)
Nearest Municipality:	City of Dundee
DRC Recommendation:	Conditional Approval
Planning Commission Vote:	Pending Hearing

Location Map



2024 Satellite Photo



Summary:

The applicant requests Level 3 Conditional Use approval of a 160-foot-tall monopole communication tower on ±9.79 acres in a Residential Suburban (RS) land use district, north of Lake Pierce and under one mile from Southerly Airstrip and Cherry Pockets Fish Camp Seaplane Base. The applicant has proposed four future lease areas where tenant agreements are still to be determined. A contract or collocation agreement (Antenna Site Agreement) will be provided prior to the issuance of any permits.

The tower will be located a minimum of 160 feet from the nearest property line, as required in Section 303 of the Land Development Code (LDC). The applicant has submitted the necessary documentation for approval pursuant to the standards and variance criteria found in LDC Section 303. These documents include radio frequency (RF) interference information, demonstration of inadequate cell coverage in the immediate area, and FAA preliminary approval. The base of the tower will be screened, and the site has good foliage cover on the perimeter that is likely to remain until possible development in the future.

Staff is recommending approval because communication towers are needed in residential areas to serve residents, they have little or no impact on surrounding neighborhoods if setbacks are maintained, and the base is screened. Communication towers do not increase the demand for public infrastructure or services and pose few adverse impacts upon the environment.

Findings of Fact

- *This is a request for Conditional Use approval of a 160' tall steel monopole communication tower. The subject site is approximately 9.79 acres and within a Residential Suburban (RS) land use district in the Suburban Development Area (SDA).*
- *Section 205, Table 2.1, requires monopole communication towers to undergo a Level 3 Review and gain approval by the Planning Commission to locate in a RS district.*
- *Chapter 2, Table 2.2, Footnote 11 states, "Chimneys, smokestacks,* ***communication towers****, and Religious Institution symbols, including, but not limited to: minarets, prayer towers, steeples, crosses, menorahs, Stars of David, and bell towers* ***are exempt from the structure height limitations****."*
- *The property is designated Residential Suburban (RS) on the Land Development Code Sub-District Map. Section 204.A.3 of the Land Development Code states, "The purpose of the RS district is to provide areas for suburban-density residential development to promote the proper transition of land from rural to urban uses. The RS district permits single-family dwelling units, family care homes, agricultural support uses, and community facilities."*
- *Per POLICY 2.105-A1 of the Comprehensive Plan, Suburban Development Areas, or SDAs, "shall be those areas within the County which are, in most cases, located between municipalities, TSDA or UGA and the Rural Development Areas (RDAs). In the SDA, agricultural activities coexist alongside low density developed areas in the fringes of municipalities and other urban centers."*
- *POLICY 2.125-D2 states that listed utility facilities "****shall be permitted throughout the County in all land use classifications, subject to County approval****, to support existing and proposed development." Among those listed utilities are "communications facilities, including, without limitation, radio towers and microwave transmission facilities."*
- *According to LDC Section 303, the following standards apply:*

1. *With the exception of concrete communication towers, all communication towers shall have either a galvanized steel finish or, subject to any applicable standards of the FAA, be painted a neutral color so as to reduce visual obtrusiveness.*
2. *To the extent possible, communication towers and their support facilities shall be designed with materials, colors, textures, screening, and landscaping that will blend the communication tower with its surrounding environment.*
3. *Communication towers shall not be artificially lighted unless required by the FAA or any other authority with jurisdiction. If lighting is required, strobe lighting shall be utilized during daylight hours only and red lighting shall be utilized at night unless another form of lighting is required by the FAA or any other authority with jurisdiction.*
4. *Communication towers shall be* ***enclosed by security fencing not less than six feet in height****. Access to communication towers shall be through a lockable gate.*
5. *The visual impacts of communication towers on nearby viewers shall be mitigated to the extent reasonably possible. At a minimum, a row of trees at least six feet tall at planting shall be planted around the perimeter of the fence to the property and a continuous hedge at least 30 inches high at planting and capable of growing to at least 36 inches in height within 18 months shall be planted in front of the tree line referenced, together providing for an opacity at planting of 60 percent and achieving 100 percent opacity within two years of planting. The required opacity shall be achieved to a height of six feet. All landscaping shall be of an evergreen variety (non-deciduous), except that existing native vegetation shall be preserved if sufficient to meet opacity requirements. The required landscaping shall be located on the outside of the fence to the property. Landscaping requirements may be waived for those sides of a communication tower that are adjacent to undevelopable property or that are not otherwise visible from off-site.*
6. ***Communication towers shall be set back a distance equal to one time (1x) the height*** *of the communication tower from* ***any off-site residential Future Land Use designation or the property line of any off-site residential structure****. Setbacks shall be measured from the base of the communication tower. For the purposes of this provision, the Land Use designation of Agriculture/Residential Rural (A/RR) shall not be considered a residential Future Land Use designation.*

- *Section 303, Communication Towers, subsection 8.h states, "The Planning Commission may consider the following items for granting the C3 approval:*
  i. The standards in Section 910 A.1—4, the compatibility standards for the Impact Assessment Statement;
  ii. Setbacks to residential uses;
  iii. Alternative land use districts available for the tower in the search ring;
  iv. Site issues, including parcel size, location on the parcel, natural buffers and access; and
  v. Evidence such as photo simulation or other visual analysis that the proposed site is sited and designed to minimize any negative visual impacts on adjacent properties."
- *LDC Chapter 10 defines Airport Obstruction as, "Any structure, object of natural growth, or use of land that would exceed the federal obstruction standards contained in 14 Code of Federal Regulations (CFR) Part 77, ss. 77.21, 77.23, 77.25, 77.28, and 77.29."*
- *Matthew Underwood and Donna H. Underwood purchased the property on September 7, 2004 through a Warranty Deed according to O.R. Book 5919, Pages 218 and 219.*
- *On March 13, 2023 Matthew Underwood and Donna H. Underwood, the lessor, recorded a "MEMORANDUM OF SITE LEASE AGREEMENT" with the lessee "C4 Towers, LLC" for*

an initial term of five (5) years, subject to 9 additional five (5) year terms by the lessee, under O.R. Book 13038, Pages 1993 thru 2000.

- *The agreement was re-recorded on June 12, 2025, to correct legal description errors under the access and utility easement according to O.R. Book 13582, Pages 1536 thru 1543.*
- *The site has frontage on Black Road (Road No. 883101), a Local Residential Roadway with a paved surface width of width of 20-25. The nearest monitored roadway for Level of Service tracked for traffic counts or concurrency by the Polk County Transportation Organization's Roadway Network Database is Canal Avenue (Road No. 970102), approximately 0.20 miles south.*
- *The property is zoned for Sandhill Elementary and McLaughlin Academy of Excellence for Middle and High School*
- *This property is served by Polk County Sheriff's Office's Southeast District. The district office is located at 4011 Sgt. Mary Campbell Way in Lake Wales. The response times for July 2025 were: Priority 1 – 10:20 minutes, Priority 2 – 30:25 minutes.*
- *Fire response is from Fire Station 13, located at 2021 Watkins Road in Haines City. The estimated response time is 8 to 10 minutes. Ambulance response is from Fire Rescue Station 45, which is co-located with the Dundee Fire Department at 118 Merrill Avenue in Dundee. The estimated response time is 12 to 14 minutes.*
- *Polk County's Eastern Regional Utility Service Area provides potable water service to the area.*
- *There are wetlands, and the 100-year flood hazard area located on the western portion of the property.*
- *The site is comprised of Placid-Myakka and Smyrna-Myakka Fine Sands, Astatula Sand, Tavares Fine Sand and Hontoon Muck, according to the U.S. Department of Agriculture, Soil Conservation Service, Polk County Survey. The tower will be set in the Smyrna-Myakka sand portion.*
- *According to the Florida Natural Areas Inventory Biodiversity Matrix (Matrix Unit 43636), the site is not located within an area of a recent documented endangered animal species sighting.*
- *The tower site is approximately 0.92 miles from Southerly Airstrip and 0.43 miles from Cherry Pockets Fish Camp Seaplane Base.*
- *According to a preliminary report from the Secretary of State's Department of Historical Resources Florida Master Site File, no archaeological sites are found within the parcel boundaries.*
- *The site is not within a well-field protection district.*
- *The site is not within an Airport Impact District, Height Notification or In-Flight Visual Interference Zone.*
- *This request has been reviewed for consistency with Chapter 2, Table 2.1 & 2.2, and Sections 303, 642, 906 and 930 of the LDC; SECTION 2.125-D-UTILITIES of the Comprehensive Plan.*

Development Review Committee Recommendation: Based on the information provided by the applicant, recent site visits, and the analysis conducted within this staff report, the Development Review Committee (DRC) finds that with the proposed conditions the request **IS COMPATIBLE** with the surrounding land uses and general character of the area and **IS CONSISTENT** with the Polk County Comprehensive Plan and Land Development Code. Therefore, the DRC recommends **APPROVAL of LDCU-2025-9.**

CONDITIONS OF APPROVAL

Based upon the findings of fact, the DRC recommends APPROVAL of LDCU-2025-9 with the following conditions:

1. This Conditional Use approval is for a 160-foot steel monopole communications tower, as described in the staff report and shown on the site plan. Any modifications to LDCU-2025-9, except for those listed in Section 906.E of the LDC, shall constitute a Major Modification to this approval and require a Level 3 Review before the Planning Commission. [PLG]

GENERAL NOTES

NOTE: This staff report was prepared without the benefit of testimony and evidence submitted by the public and other parties at a public hearing.

NOTE: Approval of this request shall not constitute a waiver or variance from any applicable development requirement unless specifically noted in the conditions of approval and consistent with LDC Section 930 D.

NOTE: All written comments made in the application and subsequent submissions of information made during the application review process, which are on file with the Land Development Division, shall be considered to be binding upon the applicant, provided such comments are not at variance with the Comprehensive Plan, LDC or other development regulations in effect at the time of development.

NOTE: Approval of this request is only for Level 3 Review and only for those development decisions within the Planning Commission's jurisdiction. A Level 2 Review (engineered plans) will be required reflecting the standard conditions listed in Section 303 of the Land Development Code and the development standards listed in Chapter 7 of the Land Development Code. Upon completion of the Level 2 Process, building permits will be required for all structures in accordance with Chapter 553 of the Florida Statutes.

NOTE: Issuance of a development permit by the county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Surrounding Land Use Designations and Current Land Use Activity

The following table provides a reference point for notable and pertinent Future Land Use Map districts and existing land uses upon them.

Table 1

Northwest: RS, Single-Family Residential Pierce Hills Country Estates Subdivision	**North:** RS Single-family home	**Northeast:** RS Single-family home
West: RS Mobile home	**Subject Property:** RS Single-family home	East: RL-3, Single-Family Residential Wild Acres Subdivision
Southwest: RS Mobile home	**South:** RS Single-family home	**Southeast:** RS Single-Family Residential

The site is bordered by large tracts of vacant residential lands, north of Lake Pierce. Two platted subdivisions directly to the east and northwest consist of single-family residential and mobile home development on lots that range from 0.9 acres to 18 acres. Two neighboring residential lots are 160 feet north and 170 south of the proposed tower location, measured from the tower base to the residential property line. The applicant purchased the property through a warranty deed dated September 7, 2004, and a single-family residence was constructed in 2005, according to the Property Appraiser's website. The proposed 160' tall monopole tower will gain ingress, egress and utilities to the rear off of Black Road through a re-recorded 25' non-exclusive easement on the southern portion of the residential property (OR Book 13582, PG 1536).

Compatibility with the Surrounding Land Uses and Infrastructure:

This communication tower is proposed on a large buildable property in a rural area. It is surrounded by detached site built and mobile home residences. Residential density in this area is sparse with large tracts of residential or vacant land. Roadway and utility improvements are expected to significantly change this area within the coming years. Communication towers today are necessary, the same as water and fire rescue. The request meets all the conditions in Section 303 of the LDC for communication towers in a RS land use district including the demonstration of coverage deficiency and the one times the height setback from residential properties.

A. Land Uses:

The LDC defines compatibility as "*A condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.*"

The proposed communication tower does not present any conflicts with surrounding land uses. Communication towers must be set back a distance equivalent to the height of the tower from any off-site residential Future Land Use designation or the property line of any off-site residential structure. The submitted site plan shows this standard can be met with the residential properties to the north and south, with approximately 160 feet of space at the closest point to the southern property line. The proposed tower should not cause any disruptive interference with any transmitter or receiver near their communications structures. It was determined that there are no existing available 120' (75% the height) or higher structures within a 1-mile search ring. The greatest incompatibilities are predominatly visual, especially around the base of the tower, with the nearest residential property

line 160’ feet to the south. The LDC requires landscpaing around the base of the tower to offset any visual concerns. Evergreen landscaping consisting of a row of trees at least six feet tall at planting shall be planted around the perimeter of the fence to the property and a continuous hedge at least 30 inches high at planting and capable of growing to at least 36 inches in height within 18 months shall be planted in front of the tree line referenced, together providing for an opacity at planting of 60 percent and achieving 100 percent opacity within two years of planting. The request meets all the conditions in Section 303 of the LDC for communication towers in a RS land use district including the demonstration of coverage deficiency and the one times the height setback from residential properties.

B. Infrastructure:

The Suburban Development Area (SDA) does not support intense non-residential development. There is public water services offered in the immediate area, with the future intentions of expanding wastewater services in the immediate area. Communication towers do not require the typical forms of development infrastructure including utilities, schools, or upgrades to the traffic system. In fact, this infrastructure serves as an essential extension to those exact urban services the County provides, including but not limited to police, fire and EMS.

Nearest and Zoned Elementary, Middle, and High School

The property is zoned for Sandhill Elementary and McLaughlin Academy of Excellence for Middle and High School. Communication towers have no demand for schools and pose no threat if located near them. Some Polk County School campuses host cell tower sites. The table to follow provides data on the zoned schools and current capacities.

Table 2

Name of School	Annual Estimated Demand	Distance from subject site	School Capacity
Sandhill Elementary	0 students	±6½ miles driving distance from entrance to entrance	92%
McLaughlin Academy of Excellence (Middle School)	0 students	±10.7 miles driving distance from entrance to entrance	88%
McLaughlin Academy of Excellence (High School)	0 students	±10.7 miles driving distance from entrance to entrance	32%

Source: Polk County School Board, Tischler & Associates Study, GIS

Nearest Sheriff, Fire, and EMS Station

The closest County Fire response to this project is from the recently constructed Fire Station 13, located at 2021 Watkins Road, to the west of the Poinciana Community Park entrance. EMS Service is accessed separately at Fire Rescue Station 45, which is co-located with the Dundee Fire Department at 118 Merrill Avenue. Depending on squad availability and the urgency of the call, different stations may respond. The site has access to an adequately sized water line and a fire hydrant on the same side of Black Road from the site. However, there are no hydrants to the north of the property. All the residential units to the north are served by on-site wells. Those homes came before many of the urban services were available to the area. The equipment at the base of the tower is the most likely source of a potential fire. Since there are rarely visitors, the chance of needing emergency medical services is low.

Table 3

	Name of Station	Distance	Response Time*
Sheriff	Southeast District Command (4011 Sgt. Mary Campbell Way)	±5.6 miles	P1: 10:20 P2: 30:25
Fire	Polk County Fire Rescue Station 13, 2021 Watkins Road	±3.9 miles	8-10 minutes
EMS	Polk County Fire Rescue Station 45, 118 Merrill Avenue	±6.1 miles	12-14 minutes

*Source: Polk County Sheriff's Office and Public Safety *Response times are based from when the station receives the call, not from when the call is made to 911.*

The nearest Sheriff's substation is the Southeast District Command Center at 4011 Sgt. Mary Campbell Way. Sheriff response times are not as much a function of the distance to the nearest sheriff's substation rather more a function of the overall number of patrol officers within the County.

Water and Wastewater Demand and Capacity:

There is an ample capacity of water and wastewater utility service available, but the proposed communications tower needs none of it.

A. Estimated Demand and Service Provider:

There is no need to provide potable water or wastewater services due to the nature of this request. Potable water is available, if the request necessitated connection. There is an 8-inch potable water main on the west side of the Black Road right-of-way along the property frontage.

Table 4

Subject Property	Estimated Impact Analysis		
±9.79 acres RS	**Demand as Currently Permitted RS**	**Maximum Permissible in the district RS**	**Proposed Plan**
Permitted Intensity	1 single-family residence	29 single-family residential units with approval of a Planned Development with the maximum amount of Density Bonus Points	Communication Tower
Potable Water Consumption (GPD)	540 GPD	11,880 GPD	0 GPD
Wastewater Generation	270 GPD	7,830 GPD	0 GPD

Source: Polk County Concurrency Manual & Polk County Utilities

Polk County serves potable water to this area through its East Regional Utility Service Area (ERUSA) at the Waverly Public Water System. There are planned improvements in the County's 5-year capital improvements plan with the goal of providing expanded wastewater services.

B. Available Capacity:

The ERUSA potable water system has a permitted capacity of 884,000 gallons per day (GPD). Current usage is approximately 444,000 GPD.

C. Planned Improvements:

As recommended in the 2023 ERUSA Master Plan Update, the County is in the preliminary stages to add additional capacity to the East Regional Utility Service Area (ERUSA) with new potable water and wastewater facilities. Potential site locations are still being identified and negotiated.

Roadways/ Transportation Network

There are no anticipated impacts to the transportation systems in the area because communication towers have very few visitors once constructed. While Black Road (Road No. 883101) is County maintained, the nearest monitored roadway segment is Canal Avenue/Watkins Road (Road No. 970102). The segment of Canal Avenue from Mabel Loop Road to Porter Drive (Road No. 873603) recently transferred ownership from the County to the City of Dundee on May 20, 2025 (O.R. Book 13556, Pages 2285 thru 2291). There is ample capacity to support the highest development request the district will allow.

A. Estimated Demand:

There will be no increase in transportation demand as a result of this approval. Towers do not have more than one trip per week let alone one per day.

Table 5

Subject Property	**Estimated Impact Analysis**		
±9.79 acres RS	**Demand as Currently Permitted RS**	**Maximum Permissible in the district RS**	**Proposed Plan**
Permitted Intensity	1 single-family residence	29 single-family residential units with approval of a Planned Development with the maximum amount of Density Bonus Points	Communication Tower
Average Annual Daily Trips (AADT)	8	227	0
PM Peak Hour Trips	1	29	0

Source: Polk County Concurrency Manual

This request will not require either a major or minor traffic study since the average annual daily trip rate (AADT) will be less than 50 trips per day. This proposed communication tower will have no significant effect on the roadway system.

B. Available Capacity:

After construction, visits to the tower site will be infrequent. Towers do not generate traffic. But if they did, there is a lot of capacity on the surrounding roadways to support development. The nearest monitored roadway is Canal Avenue, approximately 0.20 miles south of the site.

Table 6

Link #	**Road Name**	**Current Level of Service (LOS)**	**Available PM Peak Hour Capacity**	**Minimum LOS Standard**
8210E	Canal Avenue/Watkins Road From: Lake Mabel Loop Road To: CR 542 (Lake Hatchineha Road)	C	626	C
8210W	Canal Avenue/Watkins Road From: Lake Mabel Loop Road To: CR 542 (Lake Hatchineha Road)	C	631	C

Source: Polk County Transportation Planning Organization, Concurrency Roadway Network Database January 2025

C. Roadway Conditions:

Black Road is a two-lane, Local Residential roadway that has 80 feet of right-of-way width and 22 feet of pavement width. Drainage is a shallow open swale on either side. Black Road terminates at Canal Avenue 990 feet to the south, which is a two-lane Rural Minor Collector roadway with a paved surface width of 20-25 feet. A segment of Canal Avenue between Porter Road and Black Road was recently paved last year. No additional roadway improvements are anticipated at this time.

D. Planned Improvements:

There are no planned improvements in the immediate area of the site.

E. Mass Transit

The population concentration is relatively low in the area, but will likely change with the improved access to public servies, especially with the Polk Parkway extension (SR 570B) currently under the first phase of construction. This is an area of the County that is anticipated to be planned for transit services. However, the nature of this request does not demand the need for mass transit.

F. Sidewalk Network

There are no sidewalks along the parcel. No sidewalks are required, per LDC Section 707.

Park Facilities and Environmental Lands

There is a boat ramp and several environmental lands within two miles of the site. The nearest large-scale park facility is East Central Park located about 3 miles to the west.

A. Location:

Lake Piece Boat Ramp is located off of Boat Ramp Road and Timberline Road and is about 1.7 miles away. The nearest park facility that offers a wider array of services is East Central Park at 555 Lake Trask Road.

B. Services:

The Lake Pierce Boat Ramp offers boat launching and a dock for bank and pier fishing. The East Central Park carries multiple courts for racquetball, volleyball and tennis activities. The 45-acre regional park also consists of four baseball fields, three large multipurpose fields and two playgrounds.

C. Multi-use Trails:

Multi-use trails are found within East Central Park, to the west of the site.

D. Environmental Lands

This area of the County offers multiple preservation and conservation areas. Most are found to the east such as Everglades Headwaters National Wildlife Refuge, Catfish Creek State Park, and Lake Kissimmee State Park just to name a few.

E. Planned Improvements:

There are no planned improvements to any County parks in the County's 5-year improvements plan.

Environmental Conditions

Communication towers produce very little adverse environmental impact. While the westernmost portion of the site is in the 100-year flood and contains forested wetlands, the base of the tower will not be located in these areas. A large hurdle to development is the soil conditions which are poorly drained and prone to wetness. The proposed tower is within one mile from the Southerly Airstrip and Cherry Pockets Fish Camp Seaplane Base. Correspondence with the Polk County Transportation Planning Organization (TPO) determined that no Airport Obstruction Permit is required to be filed with the Joint Airport Zoning Board (JAZB). The applicant has filed a notice with the Federal Aviation Administration (FAA), and future correspondence with the FAA will be necessary for construction of the tower.

A. Surface Water:

The northern shores of Lake Pierce are less than one mile south. Multiple canals and inlets extend northward with one man-made canal running parallel with Black Road. There are culverts and a shallow swale system along the Black Road right-of-way with drainage flowing into a man-made canal, connecting to the nearby lake. There will be very little impervious surface relative to the size of the property. The tower is not likely to change the amount of run-off.

B. Wetlands/Floodplains:

The western, or rear, portion of the site is located within a flood hazard area "Flood Zone A" with contiguous forested wetlands further inland. This portion of the flood zone is associated with the Lake Pierce floodplain. The site is between 77 and 78 feet above sea level. Should any portion of the site be located within a designated flood zone, that tower equipment will need to be elevated to one foot above the BFE.

C. Soils:

According to the U.S. Department of Agriculture, Soil Conservation Service, Polk County Survey, the subject site where the tower will be located is comprised of Smyrna-Myakka Fine Sands. This is considered poorly drained soil that is prone to wetness. There may be challenges present in the soils onsite that would hinder development as proposed. The structure needs stable soil for a firm foundation. However, there is very little impervious surface to drain as the base of the site compound is 35'by 55' or 1,925 square feet in area.

Table 7

Soil Name	Small Commercial Buildings	Limitations to Dwellings w/o Basements	% of Site *(approximate)*
Placid-Myakka	Severe: Ponding	Severe: Ponding	45%
Smyrna-Myakka	Severe: Wetness	Severe: Wetness	27%
Astatula Sand	Slight	Moderate: Slope	18.5%
Tavares	Slight	Slight	7.8%
Hontoon Muck	Severe: subsides, ponding	Severe: subsides, ponding	1.7%

Source: Soil Survey of Polk County, Florida, USDA, Soil Conservation Service

D. Protected Species

According to the Florida Natural Areas Inventory Biodiversity Matrix, the site is not located within a one-mile radius of a recent endangered animal species sighting.

E. Archeological Resources:

There are no protected archeological resources in Section 31, Township 28, and Range 28, that the communication tower would adversely impact, according to the Florida Department of State, Division of Historical Resources.

F. Wells (Public/Private):

This site is not within any of the County's Wellhead Protection Districts. The applicant indicates the use of a private well for landscape irrigation, however, this will need to be further addressed during the Level 2 Review.

G. Airports:

Pursuant to Chapter 333, Florida Statutes (F.S. 333), the Joint Airport Zoning Board (JAZB) prepares and updates airport zoning regulations for airspace protection and land use compatibility in relation to the normal operation of the eight (8) airports in Polk County licensed for public-use by the State of Florida Department of Transportation (FDOT).While the site is not within any Airport Impact Districts, the tower site is approximately 0.92 miles from Southerly Airstrip and 0.43 miles from Cherry Pockets Fish Camp Seaplane Base. The closest Impact District is the Chalet Suzanne Airport, located approximately 4.32 miles southwest. According to the applicant's preliminary filings with the FAA, the proposed 160-foot tower is not expected to exceed notice criteria. Per correspondence with Polk County Transportation Planning Organization (TPO), the tower is not subject to file an Airport Obstruction Permit with the JAZB. Future correspondence with the Federal Aviation Administration (FAA) will be necessary for construction of the tower.

Economic Factors:

Telecommunications infrastructure, including wireless and cellular infrastructure, is critical to daily life, business, emergency services, and government purposes. Today most residents of this County have not only cell phones but other multiple communication devices, including personal computing devices that rely on the constant transfer of data over the cellular network. It is a necessity for residents that these towers are located near their home. The proposed tower provides an opportunity to establish coverage in a region of the County where growth is anticipated in the coming years.

Consistency with the Comprehensive Plan:

The site is located in the Suburban Development Area (SDA), which is the area "*located between municipalities, TSDA or UGA and the Rural Development Areas (RDAs). In the SDA, agricultural activities coexist alongside low density developed areas in the fringes of municipalities and other urban centers.*" according to POLICY 2.106-A1 of the Comprehensive Plan. There are public water services nearby with wastewater expansion expected in the coming years. The monopole tower serves as an essential extension to the urban services the County provides, including but not limited to police, fire and EMS.

Communication towers are directly referenced in Section 2.125-D of the Comprehensive Plan. POLICY 2.125-D2 states that listed utility facilities "*shall be permitted throughout the County in all land use classifications, subject to County approval, to support existing and proposed development*." Among those listed utilities are "*communications facilities, including, without limitation, radio towers and microwave transmission facilities*." Table 8, to follow, outlines the application's consistency with the Comprehensive Plan.

Table 8

Comprehensive Plan Policy	Consistency Analysis
POLICY 2.102-A2: COMPATIBILITY - Land shall be developed so that adjacent uses are compatible with each other, pursuant to the requirements of other Policies in this Future Land Use Element, so that one or more of the following provisions are accomplished: a. there have been provisions made which buffer incompatible uses from dissimilar uses; b. incompatible uses are made to be more compatible to each other through limiting the intensity and scale of the more intense use; c. uses are transitioned through a gradual scaling of different land use activities through the use of innovative development techniques such as a Planned Unit Development.	Staff finds the proposed communication tower is compatible with neighboring properties. It's on a large property separated from surrounding residential development by over 160 feet on all sides. Once the tower is constructed, it will be difficult to notice it is there.
POLICY 2.102-A1: DEVELOPMENT LOCATION – Polk County shall promote contiguous and compact growth patterns through the development process to minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where tracts of land are by-passed in favor of development more distant from services and existing Communities.	This request does not require public utilities. There are potential wetlands, and the site has Flood Zone "A" to the rear. Consequently, the site will need to adhere to Chapter 6 (Resource Protection) of the LDC. Since there is growing residential development, there is a growing need for more communication towers.
POLICY 2.102-A3: DISTRIBUTION - Development shall be distributed throughout the County consistently with this Future Land Use Element so that the public utility, other community services, and public transit and transportation systems can be efficiently utilized; and compact, high-density and intensity development is located where urban services can be made available.	Communication towers are more of a utility than a "development." They are needed where the growth is according.
POLICY 2.102-A4: TIMING - The development of land shall be timed and staged in conjunction with the cost-effective and efficient provision of supporting community services which, at a minimum, shall require compliance with the Plan's Level of Service requirements and the County's concurrency management system.	The request is not anticipated to create a Level-of-Service (LOS) deficiency upon existing services provided by the County. No structures are proposed which would demand public utilities.

Comprehensive Plan Policy	Consistency Analysis
POLICY 2.102-A15: ADEQUATE PUBLIC FACILITIES - The County will direct new growth to areas where adequate public facilities exist or are planned; and ensure that essential services are in place to provide for efficient, cost effective response times from the Fire Department, Sheriff's Department, and Emergency Management Service (EMS).	The subject property is located within an area of the County that has adequate public safety services as identified in the staff report. There is not a lot of human activity, and the equipment is relatively solid state. The need for public safety services are low.

The Planning Commission, in the review of approving communication tower, shall consider the following factors listed in Table 9 in accordance with Section 303, Communication Towers, subsection 8.h of the Land Development Code.

Table 9

The Planning Commission, in the review of development plans, shall consider the following factors in accordance with Section 303, Communication Towers, subsection 8.h of the LDC:	
The standards in Section 910 A.1-4, the compatibility standards for the Impact Assessment Statement. **1. Show how and why is the site suitable for the proposed uses;** **2. Provide a site plan showing each type of existing and proposed land use;** **3. Describe any incompatibility and special efforts needed to minimize the differences in the proposed use with adjacent uses;**	*1. The area is rural in nature site is suitable for a tower because it sits between two roadways and the closest distance to a residential property is equal to or greater than the height of the tower.* *2. The closest distance to a residential property is equal to or greater than the height of the tower. The setbacks on the submitted site plan also confirms this (See Exhibit 5).* *3. No incompatibilities are present. The base of the tower will be screened from offsite view and the perimeter of the property is also well vegetated so that the tower's view will be obscured from nearby residences.*
Setbacks to residential uses;	*The proposed tower will be located between residential properties, with a minimum setback distance of 160 feet, measured from the base of the tower to the neighboring properties. Section 303 states the closest distance to a residential property is equal to or greater than the height of the tower.*
Alternative land use districts available for the tower in the search ring;	*The surrounding land use districts include A/RR, RL-1, and LR. The applicant has provided a search ring analysis that shows there are no towers within the ½ mile service radius. Communication towers are a "C3" in the RL-1 and LR districts while a "C2" in the A/RR district. The site is ideal due to existing residences in the nearby area.*
Site issues, including parcel size, location on the parcel, natural buffers and access; and	*The parcel is 6.7 acres and will likely be developed for other uses that will have to coexist with the tower at this location. The perimeter is lined with canopy trees. The tower will be relatively hidden behind them.*
Evidence such as photo simulation or other visual analysis that the proposed site is sited and designed to minimize any negative visual impacts on adjacent properties.	*Please refer to Exhibit 5 which identifies the proposed location of the tower and associated landscape. Staff will also present site photos during the public hearing.*

The Planning Commission, in the review of development plans, shall consider the following factors listed in Table 10 in accordance with Section 906.D.7 of the Land Development Code.

Table 10

The Planning Commission, in the review of development plans, shall consider the following factors in accordance with Section 906.D.7 of the LDC:	
Whether the proposed development is consistent with all relevant requirements of this Code;	*Yes, this request is consistent with the LDC, specifically Sections 303 and 906.D. These can be found in the Findings of Fact on Pages 1-3 of the staff report.*
Whether the proposed development is consistent with all applicable policies of the Comprehensive Plan;	*Communication facilities are considered "Utilities" in POLICY 2.125-D1 of the Comprehensive Plan and "shall be permitted throughout the County in all land use classifications, subject to County approval".*
Whether the proposed use is compatible with surrounding uses and the general character of the area, including such factors as density, height, bulk, scale, intensity, traffic, noise, and appearance; and	*Yes, the request is compatible with surrounding uses and the general character of the area. See Pages 6 & 7 of this staff report for data and analysis on surrounding uses and compatibility.*
How the concurrency requirements will be met, if the development were built.	*This request will not require concurrency determinations from utilities, the School Board, or TPO. The impact on public services can be found in the analysis found on Pages 7-10 of the staff report.*

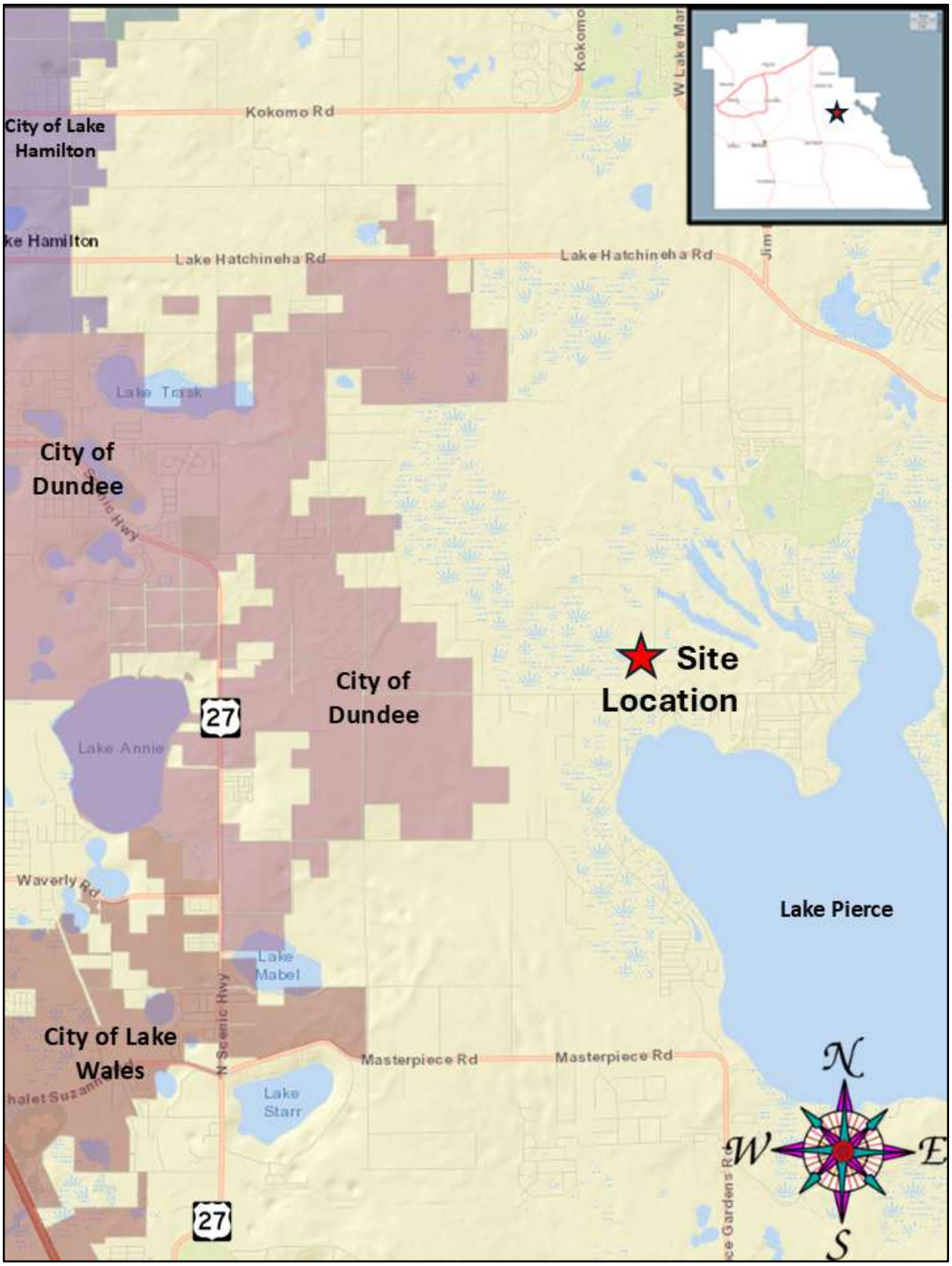
Comments from other Agencies:

Polk County Transportation Planning Organization (TPO)

The subject tower is not subject to airport zoning regulations in Polk County and therefore does not need to file an Airport Obstruction Permit with Polk County's Joint Airport Zoning Board (JAZB).

Exhibits:

Exhibit – 1 Location Map
Exhibit – 2 Future Land Use Map
Exhibit – 3 2024 Satellite Photo (Context)
Exhibit – 4 2023 Aerial Image (Close-up)
Exhibit – 5 Site Plan
Exhibit – 6 Monopole Tower Elevation



Location Map



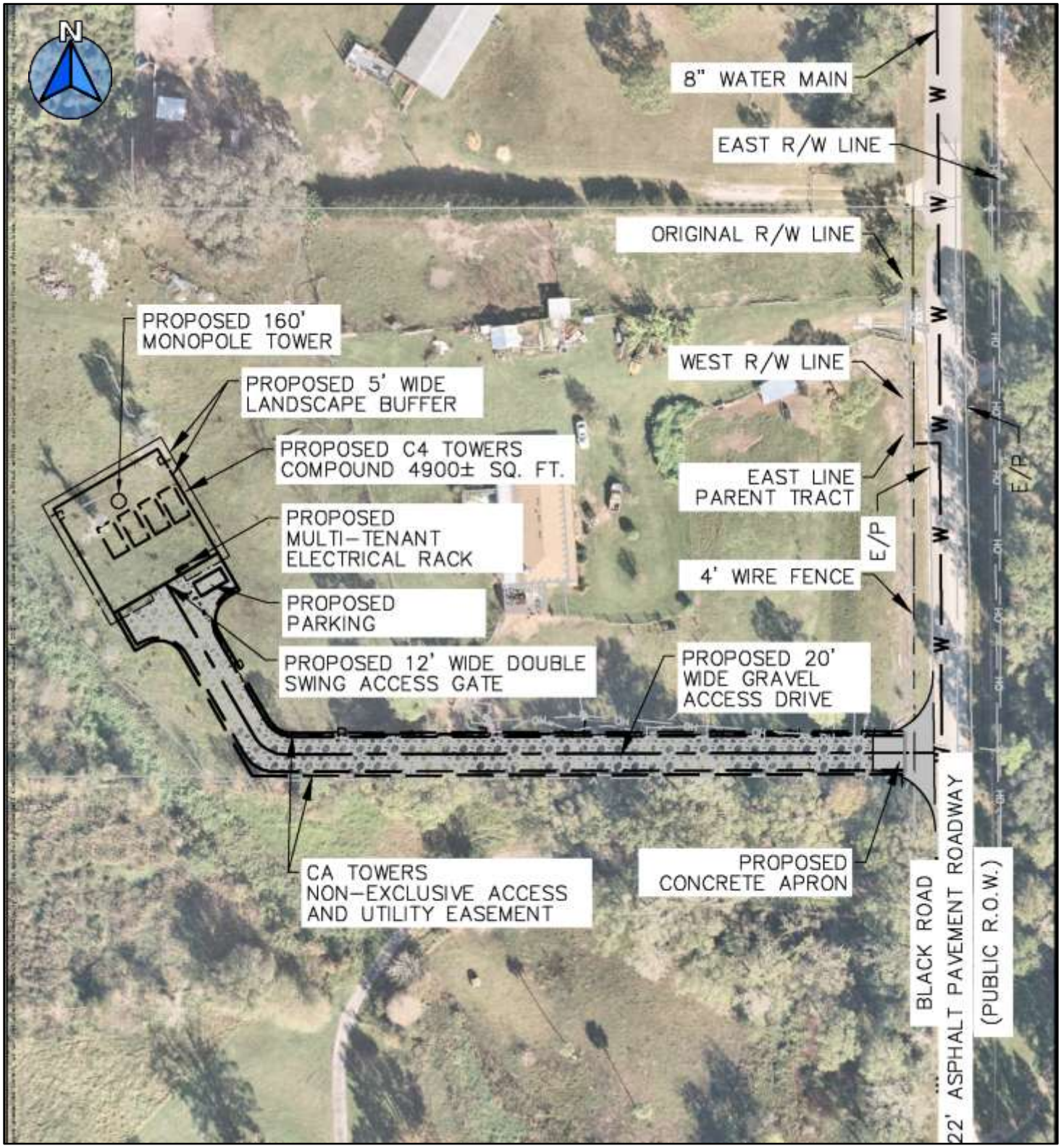
Future Land Use Map



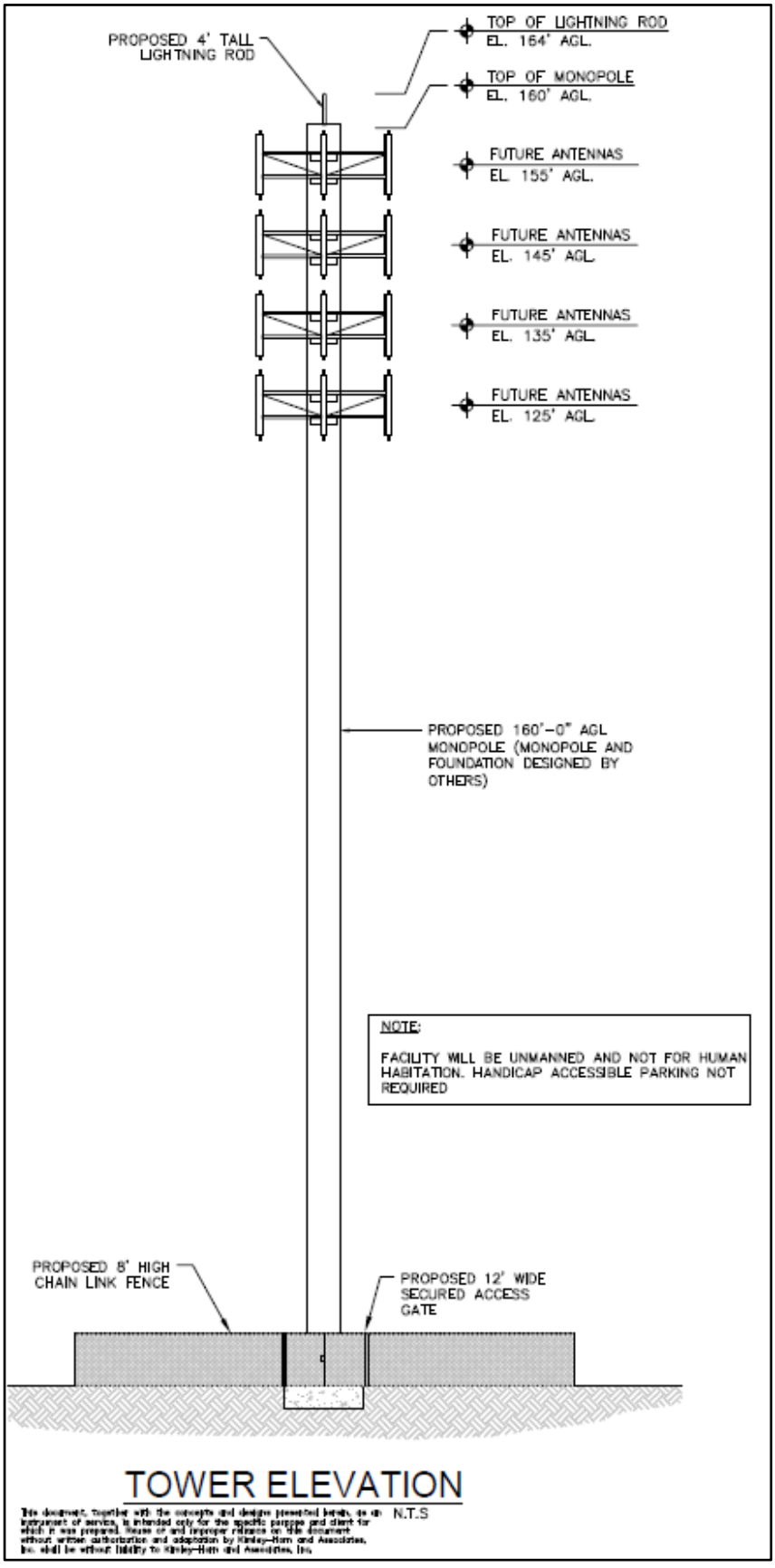
2024 Satellite Photo (Context)



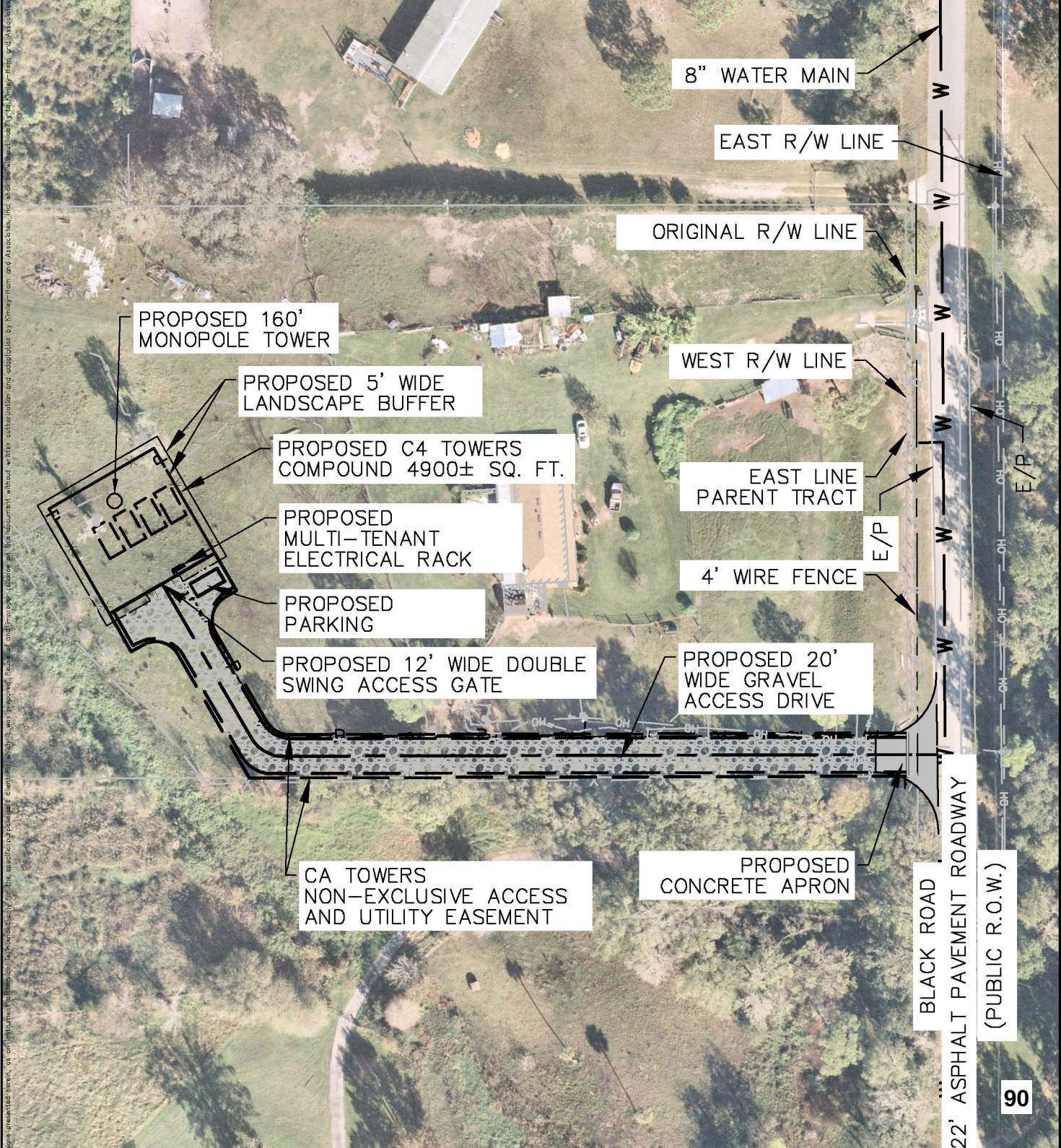
2023 Aerial Image (Close-up)


N
8" WATER MAIN
EAST R/W LINE
ORIGINAL R/W LINE
PROPOSED 160' MONOPOLE TOWER
WEST R/W LINE
PROPOSED 5' WIDE LANDSCAPE BUFFER
PROPOSED C4 TOWERS COMPOUND 4900± SQ. FT.
EAST LINE PARENT TRACT
E/P
PROPOSED MULTI-TENANT ELECTRICAL RACK
E/P
4' WIRE FENCE
PROPOSED PARKING
PROPOSED 12' WIDE DOUBLE SWING ACCESS GATE
PROPOSED 20' WIDE GRAVEL ACCESS DRIVE
CA TOWERS NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT
PROPOSED CONCRETE APRON
BLACK ROAD
22' ASPHALT PAVEMENT ROADWAY
(PUBLIC R.O.W.)

Site Plan



Monopole Tower Elevation


8" WATER MAIN
EAST R/W LINE
ORIGINAL R/W LINE
PROPOSED 160' MONOPOLE TOWER
WEST R/W LINE
PROPOSED 5' WIDE LANDSCAPE BUFFER
PROPOSED C4 TOWERS COMPOUND 4900± SQ. FT.
EAST LINE PARENT TRACT
E/P
PROPOSED MULTI-TENANT ELECTRICAL RACK
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CA TOWERS NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT
PROPOSED CONCRETE APRON
BLACK ROAD
22' ASPHALT PAVEMENT ROADWAY
(PUBLIC R.O.W.)
90



AERIAL MAP LOCATION PLAN

NOTE:
THE APPLICANT/OWNER HEREBY ACKNOWLEDGES AND AGREES THAT ANY STAFF DISCUSSIONS OR NEGOTIATIONS ABOUT CONDITIONS OF APPROVAL ARE PRELIMINARY ONLY, AND ARE NOT FINAL, NOR ARE THEY THE SPECIFIC CONDITIONS OR DEMANDS REQUIRED TO GAIN APPROVAL OF THE APPLICATION, UNLESS THE CONDITIONS OR DEMANDS ARE ACTUALLY INCLUDED IN WRITING IN THE FINAL DEVELOPMENT ORDER OR THE FINAL DENIAL DETERMINATION OR ORDER

0' 1000' 2000'

NOTE:
THERE ARE NO TOWERS LOCATED WITHIN 1 MILE OF PROPOSED TOWER

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Drawing name: K:\WPB_Civil\CELL SITES\Mercury Towers\C4 Towers\140175011 - C4685 Black Road\Cadd\C4685 BLACK ROAD ZD's.dwg SPD Jul 02, 2024 9:48am by: gary.daniel

C4 TOWERS, LLC
1123 SOLANA AVENUE
WINTER PARK, FL 32789

PROJECT INFORMATION:

BLACK ROAD – C4685
6869 BLACK ROAD
LAKE WALES, FL 33898
POLK COUNTY

CURRENT ISSUE DATE:
OCTOBER 2023

ISSUED FOR:
ZONING DRAWINGS

REV.:	DATE:	DESCRIPTION:
1	01/11/2024	REVISIONS PER REVIEWERS REQUEST
2	06/20/2024	REVISIONS PER REVIEWERS REQUEST
3	6-01-2025	REVISIONS PER REVIEWERS REQUEST

SEAL:

THOMAS M.J. O'SHEA, P.E., STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 96977

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THOMAS M.J. O'SHEA, P.E. ON THE DATE INDICATED HERE: 07/2/2024

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

PLANS PREPARED BY:

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FLORIDA 33411
(561) 845-0665
FBPE REGISTRY NO. 35106

PROVIDER:

DRAWN BY: GD CHK.: TO APV.: TO

LICENSURE:

THOMAS M.J. O'SHEA	PE 96977
KEVIN K. MARAJH	PE 71455
JASON R. LEE	PE 67472

SHEET TITLE:
AERIAL MAP LOCATION PLAN

SHEET NUMBER: C-3A

REVISION:

KHA Job #:
140175011

Reference Copy

FCC Form 854
Main Form

Approved by OMD – 3060-0139
See instructions for public burden estimate

Application for Antenna Structure Registration

Purpose of Filing

1) Enter the application purpose: (**NE**)

AM – Amendment of a Pending Application
AU – Administrative Update
CA – Cancellation of an Antenna Structure Registration
DI – Notification of an Antenna Structure Dismantlement
MD – Modification of a Antenna Structure Registration
NE – Registration of a New Antenna Structure
NT – Required Construction/Alteration Notification
OC – Ownership Change
RE – Registration of a Replacement Antenna Structure
WD – Withdrawal of a Pending Application

2a) If the answer to 1 is AU, CA, DI, MD, NT, OC or RE, provide the FCC Antenna Structure Registration (ASR) Number.	FCC ASR Number:
2b) If the answer to 1 is AM or WD, provide the File Number of the pending application on file.	File Number:
2c) If the answer to 1 is MD or NT, provide the date the Antenna Structure was constructed or the date it was last altered (mm/dd/yyyy).	Date:
2d) If the answer to 1 is DI, provide the date the Antenna Structure was dismantled (mm/dd/yyyy).	Date:

Antenna Structure Ownership Information

3) Select one of the entity types:

( ) Individual ( ) Unincorporated Association ( ) Trust ( ) Government Entity
( ) Corporation (**X**) Limited Liability Company ( ) General Partnership ( ) Limited Partnership
( ) Consortium ( ) Limited Liability Partnership ( ) Other: _____

4) FCC Registration Number (FRN): **0025144841**		5) Assignor FCC Registration Number (FRN):	
6) First Name (if individual):	MI:	Last Name:	Suffix:
7) Legal Entity Name (if not an individual): **C4 Towers, LLC**			
8) Attention To:		9) P.O. Box:	**And/Or**
10a) Street Address 1: **1123 Solana Avenue**	10b) Street Address 2:		
11) City: **Winter Park**	12) State: **FL**	13) Zip Code: **32789**	
14) Telephone Number (xxx-xxx-xxxx): **(407) 435-0423**		15) Fax Number: (xxx-xxx-xxxx):	
16) E-mail Address: **toshaughnessy@comsoeast.com**			

Contact Representative Information

17) First Name (if individual): **Tim O'Shaughnessy**	MI:	Last Name:	Suffix:
18) Business Name: **C4 Towers, LLC**			
19) Attention To: **Cynthia Dennis**	20) P.O. Box		**And/Or**
21a) Street Address 1: **1123 Solana Avenue**		21b) Street Address 2:	
22) City: **Winter Park**	23) State: **FL**	24) Zip Code: **32789**	
25) Telephone Number (xxx-xxx-xxxx): **(407) 435-0423**		26) Fax Number: (xxx-xxx-xxxx):	
27) E-mail Address: **toshaughnessy@comsoeast.com**			

Antenna Structure Information

28a) Latitude (DD-MM-SS.S): **28- 00- 02.1**		28b) North or South: **North**	
29a) Longitude (DDD-MM-SS.S): **081- 32- 50.6**		29b) East or West: **West**	
30) Street Address or Geographic Location: **7006 Black Road**		31) City: **Lake Wales**	
32) County: **POLK**	33) State: **FLORIDA**	34) Zip Code: **33859**	
35) Elevation of site above mean sea level (meters):			**24.0** meters
36) Overall height above ground level (AGL) of the supporting structure without appurtenances:			**50.0** meters
37) Overall height above ground level (AGL) of the antenna structure including all appurtenances:			**50.0** meters
38) Overall height above mean sea level (add items 35 and 37 together):			**74.0** meters

39a) Enter the type of structure on which the antenna will be mounted: (**MTOWER**)

B – Building
BANT – Building with Antenna on Top
BMAST – Building with Mast
BPIPE – Building with Pipe
BPOLE – Building with Pole
BRIDG – Bridge
BTWR – Building with Tower
GTOWER – Guyed Structure Used For Communication Purposes
LTOWER – Lattice Tower
MAST – Mast
MTOWER – Monopole
NNGTANN – Guyed Tower Array
NNLTANN – Lattice Tower Array
NNMTANN – Monopole Array
PIPE – Any type of Pipe
POLE – Any type of Pole
RIG – Oil or Other Type of Rig
SIGN – Any type of Sign or Billboard
SILO – Any type of Silo
STACK – Smoke Stack
TANK – Any type of Tank (water, gas, etc.)
TREE – When used as a support for an antenna
UPOLE – Utility Pole/Tower used to provide service (electric, telephone, etc.)

39b) Number of Towers in Array:	39c) Position of this Tower in the Array:
40a) Array Center Latitude (DD-MM-SS.S):	40b) North or South
41a) Array Center Longitude (DDD-MM-SS.S):	41b) East or West:

Reference Copy

Proposed Marking and/or Lighting

42) Enter the proposed marking and/or lighting: (7)
See Form 854 Item 42 Instructions for detailed tier and lighting information.

1) None
2) Paint Only
3) Other _____
4) FAA Style B
5) FAA Style D
6) FAA Style C
7) FAA Style E
8) FAA Style F
9) FAA Style A
10) FAA Style G

FAA Notification

43) FAA Study Number: **2023-ASO-27726-OE**	44) Date Issued: **11/20/2023**

Environmental Compliance

45) Does the applicant request a waiver of the Commission's rules for environmental notice prior to construction due to an emergency situation?	(**No**) Yes or No
46a) If the answer to 45 is No, is another federal agency taking responsibility for environmental review of the Antenna Structure?	(**No**) Yes or No
46b) If the answer to 46a is Yes, indicate why: 1) The Antenna Structure is on Federal Land and the landholding agency is taking responsibility for the environmental review of the Antenna Structure. 2) Another federal agency has agreed with the FCC in writing to take responsibility for the environmental review of the Antenna Structure.	( ) 1 or 2
46c) If the answer to 46a is Yes, provide the name of the federal agency taking responsibility for the environmental review of the Antenna Structure.	Name:
47) If the answers to 45 and 46a are No, provide the National Notice Date for the application to be posted on the FCC's website (mm/dd/yyyy).	Date: **02/29/2024**
48) Is the applicant submitting an environmental assessment?	(**No**) Yes or No
49) Does the applicant certify that grant of Authorizations at this location would not have a significant environmental effect pursuant to Section 1.1307 of the FCC's rules?	( ) Yes or No
50) If the answer to 49 is Yes, select the basis for this certification. 1) The construction is exempt from environmental notification (other than due to another agency's review) and it does not fall within one of the categories in Section 1.1307(a) or (b) of the FCC's rules? 2) The construction is exempt from environmental notification due to another agency's review, and the other agency has issued a Finding of No Significant Impact. 3) The environmental notification has been completed, and the FCC has notified the applicant that an Environmental Assessment is not required under Section 1.1307(c) or (d) of the FCC's rules, and the Construction does not fall within one of the categories in Section 1.1307(a) or (b) of the FCC's rules. 4) The FCC has issued a Finding of No Significant Impact.	( ) 1, 2, 3, 4
51) If the answer to 50 is 3 or 4, enter the date that Local Notice was provided (mm/dd/yyyy).	Date:

Reference Copy

Certification Statements

1) The applicant certifies that all statements made in this application and in the exhibits, attachments, or documents incorporated by reference are material, are part of this application, and are true, complete, correct, and made in good faith.
2) The applicant certifies that neither the applicant nor any other party to the application is subject to a denial of Federal benefits pursuant to Section 5301 of the Anti-Drug Abuse Act of 1988, 21 U.S.C. § 862, because of a conviction for possession or distribution of a controlled substance. See Section 1.2002(b) of the rules, 47 CFR § 1.2002(b), for the definition of "party to the application" as used in this certification.

Signature (Typed or Printed Name of Party Authorized to Sign) (For OC Applications, to be completed by Assignee)

52) First Name: **Tom**	MI:	Last Name: **Wallace**	Suffix:
53) Title: **Airspace Technician**			
54) Signature: **Tom Wallace**			55) Date: **Feb 28, 2024**

Signature (Typed or Printed Name of Party Authorized to Sign) (For OC Applications, to be completed by Assignor)

56) First Name:	MI:	Last Name:	Suffix:
57) Title:			
58) Signature:			59) Date:

Preference Copy

File Notice

Version: 2025-MAY.3

My Recent Activity

Form Approved OMB No.2120-0001
Expiration Date: 05/31/2026

Privacy Act Statement (5 U.S.C. § 552a(e)(3)): Authority: Information solicited by the Federal Aviation Administration (FAA) Obstruction Evaluation/Airport Airspace Analysis (OE/AAA) is authorized by 49 U.S.C. § 44718 and 47101 Purpose: The FAA OE/AAA is an application used to evaluate all structures that may affect the national airspace system and defend against potential hazards to the safety and efficient use of the navigable airspace. The information collected is used to allow a user access to the OE/AAA and to administer the Aeronautical Study Process. Routine Uses: In accordance with the Privacy Act system of records notice, DOT/ALL 16 Mailing Management System and DOT/FAA 826 Petitions for Exemptions, Other than Medical Exemptions this information may be disclosed to officials within the federal government and the public in general. DOT/ALL 13 - Internet/Intranet Activity and Access Records, this information is routinely used; • To provide information to any person(s) authorized to assist in an approved investigation of improper access or usage of DOT computer systems; • To an actual or potential party or his or her authorized representative for the purpose of negotiation or discussion of such matters as settlement of the case or matter, or informal discovery proceedings; • To contractors, grantees, experts, consultants, detailees, and other non-DOT employees performing or working on a contract, service, grant cooperative agreement, or other assignment from the Federal government, when necessary to accomplish an agency function related to this system of records; and • To other government agencies where required by law.

Disclosure: Submission of the information is voluntary, however, failure to submit requested information will result in FAA's inability to grant you access to the system and may result in an inability of the FAA to process the notice or administer the aeronautical study process for the construction, alteration, activation, or deactivation proposed.

Failure to Provide All Requested Information May Delay Processing of your Notice

U.S. Department of Transportation
Federal Aviation Administration

Notice of Proposed Construction or Alteration

FOR FAA USE ONLY

Aeronautical Study Number
2025-ASO-11592-OE

Status: Reviewing

1. Sponsor

Name: C4 Towers
Attn of: Tim O'Shaughnessy
Address: 1123 Solana Ave
City: Winter Park State: FL Zip: 32789
Country: US
Phone: tel:+1-407-474-4442 Fax:

2. Sponsor's Representative

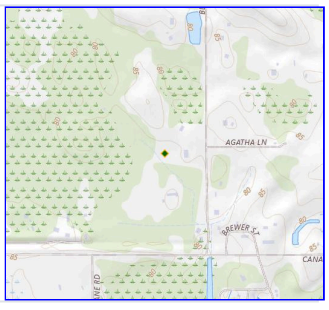
Name: Clyde Pittman
Attn of: Clyde Pittman
Address: 1423 S. Patrick Drive
City: Satellite Beach State: FL Zip: 32937
Country: US
Phone: tel:+1-321-777-1266 Fax:

3. Notice of: Construction
4. Duration: Permanent (Months: Days:)
5. Work Schedule: N/A
6a. Type: Monopole **6b. Name:** Black Road
7. Preferred Marking/Lighting: Not Marked/No Lighting
Current Marking/Lighting:
8. FCC Antenna Registration Number *(if applicable)*:

9. Latitude: See Collected Point(s)
10. Longitude: See Collected Point(s)
11. Datum: See Collected Point(s)
12. Nearest: City: Lake Wales State: Florida
13. Nearest *Public-use* or Military Airport or Heliport: CHALET SUZANNE AIR STRIP(X25)
14. Distance from #13. *to Structure*: 24354 ft.
15. Direction from #13. *to Structure*: 46 deg
16. Site Elevation *(SE)*: See Collected Point(s)
17. Structure Height *(AGL)*: See Collected Point(s)
18. Overall Height (#16 + #17) *(AMSL)*: See Collected Point(s)
Current Overall Height (#16 + #17) *(AMSL)*: See Collected Point(s)
19. Previous FAA Aeronautical Study Number *(if applicable)*:

20. Description of Location:

This project will be located approximately 0.23 NM north east from the intersection between Canal Rd and Timberlane Rd



Processed 7460-2 Forms :
Supplemental Form 7460-2 : Add 7460-2

21. Description of Proposal:
165 foot AGl monopole. Frequencies are not known at this time, this is a build to suit tower. When frequencies become known they will be filed promptly. Please contact Tom Wallace with any questions. 321-777-1266 or thomas.wallace@airspaceusa.com

Frequencies:

LOW	HIGH	ERP

Specific Frequencies:

LOW	HIGH	ERP

Collected Point(s):

Label	Latitude	Longitude	Datum	AGL	SE	SE Validation	SE Comments
Black Road	28 00 02.08N	81 32 50.66W	NAD83	165 ft	78 ft	PASSED	

Notice is required by 14 Code of Federal Regulations, part 77 pursuant to 49 U.S.C., Section 44718. Persons who knowingly and willingly violate the notice requirements of part 77 are subject to a civil penalty of $1,000 per day until the notice is received, pursuant to 49 U.S.C., Section 46301(a)

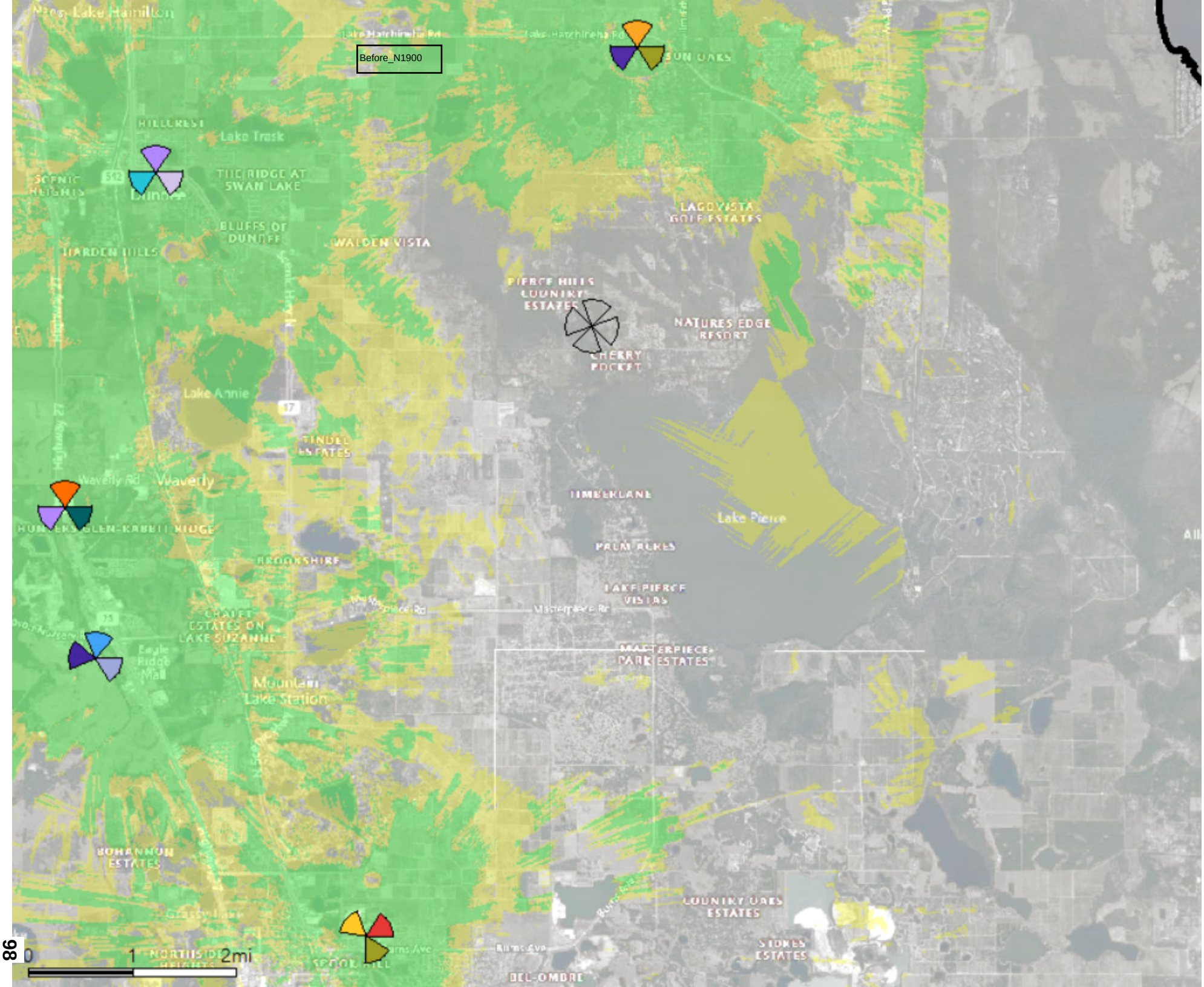
I hereby certify that all of the above statements made by me are true, complete, and correct to the best of my knowledge. In addition, I agree to mark and/or light the structure in accordance with established marking & lighting standards as necessary.

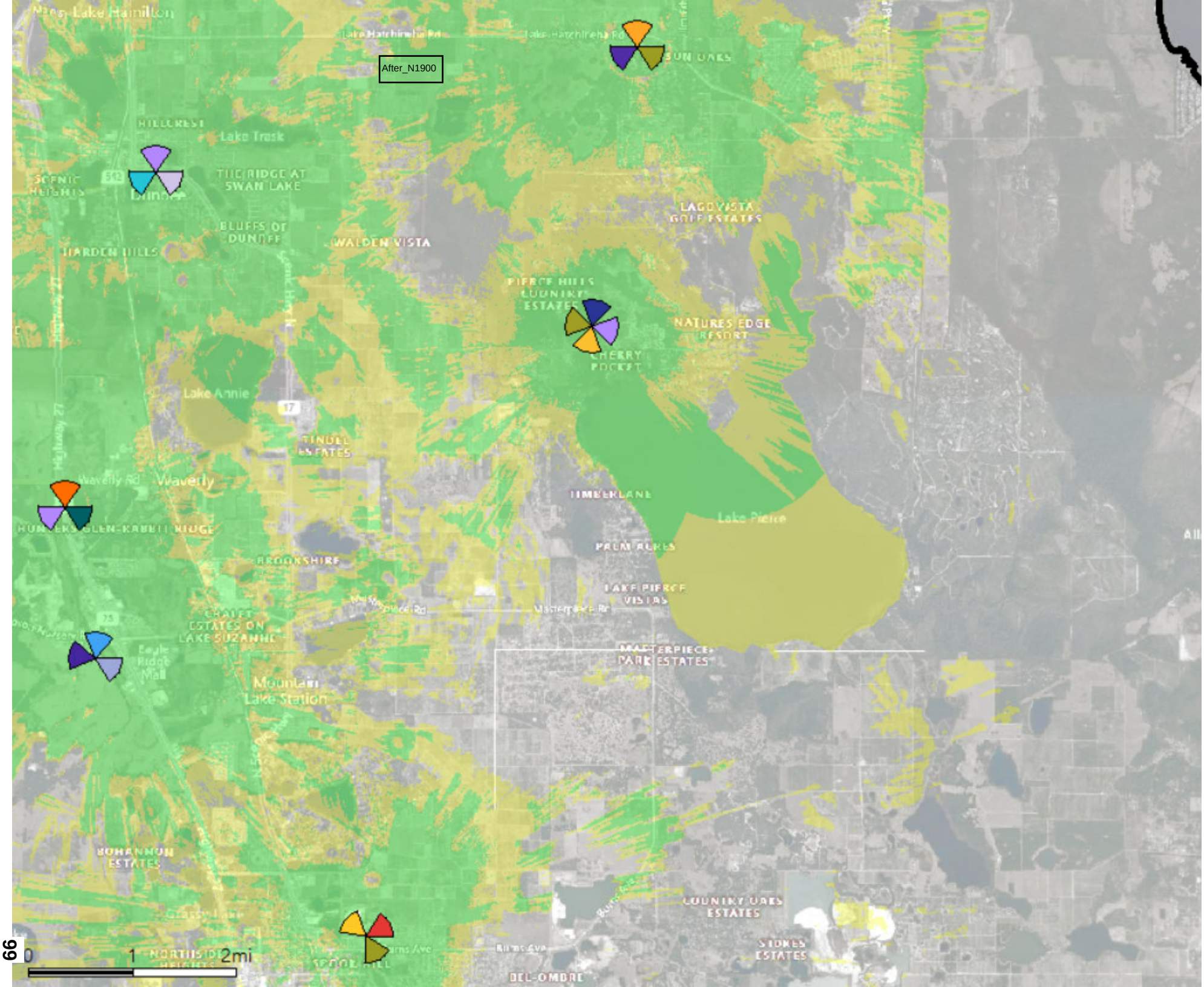
This FAA Form 7460-1 was submitted electronically on 06/04/2025 at 15:03 PM EDT.

Title	Type	File

Letter	Date

Previous


Before_N1900
Lake Hamilton
Lake Hatchineha Rd
SUN OAKS
HILLCREST
Lake Trask
SCENIC HEIGHTS
542
Dundee
THE RIDGE AT SWAN LAKE
BLUFFS OF DUNDEE
HARDEN HILLS
WALDEN VISTA
LAGO VISTA GOLF ESTATES
PIERCE HILLS COUNTRY ESTATES
NATURES EDGE RESORT
CHERRY POCKET
Lake Annie
17
TINDELL ESTATES
Waverly Rd
Waverly
HUNTERS GLEN-RABBIT RIDGE
TIMBERLANE
Lake Pierce
PALM ACRES
BROOKSHIRE
LAKE PIERCE VISTAS
Masterpiece Rd
CHALET ESTATES ON LAKE SUZANNE
Eagle Ridge Mall
MASTERPIECE PARK ESTATES
Mountain Lake Station
BOHANNON ESTATES
COUNTRY OAKS ESTATES
STOKES ESTATES
DEL-OMBRE
0
1
2mi


After_N1900
Lake Hamilton
Lake Hatchineha Rd
SUN OAKS
HILLCREST
Lake Trask
SCENIC HEIGHTS
THE RIDGE AT SWAN LAKE
BLUFFS OF DUNDEE
HARDEN HILLS
WALDEN VISTA
LAGO VISTA GOLF ESTATES
PIERCE HILLS COUNTRY ESTATES
NATURES EDGE RESORT
CHERRY POCKET
Lake Annie
TINDELL ESTATES
Waverly
Waverly Rd
HUNTERS GLEN-RABBIT RIDGE
TIMBERLANE
Lake Pierce
PALM ACRES
BROOKSHIRE
LAKE PIERCE VISTAS
CHALET ESTATES ON LAKE SUZANNE
Eagle Ridge Mall
MASTERPIECE PARK ESTATES
Mountain Lake Station
BOHANNON ESTATES
COUNTRY OAKS ESTATES
STOKES ESTATES
DEL-OMBRE
0
1
2mi

Growth Management Department
Land Development Division
330 W. Church St.
P.O. Box 9005, Drawer GM03
Bartow, FL 33831-9005
(863)534-6792
FAX (863) 534-6407

www.polk-county.net

IMPACT ASSESSMENT STATEMENT FORM

An Impact Assessment Statement is required for all Level 3 and Level 4 Reviews, with the exception of text amendment requests. The purpose of an Impact Assessment Statement is to provide information on the effects a proposed development or land use action will have on the existing neighborhood and general area; on the transportation facilities; on the environment and natural resources of the County; on the public facilities for water, sewer, solid waste disposal, fire, police, public education, parks, recreation, and other utilities; and any other aspect with an identified impact of the development and deemed appropriate for concern.

A sufficient Impact Assessment Statement must address all of the following ***(Note: N/A is an insufficient comment, if N/A an explanation must be included)***:

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?
   The property is zoned RS (Residential Suburban), which allows for Communication Towers with a CUP.
2. What are, if any, the incompatibility and special efforts needed to minimize the differences in the proposed use with adjacent uses?
   The Site is designed with a 5ft Landscape Screening buffer at the base of the tower to minimize visual impact to surrounding property owners.
3. How will the request influence future development of the area?
   The tower is designed as monopole is minimally invasive.

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 is the number of vehicle trips to be generated daily and at the PM peak hour based on the latest Institute of Traffic Engineers (ITE)? Please provide a detailed[1] methodology and calculations.
   After construction 1 vehicle per month at the most.
2. What modifications to the present transportation system will be required as a result of the proposed development?
   No modifications will be needed to the transportation system.

[1]A minor traffic study will suffice for a detailed methodology and calculations for most applications.

3. What is the total number of parking spaces required pursuant to Section 708 of the Land

Development Code? 1 Parking space is required as shown on attached site plan.

4. What are the proposed methods of access to existing public roads (e.g., direct frontage, intersecting streets, and frontage roads)? Proposed access road with new apron from Black Rd St. to site. Please see attached drawings.

NOTE: Applications for projects attributing 50 or fewer Average Annual Daily Trips (AADT) according to the latest Institute of Transportation Engineers (ITE) manual may provide a written explanation and justification of why impacts will not be significant in lieu of the required information for ***"Infrastructure Impacts"*** *items 3 through 9 above.*

Sewage No Sewer hookup is required.

Determine the impact caused by sewage generated 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 by the proposed development? (*Response may be based on Section 703.F of the LDC*)

2. If on-site treatment is proposed, what are the proposed method, level of treatment, and the method of effluent disposal for the proposed sewage?

3. If offsite treatment, who is the service provider?

4. Where is the nearest sewer line (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 or right-of- way under certain conditions listed in Section 702E.3 of the Land Development Code*)

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

6. What is the anticipated date of connection?

7. What improvements to the providers system are necessary to support the proposed request *(e.g., lift stations, line extensions/expansions, interconnects, etc.)*?

Water Supply No Water hookup is required.

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 and/or who is the service provider? Polk County

2. What is the estimated volume of consumption in gallons per day (GPD)? (*Response may be based on Section 703 of the LDC*) 0 GPD / Tower SIte

3. Where is the nearest potable water connection and re-claimed water connection, including the distance and size of the line? Onsite

4. Who is the service provider? Polk County

5. What is the anticipated date of connection? Connected to existing landowner

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

7. Is there an existing well on the property(ies)? No

Yes What type? _____

Permit Capacity_____

No

Location: _____

Water Use Permit #: _____

Constructed prior to Water Management District Permitting: Yes _____ No _____

Type of Use: __Ag __Public __Industrial or Commercial

__Recreation or Aesthetic __Mining

Permitted Daily Capacity: _____

Average Peak Monthly Withdrawal Rate: _____

Location: _____

Casing Diameter: _____

Mainline Diameter: _____

Surface Water Management and Drainage We have requested a wavier from SWFM.

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);

Drainage Calculations of Site Plan

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

None

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.

Existing Residential Suburban

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

The proposed site is not located in wetland or flood hazard area.

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

No impact

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

A Determination of No Hazard is included

5. Provide an analysis of soil types and percentage of coverage on site and what effect it will have on development.

Soil is dirt and sand

Infrastructure Impact Information

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

1. Parks and Recreation;

3.5 miles Poinciana Park 5109 Allegheny Rd, Poinciana, FL 34759

2. Educational Facilities (e.g., preschool, elementary, middle school, high school);

2 miles Sandhill Elementary School, 3 miles Mclaughlin Middle

3. Health Care (e.g., emergency, hospital);

11.2 miles 325 Cypress Pkwy, Kissimmee, FL 34759

4. Fire Protection;

1.42 miles Fire and Rescue Station 13 7800 Watkins Rd, Haines City, FL 33844Haines

5. Police Protection and Security;

5.3 miles Polk County Sheriff 4011 Sgt Mary Campbell Way, Lake Wales, FL 33859

6. Emergency Medical Services (EMS);

1.42 miles Fire and Rescue Station 13 7800 Watkins Rd, Haines City, FL 3844

7. Solid Waste (collection and waste generation); and

Polk County

8. How may this request contribute to neighborhood needs?

The Tower will enhance the ability of the providers of personal wireless services, public safety is also enhanced as facilities provide wireless communications services to the citizens of Polk County. Wireless emergency enhanced 911 service calls are routed to police, firefighter, EMS technicians, disaster relief workers, and other who respond to the emergency needs of the County.

Maps

Maps shall be used to give the public agencies a clear graphic illustration and visual understanding of the proposed development and the potential positive and negative impacts resulting from the development. Maps shall be of sufficient type, size, and scale to facilitate complete understanding of the elements of the proposed development. Scale shall be clearly indicated on each map and the dates of preparation and revisions shall be included. The project boundaries shall be overlaid on all maps. The following **maps shall 8 1/2" x 11"** and accompany Impact Assessment Statements:

Map A: A location map (center the site on the map) showing the relationship of the development to cities, highways, and natural features; A Location Map is shown on the site plan.

Map B: Map depicting the site boundary (properties included in the request) A Signed Sealed Survey was submitted with the CUP Application.

Map C: A site plan consistent with ***Site Plan Standards*** [2] (multiple sheets may be used). In addition to the required number of copies please **include an 8½" x 11" copy.** Applications for district changes alone are not required but are encouraged to submit a Development Plan; and Site Plan was submitted with the CUP Application.

NOTE: Applications for text amendments are not required to submit a complete Impact Assessment Statement, however, all relevant information requested must be addressed. Use this form and the "Demonstration of Need" form as a guide for assessing the impact of a text amendment.

[2] See *Site Plan Standards* checklist form (GM LDD 11).

POLK COUNTY
www.polk-county.net

LEVEL 3 & 4 DEVELOPMENT REVIEW APPLICATION

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

TYPE OF APPLICATION

(✓) Level 3 ( ) Level 4

(✓) Conditional Use **( ) Planned Development**

( ) Suburban Planned Development **( ) Sign Plan**

( ) Major Modification - Case Number _____

	Owner	Applicant	Contact Person
Name	Mathew & Donna Underwood	C4 Towers. LLC	Gary Brundage
Work Number	407 750-3682	407 435-0432	727 504-3520
Fax Number	N/A	N/A	N/A
Mailing Address	6869 Black Rd Lake Wales, FL 33898	1123 Solana Ave Winter Park, FL 32789	1750 Belleair Forest Drive A-19 Belleair, FL 33756
Email		toshaugnessy@comsoeast.com	gtb1st@gmail.com

Description of Proposed Activity or Use

Please provide a detailed description of the project, quantifying intensity (such as number of units, employees, seats, beds, rooms, children, holes of golf, pumps, vehicle repair bays, etc.), specify phasing, and estimated period for completion.

Proposing to construct a 160ft communication tower with a 25ft wide non-exclusive easement for ingress, egress and utilities. The tower is designed to accomadate 4 carrriers. The tower will enhance safety communications as well as provide carriers the necessary coverage to meet their customers needs in Polk County.

	Range - Township - Section	Subdivision #	-	Parcel #
Parcel ID Number(s):	R 28 T 28 S 31	000000	-	022050

(Include others on a separate attachment)

R T S -

R T S -

R T S -

Address and Location of Property:

6869 Black Rd, Lake Wales, FL 33898

Directions to Property from Bartow

Take Hwy 60 east to SR 653, go north on SR 653 to 17-A , go east on SR 17-A to 27-A, go north on 27-A to Tindel Camp Rd, go east on Tindel Camp Rd to Lake Mabel Loop Rd, go north on Lake Mabel Looop Rd to Canal Rd, go east on Canal Rd to Black Rd, turn noth on Black Rd to site.

Property Description

Future Land Use (and Subdistrict if applicable): RS Residential Suburban

Property Size: 9.7953Acres Development Area: 4,900 Sq Ft .11 Acres

Water Provider Name and Phone Number: N/A

Sewer Provider Name and Phone Number: N/A

Development of Regional Impact: N/A

(Name and Phase of DRI)

Selected Area Plan: N/A

(Name of SAP)

Green Swamp Area of Critical State Concern: Is not a protected area

(Name of Special Protection Area)

Joint Planning Area/Interlocal Agreement N/A

Have Development Rights been transferred to or from the subject property? ___ Yes ✔ No

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

Residence / Mobile Home 5.8379 Acres **NW**	Vacant 5.0027Acres **N**	Mobile Home 4.9973 Acres **NE**
Mobile Home 7.825 Acres **W**	Pasture Land 9.7953 Acres / Single Family Home **Subject Property**	Vacant Pasture 16.7167 **E**
Mobile Home 7.825 Acres **SW**	Pasture Land 23.62442 Acres / Single Family Home **S**	Mobile Home .8756 **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, Mathew & Donna Underwood (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.

Mary Burbage — 6-21-24

Property owner or property owner's authorized representative. Date:

LDCU-2025-9 - C4 Towers

Menu Reports Help

Application Name: C4 Towers

File Date: 05/01/2025

Application Type: PC-Conditional Use-New Or Mobile Home

Application Status: Approved For Hearing

Application Comments:

View ID	Comment	Date

Description of Work: We are proposing to construct a 160ft Mono Pole Tower with a 25ft non-exclusive easement for ingress, egress and utilities. The tower is designed to accommodate four (4) carriers, which exceeds minimum requirements. The Site is designed with a 5ft Landscape and Screening buffer at the base of the tower. The Tower is designed with a less than 40 ft. fall zone, which in the unlikely event of tower failure allows the tower to fall within the leased area to protect and insure the public safety.

Application Detail: Detail

Address: 6869 BLACK RD, LAKE WALES, FL 33853

Parcel No: 282831000000022050

Owner Name: UNDERWOOD MATTHEW

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
UNDERWOOD MATTHEW	C4 Towers, LLC	Applicant	Mailing, 1750 Belleair...	Active
Gary Brundage		Engineer		Active

Licensed Professionals Info:

Primary	License Number	License Type	Name	Business Name	Business License #

Job Value: $0.00

Total Fee Assessed: $4,473.00

Total Fee Invoiced: $4,473.00

Balance: $0.00

Custom Fields: **LD_GEN_PUB**

PUBLIC HEARINGS

Development Type
Planning Commission

Application Type
Conditional Use
New

Variance Type
_

Brownfields Request
N/A

Affordable Housing

Type of Acreage
_

GENERAL INFORMATION

Expedited Review

Number of Lots
1

Will This Project Be Phased

Acreage
9.7953

DRC Meeting
05/22/2025

DRC Meeting Time
12:00 PM

Rescheduled DRC Meeting
_

Rescheduled DRC Meeting Time
_

Green Swamp
No

Number of Units
_

Case File Number
_

Is this Polk County Utilities

Is this Application a result of a Code Violation
No

One Year Extension

FS 119 Status

Code Violation Case Number

–	Non-Exempt	N/A

ADVERTISING

Legal Advertising Date
–

BOCC1 Advertising Date
–

BOCC2 Advertising Date
–

Advertising Board
Planning Commission

MEETING DATES

Community Meeting
–

Planning Commission Date
8/6/2025

Land Use Hearing Officer 3
–

1st BOCC Date
–

2nd BOCC Date
–

LUHO-Level 3
–

HEARING

PC Hearing Results
–

PC Vote Tally
–

BOCC 1st Hearing Results
–

BOCC 1st Vote Tally
–

BOCC 2nd Hearing Results
–

BOCC 2nd Vote Tally
–

FINAL LETTER

Denovo Appeal
–

Denovo Results
–

Denovo Tally
–

LD_GEN_PUB_EDL

Opening DigEplan List...

DigEplan Document List
–

PLAN REVIEW FIELDS

TMPRecordID
POLKCO-25EST-00000-27616

DocumentGroupforDPC
DIGITAL PROJECTS LD

RequiredDocumentTypes
–

RequiredDocumentTypesComplete
Yes

AdditionalDocumentTypes
Applications,AutoCad File,Binding Site Plans (PDs and CUs),CSV,Calculations,Correspondence,Design Drawings,Flood/Traffic Studies,Impact Statement,Inspections,Miscellaneous,Plats,Record Drawings,Response Letter Resubmittal Complete,Staff Report/Approval Letter,Survey,Title Opinion

Activate DPC
Yes

Activate FSA
Yes

DigitalSigCheck
Yes

PLAN UPLOAD ACKNOWLEDGEMENT

Upload Plans Acknowledgement
√

SELECTED AREA PLANS

Selected Area Plans

LAND USE

Selected Area Plan **LU Code**

DEVELOPMENT AREA

Development Area

NOR

Neighborhood Organization Registry (NOR)

PUBLIC MAILERS

Posting Board	Number of Boards (Number)	Number of Mailers (Number)	Date Mailed	Date Posted	NOR
PC	1			07/22/2025	

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Submittal	Lyndsay Rathke	Application ...	05/06/2025	Lyndsay Rathke
Engineering Review				
Fire Marshal Review	Kim Turner	Approve	05/21/2025	Kim Turner
School Board Review	School District	Not Required	05/06/2025	School District
Roads and Drainage Review	Phil Irven	Approve	05/06/2025	Phil Irven
Planning Review	Andrew Grohowski	Approve	06/16/2025	Andrew Grohowski
Surveying Review	Noelle S Colaianni	Approve	06/19/2025	Noelle S Colaianni
Review Consolidation	Lyndsay Rathke	Approved for...	06/20/2025	Lyndsay Rathke
Staff Report				
Public Notice				
Hearing				
BOCC Hearing				
Final Letter				
Archive				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By

Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments

Site #: C4685
Site Name: Black Road

POLK COUNTY BUILDING DEPARTMENT & LAND DEVELOPMENT DIVISION
AFFIDAVIT OF COMPLIANCE

C4 TOWERS, LLC
1123 Solana Ave, Winter Park, FL 32789
Manager's Name: Tim O'Shaughnessy

Being first duly sworn, depose(s) and say(s):

1. That I am (we are) the Manager of Record for the C4 Towers, LLC and we have entered into a ground Lease Agreement with the Owner of the following described property legal description, to wit: (see Exhibit A & B)
2. That this property constitutes the property for which a request for a Conditional Use Permit to construct a Wireless Communication Support Facility (160ft Mono Pole) is being applied for to Polk County Land Development Division, Polk County, Florida;
3. The undersigned shall comply with all applicable Federal and State regulations, including those of the Polk County Joint Airport Zoning Board, and shall obtain all necessary permits in advance of constructing the cell tower.
4. That this affidavit has been executed to induce Polk County, Florida to consider and act on the foregoing request;
5. That I, (we) the undersigned authority, hereby certify that the foregoing is true and correct.

MANAGER
_____
Owner's Signature/Print Title

_____/_____
Owner's Signature/Print Title

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 6/9/25 **by**
(date)

Timothy Oshaughnessy **who is personally known to me or who**
(name of person acknowledging)

has produced Drivers License **as identification.**
(type of identification)

My Commission Expires: 10/16/28

_____
Signature of Person Taking Acknowledgment

Donna M Burke
Name

_____
Title or Rank

DONNA M. BURKE
NOTARY PUBLIC - STATE OF FLORIDA
MY COMMISSION EXPIRES OCT. 16, 2028
COMMISSION NO. HH 603922

EXHIBIT A

Description of Land

Site situated in the County of Charlotte, State of Florida, commonly described as follows:

PARENT TRACT
(PER OFFICIAL RECORD BOOK 5919, PAGE 218 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA)

THE NORTH 330 FEET OF THE N 1/2 OF THE SE 1/4 OF THE SE 1/4 OF SECTION 31, TOWNSHIP 28 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, LESS AND EXCEPT ROAD RIGHT-OF-WAY FOR BLACK ROAD.

EXHIBIT A
Description of Land

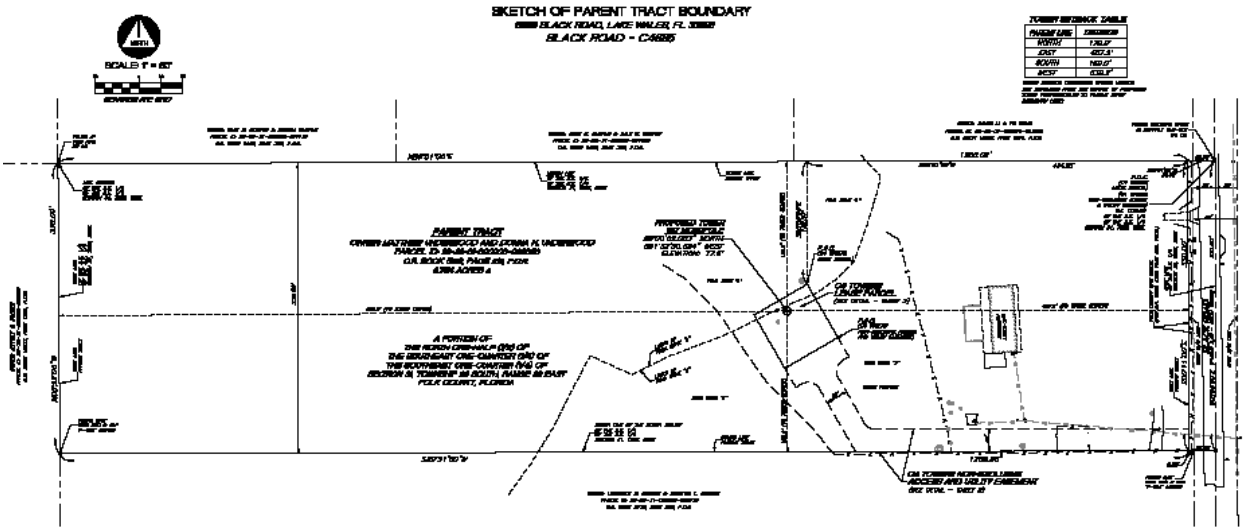


EXHIBIT B
Description of Site

Site situated in the County of Charlotte, State of Florida, commonly described as follows:

C4 TOWERS LEASE PARCEL

A PARCEL OF LAND BEING A PORTION OF THE NORTH ONE-HALF (1/2) OF THE SOUTHEAST ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4) OF SECTION 31, TOWNSHIP 28 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION 31; THENCE ON A GRID BEARING OF S89°51'00"W ALONG THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION 31, A DISTANCE OF 31.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF BLACK ROAD (PUBLIC RIGHT-OF-WAY - WIDTH VARIES) (PER OFFICIAL RECORD BOOK 4168, PAGE 688 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA); THENCE CONTINUE S89°51'00"W CONTINUING ALONG THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION 31, A DISTANCE OF 434.25 FEET; THENCE S00°09'00"E A DISTANCE OF 139.57 FEET TO THE POINT OF BEGINNING; THENCE S30°00'00"E A DISTANCE OF 70.00 FEET; THENCE S60°00'00"W A DISTANCE OF 70.00 FEET; THENCE N30°00'00"W A DISTANCE OF 70.00 FEET; THENCE N60°00'00"E A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING; SAID PARCEL OF LAND SITUATE WITHIN POLK COUNTY, FLORIDA, CONTAINING 4,900.00 SQUARE FEET, MORE OR LESS.

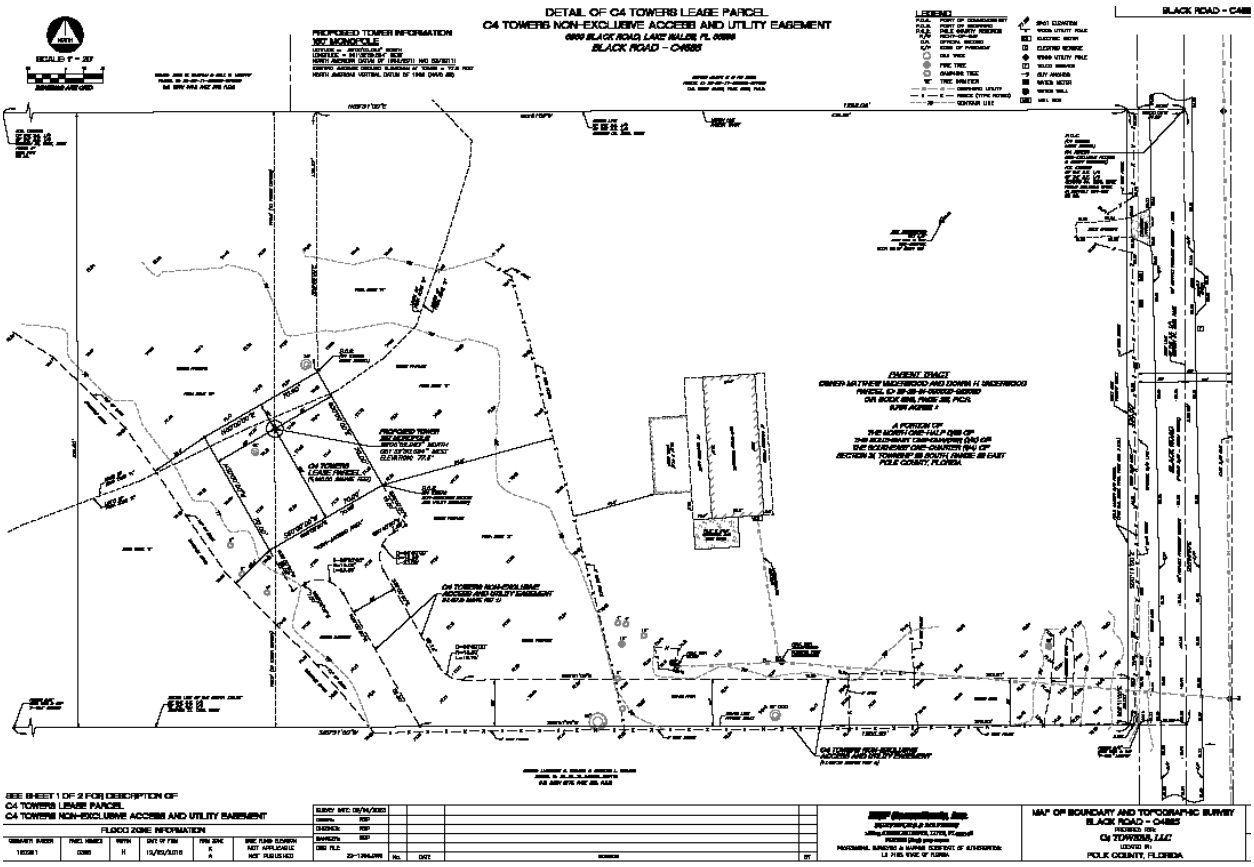
EXHIBIT B
Description of Site

C4 TOWERS NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT

A PARCEL OF LAND BEING A PORTION OF THE NORTH ONE-HALF (1/2) OF THE SOUTHEAST ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4) OF SECTION 31, TOWNSHIP 28 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION 31; THENCE ON A GRID BEARING OF S89°51'00"W ALONG THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION 31, A DISTANCE OF 31.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF BLACK ROAD (PUBLIC RIGHT-OF-WAY - WIDTH VARIES) (PER OFFICIAL RECORD BOOK 4168, PAGE 688 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA); THENCE CONTINUE S89°51'00"W CONTINUING ALONG THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION 31, A DISTANCE OF 434.25 FEET; THENCE S00°09'00"E A DISTANCE OF 139.57 FEET; THENCE S30°00'00"E A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S30°00'00"E A DISTANCE OF 25.00 FEET; THENCE S60°00'00"W A DISTANCE OF 7.50 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 90°00'00" AND A RADIUS OF 15.00 FEET FOR AN ARC DISTANCE OF 23.56 FEET TO A POINT OF TANGENCY; THENCE S30°00'00"E A DISTANCE OF 59.14 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 60°09'00" AND A RADIUS OF 15.00 FEET FOR AN ARC DISTANCE OF 15.75 FEET TO A POINT OF TANGENCY, SAID POINT BEING ON A LINE 25.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTH 330.00 FEET OF THE NORTH ONE-HALF (1/2) OF THE SOUTHEAST ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION 31; THENCE N89°51'00"E ALONG SAID PARALLEL LINE, A DISTANCE OF 356.75 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID BLACK ROAD; THENCE S00°11'00"E ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 25.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 330.00 FEET OF THE NORTH ONE-HALF (1/2) OF THE SOUTHEAST ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION 31; THENCE S89°51'00"W ALONG SAID SOUTH LINE, A DISTANCE OF 379.93 FEET; THENCE N30°00'00"W A DISTANCE OF 82.30 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTH; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 90°00'00" AND A RADIUS OF 15.00 FEET FOR AN ARC DISTANCE OF 23.56 FEET TO A POINT OF TANGENCY; THENCE S60°00'00"W A DISTANCE OF 7.50 FEET; THENCE N30°00'00"W A DISTANCE OF 25.00 FEET; THENCE N60°00'00"E A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING; SAID PARCEL OF LAND SITUATE WITHIN POLK COUNTY, FLORIDA, CONTAINING 13,427.39 SQUARE FEET, MORE OR LESS.

EXHIBIT B
Description of Site



POLK COUNTY PLANNING COMMISSION

FINAL ORDER

Case Number: LDCU-2025-9 (C4 Towers)

Applicant: Gary Brundage

Property Owner: Matthew Underwood, Donna H. Underwood

Hearing Date: August 6, 2025

I. Request:

The applicant is requesting a Conditional Use (CU) approval for a 160-foot monopole telecommunication tower to be placed in a Residential Suburban (RS) future land use district.

II. Findings:

The Planning Commission hereby adopts and incorporates herein the DRC staff report and makes the following findings based upon the staff report and other record evidence presented during the hearing:

1. Pursuant to section 906D.7 of the LDC, the Planning Commission shall, in the review of a Level 3 application, consider the following factors:

    a. Whether the proposed development is consistent with all relevant requirements of this Code;
    b. Whether the proposed development is consistent with all applicable policies of the Comprehensive Plan;
    c. Whether the proposed use is compatible with surrounding uses and the general character of the area, including such factors as density, height, bulk, scale, intensity, traffic, noise, and appearance; and
    d. How the concurrency requirements will be met if the development was built.

2. The Application is consistent with all relevant requirements of the LDC, including without limitation, Sections 303 and 906.

3. The Application is consistent with all applicable policies of the Comprehensive Plan.

4. The Application is compatible with surrounding uses and the general character of the area.

5. Concurrency requirements can be met if the development is built.

III. Incorporation of the Record

The record is hereby incorporated by reference into this order and is on file with the Land Development Division. The record consists of the following: the Application, Impact Assessment Statement, the DRC staff report, staff's PowerPoint presentation, and all testimony and evidence presented at the hearing.

IV. Planning Commission's Decision:

Based upon the record and the foregoing findings, the Application is APPROVED, subject to the conditions, if any, set forth in the staff report.

V. Effective Date, Appeals:

This order shall be rendered to the Clerk and becomes effective on the date rendered. The Planning Commission's decision may be appealed to the Board of County Commissioners by filing an application for de novo review with the Land Development Division within 7 calendar days after the Planning Commission hearing. If a de novo application is timely filed, this order shall not be final and effective until final action of the Board of County Commissioners.

DONE AND ORDERED in Bartow, Polk County, Florida, in regular session this 6th day of August **2025**, by the Polk County Planning Commission.

Polk County Planning Commission **ATTEST:**

By: _____ By: _____
Robert Beltran, Chair Lyndsay Yannone, Recording Secretary

Date rendered to the Clerk: _____

Exhibits to Planning Commission's Order
Exhibit A-Staff Report and Exhibits

cc: Land Development Division Official File
Erin Valle, Clerk of Court (under separate cover)

Agenda Item 5. 8/6/2025

SUBJECT

LDCU-2025-11 (ERUSA Water Treatment Facility)

DESCRIPTION

Conditional Use request for a Water Treatment Plant with a 0.75-Million-Gallon Ground Storage Tank and support facilities (Class III Utilities).

RECOMMENDATION

Approval with companion development order

FISCAL IMPACT

No Fiscal Impact

CONTACT INFORMATION

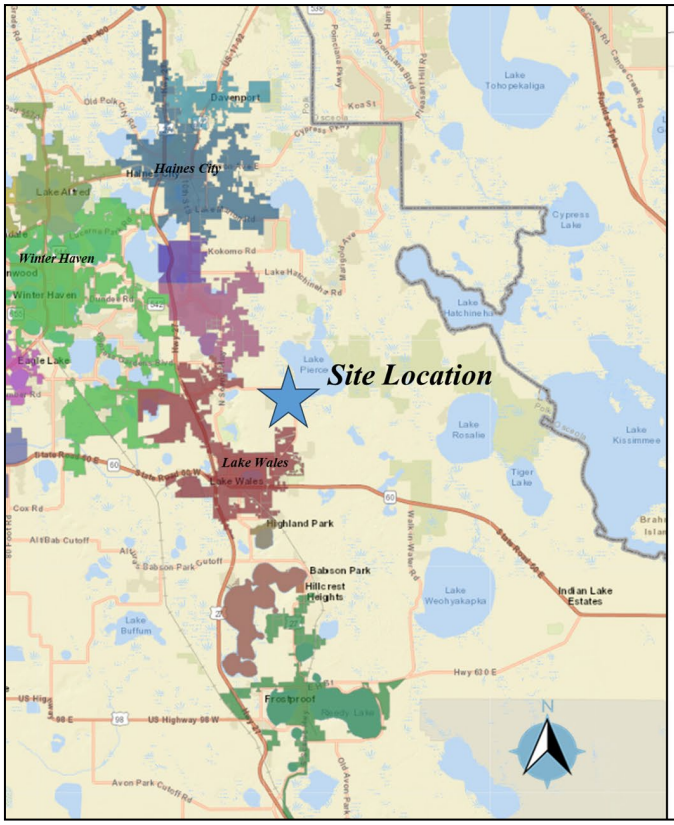
Ian Nance
Land Development
(863) 534-7621
ivannance@polk-county

POLK COUNTY
DEVELOPMENT REVIEW COMMITTEE
STAFF REPORT

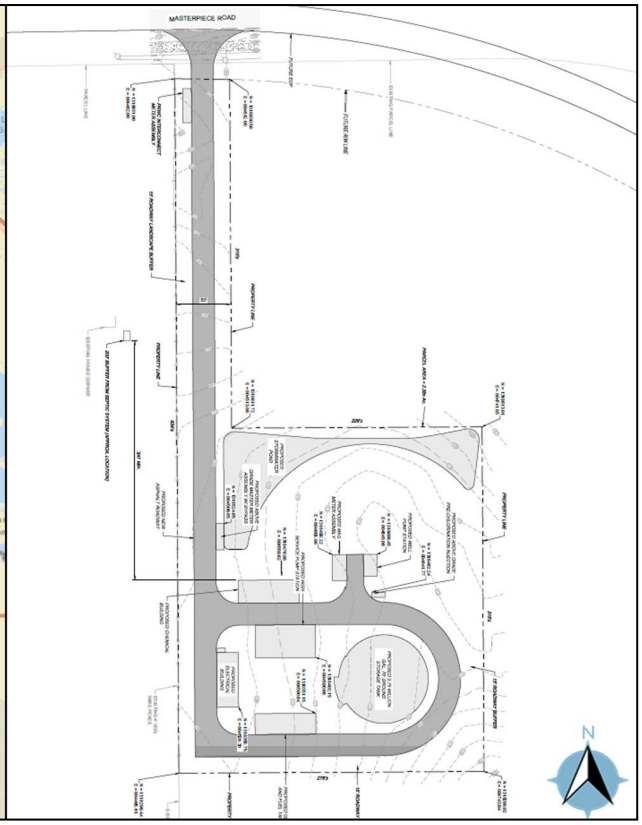
DRC Date:	June 5, 2025	**Level of Review:**	Level 3 Review
PC Date:	August 6, 2025	**Type:**	Conditional Use
BoCC Date:	n/a	**Case Numbers:**	LDCU-2025-11
		Case Name:	ERUSA Water Treatment Plant
Applicant:	Polk County	**Case Planner:**	Ian Nance

Request:	Conditional Use request for a Water Treatment Plant with a 0.75-Million-Gallon Ground Storage Tank and support facilities (Class III Utilities).
Location:	South and west of Masterpiece Road, south of Timberlane Drive, north of Skipper Trail, south and west of Lake Pierce, east of Longhorn Drive, south of Dundee, and north of Lake Wales in Section 17, Township 29, Range 28.
Property Owners:	Polk County
Parcel Number (Size):	282917-000000-041020 (+/- 17.36 acres)
Future Land Use:	Residential Suburban (RS)
Development Area:	Suburban Development Area (SDA)
Nearest Municipality:	Lake Wales
DRC Recommendation:	Approval
Planning Commission Vote:	Pending

Site Location



Site Plan



Summary:

Polk County Utilities (PCU) is proposing a Water Treatment Plant (Class III Utility) which includes a 0.75-million-gallon Ground Storage Tank and support facilities to serve the East Regional Utility Service Area (ERUSA) on approximately 2.38 acres of the subject parcel. This receiving facility will blend Alternative Water Supply (AWS) water being provided by the Polk Regional Water Cooperative (PRWC) with raw water from a new Upper Floridian Aquifer well and provide treated potable water across the eastern portion of the ERUSA service area.

The tank is 70 feet in diameter with an overall height of approximately 37 feet to the top of the aerators. The site is within a Residential Suburban (RS) future land use designation that allows a maximum height of 50 feet. Large-acreage single-family lots are located to the west and south. In accordance with the Land Development Code (LDC) Compatibility standards, all structures will be set back a minimum of 50 feet from adjoining residential property lines with Type "C" landscape buffering.

Once constructed, the facility will be operated via the County Utility Division's supervisory control and data acquisition (SCADA) system from offsite, requiring occasional visits for system cleaning and maintenance. The facility will include multiple onsite structures including an electrical building, treatment building, high service pump station, and an emergency backup generator, as well as the subject tank. These mechanical components are specifically designed by the manufacturers to be placed in residential settings and mitigate any noise pollution.

Access will be provided by a commercial driveway onto Masterpiece Road, a Rural Major Collector (RMC) roadway. Class III utility uses such as this generate little-to-no consistent impacts on traffic, schools, emergency response, parks, utilities, or other public services. No wetlands or flood zones are located on the subject site, though a species walkover will be required to document and mitigate any possible impacts to protected species.

This facility will be rated for 1.63 MGD, meeting projected future demands to 2045. PCU staff has found through system modeling that the nearby Timberline plant can be decommissioned once this new facility is operational. This will enable greater efficiency in the overall system. This facility is critical for supplying potable water to the ERUSA, meets the relevant standards in the Comprehensive Plan and LDC, made compatible with surrounding uses through LDC provisions, and staff recommends approval.

Findings of Fact

- *This is a request for Conditional Use Approval of a potable Water Treatment Plant (Class III Utilities) to include a 0.75-million-gallon Ground Storage Tank and support facilities to serve the East Regional Service Area (ERUSA) on approximately 2.38 acres of the subject parcel.*

- *The County purchased the subject property on March 20, 2024 (OR Book 13055 Pages 2031-2033).*

- *The subject site is within a Residential Suburban (RS) future land use designation in the Suburban Development Are (SDA).*

- *Comprehensive Plan Policy 2.106-A1 states, "SDAs shall be those areas within the County which are, in most cases, located between municipalities, TSDA or UGA and the Rural Development Areas (RDAs). In the SDA, agricultural activities coexist alongside low density developed areas in the fringes of municipalities and other urban centers. These areas have developed predominately residential, in a suburban pattern with County-owned, municipal or County-franchised potable-water systems, but without centralized sewer facilities and very little, if any, supporting public facilities and non-residential uses. Other urban services typically found to accompany a suburban area include, but are not limited to multimodal transportation facilities, public safety, recreational and educational services."*

- *According to Comprehensive Plan Policy 2.125-D1 states, "The following utility facilities shall be permitted throughout the County in all land use classifications, subject to County approval, to support existing and proposed development:*

    a. water and sewer transmission and treatment facilities, including, without limitation, collection and distribution mains, water and sewerage-treatment facilities, and pumping facilities;

    b. electrical-transmission and distribution facilities including, without limitation, electrical transmission lines, substations, and related electrical-distribution facilities;

    c. communications facilities, including, without limitation, radio towers and microwave transmission facilities, (subject to other restrictions within the Plan or the County's Land Development Code);

    d. public potable wells and temporary or permanent package treatment plants; and

    e. natural-gas and liquefied-fuel pipelines."

- *Comprehensive Plan POLICY 2.125-D2.d says, "Polk County adopted the Land Development Code in accordance with Section 163.3202(1), FS, to further define appropriate development controls to govern the locational and site criteria for utilities."*

- *Chapter 10 of the Land Development Code (LDC) defines Class III Utilities as "Production or treatment facilities such as sewage treatment plants, elevated water storage towers, non-**accessory ground storage tanks**, or similar facilities. This definition does not include electric power plants and lime stabilization facilities.*"

- *LDC Table 2.1 lists Class III Utilities as "C3" Conditional Uses in RS districts, requiring approval from the Planning Commission in accordance with LDC Section 906.*

- *LDC Section 303, Criteria for Conditional Uses, states "Class III utility facilities may be permitted within a residential district only if the applicant demonstrates what efforts have been made to first site the facility within a non-residential district and why those sites were not chosen. At a minimum, alternative non-residential sites within one quarter of one mile from the selected site shall be considered."*

- *LDC Section 303, Criteria for Conditional Uses, states "For purposes of public safety and welfare, all new Class III utilities (except transmission lines) and all new electrical power substations (both Class II and Class III), shall be protected by fencing or other appropriate protection to discourage entry by animals and unauthorized persons. Fencing shall be interior to any required vegetative buffering. The minimum height for enclosures shall be six feet from finished grade level. Fencing in or adjacent to residential uses or districts shall exclude barbed or razor wire fencing materials below the height of six feet."*

- *LDC Section 303, Criteria for Conditional Uses, states the maximum average noise levels which shall be permitted at the utility site's perimeter on any given day, when a proposed utility locates next to a residential use or residential district is 65 dB(A).*

- *The zoned schools for the site are Spook Hill Elementary; McLaughlin Middle; and Winter Haven Senior.*

- *Fire response to this site is primarily from Polk County Fire Rescue Station 44, located at 1695 Masterpiece Road, Lake Wales. EMS response to this site is primarily from Polk County Fire Rescue Station 26, located at 2902 State Rd 60 E, Lake Wales.*

- *The site is served by the Polk County Sheriff's Office Southeast District Command Center, located at 4011 Sgt. Mary Campbell Way, Lake Wales.*

- *The site is in the ERUSA. An 8-inch potable water main is in the north right-of-way of Masterpiece Road.*

- *The site access to the subject property is on County Road 17A (Masterpiece Road/Road No. 971504) a County-maintained Rural Major Collector roadway.*

- *There are no wetlands and floodplains on the site. The nearest surface water is Lake Pierce to the east.*

- *The site where the tanks are to be located is comprised of Astatula Sands, according to the U.S. Department of Agriculture, Soil Conservation Service, Polk County Survey.*

- *According to FNAI Biodiversity Matrix, the subject site (Unit ID 43633) no endangered species have been identified onsite. The property is not located within the Polk Green District. No conservation easements are adjacent to the property.*

- *The site is not within an airport flight path and height notification zone.*

- *This application has been reviewed for consistency with LDC Sections 906, 303, and 220.*

Development Review Committee Recommendation: Based on the information provided by the applicant, recent site visits, and the analysis conducted within this staff report, the Development Review Committee (DRC) finds that with the proposed conditions the request **IS COMPATIBLE** with the surrounding land uses and general character of the area and **IS CONSISTENT** with the Polk County Comprehensive Plan and Land Development Code. Therefore, the DRC recommends **APPROVAL of LDCU-2025-11.**

Planning Commission: *The Planning Commission will vote on this application on August 6, 2025.*

CONDITIONS OF APPROVAL

Based upon the findings of fact, the DRC recommends APPROVAL of LDCU-2025-11 with the following conditions:

1. This approval shall be for a Water Treatment Plant (Class III Utilities) with a 0.75-million-gallon Ground Storage Tank and support facilities, as described in the staff report. [PLG]

2. Additional accessory structures necessary for the operation of this facility may be permitted as minor modifications to the site plan. [PLG]

3. The site plan included herein together with the conditions of approval shall be considered the "Binding Site Plan." Any modifications to LDCU-2025-11, except for those listed in Section 906.E of the LDC, shall constitute a Major Modification to this approval and require a Level 3 Review before the Planning Commission. [PLG]

GENERAL NOTES

NOTE: This staff report was prepared without the benefit of testimony and evidence submitted by the public and other parties at a public hearing.

NOTE: Approval of this request shall not constitute a waiver or variance from any applicable development requirement unless specifically noted in the conditions of approval and consistent with the LDC.

NOTE: All written comments made in the application and subsequent submissions of information made during the application review process, which are on file with the Land Development Division, shall be considered to be binding upon the applicant, provided such comments are not at variance with the Comprehensive Plan, LDC or other development regulations in effect at the time of development.

NOTE: Approval of this request is only for Level 3 Review and only for those development decisions within the Planning Commissioners' jurisdiction. Building permits will be required for improvements to structures in accordance with Chapter 553 of the Florida Statutes.

NOTE: Issuance of a development permit by the county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Surrounding Land Use Designations and Current Land Use Activity

The following table provides a reference point for notable and pertinent Future Land Use Map districts and existing land uses upon them.

Table 1

Northwest: RS Masterpiece Road Pasture	**North:** RS Masterpiece Road Vacant County Property	**Northeast:** LR Masterpiece Road Event Facility
West: RS SFR +/- 5.6 ac.	**Subject Property:** RS Vacant	**East:** LR/RS Event Facility/Pasture
Southwest: RS Un-Platted Vacant Lots > 4 ac.	**South:** RS Un-platted Vacant Lots >4 ac./SFR	**Southeast:** RS Pasture

The subject property is located to the southwest side of Lake Pierce. Staff has reviewed aerial imagery dating to 1941. The lodge at the Bella Cosa event facility on the lake shore has been there since 1925 and is utilized for hosting weddings. The subject site has always been vacant and used possibly for ranching purposes. In the 1980's, a handful of single-family homes were built nearby on properties exceeding five acres. The property directly north of the subject property was approved for a Suburban Planned Development (LDSPD-2021-2) by the BoCC on December 14, 2021. However, the County's Parks & Natural Resources Division purchased this property in December 2024.

Most of the properties immediately surrounding the site are vacant or are large-acreage single-family lots, though residential development intensifies to the southwest in the Lake Pierce Ranchettes subdivision. Single-family lots here range from 0.50 acres to exceeding an acre. This subdivision is an anomaly in the area, though, platted prior to the LDC and Comprehensive Plan through a prior zoning ordinance.

Compatibility with the Surrounding Land Uses and Infrastructure:

The Comprehensive Plan defines Compatibility in Section 4.400 as "A condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion."

Planning staff analyzes a site plan for compatibility by reviewing several factors: the type and intensity of adjacent uses versus the proposed use; how the proposed development interacts with the surrounding area in relation with existing uses; access to roads and where traffic generated from the site will travel; the proximity to retail, employment, emergency services, mass transit, parks, and other public services; and how the applicant addresses possible incompatibilities that might arise from the proposed use by utilizing mitigating strategies found in the Comprehensive Plan or through Conditions of Approval agreed upon by the applicant and staff.

A. Land Uses:

Polk County Utilities (PCU) is proposing a Water Treatment Plant (Class III Utility) which includes a 0.75-million-gallon Ground Storage Tank and support facilities to serve the East Regional Utility Service Area (ERUSA) on approximately 2.38 acres of the subject parcel. This receiving facility will blend Alternative Water Supply (AWS) water being provided by the Polk Regional Water Cooperative (PRWC) with raw water from a new Upper Floridian Aquifer well and

provide treated potable water across the eastern portion of the ERUSA service area. This facility will be rated as 1.63 MGD, meeting future demands at a built-out year of 2045.

Ground storage reservoirs can be made comapatible almost anywhere through buffering and proper site location. Ground storage tanks occupy visual space but cause few if any other externalities. The tank is 70 feet in diameter with an overall height of approximately 37 feet to the top of the aerators. The site is within a Residential Suburban (RS) future land use designation that allows a maximum height of 50 feet. The majority of the facility structures are set back approximately 350 feet south of Masterpiece Road. A Type "A" buffer will ber required along Masterpiece, while a Type "C" buffer will be placed on west and southern borders along with maintaining much of the existing vegetation on those sides. The tank and non-residential structures will be set back a minimum of 50 feet from any residential property line, in accordance with compatibility standards found in LDC Section 220.

LDC Section 303, Criteria for Conditional Uses, states the maximum average noise levels permitted at the utility site's perimeter on any given day, when a proposed utility locates next to a residential use or residential district, is 65 dB(A). The high-service pump station houses the distribution system pumps which are often the primary noise source along with the on-site well and an emergency backup generator. These mechanical components are specifically designed by the manufacturers to be placed in residential settings to mitigate noise pollution. In the case of an emergency scenario where the backup generator is required, the generator is fully enclosed in a sound attenuated enclosure and strategically placed on the site away from neighboring properties as feasibly possible.

Finally, the presence of this facility will not create high traffic demands. Once constructed, the facility will be operated via the County Utility Division's supervisory control and data acquisition (SCADA) system from offsite. There will only be occasional visits for system cleaning and maintenance. A commercial driveway will be constructed onto Masterpiece Road and not require access through nearby residential properties or subdivisions.

B. Timing & Infrastructure:

Polk County Comprehensive Plan Policy 2.102-A3 states, "Development shall be distributed throughout the County consistently with this Future Land Use Element so that the public utility, other community services, and public transit and transportation systems can be efficiently utilized; and compact, high-density and intensity development is located where urban services can be made available."

Staff finds there to be more than adequate infrastructure to support the placement of the storage tank on this site. This tank together with its new high service pumps for the potable water treatment facility will enhance efficiency and create a more consistent flow through the water system.

LDC Section 303, Criteria for Conditional Uses, states "Class III utility facilities may be permitted within a residential district only if the applicant demonstrates what efforts have been made to first site the facility within a non-residential district and why those sites were not chosen. At a minimum, alternative non-residential sites within one quarter of one mile from the selected site shall be considered."

County staff has reviewed potential surrounding non-residential sites that would operate as efficiently as the chosen location. Aside from Leisure/Recreation (LR) land use designations along the lake, there are none. This site is well within what could be considered classic Residential

Suburban (RS) and Suburban Development Area (SDA) designations. The area is rural in nature, and the residential development that does exist typically consists of larger lots than one would find in other, more-urban development areas where densities can intensify due to the presence of centralized wastewater, which does not currently exist in this portion of the County.

Nearest and Zoned Elementary, Middle, and High School

School capacity is not a concern for utility uses. Proximity and traffic conflicts are a concern. Fortunately, the activity on this site is benign and will have no potential conflicts with any school operations.

The zoned schools for the site are Spook Hill Elementary; McLaughlin Middle; and Winter Haven Senior. The nearest schools are Spook Hill Elementary and Lake Wales Senior High.

Table 2

Name of School	Average driving distance from subject site
Spook Hill Elementary	6 Miles
McLaughlin Middle	8 Miles
Winter Haven Senior	14 Miles
Lake Wales Senior	6 Miles

Source: Polk County School Board GIS

Nearest Sheriff, Fire, and EMS Station

Polk County Fire Rescue provides Advanced Life Support transport to all residents and visitors of Polk County. It also provides fire suppression, rescue services, and fire prevention services to all unincorporated Polk County and the municipalities of Eagle Lake, Polk City, Mulberry, Lake Hamilton, and Hillcrest Heights. Emergency response is considered effective if response times are within eight (8) minutes in rural and suburban areas and 13 minutes in urban areas.

Fire response to this site is primarily from Polk County Fire Rescue Station 44, located at 1695 Masterpiece Road, Lake Wales. EMS response to this site is primarily from Polk County Fire Rescue Station 26, located at 2902 State Rd 60 East, Lake Wales. Response times can vary significantly based on many factors but are within the suburban levels on average.

Table 3

	Name of Station	Distance	Response Time*
Sheriff	Southeast District Headquarters 4011 Sgt. Mary Campbell Way, Lake Wales	±6 miles	11:09 minutes 32:20 minutes
Fire	Polk County Fire Rescue Station 44 1695 Masterpiece Road, Lake Wales	±2 miles	4-6 minutes
EMS	Polk County Fire Rescue Station 26 2902 State Rd 60 East, Lake Wales	±6 miles	8-10 minutes

Source: Polk County Sheriff's Office and Public Safety

**Response times are based on when the station receives the call, not from when the call is made to 911.*

This water treatment plant will be an unmanned facility. Aside from construction, there should be little demand for fire/rescue services resulting from the operation of this site. There are not many combustible features to a water treatment facility of this size.

The site is in the Polk County Sheriff's Office Southeast District, which is headquartered at 4011 Sgt. Mary Campbell Way in Lake Wales. Sheriff response times are not as much a function of the distance to the nearest Sheriff's substation, but more a function of the overall number of patrol officers within the County.

The PCSO is always trying to improve response times, especially for Priority 1 Calls, by employing new technologies such as Emergency 1 Dispatch (E1D) and Live911. E1D is a program designed to alert deputies at the earliest possible moment of a call for service that is being classified as a true emergency. E1D alert notifications are sent to deputies via their agency-issued smart phones as text messages, alerting deputies of the call type and address of the emergency. Similarly, Live911 technology allows deputies to hear emergency calls in real-time as the dispatcher is receiving the information. Both E1D and Live911 enable deputies to self-dispatch to these in-progress, high-risk incidents as dispatchers collect additional information about the call, thus reducing our response time to emergency situations.

Patrol staff in each district also monitors the response times for their areas and tries to manage their shifts according to manpower, hotspots, traffic obstructions/construction sites, etc. Areas that are spread out tend to have slightly longer response times because of the vast land mass of their district and time of travel. Since patrol deputies are not sitting in the office waiting on a call, it is easier for patrol staff to assign them to certain sectors or beats based on areas with higher call volume to reduce response time; however, this cannot be predicted precisely.

Water and Wastewater Demand and Capacity:

This water production and proposed storage facility will not require any water or wastewater. It will continue to provide water services.

A. Estimated Demand and Service Provider:

The site is within an RS future land use district. The by-right density provided by LDC Table 2.2 is one dwelling unit per five acres (1DU/5AC). Pursuant to LDC Section 303, up to 3 DU/AC could be constructed here, if a site plan can meet locational criteria found within this section. Single-family dwelling units are assumed to require 360 gallons per day (GPD) of potable water and create 270 GPD in wastewater demand; however, there are no wastewater lines available at this location, and the SDA does not typically account for them. Residential units would need individual septic systems.

As a water storage facility, there will be no demand on the system. There are no onsite offices or restrooms. Table 4, below, reflects the differences between the theoretical impact of the proposed utility versus the basic level and the highest levels of residential development permissible under the current land use district, development area, and overall acreage of the subject parcel.

Table 4

Subject Property	**Estimated Impact Analysis**		
±17.36 Acres RS	**Demand as Currently Permitted in RS 1 DU/5 AC)**	**Maximum Permitted in RS (3 DU/AC)**	**Proposed Plan**
Permitted Intensity	Three (3) Single-Family Dwellings	52 Single-Family Dwellings	Class III Utility
Potable Water Consumption (GPD)	1,080 GPD	18,720 GPD	0 GPD
Wastewater Generation (GPD)	810 GPD	14,040 GPD	0 GPD

Source: Polk County Concurrency Manual & Polk County Utilities

B. Available Capacity:

The East Public Water System is currently permitted for 0.884 MGD with a flow of 0.444 MGD. With the completion of this facility and alternative water sources, the permitted water limits are anticipated to increase to 1.474 MGD by 2029, with an anticipated incremental increase in flow (+/- 0.450 MGD) by this time.

C. Planned Improvements:

This project is one of many in this region to provide potable water to southeast Polk County. With portions of Polk County lying within the Southern Water Use Caution Area (SWUCA), as identified by the Southwest Water Management District, there has been a significant effort by the State and additional stakeholders to address the water use in the region. This facility will blend an Alternative Water Supply (AWS) being provided by the Polk Regional Water Cooperative (PRWC) with raw water from a new Upper Floridian Aquifer well and provide treated potable water across the eastern portion of the ERUSA service area.

Roadways/ Transportation Network

The Polk County Transportation Planning Organization (TPO) monitors traffic congestion on over 425 roadway segments (950 directional links). The Roadway Network Database (RND) contains current traffic data for all arterial and collector roads and includes information on the current traffic volume and level-of-service for these major roads. The RND contains over 26 fields of transportation data for over 1,300 miles of state, County, and city roads in Polk County – one of the largest road networks in the State of Florida.

Much of the transportation data contained in the updated RND is based on traffic counts taken recently by the TPO and Florida Department of Transportation (FDOT) and is used to calculate the level of service and how much capacity is available on a given road based on the road's level of service (LOS) standard. Also included are several safety and multi-modal indicators that help us track some of the TPO's performance measures and targets. This includes a calculation of crash rates, as well as if there is a presence of transit services, sidewalks and bicycle facilities for each road segment.

The report identifies both daily and peak hour traffic volumes. Daily traffic volumes are reported in Annual Average Daily Traffic (AADT) – the typical traffic volume on a weekday over a 24-hour period. Peak hour traffic represents the highest hourly traffic volume for period between 4 – 7 p.m. It is reported as both a two-way volume and as directional volumes (east and west or north and south).

The peak hour traffic volumes are used to estimate the level-of-service for each roadway, in each direction. Level-of-service refers to the quality of traffic flow. It is the primary measure of traffic congestion. Level-of-service (LOS) is measured on a scale of 'A' to 'F' with LOS 'A' being the best (free-flow traffic) and LOS 'F' being the worst (severe traffic congestion).

A. Estimated Demand:

Class III Utilities do not generate significant amounts of traffic on roadways. They are typically more of a "land intensive" use. This means they can use a lot of land but don't have as much activity to go with it.

There will not likely be any increase in transportation demand because of this approval. After construction of the ground storage tank and supporting facilities, the plant will be operated through the County's supervisory control and data acquisition (SCADA) system. There are no offices or habitable structures planned onsite that will draw personnel beyond the occasional visits for testing and maintenance.

The site is within a RS future land use district. The by-right density provided by LDC Table 2.2 is one dwelling unit per five acres (1DU/5AC). Pursuant to LDC Section 303, up to 3 DU/AC could be constructed here, if a site plan could meet locational criteria found within this section. It is assumed that each residential unit will generate 7.81 AADT and 1.00 Peak PM Hour trip.

As a water storage facility, there will be few regular demands on the traffic system. Table 5, below, reflects the differences between the theoretical impact on traffic by this utility versus the basic and the highest levels of residential development permissible under the current land use district, development area, and overall acreage of the subject parcel.

Table 5

Subject Property	**Estimated Impact Analysis**		
±17.36 acre RS	**Demand as Currently Permitted in RS (1 DU/5 AC)**	**Maximum Permitted in RS (3 DU/AC)**	**Proposed Plan**
Permitted Intensity	Three (3) Single-Family Dwellings	52 Single-Family Dwellings	Class III Utility
Average Annual Daily Trips (AADT)	24	406	<1
PM Peak Hour Trips	3	52	<1

Source: Polk County Concurrency Manual

This request will not require either a major or minor traffic study since the average annual daily trip rate (AADT) will be less than 50 trips per day. A commercial driveway will be installed. This will lessen the damage experienced to Masterpiece Road (CR 17A) as maintenance vehicles visit the site.

B. Available Capacity:

The project will have direct access to Masterpiece Road (CR 17A). This road is broken into two road classifications, one going east-west (Road No. 971504) and north-south (Road No. 982901), with access being from the former roadway segment. TPO tracks concurrency across the entirety of this stretch from SR 17 to the west and Mammoth Grove Road to the southeast (Links 4030 N/S). Each segment is designated as a Rural Major Collector.

Although the request will have a limited impact on the transportation system, it is still pertinent to be aware of available capacity when making land use decisions. Table 6, to follow, provides a brief snapshot of the capacity on the surrounding road network.

Table 6

Link #	**Road Name**	**Current Level of Service (LOS)**	**Available PM Peak Hour Capacity**	**Minimum LOS Standard**
4030N	Masterpiece Road From: Mammoth Grove Road To: SR 17	C	495	D
4030S	Masterpiece Road From: SR 17 To: Mammoth Grove Road	C	486	D

Source: Polk County Transportation Planning Organization, Concurrency Roadway Network Database January 17, 2025

C. Roadway Conditions

Masterpiece Road is classified as a Rural Major Collector. The pavement width adjacent to the site is approximately 22 feet with a right-of-way of 80 feet. The projected AADT is to be under the threshold of 90 AADT set by LDC Section 705 for required intersection improvements. Development sites accessing a collector roadway that is substandard due to pavement width shall increase the pavement width to 24 feet in both directions and equally on both sides of the road along the existing roadway right-of-way.

The speed limit heading west on Masterpiece Road is 55 MPH. The speed limit slows at the curved intersection with Timberlane Road to 45 MPH before increasing again to 55.

D. Planned Improvements:

A roundabout is planned for the intersection of Masterpiece Road and Timberlane Road, though it is not yet listed in the 5-year CIP.

E. Sidewalks

There are no sidewalks along the frontage of the site. In the SDA, LDC Section 707 does not currently require sidewalks unless for an SPD. Furthermore, the site is not within two miles of a school, and no habitable structure is planned onsite, two other factors used for requiring sidewalks. The County, however, maintains the option of adding a sidewalk during the engineered site plan review process.

F. Mass Transit

There are no mass transit services provided to the area. It is not likely that any will be provided soon. The water treatment plant is not permanently staffed. It is operated remotely through Polk County's SCADA system. When staff are needed at the site, they have service vehicles.

Park Facilities:

Utility infrastructure does not create a direct demand for parks or recreational facilities. It is very rare that a utility infrastructure project will impede or diminish the use of a park or recreation improvement.

A. Location:

No regional parks are located near this proposed facility. A neighborhood park is located to the southwest in the Lake Pierce Ranchettes subdivision. A public boat ramp is located on Lake Pierce to the northeast.

B. Services:

A basketball court and a playground are located at the neighborhood parkin Lake Pierce Ranchettes subdivision.

C. Environmental Lands:

The closest Environmental Lands with public access is the Allen David Broussard Catfish Creek Preserve State Park on the east side of Lake Pierce. This preserve covers more than 8,000-acres of scrub, sandhill and flatwoods land and offers 6-miles of hiking trails, 7-miles of equestrian trails and wildlife viewing opportunities. The site is not within the Polk Green district, and no conservation easements are adjacent to the site.

D. Planned Improvements

There are no planned improvements to park facilities in this area, according to the County's 5-year capital improvements plan.

Environmental Conditions

The Polk County Comprehensive Plan has a Conservation Element. Division 2.300 of the Comprehensive Plan mentions, "The goal, objectives, and policies of the Conservation Element are designed to protect the natural resources which make Polk County a special place while preventing degradation of the environment and allowing development and economic expansion to occur." There should be no serious environmental conditions that need to be addressed with this subject site.

A. Surface Water:

The site is in the Catfish Creek basin with a positive stormwater outfall. Lake Pierce is less than ¼-mile to the east. According to the Polk County Water Atlas, Lake Pierce is an approximately 3,856-acre natural lake within the Kissimmee River Watershed. This waterbody is impaired, according to the Florida Dept. of Environmental Protection's (FDEP) implementation of the Impaired Waters Rule (IWR) due to several water quality factors including high levels of phosphorus. The FDEP evaluates whether waters meet their designated uses, which include aquatic life use support, primary contact and recreation use support, fish and shellfish consumption use support, and drinking water use support.

The Lake Vegetation Index (LVI) is a bioassessment tool created by the FDEP and monitored by the Polk County Water Atlas to assess the biological condition of aquatic plant communities in Florida lakes. According to the Polk County Water Atlas, "It utilizes a multi-metric index that evaluates how closely a lake's plant community compares to a lake containing minimal human disturbance (known as a reference lake) and is based on a field assessment of aquatic and wetland plants. Plants respond to disturbances such as the introduction of invasive exotic species (hydrilla as an example), lakeshore alterations such as creating beaches, and introduction of excess nutrients received by the surrounding watershed (use of fertilizers)."

The latest LVI assessment published on 8/10/2023 describes Lake Pierce as healthy, a status which it has maintained since 2009.

Generally, the site slopes to the northeast and towards the lake from approximately 125' from its highest point to 88' to a concrete ditch along Masterpiece Road. The site plan shows stormwater ponds onsite to account for the increase of impervious surface on the subject property. These will be designed in accordance with SWFWMD and County standards and reviewed during the engineered site plan review process. Combined with the well-drained soils, there are no anticipated impacts to nearby surface waters.

B. Wetlands/Floodplains:

There are no wetlands or 100-year flood hazard areas onsite. The nearest flood hazard and wetland areas are along the shores of Lake Pierce.

C. Soils:

The site is comprised of favorable soils for development, according to the U.S. Department of Agriculture, Soil Conservation Service (USDA, SCS) Polk County Survey. There are no limitations to a ground storage facility onsite. No septic systems will be needed for this use.

Table 7

Soil Name	**Septic Tank Absorption Field Limitations**	**Limitations to Small Commercial Buildings**	**% of Site** *(approximate)*
Astatula sand (46)	Slight	Slight, but poor filtration	100%

Source: Soil Survey of Polk County, Florida, USDA, Soil Conservation Service

D. Protected Species

According to FNAI Biodiversity Matrix, the subject site (Unit ID 43633) no endangered species have been identified onsite, though given the ecology of the area, a species survey is warranted and will be required prior to construction.

E. Historical & Archeological Resources:

No protected archeological resources are located onsite, according to the Florida Department of State, Division of Historical Resources. The Bella Cosa to the east is listed on the National Register of Historic Spaces. This 14-room hotel and restaurant serves as a wedding venue on Lake Pierce.

F. Wells (Public/Private)

No existing public or private wells are indicated onsite.

G. Airports:

The nearest airport is Southerly Airport, a private airstrip located north of Lake Pierce. Cherry Pockets, a resort on the north shore of Lake Pierce, was also approved for a seaplane base.

Economic Factors:

The Southern Water Use Caution Area (SWUCA) was designated in 1992 to address declines in aquifer levels due primarily to groundwater withdrawals. Drawdowns in aquifer levels in some areas exceeded 50 feet. The SWUCA encompasses approximately 5,100 square miles, including all of DeSoto, Hardee, Manatee, and Sarasota counties, and parts of Charlotte, Highlands, Hillsborough and Polk counties. This area is experiencing reduced flows in its river systems, reduced lake levels, and saltwater intrusion into the Upper Floridan aquifer along the southwest coast of the state. Concurrently, similar environmental declines were being witnessed on the eastern coast of central Florida.

After data-gathering and analysis into the causes of these environmental declines, the FDEP developed a program called the Central Florida Water Initiative (CFWI). The CFWI Planning Area covers five counties, including Orange, Osceola, Polk, Seminole and southern Lake County. The boundaries of the St. Johns River, South Florida and Southwest Florida water management districts (Districts) meet in the area. In 2020, rules were adopted to limit water users in the CFWI area to their currently permitted groundwater quantities, or the quantities necessary to meet their needs in the year 2025, depending upon the use type. This rule will limit growth and development in Polk County unless other sources of drinking water can be found.

The PRWC was formed as a non-profit, special district of the State of Florida created to plan, develop, and deliver a future high-quality drinking water supply. The PRWC was created by interlocal agreement among member governments and is a regional utility funded by contributions from the member governments and State agency grants. Based on the local and regional water supply needs of Polk County's communities, the member governments knew that planning to meet those needs and protect Polk County's water resources needed to be a collective and collaborative process.

The Southwest Florida Water Management District is the largest funding partner, having committed over $200 million to the project so far. The PRWC has also been successful in securing over $10 million in state funding grants for this regional project. In addition, low-interest state revolving funds and federal WIFIA loans will be used to help finance the project and give members time to generate future revenue for repayment of the project loans.

Despite all the grants and low-interest loans, the water produced from this facility will cost more than it costs to retrieve water from the Upper Floridan Aquifer. This is due to the effort and energy it takes to bring the Lower Floridan Aquifer's briny water to purification and consumption standards. The byproduct of the process also comes at a cost to dispose through deep well injection. The individual utilities will make decisions for any changes to their customer drinking water rates. Water conservation will ultimately be a critical factor that lessens the financial burdens on average consumers.

Water storage systems provide financial benefits to the utility provider and ultimately taxpayers. These tanks act as capacitors to mitigate surge demand, which provides balanced water pressure. There is also less strain on other parts of the system when storage is available. In the long run, maintenance costs are lower, there are fewer pipe bursts, and water outages are less likely.

Consistency with the Comprehensive Plan, LDC, and Other County Ordinances:

The property is in the Suburban Development Area (SDA). Comprehensive Plan Section 2.106-A1 states, *"SDAs shall be those areas within the County which are, in most cases, located between municipalities, TSDA or UGA and the Rural Development Areas (RDAs). In the SDA, agricultural activities coexist alongside low density developed areas in the fringes of municipalities and other urban centers. These areas have developed predominately residential, in a suburban pattern with County-owned, municipal or County-franchised potable-water systems, but without centralized sewer facilities and very little, if any, supporting public facilities and non-residential uses. Other urban services typically found to accompany a suburban area include, but are not limited to multimodal transportation facilities, public safety, recreational and educational services."*

POLICY 2.125-D1: UTILITIES PERMITTED USES states that "*utility facilities shall be permitted throughout the County in all land use classifications, subject to County approval, to support existing and proposed development.*" To better serve existing development and additional

development in the future, there is a need for more water storage so that efficient flows can be maintained to distribute this water to existing and new customers.

Table 8, to follow, provides an analysis of the proposed request when compared to the typical policies of the Comprehensive Plan selected by staff for evaluation of development proposals. Based upon this analysis, the proposed request is consistent with these policies.

Table 8

Comprehensive Plan Policy	Consistency Analysis
POLICY 2.102-A2: COMPATIBILITY - Land shall be developed so that adjacent uses are compatible with each other, pursuant to the requirements of other Policies in this Future Land Use Element, so that one or more of the following provisions are accomplished: a. there have been provisions made which buffer incompatible uses from dissimilar uses; b. incompatible uses are made to be more compatible to each other through limiting the intensity and scale of the more intense use; c. uses are transitioned through a gradual scaling of different land use activities through the use of innovative development techniques such as a Planned Unit Development.	The proposed facility will not exceed the height district for the RS future land use (50'). The tank and all supporting facilities will be set back 50 feet from residential properties. Landscaping will be planted in accordance with LDC standards. Equipment onsite will not exceed LDC standards for noise at the property line (65dBA).
POLICY 2.102-A1: DEVELOPMENT LOCATION – Polk County shall promote contiguous and compact growth patterns through the development process to minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where tracts of land are by-passed in favor of development more distant from services and existing Communities.	This potable water storage tanks are needed to enable more "contiguous and compact growth patterns."
POLICY 2.102-A3: DISTRIBUTION - Development shall be distributed throughout the County consistently with this Future Land Use Element so that the public utility, other community services, and public transit and transportation systems can be efficiently utilized; and compact, high-density and intensity development is located where urban services can be made available.	This request is in the ERUSA. This is a greatly needed component of the overall distribution of potable water throughout the network. This will improve the operation of the system and contribute to more consistent water pressure.
POLICY 2.102-A4: TIMING - The development of land shall be timed and staged in conjunction with the cost-effective and efficient provision of supporting community services which, at a minimum, shall require compliance with the Plan's Level of Service requirements and the County's concurrency management system.	This ground storage facility is needed to serve current development as well as potential future development.
POLICY 2.102-A15: ADEQUATE PUBLIC FACILITIES - The County will direct new growth to areas where adequate public facilities exist or are planned; and ensure that essential services are in place to provide for efficient, cost-effective response times from the Fire Department, Sheriff's Department, and Emergency Management Service (EMS).	The subject property is located within an area of the County that has adequate public safety services as identified in the staff report. Ground storage reservoirs are essential to maintaining adequate water pressures in a water system so that fire hydrants have adequate flow for their emergency use.

LDC Table 2.1 listed Class III Utilities as a "C3" conditional use requiring Planning Commission approval. A Level 3 Review is approved by the Planning Commission under the criteria listed in Section 906.D.7 of the LDC

Table 9

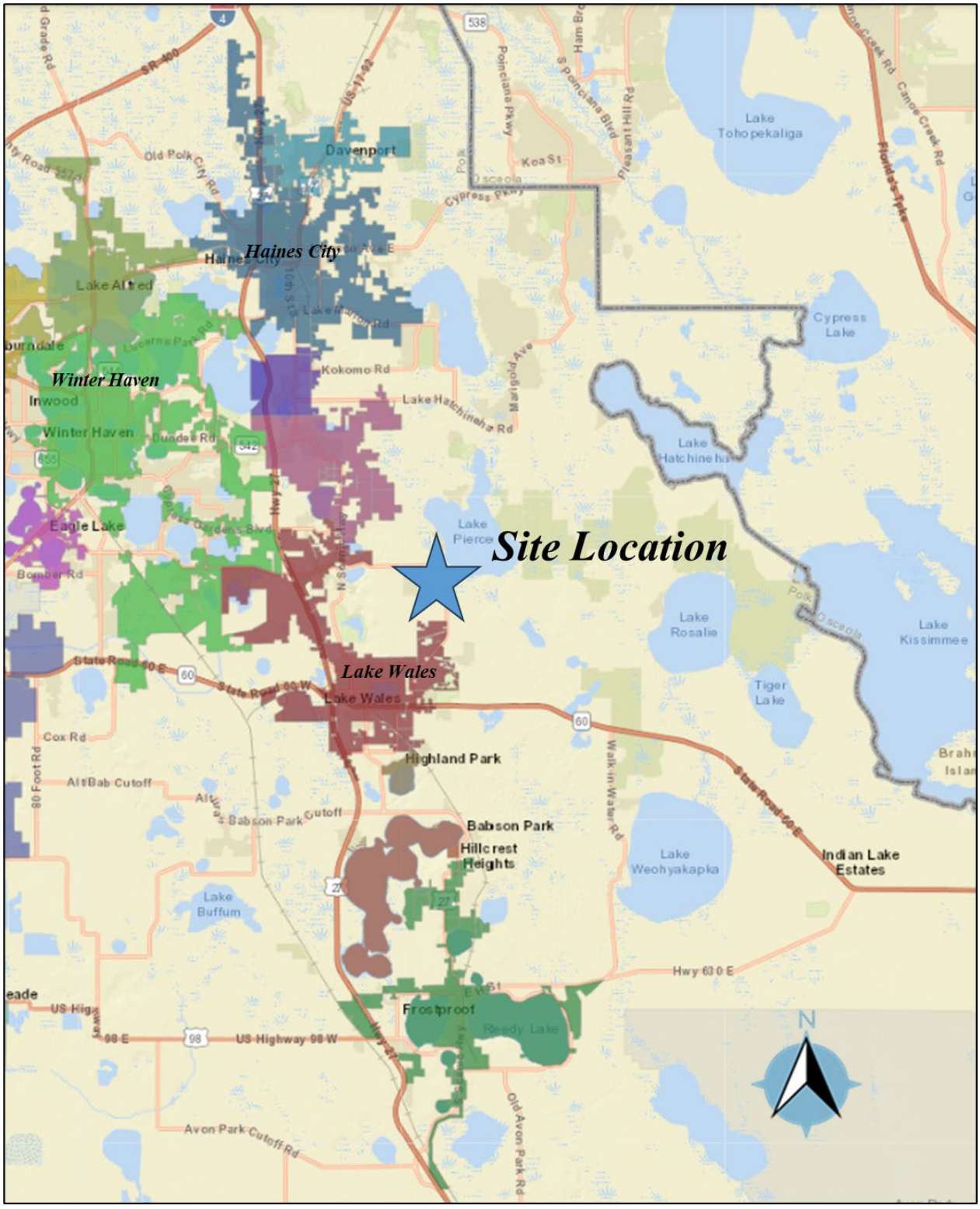
The Planning Commission, in the review of development plans, shall consider the following factors in accordance with Section 906.D.7 of the LDC:	
Whether the proposed development is consistent with all relevant requirements of this Code;	*Yes, this request is consistent with the LDC Section 303, Class III Utilities and 906.D Level 3 Review Procedures.*
Whether the proposed development is consistent with all applicable policies of the Comprehensive Plan;	*Yes, this development is consistent with the Comprehensive Plan because POLICY 2.125-D1 states "utility facilities shall be permitted throughout the County in all land use classifications"*
Whether the proposed use is compatible with surrounding uses and the general character of the area, including such factors as density, height, bulk, scale, intensity, traffic, noise, and appearance; and	*The surrounding properties are currently vacant or are single-family homes on large-acreage lots. The site plan demonstrates adherence to compatibility standards.*
How the concurrency requirements will be met if the development were built.	*Ground storage water tanks generate an insignificant amount of vehicle travel, require no school or park capacity, must be designed to meet drainage requirements, and are a concurrency facility on their own.*

The request meets all the conditions in Section 303 of the LDC for Class III Utilities in an RS land use district, as listed in the Findings of Fact of this report.

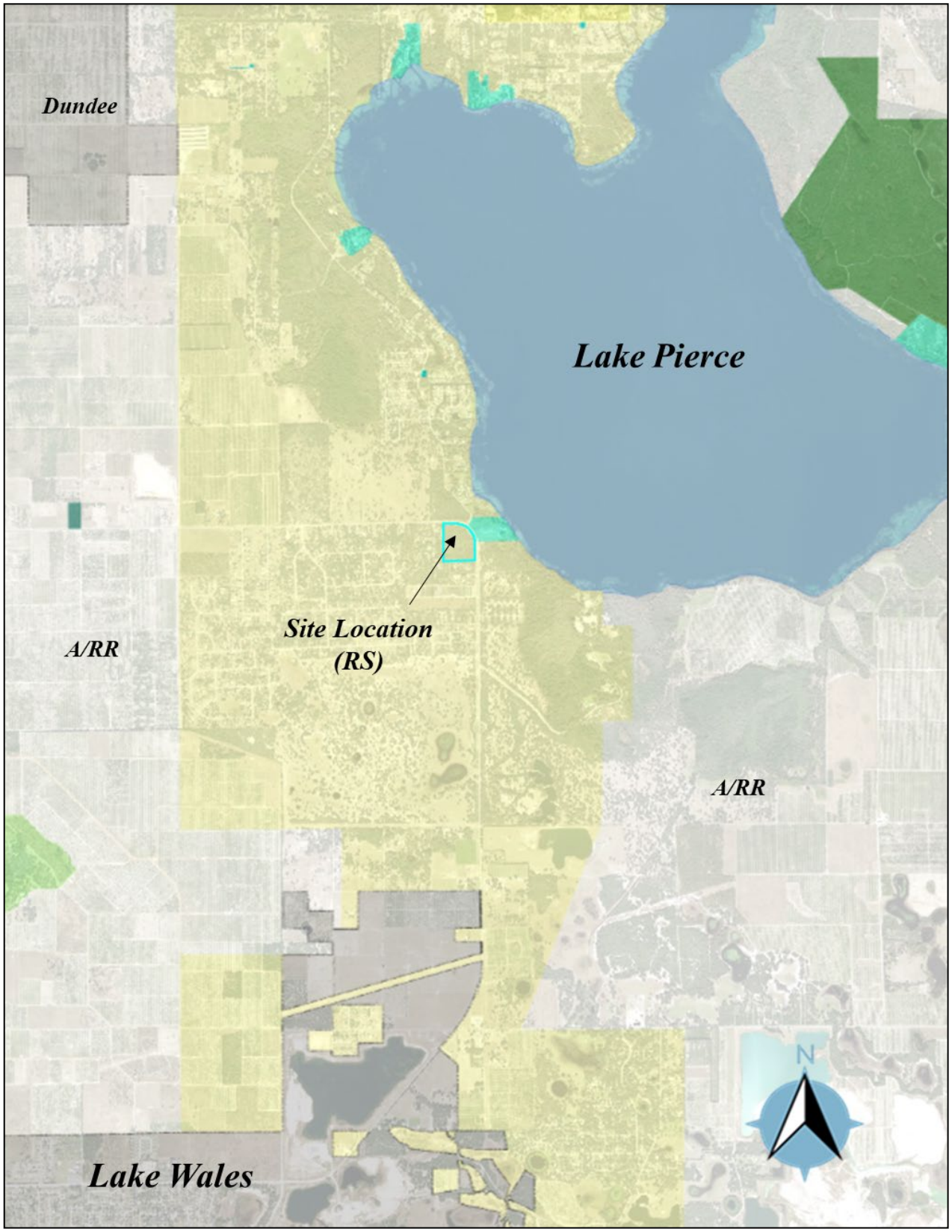
Comments from other Agencies: The Polk County Utilities, Land Development Engineering, County Surveyor, Polk County School Board, and the Polk County Public Safety Division contributed to the drafting of this report.

Exhibits:

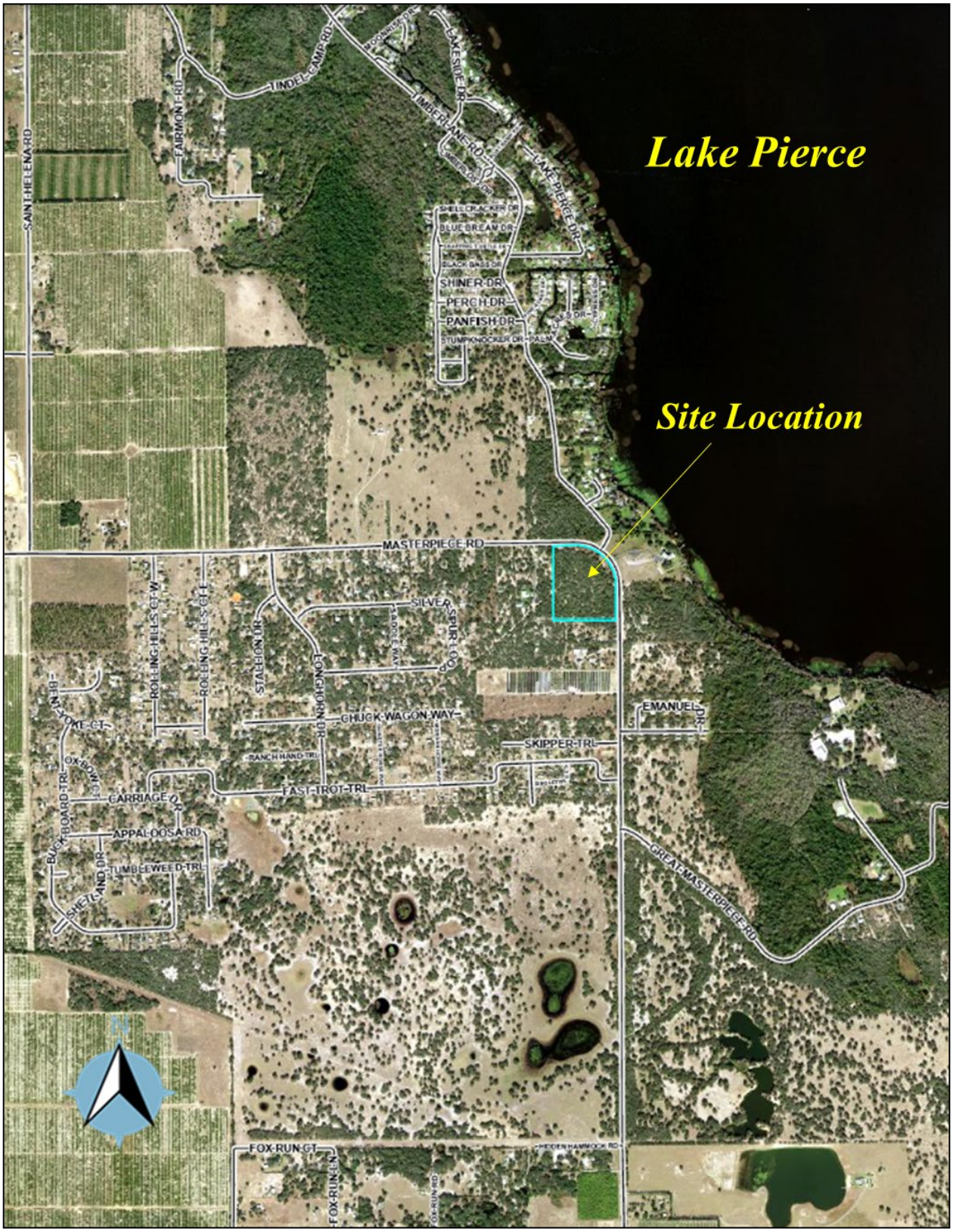
Exhibit 1 Location Map
Exhibit 2 Future Land Use Map
Exhibit 3 2023 Aerial Image (Context)
Exhibit 4 2023 Aerial Image (Close)
Exhibit 5 Site Plan



Location Map



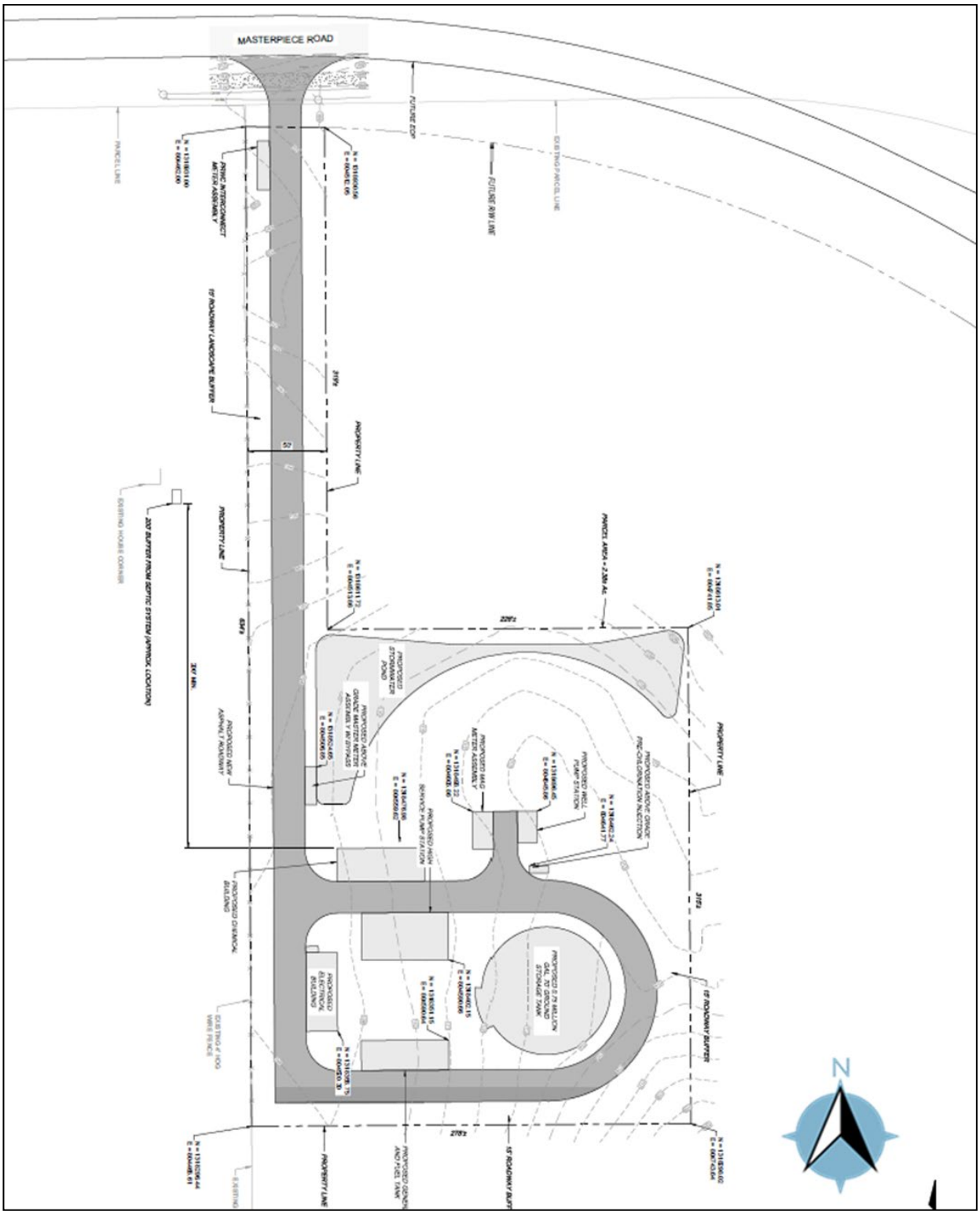
Future Land Use Map



2023 Aerial Image (Context)



2023 Aerial Image (Close)


MASTERPIECE ROAD
FUTURE EOP
FUTURE ROW LINE
EXISTING PARCEL LINE
PARCEL LINE
PROPERTY LINE
PROPOSED STORMWATER POND
PROPOSED WELL PUMP STATION
PROPOSED GRADE PRE-CHLORINATION INJECTION
PROPOSED 0.75 MILLION GAL. TF GROUND STORAGE TANK
PROPOSED OWNERS BUILDING
PROPOSED ASPHALT ROADWAY
15' ROADWAY BUFFER
15' ROADWAY LANDSCAPE BUFFER
200' BUFFER FROM SEPTIC SYSTEM (APPROX. LOCATION)
EXISTING HOUSE CORNER
EXISTING 4' HOG WIRE FENCE
N

Site Plan

LDCU-2025-11 - ERUSA Water Treatment Plant

Menu Reports Help

Application Name: ERUSA Water Treatment Plant

File Date: 05/14/2025

Application Type: PC-Conditional Use-New Or Mobile Home

Application Status: Revisions Required

Application Comments:

View ID	Comment	Date

Description of Work: ERUSA Water Treatment Plant with Ground Storage Tank and supporting infrastructures. Class III Utilities

Application Detail: Detail

Address: MASTERPIECE RD, LAKE WALES, FL 33898

Parcel No: 282917000000041020

Owner Name: POLK COUNTY

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
Polk County		Engineer	Mailing, 330 W Church ...	Active

Licensed Professionals Info:

Primary	License Number	License Type	Name	Business Name	Business License #

Job Value: $0.00

Total Fee Assessed: $450.00

Total Fee Invoiced: $0.00

Balance: $0.00

Custom Fields: **LD_GEN_PUB**

PUBLIC HEARINGS

Development Type
Planning Commission

Application Type
Government Project

Variance Type
–

Brownfields Request
–

Affordable Housing

Type of Acreage
–

GENERAL INFORMATION

Expedited Review

Number of Lots
–

Will This Project Be Phased

Acreage
0

DRC Meeting
06/05/2025

DRC Meeting Time
9:15 AM

Rescheduled DRC Meeting
–

Rescheduled DRC Meeting Time
–

Green Swamp
No

Number of Units
–

Case File Number
–

Is this Polk County Utilities

Is this Application a result of a Code Violation
No

One Year Extension
–

FS 119 Status
Non-Exempt

Code Violation Case Number
–

ADVERTISING

Legal Advertising Date

BOCC1 Advertising Date

BOCC2 Advertising Date
–

Advertising Board
Planning Commission

MEETING DATES

Community Meeting
–

Planning Commission Date
08/06/2025

Land Use Hearing Officer 3
–

1st BOCC Date
–

2nd BOCC Date
–

LUHO-Level 3
–

HEARING

PC Hearing Results
–

PC Vote Tally
–

BOCC 1st Hearing Results
–

BOCC 1st Vote Tally
–

BOCC 2nd Hearing Results
–

BOCC 2nd Vote Tally
–

FINAL LETTER

Denovo Appeal
–

Denovo Results
–

Denovo Tally
–

LD_GEN_PUB_EDL

Opening DigEplan List...

DigEplan Document List
Open

PLAN REVIEW FIELDS

TMPRecordID
POLKCO-REC25-00000-00JYX

DocumentGroupforDPC
DIGITAL PROJECTS LD

RequiredDocumentTypes
–

RequiredDocumentTypesComplete
Yes

AdditionalDocumentTypes
Applications,AutoCad File,Binding Site Plans (PDs and CUs),CSV,Calculations,Correspondence,Design Drawings,Flood/Traffic Studies,Impact Statement,Inspections,Miscellaneous,Plats,Record Drawings,Response Letter Resubmittal Complete,Staff Report/Approval Letter,Survey,Title Opinion

Activate DPC
Yes

Activate FSA
Yes

DigitalSigCheck
Yes

SELECTED AREA PLANS

Selected Area Plans

LAND USE

Selected Area Plan LU Code

DEVELOPMENT AREA

Development Area

NOR

Neighborhood Organization Registry (NOR)

PUBLIC MAILERS

Posting Board **Number of Boards** (Number) **Number of Mailers** (Number) **Date Mailed** **Date Posted** **NOR**

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Submittal	Lyndsay Rathke	Application ...	05/14/2025	Lyndsay Rathke
Engineering Review				
Fire Marshal Review	Kim Turner	Approve	05/24/2025	Kim Turner
Planning Review	Ivan Nance	Approve	05/28/2025	Ivan Nance
Surveying Review	Mike Benton	Resubmittal ...	05/28/2025	Mike Benton
School Board Review	School District	Not Required	05/14/2025	School District
Roads and Drainage Review	Phil Irven	Approve	05/19/2025	Phil Irven
Review Consolidation	Lyndsay Rathke	Resubmittal ...	05/28/2025	Lyndsay Rathke
Staff Report				
Public Notice				
Hearing				
BOCC Hearing				
Final Letter				
Archive				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By

Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments

Impact Assessment Statement

Land and Neighborhood Characteristics

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

Located in a rural area without adversely impacting or people.

2. What are, if any, the incompatibility and special efforts needed to minimize the differences in the proposed use with adjacent uses?

Locating the treatment plant far from residential uses. The storage tank will have low impacts.

3. How will the request influence future development of the area?

It will provide water to support growth in urban areas.

Access to Roads and Highways

1. What is the number of vehicle trips to be generated daily and at the PM peak hour based on the latest Institute of Traffic Engineers (ITE)? Please provide a detailed1 methodology and calculations.

Less than 50 AADT at the treatment site, 10 PM peak. Only an occasional trip to the raw water wells for maintenance and testing.

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

Commercial driveway entrance.

3. What is the total number of parking spaces required pursuant to Section 708 of the Land

10-15 and storage of maintenance vehicles at the plant site.

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

Direct frontage

Sewage

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

Not much more than 1 ERC at the plant site. None at the well sites.

2. If on-site treatment is proposed, what are the proposed method, level of treatment, and the method of effluent disposal for the proposed sewage?

Septic tank and drain field.

3. If offsite treatment, who is the service provider?

n/a

4. Where is the nearest sewer line (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 or right-of- way under certain conditions listed in Section 702E.3 of the Land Development Code)

n/a

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

n/a

6. What is the anticipated date of connection?

n/a

7. What improvements to the providers system are necessary to support the proposed request

n/a

Water Supply

1. What is the proposed source of water supply and/or who is the service provider?

Polk County Utilities

2. What is the estimated volume of consumption in gallons per day (GPD)?

Not much more than 1 ERC at the plant site.

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

Onsite.

4. Who is the service provider?

Polk County Utilities

5. What is the anticipated date of connection?

2026

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

12.5 MGD to 30 MGD

7. Is there an existing well on the property(ies)?

Surface Water Management and Drainage

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 highest point on the WTP site is 123 MSL in the southwest corner, the lowest point is 89 MSL in the northeast corner. The site slopes towards Masterpiece Road.

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

There will be some site grading necessary to place all of the facilities.

Environmental Analysis

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.

An environmental review will be required prior to Level 2 Approval and development of the site.

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

No wetlands or floodplains.

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

The project will be interior to the site and meet compatibility standards of a minimum of 50 feet from adjacent residential development.

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

No impact. Most facilities will be at grade. The highest are the ground storage tanks that are less than 40 feet above average adjacent grade.

5. Provide an analysis of soil types and percentage of coverage on site and what effect it will have on development.

Most of the site is Astatula Sand. Astatula is well drained.

Infrastructure Impact Information

1. Parks and Recreation;

Sumica Preserve is the closest environmental land. Closest parks are in Lake Wales.

2. Educational Facilities (e.g., preschool, elementary, middle school, high school);

Closest schools are in Lake Wales.

3. Health Care (e.g., emergency, hospital);

Lake Wales Medical Center

4. Fire Protection;

Polk County Fire/Rescue

5. Police Protection and Security;

PCSO

6. Emergency Medical Services (EMS);

Onsite

7. Solid Waste (collection and waste generation); and

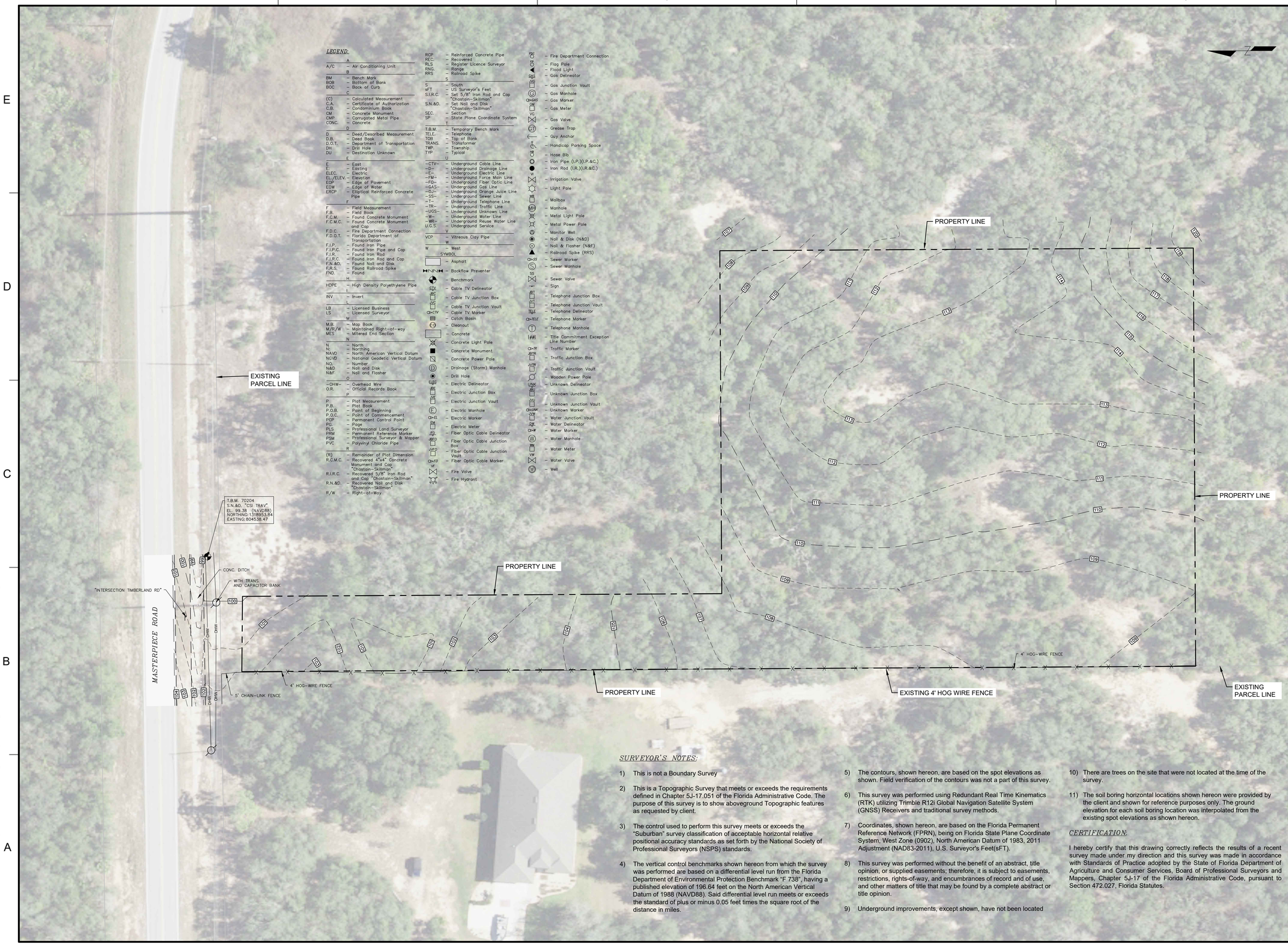
Neglibile.

*8. How may this request contribute to neighborhood needs?*It will provide a future water supply.

ERUSA PRWC AWS RECEIVING FACILITY

The ERUSA PRWC AWS Receiving Facility is an Alternative Water Supply (AWS) Receiving Facility that lies within the Eastern Regional Service Area (ERUSA) in Polk County and is located south of Masterpiece Road at the Timberlane Road intersection. With portions of Polk County lying within the Southern Water Use Caution Area (SWUCA) as identified by the Southwest Water Management District, there has been a significate effort by the State and additional stakeholders to address the water use in the region. This facility will blend AWS water being provided by the Polk Regional Water Cooperative (PRWC) with raw water from a new Upper Floridian Aquifer well and provide treated potable water across the eastern portion of the ERUSA service area.

This facility will be rated for 1.63 MGD meeting future demands at build out year of 2045, with the AWS supplying average daily conditions and the onsite well available to meet demands during peaking events. The facility will include multiple onsite structures including an electrical building, treatment building, high service pump station, 0.75 million gallon ground storage tank, and an emergency backup generator. The majority of the facility structures are set back roughly 350 feet south of Masterpiece Road and will meet County setback and buffering requirements of the Land Development Code. A Type C buffer will be placed on west and southern borders along with maintaining much of the existing vegetation on those sides. The Facility will be staffed according to FDEP requirements and operated utilizing a robust electrical and SCADA control system under normal operating conditions. The high service pump station houses the distribution system pumps which are often the primary noise source along with the on-site well, and emergency backup generator. These mechanical components are specifically design by the manufacturers to be placed in residential settings and mitigate any noise pollution. In the case of an emergency scenario where the backup generator is required for a period of time, the generator is fully enclosed in a sound attenuated enclosure and strategically placed on the site away from neighboring properties as feasibly possible.



SURVEYOR'S NOTES:

1) This is not a Boundary Survey
2) This is a Topographic Survey that meets or exceeds the requirements defined in Chapter 5J-17.051 of the Florida Administrative Code. The purpose of this survey is to show aboveground Topographic features as requested by client.
3) The control used to perform this survey meets or exceeds the "Suburban" survey classification of acceptable horizontal relative positional accuracy standards as set forth by the National Society of Professional Surveyors (NSPS) standards.
4) The vertical control benchmarks shown hereon from which the survey was performed are based on a differential level run from the Florida Department of Environmental Protection Benchmark "F 738", having a published elevation of 196.64 feet on the North American Vertical Datum of 1988 (NAVD88). Said differential level run meets or exceeds the standard of plus or minus 0.05 feet times the square root of the distance in miles.
5) The contours, shown hereon, are based on the spot elevations as shown. Field verification of the contours was not a part of this survey.
6) This survey was performed using Redundant Real Time Kinematics (RTK) utilizing Trimble R12i Global Navigation Satellite System (GNSS) Receivers and traditional survey methods.
7) Coordinates, shown hereon, are based on the Florida Permanent Reference Network (FPRN), being on Florida State Plane Coordinate System, West Zone (0902), North American Datum of 1983, 2011 Adjustment (NAD83-2011), U.S. Surveyor's Feet(sFT).
8) This survey was performed without the benefit of an abstract, title opinion, or supplied easements; therefore, it is subject to easements, restrictions, rights-of-way, and encumbrances of record and of use, and other matters of title that may be found by a complete abstract or title opinion.
9) Underground improvements, except shown, have not been located
10) There are trees on the site that were not located at the time of the survey.
11) The soil boring horizontal locations shown hereon were provided by the client and shown for reference purposes only. The ground elevation for each soil boring location was interpolated from the existing spot elevations as shown hereon.

CERTIFICATION:

I hereby certify that this drawing correctly reflects the results of a recent survey made under my direction and this survey was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dewberry

Dewberry Engineers Inc.
1479 Town Center Dr
Suite D214
Lakeland, FL 33803
863.345.0838
CA #8794

POLK COUNTY UTILITIES
ERUSA
WATER TREATMENT PLANT
POLK COUNTY, FLORIDA
60% DESIGN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

SCALE

0' 15' 30' 60'
SCALE: 1" = 30'

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY I.NAZARIO
APPROVED BY C.MARSH
CHECKED BY C.MARSH
DATE APRIL 2025

TITLE

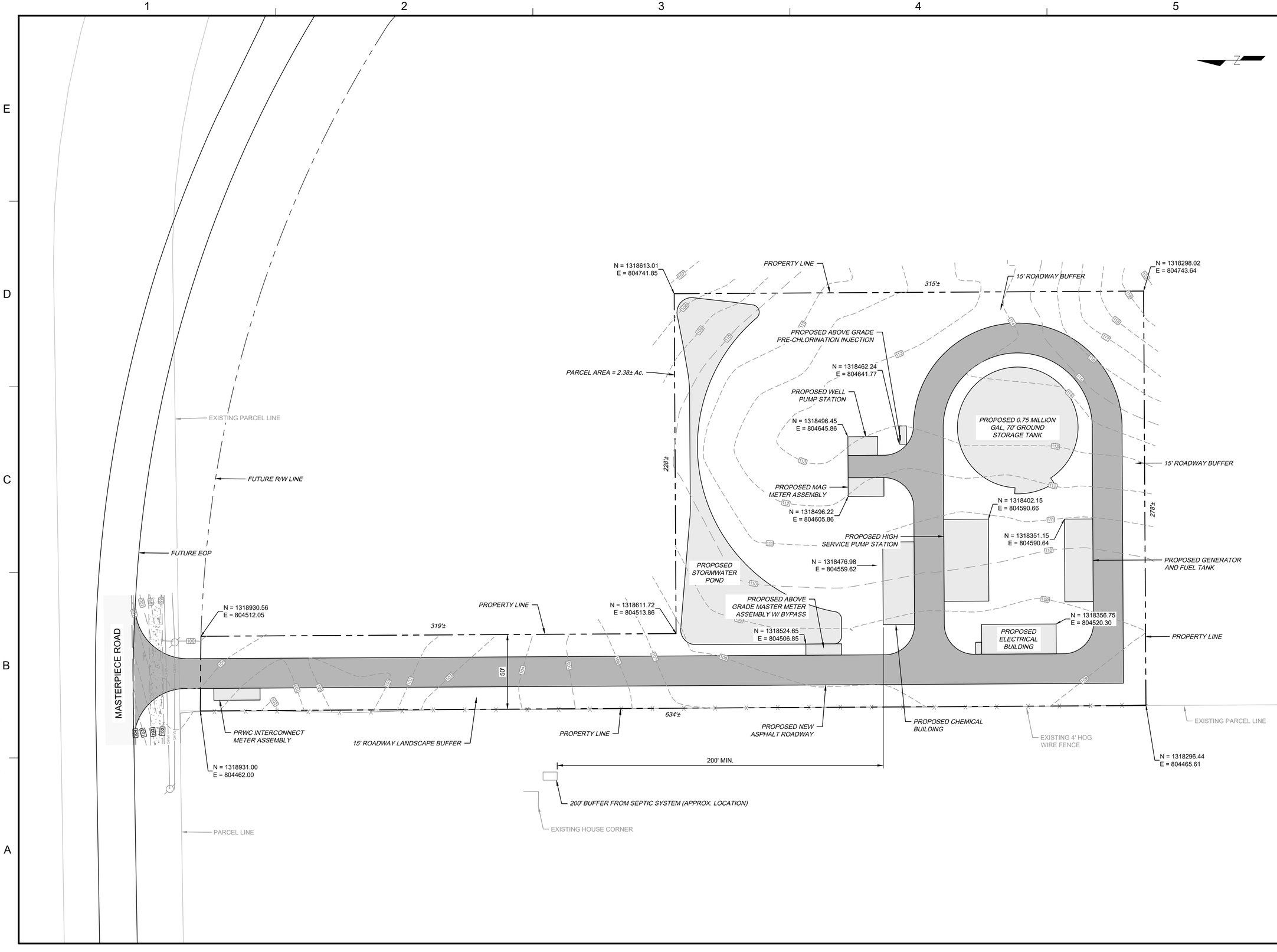
EXISTING SITE CONDITIONS

PROJECT NO. 50185166

C-101

SHEET NO. 06 OF 45

C:\Users\inazario\OneDrive - Dewberry\PCU ERUSA Receiving Facility\CAD\dwg\50167203 EXISTING SITE CONDITIONS.dwg PLOTSTYLETABLE: DCS.CTB PLOTTED: 4/4/2025 2:25 PM PLOTTED BY: NAZARIO, ISAAC



C:\Users\inazario\OneDrive - Dewberry\PCU ERUSA Receiving Facility\CAD\dwg\50167203 PROPOSED SITE PLAN.dwg PLOTSTYLETABLE: DCS.CTB PLOTTED: 4/4/2025 2:25 PM PLOTTED BY: NAZARIO, ISAAC

Dewberry

Dewberry Engineers Inc.
1479 Town Center Dr
Suite D214
Lakeland, FL 33803
863.345.0838
CA #8794

POLK COUNTY UTILITIES

ERUSA WATER TREATMENT PLANT

POLK COUNTY, FLORIDA
60% DESIGN

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

SCALE

0' 15' 30' 60'
SCALE: 1" = 30'

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY I.NAZARIO
APPROVED BY C.MARSH
CHECKED BY C.MARSH
DATE APRIL 2025

TITLE

PROPOSED SITE PLAN

PROJECT NO. 50185166

C-102

SHEET NO. 07 OF 45

POLK COUNTY PLANNING COMMISSION

FINAL ORDER

Case Number: LDCU-2025-11 (ERUSA Water Treatment Facility)

Applicant: Polk County

Property Owner: Polk County

Hearing Date: August 6, 2025

I. Request:

Conditional Use request for a Water Treatment Plant with a 0.75-Million-Gallon Ground Storage Tank and support facilities (Class III Utilities).

II. Findings:

The Planning Commission hereby adopts and incorporates herein the DRC staff report and makes the following findings based upon the staff report and other record evidence presented during the hearing:

1. Pursuant to section 906D.7 of the LDC, the Planning Commission shall, in the review of a Level 3 application, consider the following factors:

    a. Whether the proposed development is consistent with all relevant requirements of this Code;
    b. Whether the proposed development is consistent with all applicable policies of the Comprehensive Plan;
    c. Whether the proposed use is compatible with surrounding uses and the general character of the area, including such factors as density, height, bulk, scale, intensity, traffic, noise, and appearance; and
    d. How the concurrency requirements will be met if the development was built.

2. The Application is consistent with all relevant requirements of the LDC, including without limitation, Sections 303 and 906.

3. The Application is consistent with all applicable policies of the Comprehensive Plan.

4. The Application is compatible with surrounding uses and the general character of the area.

5. Concurrency requirements can be met if the development is built.

III. Incorporation of the Record

The record is hereby incorporated by reference into this order and is on file with the Land Development Division. The record consists of the following: the Application, Impact Assessment Statement, the DRC staff report, staff's PowerPoint presentation, and all testimony and evidence presented at the hearing.

IV. Planning Commission's Decision:

Based upon the record and the foregoing findings, the Application is APPROVED, subject to the conditions, if any, set forth in the staff report.

V. Effective Date, Appeals:

This order shall be rendered to the Clerk and becomes effective on the date rendered. The Planning Commission's decision may be appealed to the Board of County Commissioners by filing an application for de novo review with the Land Development Division within 7 calendar days after the Planning Commission hearing. If a de novo application is timely filed, this order shall not be final and effective until final action of the Board of County Commissioners.

DONE AND ORDERED in Bartow, Polk County, Florida, in regular session this 6th day of August **2025**, by the Polk County Planning Commission.

Polk County Planning Commission	**ATTEST:**
By: _____	By: _____
Robert Beltran, Chair	Lyndsay Yannone, Recording Secretary

Date rendered to the Clerk: _____

Exhibits to Planning Commission's Order
Exhibit A-Staff Report and Exhibits

cc: Land Development Division Official File
Erin Valle, Clerk of Court (under separate cover)

Polk County

Planning Commission

Agenda Item 6. 8/6/2025

SUBJECT

LDCPAS-2024-7 (Goldenrod Lane CPA)

DESCRIPTION

The applicant, Leandro Souto, is requesting a Small-Scale Comprehensive Plan Amendment on behalf of the property owners, Moonstone Ventures LLC, to change the Future Land Use Designations from Pre-Development of Regional Impact (Pre-DRI) to Residential Low (RLX) on 17.09 +/- acres of property in the Utility Enclave Area (UEA). Site is located south of Hemlock Avenue, west of Dogwood Road, north of Bayberry Street, east of Marigold Avenue, and east of Haines City, in Section 10, Township 28, Range 28 in the Poinciana Pre-Development of Regional Impact.

RECOMMENDATION

Approval

FISCAL IMPACT

No Fiscal Impact

CONTACT INFORMATION

Johnathan (JP) Sims

Planner II

Polk County BoCC

863-534-7515

Johnathansims@polk-county.net

POLK COUNTY DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

ID #:	**82**
DRC Date:	May 29th, 2025
Planning Commission Date:	August 6th, 2025
BoCC Dates:	September 16th, 2025
Applicant:	Leandro Souto, Burkett Engineering
Level of Review:	Level 4 Review, Comprehensive Plan Map Amendment
Case Number and Name:	LDCPAS-2024-7 Goldenrod Lane CPA
Request:	Small Scale Comprehensive Plan map amendment from Development of Regional Impact (DRI) to Residential Low (RL-X) on 17.1 +/- acres.
Location:	South of Hemlock Avenue, west of Dogwood Road, north of Bayberry Streete, east of Marigold Avenue, and east of Haines City, in Section 10, Township 28, Range 28.
Property Owner:	Moonstone Ventures LLC
Parcels Size:	± 17.1 acres (282810-935240-000004)
Development Area/Overlays:	Utility Enclave Area (UEA)
Future Land Use:	Development of Regional Impact (DRI)
Nearest Municipality	Haines City
DRC Recommendation:	Approval
Planning Commission Vote:	Pending
Case Planner:	Johnathan (JP) Sims, Planner II

Location Map



Current Future Land Use Map



Summary

The applicant, Leandro Souto, is requesting a Small-Scale Comprehensive Plan Amendment on behalf of the property owners, Moonstone Ventures LLC, to change the Future Land Use Designations from Pre-Development of Regional Impact (Pre-DRI) to Residential Low (RLX) on 17.09 +/- acres of property in the Utility Enclave Area (UEA). Site is located south of Hemlock Avenue, west of Dogwood Road, north of Bayberry Street, east of Marigold Avenue, and east of Haines City, in Section 10, Township 28, Range 28 in the Poinciana Pre-Development of Regional Impact.

Compatibility Summary

This request will be compatible with the surrounding area as the density requested by the applicant is relatively similar to the approved projects in the Poinciana Development of Regional Impact. It has Development of Regional Impact (DRI) surrounding the site, but all of the lots are slated for low density residential. There is currently nothing developed on the site as it was a designated School site Tract per the Poinciana Master Plan. Residential Low (RL-1X) would allow for a standard density of one (1) dwelling unit per acre, but could get up to five (5) dwelling units per acre with a Planned Development. This would be similar density to the surrounding residential developments.

Infrastructure Summary

The subject site is within the Toho Water Authority Service Area per the Toho website's Service Area Map. The site will have access to water and wastewater lines as all of the surrounding sites being developed will also have access. The road with access, Goldenrod Lane, is a Local Road owned by Polk County, but capacity information is not tracked by TPO. However, the surrounding road link in Marigold Avenue, an Urban Collector, has available capacity and is in Fair condition. Mass transit is not available nearby, and there is not a stop nearby to the site. Public safety response times are normal for this part of the County, but school capacity will be an issue in the future as two of the zoned schools are already over capacity. The request is compatible with the available infrastructure.

Environmental Summary

The nearest neighborhood park is the Poinciana Playground 1.22 miles north of the site and the nearest regional Park is Poinciana Community Park 2.2 miles to the south of the subject site. The soil types for the site are Tavares fine sand and Astatula sands. There are no wetlands or flood zone on site.

Comprehensive Plan
The relevant sections of the Comprehensive Plan that are applicable to the project request:

- Policy 2.102(A1-A15): Growth Management Policies
- Policy 2.102-A10 Location Criteria
- Policy 2.107(A1-A5): Utility Enclave Area (UEA)
- Policy 2.120-C: Residential Low
- Policy 2.130-A: Poinciana Pre-DRI

Findings of Fact

Request and Legal Status

- This is an applicant-initiated request for the Future Land Use designation change from Pre-Development of Regional Impact (Pre-DRI) to Residential Low (RLX).

- The subject site is currently designated as a School Site in the Poinciana Master Plan.

- The Poinciana development received approval by Polk County in 1971 as a Planned Unit Development (PUD 71-10). In 1983, Poinciana received vested rights status under Section 830.06 and 120.57, F.S., which vested this project from the Development of Regional Impact (DRI) review process.

Compatibility

- The existing uses surrounding the site are:
    - North – DRI; detached single family residential.
    - West – DRI; detached single family residential.
    - East – DRI; detached single family residential.
    - South – DRI; detached single family residential.

- The general area to the west, east, north, and south of the subject site are designated for single family detached. The site is currently slated as a school site, but since everything around it is planned to be used for low density single family residential, this change would be compatible with the surrounding area.

Infrastructure

- The zoned schools for the site are Laurel Elementary, Lake Marion Creek Middle, and Haines City High School.

- Polk County Fire Rescue Station 46 will be the response unit for fire and EMS for this site. It is located at 9500 Marigold Avenue, Kissimmee, with an approximate travel distance of 1.5 miles.

- The subject site is within the Sheriff Department's Northeast District. The Northeast District Office is located at 100 Dunson Road in Davenport.

- Per the applicant, the subject site will be serviced by Toho Water Authority's Service Area for potable water and wastewater.

- There are no sidewalks anywhere within the vicinity and there are no plans to construct sidewalks.

- The closest mass transit route is Line 426, the Poinciana Circulator route serviced by Lynx Transit Systems located within Osceola county. The closest stop is 8.5 miles away to the northeast of the subject site.

- The nearest neighborhood park is the Poinciana Playground 1.25 miles north of the site and the nearest regional Park is Poinciana Community Park 2.2 miles to the south of the subject site.

Environmental

- The site's elevation changes from the north to the south half of the property. On the half north of Goldenrod, the highest elevation is 110 feet in the middle with the lowest going down to 103 feet to the southeast. On the half south of Goldenrod, the elevation high is 123 feet in the middle with it sloping down to 100 feet on the side abutting Goldenrod Lane.

- There are no wetlands onsite and the property is not in a flood zone, but there is a tiny portion of wetlands to the northwest of the site.

- The soil types for the site are Tavares fine sand and Astatula sand.

- According to Polk County Endangered Habitat Maps, the subject site is not located within a one-mile radius of an observation of a protected animal species (Source: Florida Department of Environmental Protection, 2015).

- The subject site resides within a Potential Network Connection of the Polk Green District. However, everything around it is developed already so it is no longer a viable location.

- There are no known archeological or historical resources on the subject site per data from the Florida State Historical Commission.

- There are no wells on the subject site and it is not located in a wellfield.

- The site is not within an Airport Impact District.

Comprehensive Plan Policies

- POLICY 2.102-A1 Development Location states that Polk County shall promote contiguous and compact growth patterns through the development process to minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where tracts of land are by-passed in favor of development more distant from services and existing communities.

- POLICY 2.102-A2 Compatibility states that land shall be developed so that adjacent uses are compatible with each other, pursuant to the requirements of other Policies in this Future Land Use Element, so that one or more of the following provisions are accomplished: a. there have been provisions made which buffer incompatible uses from dissimilar uses; b. incompatible uses are made to be more compatible to each other through limiting the

intensity and scale of the more intense use; c. uses are transitioned through a gradual scaling of different land use activities through the use of innovative development techniques such as a Planned Unit Development.

- POLICY 2.102-A3 Distribution states that development shall be distributed throughout the County consistently with this Future Land Use Element so that the public utility, other community services, and public transit and transportation systems can be efficiently utilized; and compact, high-density and intensity development is located where urban services can be made available.

- POLICY 2.102-A4 Timing states that development of land shall be timed and staged in conjunction with the cost-effective and efficient provision of supporting community services which, at a minimum, shall require compliance with the Plan's Level of Service requirements and the County's concurrency management system.

- POLICY 2.102-A10 Location Criteria states the following factors shall be taken into consideration when determining the appropriateness of establishing or expanding any land use or development area:
  a. nearness to incompatible land uses and future land uses, unless adequate buffering is provided;
  b. nearness to agriculture-production areas;
  c. distance from populated areas;
  d. economic issues, such as minimum population support and market-area radius (where applicable);
  e. adequacy of support facilities or adequacy of proposed facilities to be provided by the time of development, including, but are not limited to:
     1. transportation facilities, including but not limited to, mass transit, sidewalks, trails and bikeways;
     2. sanitary sewer and potable water service;
     3. storm-water management;
     4. solid waste collection and disposal;
     5. fire protection with adequate response times, properly trained personnel, and proper fire-fighting equipment;
     6. emergency medical service (EMS) provisions; and
     7. other public safety features such as law enforcement;
     8. schools and other educational facilities
     9. parks, open spaces, civic areas and other community facilities
  f. environmental factors, including, but not limited to:
     1. environmental sensitivity of the property and adjacent property;
     2. surface water features, including drainage patterns, basin characteristics, and flood hazards;
     3. wetlands and primary aquifer recharge areas;
     4. soil characteristics;
     5. location of potable water supplies, private wells, public well fields; and
     6. climatic conditions, including prevailing winds, when applicable.

- POLICY 2.107-A1 DESCRIPTION - UEAs shall be those areas within the County which have developed at urban or suburban densities with County-owned, municipal or County-

franchised potable-water systems, and centralized public sewer facilities, or private sewer system in excess of 400,000 GPD. UEAs are typically lacking the full complement of other urban services typically found in the Transit Supportive Development, Urban Growth, or Suburban Areas.

- POLICY 2.107-A2 DESIGNATION AND MAPPING - The Future Land Use Map Series shall designate and map Utility-Enclave Areas (UEAs) base districts for those areas of the County meeting the general characteristics of this Section 2.107. Expansion of Utility Enclave Areas shall only be permitted in those cases where:

    - a.it is determined that such expansion is necessary for the utility provider to realize a beneficial return on its existing utility investment(s);
    - b.it is consistent with other policies in the Plan, and meets the requirements of Policy 2.102-A9 and Policy 2.102-A10 ("locational criteria" for land use and development area expansions); andc.it is determined, through adequate data and analysis of population and land use needs, that such expansion is needed.

- POLICY 2.107-A3: LAND USE CATEGORIES - The following land use categories shall be permitted within UEAs:

    - ACTIVITY CENTERS: Community Activity Centers, Neighborhood Activity Centers, Convenience Centers, Tourism Commercial Centers, and High-Impact Commercial Centers shall be permitted within UEA's in accordance with applicable criteria.
    - RESIDENTIAL: Residential-High, Residential-Medium and Residential-Low Districts shall be permitted within UEA's in accordance with applicable criteria.
    - OTHER: Linear Commercial Corridors, Commercial Enclaves, Industrial, Business-Park Centers, Office Centers, Leisure/Recreation, Institutional, Recreation and Open Space, Preservation.

- POLICY 2.107-A4: OVERLAY DISTRICTS - All Overlay Districts shall be permitted within UEAs in accordance with applicable criteria.

- POLICY 2.107-A5: DEVELOPMENT CRITERIA - Development within UEAs shall conform to the following criteria as further specified by the Land Development Code:

- All uses developed after adoption of the Polk County Comprehensive Plan shall be required to connect to the existing centralized water and sewer system and may receive a development order provided all other provisions of this Plan are met.
    - Incorporate design features that promote healthy communities, green building practices, mixed use development, transit-oriented design, variety in housing choices and other initiatives consistent with Section 2.1251 - Community Design, of this element.
    - Provide access to parks, green areas, and open space and other amenities.
    - Be designed to facilitate the provision of public safety services (i.e., fire, EMS and law enforcement). In order to achieve higher densities and intensities allowed by each land use, development in the UEA shall be required to connect to centralized

water and sewer system and incorporate clustering and other low impact design criteria as established under the Conservation Development Section

- POLICY 2.120-C1: CHARACTERISTICS - Densities up to, and including, 5.00 DU/AC. The Residential-Low classification is characterized by single-family dwelling units, duplex units, and small-scale multi-family units.

- POLICY 2.120-C2: DESIGNATION AND MAPPING - Residential-Low districts shall be located within TSDAs, UGAs, and UEAs as designated on the Future Land Use Map Series as "RL."

- POLICY 2.120-C3: LOCATION CRITERIA - Residential-Low areas shall be located only within the TSDAs, UGAs, SDAs, and UEAs and new Residential-Low development shall not be located within Activity Centers. The placement of Residential-Low shall be evaluated based on the general criteria listed in Policy 2.119-A2.

- POLICY 2.120-C4: DEVELOPMENT CRITERIA - Residential development may contain a variety of housing types as defined by the Land Development Code within the TSDA. Outside the TSDA, RL may contain single-family dwelling units, duplex units, small-scale multi-family units, and family-care homes, and shall be permitted, with County approval, at a density of up to, and including, 5 DU/AC. Additionally, community facilities may be allowed in accordance with policies of this Plan.

- POLICY 2.130-A: POINCIANA (PRE-DRI #1) - The Poinciana development contains approximately 47,000 acres located in Polk and Osceola counties. The project is a multi-use development proposed to contain single-family, multi-family, commercial, industrial, institutional, and open space/recreation uses within 8 villages, 9 estate areas, and 6 office/industrial parks. Located in Polk County are Villages 3, 4, 6, 7, and 8. The Poinciana development received approval by Polk County in 1971 as a Planned Unit Development (PUD 71-10). In 1983, Poinciana received vested rights status under Sections 830.06 and 120.57, F.S., which vested this project from the Development of Regional Impact (DRI) review process.

The approved master development plan for Poinciana and subsequent modifications to various portions of this development are on file in the offices of the Polk County Land Development Division. Approved land uses are also detailed in the Poinciana Binding Letter of Interpretation of Vested Rights Status, date May 17, 1983, and subsequent Binding Letters of Modification to a Development of Regional Impact with Vested Rights (BLIVR), issued by and on file with the Department of Economic Opportunity (DEO). Additional copies are also available through the Polk County Land Development Division. In 2018, the Florida legislature modified Section 380.06 that local governments may modify the BLIVRs instead of DEO. The Land Development Code includes processes and procedures to determine if property is within the boundaries of Poinciana and how development will be implemented. This also includes Future Land Use changes adjacent to proposed roadways.

Development Review Committee Recommendation: Based on the information provided by the applicant, recent site visits, and the analysis conducted within this staff report, the Development Review Committee finds that with the proposed conditions, the proposed request **IS**

COMPATIBLE with the surrounding land uses and general character of the area, **IS CONSISTENT** with the Polk County Comprehensive Plan and Land Development Code, and therefore, the Development Review Committee (DRC) recommends **APPROVAL of LDCPAS 2024-7.**

Planning Commission Recommendation: On August 6th, 2025, in an advertised public hearing, the Planning Commission voted ?:? to **recommend APPROVAL of LDCPAS-2024-7.**

NOTE: *This staff report was prepared without the benefit of testimony and evidence submitted by the public and other interested parties at a public hearing.*

NOTE: *All written comments made in the application and subsequent submissions of information made during the application review process, which are on file with the Land Development Division, shall be considered to be binding upon the applicant, provided such comments are not at variance with the Comprehensive Plan, LDC or other development regulations in effect at the time of development.*

NOTE: *Issuance of a development permit by the county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law*.

Analysis
This section of the staff report includes data on the surrounding uses, infrastructure conditions, environmental conditions, and related Comprehensive Plan policies and Land Development Code regulations.

Surrounding Uses
Table 1 identifies the Future Land Use (FLU) designations and the existing uses surrounding the subject site that are immediately adjacent.

Table 1 Surrounding Uses

Northwest Pre-DRI; low density detached single family residential	**North** Pre-DRI; low density detached single family residential	**Northeast** Pre-DRI; low density detached single family residential
West Pre-DRI; low density detached single family residential	**Subject Site** Pre-DRI; undeveloped. Designated school site per Poinciana Master Plan	**East** Pre-DRI; low density detached single family residential
Southwest Pre-DRI; low density detached single family residential	**South** Pre-DRI; low density detached single family residential	**Southeast** Pre-DRI; low density detached single family residential

Source: Polk County Geographical Information System and site visit by County staff

Compatibility with the Surrounding Uses

According to *Policy 2.102-A2* of Polk County's Comprehensive Plan, "land shall be developed so that adjacent uses are compatible with each other, pursuant to the requirements of other policies in this Future Land Use Element, so that one or more of the following provisions are accomplished: a. there have been provisions made which buffer incompatible uses from dissimilar uses; b. incompatible uses are made to be more compatible to each other through limiting the intensity and scale of the more intense use; and c. uses are transitioned through a gradual scaling of different land use activities through the use of innovative development techniques such as a Planned Unit Development." The "development criteria" and the "density and dimensional regulations" of a land use district are often the measuring tools used by staff to determine compatibility and the appropriateness of locating differentiating uses. Compatibility is defined in the Comprehensive Plan as "a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition."

A. Land Uses

Utility Enclave Areas (UEA) shall be those areas within the County which have developed at urban or suburban densities with County-owned, municipal or County-franchised potable-water systems, and centralized public sewer facilities, or private sewer system in excess of 400,000 GPD. UEAs are typically lacking the full complement of other urban services typically found in the Transit Supportive Development, Urban Growth, or Suburban Areas.

The request is a Future Land Use that is not out of context or compatibility with the surrounding uses. The site was originally meant to be used for a future school, but the plans have changed over the years and this is no longer the case. Changing the land use to Residential Low, while everything around it is also residential in nature, is a compatible usage.

B. Infrastructure

Per the applicant, the subject site will be serviced by Toho Water Authority for potable water and wastewater. This was confirmed by the service area map on the Toho website. The site accesses onto Goldenrod Lane, a Local Road, while also having close access to Marigold Avenue, an Urban Collector. Local Roads are not tracked for capacity so Goldenrod is unknown, but this road link of Marigold Avenue does have available capacity. Public safety response times are normal for this part of the County. While there is capacity within one of the schools, the other two schools are over capacity and will need to coordinate with the Polk County School Board to discuss mitigation issues. The request is compatible with the available infrastructure.

Nearest Elementary, Middle, and High School

The schools zoned for the subject property are the zoned schools listed in Table 2 below. Per the requirements in Chapter 7 of the Land Development Code, the applicant will have to work out capacity for any development request with the school board.

Table 2 School Information

Name of School	Annual Estimated Demand	% Capacity 2024-2025 School Year	Average driving distance from subject site
Laurel Elementary School	**10 students**	**119%**	**2.5 miles**
Lake Marion Creek Middle School	**6 students**	**89%**	**1.9 miles**
Haines City High School	**8 students**	**120%**	**12.8 miles**

Source: Polk County School Board, Polk County Impact Fee Ordinance, GIS

Two of the three schools zoned for this site are overcapacity, so mitigation efforts will need to be made when this site is developed before Certificate of Occupancy can be permitted.

Nearest Sheriff, Fire, and EMS Station

Table 3 below displays that the nearest Sheriff District office and Fire/EMS stations. Sheriff response times are not as much a function of the distance to the nearest sheriff's substation, but more a function of the overall number of patrol officers within the County. Table 3 Public Safety Information

	Name of Station	Distance Response Time*
Sheriff	**Northeast District Command Unit (**100 Dunson Road, Davenport, FL)	24.7 +/- miles Priority 1 – 10:12 Priority 2 – 21:17
Fire/ EMS	**Station #46** (9500 Marigold Avenue, Kissimmee, FL)	1.5 +/- miles

Source: Polk County Sheriff's Office & Polk County Fire Rescue. Response times for July 2025

Water and Wastewater

A. Estimated Demand

The subject site is within the Toho Water Authority Service Area for potable water and wastewater per the applicant's Impact Assessment Statement. This was confirmed by the service area map on the Toho website. The current land is undeveloped so generates no demand on water or wastewater, so the Residential Low land use would be greater than what is currently used.

Table 4 Estimated Water and Sewer Impact Analysis

Permitted Intensity	Maximum Permitted in Existing School Site in Poinciana DRI	Maximum Allowable in Proposed RL-1X in Poinciana DRI w/ PD
17.09 +/-acres **744,440 sq ft**	**744,440 sq ft X 0.25 FAR =** **186,110 sq ft**	**17.09 +/- acres X 5 du/ac =** **85 du**
Potable Water Consumption	**186,110 sq ft X 0.24 =** **44,666 GPD**	**85 du X 360 GPD =** **30,600 GPD**
Wastewater Generation	**44,666 GPD X 80% =** **35,733 GPD GPD**	**85 du X 270 GPD =** **22,950 GPD**

Source: Concurrency Manual; Single Family Residential is 360 GPD used for water and 270 used for wastewater generation rates. Institutional (INST-1) rates were used since schools are a common use in INST and this site was originally slated for a School site.

B. Service Provider

The subject site is within the Toho Water Authority Service Area for water and wastewater. This was confirmed by the service area map on the Toho website. There are water and wastewater lines that run along Mediterranean Drive, and there supposedly is available capacity.

C. Available Capacity

Information is not available for capacity as the water and wastewater is handled by Toho Water Authority. However, a letter was provided to applicant from Toho Water Authority that they do in fact have capacity in water and sewer lines to serve this site.

D. Planned Improvements

Toho has announced that they are developing a plan for utilizing new water sources and reclaimed water usage.

Roadways/Transportation Network

A. Estimated Demand

Table 5, following this paragraph, shows the Average Annual Daily Trip (AADT) rate and the PM Peak hour trip rate. The Future Land Use change may result in higher trips than what is currently expected.

Table 5 Estimated Transportation Impact Analysis

Permitted Intensity	Maximum Permitted in Existing School Site in Poinciana DRI	Maximum Allowable in Proposed RL-1X in Poinciana DRI w/ PD
17.09 +/-acres 744,440 sq ft	744,440 sq ft X 0.25 FAR = 186,110 sq ft / 1,000 = 186 sq ft	17.09 +/- acres X 5 du/ac = 85 du
Average Annual	186 sq ft X 2.27 AADT = 376 Trips (89% New Trips)	85 du X 7.81 AADT = 664 Trips (100% New Trips)
PM Peak	186 sq ft X 0.16 AADT = 27 Trips (89% New Trips)	85 du X 1 AADT = 85 Trips (100% New Trips)

Source: Concurrency Manual and Table for Minor Traffic Study –Residential Low (Single Family Detached Housing) at 7.81 AADT and 1 PM Peak Hours (100% new trips). Elementary School – Institutional at 2.27 AADT and 0.16 PM Peak Hours (89% new trips).

B. Available Capacity

The roads surrounding the subject site have sufficient PM Peak capacity available for a residential development. There is currently nothing developed on the site. The road directly accessing the site, Goldenrod Lane, is not tracked on the Roadway Network Database so capacity information is not available. Marigold Avenue is an Urban Collector with available capacity in both directions. The table after this paragraph provides the current PM Peak Hour capacities of the nearby road links. It is also relevant to consider that the subject site is completely surrounded by ongoing residential development. These developments will have a significant impact on the road links.

Table 6

Link #	Road Name	Current LOS	Available Capacity	Minimum LOS Standard	Projected Five Year LOS
8431N	MARIGOLD AVENUE (POINCIANA PARKWAY TO PALMETTO STREET)	C	64	D	F
8431S		D	31	D	F

Source: Polk Transportation Planning Organization, Roadway network Database 2023

C. Roadway Conditions

The condition of Goldenrod Lane is currently Poor while Marigold Avenue is Fair. The condition of the roadways and the LOS change over time. The conditions are addressed when development accesses a road during the Level 2 Review. LOS is a tool that can limit the intensity of a development.

D. Sidewalk Network

There are no sidewalks in the vicinity of the subject site. Once this area is developed, there could be sidewalks along these roads, but that will be determined at the Level 2 Review.

E. Planned Improvements:

There are plans to widen and improve Lake Marion Creek Drive, and a plan in place to widen Marigold Avenue from Cypress Parkway to Palmetto Street to the south of the subject site. Also, Cypress Parkway will be widened from Power Line Road to West Solivita Boulevard. Per TPO, the widening of Marigold Avenue has already been calculated into the Roadway Network Database report, so the Level of Service mentioned in the traffic section is current.

F. Mass Transit

The closest mass transit route is Line 426, the Poinciana Circulator route serviced by Lynx Transit Systems located within Osceola County. The closest stop is 8.5 miles away to the northeast of the subject site.

Park Facilities:

The following analysis is based on public recreation facilities.

A. Location:

The nearest neighborhood park is the Poinciana Playground 1.22 miles north of the site and the nearest regional park is Poinciana Community Park 2.2 miles to the south of the subject site.

B. Services:

Poinciana Playground has a tot lot and playground. Poinciana Community Park has a walking path, a playground, baseball fields, a cricket pitch and basketball parks. There are also multipurpose fields, a pavilion that can be rented and league play. Additionally, a dog park features separate areas for large and small dogs, agility equipment, water fountains and shaded areas for humans.

C. Multi-use Trails:

The closest free hiking trail is in the Poinciana Community Park which is 2.2 +/- miles to the south of the subject site.

D. Environmental Lands:

This site contains no County owned environmental lands. The closest environmental lands to the site are the Kissimmee Chain of Lakes 0.69 miles to the east of the subject site.

E. Planned Improvements:

There are no further recreation improvements scheduled for this area of the County at this time.

Environmental Conditions

The subject site is comprised of a mix of soil types which are suitable for building. Site should connect to water and wastewater with Toho Utilities so septic absorption is not an issue.

A. Surface Water:

There is no surface water on the subject site. The site's elevation changes from the north to the south half of the property. On the half north of Goldenrod, the highest elevation is 110 feet in the middle with the lowest going down to 103 feet to the southeast. On the half south of Goldenrod, the elevation high is 123 feet in the middle with it sloping down to 100 feet on the side abutting Goldenrod Lane.

B. Wetlands/Floodplains:

There are no wetlands on site and it does not sit within a flood zone. There is a small portion of wetlands to the northwest of the parcel, but not within it. The subject site resides within a Potential Network Connection of the Polk Green District. However, everything around it is developed already so it is no longer a viable location.

C. Soils:

The subject site is comprised of a mix of soil types as listed in Table 8 following this paragraph. According to the soil survey of Polk County, the subject site should not have any major issues with flooding or absorption. The site will be able to connect to Toho wastewater lines, so this should not be an issue.

Table 8

Soil Name	**Septic Tank Absorption Field Limitations**	**Limitations to Dwellings w/o Basements**	**% of Site** *(approximate)*
Tavares fine sand, 0-5% slopes (15)	Moderate; wetness	Slight	92.4%
Astatula sand, 0-5% slopes (46)	Slight	Slight	7.6%

*Source: Soil Survey of Polk County, Florida, USDA, Soil Conservation Service *Because of poor filtration, ground water contamination is a hazard in many areas that have a concentration of homes with septic tanks.*

D. Protected Species

According to the Florida Biodiversity Matrix GIS application, no threatened or endangered plant or animal species exist on the site. If any are discovered, the applicant shall properly protect the specie(s) or mitigate any impacts consistent with federal, state, and local law. Staff did witness a gopher tortoise on site when performing a site visit.

E. Archeological Resources:

According to the Florida Department of State, Division of Historical Resources, there are no archeological sites listed in the Florida Master Site File.

F. Wells (Public/Private)

The subject site is not located in a Wellfield Protection District and does not have any wells on site. The site will be connecting to water and wastewater from Toho Utilities.

G. Airports:

The site is not within an Airport Impact District.

Economic Factors:

Per TPO, the widening of Marigold Avenue has already been calculated into the Roadway Network Database report, so the Level of Service mentioned in the traffic section is current.

Consistency with the Comprehensive Plan

Many policies within the Comprehensive Plan are reviewed for consistency with an application. The most relevant policies for the proposed request are included in this section. The policy is first stated and then an analysis of how the request is provided to state that it may or may not be consistent with the Comprehensive Plan. How the request is **consistent** with the Comprehensive Plan is listed below:

Table 8 Comprehensive Plan and Land Development Code

Comprehensive Plan Policy	Consistency Analysis
POLICY 2.102-A2: COMPATIBILITY - Land shall be developed so that adjacent uses are compatible with each other, pursuant to the requirements of other Policies in this Future Land Use Element, so that one or more of the following provisions are accomplished: a. there have been provisions made which buffer incompatible uses from dissimilar uses; b. incompatible uses are made to be more compatible to each other through limiting the intensity and scale of the more intense use; c. uses are transitioned through a gradual scaling of different land use activities through the use of innovative development techniques such as a Planned Unit Development.	The Comprehensive Plan permits a variety of different Future Land Use designations in urban areas and contribute to a combination of mixed uses. Everything around the subject site is slated for low density residential use, meaning this land use change would be compatible.

Comprehensive Plan Policy	Consistency Analysis
POLICY 2.102-A1: DEVELOPMENT LOCATION – Polk County shall promote contiguous and compact growth patterns through the development process to minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where tracts of land are by-passed in favor of development more distant from services and existing Communities.	The lands surrounding the subject site are already scheduled for detached single family homes, and the future development sites of many more low-density houses. Toho Water Authority lines are readily available in this area for water and wastewater. This request is consistent with this policy.
POLICY 2.102-A4: TIMING - The development of land shall be timed and staged in conjunction with the cost-effective and efficient provision of supporting community services which, at a minimum, shall require compliance with the Plan's Level of Service requirements and the County's concurrency management system.	The timing is consistent with the growth in the area as the surrounding sites are already designated for low density residential construction. There is available connectivity to water and wastewater from Toho Water Authority, and electricity. Fire and Sheriff are available for this area. Two of the schools that are zoned for the site are at capacity, so that will be an issue in the future. The overall parcel does not contain wetlands or floodplains, and does not sit in a flood zone. The site is undeveloped and entirely surrounded by existing residential development sites.
POLICY 2.102-A10: LOCATION CRITERIA - The following factors shall be taken into consideration when determining the appropriateness of establishing or expanding any land use or development area: a. nearness to incompatible land uses and future land uses, unless adequate buffering is provided, b. nearness to agriculture-production areas; c. distance from populated areas; d. economic issues, such as minimum population support and market-area radius (where applicable);e. adequacy of support facilities or adequacy of proposed facilities to be provided by the time of development, including, but are not limited to: 1. transportation facilities, including but not limited to, mass transit, sidewalks, trails and bikeways; 2.sanitary sewer and potable water service; 3. storm-water management; 4. solid waste collection and disposal; 5. fire protection with adequate response times, properly trained personnel, and proper fire-fighting equipment; 6. emergency medical service (EMS) provisions; and 7. other public safety features such as law enforcement; 8. schools and other educational facilities 9. parks, open spaces, civic areas and other community facilities, f. environmental factors, including, but not limited to: 1. environmental sensitivity of the property and adjacent property; 2. surface water features, including drainage patterns, basin characteristics, and flood hazards; 3. wetlands and primary aquifer recharge areas; 4. soil characteristics; 5. location of potable water supplies, private wells, public well fields; and 6. climatic conditions, including prevailing winds, when applicable.	

Comprehensive Plan Policy	Consistency Analysis
POLICY 2.107-A1 DESCRIPTION - UEAs shall be those areas within the County which have developed at urban or suburban densities with County-owned, municipal or County-franchised potable-water systems, and centralized public sewer facilities, or private sewer system in excess of 400,000 GPD. UEAs are typically lacking the full complement of other urban services typically found in the Transit Supportive Development, Urban Growth, or Suburban Areas. POLICY 2.107-A2 DESIGNATION AND MAPPING - The Future Land Use Map Series shall designate and map Utility-Enclave Areas (UEAs) base districts for those areas of the County meeting the general characteristics of this Section 2.107. Expansion of Utility Enclave Areas shall only be permitted in those cases where: o a.it is determined that such expansion is necessary for the utility provider to realize a beneficial return on its existing utility investment(s); o b.it is consistent with other policies in the Plan, and meets the requirements of Policy 2.102-A9 and Policy 2.102-A10 ("locational criteria" for land use and development area expansions); andc.it is determined, through adequate data and analysis of population and land use needs, that such expansion is needed. POLICY 2.107-A3: LAND USE CATEGORIES - The following land use categories shall be permitted within UEAs: o ACTIVITY CENTERS: Community Activity Centers, Neighborhood Activity Centers, Convenience Centers, Tourism Commercial Centers, and High-Impact Commercial Centers shall be permitted within UEA's in accordance with applicable criteria. o RESIDENTIAL: Residential-High, Residential-Medium and Residential-Low Districts shall be permitted within UEA's in accordance with applicable criteria. o OTHER: Linear Commercial Corridors, Commercial Enclaves, Industrial, Business-Park Centers, Office Centers, Leisure/Recreation, Institutional, Recreation and Open Space, Preservation. POLICY 2.107-A4: OVERLAY DISTRICTS - All Overlay Districts shall be permitted within UEAs in accordance with applicable criteria.	Residential Low is allowed within the Utility Enclave Area. Water and sewer lines have already been constructed in this area by Toho Water Authority and will service the subject site if developed. The timing of trying to get this site developed is consistent with what has already been approved surrounding the site. All of the parcels around our subject site have been developed in the Poinciana Development of Regional Impact for low density single family residential development.

Comprehensive Plan Policy	Consistency Analysis
POLICY 2.107-A5: DEVELOPMENT CRITERIA - Development within UEAs shall conform to the following criteria as further specified by the Land Development Code: o All uses developed after adoption of the Polk County Comprehensive Plan shall be required to connect to the existing centralized water and sewer system and may receive a development order provided all other provisions of this Plan are met. o Incorporate design features that promote healthy communities, green building practices, mixed use development, transit oriented design, variety in housing choices and other initiatives consistent with Section 2.1251 - Community Design, of this element. o Provide access to parks, green areas, and open space and other amenities. o Be designed to facilitate the provision of public safety services (i.e., fire, EMS and law enforcement). In order to achieve higher densities and intensities allowed by each land use, development in the UEA shall be required to connect to centralized water and sewer system and incorporate clustering and other low impact design criteria as established under the Conservation Development Section	
POLICY 2.120-C1: CHARACTERISTICS - Densities up to, and including, 5.00 DU/AC. The Residential-Low classification is characterized by single-family dwelling units, duplex units, and small-scale multi-family units. POLICY 2.120-C2: DESIGNATION AND MAPPING - Residential-Low districts shall be located within TSDAs, UGAs, and UEAs as designated on the Future Land Use Map Series as "RL." POLICY 2.120-C3: LOCATION CRITERIA - Residential-Low areas shall be located only within the TSDAs, UGAs, SDAs, and UEAs and new Residential-Low development shall not be located within Activity Centers. The placement of Residential-Low shall be evaluated based on the general criteria listed in Policy 2.119-A2. POLICY 2.120-C4: DEVELOPMENT CRITERIA - Residential development may contain a variety of housing types as defined by the Land Development Code within the TSDA. Outside the TSDA, RL may contain single-family dwelling units, duplex units,	The current site is designated as a School site Tract within the Poinciana DRI. Converting the site to Residential Low would allow for a maximum density of 5 du/ac with a Planned Development, so on 17.09 acres, would allow for the requested 72 units to develop. This would not be out of context for the surrounding development as everything is slated for single family detached housing with similar densities.

Comprehensive Plan Policy	Consistency Analysis
small-scale multi-family units, and family-care homes, and shall be permitted, with County approval, at a density of up to, and including, 5 DU/AC. Additionally, community facilities may be allowed in accordance with policies of this Plan.	

Urban Sprawl Analysis

After analyzing the primary indicators of Urban Sprawl per *Policy 2.109-A10* of the Polk County Comprehensive Plan, it is apparent that the proposed request is not considered urban sprawl based on these criteria and it is permitted in the designated area. Table 9 (below) depicts the Urban Sprawl Criteria used by staff as indicators of Urban Sprawl.

Table 9 Urban Sprawl Criteria

Urban Sprawl Criteria: The following criteria are the primary indicators of urban sprawl per Florida Statutes	
Urban Sprawl Criteria	**Sections where referenced in this report**
a. *Promotes substantial amounts of low-density, low-intensity, or single use development in excess of demonstrated need.*	Summary of analysis
b. *Allows a significant amount of urban development to occur in rural areas.*	Summary of analysis
c. *Designates an urban development in radial, strip isolated, or ribbon patterns emanating from existing urban developments.*	Summary of analysis, surrounding Development, compatibility
d. *Fails to adequately protect and conserve natural resources and other significant natural systems.*	Summary of analysis, surrounding Development, compatibility
e. *Fails to adequately protect adjacent agricultural areas.*	Compatibility with Surrounding Land Uses
f. *Fails to maximize existing public facilities and services.*	Summary of Analysis, Infrastructure
g. *Fails to minimize the need for future facilities and services.*	Summary of Analysis, Infrastructure
h. *Allows development patterns that will disproportionately increase the cost of providing public facilities and services.*	Summary of Analysis, Infrastructure
i. *Fails to provide a clear separation between urban and rural uses.*	Summary of Analysis, Compatibility with Surrounding Land Uses
j. *Discourages infill development or redevelopment of existing neighborhoods.*	Summary of Analysis, Compatibility with Surrounding Land Uses
k. *Fails to encourage an attractive and functional mixture of land uses.*	Summary of Analysis, Compatibility with Surrounding Land Uses
l. *Will result in poor accessibility among linked or related land uses.*	Summary of Analysis, Compatibility with Surrounding Land Uses
m. *Results in the loss of a significant amount of open space.*	Summary of Analysis, Compatibility with Surrounding Land Uses

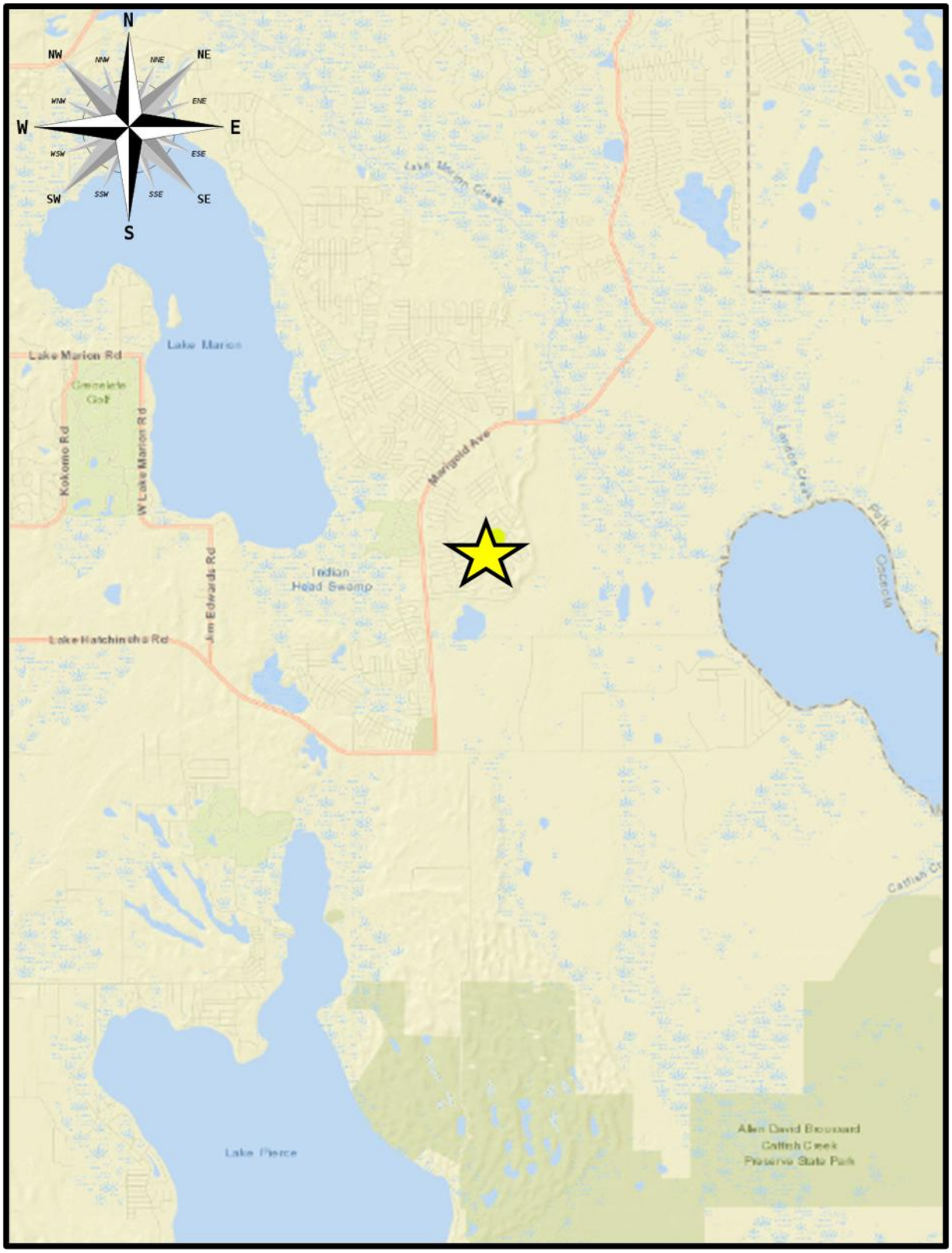
Comments from other agencies

No comments

Exhibits:

Exhibit 1 Location Map
Exhibit 2 2023 Aerial Context Map
Exhibit 3 2023 Aerial Close Up
Exhibit 4 Current Future Land Use Map
Exhibit 5 Proposed Future Land Use Map
Exhibit 6 Poinciana Master Plan Land Use Map
Exhibit 7 RL-1X Permitted and Conditional Uses

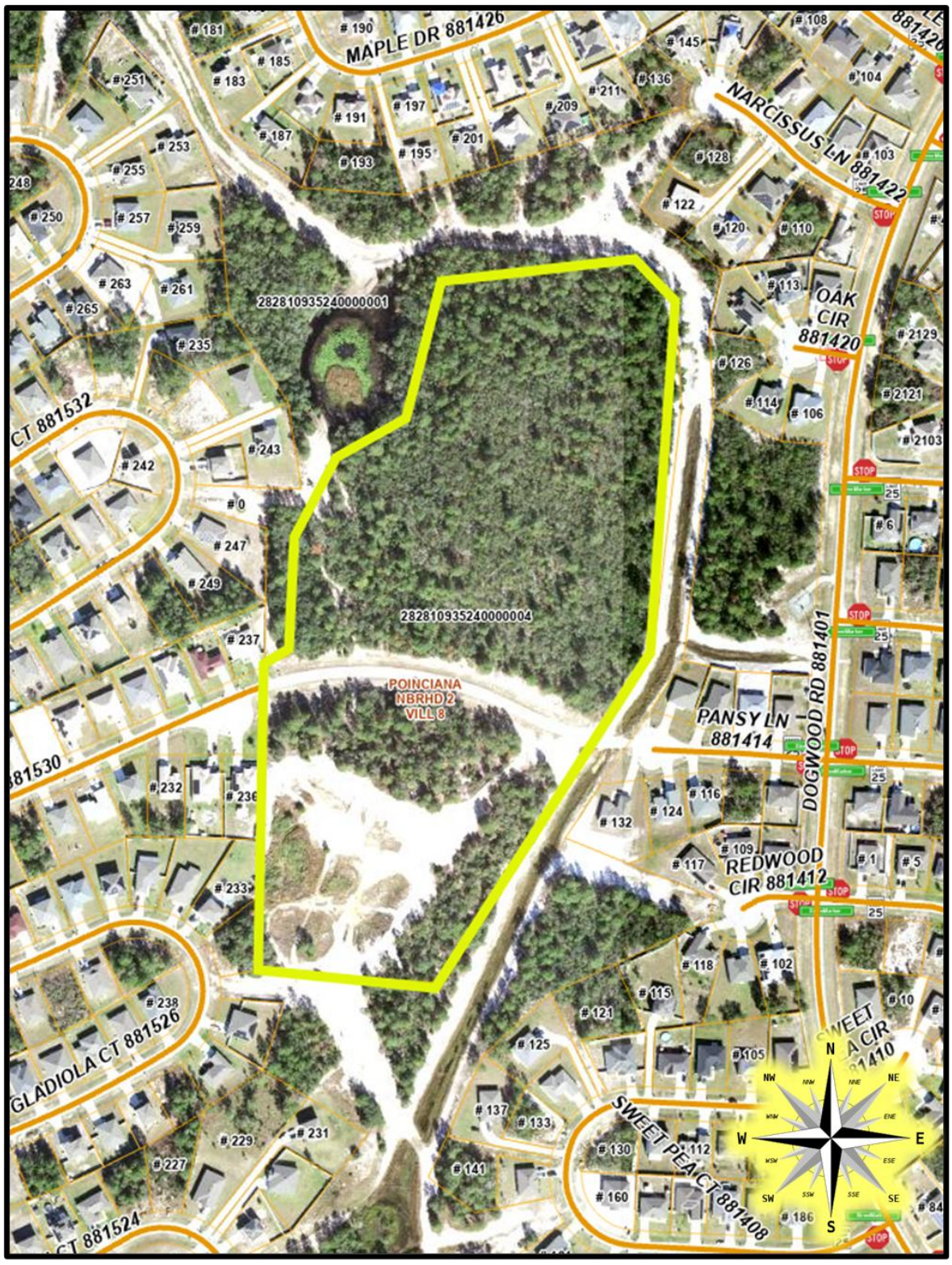
Applicant's submitted documents and ordinance as separate files



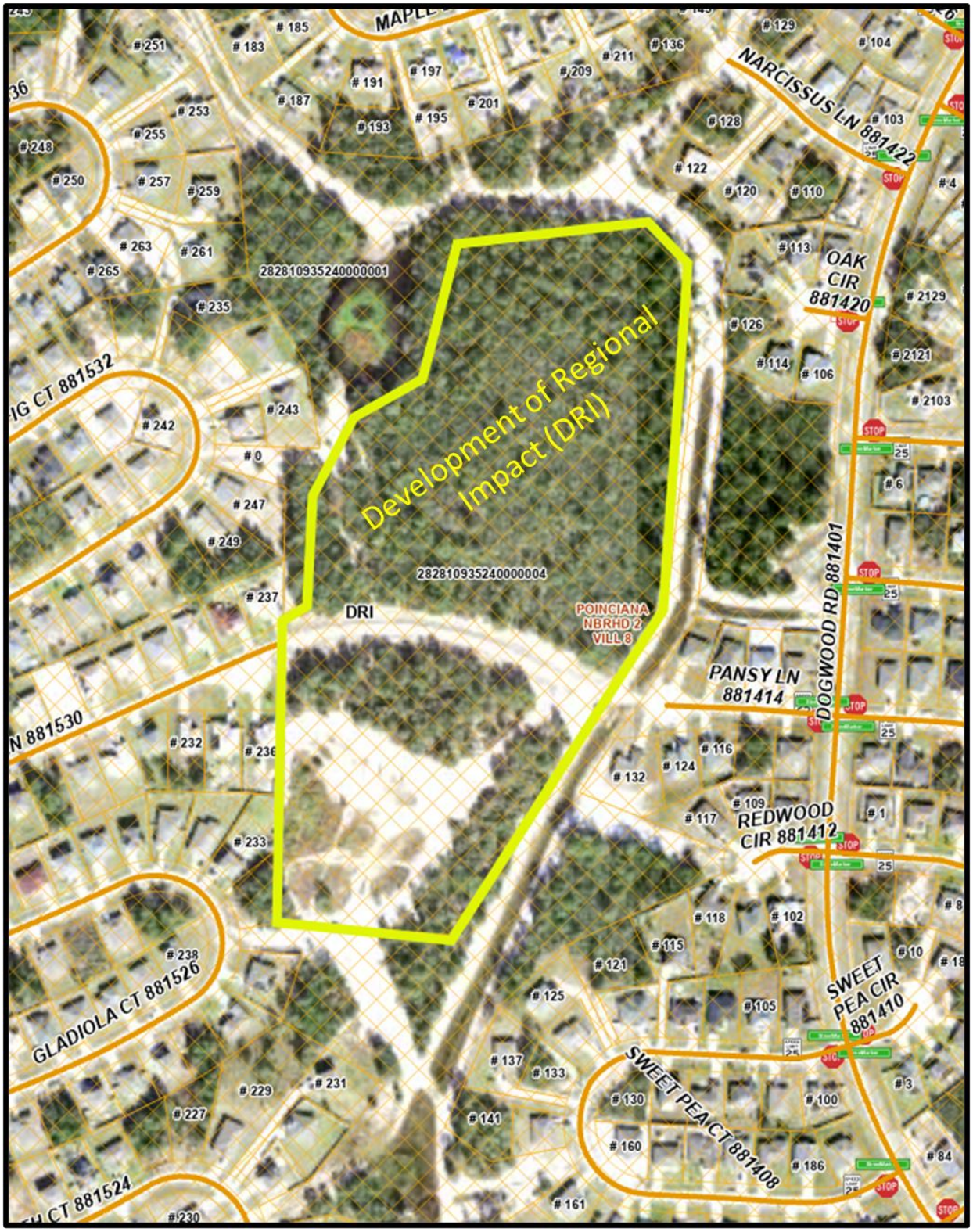
LOCATION MAP



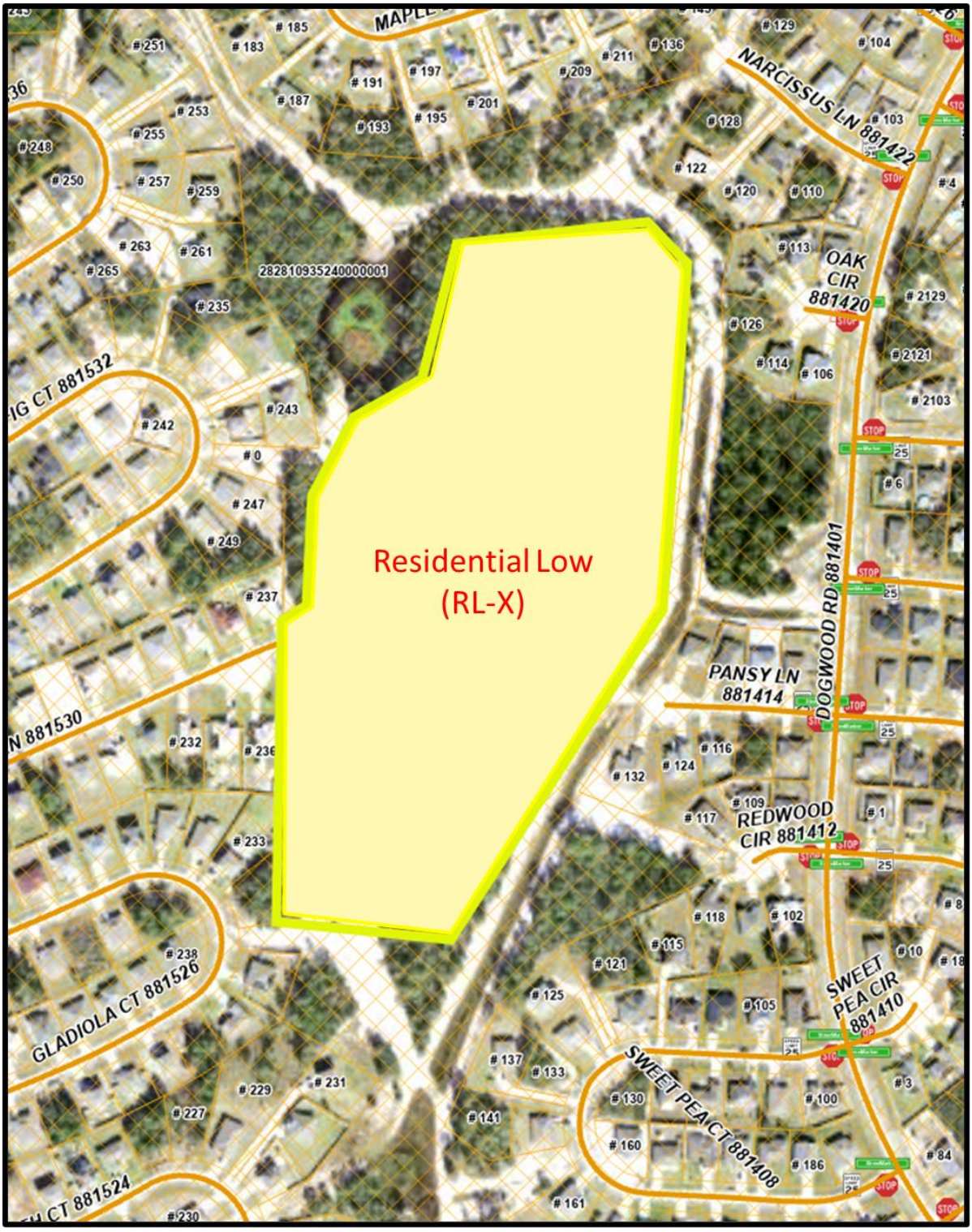
2023 AERIAL PHOTO CONTEXT



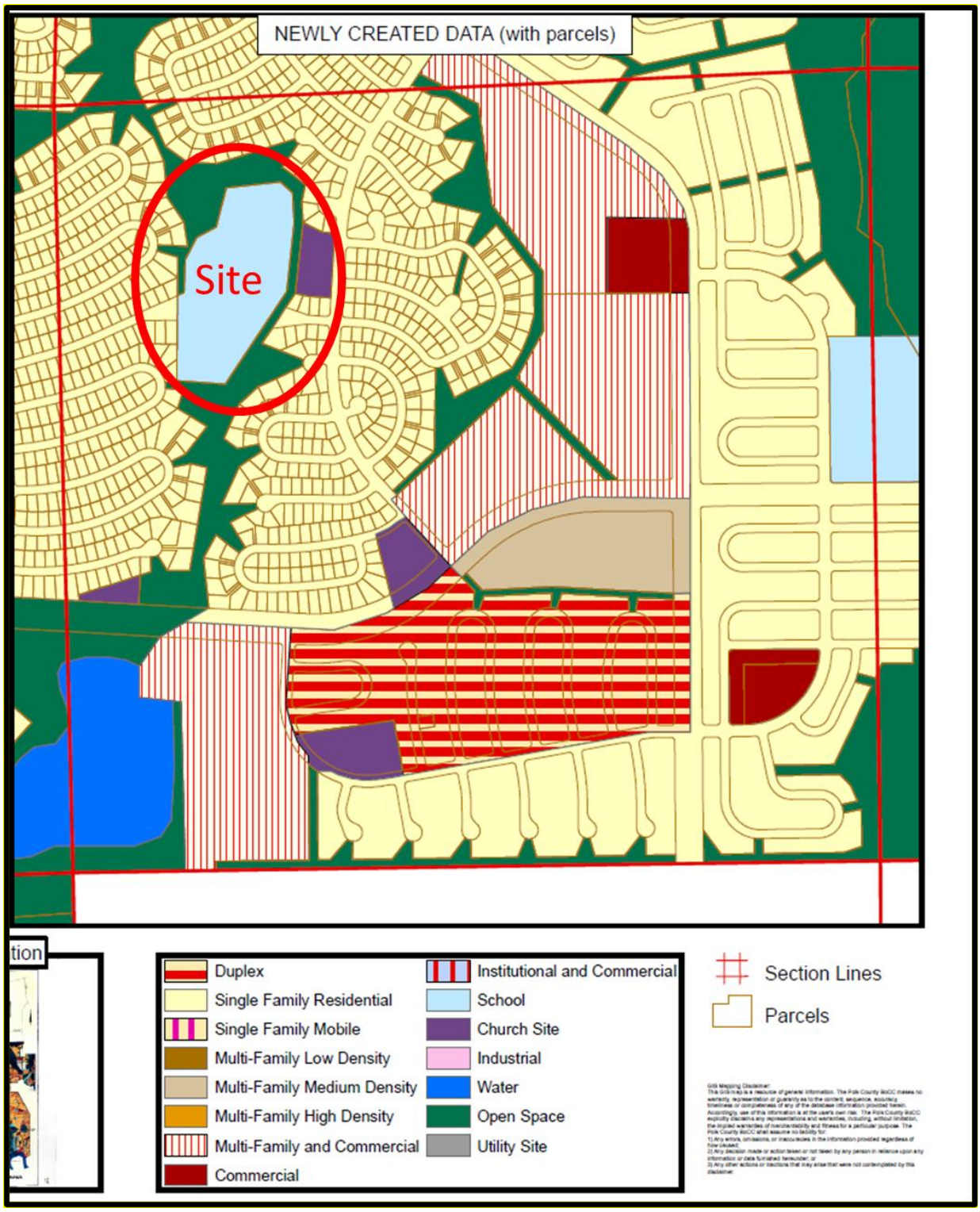
2023 AERIAL PHOTO CLOSE UP



CURRENT FLUM
Pre-Development of Regional Impact (Pre-DRI)



PROPOSED FLUM
Residential Low (RL-1X)



POINCIANA MASTER LAND USE
Pre-Development of Regional Impact

FLU	PERMITTED (By Right)	CONDITIONAL USE Level 1 or 2 Review (Technical Staff Review)	CONDITIONAL USE Level 3 or 4 Review (Public Hearing)
RL-1	**Single-family Detached Home & Subdivision, Farming General, Utilities- Class I**	**Group Home- Small (6 or less residents), Mobile Homes- Individual, Animal Farm- Intensive, Emergency Shelter- Small (6 or less residents), Golf Course, Livestock Sale-Auction, Nurseries and Greenhouses, Recreation-Passive, Utilities- Class II, Residential Infill Development, Recreation-Low Intensity, School-Elementary, School- Middle**	**Group Living Facility (15 or more residents), Multi-family, Short-Term Rental Unit, Planned Development, Residentially Based Mixed Development (RBMD), Transitional Area Development, Adult Day Care Center (7 or more clients), Agricultural Support- Off-Site, Bed and Breakfast, Childcare Center, Communication Tower- Monopole, Communication Towers-Guyed and Lattice, Community Center, Cultural Facility, Emergency Shelter- Large (15 or more residents), Government Facility, Helistops, Mining-Non-phosphate, Recreation-High Intensity, Recreation-Vehicle Oriented, Religious Institution, Riding Academies, School- High, School- Leisure/Special Interest, Utilities- Class III, Mobile Home Park, Mobile Home Subdivision**

Residential Low (RL-1X)

PERMITTED AND CONDITIONAL USES

Moonstone 72-unit Subdivision

Demonstration of Need

1. Could the proposed amendment promote substantial amounts of low-density, low intensity, or single use development in excess of demonstrated need?

    a. The proposed amendment promotes a denser development as it changes the current land use designation from DRI undeveloped to DRI developed. Therefore, it would not promote substantial amounts of low-density, low-intensity, or single use development in excess of the demonstrated need.

2. Will the passage of the proposed amendment allow a significant amount of urban development to occur in rural areas?

    a. No. The surrounding neighborhoods include built out residential neighborhoods and an elementary school. This change does not allow for dense urban development in this neighborhood.

3. Does the proposed amendment create or encourage urban development in radial, strip, isolated, or ribbon patterns emanating from existing urban development?

    a. No. The proposed change allows for uses comparable with the surrounding area.

4. Does the proposed amendment fail to adequately protect adjacent agriculture areas?

    a. No. There are no adjacent agriculture areas near the site. Any development on the property would provide for buffers to protect all adjacent areas per the Polk County existing Land Development Code.

5. Could the proposed amendment fail to maximize existing public facilities and services?

    a. No. The amendment proposed is consistent with the existing residential neighborhoods surrounding the property.

6. Could the proposed amendment fail to minimize the need for future public facilities and services?

    a. No. This proposed amendment is consistent with the existing DRI development and the surrounding community.

7. Will the proposed amendment allow development patterns that will disproportionately increase the cost of providing public facilities and services?

a. No. This change will conform to concurrency requirements and consistent with surrounding residential neighborhoods and not increase the proportional cost of providing public facilities and services to each home.

8. Does the proposed amendment fail to provide clear separation between urban and rural uses?

   a. No. The DRI is designed to facilitate uses that are consistent with both urban and rural uses and will not alter existing services to the surrounding residential neighborhoods.

9. Will the proposed amendment discourage infill development or redevelopment of existing neighborhoods?

   a. No. This proposed change will not alter infill development on the surrounding neighborhoods as a new permitted use within DRI zoning district.

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

    a. No. This amendment change is consistent with the vision of past historical planning for the area as a whole. The area is part of the broader functional mixture of land uses and fits in with existing residential neighborhoods.

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

    a. No. the proposed development is linked between existing related land uses and is consistent with those neighborhoods.

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

    a. Currently the parcel is undeveloped wooded lot with an area of about 17.09 acres or 100% wooded vacant space. The DRI supports a maximum 70% developed area. Therefore, the amendment will not lose any open space area as it is part of the overall DRI for the entire area and is consistent with the proposed residential density within the community with typical open space requirements.

Moonstone

Land and Neighborhood Characteristics

1. The project location is within the heart of an existing neighborhood. The adjacent streets are Bayberry St. and Marigold Ave. Lake Marion Creek middle School, Laurel elementary school are within walking distance to the North. The location is within the Poinciana subdivision neighborhood and is centered between similar neighborhoods. The land will be zoned appropriately for residential use, and the area is not in conflict with any future commercial or industrial development. This ensures that the subdivision will be integrated seamlessly and consistent with the surrounding area.
2. There is no incompatibility with the proposed use and the adjacent uses.
3. This request will allow this vacant land surrounded by residential neighborhoods to be developed with a similar use that will complement the area while serving the families residing in the adjacent neighborhoods.

Access to Roads and Highways

1. The site is located and will have access to the following roadway system: Goldenrod Lane to Cedar Road (north/south) connecting to Bayberry Street to the south and Lake Marion Creek Road to the north. Both streets intersect with Marigold Avenue which extends north into the heart of Poinciana where the roadway takes you to the Poinciana Parkway further north U.S. 17 and Interstate 4 respectfully.
2. A minor traffic study is included with this submission.
3. The traffic study complies with existing Polk County land development code criteria and will include the final density of the proposed residential property.

Sewage

1. The development proposes 72 homes. The wastewater demand is 72*270=19,440 GPD.
2. The effluent will be treated at an offsite wastewater treatment facility.
3. The service provider is Toho Water Authority.
4. The nearest sewer line is 0.0 feet from the proposed development.
5. The capacity of the plant is currently 80 percent at this time.
6. Anticipated connection date is Summer 2027.
7. There are no improvements necessary at this time.

Water Supply

1. The source of water to the proposed site is a public water system, serviced by the Toho Poinciana Water System (349-4429).
2. The development proposed 72 homes. The water demand is 72*360=25,920 GPD.
3. There is an existing 6” water main located adjacent to the east side of the site on Orchid Ct. and a 6” line on the west side of the site on Goldenrod Lane about 165’ away.
4. There does not appear to be any reclaimed water mains near the property.
5. Anticipated connection date is Summer 2027.
6. The water plant capacity is 86.8% at this time per TOHO Water Authority.
7. There are no known water wells currently on the property.

Surface Water Management and Drainage

1. There are currently no surface waters or stormwater systems currently on the site.

2. The property is an existing wooded lot surrounded by Poinciana residential subdivisions.

3. There does not appear to be any flood hazards onsite. Additionally, there appears to be no flooding issues known at this time.
4. The proposed development would alter the site's natural drainage features by adding treatment and attenuation of stormwater runoff. The stormwater alterations would include a stormwater conveyance system capturing the water and bringing it to a master drainage basin previously permitted with South Florida Water Management District (SFWMD)in the mid 1980's.
5. The proposed development will be designed consistent with the existing drainage patterns (pre-development condition).
6. A minor modification to the original SFWMD will most likely be required, however a pre-application meeting with the district will be completed to determine the scope of this requirement.

Environmental Analysis

1. There are no known surface waters or wetlands present on the property per the national wetland inventory database.
2. The property is located in zone "X" per the FEMA map Panel No.:12105C0415G .
3. The location of utilities and other infrastructure will be installed underground at the time of the internal street construction.
4. There are no airport buffer zones at issue with the proposed development.
5. Soil compositions show approximately 15.89 acres or 93% of the property is Tavares Find Sand, while approximately 1.20 acres or 7% of the property is Astatula Fine Sand. Both have a hydraulic soil group of A. The soils appear to be well drained with low water tables.

Infrastructure Impact Information

1. Parks and Recreation: Poinciana Community Park is within 3 miles of the property. Recreational facilities will be in accordance with current Polk County Land Development Code.
2. Educational Facilities: Lake Marion Creek Middle School is located 2.2 miles from the property and Sandhill Elementary School is within seven miles of the real property. A Polk County School Concurrency application will be submitted at the time of the land use and zoning change submittals.
3. Health Care: HCA Florida Poinciana Hospital is within 9.2 of the property.
4. Fire Protection: Fire Rescue Station is within six miles of the property.
5. Police Protection and Security: The Polk County Sheriff's Office Dundee station is 11 miles from the property.

6. Emergency Medical Services:). Fire Rescue Station is within six miles of the property and the nearest hospital (HCA Florida Poinciana Hospital) is located approximately 8.55 miles from the site located on Cypress Parkway.
7. Solid Waste: The Omni Waste of Polk, LLC facility is within twelve miles of the property.
8. The surrounding neighborhood is residential. The proposed development will be consistent with the surrounding homes and will assist with current demands in the area and will contribute to an already well-planned community. The request meets the intent of the DRI for Poinciana.

ORDINANCE NO. 24 -____

AN ORDINANCE OF THE POLK COUNTY BOARD OF COUNTY COMMISSIONERS REGARDING THE ADOPTION OF AMENDMENT **LDCPAS-2024-7;** AN AMENDMENT TO THE POLK COUNTY COMPREHENSIVE PLAN; ORDINANCE 92-36, AS AMENDED TO CHANGE THE FUTURE LAND USE DESIGNATION ON +/- 17.1 ACRES SITE FROM DEVELOPMENT OF REGIONAL IMPACT (DRI) TO RESIDENTIAL LOW (RLX) IN THE UTILITY ENCLAVE AREA (UEA). THE SUBJECT SITE IS LOCATED SOUTH OF HEMLOCK AVENUE, EAST OF MARIGOLD AVENUE, WEST OF DOGWOOD ROAD, AND NORTH OF BAYBERRY STREET, EAST OF THE HAINES CITY LIMITS, IN SECTION 10, TOWNSHIP 28, RANGE 28; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Article VIII, Section I(g) of the Constitution of the State of Florida and the Community Planning Act, Chapter 163, Part II, Florida Statutes (FS), as amended, (the Act) Polk County is authorized and required to adopt a Comprehensive Plan (Plan); and

WHEREAS, Section 163.3187, FS, and Comprehensive Plan Section 4.305.B, provides for the approval of Small-Scale Comprehensive Plan Amendments; and

WHEREAS, pursuant to Section 163.3174, FS, the Local Planning Authority (Planning Commission) conducted a public hearing, with due public notice having been provided, on the proposed Plan revisions on August 6th, 2025; and

WHEREAS, pursuant to Section 163.3187(2), FS, the Board of County Commissioners conducted an adoption public hearing, with due public notice having been provided, on the proposed Plan revisions on September 16th, 2025; and

WHEREAS, the Board of County Commissioners, reviewed and considered all comments received during said public hearing, and provided for necessary revisions; and

NOW THEREFORE, BE IT ORDAINED by the Polk County Board of County Commissioners:

SECTION 1: COMPREHENSIVE PLAN AMENDMENT

The Future Land Use Map of Ordinance No. 92-36, as amended, (the "Polk County Comprehensive Plan") is hereby amended to reflect a change in the Future Land Use designation on a +/- 17.1 acres site from Development of Regional Impact (DRI) to Residential Low (RLX) in the Utility Enclave Area (UEA) on the parcel listed below and graphically depicted on the parcel map in Attachment "A".

Parcel Identification Number 282810-935240-000004

Legal Description:

POINCIANA NEIGHBORHOOD 2 VILLAGE 8 PB 53 PGS 29-43 TRACT D
Containing 17.1 acres, more or less.

SECTION 2: SEVERABILITY

If any provision of this Ordinance is held to be illegal, invalid, or unconstitutional by a court of competent jurisdiction the other provisions shall remain in full force and effect.

SECTION 3: EFFECTIVE DATE

This ordinance shall be effective on October 17th, 2025 (31 days after adoption), unless the amendment is challenged. If challenged, the effective date of this ordinance shall be the date a Final Order is issued by the Department of Economic Opportunity or Administration Commission finding the amendment in compliance in accordance with Section 163.3184 (1)(b), Florida Statutes. No development orders, development permits, or land uses dependent upon this amendment, as described on the attached map of proposed land uses, may be issued or commence before it has become effective.

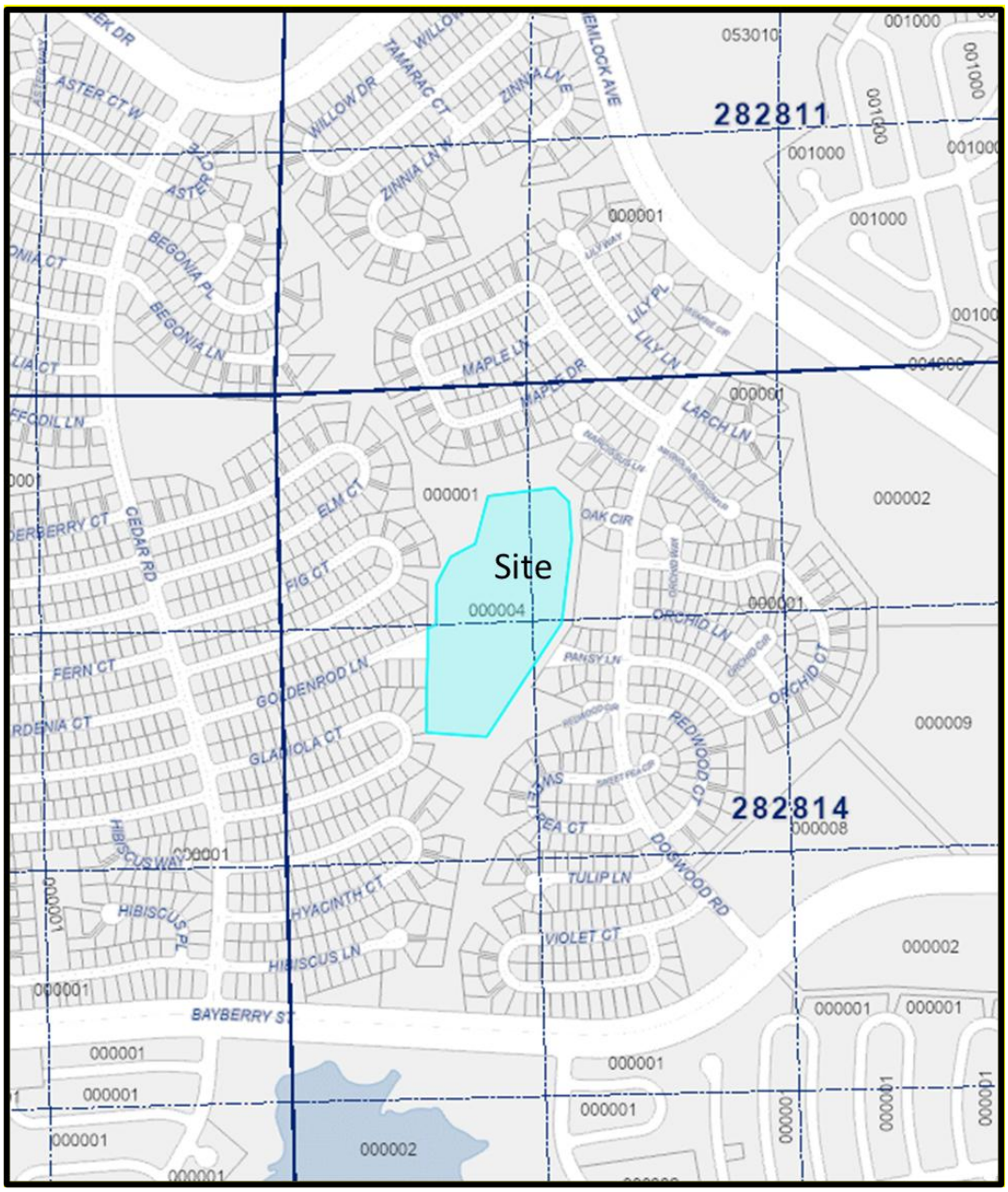
SECTION 4: FILING WITH THE DEPARTMENT OF STATE:

The Clerk and Auditor to the Board of County Commissioners of Polk County, Florida, shall file a certified copy of this ordinance with the Department of State, through the Secretary of State, upon adoption by the Board of County Commissioners of Polk County, Florida.

ADOPTED, in open session of the Polk County Board of County Commissioners with a quorum present and voting this 16th day of September, 2025.

ATTACHMENT "A"

LDCPAS-2024-7
Development Area: Utility Enclave Area
Location: South of Hemlock Avenue, East of Marigold Avenue, West of Dogwood Road, and North of Bayberry Street, East of the Haines City limits.
Section-10 Township-28 Range-28



PARCEL DETAIL
Note: Not to Scale

951 Martin Luther King Blvd., Kissimmee, FL 34741
Tel: 407-944-5000
www.tohowater.com

October 23, 2023

Re: Parcel ID # 28-28-10-935240-000004
Request # 6921

Dear Leandro Souto,

Toho Water Authority (Toho) has reviewed your request for a water, reuse and sewer service availability determination and the Parcel ID referenced is within the Toho service area. Toho staff has determined that Toho has potable water, reuse and sewer capacity with existing facilities and expansions as part of planned improvements contained in its Capital Improvement Plan to serve the referenced project. As noted in the attached document, extension and/or upsizing of infrastructure at the Owner's expense may also be required to serve the property. The owner/ developer has not yet reserved capacity. However, subject to a fully executed Development Service Agreement (DSA), approved construction plans, and Florida Department of Environmental Protection permits, the Executive Director or his designee will ensure public facility capacity is reserved for the development in the amounts stated in the System Development Charge (SDC) Assessment letter and subject to the terms of the DSA, including any conditions associated with planned capital improvements serving the property and payment of SDCs.

The current locations of water, reuse and sewer mains are approximately:

- Water main installed.
- Water service line needs to be installed. Service line must be installed on property line.
- This water service will require tap.
- 4" WM transitions to 6" WM approx. 165' west of property
- 6" Water main approx. 75' east of property.
- Gravity main installed.
- Sewer lateral needs to be installed.
- 8" Gravity sanitary sewer main on-site west side of property.
- 8" Gravity sanitary sewer main approx. 110' east of property.
- Toho does not have reuse infrastructure near parcel at this time.
- Reuse infrastructure available approx. 5,790' north of property.
- Fire hydrant on-site right side of property.
- Fire hydrant approx. 170' west of property.

Please note this letter of availability is only valid for one year from the date of this letter. Should the project not have received Toho Water Authority approval and reserved capacity by 10/23/2024, they must request a new Letter of Availability from Toho.

Toho Water Authority looks forward to working you on this project. If you have any questions, please do not hesitate to contact us. More specific line location information is enclosed.

Sincerely,
Assets and Infrastructure
Toho Water Authority

951 Martin Luther King Blvd., Kissimmee, FL 34741
Tel: 407-944-5000
www.tohowater.com

Toho Request Number: 6921

Parcel ID & Address: 28-28-10-935240-000004 / Goldenrod Lane, Poinciana

The options that have been checked below apply to the referenced property:

☐ Commercial Property Owners Only: Please contact a civil engineer to obtain design and cost information for main or service extensions. Toho does not provide extensions for commercial properties.

WATER

☒ A water main is installed

- ☐ No hydraulic analysis is required
- ☒ A hydraulic analysis is required, is the responsibility of the Owner, and could result in required main improvements by the Owner

☒ If a water main is installed, but the site does not have a water service line installed, please visit Meter Installation Request | Toho Water Authority to begin the process.

SEWER

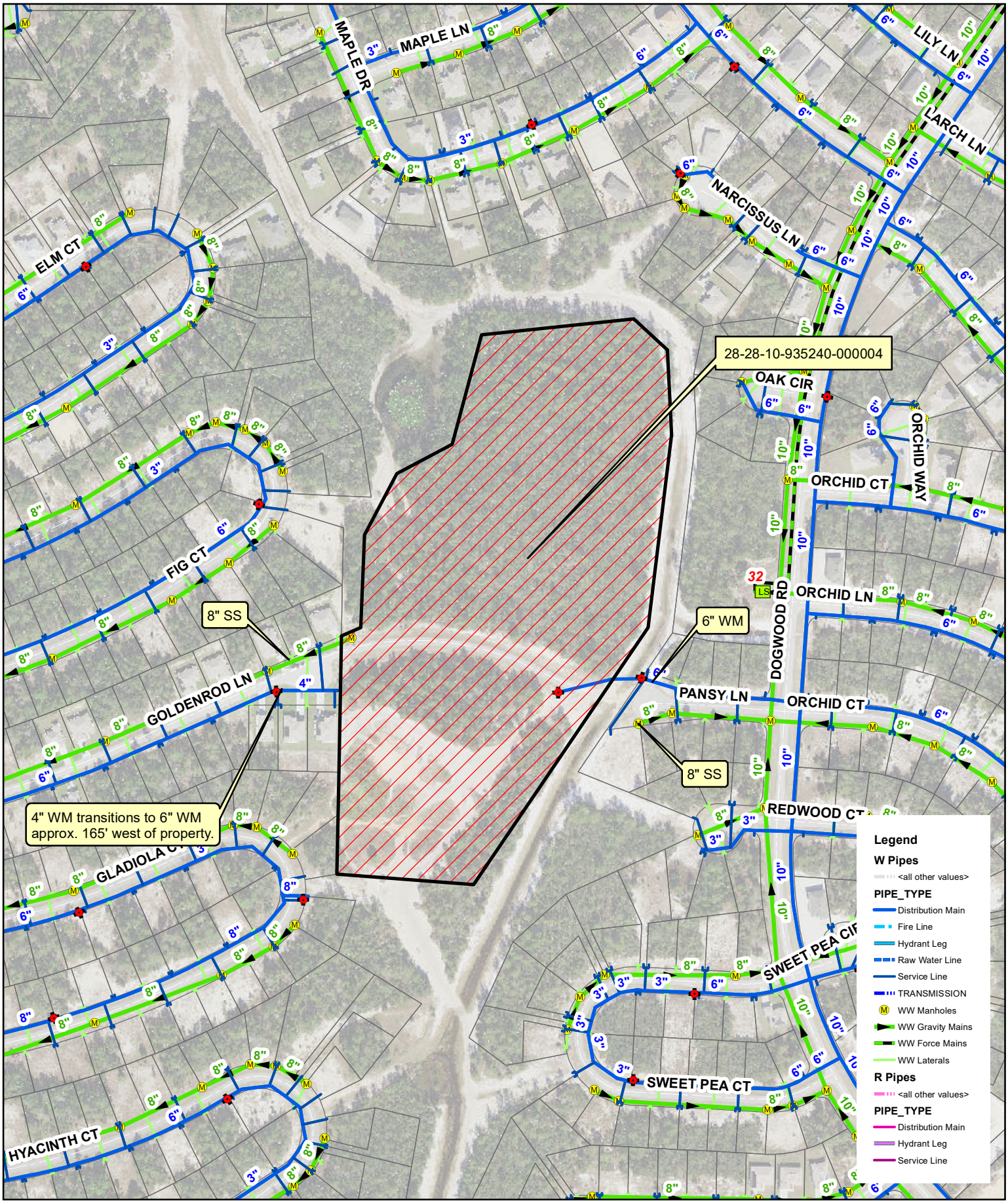
☒ A gravity main is installed

- ☐ No hydraulic analysis is required
- ☒ A hydraulic analysis is required, is the responsibility of the Owner, and could result in required main improvements by the Owner

☒ A gravity lateral **is not** installed. Toho typically does not install sewer laterals. Please submit a sketch of the proposed lateral to Ray Biron at rbiron@tohowater.com for review and approval prior to the installation at the customer's expense

Service to the site is the customer's responsibility and may require offsite utility improvements performed by a private contractor hired by the customer.

If you would like to speak with someone regarding potential fees or System Development Charges, please contact meterfees@tohowater.com or 407-944-5000 and they will be happy to assist.



N

1 inch = 300 feet

28-28-10-935240-000004

THE TOHOPEKALIGA WATER AUTHORITY MAKES NO WARRANTIES, GUARANTEES OR REPRESENTATIONS AS TO THE TRUTH, ACCURACY, OR COMPLETENESS OF THE DATA ON THIS MAP. THIS IS NOT A SURVEY PRODUCT AND IS A VISUAL REFERENCE TOOL ONLY. The Tohopekaliga Water Authority makes no warranty, express or implied with respect to its ownership of any rights relating to trademarks and trade names described herein. THERE ARE NO WARRANTIES WHICH EXTEND BEYOND THE DESCRIPTION OF THE FACE HEREOF. Any questions or concerns should be directed to Toho Water Authority, Information Technology (IT) Department at 407-944-5190.

C:\Users\Fsantos\Desktop\October_2023_Avail Map.mxd

Toho Water Authority

Polk County

Planning Commission

Agenda Item 7. 8/6/2025

SUBJECT

LDCPAS-2025-14 (Solution Land FLUMA CPA)

DESCRIPTION

This is an applicant-initiated Future Land Use Map change for 26.21 acres from Business-Park Center (BPC) to Industrial (IND). The location is on the south side of Cozart Road, east of Highway 27 South, south of the City of Mulberry, and east and west of the CSX railroad, in Section 13, Township 30, Range 23.

RECOMMENDATION

Approval

FISCAL IMPACT

No Fiscal Impact

CONTACT INFORMATION

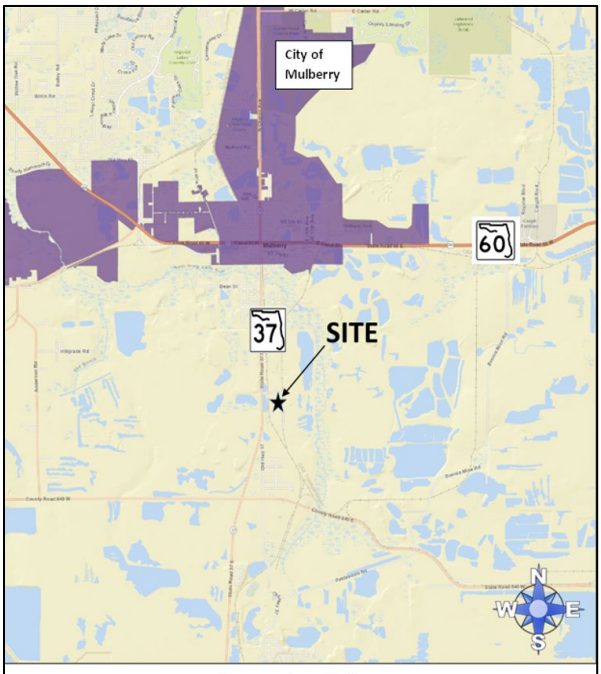
Mark J. Bennett, AICP, FRA-RA, CNU-A

Senior Planner

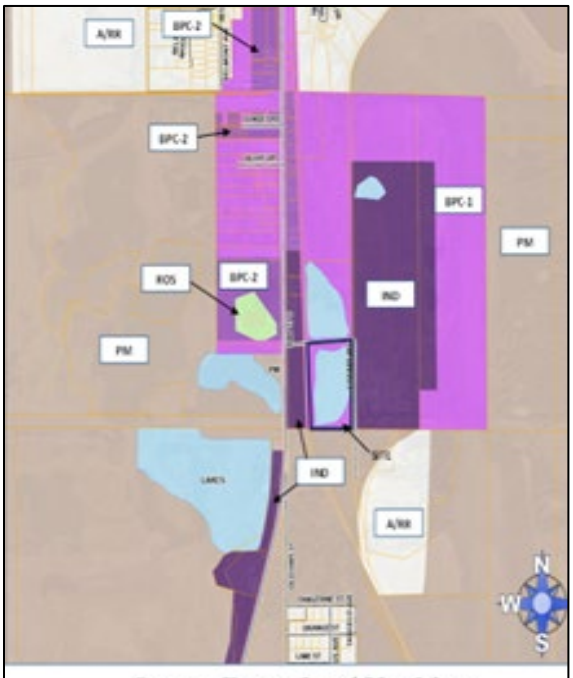
markbennett@polk-county.net <mailto:markbennett@polk-county.net>
(863) 534-6455

POLK COUNTY
DEVELOPMENT REVIEW COMMITTEE
STAFF REPORT

DRC Date:	May 29, 2025
Planning Commission Date:	August 6, 2025
BoCC Dates:	September 16, 2025
Applicant:	Matthew Johnson, PE
Level of Review:	Level 4 Review, Small-Scale Comprehensive Plan Amendment
Case Number and Name:	LDCPAS-2025-14 (Solution Land FLUMA)
Request:	Change 26.21 acres from Business Park Center (BPC) to Industrial (IND).
Location:	South of Cozart Road, east of Highway 37 South, south of the City of Mulberry, east and west of the CSX railroad, in Section 13, Township 30, Range 23.
Property Owner:	Yavascalar Troy Holding LLC
Parcel Size:	26.21 acres
Development Area:	Rural Development Area (RDA)
Future Land Use:	Business Park Center (BPC)
Nearest Municipality:	Mulberry
DRC Recommendation:	Approval
Planning Commission Vote:	Pending
Florida Commerce:	Not Applicable
Case Planner(s):	Mark J. Bennett, AICP, FRA-RA, CNU-A, Senior Planner Julio Cueva Lujan, Intern



Location Map



Current Future Land Use Map

Summary:

This is an applicant-initiated Comprehensive Plan map amendment to change 26.21 acres from Business Park Center (BPC) to Industrial (IND) on the Future Land Use Map. The approval justification for this request is based on the following:

1) The presence of industrial uses within the general area and adjacent to the site;
2) Property designated IND is to the east and west of the site;
3) Two railroads are next to the property;
4) The property has direct access (via Cozart Road) to a full median opening onto State Road 37.

Compatibility Summary

There are several reasons why this request is considered to be compatible and consistent with the Comprehensive Plan and Land Development Code. The location of transportation facilities such as railroads and arterial highways is a factor in determining the appropriateness of industrial lands. This property has access to two railroads, and an arterial highway. Specifically, one of the criteria for locating Industrial lands is the location of private roads with full median access, as outlined in Policy 2.113-A3.f.3.(a). Therefore, this request is consistent with the applicable policies in the Comprehensive Plan.

Adjacent properties are both designated for industrial types of uses and activities. Because of the similarity in current uses and Future Land Use designations, designating this site as Industrial will be compatible.

Infrastructure Summary

The site is not in a utility service area. Because this amendment is for a non-residential use, schools will not be impacted. There is sufficient roadway capacity. Public safety facilities and services are available.

Environmental Summary

The site is not within the 100-year floodplain and does not contain wetlands or surface waters. No adverse environmental impacts are expected due to the development of this site.

Comprehensive Plan

Listed below are the relevant sections of the Comprehensive Plan that are applicable to this request:

- Policy 2.102(A1-A15): Growth Management Policies
- Policy 2.108(A1-A6): Rural Development Areas (RDAs)
- Policy 2.113(B1-B5): Business-Park Centers (BPC)
- Policy 2.113(A1-A5): Industrial (IND)

Findings of Fact

Request and Legal Status

- LDCPAS-2025-14 is an applicant-initiated request for a Comprehensive Plan Amendment (CPA) to designate approximately ± 26.21 acres from to Business-Park Center (BPC) to Industrial (IND).

- Policy 2.108-A1 describes Rural-Development Areas (RDAs) as all unincorporated areas within the County that are not located within a Transit Supportive Development Area, Urban-Growth Area, Suburban-Development Area, or Utility-Enclave Area. Development in these areas is characterized by large open areas, agricultural use, with scattered development and rural centers. Services are limited and mostly found in the rural centers and clustered developments.

- Policy 2.109-A5 describes the Business Park Center land use district as follows: "The purpose of the Business Park Center (BPC) land use district is to provide areas for office, business park development, and light-industrial activities. The BPC land use permits office, research and development parks, distribution centers, and wholesaling activities. Some retail uses are also permitted to support the businesses and activities within the Business Park Center."

- The property is vacant and undeveloped.

Compatibility

- The Comprehensive Plan defines Compatibility in Section 4.400 as "A condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition."

- The proposed request is for a Industrial (IND) use.

- This area of Polk County is characterized by industrial uses and phosphate mining.

- Surrounding uses include outdoor storage to the west and northwest, manufacturing to the east, and vacant property north and south of the site.

- Policy 2.104-A3: Land Use Categories (for Rural Development Areas (RDAs)) list Industrial as a permitted use in RDAs.

Infrastructure

- The property is zoned for Kingsford Elementary, Mulberry Middle, and Mulberry Senior High.

- Fire and ambulance response is from Polk County Fire Rescue Station 15, located at 300 Kid Ellis Road, Mulberry. The estimated response time from this station is about nine- to fourteen minutes.

- Sheriff's response to the site is served by the Southwest District, located at 4120 US 98 South, Lakeland. The responses time are as follows: Priority One: 8:55 minutes; Priority Two: 26:47 minutes.

- The subject property is near State Road (SR) 37. SR 37 is an Urban Minor Arterial, according to the Polk County TPO Roadway Network Database, and is the closet road to the site that is monitored for concurrency.

- The subject parcel is next to Cozart Road, a private road.

- The site is not located within a utility service area.

Environmental

- There are no wetlands or floodplains on the site.

- The site was previously classified as being within a 100-year floodplain, but a recent Letter of Map Amendment from FEMA removed the property from the Special Flood Hazard Area.

- The site is comprised of Neilhurst and Arents sands. These soils are related to previous phosphate mining activities and have a wide range of suitability for septic tanks and dwellings without basements.

- According to the Florida Natural Areas Inventory Biodiversity Matrix, the site is an area with a rookery.

- The PolkGreen Map does not show this parcel as part of a potential connection of an overall natural network.

- This site does not have a conservation easement. However, property located ¾ mile north of the site contains a conservation easement.

- This property is not within an Airport Impact District. However, according to Airport-Impact District map, there is a private heliport in the area.

- The site is not within a Wellfield Protection District.

- Based on information received from the Secretary of State's Department of Historical Resources office, there are no archeological or historic resources on the site.

Comprehensive Plan Policies

- POLICY 2.102-A1 Development Location, states that Polk County shall promote contiguous and compact growth patterns through the development process to minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where tracts of land are by-passed in favor of development more distant from services and existing communities.

- POLICY 2.102-A2 Compatibility, states that land shall be developed so that adjacent uses are compatible with each other, pursuant to the requirements of other Policies in this Future Land Use Element, so that one or more of the following provisions are accomplished:

  a. there have been provisions made which buffer incompatible uses from dissimilar uses;

  b. incompatible uses are made to be more compatible to each other through limiting the intensity and scale of the more intense use;

  c. uses are transitioned through a gradual scaling of different land use activities through the use of innovative development techniques such as a Planned Unit Development.

- POLICY 2.102-A3 Distribution, states that development shall be distributed throughout the County consistently with this Future Land Use Element so that the public utility, other community services, and public transit and transportation systems can be efficiently utilized; and compact, high-density and intensity development is located where urban services can be made available.

- POLICY 2.102-A4 Timing, states that development of land shall be timed and staged in conjunction with the cost-effective and efficient provision of supporting community services which, at a minimum, shall require compliance with the Plan's Level of Service requirements and the County's concurrency management system.

- POLICY 2.102-A10 Location Criteria, states the following factors shall be taken into consideration when determining the appropriateness of establishing or expanding any land use or development area:

  a. nearness to incompatible land uses and future land uses, unless adequate buffering is provided;

  b. nearness to agriculture-production areas;

  c. distance from populated areas;

  d. economic issues, such as minimum population support and market-area radius (where applicable);

  e. adequacy of support facilities or adequacy of proposed facilities to be provided by the time of development, including, but are not limited to:

    1. transportation facilities, including but not limited to, mass transit, sidewalks, trails and bikeways;

    2. sanitary sewer and potable water service;

    3. storm-water management;

    4. solid waste collection and disposal;

    5. fire protection with adequate response times, properly trained personnel, and proper fire-fighting equipment;

    6. emergency medical service (EMS) provisions; and

    7. other public safety features such as law enforcement;

    8. schools and other educational facilities

    9. parks, open spaces, civic areas and other community facilities

  f. environmental factors, including, but not limited to:

    1. environmental sensitivity of the property and adjacent property;

    2. surface water features, including drainage patterns, basin characteristics, and flood hazards;

3. wetlands and primary aquifer recharge areas;

4. soil characteristics;

5. location of potable water supplies, private wells, public well fields; and

6. climatic conditions, including prevailing winds, when applicable.

- POLICY 2.108-A1: DESCRIPTION - Rural-Development Areas (RDA) shall be all unincorporated areas within the County that are not located within a Transit Supportive Development Area, Urban-Growth Area, Suburban-Development Area, or Utility-Enclave Area. Development in these areas is characterized by large open areas, agricultural use, with scattered development and rural centers. Services are limited and mostly found in the rural centers and clustered developments.

- POLICY 2.108-A3: LAND USE CATEGORIES - The following land use categories shall be permitted within Rural-Development Areas:

  a. ACTIVITY CENTERS: Rural-Cluster Centers, and Tourism Commercial Centers shall be permitted within RDAs in accordance with applicable criteria.

  b. RESIDENTIAL: Rural Residential Districts (Section 2.121) and Rural Cluster Center (RCC) shall be permitted within RDA's in accordance with applicable criteria.

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

  Note: Some land use categories are only allowed in adopted Selected Area Plans, special areas or neighborhood plans as specified in Section 2.109.

- POLICY 2.113-A1: CHARACTERISTICS - Industrial lands are characterized by facilities for the processing, fabrication, manufacturing, recycling, and distribution of goods, and may contain any use also found within a Business-Park Center. However, land use activities that operate externally to enclosed structures may be permitted within an Industrial Future Land Use designation. Industrial districts are also the appropriate location for land use activities that produce significant amount of noise, odor, vibration, dust, and lighting on and off-site that do not produce a physical product.

- POLICY 2.113-A2: DESIGNATION AND MAPPING - Industrial areas shall be designated and mapped on the Future Land Use Map Series as "Industrial" (IND); shall include all major existing industrial areas; and shall provide for the projected future industrial development needs of the County.

- POLICY 2.113-A3: LOCATION CRITERIA - Industrial development within the County shall occur within lands designated as Industrial on the Future Land Use Map Series. The following factors shall be taken into consideration when determining the appropriateness of establishing new Industrial areas:

  a. Industrial development shall be located within an Transit Supportive Development Area Urban-Growth Area, Suburban-Development Area, Rural-Development Area, or Utility-Enclave Area.

b. Accessibility to major air and ground transportation, including but not limited to arterial roadways, rail lines, and cargo airport terminals.

c. The locational criteria enumerated in Policy 2.102-A9 and Policy 2.102-A10.

d. Industrial facilities should group together in planned industrial districts on sites capable of being expanded and developed in stages.

e. Industrial districts shall be separated significant distances from schools and developed residential areas through a combination of physical separation and screening and/or buffering in accordance with standards in the County's Land Development Code.

f. The location criteria for Industrial Districts shall serve to maximize access to the arterial road system and minimize the routing of commercial traffic through residential areas by requiring access be limited to:

1. arterial roads;

2. collector roads, if the subject parcel is within 2 miles of an intersecting arterial road; or

3. local commercial roads or private roads under the following conditions:

(a) the road has full median access onto to an arterial road;

(b) the road does not serve existing or expected future residential traffic from the surrounding area;

(c) the road has a structural integrity and design characteristics suitable for truck traffic.

g. Applications for establishment of an Industrial district shall include a plan consistent with Policy 2.110-L5.

- POLICY 2.113-A4: DEVELOPMENT CRITERIA - Development within an Industrial area shall conform to the following criteria:

a. Permitted uses include facilities for the processing, fabrication, manufacturing, recycling, bulk material storage, and distribution of goods, disposal yards, and limited retail commercial in accordance with Policy 2.113-A4.b. Other non-residential uses that produce significant amounts of noise, odor, vibration, dust, and lighting on and off-site may be permitted within an industrial district through conditional approval. Permitted uses also include any use found within a Business-Park Center.

b. Retail commercial uses within an industrial area shall be sized for the purpose of serving just the employees of, and visitors to, the industrial area, and shall be limited to a scale appropriate for that purpose. The maximum floor area ratio for commercial uses within an industrial area shall not exceed 0.25.

c. Industrial sites shall be designed to provide for:
    1. adequate parking to meet the demands of the use; and

2. buffering where the effects of lighting, noise, odors, and other such factors would adversely affect adjacent land uses. Parking lots, loading areas, dumpsters, utilities and air conditioning units, signage, etc., are examples of facilities which may require special buffering provisions.

d. The maximum floor area ratio for non-commercial uses within an Industrial area shall not exceed 0.75 in the TSDA, 0.65 in the UGA, 0.50 in the SDA, and 0.50 in the RDA, unless developed as a Planned Development.

e. Retail sale of goods manufactured on the site of a business located within an Industrial area is allowed provided the operation is incidental and subordinate to the manufacturing activity conducted on site and does not exceed eight percent (8%) of the total floor area or 15,000 square feet, whichever is the lesser.

f. Where centralized water or wastewater services are not available, the maximum impervious surface ratio shall be reduced to afford better protection and function of well and septic tank systems and as required if within a Nutrient Restoration Plan Overlay.

g. Planned Developments within the Industrial district may be permitted a maximum floor area ratio up to 1.5 for innovative and attractive employment centers. Intensity increases shall be reserved for those uses that provide substantial economic income opportunities for the County and its residents. Intensity increases shall only be granted to parcels within the TSDA and UGA. The Land Development Code shall establish development standards and criteria for Planned Developments within the Industrial district.

h. Industrial districts shall be separated from existing schools and developed residential areas through physical separation, screening, buffering, or a combination thereof, consistent with the standards in the County's Land Development Code.

i. Workforce housing for unaccompanied workers in barrack, dormitory, or apartment units under specific design parameters listed in the Land Development Code not to exceed an intensity of thirty-two (32) workers per acre or the limitations established by the Department of Health for water and wastewater usage, whichever allowed intensity is the lesser.

- POLICY 2.113-B-1: CHARACTERISTICS - Business-Park Centers are intended to promote employment opportunities within the region by allowing for the establishment of office parks, research and development parks, areas for light-industrial facilities, distribution centers, and mixed-use employment parks. Business-Park Centers are intended for land use activities that are conducted entirely within enclosed structures with the exception of loading and un-loading. These centers are not intended to accommodate major commercial or other similar high-traffic producing facilities. However, these centers often contain other minor commercial facilities, and wholesale facilities, within the Business-Park Center to support the businesses located there. General (approximate) characteristics of Business-Park Centers are:

  Usable Area: 10 acres or more

  Gross Leasable Area (GLA): 500,000 to 2,000,000 sq. ft.

Minimum Population Support: 150,000 or more people

Service-Area Radius: 20 miles or more

Typical Leading Tenant: One or more light-assembly plants, or warehouse facilities

Other Typical Tenants: Offices, distribution centers, research and development firms, High-Density Residential (with proper buffering).

- 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.

- 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.

  b. Adequate parking shall be provided to meet the demands of the uses, and interior traffic-circulation patterns shall facilitate the safe movement of vehicular, bicycle, and pedestrian traffic.

  c. Buffering shall be provided where the effects of lighting, noise, odors, and other such factors would adversely affect adjacent land uses. Parking lots, loading areas, dumpsters, utilities and air conditioning units, signage, etc. are examples of facilities which may require special buffering provisions.

  d. Commercial activities to support activity within a Business Park Center shall not exceed 15 percent of the total area of the Business Park.

e. The maximum floor area ratio for commercial activities shall not exceed 0.25. The maximum floor area ratio for non-commercial activities shall not exceed 0.75 in the TSDA, 0.65 in the SDA, and 0.50 in the RDA, unless developed as a Planned Development.

f. Retail sale of goods manufactured on the site of a business located within a Business Park Center is allowed without affecting the fifteen percent (15%) of commercial activity permitted for the entire activity center provided the operation is incidental and subordinate to the manufacturing activity conducted on site and does not exceed eight percent (8%) of the total floor area or 15,000 square feet, whichever is the lesser.

g. New residential development within Business Park Centers shall be limited to High-Density Residential (with proper buffering).

h. All research and development, light-industrial, and distribution activities shall be conducted within enclosed structures with the exception of loading and unloading of transport and distribution vehicles. Outdoor storage shall be screened from off-site view and significantly limited in respect to the floor area provided within enclosed structures.

i. Where centralized water or wastewater services are not available, the maximum impervious surface ratio shall be reduced to afford better protection and function of well and septic tank septic and as required if within a Nutrient Restoration Plan Overlay.

j. Planned Developments within the Business Park Center district may be permitted a maximum floor area ratio up to 1.5 for innovative and attractive employment centers. Intensity increases shall be reserved for those uses that provide substantial economic income opportunities for the County and its residents. Intensity increases shall only be granted to parcels within the TSDA and UGA. The FAR in the RDA may be increased to 0.75 when connection to public water and sewer is available and within a half mile of a transit route. The Land Development Code shall establish development standards and criteria for Planned Developments within the BPC district.

k. Workforce housing for unaccompanied workers in barrack, dormitory, or apartment units under specific design parameters listed in the Land Development Code not to exceed an intensity of thirty-two (32) workers per acre or the limitations established by the Department of Health for water and wastewater usage, whichever allowed intensity is the lesser.

Development Review Committee Recommendation: Based on the information provided by the applicant, recent site visits, and the analysis conducted within this staff report, the Development Review Committee (DRC) finds that the request **IS compatible** with the surrounding land uses and general character of the area and **IS consistent** with the Polk County Comprehensive Plan and Land Development Code. Therefore, the DRC recommends **APPROVAL of LDCPAS-2025-14.**

GENERAL NOTES

NOTE: This staff report was prepared without the benefit of testimony and evidence submitted by the public and other parties at a public hearing.

NOTE: All written comments made in the application and subsequent submissions of information made during the application review process, which are on file with the Land Development Division, shall be considered to be binding upon the applicant, provided such comments are not at variance with the Comprehensive Plan, LDC or other development regulations in effect at the time of development.

NOTE: Issuance of a development permit by the county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Compatibility with the Surrounding Uses

According to *Policy 2.102-A2* of Polk County's Comprehensive Plan, "land shall be developed so that adjacent uses are compatible with each other, pursuant to the requirements of other policies in this Future Land Use Element, so that one or more of the following provisions are accomplished: a. there have been provisions made which buffer incompatible uses from dissimilar uses; b. incompatible uses are made to be more compatible to each other through limiting the intensity and scale of the more intense use; and c. uses are transitioned through a gradual scaling of different land use activities through the use of innovative development techniques such as a Planned Unit Development." The "development criteria" and the "density and dimensional regulations" of a land use district are often the measuring tools used by staff to determine compatibility and the appropriateness of locating differentiating uses. Compatibility is defined in the Comprehensive Plan as "a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition."

A. Land Uses

The site is within a Rural Development Area (RDA). RDAs are those unincorporated areas within the County that are not located within a Transit Supportive Development Area, Urban-Growth Area, Suburban-Development Area, or Utility-Enclave Area. Development in these areas is characterized by large open areas, agricultural use, with scattered development and rural centers. Services are limited and mostly found in the rural centers and clustered developments.

Currently, the site has a Future Land Use designation of Business-Park Center (BPC). BPCs are intended to promote employment opportunities within the region by allowing for the establishment of office parks, research and development parks, areas for light-industrial facilities, distribution centers, and mixed-use employment parks. Business-Park Centers are intended for land use activities that are conducted entirely within enclosed structures with the exception of loading and un-loading. These centers are not intended to accommodate major commercial or other similar high traffic producing facilities. However, these centers often contain other minor commercial facilities, and wholesale facilities, within the Business-Park Center to support the businesses located there.

The proposed request is for an Industrial (IND) land use. Generally, Industrial districts contain more intensive uses and activities than contemplated in a Business-Park Center. The Comprehensive Plan describes Industrial Lands as characterized by facilities for the processing, fabrication, manufacturing, recycling, and distribution of goods, and may contain any use also found within a Business-Park Center. However, land use activities that operate externally to enclosed structures may be permitted within an Industrial Future Land Use designation. Industrial districts are also the appropriate location for land use activities that produce significant amount of noise, odor, vibration, dust, and lighting on and off-site that do not produce a physical product.

As shown on the Future Land Use Map, adjacent properties east and west of the site are designated Industrial. Phosphate Mining (PM), which is also a Land Use with the potential for adverse impacts, is located south of the site. BPC is located to the north, across Cozart Road.

The site is vacant. Based on a review of past aerial photos, the site has been vacant since at least 1980. Aerial photos from 1941 to 1971 show a lake on the site, presumably as a result of phosphate mining activities on adjoining properties. Generally, the predominant uses in this area of the

county are industrial or phosphate mining related, with much of the land in this area having been previously mined.

Surrounding uses next to the site include railroads on the western and eastern boundaries of the site. A manufacturing use (YTR Ammunition, an ammunition manufacturer) and owned by the applicant is east of the site. Outdoor storage is located west and northwest of the site. Property to the north and south are vacant.

There are several reasons why this request is considered to be compatible, and consistent with the Comprehensive Plan and Land Development Code. The location of transportation facilities, such as railroads and arterial highways is a factor in determining the appropriateness of industrial lands. This site has access to an arterial highway and is next to two railroads. Specifically, one of the criteria for locating Industrial lands is the location of private roads with full median access, as outlined in Policy 2.113-A3.f.3.(a). Therefore, this request is consistent with the applicable policies in the Comprehensive Plan.

Adjacent properties are both designated for industrial types of uses and activities. Because of the similarity in current uses and Future Land Use designations, designating this site as Industrial will be compatible.

B. Infrastructure:

According to Comprehensive Plan POLICY 2.102-A1: DEVELOPMENT LOCATION, "Polk County shall promote contiguous and compact growth patterns through the development process to minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where tracts of land are by-passed in favor of development more distant from services and existing communities."

The site is located in the Rural Development Area (RDA), where connections to water and sewer service are not required.

The following table provides a reference point for notable and pertinent Future Land Use Map districts and existing land uses upon them.

Table 1 Future Land Use Map Districts and Existing Uses

Northwest Industrial (IND) Outdoor Storage	**North** Business Park Center (BPC) Vacant	**Northeast** Industrial (IND) Light Manufacturing
West Industrial (IND) Outdoor Storage	**Subject Site** Business Park Center (BPC) Vacant	**East** Industrial (IND) Ammunition Manufacturing
Southwest Phosphate Mining (PM) Vacant	**South** Phosphate Mining (PM) Vacant	**Southeast** Phosphate Mining (PM) Vacant

Nearest and Zoned Elementary, Middle, and High School

The schools zoned for the subject property are listed in Table 2 below. Because the request is for a non-residential use, the request will not impact school concurrency.

Table 2: School Information

School	Annual Estimated Demand	Distance from Subject Site
Kingsford Elementary	0	1.5 mile
Mulberry Middle School	0	1.6 miles
Mulberry Senior High	0	2.3 miles

Source: Polk County School Board website

Nearest Sheriff, Fire, and EMS Station

Polk County Fire Rescue provides Advanced Life Support transport to all residents and visitors of Polk County. Emergency response is considered effective if response times are within eight (8) minutes in rural and suburban areas and 13 minutes in urban areas.

Sherriff response times are not as much a function of the distance to the nearest sheriff's substation rather more a function of the overall number of patrol officers within the County. Priority 1 Calls are considered true emergencies, in-progress burglary, robbery, injuries, etc. Priority 2 Calls refer to events that have already occurred, such as a burglary that occurred while the homeowner was on vacation and had just been discovered.

Table 3 provides a breakdown of response times and travel distances for emergency services.

Table 3 Public Safety Information

	Name of Station	Distance	Response Time*
Sheriff	Southwest District, located at 4120 US 98 South, Lakeland	15.65 miles	P1: 8:55 minutes P2: 26:47 minutes
Fire/ EMS	Polk County Fire Rescue Station 15, located at 300 Kid Ellis Rd, Mulberry	3.4 miles	9-14 minutes

*Source: Polk County Sheriff's Office and Public Safety *Response times are based on when the station receives the call and not from when the call is made to 911.*

Water and Wastewater

The subject property is in a Rural Development Area (RDA), where connection to public water and sewer is not required. No sewer service or water lines are available in this area.

A. Estimated Demand

The development of the property under the proposed land use designation should not negatively impact the minimum LOS for the existing facilities, due to the relatively low consumption and generation rates. The following analysis assumes the maximum allowed density/intensity of 570,854 square feet of warehouse space for IND, and 570,854 square feet of professional offices space for BPC.

Table 4 Estimated Water and Sewer Impact Analysis

Maximum Allowable Use: BPC-1 – 26.21 AC/1,141,707.6 SF of site *.50 FAR = 570,854 SF IND – 26.21 AC/1,141,707.6 SF of site *.50 FAR = 570,854 SF	Estimated Impact Analysis Business Park Center (BPC-1) to Industrial (IND) *Development Area: RDA*	
	Current Land Use designation BPC-1	**Maximum Permitted Use in Proposed IND**
Current Maximum Allowable Use	570,854 Square Feet (SF)	570,854 Square Feet (SF)
Potable Water Consumption	570,854 SF * .24 GPD/SF = **137,005 GPD**	570,854 SF * .24 GPD/SF = **137,005 GPD**
Wastewater Generation	570,854 SF * 80% of water usage **109,604 GPD**	570,854 SF * 80% of water usage **109,604 GPD**

GPD – Gallons Per Day
Source: Polk County Concurrency Manual and Polk County Utilities: Professional Offices @ .24 GPD/SF (water) & .18 GPD/SF (sewer); Warehouse @ .24 GPD/SF (water) & .18 GPD/SF (sewer)

B. Available Capacity:

Because this property is in a Rural Development Area, public water or sanitary sewer services are not available.

C. Planned Improvements:

No information is known currently about any planned improvements to utilities in this area.

Roadways/ Transportation Network

The Polk County Transportation Planning Organization (TPO) monitors traffic congestion on over 425 roadway segments (950 directional links). The data identifies both daily and peak hour traffic volumes. The peak hour traffic volumes are used to estimate the level-of-service for each roadway, in each direction. Level-of-service refers to the quality of traffic flow. It is the primary measure of traffic congestion. Level-of-service (LOS) is measured on a scale of 'A' to 'F' with LOS 'A' being the best (free-flow traffic) and LOS 'F' being the worst (severe traffic congestion).

The proposed Comprehensive Plan Amendment is not anticipated to affect surrounding roadways or transportation network. The Amendment will not change the LOS below the minimum established standards.

A. Estimated Demand

Table 5, following this paragraph, shows the Average Annual Daily Trip (AADT) rate and the PM Peak hour trip rate. The analysis is based on a maximum permitted use of 570,854 square feet of general light industrial. The following analysis assumes the maximum allowed intensity of 570,854 square feet of warehouse space for BPC and 570,854 square feet for IND.

Table 5 Estimated Transportation Impact Analysis

Maximum Allowable Use: BPC-1 – 26.21 AC/1,141,707.6 SF of site *.50 FAR = 570,854 SF IND – 26.21 AC/1,141,707.6 SF of site *.50 FAR = 570,854 SF	Estimated Impact Analysis Business Park Center (BPC-1) to Industrial (IND) Development Area: RDA	
	Current Land Use designation BPC-1	**Maximum Permitted Use in Proposed IND**
	570,854 Square Feet (SF)	570,854 Square Feet (SF)
Average Annual Daily Trips (AADT)	570,8534 SF *1.71 trips/1,000 SF = **976 AADT**	570,854 SF * 4.87 trips/1,000 SF = **2,780 AADT**
PM Peak Hour Trips	570,854 SF * .18 trips/1,000 SF = **103 PM Peak Hour Trips**	570,854 SF * .65 trips/1,000 SF = **371 PM Peak Hour Trips**

Source: Concurrency Manual and Table for Minor Traffic Study –Warehousing (ITE 150) – 1.71 AADT/1,000 SF, 0.18 peak-hour trips/1,000 SF; General Light Industrial – 4.87 AADT/1,00 SF, 0.65 peak-hour trips/1,000 SF.

B. Available Capacity:

The roads surrounding the subject site should have sufficient capacity available, depending on the eventual use and full build out of the site. The Polk Transportation Planning Organization (TPO) monitors certain roadways based on maximum approved traffic in comparison to current vehicle trips to determine what capacity is available.

Table 6, below, charts the generalized available capacity of the most-affected links.

Table 6 Available Capacity

Link #	**Road Name**	**Current Level of Service (LOS)**	**Available PM Peak Hour Capacity**	**Minimum LOS Standard**	**5-Year Peak Hour Projected LOS**
5801N	SR 37 From: SR 674 To: SR 640	B	582	C	B
5801S	SR 37 From: SR 674 To: SR 640	B	570	C	B

Source: Polk County Transportation Planning Organization, Concurrency Roadway Network Database January 17, 2025

As identified above, SR 37 has sufficient PM peak hour capacity to support future development activity.

The subject parcel is next to Cozart Road. This road is a privately owned road and has a pavement width of 20 feet. The applicant provided an Easement Agreement (Book 13444, Pages 1719-1732, Public Records of Polk County, FL) demonstrating that they have legal access to use Cozart Road. This will be an issue that will be further addressed as part of the site development review and approval process.

C. Roadway Conditions

Because Cozart Road is a privately maintained road, no information regarding the Pavement Condition Index is available.

D. Planned Improvements:

There are no known improvements for this portion of Highway 37 South at this time.

E. Mass Transit

The Route 21X West – Bartow/ Mulberry/ Ft. Meade traverses this section of Highway 37 South in Mulberry. There is a bus stop at the northwest corner of Highway 37 South, about .9 miles walking distance from the site.

F. Sidewalks

There are no sidewalks in front of the subject property, nor along adjacent streets.

Park Facilities and Environmental Lands:

The closest County Park is Pinedale Park, located 1 mile south of the site. Because the proposed amendment is for non-residential uses, it will not have an impact on this facility.

A. Location:

Eaton Park is located on Citrus Avenu in Mulberry (no address available).

B. Services:

Pinedale Park is a County Park is a vacant lot with no special service or equipment.

C. Multi-use Trails:

There are no multi-use trails in the immediate area. According to the Polk GIS Viewer, the closest trails can be found at the Lakeland Highlands Scrub, 5.3 miles Northeast of the site.

Environmental Lands:

The site is located close to an Ecological Greenway Network but is not within that area. The closest conservation area is 2.45 miles Northwest of the site, Alafia River Reserve.

Environmental Conditions

There are no wetlands or floodplains on this site.

A. Surface Water:

There are no surface waters on the site. A freshwater pond is about 600 feet west of the site.

B. Wetlands/Floodplains:

The site does not contain any wetlands. Although the GIS Viewer shows this site with floodplains, the applicant provided a Letter of Map Amendment (LOMA) removing the property from a Special Flood Hazard Area (SFHA) (Case No.: 25-04-3623A). Therefore, this site does not have any floodplain areas.

C. Soils:

The site is comprised of Neilhurst sand/1 to 5 percent slopes and Arents/0 to 5 percent slopes according to the U.S. Department of Agriculture, Soil Conservation Service, Polk County Survey. Table 7, below, lists the soils associated with the subject site.

Table 7 Soils

Soil Name	**Septic Tank Absorption Field Limitations**	**Limitations to Dwellings Without Basements**	**% of Site** *(approximate)*
Neilhurst sand/1 to 5 percent slopes	Severe: wetness	Slight	84.7%
Arents/0 to 5 percent slopes	Severe: cutbanks cave, wetness	Severe: wetness, poor filter	15.3%

Source: Soil Survey of Polk County, Florida 1985, USDA, Soil Conservation Service

Any future development of the site will be subject to Section 2.303: "Soils" of the County's Comprehensive Plan (in conjunction with the Land Development Code) which requires all development to implement Best Management Practices based on the Department of Environmental Protection's (DEP) Florida Development Manual.

D. Protected Species

According to the Florida Natural Areas Inventory Biodiversity Matrix, the site is located within one mile of a rookery. Prior to site clearing or grubbing, the applicant shall hire a qualified professional to conduct a site survey/walkover to ensure that no threatened or endangered plant or animal species exist on the site. If any are discovered, the applicant shall properly protect the specie(s) or mitigate any impacts consistent with federal, state, and local law.

The PolkGreen Map displays this parcel as near potential connection of an overall natural network. Moreover, there are no conservation easements on this parcel, but a property with an conservation easement is ¾ mile north of the site.

E. Archeological Resources:

Based on information received from the Secretary of State's Department of Historical Resources office, there are no archeological or historic resources on the site.

F. Wells (Public/Private)

The site is not within a Wellfield Protection District.

G. Airports:

This property is not within the Airport Impact District. However, according to Airport-Impact District map, there is a private heliport in the area.

Economic Factors:

Construction of buildings and site development activities create temporary jobs. Any new business activity that occurs at this site will need more goods and services, thereby generating more economic activity.

The proximity of this site next to Highway 37 and existing railroads provide an opportunity for new businesses to locate on this site, thereby also providing jobs to support the Mulberry community.

Consistency with the Comprehensive Plan

Many policies within the Comprehensive Plan are reviewed for consistency with an application. The most relevant policies for the proposed request are included in this section. The policy is first stated and then an analysis of how the request is provided to state that it may or may not be consistent with the Comprehensive Plan. How the request is **consistent** with the Comprehensive Plan is listed below:

Table 8 Comprehensive Plan

Comprehensive Plan Policy	Consistency Analysis
POLICY 2.102-A2: COMPATIBILITY - Land shall be developed so that adjacent uses are compatible with each other, pursuant to the requirements of other Policies in this Future Land Use Element, so that one or more of the following provisions are accomplished: a. there have been provisions made which buffer incompatible uses from dissimilar uses; b. incompatible uses are made to be more compatible to each other through limiting the intensity and scale of the more intense use; c. uses are transitioned through a gradual scaling of different land use activities through the use of innovative development techniques such as a Planned Unit Development.	The site is in between two properties that are designated as Industrial (IND) and would be compatible.
POLICY 2.102-A1: DEVELOPMENT LOCATION – Polk County shall promote contiguous and compact growth patterns through the development process to minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where tracts of land are by-passed in favor of development more distant from services and existing Communities.	The site is in an existing industrial area.
POLICY 2.102-A10: LOCATION CRITERIA - The following factors shall be taken into consideration when determining the appropriateness of establishing or expanding any land use or development area: a. nearness to incompatible land uses and future land uses, unless adequate buffering is provided, b. nearness to agriculture-production areas; c. distance from populated areas; d. economic issues, such as minimum population support and market-area radius (where applicable); e. adequacy of support facilities or adequacy of proposed facilities to be provided by the time of development, including, but are not limited to: 1. transportation facilities, including but not limited to, mass transit, sidewalks, trails and bikeways; 2.sanitary sewer and potable water service; 3. storm-water management; 4. solid waste collection and disposal; 5. fire protection with adequate response times, properly trained personnel, and proper fire-fighting equipment;	The proximity of the site next to SR 37, next to an existing industrial area, and bordered on two sides by a railroad. These features make the site appropriate for more intensive industrial uses.

Comprehensive Plan Policy	Consistency Analysis
6. emergency medical service (EMS) provisions; and 7. other public safety features such as law enforcement; 8. schools and other educational facilities 9. parks, open spaces, civic areas and other community facilities, f. environmental factors, including, but not limited to: 1. environmental sensitivity of the property and adjacent property; 2. surface water features, including drainage patterns, basin characteristics, and flood hazards; 3. wetlands and primary aquifer recharge areas; 4. soil characteristics; 5. location of potable water supplies, private wells, public well fields; and 6. climatic conditions, including prevailing winds, when applicable.	
POLICY 2.108-A3: LAND USE CATEGORIES - The following land use categories shall be permitted within Rural-Development Areas: a. ACTIVITY CENTERS: Rural-Cluster Centers, and Tourism Commercial Centers shall be permitted within RDAs in accordance with applicable criteria. b. RESIDENTIAL: Rural Residential Districts (Section 2.121) and Rural Cluster Center (RCC) shall be permitted within RDA's in accordance with applicable criteria. c. OTHER: Linear Commercial Corridors, Commercial Enclaves, Industrial, Business Park Centers, Office Centers, Phosphate Mining, Leisure/Recreation, Agricultural/Residential-Rural, Recreation and Open Space, Preservation, Institutional. Note: Some land use categories are only allowed in adopted Selected Area Plans, special areas or neighborhood plans as specified in Section 2.109.	The site is in a Rural Development Area (RDA).
<u>POLICY 2.113-A3: LOCATION CRITERIA</u> - Industrial development within the County shall occur within lands designated as Industrial on the Future Land Use Map Series. The following factors shall be taken into consideration when determining the appropriateness of establishing new Industrial areas: a. Industrial development shall be located within an Transit Supportive Development Area Urban-Growth Area, Suburban-Development Area, Rural-Development Area, or Utility-Enclave Area. b. Accessibility to major air and ground transportation, including but not limited to arterial roadways, rail lines, and cargo airport terminals. c. The locational criteria enumerated in Policy 2.102-A9 and Policy 2.102-A10. d. Industrial facilities should group together in planned industrial districts on sites capable of being expanded and developed in stages.	This request can be considered to be part of an expansion of an existing industrial district. The site is located near an arterial road, and has direct access next to two railroads. Cozart Road has full median access to SR 37.

Comprehensive Plan Policy	Consistency Analysis
e. Industrial districts shall be separated significant distances from schools and developed residential areas through a combination of physical separation and screening and/or buffering in accordance with standards in the County's Land Development Code. f. The location criteria for Industrial Districts shall serve to maximize access to the arterial road system and minimize the routing of commercial traffic through residential areas by requiring access be limited to: 1. arterial roads; 2. collector roads, if the subject parcel is within 2 miles of an intersecting arterial road; or 3. local commercial roads or private roads under the following conditions: (a) the road has full median access onto to an arterial road; (b) the road does not serve existing or expected future residential traffic from the surrounding area; (c) the road has a structural integrity and design characteristics suitable for truck traffic. g. Applications for establishment of an Industrial district shall include a plan consistent with Policy 2.110-L5.	

Urban Sprawl Analysis
After analyzing the primary indicators of Urban Sprawl per *Policy 2.109-A10* of the Polk County Comprehensive Plan, the proposed request is not considered to be urban sprawl.

Table 9 (below) depicts the Urban Sprawl Criteria used by staff as indicators of Urban Sprawl.

Table 9 Urban Sprawl Criteria

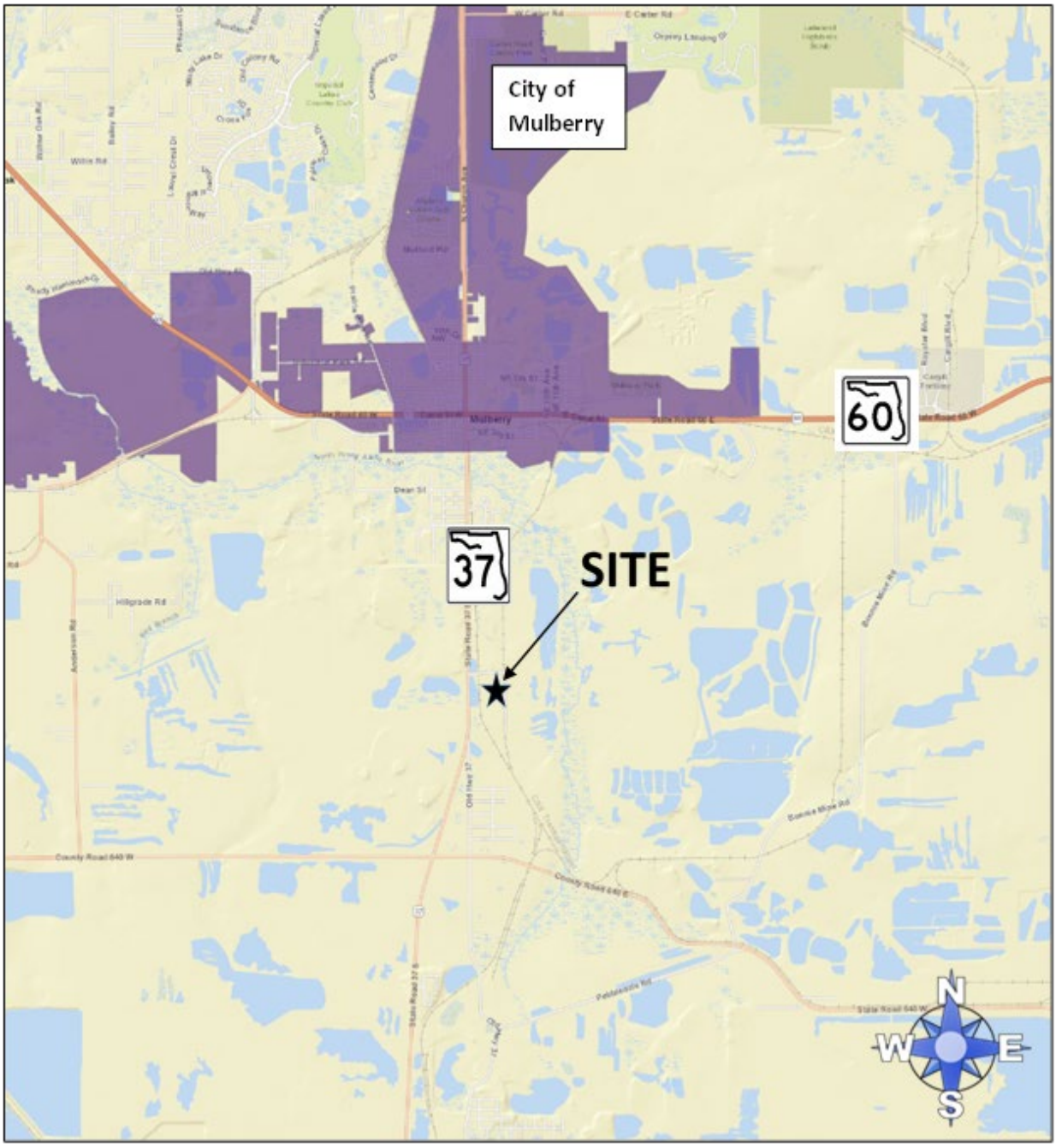
Urban Sprawl Criteria: The following criteria are the primary indicators of urban sprawl per Florida Statutes	
Urban Sprawl Criteria	**Sections where referenced in this report**
a. *Promotes substantial amounts of low-density, low-intensity, or single use development in excess of demonstrated need.*	Summary of analysis
b. *Allows a significant amount of urban development to occur in rural areas.*	Summary of analysis
c. *Designates an urban development in radial, strip isolated, or ribbon patterns emanating from existing urban developments.*	Summary of analysis, surrounding Development, compatibility
d. *Fails to adequately protect and conserve natural resources and other significant natural systems.*	Summary of analysis, surrounding Development, compatibility
e. *Fails to adequately protect adjacent agricultural areas.*	Compatibility with Surrounding Land Uses
f. *Fails to maximize existing public facilities and services.*	Summary of Analysis, Infrastructure
g. *Fails to minimize the need for future facilities and services.*	Summary of Analysis, Infrastructure
h. *Allows development patterns that will disproportionately increase the cost of providing public facilities and services.*	Summary of Analysis, Infrastructure
i. *Fails to provide a clear separation between urban and rural uses.*	Summary of Analysis, Compatibility with Surrounding Land Uses
j. *Discourages infill development or redevelopment of existing neighborhoods.*	Summary of Analysis, Compatibility with Surrounding Land Uses
k. *Fails to encourage an attractive and functional mixture of land uses.*	Summary of Analysis, Compatibility with Surrounding Land Uses
l. *Will result in poor accessibility among linked or related land uses.*	Summary of Analysis, Compatibility with Surrounding Land Uses
m. *Results in the loss of a significant amount of open space.*	Summary of Analysis, Compatibility with Surrounding Land Uses

Comments From Other Agencies:

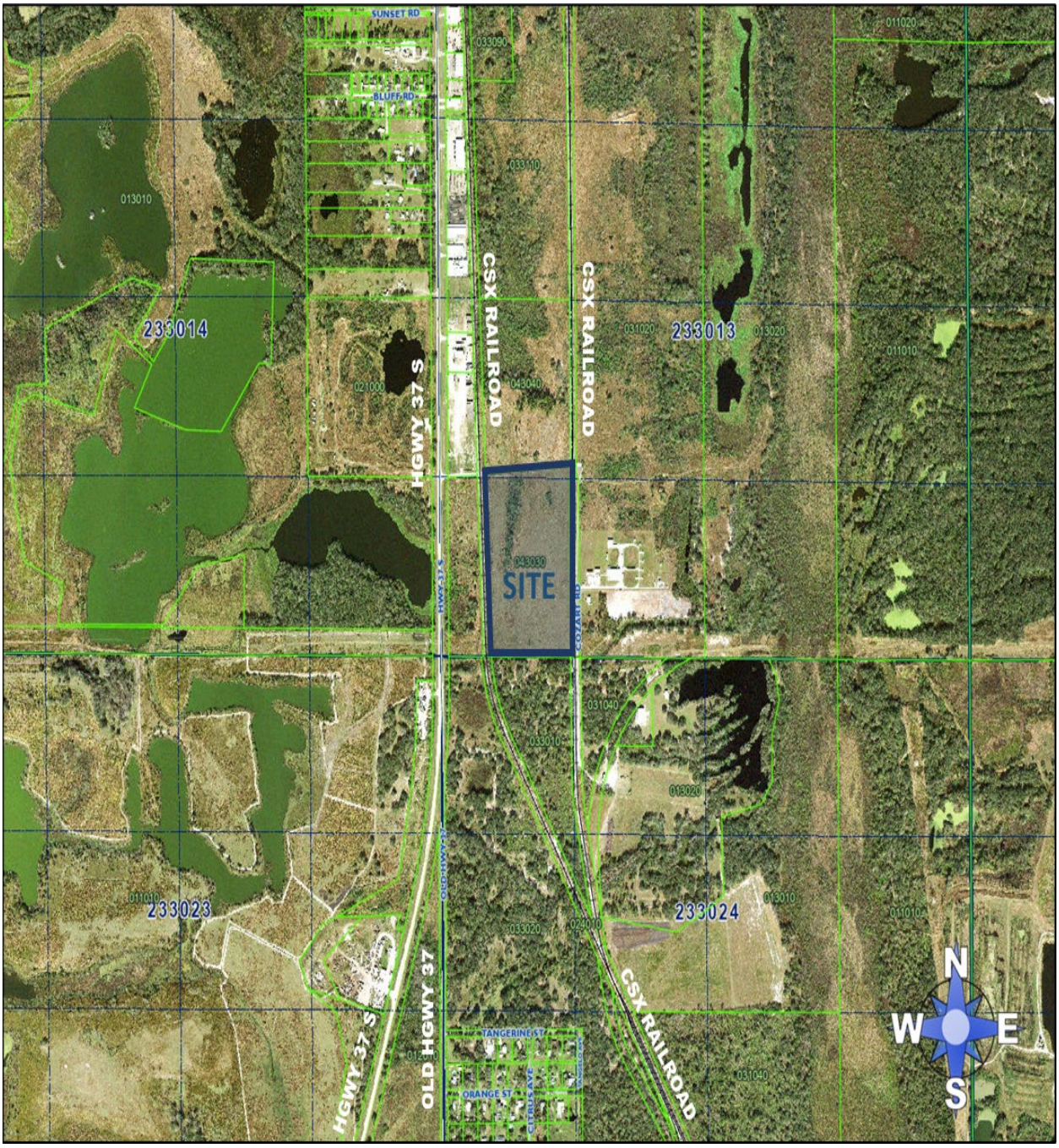
None

Exhibits:

Exhibit – 1 Location Map
Exhibit – 2 2023 Aerial Photo (Context)
Exhibit – 3 2023 Aerial Photo (Detailed)
Exhibit – 4 Current Future Land Use Map
Exhibit – 5 Proposed Future Land Use Map



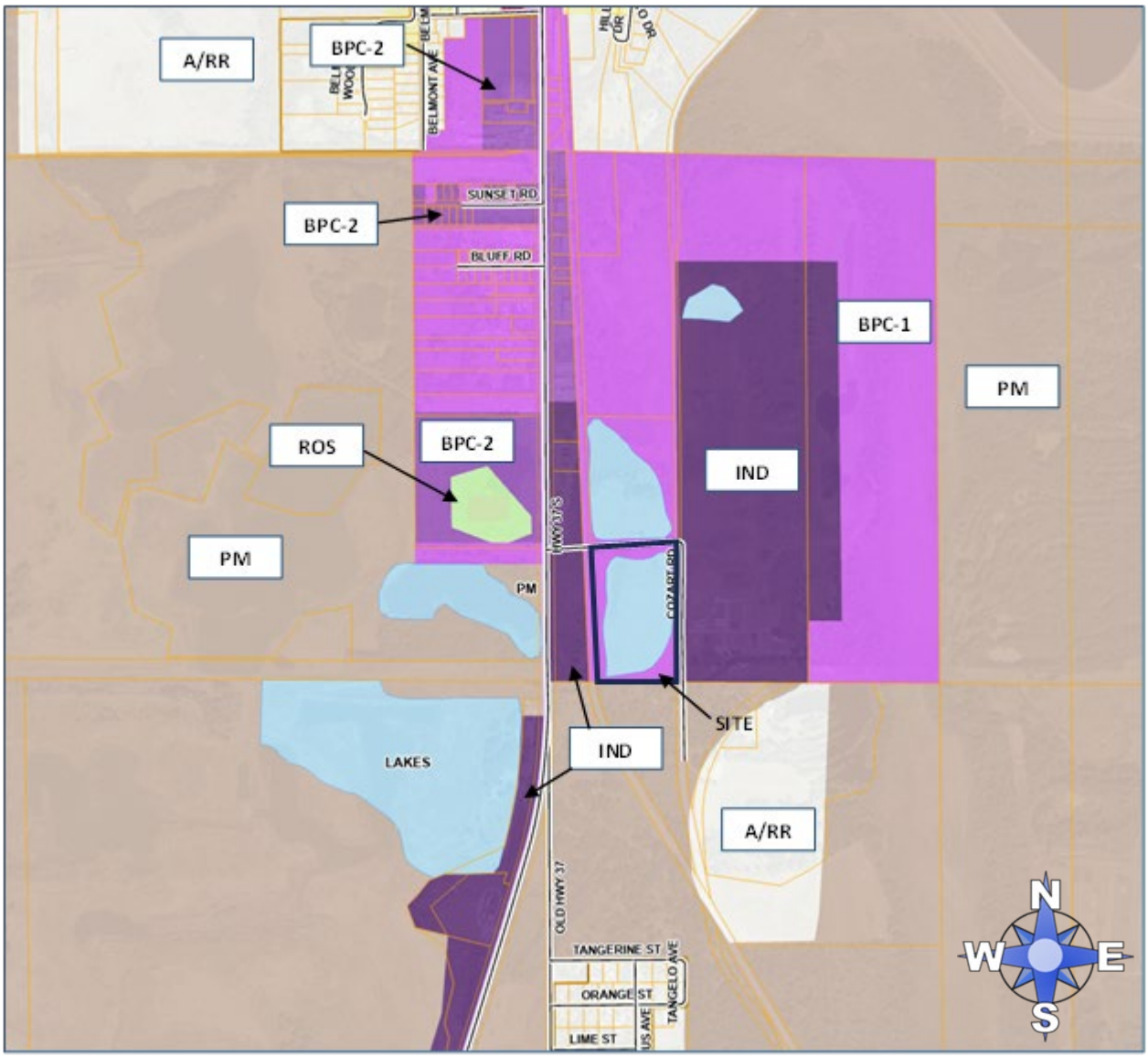
Location Map



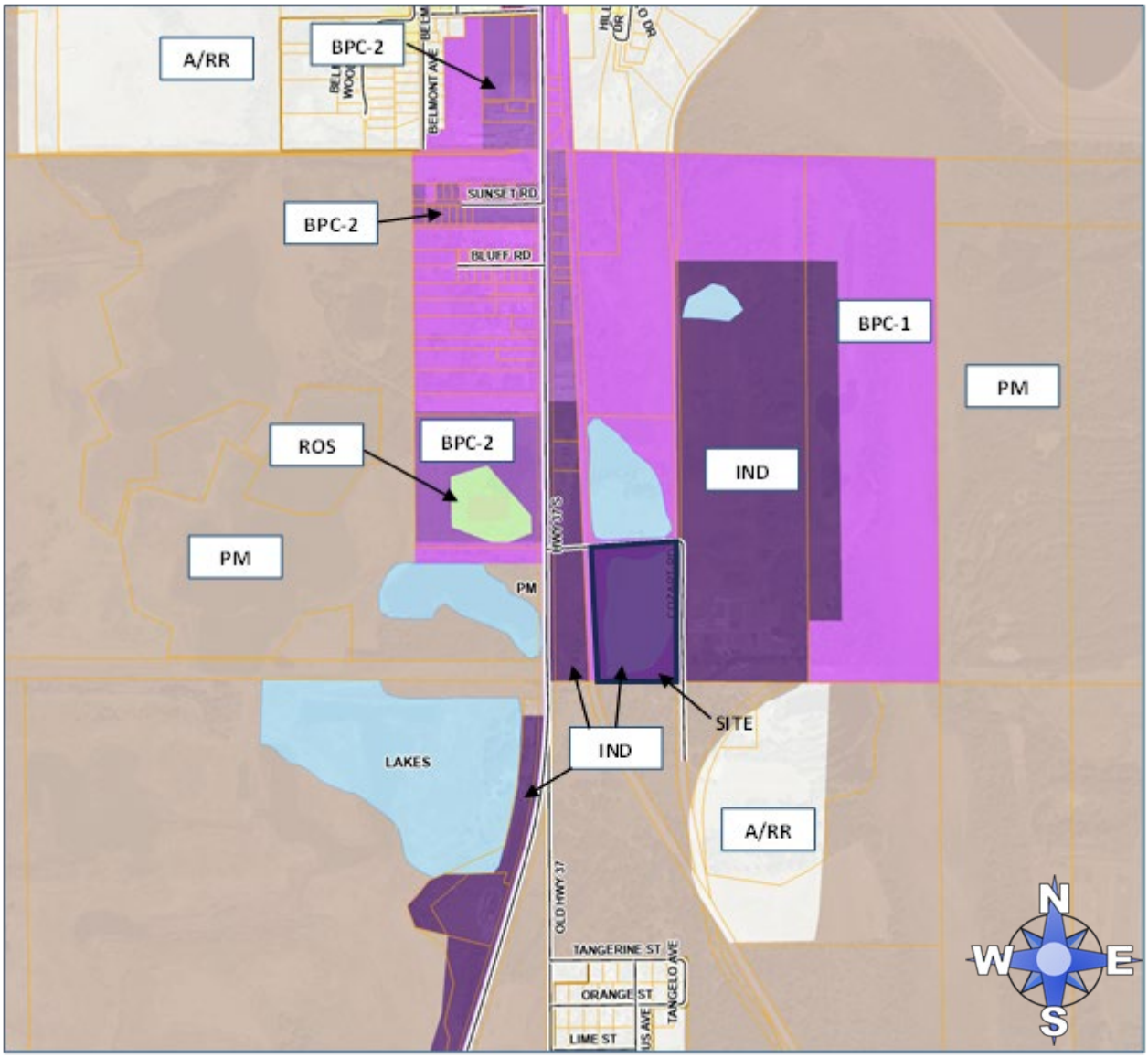
2023 Aerial Photo (Context)



2023 Aerial Photo (Detailed)



Current Future Land Use Map



Proposed Future Land Use Map

ORDINANCE NO. 25 -____

AN ORDINANCE OF POLK COUNTY, FLORIDA ADOPTING **LDCPAS-2025-14;** AN AMENDMENT TO THE POLK COUNTY COMPREHENSIVE PLAN, ORDINANCE 92-36, AS AMENDED, TO CHANGE THE FUTURE LAND USE MAP DESIGNATION ON 26.21+/- ACRES FROM BUSINESS PARK CENTER (BPC) TO INDUSTRIAL (IND) IN THE RURAL DEVELOPMENT AREA (RDA). THE SITE IS LOCATED SOUTH OF COZART ROAD, EAST OF HIGHWAY 37 SOUTH, SOUTH OF THE CITY OF MULBERRY, EAST AND WEST OF THE CSX RAILROAD, IN SECTION 13, TOWNSHIP 30, RANGE 23; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Article VIII, Section I(g) of the Constitution of the State of Florida and the Community Planning Act, Chapter 163, Part II, Florida Statutes (FS), as amended, (the Act) Polk County is authorized and required to adopt a Comprehensive Plan (Plan); and

WHEREAS, Section 163.3187, FS, and Comprehensive Plan Section 4.305.B, provides for the approval of Small-Scale Comprehensive Plan Amendments; and

WHEREAS, pursuant to Section 163.3174, FS, the Local Planning Authority (Planning Commission) conducted a public hearing, with due public notice having been provided, on the proposed Plan revisions on August 6, 2025; and

WHEREAS, pursuant to Section 163.3187(2), FS, the Board of County Commissioners conducted an adoption public hearing, with due public notice having been provided, on the proposed Plan revisions on September 16, 2025; and

WHEREAS, the Board of County Commissioners, reviewed and considered all comments received during said public hearing, and provided for necessary revisions; and

NOW THEREFORE, BE IT ORDAINED by the Polk County Board of County Commissioners:

SECTION 1: COMPREHENSIVE PLAN AMENDMENT

The Future Land Use Map of Ordinance No. 92-36, as amended, (the "Polk County Comprehensive Plan") is hereby amended to reflect a change in the Future Land Use designation on a 26.21+/- acre site from Business-Park Center (BPC) to Industrial (IND) on the parcel listed below and graphically depicted on the parcel map in Attachment "A".

Parcel 233013-000000-043030

THAT PART OF THE WEST 3/4 OF SECTION 13, TOWNSHIP 30 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, LYING EAST OF SEABOARD COASTLINE RAILROAD MAIN LINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 13 AND RUN THENCE N88°44'47"W A DISTANCE OF 1324.25 FEET ALONG THE NORTH BOUNDARY OF SECTION 13 TO THE NORTH 1/4 CORNER OF SECTION 13; THENCE N88°45'20"W A DISTANCE OF 1401.10 FEET ALONG THE NORTH BOUNDARY OF SAID SECTION 13; THENCE S01°02'23"E A DISTANCE OF 928.93 FEET ALONG THE WEST RIGHT-OF-WAY OF CSX RAILROAD SPUR LINE; THENCE N88°57'37"E A DISTANCE OF 20.00 FEET; THENCE S01°02'23"E A DISTANCE OF 1566.45 FEET ALONG CSX SPUR LINE; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 178.81 FEET, WITH A RADIUS OF 49804.07 FEET, WITH A CHORD BEARING OF S00°56'13"E, WITH A CHORD LENGTH OF 178.81 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY OF THE CSX SPUR LINE ALONG SAID CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 900.37 FEET, WITH A RADIUS OF 49804.07 FEET, WITH A CHORD BEARING OF S00°18'58"E, WITH A CHORD LENGTH OF 900.36 FEET, THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY OF CSX SPUR LINE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 401.13 FEET, WITH A RADIUS OF 20938.72 FEET, WITH A CHORD BEARING OF S00°25'37"E, WITH A CHORD LENGTH OF 401.13 FEET; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY OF THE CSX SPUR LINE S00°58'33"E A DISTANCE OF 42.57 FEET; THENCE N89°05'05"W A DISTANCE OF 11.48 FEET; THENCE CONTINUE ALONG SAID CSX RAILROAD SPUR LINE S00°01'01"W A DISTANCE OF 1343.81 FEET; THENCE N88°57'44"W A DISTANCE OF 777.30 FEET ALONG THE SOUTH BOUNDARY OF SAID SECTION 13 TO THE EAST RIGHT-OF-WAY OF THE CSX MAIN LINE; THENCE CONTINUE ALONG SAID EAST RIGHT-OF-WAY OF THE CSX RAILROAD MAIN LINE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 103.02 FEET, WITH A RADIUS OF 1507.58 FEET, WITH A CHORD BEARING OF 04°28'13"W, WITH A CHORD LENGTH OF 103.00

FEET; THENCE CONTINUE ALONG SAID EAST RIGHT-OF-WAY OF THE CSX RAILROAD MAIN LINE N02°30'46"W A DISTANCE OF 2585.84 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY, RUN S89°12'27"E A DISTANCE OF 901.86 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PART DESCRIBED IN CORRECTIVE WARRANTY DEED RECORDED IN O.R. BOOK 13105, PAGE 1617, PUBLIC RECORDS OF POLK COUNTY, FLORIDA

SECTION 2: SEVERABILITY

If any provision of this Ordinance is held to be illegal, invalid, or unconstitutional by a court of competent jurisdiction the other provisions shall remain in full force and effect.

SECTION 3: EFFECTIVE DATE

This ordinance shall be effective on August 15, 2025 (31 days after adoption), unless the amendment is challenged. If challenged, the effective date of this ordinance shall be the date a Final Order is issued by the Department of Commerce or Administration Commission finding the amendment in compliance in accordance with Section 163.3184 (1)(b), Florida Statutes. No development orders, development permits, or land uses dependent upon this amendment, as described on the attached map of proposed land uses, may be issued or commence before it has become effective.

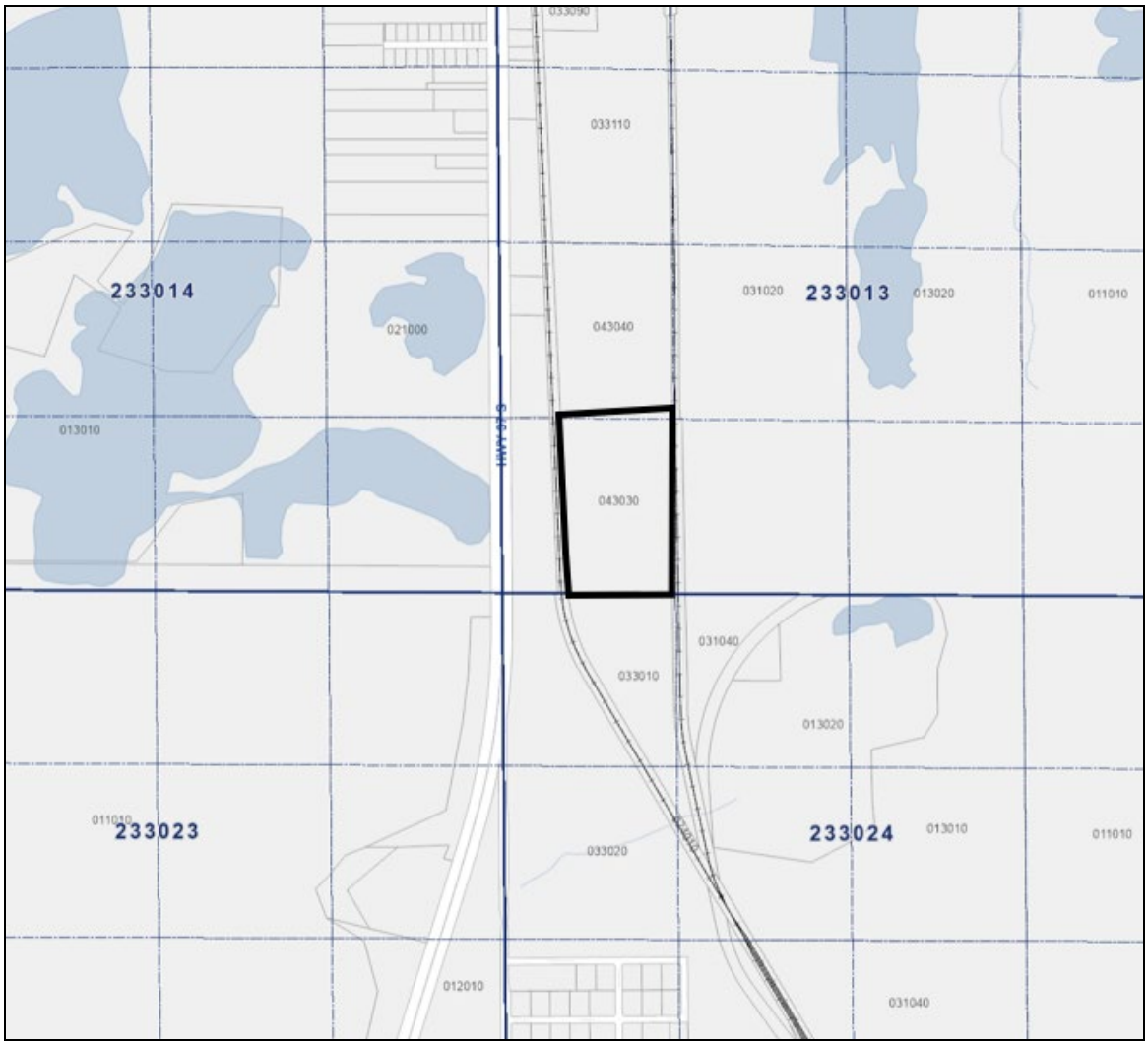
SECTION 4: FILING WITH THE DEPARTMENT OF STATE:

The Clerk and Auditor to the Board of County Commissioners of Polk County, Florida, shall file a certified copy of this ordinance with the Department of State, through the Secretary of State, upon adoption by the Board of County Commissioners of Polk County, Florida.

ADOPTED, in open session of the Polk County Board of County Commissioners with a quorum present and voting this 16th day of September 2025.

ATTACHMENT "A"

LDCPAS 2025-14
Development Area: From Business Park Center (BPC) to Industrial (IND)
Location: East side of SR 37, south of Cozart Road
Section-13 Township-30 Range-23



PARCEL DETAIL
Note: Not to Scale

Demonstration of Need

The applicant requests an amendment of the existing land use from Business Park Center - 1 (BPC-1) to Industrial (IND).

The purpose of the Industrial district is to provide areas for bulk materials storage, warehousing and business park development. Some retail uses are also permitted to support the businesses and activities within the Industrial land use.

Future developments would be cultivated with the utmost care for surrounding land uses, making sure that impacts to public facilities, services and environmental resources are minimal to none. The applicant does not foresee any conflicts but instead, intends to use development to benefit the encompassing area.

Analysis of Economic Issues

Please see attached Demographic Snapshot Comparison Report.

Urban Sprawl Analysis

1. Could the proposed amendment promote substantial amounts of low-density, low-intensity, or single-use development in excess of demonstrated need?

   The request for new Industrial (IND) will not create substantial amounts of low-intensity/density or single-use development. There are various land use options in the surrounding areas and Industrial (IND) will add another option to this diverse area.

2. Will passage of the proposed amendment allow a significant amount of urban development to occur in rural areas?

   No, the property is already in an urban setting and will not conflict with rural areas.

3. Does the proposed amendment create or encourage urban development in radial, strip, isolated, or ribbon patterns emanating from existing urban development?

   The site is surrounded by rural/vacant land. Due to these existing conditions, the proposed amendment should not create or encourage urban development growth in unusual patterns.

4. Does the proposed amendment fail to adequately protect adjacent agricultural areas?

There are no agricultural areas immediately adjacent to the project.

5. Could the proposed amendment fail to maximize the existing public facilities and services?

   Public facilities are available and a non-residential land use blends well with adjacent property under Industrial (IND) land use.

6. Could the proposed amendment fail to minimize the need for future public facilities and services?

   No, the request is consistent with the development pattern along this section of the Hwy 37 area.

7. Will the proposed amendment allow development patterns that will disproportionately increase the cost of providing public facilities and services?

   Public facilities are available, and the Industrial (IND) land use will not disproportionately increase the cost of public facilities and services.

8. Does the proposed amendment fail to provide clear separation between urban and rural uses?

   The request for Industrial (IND) is compatible with the other future land uses within the immediate area.

9. Will the proposed amendment discourage infill development or redevelopment of existing neighborhoods?

   No, the amendment will allow the continued pattern of development within the surrounding area.

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

    The proposed Industrial (IND) will add to the already diverse mix of attractive and functional land uses.

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

    No, any development in this area will comply with the current land development which promotes connectivity and access management.

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

We anticipate the construction of approximately 11 acres of new impervious area. The remaining portions of the site will remain as open space and natural landscape buffers.

VICINITY MAP

SECTION 13, TOWNSHIP 30 S, RANGE 23 E

N.T.S.



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JSK CONSULTING

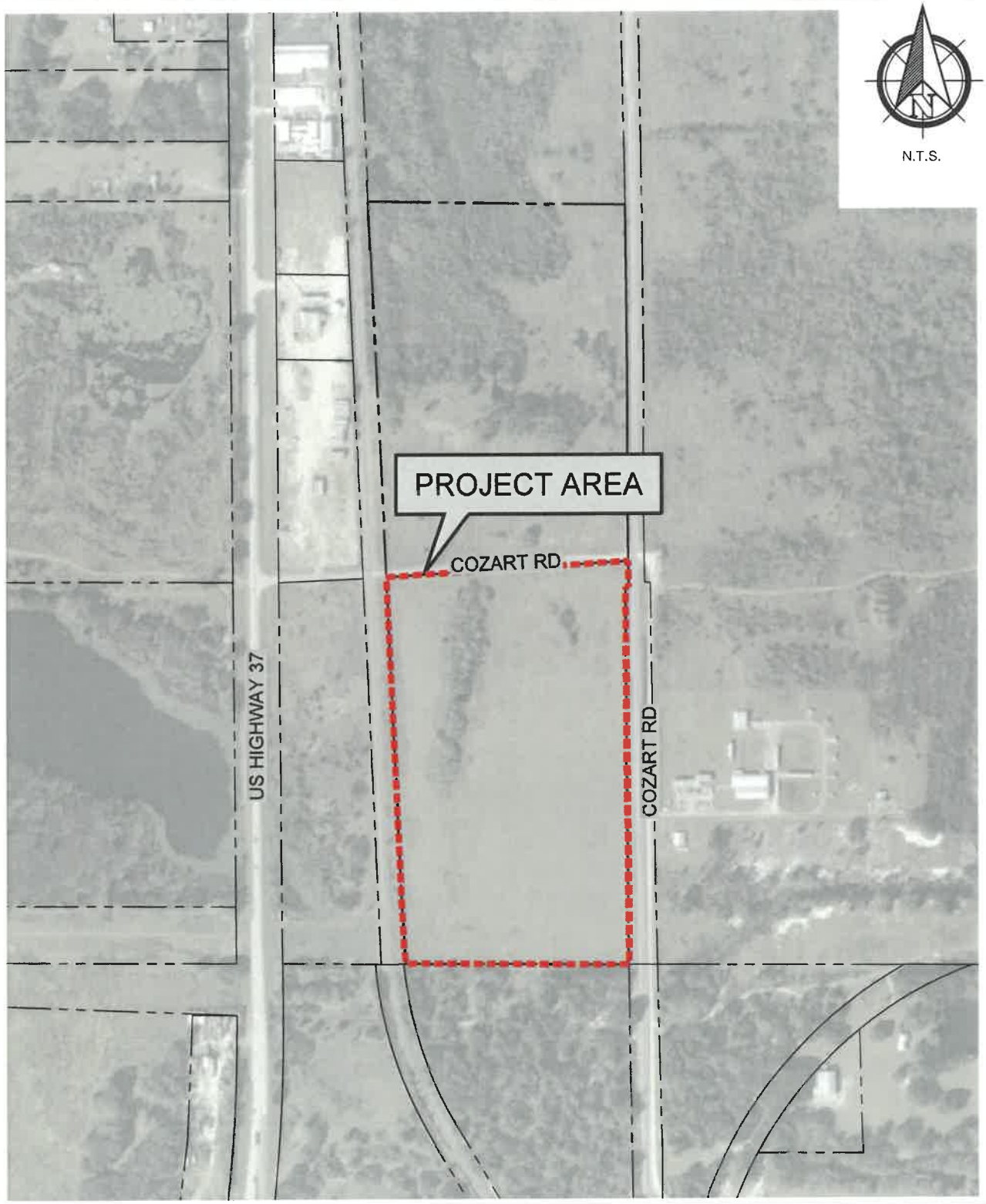
Engineers, Land Planners
Construction Managers

5904 Hillside Heights Drive
Lakeland, Florida 33812
Phone(863) 619-6131 Fax (863) 619-6103
www.jsk-consulting.com

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2701 COZART ROAD
MULBERRY, FL 33860

LOCATION MAP



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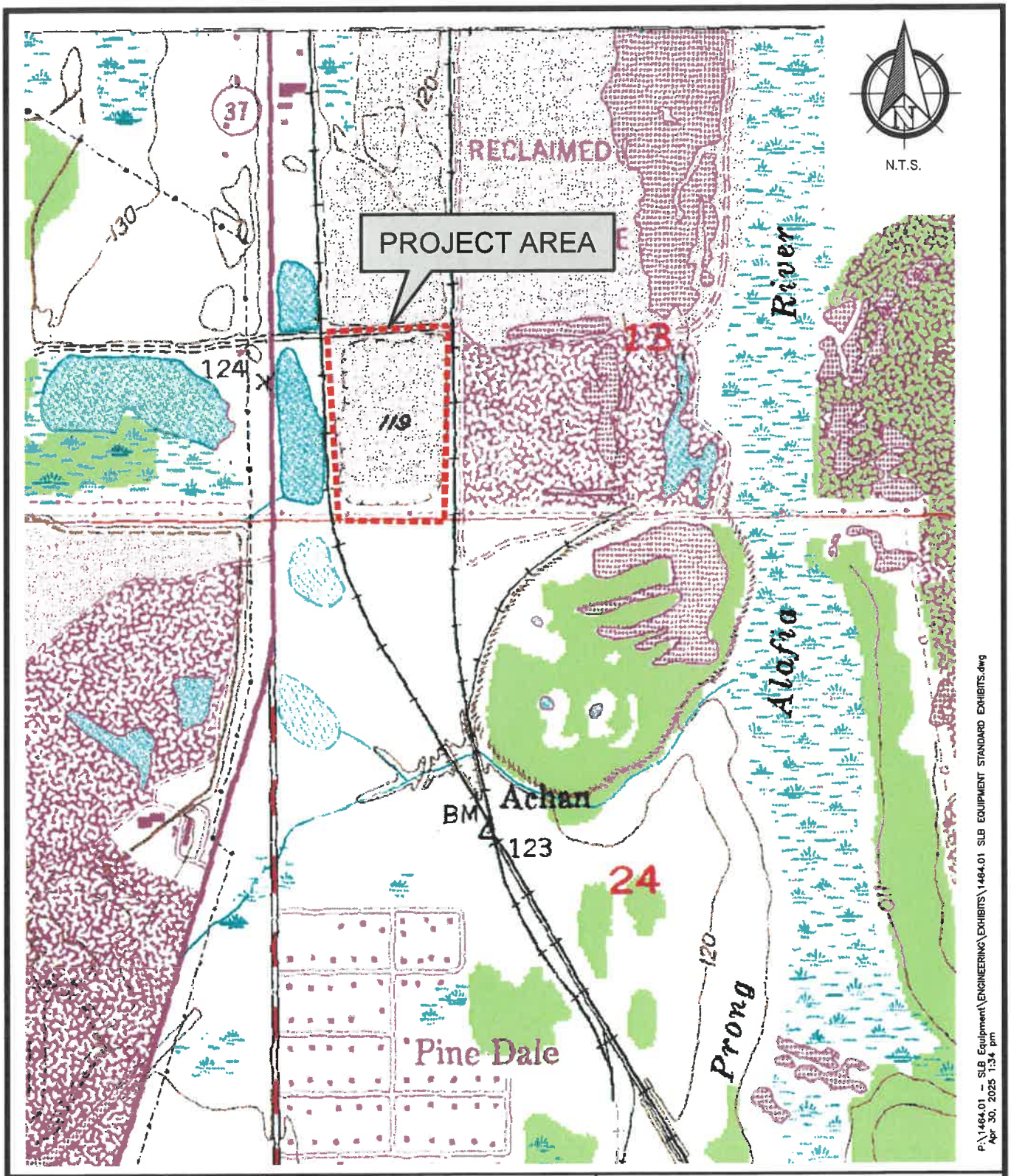
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AERIAL



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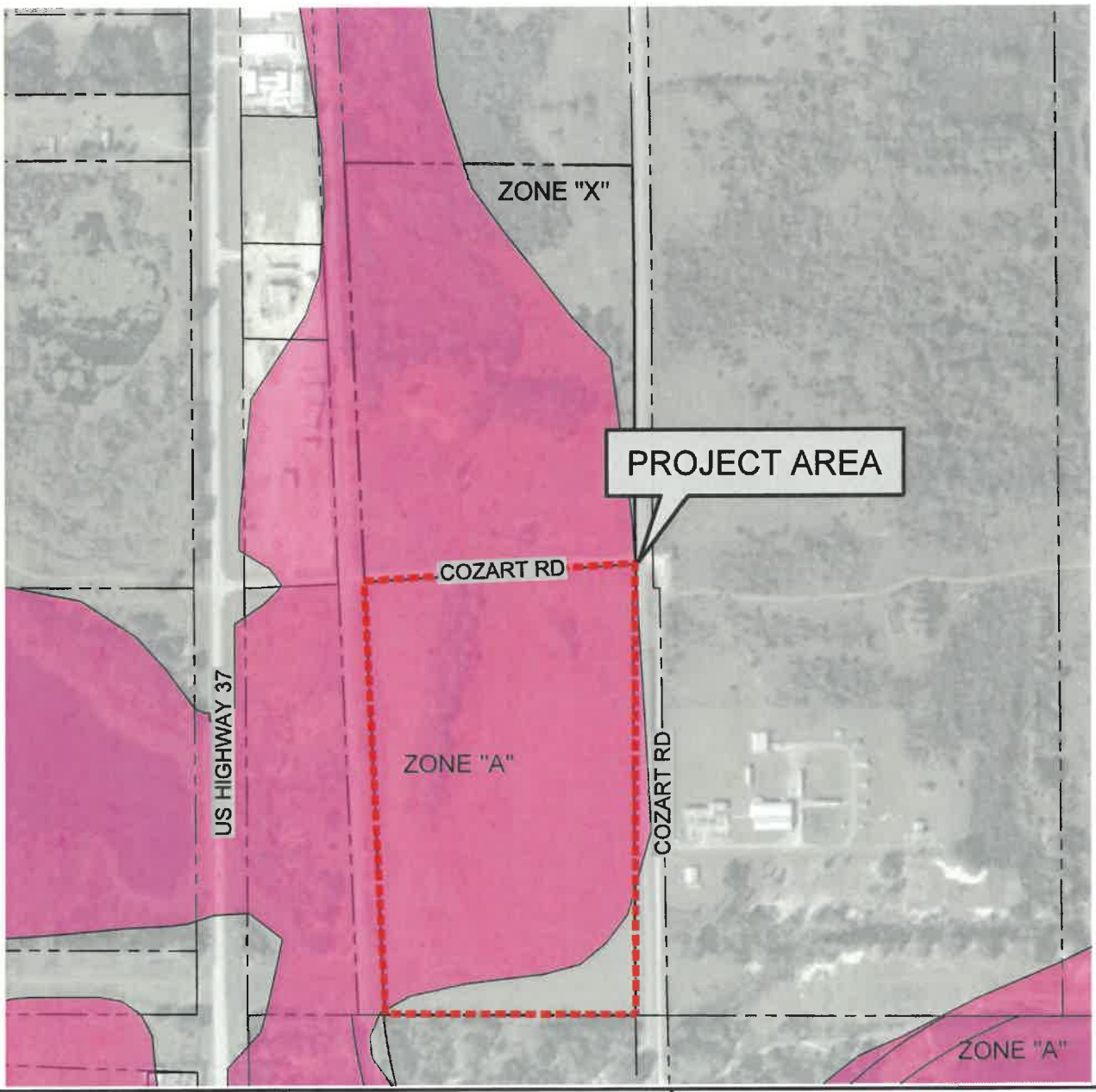
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2701 COZART ROAD
MULBERRY, FL 33860

QUAD

- Fema Zone "A"

Fema Panel Number = 675 of 1025
Map Number = 12105C0675 G

N.T.S.



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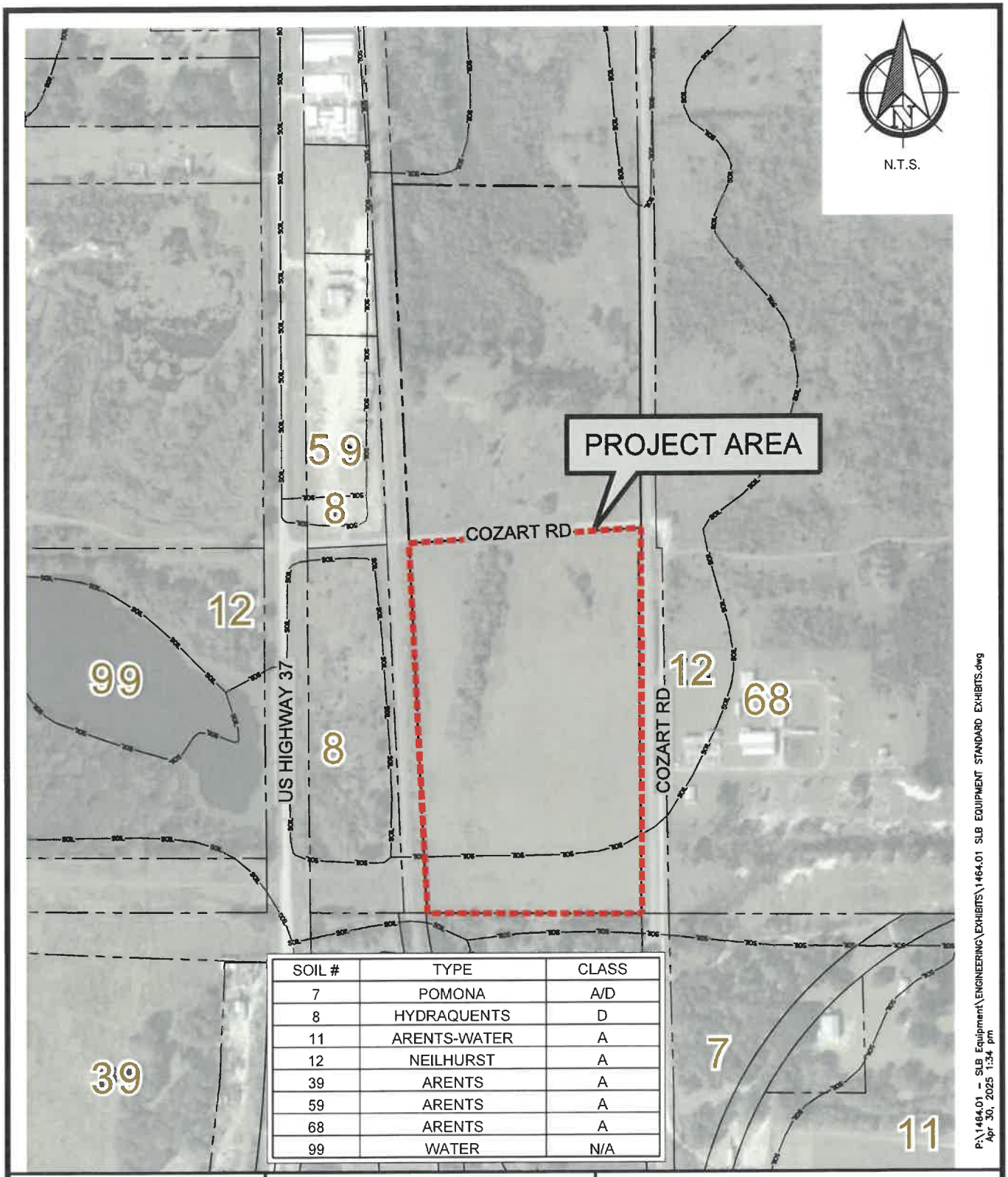
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2701 COZART ROAD
MULBERRY, FL 33860

FEMA



SOIL #	TYPE	CLASS
7	POMONA	A/D
8	HYDRAQUENTS	D
11	ARENTS-WATER	A
12	NEILHURST	A
39	ARENTS	A
59	ARENTS	A
68	ARENTS	A
99	WATER	N/A

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SOILS MAP

An Impact Assessment Statement is required for all Level 3 and Level 4 Reviews, with the exception of text amendment requests. The purpose of an Impact Assessment Statement is to provide information on the effects a proposed development or land use action will have on the existing neighborhood and general area; on the transportation facilities; on the environment and natural resources of the County; on the public facilities for water, sewer, solid waste disposal, fire, police, public education, parks, recreation, and other utilities; and any other aspect with an identified impact of the development and deemed appropriate for concern. A sufficient Impact Assessment Statement must address all of the following:

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:

A. 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?

   The current land use of the property is BPC-1. The site is bound on the east and west by Industrial (IND). It is bound with Phosphate Mining (PM) on the south side and BPC-1 on the North. City of Mulberry water and is available to the north of the site. Access to Cozart Road provides paved access to the site.

2. What are, if any, the incompatibility and special efforts needed to minimize the differences in the proposed use with adjacent uses?

   There are no incompatibility or special efforts needed as the site has been previously approved for commercial uses. The proposed uses will be buffered from surroundings with landscape buffers as required by the land development code.

3. How will the request influence future development of the area?

   The area surrounding this property falls within many different land use categories including BPC-1, BPC-2 and PM. Adding IND will continue to add diverse development options to the growing area.

B. 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 is the number of vehicle trips to be generated daily and at the PM peak hour based on the latest Institute of Traffic Engineers (ITE)? Please provide a detailed[1] methodology and calculations.

ITE Code	Use	Trip Rate	Size	Units	Trips per Day	Peak Rate	Maximum PEAK
151	Truck Parking/Storage	18.86(x)-4.09	3.39*	units	60	4	4
						Total	**4**

**RV/Boat Storage (ITE LUC 151 Mini-Warehouse) by units is calculated per 100 units*

4 Peak Hour Trips

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

   The proposed development will have direct access to Cozart Road. Any regional improvements will be addressed at Level II Construction Plan Review.

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

   Parking will be provided in accordance with Table 7.10, Section 708 of the Polk County Land Development Code.

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

   Access to the site will be by Cozart Road to HWY 37 S.

C. Sewage

Determine the impact caused by sewage generated 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 by the proposed development? (*Response may be based on Section 703.F of the LDC*)

   N/A – Septic will be used.

2. If on-site treatment is proposed, what are the proposed method, level of treatment, and the method of effluent disposal for the proposed sewage?

   N/A

3. If offsite treatment, who is the service provider?

   N/A

4. Where is the nearest sewer line (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 or right-of- way under certain conditions listed in Section 702E.3 of the Land Development Code*)

   N/A

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

   N/A

6. What is the anticipated date of connection?

   N/A

7. What improvements to the providers system are necessary to support the proposed request *(e.g., lift stations, line extensions/expansions, interconnects, etc.)*?

   N/A

D. 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 and/or who is the service provider?

   N/A – Onsite well will be used.

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

   N/A

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

   N/A

4. Who is the service provider?

   N/A

5. What is the anticipated date of connection?

   N/A

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

   N/A

7. Is there an existing well on the property(ies)?

   One will be installed.

E. 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);

   Soil types range across the site. The basic draining pattern runs from the south to the north. There are no known flood hazards on site. A FEMA LOMA has been granted removing the property from the 100 Year Floodplain.

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

   No significant alternations are anticipated to the site's natural drainage features. The proposed development will be designed in accordance with the Southwest Florida Water Management District and Polk County requirements. On-site retention ponds will be designed as to not make any significant alterations to the site's natural drainage features.

F. 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.

   There are no known environmental issues associated with this site. The site is bounded on the north by a paved road.

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

   There are isolated wetlands associated with this site. These areas will be utilized in the stormwater management system.

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

There are no known public potable water supplies within the area.

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

   None.

5. Provide an analysis of soil types and percentage of coverage on site and what effect it will have on development.

   60% - Neilhurst
   40% - Arents

   The site predominately consists of Neilhurst and Arents soils. These soils are well suited for development.

Infrastructure Impact Information

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

1. Parks and Recreation;

   N/A

2. Educational Facilities (e.g., preschool, elementary, middle school, high school);

   N/A

3. Health Care (e.g., emergency, hospital);

   Bartow Regional Medical Center is located within 11.8 miles from the project.

4. Fire Protection;

   Fire Protection is provided by the Polk County Fire Station 15. The Station is located approximately 3.7 miles from the project.

5. Police Protection and Security;

   Police Protection and Security is provided by the Mulberry Police Department that is approximately 2.2 miles from the project.

6. Emergency Medical Services (EMS);

EMS is provided by the Polk County Fire Station 15. The Station is located approximately 3.7 miles from the project.

7. Solid Waste (collection and waste generation); and

   Solid waste services are provided by Polk County Contract Services.

8. How may this request contribute to neighborhood needs?

   The project will help meet industrial development demands within the surrounding community.

G. Maps – Please see attached.

Maps shall be used to give the public agencies a clear graphic illustration and visual understanding of the proposed development and the potential positive and negative impacts resulting from the development. Maps shall be of sufficient type, size, and scale to facilitate complete understanding of the elements of the proposed development. Scale shall be clearly indicated on each map and the dates of preparation and revisions shall be included. The project boundaries shall be overlaid on all maps. The following **maps shall 8 1/2" x 11"** and accompany Impact Assessment Statements:

Map A: A location map (center the site on the map) showing the relationship of the development to cities, highways, and natural features;

Map B: Map depicting the site boundary (properties included in the request)

Map C: A site plan consistent with ***Site Plan Standards*** [2] (multiple sheets may be used). In addition to the required number of copies please **include an 8½" x 11" copy.** Applications for district changes alone are not required but are encouraged to submit a Development Plan; and

NOTE: *Applications for text amendments are not required to submit a complete Impact Assessment Statement, however, all relevant information requested must be addressed. Use this form and the "Demonstration of Need" form as a guide for assessing the impact of a text amendment.*

[2] See *Site Plan Standards* checklist form (GM LDD 11).

Legal Description:

THAT PART OF THE WEST 3/4 OF SECTION 13, TOWNSHIP 30 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, LYING EAST OF SEABOARD COASTLINE RAILROAD MAIN LINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 13 AND RUN THENCE N88°44'47"W A DISTANCE OF 1324.25 FEET ALONG THE NORTH BOUNDARY OF SECTION 13 TO THE NORTH 1/4 CORNER OF SECTION 13; THENCE N88°45'20"W A DISTANCE OF 1401.10 FEET ALONG THE NORTH BOUNDARY OF SAID SECTION 13; THENCE S01°02'23"E A DISTANCE OF 928.93 FEET ALONG THE WEST RIGHT-OF-WAY OF CSX RAILROAD SPUR LINE; THENCE N88°57'37"E A DISTANCE OF 20.00 FEET; THENCE S01°02'23"E A DISTANCE OF 1566.45 FEET ALONG CSX SPUR LINE; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 178.81 FEET, WITH A RADIUS OF 49804.07 FEET, WITH A CHORD BEARING OF S00°56'13"E, WITH A CHORD LENGTH OF 178.81 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY OF THE CSX SPUR LINE ALONG SAID CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 900.37 FEET, WITH A RADIUS OF 49804.07 FEET, WITH A CHORD BEARING OF S00°18'58"E, WITH A CHORD LENGTH OF 900.36 FEET, THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY OF CSX SPUR LINE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 401.13 FEET, WITH A RADIUS OF 20938.72 FEET, WITH A CHORD BEARING OF S00°25'37"E, WITH A CHORD LENGTH OF 401.13 FEET; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY OF THE CSX SPUR LINE S00°58'33"E A DISTANCE OF 42.57 FEET; THENCE N89°05'05"W A DISTANCE OF 11.48 FEET; THENCE CONTINUE ALONG SAID CSX RAILROAD SPUR LINE S00°01'01"W A DISTANCE OF 1343.81 FEET; THENCE N88°57'44"W A DISTANCE OF 777.30 FEET ALONG THE SOUTH BOUNDARY OF SAID SECTION 13 TO THE EAST RIGHT-OF-WAY OF THE CSX MAIN LINE; THENCE CONTINUE ALONG SAID EAST RIGHT-OF-WAY OF THE CSX RAILROAD MAIN LINE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 103.02 FEET, WITH A RADIUS OF 1507.58 FEET, WITH A CHORD BEARING OF 04°28'13"W, WITH A CHORD LENGTH OF 103.00 FEET; THENCE CONTINUE ALONG SAID EAST RIGHT-OF-WAY OF THE CSX RAILROAD MAIN LINE N02°30'46"W A DISTANCE OF 2585.84 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY, RUN S89°12'27"E A DISTANCE OF 901.86 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PART DESCRIBED IN CORRECTIVE WARRANTY DEED RECORDED IN O.R. BOOK 13105, PAGE 1617, PUBLIC RECORDS OF POLK COUNTY, FLORIDA

ALTA/NSPS Land Title Survey

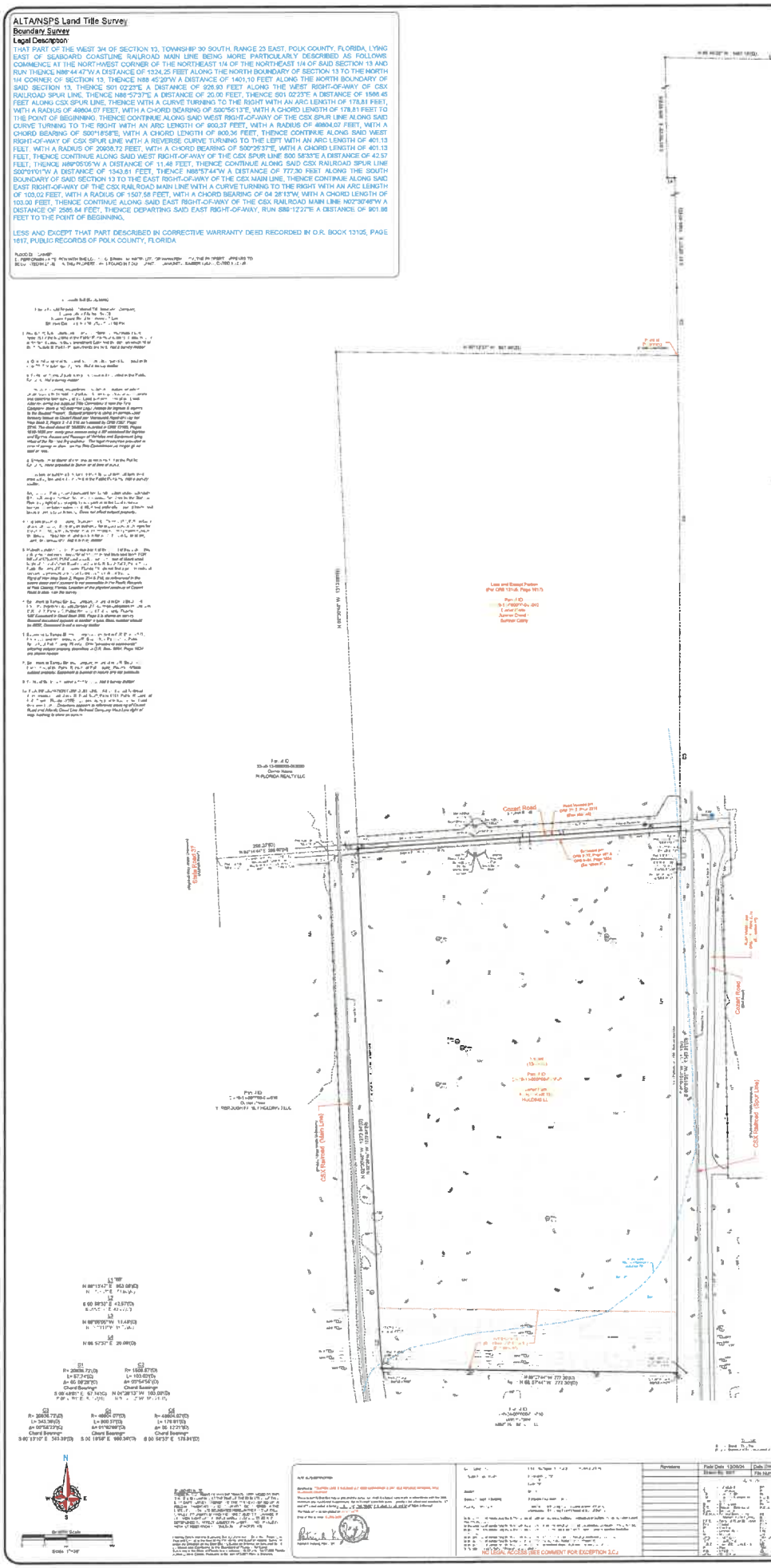
Boundary Survey

Legal Description

THAT PART OF THE WEST 3/4 OF SECTION 13, TOWNSHIP 30 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, LYING EAST OF SEABOARD COASTLINE RAILROAD MAIN LINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 13 AND RUN THENCE N89°44'47"W A DISTANCE OF 1324.25 FEET ALONG THE NORTH BOUNDARY OF SECTION 13 TO THE NORTH 1/4 CORNER OF SECTION 13, THENCE N88 45'20"W A DISTANCE OF 1401,10 FEET ALONG THE NORTH BOUNDARY OF SAID SECTION 13, THENCE S01 02'23"E A DISTANCE OF 926.93 FEET ALONG THE WEST RIGHT-OF-WAY OF CSX RAILROAD SPUR LINE, THENCE N88°57'37"E A DISTANCE OF 20.00 FEET, THENCE S01 02'23"E A DISTANCE OF 1596.45 FEET ALONG CSX SPUR LINE, THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 178.81 FEET, WITH A RADIUS OF 46804.07 FEET, WITH A CHORD BEARING OF S00°56'13"E, WITH A CHORD LENGTH OF 178.81 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY OF THE CSX SPUR LINE ALONG SAID CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 800.37 FEET, WITH A RADIUS OF 46804.07 FEET, WITH A CHORD BEARING OF S00°18'58"E, WITH A CHORD LENGTH OF 800.36 FEET, THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY OF CSX SPUR LINE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 401.13 FEET, WITH A RADIUS OF 20638.72 FEET, WITH A CHORD BEARING OF S00°25'37"E, WITH A CHORD LENGTH OF 401.13 FEET, THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY OF THE CSX SPUR LINE S00 58'33"E A DISTANCE OF 42.57 FEET, THENCE N89°05'05"W A DISTANCE OF 11.48 FEET, THENCE CONTINUE ALONG SAID CSX RAILROAD SPUR LINE S00°01'01"W A DISTANCE OF 1343.61 FEET, THENCE N88°57'44"W A DISTANCE OF 777.30 FEET ALONG THE SOUTH BOUNDARY OF SAID SECTION 13 TO THE EAST RIGHT-OF-WAY OF THE CSX MAIN LINE, THENCE CONTINUE ALONG SAID EAST RIGHT-OF-WAY OF THE CSX RAILROAD MAIN LINE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 103.02 FEET, WITH A RADIUS OF 1507.58 FEET, WITH A CHORD BEARING OF 04°28'13"W, WITH A CHORD LENGTH OF 103.00 FEET, THENCE CONTINUE ALONG SAID EAST RIGHT-OF-WAY OF THE CSX RAILROAD MAIN LINE N02°30'48"W A DISTANCE OF 2585.84 FEET, THENCE DEPARTING SAID EAST RIGHT-OF-WAY, RUN S86°12'27"E A DISTANCE OF 901.86 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PART DESCRIBED IN CORRECTIVE WARRANTY DEED RECORDED IN O.R. BOOK 13105, PAGE 1617, PUBLIC RECORDS OF POLK COUNTY, FLORIDA





Owner's Authorization for Permitting Applications

Project: **Cozart Road**
0 Cozart Road Mulberry, FL 33860
County: Polk
Parcel: 23-30-13-000000-043030

Owner: Yavascalar Troy Holding LLC
2701 Cozart Roda
Mulberry, FL 33860
Phone:
E-mail Address:

Agent: JSK Consulting
Matthew Johnson, P.E.
Lanieve Imig, Project Development Specialist
5904 Hillside Heights Drive
Lakeland, Florida 33812

I hereby designate and authorize the agent listed above to act on my behalf, or on behalf of the above referenced entity I represent, for the permitting applications for the above referenced project permit approvals and/or proprietary authorization indicated above; and to furnish, on request, supplemental information in support of the application(s).

Emrah Yavasca
Typed/Printed Name of Owner

Yavascalar Troy Holding LLC
Corporate Title, if applicable

Signature of Owner

March 20, 2025
Date

STATE OF Florida
COUNTY OF Polk

OWNER'S NOTARIZATION

The foregoing instrument was acknowledged before me this 20th day of March 2025 by Emrah Yavasca, who is personally known to me or produced a driver's license by means of ____ physical presence or ____ online notarization as identification and who did not take an oath.

RHENDA T. VREELAND
MY COMMISSION # HH 450920
EXPIRES: October 3, 2027

Notary Public
Notarial Seal and Commission
Expiration Date

INSTR # 2024104805
BK 13105 Pgs 1619-1620 PG(s)2
05/06/2024 01:59:44 PM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES 18.50
DEED DOC 0.70

Prepared by:
Hillsborough Title, Inc.
Tammy Wooten
352 E. Bloomingdale Ave.
Brandon, FL 33511
File No.: BRI23-123215
This Deed is prepared pursuant to the issuance of Title Insurance

GENERAL WARRANTY DEED

Made this May 2nd, 2024. A.D. by David Sumner and Cathy Sumner, husband and wife, whose post office address is: P.O. Box 215, Mulberry, FL 33860, hereinafter called the grantor, to Yavascalar Troy Holding, LLC, a Florida limited liability company, whose address is: 2701 Cozart Rd, Mulberry, FL 33860, hereinafter called the grantee:

(Whenever used herein the term "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 Ten Dollars ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Polk County, Florida, viz:

That part of the West 3/2 of Section 13, Township 30 South, Range 23 East, Polk County, Florida, lying East of Seaboard Coastline Railroad Main Line being more particularly described as follows: Commence at the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of said Section 13 and run thence North 88 degrees 44 minutes 47 seconds West a distance of 1324.25 feet along the North boundary of Section 13 to the North 1/4 corner of Section 13; thence North 88 degrees 45 minutes 20 seconds West a distance of 1401.10 feet along the North boundary of said Section 13; thence South 01 degrees 02 minutes 23 seconds East a distance of 928.93 feet along the West right of way of CSX Railroad Spur Line; thence North 88 degrees 57 minutes 37 seconds East a distance of 20.00 feet; thence South 01 degrees 02 minutes 23 seconds East a distance of 1566.45 feet along CSX Spur Line; thence with a curve turning to the right with an arc length of 178.81 feet, with a radius of 49804.07 feet, with a chord bearing of South 00 degrees 56 minutes 13 seconds East, with a chord length of 178.81 feet to the Point of Beginning; thence continue along said West right of way of the CSX Spur Line along said curve turning to the right with an arc length of 900.37 feet, with a radius of 49804.07 feet, with a chord bearing of South 00 degrees 18 minutes 58 seconds East, with a chord length of 900.36 feet, thence continue along said West right of way of CSX Spur Line with a reverse curve turning to the left with an arc length of 401.13 feet, with a radius of 20938.72 feet, with a chord bearing of South 00 degrees 25 minutes 37 seconds East, with a chord length of 401.13 feet; thence continue along said West right of way of the CSX Spur Line South 00 degrees 58 minutes 33 seconds East a distance of 42.57 feet; thence North 89 degrees 05 minutes 05 seconds West a distance of 11.48 feet; thence continue along said CSX Railroad Spur Line South 00 degrees 01 minutes 01 seconds West a distance of 1343.81 feet; thence North 88 degrees 57 minutes 44 seconds West a distance of 777.30 feet along the South boundary of said Section 13 to the East right of way of the CSX Main Line; thence continue along said East right of way of the CSX Railroad Main Line with a curve turning to the right with an arc length of 103.02 feet, with a radius of 1507.58 feet, with a chord bearing of North 04 degrees 28 minutes 13 seconds West, with a chord length of 103.00 feet; thence continue along said East right of way of the CSX Railroad Main Line North 02 degrees 30 minutes 46 seconds West a distance of 2585.84 feet; thence departing said East right of way, run South 89 degrees 12 minutes 27 seconds East a distance of 901.86 feet to the Point of Beginning. Together with an easement for ingress and egress, access and passage of vehicles and equipment over and upon the South 50 feet of that part of the Northwest 1/4 of the Northwest 1/4, lying West of Atlantic Coast Line Railroad Company Main Line right of way; and over and upon the South 50 feet of that part of the Northwest 1/4 of the Southwest 1/4, lying West of said railroad right of way, all in Section 13, Township 30 South, Range 23 East, Polk County, Florida.

LESS AND EXCEPT:

That part of the West 3/2 of Section 13, Township 30 South, Range 23 East, Polk County, Florida, lying East of Seaboard Coastline Railroad Main Line being more particularly described as follows: Commence at the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of said Section 13 and run thence North 88 degrees 44 minutes 47 seconds West a distance of 1324.25 feet along the North boundary of Section 13 to the North 1/4 corner of Section 13; thence North 88 degrees 45 minutes 20 seconds West a distance of 1401.10 feet along the North boundary of said Section 13; thence South 01 degrees 02 minutes 23 seconds East a distance of 928.93 feet along the West right of way of CSX Railroad Spur Line; thence North 88 degrees 57 minutes 37 seconds East a distance of 20.00 feet; thence South 01 degrees 02 minutes 23 seconds East a distance of 1566.45 feet along CSX Spur Line; thence with a curve turning to the right with an arc length of 178.81 feet, with a radius of 49804.07 feet, with a chord bearing of South 00 degrees 56 minutes 13 seconds East, with a chord length of 178.81 feet to the Point of Beginning; thence continue along said West right of way of the CSX Spur Line along said curve turning to the right with an arc length of 900.37 feet, with a radius of 49804.07 feet, with a chord bearing of South 00 degrees 18 minutes 58 seconds East, with a chord length of 900.36 feet, thence continue along said West right of way of CSX Spur Line with a reverse curve turning to the left with an arc length of 343.39 feet, with a radius of 20938.72 feet, with a chord bearing of South 00 degrees 13 minutes 10 seconds East, with a chord length of 343.39 feet; thence departing West right of way of CSX Railroad Spur Line; South 86 degrees 13 minutes 47 seconds West a distance of 853.00 feet thence along East right of way of the CSX Railroad Main Line North 02 degrees 30 minutes 46 seconds West a distance of 1313.00 feet; thence departing said East right of way, run South 89 degrees 12 minutes 27 seconds East a distance of 901.86 feet to the Point of Beginning. Together with an easement for ingress and egress, access and passage of vehicles and equipment over and upon the South 50 feet of that part of the Northwest 1/4 of the Northwest 1/4, lying West of Atlantic Coast Line Railroad Company Main Line right of way; and over and upon the South 50 feet of that part of the Northwest 1/4 of the Southwest 1/4, lying West of said railroad right of way, all in Section 13, Township 30 South, Range 23 East, Polk County, Florida.

Prepared by:
Hillsborough Title, Inc.
Tammy Wooten
352 E. Bloomingdale Ave.
Brandon, FL 33511
incidental to the issuance of a title insurance policy
File No.: BRI23-123215

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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 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 the current year.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed and Sealed in Our Presence:

Witness Printed Name: Vania Silveira Schomp

Address: 5218 White Egret Lane
Lakeland FL 33811

David Sumner

Cathy Sumner

Witness Printed Name: Luzinete Silveira

Address: 5218 White Egret Lane
Lakeland FL 33811

State of Florida
County of Polk

The foregoing instrument was executed and acknowledged before me this 2nd of May, 2024, by means of X Physical Presence or ____ Online Notarization, by David Sumner and Cathy Sumner, who is/are personally known to me or who has produced a valid driver's license as identification.

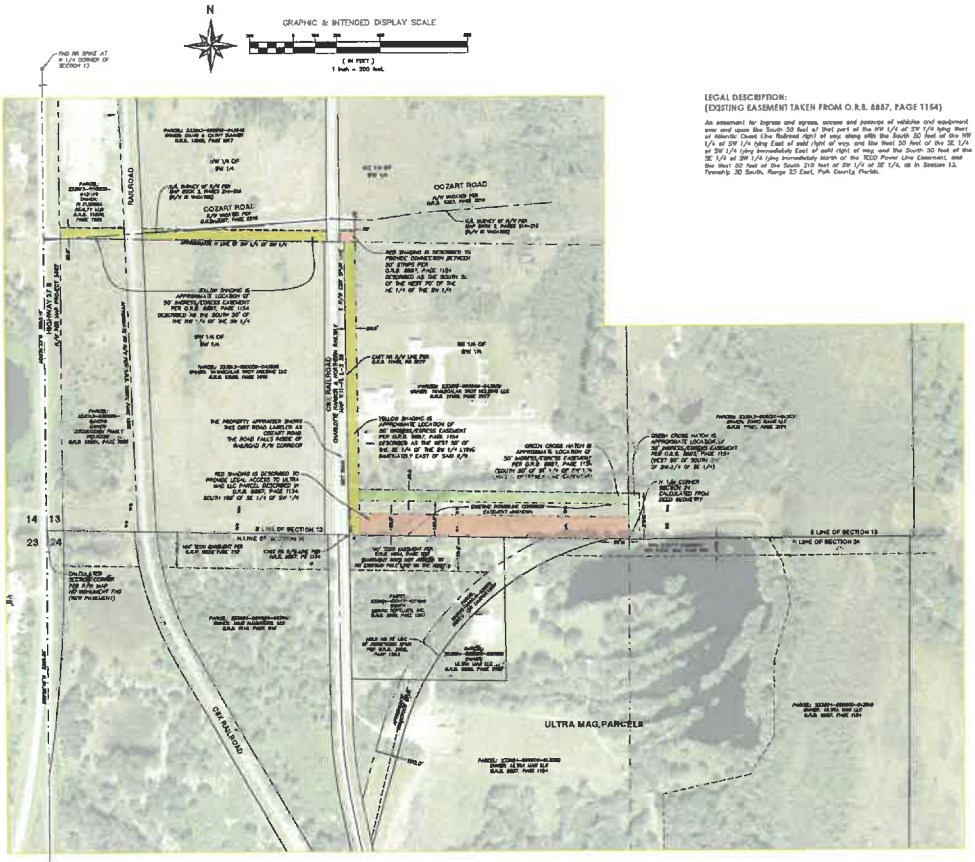
Notary Public

My Commission Expires: 6-11-2027

(SEAL)

Notary Public State of Florida
Vania Silveira Schomp
My Commission HH 409477
Expires 6/11/2027

Stacy M. Butterfield POLK
CFN# 2024104805 OR BK 13105 PG 1620 Pgs 1619-1620 05/06/2024 01:59:44 PM



LEGAL DESCRIPTION:
(EXISTING EASEMENT TAKEN FROM O.R.B. 8887, PAGE 1164)

An easement for ingress and egress, access and passage of vehicles and equipment over and upon the South 30 feet w/ that part of the NW 1/4 of SW 1/4 lying West of Atlantic Coast Line Railroad right of way; along with the South 30 feet of the NW 1/4 of SW 1/4 lying East of said right of way; and the West 30 feet of the SE 1/4 of SW 1/4 lying immediately East of said right of way, and the South 30 feet of the SE 1/4 of SW 1/4 lying immediately North of the TECO Power Line Easement; and the West 30 feet of the South 210 feet of SW 1/4 of SE 1/4, all in Section 13, Township 30 South, Range 23 East, Polk County, Florida.

LEGAL DESCRIPTION:
(PREPARED DESCRIPTION - SEE NOTE #2)

(retained portion of easement per O.R.B. 8887, page 1164)

An easement for ingress and egress, access and passage of vehicles and equipment over and upon the South 30 feet of that part of the NW 1/4 of SW 1/4 lying West of Atlantic Coast Line Railroad right of way, along with the South 30 feet of the NW 1/4 of SW 1/4 lying East of said right of way,

and the West 30 feet of the SE 1/4 of SW 1/4 lying immediately East of said right of way, all in Section 13, Township 30 South, Range 23 East, Polk County, Florida.

(portions prepared by this sketch)

An easement for ingress and egress, access and passage of vehicles and equipment over and upon the South 30 feet of the West 70 feet of the NE 1/4 of the SW 1/4 lying immediately East of the Railroad right of way,

and the South 100 feet of the SE 1/4 of SW 1/4, less that portion lying 50 feet immediately East of said right of way, all in Section 13, Township 30 South, Range 23 East, Polk County, Florida

SURVEYOR's NOTES:

1.) North and the bearings shown hereon are referenced to the West Zone of the Florida State Plane Coordinate System (NAD 83, 2011 adjustment). The bearing of N 00°01'33" W along the west line of the SW 1/4 of Section 13 is held as reference.

2.) This Description Sketch was prepared for the purpose of showing the boundaries of an existing Ingress-Egress Easement and for describing and showing a proposed Ingress/Egress Easement that utilizes portions of the existing easement and supplements them with prepared descriptions in order to provide continuity and an alternate route that provides legal access to the Ultra Mag LLC property.

3.) The boundaries shown hereon were generated from maps and deeds of record. Parcel ID's, owner names and recorded deed information labeled hereon are taken from the Polk County Property Appraiser's records. The corner monuments shown along the east boundary of Sections 13 & 24 were recovered but no other field survey was performed as a part of this sketch. The boundaries are subject to change pending a field survey. THIS IS NOT A BOUNDARY SURVEY.

4.) The images shown hereon is taken from the Florida Department of Transportation APlus website and is based on photography taken in 2015. The image is shown for general reference only and may not reflect current ground conditions.

5.) The TECO Easement shown along the northerly line of Section 24 does not encompass the actual location of the powerline corridor that falls along the southerly portion of Section 13. No other powerline utility easement was provided for the line in Section 13. It appears that possibly the existing powerline easement (per O.R.B. 1604, page 237) was written based on the section lines shown on the June 1918 Right of Way and Track Map of the Charlotte Harbor & Northern Railway. The section lines shown on said map differ substantially from the section lines held on this sketch. The section lines shown hereon are based on the recovered corner monuments shown hereon, the Florida Department of Transportation Right of Way Map Project 5687 for State Road 37, and the deeds of record listed on this sketch.

LEGEND:

FND	FOUND	R/W	RIGHT OF WAY
NAD	NAIL & DISK	O.R.B.	OFFICIAL RECORDS BOOK
CCR	CERTIFIED CORNER RECORD	C/L	CENTERLINE
⊙	IRON PIPE Ø	⊗	UTILITY POLE (WITNESSED FROM BASE)
RR	RAILROAD		

8/14/18
DATE

ERIC M. ANDERHOLT, P.S.M.
FLORIDA REGISTRATION No. 5653
30 SOUTH, LLC
FLORIDA REGISTRATION No. LB 8474

No.	DATE	APPROVED	REVISION
1	8/14/18	EMA	FIRST ISSUE

ANY MAPS IN PAPER OR DIGITAL FORM NOT BEAR AN ORIGINAL AND EMBOSSED SEAL OF A FLORIDA REGISTERED SURVEYOR AND MAPPER

33 SOUTH, LLC
4554 SOUTH 33RD STREET
LAKELAND, FLORIDA 33813
(863) 619-2626 FAX: (863) 619-2627

30 SOUTH SURVEYING
339-COZART ESTATES

PAPER SIZE:	11"x17"	DRAWING NAME:	339-COZART ESTATES
CONTOUR INTERVAL:	N/A	DRAWN BY:	EMA
FIELD BOOK(S):	N/A	CHECKED BY:	EMA
PAGE(S):	N/A		

DESCRIPTION SKETCH

LOCATED IN SECTION 13, TOWNSHIP 30 SOUTH, RANGE 23 EAST
POLK COUNTY, FLORIDA
PREPARED FOR: ULTRA MAG LLC

PROJECT NO.	No.
375	1
DRAWING No.	OF
712	1

INSTR # 2025042551
BK 13444 Pgs 1719-1732 PG(s)14
02/25/2025 09:36:01 AM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES 120.50
DEED DOC 0.70

EASEMENT AGREEMENT

This Easement Agreement is entered into on this 19th day of February, 2025 by and between Yavascalar Troy Holding, LLC, a Florida limited liability company, of 2701 Cozart Road, Mulberry, FL 33860 ("Troy") Ultra Mag, LLC, a Florida limited liability company, of P. O. Box 6165; Lakeland, Florida 33807 ("Mag") and David Sumner and Cathy Sumner ("Sumner") of P. O. Box 215; Mulberry, Florida 33860.

Background. An Easement exists over the following described property:

The South 50 feet of that part of the NW ¼ of the SW ¼ lying west of railroad right of way along with the South 50 feet of the NW ¼ of the SW ¼ of east said right of way in Section 13, Township 30 South Range 23 East, Polk County, Florida. This easement was created by reservation in that certain Deed attached hereto recorded in Official Records Book 867, page 270, public records of Polk County, Florida, a copy of which is attached hereto as Exhibit A.

This Easement is adjacent to, and provides access to State Road 37 South, a public right of way in Polk County, Florida. However, only Troy and Sumner own property adjacent to the Easement, and therefore, Mag needs additional access. Troy is the owner of the real property described on Exhibit B ("Troy Land"), Sumner is the owner of the real property described on Exhibit C and Mag is owner of the real property described on Exhibit D ("Mag Land"). The Troy Land and the Mag Land are adjacent and contiguous, and the Troy Land and the Sumner Land are separated only by a railroad. The Sumner Land lies adjacent to and north of the easement described on Exhibit A and the vacated Cozart Road. Troy and Mag currently meander into and along the Sumner Land for ingress and egress where the Sumner Land adjoins the easement described on Exhibit A and the vacated Cozart Road.

NOW THEREFOR, in consideration of the sum of Ten Dollars and other good and valuable considerations, the receipt of which is acknowledged by all parties, it is agreed as follows:

1. Troy hereby grants to Mag, an ingress, egress and utility easement over the real property described on Exhibit E ("Easement Property") which is part of the Troy Land. The combined Easement locations referenced above are reflected on the sketch attached hereto as Exhibit F.

2. Sumner hereby grants to Troy and Mag, an ingress egress and utility easement over those lands of Sumner which are adjacent to the easement described on Exhibit A and the vacated Cozart Road which are presently being utilized by the parties for ingress and egress and as further shown in attached composite Exhibit F (the Additional Easement Property).

3. The Easement Property and the Additional Easement Property shall be appurtenant to land of the grantees named in the easements and shall run with the land.

4. Any party shall have the right, but not the obligation, to maintain any Easement Area.

5. The right to maintain the Easement Property shall include, but not be limited to, the right to repair and improve the Easement Property as any party deems necessary or appropriate, and, notwithstanding the foregoing, no party shall have any duty or obligation to perform any repair or maintenance to the Easement Property.

5. This Agreement shall be binding upon and inure to the benefit of the Parties hereto, their guests, and invitees and their respective heirs and assigns.

(Signatures on Following Pages)

Ultra Mag, LLC, a Florida limited liability company

Witness Name: Meghan J West
Witness Address: P.O Box 6165 LKLD FL 33807

(Seal)
Robert F. Harper, IV, its Manager

Witness Name: Robert White
Witness Address: Po 215 Mulberry 33860

State of Florida
County of Polk

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 14 day of Feb, 2025 by Robert F. Harper, as Manager of Ultra Mag, LLC, a Florida limited liability company, who [✓] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: Meghan J West

My Commission Expires:

MEGHAN J. WEST
NOTARY PUBLIC
MY COMMISSION EXPIRES 5-23-2026
STATE OF FLORIDA
COMMISSION NUMBER HH 237386

Witness Name: Meghan J West
Witness Address : P.O Box 6165 Lkld Fl 33807

(Seal)
David Sumner

Witness Name: Robert White
Witness Address : Po 215 Mulberry 33860

Witness Name: Meghan J. West
Witness Address : P.O. Box 6165 Lkld FC 33807

(Seal)
Cathy Sumner

Witness Name: Robert White
Witness Address : Po 215 Mulberry 33860

State of Florida
County of Polk

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 19 day of Feb, 2025 by David Sumner and Cathy Sumner, who [✓] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: Meghan J. West

My Commission Expires:

MEGHAN J. WEST NOTARY PUBLIC MY COMMISSION EXPIRES 5-23-2026 STATE OF FLORIDA COMMISSION NUMBER HH 237386

IN WITNESS WHEREOF, this Easement Agreement is executed on this 19 day of Feb, 2025.

Yavascalar Troy Holding, a Florida limited liability company

(Seal)
Todd Hossler, its Manager

Witness Name: Meghan J West
Witness Address: P.O. BOX [illegible] LK 12 FL 33807

Witness Name: Robert White
Witness Address: Po 215 Mulberry 33860

State of Florida
County of Polk

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 19 day of Feb, 2025 by Todd Hossler, as Manager of Yavascalar Troy Holding, LLC, a Florida limited liability company, who [✓] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

MEGHAN J. WEST NOTARY PUBLIC MY COMMISSION EXPIRES 5-23-2026 STATE OF FLORIDA COMMISSION NUMBER HH 237386

Notary Public

Printed Name: _____

My Commission Expires: _____

Exhibit "A"

189974

DEED

OFF REC 867 PAGE 270

The Grantor, SOCONY MOBIL OIL COMPANY, INC., a corporation existing under the laws of the State of New York, having a principal office at 150 East 42nd Street, New York, New York, in consideration of ten dollars and other valuable considerations received from the Grantees, hereby grants and conveys to the Grantees, BERNARD N. KIRKLAND and WILLIE MAE KIRKLAND, his wife, as tenants by the entirety, whose post office address is Route 4, Box 194, Lakeland, Florida, the real property described below.

That part of the west one-quarter (W-1/4) lying west of the Atlantic Coast Line Railroad Company main line right-of-way, in and of Section 13, Township 30 South, Range 23 East, Polk County, Florida, SUBJECT TO right-of-way for State Road 37 along the west side thereof.

The Grantor reserves unto itself, its successors and assigns, an easement for ingress, egress, access, and passage of vehicles and equipment over and upon the south 50 feet of that part of the NW-1/4 of NW-1/4 lying west of said railroad right-of-way and over and upon the south 50 feet of that part of the NW-1/4 of SW-1/4 lying west of said railroad right-of-way, all in and of said Section 13.

This conveyance is subject to (a) existing rights-of-way, if any, for roads and railroads; (b) lien for taxes, if any, which are not yet due and payable; and (c) electric power line easement over the south 160 feet of the property as set forth in instrument granted by Virginia-Carolina Chemical Corporation to Tampa Electric Company, dated September 23, 1954, Deed Book 988, page 81, Polk County, Florida.

The Grantor covenants that the property is free of all encumbrances, that lawful seisin of and good right to convey



OR REC 867 PAGE 271

the property are vested in the Grantor, and that the Grantor hereby warrants the title to the property and will defend the same against the lawful claims of all persons whomsoever.

Dated this 16th day of September, 1964.

Signed, sealed, and delivered in the presence of:

SOCONY MOBIL OIL COMPANY, INC.

By: J. D. [illegible] VICE-PRESIDENT

Two witnesses

Attest:

ASST. SECRETARY

(Affix corporate seal)

STATE OF NEW YORK

COUNTY OF NEW YORK

I hereby certify that on this day before me, the undersigned notary public authorized in the state and county named above to administer oaths and take acknowledgments, personally appeared [illegible] and Eleanor C. Dickson

as VICE-PRESIDENT and Assistant Secretary

respectively, of SOCONY MOBIL OIL COMPANY., INC., a corporation existing under the laws of the State of New York, known to me to be the persons described in and who executed the foregoing instrument as such officers, and they acknowledged before me that they executed the same in behalf of said corporation, and that they were duly authorized by said corporation to do so. Witness my hand and official seal in the sate and county named above this 16th day of September, 1964.

Notary Public, State of New York

My commission expires:

(Affix notarial seal)

ELIZABETH CONROY
Notary Public, State of New York
No. 41-5793000
Qualified in Queens County
Cert. Filed in New York County
Term Expires March 30, 1966

- 2 -

189974

FILED, RECORDED AND RECORD VERIFIED
D H SLOAN JR Clk Cir Ct
POLK COUNTY, FLA
BY: D.C.

Exhibit "B"

PARCEL 2:

That part of the West ¾ of Section 13, Township 30 South, Range 23 East, Polk County, Florida, lying East of Seaboard Coastline Railroad Main Line being more particularly described as follows:

Commence at the Northwest corner of the Northeast ¼ of the Northeast ¼ of said Section 13 and run thence N88°44'47"W a distance of 1324.28 feet along the North boundary of Section 13 to the North ¼ corner of Section 13; thence N88°45'20"W a distance of 1401.10 feet along the North boundary of said Section 13; thence S01°02'23"E a distance of 928.93 feet along the West right-of-way of CSX Railroad Spur Line; thence N88°57'37"E a distance of 20.00 feet; thence S01°02'23"E a distance of 1566.45 feet along CSX Spur Line; thence with a curve turning to the right with an arc length of 178.81 feet, with a radius of 49804.07 feet, with a chord bearing of S00°58'13"E, with a chord length of 178.81 feet to the Point of Beginning; thence continue along said West right-of-way of the CSX Spur Line along said curve turning to the right with an arc length of 800.37 feet, with a radius of 49804.07 feet, with a chord bearing of S00°18'58"E, with a chord length of 800.36 feet, thence continue along said West right-of-way of CSX Spur Line with a reverse curve turning to the left with an arc length of 401.13 feet, with a radius of 20838.72 feet, with a chord bearing of S00°°25'37"E, with a chord length of 401.13 feet; thence continue along said West right-of-way of the CSX Spur Line S00°58'33"E a distance of 42.57 feet; thence N89°05'05"W a distance of 11.48 feet; thence continue along said CSX Railroad Spur Line S00°01'01"W a distance of 1343.81 feet; thence N88°57'44"W a distance of 777.30 feet along the South boundary of said Section 13 to the East right-of-way of the CSX Main Line; thence continue along said East right-of-way of the CSX Railroad Main Line with a curve turning to the right with an arc length of 103.02 feet, with a radius of 1507.58 feet, with a chord bearing of 04°28'13"W, with a chord length of 103.00 feet; thence continue along said East right-of-way of the CSX Railroad Main Line N02°30'46"W a distance of 2585.84 feet; thence departing said East right-of-way, run S89°12'27"E a distance of 901.86 feet to the Point of Beginning.

PARCEL 3:

That part of the West ¾ of Section 13, Township 30 South, Range 23 East, Polk County, Florida, lying East of Seaboard Coastline Railroad Main Line being more particularly described as follows:

Commence at the Northwest corner of the Northeast ¼ of the Northeast ¼ of said Section 13 and run thence N88°44'47"W a distance of 1324.48 feet along the North boundary of said Section 13 to the Point of Beginning; thence S00°38'18"E a distance of 5366.22 feet along the North South center of said Section 13 to the South boundary of said Section 13; thence N88°57'43"W a distance of 1218.42 feet along the South boundary of said Section 13; thence N00°58'33"W a distance of 1344.82 feet along the East boundary of the CSX Railroad Spur Line; thence N89°05'05"W a distance of 20.01 feet; thence continue along said CSX Railroad Spur Line N00°58'33"W a distance of 44.55 feet; thence continue along said CSX Railroad Spur Line with a curve turning to the right with an arc length of 389.94 feet, with a radius of 20878.20 feet, with a chord bearing of 00°25'37"W, with a chord length of 389.93 feet; thence continue along said CSX Railroad Spur Line with a reverse curve turning to the left with an arc length of 1080.44 feet, with an radius of 49864.07 feet, with a chord bearing of 00°25'08"W, with a chord length of 1080.42 feet; thence continue along said CSX Railroad Spur Line N01°02'23"W a distance of 1566.45 feet; thence N88°57'37"E a distance of 20.00 feet; thence continue along said CSX Railroad Spur Line, N01°02'23"W a distance of 924.94 feet to the North boundary of said Section 13; thence S88°45'20"E a distance of 1301.80 feet along the North boundary of said Section 13 to the Point of Beginning.

TOGETHER WITH an easement for ingress and egress, access and passage of vehicles and equipment over and upon the South 50 feet of that part of the NW ¼ of the NW ¼, lying West of Atlantic Coast Line Railroad Company Main Line right-of-way; AND over and upon the South 50 feet of that part of the NW ¼ of the SW ¼ , lying West of said railroad right-of-way, all in Section 13, Township 30 South, Range 23 East, Polk County, Florida.

Parcel Identification Number: 23-30-13-000000-013010

Stacy M. Butterfield POLK

BUT SUBJECT TO an easement (for the benefit of both Parcels 1 and 4, listed below) on, across, over, under and through the Property, for the purposes of constructing and operating roadways (for among other things, automobile, truck, bicycle and pedestrian traffic); constructing, installing operating, maintaining, upgrading, improving, relocating and/or removing water lines, wastewater lines, water retention areas, pumps, lift stations and any other utilities and utility lines (including but not limited to electricity, telephone, internet, cable television and fiber optic lines), along with all associated appurtenances; and for the right of ingress and egress to and from both Parcels listed below to State Road 37:

PARCEL 1:

That part of the West ¾ of Section 13, Township 30 South, Range 23 East, Polk County, Florida, lying East of Seaboard Coastline Railroad Main Line, being more particularly described as follows:

Commence at the Northwest corner of the Northeast ¼ of the Northeast ¼ of said Section 13 and run thence N88°44'47W a distance of 1324.25 feet along the North boundary of Section 13 to the North ¼ corner of Section 13; N88°45'20"W a distance of 1401.10 feet along the North boundary of said Section 13 to the Point of Beginning; thence S01°02'23"E a distance of 928.93 feet along the West right-of-way of CSX Railroad Spur Line; thence N88°57'37"E a distance of 20.00 feet; thence S01°02'23"E a distance of 1566.45 feet along CSX Spur Line; thence with a curve turning to the right with an arc length of 178.81 feet, with a radius of 49804.07 feet, with a chord bearing of S00°56'13"E, with a chord length of 178.81 feet; thence N88°12'27"W a distance of 901.86 feet to the East right-of-way line of the CSX Railroad Main Line; thence N02°30'46"W a distance of 1632.19 along the said East right-of-way of the CSX Railroad Main Line; thence departing said CSX Railroad run S88°48'03"E a distance of 415.00; thence N02°32'09" W a distance of 1051.66 feet to the North boundary of said Section 13; thence S88°45'20"E a distance of 536.87 feet along the North boundary of said Section 13 to the Point of Beginning.

PARCEL 4:

That part of the West ¾ of Section 13, Township 30 South, Range 23 East, Polk County, Florida, lying East of Seaboard Coastline Railroad Main Line being more particularly described as follows:

Begin at the Northwest corner of the Northeast ¼ of the Northeast ¼ of said Section 13 and run thence S00°32'37"E a distance of 5318.55 feet along the 40 acre line; thence S89°37'31"W a distance of 1314.98 feet along the South boundary of said Section 13; thence N00°38'18"W a distance of 5356.22 feet along the North South centerline of said Section to the North boundary of said Section 13; thence S88°44'47"E a distance of 1324.45 feet along the North boundary of said Section 13 to the Point of Beginning.

Stacy M. Butterfield POLK

Exhibit "C"

That part of the West 3/2 of Section 13, Township 30 South, Range 23 East, Polk County, Florida, lying East of Seaboard Coastline Railroad Main Line being more particularly described as follows: Commence at the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of said Section 13 and run thence North 88 degrees 44 minutes 47 seconds West a distance of 1324.25 feet along the North boundary of Section 13 to the North 1/4 corner of Section 13; thence North 88 degrees 45 minutes 20 seconds West a distance of 1401.10 feet along the North boundary of said Section 13; thence South 01 degrees 02 minutes 23 seconds East a distance of 928.93 feet along the West right of way of CSX Railroad Spur Line; thence North 88 degrees 57 minutes 37 seconds East, a distance of 20.00 feet; thence South 01 degrees 02 minutes 23 seconds East a distance of 1568.45 feet along CSX Spur Line; thence with a curve turning to the right with an arc length of 176.81 feet, with a radius of 49804.07 feet, with a chord bearing of South 00 degrees 58 minutes 13 seconds East, with a chord length of 176.81 feet to the Point of Beginning; thence continue along said West right of way of the CSX Spur Line along said curve turning to the right with an arc length of 900.37 feet, with a radius of 49804.07 feet, with a chord bearing of South 00 degrees 16 minutes 58 seconds East, with a chord length of 900.35 feet, thence continue along said West right of way of CSX Spur Line with a reverse curve turning to the left with an arc length of 343.39 feet, with a radius of 20938.72 feet, with a chord bearing of South 00 degrees 13 minutes 10 seconds East, with a chord length of 343.39 feet; thence departing West right of way of CSX Railroad Spur Line; South 88 degrees 13 minutes 47 seconds West a distance of 663.00 feet thence along East right of way of the CSX Railroad Main Line North 02 degrees 30 minutes 46 seconds West a distance of 1313.00 feet; thence departing said East right of way, run South 89 degrees 12 minutes 27 seconds East a distance of 901.66 feet to the Point of Beginning. Together with an easement for ingress and egress, access and passage of vehicles and equipment over and upon the South 50 feet of that part of the Northwest 1/4 of the Northwest 1/4, lying West of Atlantic Coast Line Railroad Company Main Line right of way; and over and upon the South 50 feet of that part of the Northwest 1/4 of the Southwest 1/4, lying West of said railroad right of way, all in Section 13, Township 30 South, Range 23 East, Polk County, Florida.

Parcel ID No.: 23-30-13-000000-043030

Exhibit "D"

Parcel 1:
Section 24, Township 30 South, Range 23 East, Polk County, Florida; Commence at the Northwest corner of said Section 24, thence run South 89 degrees 07'26", East along the North line of said NW ¼, a distance of 1396.29 feet to the Easterly right-of-way of the CSX Transportation Railroad, thence run South 00 degrees 59'42" East along said right-of-way a distance of 660 feet to the Point of Beginning, continue along said right-of-way a distance of 2030.79 feet, thence South 89 degrees 55'15" East a distance of 2093.85 feet; thence North 00 degrees West a distance of 2625.69 feet; thence South 89 degrees 26'51" West a distance of 651.83 feet; thence South 29 degrees 21'36" East a distance of 134.12 feet; thence South 10 degrees 47'06" East a distance of 190.26 feet; thence South 16 degrees 09'24" West a distance of 273.99 feet; South 00 degrees 13'36" East 346.04 feet; thence South 32 degrees 23'52" West a distance of 204.25 feet; thence South 77 degrees 19'16.7" West a distance of 410.30 feet; thence South 00 degrees 33'08.3" East a distance of 410.43 feet; thence South 04 degrees 34'41.6" East a distance of 171.95 feet; thence South 56 degrees 30'54.6" West a distance of 225.47 feet; thence South 62 degrees 41'02.9" West a distance of 330.97 feet; thence North 80 degrees 52'35.7" West a distance of 777.09 feet; thence North 12 degrees 08'33" West along the Easterly right-of-way line of CSX Transportation Railroad, a distance of 523.83 feet; thence North 13 degrees 13'57.5" East a distance of 764.96 feet; thence North 89 degrees 07'26" West a distance of 265.49 feet to the Point of Beginning. LESS that part of NE ¼ of NW 1/4, lying Westerly of Ridgewood Spur.

Parcel 2:
Commencing at the Northwest corner of Section 24, Township 30 South, Range 23 East, Polk County, Florida, thence South 89 degrees 07'26" East along the North boundary a distance of 2677.18 feet to the Northeast corner of the NW ¼ of said Section 24, to Point of Beginning; thence continue along said boundary North 89 degrees 26'51" East a distance of 644.46 feet, thence South 29 degrees 21'36.0" East 134.12 feet, thence South 10 degrees 47'06.0" East 190.26 feet, thence South 16 degrees 09'24.0" West 273.99 feet, thence South 00 degrees 13'36.0" East 346.04 feet, thence South 32 degrees 23'52.0" West 204.25 feet, thence South 77 degrees 19'16.7" West 410.30 feet, thence South 00 degrees 33'08.3" East 410.43 feet, thence South 04 degrees 34'41.6" East 171.95 feet, thence South 56 degrees 30'54.6" West 225.47 feet, thence South 62 degrees 41'02.9" West 330.97 feet, thence North 80 degrees 52'35.7" West 777.09 feet, to the Easterly right-of-way of CSX Transportation Railroad thence North 12 degrees 08'33.0" West along said right-of-way a distance of 526.83 feet, to the right-of-way for the Ridgewood Branch or Spur (now unused, abandoned, and removed) granted to Charlotte Harbor and Northern Railway Company, by instrument dated October 2, 1914, recorded in Deed Book 146, Page 454, Polk County, Florida, and by instrument dated October 27, 1915, recorded in Deed Book 151, Page 80, Polk County, Florida, continue Northeasterly along said right-of-way to Point of Beginning. LESS that part of NE ¼ of NW ¼ previously conveyed by O.R. Book 2253, Page 3, lying South of Ridgewood Spur right-of-way.

TOGETHER WITH an easement for ingress and egress, access and passage of vehicles and equipment over and upon the South 30 feet of that part of the NW ¼ of SW ¼ lying West of Atlantic Coast Line Railroad right-of-way, along with the South 30 feet of the NW ¼ of SW ¼ lying East of said right-of-way, and the West 30 feet of the SE ¼ of SW ¼ lying immediately East of said right-of-way, and the South 30 feet of the SE ¼ of SW ¼ lying immediately North of the TECO Power Line easement, and the West 30 feet of the South 210 feet of SW ¼ of SE ¼, all in Section 13, Township 30 South, Range 23 East, Polk County, Florida.

- SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

COMMENCE AT THE NW CORNER OF SECTION 24, TOWNSHIP 30 SOUTH, RANGE 23 EAST, POLK COUNTY FLORIDA, RUN THENCE SOUTH 89°07'26" EAST ALONG THE NORTH BOUNDARY OF SAID SECTION 24, 2106.29 FEET, THENCE SOUTH 00°59'42" EAST, 227.54 FEET TO THE POINT OF BEGINNING. SAID POINT BEING ON THE SOUTHEASTERLY RIGHT-OF- WA Y OF THE RIDGEWOOD BRANCH OR SPUR (NOT IN USE) AS RECORDED IN DEED BOOK 151, PAGE 80 OF THE PUBLIC RECORDS OF POLK COUNTY FLORIDA, SAID POINT ALSO BEING ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1273.57 FEET, THENCE CONTINUE SOUTH 00°59'42" EAST 432.46 FEET, THENCE NORTH 89°07'26" WEST 372.44 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT -OF- WAY OF SAID RAILROAD SPUR, THENCE NORTHEASTERLY ALONG SAID RIGHT-OF WAY AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°28'03", AN ARC DISTANCE OF 566.09 FEET TO A CHORD DISTANCE OF 561.44 FEET, A CHORD BEARING OF NORTH 40°32'05" EAST TO A POINT OF BEGINNING.

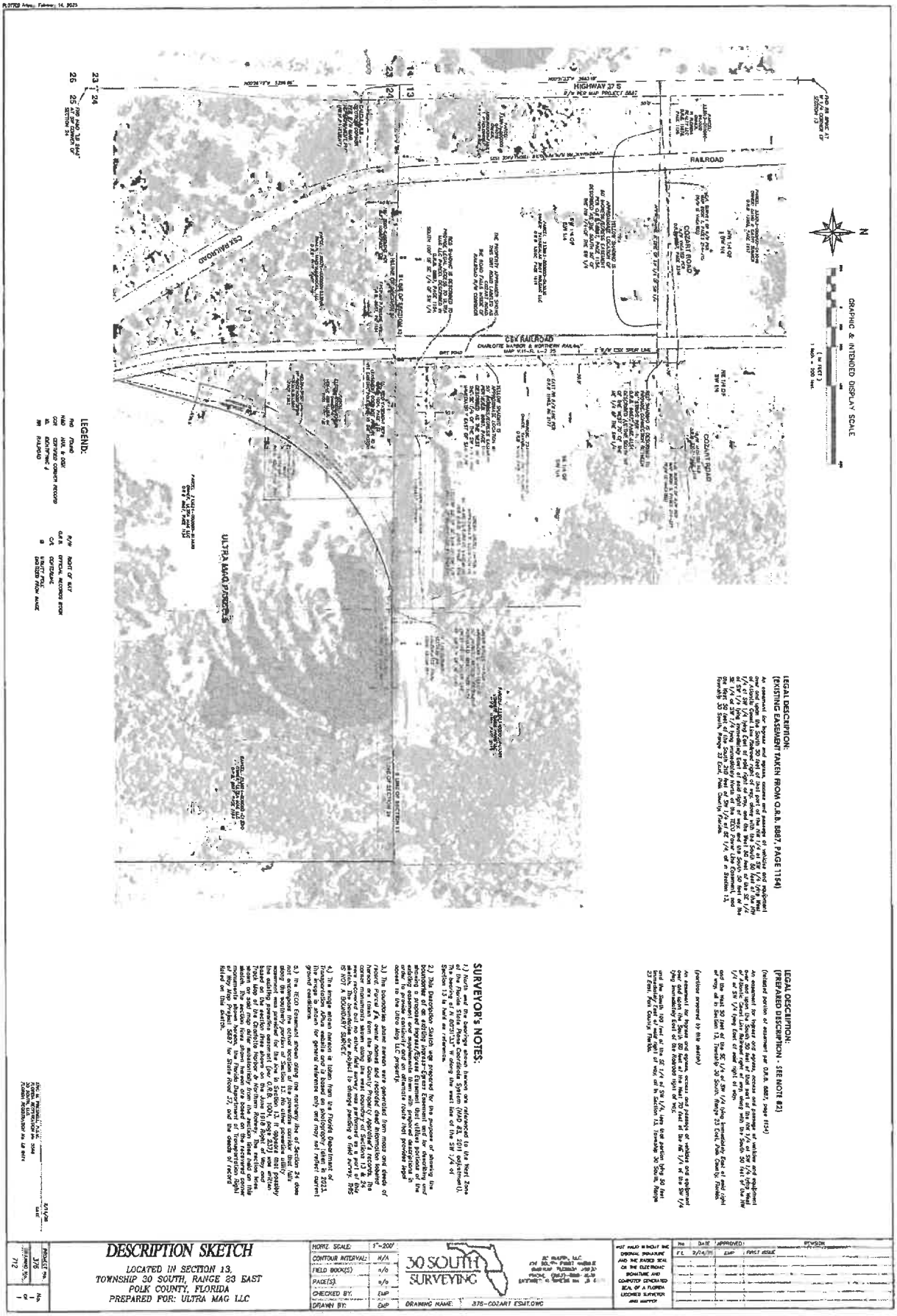
PARCEL NUMBER: 243023-000000-031030

Exhibit "E"

Easement Property

An easement for ingress and egress over and upon the South 50 feet of the West 70 feet lying East of the Railroad right of way in the NE ¼ of the of the SW 1/4 and the West 50 feet of the SE ¼ of the SW ¼ lying immediately east of the railroad right of way and the South 50 feet of the SE ¼ of the SW ¼ less that portion lying 50 feet immediately East of the Railroad right of way, all in Section 13, Township 23 East, Range 23 East.

Exhibit F



LEGEND:

fnd	found	R/W	RIGHT OF WAY
MAG	MAG & DSK	O.R.B.	OFFICIAL RECORDS BOOK
⊙	SET 5/8" IRON ROD & CAP	C/A	CENTERLINE
⊙	IDENTITY OF MONUMENT OR CORNER RECORD	⊕	SET NAIL & DISK
RR	RAILROAD		

LEGAL DESCRIPTION:
(EXISTING EASEMENT TAKEN FROM O.R.B. 6887, PAGE 1154)

An easement over and upon the South 30 feet of that part of the NW 1/4 of SW 1/4 lying West of Florida Power & Light Company (FP&L) Parcel Lake Easement, and lying East of Atlantic Coast Line Railroad right of way and lying North of the South 30 feet of the NE 1/4 of SW 1/4 lying Southeasterly of said FP&L Parcel Lake Easement, and the West 30 feet of the SE 1/4 of SW 1/4 lying Southeasterly of said FP&L Parcel Lake Easement, and lying East of said Atlantic Coast Line Railroad right of way, all in Section 13, Township 30 South, Range 23 East, Polk County, Florida.

LEGAL DESCRIPTION:
(PREPARED DESCRIPTION - SEE NOTE #2)

(Retained portion of easement per O.R.B. 6887, page 1154)

An easement for ingress and egress, access and passage of vehicles and equipment over and upon the South 60 feet of the West 30 feet of the NE 1/4 of the SW 1/4 lying Southeasterly of said Railroad right of way, and the West 30 feet of the SE 1/4 of the SW 1/4 lying Southeasterly of said Railroad right of way, all in Section 13, Township 30 South, Range 23 East, Polk County, Florida.

(previous crossed by this sketch)

An easement for ingress and egress, access and passage of vehicles and equipment over and upon the South 60 feet of the West 30 feet of the NE 1/4 of the SW 1/4 lying Southeasterly of said Railroad right of way, and the West 30 feet of the SE 1/4 of the SW 1/4 lying Southeasterly of said Railroad right of way, all in Section 13, Township 30 South, Range 23 East, Polk County, Florida.

SURVEYOR'S NOTES:

1) Bearings hereon are referenced to the West Zone of the Florida State Plane Coordinate System (NAD 83, 2011 adjustment). The bearing of N 00°01'34" W along the east line of the SW 1/4 of Section 13 is held as reference.

2) This Description Sketch was prepared for the purpose of showing the boundaries of an existing ingress-egress easement and utility purpose of the subject property and is not intended to be used for the purpose of establishing easement and improvements in conjunction with proposed development. It does not represent a survey of the property. Any portion of the easement lying outside of the Ultra Mag LLC property boundaries is not part of this sketch.

3) The bearings shown hereon were generated from record deeds of record and roads from the Polk County Property Appraiser's records. No monuments were found at the corners of the easement. The boundaries are based on the record deeds of record as shown hereon. This survey was performed in part of the Southwest 1/4 of Section 13, Township 30 South, Range 23 East, Polk County, Florida, which is not a retracement survey of the Public Land Survey. THIS IS NOT A BOUNDARY SURVEY.

4) The bridge shown hereon is taken from the Florida Department of Transportation Right of Way Map for State Road 37, Section 1515. The bridge is shown for general reference only and may not reflect current ground conditions.

5) The RCCA Easement shown along the northerly line of Section 24 does not encompass the actual location of its northerly boundary. This easement was granted for the Ace & Section 13. It appears that possibly the existing powerline easement (per O.R.B. 1003, Page 1) may have been relocated to its current location. Refer to Sheet 2 of this survey for the Polk County Property Appraiser's Tax Map of the Charlotte Harbor & Northern Railway. The section lines shown hereon are based on the recovered corner monuments shown hereon. The Florida Department of Transportation Right of Way Map for State Road 37, and the deeds of record.

DESCRIPTION SKETCH LOCATED IN SECTION 13, TOWNSHIP 30 SOUTH, RANGE 23 EAST POLK COUNTY, FLORIDA PREPARED FOR: ULTRA MAG LLC	HORIZ. SCALE:	1"=200'	30 SOUTH SURVEYING	NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OF THE ELECTRONIC SIGNATURE AND COMPUTER GENERATED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	No	DATE	APPROVED	REVISION
	CONTOUR INTERVAL:	N/A			1	2/14/25	EMP	FIRST ISSUE
	FIELD BOOK(S):	n/a						
	PAGE(S):	n/a						
	CHECKED BY:	EMP						
	DRAWN BY:	EMP	DRAWING NAME: 375-COZART ESMT.DWG					

Exhibit F

Exhibit F



Ryan Hamer

Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT
DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	POLK COUNTY, FLORIDA (Unincorporated Areas)	A portion of Section 13, Township 30 South, Range 23 East, as described in the General Warranty Deed recorded as Instrument No. 2024104805, in Book 13105, Pages 1619 and 1620, in the Office of the Clerk of Court, Polk County, Florida
	COMMUNITY NO.: 120261	
AFFECTED MAP PANEL	NUMBER: 12105C0675G	
	DATE: 12/22/2016	
FLOODING SOURCE: LOCAL FLOODING		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 27.867238, -81.970602 SOURCE OF LAT & LONG: LOMA LOGIC DATUM: NAD 83

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
--	--	--	0 Cozart Road	Property	X (unshaded)	--	--	120.3 feet

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

ZONE A
STATE LOCAL CONSIDERATIONS

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document amends the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

Federal Emergency Management Agency
Washington, D.C. 20472

LETTER OF MAP AMENDMENT
DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

ZONE A (This Additional Consideration applies to the preceding 1 Property.)

The National Flood Insurance Program map affecting this property depicts a Special Flood Hazard Area that was determined using the best flood hazard data available to FEMA, but without performing a detailed engineering analysis. The flood elevation used to make this determination is based on approximate methods and has not been formalized through the standard process for establishing base flood elevations published in the Flood Insurance Study. This flood elevation is subject to change.

STATE AND LOCAL CONSIDERATIONS (This Additional Consideration applies to all properties in the LOMA DETERMINATION DOCUMENT (REMOVAL))

Please note that this document does not override or supersede any State or local procedural or substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration





VICINITY MAP
N.T.S.

SECTION 30, TOWNSHIP 23 S, RANGE 13 E

SCALE: 1" = 60'

SHEET NUMBER
C000

NOT FOR CONSTRUCTION

SLB EQUIPMENT

SLB EQUIPMENT LLC

ACCESS / TRAFFIC CIRCULATION EXHIBIT

8 COZART ROAD MULBERRY, FL 33860

JSK CONSULTING

Engineers, Land Planners
Construction Managers

CREATING • IMPLEMENTING • SUSTAINING

DESIGNED BY	JH
DRAFTED BY	BJ
DATE	Jun 26, 2026
CHECKED BY	MJ
JOB NO.	1484.01

NO	DATE	DESCRIPTION
1		
2		
3		
4		

811 Know what's below. Call before you dig.

PRELIMINARY LAYOUT
Preliminary Layout is Subject to Final Topographic and Boundary Survey, Engineering and Approval by Governmental Agencies

SCALE: 1" = 60'

DESIGNED BY	JH	
DRAFTED BY	MJ	DATE: Jan 09, 2026
CHECKED BY	MJ	JOB NO.: 1446.01
NO.	DATE	

Engineers, Land Planners Construction Managers

SLB EQUIPMENT
SLB EQUIPMENT LLC

DRAINAGE EXHIBIT
0 COZART ROAD MULBERRY, FL 33860

NOT FOR CONSTRUCTION

DATE

SHEET NUMBER
C000

Agenda Item 8. 8/6/2025

SUBJECT

LDPD-2025-4 (Gull Drive PD Mod)

DESCRIPTION

The applicant is requesting a Planned Development Modification to go from two to five single family homes on approximately 0.93 acres. The subject site is located south of Gull Drive, north of Hummingbird Court, east of Audubon Road, west of Falcon Road, and east of the Town of Dundee in Section 25, Township 27, Range 28.

RECOMMENDATION

Conditional Approval

FISCAL IMPACT

No Fiscal Impact

CONTACT INFORMATION

Aleya Inglima

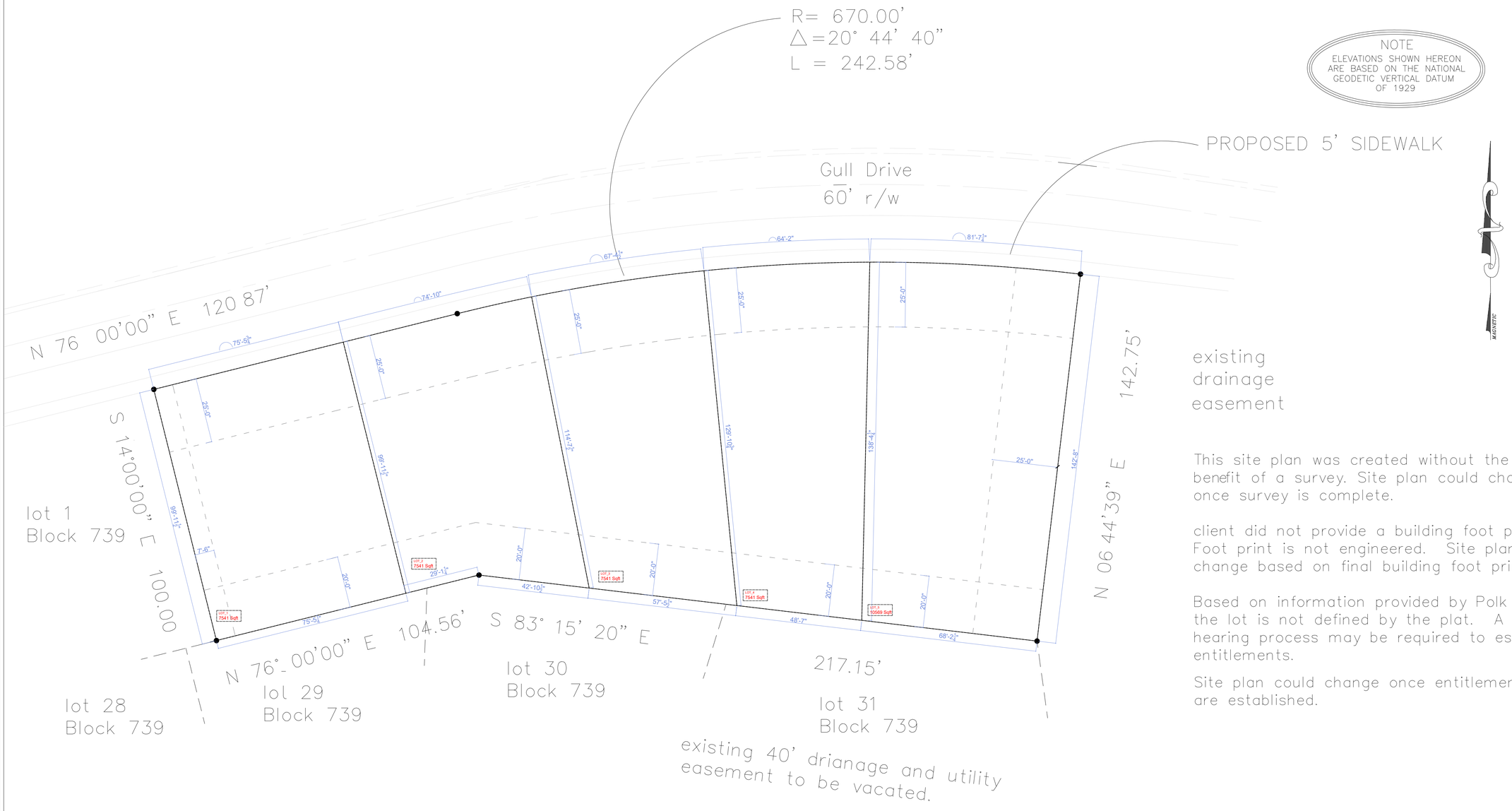
Planner II

Land Development Division

(863) 534-6764

aleyainglima@polk-county.net

Gull Rd PD Site Plan
Case #: 25TMP- 025 718
April 25/2025



GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

NOTE
ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929

This site plan was created without the benefit of a survey. Site plan could change once survey is complete.

client did not provide a building foot print. Foot print is not engineered. Site plan could change based on final building foot print.

Based on information provided by Polk County the lot is not defined by the plat. A public hearing process may be required to establish entitlements.

Site plan could change once entitlements are established.

rapidmodul
Modular Building Solutions

2151 Consulate Dr #13 Suite B
Orlando, FL 32837

Phone Number +1 407 815 7479

www.rapidmodul.com

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PROJECT

REVISION DATES

PAGE FORMAT

DATE

SHEET TITLE

SHEET NUMBER

A00

PROJECT NAME
SFH

Impact Assessment for Gull Rd
Parcel # 28 27 25 9340 600 112
Case # 25TMP-025718
Date Submitted: April 29, 2025

The property is approximately .9 acres and is in the Poinciana PUD.
It is labelled Tract K, Poinciana Neighborhood North Village 3 according to the plat there-of , as recorded in plat book 54 pages 27 through 42 inclusive of the public records of Polk County Florida. reference Gull Drive Poinciana FL 34759

The owner wishes to add two more lots for a total of 4 lots. Case Planner Aleya Ingima advises that this requires:
1. A Major Modification with a Level 3 review to the PUD 71-10 of the Poinciana Development
2. A Minor Subdivision review (Level 5 review),
3. The Impact Assessment as previously approved under Case # LDPD-2023-37, will need to be updated, which this document represents.

Because of the small scale of this development, there is little impact on utilities and other services, traffic and land use, therefore many of the questions in Impact Assessment Statement Form do not apply.

Land and Neighborhood Characteristics

1. The request is compatible with surrounding land uses and available infrastructure. The proposed single-family development on Track K and is similar density to the surrounding area. Gull Drive only has a few more vacant parcels left and the addition of four homes on this parcel will start the process in completing the development out for this area. The dominant surrounding users are all single-family homes; therefore, this request is compatible with the existing neighborhood development. In addition, each lot is approximately 9,800 SF size. The typical lot sizes within the surrounding neighborhood are 7,500 SF (75' X 100').

Access to Roads and Highways

1. The 4 single family homes will generate 7.81 (ITE Code 210) average trips per house with a peak rate of 10 per ITE Trip Generation Table by ITE Technical Council Committee Rate, for a total daily trip generation of 32 trips.
2. No modifications to the present transportation system are necessary due to the negligible number of trips that the 4 lots will generate.
3. Generally, the number of parking spaces will be 2 spaces per unit. Parking will be onsite.
4. The property fronts directly on Gull Rd, which is the only access to the property.

Sewage

1. Toho Water Authority Chart (Flow Rates and Fees) indicates sewage flow at 240/day for a 3-bedroom single family unit for a total generation of 960 gallons.
2. NA. No onsite treatment is necessary.
3. NA. No onsite treatment is necessary.
4. Sewer Location and Size: A request for this information has been submitted to Toho Water Authority and this application will be updated accordingly. See email utility request.
5. The service provider is The Toho Water authority and has sufficient capacity to accommodate these 4 lots.
6. The estimated date of connection is one year after construction commences on the property, which could be as early as late 2026.
7. No improvements necessary to Toho Water Authority to support the proposed request. Where's my water supply

Water Supply

1. The proposed source of water supply is the Toho Water Authority
2. The estimated volume of consumption is 240 gallons for a three-bedroom home for a total of X gallons per day.
3. Water Location and Size: A request for this information has been submitted to Toho Water Authority and this application will be update accordingly.
4. The service provider is Toho Water Authority.
5. The estimated date of connection is the same as above for sewer.
6. Tahoe Water Authority states that there is capacity at the time of this application to service this request
7. There is not a well on the site

Surface Water Management and Drainage

1. The property is within a 100-year flood zone, as are many of the lots in the surrounding subdivision. According to a drainage study in Poinciana the base elevation is 63. All surrounding contours, as shown on the Polk County Map Viewer district, show elevations of 60 and 61. A topographical elevation certificate will be provided at the build plan submittal stage.
2. The proposed development is 4 residential homes. Therefore, there is no impact on surface water quality.
3. The individual lots will be graded so that the water flows away from the structure. There are no othe

alterations.

Environmental Analysis

1. There are no significant features of the site nor the surrounding properties environmentally sensitive issues.
2. There are no wetlands on the subject property. The property is within the 100-year flood phone as discussed above
3. There are no wells on the property.
4. As discussed above, the property is in the 100-year flood zone. All development regulations will apply.
5. The soil type is Eaugally Fine Sand

Application Preparer: Marion Skilling 407 947 7224, mskilling@marionskilling.com

LDPD-2025-4 - Marion Skilling

Menu Reports Help

Application Name: Marion Skilling

File Date: 04/26/2025

Application Type: PC-Major Modifications

Application Status: Approved For Hearing

Application Comments:

View ID	Comment	Date

Description of Work: The applicant wishes to add two more lots for a total of 5 lots. Typical lot size in neighborhood is 75" X 100" (7,500 SF). Proposed lot sizes are 9,800 SF.

Application Detail: Detail

Address: 0 GULL DR, POINCIANA, FL 34759

Parcel No: 282725934060079112

Owner Name: LAKEDROP LLC

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
Lakedrop LLC	Lakedrop LLC	Developer		Active

Licensed Professionals Info:

Primary	License Number	License Type	Name	Business Name	Business License #

Job Value: $0.00

Total Fee Assessed: $4,481.00

Total Fee Invoiced: $4,481.00

Balance: $0.00

Custom Fields: **LD_GEN_PUB**

PUBLIC HEARINGS

Development Type
LUHO-Level 3

Application Type
Planned Development Major Modification

Brownfields Request
N/A

Affordable Housing

GENERAL INFORMATION

Expedited Review

Number of Lots
4

Will This Project Be Phased

Acreage
0.9

DRC Meeting
5/22/2025

DRC Meeting Time

Rescheduled DRC Meeting

Rescheduled DRC Meeting Time

Green Swamp
No

Number of Units

Case File Number
25TMP-025718

Is this Polk County Utilities

Is this Application a result of a Code Violation
No

One Year Extension

FS 119 Status
Exempt

Code Violation Case Number

ADVERTISING

Legal Advertising Date
–

BOCC1 Advertising Date
–

BOCC2 Advertising Date
–

Advertising Board
Board of County Commissioners

MEETING DATES

Community Meeting
–

Planning Commission Date
8/6/2025

Land Use Hearing Officer 3
–

1st BOCC Date
–

2nd BOCC Date
–

LUHO-Level 3
–

HEARING

PC Hearing Results
–

PC Vote Tally
–

BOCC 1st Hearing Results
–

BOCC 1st Vote Tally
–

BOCC 2nd Hearing Results
–

BOCC 2nd Vote Tally
–

FINAL LETTER

Denovo Appeal
–

Denovo Results
–

Denovo Tally
–

LD_GEN_PUB_EDL

Opening DigEplan List...

DigEplan Document List
–

PLAN REVIEW FIELDS

TMPRecordID
POLKCO-25EST-00000-25719

DocumentGroupforDPC
DIGITAL PROJECTS LD

RequiredDocumentTypes
–

RequiredDocumentTypesComplete
Yes

AdditionalDocumentTypes
Applications,AutoCad File,Binding Site Plans (PDs and CUs),CSV,Calculations,Correspondence,Design Drawings,Flood/Traffic Studies,Impact Statement,Inspections,Miscellaneous,Plats,Record Drawings,Response Letter Resubmittal Complete,Staff Report/Approval Letter,Survey,Title Opinion

Activate DPC
Yes

Activate FSA
Yes

DigitalSigCheck
Yes

PLAN UPLOAD ACKNOWLEDGEMENT

Upload Plans Acknowledgement
√

SELECTED AREA PLANS

Selected Area Plans

LAND USE

Selected Area Plan LU Code

DEVELOPMENT AREA

Development Area

NOR

Neighborhood Organization Registry (NOR)

PUBLIC MAILERS

Posting Board	Number of Boards (Number)	Number of Mailers (Number)	Date Mailed	Date Posted	NOR
PC	1			07/22/2025	

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Submittal	Lyndsay Rathke	Application ...	05/06/2025	Lyndsay Rathke
Engineering Review				
Fire Marshal Review	Kim Turner	Approve	05/21/2025	Kim Turner
Planning Review	Aleya Inglima	Approve	05/22/2025	Aleya Inglima
School Board Review	School District	Approve	05/30/2025	School District
Roads and Drainage Review	Phil Irven	Approve	05/07/2025	Phil Irven
Surveying Review	Mike Benton	Approve	06/25/2025	Mark Bennett
Review Consolidation	Lyndsay Rathke	Approved for...	06/25/2025	Lyndsay Rathke
Staff Report				
Public Notice				
Hearing				
BOCC Hearing				
Final Letter				
Archive				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By

Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments

POLK COUNTY PLANNING COMMISSION

FINAL ORDER

Case Number: LDPD-2025-4 (Gull Drive PD Mod)

Applicant: Marion Skilling

Property Owner: Lakedrop LLC

Hearing Date: August 6, 2025

I. Request:

The applicant is requesting a Planned Development Modification to go from two to five single family homes on approximately 0.93 acres.

II. Findings:

The Planning Commission hereby adopts and incorporates herein the DRC staff report and makes the following findings based upon the staff report and other record evidence presented during the hearing:

1. Pursuant to section 906D.7 of the LDC, the Planning Commission shall, in the review of a Level 3 application, consider the following factors:

    a. Whether the proposed development is consistent with all relevant requirements of this Code;
    b. Whether the proposed development is consistent with all applicable policies of the Comprehensive Plan;
    c. Whether the proposed use is compatible with surrounding uses and the general character of the area, including such factors as density, height, bulk, scale, intensity, traffic, noise, and appearance; and
    d. How the concurrency requirements will be met if the development was built.

2. The Application is consistent with all relevant requirements of the LDC, including without limitation, Sections 303 and 906.

3. The Application is consistent with all applicable policies of the Comprehensive Plan.

4. The Application is compatible with surrounding uses and the general character of the area.

5. Concurrency requirements can be met if the development is built.

III. Incorporation of the Record

The record is hereby incorporated by reference into this order and is on file with the Land Development Division. The record consists of the following: the Application, Impact Assessment Statement, the DRC staff report, staff's PowerPoint presentation, and all testimony and evidence presented at the hearing.

IV. Planning Commission's Decision:

Based upon the record and the foregoing findings, the Application is APPROVED, subject to the conditions, if any, set forth in the staff report.

V. Effective Date, Appeals:

This order shall be rendered to the Clerk and becomes effective on the date rendered. The Planning Commission's decision may be appealed to the Board of County Commissioners by filing an application for de novo review with the Land Development Division within 7 calendar days after the Planning Commission hearing. If a de novo application is timely filed, this order shall not be final and effective until final action of the Board of County Commissioners.

DONE AND ORDERED in Bartow, Polk County, Florida, in regular session this 6th day of August **2025**, by the Polk County Planning Commission.

Polk County Planning Commission	**ATTEST:**
By: _____	By: _____
Robert Beltran, Chair	Lyndsay Yannone, Recording Secretary

Date rendered to the Clerk: _____

Exhibits to Planning Commission's Order
Exhibit A-Staff Report and Exhibits

cc: Land Development Division Official File
Erin Valle, Clerk of Court (under separate cover)

POLK COUNTY
DEVELOPMENT REVIEW COMMITTEE
STAFF REPORT

DRC Date:	May 22, 2025	**Level of Review:**	Level 3 Review
PC Date:	August 6, 2025	**Type:**	Planned Development
BoCC Date:	N/A	**Case Numbers:**	LDPD-2025-4
		Case Name:	Gull Drive PD Mod (71-10)
Applicant:	Marion Skilling	**Case Planner:**	Aleya Inglima, Planner II

Request:	The applicant is requesting Planned Development Modification to go from two to five single family homes on approximately 0.93 acres.
Location:	The subject site is located south of Gull Drive, north of Hummingbird Court, east of Audubon Road, west of Falcon Road, and east of the Town of Dundee in Section 25, Township 27, Range 28.
Property Owners:	Lakedrop LLC
Parcel Size (Number):	0.93+/- acres (282725-934060-079112)
Future Land Use:	Poinciana Pre-Development of Regional Impact (DRI) #1
Development Area:	Utility Enclave Areas (UEA)
Nearest Municipality:	City of Haines City
DRC Recommendation:	Conditional Approval
Planning Commission Vote:	Pending Hearing

Location



Aerial Image



Summary of Analysis:

The applicant is requesting a Planned Development Modification to go from two to five single family homes on approximately 0.93 acres. The development is on Tract K off Gull Dr within Poinciana Pre-Development of Regional Impact (PRE-DRI#1) Future Land Use District (*See Exhibit 2*). The PD is needed for modifying PUD 71-10. The Land Development Code indicates a Planned Development modification within the PRE-DRI#1 land use district requires approval via a Level 3 Review (Planning Commission). In order to meet current development approval conditions, Planned Development requests are subject to the standards found in Section 303 of the LDC. Buffers and landscaping will be constructed in accordance with Ch.7 of the LDC. The site is within the Utility Enclave Area (UEA) in Poinciana Neighborhood 5, Village 3. In the 1981 Poinciana Master Plan, this property was designated as "Single Family Residential."

Poinciana has experienced rapid growth in recent years. The newly proposed site plan shows LDPD-2025-4 is adding five single family homes to Tract K off Gull Drive. The lots will be 8,000 sf and have reduced setbacks to meet Residential Low-4 (RL-4) standards. The proposed plan is still under the maximum permitted in the district for Residential Low land use of 5 du/ac. The applicant is also proposing a sidewalk along their frontage on Gull Drive. LDPD-2023-37 was approved by the Planning Commission on February 7, 2024, to allow the placement of two single family homes.

This site is located in an Urban Enclave Area (UEA), and the services found within this development area are at urban levels with capacity to accommodate this request. This includes services such as public safety services, an urban road network, and developed parks. Urban Enclave Area (UEA) also promotes and supports future areas for development at urban densities and intensities. No environmental issues are located on the site which would hinder development.

Staff recommends approval, the number of units requested are similar density to the area that there are no perceivable compatibility issues inherent to this request. The subject site is surrounded by single family homes within a PRE-DRI#1 land use district. Five single family homes will not have adverse effects on public infrastructure. This development should fit seamlessly into the surrounding community. The request is consistent with the Polk County Comprehensive Plan and Section 303 of the LDC as it pertains to PDs.

Findings of Fact

- *LDPD-2025-4 is a Planned Development (PD) modification request for five single family homes on Parcel No. 282725-934060-079112 (+/- 0.93 acres) within a PRE-DRI#1 land use district in the Urban Enclave Area (UEA).*

- *The surrounding properties are within Poinciana Pre-Development of Regional Impact (PRE-DRI#1) land use district.*

- *Gull Drive (Road No 782520) is a County-maintained, paved local road with a width of 20 feet.*

- *According to Section 303 of the LDC, "Planned Development may be established in appropriate locations, with respect to intended function; in conformance with the goals, objectives, and policies of the Comprehensive Plan; compatible with the surrounding land uses and future land use districts; where they will not adversely impact facilities and services of the County; where they will not set a precedent for the introduction of an inappropriate use into an area; and so as not to encourage non-residential strip development along streets."*

- *Section 2.130-A of the Comprehensive Plan states, "The Poinciana development contains approximately 47,000 acres located in Polk and Osceola counties. The project is a multi-use development proposed to contain single-family, multi-family, commercial, industrial, institutional, and open space/recreation uses within 8 villages, 9 estate areas, and 6 office/industrial parks. Located in Polk County are Villages 3, 4, 6, 7, and 8. The Poinciana development received approval by Polk County in 1971 as a Planned Unit Development (PUD 71-10). In 1983, Poinciana received vested rights status under Sections 830.06 and 120.57, F.S., which vested this project from the Development of Regional Impact (DRI) review process."*

- *Poinciana (PUD 71-10) mandates right-of-way setbacks for the primary structure of 25 feet, side setbacks for the primary structure of seven and a half (7.5) feet, and rear setbacks for the primary structure of 20 feet.*

- *This subject property is located in the Urban Enclave Area (UEA). According to POLICY 2.105-A1 of Polk County's Comprehensive Plan, "UEAs shall be those areas within the County which have developed at urban or suburban densities with County-owned, municipal or County-franchised potable-water systems, and centralized public sewer facilities, or private sewer system in excess of 400,000 GPD. UEAs are typically lacking the full complement of other urban services typically found in the Transit Supportive Development, Urban Growth, or Suburban Areas."*

- *According to Table 2.1 of the LDC, "Planned Development" is a "C3" conditional use in RL land use districts requiring a Level 3 Review approval from Polk County's Development Review Committee and a public hearing before the Planning Commission.*

- *POLICY 2.203-A8 of the Comprehensive Plan (Housing Element) states that "Polk County shall encourage residential communities to include a variety of housing types, such as single*

family detached homes, townhomes, multi-family units, and residential units in a mixed-use building."

- *According to Section 303 of the LDC, "Planned Development may be established in appropriate locations, with respect to intended function; in conformance with the goals, objectives, and policies of the Comprehensive Plan; compatible with the surrounding land uses and future land use districts; where they will not adversely impact facilities and services of the County; where they will not set a precedent for the introduction of an inappropriate use into an area; and so as not to encourage non-residential strip development along streets."*

- *The Comprehensive Plan defines Compatibility in Section 4.400 as "A condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition."*

- *Fire and Ambulance response is from Polk County Fire Rescue Station 37, located at 1201 Cypress Pkwy, Poinciana. This is located approximately 4.3 miles from the subject site with a response time of eight (8) minutes.*

- *The subject property is served by the Polk County Sheriff's Northeast District, located at 100 Dunson Rd, Davenport.*

- *The subject property is located within the Toho Water Authority service area.*

- *The development is zoned for Laurel Elementary, Lake Marion Creek Middle, and Haines City Senior High. The site is 5.4 miles from Laurel Elementary, 5.3 miles from Lake Marion Creek Middle, and 14 miles from Haines City Senior High.*

- *The subject parcel is not located within one of the County's Wellhead-Protection Areas.*

- *The property is composed entirely of Eaugallie Fine Sand.*

- *The property has a FEMA A flood hazard zone.*

- *According to the Florida Natural Areas Inventory Biodiversity Matrix, the site is not located within a one-mile radius of endangered species.*

- *According to a preliminary report from the Secretary of State's Department of Historical Resources Florida Master Site File, no archaeological sites are found within the parcel boundaries.*

- *A Lynx mass transit stop is located to the north at Walmart located at 904 Cypress Pkwy, Kissimmee, FL.*

- *The subject site has access through Gull Drive. Gull Drive is a county-maintained local roadway. The nearest monitored link is Marigold Avenue. According to the 2023 Roadway Network Database, Marigold Avenue (8101N) has approximately 897 available PM Peak Hour*

trips; Marigold Avenue (8101S) has approximately 852 available PM Peak Hour trips. Marigold Avenue current Level-of-Service (LOS) is "C" with an adopted LOS standard of "D".

- *Lil Halibut Park is southwest of the subject site.*
- *This request has been reviewed for consistency with Section 303 of the LDC.*
- *This request has been reviewed for consistency with Section 2.102 GROWTH MANAGEMENT; SECTION 2.107 URBAN ENCLAVE AREA (UEA) AND POLICY 2.203-A2 HOUSING ELEMENT of the Comprehensive Plan.*

Development Review Committee Recommendation: Based on the information provided by the applicant, recent site visits, the findings of fact, and the analysis conducted within this staff report, the Development Review Committee (DRC) finds that with the proposed conditions the request **IS COMPATIBLE** with the surrounding land uses and general character of the area and **IS CONSISTENT** with the Polk County Comprehensive Plan and Land Development Code. Therefore, the DRC recommends **APPROVAL of LDPD-2025-4.**

CONDITIONS OF APPROVAL

Based upon the findings of fact, the Development Review Committee recommends APPROVAL of LDPD-2025-4 with the following Conditions:

1. LDPD-2025-4 is approved for five single family homes on Parcel # 282725-934060-079112 as indicated in the site plan and staff report.

2. Minimum principal structure setbacks shall be seven (7) feet from the sides, ten (10) feet from the rear, and fifteen (15) feet from the front. 3. Minimum accessory structure setbacks shall be five (5) feet from the sides, five (5) feet from the rear.

3. The site plan included herein together with the conditions of approval shall be considered the "Binding Site Plan." Any modifications to LDPD-2025-4, except for those listed in Section 906.E of the LDC, shall constitute a Major Modification to this approval and require a Level 3 Review before the Planning Commission. [PLG]

GENERAL NOTES

NOTE: This staff report was prepared without the benefit of testimony and evidence submitted by the public and other parties at a public hearing.

NOTE: Approval of this request shall not constitute a waiver or variance from any applicable development requirement unless specifically noted in the conditions of approval and consistent with the LDC.

NOTE: All written comments made in the application and subsequent submissions of information made during the application review process, which are on file with the Land Development Division, shall be considered to be binding upon the applicant, provided such comments are not at variance with the Comprehensive Plan, LDC or other development regulations in effect at the time of development.

NOTE: Approval of this request is only for Level 3 Review and only for those development decisions within the Planning Commissioners' jurisdiction. A Level 2 Review (engineered plans) will be required reflecting the standard conditions listed in Section 303 of the Land Development Code and the development standards listed in Chapter 7 of the Land Development Code. Upon completion of the Level 2 Process, building permits will be required for all structures in accordance with Chapter 553 of the Florida Statutes.

NOTE: Issuance of a development permit by the county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Surrounding Land Use Designations and Current Land Use Activity

The following table provides a reference point for notable and pertinent Future Land Use Map districts and existing land uses upon them.

Table 1

Northwest: Single Family Residential Single Family Home PD 71-10	**North:** Single Family Residential Single Family Home PD 71-10	**Northeast:** Single Family Residential Single Family Home PD 71-10
West: Single Family Residential Single Family Home PD 71-10	**Subject Property:** Single Family Residential Vacant PD 71-10	**East:** Open Space PD 71-10
Southwest: Single Family Residential Single Family Home PD 71-10	**South:** Single Family Residential Single Family Home PD 71-10	**Southeast:** Open Space PD 71-10

Source: Polk County Geographical Information System and site visit by County staff

According to aerial photos and satellite images available on Polk County's DataViewer, this property has always been vacant. To the south, north, and west are single family homes. To the east is a canal. The adjacent lots are within the single-family residential land use within the Poinciana Pre-Development of Regional Impact (PRE-DRI#1) and are occupied with single family homes.

Compatibility with the Surrounding Land Uses and Infrastructure:

The request is compatible with surrounding land uses and infrastructure.

A. Land Uses:

The LDC defines compatibility as "*A condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.*"

This request is compatible with surrounding land uses and available infrastructure. The proposed single-family development on Tract K will have similar density to the surrounding area. The surrounding lot sizes vary from 7,000 to 10,000 sf. The proposed development will have a minimum of 8,000 sf lots. Gull Drive only has a few more vacant parcels left. The addition of five homes on this parcel will start the process of completing the development out for this area. The dominant surrounding use is all single-family homes. Single family homes are interspersed north, south, and west of the property. To the east is a canal. Please refer to Exhibit 6 for the layout of the single-family homes in relation to the surrounding area.

B. Infrastructure

The surrounding area has public safety service facilities that are operating within their adopted Level-of-Service (LOS) standard with no deficiencies. Additions on Tract K will not trigger school concurrency requirements; however, there is available capacity for zoned schools. The subject property is located within the Toho Water Authority service area for potable water and wastewater.

Table 2, to follow, summarizes urban services and infrastructure for the surrounding area. Based upon the nature and size of the request, this proposal is not anticipated to create any significant demand on these services.

Nearest Elementary, Middle, and High School

According to information from the Polk County School Board's website, the zoned schools are Laurel Elementary (±5.4 miles), Lake Marion Creek Middle (±5.3 miles), and Haines City Senior High (±14 miles). These zoned schools have capacity to accommodate the proposed development.

Table 2, to follow, illustrates the driving distances from the site to the zoned schools, in addition to the annual estimated student demand generated by 5 additional single family homes and available capacity for each school based on the 2024-2025 utilization projections.

Table 2

Name of School	Annual Estimated Demand	% Capacity 2024-2025 School Year	Average driving distance from subject site
Laurel Elementary	1 student	78%	±5.4 miles driving distance
Lake Marion Creek Middle	1 student	85%	±5.3 miles driving distance
Haines City Senior High	1 student	95%	±14 miles driving distance

Source: Polk County School Board, GIS, Google Maps

Nearest Sheriff, Fire, and EMS Station

Fire and Ambulance response is from Polk County Fire Rescue Station 37 located at 1201 Cypress Pkwy, Poinciana. This is located approximately 4.3 miles from the subject site with a response time of eight (8) minutes.

This property is served by the Polk County Sheriff's Office's Northeast District substation, located at 1100 Dunson Rd. The response times for the NE District for June 2025 were: Priority 1 – 12:25 & Priority 2 – 30:00. Priority 1 Calls are considered to be true emergencies, in-progress burglary, robbery, injuries, etc. Priority 2 Calls refer to events that have already occurred, such as a burglary that occurred while the homeowner was on vacation and had just been discovered. Sheriff's response times are not as much a function of the distance to the nearest Sheriff's substation but more a function of the overall number of patrol officers within the County. A new Polk County Sheriff's Office station is proposed off Marigold by the fire station.

Table 3

	Name of Station	Distance	Response Time*
Sheriff	PCSO Northeast District Substation 1100 Dunson Rd, Davenport	±21 miles	P1: 12:25 P2: 30:00
Fire	Polk County Fire Station 37 1201 Cypress Pkwy, Poinciana	±4.3 miles	8 minutes
EMS	Polk County Fire Station 37 1201 Cypress Pkwy, Poinciana	±4.3 miles	8 minutes

Source: Polk County Sheriff's Office and Public Safety

**Response times are based from when the station receives the call, not from when the call is made to 911.*

Water and Wastewater Demand and Capacity:

A. Estimated Demand and Service Provider:

Table 4, to follow, provides generalized estimates of the anticipated water and wastewater demands. Assuming other development standards could be met, the maximum density for a Planned Development in Residential Low land use districts within the Urban Growth Area is five (5) dwelling units/acre. At any rate, the number of units for either option would have a negligible impact.

Table 4

Subject Property		
±0.93 acres RL - Tract K	**Maximum Permitted (5 DU/AC)**	**Proposed Plan (5 DU/AC)**
Permitted Intensity	5 Single Family Homes	5 Single Family Homes
Potable Water Consumption (GPD)	1,800 GPD	1,800 GPD
Wastewater Generation (GPD)	1,350 GPD	1,350 GPD

B. Available Capacity:

The site will be using Toho Water Authority for potable water and wastewater. The applicant will need to provide capacity at Level 2 review.

C. Planned Improvements:

The site has no planned improvements.

Roadways/ Transportation Network

The surrounding roadway network is more than suitable for the proposed project. The roadway conditions are adequate, and there is ample available capacity. Sidewalks are proposed and accessibility to mass transit are also available.

A. Estimated Demand:

Single family housing generates 7.81 Average Annual Daily Trips (AADT) and 1.00 Peak PM Hour Trips per unit (ITE Code 220). The proposed five single family homes will equate to 39 AADT and 5 PM Trips (ITE Code 220). Table 5 shows the traffic that is projected for the proposed five single family homes versus what the maximum could be with a Planned Development, according to Section 303 of the LDC.

Table 5

Subject Property		
±0.93 acres RL - Tract K	**Maximum Permitted (5 DU/AC)**	**Proposed Plan (5 DU/AC)**
Permitted Intensity	5 Single Family Homes	5 Single Family Homes
Average Annual Daily Trips (AADT)	39	39

Subject Property		
±0.93 acres RL - Tract K	**Maximum Permitted (5 DU/AC)**	**Proposed Plan (5 DU/AC)**
PM Peak Hour Trips	5	5

The plan is to have two driveways for all two proposed single-family homes on Gull Dr. Generally, there will be approximately 1 vehicle exiting the site during the peak hour. The addition of five single family homes to Tract K will not require a Traffic Study during the Level 2 Review process because the AADT is estimated to be less than 50 trips.

B. Available Capacity:

There is currently more than adequate capacity to serve the proposed development. Development of this size has negligible impacts on the roadway system or function of traffic. Table 6, to follow, displays the generalized capacity on the adjacent transportation links. Direct ingress/egress is from Gull Drive.

Table 6

Road Name	**Current Level of Service (LOS)**	**Available PM Peak Hour Capacity**	**Minimum LOS Standard**
Marigold Avenue (8101N) From Palmetto Street to CR 580 (Cypress Parkway)	C	897	D
Marigold Avenue (8101S) From Palmetto Street to CR 580 (Cypress Parkway)	C	852	D

These are trips that will be entering the roadways during a two-hour span during the evening when traffic is generally considered the most intense. These roadways have the capacity to assimilate all the peak hour traffic generation from this project and not fall below the Level of Service standard set by the Board.

C. Roadway Conditions:

The subject site has access through Gull Drive. Gull Drive is a County-maintained local roadway. The nearest monitored link is Marigold Avenue. According to the 2025 Roadway Network Database, Marigold Avenue (8101N) has approximately 897 available PM Peak Hour trips; Marigold Avenue (8101S) has approximately 852 available PM Peak Hour trips. Marigold Avenue current Level-of-Service (LOS) is “C” with an adopted LOS standard of “D”.

D. Sidewalk Network

A sidewalk is not located nearby. The applicant is proposing a sidewalk on the frontage of the property.

E. Planned Improvements:

This proposed development will not depend upon any upcoming transportation system improvements, and none are currently found in the area.

F. Mass Transit

The nearest Transit Route is the 16X Line which serves the Haines City/Poinciana area. The closest stop is located at Walmart, 904 Cypress Pkwy, Kissimmee, FL - approximately 4.4 miles to the north of the subject site.

Park Facilities and Environmental Lands:

Environmental lands and multi-use trails are located within a reasonable distance of the property.

A. Location:

Lil Halibut Park is off Halibut Road approximately 4.1 miles southwest of the subject site.

B. Services:

Lil Halibut Park features a playground with slides and swings. This park is owned by Polk County.

C. Multi-use Trails:

No multi-use trails are located near the subject site.

D. Environmental Lands:

Environmental and conservation lands supporting the Kissimmee Chain of Lakes on the northwest shore of Lake Hatchineha border the subject site. This area is managed by the South Florida Water Management District. This property was acquired to manage lake levels to provide year-round flow to the Kissimmee River. These are the headwaters of the Lake Okeechobee and the Everglades.

This site is located within what is termed an Opportunity Area of the Florida Wildlife Corridor, a statewide network of approximately 18 million acres of connected lands and waters supporting wildlife (See Exhibit 10). In 2021, the Florida Wildlife Corridor Act formally recognized the geography of the Florida Wildlife Corridor, and the legislature has budgeted nearly $2 billion for protecting these lands since that time. Corridor Opportunity Areas are identified lands within the Florida Wildlife Corridor that have not been designated for environmental protection and conservation.

E. Planned Improvements:

There is no further recreation improvements scheduled for this area by the County in the five-year Capital Investment Plan.

Environmental Conditions

There are no known conditions that should pose a threat to existing environmental resources based upon the proposed request (*See Table 4, below*). The parcel has a FEMA flood hazard A zone. The subject site is not located within any of the County's identified Wellhead-Protection Areas. The subject property is not located within a one-mile radius of an endangered species, according to the Florida Natural Areas Inventory Biodiversity Matrix. The property is composed of Eaugallie Fine Sand. The soil is not of such that would limit compliance with applicable Land Development Code regulations for the proposed use. The subject property is level with a slight slope from the west to

the east with contour elevations ranging from 62 to 56. The subject property is not located within a Historical Preservation area. The subject site is not located within an Airport Height Notification or In-Flight Visual Interference Zones.

A. Surface Water:

There are no surface water ponds on the subject property. The subject property has contour elevations of 62 to 56 for the proposed location of the homes.

B. Wetlands/Floodplains:

There are no wetlands on the property but there is flood zone A.

C. Soils:

The property is composed entirely of Eaugallie Fine Sand soils which provides some limitations for drainage, but the soil is not of such that would limit compliance with applicable LDC regulations for the proposed use.

Table 7

Soil Name	Septic Tank Absorption Field Limitations	Limitations to Dwellings w/o Basements	% of Site *(approximate)*
Eaugallie Fine Sand	Severe: Wetness	Severe: Wetness	100%

Source: Soil Survey of Polk County, Florida, USDA, Soil Conservation Service

The subject property is level with a slight slope from the west to the east with contour elevations ranging from 62 to 56. The proposed development will meet all requirements from the LDC.

D. Protected Species

According to the Florida Natural Area Inventory (FNAI) Biodiversity Matrix, this site is not within one mile of a documented endangered species sighting.

E. Archeological Resources:

The property has no recorded archaeological resources or historical sites, according to the Florida Department of State's Division of Historical Resources.

F. Wells (Public/Private)

The property is not located within the Wellfield Protection District.

G. Airports:

The proposed PD is not within any Airport Impact District.

Economic Factors:

This area of Polk County has mostly single-family homes. Urban level services - including potable water, wastewater, mass transit, nearby schools, parks etc. – make this area an attractive place to live. Demand for housing has come from two main markets: retirement and commuters to the

greater Orlando metropolitan area. This is partially due to slightly lower land values in Polk compared to the other counties and convenient routes of travel to work and leisure opportunities. However, it is also related to the location of this portion of the County to the Orlando metro population center. This is also one of the last developable parcels off Gull Drive. It will not place additional burdens on any of a forementioned services. The limited number of units here should not have an impact on existing development, either.

Consistency with the Comprehensive Plan:

This project is consistent with the Comprehensive Plan. Table 8, to follow, outlines the pertinent Compressive Plan policies.

Table 8

Comprehensive Plan Policy	Consistency Analysis
POLICY 2.102-A2: COMPATIBILITY - Land shall be developed so that adjacent uses are compatible with each other, pursuant to the requirements of other Policies in this Future Land Use Element, so that one or more of the following provisions are accomplished: a. there have been provisions made which buffer incompatible uses from dissimilar uses; b. incompatible uses are made to be more compatible to each other through limiting the intensity and scale of the more intense use; c. uses are transitioned through a gradual scaling of different land use activities through the use of innovative development techniques such as a Planned Unit Development.	The proposed single family development is compatible with neighboring properties and there is adequate infrastructure to support it, as well.
POLICY 2.102-A1: DEVELOPMENT LOCATION – Polk County shall promote contiguous and compact growth patterns through the development process to minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where tracts of land are by-passed in favor of development more distant from services and existing Communities.	The site is located in an area planned for urban-level development. It is one of the last vacant properties off Gull Dr. No environmental concerns are found on this property.
POLICY 2.102-A3: DISTRIBUTION - Development shall be distributed throughout the County consistently with this Future Land Use Element so that the public utility, other community services, and public transit and transportation systems can be efficiently utilized; and compact, high-density and intensity development is located where urban services can be made available.	Public utilities, mass transit, parks, schools, etc. are readily available to the subject site. The proposal is along Gull Dr.
POLICY 2.102-A4: TIMING - The development of land shall be timed and staged in conjunction with the cost-effective and efficient provision of supporting community services which, at a minimum, shall require compliance with the Plan's Level of Service requirements and the County's concurrency management system.	The site is located within an area that has a significant amount of capacity with potable water, traffic, and public schools. Emergency services are within a reasonable time and distance.
POLICY 2.102-A15: ADEQUATE PUBLIC FACILITIES - The County will direct new growth to areas where adequate public facilities exist or are planned; and ensure that essential services are in place to provide for efficient, cost effective response times from the Fire Department, Sheriff's Department, and Emergency Management Service (EMS).	The subject property is located within an area of the County that has adequate public safety services as identified in the staff report.

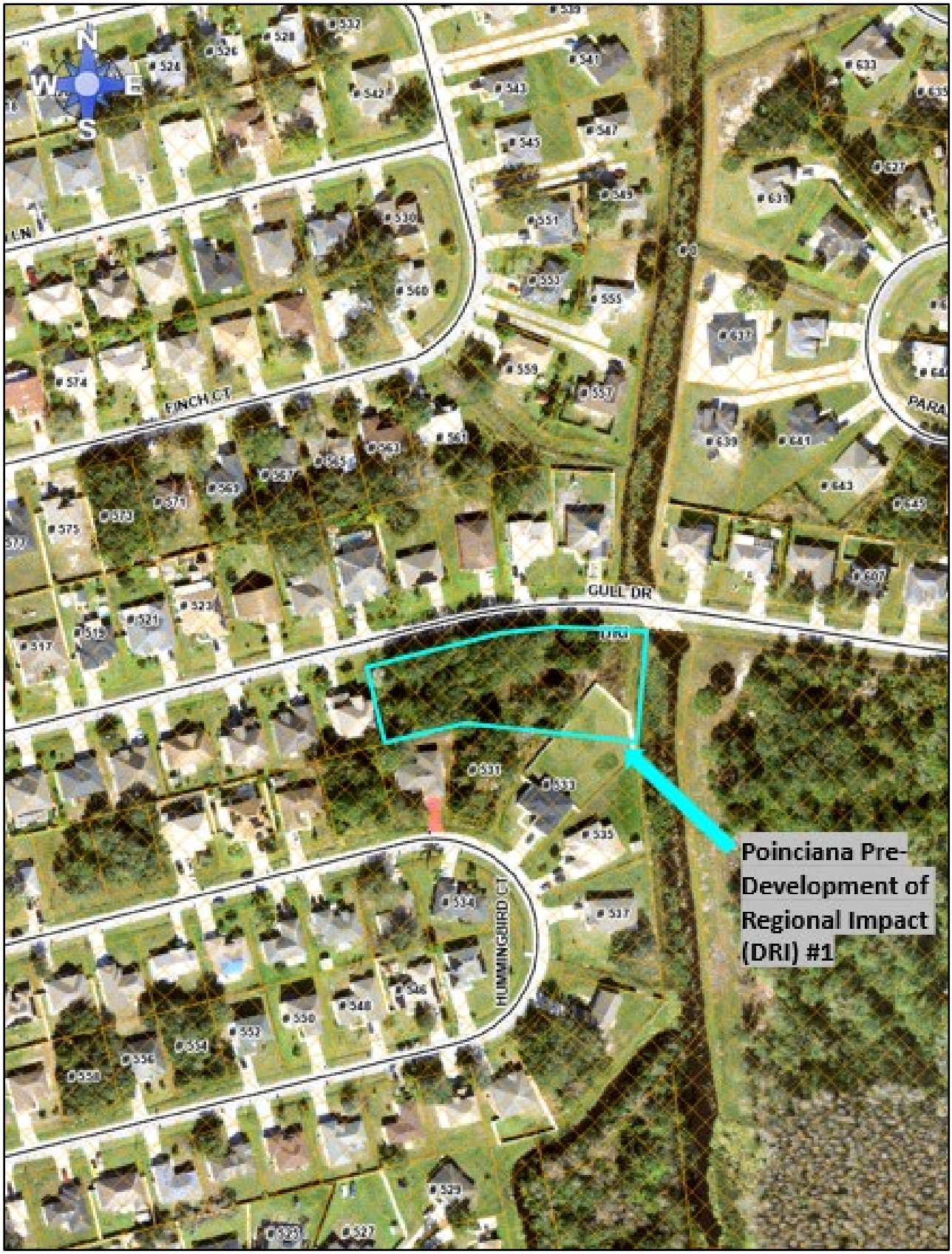
Comments from other Agencies: None

Exhibits:

Exhibit 1 Location Map
Exhibit 2 Future Land Use Map
Exhibit 3 Aerial Photograph (context)
Exhibit 4 Aerial Photograph (close-up)
Exhibit 5 Site Plan
Exhibit 6 Poinciana Neighborhood 5 North Village 3 Plat
Exhibit 7 Poinciana Land Use



Location Map



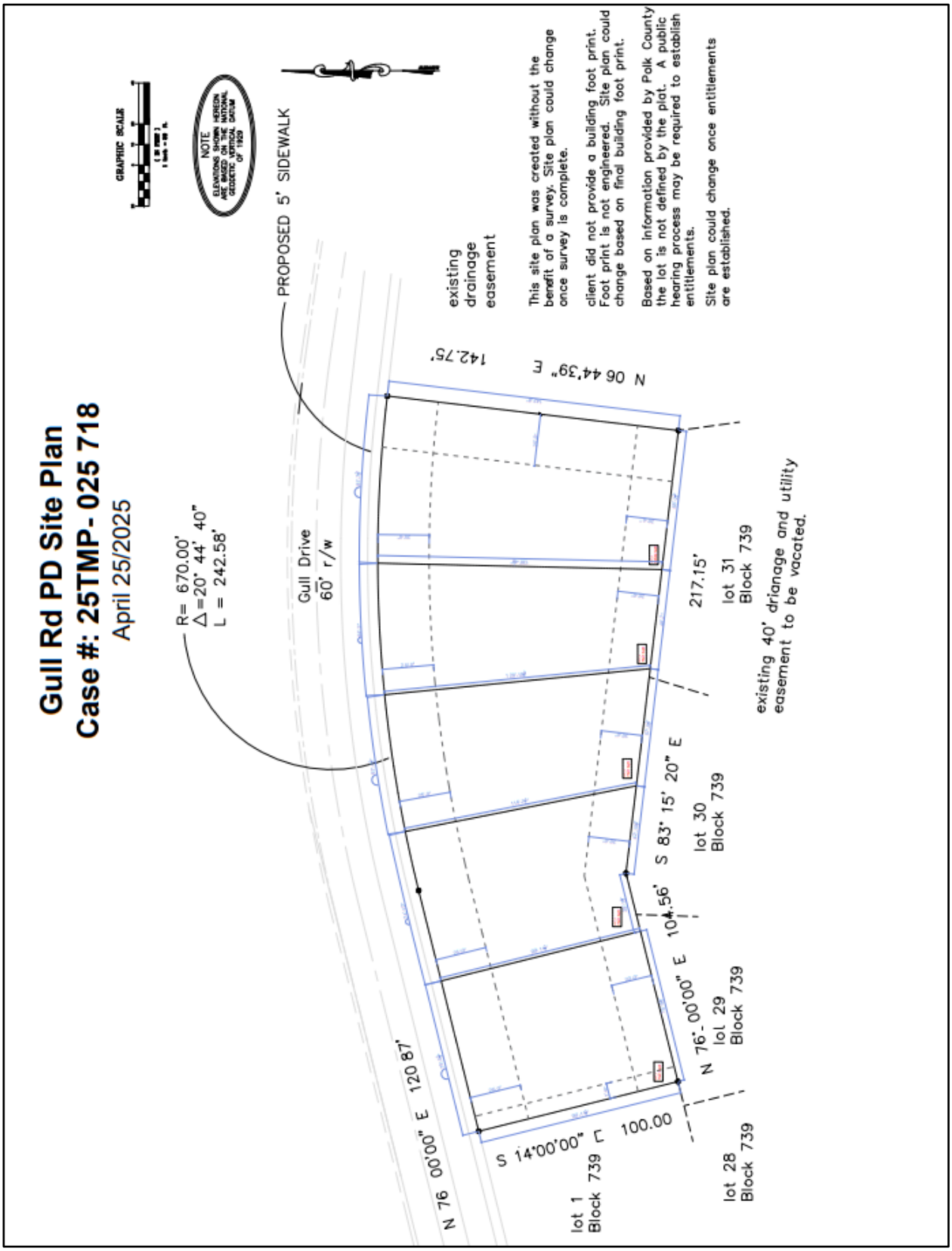
Future Land Use Map



Aerial Image (Context)



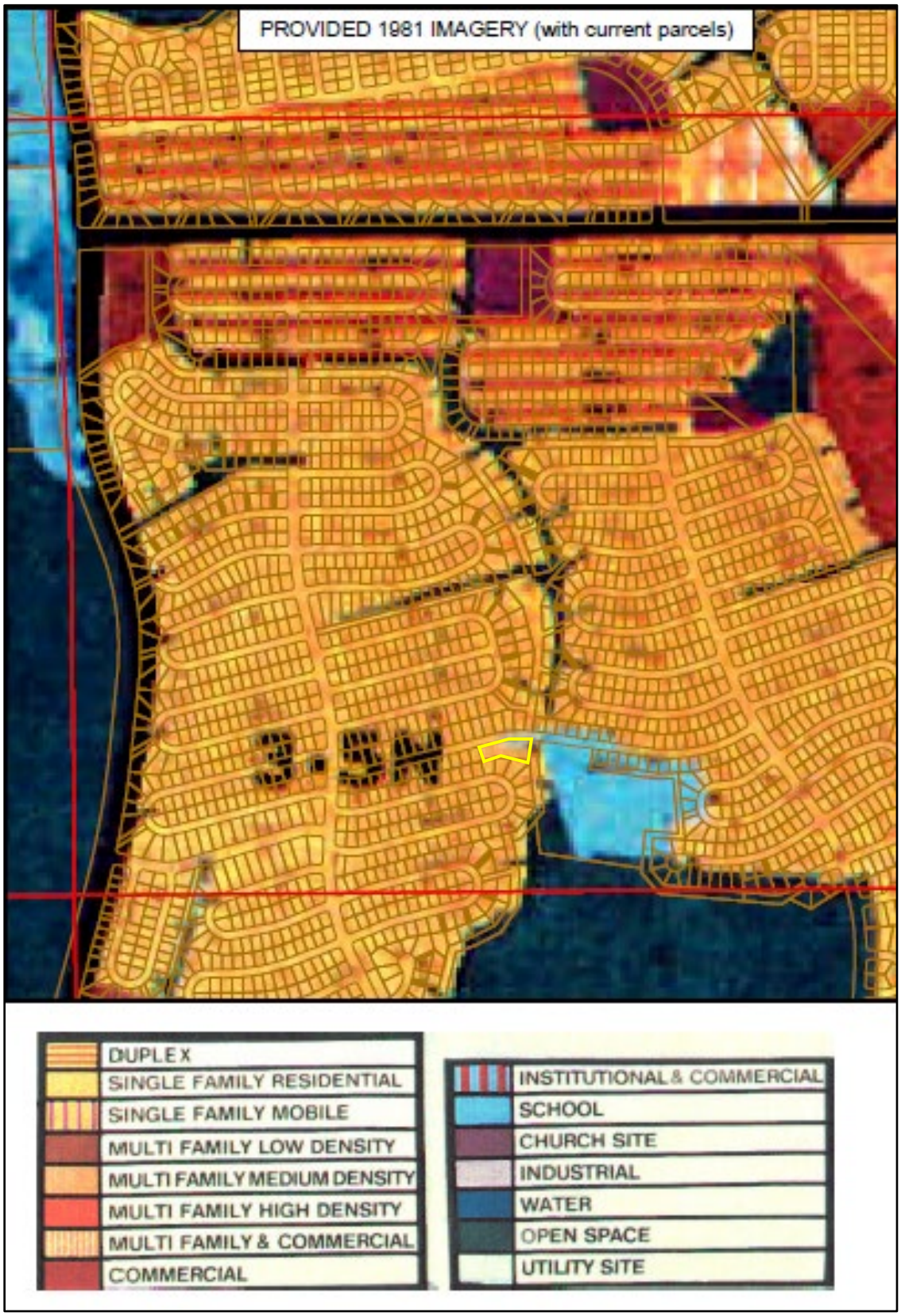
Aerial Image (Close)


Gull Rd PD Site Plan
Case #: 25TMP- 025 718
April 25/2025
GRAPHIC SCALE
NOTE
ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929
PROPOSED 5' SIDEWALK
existing drainage easement
This site plan was created without the benefit of a survey. Site plan could change once survey is complete.
client did not provide a building foot print. Foot print is not engineered. Site plan could change based on final building foot print.
Based on information provided by Polk County the lot is not defined by the plat. A public hearing process may be required to establish entitlements.
Site plan could change once entitlements are established.
R= 670.00'
Δ =20° 44' 40"
L = 242.58'
Gull Drive
60' r/w
142.75'
N 06 44'39" E
217.15'
lot 31
Block 739
existing 40' drianage and utility easement to be vacated.
S 83° 15' 20" E
104.56'
lot 30
Block 739
N 76° 00'00" E
lot 29
Block 739
S 14°00'00" E 100.00
lot 28
Block 739
N 76° 00'00" E 120.87'
lot 1
Block 739

Site Plan



Poinciana Neighborhood 5 North Village 3 Plat



Poinciana Land Use

Agenda Item 9. 8/6/2025

SUBJECT

LDPD-2025-1 (Poinciana PD)

DESCRIPTION

Planned Development for a 430-unit single-family subdivision. This request includes an increase in density, decreased lot sizes, lot widths below 50 feet, and reduced setbacks.

RECOMMENDATION

Approval with conditions

FISCAL IMPACT

No Fiscal Impact

CONTACT INFORMATION

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POLK COUNTY
DEVELOPMENT REVIEW COMMITTEE
STAFF REPORT

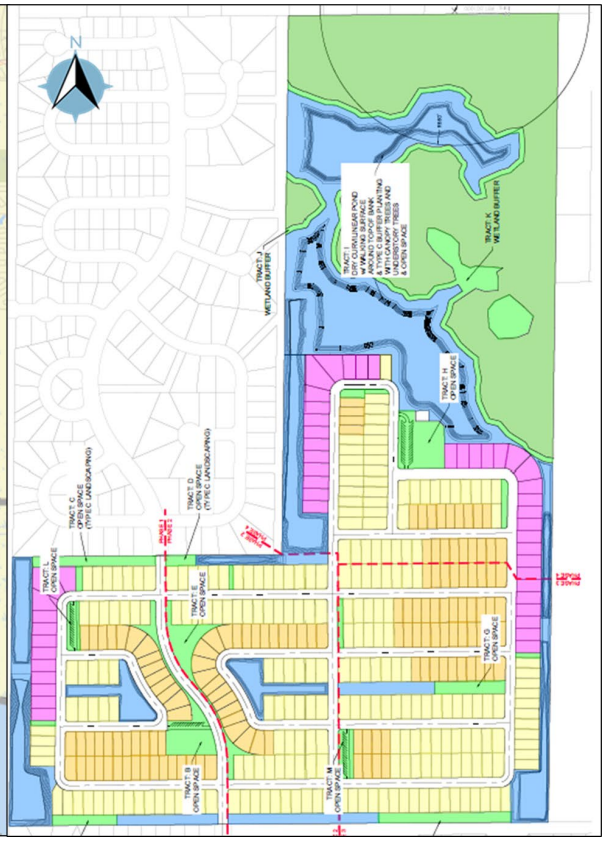
DRC Date:	February 27, 2025	**Level of Review:**	Level 3
PC Date:	August 6, 2025	**Type:**	Planned Development
BoCC Date:	N/A	**Case Numbers:**	LDPD-2025-1
		Case Name:	Poinciana PD
Applicant:	Bart Allen, Peterson & Myers	**Case Planner:**	Ian Nance

Request:	Planned Development for a 430-unit single-family subdivision. This request includes an increase in density, decreased lot sizes, lot widths below 50 feet, and reduced setbacks.
Location:	South of Chinook Road, north of Halibut Road, east of Caspian Road, and east of the city of Haines City, in Section 34, Township 27, Range 28.
Property Owner:	Peter George Kalogridis II
Parcel Number (Size):	282734-000000-044010; 282734-000000-041010; 282734-000000-032010 (±160.27 acres)
Future Land Use:	Residential Low-1 (RL-1)
Development Area:	Urban Enclave Area (UEA)
Nearest Municipality:	Haines City
DRC Recommendation:	Approval
Planning Commission Vote:	Pending Hearing

Site Location



Site Plan



Summary

The applicant is requesting Planned Development (PD) approval for a 430-unit single-family subdivision. This request includes an increase in density, decreased lot sizes, lot widths below 50 feet, and reduced setbacks in the Residential Low-1 (RL-1) future land use designation. The subject property is adjacent to the Poinciana Development of Regional Impact (DRI) and was recently within an Agricultural/Residential Rural (A/RR) future land use designation before the BoCC changed it to RL-1, reflecting the nature of the surrounding development.

According to the site plan, the minimum lot size will be reduced from 40,000 square feet to 5,400 sq. ft. with a minimum lot width of 45 feet, though a mixture of lot sizes will be located throughout the development. The proposed gross density on the uplands (+/- 127.05) will increase from one (1) dwelling unit per unit (DU/AC) to approximately 3.38 DU/AC. Substantial wetlands onsite encourage the clustering of lots to the southern portions of the project area adjacent to existing single-family development within the various subdivisions of Poinciana.

While the Poinciana plats are over 50 years old, only in recent years have lots here been built with homes. The lot sizes proposed with this PD will be very similar but held to higher development standards than those within the DRI. The applicant has demonstrated compliance with development criteria adopted by the Board, including internal sidewalks; landscaped and contoured stormwater ponds; recessed and shielded lighting; and additional parking. Open space and recreation amenities exceed Land Development Code (LDC) standards, and the applicant has taken advantage of these provisions to provide wetland buffering and increased landscaping along residential property lines.

For infrastructure, the applicant is proposing a through-road to connect local roadways within Poinciana to help complete the roadway network, which has capacity. Utilities are available from the Toho Water Authority, and emergency services are operating at expected levels. One possible deficiency is with school capacity at the zoned facilities, though adjacent schools have been shown to have capacity. A sidewalk connection along Halibut Road to the south will connect the development to the local school and neighborhood park.

In summary, staff recommends approval of this application. The request is consistent with the goals of the Comprehensive Plan, and the site plan meets the relevant LDC standards for PDs. To achieve the requested density requires a locational eligibility score of 16 which is easily achieved (< 22 pts.), which speaks to the appropriate timing of this development. The site benefits from its proximity to utilities, collector roadways, emergency services, schools, and parks. The proposed single-family lots are compatible with those in the neighboring Poinciana subdivisions, and the applicant has proposed a layout to mitigate any remaining perceived incompatibilities.

Findings of Fact

- *The applicant is requesting a Planned Development approval for 430 single-family detached lots within a Residential Low-1 (RL-1) future land use designation and the Urban Enclave Area.*

- *The project area is approximately 160.27 acres. The applicant has indicated +/- 33.22 acres of wetlands. Footnote 1 in Land Development Code (LDC) Table 2.2 states, "Residential density is the average number of dwelling units per acre of land. Gross density is calculated by dividing the total number of dwelling units on a site by the gross site area, exclusive of existing waterbodies."*

- *The proposed gross density will be increased from one (1) dwelling unit per acre (DU/AC) to 3.38 DU/AC. Minimum lot sizes will be reduced from 40,000 sq. ft. to 5,400 sq. ft. with a minimum lot width of 45 feet.*

- *The proposed setbacks are as follows (**bold indicates changes from RL-1 standard**):*

  - ***Side: Reduce from 10' to 5'***
  - ***Side Corner: Reduce from 15' to 10'***
  - ***Rear: Reduce from 15' to 10'***
  - ***Accessory Structures: 5' (Reduce from 10' in rear)***
  - *Right-of-way: 15'*
  - *Garage: 25'*

- *LDCPAL-2024-14 was approved on July 1, 2025, by the Board of County Commissioners (5-0) to adopt an ordinance enabling the subject site to change its Development Area from Rural Development Area (RDA) to Urban Enclave Area (UEA). The Future Land Use Map was changed from Agricultural/Residential Rural (A/RR) to Residential Low (RL).*

- *Polk County Comprehensive Plan Policy 2.102-A3 states, "Development shall be distributed throughout the County consistently with this Future Land Use Element so that the public utility, other community services, and public transit and transportation systems can be efficiently utilized; and compact, high-density and intensity development is located where urban services can be made available."*

- *Polk County Comprehensive Plan Policy 2.102-A4 states, "The development of land shall be timed and staged in conjunction with the cost-effective and efficient provision of supporting community services which, at a minimum, shall require compliance with the Plan's Level of Service requirements and the County's concurrency management system."*

- *Per Comprehensive Plan Policy 2.107-A1, "UEAs shall be those areas within the County which have developed at urban or suburban densities with County-owned, municipal or County-franchised potable-water systems, and centralized public sewer facilities, or private sewer system in excess of 400,000 GPD. UEAs are typically lacking the full complement of other urban services typically found in the Transit Supportive Development, Urban Growth, or Suburban Areas."*

- *Per Comprehensive Plan Policy 2.107-A5, "Development within UEAs shall conform to the following criteria as further specified by the Land Development Code:*

  a. All uses developed after adoption of the Polk County Comprehensive Plan shall be required to connect to the existing centralized water and sewer system and may receive a development order provided all other provisions of this Plan are met.

  b. Incorporate design features that promote healthy communities, green building practices, mixed use development, transit-oriented design, variety in housing choices and other initiatives consistent with Section 2.1251 - Community Design, of this element.

  c. Provide access to parks, green areas, and open space and other amenities.

  d. Be designed to facilitate the provision of public safety services (i.e., fire, EMS and law enforcement). In order to achieve higher densities and intensities allowed by each land use, development in the UEA shall be required to connect to centralized water and sewer system and incorporate clustering and other low impact design criteria as established under the Conservation Development Section."

- *Per Comprehensive Plan Policy 2.120-C4, "Outside the TSDA, RL may contain single-family dwelling units, duplex units, small-scale multi-family units, and family-care homes, and shall be permitted, with County approval,* ***at a density of up to, and including, 5 DU/AC****."*

- *According to LDC Section 204.A.4, "The purpose of the RL-1 district is to provide areas for the low-density residential needs of residents in urban areas who desire areas with larger sized lots, a minimum of 40,000 square feet."*

- *According to LDC Table 2.1, a Planned Development is a "C3" conditional use in RL-1.*

- *LDC Section 303 provides standards for Planned Developments and states, "the PD process is intended to reach a higher development standard than what is prescribed through the LDC by right. PDs may be required for various reasons, such as* ***increases in density, reduced setbacks, reduced lot sizes,*** *short-term rental, Transitional Area Developments (TADs), and relief from specialized design standards found within the LDC.*

- *According to LDC Section 822.B, unless different standards are established by a PD, all new lots fronting on a local road shall have a minimum frontage of 50 feet.*

- *Chapter 10 of the LDC defines "Planned Development" as "A land use or uses prepared, constructed, and maintained according to a binding plan as a single entity containing one or more structures and accessory uses. Strict adherence to land use district standards may be relaxed for the purpose of accomplishing a greater objective such as increased internal vehicle trip capture, resource protection, further compatibility with adjacent uses, and more efficient use of public infrastructure. Multiple land uses contained within Planned Development shall have a functional relationship with each other as well as consistency with the land use district."*

- *All PDs shall adhere to higher development standards and correspond to locational eligibility based on proximity to water and wastewater services along with other infrastructure and environmental conditions according to the requested density.* ***According to LDC Table 3.4, to reach the density of 3.38 DU/AC, the project must have 16 density eligibility points.***

- *LDC Section 303 requires residential PDs with lots less than 80 feet wide to devote at least 20 percent of the gross developable project area to Open Space. From the required Open Space acreage, all units shall provide a minimum 500 sq. ft. of park-and-recreation space per unit. In no case shall any individual recreation area be less than 10,000 square feet in area and shall be no farther than one-quarter of a mile walking distance from at least one recreation amenity.*

- *LDC Section 303 requires additional parking is required for developments with upland densities above three dwelling units per acre or lot widths less than 65 feet in width. This parking can be provided in the development through evenly distributed clustered parking lots or parallel parking on private roads or drive aisles.*

- *The subject property is adjacent to Chinook Road and Halibut Road.*

- *The property is zoned for Laurel Elementary, Lake Marion Creek Middle, and Haines City Senior High*

- *Sheriff's response to the site is served by the Northeast District, located at 1100 Dunson Road, Davenport.*

- *Fire and ambulance responses are from Polk County Fire Rescue Station 46, located at 9500 Marigold Avenue, Poinciana.*

- *According to the Secretary of State's Department of Historical Resources, the Florida Master Site File lists no historical resources at this location.*

- *The subject site is not located within any of the County's Wellhead Protection Districts.*

- *The property is located within the Toho Water Authority Service Area.*

- *According to the Florida Natural Areas Inventory Biodiversity Matrix, the site is located within one mile of an eagle's nest. The subject property is identified as being within a potential network connection on the Polk Green Districts Map.*

- *The site is comprised of Adamsville Fine Sand (10%); Astatula Sand (43%); Basinger Fine Sand (4%); Hontoon Muck (8%); Narcoossee Sand (3%); Satellite Sand (2%), and Tavares Fine Sand (30%), according to the U.S. Department of Agriculture, Soil Conservation Service, Polk County Survey.*

- *Wetlands and flood hazard areas are found onsite.*

- *The site is not within a Height Notification Zone and In-Flight Visual/Electronic Interference Zone.*

- *The Comprehensive Plan defines Compatibility in Section 4.400 as "A condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition."*

- *This request has been reviewed for consistency with Sections 303 and 906 of the LDC.*

Development Review Committee Recommendation: Based on the information provided by the applicant, the findings of fact, recent site visits, and the staff report, the Development Review Committee (DRC) finds that the proposed request **IS COMPATIBLE** with the surrounding land uses and general character of the area, **IS CONSISTENT** with the Polk County Comprehensive Plan; therefore, the DRC recommends **APPROVAL of LDPD-2025-1.**

On August 6, 2025, the Planning Commission will vote on this application.

CONDITIONS OF APPROVAL

Based upon the Findings of Fact, the DRC recommends APPROVAL of LDPD-2025-1 with the following Conditions:

1. LDPD-2025-1 is approved for 430 single-family units, as described in the staff report and site plan. The minimum lot size shall be 5,400 square feet with a minimum lot width of 45 feet. [PLG]

2. This PD is approved for the following setbacks [PLG]:

   - *Side: Reduce from 10' to 5'*
   - *Side Corner: Reduce from 15' to 10'*
   - *Rear: Reduce from 15' to 10'*
   - *Accessory Structure: 5' (Reduce from 10' in rear)*
   - *Right-of-way: 15'*
   - *Garage: 25'*

3. The site plan included herein together with the conditions of approval shall be considered the "Binding Site Plan." Any modifications to LDPD-2025-1, except for those listed in Section 906.E of the LDC and within these conditions shall constitute a Major Modification to this approval and require a Level 3 Review before the Planning Commission. [PLG]

4. Prior to site clearing or grubbing, the applicant shall provide a report from a qualified professional to conduct a site survey/walkover to ensure that no threatened or endangered plant or animal species exist on the site. If any are discovered, the applicant shall properly protect the species or mitigate any impacts consistent with federal, state and local law. [PLG]

5. The applicant shall provide a minimum of 68 additional off-street parking spaces, as demonstrated by the site plan and required by LDC Section 303. [PLG]

GENERAL NOTES

NOTE: This staff report was prepared without the benefit of testimony and evidence submitted by the public and other parties at a public hearing.

NOTE: Approval of this request shall not constitute a waiver or variance from any applicable development requirement unless specifically noted in the conditions of approval and consistent with the LDC.

NOTE: All written comments made in the application and subsequent submissions of information made during the application review process, which are on file with the Land Development Division, shall be considered to be binding upon the applicant, provided such comments are not at variance with the Comprehensive Plan, LDC or other development regulations in effect at the time of development.

NOTE: Approval of this request is only for Level 3 Review and only for those development decisions within the Planning Commissioners' jurisdiction. A Level 2 Review (engineered plans) will be required reflecting the standard conditions listed in Section 303 of the Land Development Code and the development standards listed in Chapter 7 of the Land Development Code. Upon completion of the Level 2 Process, building permits will be required for all structures in accordance with Chapter 553 of the Florida Statutes.

NOTE: Issuance of a development permit by the county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Surrounding Land Use Designations and Current Land Use Activity

The following table provides a reference point for notable and pertinent Future Land Use Map districts and existing land uses upon them. All references are from the boundary of the mining area as shown on the site plan.

Table 1

Northwest DRI & A/RR Single-family residential & Vacant	**North** A/RR Vacant	**Northeast** A/RR Vacant
West DRI & INST-1 Single-family Residential & Vacant	**Subject Site** RL-1 Vacant	**East** A/RR Vacant, pasture, residential
Southwest DRI Single-family residential	**South** DRI Single-family residential	**Southeast** DRI Single-family residential

The project area is approximately 160.27 acres. The applicant has indicated +/- 33.22 acres of wetlands, leaving 127.05 acres of uplands. The property was omitted from the bordering Poinciana Development of Regional Impact (DRI) (PUD 71-10) and was previously under the Agricultural/Residential Rural (A/RR) land use designation. LDCPAL-2024-14 was approved on July 1, 2025, by the BoCC (5-0) to adopt an ordinance enabling the subject site to change its Development Area from Rural Development Area (RDA) to Urban Enclave Area (UEA), given the availability of centralized potable water and wastewater. The Future Land Use Map was also changed from A/RR to Residential Low (RL). Since no subsequent sub-district changes were filed, the property defaulted to Residential Low-1 (RL-1).

To the east are vacant lands and inaccessible tracts, but the primary surrounding uses are single-family detached lots platted between 1970 and 1971 under various phases of Poinciana. These established the pattern of development in the area, which enables this application. Lot sizes range from approximately 0.21 to 0.62 acres and within a range of densities typically found in RL-2 and RL-3 sub-districts (2 & 3 DU/AC, respectively).

Though these lots have been entitled for over 50 years, development of them – and Poinciana at large – has experienced stops and starts in accordance to market fluctuations and availability of utilities.

Compatibility with the Surrounding Land Uses and Infrastructure:

The Comprehensive Plan defines Compatibility in Section 4.400 as "A condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion."

Planning staff analyzes a site plan for compatibility by reviewing several factors: the type and intensity of adjacent uses versus the proposed use; how the proposed development interacts with the surrounding area in relation with existing uses; access to roads and where traffic generated from the site will travel; the proximity to retail, employment, emergency services, mass transit, parks, and other public services; and how the applicant addresses possible incompatibilities that might arise from the proposed use by utilizing mitigating strategies found in the Comprehensive Plan or through Conditions of Approval agreed upon by the applicant and staff.

A. Land Uses:

Site Design & Consistency with Comprehensive Plan & LDC

The applicant is requesting PD approval for 430 single-family detached lots within a RL-1 future land use designation and the UEA. The proposed gross density will be increased from one (1) dwelling unit per acre (DU/AC) to 3.38 DU/AC. Minimum lot sizes will be reduced from 40,000 sq. ft. to 5,400 sq. ft. with a minimum lot width of 45 feet. According to LDC Section 822.B, unless different standards are established by a PD, all new lots facing a local road shall have a minimum frontage of 50 feet.

The proposed setbacks are as follows (bold indicates changes from RL-1 standard):

- **Side: Reduce from 10' to 5'**
- **Side Corner: Reduce from 15' to 10'**
- **Rear: Reduce from 15' to 10'**
- **Accessory Structures: 5' (Reduce from 10' in rear)**
- Right-of-way: 15'
- Garage: 25'

LDC Section 303 requires residential PDs with lots less than 80 feet wide to devote at least 20 percent of the gross developable project area to Open Space. From the required Open Space acreage, all units shall provide a minimum 500 sq. ft. of park-and-recreation space per unit. In no case shall any individual recreation area be less than 10,000 square feet in area and shall be no farther than one-quarter of a mile walking distance from at least one recreation amenity.

The applicant has submitted an Open Space and Recreation Plan that demonstrates compliance with these requirements. Over 42 acres will consist of dry, curvilinear ponds with walking paths and Type "C" landscaping. Some of these ponds will be used to provide separation between adjacent neighborhoods as well as the wetlands onsite. Other open space tracts will be used to provide further buffering and screening from adjacent residential development with Type "C" landscaping, exceeding LDC standards. A 25-foot-wide upland wetland buffer (+/- 3.94 acres) will be established around those wetlands.

In summary, the site plan easily meets the 20% requirement, providing nearly 40%, to speak nothing of the 33.22 acres of wetlands which do not count towards open space standards. Total, this accounts for half of the subject parcels. The Open Space is binding, though minor deviations less than 5% are allowed through a Minor Modification, pursuant to LDC Section 906.E.2.

For recreation, the LDC requires one amenity point per unit (430 pts.). This is being achieved through a combination of passive recreation, a proposed pool and cabana, tot lots, dog park, and picnic pavilions. Amenities tend to change during the Level 2 Review process as the needs of the homebuilders evolve, but the number of points required will remain. All amenity areas will be connected by sidewalks. Those planned adjacent to residential units will be landscaped in accordance with LDC standards.

In addition to needing two parking spaces per unit, exclusive of the garage and tandem parking arrangements, LDC Section 303 also requires additional parking for PDs with upland densities above three dwelling units per acre or lot widths less than 65 feet in width. This parking can be provided in the development through evenly distributed clustered parking lots or parallel parking on private roads or drive aisles. The site plan proposes 68 additional off-street parking spaces, accounting for the varying lot sizes and LDC requirements.

In summary, the applicant is meeting the higher PD standards prescribed by the LDC. The site plan maintains a large natural area to the north of the property and provides recreational opportunity for future residents. Open space is well-used for this purpose as well as for providing buffering and screening from adjacent property.

Compatibility Review

Comprehensive Plan POLICY 2.102-A2 states, “Land shall be developed so that adjacent uses are compatible with each other” and provides three options to ameliorate incompatibilities.

The tools for accomplishing higher standards of compatibility, as outlined in the Comprehensive Plan, are as follows:

- Buffering
- Limiting Scale & Intensity
- Transition using innovative techniques

As discussed above, the dominant surrounding uses are single-family homes, the same as proposed here. Typical lot widths in the adjacent Poinciana subdivisions range from 70 to 75 feet, which was standard for that time. Since the conception of Poinciana, there has been a decrease in lot sizes to account for market demand as well as increased development standards, such as the open space, stormwater management, etc.

When reviewing lots under 80-feet-wide, and especially those under 50, staff compares the proposed lot widths with those surrounding the site and establishes a “lot width ratio.” It has been generally accepted that when this ratio exceeds two new lots abutting one old lot, additional buffering and landscaping are required to mitigate the intensities, and below that no further transition strategy is needed.

With this site plan, the applicant has placed 50-foot-wide lots along the southern property line adjacent to typical lot widths of 70-foot-wide existing lots. Similarly, 60-foot-wide lots are proposed along the western property line adjacent to 75-foot-wide lots. In both cases, the lot width ratio is under 2:1. Still, as discussed above the site plan calls out enhanced buffering by placing ponds and landscaping between existing and proposed lots. It is worth mentioning that the ongoing development in Poinciana is not held to these standards.

Staff finds no reasonable incompatibilities between the proposed site plan and surrounding uses. Larger lots are located around the periphery of the site with smaller 45-foot-wide lots located towards the interior.

B. Available Infrastructure & Timeliness of the Development:

Polk County Comprehensive Plan Policy 2.102-A3 states, "Development shall be distributed throughout the County consistently with this Future Land Use Element so that the public utility, other community services, and public transit and transportation systems can be efficiently utilized; and compact, high-density and intensity development is located where urban services can be made available."

LDC Section 303 states that the intensity and timeliness of a PD shall be determined by the surrounding infrastructure needed to support the residents within that development. The minimum qualifications for residential density shall be based on achieving a locational score for the Future Land Use Map district and the proximity to existing or programed infrastructure and services (the "Locational Eligibility Score").

To achieve the requested 3.38 DU/AC requires a locational eligibility score of 16, based on LDC Tables 3.3 and 3.4, and is easily achieved (< 22 pts.). The site benefits from its proximity to utilities, collector roadways, emergency services, schools, and parks, as will be further detailed below.

The applicant is proposing a through-road with sidewalks will connect Chinook Road to the north to Halibut Road to the south, helping to complete the roadway grid. The site plan represents a natural expansion of the Poinciana development and meets the goals established by the Comprehensive Plan for development in the UEA.

Nearest Elementary, Middle, and High School

The zoned schools for this development are Laurel Elementary; Lake Marion Creek Middle; and Haines City Senior High.

Table 2, to follow, provides a breakdown of the estimated demand for student seats for each level of schooling at the requested number of lots, in addition to the current school capacity. For this table, staff utilized rates for single-family detached units.

Table 2

School	Annual Estimated Demand	Distance from Subject Site	School Capacity (including portables)
Laurel Elementary	63	1.2 miles	78%
Lake Marion Creek Middle	37	1.4 miles	85%
Haines City Senior High	51	6.4 miles	95%

Source: Polk County School Board, GIS, Google Maps

A non-binding letter of concurrency was submitted by the applicant dated March 12, 2025, showing capacity in the elementary school but not the middle or high school levels; however, there was adequate capacity in the adjacent zoned schools. No seats are being reserved for the

proposed project now, however. The development will need to apply for a binding letter later in the development process to receive school concurrency.

This development will not be built overnight and could span as much as 10 years, based on historical growth in the area. Families will not be occupying the units until later than the 2026-27 school year, at the earliest.

On Sept. 17, 2024, the Board of County Commissioners adopted a new Impact Fee Ordinance (Ord 2024-62). The new rates went into effect on Jan. 1, 2025. Depending on when build-out begins, this project could generate between $4,783,320 and $5,240,410 in educational impact fees.

Nearest Sheriff, Fire, and EMS Station

Polk County Fire Rescue provides Advanced Life Support transport to all residents and visitors of Polk County. It also provides fire suppression, rescue services, and fire prevention services to all unincorporated Polk County and the municipalities of Eagle Lake, Polk City, Mulberry, Lake Hamilton, and Hillcrest Heights. Emergency response is considered effective if response times are within eight (8) minutes in rural and suburban areas and 13 minutes in urban areas.

Polk County Fire Rescue Station 46, located at 9500 Marigold Avenue, Poinciana. Table 3, below, provides locations and response times from May 2025.

Table 3

	Name of Station	Distance	Response Time*
Sheriff	Northeast District, located at 1100 Dunson Road, Davenport	± 20 miles	P1: 12:25 minutes P2: 30:00 minutes
Fire/ EMS	Polk County Fire Rescue Station 46, located at 9500 Marigold Avenue, Poinciana	±3.8 miles	10-12 minutes

*Source: Polk County Sheriff's Office and Public Safety *Response times are based from when the station receives the call, not from when the call is made to 911.*

The nearest Sheriff's station is the Northeast District, located at 1100 Dunson Road, Davenport, but a new facility is planned off Marigold Avenue near where the Fire/Rescue Station is located. Typically, Sheriff response times are not as much a function of the distance to the nearest sheriff's substation, but more a function of the overall number of patrol officers within an area of the County.

Priority 1 Calls are true emergencies such as in-progress burglary, robbery, injuries, etc. Priority 2 Calls refer to events that have already occurred, such as a burglary that occurred while the homeowner was on vacation and had just been discovered. At any rate, response times are not as much a function of the distance to the nearest substation but more a function of the overall number of patrol officers within the County.

The PCSO is always trying to improve response times, especially for Priority 1 Calls, by employing new technologies such as Emergency 1 Dispatch (E1D) and Live911. E1D is a program designed to alert deputies at the earliest possible moment of a call for service that is being classified as a true emergency. E1D alert notifications are sent to deputies via their agency-issued smart phones as text messages, alerting deputies of the call type and address of the emergency. Similarly, Live911 technology allows deputies to hear emergency calls in real-time as the dispatcher is receiving the information. Both E1D and Live911 enable deputies to self-

dispatch to these in-progress, high-risk incidents as dispatchers collect additional information about the call, thus reducing our response time to emergency situations.

Patrol staff in each district also monitors the response times for their areas and tries to manage their shifts according to manpower, hotspots, traffic obstructions/construction sites, etc. Areas that are spread out tend to have slightly longer response times because of the vast land mass of their district and time of travel. Since patrol deputies are not sitting in the office waiting on a call, it is easier for patrol staff to assign them to certain sectors or beats based on areas with higher call volume to reduce response time; however, this cannot be predicted precisely.

Water and Wastewater Demand and Capacity:

Development in the UEA is required to connect to public water and sewer facilities.

A. Estimated Demand and Service Provider:

The proposed development is for 430 single-family detached units. Single-family detached units are estimated to generate 360 gallons per day (GPD) of demand for water and 270 GPD for wastewater.

Table 4, to follow, provides generalized comparison estimates of the anticipated water and wastewater demands between a development at the base density for RL-1; the highest that could be accomplished through a PD; and the application.

Table 4

Subject Property			
±127.05 ac. RL-1	**RL-1 (1 DU/AC)**	**Max. Density 5 DU/AC**	**Proposed Plan**
Permitted Intensity	127 SF Units	635 SF Units	430 Units
Potable Water Consumption (GPD)	45,720 GPD	228,600 GPD	154,800 GPD
Wastewater Generation (GPD)	34,290 GPD	171,450 GPD	116,100 GPD

It is important to note that this is a preliminary review. Further analysis and binding capacity determinations for potable water and wastewater will be required during the Level 2 Review process.

B. Available Capacity:

The Toho Water Authority is the public water or wastewater service provider in this area, Listed below are the Permitted, Maximum Treatment, and Excess Capacity data from the applicant:

Water Treatment Plant: – Toho Water Authority – Poinciana Water System PWS 349-4429
Permitted Capacity: 4,810,000 GPD
Max Treated: 3,236,800 GPD
Excess Capacity: 1,573,200 GPD

Wastewater Treatment Plant: TWA – Lake Marion – WRF A010979
Permitted Capacity: 3,000,000 GPD
Average Treated: 2,220,000 GPD
Excess Capacity: 780,000 GPD

According to documentation submitted with the application, Toho staff has determined that it has potable water, reuse and sewer capacity with existing facilities and expansions as part of planned improvements contained in its Capital Improvement Plan to serve the project. A 10" potable water main is located south of property and will require a tap. Another 8" water main is approximately 145' north of property and will require extension. A 10" wastewater gravity main is approximately 135' south of property and will also require an extension. A reuse main is found approximately 13,000 feet from the site. Fire hydrants are located north and south of the property, but new ones will need to be installed within the development.

C. Planned Improvements:

TOHO has multiple plans for short-term system improvements underway, including additional raw water wells and expansion of their wastewater plants, according to information found on their website. The Poinciana system has three water production facilities and three wastewater treatment plants. One water production facility and two water treatment plants have expansion capabilities. Their long-term water supply plan is the Cypress Lake project. Water generated through that facility will be mixed into the Poinciana water system and connected to the Polk County Utilities network in the future.

Roadways/ Transportation Network

The Polk County Transportation Planning Organization (TPO) monitors traffic congestion on over 425 roadway segments (950 directional links). The Roadway Network Database contains current traffic data for all arterial and collector roads and includes information on the current traffic volume and level-of-service for these major roads. The RND contains over 26 fields of transportation data for over 1,300 miles of state, County, and city roads in Polk County – one of the largest road networks in the State of Florida.

Much of the transportation data contained in the updated RND is based on traffic counts taken recently by the TPO and Florida Department of Transportation (FDOT) and is used to calculate the level of service and how much capacity is available on a given road based on the road's level of service (LOS) standard. Also included are several safety and multi-modal indictors that help us track some of the TPO's performance measures and targets. This includes a calculation of crash rates, as well as if there is a presence of transit services, sidewalks and bicycle facilities for each road segment.

The report identifies both daily and peak hour traffic volumes. Daily traffic volumes are reported in Annual Average Daily Traffic (AADT) – the typical traffic volume on a weekday over a 24-hour period. Peak hour traffic represents the highest hourly traffic volume for period between 4 – 7 p.m. It is reported as both a two-way volume and as directional volumes (east and west or north and south).

The peak hour traffic volumes are used to estimate the level-of-service for each roadway, in each direction. Level-of-service refers to the quality of traffic flow. It is the primary measure of traffic congestion. Level-of-service (LOS) is measured on a scale of 'A' to 'F' with LOS 'A' being the best (free-flow traffic) and LOS 'F' being the worst (severe traffic congestion).

A. Estimated Demand:

It is estimated that there will be 7.81 vehicle trips per unit each day on average and approximately one (1.0) vehicle trip per unit either coming or going during the peak hour for the

430 single-family detached dwellings proposed.

Table 5, to follow, provides generalized comparison estimates of the traffic demands between a development at the base density for RL-1; the highest that could be accomplished through a PD; and the application.

Table 5

Subject Property			
±127.05 ac. RL-1	**RL-1 1 DU/AC**	**Max. Density 5 DU/AC**	**Proposed Plan**
Permitted Intensity	127 SF Units	635 SF Units	430 SF
Average Annual Daily Trips (AADT)	992 AADT	4,960 AADT	3,358 AADT
Peak PM Hour Trips	127 Peak PM	635 Peak PM	430 Peak PM

With 430 units, a Major Traffic Study is required during the Level 2 Review process because the average annual daily trip rate (AADT) exceeds 750.

The most crucial time to judge a project's traffic influence is during the PM peak hour because that is the "worst case scenario." The Institute of Transportation Engineers (ITE) has conducted numerous studies on how much traffic residential developments place on the roadway system at all times of the day. The highest impacts to the roadway system's capacity are traffic leaving the development and entering the system. ITE estimates that approximately 37% (159 vehicles) will be leaving the development during this three-hour period.

The primary access to the site will be from a connection with Halibut Road to the south and Chinook Road to the north. A cross-connection between the two will be constructed. Halibut intersects with Pine Street to the south, which leads to Lake Marion Creek Drive, Hemlock Avenue, and Marigold Avenue, all Urban Collector roadways.

B. Available Capacity:

The roads surrounding the subject site should have sufficient capacity available, depending on the eventual use and full build out of the site. The Polk Transportation Planning Organization (TPO) monitors certain roadways based on maximum approved traffic in comparison to current vehicle trips to determine what capacity is available.

Table 6, below, provided a generalized estimate of the available capacity on nearby roadway links.

Table 6

Link #	**Road Name**	**Current LOS**	**Available PM Peak Hour Capacity**	**Minimum LOS Standard**	**5-YR PM LOS**
8214E	Lake Marion Creek Drive From: Poinciana Parkway to CR 580 (Cypress Parkway)	C	469	D	C
8214W	Lake Marion Creek Drive From: Poinciana Parkway to CR 580 (Cypress Parkway)	C	458	D	C

Source: Polk County Transportation Planning Organization, Concurrency Roadway Network Database January 17, 2025.

As identified above, Lake Marion Creek Drive has sufficient PM peak hour capacity to support future development activity.

C. Roadway Conditions:

Lake Marion Creek Drive is a County-maintained Urban Collector roadway with a surface width of 20 feet and a Pavement Condition Index of "Fair."

The two closest roads to the site are Chinook Road and Halibut Road. They are both Local Residential roads that are 20 feet wide. The Pavement Condition Index for Chinook Road is "Very Good." For Halibut Road, while the immediate link next to the subject property is rated as "Good," subsequent portions of this road are also classified as "Fair."

D. Sidewalk Network

There is a sidewalk along the east side of Halibut Road next to the site's southern boundary and connection with internal sidewalks is anticipated. This sidewalk connects with sidewalks along Pine Street.

E. Planned Improvements

Table 7, to follow, shows planned improvements to the surrounding roadway network in the County's 5-year Community Investment Program (CIP).

Table 7

Road	**Fiscal Year CIP (estimated cost)**	**Project Description**
Hemlock Avenue at Marigold Avenue traffic signal installation	Under Design	Install traffic signal. Conditional NTP sent to Montoya Electric on 2/27. S&S Roadway Plans are pending EOR Signature.
Lake Marion Creek Drive at Marigold Avenue traffic signal installation	Design Completed	Install traffic signal. Final submittal received on 01/27/23 and plans sent to Contractor with a request for proposal and anticipated start date. Long lead time impacting construction sch.
Marigold Avenue Widening	$28,650,000	Widen Marigold Avenue from CR 580/Cypress Parkway to Palmetto Street from two-lanes to four-lanes (about 2.2 miles). Marigold Avenue widening is a priority due to population and employment growth in the Poinciana area. Under permitting review with SWFWMD. Some additional right-of-way needed for floodplain compensation. **Tentatively scheduled** to be constructed concurrently with Cypress Parkway widening project in **Fall 2024**.
Cypress Parkway Widening	$22,000,000	Widen Cypress Parkway from two-lanes to four-lanes from Poinciana Pkwy. to Solivita Blvd. (about 1.65 miles). Cypress Parkway widening is a priority due to population and employment growth in the Poinciana area. Intersection analysis is completed and under review. **Tentatively scheduled** to be constructed concurrently with the Marigold Avenue widening project in **Fall 2024**.

The subject site is west of the approved widening of Marigold Avenue. It is located along a separate phase of this roadway project that is anticipated to be widened in the future. The timing and funding of these improvements have not yet been approved.

F. Mass Transit

There is no transit within a reasonable distance of the site. The closest route is Route 16X – Haines City/Poinciana Express. This route travels on Cypress Parkway, about 4 miles north of the site.

Park Facilities and Environmental Lands:

The County's residential development standards require functional open space to be designed within a development that includes recreational amenities for the residents. Sidewalks are required on both sides of all residential streets connecting the residents to the open space and recreational amenities.

A. Location:

The Lil Halibut Park is located one mile southeast of the site, and the Poinciana Community Park is four miles south. The proposed use could impact these facilities, due to greater usage because of more residential development in proximity to these facilities. The Lil Halibut Park is located at 1681 Halibut Road, Poinciana. The Poinciana Community Park is at 5109 Allegheny Road, Poinciana 34759.

B. Services:

The Poinciana Community Park has a 0.75-mile paved walking path, a playground, baseball fields, a cricket pitch and basketball parks. There are also multipurpose fields, a pavilion that can be rented and league play. Additionally, a dog park features separate areas for large and small dogs, agility equipment, water fountains and shaded areas for humans. The Lil Halibut Park is a small neighborhood playground. It features an accessible, gated playground for children ages 4 through 12.

C. Environmental Lands:

The subject site is south of the Lake Marion Creek Wildlife Management Area, which is owned by the South Florida Water Management District. There are also lands +/- 0.75 mile northeast of the site that have conservation easements. The Bellini Preserve, which was recently acquired by Polk County, is located between Lake Marion Creek Road and Lake Marion. This property is approximately 0.8 miles west of the site.

D. Planned Improvements:

The County purchased Bellini Preserve, 600± acres of land on the eastern coast of Lake Marion for preservation, education, and recreation. Future development includes a 16,000 sq. ft. building, a boat ramp, and a parking lot for up to 40 vehicles.

Environmental Conditions

The Polk County Comprehensive Plan has a Conservation Element. Division 2.300 of the Comprehensive Plan mentions, "The goal, objectives, and policies of the Conservation Element are designed to protect the natural resources which make Polk County a special place while preventing degradation of the environment and allowing development and economic expansion to occur." There should be no serious environmental conditions that need to be addressed with this subject site.

A. Surface Water:

No surface water features are located on this site. Lake Marion is approximately one mile to the west. It is a 3,021-acre public lake. This waterbody is impaired due to mercury and heightened

levels of nutrients, including nitrogen and phosphorus, according to the Florida Department of Environmental Protection's (FDEP) implementation of the Impaired Waters Rule (IWR). According to the Polk County Water Atlas, the FDEP evaluates whether waters meet their designated uses, which include aquatic life use support, primary contact and recreation use support, fish and shellfish consumption use support, and drinking water use support.

Still, the lake is considered healthy through the Lake Vegetation Index (LVI) report on August 11, 2023. The LVI is a bioassessment tool created by the FDEP and monitored by the Polk County Water Atlas to assess the biological condition of aquatic plant communities in Florida lakes. According to the Polk County Water Atlas, "It utilizes a multi-metric index that evaluates how closely a lake's plant community compares to a lake containing minimal human disturbance (known as a reference lake) and is based on a field assessment of aquatic and wetland plants. Plants respond to disturbances such as the introduction of invasive exotic species (hydrilla as an example), lakeshore alterations such as creating beaches, and introduction of excess nutrients received by the surrounding watershed (use of fertilizers)."

No impacts from the proposed development are anticipated, however. The elevation of the site is varied but generally slopes to the north. Elevations range from a high of 109 feet in the southwest corner of the site, and 77 feet at the northern property line. The site plan shows dry stormwater ponds onsite to account for the increase of impervious surface on the subject property. These will be designed in accordance with water management district and County standards and reviewed during the engineered site plan review process.

B. Wetlands/Floodplains:

The site plan accounts for approximately 33.22 acres of wetlands on the northern end of the property. The National Wetland Inventory (NWI) lists these as Freshwater Forested/Shrub Wetlands. LDC Section 620 provides standards for development around wetlands, prohibiting lots in these areas. As such, no development is proposed in this area, and a 25-foot-wide upland buffer will be provided around the wetland boundaries.

Flood hazard areas are also described in the same general areas as the wetlands. These do not have a determined base flood elevation at this time, but a flood study will be required in accordance with LDC Section 630. Any impacts to flood zones requires "cup for cup" compensation to account for the lost flood storage.

C. Soils:

The site is comprised of soils within varying limitations for development, according to the U.S. Department of Agriculture, Soil Conservation Service, Polk County Survey.

Table 8, below, lists the soils associated with the subject site.

Table 8

Soil Name	**Septic Tank Absorption Field Limitations**	**Limitations to Dwellings without Basements**	**% of Site** *(approximate)*
Adamsville fine sand	Severe: wetness, poor filter	Moderate: wetness	10%
Astatula sand, 0 to 8 percent slopes	Slight	Slight	43%
Basinger fine sand	Severe: ponding, poor filter	Severe: ponding	4%
Hontoon Muck	Severe: subsides,	Severe: subsides, ponding,	8%

	ponding, low strength	low strength	
Narcoossee sand	Severe: wetness, poor filter	Moderate: wetness	3%
Satellite sand	Severe: wetness, poor filter	Severe: wetness	2%
Tavares fine sand 0 to 5 percent slopes	Moderate: wetness	Slight	30%

Source: Soil Survey of Polk County, Florida, USDA, Soil Conservation Service

Future development of the site will be subject to Section 2.303: "Soils" of the County's Comprehensive Plan (in conjunction with the LDC) which requires all development to implement Best Management Practices based on the Department of Environmental Protection's (DEP) Florida Development Manual. All future development is required by the LDC to implement best management practices for erosion-control, and the soils are not of such that would limit compliance with applicable regulations for the proposed use. This project will utilize centralized wastewater. Without these services, it would not be possible to develop this site at the intensity proposed.

D. Protected Species & Habitats

According to the Florida Natural Areas Inventory Biodiversity Matrix, the site is located within a mile of an eagle's nest. Prior to site clearing or grubbing, the applicant shall hire a qualified professional to conduct a site survey/walkover to ensure that no threatened or endangered plant or animal species exist on the site. If any are discovered, the applicant shall properly protect the specie(s) or mitigate any impacts consistent with federal, state, and local law.

This site is listed as a potential connection area with preserved properties within the Polk Green District Map. No conservation easements are located adjacent to the subject site, according to the Polk County Property Appraiser.

The Polk Green District overlay was established to guide planning for, and the acquisition or conservation of, an interconnected network of open spaces, natural areas and agricultural lands. The overlay will provide a framework for land use policies and community investments that provide:

a. protection of natural resources and wildlife habitat;
b. habitat corridors through linked open spaces;
c. protection of historic and cultural resources;
d. recreational opportunities;
e. community health benefits;
f. economic development opportunities; and
g. multi-use trails connecting population centers to natural areas.

This site is located within what is termed an Opportunity Area of the Florida Wildlife Corridor, a statewide network of approximately 18 million acres of connected lands and waters supporting wildlife. In 2021, the Florida Wildlife Corridor Act formally recognized the geography of the Florida Wildlife Corridor, and the legislature has budgeted nearly $2 billion for protecting these lands since that time. Corridor Opportunity Areas are identified lands within the Florida Wildlife Corridor that have not been designated for environmental protection and conservation.

E. Archeological Resources:

According to the Florida Department of State, Division of Historical Resources, there are no archeological sites listed in the Florida Master Site File for the property.

F. Wells (Public/Private)

The site is not within a Wellfield Protection District. No private wells are indicated onsite.

G. Airports:

This property is not within an Airport Impact District.

Economic Factors:

This site is in an area that has been growing due to the demand for housing brought on by improvements to utilities and the transportation network and the market desire for affordable suburban living. The site lies between several large state and federal preservation lands, which gives it an element of exclusivity and separation from urban areas. The area has an improved amount of accessibility while at the same time a bit of seclusion.

While the County has invested in the development of infrastructure to support urban levels of residential development, such as recreation facilities and public safety services, there has been little private investment into supporting commerce. The surrounding residents have a high-quality recreation facility nearby at the 28-acre regional park and improved EMS and fire rescue services; however, there are few nearby retail options and fewer employment opportunities resulting in longer travel time for residents and greater traffic impacts. More residential growth without these private supports leads to costly transportation system improvements.

One reason that the commercial real estate market has not recognized the economic potential for the area is because the growth has come so fast that the data has not reached the attention of investors. The other is that so much land has been dedicated to housing, and there is very little space remaining for other land use activities. Too much residential development and not enough commerce may drive away home buyers or cause existing dwellers to move out of the area. In the long run, this will reduce the demand for housing development and could adversely affect existing housing values.

For this particular property, though, commercial development is not ideal. It is situated at the ends of local residential roadways on the outskirts of Poinciana. It would not meet the Comprehensive Plan policies for changing it to a commercial land use district and would not appeal to commercial investors as it lacks access along a major thoroughfare.

Consistency with the LDC & Comprehensive Plan:

As noted, this request is consistent with development criteria for PDs as detailed under LDC Section 303. Open Space requirements are shown to have been met and will be analyzed again at the Level 2 Review. There are no indications that this development would be premature in the area.

In addition, this project is consistent with the Comprehensive Plan. Table 9, to follow, outlines the pertinent Comprehensive Plan policies.

Table 9

Comprehensive Plan Policy	Consistency Analysis
POLICY 2.102-A2: COMPATIBILITY - Land shall be developed so that adjacent uses are compatible with each other, pursuant to the requirements of other Policies in this Future Land Use Element, so that one or more of the following provisions are accomplished: a. there have been provisions made which buffer incompatible uses from dissimilar uses; b. incompatible uses are made to be more compatible to each other through limiting the intensity and scale of the more intense use; c. uses are transitioned through a gradual scaling of different land use activities through the use of innovative development techniques such as a Planned Unit Development.	The proposed PD is surrounded by residential land use districts. There are residential subdivisions, and the layout has provided buffering and transitions for existing uses.
POLICY 2.102-A1: DEVELOPMENT LOCATION – Polk County shall promote contiguous and compact growth patterns through the development process to minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where tracts of land are by-passed in favor of development more distant from services and existing Communities.	The applicant has demonstrated that this development is not premature. The project will connect to available centralized potable water and wastewater. Cluster design promotes compact growth and contiguous growth.
POLICY 2.102-A3: DISTRIBUTION - Development shall be distributed throughout the County consistently with this Future Land Use Element so that the public utility, other community services, and public transit and transportation systems can be efficiently utilized; and compact, high-density and intensity development is located where urban services can be made available.	The PD is being proposed in an area of the County that contains public utilities and community services in the UEA.
POLICY 2.102-A4: TIMING - The development of land shall be timed and staged in conjunction with the cost-effective and efficient provision of supporting community services which, at a minimum, shall require compliance with the Plan's Level of Service requirements and the County's concurrency management system.	There are existing services and physical infrastructure in place to accommodate such development. The development is in a location where adequate services are available.
POLICY 2.102-A15: ADEQUATE PUBLIC FACILITIES - The County will direct new growth to areas where adequate public facilities exist or are planned; and ensure that essential services are in place to provide for efficient, cost-effective response times from the Fire Department, Sheriff's Department, and Emergency Management Service (EMS).	The subject property is located within an area of the County that has adequate public safety services as identified in the Staff Report.

The Planning Commission, in the review of development plans, shall consider the following factors listed in Table 10, in accordance with Section 906.D.7 of the LDC.

Table 10

The Planning Commission, in the review of development plans, shall consider the following factors in accordance with Section 906.D.7 of the LDC:	
Whether the proposed development is consistent with all relevant requirements of this Code;	*Yes, this request is consistent with the LDC, specifically Section 906 which permits this use upon completion of a Level 3 Review. Many of the conditions required in Section 303 will be enforced after a Level 3 Review.*
Whether the proposed development is consistent with all applicable policies of the Comprehensive Plan;	*Yes, this request is consistent with the Comprehensive Plan, as reviewed above.*
Whether the proposed use is compatible with surrounding uses and the general character of the area, including such factors as density, height, bulk, scale, intensity, traffic, noise, and appearance; and	*Yes, the request is compatible with surrounding uses and the general character of the area.*
How the concurrency requirements will be met if the development were built.	*This request will require concurrency determinations from utilities, the School Board, and TPO. The impact on public services can be found in the analysis found in the staff report.*

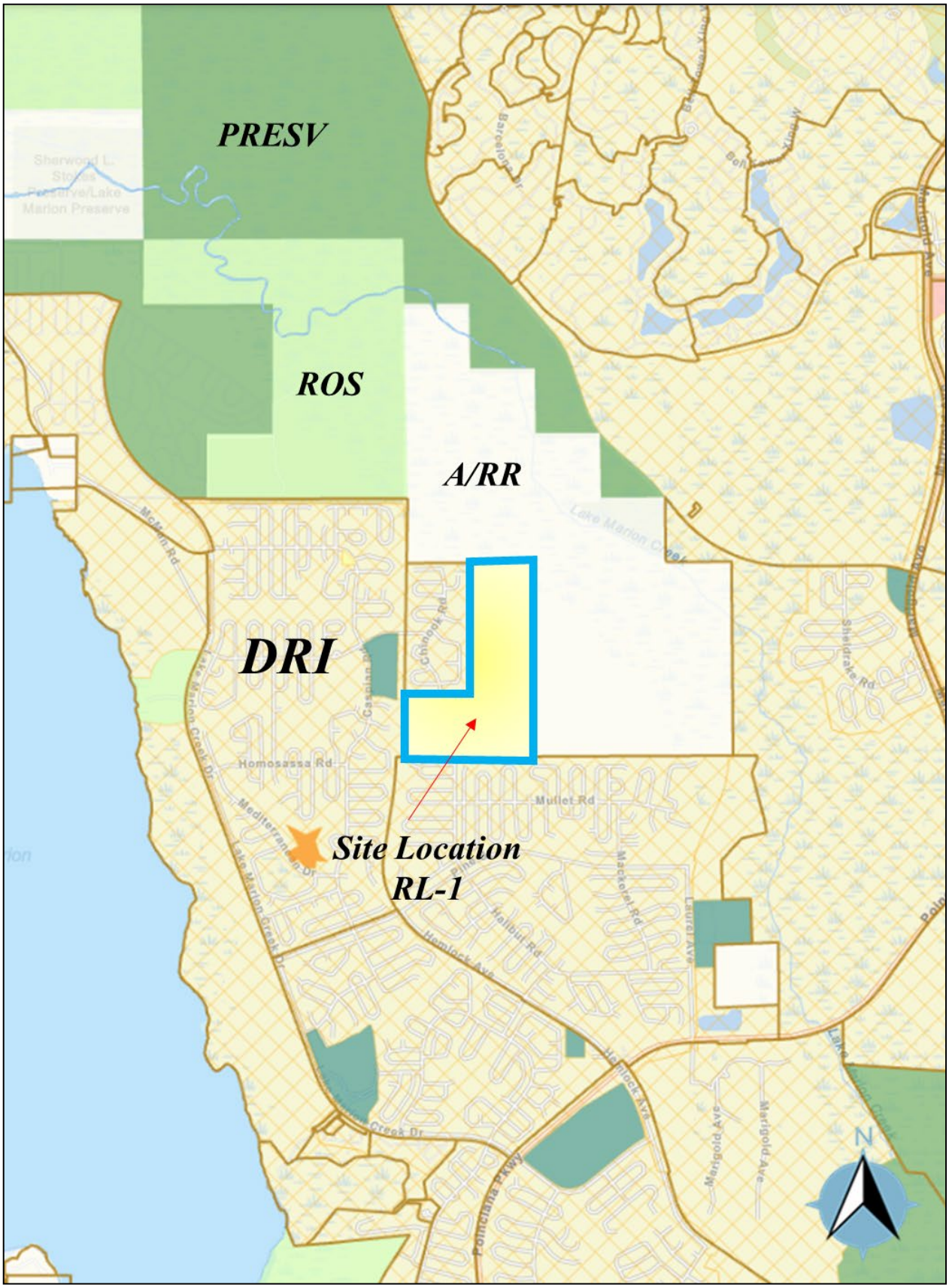
Comments from other Agencies: None

Exhibits:

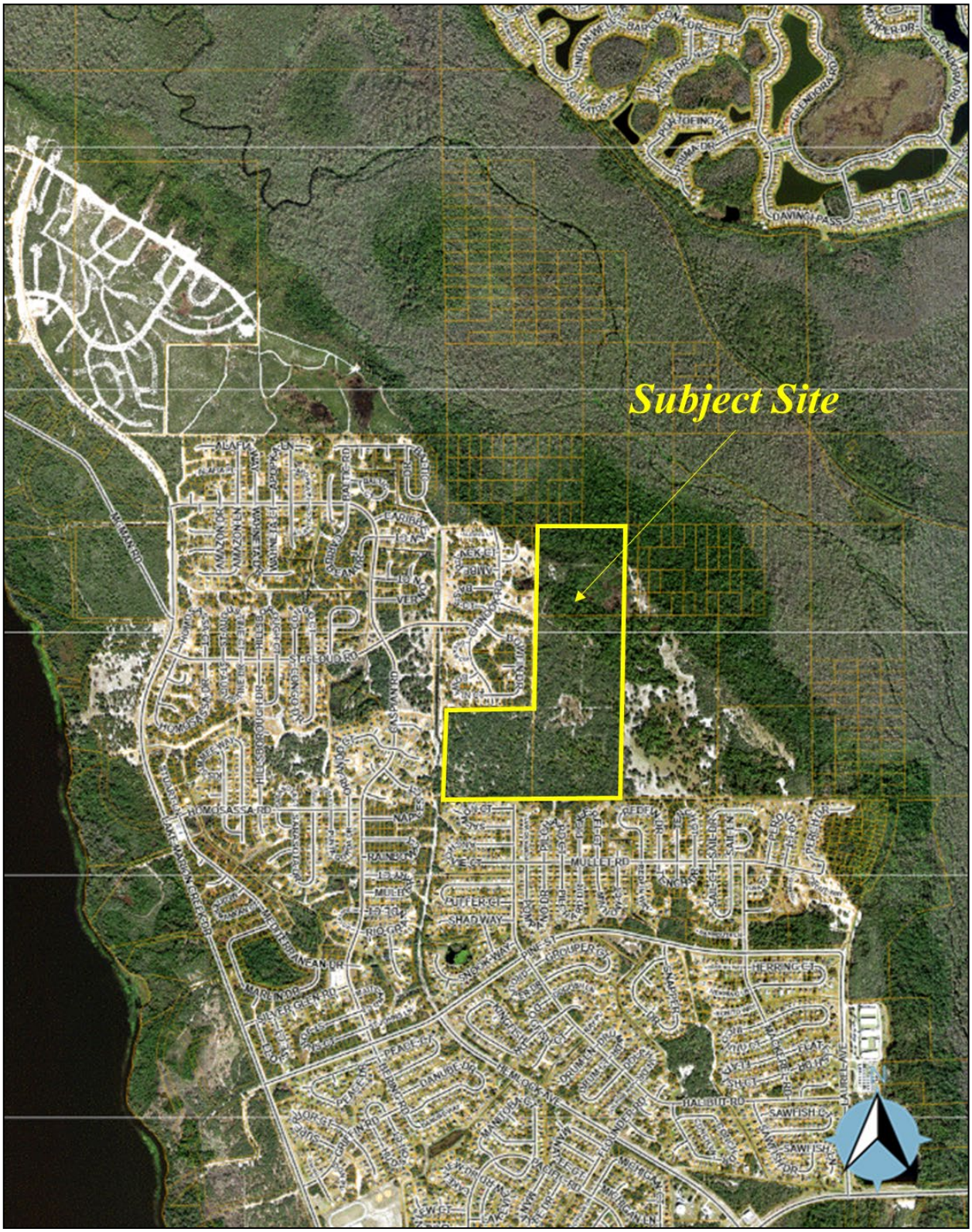
Exhibit 1 Location Map
Exhibit 2 Future Land Use Map
Exhibit 3 Aerial Image (Context)
Exhibit 4 Aerial Image (Close)
Exhibit 5 Site Plan
Exhibit 6 Site Plan Data



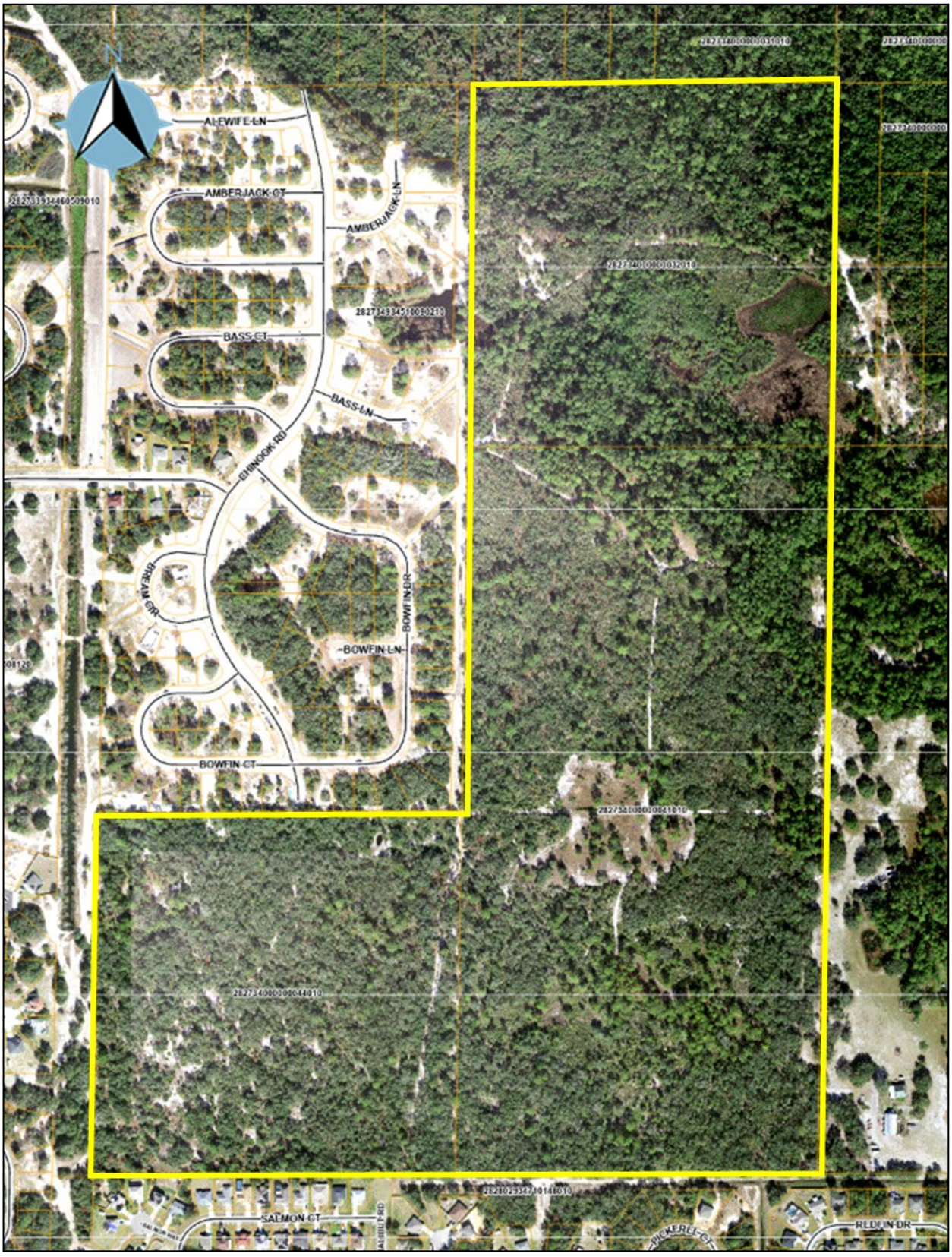
Location Map



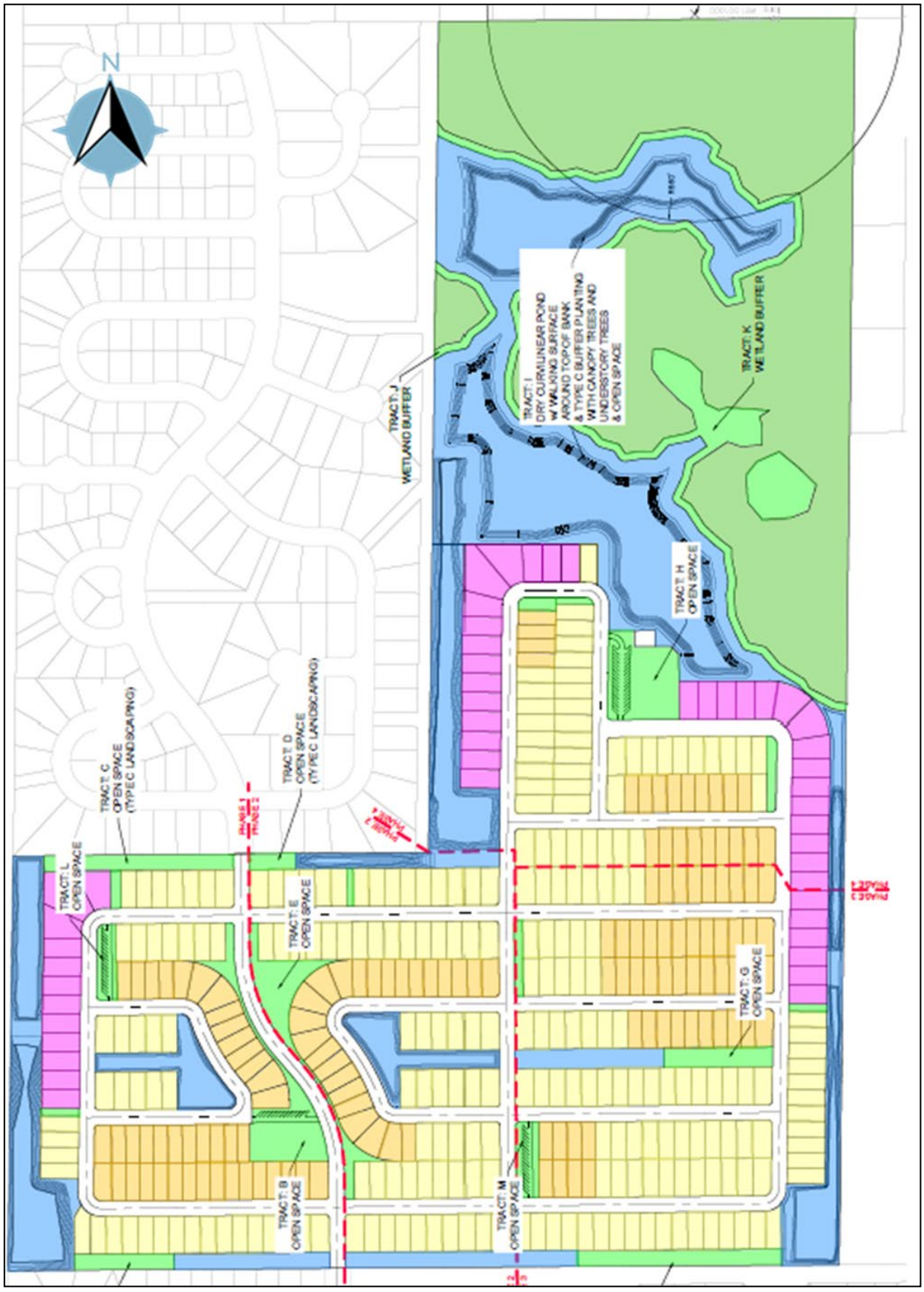
Future Land Use Map



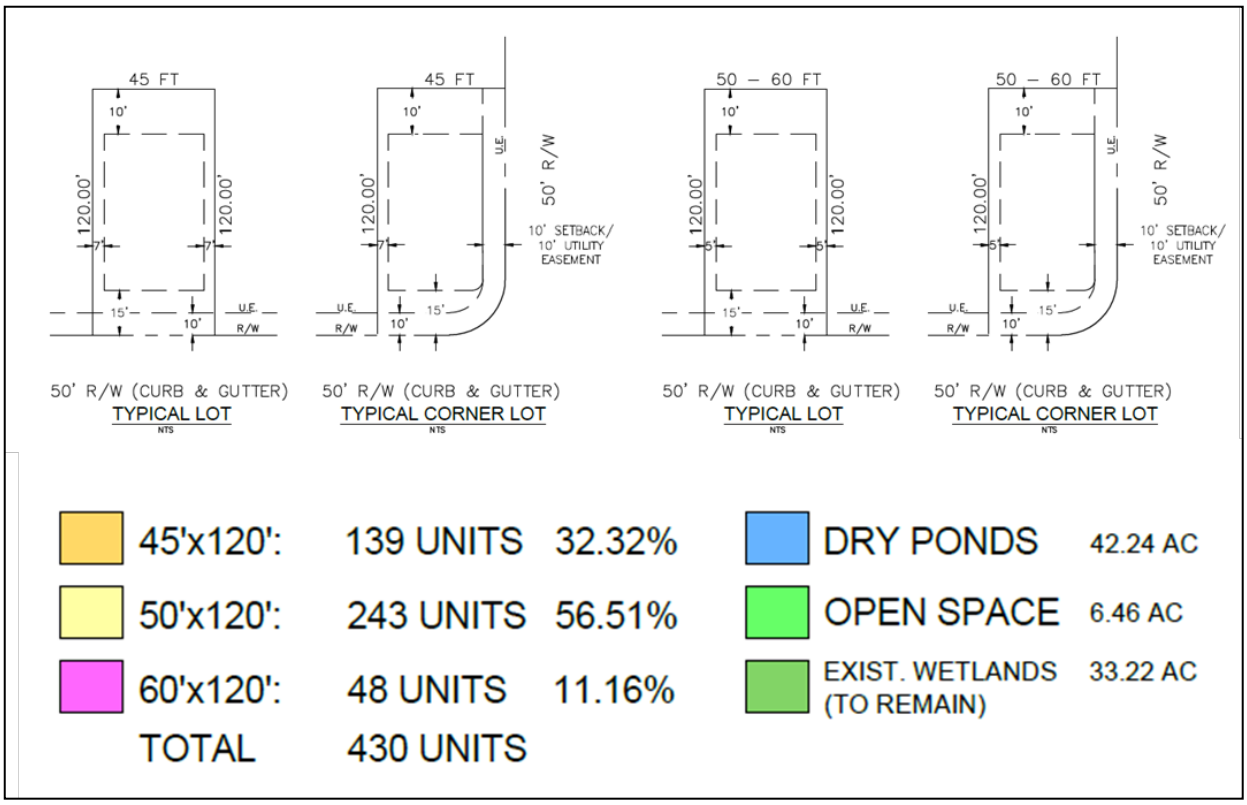
Aerial Image - Context



Aerial Image - Close


N
TRACT J
WETLAND BUFFER
TRACT I
DRY CURVILINEAR POND
w/ WALKING SURFACE
AROUND TOP OF BANK
& TYPE C BUFFER PLANTING
WITH CANOPY TREES AND
UNDERSTORY TREES
& OPEN SPACE
TRACT K
WETLAND BUFFER
TRACT H
OPEN SPACE
TRACT C
OPEN SPACE
(TYPE C LANDSCAPING)
TRACT D
OPEN SPACE
(TYPE C LANDSCAPING)
PHASE 1
PHASE 2
TRACT L
OPEN SPACE
TRACT E
OPEN SPACE
TRACT G
OPEN SPACE
TRACT B
OPEN SPACE
TRACT M
OPEN SPACE

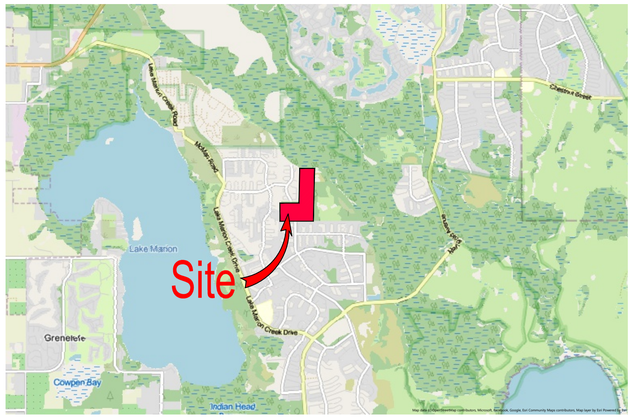
Site Plan



Site Plan Data

VICINITY MAP

NORTH
SCALE: 1" = 1 MILE



NOTES

1. THE SITE CONTRACTOR TO CONTACT ALL RIGHT-OF-WAY USERS PRIOR TO PRE-CONSTRUCTION CONFERENCE CONFERENCE WITH OSCEOLA COUNTY.
2.

SITE DEVELOPMENT PLANS

POINCIANA SUBDIVISION

Kissimmee, FL 34759

UTILITY PROVIDERS

WATER & SEWER
TOHO WATER AUTHORITY
951 Martin Luther King Boulevard,
Kissimmee, FL 34741
Phone: (407) 944-5000

ELECTRICITY
DUKE
452 E CROWN POINT RD
WINTER GARDEN, FLORIDA 34787
Phone: (407)905-3376

DRAINAGE
SFWMD
Orlando Service Center
1707 Orlando Central Parkway Suite 200,
Orlando, FL 32809
Phone:(407) 858-6100

TELEPHONE
CENTURY LINK
33 N. MAIN STREET
WINTER GARDEN, FL 34787
Phone: (407) 814-5344

CABLE
BRIGHTHOUSE
844 MAGUIRE ROAD
ORLANDO, FL 34761
Phone (407) 532-5809

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Sunshine State One Call of Florida, Inc.
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LEGAL DESCRIPTION

PARCEL A:

SW 1/4 OF SW 1/4 OF SECTION 34, TOWNSHIP 27 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA

PARCEL ID NO. 28-27-34-000000-044010

AND

PARCEL B:

SE 1/4 OF NW 1/4 OF SECTION 34, TOWNSHIP 27 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA

PARCEL ID NO. 28-27-34-000000-032010

AND

PARCEL C:

E 1/2 OF SW 1/4 OF SECTION 34, TOWNSHIP 27 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA

PARCEL ID NO. 28-27-34-000000-041010

SITE DATA

PROPERTY LOCATION :
PIN 28-27-34-000000-044010
28-27-34-000000-041010
28-27-34-000000-032010

SITE DATA:
TOTAL PROJECT AREA: 160.27 AC
WETLANDS: 33.22 AC
DEVELOPABLE AREA: 127.05 AC

DESIGN STANDARDS :
ZONING: PUD (PROPOSED) FUTURE LAND USE: A/RR
MININUM LOT AREA = 5,400 SF
MINIMUM LOT WIDTH = 45 FT
MAXIMUM ALLOWABLE BUILDING HEIGHT: THREE STORIES
MAXIMUM LOT COVERAGE = 80%

SET BACKS :
FRONT = 15 FT PRIMARY STRUCTURE
FRONT = 25 FT GARAGE
REAR = 10 FT
SIDE = VARIES, SEE LOT TYPICALS

PROPOSED DEVELOPMENT:
SITE AND UTILITY IMPROVEMENTS FOR A 430 UNITS SUBDIVISION

PARKING CALCULATION :
PARKING REQUIRED (LDC Table 7.10):
Single Family Detached (Excluding Garage) 2 Per Unit

ADDITIONAL PARKING REQUIRED
1 SPACE PER 15 UNITS - LESS THAT 65FT
430 UNITS / 15 = 29 SPACES
1 SPACE PER 10 UNITS LESS THAN 55 FT
390 UNITS/ 10 = 39 SPACES

SPACES PROVIDED = 860 REGULAR (Driveway)
ADDITIONAL PARKING PROVIDED = 68

DENSITY:
430 UNITS / 127.05 AC = 3.39 UNITS / AC

SOILS:
ACCORDING TO THE SOIL SURVEY OF POLK COUNTY, FLORIDA THIS PROPERTY CONSISTS PRIMARILY OF ASTATULA SAND AND TAVARES FINE SAND.

FLOOD STATEMENT:
PER FEMA COMMUNITY PANEL NUMBER 12105C0385H EFFECTIVE DECEMBER 22, 2016, THE SITE LIES WITHIN ZONE X (WHITE) AREAS DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOOD PLAIN

DEVELOPMENT TIMELINE:
COMMENCEMENT 10/2025
COMPLETION 10/2028

ROADWAYS SHALL BE DEDICATED TO POLK COUNTY FOR OWNERSHIP & MAINTENANCE

SHEET INDEX

SHEET ID	TITLE
C0.001	COVER SHEET
C0.002	BOUNDARY & TOPOGRAPHICAL SURVEY
C0.003	SITE PLAN
C0.004	OPEN SPACE PLAN
C0.005	AMENITY PLAN
C0.006	UTILITY AND FIRE PROTECTION PLAN
C0.007	FLU MAP
C0.008	EXISTING CONDITIONS MAPS

PROJECT TEAM

CIVIL	OSCEOLA ENGINEERING, INC.
LANDSCAPE	OSCEOLA ENGINEERING, INC.
SURVEY	JOHNSTON'S SURVEY, INC.

PERMITS REQUIRED

SDP22-000XX

OSCEOLA ENGINEERING
1003 Florida Avenue, Saint Cloud, FL 34769
phone 407.891.0452 fax 407.891.9173

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SEAL

CLIENT
PRINCE POINCIANA, LLC

POLK COUNTY

PROJECT
POINCIANA SUBDIVISION

Polk County, FL 34759

REVISIONS

NO.	DATE	BY

GRAPHIC SCALE BAR
0'

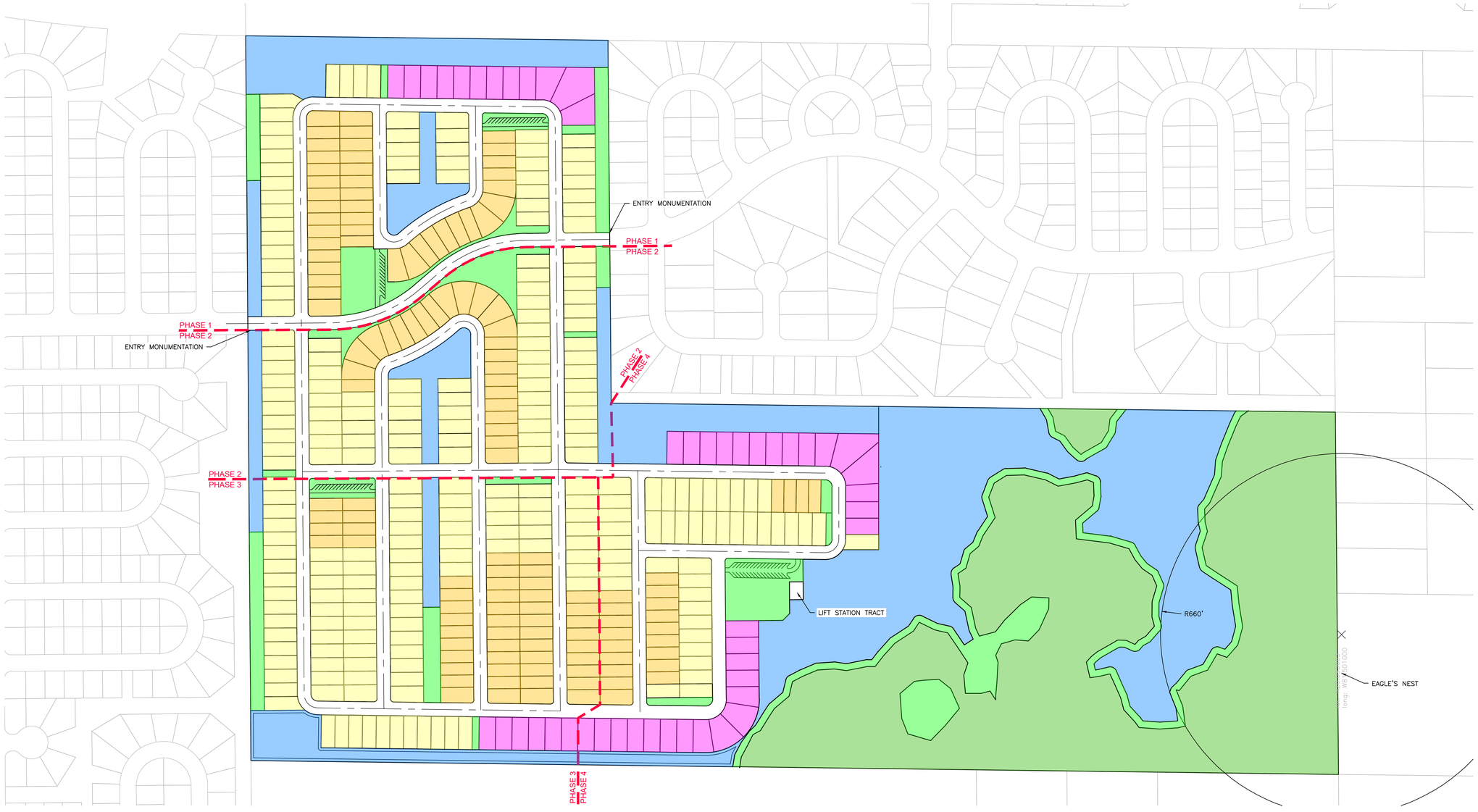
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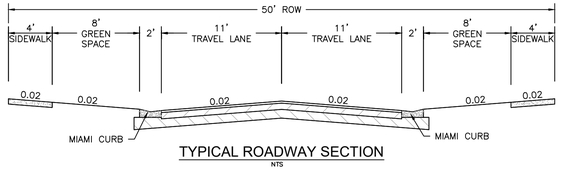
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COVER

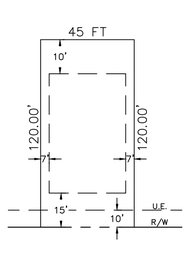
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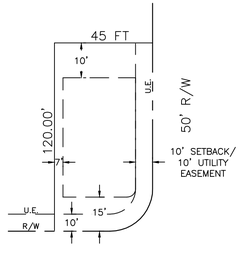




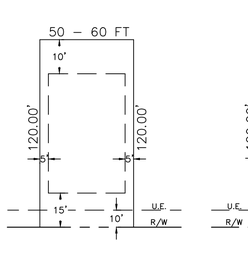
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NTS



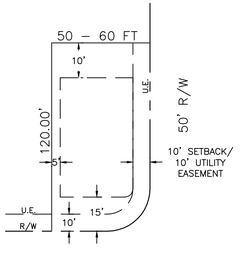
50' R/W (CURB & GUTTER)
TYPICAL LOT
NTS



50' R/W (CURB & GUTTER)
TYPICAL CORNER LOT
NTS



50' R/W (CURB & GUTTER)
TYPICAL LOT
NTS



50' R/W (CURB & GUTTER)
TYPICAL CORNER LOT
NTS

45'x120':	139 UNITS	32.32%	DRY PONDS	42.24 AC
50'x120':	243 UNITS	56.51%	OPEN SPACE	6.46 AC
60'x120':	48 UNITS	11.16%	EXIST. WETLANDS (TO REMAIN)	33.22 AC
TOTAL	430 UNITS			

OSCEOLA ENGINEERING
1003 Florida Avenue, Saint Cloud, FL 34769
phone 407.891.0452 fax 407.891.9173

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SEAL

CLIENT

PRINCE POINCIANA, LLC

POLK COUNTY

PROJECT

POINCIANA SUBDIVISION

Polk County, FL 34759

REVISIONS

NO.	DATE	BY

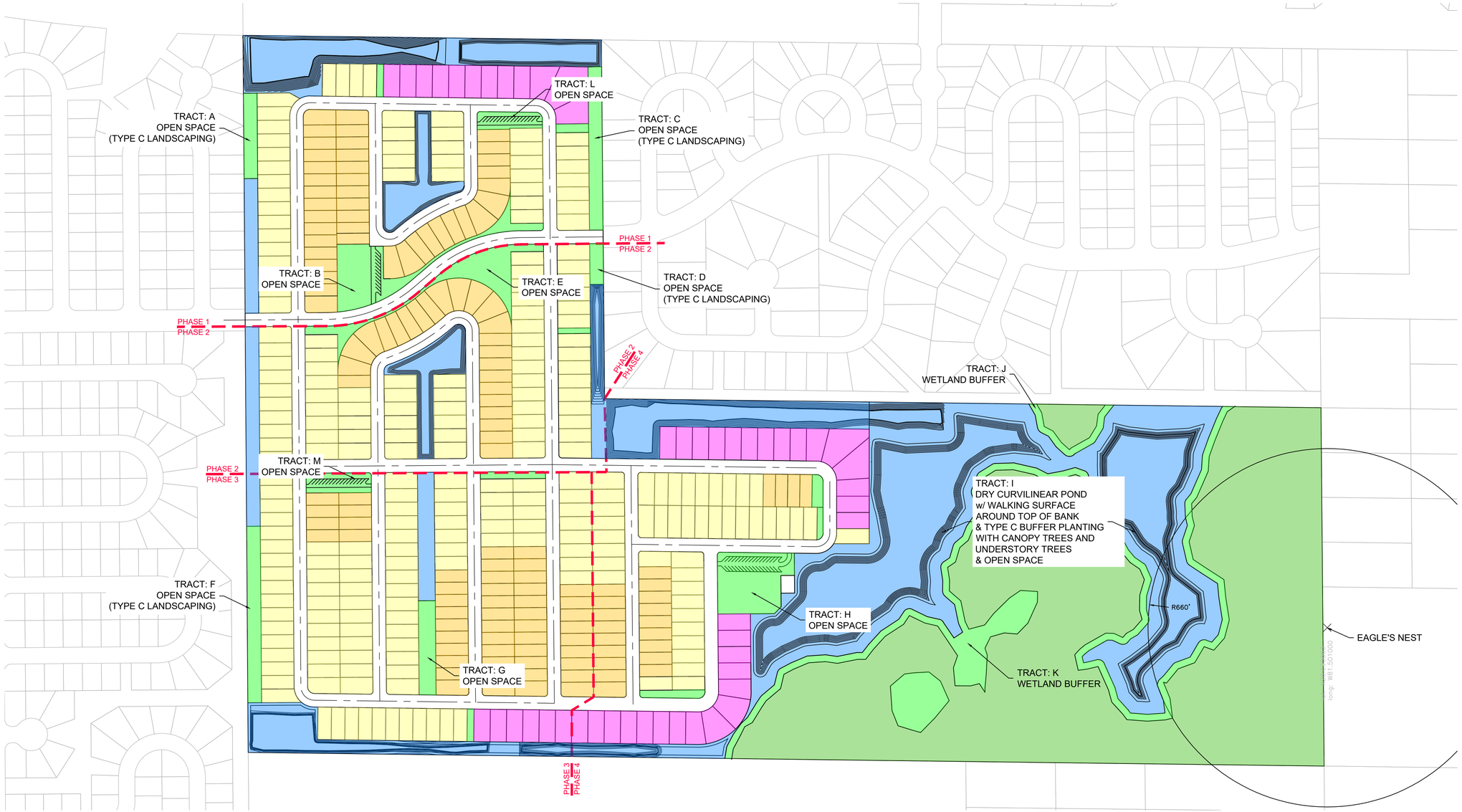
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OEI JOB # OEI 24-009
DESIGNED BKJ
DRAWN BKJ
CHECKED
PHASE

SHEET TITLE
MASTER SITE PLAN

SHEET TITLE
C0.003

Jun 11, 2025 - 7:04pm - M:\2024\24-009 Poinciana Subdivision\Cad\Development Plans\LEVEL 3\ 24-009 L3 C0.003 MSP.dwg by bjones



Tract Table				
Tract	Area (AC)	Purpose	Prop. Ownership	Prop. Maintenance
TRACT: A	0.361	OPEN SPACE	HOA	HOA
TRACT: B	1.292	OPEN SPACE	HOA	HOA
TRACT: C	0.690	OPEN SPACE	HOA	HOA
TRACT: D	0.172	OPEN SPACE	HOA	HOA
TRACT: E	1.066	OPEN SPACE	HOA	HOA
TRACT: G	0.499	OPEN SPACE	HOA	HOA
TRACT: H	1.296	OPEN SPACE	HOA	HOA
TRACT: I	19.568	POND/ OPEN SPACE	HOA	HOA
TRACT: J	0.276	WETLAND BUFFER/ OPEN SPACE	HOA	HOA
TRACT: K	3.964	WETLAND BUFFER/ OPEN SPACE	HOA	HOA
TRACT: L	0.337	OPEN SPACE	HOA	HOA
TRACT: M	0.402	OPEN SPACE	HOA	HOA

45'x120':	139 UNITS	32.32%	DRY PONDS	42.24 AC
50'x120':	243 UNITS	56.51%	OPEN SPACE	6.46 AC
60'x120':	48 UNITS	11.16%	EXIST. WETLANDS (TO REMAIN)	33.22 AC
TOTAL	430 UNITS			

OPEN SPACE

PER THE LATEST U.S. CENSUS (POLK COUNTY DATA) THE AVERAGE NUMBER OF PEOPLE PER HOUSEHOLD IS 2.8
ESTIMATED RESIDENTIAL POPULATION: 1,204

LEVEL-OF-SERVICE STANDARD (6.67 AC/1,000 PERSONS): 8.03 AC

OPEN SPACE REQUIRED: (127.05AC*20%) 25.41 AC
OPEN SPACE PROVIDED: 29.92 AC

OSCEOLA ENGINEERING
1003 Florida Avenue, Saint Cloud, FL 34769
phone 407.891.0452 fax 407.891.9173

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PRINCE POINCIANA, LLC

POLK COUNTY

PROJECT

POINCIANA SUBDIVISION

Polk County, FL 34759

REVISIONS

NO.	DATE	BY

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100' 0' 50' 100' 200'

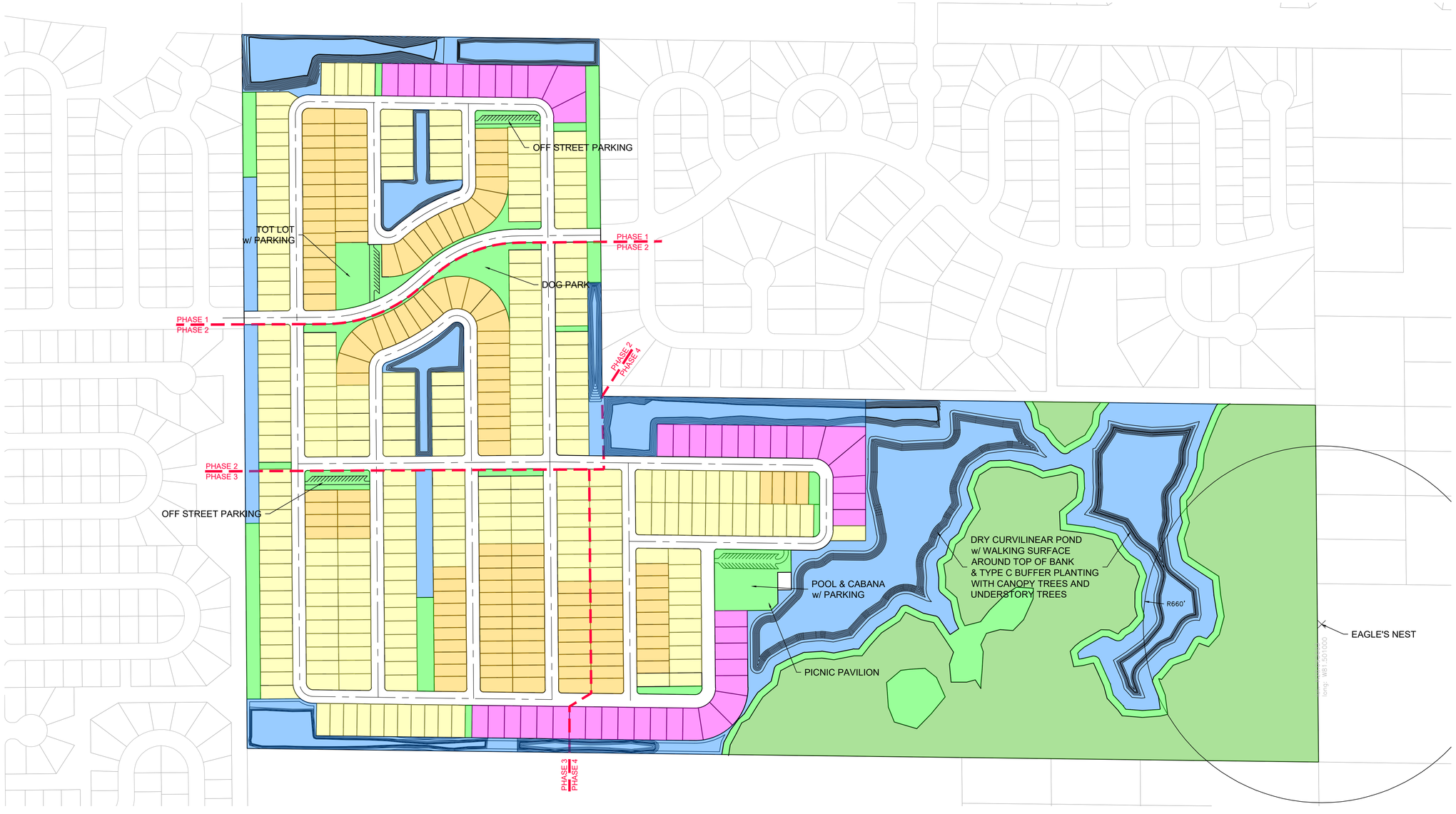
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OPEN SPACE PLAN

SHEET TITLE
C0.004

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50'x120':	243 UNITS	56.51%	OPEN SPACE	6.46 AC
60'x120':	48 UNITS	11.16%	EXIST. WETLANDS (TO REMAIN)	33.22 AC
TOTAL	430 UNITS			

REQUIRED RECREATION POINTS: 430 POINTS

PROVIDED:

POOL & CABANA (TYPE IV)	200 POINTS
TOT LOT (TYPE II)	75 POINTS
DOG PARK (TYPE II)	75 POINTS
PICNIC PAVILION (TYPE II)	75 POINTS
WALKING TRAIL (TYPE I)	25 POINTS
TOTAL PROVIDED:	450 POINTS

RECREATION

PER THE LATEST U.S. CENSUS (POLK COUNTY DATA) THE AVERAGE NUMBER OF PEOPLE PER HOUSEHOLD IS 2.8
ESTIMATED RESIDENTIAL POPULATION: 1,204

LEVEL-OF-SERVICE STANDARD (6.67 AC/1,000 PERSONS): 8.03 AC

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1003 Florida Avenue, Saint Cloud, FL 34769
phone 407.891.0452 fax 407.891.9173

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SEAL

CLIENT

PRINCE POINCIANA, LLC

POLK COUNTY

PROJECT

POINCIANA SUBDIVISION

Polk County, FL 34759

REVISIONS

NO.	DATE	BY

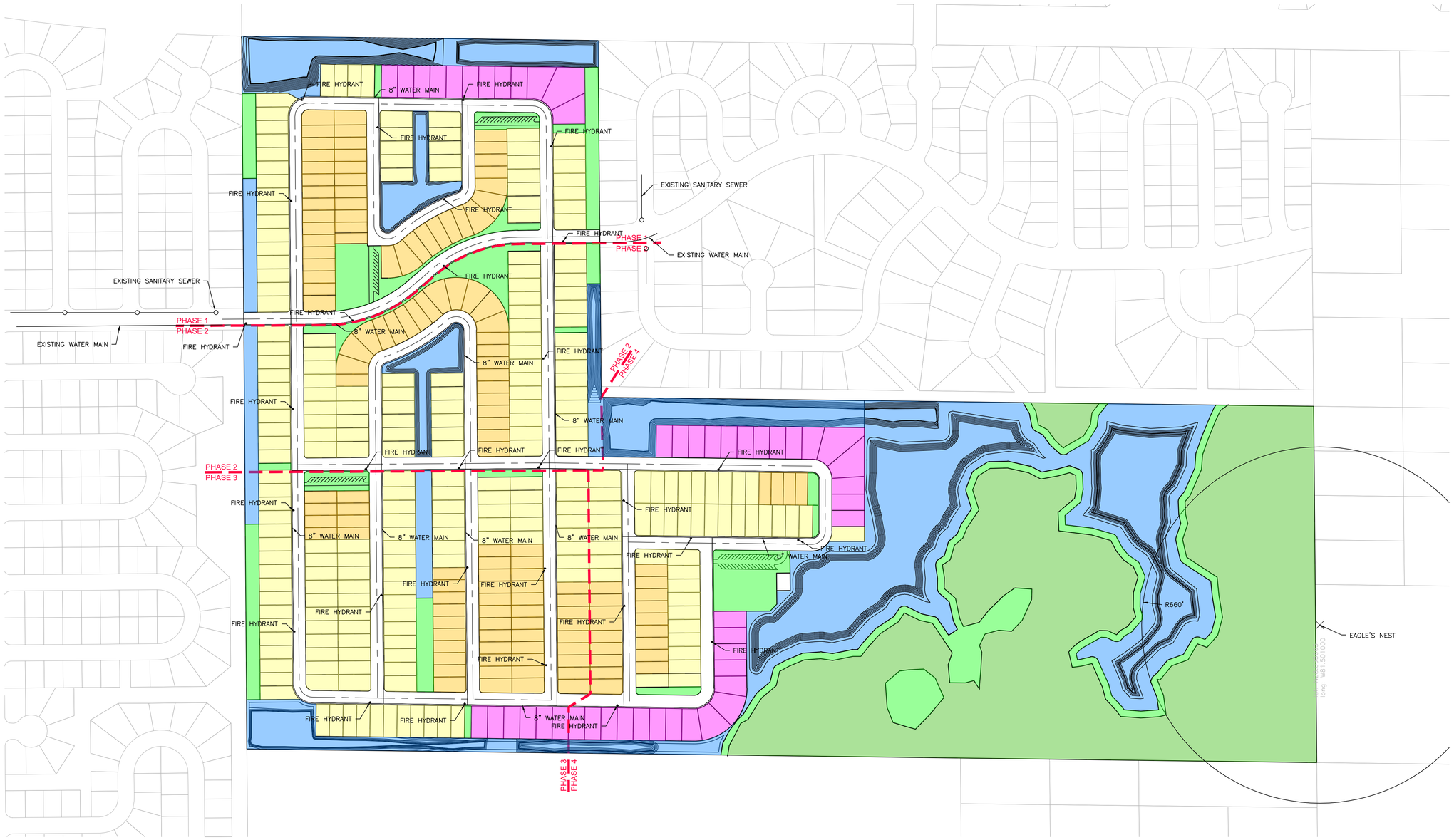
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OEI JOB # OEI 24-009
DESIGNED BKJ
DRAWN BKJ
CHECKED
PHASE

SHEET TITLE
AMENITY PLAN

SHEET TITLE
C0.005

Jun 11, 2025 - 7:05am - M:\2024\24-009 Poinciana Subdivision\Cad\Development Plans\LEVEL 3\ 24-009 L3 C0.005 AMENITY.dwg by bjones



45'x120':	139 UNITS	32.32%	DRY PONDS	42.24 AC
50'x120':	243 UNITS	56.51%	OPEN SPACE	6.46 AC
60'x120':	48 UNITS	11.16%	EXIST. WETLANDS (TO REMAIN)	33.22 AC
TOTAL	430 UNITS			

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GRAPHIC SCALE BAR
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OEI JOB # OEI 24-009

DESIGNED BKJ

DRAWN BKJ

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PHASE

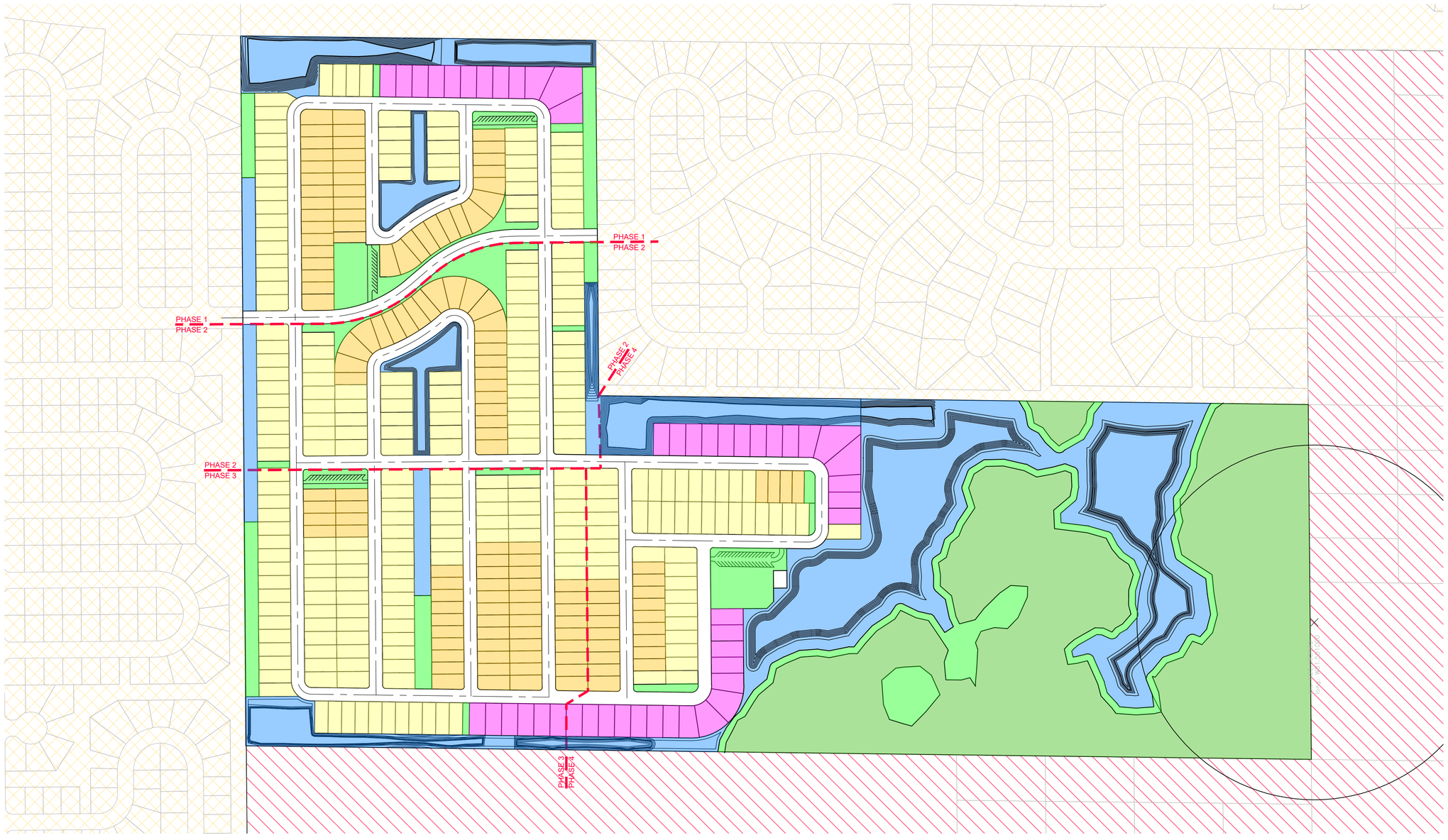
SHEET TITLE

UTILITY & FIRE PROTECTION PLAN

SHEET TITLE

C0.006

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DRI – DEVELOPMENT OF REGIONAL IMPACT

A/RR – AGRICULTURE/RESIDENTIAL RURAL

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OEI JOB # OEI 24-009

DESIGNED BKJ

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PHASE

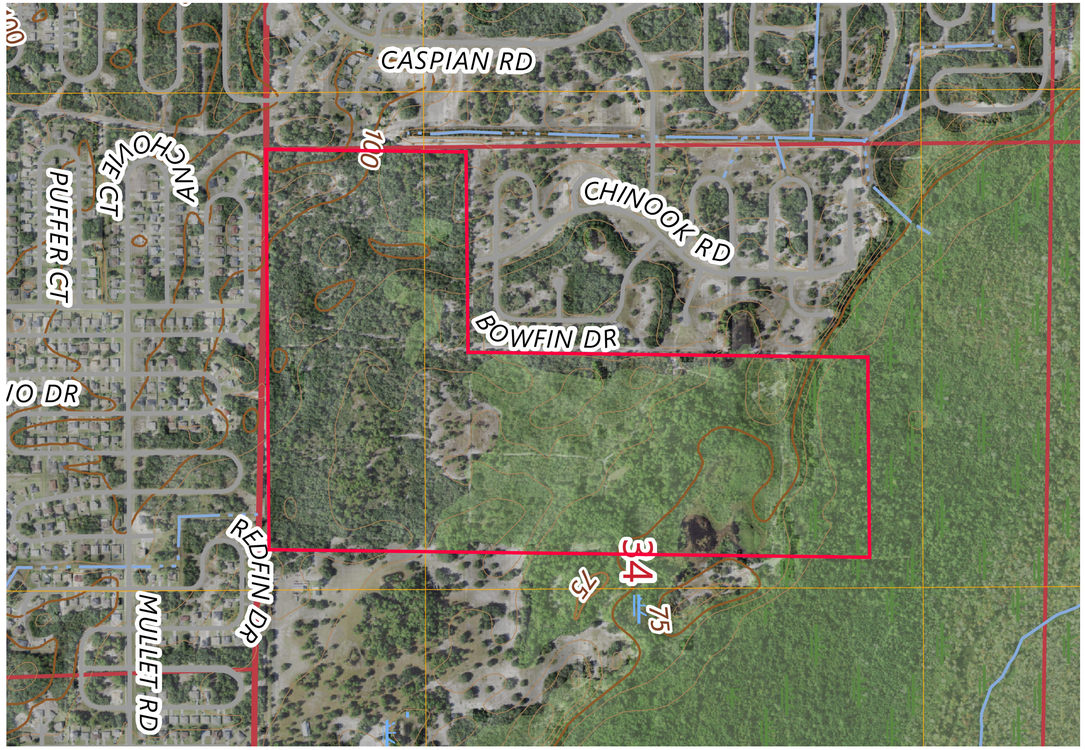
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FLU PLAN

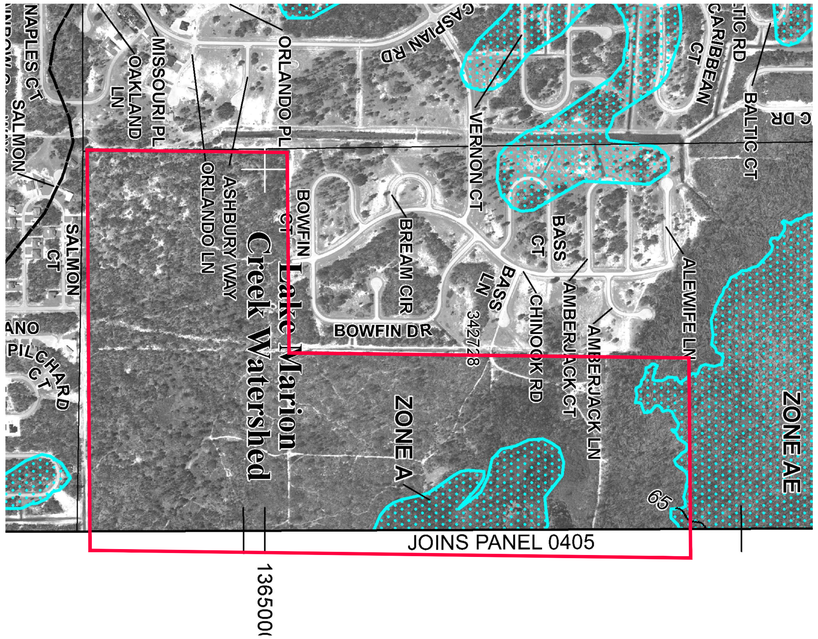
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Jun 11, 2025 – 7:05am – M:\2024\24-009 Poinciana Subdivision\Civil\Development Plans\LEVEL 2\ 24-009 L3 C0.007 FLU.dwg by bjones



USGS MAP
1" = 500'



FEMA FLOOD MAP
1" = 500'

PANEL 0385H

FIRM

FLOOD INSURANCE RATE MAP
POLK COUNTY, FLORIDA
AND INCORPORATED AREAS

PANEL 385 OF 1025
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)
CONTAINS:

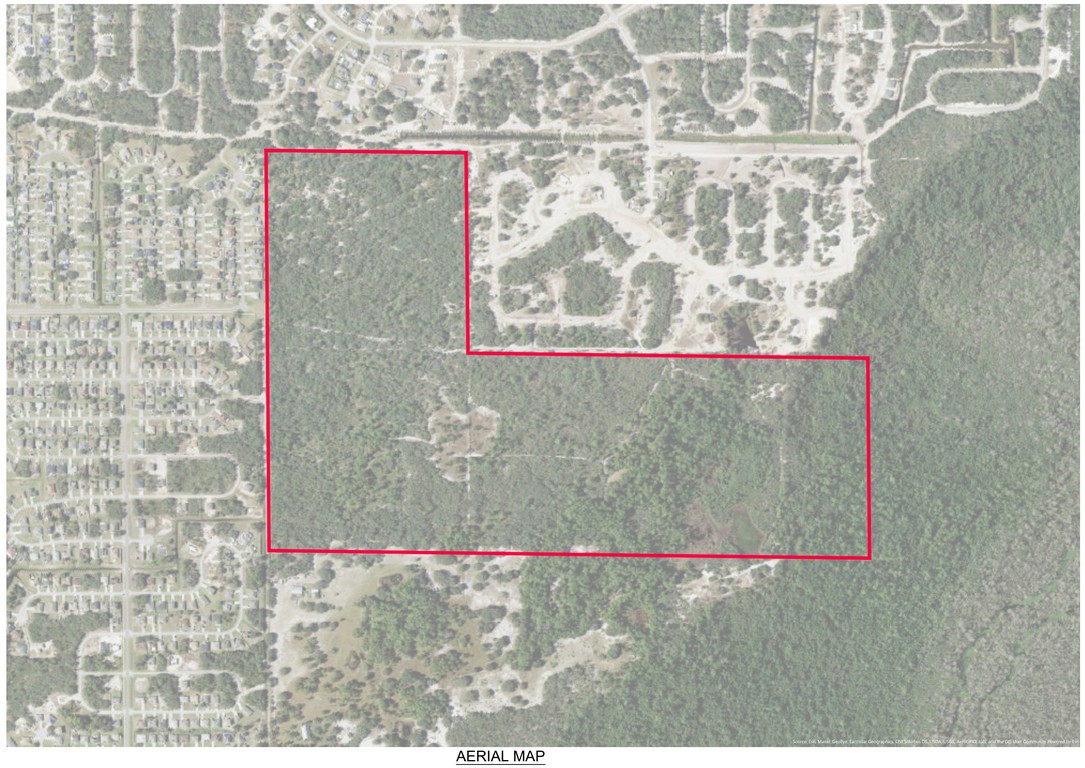
COMMUNITY	NUMBER	PANEL	SUFFIX
HAINES CITY, CITY OF	120296	0385	H
POLK COUNTY	120261	0385	H

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

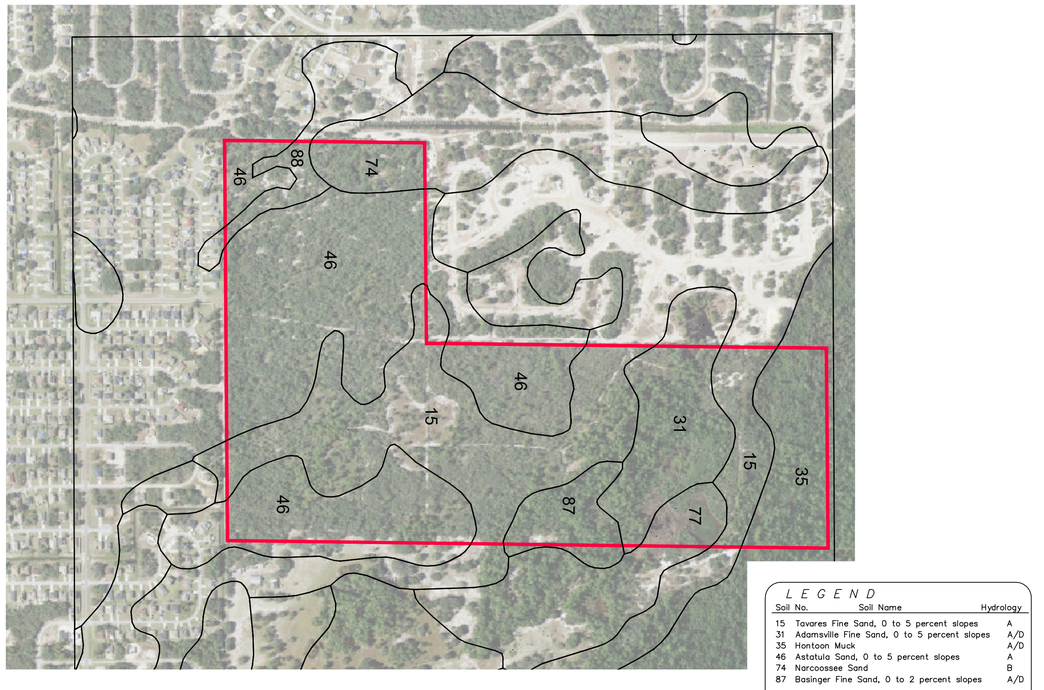
MAP NUMBER
12105C0385H
MAP REVISED
DECEMBER 22, 2016

Federal Emergency Management Agency

NATIONAL FLOOD INSURANCE PROGRAM



AERIAL MAP
1" = 500'



SOILS MAP
1" = 500'

L E G E N D

Soil No.	Soil Name	Hydrology
15	Tavares Fine Sand, 0 to 5 percent slopes	A
31	Adamsville Fine Sand, 0 to 5 percent slopes	A/D
35	Hontoon Muck	A/D
46	Astatula Sand, 0 to 5 percent slopes	A
74	Narcoossee Sand	B
87	Basinger Fine Sand, 0 to 2 percent slopes	A/D

Web Soil Survey

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Polk County, FL 34759

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NO.	DATE	BY

GRAPHIC SCALE BAR
100' 0' 50' 100' 200'

OEI JOB # OEI 24-009
DESIGNED BKJ
DRAWN BKJ
CHECKED
PHASE

SHEET TITLE
EXISTING CONDITIONS PLAN

SHEET TITLE
C0.008

Jun 11, 2025 - 7:04am - W:\2024\24-009 Poinciana Subdivision\Cad\Development Plans\LEVEL 3\ 24-009 L3 C0.008 EXIST.dwg by bjones

LDPD-2025-1 - Poinciana Subdivision

Menu Reports Help

Application Name: Poinciana Subdivision

File Date: 02/04/2025

Application Type: PC-Planned Development

Application Status: Revisions Required

Application Comments:

View ID	Comment	Date

Description of Work: PD Application for 433 Residential Units (45', 50' and 60') on 160 +/- acres (2.71 unit/acre gross density)

Application Detail: Detail

Address: 0 CASPIAN RD, POINCIANA, FL 34759

Parcel No: 282734000000044010

Owner Name: KALOGRIDIS PETER GEORGE II

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
Ian Prince	Prince Poincian...	Applicant	Mailing, 200 South F S...	Active

Licensed Professionals Info:

Primary	License Number	License Type	Name	Business Name	Business License #

Job Value: $0.00

Total Fee Assessed: $4,473.00

Total Fee Invoiced: $4,473.00

Balance: $0.00

Custom Fields: **LD_GEN_PUB**

PUBLIC HEARINGS

Development Type
Board of County Commissioners

Application Type
Planned Development New

Brownfields Request
_

Affordable Housing

GENERAL INFORMATION

Expedited Review

Number of Lots
_

Will This Project Be Phased

Acreage
160

DRC Meeting
02/27/2025

DRC Meeting Time
11:15 AM

Rescheduled DRC Meeting
_

Rescheduled DRC Meeting Time
_

Green Swamp
No

Number of Units
_

Case File Number
_

Is this Polk County Utilities

Is this Application a result of a Code Violation
No

One Year Extension
_

FS 119 Status
Non-Exempt

Code Violation Case Number
_

ADVERTISING

Legal Advertising Date
–

BOCC1 Advertising Date
–

BOCC2 Advertising Date
–

Advertising Board
Board of County Commissioners

MEETING DATES

Community Meeting
–

Planning Commission Date
08/06/2025

Land Use Hearing Officer 3
–

1st BOCC Date
–

2nd BOCC Date
–

LUHO-Level 3
–

HEARING

PC Hearing Results
–

PC Vote Tally
–

BOCC 1st Hearing Results
–

BOCC 1st Vote Tally
–

BOCC 2nd Hearing Results
–

BOCC 2nd Vote Tally
–

FINAL LETTER

Denovo Appeal
–

Denovo Results
–

Denovo Tally
–

LD_GEN_PUB_EDL

Opening DigEplan List...

DigEplan Document List
–

PLAN REVIEW FIELDS

TMPRecordID
POLKCO-25EST-00000-07593

DocumentGroupforDPC
DIGITAL PROJECTS LD

RequiredDocumentTypes
–

RequiredDocumentTypesComplete
Yes

AdditionalDocumentTypes
Applications,AutoCad File,Binding Site Plans (PDs and CUs),CSV,Calculations,Correspondence,Design Drawings,Flood/Traffic Studies,Impact Statement,Inspections,Miscellaneous,Plats,Record Drawings,Response Letter Resubmittal Complete,Staff Report/Approval Letter,Survey,Title Opinion

Activate DPC
Yes

Activate FSA
Yes

DigitalSigCheck
Yes

PLAN UPLOAD ACKNOWLEDGEMENT

Upload Plans Acknowledgement
√

SELECTED AREA PLANS

Selected Area Plans

LAND USE

Selected Area Plan LU Code

DEVELOPMENT AREA

Development Area

NOR

Neighborhood Organization Registry (NOR)

PUBLIC MAILERS

Posting Board **Number of Boards** (Number) **Number of Mailers** (Number) **Date Mailed** **Date Posted** **NOR**

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Submittal	Lyndsay Rathke	Application ...	02/10/2025	Lyndsay Rathke
Engineering Review	Rodney Isaac	Approve	02/24/2025	Rodney Isaac
Fire Marshal Review	Kim Turner	Approve	02/12/2025	Kim Turner
Surveying Review	Mike Benton	Approve	02/26/2025	Mike Benton
School Board Review	School District	Approve	02/12/2025	School District
Roads and Drainage Review	Phil Irven	Approve	02/11/2025	Phil Irven
Planning Review	Ivan Nance	Resubmittal ...	05/20/2025	Ivan Nance
Review Consolidation	Lyndsay Rathke	Resubmittal ...	05/20/2025	Lyndsay Rathke
Staff Report				
Public Notice				
Hearing				
BOCC Hearing				
Final Letter				
Archive				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By

Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments

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 proposed project will not be contrary to the land use patterns in the area. The proposed land use is compatible with the existing land use.**
2. Provide a site plan showing each type of existing and proposed land use; **A Land Use Map is included in this Impact Assessment.**
3. Describe any incompatibility and special efforts needed to minimize the differences in the proposed use with adjacent uses; **All developed surrounding uses are residential, with similar project densities to the proposed development.**
4. Explain how the requested district may influence future development patterns if the proposed change is located in an area presently undeveloped; and **Future development potential is limited in this area. The project is bound by residential development on the north, west and 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; **Residential dwelling units will be similar in character to the existing homes, and the newly constructed homes adjacent to the prosed development site.**

    b. The type of commercial and industrial uses. **N/A**

    c. The approximate customer service area for commercial uses; and **N/A**

    d. The total area proposed for each type of use, including open space and recreation. **The project will consist of 435 residential units on three lot sizes (45', 50' and 60'). The site will provide +/- 42 acres of stormwater management area, will preserve +/- 33.22 acres of wetland, and will provide 3.82 acres of additional open space.**

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; **The site is anticipated to generate 405 PM Peak hour trips based on IET, 11th Edition.**
2. Indicate what modifications to the present transportation system will be required as a result of the proposed development; **The existing transportation system is capable of providing adequate Level of Service with the addition of the projected trips.**
3. List the total number of parking spaces and describe the type of parking facilities to be provided in the proposed development; **Each residential dwelling unit will be provided with a 2-car garage, with a driveway capable of parking 2 additional vehicles, for a total of four (4) parking spaces per unit.**
4. Indicate the proposed methods of access to the existing public roads (e.g., direct frontage, intersecting streets, frontage roads); and **The development will be served by the extension of Halibut Road and Chinook Road.**
5. Indicate the modes of transportation, other than the automobile, that have been considered (e.g., pedestrian, bicycle, bus, train or air) and describe the modes. **Standard automobile travel is the primary means of transportation for the development.**

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; **The development is expected to generate 79,672 GPD. Sanitary sewer service is to be provided by the Toho Water Authority.**
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; **N/A**

3. Indicate the relationship of the proposed sewage system to Polk County's plans and policies for sewage treatment systems; **N/A. The Toho Water Authority will provide sewer treatment systems for the proposed development.**

4. Identify the service provider; and **The Toho Water Authority will provide sewer treatment systems for the proposed development.**

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

Wastewater Treatment Plant: TWA – Lake Marion – WRF A010979
Permitted Capacity: 3,000,000 GPD
Average Treated: 2,220,000 GPD
Excess Capacity: 780,000 GPD

Proposed Development:
433 Units x 184 GPD = 79,672 GPD

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 Toho Water Authority – Poinciana Water System PWS 349-4429 will provide water to the proposed project.**

2. Identify the service provider; **The Toho Water Authority – Poinciana Water System PWS 349-4429 will provide water to the proposed project.**

3. Calculate the estimated volume of consumption in gallons per day (GPD); and **The proposed development is expected to require 86,600GPD.**

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

Water Treatment Plant: – Toho Water Authority – Poinciana Water System PWS 349-4429
Permitted Capacity: 4,810,000 GPD
Max Treated: 3,236,800 GPD
Excess Capacity: 1,573,200 GPD

Proposed Development:

433 Units x 200 GPD = 86,600 GPD

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; ***Upon development of the site, the developer will be required to demonstrate that the stormwater system meets the Polk County Land Development Code in terms of water quality and quantity, as well as the South Florida Water Management District's SWERP Handbook.***
2. Describe the alteration to the sites natural drainage features, including wetland, that would be necessary to develop the project; ***alterations to the site topography would be required to direct runoff into one of several ponds located throughout the site. The site plan include the creation of 42+ acres of stormwater management, and the preservation of 33+ acres of onsite wetland.***
3. Describe the impact of such alterations on the fish and wildlife resources of the site; and ***The development would be required to demonstrate that adverse impacts to fish and wildlife are not a result of the development.***
4. Describe local aquifer recharge and groundwater conditions and discuss the changes to these water supplies which would result from development of the site. ***The undeveloped site generally drains from the southwest to the northeast via overland flow. Once developed, the stormwater management system would retain runoff onsite in one of several stormwater ponds to provide quality treatment, Total Phosphorous reduction, peak discharge attenuation, and storage for additional runoff volume. The retention systems would hold the water onsite, and allow it to percolate into the groundwater table, creating a recharge.***

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; **Based on an average of 3.13 persons per household, the 435 units will generate a population of 1,362 residents.**

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; **N/A.**

3. Indicate the expected demographic composition of the additional population (age/socio-economic factors); and **The proposed demographic is consistent with the adjacent developments and will not adversely impact the demographic composition of the area.**

4. Describe the proposed service area and the current population thereof. **The proposed project is within Unincorporated Polk County, and within the Toho Water Authority utility service area.**

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 site will provide new single family detached housing product to the area, increasing the average housing price in the area.**

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

    a. Parks and Recreation; **The LOS standards for recreation require 5.5 acres per 1,000 residents, which equates to 7.49 acres. The site will include 3.82 acres of open space, 42+ acres of stormwater management and 33+ acres of preserved wetland.**

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

0.95 * 435 = 414 students
Laurel Elementary School
Lake Marion Creek Middle School
Winter Have Sr. High School

c. Health Care (emergency/hospital); and Fire Protection; **HCA Florida Poinciana Hospital, Polk County Fire Rescue Station 46**

e. Police Protection and Security; and ***Polk County Sheriff's Northeast Substation***

f. Electrical Power Supply. **Duke Energy**

H. Maps

Map A: location map

Map B: Topographical Map

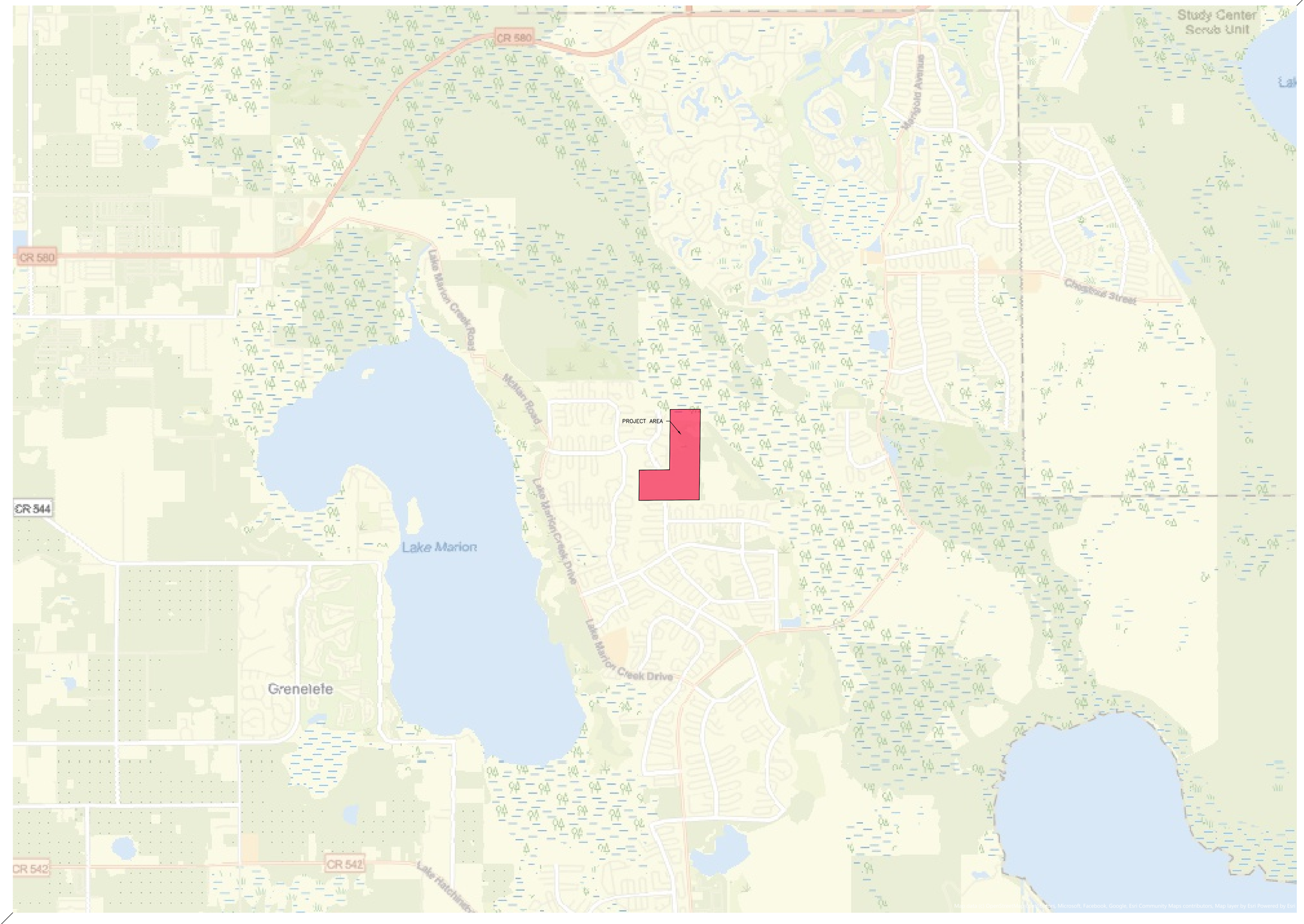
Map C: Land Use and Land Use District Map

Map D: Soils Map

Map E: Traffic Circulation Map

Map F: Site Plan

Map G: Drainage Map



OSCEOLA ENGINEERING

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SEAL

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PRINCE POINCIANA, LLC

POLK COUNTY

PROJECT

POINCIANA SUBDIVISION

Polk County, FL 34759

REVISIONS

NO.	DATE	BY

GRAPHIC SCALE BAR
1000' 0' 1000' 2000'

OEI JOB # OEI 24-009

DESIGNED BKJ

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CHECKED

PHASE

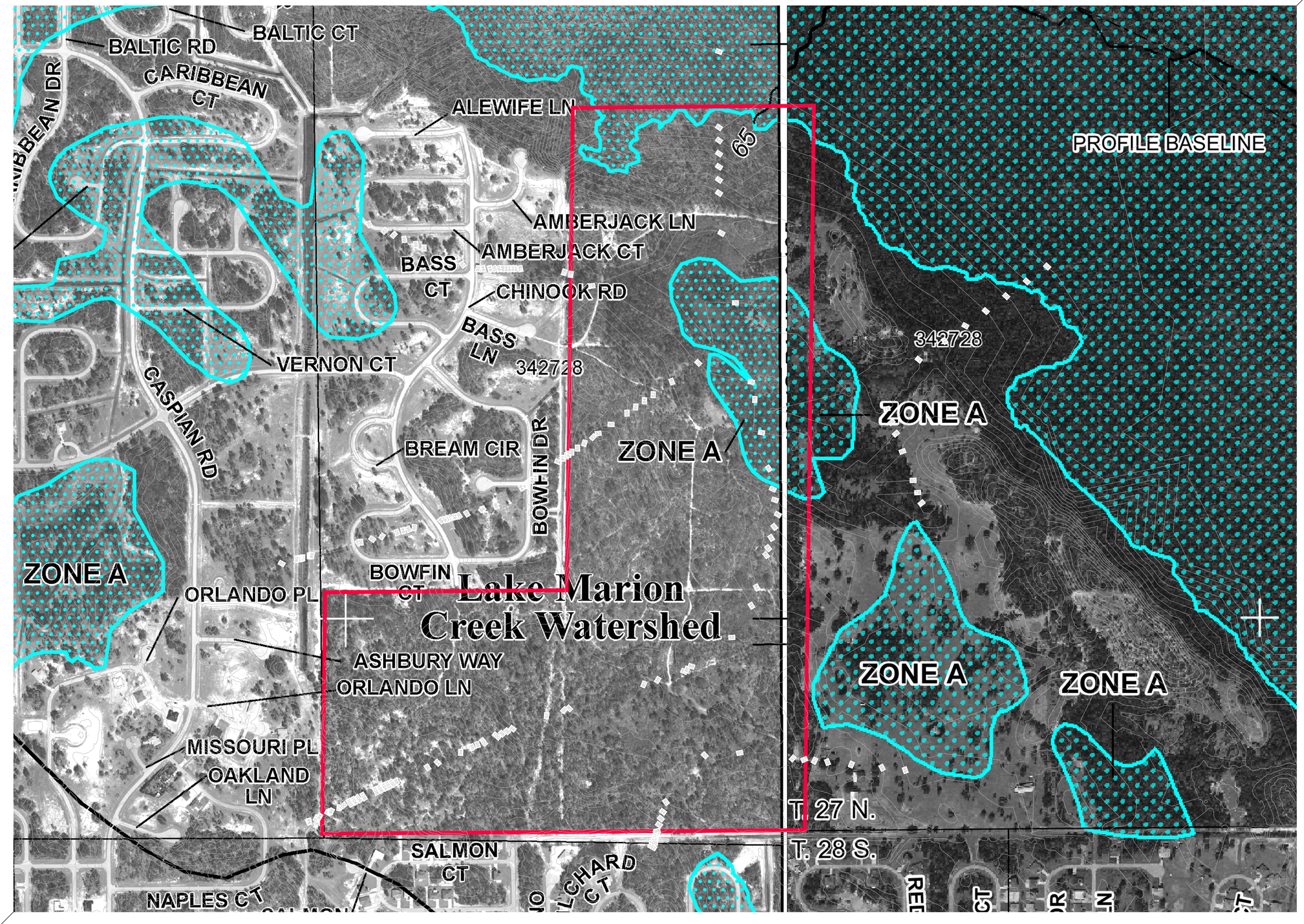
SHEET TITLE

LOCATION MAP

SHEET TITLE

MAP A

Feb. 04, 2025 – 8:20am – M:\2024\24-009 Poinciana Subdivision\Civil\Development Plans\Project\ 24-009 IS MAP A.dwg by bjones



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REVISIONS

NO.	DATE	BY

GRAPHIC SCALE BAR 126' 0' 126' 252'

OEI JOB # OEI 24-009

DESIGNED BKJ

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PHASE

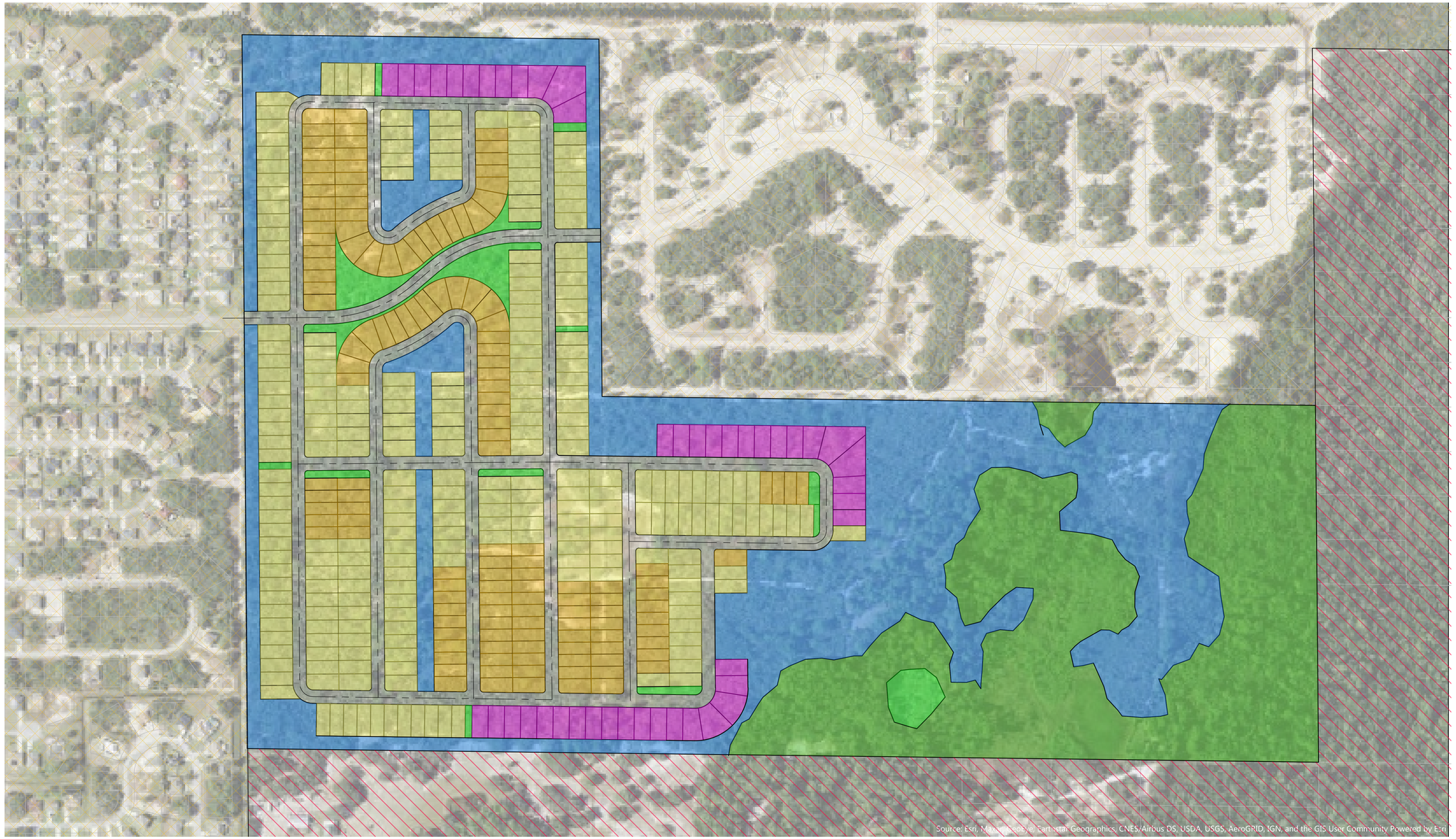
SHEET TITLE

TOPOGRAPHICAL MAP

SHEET TITLE

MAP B

Feb. 04, 2025 – 8:21am – M:\2024\24-009 Poinciana Subdivision\Cadd\Development Plans\Import\ 24-009 IS MAP B.dwg by bjones



DRI – DEVELOPMENT OF REGIONAL IMPACT

A/RR – AGRICULTURE/RESIDENTIAL RURAL

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GRAPHIC SCALE BAR

100' 0' 50' 100' 200'

OEI JOB # *OEI 24-009*

DESIGNED *BKJ*

DRAWN *BKJ*

CHECKED

PHASE

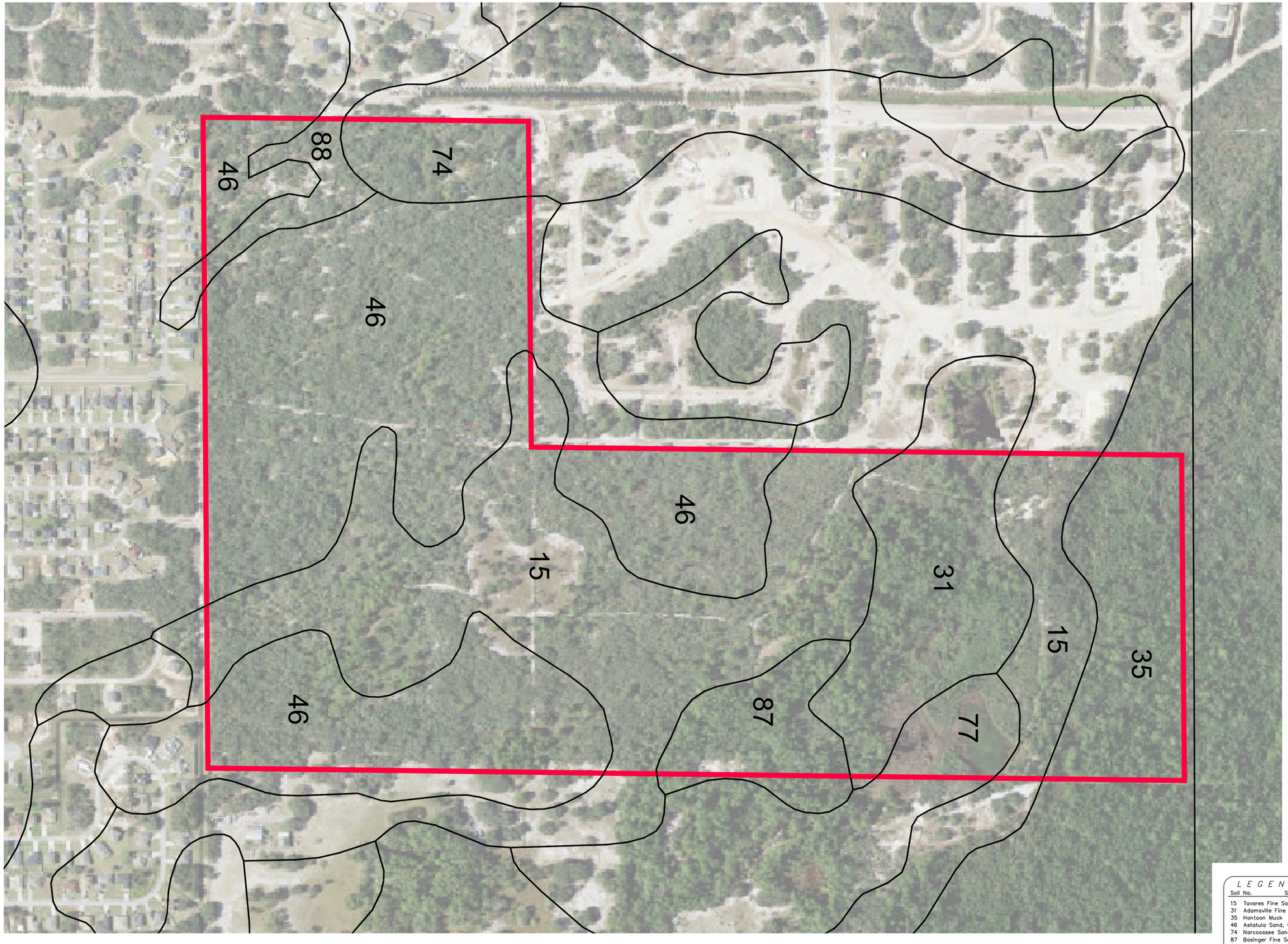
SHEET TITLE

FLU MAP

SHEET TITLE

MAP C

Feb 04, 2025 - 8:21am - M:\2024\24-009 Poinciana Subdivision\Cad\Development Plans\Impact\ 24-009 IS MAP C.dwg by bjones



LEGEND

Soil No.	Soil Name	Hydrology
15	Tavares Fine Sand, 0 to 5 percent slopes	A
31	Adamsville Fine Sand, 0 to 5 percent slopes	A/D
35	Hontoon Muck	A/D
46	Astatula Sand, 0 to 5 percent slopes	A
74	Narcoossee Sand	B
87	Basinger Fine Sand, 0 to 2 percent slopes	A/D

Web Soil Survey

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DRAWN BKJ

CHECKED

PHASE

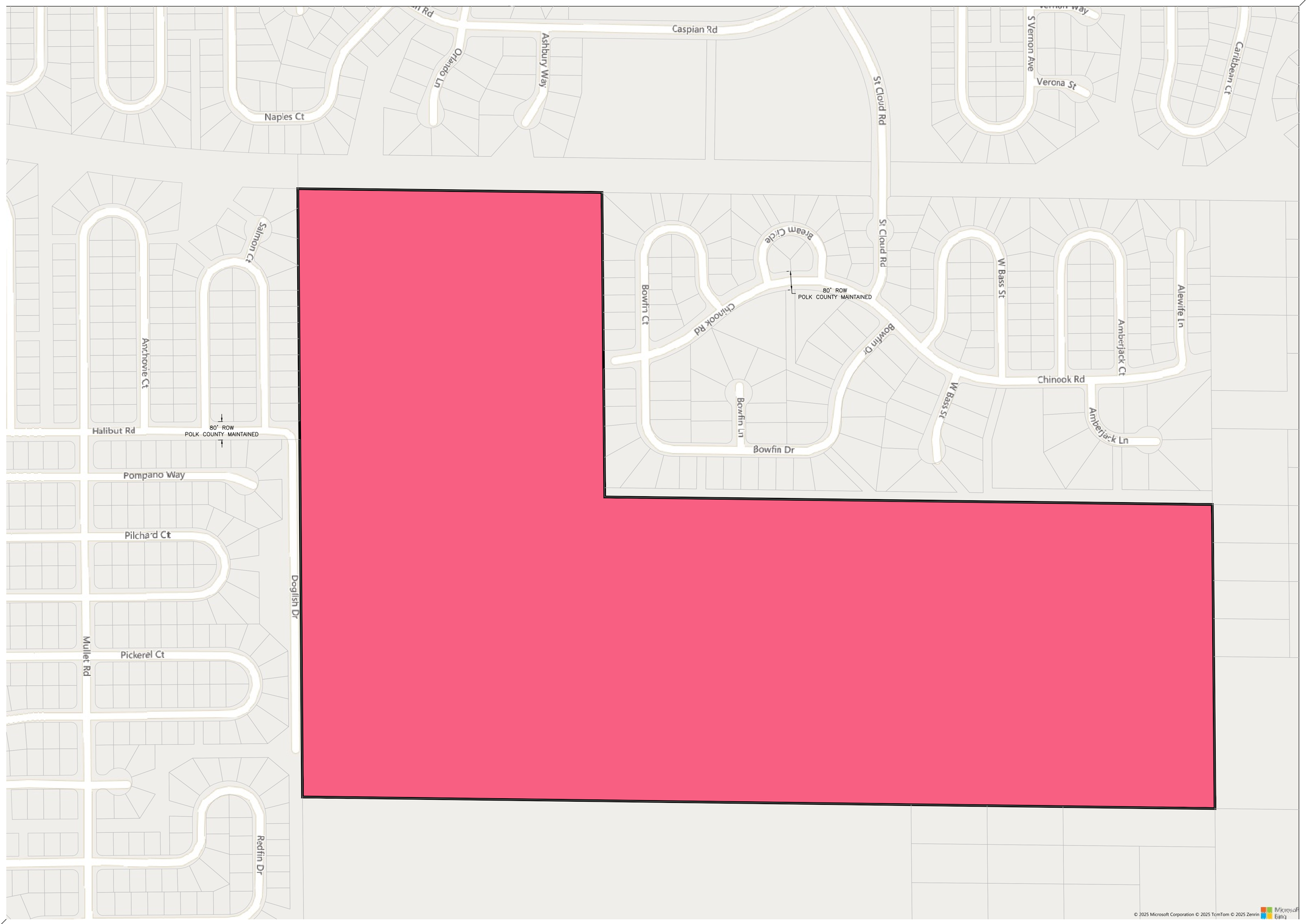
SHEET TITLE

SOILS MAP

SHEET TITLE

MAP D

Feb 04, 2025 - 8:21am - M:\2024\24-009 Poinciana Subdivision\Cad\Development Plans\Import\ 24-009 IS MAP D.dwg by bjones



OSCEOLA ENGINEERING

1003 Florida Avenue, Saint Cloud, FL 34769
PHONE 407.891.0452 FAX 407.891.9173

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SEAL

CLIENT

PRINCE POINCIANA, LLC

PROJECT

POINCIANA SUBDIVISION

Polk County, FL 34759

REVISIONS

NO.	DATE	BY

GRAPHIC SCALE BAR
100' 0' 50' 100' 200'

OEI JOB #	OEI 24-009
DESIGNED	BKJ
DRAWN	BKJ
CHECKED	

PHASE

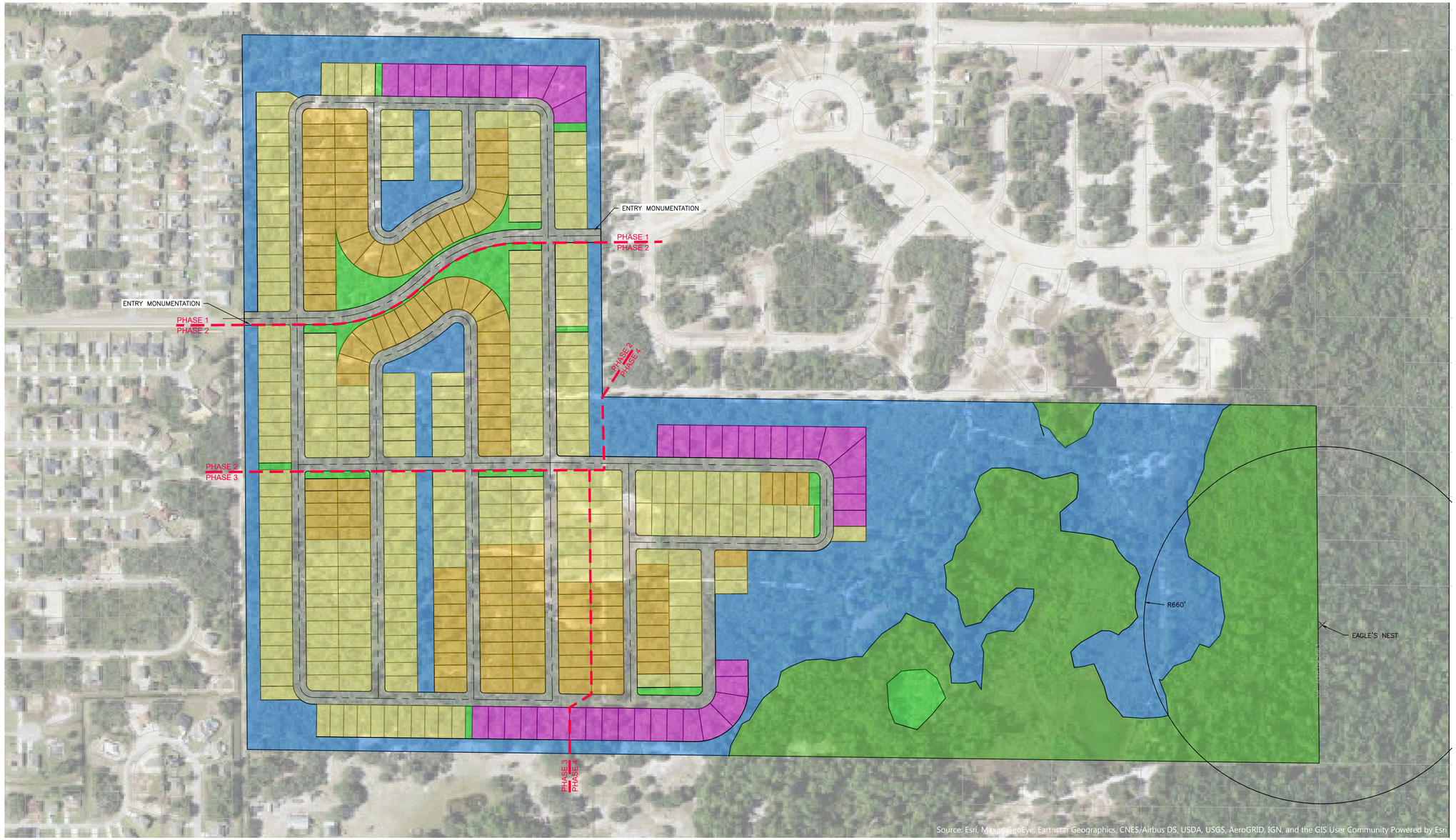
SHEET TITLE

TRAFFIC CIRCULATION PLAN

SHEET TITLE

MAP E

Feb. 04, 2025 - 8:31am - M:\2024\24-009 Poinciana Subdivision\Cad\Development Plans\Impact\ 24-009 IS MAP E.dwg by bjones

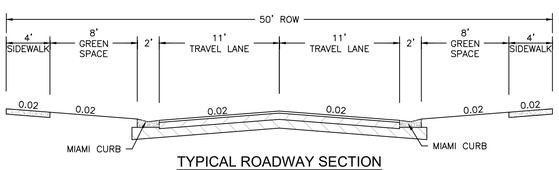


RECREATION AND OPEN SPACE

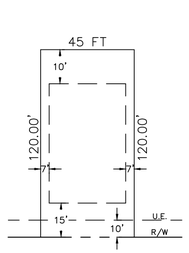
PER THE LATEST U.S. CENSUS (POLK COUNTY DATA) THE AVERAGE NUMBER OF PEOPLE PER HOUSEHOLD IS 2.8
ESTIMATED RESIDENTIAL POPULATION: 1,218

LEVEL-OF-SERVICE STANDARD (6.67 AC/1,000 PERSONS): 8.12 AC

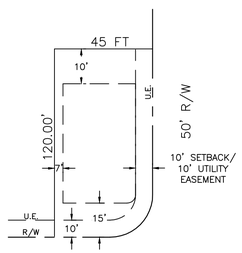
OPEN SPACE PROVIDED: 39.48 AC



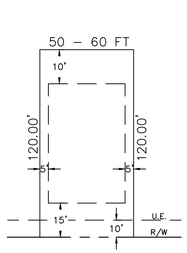
TYPICAL ROADWAY SECTION
NTS



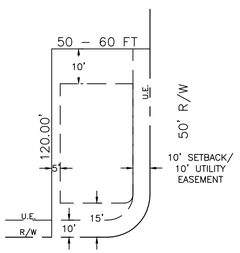
50' R/W (CURB & GUTTER)
TYPICAL LOT
NTS



50' R/W (CURB & GUTTER)
TYPICAL CORNER LOT
NTS



50' R/W (CURB & GUTTER)
TYPICAL LOT
NTS



50' R/W (CURB & GUTTER)
TYPICAL CORNER LOT
NTS

45'x120':	142 UNITS	32.64%	DRY PONDS	42.24 AC
50'x120':	248 UNITS	57.01%	OPEN SPACE	3.82 AC
60'x120':	45 UNITS	10.34%	EXIST. WETLANDS (TO REMAIN)	33.22 AC
TOTAL	435 UNITS			

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SEAL

CLIENT

PRINCE POINCIANA, LLC

PROJECT

POINCIANA SUBDIVISION

Polk County, FL 34759

REVISIONS

NO.	DATE	BY

GRAPHIC SCALE BAR
100' 0' 50' 100' 200'

OEI JOB # OEI 24-009

DESIGNED BKJ

DRAWN BKJ

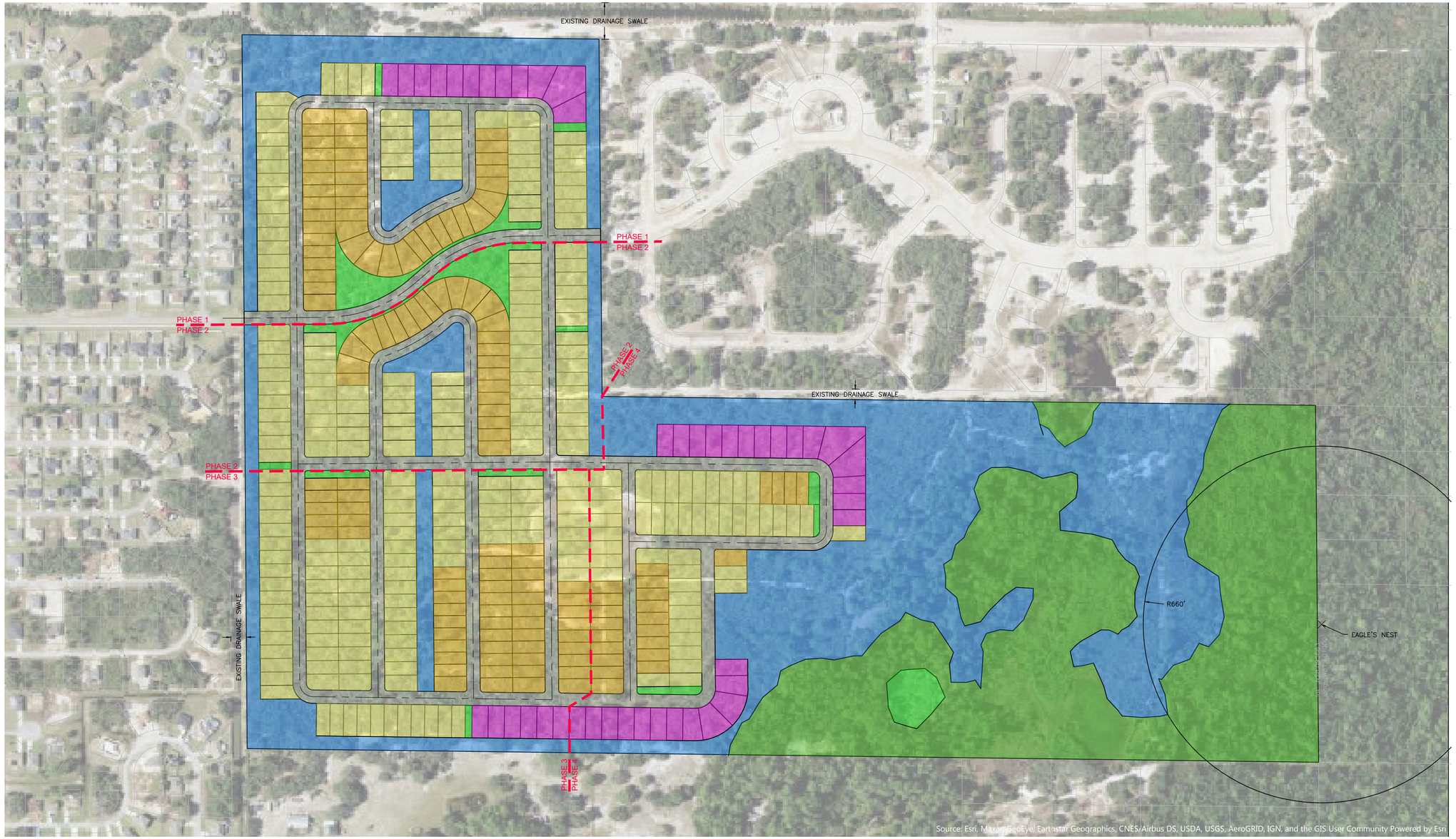
CHECKED

PHASE

SHEET TITLE
MASTER SITE PLAN

SHEET TITLE
MAP F

Feb 04, 2025 - 8:21am - M:\2024\24-009 Poinciana Subdivision\Cost\Development Plans\mxpod_24-009 IS MAP F.dwg by bjones



DRY PONDS	42.24 AC
OPEN SPACE	3.82 AC
EXIST. WETLANDS (TO REMAIN)	33.22 AC

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NO.	DATE	BY

GRAPHIC SCALE BAR
100' 0' 50' 100' 200'

OEI JOB # OEI 24-009

DESIGNED BKJ

DRAWN BKJ

CHECKED

PHASE

SHEET TITLE
DRAINAGE MAP

SHEET TITLE
MAP G

Feb 04, 2025 - 8:20am - M:\2024\24-009 Poinciana Subdivision\Cad\Development Plans\Import_24-009 IS MAP 0.dwg by bjones

POLK COUNTY PLANNING COMMISSION

FINAL ORDER

Case Number: LDPD-2025-1 (Poinciana PD)

Applicant: Bart Allen, Peterson & Myers

Property Owner: Peter George Kalogridis II

Hearing Date: August 6, 2025

I. Request:

Planned Development for a 430-unit single-family subdivision. This request includes an increase in density, decreased lot sizes, lot widths below 50 feet, and reduced setbacks.

II. Findings:

The Planning Commission hereby adopts and incorporates herein the DRC staff report and makes the following findings based upon the staff report and other record evidence presented during the hearing:

1. Pursuant to section 906D.7 of the LDC, the Planning Commission shall, in the review of a Level 3 application, consider the following factors:

    a. Whether the proposed development is consistent with all relevant requirements of this Code;
    b. Whether the proposed development is consistent with all applicable policies of the Comprehensive Plan;
    c. Whether the proposed use is compatible with surrounding uses and the general character of the area, including such factors as density, height, bulk, scale, intensity, traffic, noise, and appearance; and
    d. How the concurrency requirements will be met if the development was built.

2. The Application is consistent with all relevant requirements of the LDC, including without limitation, Sections 303 and 906.

3. The Application is consistent with all applicable policies of the Comprehensive Plan.

4. The Application is compatible with surrounding uses and the general character of the area.

5. Concurrency requirements can be met if the development is built.

III. Incorporation of the Record

The record is hereby incorporated by reference into this order and is on file with the Land Development Division. The record consists of the following: the Application, Impact Assessment Statement, the DRC staff report, staff's PowerPoint presentation, and all testimony and evidence presented at the hearing.

IV. Planning Commission's Decision:

Based upon the record and the foregoing findings, the Application is APPROVED, subject to the conditions, if any, set forth in the staff report.

V. Effective Date, Appeals:

This order shall be rendered to the Clerk and becomes effective on the date rendered. The Planning Commission's decision may be appealed to the Board of County Commissioners by filing an application for de novo review with the Land Development Division within 7 calendar days after the Planning Commission hearing. If a de novo application is timely filed, this order shall not be final and effective until final action of the Board of County Commissioners.

DONE AND ORDERED in Bartow, Polk County, Florida, in regular session this 6th day of August **2025**, by the Polk County Planning Commission.

Polk County Planning Commission	**ATTEST:**
By: _____	By: _____
Robert Beltran, Chair	Lyndsay Yannone, Recording Secretary

Date rendered to the Clerk: _____

Exhibits to Planning Commission's Order
Exhibit A-Staff Report and Exhibits

cc: Land Development Division Official File
Erin Valle, Clerk of Court (under separate cover)

Polk County

Planning Commission

Agenda Item 10. 8/6/2025

SUBJECT

LDPD-2025-2 (Center State PD)

DESCRIPTION

Planned Development (PD) request for a combined 1,599 single-family and multi-family units. The purpose of this request is to allow 40-foot-wide single-family detached lots, reduced lot sizes, and short-term rental.

RECOMMENDATION

Approval with companion development order

FISCAL IMPACT

No Fiscal Impact

CONTACT INFORMATION

Ian Nance
Land Development
(863) 534-7621
ivannance@polk-county.net

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

July 22, 2025

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

Re: Ridgewood Lakes Phase 2 PD
DRI Information

Dear Ian:

As you are aware, this firm represents Center State Development (the "Applicant") for approval a Planned Development (PD) request for a residential development including 1,599 residential units on 373.6 +/- acres. The overall gross density is 4.3 dwelling units per acre. The proposed development plan provides for a mix of residential types, including single-family detached and townhomes. The future land use of the property is Residential Low-4X (RL-4x) in the North Ridge Selected Area Plan. The eastern portion of the property is located within the Transit Supportive Development Area (TSDA) which permits up to 7.0 dwelling units per acre gross density by right. The western portion of the PD is within the Urban Growth Area (UGA), which allows up to 5.0 dwelling units per acre in RL-4X.

In addition to the standard future land use considerations, the proposed PD is located within Phase 2 of the Ridgewood Lakes Development of Regional Impact ("DRI"). Phase 2 of the DRI was established in 2015 through a substantial deviation to the DRI, which was originally approved in 1984. As indicated in the application package for the Substantial Deviation to the DRI the development program was designed to "offer a quality lifestyle that provides recreation facilities and convenient community services, while maintaining and enhancing the natural character of the site." The intent of the development program was to consist of a variety of residential land uses and traditional family neighborhoods. The proposed PD recognizes and provides for the interconnectivity of the various villages by providing for the connector road to connect Ernie Caldwell Boulevard and County Road 547. This is effectively "Road A" as shown on Map H of the approved DRI. A copy of Map H is attached.

Overall Phase 2 was approved for up to 5,571 residential units comprised of a mix of single-family, town home and multi-family units, up to 381,388 square feet of mixed-use town center/mixed use village center; municipal facilities to include a neighborhood school and interconnecting parks, lakes and pedestrian open space systems. The request PD is essentially comprised of Villages E, F, G, H, I, J, K, and L as shown on Map H for Phase 2 of the DRI. As shown on the following table, the requested unit count is consistent with the approved densities for the corresponding areas in the DRI.

Table 1.0 – Allowable Densities by Village

Village	Acreage	Density	Total Units
E	39.6	8	317
F	47.9	5	247
G	42.5	5	214
H	32.8	5	170
I	10.1	8	81
J	39.0	5	195
K	60	4	240
L	41.0	4	164
Total Units Approved			**1,628**
Total Units Requested			**1,599**

Since 2015 the market in this area of Polk County has shifted as the neighboring markets have grown westward. The growth in Osceola and Orange counties has created an increased demand for unit types and ownership types. For instance, the growth of short-term rental communities has dramatically increased since the approval of the substantial deviation. These communities are built and operated to operate in a more resort style setting than what has historically occurred in Polk County. The applicant has proposed implementing a development option to allow short-term rental development in pods or villages of the PD. This type of development, while not explicitly discussed in the DRI, is contemplated as the overall intent was to provide for a variety of residential use types. While the proposed request for short-term rental is included in the PD, the developer may proceed with traditional neighborhood or age-restricted portions. The option for short-term rental is in place just to allow flexibility to meet market demands at the time of development.

As a result of the rt, the proposed PD for 1,599 dwelling units, with a mix of single family attached and townhomes is consistent with the approved Development Order for the Ridgewood Lakes DRI, the current future land use designations of RL-4X, and the Polk County Comprehensive Plan. 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

LAND USE SUMMARY

Phase / Village	Acres	Use	Density / Intensity	Residential Units	Non-Res Sq. Ft.
PHASE 1 TOTAL	**1,026.9**			**2,488**	**112,952**
PHASE 2					
RESIDENTIAL VILLAGES					
Single Family Detached					
A	57.7	SF	4		
B	53.4	SF	4		
C	57.7	SF	4		
D	46.9	SF	4		
F	47.9	SF	5		
G	42.5	SF	5		
H	32.8	SF	5		
J	39.0	SF	5		
K	60.0	SF	4		
L	41.0	SF	4		
M	17.8	SF	4		
N	13.0	SF	4		
O	23.8	SF	4		
16	20.0	SF	4		
DevCo 72	*	SF	4		
Sub Total	553.5			2,435	
Single Family Attached					
E	39.6	Villas	8		
I	10.1	TH	8		
13	23.6	Villas	8		
Sub Total	73.3			586	
Multi-Family					
T	45.8	MF	12		
U	10.3	MF	12		
V	25.5	MF	12		
Z	29.8	MF	12		
X	18.2	MF	16		
AA	18.7	MF	16		
BB	8.0	MF	16		
CC	20.0	MF	16		
DD	4.0	MF	16		
DevCo 72	*	MF	16		
Sub Total	180.3			2,550	
NON-RESIDENTIAL Villages					
P	4.8	RETAIL	10,000		48,000
Y	28.6	COMM	10,000		286,000
DevCo 72		* COMM/OFF			47,388
Sub Total	33.4				381,388
Institutional					
Q	15.0	SCHOOL			
Sub Total	15.0				75,000
Open Space	1,266.8				
Road ROW /Parks/ Other	69.5				
PHASE 2 - TOTAL	**2,191.8**			**5,571**	**456,388**
PHASE 3					
Residential - RL-1 FLU	80.0	SF	1	80	
Employment Center	46.0	SF	2	92	
A1	57.0	SF	4	228	
PHASE 3 - TOTAL	**183.0**			**400**	
GRAND TOTAL	**3,401.7**			**8,459**	**569,340**

Note -
* - Area included in May 2014 approved Phase 1. Subtotals shown above include additional SF, MF and Non-Residential development proposed for DevCo 72.

LAND USE LEGEND
- Single Family
- Multi-Family
- Comm./Office
- Open Space

PHASE 2
OPEN SPACE 14.6 AC.
VILLAGE - CC
VILLAGE - BB
VILLAGE - AA
VILLAGE - Z
VILLAGE - Y
VILLAGE - X
ERNIE CALDWELL BLVD. (EXTENSION)
WALTON OWNERSHIP
PHASE 3
WALTON OWNERSHIP
FLU - EC
Proposed - RL-1
VILLAGE - T
VILLAGE - V
VILLAGE - U
PHASE 2
VILLAGE - O
VILLAGE - N
PHASE 2
OPEN SPACE 558.0 AC.
PHASE 3
WALTON OWNERSHIP
RL-1 - USE
VILLAGE - M
VILLAGE - L
PARK - S
NORTH AMENITY CTR.
CONSERVATION / OPEN SPACE
VILLAGE - I
PARK - R
SCHOOL - Q
RETAIL - P
VILLAGE - K
VILLAGE - J
OPEN SPACE
REPLACEMENT ACRES / DEP CONSERVATION EASEMENT
VILLAGE - A1
OPEN SPACE
OPEN SPACE
VILLAGE - H
PHASE 3
WALTON OWNERSHIP
PRESV - USE
ACRES / DEP CONSERVATION EASEMENT (EQV)
PEDESTRIAN BRIDGE
PROPOSED PHASE 2
PHASE 1 BOUNDARY
VILLAGE - C
VILLAGE - F
VILLAGE - G
WALTON OWNERSHIP
PHASE 2
PHASE 1
OFFICE / MULTI-FAMILY MIXED-USE OPPORTUNITY
HIGHWOOD LAKES BLVD.
OFFICE
MULTI-FAMILY
RETAIL
MULTIFAMILY
DevCo 72
MULTI-FAMILY
CIRCLE K
RETAIL / MULTI-FAMILY MIXED-USE OPPORTUNITY
LBJ LANE
VILLAGE 8
VILLAGE - E
22.8 AC.
9.0 AC.
OPEN SPACE 266.0 AC.
VILLAGE 2
SINGLE FAMILY
3.4 AC.
3.14 AC.
VILLAGE 1
VILLAGE 3 & 3A
VILLAGE 7A
PHASE 1
PHASE 1 RIDGEWOOD LAKES
VILLAGE - B
VILLAGE - A
Village 14
SINGLE FAMILY
VILLAGE 7B
VILLAGE 9
PHASE 1 BOUNDARY
VILLAGE - D
VILLAGE 6
DRI BOUNDARY
VILLAGE 10
VILLAGE 5
VILLAGE 4
CONSERVATION / OPEN SPACE AREA 40.0 AC.
PHASE 1
Village 15
SINGLE FAMILY
DRI BOUNDARY
PHASE 1 BOUNDARY
OPEN SPACE 77.3 AC.
OPEN SPACE 144.3 AC.
VILLAGE 11
SINGLE FAMILY
PHASE 1 BOUNDARY
PHASE 2
VILLAGE - 16
WALTON OWNERSHIP
RL-1
VILLAGE 12
SINGLE FAMILY
PHASE 1
US 27
POLK PARKWAY
POLK PARKWAY
HAINES CREEK
SAND HILL ROAD

PROPOSED DEVELOPMENT - BY PHASE

USE	PHASE 2A 2016 - 2020	PHASE 2B 2021 - 2025	PHASE 2C 2026 - 2030	PHASE 2D 2031 - 2035	PHASE 3 2036 - 2040	TOTAL
Single Family Detached (DU)	800	650	650	335	400	2,835
Single Family Attached (DU)	500	86				586
Multi-Family (DU)	600	650	650	650		2,550
Commercial / Retail (SF)	81,388	100,000	100,000	100,000		381,388
Institutional (SF)			75,000			75,000
Dwelling Units	1,900	1,386	1,300	985	400	5,971
Square Feet	81,388	100,000	175,000	100,000	0	456,388

MAP H - PHASES 2 AND 3

RIDGEWOOD LAKES

POLK COUNTY, FLORIDA

Prepared for:
WALTON DEVELOPMENT AND MANAGEMENT

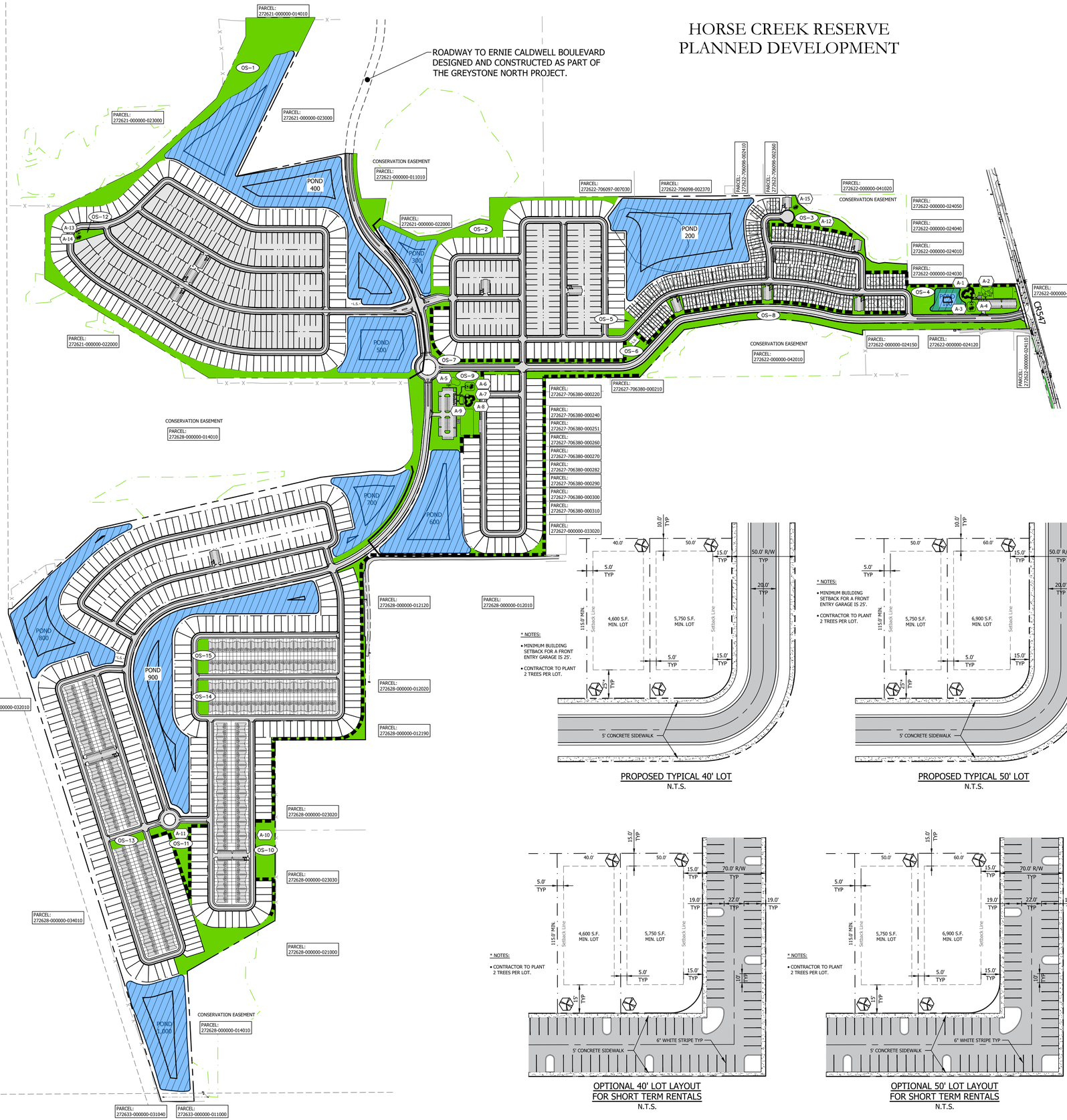
Walton™ APPRECIATE THE LAND

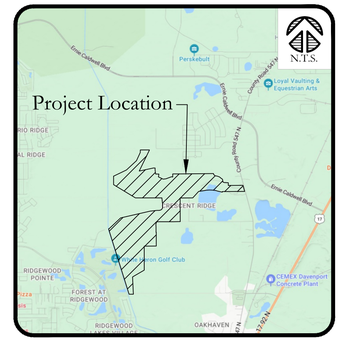
Dewberry
BOWYER SINGLETON

North
0 500' 1,000'
1,000'

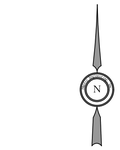
July 25, 2014
Proj. No. RIDGH-Planning-CLU Plan

HORSE CREEK RESERVE
PLANNED DEVELOPMENT





Location Map



GRAPHIC SCALE

0 175 350 700

SCALE: 1 inch =350 ft.

LEGEND

- 40' WIDE SINGLE-FAMILY LOTS
- TYPICAL TOWNHOME UNIT
- TYPE "C" BUFFER
- OS-2 — CALCULATED OPEN SPACE & LABEL
- A-1 — AMENITY LABEL
- -L.S.- — LIFT STATION LOCATION
- DESIGNATED OPEN SPACE

SITE DATA:

PARCEL INFORMATION:

PARCEL IDS:	PARCEL 1: 272621-000000-022000, PARCEL 2: 272622-000000-042010 PARCEL 3: 272628-000000-014010
TOTAL PROJECT AREA:	373.6± AC
PROPOSED USE:	RESIDENTIAL
PROPOSED TOTAL RESIDENTIAL DENSITY:	1,599 TOTAL UNITS (4.28 DU/AC)
PROPOSED SINGLE-FAMILY RESIDENTIAL LOTS:	995 UNITS
MINIMUM SINGLE-FAMILY RESIDENTIAL LOT SIZE:	4,600 S.F. 40's LOTS = 406 (41±% OF S.F. UNITS) 50's LOTS = 589 (59±% OF S.F. UNITS)
PROPOSED TOWNHOME RESIDENTIAL LOTS:	604 UNITS (38±% OF TOTAL UNITS)
MINIMUM TOWNHOME RESIDENTIAL LOT SIZE:	2,100 S.F.
MAXIMUM STRUCTURE HEIGHT:	50'
FLOOD ZONE:	"X" & "A"
FIRM PANEL:	12105C0230H
FIRM DATE:	DECEMBER 22, 2016
LAND USE:	RL-4X
SELECT AREA PLAN (SAP):	NORTH RIDGE
PARKING SPACES PROVIDED ON EACH LOT (2 PER LOT):	3,198
OFF-STREET PARKING SPACES:	284
TOTAL PARKING SPACES FOR RES. DEVELOPMENT:	3,482 (*DOES NOT INCLUDE PARKING AT RECREATION AREAS)
TOTAL DEVELOPABLE AREA (TDA):	373.57 ACRES
REQUIRED OPEN SPACE (20% OF TDA):	74.71 ACRES
OPEN SPACE PROVIDED:	113.97 ACRES (30% +/-)
REQUIRED RECREATIONAL SPACE (500 sq ft / Lot):	18.35 ACRES
RECREATION SPACE PROVIDED:	18.40 ACRES

OPEN / RECREATION SPACE TABLE

OPEN SPACE ID	DESCRIPTION	AREA (ACRE)	MAINTENANCE ENTITY
OS-1	OPEN SPACE ONLY	12.32	CDD
OS-2	OPEN SPACE ONLY	3.56	CDD
OS-3	OPEN SPACE W/ RECREATION	2.24	CDD
OS-4	OPEN SPACE W/ RECREATION	3.95	CDD
OS-5	OPEN SPACE ONLY	0.31	CDD
OS-6	OPEN SPACE ONLY	3.09	CDD
OS-7	OPEN SPACE ONLY	0.96	CDD
OS-8	OPEN SPACE ONLY	5.57	CDD
OS-9	OPEN SPACE W/ RECREATION	4.66	CDD
OS-10	OPEN SPACE W/ RECREATION	5.66	CDD
OS-11	OPEN SPACE W/ RECREATION	1.58	CDD
OS-12	OPEN SPACE W/ RECREATION	0.31	CDD
OS-13	OPEN SPACE ONLY	0.34	CDD
OS-14	OPEN SPACE ONLY	0.43	CDD
OS-14	OPEN SPACE ONLY	0.43	CDD
-	PONDS	69.56	CDD
	TOTAL OPEN SPACE	114.72	
	TOTAL RECREATIONAL SPACE	18.40	

AMENITY TABLE

OPEN SPACE ID	DESCRIPTION	AMENITY TYPE	AMENITY POINTS	MAINTENANCE ENTITY
A-1	COMMUNITY POOL	IV	200	CDD
A-2	CLUBHOUSE	IV	200	CDD
A-3	PLAYGROUND	II	75	CDD
A-4	PICNIC PAVILION	II	75	CDD
A-5	TOT LOT	II	75	CDD
A-6	PICNIC PAVILION	II	75	CDD
A-7	PLAYGROUND	II	75	CDD
A-8	COMMUNITY POOL	IV	200	CDD
A-9	CLUBHOUSE	IV	200	CDD
A-10	DOG PARK	II	75	CDD
A-11	DOG PARK	II	75	CDD
A-12	DOG PARK	II	75	CDD
A-13	PICNIC PAVILION	II	75	CDD
A-14	PLAYGROUND	II	75	CDD
A-15	TOT LOT	II	75	CDD
	TOTAL AMENITY POINTS		1,625	
	TOTAL AMENITY POINTS REQUIRED		1,599	

OPEN / RECREATIONAL SPACE NOTES:

1. ALL DESIGNATED OPEN SPACE AREAS SHALL BE SHOWN AND LABELED AS SEPARATE TRACTS AND DEDICATED TO THE OPERATION AND MAINTENANCE ENTITY ON THE FINAL SUBDIVISION PLAT.
2. ALL RESIDENTIAL LOTS WITHIN THE DEVELOPMENT SHALL BE NO FARTHER THAN ¼ MILE WALKING DISTANCE FROM AT LEAST ONE DESIGNATED AMENITY.
3. ALL STORMWATER PONDS SHALL MEET THE CANOPY AND UNDERSTORY TREE PLANTING REQUIREMENTS OF A TYPE C BUFFER. THESE PLANTINGS MAY BE CLUSTERED AND SHALL CONSIST OF NATIVE SPECIES.

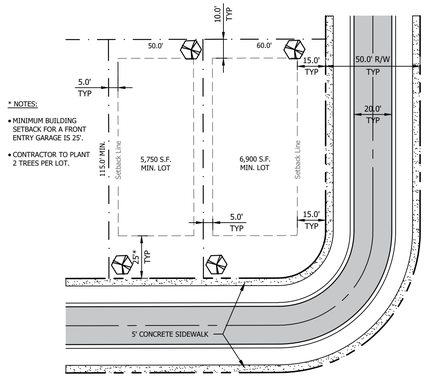
GENERAL NOTES

1. THE PROJECT WILL BE CONSTRUCTED IN MULTIPLE PHASES. THE LOCATION, LIMITS AND TIMING OF EACH PHASE IS YET TO BE DETERMINED.
2. WETLAND LOCATIONS SHOWN ON THE PLAN ARE APPROXIMATE THE EXACT BOUNDARIES, SIZE, TYPE AND QUALITY OF ALL ONSITE WETLANDS SHALL BE DETERMINED PRIOR TO LEVEL 2 REVIEW.
3. THE PARCEL ID NOS. AND FUTURE LAND USE DESIGNATIONS OF ALL ADJACENT PROPERTIES ARE PROVIDED ON THIS PLAN.
4. A MINIMUM OF ONE (2) CANOPY TREES SHALL BE PLANTED ON EACH SINGLE FAMILY RESIDENTIAL LOT. TREE PLACEMENT TO BE DETERMINED BY THE HOME BUILDER.
5. PUBLIC WATER & SEWER SERVICE SHALL BE PROVIDED BY POLK COUNTY UTILITIES.

* NOTES:

- MINIMUM BUILDING SETBACK FOR A FRONT ENTRY GARAGE IS 25'.
- CONTRACTOR TO PLANT 2 TREES PER LOT.

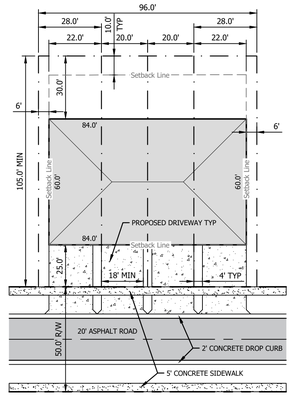
PROPOSED TYPICAL 40' LOT
N.T.S.



* NOTES:

- MINIMUM BUILDING SETBACK FOR A FRONT ENTRY GARAGE IS 25'.
- CONTRACTOR TO PLANT 2 TREES PER LOT.

PROPOSED TYPICAL 50' LOT
N.T.S.



TYPICAL 4 UNIT TOWN HOME LOT LAYOUT
N.T.S.

* NOTES:

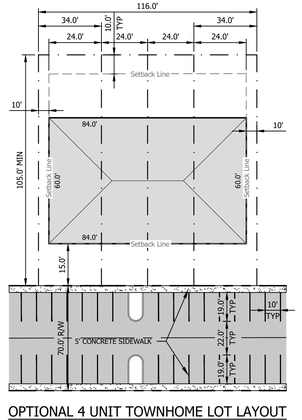
- CONTRACTOR TO PLANT 2 TREES PER LOT.

OPTIONAL 40' LOT LAYOUT FOR SHORT TERM RENTALS
N.T.S.

* NOTES:

- CONTRACTOR TO PLANT 2 TREES PER LOT.

OPTIONAL 50' LOT LAYOUT FOR SHORT TERM RENTALS
N.T.S.



OPTIONAL 4 UNIT TOWNHOME LOT LAYOUT FOR SHORT TERM RENTALS
N.T.S.

Y:\Jobs\2024\2024-003 - Horse Creek Reserve Due Diligence\Drawings\Horse Creek Reserve Base19.dwg

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

March 6, 2025

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

Re: Center State Development, LLC
Application Submittal – Ridgewood Lakes Phase 2 Planned Development

To Whom it May Concern:

On behalf of Center State Development, LLC ("CSD"), Peterson & Myers, P.A. ("P&M") is transmitting this application submittal for a Planned Development zoning to permit a residential neighborhood with up to 1,600 dwelling units or 4.5 dwelling units per acre within the North Ridge SAP. The property ("Proposed Site") is currently designated as RLX-4 and CCX. The Proposed Site is situated on +/-373.6 acres of land north of the existing Ridgewood Lakes neighborhood, west of CR 547, and east of Horse Creek. In addition, some or all of the units are proposed to be used as Short Term Rental Units to be determined through the appropriate Level 3 review process.

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

TABLE OF CONTENTS

SUMMARY OF REQUEST	**1**
APPLICATION FORM AND OWNER'S AUTHORIZATIONS	**3**
IMPACT ASSESSMENT STATEMENT	**25**
PLANNED DEVELOPMENT CRITERIA	**32**
LEGAL DESCRIPTION	**33**
MAPS	**37**

SUMMARY OF REQUEST

General Information.

The Center State Development application is a requesting for a Planned Development ("PD") pursuant to the Polk County Land Development Code to permit a residential neighborhood consisting of a total no more than 1,600 dwelling units on 373.6 developable acres (not to exceed 4.5 du/acres) with an amenity center, parks, and other open spaces for use by the residents. The neighborhood will provide a mix of housing opportunities including the following development program: attached townhomes (multifamily) dwelling units and single family detached dwelling units with a mixture of 40 and 50-foot-wide lots. In addition, the request is to allow for development of portions or all of the units as a short-term rental community. The contemporary short-term rental communities are significantly different than what has historically occurred in central Florida and may require additional conditions of approval to provide for innovative design standards.

Most of the project is located within the boundary of the Ridgewood Lakes Development of Regional Impact (the "Approved DRI") and the proposed PD is consistent with the overall objectives in unit types, mix, and provision of infrastructure as required by the Approved DRI. The underlying land use districts are RL4-X and CCX within the North Ridge SAP. The developable area of the project is approximately 373.6 acres.

The RL4-X land use requires a minimum lot size for single family dwelling units of 6,000 square feet and a minimum lot width of 50'. The applicant is proposing 40-foot-wide single family detached dwelling units are 5,000 square feet. Proposing lot sizes less than 6,000 square feet or less than 50' wide requires a Planned Development zoning. Finally, some or all the units are proposed to be used as Short Term Rental Units. The applicant is requesting the entire project to be approved for short term rental approval as part of the level 3 review process. The identification of the desire to proceed with short term rental shall be made at Level 2, with special conditions to be implanted in that scenario. Those conditions will be proposed and evaluated through the review process to ensure all infrastructure and requirements are met.

Public Facilities

The project is located in an area where important public facilities and service providers are adjacent to or within close proximity. Detailed information and data is provided herein that addresses the project's proximity to these public facilities (roadways, utilities, fire protection, law enforcement, parks and recreation), the estimated new demand upon these facilities, and the available capacity of these facilities to serve the project. Future development associated with this PD is not anticipated to degrade the Level of Service (LOS) standard below adopted levels.

A detailed Traffic Impact Analysis for the area was prepared and approved as part of the Approved DRI. analysis will estimate trip generation rates for future development, the distribution of these trips, the impacts upon the adjacent roadway system, and possible improvements needed at buildout. A summary of based on ITE generation rates is included herein.

Utilities, including potable water, sewer, and reuse, are provided by Polk County Utilities (PCU). PCU has capacity to serve the project and these service lines exist in close proximity to the subject lands.

Compatibility Summary.

The proposed land uses are generally compatible with the adjacent uses and other approved PD's in the Approve DRI and on nearby property. . The implementation of the proposed PD, which contains increased performance standards pertaining to pedestrian access, recreational and open space, lot size and dimensional criteria, environmental protection, and landscape buffering, adds additional assurances that no adverse impacts will occur.

APPLICATION FORM AND OWNER'S AUTHORIZATIONS

www.polk-county.net

LEVEL 3 & 4 DEVELOPMENT REVIEW APPLICATION

Refer to Resolution 13-141 for Applicable Fee(s)

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

TYPE OF APPLICATION

(✔) Level 3 ( ) Level 4

( ) Conditional Use **(✔) Planned Development**

( ) Suburban Planned Development **( ) Sign Plan**

( ) Major Modification - Case Number _____

	Owner	Applicant	Contact Person
Name	WALTON ACQUISITIONS FL, LLC WALTON RL 274, LLC	Center State Development, LLC	John ("Bart") Allen
Work Number			(863) 683-6511
Fax Number			
Mailing Address	8800 N. Gainey Center Dr. Suite 345 Scottsdale, AZ 85258	4900 DUNDEE ROAD WINTER HAVEN, FL 33884	225 East Lemon Street, Suite 300, Lakeland, Fl 33802
Email			Ballen@petersonmyers.com

Description of Proposed Activity or Use

Please provide a detailed description of the project, quantifying intensity (such as number of units, employees, seats, beds, rooms, children, holes of golf, pumps, vehicle repair bays, etc.), specify phasing, and estimated period for completion.

See application documents.

	Range -	Township -	Section	Subdivision #	-	Parcel #
Parcel ID Number(s):	R	T	S		-	.
(Include others on a separate attachment)						
See Parcel ID List attached	R	T	S		-	.
	R	T	S		-	.
	R	T	S		-	.

Address and Location of Property:

North of existing Ridgewood Lakes neighborhood, west of CR 547, east of Horse Creek.

Directions to Property from Bartow

Take US-17 North, then CR 547/Lee Jackson HWY, then west on Crescent Valley Ranch Rd. Property begins at the end of Crescent Valley Ranch Rd.

Property Description

Future Land Use (and Subdistrict if applicable): RL-4X, CCX .

Property Size: +/-373.6 acres Development Area: +/3736.6 acres

Water Provider Name and Phone Number: Polk County Utilities .

Sewer Provider Name and Phone Number: Polk County Utilities .

Development of Regional Impact: Ridgewood Lakes DRI .
(Name and Phase of DRI)

Selected Area Plan: North Ridge SAP .
(Name of SAP)

Green Swamp Area of Critical State Concern: N/A .
(Name of Special Protection Area)

Joint Planning Area/Interlocal Agreement N/A

Have Development Rights been transferred to or from the subject property? ☐ Yes ☑ No

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

Pasture **NW**	Pasture, Vacant Residential, Unplatted Tracts, Single-Family Residential **N**	Unplatted Tracts **NE**
Lakes, Golf Course, Unplatted Tracts **W**	Pasture w/ Undeveloped Land, Residential or MH, Pasture w/ MH on TPP **Subject Property**	Single-Family Residential, Urban Collector **E**
Lakes, Golf Course **SW**	Single-Family Residential, Lots with MH, MH, Pasture w/ Residential, MH, Pasture w/ MH on TPP **S**	Pasture w/Misc. Imp. **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, John B. Nuco, 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.

03/06/2015.
Date:

Re: Ridgewood Springs and Ridgewood Reserve
Parcel ID(s) – Ridgewood Reserve: 27-26-28-000000-014010
Parcel ID(s) – Ridgewood Springs: 27-26-21-000000-022000, 27-26-22-000000-042010, 27-26-28-000000-033000, 27-26-29-000000-011000

To Whom It May Concern:

On behalf of Walton Acquisitions FL, LLC, a Florida limited liability company, on behalf of itself in its capacity as owner as to an undivided interest and on behalf of all other owners in its capacity as Operator, as to the remaining undivided interest, as such terms are defined in, and pursuant to that certain Declaration of Covenants, Conditions and Restrictions recorded May 28, 2013 with the Clerk of the Court, Polk County, Florida in Book 8967, Page 1965 and

On behalf of Walton RL 274, LLC, a Delaware limited liability company, on behalf of itself in its capacity as owner as to an undivided interest and on behalf of all other owners in its capacity as Operator, as to the remaining undivided interest, as such terms are defined in, and pursuant to that certain Declaration of Covenants, Conditions and Restrictions recorded February 9, 2015 with the Clerk of the Court, Polk County, Florida in Book 9448, Page 1462 and re-recorded on March 25, 2015 with the Clerk of the Court, Polk County, Florida in Book 9484, Page 1328 (collectively, Owner), I authorize Center State Development, (Applicant/Agent) to apply for and obtain approvals/permits from County/City Government, Water Management District, Florida Department of Environmental Protection, and the Florida Department of Transportation.

Walton Acquisitions FL, LLC, a Florida limited liability company, on behalf of itself in its capacity as owner as to an undivided interest and on behalf of all other owners in its capacity as Operator as to an undivided interest, pursuant to the CCRs

By: Walton International Group, Inc., a Nevada corporation
Its: Manager

By: Hector Q
Name: HECTOR MEZA
Title: AUTHORIZED SIGNATORY

Email address: shdoherty@walton.com

Phone Number: 480-604-3469

Sworn to and subscribed before me this 25th day of February, 2025, by Hector Meza. He/She is personally known to me or has produced identification. Type of identification _____.

Notary Public: M. Desjardins

Notary Seal:

Notary Public State of Arizona
Maricopa County
Michelle Darlene Desjardins
My Commission Expires 04/9/2025
Commission Number 600260

Walton RL 274, LLC, a Delaware limited liability company, on behalf of itself in its capacity as owner as to an undivided interest and on behalf of all other owners in its capacity as Operator as to an undivided interest, pursuant to the CCRs

By: Walton International Group, Inc., a Nevada corporation
Its: Manager

By: Hector M
Name: HECTOR MEZA
Title: AUTHORIZED SIGNATORY

Email address: shdoherty@walton.com

Phone Number: 480-604-3469

Sworn to and subscribed before me this 25th day of February, 2025, by Hector Meza. He/She is personally known to me or has produced identification. Type of identification _____.

Notary Public: M. Desjardins

Notary Seal:

Notary Public State of Arizona
Maricopa County
Michelle Darlene Desjardins
My Commission Expires 04/09/2025
Commission Number 600260

Agent Authorization Letter

Date: March 6, 2025

Agent for Center State Development, LLC

To whom it may concern,

We, Harold R. Baxter, as manager of Center State Development, LLC ("Center State") the contract purchasers of the property identified and legally described as:

See EXHIBIT A attached hereto

do hereby designate and authorize John B. "Bart" Allen of Peterson & Myers, P.A. to act on behalf of Center State, as authorized agent, applicant, and representative and to process and furnish information in support of any application including signing on behalf, as Stuarts' agent, all application forms and other documents necessary to obtain commercial development approvals of the reference Property with Polk County, the Florida Department of Environmental Protection and Florida Department of Transportation.

By: _____
Harold R. Baxter, as manager of Center State Development, LLC

STATE OF FL
COUNTY OF Polk

The foregoing instrument was acknowledged before me this 6 day of March 2025, by Harold R Baxter, who is personally known to me or produced a driver's license by means of X physical presence or ____online notarization as identification and who did not take an oath.

_____
Notary Public
Notarial Seal and Commission
Expiration Date
7-22-27

HALSEY REECE CARSON
Notary Public - State of Florida
Commission # HH 392526
My Comm. Expires Jul 22, 2027
Bonded through National Notary Assn.

Parcel ID List

1. 272621000000022000
2. 272628000000014010
3. 272622000000042010

INSTR # 2024181400
BK 13219 Pgs 0767-0771 PG(s)5
08/06/2024 12:18:30 PM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES 44.00
DEED DOC 70.00

PREPARED BY AND AFTER RECORDING RETURN TO:

Walton Acquisitions FL, LLC
c/o Walton International Group (USA), Inc.
Attn: Hector Meza
8800 N. Gainey Center Dr., Suite 345
Scottsdale, AZ 85258

Parcel Identification Nos.: 212627-000000-011000
222627-000000-042010
282627-000000-011000
292627-000000-011010
282627-706440-001650
282627-706440-001650

SPECIAL WARRANTY DEED

This Special Warranty Deed, made this _____ day of FEB 2 2 2024, 20___, for the consideration of Ten Dollars and other valuable considerations, by Kate Kaminski, Co-Trustee of the **WONG, MAN Ridgewood Springs Revocable Trust, (*"Grantor"*)**, whose address is c/o 8800 North Gainey Center Dr., Suite 345, Scottsdale, AZ 85258 does hereby grant, sell and convey to **Walton Acquisitions FL, LLC,** a Florida limited liability company **(*"Grantee"*),** whose address is 8800 N. Gainey Center Dr., Suite 345, Scottsdale, AZ 85258.

W I T N E S S E T H:

That Grantor, for and in consideration of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to Grantee and Grantee's heirs, successors and assigns forever, a **One/One Thousand Three Hundred Seventy One (1/1371)** undivided tenant-in-common interest in that certain real property in fee simple absolute situated in Polk County, Florida (the "**Property**"):

See Schedule "A" attached hereto and made a part hereof

Together with all tenements, hereditaments and appurtenances thereto with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining.

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

And Grantor does hereby covenant with Grantee that Grantor lawfully seized the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property, and Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor.

This conveyance is subject to: (i) taxes and assessments for the year 2013 and subsequent years and taxes or special assessments which are not shown as existing liens by the Public Records of Polk County, (ii) all conditions, restrictions, reservations, easements, covenants, and limitations in the Public Records of Polk County, without, by this reference intending to reimpose the same, (iii) all laws, ordinances, restrictions, prohibitions, regulations, and other requirements imposed by governmental authorities, (iv) the covenants contained in the Declaration of Covenants, Conditions and Restrictions recorded by Grantor prior to recording this Deed (the "**CC&R**"). The CC&R is incorporated herein by the foregoing reference thereto, and by acceptance of this Deed, Grantee hereby assumes the CC&R, agrees to all designations, appointments, assignments, waivers and authorizations therein, agrees to comply with all covenants, requirements and restrictions therein and acknowledges and agrees that the CC&R is in all respects binding upon Grantee and its successors and assigns and runs with the title to the Property ("**Permitted Encumbrances**").

RESERVATION OF MINERALS: Grantor specifically reserves for itself, its successors and assigns, any and all oil, gas and other mineral rights located within the boundaries of the land.

Stacy M. Butterfield POLK
CFN# 2024181400 OR BK 13219 PG 768 Pgs 0767-0771 08/06/2024 12:18:30 PM

In Witness Whereof, Grantor has executed this Special Warranty Deed as of the date written above.

Signed, Sealed and Delivered
in the presence of:

Print Name: Lizalie Villarama
First Witness

Print Name: Vam Tong NTP
First Witness

GRANTOR:

WONG, MAN Ridgewood Springs Revocable Trust

By:
Name: Kate Kaminski
Title: Co-Trustee

STATE OF ARIZONA

COUNTY OF MARICOPA

ACKNOWLEDGED and subscribed before me this ____ day of FEB 2 2 2024, 2024, by Kate Kaminski as Co-Trustee of the WONG, MAN Ridgewood Springs Revocable Trust who is personally known to me.

Notary Public, State of Arizona
Print Name: Amaris Douglas
Commission No.: 652129
My Commission Expires: AUG 2 2 2027

[SEAL]

AMARIS DOUGLAS
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 652129
Expires August 22, 2027

Stacy M. Butterfield POLK
CFN# 2024181400 OR BK 13219 PG 769 Pgs 0767-0771 08/06/2024 12:18:30 PM

SCHEDULE "A"

To the Special Warranty Deed

Legal Description of Property - Ridgewood Springs

PARCEL 1:

A PORTION OF LAND IN SECTION 21, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 1/2 OF THE SOUTHEAST 1/4;

AND

THE SOUTH 1/2 OF THE SOUTHWEST 1/4;

PARCEL 2:

A PORTION OF LAND IN SECTION 22, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 1/2 OF THE SOUTHWEST 1/4; LESS AND EXCEPT THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4;

AND

THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, LYING WEST OF HIGHWAY 547.

PARCEL 3:

A PORTION OF LAND IN SECTION 28, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTHWEST 1/4 OF THE NORTHWEST 1/4

PARCEL 4:

Stacy M. Butterfield POLK
CFN# 2024181400 OR BK 13219 PG 770 Pgs 0767-0771 08/06/2024 12:18:30 PM

A PORTION OF LAND IN SECTION 29, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THAT PART OF THE NORTH 1/2; INCLUDING TRACTS 8, 9, 10, 23, 24, 25, AND 26 (IN THE NORTHWEST 1/4 OF SAID SECTION 29), FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 60; AND LYING EAST OF CRESCENT ESTATES SUBDIVISION 1 / UNIT A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGE 5; AND CRESCENT ESTATES SUBDIVISION 1 / UNIT A, REPLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 63, PAGE 49; ALL OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS AND EXCEPT THE EAST 1000.00 FEET OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 29.

PARCEL 5

A PORTION OF LAND IN SECTION 29, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACTS H, I, J AND PRESERVATION AREA A, THE FOREST AT RIDGEWOOD, AS RECORDED IN PLAT BOOK 94, PAGES 24 THROUGH 26, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
THE ABOVE DESCRIBED LAND CONTAINS 472.74 ACRES MORE OR LESS.

Stacy M. Butterfield POLK
CFN# 2024181400 OR BK 13219 PG 771 Pgs 0767-0771 08/06/2024 12:18:30 PM

INSTR # 2015044219
BK 9473 Pgs 0741-0750 PG(s)10
03/12/2015 09:18:24 AM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES 86.50

Prepared by/upon recording return to:

Walton RL 274, LLC
c/o Walton International Group (USA), Inc.
4800 N. Scottsdale Rd., Ste. 4000
Scottsdale, AZ 85251

PARCEL IDENTIFICATION NO.: "See Exhibit "B" Attached

Escrow No. 710550 1/1

CAPTION HEADING:
SPECIAL WARRANTY DEED

This Special Warranty Deed is being re-recorded to correct the legal description

FIRST AMERICAN TITLE

INSTR # 2015021587
BK 9446 Pgs 0981-0987 PG(s)7
02/05/2015 12:49:22 PM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES 61.00
DEED DOC 28,000.00

Prepared by / upon recording, please return to:

Walton RL 274, LLC
c/o Walton International Group (USA), Inc.
4800 N. Scottsdale Rd., Suite 4000
Scottsdale, Arizona 85251

Parcel Identification No.: See Exhibit "B" attached

716550 1/1

SPECIAL WARRANTY DEED

This Special Warranty Deed, made this 4th day of February, 2015, between **WALTON RIDGEWOOD VILLAGE DEVELOPMENT, LP**, a Delaware limited partnership ("***Grantor***"), whose address is c/o Walton International Group (USA), Inc., 4800 North Scottsdale Road, Suite 4000, Scottsdale, Arizona 85251, and **WALTON RL 274, LLC,** a Delaware limited liability company ("***Grantee***"), whose address is c/o Walton International Group (USA), Inc., 4800 North Scottsdale Road, Suite 4000, Scottsdale, Arizona 85251.

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to Grantee and Grantee's heirs, successors and assigns forever, the following described land in fee simple absolute situated in Polk County, Florida (the "**Property**"):

See Exhibit "A" attached hereto and made a part hereof

Together with all tenements, hereditaments and appurtenances thereto with every **privilege, right,** title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining.

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

And Grantor does hereby covenant with Grantee that Grantor lawfully seized the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property, and Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor.

This conveyance is subject to (i) taxes and assessments for the year 2015 and subsequent years and taxes or special assessments which are not shown as existing liens by the Public Records of Polk County, (ii) all conditions, restrictions, reservations, easements, covenants, and limitations in the Public Records of Polk County, without, by this reference intending to reimpose the same, (iii) all laws, ordinances, restrictions, prohibitions, regulations, and other requirements imposed by governmental authorities, and (iv) the lien of that certain Mortgage, Assignment of Rents,

Stacy M. Butterfield POLK
CFN# 2015044219 OR BK 9473 PG 742 Pgs 0741-0750 03/12/2015 09:18:24 AM

Security Agreement and Fixture Filing, dated December 27, 2013 and recorded on December 27, 2013 in the Office of the Clerk of Court Polk County, at Book 9143, Page 0217-0253, securing an original principal indebtedness of $7,100,000.00, as to which indebtedness and Mortgage the Grantee does hereby specifically assume and agree to pay, as and when due.

[SIGNATURES ON FOLLOWING PAGE]

Stacy M. Butterfield POLK
CFN# 2015044219 OR BK 9473 PG 743 Pgs 0741-0750 03/12/2015 09:18:24 AM

In Witness Whereof, Grantor has executed this Special Warranty Deed as of the date written above.

Signed, Sealed and Delivered in the presence of:

WITNESSES

Print Name: HECTOR MEZA

Print Name: Lori Hecker

WALTON RIDGEWOOD VILLAGE DEVELOPMENT, LP,
a Delaware limited partnership

By: Walton RVD GP, LLC,
a Delaware limited liability company
its General Partner

By: WDH Management Inc.,
a Delaware corporation
its Sole Member and Manager

By: _____
Name: WAYNE G. SOUZA
Title: AUTHORIZED SIGNATORY

By: _____
Name: GORDON A. PRICE
Title: AUTHORIZED SIGNATORY

STATE OF ARIZONA

COUNTY OF MARICOPA

ACKNOWLEDGED and subscribed before me this 4th day of February, 2015, by Wayne G. Souza and Gordon A. Price, each an Authorized Signatory of WDH Management, Inc., a Delaware corporation, the Sole Member and Manager of Walton RVD GP, LLC, a Delaware limited liability company, the General Partner of Walton Ridgewood Village Development, LP, a Delaware limited partnership, on behalf of the company. Both such persons are personally known to me.

VANESSA CHIZMESHYA
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
My commission Expires
June 20, 2017

Notary Public, State of Arizona
Print Name: Vanessa Chizmeshya
Commission No.: 325394
My Commission Expires: June 20, 2017

[SEAL]

SIGNATURE PAGE TO SPECIAL WARRANTY DEED

Stacy M. Butterfield POLK
CFN# 2015044219 OR BK 9473 PG 744 Pgs 0741-0750 03/12/2015 09:18:24 AM

In Witness Whereof, Grantee has executed this Special Warranty Deed as of the date written above.

Signed, Sealed and Delivered in the presence of:

WITNESSES

Print Name: HECTOR MEZA

Print Name: Lori Hecker

WALTON RL 274, LLC,
a Delaware limited liability company

By: Walton International Group, Inc.,
a Nevada corporation
its Manager

By:
Name: GORDON A. PRICE
Title: AUTHORIZED SIGNATORY

By:
Name: WAYNE G. SOUZA
Title: AUTHORIZED SIGNATORY

STATE OF ARIZONA

COUNTY OF MARICOPA

ACKNOWLEDGED and subscribed before me this 4th day of February, 2015, by Wayne G. Souza and Gordon A. Price, each an Authorized Signatory of Walton International Group, Inc., Inc., a Nevada corporation, the Manager of Walton RL 274, LLC, a Delaware limited liability company, on behalf of the company. Both such persons are personally known to me.

VANESSA CHIZMESHYA
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
My commission Expires
June 20, 2017

Notary Public, State of Arizona
Print Name: Vanessa Chizmeshya
Commission No.: 525394
My Commission Expires: June 20, 2017

[SEAL]

Stacy M. Butterfield POLK
CFN# 2015044219 OR BK 9473 PG 745 Pgs 0741-0750 03/12/2015 09:18:24 AM

Exhibit "A"

Legal Description of the Property

THAT PART OF SECTION 28, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:
THE EAST 3/4 OF THE NORTH 1/4, LESS AND EXCEPT THE MAINTAINED RIGHT OF WAY FOR CRESCENT VALLEY RANCH ROAD AS RECORDED IN MAP BOOK 1, PAGE 260 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, LESS AND EXCEPT THE MAINTAINED RIGHT OF WAY FOR CRESCENT VALLEY RANCH ROAD AS RECORDED IN MAP BOOK 1, PAGE 260 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, THE SOUTH 1/2 OF THE NORTHWEST 1/4 LYING EAST OF THE HORSE CREEK CANAL, THE WEST 1/2 HALF OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, AND THE SOUTHWEST 1/4 LYING EAST OF THE HORSE CREEK CANAL.

ALSO BEING MORE PARTICULARLY DESCRIBED AS:

BEGIN AT A 3"x3" CONCRETE MONUMENT WITH NO IDENTIFICATION MARKING THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; THENCE RUN S00°06'35"W ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 1301.45 FEET TO THE NORTHERLY LINE OF CRESCENT VALLEY RANCH ROAD BEING A COUNTY MAINTAINED RIGHT OF WAY (PER MAP BOOK 1, PAGE 260); THENCE DEPARTING SAID EAST LINE RUN THE FOLLOWING COURSES ALONG SAID MAINTAINED RIGHT OF WAY LINE: THENCE RUN S89°11'21"W, A DISTANCE OF 83.83 FEET; THENCE RUN S89°52'08"W, A DISTANCE OF 300.00 FEET; THENCE RUN S89°17'45"W, A DISTANCE OF 200.01 FEET; THENCE RUN S89°40'40"W, A DISTANCE OF 300.00 FEET; THENCE RUN S89°52'08"W, A DISTANCE OF 100.00 FEET; THENCE RUN S89°17'45"W, A DISTANCE OF 100.00 FEET; THENCE RUN N89°33'30"W, A DISTANCE OF 100.00 FEET; THENCE RUN N89°14'59"W, A DISTANCE OF 65.01 FEET; THENCE RUN S00°45'01"W, A DISTANCE OF 0.88 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 74.23 FEET, A CENTRAL ANGLE OF 37°54'32", A CHORD BEARING S70°09'06"W AND A CHORD DISTANCE OF 48.22 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 49.11 FEET TO THE SOUTH LINE OF THE EAST 3/4 OF THE NORTH 1/4 OF SAID SECTION 28; THENCE RUN S89°48'10"W ALONG SAID SOUTH LINE, A DISTANCE OF 0.23 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 86.89 FEET, A CENTRAL ANGLE OF 36°37'55", A CHORD BEARING S25°07'14"W AND A CHORD DISTANCE OF 54.61 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 55.56 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE EAST LINE OF A 15 FOOT INGRESS/EGRESS EASEMENT PER OFFICIAL RECORDS BOOK 2332, PAGE 260 AND A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 86.89 FEET, A CENTRAL ANGLE OF 09°47'37", A CHORD BEARING S01°54'28"W AND A CHORD DISTANCE OF 14.83 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 14.85 FEET; THENCE RUN S20°05'56"W, A DISTANCE OF 47.92 FEET; THENCE RUN

Stacy M. Butterfield POLK
CFN# 2015044219 OR BK 9473 PG 746 Pgs 0741-0750 03/12/2015 09:18:24 AM

S00°01'53"E, A DISTANCE OF 54.00 FEET; THENCE RUN S03°27'54"E, A DISTANCE OF 100.18 FEET; THENCE RUN S01°10'37"E, A DISTANCE OF 200.04 FEET; THENCE RUN S00°32'30"W A DISTANCE OF 100.00 FEET; THENCE RUN N89°58'07"E, A DISTANCE OF 7.94 FEET TO THE AFOREMENTIONED EAST LINE OF SAID 15 FOOT INGRESS/EGRESS EASEMENT AND THE END OF SAID COUNTY MAINTAINED RIGHT OF WAY; THENCE RUN S00°01'30"E ALONG SAID EAST LINE, A DISTANCE OF 757.18 FEET TO A 3"x3" CONCRETE MONUMENT WITH NO IDENTIFICATION MARKING THE SOUTHEAST CORNER OF THE SOUTHWEST CORNER OF THE NORTHEAST 1/4; THENCE DEPARTING SAID EAST LINE RUN S89°47'21"W ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 660.68 FEET TO A 5/8" IRON ROD MARKING THE NORTHEAST CORNER OF THE WEST 1/2 OF THE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE RUN S00°01'07"W ALONG THE EAST LINE OF THE WEST 1/2 OF THE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 1320.60 FEET; THENCE RUN S00°05'54"W ALONG THE EAST LINE OF THE WEST 1/2 OF THE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 1320.85 FEET TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28; THENCE RUN S89°42'25"W ALONG SAID SOUTH LINE, A DISTANCE OF 662.80 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4; THENCE RUN S89°43'07"W ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 28, A DISTANCE OF 217.89 FEET TO THE CENTERLINE OF A 100 FOOT EASEMENT PER OFFICIAL RECORDS BOOK 1284, PAGE 557, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SAID CENTERLINE ALSO BEING THE CENTERLINE OF HORSE CREEK CANAL; THENCE DEPARTING SAID SOUTH LINE RUN N17°24'04"W ALONG SAID CENTERLINE, A DISTANCE OF 3713.77 FEET; THENCE CONTINUE ALONG SAID CENTERLINE N01°33'01"W, A DISTANCE OF 416.64 FEET TO THE SOUTH LINE OF THE NORTH 1/4 OF SECTION 28; THENCE RUN N89°50'32"E ALONG SAID SOUTH LINE, A DISTANCE OF 50.01 FEET TO THE EAST LINE OF THE AFOREMENTIONED 100 FOOT EASEMENT PER OFFICIAL RECORDS BOOK 1284, PAGE 557; THENCE DEPARTING SAID SOUTH LINE RUN N00°12'46"W ALONG THE EAST LINE OF SAID EASEMENT, A DISTANCE OF 1321.33 FEET TO THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 28; THENCE DEPARTING SAID EAST LINE RUN N89°52'20"E ALONG SAID NORTH LINE, A DISTANCE OF 1303.78 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST 1/4; THENCE RUN N89°48'39"E ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 28, A DISTANCE OF 2631.70 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 274.88 ACRES MORE OR LESS.

Stacy M. Butterfield POLK
CFN# 2015044219 OR BK 9473 PG 747 Pgs 0741-0750 03/12/2015 09:18:24 AM

Exhibit "A"

Legal Description of the Property

THAT PART OF SECTION 28, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

THE EAST 3/4 OF THE NORTH 1/4, LESS AND EXCEPT THE MAINTAINED RIGHT OF WAY FOR CRESCENT VALLEY RANCH ROAD AS RECORDED IN MAP BOOK 1, PAGE 260 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, LESS AND EXCEPT THE MAINTAINED RIGHT OF WAY FOR CRESCENT VALLEY RANCH ROAD AS RECORDED IN MAP BOOK 1, PAGE 260 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, THE SOUTH 1/2 OF THE NORTHWEST 1/4 LYING EAST OF THE HORSE CREEK CANAL, THE WEST 1/2 HALF OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, AND THE SOUTHWEST 1/4 LYING EAST OF THE HORSE CREEK CANAL.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF SECTION 28, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LYING EASTERLY OF HORSE CREEK CANAL AND LESS THAT PORTION OF MAINTAINED RIGHT OF WAY FOR CRESCENT VALLEY RANCH ROAD AS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; THENCE RUN S00°07'56"E ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 1301.65 FEET TO THE NORTHERLY LINE OF CRESCENT VALLEY RANCH ROAD BEING A COUNTY MAINTAINED RIGHT OF WAY (PER MAP BOOK 1, PAGE 260); THENCE DEPARTING SAID EAST LINE RUN THE FOLLOWING COURSES ALONG SAID MAINTAINED RIGHT OF WAY LINE: THENCE RUN S89°11'21"W, A DISTANCE OF 84.41 FEET; THENCE RUN S89°52'08"W, A DISTANCE OF 300.00 FEET; THENCE RUN S89°17'45"W, A DISTANCE OF 200.01 FEET; THENCE RUN S89°40'40"W, A DISTANCE OF 300.00 FEET; THENCE RUN S89°52'08"W, A DISTANCE OF 100.00 FEET; THENCE RUN S89°17'45"W, A DISTANCE OF 100.00 FEET; THENCE RUN N89°33'30"W, A DISTANCE OF 100.00 FEET; THENCE RUN N89°14'59"W, A DISTANCE OF 65.01 FEET; THENCE RUN S00°45'01"W, A DISTANCE OF 0.88 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 74.23 FEET, A CENTRAL ANGLE OF 37°45'24", A CHORD BEARING S70°13'40"W AND A CHORD DISTANCE OF 48.04 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 48.92 FEET TO THE SOUTH LINE OF THE EAST 3/4 OF THE NORTH 1/4 OF SAID SECTION 28; THENCE RUN S89°47'24"W ALONG SAID SOUTH LINE, A DISTANCE OF 23.63 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28 AND THE EAST LINE OF A 15 FOOT INGRESS/EGRESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 2332, PAGE 260, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE S00°01'41"E, ALONG SAID EAST LINE, A DISTANCE OF 49.79 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 86.89 FEET, A CENTRAL ANGLE OF 09°35'31", A CHORD BEARING S01°48'24"W AND A CHORD DISTANCE OF 14.53 FEET; THENCE RUN SOUTHWESTERLY ALONG THE

Stacy M. Butterfield POLK
CFN# 2015044219 OR BK 9473 PG 748 Pgs 0741-0750 03/12/2015 09:18:24 AM

ARC OF SAID CURVE A DISTANCE OF 14.55 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID CURVE, RUN S20°05'56"W, A DISTANCE OF 47.92 FEET; THENCE RUN S00°01'53"E, A DISTANCE OF 54.00 FEET; THENCE RUN S03°27'54"E, A DISTANCE OF 100.18 FEET; THENCE RUN S01°10'37"E, A DISTANCE OF 200.04 FEET; THENCE RUN S00°32'30"W A DISTANCE OF 100.00 FEET; THENCE RUN N89°58'07"E, A DISTANCE OF 7.93 FEET TO THE AFOREMENTIONED EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE EAST LINE OF SAID 15 FOOT INGRESS/EGRESS EASEMENT, AND THE END OF SAID COUNTY MAINTAINED RIGHT OF WAY; THENCE RUN S00°01'41"E ALONG SAID EAST LINE, A DISTANCE OF 756.96 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE DEPARTING SAID EAST LINE RUN S89°46'50"W, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 660.35 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 28; THENCE RUN S00°03'53"W, ALONG THE EAST LINE OF THE WEST 1/2 OF THE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 2641.26 FEET TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 28; THENCE RUN S89°43'17"W ALONG THE SOUTH LINE OF THE WEST 1/2 OF THE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 662.78 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 28; THENCE RUN S89°42'30"W ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 28, A DISTANCE OF 218.12 FEET TO THE CENTERLINE OF A 100 FOOT EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1284, PAGE 557, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SAID CENTERLINE ALSO BEING THE CENTERLINE OF HORSE CREEK CANAL; THENCE DEPARTING SAID SOUTH LINE RUN N17°24'04"W ALONG SAID CENTERLINE, A DISTANCE OF 3713.31 FEET; THENCE CONTINUE ALONG SAID CENTERLINE N01°33'33"W, A DISTANCE OF 416.66 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/4 OF SAID SECTION 28; THENCE RUN N89°50'24"E, ALONG SAID SOUTH LINE, A DISTANCE OF 29.49 FEET TO THE WEST LINE OF THE EAST 3/4 OF THE NORTH 1/4 OF SAID SECTION 28; THENCE DEPARTING SAID SOUTH LINE RUN N00°08'48"W ALONG SAID WEST LINE, A DISTANCE OF 1321.28 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 28; THENCE DEPARTING SAID WEST LINE RUN N89°52'12"E ALONG SAID NORTH LINE, A DISTANCE OF 1316.02 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 28; THENCE RUN N89°48'23"E, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 2631.78 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 275.36 ACRES MORE OR LESS.

Stacy M. Butterfield POLK
CFN# 2015044219 OR BK 9473 PG 749 Pgs 0741-0750 03/12/2015 09:18:24 AM

Exhibit "B"

Tax Parcel Identification Numbers

TAX PARCEL NO.: 28-26-27-011000 (portion)
TAX PARCEL NO.: 28-26-27-014010
TAX PARCEL NO.: 28-26-27-014020
TAX PARCEL NO.: 28-26-27-014030
TAX PARCEL NO.: 28-26-27-014040
TAX PARCEL NO.: 28-26-27-014050
TAX PARCEL NO.: 28-26-27-014060
TAX PARCEL NO.: 28-26-27-014070
TAX PARCEL NO.: 28-26-27-014080
TAX PARCEL NO.: 28-26-27-014090

Stacy M. Butterfield POLK
CFN# 2015044219 OR BK 9473 PG 750 Pgs 0741-0750 03/12/2015 09:18:24 AM

IMPACT ASSESSMENT STATEMENT – CENTER STATE PD

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?

The majority of the subject property is located within the Phase 2 area of the Ridgewood Lakes DRI, which was most recently modified for a variety of residential uses in 2017. The proposed PD is consistent with the approved DRI development program and Map H. The project is proposed as a neighborhood and includes single family detached units and attached townhome units (multifamily). In addition, some or all of the units are proposed to be used as Short Term Rental Units to be determined through the appropriate level 3 review process. The proposed project is consistent with approved projects within the vicinity, as well as development trends in this area. Improvements to the surrounding road network have been implemented since the DRI approval. The project will include a new connection to CR 547/Lee Jackson HWY at the easterly boundary of the subject property. A new spine road will also be constructed from the subject property through future development to the north, which will also provide connectivity to the approved development plan to the south. Finally, the portion of the subject property that is not located within the Ridgewood Lakes DRI is consistent with approved projects within the vicinity, as well as development trends in this area.

2. What are, if any, the incompatibility and special efforts needed to minimize the differences in the proposed use with adjacent uses?

The proposed project is consistent with approvals already received through the DRI process and is not incompatible with the surrounding areas. In areas where the residential lot size may be smaller than adjacent existing residential lots sizes, buffers with landscaping and screening will be provided on the property. In addition, the portion of the subject property that is not located within the Ridgewood Lakes DRI is compatible with approved projects within the vicinity, as well as development trends in the area.

3. How will the request influence future development of the area?

It is possible that the proposed project will encourage additional development in the surrounding area, including commercial and neighborhoods support uses, as a result of the additional rooftops that the project will add. This additional development is anticipated and planned for in the Northridge SAP, which provides guidelines for future growth. Currently, the US 27 corridor has many existing support uses already in place, including commercial and retail, professional office uses, and grocers.

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 is the number of vehicle trips to be generated daily and at the PM peak hour based on the latest Institute of Traffic Engineers (ITE)? Please provide a detailed1 methodology and calculations.

A major traffic study was completed as part of the Approved DRI and the project complies with the required improvements. However based on standard ITE data, it would be anticipated 7.81 Average Annual Daily Trips ("AADT") and 1 peak PM trip per dwelling unit. As such, the project would generate approximately 12,496 AADT and 1,600 PM peak hour trips.

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

A major traffic study was completed as part of the Approved DRI. The proposed PD is consistent with the approvals for will be completed prior to Level 2 approvals.

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

The LDC requires Single-Family Detached Homes and Townhouse Developments to provide 2.0 spaces per unit, excluding garages. The proposed project provides adequate parking on site for each unit as applicable under the associated land use type. If the short-term rental option is exercised for any or all of the development areas, the parking requirements are expected to be met through alternative parking strategies (i.e. master parking areas, on-street parking, and other methods.). The applicant anticipates discussing a series of conditions of approvals to insure the standards are met.

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

The proposed project will access existing public roads directly from new internal roadways. Access will be from CR 547/Lee Jackson HWY to the east and future development to the north to Ernie Caldwell Boulevard. Newly constructed internal roads will connect to these existing roadways.

NOTE: Applications for projects attributing 50 or fewer Average Annual Daily Trips (AADT) according to the latest Institute of Transportation Engineers (ITE) manual may provide a written explanation and justification of why impacts will not be significant in lieu of the required information for "Infrastructure Impacts" items 3through 9 above.

Sewage

Determine the impact caused by sewage generated 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 by the proposed development? (Response may be based on Section 703.F of the LDC)

Per Polk County LDC (270 GPD x number of units) the amount of sewage expected by the proposed project development is as follows; 432,000 GPD.

2. If on-site treatment is proposed, what are the proposed method, level of treatment, and the method of effluent disposal for the proposed sewage?

On-site treatment is not proposed.

3. If offsite treatment, who is the service provider?

Polk County Utilities is the service provider.

4. Where is the nearest sewer line (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 or right-of- way under certain conditions listed in Section 702E.3 of the Land Development Code)

The proposed connection to sanitary sewer for the subject property is an forcemain and new master lift station along Ernie Caldwell Blvd. The proposed development is working with adjacent developers to ensure the master infrastructure to serve the development with the Approved DRI for Ridgewood Lakes is implemented.

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

Per conversations with Polk County Utilities, there is capacity for the subject property, but capacity is not reserved until concurrency.

6. What is the anticipated date of connection?

Anticipated date of connection is 3rd Quarter 2026.

7. What improvements to the providers system are necessary to support the proposed request (e.g., lift stations, line extensions/expansions, interconnects, etc.)?

Lift stations will be necessary for the neighborhoods to connect to the existing County sewer system. There will be water and sewer lines running throughout the neighborhoods to service the subject property. These utility improvements for the proposed project will be shown on the engineering site plan drawings.

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 and/or who is the service provider?

The proposed project is intended to be connected to potable water supply provided by 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)

Per Polk County LDC (360 GPD x number of units) the amount of water consumption expected by the proposed project development is as follows; 576,000 GPD.

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

The proposed potable water and re-claimed water connection for the subject property is in facilities located in the right of way along Ernie Caldwell Blvd. The proposed development is working with adjacent developers to ensure the master infrastructure to serve the development with the Approved DRI for Ridgewood Lakes is implemented.

4. Who is the service provider?

Polk County Utilities is service provider.

5. What is the anticipated date of connection?

Anticipated date of connection is 3rd Quarter 2026.

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

Per conversations with Polk County Utilities, there is capacity for the subject property, but capacity is not reserved until concurrency.

7. Is there an existing well on the property(ies)?

There are no wells on site for the proposed project.

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.

As part of the substantial deviation determination for Ridgewood Lakes, the subject property was part of a Habitat Management Plan that discusses the environmental features of the DRI. There is also an existing SWFWMD permit for the site that includes the environmental assessment. A copy of the due Habitat Management Plan report dated December 3, 2014 has been provided to Polk County. The overall permitting effort for the Approved DRI is underway with the various permitting agencies.

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

The site contains areas of both wetlands and flood plain. The proposed development will include stormwater ponds that will both treat stormwater from the proposed development as well as provide compensating storage for any proposed impacts to the flood plain. Additional areas will be preserved in their natural condition.

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

There are no known wells.

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

The proposed project is not located within an Airport Buffer Zone.

5. Provide an analysis of soil types and percentage of coverage on site and what effect it will have on development.

As part of the substantial deviation determination for Ridgewood Lakes DRI, the subject property was part of a Soil Report Review that discussed the soil and development criteria for the DRI. A copy DRI response is included with this submittal.

<u>Infrastructure Impact Information</u>

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

1. Parks and Recreation;

Infrastructure needs related to this proposed project were considered as part of the Ridgewood Lakes DRI and determined to be sufficient in this part of Polk County.

2. Educational Facilities (e.g., preschool, elementary, middle school, high school);

Infrastructure needs related to this proposed project were considered as part of the Ridgewood Lakes DRI Plan and determined to be sufficient in this part of Polk County. School concurrency will be part of the Level 2 process. In the event the short term rental option is chose for any or all of the development areas, there would not be any impacts to school capacity as no permanent residence will be permitted within those areas.

3. Health Care (e.g., emergency, hospital);

Infrastructure needs related to this proposed project were considered as part of the Ridgewood Lakes DRI and determined to be sufficient in this part of Polk County.

4. Fire Protection;

Infrastructure needs related to this proposed project were considered as part of the Ridgewood Lakes DRI and determined to be sufficient in this part of Polk County.

5. Police Protection and Security;

Infrastructure needs related to this proposed project were considered as part of the Ridgewood Lakes DRI and determined to be sufficient in this part of Polk County.

6. Emergency Medical Services (EMS);

Infrastructure needs related to this proposed project were considered as part of the Ridgewood Lakes DRI and determined to be sufficient in this part of Polk County.

7. Solid Waste (collection and waste generation); and

Infrastructure needs related to this proposed project were considered as part of the Ridgewood Lakes DRI and determined to be sufficient in this part of Polk County.

8. How may this request contribute to neighborhood needs?

Any identified neighborhood needs for the proposed project will be addressed through the concurrency review process. Parks, open space, trails, and neighborhood amenities centers will be provided onsite for the proposed homes. New street connections will be provided at several locations to address new vehicle trips and increase connectivity. Impacts to public utilities will also be addressed as identified through the concurrency review process.

Maps

Maps shall be used to give the public agencies a clear graphic illustration and visual understanding of the proposed development and the potential positive and negative impacts resulting from the development. Maps shall be of sufficient type, size, and scale to facilitate complete understanding of the elements of the proposed development. Scale shall be clearly indicated on each map and the dates of preparation and revisions shall be included. The project boundaries shall be overlaid on all maps. The following maps shall 8 1/2" x 11" and accompany Impact Assessment Statements:

Map A: A location map (center the site on the map) showing the relationship of the development to cities, highways, and natural features;

Map B: Map depicting the site boundary (properties included in the request)

Map C: A site plan consistent with Site Plan Standards 2 (multiple sheets may be used). In addition to the required number of copies please include an 8½" x 11" copy.

Maps are provided at the conclusion of the application.

CENTER STATE PLANNED DEVELOPMENT

SECTION 303, POLK COUNTY LAND DEVELOPMENT CODE

Locational Criteria.

The following portions of this Application is structured to provide assurance that the Center State PD meets or exceeds the applicable requirements of the LDC at the time of submittal. The primary purpose of this PD is not to achieve density on this site; but, instead is to approve lot widths less than 50' and the short term rental approval. The newly adopted PD rules establish that density and design of Planned Developments are a function of location, internal design, and external design. Accordingly, new application requirements for Planned Development are proposed that will set maximum residential densities based upon a series of locational criteria. The unit counts and density on the site are primarily vested through the Approved DRI. As such, the locational scoring table has not been provided at this time. However, one can be provided if necessary.

Amenity Plan

The recently PD rules define various categories of amenities and assign certain points for each type. The total number of amenity points in the community must meet or exceed the number of residential dwelling units being requested. The location and details of all proposed amenities are to identified on the "Amenity Plan" provided as a component of the binding Site Plan. In the case of the Center State PD, the system of amenities proposed on the Site Plan, as categorized by the County's proposed amenity point system, will meet or exceed a total of 1,600 points. Please refer to the detailed Amenity Plan provided with this Application. Please note, the request for short-term rental approval may alter how amenities are delivered at the time of Level 2 approval.

Additional Parking Requirements.

The recently adopted PD rules also set forth additional parking requirements for communities with residential lot widths of less than 65 ft. Since typical lot width within the Center State PD is less than 65', additional parking spaces will be required under the new code. The rate of additional required parking is 1 space for every 10 residential units. The location and details of all proposed off-street parking facilities are to identified on the Site Plan submitted with this Application. Please refer to the Site Plan provided with this Application. Please note, the request for short-term rental approval may alter how additional parking requirement are delivered at the time of Level 2 approval. For instance, there may be deviations to prevent and discourage long term use of the units. These deviations could include items such as no garages, master parking lots, on-street parking only, no mail boxes, and other deviations from standard residential developments. The applicant proposes to address this flexibility with conditions of approval in the event short-term rental options are selected at the time of Level 2 approvals for each development area.

LEGAL DESCRIPTION

THAT PART OF SECTIONS 21,22, AND 28, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LYING EAST OF THE HORSE CREEK CANAL AS DESCRIBED IN OFFICIAL RECORD BOOK 9281, PAGE 1495, PUBLIC RECORDS OF POLK COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT SOUTHEAST CORNER OF SAID SECTION 21 ALSO BEING THE SOUTHWEST CORNER OF SECTION 22, THE NORTHEAST CORNER OF SECTION 28, THE NORTHWEST CORNER OF SECTION 27, AND THE NORTHWEST CORNER OF CRESCENT RIDGE ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 77, PAGES 46 & 47, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SAID POINT BEING A 4”x4” CONCRETE MONUMENT WITH NO IDENTIFICATION; RUN THENCE ALONG THE NORTH BOUNDARY OF SAID CRESCENT RIDGE, AND SECTION 27, ALSO BEING THE SOUTH BOUNDARY OF SECTION 22, N89°28'04”E A DISTANCE OF 689.97 FEET TO THE BOUNDARY OF UNRECORDED CONSERVATION EASEMENT # 7; RUN THENCE ALONG THE BOUNDARY OF SAID CONSERVATION EASEMENT THE FOLLOWING FOUR COURSES: (1) N42°59'28”E A DISTANCE OF 477.51 FEET; (2) N80°58'59”E A DISTANCE OF 354.75 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1694.50 FEET, A DELTA ANGLE OF 22°16'49”, A CHORD WHICH BEARS S87°52'37”E, A DISTANCE OF 654.79 FEET; (3) RUN THENCE ALONG SAID CURVE AN ARC DISTANCE OF 658.93 FEET; (4) S76°44'12”E A DISTANCE OF 308.12 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; RUN THENCE ALONG SAID WEST LINE N00°37'47”W A DISTANCE OF 35.71 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; RUN THENCE ALONG THE NORTH LINE OF THE SOUTH 1/4 OF THE SOUTHEAST 1/4 OF SAID SOUTHWEST 1/4 AND THE NORTH LINE OF THE SOUTH 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22, N89°35'05”E A DISTANCE OF 1223.24 FEET TO THE WESTERN RIGHT OF WAY LINE OF COUNTY ROAD 547; RUN THENCE ALONG SAID WESTERN RIGHT OF WAY LINE, N15°13'34'W A DISTANCE OF 341.40 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; RUN THENCE ALONG SAID NORTH LINE S89°42'17”W A DISTANCE OF 804.78 FEET TO THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22, SAID POINT BEING A 4”x4” CONCRETE MONUMENT WITH NO IDENTIFICATION; RUN THENCE ALONG THE WEST LINE OF SAID NORTH 1/2, N00°42'08”W A DISTANCE OF 150.50 FEET TO THE BOUNDARY OF UNRECORDED CONSERVATION EASEMENT # 6; RUN THENCE ALONG SAID BOUNDARY OF UNRECORDED CONSERVATION EASEMENT # 6 THE FOLLOWING

TWENTY THREE COURSES: (1) S89°08'21”W A DISTANCE OF 21.49 FEET; (2) N86°45'00”W A DISTANCE OF 51.73 FEET; (3) N85°27'04”W A DISTANCE OF 48.36 FEET; (4) N85°47'41”W A DISTANCE OF 43.95 FEET; (5) S81°23'46”W A DISTANCE OF 41.78 FEET; (6) N76°46'57'W A DISTANCE OF 54.19 FEET; (7) N51°56'33”W A DISTANCE OF 54.64 FEET; (8) N06°15'43”W A DISTANCE OF 83.81 FEET; (9) N01°50'25”W A DISTANCE OF 45.02 FEET; (10) N48°17'48”W A DISTANCE OF 22.16 FEET; (11) N51°57'55”W A DISTANCE OF 43.73 FEET; (12) N53°10'46”W A DISTANCE OF 67.39 FEET; (13) N46°15'46”W A DISTANCE OF 52.59 FEET; (14) N54°11'15”W A DISTANCE OF 20.81 FEET; (15) N56°57'10”W A DISTANCE OF 37.66 FEET; (16) N73°11'09”W A DISTANCE OF 46.56 FEET; (17) N68°04'37”W A DISTANCE OF 30.63 FEET; (18) N75°34'07”W A DISTANCE OF 53.56 FEET; (19) N76°24'40”W A DISTANCE OF 35.80 FEET; (20) N83°14'14”W A DISTANCE OF 58.21 FEET; (21) N50°42'08”W A DISTANCE OF 99.71 FEET; (22) N18°12'23”W A DISTANCE OF 39.64 FEET; (23) N14°44'06”W A DISTANCE OF 19.02 FEET TO NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; RUN THENCE ALONG SAID NORTH LINE, S89°25'21”W A DISTANCE OF 61.60 FEET TO THE SOUTHEAST CORNER OF CHATEAU AT ASTONIA ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 198, PAGES 25 - 29, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; RUN THENCE ALONG THE SOUTH BOUNDARY OF SAID CHATEAU AT ASTONIA, S89°31'51”W A DISTANCE OF 1116.97 FEET TO THE SOUTHEAST CORNER OF ASTONIA PHASE 2 & 3 ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 192, PAGES 27 - 41, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; RUN THENCE ALONG THE SOUTH BOUNDARY OF SAID ASTONIA PHASE 2 & 3, S89°31'29”W A DISTANCE OF 663.35 FEET TO THE SOUTHWEST CORNER THEREOF, ALSO BEING THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 21; RUN THENCE ALONG THE WEST LINE OF SAID ASTONIA PHASE 2 & 3, N00°29'56"W A DISTANCE OF 0.37'; THENCE S89°29'53”W A DISTANCE OF 395.07 FEET TO THE BOUNDARY OF UNRECORDED CONSERVATION EASEMENT # 11; RUN THENCE ALONG SAID BOUNDARY OF CONSERVATION EASEMENT # 11 THE FOLLOWING SIX COURSES: (1) S00°29'32”E A DISTANCE OF 167.92 FEET; (2) N79°47'48'W A DISTANCE OF 76.42 FEET; (3) S69°11'57”W A DISTANCE OF 321.77 FEET; (4) S83°33'29”W A DISTANCE OF 149.85 FEET; (5) N65°04'17”W A DISTANCE OF 290.42 FEET; (6) N10°08'57”E A DISTANCE OF 158.89 FEET; THENCE S89°29'53”W A DISTANCE OF 179.84 FEET TO A NON TANGENT, NON RADIAL POINT ON A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1110.00 FEET, A DELTA ANGLE OF 17°10'09”, A CHORD WHICH BEARS N05°44'50”W, 331.38 FEET; RUN THENCE ALONG SAID CURVE AN ARC DISTANCE OF 332.62 FEET; THENCE N87°09'46”W A DISTANCE OF 80.00 FEET; THENCE S78°11'28”W A DISTANCE OF 810.18 FEET; THENCE N26°04'12”E A DISTANCE OF 1289.20 FEET; THENCE S89°43'02”W A DISTANCE OF 503.72 FEET TO THE BOUNDARY OF UNRECORDED CONSERVATION EASEMENT # 5; RUN THENCE ALONG SAID

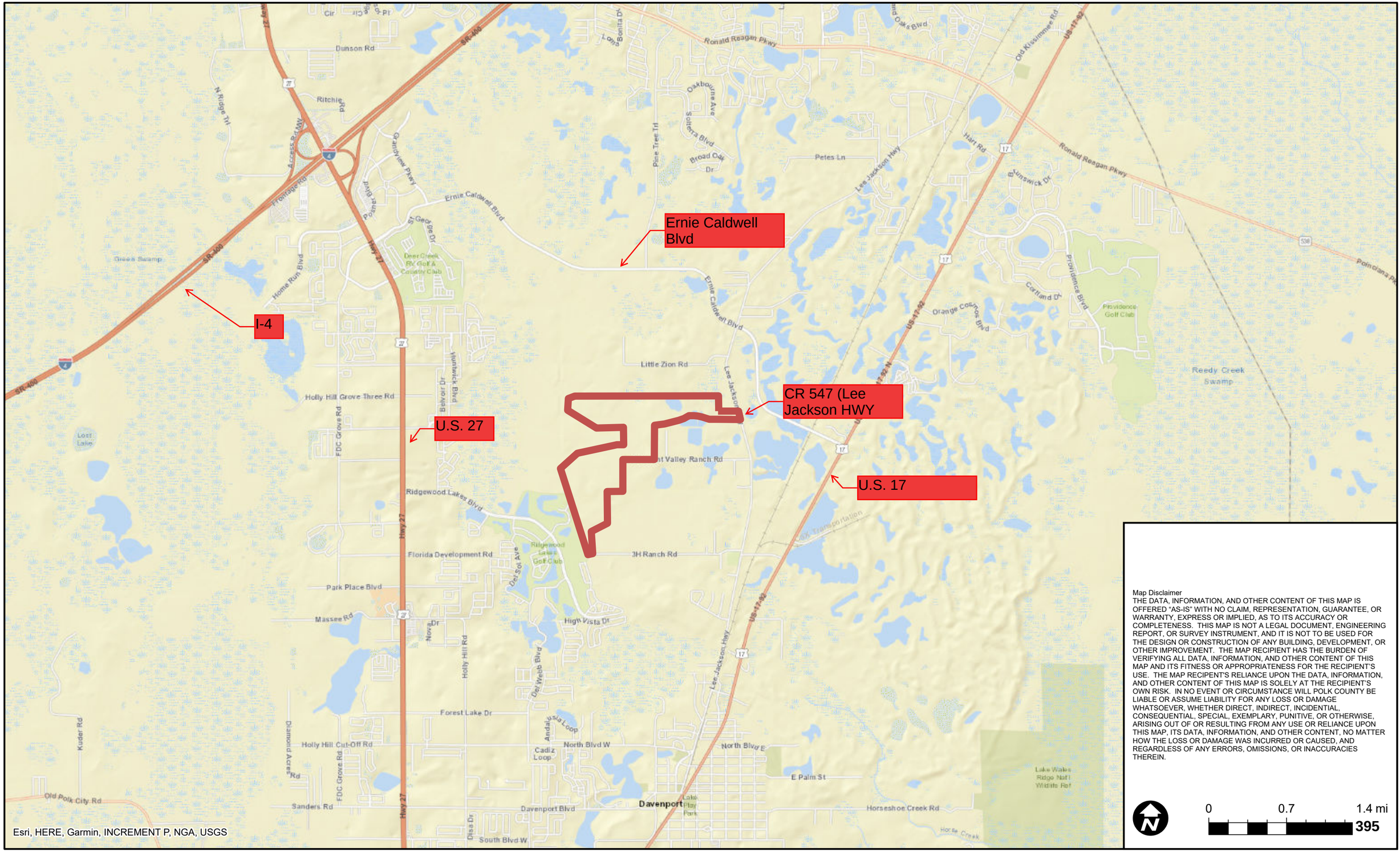
BOUNDARY OF UNRECORDED CONSERVATION EASEMENT # 5 THE FOLLOWING FOUR COURSES: (1) S00°16'45”E A DISTANCE OF 135.14 FEET; (2) S25°16'55”W A DISTANCE OF 500.94 FEET; (3) S47°06'47”W A DISTANCE OF 750.00 FEET; (4) S64°06'47”W A DISTANCE OF 785.00 FEET TO A POINT ON THE BOUNDARY OF UNRECORDED CONSERVATION EASEMENT # 2; RUN THENCE ALONG SAID BOUNDARY OF UNRECORDED CONSERVATION EASEMENT # 2 THE FOLLOWING ELEVEN COURSES: (1) S00°06'47'W A DISTANCE OF 466.00 FEET; (2) S58°53'13”E A DISTANCE OF 1400.00 FEET; (3) S89°53'13”E A DISTANCE OF 1458.15 FEET; (4) S05°29'14”E A DISTANCE OF 366.01 FEET (5) S00°06'47”W A DISTANCE OF 177.46 FEET TO A NON TANGENT POINT ON A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 175.00 FEET, A DELTA ANGLE OF 78°53'22”, A CHORD WHICH BEARS S50°40'06”W A DISTANCE OF 222.37 FEET; (6) RUN THENCE ALONG SAID CURVE AN ARC DISTANCE OF 240.95 FEET TO A POINT OF TANGENCY; (7) N89°53'13”W A DISTANCE OF 134.75 FEET; (8) S83°05'32”W A DISTANCE OF 368.16 FEET; (9) S77°06'47”W A DISTANCE OF 1675.00 FEET; (10) S46°57'56”W A DISTANCE OF 861.35 FEET; (11) S89°21'14”W 24.57 FEET TO SAID EAST BOUNDARY OF THE HORSE CREEK CANAL; RUN THENCE ALONG SAID EAST BOUNDARY OF THE HORSE CREEK CANAL THE FOLLOWING TWO COURSES: (1) S00°19'19”E A DISTANCE OF 37.00 FEET; (2) S17°24'06'E A DISTANCE OF 3740.36 FEET TO THE SOUTH LINE OF SAID SECTION 28; RUN THENCE ALONG SAID SOUTH LINE OF SECTION 28, N89°42'31”E A DISTANCE OF 239.36 FEET TO THE BOUNDARY OF UNRECORDED CONSERVATION EASEMENT # 8, PART A; RUN THENCE ALONG THE BOUNDARY OF SAID CONSERVATION EASEMENT # 8 THE FOLLOWING TWO COURSES: (1) N02°58'53”W A DISTANCE OF 953.97 FEET; (2) N59°59'12”E A DISTANCE OF 741.44 FEET TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 28; RUN THENCE ALONG THE EAST LINE OF SAID WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, N00°01'13”E A DISTANCE OF 1320.66 FEET TO THE NORTHEAST CORNER OF SAID WEST 1/2; RUN THENCE ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, N89°47'03”E A DISTANCE OF 660.40 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4; RUN THENCE ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28, N00°01'13”W A DISTANCE OF 756.96 FEET TO THE INTERSECTION WITH THE MAINTAINED RIGHT OF WAY OF CRESCENT VALLEY RANCH ROAD AS DEPICTED IN MAINTAINED RIGHT OF WAY MAP 1, PAGE 260, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; RUN THENCE ALONG SAID MAINTAINED RIGHT OF WAY LINE THE FOLLOWING EIGHTEEN COURSES: (1) S89°58'35”W A DISTANCE OF 7.93 FEET; (2) N00°32'58”E A DISTANCE OF 100.00 FEET; (3) N01°10'09”W A DISTANCE OF 100.02 FEET; (4) N01°10'09”W A DISTANCE OF 100.02 FEET; (5) N03°27'26”W A DISTANCE OF 100.18 FEET; (6) N00°01'25”W A DISTANCE OF 54.00 FEET; (7) N20°06'24”E A DISTANCE

OF 47.92 FEET TO NON TANGENT POINT ON A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 86.89 FEET, A DELTA ANGLE OF 09°35'33”, A CHORD WHICH BEARS N01°48'52”E A DISTANCE OF 14.53 FEET; (8) RUN THENCE ALONG SAID CURVE AN ARC DISTANCE OF 14.55 FEET; (9) N00°02'25”W A DISTANCE OF 49.85 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28; (10) N89°48'20”E A DISTANCE OF 23.68 FEET TO A NON TANGENT POINT ON A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 74.23 FEET, A DELTA ANGLE OF 37°54'25”, A CHORD WHICH BEARS N70°09'01”E A DISTANCE OF 48.22 FEET; (11) RUN THENCE ALONG SAID CURVE AN ARC DISTANCE OF 49.11 FEET; (12) THENCE NON TANGENT TO THE PREVIOUS COURSE, RUN N00°44'56”E A DISTANCE OF 0.88 FEET; (13) S89°26'17”E A DISTANCE OF 165.01 FEET; (14) N89°34'52”E A DISTANCE OF 200.00 FEET; (15) N89°40'35”E A DISTANCE OF 300.00 FEET; (16) N89°17'40”E A DISTANCE OF 200.01 FEET; (17) N89°52'03”E A DISTANCE OF 300.00 FEET; (18) N89°11'16”E A DISTANCE OF 84.24 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 28; RUN THENCE ALONG SAID EAST LINE OF THE NORTHEAST 1/4 OF SECTION 28, N00°08'34”W A DISTANCE OF 1301.50 FEET TO THE POINT OF BEGINNING.

MAPS

March 5, 2025

Location Map



Map Disclaimer

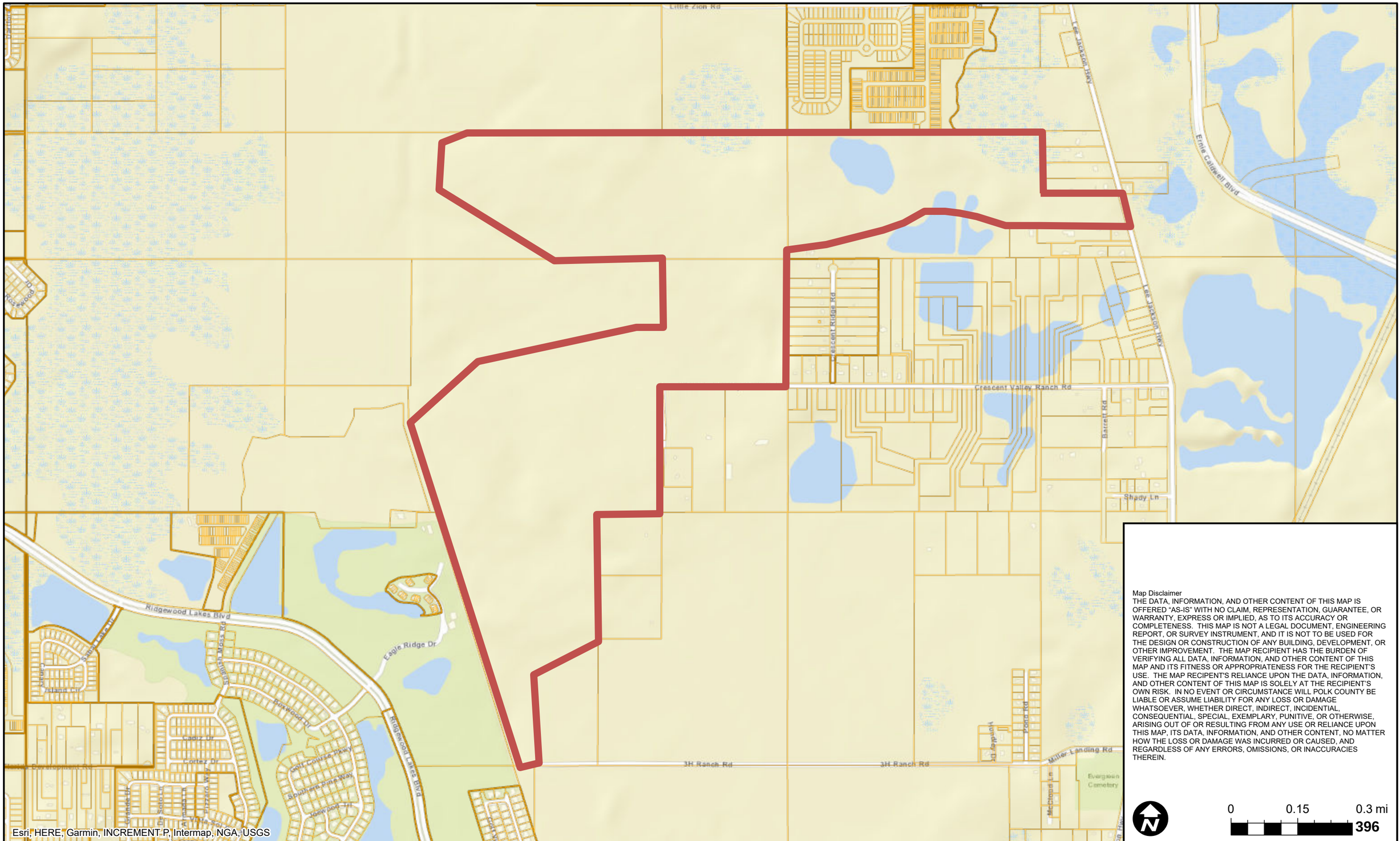
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395

March 5, 2025

Site Boundary Map

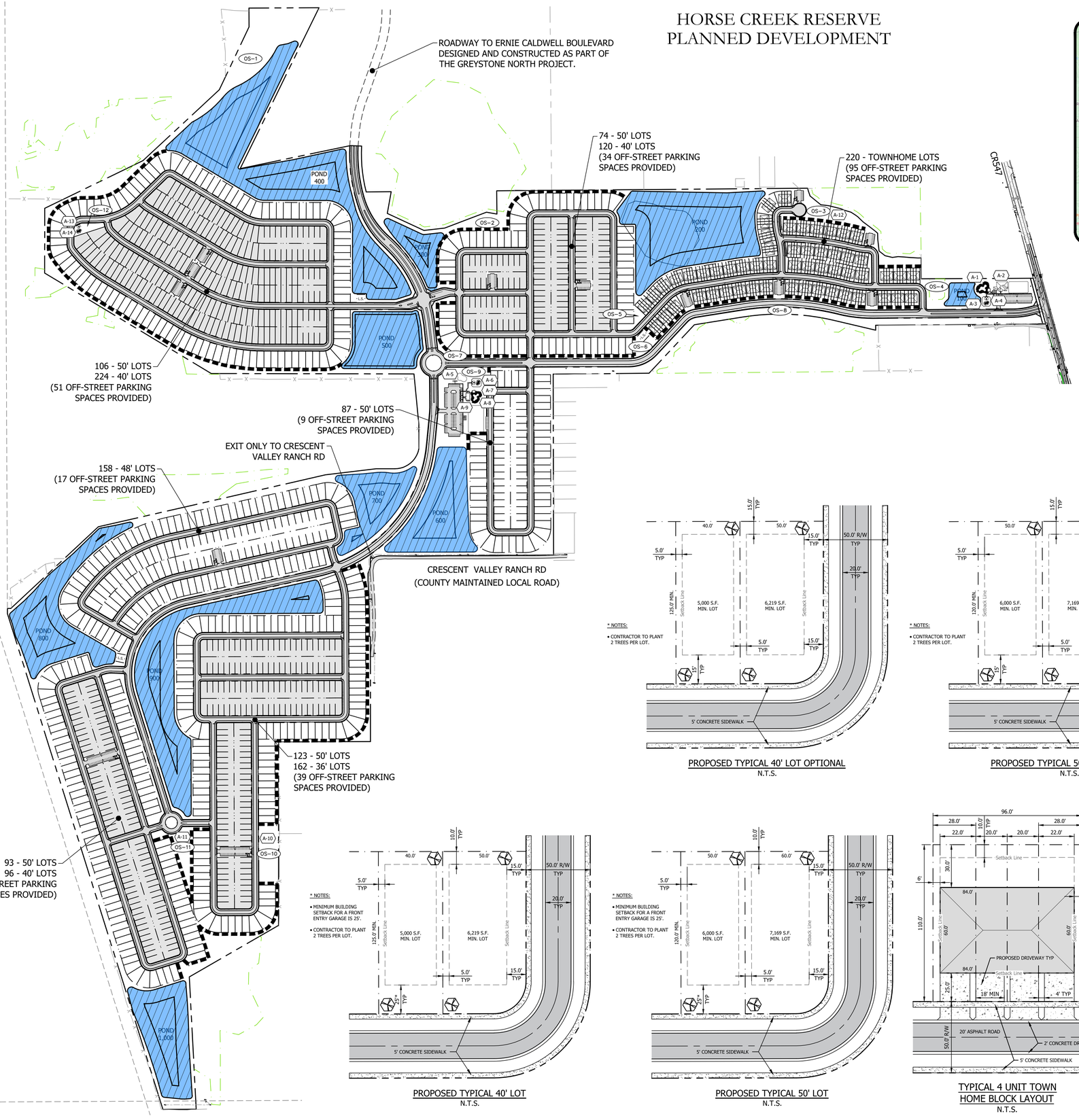


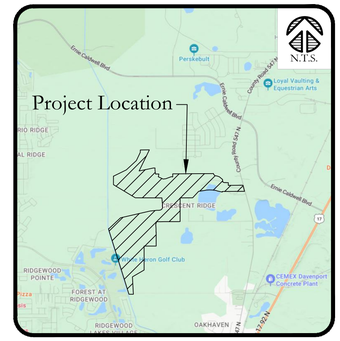
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0 0.15 0.3 mi

396

HORSE CREEK RESERVE
PLANNED DEVELOPMENT





Location Map



GRAPHIC SCALE

0 175 350 700

SCALE: 1 inch =350 ft.

LEGEND

- 40' WIDE SINGLE-FAMILY LOTS
- TYPICAL TOWNHOME UNIT
- TYPE "C" BUFFER
- OS-2 — CALCULATED OPEN SPACE & LABEL
- A-1 — AMENITY LABEL
- LS — LIFT STATION LOCATION

SITE DATA:

PARCEL INFORMATION:

PARCEL IDS:	PARCEL 1: 272621-000000-022000, PARCEL 2: 272622-000000-042010 PARCEL 3: 272628-000000-014010
TOTAL PROJECT AREA:	373.6± AC
PROPOSED USE:	RESIDENTIAL
PROPOSED TOTAL RESIDENTIAL DENSITY:	1,457 TOTAL UNITS (3.90 DU/AC)
PROPOSED SINGLE-FAMILY RESIDENTIAL LOTS:	1,237 UNITS
MINIMUM SINGLE-FAMILY RESIDENTIAL LOT SIZE:	5,000 S.F. 40's LOTS = 598 (41±% OF S.F. UNITS) 50's LOTS = 639 (44±% OF S.F. UNITS)
PROPOSED TOWNHOME RESIDENTIAL LOTS:	220 UNITS (15±% OF TOTAL UNITS)
MINIMUM TOWNHOME RESIDENTIAL LOT SIZE:	2,200 S.F.
MAXIMUM STRUCTURE HEIGHT:	50'
FLOOD ZONE:	"X" & "A"
FIRM PANEL:	12105C0230H
FIRM DATE:	DECEMBER 22, 2016
LAND USE:	RL-4X
SELECT AREA PLAN (SAP):	NORTH RIDGE
PARKING SPACES PROVIDED ON EACH LOT (2 PER LOT):	2,914
OFF-STREET PARKING SPACES:	284
TOTAL PARKING SPACES FOR RES. DEVELOPMENT:	3,198
TOTAL DEVELOPABLE AREA (TDA):	373.57 ACRES
REQUIRED OPEN SPACE (20% OF TDA):	74.71 ACRES
OPEN SPACE PROVIDED:	113.97 ACRES (30% +/-)
REQUIRED RECREATIONAL SPACE (500 sq.ft / Lot):	16.72 ACRES
RECREATION SPACE PROVIDED:	18.40 ACRES

OPEN / RECREATION SPACE TABLE

OPEN SPACE ID	DESCRIPTION	AREA (ACRE)	MAINTENANCE ENTITY
OS-1	OPEN SPACE ONLY	12.32	CDD
OS-2	OPEN SPACE ONLY	3.56	CDD
OS-3	OPEN SPACE W/ RECREATION	2.24	CDD
OS-4	OPEN SPACE W/ RECREATION	3.95	CDD
OS-5	OPEN SPACE ONLY	0.31	CDD
OS-6	OPEN SPACE ONLY	3.09	CDD
OS-7	OPEN SPACE ONLY	0.96	CDD
OS-8	OPEN SPACE ONLY	5.57	CDD
OS-9	OPEN SPACE W/ RECREATION	4.66	CDD
OS-10	OPEN SPACE W/ RECREATION	5.66	CDD
OS-11	OPEN SPACE W/ RECREATION	1.58	CDD
OS-12	OPEN SPACE W/ RECREATION	0.31	CDD
-	PONDS	69.56	CDD
	TOTAL OPEN SPACE	113.52	
	TOTAL RECREATIONAL SPACE	18.40	

AMENITY TABLE

OPEN SPACE ID	DESCRIPTION	AMENITY TYPE	AMENITY POINTS	MAINTENANCE ENTITY
A-1	COMMUNITY POOL	IV	200	CDD
A-2	CLUBHOUSE	IV	200	CDD
A-3	PLAYGROUND	II	75	CDD
A-4	PICNIC PAVILION	II	75	CDD
A-5	TOT LOT	II	75	CDD
A-6	PICNIC PAVILION	II	75	CDD
A-7	PLAYGROUND	II	75	CDD
A-8	COMMUNITY POOL	IV	200	CDD
A-9	CLUBHOUSE	IV	200	CDD
A-10	DOG PARK	II	75	CDD
A-11	DOG PARK	II	75	CDD
A-12	DOG PARK	II	75	CDD
A-13	PICNIC PAVILION	II	75	CDD
A-14	PLAYGROUND	II	75	CDD
	TOTAL AMENITY POINTS		1,550	
	TOTAL AMENITY POINTS REQUIRED		1,481	

GENERAL NOTES

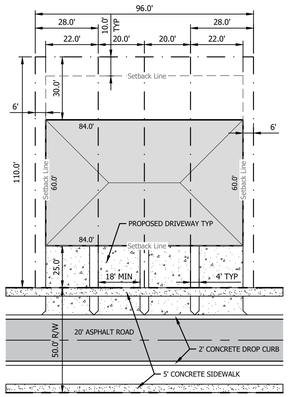
1. THE PROJECT WILL BE CONSTRUCTED IN MULTIPLE PHASES. THE LOCATION, LIMITS AND TIMING OF EACH PHASE IS YET TO BE DETERMINED.
2. WETLAND LOCATIONS SHOWN ON THE PLAN ARE APPROXIMATE THE EXACT BOUNDARIES, SIZE, TYPE AND QUALITY OF ALL ONSITE WETLANDS SHALL BE DETERMINED PRIOR TO LEVEL 2 REVIEW.
3. THE PARCEL ID NOS. AND FUTURE LAND USE DESIGNATIONS OF ALL ADJACENT PROPERTIES ARE PROVIDED ON THIS PLAN.
4. A MINIMUM OF ONE (2) CANOPY TREES SHALL BE PLANTED ON EACH RESIDENTIAL LOT. TREE PLACEMENT TO BE DETERMINED BY THE HOME BUILDER.
5. PUBLIC WATER & SEWER SERVICE SHALL BE PROVIDED BY POLK COUNTY UTILITIES.

PROPOSED TYPICAL 40' LOT OPTIONAL
N.T.S.

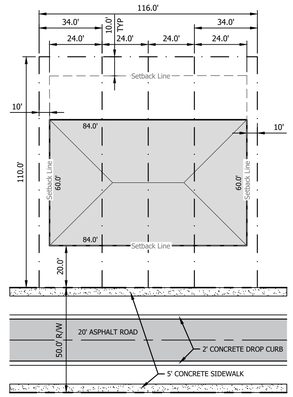
PROPOSED TYPICAL 50' LOT OPTIONAL
N.T.S.

PROPOSED TYPICAL 40' LOT
N.T.S.

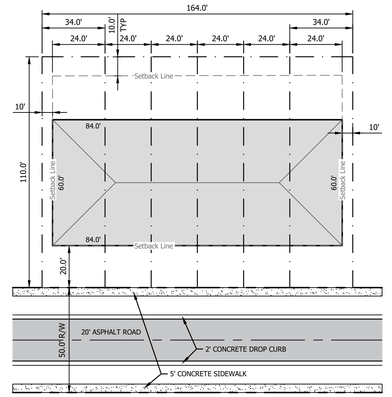
PROPOSED TYPICAL 50' LOT
N.T.S.



TYPICAL 4 UNIT TOWN
HOME BLOCK LAYOUT
N.T.S.



TYPICAL 4 UNIT TOWN
HOME BLOCK LAYOUT OPTIONAL
N.T.S.

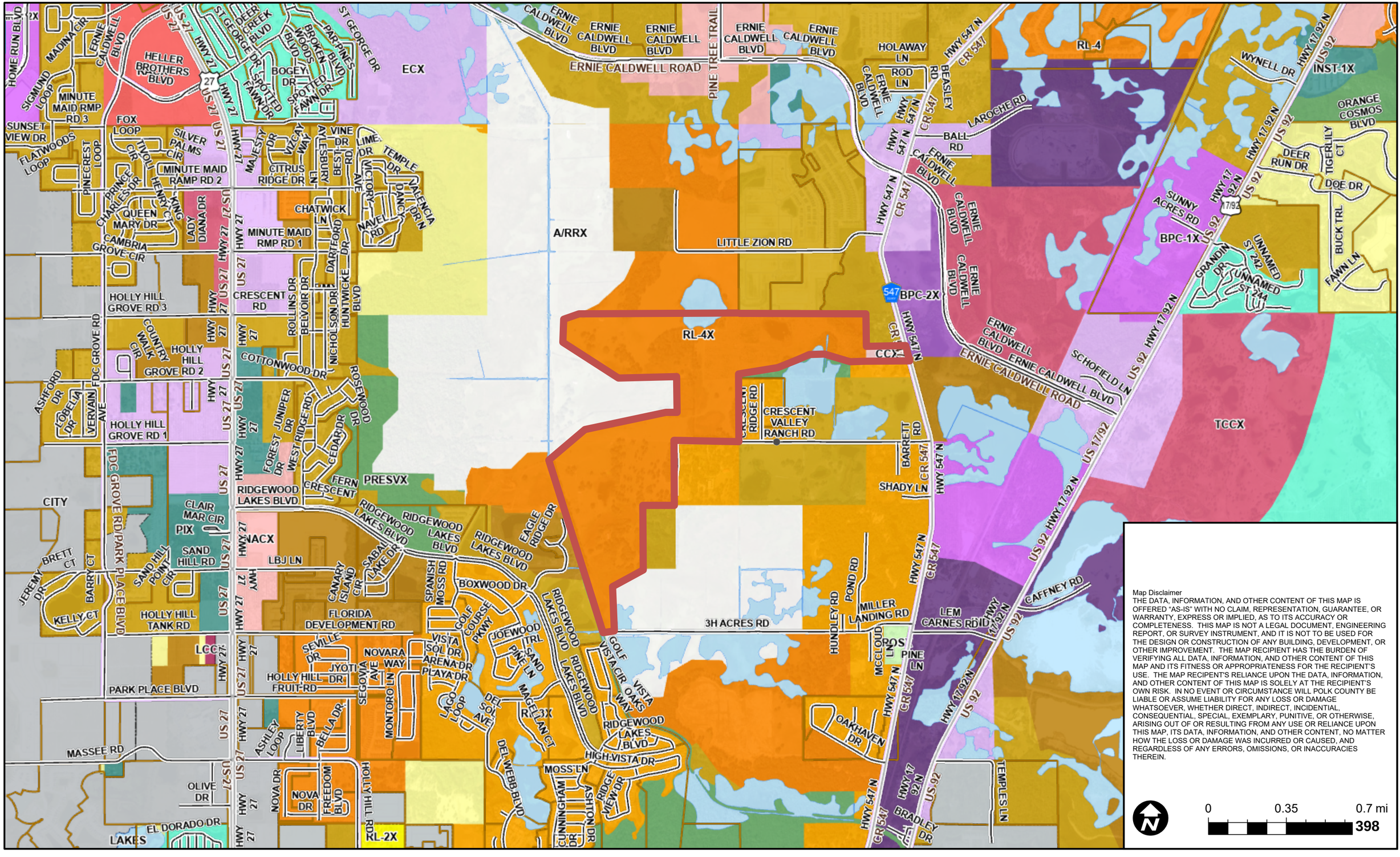


TYPICAL 6 UNIT TOWN
HOME BLOCK LAYOUT OPTIONAL
N.T.S.

Y:\Jobs\2024\2024-003 - Horse Creek Reserve Due Diligence\Drawings\Horse Creek Reserve Base16.dwg

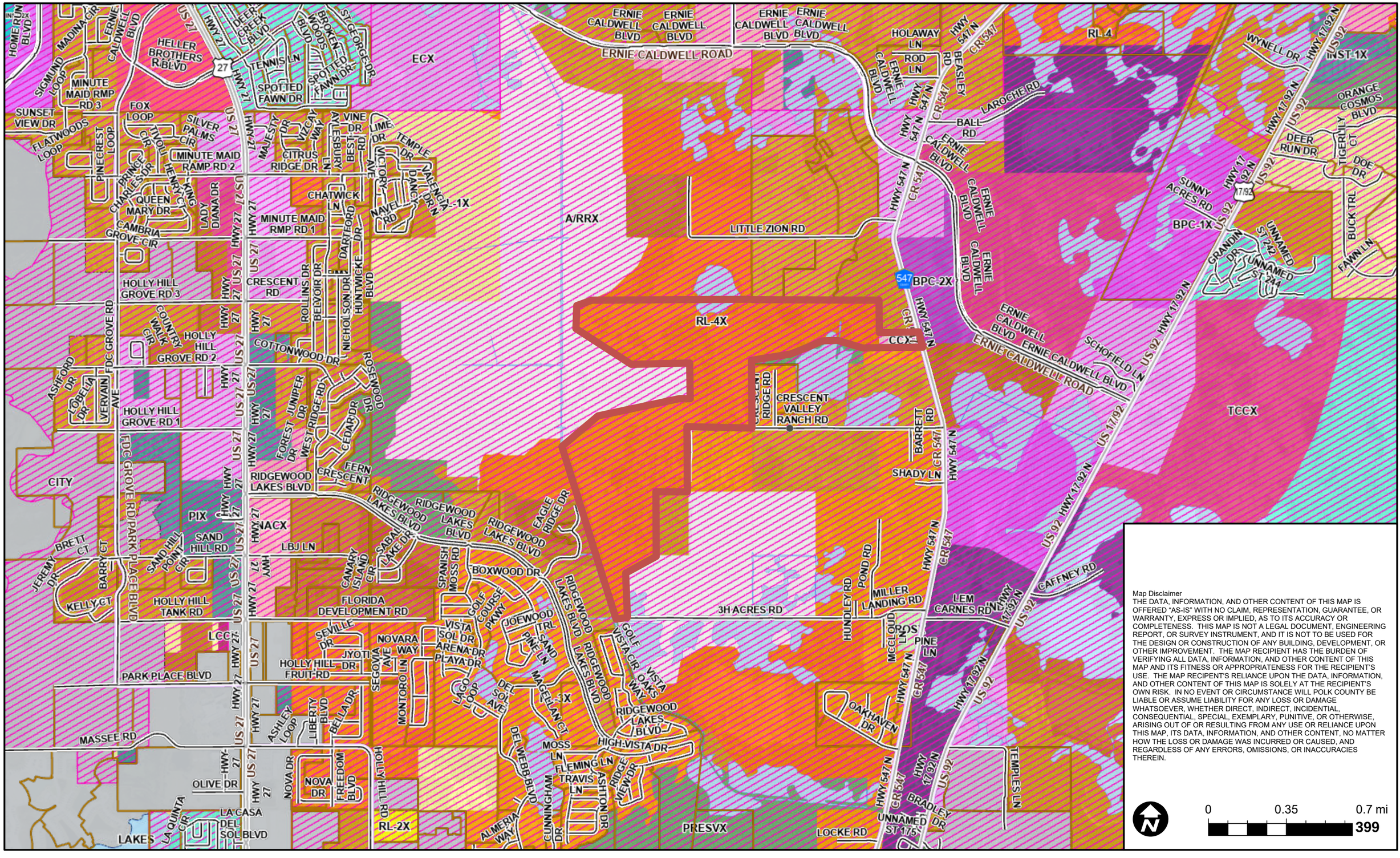
March 5, 2025

Future Land Use Map



March 5, 2025

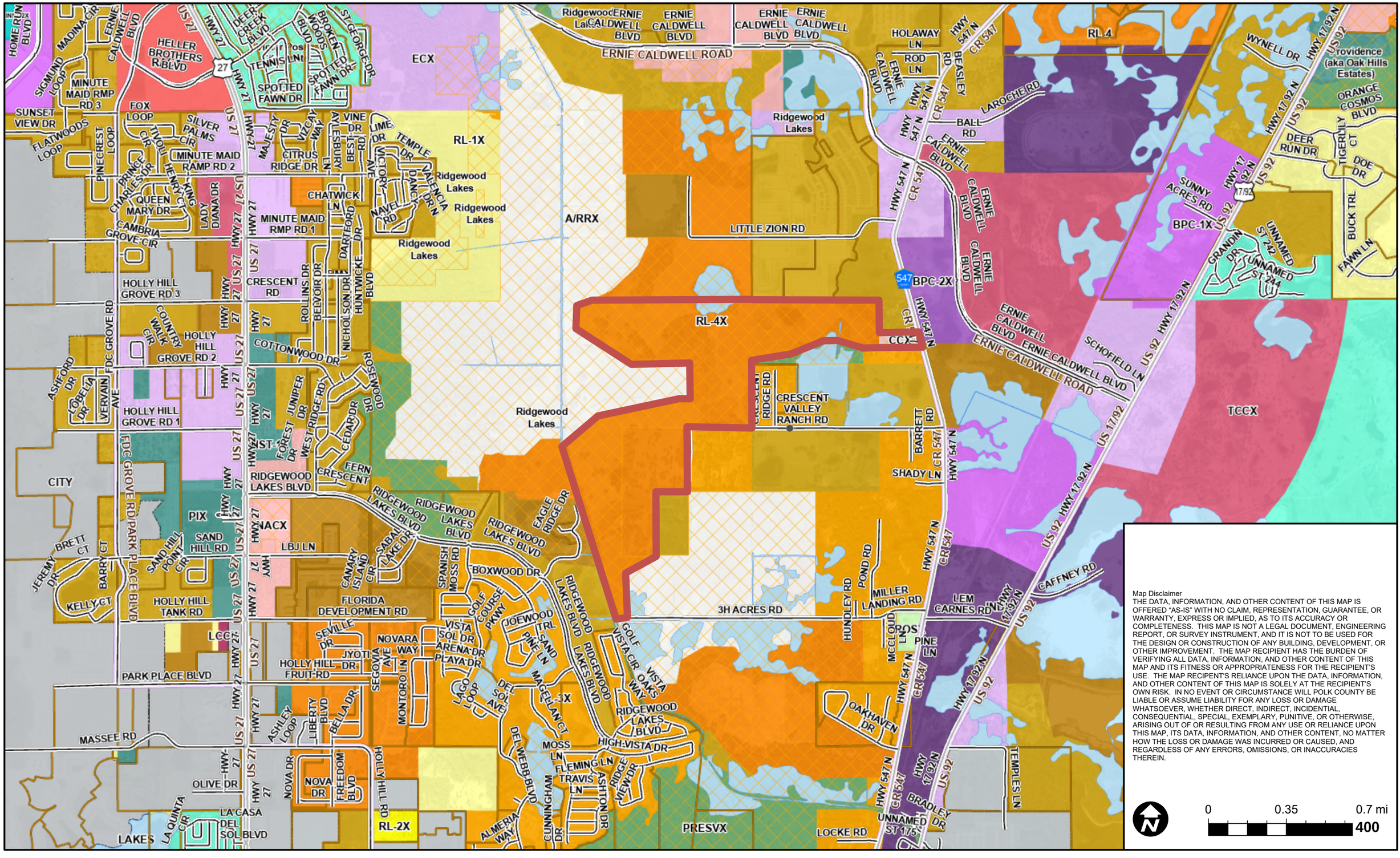
Future Land Use Map w/ Northridge SAP Overlay



Map Disclaimer
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March 5, 2025

Future Land Use Map w/ Ridgewood Lakes DRI Overlay



Map Disclaimer

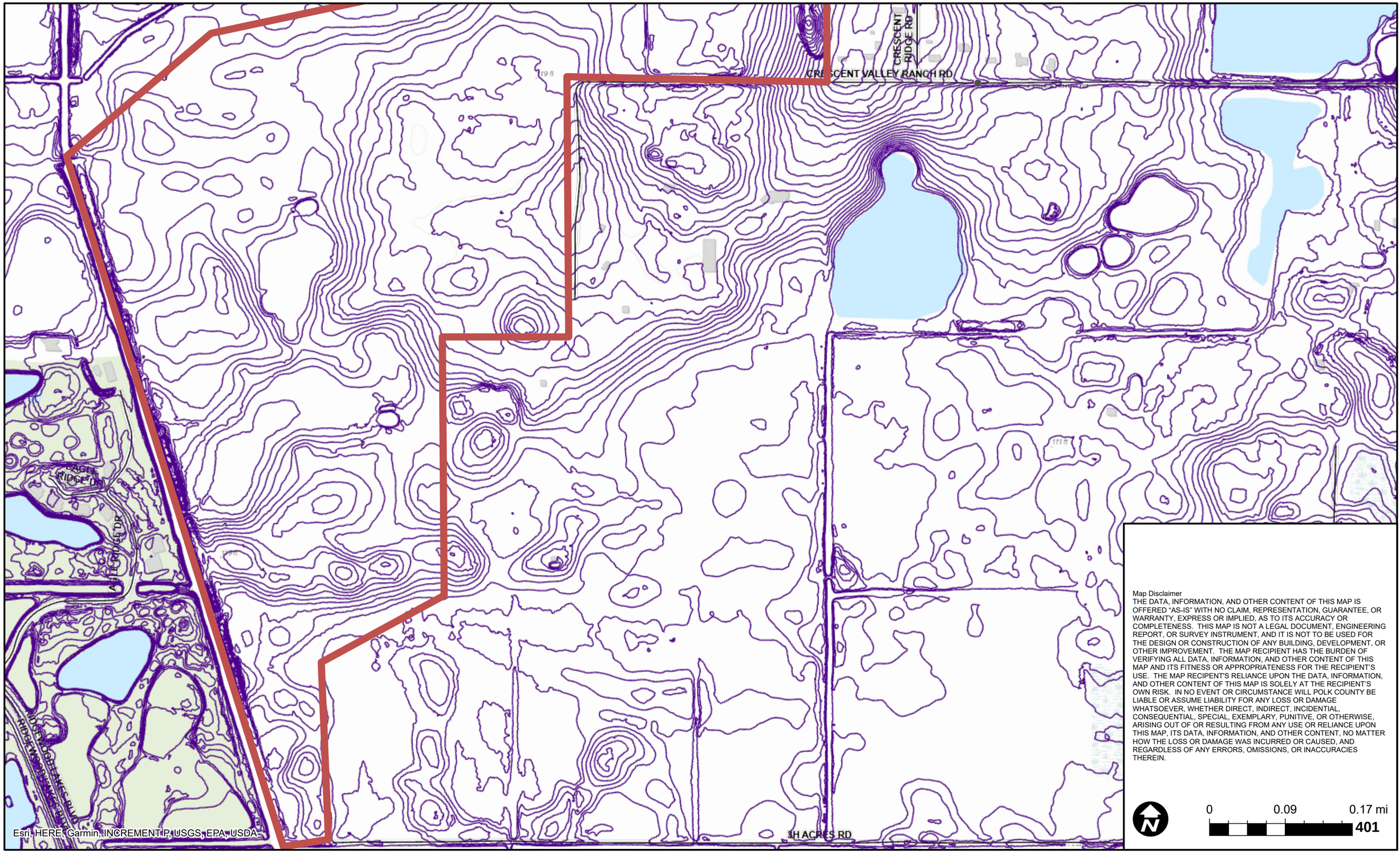
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0 0.35 0.7 mi

400

March 5, 2025

Topography Map - South Side of Subject Property

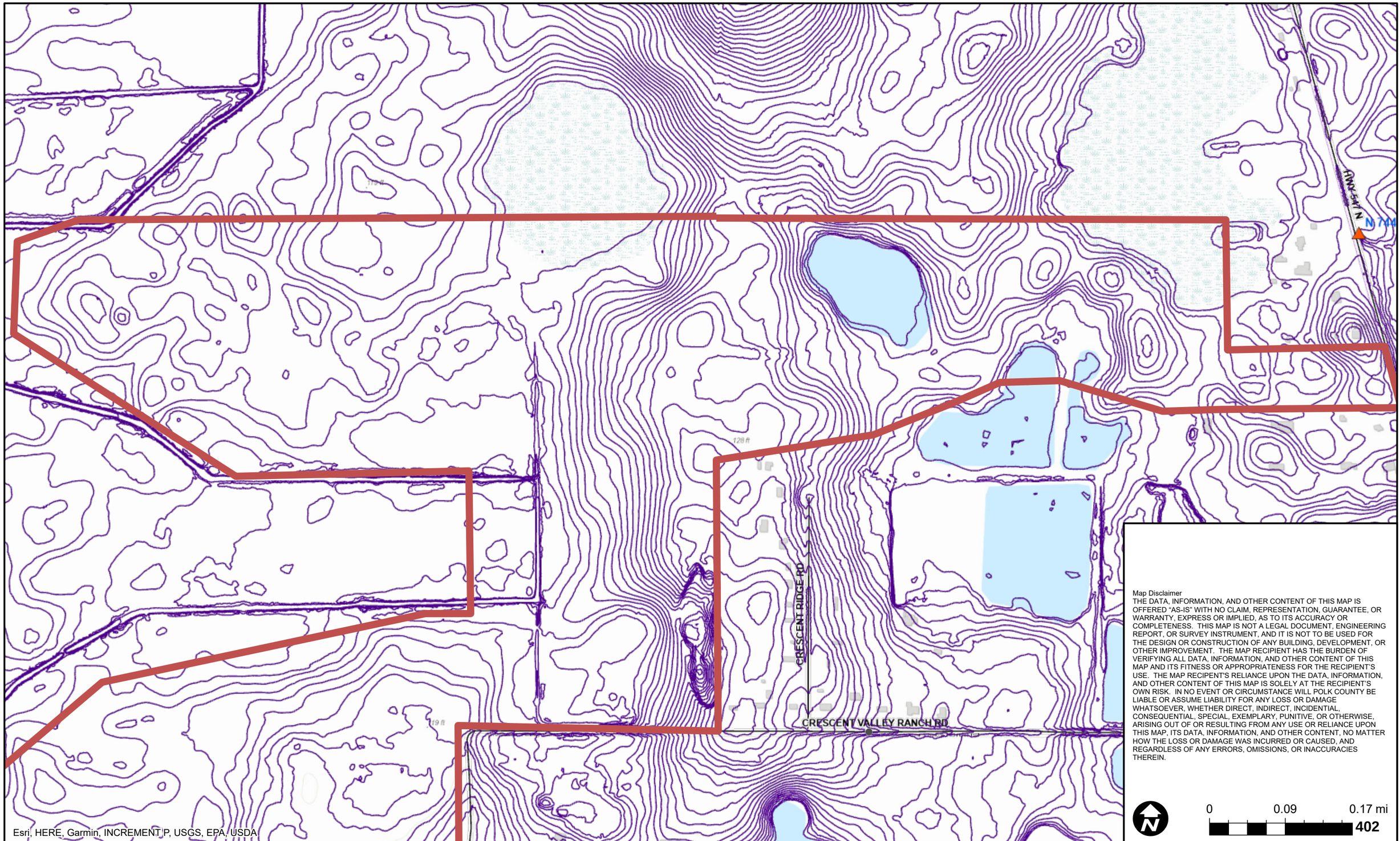


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0 0.09 0.17 mi
401

March 5, 2025

Topography Map - North Side of Subject Property



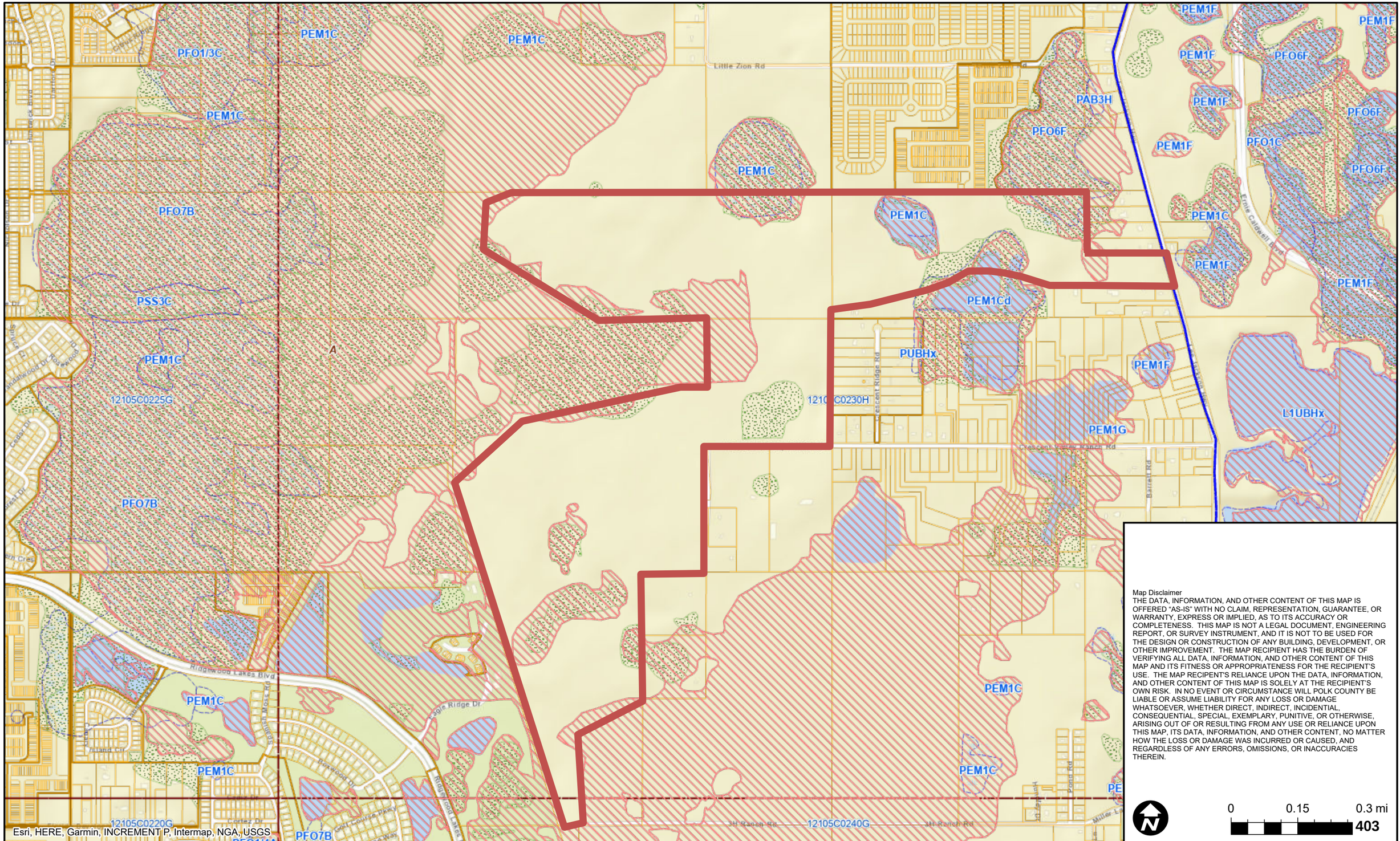
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0 0.09 0.17 mi

402

March 5, 2025

Flood Plain, Drainage, and Wetland Map



Map Disclaimer

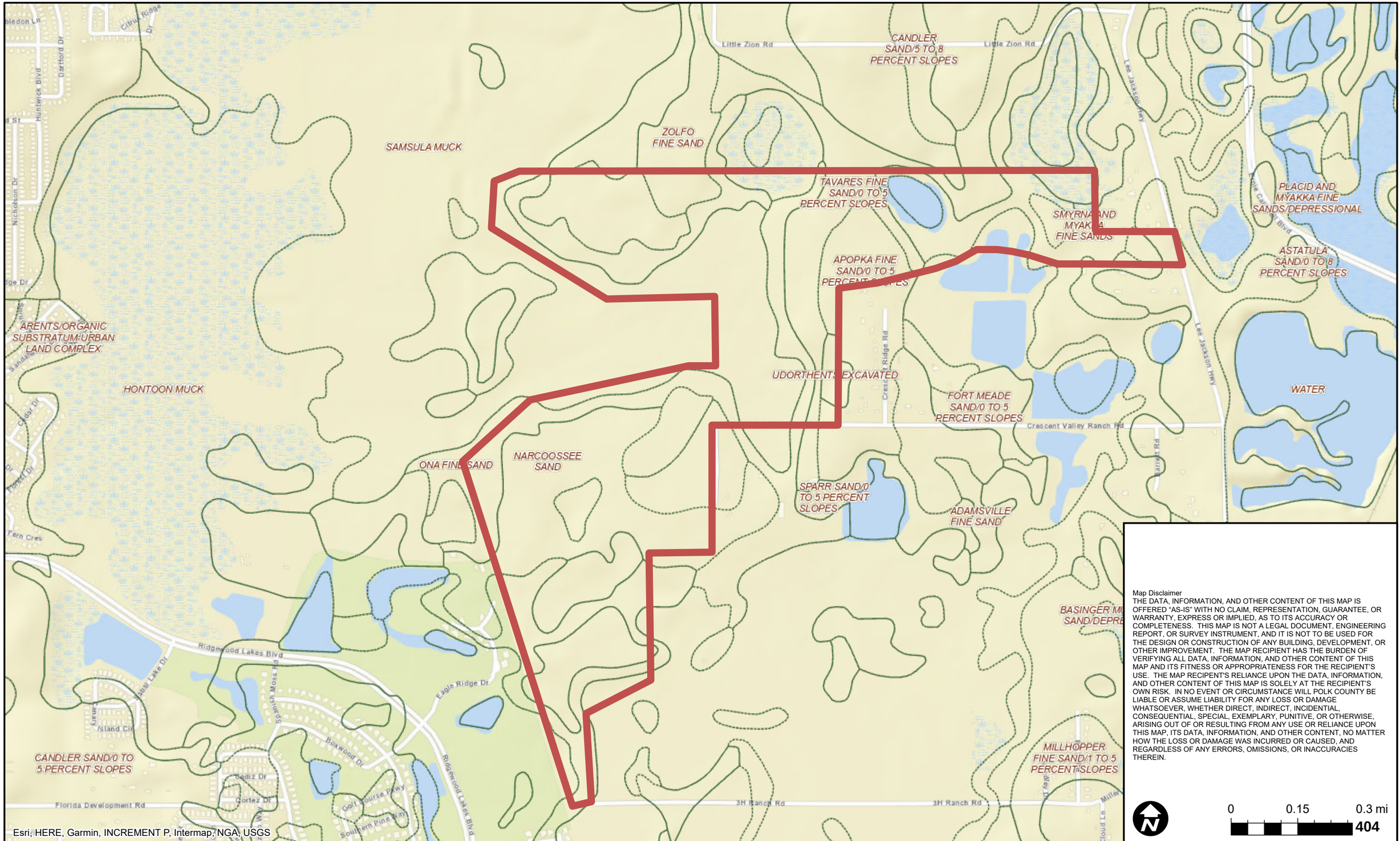
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0 0.15 0.3 mi

403

March 5, 2025

Soil Map



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0 0.15 0.3 mi

LDPD-2025-2 - Center State PD

Menu Reports Help

Application Name: Center State PD

File Date: 03/06/2025

Application Type: PC-Planned Development

Application Status: Revisions Required

Application Comments:

View ID	Comment	Date

Description of Work: See application details.

Application Detail: Detail

Address: 0 LITTLE ZION RD, DAVENPORT, FL 33837

Parcel No: 272621000000022000

Owner Name: WALTON ACQUISITIONS FL LLC ET AL

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
Bart Allen	Peterson & Myer...	Applicant	Mailing, 225 E. Lemon ...	Active
Bart Allen	Peterson & Myer...	Other	Mailing, 225 E. Lemon ...	Active

Licensed Professionals Info:

Primary	License Number	License Type	Name	Business Name	Business License #

Job Value: $0.00

Total Fee Assessed: $4,473.00

Total Fee Invoiced: $4,473.00

Balance: $0.00

Custom Fields: LD_GEN_PUB

PUBLIC HEARINGS

Development Type
Planning Commission

Application Type
Planned Development New

Variance Type
_

Brownfields Request
N/A

Affordable Housing

Type of Acreage
_

GENERAL INFORMATION

Expedited Review

Number of Lots
_

Will This Project Be Phased

Acreage
373.6

DRC Meeting
03/27/2025

DRC Meeting Time
_

Rescheduled DRC Meeting
_

Rescheduled DRC Meeting Time
_

Green Swamp
No

Number of Units
_

Case File Number
_

Is this Polk County Utilities

Is this Application a result of a Code Violation
No

One Year Extension
_

FS 119 Status
Exempt

Code Violation Case Number
_

ADVERTISING

Legal Advertising Date

BOCC1 Advertising Date
06/04/2025

BOCC2 Advertising Date
–

Advertising Board
Planning Commission

MEETING DATES

Community Meeting
–

Planning Commission Date
–

Land Use Hearing Officer 3
–

1st BOCC Date
–

2nd BOCC Date
–

LUHO-Level 3
–

HEARING

PC Hearing Results
–

PC Vote Tally
–

BOCC 1st Hearing Results
–

BOCC 1st Vote Tally
–

BOCC 2nd Hearing Results
–

BOCC 2nd Vote Tally
–

FINAL LETTER

Denovo Appeal
–

Denovo Results
–

Denovo Tally
–

LD_GEN_PUB_EDL

Opening DigEplan List...

DigEplan Document List
–

PLAN REVIEW FIELDS

TMPRecordID
POLKCO-25EST-00000-14958

DocumentGroupforDPC
DIGITAL PROJECTS LD

RequiredDocumentTypes

RequiredDocumentTypesComplete
Yes

AdditionalDocumentTypes
Applications,AutoCad File,Binding Site Plans (PDs and CUs),CSV,Calculations,Correspondence,Design Drawings,Flood/Traffic Studies,Impact Statement,Inspections,Miscellaneous,Plats,Record Drawings,Response Letter Resubmittal Complete,Staff Report/Approval Letter,Survey,Title Opinion

Activate DPC
Yes

Activate FSA
Yes

DigitalSigCheck
Yes

PLAN UPLOAD ACKNOWLEDGEMENT

Upload Plans Acknowledgement
√

SELECTED AREA PLANS

Selected Area Plans
North Ridge

LAND USE

Selected Area Plan	LU Code
In an SAP	CCX- Convenience Center
In an SAP	RL-4X - Residential Low In Sap

DEVELOPMENT AREA

Development Area
Urban Growth

NOR

Neighborhood Organization Registry (NOR)

PUBLIC MAILERS

Posting Board **Number of Boards** (Number) **Number of Mailers** (Number) **Date Mailed** **Date Posted** **NOR**

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Submittal	Lyndsay Rathke	Application ...	03/10/2025	Lyndsay Rathke
Engineering Review	Rodney Isaac	Not Required	03/17/2025	Chrissy Irons
Fire Marshal Review	Kim Turner	Approve	03/24/2025	Kim Turner
Planning Review	Ivan Nance	Resubmittal ...	03/24/2025	Ivan Nance
Surveying Review	Mike Benton	Approve	03/25/2025	Mike Benton
School Board Review	School District	Approve	03/28/2025	School District
Roads and Drainage Review	Phil Irven	Approve	03/28/2025	Phil Irven
Review Consolidation	Lyndsay Rathke	Resubmittal ...	04/01/2025	Lyndsay Rathke
Staff Report				
Public Notice				
Hearing				
BOCC Hearing				
Final Letter				
Archive				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By
Application	Per Rita, this was tak...	Informati...	03/17/2025		

Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments

POLK COUNTY
PUBLIC SCHOOLS

BOARD MEMBERS

Dr. William Allen
Board Chair
District 1

Justin Sharpless
Board Vice-Chair
District 6

Lori Cunningham
District 2

Rick Nolte
District 3

Sara Beth Wyatt
District 4

Kay Fields
District 5

Lisa Miller
District 7

C. Wesley Bridges, II
General Counsel

ADMINISTRATION

Frederick R. Heid
Superintendent

June 4th 2024

PCSB: NB2024-060401

Harold R. Baxter
Attn: Harold R. Baxter
4900 Dundee Rd.
Winter Haven, FL 33884
(863)-280-6921
Email: halsey@centerstatedev.com

Dear Mr. Baxter:

This letter is in response to your request for a **non-binding school concurrency determination** for the proposed **Ridgewood Lakes Phase 2** project located on parcel numbers 272622-000000-042010, 272621-000000-02300, 272621-000000-022000 and 272628-000000-014010.

Currently, there is no available capacity at the **zoned** or **adjace**nt elementary and high school. There is not sufficient capacity at the zoned middle school; however, there is capacity at an adjacent middle school. If this request was seeking binding school concurrency, this letter would serve as a finding of inadequate capacity to serve the proposed development. No seats are being reserved for this project at this time. At the time the project is undergoing site plan approval for approval, this development will need to apply for a binding letter to receive school concurrency.

Please see the table below for concurrency analysis.

Elementary School	Current Enrollment	Concurrency Capacity	Reserved Capacity	Housing Units	Students Generated by Project	Capacity Available
Loughman Oaks (Zoned)	1,114	1,420	422	1,283 SF 220 MF	310	No (-116)
Bella Cita (adjacent)	876	884	246	1,283 SF 220 MF	310	No (-238)
Horizons (adjacent)	1,500	1,594	150	1,283 SF 220 MF	310	No (-56)
Davenport (adjacent)	876	835	278	1,283 SF 220 MF	310	No (-319)

STUDENTS FIRST

Middle School	Current Enrollment	Concurrency Capacity	Reserved Capacity	Housing Units	Students Generated by Project	Capacity Available
Shelly Boone (Zoned)	1,425	1,569	308	1,283 SF 220 MF	123	No (-164)
Citrus Ridge (adjacent)	846	1,034	176	1,283 SF 220 MF	123	No (-111)
Bella Cita (adjacent)	235	688	119	1,283 SF 220 MF	123	Yes (+334)

High School	Current Enrollment	Concurrency Capacity	Reserved Capacity	Housing Units	Students Generated by Project	Capacity Available
Ridge (Zoned)	2,673	2,848	370	1,283 SF 220 MF	201	No (-195)
Davenport (adjacent)	2,480	2,527	568	1,283 SF 220 MF	201	No (-521)
Auburndale (adjacent)	1,776	2,404	493	1,283 SF 220 MF	201	Partial (-66)
Haines City (adjacent)	2,931	3,374	416	1,283 SF 220 MF	201	Partial (-174)

Please call the facilities planning and real estate department at 863-534-0620 ext. 581 or email at planning@polk-fl.net if you need any further assistance.

Sincerely,

POLK COUNTY PUBLIC SCHOOLS
STUDENTS FIRST

Dulce Rodriguez | Senior Coordinator
Facilities Planning & Real Estate Department | Polk County Public Schools
1909 South Floral Avenue, Bartow, FL 33830
T: (863)-534-0620 x883 / dulce.rodriguez@polk-fl.net

c: John Bohde, Director of Planning & Development– Polk County BoCC johnbohde@polk-county.net
Benjamin Ziskal, Director of Land Development - Polk County BoCC benjaminziskal@polk-county.net
Erik Peterson, Planning Administrator- Polk County BoCC erikpeterson@polk-county.net
Rita Karacson, Development Coordination Supervisor- Polk County BoCC ritakaracson@polk-county.net

POLK COUNTY

Application Date/Time Received: 5-14-24

Application Complete: 5-29-24

M Dlsfos

School Board of Polk County

Application for Capacity Determination

Please submit completed application, map, site plan, and fee payment for each new residential project requiring a determination of school capacity. For Binding Concurrency Determination applications, you must also include the applicable county Level 2 or city Plat Review application case number. For projects with multiple phases of development, an application should be submitted for *each* phase. For assistance with completing this application, please contact the Facilities & Operations Planning Department at planning@polk-fl.net.

Applications must be complete and all additional documents submitted before Capacity Determination letters will be processed. Please verify the following is included in your application packet.

- [x] Capacity Determination application
- [x] 8 ½" x 11" vicinity map
- [x] Site plan
- [x] Notarized owner's authorization
- [x] Fee (See Fee Review Schedule, page 2)

Application packets should be mailed to the **Planning & Concurrency Department, P.O. Box 391, Bartow, FL 33831**, or may be delivered in person to 1915 S. Floral Ave, Bartow, FL 33830.

APPLICATION TYPE

- [x] Non-binding Concurrency Determination
- [ ] Binding Concurrency Determination
- [ ] Time Extension
- [ ] Mitigation Agreement

PROJECT INFORMATION

Case ID# for Binding Concurrency applications (Level 2/Plat Review): _____

Project Name: Ridgewood Lakes Phase 2

Prior name(s) of project/development, if applicable: _____

Parcel IDs (attach additional sheet if needed): 272622-000000-042010, 272621-000000-023000, 272621-000000-022000, 272628-000000-033000, 272628-000000-014010

Location of subject property: _____

Physical Address (if any): 0 Little Zion Rd. Davenport, FL 33837

DEVELOPMENT INFORMATION

Project Acreage: 487.9

Is this a phased project? No Phase: _____ Start Date: 1st QTR 2025 Estimated End Date: 4th QTR 2025

Units:

Single Family (SF)	Multi-Family (MF)	Mobile Homes (MH)	TOTAL UNITS
1,283	220		1,503

CONTACT INFORMATION

Applicant Name(s): Harold R. Baxter

Agent/Contact Person: Harold R. Baxter

Mailing Address: 4900 Dundee Rd. Winter Haven, FL 33884

Email Address: halsey@centerstatedev.com

Telephone: 863-280-6921

FEE SCHEDULE

Check or money order should be made payable to **The School Board of Polk County** and include the project name.

Number of Units	Non-Binding	Binding	Extension	Mitigation	Appeal
4 - 50	$150	$100	$500	$750	$5000
51 - 200	$150	$200	$750	$1500	$5000
201 - 500	$150	$400	$1000	$2500	$5000
501 - 1000	$150	$600	$1500	$4000	$5000
1001+	$150	$800	$2500	$6000	$5000

Developments of 3 units or less do not require capacity determination.

The determination of adequate capacity shall be valid for 18 months from the date the affected jurisdiction issues Level 2 or Plat Review approval.

I hereby certify the information contained in this application and any attachments submitted herewith are true and correct to the best of my knowledge.

Owner or Agent Signature

5-29-24

Date

Revised 4/19/33 JF

Date/Time Received: 5-14-24 Martin

School Board of Polk County
Application for Capacity Determination

INSTRUCTIONS: Submit one copy of completed application and location map for each new residential project requiring a determination of school capacity. Checks for concurrency review should be made out to The School Board of Polk County. Please send the application along with your applicable fee to: Mailing Address: **Planning and Concurrency Department, PO Box 391 Bartow, FL 33831**. Physical Address: **1915 S. Floral Ave. Bartow, FL 33830.**

The following information is to be provided to the **School Board of Polk County Planning and Concurrency Department** along with all other required applications for complete review of the proposed residential development. This information must be provided to the School Board of Polk County (PCSB) in order for student generation rates to be calculated, school capacity evaluated, and potential mitigation addressed. For information regarding the application process, please contact the Planning and Concurrency Department at 863-519-8298 or 863-534-0811.

Please check (√) type of application request (one only):

[x] Non-Binding Concurrency Determination [ ] Time Extension [ ] Other
[ ] Binding Concurrency Determination [ ] Mitigation Agreement

Fees: Any applicable fees shall be made payable to the School Board of Polk County.

I. Project Information:

Project Name: Ridgewood Lakes Phase 2
Parcel ID#: (attach separate sheet for multiple parcels): 27-26-22-000000-042010, 27-26-21-000000-023000, 27-26-21-000000-022000, 27-26-28-000000-033000, 27-26-28-000000-014010
Location subject property: See attached location map
Physical address (if any): 0 Little Zion Rd. Davenport, FL 33837

An 8½" x 11" vicinity map, with primary access point(s) identified and adjacent streets clearly labeled, must be attached

II. Ownership/Agent Information:

Applicant Name(s)*: Center State Development Group, LLC
Agent/Contact Person: Harold R. Baxter
Mailing address: 4900 Dundee Road, Winter Haven, FL 33884
Email address: halsey@centerstatedev.com
Telephone#: 863-280-6921 Fax: 863-965-0181

III. Development Information

Project Data					
Current Land Use Designation	RL-4	Proposed Land Use Designation	RL-4		
Current Zoning		Proposed Zoning			
Project Acreage	487.9				
Total Units	1,523				
Unit Breakdown:	SF: 1,503	MF Apartment:	MF Condo:	MF Townhouse: 220	MH:

Is this a phased project: Y or N If yes please specify type and number of units per year:

PHASE	Proposed SF Units	Proposed MF/MH Units	Expected Beginning Date	Completion Date

*SF = Single Family MF = Multi-Family MH = Mobile Home

I hereby certify the statements and/or information contained in this application with any attachments submitted herewith are true and correct to the best of my knowledge.

Owner or Agent Signature **Date** 5/7/24

**If applicant is not the property owner, a letter of authorization from the property owner(s) must be included with this form at time of application submittal.*

Complete to 8

School Capacity Determination

This Section To Be Completed Using Official School District Data

New students generated by proposed development: Elem: _____ Mid: _____ High: _____

School	Current Enrollment	Concurrency Capacity	Funded Capacity Expansion*	Committed Capacity	Projected 5-Year Capacity	Students Generated by Project	Capacity Available
Elementary							
Middle							
High							

** The funded capacity expansion must be within the first 3 years of the 5-Year Work Program.*

Adjacent CSA: Elem: _____ ☐ ☐ ☐*
Adjacent CSA: Elem: _____ ☐ ☐ ☐*
Adjacent CSA: Middle _____ ☐ ☐ ☐*
Adjacent CSA: Middle _____ ☐ ☐ ☐*
Adjacent CSA: High _____ ☐ ☐ ☐*
Adjacent CSA: High _____ ☐ ☐ ☐*

**Boxes checked indicate schools in which capacity will be reserved.*

Public School Facilities:

Other Relevant Information: Provide other relevant information that is needed to evaluate the School Concurrency Application and to make a finding with regard to Available School Capacity.

1. Describe any past or proposed Public School Facility dedicated, constructed, or funded in order to mitigate the public school impacts of this development:

_____
_____
_____

2. Other:

_____
_____
_____

Notes:
This application will not be deemed complete until all applicable requirements have been submitted to the School District. Submittal requirements include completed application and location map and fees.

FOR OFFICIAL CITY/COUNTY USE ONLY

Date Received: _____
Received by: _____
Date of Concurrency Determination: _____
Certificate No. _____

Capacity Determination Fee Review

Non-Binding Capacity Review	Binding Capacity Determination		Mitigation Agreements		Vesting Determination Letter	Extension of Mitigation Negotiation or Binding Determination		Appeal
$150	1- 50 units	$ 100	1–50 units	$ 750	$100	1-50 units	$ 500	$5000
	51-200 units	$ 200	51-200 units	$1500		51-200 units	$ 750	
	201-500 units	$ 400	201-500 units	$2500		201-500 units	$1000	
	501-1000 units	$ 600	501-1000 units	$4000		501-1000 units	$1500	
	1001 + units	$ 800	1001 + units	$6000		1001 + units	$2500	

Fee Schedule

If mitigation is required, additional fees would be charged to include any legal fees and official copies as needed. Appeals would also require additional staff time and legal fees.

The determination of adequacy for a capacity review shall be valid for 18 months from the date the affected jurisdiction issues the certificate of concurrency. It should be noted that concurrency review requires important coordination with the local government or the County. This exchange of information is vital to the success of School Concurrency.

FORM F A-3-P

OFFICIAL RECEIPT
(FOR MONEY RECEIVED)

DATE 6/5 2024

NO. 639583 Facility/Martha SCHOOL

RECEIVED FROM Center State Devel. Grp. LLC $ 150.00
(NAME OR ORGANIZATION)

FOR Ridgewood Lk. Ph 2 FOR DIRECT COLLECTION INDICATE

☐ CASH OR CHECK # 1251

FOR DEPOSIT IN General FUND (S)

RMC# OR SIGNATURE

B. Lohen
SIGNATURE

WHITE COPY - PAYEE BLUE COPY - COUNTY OFFICE PINK COPY - SCHOOL OFFICE

Walton FLA Ridgewood Lakes, LP, an Alberta limited partnership

By: Walton FLA Ridgewood Lakes Corporation, an Alberta corporation
Its: General Partner

By: _____
Name: TODD WOODHEAD
Title: AUTHORIZED SIGNATORY

By: _____
Name: KATE KAMINSKI
Title: Authorized Signatory

STATE OF ARIZONA

COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 20th day of May, 2024, by KATE KAMINSKI, the AUTHORIZED SIGNATORY and TODD WOODHEAD, the AUTHORIZED SIGNATORY of Walton FLA Ridgewood Lakes Corporation, an Alberta corporation, the General Partner of Walton FLA Ridgewood Lakes, LP, an Alberta corporation, who ☐ is personally known to me or ☐ has produced _____ as identification.

KELLY GRECO
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 661275
Expires December 27, 2027

_____
Notary Public - State of Arizona
Printed Name: KELLY GRECO
Commission Number: 661275
Commission Expiration: 12/27/27

Walton Acquisitions FL, LLC, a Florida limited liability company, on behalf of itself in its capacity as owner and on behalf of all other owners in its capacity as manager, operator or agent, as applicable

By: Walton International Group, Inc., a Nevada corporation
Its: Manager

By: _____
Name: KATE KAMINSKI
Title: AUTHORIZED SIGNATORY

STATE OF ARIZONA

COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 24th day of May, 2024, by KATE KAMINSKI, the AUTHORIZED SIGNATORY of Walton International Group, Inc., a Nevada corporation, the Manager of Walton Acquisitions FL, LLC, a Florida limited liability company, who ☑ is personally known to me or ☐ has produced _____ as identification.

KELLY GRECO
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 661275
Expires December 27, 2027

_____
Notary Public - State of Arizona
Printed Name: KELLY GRECO
Commission Number: 661275
Commission Expiration: 12/27/27

Subject: Agent Authorization
Project: Ridgewood Lakes PH2
Parcel ID: 272622000000042010
272621000000023000
272621000000022000
272628000000033000
272628000000014010

TO WHOM IT MAY CONCERN:

I hereby designate and authorize Harold R. Baxter etal with Center State Development Group, LLC. to act on behalf of WALTON ACQUISITIONS FL, LLC. "Owner" as the authorized agent, applicant, and representative in the processing and furnishing of supplemental information in support of the building, annexation, land use/zoning, and site development permit applications to all appropriate local government or agency for the subject project. Authorization is also hereby granted to access the subject site. The building, annexation, land use/zoning & site development permit applications include, but are not limited to: Southwest Florida Water Management District, Polk County Land Development, Florida Department of Transportation, Florida Department of Health in Polk County, and Florida Department of Environmental Protection.

SEE ATTACHED
Typed/Printed Name of Owner

Corporate Title, if applicable

SEE ATTACHED
Signature of Owner

5/20/2024
Date

8800 N. Gainey Center Dr., Suite 345
Scottsdale, AZ 85258
Address

980-346-6748
Phone Number

mslavontinek@walton.com
Email address

For Representative Capacity (corporation, LLC, etc.):

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2024, by _____ as _____ (*title of officer*) of _____ (*entity name*), on behalf of the company, who ☐ is personally known to me or ☐ has produced _____ as identification.

(AFFIX NOTARY SEAL)

_____
Notary Public
Print Name _____

My Commission Expires _____

Walton Ridgewood Village Development, LP, a Delaware limited partnership

By: Walton RVD GP, LLC, a Delaware limited liability company
Its: General Partner

By: WDH Management, Inc., a Delaware corporation
Its: Manager

By: _____
Name: _____
Title: _____

KATE KAMINSKI
Authorized Signatory

STATE OF ARIZONA

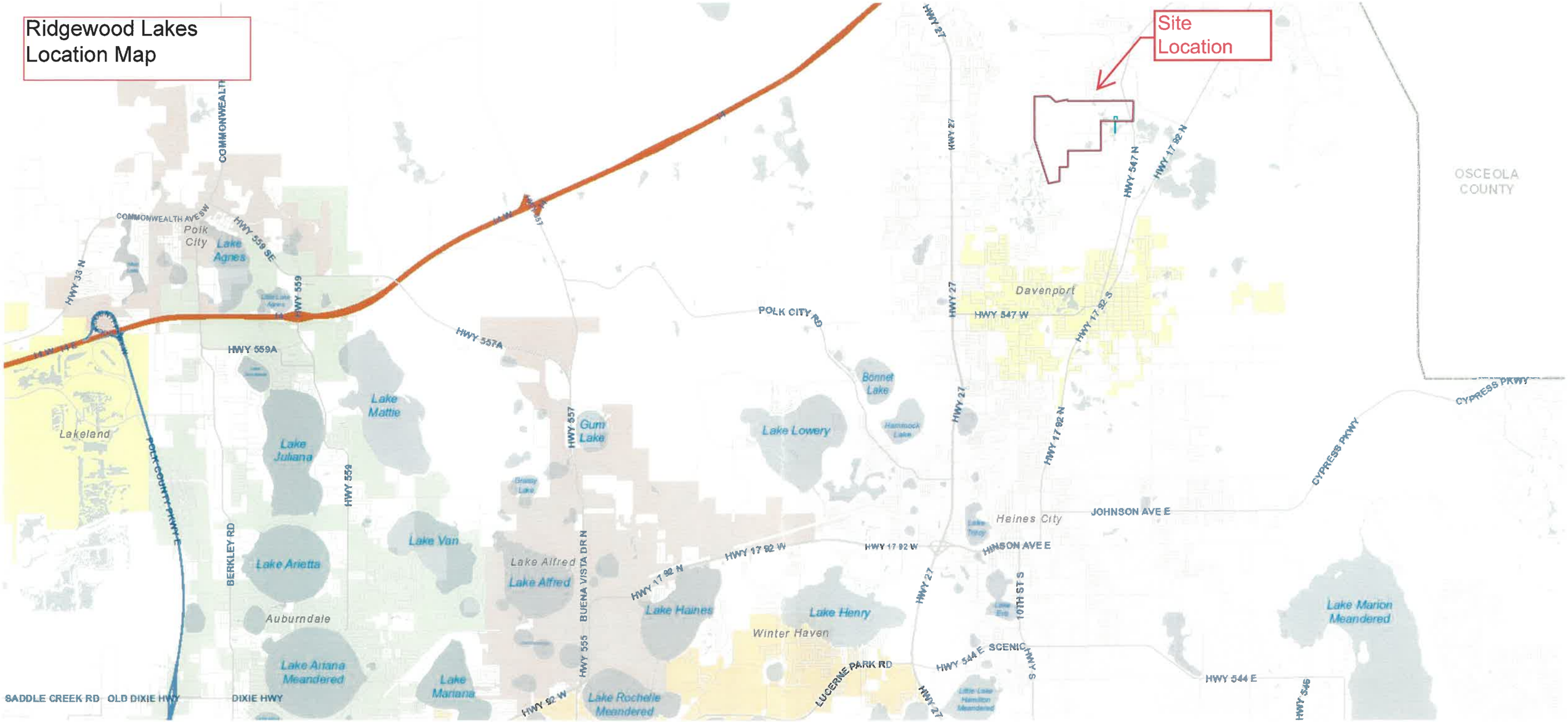
COUNTY OF MARICOPA

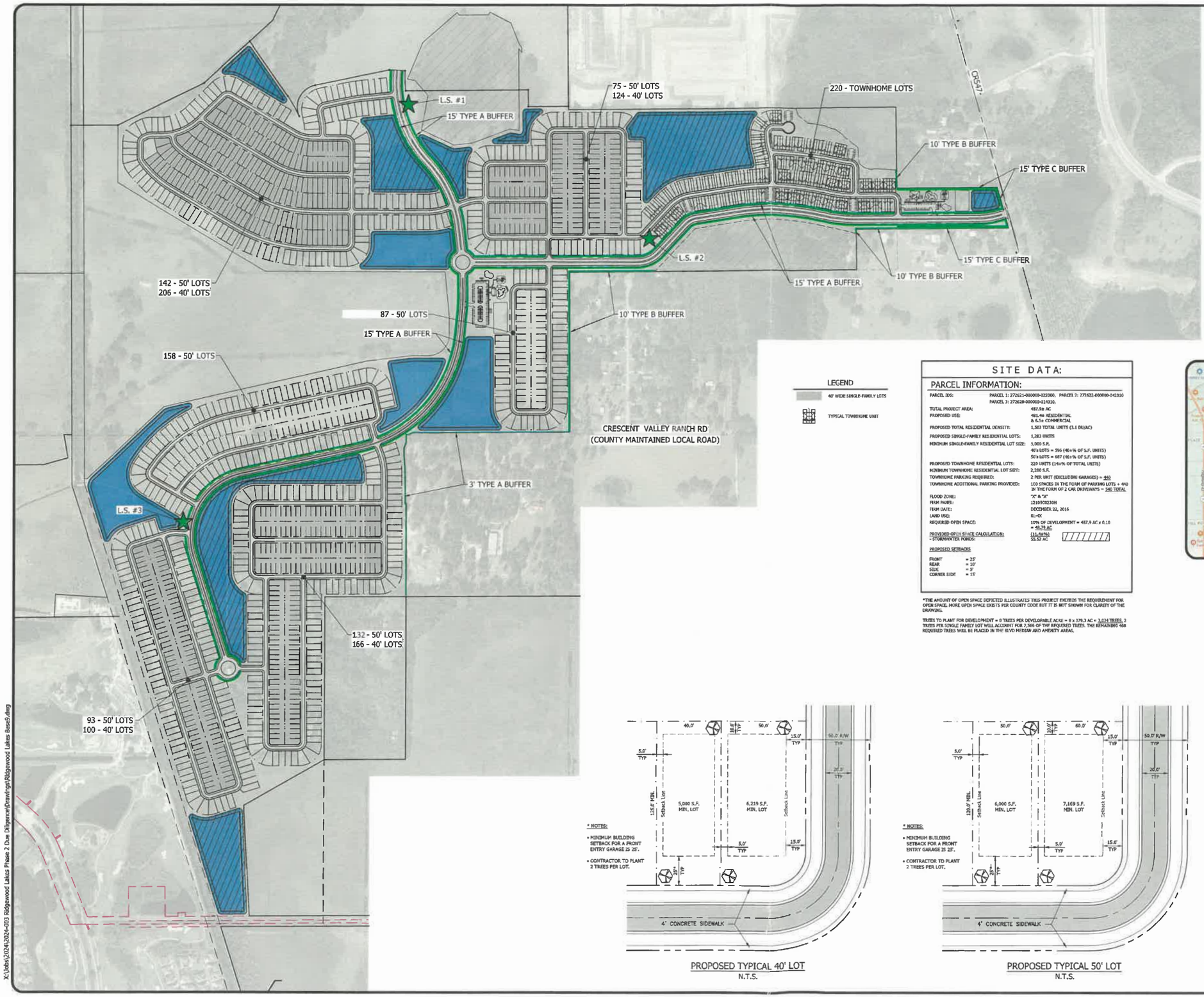
The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 20th day of May, 2024, by KATE KAMINSKI, the AUTHORIZED SIGNER of WDH Management, Inc., a Delaware corporation, as Manager of Walton RVD GP, LLC, a Delaware limited liability company, as General Partner of Walton Ridgewood Village Development, LP, a Delaware limited partnership who ☑ is personally known to me or ☐ has produced _____ as identification.

KELLY GRECO
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 661275
Expires December 27, 2027

_____
Notary Public - State of Arizona
Printed Name: KELLY GRECO
Commission Number: 661275
Commission Expiration: 12/27/27

Ridgewood Lakes Location Map





LEGEND

40' WIDE SINGLE-FAMILY LOTS

TYPICAL TOWNHOME UNIT

SITE DATA:

PARCEL INFORMATION:

PARCEL IDS:	PARCEL 1: 272621-000000-022000, PARCEL 2: 272622-000000-042010 PARCEL 3: 272628-000000-014010,
TOTAL PROJECT AREA:	487.86 AC
PROPOSED USE:	481.44 RESIDENTIAL & 6.5± COMMERCIAL
PROPOSED TOTAL RESIDENTIAL DENSITY:	1,503 TOTAL UNITS (3.1 DU/AC)
PROPOSED SINGLE-FAMILY RESIDENTIAL LOTS:	1,283 UNITS
MINIMUM SINGLE-FAMILY RESIDENTIAL LOT SIZE:	5,000 S.F. 40's LOTS = 396 (40±% OF S.F. UNITS) 50's LOTS = 687 (46±% OF S.F. UNITS)
PROPOSED TOWNHOME RESIDENTIAL LOTS:	220 UNITS (14±% OF TOTAL UNITS)
MINIMUM TOWNHOME RESIDENTIAL LOT SIZE:	2,200 S.F.
TOWNHOME PARKING REQUIRED:	2 PER UNIT (EXCLUDING GARAGES) = 440
TOWNHOME ADDITIONAL PARKING PROVIDED:	100 SPACES IN THE FORM OF PARKING LOTS + 440 IN THE FORM OF 2 CAR DRIVEWAYS = 540 TOTAL
FLOOD ZONE:	"X" & "A"
FIRM PANEL:	12105C0230H
FIRM DATE:	DECEMBER 22, 2016
LAND USE:	R1-RX
REQUIRED OPEN SPACE:	10% OF DEVELOPMENT = 487.9 AC x 0.10 = 48.79 AC
PROVIDED OPEN SPACE CALCULATION: (11.34%)	55.32 AC
- STORMWATER PONDS:	

PROPOSED SETBACKS

FRONT	= 25'
REAR	= 10'
SIDE	= 5'
CORNER SIDE	= 15'

*THE AMOUNT OF OPEN SPACE DEPICTED ILLUSTRATES THIS PROJECT EXCEEDS THE REQUIREMENT FOR OPEN SPACE. MORE OPEN SPACE EXISTS PER COUNTY CODE BUT IT IS NOT SHOWN FOR CLARITY OF THE DRAWING.

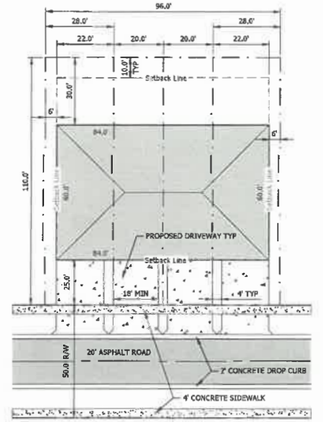
TREES TO PLANT FOR DEVELOPMENT = 8 TREES PER DEVELOPABLE ACRE = 8 x 379.3 AC = 3,034 TREES. 2 TREES PER SINGLE FAMILY LOT WILL ACCOUNT FOR 2,566 OF THE REQUIRED TREES. THE REMAINING 468 REQUIRED TREES WILL BE PLACED IN THE BLVD MEDIAN AND AMENITY AREAS.



Location Map

PROPOSED TYPICAL 40' LOT
N.T.S.

PROPOSED TYPICAL 50' LOT
N.T.S.



TYPICAL 4 UNIT TOWN HOME BLOCK LAYOUT
N.T.S.

PRELIMINARY
DEVELOPMENT PLAN (PDP)

HUNTER ENGINEERING
4900 Dundee Road
Winter Haven, FL 33884
Telephone: 863-676-7770
Facsimile: 863-965-0181
C.A. #8394

Prepared For

CENTER STATE DEVELOPMENT

4900 Dundee Rd.
Winter Haven, FL 33884

Preliminary Site Plan
For

Ridgewood Lkaes Phase 2

Davenport, Florida

Date: April 1, 2024

Project No.: 2024-003

Not Valid Without Engineer's Seal
BRYAN A. HUNTER
LICENSE
NO. 52106
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Bryan A. Hunter using a digital signature on the date indicated. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Bryan A. Hunter, P.E. Date
Reg. No. 52106
C.A. #8394

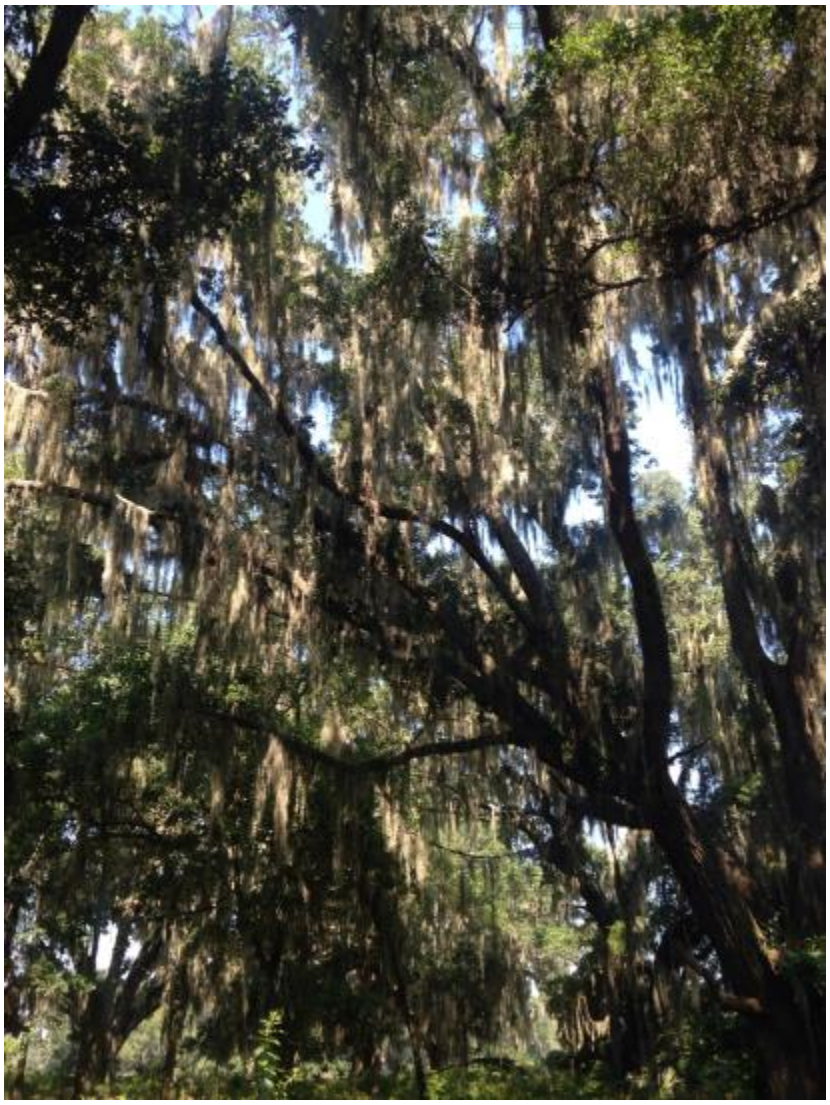
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X:\Jobs\2024\2024-003 Ridgewood Lakes Phase 2 Due Diligence\Drawings\Ridgewood Lakes Base9.dwg

Appendix D

Habitat Management Plan

Ridgewood Lakes Habitat Management Plan



December 3, 2014

Prepared by:

Monica Folk, Ph.D.
Wildlife Ecologist
Milliken Forestry Company, Inc.
1475 Regal Court
Kissimmee, FL 34744

Matthew P. Miller, P.W.S.
Environmental Scientist
Dewberry | Bowyer-Singleton
520 South Magnolia Avenue
Orlando, Florida 32801

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Table of Contents

	Page
PART I. LANDOWNER AND PROPERTY INFORMATION	**3**
PART II. PROPERTY DESCRIPTION	**3**
PART III. MAPS AND SPATIAL INFORMATION	**4**
PART IV. HABITAT MANAGEMENT PLAN	**4**
Northern Mitigation Area	**5**
Central Mitigation Area	**6**
Southern Mitigation Area	**6**
Annual Reporting	**7**
Outreach and Education	**7**
On-site Wetland Review Schedule/Agency Involvement	**7**

Ridgewood Lakes Habitat Management Plan

December 2014

PART I. LANDOWNER AND PROPERTY INFORMATION

Owner's name: Gordon A. Price and Wayne G. Souza, for Walton Acquisitions FL, LLC and Walton Ridgewood Village Development, LP

Current mailing address: 4800 North Scottsdale Road, Suite 4000, Scottsdale, AZ 85251

Property address: N/A

Phone numbers: Mark Jacobson, Walton Development and Management – 727.744.7283
Matthew Miller, Environmental Scientist, Dewberry – 321.354.9640

Tract name: Ridgewood Lakes – Phases 2 & 3

Township (S)	Range (E)	Section(s)
26	27	16, 15, 20, 21, 22, 29, 28, 27, 33, 34
27	27	04

Latitude/Longitude (approximate center): 28° 12.000' N 81° 36.850' W

Phases 2 & 3 of the Ridgewood Lakes DRI consists of residential and commercial/office separated by lakes, parks and open space. These uses will further be connected through pedestrian and multi-purpose trail systems throughout the development. The project is comprised of three areas: north, central and south. The north area is adjacent to Ernie Caldwell Boulevard and will include higher density residential uses along with non-residential support uses, such as retail, professional office and personal services. The central area is within walking distance of the established Ridgewood Lakes Golf Club and will include a variety of single-family products, recreational areas, institutional uses and open space. A significant amount of open space will remain within the Ridgewood Lakes DRI, with a variety of active and passive uses. Within the central open space area, Horse Creek flows from north to south, eventually leaving the property south of the southernmost access point on County Road (CR) 547. This important waterway will be preserved and improved by wetland creation and enhancement activities planned for the set-aside areas. The south area will include single-family products, recreational areas and open space. It will connect to existing Ridgewood Lakes Boulevard and CR 547.

This management plan for Ridgewood Lakes covers approximately 1,100 acres of set-aside wetlands, uplands and open water areas within the Ridgewood Lakes Phases 2 & 3 of the project. The goal for these areas is to maintain them in as natural a state as possible, providing wildlife support, wetland function, recreational opportunities, and aesthetic enjoyment for the residents of the community. This will be achieved through careful design and construction of wetland creation and enhancement areas, planting with native species, maintenance through invasive species control and judicious mowing activities, and provision of interpretive signage and hiking trails as appropriate.

PART II. PROPERTY DESCRIPTION

Parcel Number(s) for Property: See Appendix A
Legal Description for Property: See Appendix A
Total Acreage of Property: ~2,319 (Phases 2 & 3)

The project is located in northeast Polk County, east of US Highway 27 and south of Interstate 4 (Exhibit 1). It is comprised of approximately 2,319 acres. Surrounding land uses include citrus groves, forested wetlands, residential development, roadways, and commercial properties. Approved land uses within the project are a combination of residential, cattle pastures, row crops and nursery (Exhibit 2). Prior to

development the land was used primarily as a cattle ranch, peat-moss mine, and sod-farming operation. A sand mine is currently operating in the southeast corner of the site.

Historically, the site likely consisted of a mix of scrub, scrubby flatwoods, flatwoods, hammocks, forested wetlands, herbaceous marshes and wet prairie wetlands. Over time, much of the upland areas and wet prairies were converted to improved pastures through the construction of numerous surface water ditches, clearing and sod-seeding. In addition to pasture and a few remaining herbaceous wetlands (Photos 1-3), there are several large forested wetlands and some small residual hammock areas (Exhibit 2). Horse Creek (Photo 4) is a channelized surface water that runs north to south through the property; according to analysis of historic aerials, it was channelized around 1940. The Central Mitigation Area (Exhibit 3) will include various forms of wetland mitigation including enhancement, preservation and creation as well as upland buffer preservation and enhancement. The area may include a limited agricultural opportunity within the upland areas (Photo 5).

The development plan for Phases 2 & 3 was designed to permit a mixture of residential housing types and supporting land uses to be integrated into a unified community plan. To accomplish this, the site is linked together by a roadway network, utilities and green space, but which can be individually designed with internal streets and facilities suited to the housing type in each area. During the site planning process, special attention was given to the alignment of the primary roadways throughout Ridgewood Lakes.

The north-south collector road is intended to be a primary connector to Ernie Caldwell Road and includes direct access to open space and parks. Parts of this north-south connector capture views of the existing Horse Creek and surrounding natural environment to be preserved within the set-asides. Every effort has been made to preserve large stands of mature trees, existing vegetation, wetlands, and other significant environmental features. The majority of the area surrounding Horse Creek will be designed open space, providing passive recreation for residents of Ridgewood Lakes and preserving large wetland areas that protect the waterway. Additionally, pedestrian trails are planned to be incorporated throughout the project, connecting residential areas, parks and open space areas.

A sizeable portion of the project will be protected in an environmentally enhanced state in the mitigation areas defined as the Northern, Central and Southern Mitigation Areas (Exhibit 3). This project will provide over 1,100 acres of open space and recreational use, about 50% of the total area. Current land use on these areas is primarily marginal wetlands, cropland and pasture (Exhibit 2). These areas will be enhanced through wetland improvement activities (creation, enhancement) and planting of native wetland vegetation. An upland buffer meeting or exceeding the state requirements will be preserved adjacent to all wetland areas, with substantial additional upland areas embedded throughout. As part of the development program, some existing agricultural uses are proposed to remain within the central open space area, characterized as a demonstration farm area and community gardens with cattle and horse grazing pastures and vegetable growing plots.

PART III. MAPS AND SPATIAL INFORMATION

Location Map: See Exhibit 1 for a general location map of the property.
Aerial Photograph Land Use Map: See Exhibit 2 for an aerial photograph map illustrating current land use types.
Habitat Type: See Exhibit 3 for an aerial photograph map delineating habitat types and preservation areas covered by the management plan.

PART IV. HABITAT MANAGEMENT PLAN

Management activities for this project will be applied to approximately 1,100 acres of set-aside open space (Exhibit 3), configured in three large areas: the Northern Mitigation Area, the Central Mitigation Area, and the Southern Mitigation Area that is located in the southernmost portion of the property where Horse Creek exits the property at CR 547. Management activities will be most intensive during

the construction phase of the development. The construction phases are currently planned in 2 sequences: 2A and 2B. Open space areas in each respective phase will be protected with conservation easements (of which the requirements and locations will be determined during state and federal permitting) prior to construction commencement. Should Phase 2B be divided into multiple phases, conservation easements for the corresponding open space protection may be recorded prior to construction commencement. Wetland enhancement activities are proposed to occur early in development, as excess mitigation is being proposed up-front. Stormwater management systems will be permitted by the applicable agencies (SWFWMD) and constructed and maintained using Best Management Practices, therefore addressing water quality or quantity impacts will not occur to adjacent preserved and enhanced wetland systems.

The Wetland Maintenance & Monitoring Plan (to be included in the HMP as Appendix B upon final federal and state approval) should be referenced for specific details on wetland management activities. As is typically required, an updated listed species survey will be conducted prior to the construction phase to ensure that any previously unidentified environmental resource is addressed (e.g., bald eagle nest, southeastern American kestrel or crested caracara nesting). We will continue coordination with the appropriate agencies which are responsible for management activities and reporting as required and outlined during the permitting process with the state and federal agencies. Long-term management practices (which will be clearly defined in the Monitoring and Maintenance Plan that will be required by SWFWMD and USACOE staff during permitting) after build-out of the development will consist primarily of annual surveys to detect and treat invasive species and periodic mowing of upland areas to maintain low open character of the vegetation. A network of trails and interpretive signage is planned to connect the open space areas to the residential areas and provide recreational opportunities for residents. The Ridgewood Lakes Property Owner's Association (POA) will be responsible for maintenance of the open space areas and trails and parks after build-out. The POA will have the ability to assess property owners and lien property to fulfill the purpose of funding the HMP.

The goal for all open space areas is to maintain them in as natural a state as possible, providing wildlife support, wetland function, recreational opportunities, and aesthetic enjoyment for the residents of the community. Most open space areas will be managed for native species. Wetlands have been designed to meet the foraging, roosting, loafing and nesting needs of various wetland-dependent species, especially wading birds, wood storks and Florida sandhill cranes. Several large heritage tree preserves have been designed in the Northern Mitigation Area to support Sherman's fox squirrels and other forest-dependent wildlife. Management of upland areas will focus on maintaining low ground cover, control of invasive species, and pedestrian access limited to designated trails and walkways. Paths will be maintained for access by residents for recreation; design criteria that may be required to offset any secondary impacts during the permitting process may include fencing, careful use of lighting, leash rules and restrictions on feeding wildlife. Adjacent to the paths, vegetation will be maintained by mechanical means (mowing). Alternative management means, such as fire management, may be considered as an option during permitting. Property owners can be notified of such management practices via POA documentation. The location of landscape and upland buffers will be determined during the permitting process; typically where feasible within the rights-of-way of access roads, separating development areas from roadways and encompassing bike paths and sidewalks that can be integrated into the proposed pedestrian system. All activities conducted in compliance with this HMP and the qualitative condition of upland and buffer areas within the open space set-asides, including presence and use by sensitive resources (listed species), will be reported as required in the DRI Reporting.

Northern Mitigation Area

The Northern Mitigation Area (Exhibit 3) consists of a large (90-acre) preserved forested wetland on the west side, extensive created and enhancement wetland systems (about 500 acres) on both sides of Horse Creek, and a network of embedded upland areas (about 100 acres) within these wetlands, which will be connected by a trail system for recreational access if required. The large upland areas at the north and south ends of this area will preserve several large heritage live oak stands, as well as a forested corridor that covers the bermed western edge of Horse Creek. These areas may provide habitat if

required for native forest dwelling and mast-dependent wildlife species historically present on the site, including Sherman's fox squirrels, white-tailed deer, gray squirrels and turkeys, among other species. The wetland systems are being carefully considered to maximize ecological value, increasing wetland functions in the area, contributing to the enhancement of Horse Creek drainage, and providing needed wetland-dependent wildlife features. The design includes a rookery site, wading bird/wood stork foraging areas, potential Florida sandhill crane nest marshes, and open water habitat for alligators, river otters, native fish and aquatic reptiles (snakes, turtles). Upland buffers adjacent to these wetland systems will be maintained in low open herbaceous condition to facilitate use and access by native wildlife adapted to this open natural condition (*e.g.*, sandhill crane chicks, wading birds/marsh birds). Please refer to the Wetland Maintenance & Monitoring Plan (Appendix B) for more specific details on the design and management activities for the wetland area. Upland areas will be managed to complement the support of these important wetlands, and interpretive signage will provide educational opportunities for the residents to learn about and appreciate the contributions of these systems, as well provide information about native wildlife.

Specific management activities within the Northern Mitigation Area will include:

- periodic mowing of upland and wetland buffer areas
- surveys and treatment of invasive species (following wetland maintenance schedule as permitted)
- support of wetland maintenance and monitoring
- retention of snag trees where appropriate
- design of hiking trails to maximize recreational and educational opportunities while minimizing negative human interactions or influence on native wildlife

Central Mitigation Area

The Central Mitigation Area (Exhibit 3) consists of about 100 acres of upland pastures within a matrix of created and enhanced wetlands (about 180 acres) in the central part of the project. The Central Mitigation Area (Exhibit 3) will include various forms of wetland mitigation including enhancement, preservation and creation as well as upland buffer preservation and enhancement. The area may include a small scale limited agricultural opportunity within the upland areas (Photo 5). This area will be accessible via pedestrian access from the existing Ridgewood Lakes Golf Course and Clubhouse located within Phase 1, as well as from the trail system within the Phase 2 development. As in the Northern Mitigation Area, uplands and wetland buffers not maintained by grazing in the limited agricultural opportunity area will be mowed to maintain a low open herbaceous character beneficial to native wildlife. Invasive species surveys and treatment will be more intensive here to control tropical soda apple, Caesar-weed and other exotics usually found around cattle grazing. Wetlands here will also be created and maintained according to the project Wetland Maintenance & Monitoring Plan (to be included in the HMP as Appendix B upon final federal and state approval following permitting).
Specific management activities within the Central Mitigation Area will include:

- periodic mowing of upland and wetland buffer areas
- surveys and treatment of invasive species (following wetland maintenance schedule as permitted)
- support of wetland maintenance and monitoring
- design of hiking trails to maximize recreational and educational opportunities while minimizing negative human interactions or influence on native wildlife

Southern Mitigation Area

Additional open space will be preserved within the Southern Mitigation Area, a 180-acre forested wetland straddling Horse Creek as it exits the project (Exhibit 3), and in several smaller preserved wetlands on the east and north edges of the development. These open space areas will remain in their natural state, with the exception of a potential pedestrian path along Horse Creek in the south wetland.

Specific management activities include periodic survey and treatment of invasive species and support of wetland maintenance and monitoring activities (Appendix B).

DRI Reporting

During the construction phase, the developer will report as regulatory required by the appropriate agencies of management activities conducted in the open space areas. If required, corrective actions will be proposed and implemented, with results addressed in subsequent annual reports if required. Where practical, species-specific use and results will be provided for sensitive resources that may be present (Florida sandhill cranes, Sherman's fox squirrels, etc.). Success criteria as determined during state and federal permitting will relate to condition of the open space areas in a suitable habitat condition for native species (low herbaceous vegetation, native-dominated, healthy wetland buffers). Monitoring results will be reported annually if required as an Appendix in the DRI Reporting, along with any species-specific survey results.

Outreach and Education

Every effort will be made to use the open space areas to provide reasonable educational opportunities, as determined by applicable agencies, to residents and visitors about native wildlife and habitats specific to this area of Florida. The POA will work to develop and provide these materials as each construction phase is completed.

On-site Wetland Review Schedule/Agency Involvement

During the development of the current site plan, and proposed improvements to Ridgewood Lakes Phases 2 & 3, Dewberry Bowyer Singleton Staff (on behalf of the applicant) has initiated correspondence and site reviews with each of the agencies that will be reviewing the project during the permitting process.

Dewberry scientists verified the Florida Wetland Permitting wetland lines in the field between June 10, 2014 and July 2, 2014. The Florida Permitting lines were loaded into ArcGIS as a raster file and converted to a vector data format (shapefile). The shapefile was exported to a handheld GPS unit and a 2012 Bing aerial was loaded as a basemap to the shapefile. Dewberry scientists verified the Florida Permitting wetland lines and where there was a discrepancy, a new waypoint was created at the new location. These data points were collected and processed into ArcGIS and those points connected to create a revised Dewberry wetland line. These Dewberry wetland lines have been re-established in the field by a Professional Land Surveyor for state and federal wetland permitting review. We provided an exhibit in the Response to the First Agency Sufficiency Review comments dated November 21, 2014, showing the wetland limits (**Sufficiency Exhibit 6 – Wetlands Map**). This exhibit has been included as **Exhibit 4** in this HMP for your reference as a stand along document. **Table 2** in the same Sufficiency Response comments includes the wetland identification number for each wetland and the associated acreage.

We have initiated coordination with the following agencies in an effort to address any concerns regarding the site and proposed uses early in the process and therefore minimize project conflicts when permitting begins:

- Southwest Florida Water Management District (SWFWMD)
    - Pre-application meetings conducted on June 24, 2014 and October 29, 2014
    - Field review of wetland lines was initiated November 4, 2014
- US Army Corps of Engineers (USACOE)
    - Pre-application meetings conducted September 11, 2014 and November 6, 2014
    - Field review of wetland lines is scheduled November 25, 2014
- US Fish and Wildlife Service (FWS)

    - Pre-application meeting conducted October 2, 2014
    - Site review was conducted Friday November 14, 2104
- Florida Fish and Wildlife Conservation Commission (FWC)
    - Site review was conducted September 4, 2014
- Central Florida Regional Planning Council (CFRPC)
    - Mike Gurr and Jane Gray site review – September 4, 2014
- Polk County
    - Site review was conducted November 17, 2014

Dewberry staff flagged the wetland limits utilizing Chapter 62-340 of the Florida Administrative Code (F.A.C.) which provides a statewide methodology for the delineation of the extent of wetland and surface waters to satisfy the mandate of Section 373.421, Florida Statues. This delineation methodology is intended to approximate the combined landward extent of wetland as determined by a water management district and Florida Department of Environmental Protection. In addition, we utilized the USACOE Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic and Gulf Coastal Plain Region (October 2008).

Dewberry staff utilized the Uniform Mitigation Assessment Method (UMAM) as identified in Chapter 62.345 of the F.A.C. to determining the functional loss and gain associated with the dredging, filling, preservation and enhancement of each wetland area.

Prior to construction, the proposed site improvements will be further reviewed and approved by both SWFWMD and USACOE staff during the Joint Environmental Resource Permitting Process. During this process, we will need to exhibit and comply with the following criteria prior to receiving a permit to construct:

- Elimination and Reduction of Impacts
- Regional assurances that a regulated activity will not impact the values of listed species habitats
    - Federal (USACOE/USFWS)
    - State (FWC)
- Water quantity impacts to wetland and other surface waters
- Public Interest Test
- Public health, safety, or welfare or the property of others
- Historical and archaeological resources
- Secondary impacts
- Cumulative impacts
- Mitigation
    - Alternatives Analysis (USACOE)
    - Conservation Easements (locations where required determined during permitting)



Photo 1. Wetland that will be preserved and enhanced within the open space set-aside of Ridgewood Lakes.



Photo 2. Wet pasture to be enhanced in open space areas of Ridgewood Lakes project.



Photo 3. Onsite wetland and tree preserve to be enhanced in open space area of Ridgewood Lakes project.



Photo 4. Horse Creek and tree preserve to be enhanced in central open space of Ridgewood Lakes project.



Photo 5. Historical cattle grazing land use may be maintained in a small area on the Demonstration Farm preserve in the central portion of the Ridgewood Lakes project.

This exhibit is conceptual and subject to change.

Sanford
Titusville
Orlando
Kissimmee
Lakeland
Palm Bay
Clearwater
St. Petersburg
Florida
Sebastian
Vero Beach
Bradenton
Port St. Lucie
Venice
LaBelle
Cape Coral
Feet
0 7,500 15,000 30,000

Legend
DRI Phases 2 and 3

© OpenStreetMap (and) contributors, CC-BY-SA
Boundaries may not reflect National Geographic's current map policy. Sources: National Geographic, Esri, DeLorme, HERE, UNEP-WCMC, USGS, NASA, ESA, METI, NRCAN, GEBCO, NOAA, increment P Corp.

Document Path: G:\MXD\County\Polk\RidgeWoodLakes\Environmental\ERP Exhibits\HMP Regional Location Map.mxd

Dewberry
BOWYER SINGLETON
Walton™ APPRECIATE THE LAND

HMP Exhibit 1: Location Map

Ridgewood Lakes DRI - Phases 2 & 3
Habitat Management Plan
December 2014

Data Source: Dewberry
Image: ESRI World_Imagery

N W E S

This exhibit is conceptual and subject to change.

Legend

DRI Phases 2 and 3

Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Document Path: G:\MXD\County\Polk\RidgeWoodLakes\Environmental\ERP Exhibits\HMP Location Map.mxd

Dewberry

BOWYER SINGLETON

Walton™ APPRECIATE THE LAND

HMP Exhibit 2: Aerial Location Map

Ridgewood Lakes DRI - Phases 2 & 3
Habitat Management Plan
December 2014

Data Source: Dewberry
Image: ESRI World_Imagery

N W E S

0 750 1,500 3,000 Feet

Northern Mitigation Area

Central Mitigation Area

Southern Mitigation Area

This exhibit is conceptual and subject to change.

Legend

- DRI Phases 2 and 3
- Upland Managed Area
- Wetland Managed Area

Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Document Path: G:\MXD\County\Polk\RidgeWoodLakes\Environmental\ERP Exhibits\HMP Exhibit.mxd

Dewberry

BOWYER SINGLETON

Walton™ APPRECIATE THE LAND

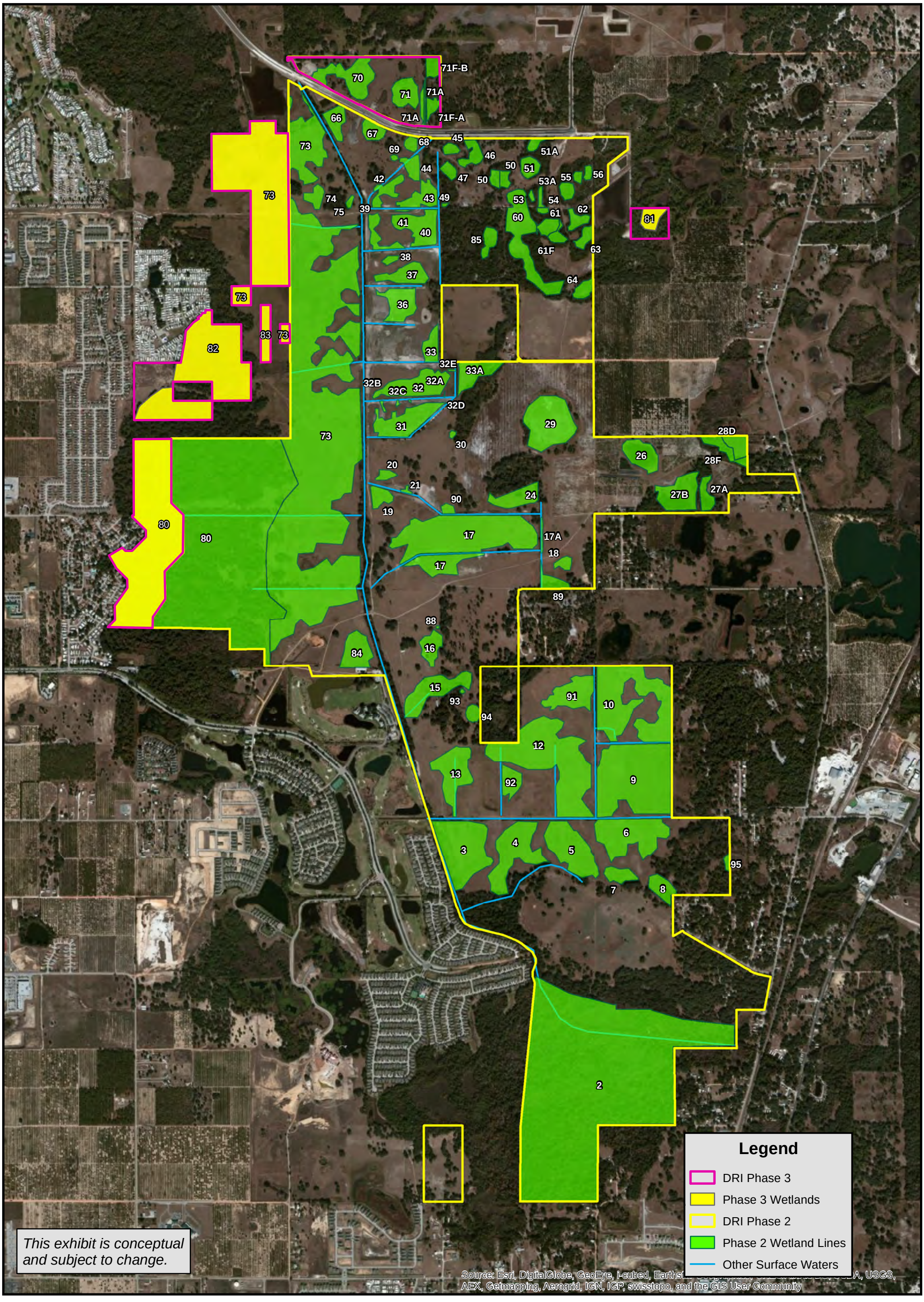
HMP Exhibit 3: Upland and Wetland Managed Areas

Ridgewood Lakes DRI - Phases 2
Habitat Management Plan
December 2014

Data Source: Dewberry
Image: ESRI World_Imagery

N W E S

0 750 1,500 3,000 Feet



Dewberry

BOWYER SINGLETON

Walton™ APPRECIATE THE LAND

Document Path: G:\MXD\County\Polk\RidgeWoodLakes\Environmental\HMP\Exhibit 4 - Wetland Map.mxd

HMP Exhibit 4: Wetland Map

Ridgewood Lakes DRI - Phases 2 & 3
Habitat Management Plan
December 3, 2014

Data Source: Dewberry
(Wetland Lines and Survey Boundary)
Image: ESRI World Imagery

N
W E
S

0 750 1,500 3,000 Feet

Appendix A

Legal Description of Ridgewood Lakes DRI Phase 2

RIDGEWOOD LAKES DRI PHASE 2

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF POLK, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

A PORTION OF LAND IN SECTION 15, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; LESS AND EXCEPT THE RIGHT OF WAY FOR ERNIE CALDWELL BOULEVARD RIGHT OF WAY; ALSO LESS AND EXCEPT PARCEL 235, PART B - (FLOODPLAIN COMPENSATION SITE 2B) AND POND 600 AS RECORDED IN OFFICIAL RECORD BOOK 7638, PAGE 308, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TAX PARCEL 10: 27-26-15-000000-044010

PARCEL 2:

A PORTION OF LAND IN SECTION 16, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTHWEST 1/4 AND THE SOUTH 1/2 OF THE SOUTHEAST 1/4; LESS AND EXCEPT THE ERNIE CALDWELL BOULEVARD RIGHT-OF-WAY; ALSO LESS AND EXCEPT LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7638, PAGE 308, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TAX PARCEL NO.: 27-26-16-000000-024000

PARCEL 3:

A PORTION OF LAND IN SECTION 17, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A:

LOT 206, UNIT B, UNRECORDED CRESCENT ESTATES, BEING DESCRIBED AS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, THENCE SOUTH ALONG THE EAST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 950.00 FEET, THENCE WEST PARALLEL TO THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 220.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE WEST 220.00 FEET, THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 374.38 FEET TO THE SOUTH LINE OF THE SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4, THENCE EAST ALONG SAID SOUTH LINE A DISTANCE OF 220.00 FEET, THENCE NORTH PARALLEL TO THE EAST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 373.90 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT:

PARCEL 246 (FLOODPLAIN SITE 1E) AS RECORDED IN OFFICIAL RECORD BOOK 7638, PAGE 308 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TAX PARCEL NO.: 27-26-17-000000-021060

PARCEL B:

LOT 207, UNIT B, UNRECORDED CRESCENT ESTATES, BEING DESCRIBED AS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, THENCE SOUTH ALONG THE EAST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 950.00 FEET, THENCE WEST PARALLEL TO THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 440.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE WEST 220.00 FEET, THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 374.86 FEET TO THE SOUTH LINE OF THE SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4, THENCE EAST ALONG SAID SOUTH LINE A DISTANCE OF 220.00 FEET, THENCE NORTH PARALLEL TO THE EAST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 374.38 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT: PARCEL 251 (FLOODPLAIN SITE 1E) AS RECORDED IN OFFICIAL RECORD BOOK 7638, PAGE 308, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TAX PARCEL NO.: 27-26-17-000000-021050

PARCEL C:

THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4.

TAX PARCEL NO.: 27-26-17-000000-022020

PARCEL D:

THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4.

TAX PARCEL NO.: 27-26-17-000000-022030

PARCEL E:

THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4.

TAX PARCEL NO.: 27-26-17-000000-022050

PARCEL F:

THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4.

TAX PARCEL NO.: 27-26-17-000000-022060

PARCEL G:

THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4.

TAX PARCEL NO.: 27-26-17-000000-022070

PARCEL H:

THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4.

TAX PARCEL NO.: 27-26-17-000000-022080

PARCEL 4:

A PORTION OF LAND IN SECTION 20, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A:

THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4.

TAX PARCEL NO.: 27-26-20-000000-011020

PARCEL B:

THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4;

BEING ALSO KNOWN AND DESCRIBED AS: TRACTS 29 AND 30, UNIT A, CRESCENT ESTATES, AN UNRECORDED SUBDIVISION.

TAX PARCEL NO.; 27-26-20-000000-012040

PARCEL C:

THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4; BEING ALSO KNOWN AND DESCRIBED AS: TRACTS 48, 49, 50, AND 51, CRESCENT ESTATES, AN UNRECORDED SUBDIVISION;

AND

THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4; BEING ALSO KNOWN AND DESCRIBED AS: TRACT 59, UNIT A, CRESCENT ESTATES, AN UNRECORDED SUBDIVISION;

AND

THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4; BEING ALSO KNOWN AND DESCRIBED AS: TRACTS 47 AND 52, UNIT A, CRESCENT ESTATES, AN UNRECORDED SUBDIVISION.

TAX PARCEL NO.: 27-26-20-000000-012080

PARCEL D:

THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4; BEING ALSO KNOWN AND DESCRIBED AS: TRACT 39, UNIT A, CRESCENT ESTATES, AN UNRECORDED SUBDIVISION.

TAX PARCEL NO.: 27-26-20-000000-012100

PARCEL E:

THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4; BEING ALSO KNOWN AND DESCRIBED AS: TRACT 42, UNIT A, CRESCENT ESTATES, AN UNRECORDED SUBDIVISION.

TAX PARCEL NO.: 27-26-20-000000-012130

PARCEL F:

THE EAST 1/2 OF THE NORTHWEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4; BEING ALSO KNOWN AND DESCRIBED AS: TRACT 44, UNIT A, CRESCENT ESTATES, AN UNRECORDED SUBDIVISION.

TAX PARCEL NO.: 27-26-20-000000-012150

PARCEL G:

THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4; POLK COUNTY, FLORIDA; BEING ALSO KNOWN AND DESCRIBED AS: TRACT 55, UNIT A, CRESCENT ESTATES, AN UNRECORDED SUBDIVISION.

TAX PARCEL NO.: 27-26-20-000000-012170

PARCEL H:

THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4; LESS AND EXCEPT ALL OF CITRUS RIDGE PHASE ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 78, PAGE 39; ALSO LESS AND EXCEPT ALL OF CITRUS RIDGE PHASE THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 103, PAGE 50; ALL OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TAX PARCEL NO.: 27-26-20-000000-014040

PARCEL I:

THE SOUTH 1/2 OF THE SOUTHEAST 1/4.

TAX PARCEL NO.: 27-26-20-000000-0022000

PARCEL J:

THE NORTH 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4; BEING ALSO KNOWN AND DESCRIBED AS: TRACTS 60 AND 61, UNIT A, CRESCENT ESTATES, AN UNRECORDED SUBDIVISION.

TAX PARCEL NO.: 27-26-20-000000-023010

PARCEL K:

THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4; BEING ALSO KNOWN AND DESCRIBED AS: TRACT 64, UNIT A, CRESCENT ESTATES, AN UNRECORDED SUBDIVISION.

TAX PARCEL NO.: 27-26-20-000000-023020

PARCEL L:

THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4.

AND THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4;

BEING ALSO KNOWN AND DESCRIBED AS: TRACT 62 AND 65, UNIT A, CRESCENT HEIGHTS, AN UNRECORDED SUBDIVISION.

TAX PARCEL NO.: 27-26-20-000000-023030

PARCEL 5:

A PORTION OF LAND IN SECTION 21, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: ALL OF SECTION 21, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; LESS AND EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4; ALSO LESS AND EXCEPT THE LITTLE ZION ROAD RIGHT-OF-WAY.

TAX PARCEL NO.: 27-26-21-000000-011000

PARCEL 6:

A PORTION OF LAND IN SECTION 22, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A:

THE NORTH 16.00 ACRES OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4; LESS AND EXCEPT THE RIGHT-OF-WAY OF ERNIE CALDWELL BOULEVARD, AS DESCRIBED IN OFFICIAL RECORDS BOOK 7638, PAGE 308, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TAX PARCEL NO.: 27-26-22-000000-033020

PARCEL B:

THE SOUTH 1/2 OF THE SOUTHWEST 1/4; LESS AND EXCEPT THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4;

AND

THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, LYING WEST OF HIGHWAY 547.

TAX PARCEL NO.: 27-26-22-000000-042010

PARCEL 7:

A PORTION OF LAND IN SECTION 27, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 1/2 OF THE SOUTHWEST 1/4.

TAX PARCEL NO.: 27-26-27-000000-043000

PARCEL 8:

A PORTION OF LAND IN SECTION 28, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A:

ALL OF SECTION 28, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY FLORIDA; LESS AND EXCEPT THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4; ALSO LESS AND EXCEPT THAT PART LYING SOUTH AND WEST OF THE FOLLOWING DESCRIBED LINE:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4; THENCE RUN WEST 482.50 FEET, TO THE EASTERLY BOUNDARY OF CRESCENT ESTATES SUBDIVISION I, UNIT A AS RECORDED IN PLAT BOOK 52, PAGE 5; THENCE RUN NORTH 64°06’04" EAST, A DISTANCE OF 80.47 FEET; THENCE NORTH 36°51’04" EAST AS DISTANCE OF 71.38 FEET; THENCE RUN NORTH 03°46’04" EAST 73.50; THENCE RUN NORTH 27°08’56" WEST 85.50 FEET; THENCE RUN NORTH 59°21’02" WEST 143.55 FEET; THENCE RUN NORTH 09°06’18" WEST 91.30 FEET; THENCE 42°38’46” WEST 151.60; THENCE RUN NORTH 45°21’01" EAST 266.07 FEET, TO THE POINT OF BEGINNING OF SAID LINE: THENCE SOUTH 88°24’01" EAST 2114.41 FEET; THENCE RUN SOUTH 347.47 FEET; THENCE RUN EAST 600.57 FEET; THENCE RUN SOUTH 299.46 FEET; THENCE RUN EAST 761.92 FEET; THENCE RUN SOUTH 18°08’29" EAST 200.00 FEET, TO HORSE CREEK; THENCE RUN SOUTH 15°25’13" EAST ALONG HORSE CREEK 4377.38 FEET, TO THE END OF SAID LINE.

TAX PARCEL NO.: 27-26-28-000000-011000

PARCEL B:

THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4; LESS AND EXCEPT THE NORTH 600.00 FEET OF THE EAST 550.00 FEET OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, BEING LOTS 17 THROUGH 24 SUNCREST SUBDIVISION, AN UNRECORDED SUBDIVISION.

TAX PARCEL NO.: 27-26-28-000000-014010

PARCEL C:

THE NORTH 100.00 FEET, OF THE EAST 415.00 FEET, OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, IN SECTION 28, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; BEING ALSO KNOWN AND DESCRIBED AS LOT 17, SUNCREST SUBDIVISION AN UNRECORDED SUBDIVISION.

TAX PARCEL NO.: 27-26-28-000000-014020

PARCEL D:

NORTH 150.00 FEET, OF THE EAST 550.00 FEET, OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, LESS THE NORTH 100.00 FEET, OF THE EAST 415.00 FEET, IN SECTION 28, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; BEING ALSO KNOWN AND DESCRIBED AS LOT 18, SUNCREST SUBDIVISION AN UNRECORDED SUBDIVISION.

TAX PARCEL NO.: 27-26-28-000000-014030

PARCEL E:

THE SOUTH 150.00 FEET, OF THE NORTH 300.00 FEET, LESS THE SOUTH 100.00 FEET, OF THE NORTH 300.00 FEET, OF THE EAST 415.00 FEET, OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, IN SECTION 28, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; BEING ALSO KNOWN AND DESCRIBED AS LOT 19, SUNCREST SUBDIVISION AN UNRECORDED SUBDIVISION.

TAX PARCEL NO.: 27-26-28-000000-014040

PARCEL F:

SOUTH 100.00 FEET, OF THE NORTH 300.00 FEET, OF THE EAST 415.00 FEET, OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 IN SECTION 28, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; BEING ALSO KNOWN AND DESCRIBED AS LOT 20, SUNCREST SUBDIVISION AN UNRECORDED SUBDIVISION.

TAX PARCEL NO.: 27-26-28-000000-014050

PARCEL G:

THE SOUTH 100.00 FEET, OF THE NORTH 400.00 FEET, OF THE EAST 415.00 FEET, OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, IN SECTION 28, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; BEING ALSO KNOWN AND DESCRIBED AS LOT 21, SUNCREST SUBDIVISION AN UNRECORDED SUBDIVISION.

TAX PARCEL NO.: 27-26-28-000000-014060

PARCEL H:

THE SOUTH 150.00 FEET, OF THE NORTH 450.00 FEET, OF THE EAST 550.00 FEET, LESS THE SOUTH 100.00 FEET, OF THE NORTH 400.00 FEET, OF THE EAST 415.00 FEET, OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 IN SECTION 28, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; BEING ALSO KNOWN AND DESCRIBED AS LOT 22, SUNCREST SUBDIVISION AN UNRECORDED SUBDIVISION.

TAX PARCEL NO.: 27-26-28-000000-014070

PARCEL I:

THE SOUTH 150.00 FEET, OF THE NORTH 600.00 FEET, LESS THE SOUTH 100.00 FEET, OF THE NORTH 600.00 OF THE EAST 415.00 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 IN SECTION 28, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; BEING ALSO KNOWN AND DESCRIBED AS LOT 23, SUNCREST SUBDIVISION AN UNRECORDED SUBDIVISION.

TAX PARCEL NO.: 27-26-28-000000-014080

PARCEL J:

THE SOUTH 100.00 FEET, OF THE NORTH 600.00 OF THE EAST 415.00 FEET, OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 IN SECTION 28, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; BEING ALSO KNOWN AND DESCRIBED AS LOT 24, SUNCREST SUBDIVISION, AN UNRECORDED SUBDIVISION.

TAX PARCEL NO.: 27-26-28-000000-014090

PARCEL K:

DELETED

PARCEL L:

DELETED

PARCEL M:

DELETED

PARCEL N:

THAT PART OF TRACT A, THE FOREST AT RIDGEWOOD, AS RECORDED IN PLAT BOOK 94, PAGE 24, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS; BEGIN AT THE NORTHEAST CORNER OF SAID TRACT A, THENCE S30°05'01"W, ALONG THE EAST LINE OF SAID TRACT A, 913.88 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVED TO THE EASTERLY HAVING A RADIUS OF 410.00 FEET, A CENTRAL ANGLE OF 24°00'49", A CHORD BEARING OF S18°04'36"W AND A CHORD DISTANCE OF 170.58 FEET, THENCE STILL ALONG SAID EAST LINE AND ALONG SAID CURVE 171.83 FEET TO THE POINT OF TANGENCY, THENCE S06°04'11"W, STILL ALONG SAID EAST LINE, 85.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT A, THENCE N83°55'49"W, ALONG THE SOUTH LINE OF SAID TRACT A AND THE NORTH RIGHT OF WAY LINE OF RIDGEWOOD LAKES BOULEVARD, 120.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVED TO THE NORTHWESTERLY HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF N51°04'11"E AND A CHORD DISTANCE OF 56.57 FEET, THENCE ALONG SAID CURVE 62.83 FEET TO THE POINT OF TANGENCY, THENCE N06°04'11"E 45.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVED TO THE EASTERLY HAVING A RADIUS OF 490.00 FEET, A CENTRAL ANGLE OF 24°00'49", A CHORD BEARING OF N18°04'36"E AND A CHORD DISTANCE OF 203.87 FEET, THENCE ALONG SAID CURVE 205.37 FEET TO THE POINT OF TANGENCY, THENCE N30°05'01"E 868.37 FEET, THENCE S89°33'01"E 92.03 FEET TO THE POINT OF BEGINNING.

TAX PARCEL NO.: 27-26-28-706440-001680

PARCEL O:

THAT PART OF RIDGEWOOD LAKES BOULEVARD, THE FOREST AT RIDGEWOOD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 94, PAGES 24 THROUGH 26, INCLUSIVE, LYING WITHIN THE NORTH 100' OF TRACTS 1, 2, 3, 4, 5, AND 6, FLORIDA DEVELOPMENT CO., TRACT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGES 60 THROUGH 63, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TAX PARCEL NO.: 27-26-28-706440-001690

PARCEL 9:

A PORTION OF LAND IN SECTION 29, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A:

THAT PART OF THE NORTH 1/2; INCLUDING TRACTS 8, 9, 10, 23, 24, 25, AND 26 (IN THE NORTHWEST 1/4 OF SAIDSECTION 29), FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK3, PAGE 60; AND LYING EAST OF CRESCENT ESTATES SUBDIVISION 1 / UNIT A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGE 5; AND CRESCENT ESTATES

SUBDIVISION 1 / UNIT A, REPLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 63, PAGE 49; ALL OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TAX PARCEL NO.: 27-26-29-706500-011010

PARCEL B:

DELETED

PARCEL C:

TRACT 1, (IN THE SOUTHWEST 1/4 OF SAID SECTION 29); LESS AND EXCEPT THE NORTH 300.00 FEET THEREOF; ALSO LESS AND EXCEPT THE RIGHT-OF-WAY FOR HIGHWAY 27; TOGETHER WITH TRACT 2; LESS AND EXCEPT THE NORTH 100 FEET THEREOF; FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 60; ALL OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TAX PARCEL NO.: 27-26-29-706500-040011

PARCEL D:

THE NORTH 300.00 FEET OF TRACT 1 (IN THE SOUTHWEST 1/4 OF SAID SECTION 29), FLORIDA DEVELOPMENT CO. TRACTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 60; LESS AND EXCEPT HIGHWAY 27 RIGHT-OF-WAY; ALSO LESS AND EXCEPT THE FOREST AT RIDGEWOOD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 94, PAGE 24; ALL OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TAX PARCEL NO.: 27-26-29-706500-040012

PARCEL E:

TRACT 3, (IN THE SOUTHWEST 1/4 OF SAID SECTION 29), LESS AND EXCEPT THE NORTH 100.00 FEET THEREOF, FLORIDA DEVELOPMENT CO. TRACTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 60, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TAX PARCEL NO.: 27-26-29-706500-040031

PARCEL F:

TRACT 4, (IN THE SOUTHWEST 1/4 OF SAID SECTION 29), FLORIDA DEVELOPMENT CO. TRACTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 60, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. LESS AND EXCEPT THE NORTH 100.00 FEET THEREOF.

TAX PARCEL NO.: 27-26-29-706500-040040

PARCEL G:

TRACT 13, (IN THE SOUTHWEST 1/4 OF SAID SECTION 29), FLORIDA DEVELOPMENT CO. TRACTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 60, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TAX PARCEL NO.: 27-26-29-706500-040130

PARCEL H:

TRACT 14, (IN THE SOUTHWEST 1/4 OF SAID SECTION 29), FLORIDA DEVELOPMENT CO. TRACTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 60, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TAX PARCEL NO.: 27-26-29-706500-040140

PARCEL I:

TRACTS 15 AND 16, (IN THE SOUTHWEST 1/4 OF SAID SECTION 29), FLORIDA DEVELOPMENT CO. TRACTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 60; LESS AND EXCEPT HIGHWAY 27 RIGHT-OF-WAY; ALSO LESS AND EXCEPT LAND DESCRIBED IN OFFICIAL RECORDS BOOK 6114, PAGE 1385; ALL OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TAX PARCEL NO.: 27-26-29-706500-040150

PARCEL J:

TRACT 5, LESS THE NORTH 150.00 FEET; TRACT 6, LESS THE NORTH 100.00 FEET AND TRACT 10, HOLLY HILL GROVE AND FRUIT CO., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE 39, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TAX PARCEL NO.: 27-26-29-707000-040051

PARCEL K:

THE NORTH 150.00 FEET OF TRACT 5, HOLLY HILL GROVE AND FRUIT CO., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE 39, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. LESS AND EXCEPT THE NORTH 100.00 FEET THEREOF.

TAX PARCEL NO.: 27-26-29-707000-040052

PARCEL L:

TRACTS 7 AND 8, LYING SOUTH OF RIDGEWOOD LAKES BOULEVARD AND TRACT 9, HOLLY HILL GROVE AND FRUIT CO., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE 39, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TAX PARCEL NO.: 27-26-29-707000-040071

PARCEL M:

DELETED

PARCEL N:

TRACT 12, HOLLY HILL GROVE AND FRUIT CO., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE 39, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TAX PARCEL NO.: 27-26-29-707000-040120

PARCEL O:

TRACT 24, HOLLY HILL GROVE AND FRUIT CO., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE 39, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TAX PARCEL NO.: 27-26-29-707000-040240

PARCEL P:

TRACTS 25 AND 26, HOLLY HILL GROVE AND FRUIT CO., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE 39, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; LESS AND EXCEPT:

BEGIN AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 26 SOUTH, RANGE 27 EAST, RUN NORTH 330.00 FEET; THENCE RUN WEST 330.00 FEET; THENCE RUN SOUTH 330.00; THENCE RUN EAST 330.00 FEET, TO THE POINT OF BEGINNING, POLK COUNTY, FLORIDA.

TAX PARCEL NO.: 27-26-29-707000-040251

PARCEL Q:

TRACT C, CRESCENT ESTATES SUBDIVISION 1, UNIT A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGE 5, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TAX PARCEL NO.: 27-26-29-707010-003290

PARCEL 10:

A PORTION OF LAND IN SECTION 32, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A:

TRACTS 13 AND 14 AND THE NORTH 1/2 OF VACATED HOLLY HILL FRUIT ROAD, ADJACENT TO THE SOUTH LINE OFTRACTS 13 AND 14, IN THE NORTHEAST 1/4, FLORIDA DEVELOPMENT CO. SUBDIVISION (SECTION 32, TOWNSHIP 26SOUTH, RANGE 27 EAST), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 60, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TAX PARCEL NO.: 27-26-32-709500-010130

PARCEL B:

TRACTS 17, 18 AND 19, IN THE NORTHEAST 1/4 AND THE SOUTH 1/2 OF VACATED HOLLY HILL FRUIT ROAD ADJACENT TO THE NORTH LINE OF TRACT 19, FLORIDA DEVELOPMENT CO. SUBDIVISION (SECTION 32, TOWNSHIP 26 SOUTH, RANGE 27 EAST), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 60, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TAX PARCEL NO.: 27-26-32-709500-010170

PARCEL C:

TRACT 20 AND THE SOUTH 1/2 OF VACATED HOLLY HILL FRUIT ROAD ADJACENT TO THE NORTH LINE OF TRACT 20, IN THE NORTHEAST 1/4, FLORIDA DEVELOPMENT CO., SUBDIVISION (SECTION 32, TOWNSHIP 26 SOUTH, RANGE 27EAST), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 60, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TAX PARCEL NO.: 27-26-32-709500-010200

PARCEL D:

TRACT 29, IN THE NORTHEAST 1/4, FLORIDA DEVELOPMENT CO., SUBDIVISION (SECTION 32, TOWNSHIP 26 SOUTH, RANGE 27 EAST), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 60, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TAX PARCEL NO.: 27-26-32-709500-010290

PARCEL E:

TRACT 30 AND THE NORTH 168.34 FEET OF THE EAST 248.34 FEET OF TRACT 31, IN THE NORTHEAST 1/4, FLORIDA DEVELOPMENT CO., SUBDIVISION (SECTION 32, TOWNSHIP 26 SOUTH, RANGE 27 EAST), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 60, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TAX PARCEL NO.: 27-26-32-709500-010300

PARCEL F:

TRACT 31, LESS THE NORTH 168.34 FEET OF THE EAST 248.34 FEET AND TRACT 32, IN THE NORTHEAST 1/4, FLORIDA DEVELOPMENT CO., SUBDIVISION (SECTION 32, TOWNSHIP 26 SOUTH, RANGE 27 EAST), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 60, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TAX PARCEL NO.: 27-26-32-709500-010311

PARCEL G:

TRACTS 23 AND 24 AND THE WEST 1/2 OF THE VACATED ROADWAY ADJACENT TO THE EAST LINE OF TRACT 24 , IN THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 26 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT CO. SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TAX PARCEL NO.: 27-26-32-709500-0020231

PARCEL 11:

A PORTION OF LAND IN SECTION 33, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTHEAST 1/4.

AND

THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4.

AND

TRACTS 21 THROUGH 28, INCLUSIVE, IN THE SOUTHEAST 1/4, FLORIDA DEVELOPMENT CO., TRACT (SECTION 33, TOWNSHIP 26 SOUTH, RANGE 27 EAST), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 60, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; LESS AND EXCEPT: RIDGEWOOD LAKES BOULEVARD EXTENSION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 100,PAGE 16; RIDGEWOOD LAKES VILLAGE 5A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 103, PAGE 34; RIDGEWOOD LAKES VILLAGE 7A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 110, PAGE 42; RIDGEWOOD LAKES VILLAGE 7B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 113, PAGE 4 AND RIDGEWOOD LAKES VILLAGE 6, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 115, PAGE 28; ALL OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TAX PARCEL NO.: 27-26-33-000000-011000

PARCEL 12:

A PORTION OF LAND IN SECTION 34, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A:

THE WEST 3/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4.

AND

THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE OF THE SOUTHWEST 1/4, LESS AND EXCEPT THE EAST 250.00 FEET NORTH OF CANAL

AND

THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, LESS AND EXCEPT THE EAST 15.00 ACRES OF THE NORTH 1/2.

AND

THE NORTHWEST 1/4 OF THE OF THE NORTHWEST 1/4.

AND

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4.

AND

THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4.

TAX PARCEL NO.: 27-26-34-000000-031030

PARCEL B:

THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THE NORTH 662.00 FEET OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, LYING WEST OF DIXIE HIGHWAY AND THE EAST 3/4 OF THE NORTH 1/2 OF THE NORTHWEST ¼ OF THE SOUTHWEST 1/4; LESS AND EXCEPT OAKHAVEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 81, PAGE 34, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TAX PARCEL NO.: 27-26-34-000000-041010

PARCEL C:

LOT A AND THE NORTH 25.00 FEET OF VACATED GILFORD AVENUE ADJACENT TO THE SOUTH LINE OF LOT A, REPLAT OF A PART OF OAKPARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE 27, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

THAT PORTION OF THE UNNAMED ROAD LYING WEST OF AND BETWEEN THE WESTERLY EXTENSION OF THE NORTH BOUNDARY OF LOT 50 OAKHAVEN, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 81, PAGE 34 AND EXTENDING SOUTH PARALLEL WITH THE WESTERLY BOUNDARY OF LOT A, REPLAT OF A PART OF OAKPARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE 27, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, TO THE SOUTHERN BOUNDARY OF GILFORD AVENUE AS VACATED BY RESOLUTION NO. 08-060 RECORDED IN OFFICIAL RECORD BOOK 7641, PAGE 823, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.; LESS AND EXCEPT: BEGIN AT THE NORTHWEST CORNER OF LOT 32, BLOCK B, REPLAT OF PART OF OAK PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE 27; THENCE RUN SOUTH 125.00 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF LOT 36, BLOCK B; OF SAID SUBDIVISION; THENCE WESTERLY 25.00 FEET, MORE OR LESS, ALONG THE NORTHERLY BOUNDARY OF THE NORTHERNMOST PLATTED AVENUE ON THE PLAT OF SAID OAK PARK SUBDIVISION, 25.00 FEET MORE OR LESS; THENCE THE NORTH LINE OF

LOT A; THENCE EAST 25.00 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID PLATTED AVENUE; THENCE NORTH 00°00'33" EAST, TO THE NORTH BOUNDARY OF ACREAGE LOT A, AS SHOWN ON THE PLAT OF SAID OAK PARK SUBDIVISION, THENCE EASTERLY ALONG THE NORTHERN BOUNDARY OF SAID LOT A, 25.00 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF LOT 32, BLOCK B, OF SAID SUBDIVISION; ALSO LESS AND EXCEPT: ALL OF OAKHAVEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 81, PAGE 34 AND EXTENDING SOUTH TO THE SOUTH BOUNDARY OF GILFORD AVENUE; ALL OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TAX PARCEL NO.: 27-26-34-711000-000010

PARCEL D:

LOT 50, OAKHAVEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 81, PAGE 34, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TAX PARCEL NO.: 27-26-34-711001-000500

PARCEL 13:

A PORTION OF LAND IN SECTION 04, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A:

THE WEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4.

TAX PARCEL NO.: 27-27-04-000000-013020

PARCEL B:

TRACTS 5, 6, 7, 8, 9, 10, 11, AND 12, MAP OF FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGES 60 THROUGH 63, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TAX PARCEL NO.: 27-27-04-722000-010050

PARCEL C:

TRACTS 8 AND 9, (IN THE NORTHWEST 1/4 OF SAID SECTION 04), MAP OF FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGES 60 THROUGH 63, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TAX PARCEL NO.: 27-27-04-722000-030080

PARCEL 14:

A PORTION OF LAND IN SECTION 28, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A:

THAT PART OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, LYING SOUTH AND WEST OF THE FOLLOWING DESCRIBED LINE: COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION; THENCE WEST, A DISTANCE OF 482.50 FEET, TO THE EASTERLY BOUNDARY OF CRESCENT ESTATES SUBDIVISION 1, UNIT A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGE 5; THENCE NORTH 64°06'04" EAST ALONG SAID EASTERLY BOUNDARY, A DISTANCE OF 80.47 FEET; THENCE NORTH 36°51'04" EAST, A DISTANCE OF 71.38 FEET; THENCE NORTH 03°46'04" EAST, A DISTANCE OF 73.50 FEET; THENCE NORTH 27°08'56" WEST, A DISTANCE OF 85.50 FEET;THENCE NORTH 59°21'02" WEST 143.55 FEET; THENCE NORTH 09°06'18" WEST, A DISTANCE OF 91.30 FEET; THENCE NORTH 42°38'56" WEST, A DISTANCE OF 151.60 FEET;THENCE NORTH 45°21'04" EAST, A DISTANCE OF 266.07 FEET;TO THE POINT OF BEGINNING OF SAID LINE; THENCE SOUTH 88°24'01" EAST, A DISTANCE OF 2114.41 FEET; THENCE SOUTH, A DISTANCE OF 347.47 FEET; THENCE EAST, A DISTANCE OF 600.57 FEET; THENCE SOUTH, A DISTANCE OF 299.46 FEET; THENCE EAST, A DISTANCE OF 761.92 FEET; THENCE SOUTH 18°08'29" EAST, A DISTANCE OF 200.00 FEET TO HORSE CREEK; THENCE SOUTH 15°59'13" EAST, ALONG HORSE CREEK, A DISTANCE OF 4377.38 FEET, TO THE END OF SAID LINE; LESS AND EXCEPT ANY PORTION THEREOF LYING AND BEING IN THE FOREST AT RIDGEWOOD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 94, PAGES 24 THROUGH 26, INCLUSIVE; ALSO LESS AND EXCEPT ANY PORTION THEREOF LYING AND BEING IN RIDGEWOOD LAKES BOULEVARD EXTENSION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 100, PAGE 16; ALSO LESS AND EXCEPT ANY PORTION THEREOF LYING AND BEING IN THE GALLERY AT RIDGEWOOD LAKES, A CONDOMINIUM, PHASES ONE THROUGH FIVE, RECORDED IN OFFICIAL RECORDS BOOK 3655, PAGE 1503; OFFICIAL RECORDS BOOK 3799, PAGE 1247; OFFICIAL RECORDS BOOK 4554, PAGES 244; OFFICIAL RECORDS BOOK 4584, PAGE 345; AND OFFICIAL RECORDS BOOK 4647, PAGE 456; AS AMENDED FROM TIME TO TIME; ALL OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TAX PARCEL 27-26-28-000000-034010

PARCEL B:

TRACTS B, H, AND I, PRESERVATION AREAS A, B, AND RIDGEWOOD LAKES BOULEVARD, THE FOREST AT RIDGEWOOD, AS RECORDED IN PLAT BOOK 94, PAGES 24 THROUGH 26, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TAX PARCEL 27-26-28-706440-001650

PARCEL C:

TRACTS C, D, F, AND J; THE FOREST AT RIDGEWOOD, AS RECORDED IN PLAT BOOK 94, PAGES 24 THROUGH 26, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TAX PARCEL NO.: 27-26-28-706440-001660

PARCEL 15:

A PORTION OF LAND IN SECTION 32, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT H, RIDGEWOOD LAKES VILLAGES 3B AND 3C, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 146, PAGES 31 THROUGH 35, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TAX PARCEL NO.: 27-26-32-709503-002860

PARCEL 16:

A PORTION OF LAND IN SECTION 33, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A:

THAT PART OF RIDGEWOOD LAKES BOULEVARD EXTENSION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 100, PAGE 16, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; LYING IN SECTIONS 28 AND 33, TOWNSHIP 26 SOUTH, RANGE 27 EAST.

TAX PARCEL NO.: 27-26-33-710001-000010

PARCEL B:

THAT PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 LYING AND BEING EAST OF RIDGEWOOD LAKES BOULEVARD EXTENSION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 100, PAGE 16, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; LESS AND EXCEPT ANY PORTION THEREOF LYING AND BEING IN RIDGEWOOD LAKES VILLAGE 7A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 110, PAGES 42 AND 43, INCLUSIVE, AND LESS AND EXCEPT ANY PORTION THEREOF LYING AND BEING IN RIDGEWOOD LAKES VILLAGE 7B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 113, PAGE 4 AND LESS AND EXCEPT ANY PORTION LYING AND BEING IN RIDGEWOOD LAKES VILLAGE 6, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 115, PAGES 28 AND 29 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TAX PARCEL NO.: 27-26-33-000000-031020

PARCEL C:

THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 LYING WEST OF RIDGEWOOD LAKES BOULEVARD EXTENSION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 100, PAGE 16, AND WEST OF HIGH VISTA DRIVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 101, PAGES 4 AND 5, INCLUSIVE; ALL OF THE PUBLIC RECORDS OF POLK COUNTY,

FLORIDA. TAX PARCEL NO.: 27-26-33-000000-032010

PARCEL D:

BEGIN AT THE NORTHEASTERN MOST CORNER OF HIGH VISTA DRIVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 100, PAGES 4 AND 5, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE SOUTH 28°50'02" WEST, A DISTANCE OF 51.91 FEET; THENCE SOUTHEASTERLY ALONG A CURVE, 40.88 FEET, THENCE SOUTHEASTERLY ALONG A CURVE, A DISTANCE OF 202.08 FEET; THENCE NORTH 23°19'07" EAST, A DISTANCE OF 119.73 FEET; THENCE NORTHWESTERLY ALONG A CURVE, A DISTANCE OF 100.11 FEET; THENCE NORTH 75°12'05" WEST, A DISTANCE OF 96.99 FEET; THENCE SOUTHWESTERLY ALONG A CURVE, A DISTANCE OF 39.78 FEET, TO THE POINT OF BEGINNING.

TAX PARCEL NO.: 27-26-33-000000-032020

PARCEL E:

THAT PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 LYING SOUTH AND EAST OF RIDGEWOOD LAKES VILLAGE 4B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGE 7 AND LYING AND BEING WEST OF RIDGEWOOD LAKES VILLAGE 5B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 101, PAGES 4 AND 5, INCLUSIVE; ALL OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TAX PARCEL NO.: 27-26-33-000000-041020

PARCEL F:

TRACT D, RIDGEWOOD LAKES VILLAGE 5B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 101, PAGES 4 AND 5, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TAX PARCEL NO.: 27-26-33-710003-072050

PARCEL G:

TRACT A, RIDGEWOOD LAKES VILLAGE 5B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 101, PAGES 4 AND 5; LESS AND EXCEPT ANY PORTION THEREOF LYING AND BEING IN RIDGEWOOD LAKES VILLAGE 5A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 103, PAGES 34 AND 35; INCLUSIVE, ALL OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TAX PARCEL NO.: 27-26-33-710003-72020

PARCEL H:

TRACTS A, B, AND H, RIDGEWOOD LAKES VILLAGE 5A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 103, PAGES 34 AND 35, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TAX PARCEL NO.: 27-26-33-710004-032030

PARCEL I:

TRACT C, RIDGEWOOD LAKES VILLAGE 5A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 103, PAGES 34 AND 35, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TAX PARCEL NO.: 27-26-33-710004-032040

PARCEL J:

TRACT B, RIDGEWOOD LAKES VILLAGE 6, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 115, PAGES 28 AND 29, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TAX PARCEL NO.: 27-26-33-710009-000840

PARCEL K:

TRACT C, RIDGEWOOD LAKES VILLAGE 6, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 115, PAGES 28 AND 29, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TAX PARCEL NO.: 27-26-33-710009-000850

PARCEL L:

TRACT D, RIDGEWOOD LAKES VILLAGE 6, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 115, PAGES 28 AND 29, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TAX PARCEL NO.: 27-26-33-710009-000860

PARCEL M:

TRACT G, RIDGEWOOD LAKES VILLAGE 6, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 115, PAGES 28 AND 29, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TAX PARCEL NO.: 27-26-33-710009-000880

PARCEL 17:

A PORTION OF LAND IN SECTION 32, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT A, RIDGEWOOD LAKES VILLAGES 3B & 3C, AS RECORDED IN PLAT BOOK 146, PAGE 31, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TAX PARCEL NO.: 27-26-32-709503-002800

SAID PARCELS TOGETHER CONTAINING: 2,859.22 ACRES MORE OR LESS.

LESS AND EXCEPT THOSE CERTAIN PARCELS CONTAINED WITHIN RIDGEWOOD LAKES DRI PHASE 1 DESCRIBED AS FOLLOWS:

DEVCO 50

LOTS 13, 14, 17 THROUGH 20 AND LOTS 29 THROUGH 32, FLORIDA DEVELOPMENT COMPANY TRACT, TOGETHER WITH THE VACATED 30 FOOT ROAD RIGHT OF WAY BETWEEN LOT 13 AND 14 AND LOT 19 AND 20 AS RECORDED IN PLAT BOOK 3, PAGE 60 PUBLIC RECORDS OF POLK COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 26 SOUTH, RANGE 27 EAST POLK COUNTY, FLORIDA; THENCE RUN N89°50'38"E ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 15.00 FEET; THENCE RUN N00°14'59”W, A DISTANCE OF 15.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 32 AND THE POINT OF BEGINNING; THENCE RUN N00°14'59”W ALONG THE WEST LINE OF SAID LOT 32 AND 17, A DISTANCE OF 1295.17 FEET; THENCE RUN N89°49'17”E ALONG THE NORTH LINE OF SAID LOTS 17 AND 18, A DISTANCE OF 652.07 FEET; THENCE RUN N00°10'15"W ALONG THE WEST LINE OF SAID LOT 14 AND ITS SOUTHERN PROJECTION, A DISTANCE OF 678.37 FEET; THENCE RUN N89°50'23”E ALONG THE NORTH LINE OF SAID LOT 14, A DISTANCE OF 264.01 FEET TO THE SOUTHWEST CORNER OF RIDGEWOOD LAKES VILLAGE 3A AND B AS RECORDED IN PLAT BOOK 146, PAGE 31 PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE CONTINUE N89°50'23”E ALONG THE SOUTH LINE OF SAID RIDGEWOOD LAKES VILLAGE 3A AND B, A DISTANCE OF 403.40 FEET TO THE WEST LINE OF SAID RIDGEWOOD LAKES VILLAGE 3A AS RECORDED IN PLAT BOOK 143, PAGE 6 PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE RUN S00°06'13”E ALONG SAID WEST LINE, A DISTANCE OF 1973.84 FEET TO THE SOUTHEAST CORNER OF SAID LOT 29; THENCE RUN S89°50'38”W ALONG THE SOUTH LINE OF SAID LOTS 29 THROUGH 32, A DISTANCE OF 1315.36 FEET TO THE POINT OF BEGINNING.

CONTAINING: 49.553 ACRES MORE OR LESS.

DEVCO 72

A PORTION OF LOTS 1 THROUGH 3, 5 THROUGH 8, 9, 10, 12 THROUGH 14, A PORTION OF LOTS 15 AND 16, LOT 24, A PORTION OF LOT 25, AND LOT 26 OF FLORIDA DEVELOPMENT COMPANY TRACT AS RECORDED IN PLAT BOOK 3, PAGE 60 AND HOLLY HILL GROVE AND FRUIT COMPANY AS RECORDED ON PLAT BOOK M, PAGE 36 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 26, RANGE 27 EAST POLK COUNTY , FLORIDA; THENCE RUN N89°44'13”E ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 137.53 FEET; THENCE DEPARTING SAID SOUTH LINE RUN N00°09'38”W, A DISTANCE OF 15.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE US27 (S.R. 25) AND THE SOUTH LINE OF LOT 16 OF SAID FLORIDA DEVELOPMENT COMPANY TRACT AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE N00°09'38”W, A DISTANCE OF 590.70 FEET; THENCE RUN N89°50'22”E, A DISTANCE OF 30.00 FEET; THENCE RUN

N00°09'38”W, A DISTANCE OF 500.54 FEET; THENCE RUN S89°50'22”W, A DISTANCE OF 45.00 FEET; THENCE RUN N00°09'38”W, A DISTANCE OF 101.08 FEET TO THE SOUTH RIGHT OF WAY LINE OF RIDGEWOOD LAKES BOULEVARD AS RECORDED IN PLAT BOOK 94, PAGE 24 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE RUN N89°42'16”E ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 866.87 FEET TO THE WEST LINE OF LOT 4 OF SAID FLORIDA DEVELOPMENT COMPANY TRACT; THENCE RUN S00°09'42”E ALONG SAID WEST LINE, A DISTANCE OF 546.42 FEET TO THE SOUTH LINE OF SAID LOT 4; THENCE RUN N89°43'15”E ALONG SAID SOUTH LINE, A DISTANCE OF 329.76 FEET TO THE EAST LINE OF THE AFORESAID LOT 4; THENCE RUN N00°09'24”W ALONG SAID EAST LINE, A DISTANCE OF 546.51 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE AFORESAID RIDGEWOOD LAKES BOULEVARD; THENCE RUN N89°42'16”E ALONG SAID SOUTH RIGHT OF WAY, A DISTANCE OF 659.42 FEET; THENCE RUN S00°00'07”W, A DISTANCE OF 5.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 887.70 FEET, A CENTRAL ANGLE OF 35°59'00”, A CHORD BEARING OF S68°59'11”E AND A CHORD DISTANCE OF 548.38 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 557.50 FEET TO A POINT OF NON-TANGENCY; THENCE RUN S54°51'12”E, A DISTANCE OF 163.37 FEET TO A POINT ON THE EAST LINE OF LOT 8 OF THE AFORESAID FLORIDA DEVELOPMENT COMPANY TRACT; THENCE RUN S00°08'14”E ALONG THE EAST LINE OF LOT 8 AND LOT 9 OF SAID FLORIDA DEVELOPMENT COMPANY TRACT, A DISTANCE OF 894.74 FEET TO THE SOUTH LINE OF LOT 9 OF SAID FLORIDA DEVELOPMENT COMPANY TRACT; THENCE RUN S89°44'13”W ALONG THE SOUTH LINE OF LOT 9 OF SAID FLORIDA DEVELOPMENT COMPANY TRACT, A DISTANCE OF 644.40 FEET TO THE EAST LINE OF LOT 11 OF SAID FLORIDA DEVELOPMENT COMPANY TRACT; THENCE RUN N00°08'49”W ALONG SAID EAST LINE, A DISTANCE OF 646.70 FEET TO THE NORTH LINE OF SAID LOT 11; THENCE RUN S89°43'15”W ALONG SAID NORTH LINE, A DISTANCE OF 329.76 FEET TO THE WEST LINE OF SAID LOT 11; THENCE RUN S00°09'07”E ALONG SAID WEST LINE, A DISTANCE OF 646.61 FEET TO THE SOUTH LINE OF LOTS 12 THROUGH 14 OF SAID FLORIDA DEVELOPMENT COMPANY TRACT; THENCE RUN S89°44'13”W ALONG SAID SOUTH LINE, A DISTANCE OF 989.11 FEET TO THE EAST LINE OF A WATER MANAGEMENT SITE AS RECORDED IN OFFICIAL RECORDS BOOK 6114, PAGE 1385 AND OFFICIAL RECORDS BOOK 6387, PAGE 2111 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE RUN N00°10'00”W ALONG SAID EAST LINE, A DISTANCE OF 329.77 FEET; THENCE RUN S89°44'13”W, A DISTANCE OF 234.34 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 26 SOUTH, RANGE 27 EAST POLK COUNTY, FLORIDA; THENCE RUN N89°44'13”E ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 2301.79 FEET; THENCE DEPARTING SAID SOUTH LINE RUN S00°07'38”W, A DISTANCE OF 15.00 FEET TO THE NORTHWEST CORNER OF LOT 24 OF THE AFORESAID HOLLY HILL GROVE AND FRUIT COMPANY SUBDIVISION AND THE POINT OF BEGINNING; THENCE RUN N89°44'13”E ALONG THE NORTH LINE OF SAID LOT 24, A DISTANCE OF 320.89 FEET TO THE EAST LINE OF SAID LOT 24; THENCE RUN S00°08'14”E ALONG SAID EAST LINE, A DISTANCE OF 963.76 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2593, PAGE 1566 PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE RUN S89°46'10”W A DISTANCE OF 330.00 FEET; THENCE RUN S00°05'30”E, A DISTANCE OF 330.00 FEET TO THE SOUTH LINE OF LOT 26 OF

THE AFORESAID HOLLY HILL GROVE AND FRUIT COMPANY SUBDIVISION; THENCE RUN S89°46'09”W ALONG SAID SOUTH LINE, A DISTANCE OF 320.27 FEET; THENCE DEPARTING SAID SOUTH LINE RUN N00°00'35”W, A DISTANCE OF 646.70 FEET TO THE NORTH LINE OF SAID LOT 26; THENCE RUN N89°45'11”E ALONG SAID NORTH LINE, A DISTANCE OF 325.22 FEET TO THE WEST LINE OF LOT 24 OF SAID HOLLY HILL GROVE AND FRUIT COMPANY SUBDIVISION; THENCE RUN N00°07'38”E ALONG SAID WEST LINE, A DISTANCE OF 646.80 FEET TO THE POINT OF BEGINNING.

CONTAINING: 66.858 ACRES MORE OR LESS

PARCEL 10 PARCEL G (ALSO KNOWN AS VILLAGE 15)

TRACTS 23 AND 24 AND THE WEST 1/2 OF THE VACATED ROADWAY ADJACENT TO THE EAST LINE OF TRACT 24 , IN THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 26 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT CO. SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TAX PARCEL NO.: 27-26-32-709500-0020231

CONTAINING: 9.87 ACRES MORE OR LESS.

Appendix B

Wetland Maintenance and Monitoring Plan for Ridgewood Lakes DRI Phase 2

POLK COUNTY PLANNING COMMISSION

FINAL ORDER

Case Number: LDPD-2025-2 (Center State PD)

Applicant: Bart Allen, Peterson & Myers

Property Owner: Walton Acquisitions FL, LLC & Walton RL 274, LLC

Hearing Date: August 6, 2025

I. Request:

Planned Development (PD) request for a combined 1,599 single-family and multi-family units. The purpose of this request is to allow 40-foot-wide single-family detached lots, reduced lots sizes, and short-term rental.

II. Findings:

The Planning Commission hereby adopts and incorporates herein the DRC staff report and makes the following findings based upon the staff report and other record evidence presented during the hearing:

1. Pursuant to section 906D.7 of the LDC, the Planning Commission shall, in the review of a Level 3 application, consider the following factors:

    a. Whether the proposed development is consistent with all relevant requirements of this Code;
    b. Whether the proposed development is consistent with all applicable policies of the Comprehensive Plan;
    c. Whether the proposed use is compatible with surrounding uses and the general character of the area, including such factors as density, height, bulk, scale, intensity, traffic, noise, and appearance; and
    d. How the concurrency requirements will be met if the development was built.

2. The Application is consistent with all relevant requirements of the LDC, including without limitation, Sections 303, 401.06, and 906.

3. The Application is consistent with all applicable policies of the Comprehensive Plan.

4. The Application is compatible with surrounding uses and the general character of the area.

5. Concurrency requirements can be met if the development is built.

III. Incorporation of the Record

The record is hereby incorporated by reference into this order and is on file with the Land Development Division. The record consists of the following: the Application, Impact Assessment Statement, the DRC staff report, staff's PowerPoint presentation, and all testimony and evidence presented at the hearing.

IV. Planning Commission's Decision:

Based upon the record and the foregoing findings, the Application is APPROVED, subject to the conditions, if any, set forth in the staff report.

V. Effective Date, Appeals:

This order shall be rendered to the Clerk and becomes effective on the date rendered. The Planning Commission's decision may be appealed to the Board of County Commissioners by filing an application for de novo review with the Land Development Division within 7 calendar days after the Planning Commission hearing. If a de novo application is timely filed, this order shall not be final and effective until final action of the Board of County Commissioners.

DONE AND ORDERED in Bartow, Polk County, Florida, in regular session this 6th day of August **2025**, by the Polk County Planning Commission.

Polk County Planning Commission	**ATTEST:**
By: _____	By: _____
Robert Beltran, Chair	Lyndsay Yannone, Recording Secretary

Date rendered to the Clerk: _____

Exhibits to Planning Commission's Order
Exhibit A-Staff Report and Exhibits

cc: Land Development Division Official File
Erin Valle, Clerk of Court (under separate cover)

POLK COUNTY
DEVELOPMENT REVIEW COMMITTEE
STAFF REPORT

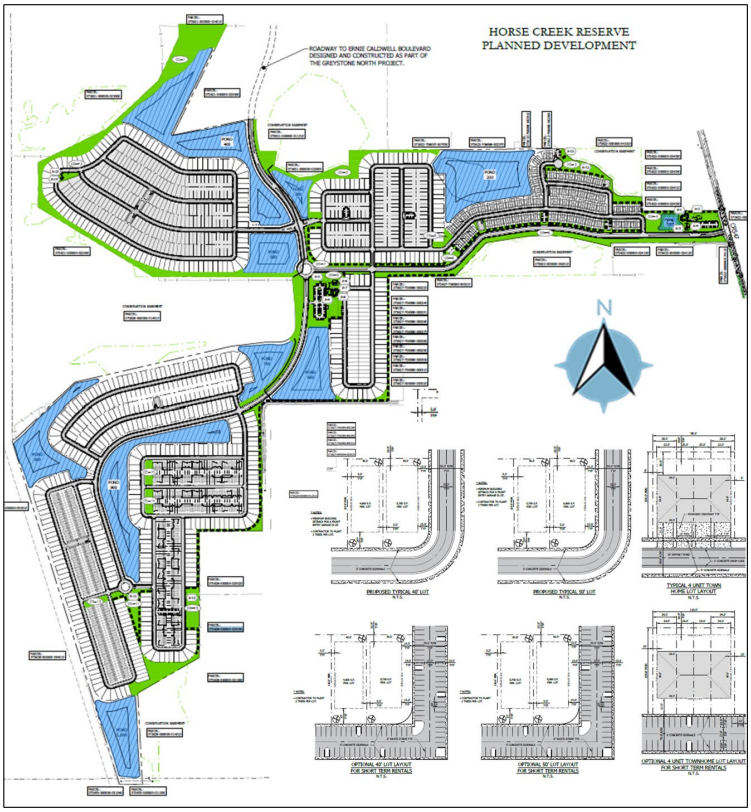
DRC Date:	March 27, 2025	**Level of Review:**	Level 3 Review
PC Date:	August 6, 2025	**Type:**	Planned Development
BoCC Date:	N/A	**Case Numbers:**	LDPD-2025-2
		Case Name:	Center State PD
Applicant:	Bart Allen, Peterson & Myers	**Case Planner:**	Ian Nance

Request:	Planned Development (PD) request for a combined 1,599 single-family and multi-family units. The purpose of this request is to allow 40-foot-wide single-family detached lots, reduced lots sizes, and short-term rental.
Location:	West of County Road 547, south of Ernie Caldwell Boulevard, east of US 27, within the Ridgewood Lakes Development of Regional Impact (DRI), west of Davenport, in Sections 21, 22, 28, Township 26, Range 27.
Property Owner:	Walton Acquisitions FL, LLC & Walton RL 274, LLC
Parcel Number (Size):	272621-000000-022000; 272622-000000-042010; 272628-000000-014010 (±373.6 AC)
Land Use District:	Residential Low-4X (RL-4X) & Convenience Center-X (CCX) North Ridge Selected Area Plan (SAP) Ridgewood Lakes Development of Regional Impact (DRI)
Development Area/Overlays:	Urban Growth Area (UGA)
Nearest Municipality/County:	City of Davenport
DRC Recommendation:	Conditional Approval
Planning Commission Vote:	Pending

Location



Site Plan



Summary of Analysis:

The applicant is requesting a Planned Development (PD) pursuant to Land Development Code (LDC) Section 303 to permit a residential neighborhood consisting of 1,599 dwelling units on 373.6 developable acres (4.28 DU/AC) with an amenity center, parks, and other open spaces for use by the residents. There will be a mix of housing types, including attached townhomes (multi-family) and single-family detached dwelling units with 40 and 50-foot-wide lots. This site is located within multiple overlays which guide development.

Most of the project is in Phase 2 of the Ridgewood Lakes Development of Regional Impact (DRI). This project was initially reviewed and approved through the DRI process in 1984, and a substantial deviation occurred in 2015 which vested a residential unit count within this phase. Overall, Phase 2 was approved for up to 5,571 residential units comprised of a mix of single-family, townhome, and multi-family units; up to 381,388 square feet of "village center" uses; municipal facilities to include a neighborhood school; and interconnecting parks, lakes and pedestrian open space systems. The requested PD is essentially comprised of Villages E, F, G, H, I, J, K, and L as shown on Map H for Phase 2 of the DRI (Exhibit 3).

The site is also in the Urban Growth Area (UGA) and Residential Low-4X (RL-4X) future land use district within the North Ridge Selected Area Plan (SAP). While the DRI vests the number of lots and requires infrastructure improvements, the latter three overlays and the PD implement how these units develop. As this request pertains to density and lot dimensions, the reason for this PD is to reduce lot widths below 50 feet and reduce lot sizes from 5,000 to 4,600 sq. ft. 40-foot-wide lots have been approved within other development in Ridgewood Lakes Phase 2 as well as the neighboring Astonia developments. RL-4X allows multi-family uses through only administrative approval. Finally, the setbacks proposed meet the standards of the RL-4X district, except for rear setbacks being reduced to five (5) feet for roofed pool structures, a condition proposed by the County.

In addition to the reduction in lot widths and sizes, the request is also to allow short-term rental. While development-wide short-term rental approvals are commonplace in northeast Polk, portions of this project area are intended to develop for short-term rental use only. The applicant has proposed implementing a development option to allow short-term rental in "pods or villages" of the PD. These will be located within their own designated neighborhoods within the larger development to prevent vacation renters from being situated next door to a standard single-family home. While the proposed request for short-term rental is included in the PD, the developer may proceed with traditional neighborhood or age-restricted portions. The option for short-term rental is in place to allow flexibility to meet market demands at the time of development.

The project will include a new connection to CR 547/Lee Jackson Highway at the easterly boundary of the subject property. The proposed PD also recognizes and provides for the interconnectivity of the various villages by providing for a public collector road to connect Ernie Caldwell Boulevard and County Road 547, shown as "Road A" on Map H of the approved DRI. This road will be critical to the buildout of this entire development as a single entrance onto CR 547 will be insufficient for the proposed units. A proposed condition of approval will limit the number of units that can be constructed until this middle road is completed.

While the entirety of Phase 2 is undergoing an environmental review by the Army Corps of Engineers and other agencies to protect habitat along Horse Creek, the proposed PD will have minimal wetland impacts. The site plan includes stormwater ponds that will both treat stormwater from the proposed development as well as provide compensating storage for any impacts to the flood plain. Additional areas will be preserved in their natural condition. Utilities are available and will be constructed in conjunction with "Road A." School capacity is an issue at this time but will be analyzed further during the Level 2 process for future phases of this development. Road improvements will be in accordance with LDC standards.

Staff recommends approval of the application. The proposed PD is consistent with the approved DRI development program and Map H, as well as conditions in LDC Section 303 and the North Ridge SAP. Overall, the need for a Level 3 Review is to approve short-term rental, reduce lot widths to 40 feet, and reduce the minimum lot sizes for the single-family component of this project to 4,600 sq. ft. In the North Ridge SAP, these lot sizes are a minor deviation from what could be attained without the Level 3 Review process in RL-4X land use districts. Developments in the area have been approved in the last several years with similarly sized lots, and compatibility measures such as enhanced landscaping will be enacted where any incompatibilities may exist. The proposed development is compatible with surrounding uses and meets the relevant policies of the Comprehensive Plan and standards of the LDC.

Findings of Fact

- *The applicant is requesting a Planned Development (PD) for a residential neighborhood consisting of 1,599 dwelling units on 373.6 developable acres (4.28 DU/AC). The request includes 40-foot-wide lots, a minimum lot size of 4,600 square feet, and short-term rental.*

- *The project is within the Ridgewood Lakes Development of Regional Impact in Phase II pursuant to Substantial Deviation Amendment approved by Development Order, Resolution No. 15-122.*

- *The setbacks for this PD request are as follows:*

  - *15' front yard*
  - *25' front garage*
  - *5' side yard*
  - *10' rear yard*
  - *15' street side*
  - *5' accessory*
  - ***5' for hard-roofed pool enclosures (Staff proposed)***

- *The subject property has Future Land Use districts of Residential Low-4X (RL-4X) and Convenience Center-X (CCX) within the Urban Growth Areas (UGA) in the North Ridge Plan (SAP). No residential dwelling units will be constructed in the CCX (Exhibit 5).*

- *The zoned schools for the proposed project are Loughman Oaks Elementary, Shelly S. Boone Middle, and Ridge Community Senior High.*

- *The Polk County Sheriff's Office response will be provided from the Northeast District Command Office, located at 1100 Dunson Road, Davenport.*

- *Fire and EMS responses will be from Polk County Fire Rescue Station 20, 4611 U.S. Hwy 17-92 N, Davenport.*

- *This project is located within Polk County's Northeast Regional Service Area for potable water, wastewater, and reclaimed water.*

- *Direct ingress/egress to the development is proposed from CR 547 (Road No. 770804) and is a Rural Major Collector (RMC) with a paved surface width of approximately 22 feet. The right-of-way is 60 feet. A second connection will take place on a road within the DRI that connects CR 547 to Ernie Caldwell Boulevard.*

- *According to the Florida Natural Areas Inventory Biodiversity Matrix, the site is not located within a one-mile radius of protected animal and plant species sighting.*

- *The general topography of the subject property slopes towards the west and Horse Creek, according to the Polk County GIS data viewer; however, elevations naturally slope from the uplands towards other wetland systems.*

- *The soils within Phases 2 & 3 of Ridgewood Lakes DRI include Apopka Fine Sand 0 to 5 Percent Slopes; Candler Sand 0 to 5 Percent Slopes; Samsula Muck; Sparr Sand 0 to 5 percent slopes; Tavares Fine Sand 0 to 5 Percent Slopes; Smyrna and Myakka Fine Sands; Fort Meade Sand 0 to 5 Percent Slopes; Pomello Fine Sand; Ona Fine Sand; Placid and Myakka Fine Sands, Depressional; Adamsville Fine Sand 0 to 2 percent slopes; Hontoon Muck; Basinger Mucky Fine Sand, Depressional; Astatula Sand 0 to 8 percent slopes; Zolfo Fine Sand; Narcoossee Sand; Millhopper Fine Sand, 0 to 5 Percent Slopes.*

- *There are no known historical or archeological resources onsite, according to the Secretary of State's Department of Historical Resources Florida Master Site File.*

- *Type "A" flood zones exist onsite, primarily in conjunction with the wetlands.*

- *The site is not located within any airport flight path or height notification zones.*

- *For Ridgewood Lakes Phase 2, the Master Development Plan is intended to generally depict the location of land uses and major features of the Development, including the primary transportation network, access points, amenities and recreational trails, subject to final permitting which shall determine the exact location and configuration of these features through Polk County's Level 2 site plan review process and/or platting process as appropriate. Final boundaries for conservation lands shall be determined through state and federal permitting process and in accordance with the conditions of this Development Order.*

- *According Polk County's Comprehensive Plan SECTION 2.131-Q NORTH RIDGE SELECTED AREA PLAN, "this Selected Area Plan is adopted in recognition that this area of Polk County; bounded on the east by the Providence Development and land to the south, on the north by the CR 54/Loughman SAP, on the west by the Core area of the Green Swamp Area of Critical State Concern and on the south by the City of Haines City; is expected to experience a high degree of development over the next twenty years. This urbanization will be caused by numerous external factors, most of which are occurring in*

adjacent Osceola and Orange Counties. This Selected Area Plan is a proactive response to these forces. It represents an initiative to shape this development into an organized and well-planned urban area."

- *These properties are in an Urban Growth Area (UGA). Per POLICY 2.105-A1 of the Comprehensive Plan, "Urban Growth Areas shall:*

    a. *complement the TSDA in guiding growth, while promoting orderly and compact development;*

    b. *be located contiguous to the TSDAs or a municipality as they represent the expansion areas;*

    c. *be supported by existing or planned urban type services that are programmed for the 20-year planning horizon;*

    d. *be those areas where the availability of infrastructure and other community facilities and services, including, but not limited to mass transit and other transportation alternatives, utilities, public safety, recreational and educational services, promotes and supports the location of higher density and intensity compact, mixed use development in close proximity to the development in the adjacent TSDAs;*

    e. *include development criteria that:*

        1. *promote the development of walkable communities which include a balance between employment opportunities, mix of complementary uses and activities, and a range of housing opportunities;*

        2. *improve access to employment areas, schools, shopping and recreational opportunities;*

        3. *support the preservation of open space and natural areas;*

        4. *reduce capital and operating cost for the provision of infrastructure and public services."*

- *POLICY 2.105-A5: DEVELOPMENT CRITERIA FOR URBAN GROWTH AREAS states, "Development within the Urban Growth Areas shall conform to the following criteria as further specified in the Land Development Code:*

    a. connect to centralized potable water;

    b. connect to centralized sanitary sewer systems if available;

    c. incorporate design features that promote healthy communities and green building practices, as established in Section 2.1251, Community Design, of this element;

d. promote the implementation of "Complete Street' and "Conservation Development" principles as established under Section 2.1251, Community Design, of this element;

e. promote the integration of pedestrian-oriented features, including sidewalks, trails, or walkways into every development including appropriate pedestrian shelters or awnings;

f. provide access to civic space, parks, green areas, and open space and other amenities;

g. be supported by public safety (i.e., fire, EMS and law enforcement);

h. have access to public schools;

i. be encouraged to provide connectivity with adjacent uses within the TSDA, and facilitate connectivity between the TSDA and other urban centers and the rural development areas;

j. encourage the inclusion of a variety of housing choices and mixed uses; and

k. additional standards supporting transit if development is within the "Corridor and Center Overlay" (Section 2.124-A)"

- *According to Policy 2.125-M of the Comprehensive Plan, the Planned Development process allows "for increasing densities and intensities that may be permitted under certain circumstances, or using innovative design techniques, or providing a mixture of land uses. Planned Development may also be used to gain project design flexibility and to attach conditions, where warranted. Planned Development shall comply with density bonus points as outlined in the Land Development Code."*

- *According to LDC Section 303, "Planned Developments may be established in appropriate locations, with respect to intended function; in conformance with the goals, objectives, and policies of the Comprehensive Plan; compatible with the surrounding land uses and future land use districts; where they will not adversely impact facilities and services of the County; where they will not set a precedent for the introduction of an inappropriate use into an area; and so as not to encourage non-residential strip development along streets."*

- *According to LDC Section 303, individual dwelling units within a subdivision or Planned Development may not be utilized for short-term rental purposes unless the entire subdivision or Planned Development, or the phase thereof in which the dwelling unit is located, has received approval for short-term rentals. The plat for the subdivision shall contain a conspicuous note that short-term rentals are allowed within the subdivision. If short-term rentals are allowed in less than the whole subdivision, the plat shall indicate the phase or phases in which short-term rentals are allowed.*

- *According to LDC Section 303, Short-term rentals shall be operated in compliance with all applicable requirements for public lodging establishments under F.S. ch. 509 and all other applicable local, state and federal regulations. Short-term rentals shall be licensed*

under F.S. ch. 509 and a copy of said license shall be displayed on the back of the main entrance/exit door to the unit.

- *Per Table 4.18 of the LDC, the RL-4X district allows a residential density of 3 to 8 DU/AC. Densities are based on the base density for each district or subdistrict outlined in Table 4.21 and density bonuses outlined in Table 4.19. The purpose of the RL-4 district is to provide areas for the low-density residential needs of residents in urban areas who desire areas with smaller lots.*

- *According to Table 4.17 Density and Dimensional Regulations for Standard Districts of the LDC, RL-4X districts require setbacks of fifteen (15) feet from the right-of-way from local roads; a side setback of five (5) feet; rear setback of ten (10) feet; and a maximum structure height of 50 feet. Accessory structure setbacks are (5) five feet from the side and (5) five feet from the rear property line.*

- *According to LDC Table 4.16, Multi-Family is a "C2" use in RL-4X. Per North Ridge SAP conditions, multi-family buildings are permitted to have up to four units per building in the RL-3X and RL- 4X provided the overall density for the district is maintained.*

- *According to Section 620.A of the LDC, "It is the policy of Polk County to minimize the disturbance of wetlands in the County and to discourage their use except for purposes compatible with their natural functions and environmental benefits. This Section provides for the protection, maintenance, enhancement, and utilization of wetlands within Polk County in accordance with applicable Federal and State laws and regulations."*

- *According to Section 822.B of the LDC, "Unless different standards are established by a Planned Development (PD), all new lots fronting on a local road shall have a minimum frontage of 50 feet."*

- *The Comprehensive Plan defines Compatibility in Section 4.400 as "A condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition."*

- *This request has been reviewed for consistency with Sections 303, 401.06, and 906 of the LDC.*

Development Review Committee Recommendation: Based on the information provided by the applicant, the findings of fact, a recent site visit, and the analysis conducted within this staff report, the Development Review Committee (DRC) finds that with the proposed conditions the request **IS COMPATIBLE** with the surrounding land uses and general character of the area and **IS CONSISTENT** with the Polk County Comprehensive Plan and Land Development Code. Therefore, the DRC recommends **APPROVAL of LDPD-2025-2.**

On August 6, 2025, at an advertised public hearing, the Planning Commission will vote on this application.

CONDITIONS OF APPROVAL

Based upon the findings of fact the Development Review Committee recommends APPROVAL of LDPD-2025-2 with the following Conditions:

1. This approval shall be a Planned Development (PD) for a residential neighborhood consisting of 1,599 dwelling units, including detached single-family and townhome units. The request includes 40-foot-wide lots, a minimum lot size of 4,600 square feet, and short-term rental. [PLG]

2. The setbacks for this PD request are as follows [PLG]:

   - 15’ front yard
   - 25’ front garage
   - 5’ side yard
   - 10’ rear yard
   - 15’ street side
   - 5’ accessory

3. The primary rear setback for attached pool enclosures constructed with a hard roof shall be reduced to five (5) feet. [PLG]

4. The primary access point for the PD shall be permitted from CR 547 as shown on the binding site plan. Notwithstanding foregoing, the collector road, Road “A” as identified on Map H of the DRI, shall be constructed between Ernie Caldwell Boulevard and CR 547 prior to achieving 67% of the development. [PLG/Applicant]

5. The primary rear setback for attached pool enclosures constructed with a hard roof shall be reduced to five (5) feet. [PLG]

6. The site plan included herein together with the conditions of approval shall be considered the “Binding Site Plan.” Any modifications to LDPD-2025-2, except for those listed in Section 906.E of the LDC, shall constitute a Major Modification to this approval and require a Level 3 Review before the Planning Commission. [PLG]

7. This approval includes the incorporation of an option for short-term rental phases within the PD. At the time of Level 2 review, the applicant shall identify on the plans each distinct development area that will be short-term rental units. To ensure compatibility with surrounding developments, the applicant shall provide design features such as alternative parking design, gated/private access for each phase, common check-in/check-out locations, enhanced landscaping, and buffering, etc. The applicant shall not mix full-time residential units with short-term rental within a single development area. [PLG/Applicant]

GENERAL NOTES

NOTE: This staff report was prepared without the benefit of testimony and evidence submitted by the public and other parties at a public hearing.

NOTE: Approval of this request shall not constitute a waiver or variance from any applicable development requirement unless specifically noted in the conditions of approval and consistent with the LDC.

NOTE: All written comments made in the application and subsequent submissions of information made during the application review process, which are on file with the Land Development Division, shall be considered to be binding upon the applicant, provided such comments are not at variance with the Comprehensive Plan, LDC or other development regulations in effect at the time of development.

NOTE: Approval of this request is only for Level 3 Review and only for those development decisions within the Planning Commissioners' jurisdiction. A Level 2 Review (engineered plans) will be required reflecting the standard conditions listed in Section 303 of the Land Development Code and the development standards listed in Chapter 7 of the Land Development Code. Upon completion of the Level 2 Process, building permits will be required for all structures in accordance with Chapter 553 of the Florida Statutes.

NOTE: Issuance of a development permit by the county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Surrounding Land Use Designations and Current Land Use Activity

The following table provides a reference point for notable and pertinent Future Land Use Map districts and existing land uses upon them.

Table 1

Northwest: A/RRX Horse Creek DRI Conservation Area	**North:** RL-4X & RMX in TSDA Astonia & Greystone PDs LDPD-2019-22 & LDPD-2020-35 SFR 40 ft-wide lots/Townhomes	**Northeast:** Davenport CR 547/Vacant/SFR
West: A/RRX Horse Creek DRI Conservation Area	**Subject Property:** RL-4X/ DRI Phase 2 Vacant Land	**East:** Davenport CR 547/Vacant/SFR
Southwest: RL-4X/RHX Greystone PD & DRI Phase 1 SFR/Townhomes/Golf Course	**South:** RMX/RL-3X/A/RRX Large Acre SFR/Crescent Ridge (+/-1-acre)/Pasture	**Southeast:** RMX/CR 547/Davenport Vacant/Former Peat Mine

Source: Polk County Geographical Information System and site visit by County staff

Most of the project is in Phase 2 of the Ridgewood Lakes Development of Regional Impact (DRI). This project was initially reviewed and approved through the DRI process in 1984, and a substantial deviation occurred in 2015 which vested a residential unit count within this phase. Overall, Phase 2 was approved for up to 5,571 residential units comprised of a mix of single-family, townhome, and multi-family units; up to 381,388 square feet of mixed-use town center/mixed use village center; and municipal facilities to include a neighborhood school and interconnecting parks, lakes and pedestrian open space systems (Fig. 1).

Fig. 1

Phase II Land Use	Phase II Acres	Phase II Dwelling Units	Phase II Non-Residential Square Feet
Residential	976.8	5,571	-
- Single Family Detached*	784	2,435	-
- Single Family Attached	70.4	586	-
- Multifamily	122.4	2,550	-
Commercial/Office	35.8	-	381,388
Open Space	1,121.5	-	-
Phase II Total	**2,134.1**	**5,571**	**381,388**

The requested PD is essentially comprised of Villages E, F, G, H, I, J, K, and L, as shown on Map H for Phase 2 of the DRI and in Figure 2, to follow.

Fig. 2

Village	Acreage	Density	Total Units
E	39.6	8	317
F	47.9	5	247
G	42.5	5	214
H	32.8	5	170
I	10.1	8	81
J	39.0	5	195
K	60	4	240
L	41.0	4	164
Total Units Approved			**1,628**
Total Units Requested			**1,599**

Phase 1 of the Ridgewood Lakes DRI is located to the west with direct access onto US 27. This phase has been largely built-out, and consists of a variety of residential uses, including single-family detached units and townhomes. A golf course and Horse Creek buffers much of this development from the subject site.

On the east side of Horse Creek, development is underway. Various phases of Astonia – which features 40-foot-wide lots and townhomes - border the subject site to the north. Level 2 Reviews have been approved to allow the vertical construction of Phase 1 & 2 of the Greystone properties to the north, again featuring 40-foot-wide lots and townhomes.

The city of Davenport has recently annexed property to the east of the site and remains vacant. Wetlands and pits from former mining operations can be found here. South of the site are single-family homes within the Crescent Ridge subdivision. These lots are approximately one acre. Other larger properties are found at the end of Crescent Valley Road.

Compatibility with the Surrounding Land Uses and Infrastructure:

The Comprehensive Plan defines Compatibility in Section 4.400 as "A condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion."

Planning staff analyzes a site plan for compatibility by reviewing several factors: the type and intensity of adjacent uses versus the proposed use; how the proposed development interacts with the surrounding area in relation with existing uses; access to roads and where traffic generated from the site will travel; the proximity to retail, employment, emergency services, mass transit, parks, and other public services; and how the applicant addresses possible incompatibilities that might arise from the proposed use by utilizing mitigating strategies found in the Comprehensive Plan or through Conditions of Approval agreed upon by the applicant and staff.

A. Land Uses:

Site Design & Consistency with Comprehensive Plan & LDC

The applicant is requesting a Planned Development (PD) pursuant to LDC Section 303 to permit a residential neighborhood consisting of 1,599 dwelling units on 373.6 developable acres (4.28 DU/AC) with an amenity center, parks, and other open spaces for use by the residents. There will be a mix of housing types, including attached townhomes (multi-family) and single-family detached dwelling units with 40 and 50-foot-wide lots, the number of each being non-binding as final engineering and marketing of the site might dictate changes to the numbers provided by the site plan.

The site is also in the Urban Growth Area (UGA) and Residential Low-4X (RL-4X) future land use district within the North Ridge Selected Area Plan (SAP). While the DRI vests the number of lots and requires infrastructure improvements, the latter three overlays and the PD implement how these units develop. As this request pertains to density and lot dimensions, the reason for this PD is to reduce lot widths below 50 feet and reduce lot sizes to 4,600 sq. ft. 40-foot-wide lots have been approved within other development in Ridgewood Lakes Phase 2 as well as the neighboring Astonia developments. RL-4X allows lot sizes from 4,000 sq. ft. to 6,000 sq. ft. Multi-family uses require only administrative approval in RL-4X.

The setbacks proposed meet the standards of the RL-4X district, except for rear setbacks being reduced to five (5) for roofed pool structures, a condition proposed by the County. Many times, a homebuilder will include pools with screen enclosures attached to the home that are allowed to be constructed to the rear accessory setback of five feet; however, if this screening is replaced with a hard-roof enclosure, the homeowner must request a variance as it then becomes part of the primary and is restricted to those setbacks without any real change in function to the property or structure. This reduction eliminates the need for these variances as future homeowners later seek to improve their investments.

LDC Section 303 requires residential PDs with lots less than 80 feet wide to devote at least 20 percent of the gross developable project area to Open Space. From the required Open Space acreage, all units shall provide a minimum 500 sq. ft. of park-and-recreation space per unit. In no case shall any individual recreation area be less than 10,000 square feet in area and shall be no farther than one-quarter of a mile walking distance from at least one recreation amenity.

The proposed site plan shows approximately 113.97 acres (30%) dedicated to Open Space. This will come in the form of the requisite recreation space; contoured and landscaped stormwater

ponds; wetland buffers; and compatibility buffers. This is in addition to the open space and conservation acreage set aside by Map H.

For recreation, the LDC requires one amenity point per unit (1,599 pts.). The Recreation Plan shows this is being exceeded through a combination of passive recreation, community pools, tot lots, dog parks, tot lots, and picnic pavilions (Total 1,625 pts.) over approximately 18.40 acres. Amenities tend to change during the Level 2 Review process as the needs of the homebuilders evolve, but the number of points required will remain. All amenity areas will be connected by sidewalks. Those planned adjacent to residential units will be landscaped in accordance with LDC standards.

In addition to needing two parking spaces per unit, exclusive of the garage and tandem parking arrangements, LDC Section 303 also requires additional parking for PDs with upland densities above three dwelling units per acre or lot widths less than 65 feet. This parking can be provided in the development through evenly distributed clustered parking lots or parallel parking on private roads or drive aisles. The site plan offers 284 additional parking spaces, accounting for the varying lot sizes and LDC requirements.

In summary, the applicant is meeting the higher PD standards prescribed by the LDC. The site plan maintains ample Open Space and provides recreational opportunity for future residents. A minimum of two (2) canopy trees shall be planted on each single-family residential lot. Tree placement is to be determined by the home builder.

In addition to the reduction in lot widths and sizes, the request is also to allow for a short-term rental. While development-wide short-term rental is commonplace in northeast Polk, portions of this project are intended to develop for short-term rental use only. The applicant has proposed implementing a development option to allow short-term rental in “pods or villages” of the PD. While the proposed request for short-term rental is included in the PD, the developer may proceed with traditional neighborhood or age-restricted portions. The option for short-term rental is in place just to allow flexibility to meet market demands at the time of development. These will be located within their own neighborhoods within the larger development to prevent vacation renters from being situated next door to a standard single-family home.

Compatibility Review

Comprehensive Plan POLICY 2.102-A2 states, “Land shall be developed so that adjacent uses are compatible with each other” and provides three options to ameliorate incompatibilities.

The tools for accomplishing higher standards of compatibility, as outlined in the Comprehensive Plan, are as follows:

- Buffering
- Limiting Scale & Intensity
- Transition using innovative techniques

Few incompatibilities exist along the periphery of this project. The subject site abuts the Astonia subdivision to the north. This was approved by the Planning Commission on November 6, 2019, as a Residentially Based Mixed-Use Development consisting of 687 single-family lots with reduced setbacks and 40-foot-wide lots, in addition to a commercially designated area along Ernie Caldwell Boulevard (LDPD-2019-22). Another phase of townhomes within the greater

Astonia development have built under the RL-4X land use district, without requiring a PD approval.

Across the road to the northeast, LDPD-2020-4 was approved for 331 single-family units with 40-foot-wide lots, reduced setbacks, and short-term rental. LDPD-2020-35, Greystone North, was similarly approved for townhomes and a mixture of 40 and 50-foot-wide lots. Engineered plans have also been approved. In short, there have already been established approvals for 40-foot-wide lots in this area with lot sizes comparable to what is proposed by the application.

To the south of the site, single-family homes on properties exceeding an acre border the subject site. The use of open space tracts and landscaping will provide buffering between these uses. It is worth noting that Map H designates over 175 acres of open space south of these homes and north 3H Acres Road.

As for compatibility with short-term rental, the plan, as noted above, is to designate portions of this development solely to this use leaving other traditional neighborhoods intact. Platting will control this as the development proceeds in phases. The applicant has introduced a layout with single-family dwellings without a traditional driveway, opting for shared parking like what would be found in apartment complexes. Each home will still be owned fee-simple but with parking in a separate tract.

As a condition of approval, at the time of Level 2 review, the applicant shall identify on the plans each distinct development area that will be short-term rental units. To ensure compatibility with surrounding developments, the applicant shall provide design features such as alternative parking design, gated/private access for each phase, common check-in/check-out locations, enhanced landscaping, and buffering, etc. The applicant shall not mix full-time residential units with short-term rental within a single development area.

B. Timing & Infrastructure:

Polk County Comprehensive Plan Policy 2.102-A3 states, “Development shall be distributed throughout the County consistently with this Future Land Use Element so that the public utility, other community services, and public transit and transportation systems can be efficiently utilized; and compact, high-density and intensity development is located where urban services can be made available.”

LDC Section 303 states that the intensity and timeliness of a PD shall be determined by the surrounding infrastructure needed to support the residents within that development. The minimum qualifications for residential density shall be based on achieving a locational score for the Future Land Use Map district and the proximity to existing or programed infrastructure and services (the "Locational Eligibility Score").

Through the UGA, RL-4X, and DRI approval, this property has long been planned for higher density than elsewhere within Polk County. Still, the overall density of the project area is 4.28 DU/AC. In the North Ridge SAP, the minimum density is RL-4X is 2 DU/AC with a maximum of 8 DU/AC. In that light, the proposed development is modest in what could otherwise be accomplished elsewhere within the North Ridge SAP with similar land use districts. The DRI sets forth, though, a defined number of residential units and densities within each village, which this PD will consume.

Though the site is vested for density, staff analyzed the development in relation to PD standards in LDC Section 303, as noted above. To reach the desired density, a site would need to achieve 19 eligibility points based on its location relative to supporting infrastructure. The project would attain this through roadway connectivity with surrounding developments; sidewalk connectivity; proximity to commercial districts; availability of utilities; and positive stormwater outfall.

Phase 2 of Ridgewood Lakes, though, has been the driver to bring utilities to the area and improve the roadways. This is the result of the decades-long DRI process.

Nearest Elementary, Middle, and High School

According to information from the Polk County School Board, the subject site is currently zoned for Loughman Oaks Elementary; Shelley S. Boone Middle & Citrus Ridge K-8; and Ridge Community Senior. The annual estimated demand is calculated by adding the rates for multi-family units (604) with the proposed number of single-family units (995) for each level of education.

Table 2

School	Annual Estimated Demand	Distance from Subject Site	School Capacity (including portables)
Loughman Oaks Elementary	217	3.6 miles	83%
Shelley Boone Middle Citrus Ridge K-8	120	7.98 miles 14 miles	82% 59%
Ridge Community Senior High	160	5.93 miles	92%

Source: Polk County School Board, GIS, Google Maps

When analyzing these numbers, it is important to consider how this project will develop. One, it will take multiple years and engineered phasing plans before full buildout when the impact on schools is fully realized. Two, the short-term rental units will not create a demand for student desks, though they are accounted for at this level of review. School Board staff will need to review, evaluate, and analyze the adjacent zoned schools for available capacity with the Level 2 Review application, and the applicant must apply for a binding letter of concurrency at that time.

Currently, however, the School Board has indicated through a non-binding capacity letter dated June 4, 2024, that there is no available capacity at the zoned or adjacent elementary and high school. There is also insufficient capacity at the zoned middle school; however, there is capacity at an adjacent middle school. On the Map H Master Development Plan for Phases 2 & 3 of the Ridgewood Lakes DRI, a school site was located on the eastern side of Phase 2. The Polk County School Board has the option of purchasing this site as described below.

Per the Conditions of Approval in the Development Order (Section III.G.30), no later than thirty (30) days after the occurrence of the sooner of the following events:

1. *The issuance of certificates of occupancy for the project's 500th residential unit (excluding age restricted units) for which school impact fees are payable; or*

2. *The passage of seventy-eight (78) months after the Effective Date of the Development Order (March 15, 2022).*

This option was evaluated during the reviews for the Greystone projects within Ridgewood

Lakes in 2020 and 2021. The School Board opted not to pursue a school site at that time.

Nearest Sheriff, Fire, and EMS Station

Polk County Fire Rescue provides Advanced Life Support transport to all residents and visitors of Polk County. It also provides fire suppression, rescue services, and fire prevention services to all unincorporated Polk County and the municipalities of Eagle Lake, Polk City, Mulberry, Lake Hamilton, and Hillcrest Heights. Emergency response is considered effective if response times are within eight (8) minutes in rural and suburban areas and 13 minutes in urban areas.

The most recent emergency response times are found in Table 3, below.

Table 3

	Name of Station	Distance	Response Time*
Sheriff	Polk County Sheriff's Northeast District 1100 Dunson Road, Davenport	±11.0 miles	P1: 12:25 P2: 21:57
Fire/EMS	Polk County Fire Rescue Station 20 4611 U.S. Hwy 17-92 N, Davenport	±3.8 miles	6 minutes

Source: Polk County Sheriff's Office and Public Safety
**Response times are based on when the station receives the call, not from when the call is made to 911.*

Typically, Sheriff response times are not as much a function of the distance to the nearest sheriff's substation, but more a function of the overall number of patrol officers within an area of the County.

Priority 1 Calls are true emergencies such as in-progress burglary, robbery, injuries, etc. Priority 2 Calls refer to events that have already occurred, such as a burglary that occurred while the homeowner was on vacation and had just been discovered. At any rate, response times are not as much a function of the distance to the nearest substation but more a function of the overall number of patrol officers within the County.

The PCSO is always trying to improve response times, especially for Priority 1 Calls, by employing new technologies such as Emergency 1 Dispatch (E1D) and Live911. E1D is a program designed to alert deputies at the earliest possible moment of a call for service that is being classified as a true emergency. E1D alert notifications are sent to deputies via their agency-issued smart phones as text messages, alerting deputies of the call type and address of the emergency. Similarly, Live911 technology allows deputies to hear emergency calls in real-time as the dispatcher is receiving the information. Both E1D and Live911 enable deputies to self-dispatch to these in-progress, high-risk incidents as dispatchers collect additional information about the call, thus reducing our response time to emergency situations.

Patrol staff in each district also monitors the response times for their areas and tries to manage their shifts according to manpower, hotspots, traffic obstructions/construction sites, etc. Areas that are spread out tend to have slightly longer response times because of the vast land mass of their district and time of travel. Since patrol deputies are not sitting in the office waiting on a call, it is easier for patrol staff to assign them to certain sectors or beats based on areas with higher call volume to reduce response time; however, this cannot be predicted precisely.

Water and Wastewater Demand and Capacity:

Development in the UGA is required to connect to available centralized water and sewer.

A. Estimated Demand and Service Provider:

This project is located within Polk County's Northeast Regional Service Area (NERUSA) for potable water, wastewater, and reclaimed water. The proposed development is working with adjacent developers to ensure the master infrastructure to serve the development with the approved DRI for Ridgewood Lakes is implemented. The proposed connection to potable water for the PD is a 20-inch watermain within the Ernie Caldwell Boulevard right-of-way. The applicant is designing, permitting, and constructing a quadplex lift station as part of the County's master planned improvements to serve this site and future development. The proposed connection to reclaim is a 20-inch reclaim main also located within the Ernie Caldwell Boulevard right-of-way parallel to the frontage of the project. Extensions to the site down the proposed spine road will be required and is essential to the success of this project. The proposed development is working with adjacent developers to ensure the master infrastructure to serve the development with the approved DRI for Ridgewood Lakes is implemented.

Single-family detached dwelling units utilize 360 gallons per day (GPD) of potable water and generate 270 GPD of wastewater, on average. Multi-family units typically consume 198 GPD and generate 180 GPD of wastewater. Table 4, to follow, compares generalized estimates of the anticipated water and wastewater demands between what could be built by-right without a PD approval; what would be the maximum allowed through a PD approval; and the proposed PD. Assuming other development standards could be met, the maximum density in RL-4X is 8 DU/AC. Since maximum RL-4X densities favor multi-family developments, this use will be utilized for comparison purposes.

Table 4

373.60± acres RL-4X	**Demand as Currently Permitted RL-4X (4 DU/Acre)**	**Maximum Permitted RL-4X (8 DU/Acre)**	**Proposed Plan (1,599 DU)**
Permitted Intensity	1,494 MF Units	2,988 MF Units	604 MF Units 995 SF Units
Potable Water Consumption (GPD)	295,812 GPD	591,624 GPD	477,792 GPD
Wastewater Generation (GPD)	268,920 GPD	537,840 GPD	377,370 GPD

Source: Polk County Concurrency Manual & Polk County Utilities

The proposed development would require approximately 80.1% of the utilities that one would that meet the density limits. These numbers, though, are an approximation and dictated by a formula provided by the LDC. Better studies on water usage and wastewater generation will require updating the Comprehensive Plan and LDC in the coming years.

B. Available Capacity:

The NERUSA is the fastest growing utility system in all of Polk County. Over the last year, the water system has been growing at 5.7 new connections per day. T he wastewater system has been growing at 3.06 new connections per day. According to the Polk County Utilities, The NERUSA potable water system has a permitted capacity of 12,940,000 gallons per day (GPD). Current usage is approximately 10,654,000 GPD with 83,000 GPD of committed capacity. This leaves 2,286,000 GPD of remaining capacity which is enough to serve nearly 6,350 single-family residential units. There are approximately 57,211 customers being served. The system growth rate is 1,427 GPD which equates to over 2,000 new connections per year. At the current rate of growth, expansion of the system is needed in approximately four (4) years.

The NERUSA wastewater system has a permitted capacity of 6,000,000 gallons per day (GPD). Current usage is approximately 5,459,000 GPD. This leaves 541,000 GPD of remaining capacity which is enough to serve nearly 2,004 single-family residential units. The plant will be expanding to 7,000,000 GPD within a year and to 9,000,000 GPD by June of 2029. For both services, capacity should be available by the time the engineered site plans for the future phases of this development area approved.

C. Planned Improvements:

Ongoing improvements are underway to both the water and wastewater systems in this area. On October 1, 2024, Polk County purchased property near Ridgewood Lakes Boulevard west of the site from Walton Acquisitions, LLC for the purpose of a potable water interconnect facility to blend water acquired from the Polk Regional Water Cooperative (PRWC) facility east of Lake Wales with the water in the Northeast Utility Service Area potable water system. This facility will have multiple water pumps and ground storage tanks. This request is to expand the infrastructure capabilities of the NERUSA by infusing water from the Lower Floridan Aquifer supplied through the PRWC.

The facility planned for this site will bring in 410,000 GPD from the PRWC Southwest Lower Floridan Aquifer Wellfield east of Lake Wales, 1,200,000 from the Cypress Lakes Lower Floridan Aquifer system in Osceola County, and by June of 2033, a new Lower Floridan Aquifer well will be operational in the NERUSA Holly Hill Plant on Sand Mine Road.

The NERUSA wastewater treatment facility on Homerun Boulevard has been enabled to increase treatment to a permitted capacity of 7,000,000 GPD. The plant is undergoing an expansion that will raise the capacity to 9,000,000 GPD. This is to be completed by June of 2029. While under construction, the subject property may be utilized for storage of vehicles, materials, and equipment that would be located at the Homerun Boulevard facility were it not for the construction.

Roadways/ Transportation Network

The Polk County Transportation Planning Organization (TPO) monitors traffic congestion on over 425 roadway segments (950 directional links). The Roadway Network Database (RND) contains current traffic data for all arterial and collector roads and includes information on the current traffic volume and level-of-service for these major roads. The RND contains over 26 fields of transportation data for over 1,300 miles of state, County, and city roads in Polk County – one of the largest road networks in the State of Florida.

Much of the transportation data contained in the updated RND is based on traffic counts taken recently by the TPO and Florida Department of Transportation (FDOT) and is used to calculate the level of service and how much capacity is available on a given road based on the road's level of service (LOS) standard. Also included are several safety and multi-modal indictors that help us track some of the TPO's performance measures and targets. This includes a calculation of crash rates, as well as if there is a presence of transit services, sidewalks and bicycle facilities for each road segment.

The report identifies both daily and peak hour traffic volumes. Daily traffic volumes are reported in Annual Average Daily Traffic (AADT) – the typical traffic volume on a weekday over a 24-hour period. Peak hour traffic represents the highest hourly traffic volume for period between 4 –

7 p.m. It is reported as both a two-way volume and as directional volumes (east and west or north and south).

The peak hour traffic volumes are used to estimate the level-of-service for each roadway, in each direction. Level-of-service refers to the quality of traffic flow. It is the primary measure of traffic congestion. Level-of-service (LOS) is measured on a scale of 'A' to 'F' with LOS 'A' being the best (free-flow traffic) and LOS 'F' being the worst (severe traffic congestion).

A. Estimated Demand:

Single Family Detached Housing generates 7.81 Average Annual Daily Trips (AADT) and 1.00 PM Peak Hour trips per unit (ITE Code 210). Multi-family units generate 6.74 AADT and 0.51 PM Peak Hour Trips (ITE Code 220/Multi-Family Housing 1-2 Floors), according to methodology employed by TPO.

Table 5, to follow, compares generalized estimates of traffic demands between what could be built by-right without a PD approval; what would be the maximum allowed through a PD approval; and the proposed PD. Since maximum RL-4X densities favor multi-family developments, this use will be utilized for comparison purposes.

Table 5

Subject Property	**Estimated Impact Analysis**		
373.60± acres RL-4X	**Demand as Currently Permitted RL-4X (4 DU/Acre)**	**Maximum Permitted in the District RL-4X (8 DU/Acre)**	**Proposed Plan (1,599 DU)**
Permitted Intensity	1,494 MF Units	2,988 MF Units	604 MF Units 995 SF Units
Average Annual Daily Trips (AADT)	10,070	20,139	11,842
PM Peak Hour Trips	762	1,524	1,303

Source: Polk County Concurrency Manual

With the overall residential density of the proposal under what is allowed by-right in RL-4X districts in the North Ridge SAP, this development will, theoretically, create less of a burden than a development built to baseline standards.

As a condition of the approval of the DRI, a Bi-Annual Traffic Monitoring Report (BATMR) for the Ridgewood Lakes Development of Regional Impact (DRI), Phase II will be submitted to the County for review. Trip generation rates are calculated specifically for the development based upon the number of occupied units in place and number of trips generated by those units. These trip rates are then applied to the development proposed for the next year to determine an accurate forecast of the development's impact to the significantly impacted roadways. Currently, though, no vertical construction has occurred in Phase 2 of the DRI.

B. Available Capacity:

There is currently capacity to serve the proposed development, as proposed by the site plan. Table 6, to follow, displays the generalized capacity on the adjacent transportation links.

Table 6

Link #	**Road Name**	**Current Level of Service (LOS)**	**Available PM Peak Hour Capacity**	**Minimum LOS Standard**
6911E	Ernie Caldwell Boulevard	C	1,599	C

Table 6

Link #	Road Name	Current Level of Service (LOS)	Available PM Peak Hour Capacity	Minimum LOS Standard
	Pine Tree Trail to US 17/92			
6911W	Ernie Caldwell Boulevard US 17/92 to Pine Tree Trail	C	1,549	C
4052N	CR 547 Bay Street to Ernie Caldwell Blvd.	C	287	C
4052S	CR 547 Ernie Caldwell Blvd. to Bay Street	C	267	C

Source: Polk County Transportation Planning Organization, Concurrency Roadway Network Database January 17, 2025

During the Peak PM hours, the project is anticipated to generate approximately 1,303 trips The primary impact will be to CR 547 (Links 4052 N/S). These are trips that will be entering the roadways during a two-hour span during the evening when traffic is generally considered the most intense. Of the Peak PM Trips calculated in Table 4, approximately 37% will be entering the roadway system during peak hours, with half (+/- 240) projected to travel north and half south. This will consume a substantial portion of the remaining Peak PM capacity on CR 547, to speak nothing of other developments that have been approved and proposed in the area.

The proposed PD also recognizes and provides for the interconnectivity of the various villages by providing for a public collector road to connect Ernie Caldwell Boulevard and County Road 547, shown as "Road A" on Map H of the approved DRI. While the DRI is vested, as a practical matter, staff and the applicant have proposed a condition of approval to this PD to not permit more than 67% of the development until this road is completed and access to Ernie Caldwell is available. The multiple entrances will alleviate the burdens placed on any one segment of roadway. Furthermore, LDC Section 821 requires a proposed development consisting of more than 2000 AADT to provide either a minimum of two points of access to public roads meeting County standards or a boulevard type entrance. In this case, both will apply.

C. Roadway Conditions:

According to Polk County's Road Inventory, CR 547 (Road No. 770804) is a Rural Major Collector (RMC) with a paved surface width of approximately 22 feet. The right-of-way is 60 feet. Both standards are deficient to LDC standards.

LDC Section 705 requires that development sites accessing a collector or arterial roadway that is substandard due to pavement width shall increase the pavement width to 24 feet in both directions and equally on both sides of the road along the existing roadway right-of-way. Furthermore, land to be developed for residential purposes generating 27 or more new vehicle trips per day adjacent to an existing County road where right-of-way is deficient shall dedicate or deed additional right-of way from the centerline of the existing County road along the entire frontage of the development site at a width of 40 feet from the centerline of two (2) lane collector roads. A minimum Type IV intersection is required for new development serving more than 1,499 AADT or 299 parking spaces. Access to CR 547 will be further evaluated during the Level 2 Review process.

Ernie Caldwell Boulevard (Road Number 671813) is a paved Urban Collector roadway with a 56-foot surface width and a PCI Rating of "9-10" describing it as "Excellent" through the PASER pavement surface evaluation and rating system devised by the University of Wisconsin-Madison. This roadway connects US 27 and US 17/92 with the anticipation of future residential and commercial development in this corridor.

D. Sidewalk Network

Sidewalks are not located along CR 547 near the subject site. The project will be required to provide sidewalks but lacks significant frontage to make much of an impact. Pedestrian lights will be required at the entrance, however. Ernie Caldwell Blvd. has sidewalks on each side of the road. Internal sidewalks will be provided to connect homes with recreation facilities. Sidewalks will be constructed along the proposed connector road between CR 547 and Ernie Caldwell Blvd.

E. Planned Improvements:

According to the County CIP Dataviewer, a sidewalk will be constructed north of the site on the south side of CR 547 from Redgrave Road to Pete's Lane.

F. Mass Transit

Mass transit is lacking in the area. The nearest Lynx route (427) and stop (corner of Posner Boulevard and Main View Drive) is located at Posner Park to the northwest. Sidewalks are available to reach this location, but this exceeds three miles. As development in this area increases and people move in, public transit will likely follow. Lynx is a bus system run by the Central Florida Regional Transportation Authority, serving the greater Orlando, Florida area in Orange, Seminole, and Osceola counties with limited service to Polk County. Mass transit has the opportunity, however, to reach the area with the completion of this development and others approved in the area.

Park Facilities and Environmental Lands:

The County's residential development standards require functional open space to be designed within a development that includes recreational amenities for the residents. Sidewalks are required on both sides of all residential streets connecting the residents to the open space and recreational amenities. The project site is within five miles of five small parks. Northeast Regional Park is located to the northwest. Environmental lands are within five miles.

A. Location:

The project site is within five miles of five small parks. Northeast Regional Park is located to the northwest. Environmental lands are within five miles. The site is located approximately three (3) miles southeast of Loughman Park, 2.5 miles southeast of Loma Linda Park, and less than four (4) miles from Davenport Park, Wilson Park, and Lake Play Park. The Northeast Regional Park is located to the northwest along U.S. Highway 27.

B. Services:

While there are five parks within four miles of the subject site, these are smaller neighborhood parks featuring limited options for users. Loughman Park, for instance, provides a soccer field and a basketball court with pavilions. Davenport, Wilson, and Lake Play parks are within the City of Davenport.

According to Central Florida's Polk County Sports Marketing, the Northeast Regional Park is an 83-acre park that includes six soccer/football fields, concession stand, a playground, tennis

courts, racquetball courts, basketball courts, a boat ramp, a pavilion for special events, picnic facilities and an exercise trail and a dog park. Fitness stations were added in FY 17/18. The boat ramp provides access to Old Lake Davenport.

C. Environmental Lands:

The Reedy Creek Mitigation Bank is found approximately four miles to the east and is a 3,520-acre mitigation bank located in Polk and Osceola County. The bank was permitted by both the South Florida Water Management District and the U.S. Army Corps of Engineers and can be utilized as mitigation for impacts within the service area. Restoration activities include the installation of low water crossings, culverts, and the cessation of logging activities on the property. This is not open to the public.

Hilochee Wildlife Management Area (WMA) is located approximately three miles to the west. According to the Florida Fish & Wildlife Conservation Commission, the acquisition of this property began in 1995. Funds for acquisition came from the Conservation and Recreation Lands (CARL) Program under the Green Swamp Carl Project, Preservation 2000 and the Florida Forever Program. The WMA falls within the Green Swamp Florida Forever Project (GSFFP), a larger area encompassing nearly 279,224 acres of cypress swamps, pine forests, citrus groves, mines and pastures. Activities on this property include hunting & fishing, hiking, wildlife viewing, biking, and horseback riding.

D. Planned Improvements:

Note noted in the CIP.

Environmental Conditions

The Polk County Comprehensive Plan has a Conservation Element. Division 2.300 of the Comprehensive Plan mentions, "The goal, objectives, and policies of the Conservation Element are designed to protect the natural resources which make Polk County a special place while preventing degradation of the environment and allowing development and economic expansion to occur." There should be no serious environmental conditions that need to be addressed with this subject site.

A. Surface Water:

Horse Creek is located to the west of this site. Horse Creek is a channelized surface water that runs north to south through the DRI. According to analysis of historic aerials, it was channelized around 1940. The stormwater management system will be designed to the Southwest Florida Water Management District (SWFWMD) regulations, which meet the applicable state water quality standards, and the Comprehensive Plan and LDC. The applicant/developer will consult with SWFWMD on the need for a water use permit for the dewatering activities proposed for the construction of project lakes, utilities, and/or road or building foundations.

B. Wetlands/Floodplains:

Wetlands and flood zones are found onsite. As part of the substantial deviation determination for Ridgewood Lakes, the subject property was part of a Habitat Management Plan that discusses the environmental features of the DRI. There is also an existing SWFWMD permit for the site that

includes an environmental assessment. A copy of the due Habitat Management Plan report dated December 3, 2014, has been provided to Polk County.

For this site plan, though, impacts to wetlands are anticipated to be minimal, and 25-foot-wide upland buffers are located around these areas, in accordance with LDC Section 620.

C. Soils:

The characteristics of most soils present within the Phases 2 & 3 of the Ridgewood DRI are common to those associated with wetlands and flood zones. Few are ideal for septic systems; however, this development will connect to centralized wastewater, negating the need for individual septic systems. Over half of the project site has soils that present limitations to dwellings; however, these challenges can be manipulated and mitigated through a sound lot grading plan. It is likely fill material will be brought to the site for this purpose. Development of the site will be subject to Section 2.303: "Soils" of the County's Comprehensive Plan (in conjunction with the Land Development Code) which requires all development to implement Best Management Practices based on the Department of Environmental Protection's (DEP) Florida Development Manual. Development is not permitted within wetlands. Table 7, to follow, lists the soils present within the entirety of Phases 2 & 3 of Ridgewood Lakes DRI and limitations to development inherent to them.

Table 7

Soil Name	**Limitations to Local Roads and Streets**	**Limitations to Dwellings w/o Basements**	**% of Site** *(approximate)*
Apopka Fine Sand 0 to 5 Percent Slopes	Slight	Slight	1.61%
Candler Sand 0 to 5 Percent Slopes	Slight	Slight	6.27%
Samsula Muck	Severe: Ponding, Low Strength	Severe: Ponding	44.22%
Sparr Sand 0 to 5 percent slopes	Moderate: Wetness	Moderate: Wetness	0.11%
Tavares Fine Sand 0 to 5 Percent Slopes	Slight	Slight	4.65%
Smyrna and Myakka Fine Sands	Severe: Wetness	Severe: Wetness	12.30%
Fort Meade Sand 0 to 5 Percent Slopes	Severe: Shrink-swell, Low Strength, Wetness	Severe: Flooding, Wetness, Shrink-swell	0.42%
Pomello Fine Sand	Moderate: Wetness	Moderate: Wetness	0.29%
Ona Fine Sand	Severe: Wetness	Severe: Wetness	2.89%
Placid and Myakka Fine Sands, Depressional	Severe: Ponding	Severe: Ponding	0.79%
Adamsville Fine Sand 0 to 2 percent slopes	Moderate: Wetness	Moderate: Wetness	0.11%
Hontoon Muck	Severe: Subsides, Ponding	Severe: Subsides, Ponding, Low Strength	13.13%
Basinger Mucky Fine Sand, Depressional	Severe: ponding	Severe: ponding	5.55%
Astatula Sand 0 to 8 percent slopes	Slight	Slight	0.11%
Zolfo Fine Sand	Moderate: Wetness	Moderate: Wetness	0.92%
Narcoossee Sand	Moderate: Wetness	Moderate: Wetness	6.12%
Millhopper Fine Sand, 0 to 5 Percent Slopes	Slight	Slight	0.31%
Udorthents, excavated	-	-	0.07%

Source: Soil Survey of Polk County, Florida, USDA, Soil Conservation Service

The general topography of the subject property slopes towards the west and Horse Creek, according to the Polk County GIS data viewer; however, elevations naturally slope from the uplands towards other wetland systems. Elevations range from a high of 127 feet above sea level to 110' near Horse Creek.

D. Protected Species & Habitats

Under the Conditions of Approval in the DRI Development Order (Section III.B), the applicant, prior to construction, shall conduct surveys for the following species in accordance with applicable survey protocols established by the Florida Fish and Wildlife Conservation Commission (FWC) and the U.S. Fish and Wildlife Service:

a. Gopher tortoises. Conducted prior to construction, staging or storage.

b. Sherman's fox squirrels. Conducted between October and February, and again from April to August.

c. Florida Sandhill cranes. Conducted during breeding season (January through August)

d. Southeastern American Kestrels. Conducted during nesting season (April to August) within suitable habitat areas.

e. Bald eagles. Conducted prior to construction.

f. Imperiled wading birds. Conducted prior to construction.

Wildlife under-crossings or cost-effective roadway design elements (i.e. increased lighting, speed reduction measures, roadway signage) that facilitate safe wildlife movement shall be evaluated, particularly when adjacent to the proposed open space and design features. The applicant/developer shall coordinate with FWC regarding any proposed wildlife under-crossings plans or cost-effective roadway design elements.

Furthermore, the applicant/developer shall update the Habitat Management Plan based on the results of the listed species surveys referenced above. The plan shall include all conservation/preservation areas proposed by the applicant/developer and minimize impacts to identified listed species. The Habitat Management Plan shall include copies of "Outreach and Education" materials that will be provided to residents and visitors. The applicant/developer shall amend the Habitat Management Plan to include the Wetland Maintenance and Monitoring Plan upon final federal and state approval. The applicant/developer shall also submit the updated Habitat Management plan to the FWC for review and approval.

E. Historical & Archeological Resources:

The property has no recorded archaeological or cultural resources, according to the Florida Department of State's Division of Historical Resources.

F. Wells (Public/Private)

The property is not located within a Wellfield Protection District. No private wells were indicated by the applicant.

G. Airports:

The proposed planned development is not within any Airport Impact District.

Economic Factors:

Northeast Polk County is amid robust economic and residential development. The communities in this area cater to a wide range of individuals. Commuters, for example, take advantage of the proximity of the Orlando metro area, Disney and other attractions, and I-4 and US 27. The housing stock here has trouble matching the demand.

Similarly, short-term rental is a popular option for development in NE Polk with the proximity to the attractions. Vacation rentals allow homeowners to earn profit from their homes when out of state or otherwise when there is a vacancy. There are often concerns with these rental units, not only for the interference that can be created within a neighborhood, but maintaining single-family homes simply for short-term rentals diminishes the housing stock available to residents seeking a traditional single-family home.

The area around Ernie Caldwell Boulevard represents a substantial investment by state, local, and private interests in creating new residential areas to meet this demand. The roadway was extended from Posner Park to US 17/92 with a major intersection at Lee Jackson Highway. Sidewalks and street lighting are present on both sides of Ernie Caldwell which signifies the intention of this being a vital corridor of residential development. Utilities services were extended to Ernie Caldwell which allows redevelopment around it, including Phase II of the Ridgewood Lakes DRI.

Consistency with the Comprehensive Plan and Land Development Code:

Table 8, to follow, provides an analysis of the proposed request when compared to the typical policies of the Comprehensive Plan selected by staff for evaluation of development proposals. Based upon this analysis, the proposed request is consistent with relevant policies of the Polk County Comprehensive Plan.

Table 8

Comprehensive Plan Policy	Consistency Analysis
POLICY 2.102-A2: COMPATIBILITY - Land shall be developed so that adjacent uses are compatible with each other, pursuant to the requirements of other Policies in this Future Land Use Element, so that one or more of the following provisions are accomplished: a. there have been provisions made which buffer incompatible uses from dissimilar uses; b. incompatible uses are made to be more compatible to each other through limiting the intensity and scale of the more intense use; c. uses are transitioned through a gradual scaling of different land use activities through the use of innovative development techniques such as a Planned Unit Development.	Staff has found few instances of incompatibility. Recent development approvals mirror what is being proposed. A small community of single-family residences is located south of the site. Necessary landscaping and transition buffers will be employed at the time of the Level 2 Review.
POLICY 2.102-A1: DEVELOPMENT LOCATION – Polk County shall promote contiguous and compact growth patterns through the development process to minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where tracts of land are by-passed in favor of development more distant from services and existing Communities.	The subject site is in an area of rapid growth. To the west is US 27. Further to the west is the Green Swamp which prohibits development of this nature. Large communities – including Solterra and Phase I of Ridgewood Lakes – are located within proximity. This area has been planned for residential development.

Comprehensive Plan Policy	Consistency Analysis
POLICY 2.102-A3: DISTRIBUTION - Development shall be distributed throughout the County consistently with this Future Land Use Element so that the public utility, other community services, and public transit and transportation systems can be efficiently utilized; and compact, high-density and intensity development is located where urban services can be made available.	This development will take place in an area that has seen an investment by public and private sectors to bring utilities to the subject site and those surrounding it. This includes the extension of Ernie Caldwell Boulevard and public utilities. This property is in the UGA.
POLICY 2.102-A4: TIMING - The development of land shall be timed and staged in conjunction with the cost-effective and efficient provision of supporting community services which, at a minimum, shall require compliance with the Plan's Level of Service requirements and the County's concurrency management system.	This development and others around it will facilitate the extension of utilities to the area. Utilities and traffic capacity are acceptable. School capacity is an issue at the moment; however, new schools will be opening over the next several years as residential development increases. In this case, homes are being planned in conjunction with services.
POLICY 2.102-A15: ADEQUATE PUBLIC FACILITIES - The County will direct new growth to areas where adequate public facilities exist or are planned; and ensure that essential services are in place to provide for efficient, cost-effective response times from the Fire Department, Sheriff's Department, and Emergency Management Service (EMS).	This site will have access to adequate public facilities. Capacity is available for all services. Emergency services are functioning at an acceptable level.

The Planning Commission, in the review of development plans, shall consider the following factors listed in Table 9 in accordance with Section 906.D.7 of the Land Development Code.

Table 9

The Planning Commission, in the review of development plans, shall consider the following factors in accordance with Section 906.D.7 of the LDC:	
Whether the proposed development is consistent with all relevant requirements of this Code;	*Yes, this request is consistent with the LDC, specifically Tables 4.16 and 4.17, which shows the allowable uses and dimensions for a RL-4X designated property. Furthermore, the applicant has addressed concerns regarding compatibility through the use of buffering strategies as allowed by the Comprehensive Plan.*
Whether the proposed development is consistent with all applicable policies of the Comprehensive Plan;	*Yes, this request is consistent with the following Comprehensive Plan policies and sections:* *POLICY 2.102-A2 states, "Land shall be developed so that adjacent uses are compatible with each other." As detailed in the staff report, the applicant will adhere to buffering strategies to minimize the impact of this development on surrounding uses.* *Yes, the request is consistent with SECTION 2.131-Q NORTH RIDGE SELECTED AREA PLAN.* *POLICY 2.125-M of the Comprehensive Plan, the Planned Development process*
Whether the proposed use is compatible with surrounding uses and the general character of the area, including such factors as density, height, bulk, scale, intensity, traffic, noise, and appearance; and	*Yes, the request is compatible with surrounding uses and the general character of the area. See this staff report for data and analysis on surrounding uses and compatibility.*
How the concurrency requirements will be met if the development were built.	*The request is capable of meeting concurrency requirements in the timeframe in which it will be constructed. See this staff report for data and analysis.*

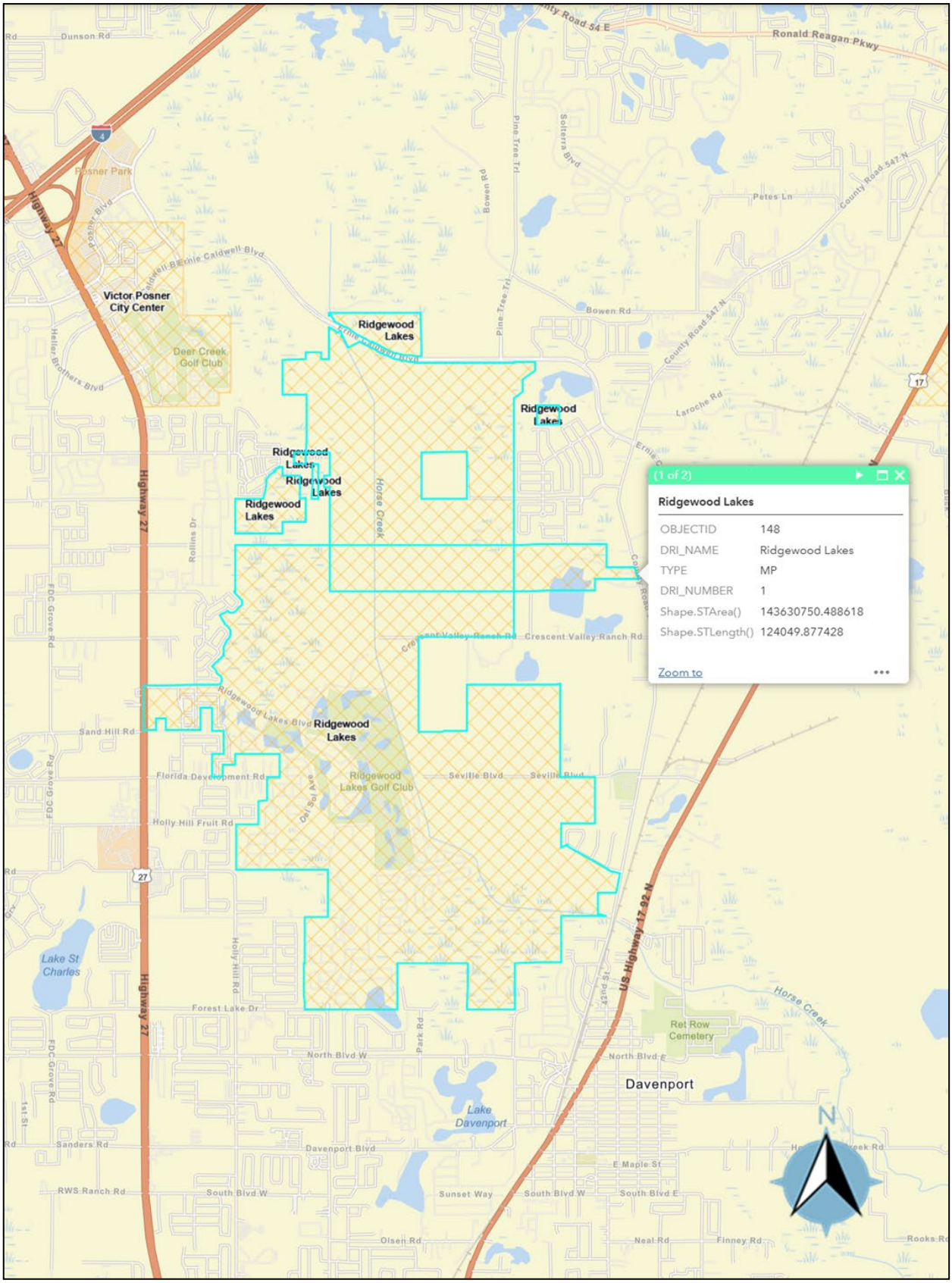
Comments from other Agencies: This Staff Report was produced with input from Engineering, Roads & Drainage, The Floodplain Manager, Polk County School Board, and Fire Marshal.

Exhibits:

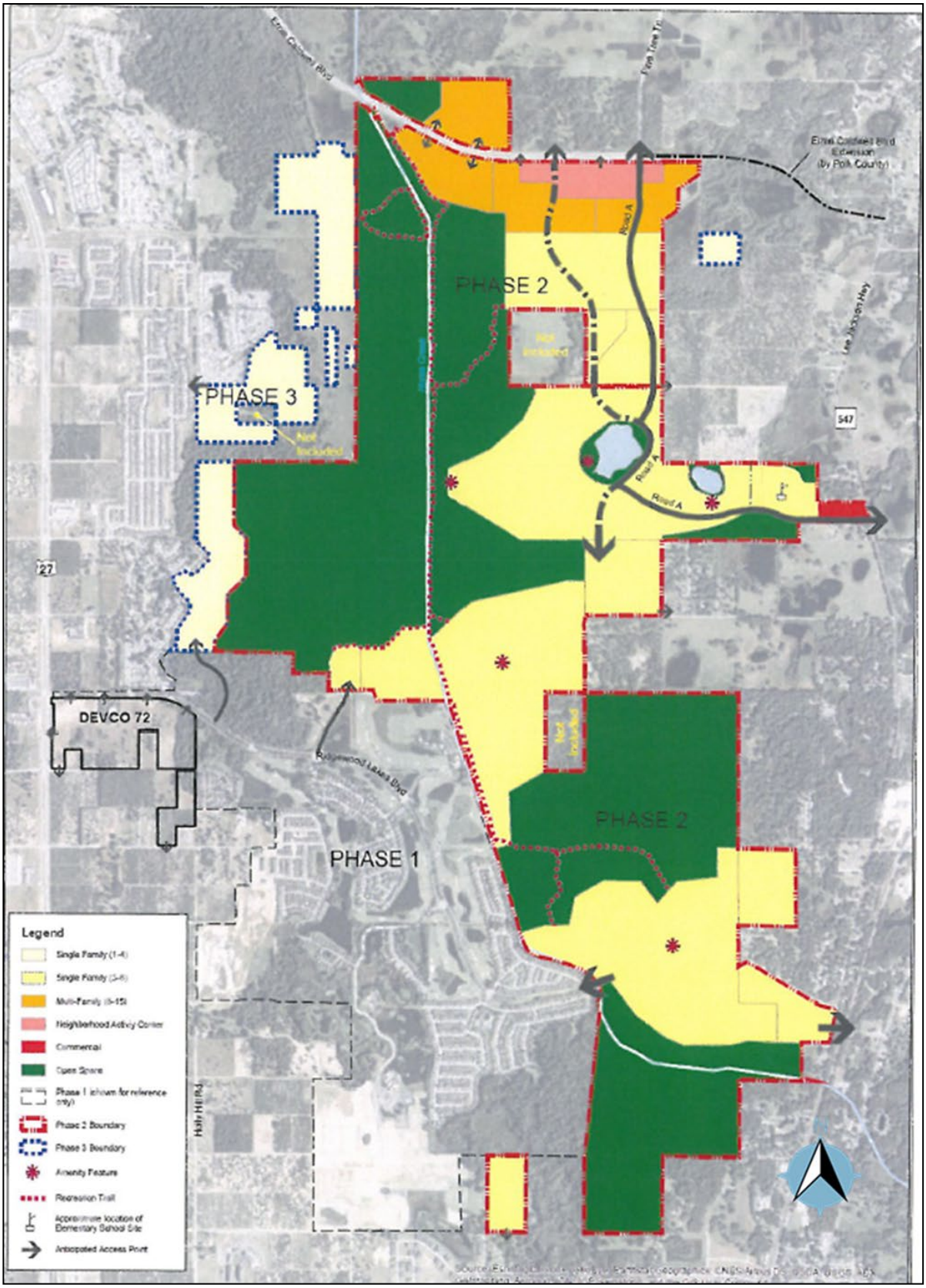
Exhibit 1	Location Map
Exhibit 2	Ridgewood Lakes DRI – All Phases
Exhibit 3	Ridgewood Lakes DRI Phase 2 Map H
Exhibit 4	Aerial Image (Context)
Exhibit 5	Future Land Use Map
Exhibit 6	Aerial Image (Close)
Exhibit 7	Site Plan
Exhibit 8	Site Plan Data
Exhibit 9	Open Space & Amenity Plan



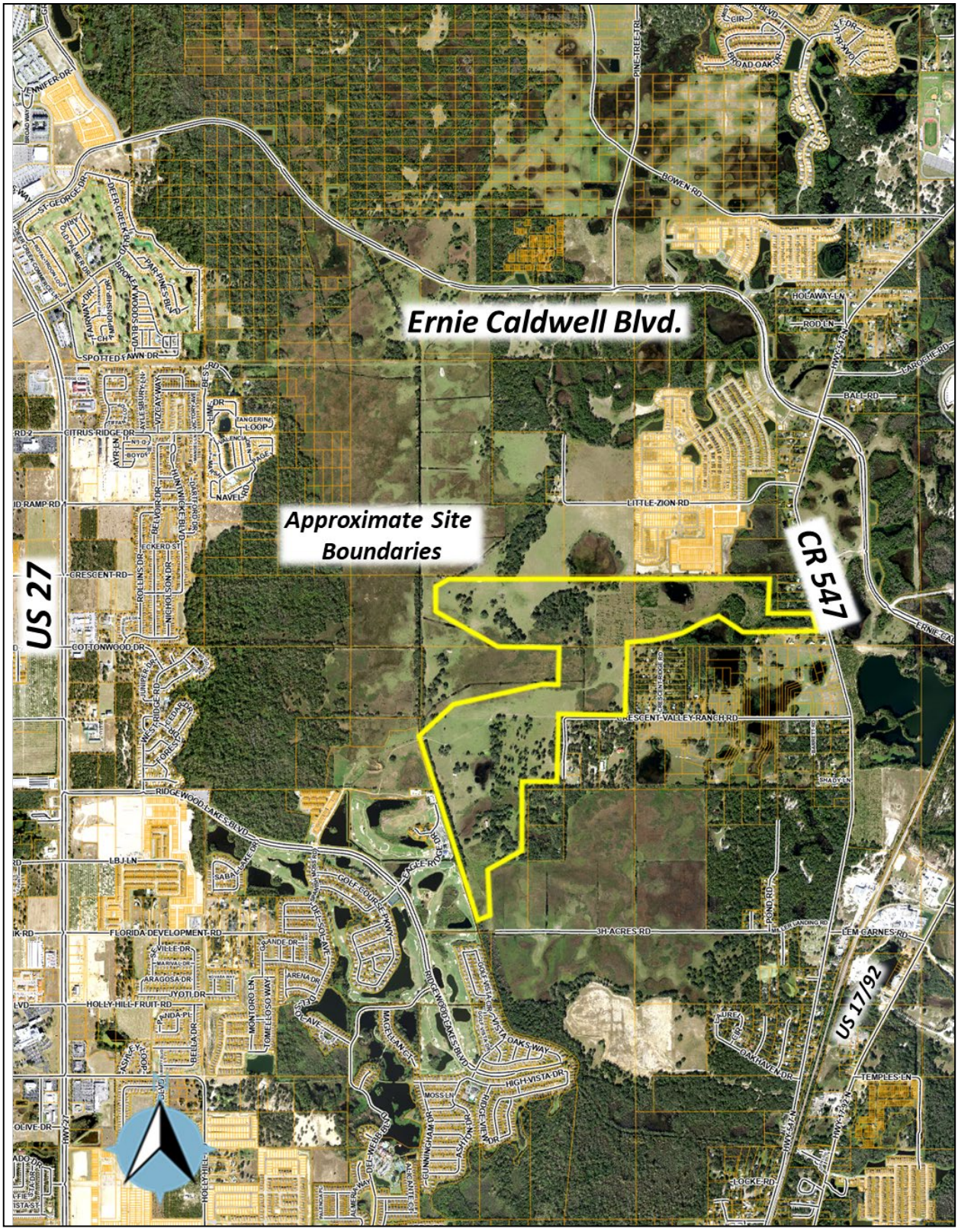
Location Map



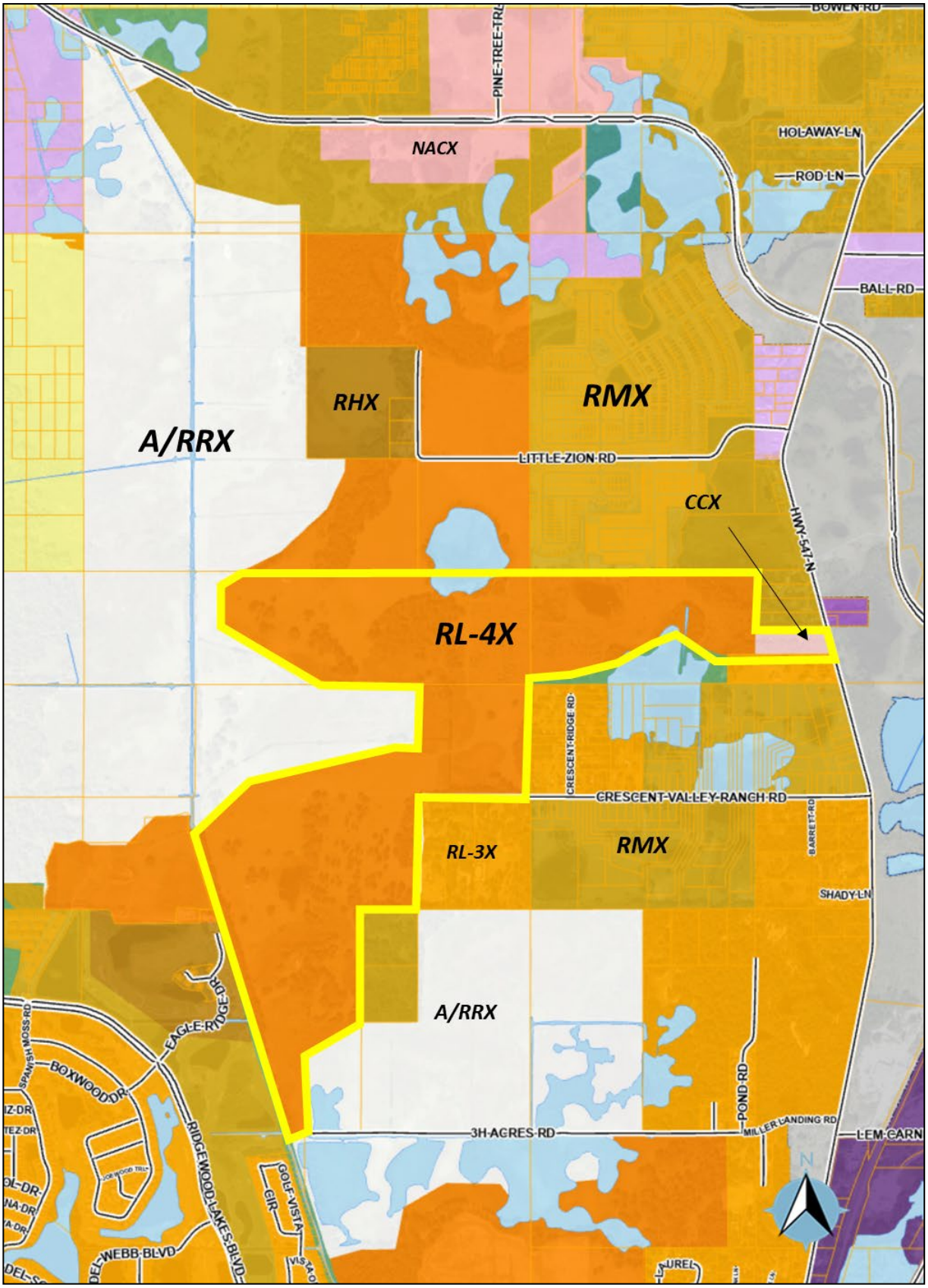
Ridgewood Lakes DRI – All Phases



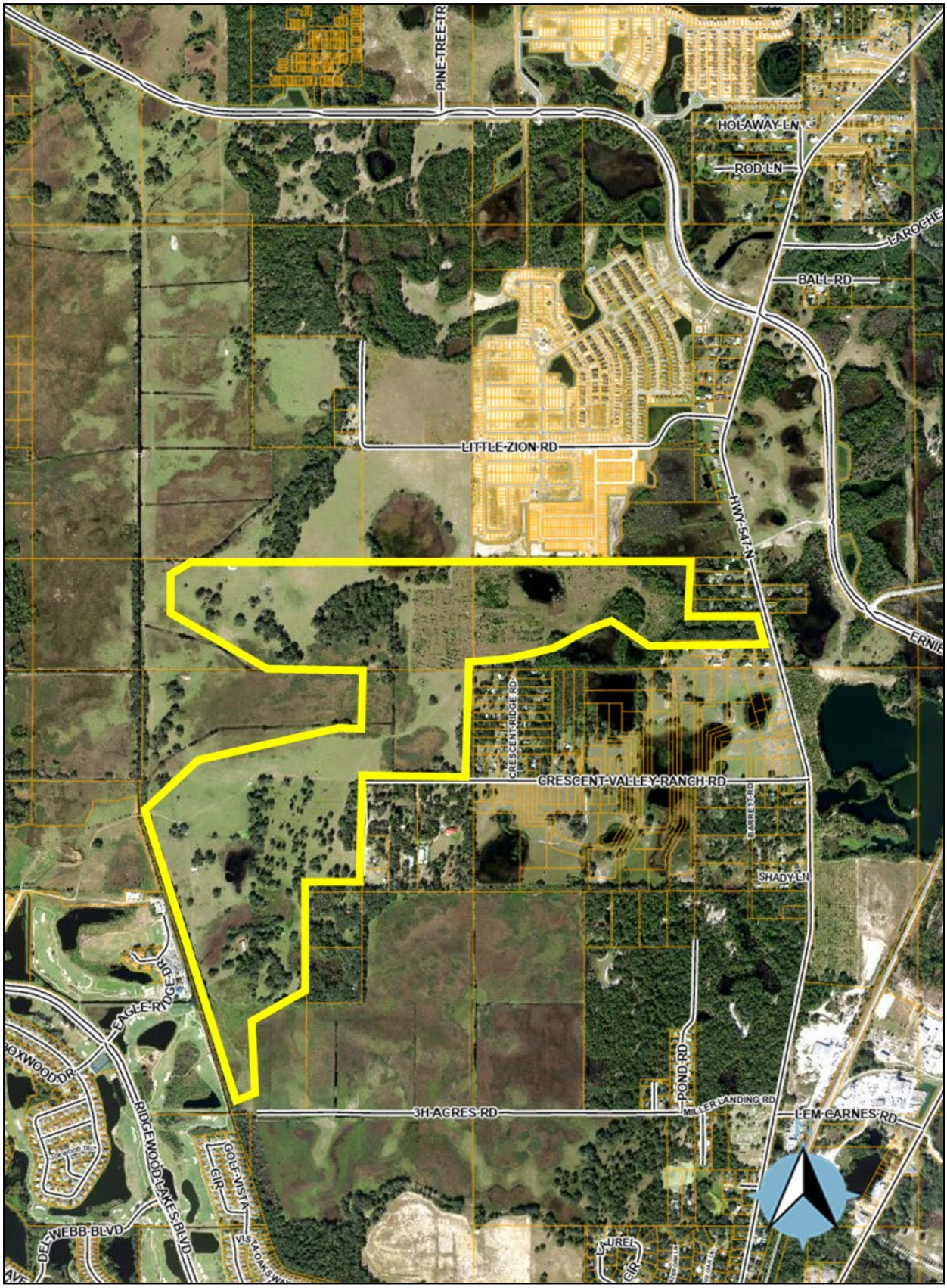
Ridgewood Lakes Phase 2 Map H



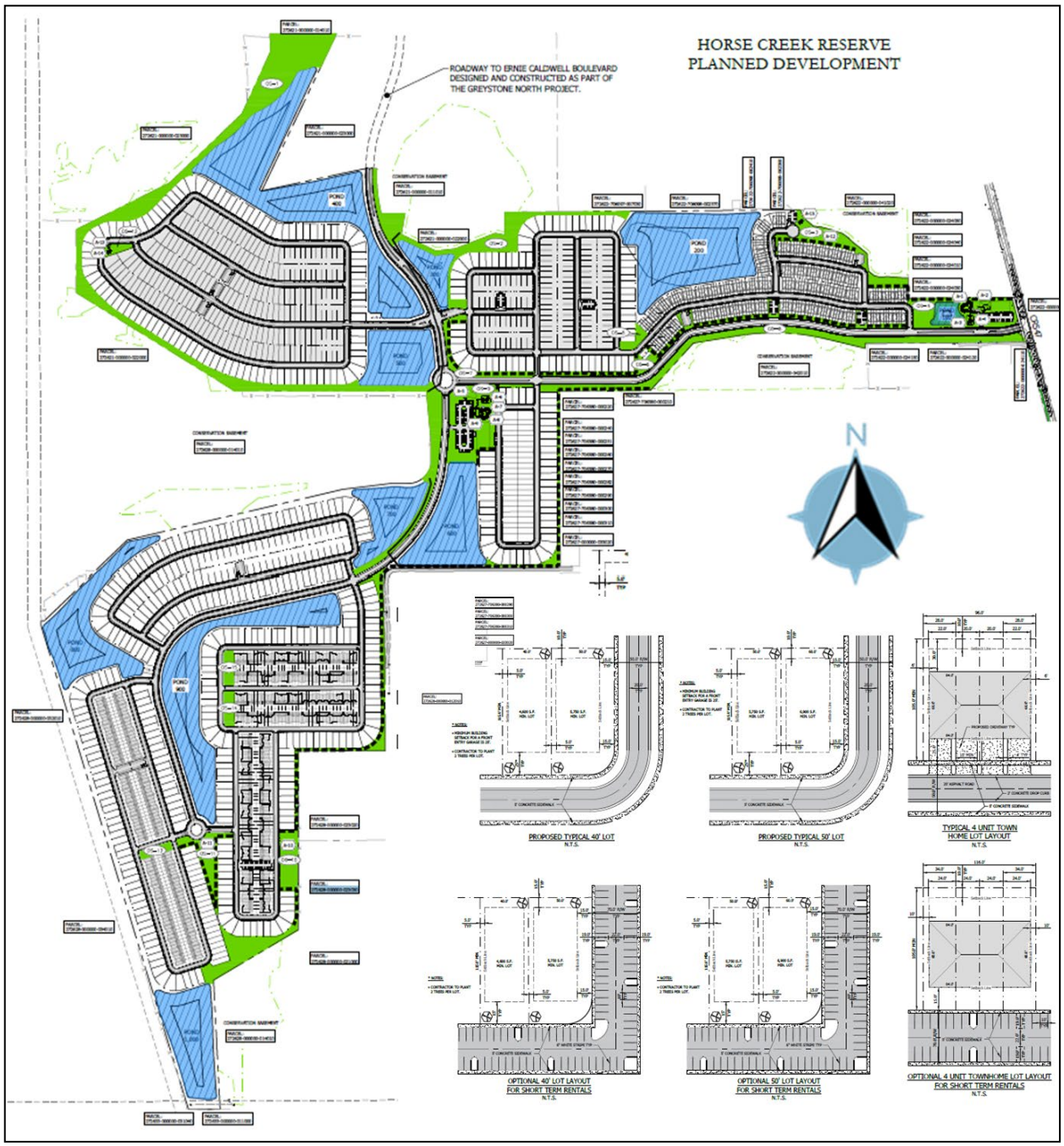
Aerial Image – Context



Future Land Use Map



Aerial Image - Close

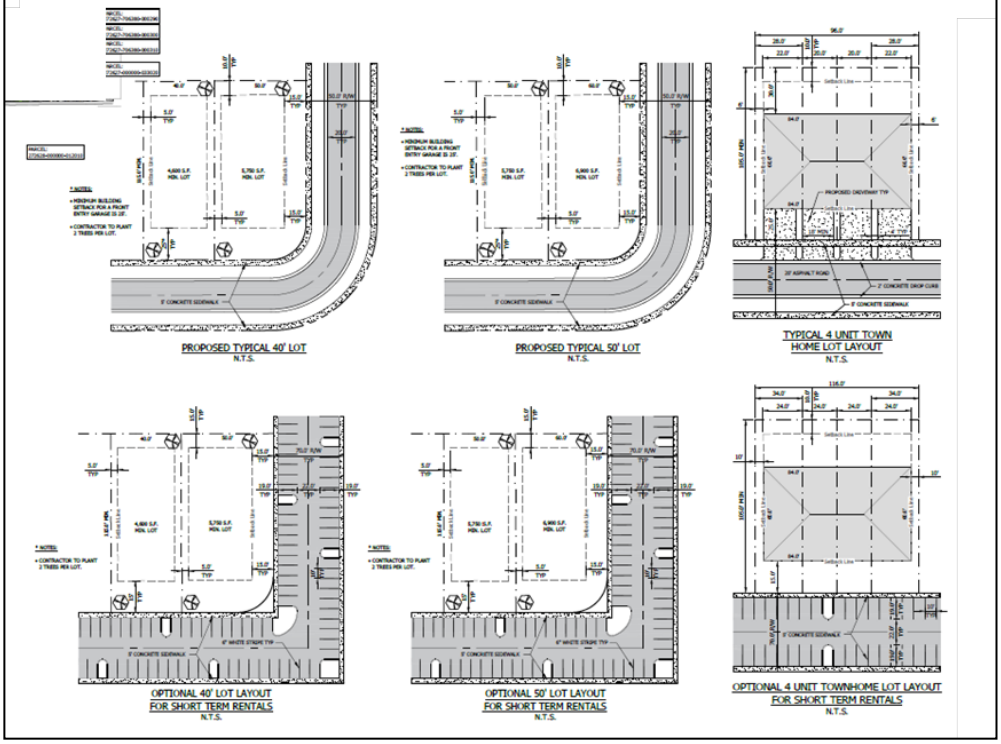

HORSE CREEK RESERVE
PLANNED DEVELOPMENT
ROADWAY TO ERNIE CALDWELL BOULEVARD DESIGNED AND CONSTRUCTED AS PART OF THE GREYSTONE NORTH PROJECT.
N
PROPOSED TYPICAL 40' LOT
N.T.S.
PROPOSED TYPICAL 50' LOT
N.T.S.
TYPICAL 4 UNIT TOWN HOME LOT LAYOUT
N.T.S.
OPTIONAL 40' LOT LAYOUT FOR SHORT TERM RENTALS
N.T.S.
OPTIONAL 50' LOT LAYOUT FOR SHORT TERM RENTALS
N.T.S.
OPTIONAL 4 UNIT TOWNHOME LOT LAYOUT FOR SHORT TERM RENTALS
N.T.S.

Site Plan

SITE DATA:

PARCEL INFORMATION:

PARCEL IDS:	PARCEL 1: 272621-000000-022000, PARCEL 2: 272622-000000-042010 PARCEL 3: 272628-000000-014010
TOTAL PROJECT AREA:	373.6± AC
PROPOSED USE:	RESIDENTIAL
PROPOSED TOTAL RESIDENTIAL DENSITY:	1,599 TOTAL UNITS (4.28 DU/AC)
PROPOSED SINGLE-FAMILY RESIDENTIAL LOTS:	995 UNITS
MINIMUM SINGLE-FAMILY RESIDENTIAL LOT SIZE:	4,600 S.F. 40's LOTS = 406 (41±% OF S.F. UNITS) 50's LOTS = 589 (59±% OF S.F. UNITS)
PROPOSED TOWNHOME RESIDENTIAL LOTS:	604 UNITS (38±% OF TOTAL UNITS)
MINIMUM TOWNHOME RESIDENTIAL LOT SIZE:	2,100 S.F.
MAXIMUM STRUCTURE HEIGHT:	50'
FLOOD ZONE:	"X" & "A"
FIRM PANEL:	12105C0230H
FIRM DATE:	DECEMBER 22, 2016
LAND USE:	RL-4X
SELECT AREA PLAN (SAP):	NORTH RIDGE
PARKING SPACES PROVIDED ON EACH LOT (2 PER LOT):	3,198
OFF-STREET PARKING SPACES:	284
TOTAL PARKING SPACES FOR RES. DEVELOPMENT:	3,482 (*DOES NOT INCLUDE PARKING AT RECREATION AREAS)
TOTAL DEVELOPABLE AREA (TDA):	373.57 ACRES
REQUIRED OPEN SPACE (20% OF TDA):	74.71 ACRES
OPEN SPACE PROVIDED:	113.97 ACRES (30% +/-)
REQUIRED RECREATIONAL SPACE (500 sq.ft / Lot):	18.35 ACRES
RECREATION SPACE PROVIDED:	18.40 ACRES



Site Plan Data

OPEN / RECREATION SPACE TABLE

OPEN SPACE ID	DESCRIPTION	AREA (ACRE)	MAINTENANCE ENTITY
OS-1	OPEN SPACE ONLY	12.32	CDD
OS-2	OPEN SPACE ONLY	3.56	CDD
OS-3	OPEN SPACE W/ RECREATION	2.24	CDD
OS-4	OPEN SPACE W/ RECREATION	3.95	CDD
OS-5	OPEN SPACE ONLY	0.31	CDD
OS-6	OPEN SPACE ONLY	3.09	CDD
OS-7	OPEN SPACE ONLY	0.96	CDD
OS-8	OPEN SPACE ONLY	5.57	CDD
OS-9	OPEN SPACE W/ RECREATION	4.66	CDD
OS-10	OPEN SPACE W/ RECREATION	5.66	CDD
OS-11	OPEN SPACE W/ RECREATION	1.58	CDD
OS-12	OPEN SPACE W/ RECREATION	0.31	CDD
OS-13	OPEN SPACE ONLY	0.34	CDD
OS-14	OPEN SPACE ONLY	0.43	CDD
OS-14	OPEN SPACE ONLY	0.43	CDD
-	PONDS	69.56	CDD
	TOTAL OPEN SPACE	114.72	
	TOTAL RECREATIONAL SPACE	18.40	

AMENITY TABLE

OPEN SPACE ID	DESCRIPTION	AMENITY TYPE	AMENITY POINTS	MAINTENANCE ENTITY
A-1	COMMUNITY POOL	IV	200	CDD
A-2	CLUBHOUSE	IV	200	CDD
A-3	PLAYGROUND	II	75	CDD
A-4	PICNIC PAVILION	II	75	CDD
A-5	TOT LOT	II	75	CDD
A-6	PICNIC PAVILION	II	75	CDD
A-7	PLAYGROUND	II	75	CDD
A-8	COMMUNITY POOL	IV	200	CDD
A-9	CLUBHOUSE	IV	200	CDD
A-10	DOG PARK	II	75	CDD
A-11	DOG PARK	II	75	CDD
A-12	DOG PARK	II	75	CDD
A-13	PICNIC PAVILION	II	75	CDD
A-14	PLAYGROUND	II	75	CDD
A-15	TOT LOT	II	75	CDD
	TOTAL AMENITY POINTS		1,625	
	TOTAL AMENITY POINTS REQUIRED		1,599	

Open Space & Amenity Plans

Agenda Item 11. 8/6/2025

SUBJECT

LDPD-2025-3 (Crescent Valley Ranch PD)

DESCRIPTION

The applicant is proposing a Planned Development to develop 350 single family lots on approximately +/-153.97 acres. The purpose of this request is to allow 40-foot-wide single-family detached lots, increase lot sizes, and go below the minimum density in the Residential Medium-X land use district. The subject site is located West of Highway 547 North, north of 3H Acres Road, south of Little Zion Road, east of Ridgewood Lakes Boulevard, Davenport, in Section 27, Township 26, Range 27.

RECOMMENDATION

Conditional Approval

FISCAL IMPACT

No Fiscal Impact

CONTACT INFORMATION

Aleya Inglima

Planner II

Land Development Division

(863) 534-6764

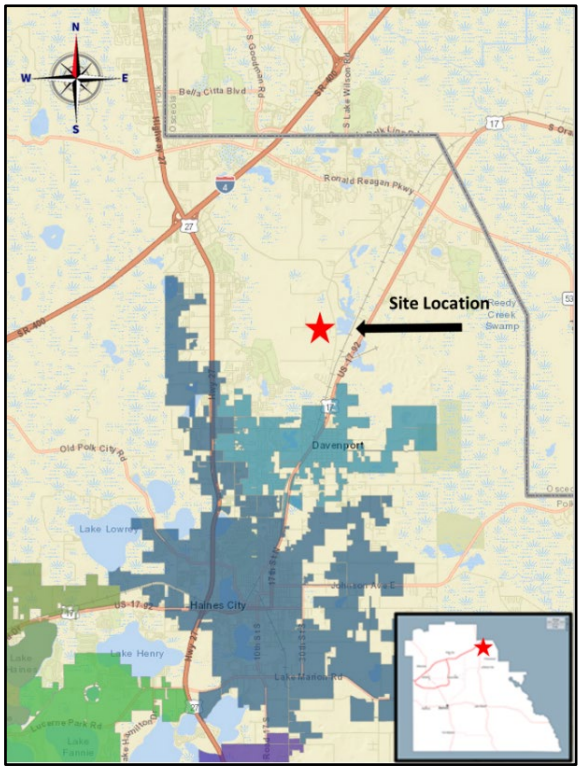
aleyainglima@polk-county.net

POLK COUNTY
DEVELOPMENT REVIEW COMMITTEE
STAFF REPORT

DRC Date:	May 8, 2025	**Level of Review:**	Level 3 Review
PC Date:	August 6, 2025	**Type:**	Planned Development
BoCC Date:	N/A	**Case Numbers:**	LDPD-2025-3
		Case Name:	Crescent Valley Ranch PD
Applicant:	Kimley Horn	**Case Planner:**	Aleya Inglima, Planner II

Request:	Proposing a Planned Development to develop 350 single family lots on approximately +/-153.97 acres. The purpose of this request is to allow 40-foot-wide single-family detached lots, increase lot sizes, and go below the minimum density in the Residential Medium-X land use district.
Location:	West of Highway 547 North, north of 3H Acres Road, south of Little Zion Road, east of Ridgewood Lakes Boulevard, Davenport, in Section 27, Township 26, Range 27.
Property Owners:	Crescent Valley Ranch LLC
Parcel Size (Number):	272627-000000-013250 (+ 75 more parcels) (+/- 153.97 acres)
Future Land Use:	Residential Medium-X (RMX), North Ridge SAP
Development Area:	Urban Growth Area (UGA)
Nearest Municipality:	City of Davenport
DRC Recommendation:	Conditional Approval
Planning Commission Vote:	Pending

Location Map



Site Location



Summary of Analysis:

The applicant is requesting approval of a Planned Development to develop 350 single family lots on approximately +/-153.97 acres. The purpose of this request is to allow 40-foot-wide single-family detached lots, increase lot sizes, and go below the minimum density in the Residential Medium-X land use district. Planned Developments require Level 3 Reviews in RMX, according to Table 4.16 of the Land Development Code (LDC). Of the 153.97 acres, 93.77 are uplands. The density is 3.7 dwelling units per acre (DU/AC). The intended density here is 8-10 DU/AC for multi-family. For single-family, lot sizes are expected to be 4,000 sq ft. Existing wetlands are from prior peat mining. Achieving the intended RMX density is unlikely.

Single family homes are located to the north, south, and west. The proposed site plan will add 350 single-family homes to the area. Each lot is approximately 40 or 50 feet wide. This is similar to other developments such as Astonia and Ridgewood Lakes. The site plan shows the proposed site just south of Ernie Caldwell Blvd, making it a prime location to live in with proximity to I-4. Almost a quarter of the site (20%) is dedicated to open space at about +/-18.75 acres. The proposed development is just south of Astonia. Astonia consists of 681 lots on approximately 159.93 acres. (4.3 DU/AC). The development has 289 40-foot lots and 392 50-foot lots. Graystone is located just west of Astonia that has approved plans with 740 total units on 229.92 acres (3.22 DU/AC). Amenities will be provided to residences buffers and landscaping will be constructed in accordance with Ch.7 of the LDC.

This site is located in a Urban Growth Area (UGA), and the services found within this development area exceed UGA standards. This includes utilities, schools, transportation, parks, and emergency services. The site is situated along Crescent Valley Ranch Road and close to Ernie Caldwell Blvd. Crescent Valley Ranch Road is a local residential roadway that runs east-west. It connects to CR 547 which leads into Ernie Caldwell. CR 547 is a Rural Major Collector roadway that runs north-south from Haines City to Loughman.

This is an area of the County that is growing with homes located on 40- or 50-foot lots. In short, there are no compatibility issues, as defined in Chapter 10 of the LDC and prescribed in Policy 2.102-A2 of the Comprehensive Plan. This development should fit seamlessly into the surrounding community. The request is consistent with the Polk County Comprehensive Plan and Section 303 of the LDC as it pertains to PDs. Staff recommends approval.

Findings of Fact

- *LDPD-2025-3 is a Planned Development to develop 350 single family lots on approximately +/-153.97 acres. The purpose of this request is to allow 40-foot-wide single-family detached lots, increase lot sizes, and go below the minimum density in the Residential Medium-X land use district.*

- *According to Table 4.16 of the LDC, "Planned Development" is a "C3" conditional use in RMX land use districts requiring a Level 3 Review approval from Polk County's Development Review Committee and a public hearing before the Planning Commission.*

- *This property is located in a Residential Medium (RM) land use district. Section 204.A.8 of the LDC states, "the purpose of the RM district is to provide areas for medium density residential development within urban areas. The RM district permits single-family dwelling units, duplex units, multi-family units, group living facilities, and community facilities."*

- *LDCPAL-2022-7 was a Future Land Use designation change from Residential Low-3X (RL-3X) to Residential Medium-X (RMX) approved by the BoCC on January 3, 2023.*

- *Per Table 4.21 of the LDC for the North Ridge SAP, the RMX district allows a maximum density of fifteen (15) dwelling units per acre (du/ac). Interior side setbacks within RM are seven (7) feet for principal structures and five (5) feet for accessory structures. Rear setbacks are ten (10) feet for principal structures and five (5) feet for accessory structures. Setbacks from Urban Collector roadways are 35 feet from the right-of-way and 65 feet from the centerline.*

- *This property is located within an Urban Growth Area (UGA). Per Section 202.B of Polk County's Land Development Code (LDC), "the purpose of UGAs is to serve as a foundation from which a future urban pattern is established, and to provide future areas for development at urban densities and intensities. UGAs are areas within the County that, at a minimum, are currently served, or are programmed within the applicable Comprehensive Plan Capital Improvement Program to be served within years 10 through 20 of the Comprehensive Plan's planning period. UGAs are also supported by, or programmed to be supported by, other services typically found to accompany urban development such as public safety services, an urban road network, and developed parks."*

- *Direct ingress/egress to the development is proposed from Crescent Valley Ranch Road. Crescent Valley Ranch Road. (Road Number 672801) is a County-maintained Local Residential roadway with a paved surface width of 20 feet. It is not tracked for concurrency by Polk County's Transportation Planning Organization.*

- *POLICY 2.105-A5 of Polk County's Comprehensive Plan requires development in UGAs to connect to centralized water unless a waiver is granted by the Board of County Commissioners. This policy also requires connection to centralized sanitary sewer systems if available.*

- *According to Section 303 of the LDC, "Planned Development may be established in appropriate locations, with respect to intended function; in conformance with the goals, objectives, and policies of the Comprehensive Plan; compatible with the surrounding land uses and future land use districts; where they will not adversely impact facilities and services of the County; where they will not set a precedent for the introduction of an inappropriate use into an area; and so as not to encourage non-residential strip development along streets."*

- *This project is located within Polk County's Utility Northeast Regional Wastewater Service Area.*

- *Fire and EMS Response is from Polk County Fire Rescue Station 20, located at 4611 U.S. Hwy 17-92 N, Davenport. This is located approximately 3.9 miles from the subject site with a response time of approximately six (6) minutes.*

- *The subject property is served by the Polk County Sheriff's Northeast District, located at 1100 Dunson Rd, Davenport.*

- *The development is zoned for Loughman Oaks Elementary, Shelley S. Boone Middle, and Ridge Community High. The site is 4.0 miles from Loughman Oaks Elementary, 7.3 miles from Shelley S. Boone Middle, and 5.4 miles from Ridge Community High.*

- *The subject parcel is not located within one of the County's Wellhead-Protection Areas.*

- *The property is composed of Smyrna and Myakka fine sand, Hontoon Muck, Samsula Muck, Tavares fine sand, Narcoossee sand, Fort Meade sand, Basinger Muck fine sand, Adamsville fine sand, Sparr sand, and Apopka fine sand types of soils.*

- *The property has +/-60.20 acres of wetlands and flood 'A' hazard zones.*

- *According to the Florida Natural Areas Inventory Biodiversity Matrix, the site is located within a one-mile radius of endangered species.*

- *According to a preliminary report from the Secretary of State's Department of Historical Resources Florida Master Site File, no archaeological sites are found within the parcel boundaries.*

- *There are no Citrus Connection mass transit stops located nearby but Route 20X passes the intersection of Crescent Valley Ranch Road on CR 547.*

- *The Comprehensive Plan defines Compatibility In Section 4.400 as "A condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition."*

- *Loughman Park is approximately 5 miles from the subject site.*

- *This request has been reviewed for consistency with Section 303 of the LDC.*

- *This request has been reviewed for consistency with Section 2.102 GROWTH MANAGEMENT; SECTION 2.105 URBAN GROWTH AREA (UGA) AND POLICY 2.203-A2 HOUSING ELEMENT of the Comprehensive Plan.*

Development Review Committee Recommendation: Based on the information provided by the applicant, recent site visits, the findings of fact, and the analysis conducted within this staff report, the Development Review Committee (DRC) finds that with the proposed conditions the request **IS COMPATIBLE** with the surrounding land uses and general character of the area and **IS CONSISTENT** with the Polk County Comprehensive Plan and Land Development Code. Therefore, the DRC recommends **APPROVAL of LDPD-2025-3.**

CONDITIONS OF APPROVAL

Based upon the findings of fact, the Development Review Committee recommends APPROVAL of LDPD-2025-3 with the following Conditions:

1. LDPD-2025-3 is approved for 350 single family detached lots on Parcel 272627-000000-013250 (+ 75 more parcels) as indicated in the site plan and staff report.

2. The site plan included herein together with the conditions of approval shall be considered the "Binding Site Plan." Any modifications to LDPD-2025-3, except for those listed in Section 906.E of the LDC, shall constitute a Major Modification to this approval and require a Level 3 Review before the Planning Commission. [PLG]

3. The open space shown on the site plan is binding. [PLG]

4. The development shall have internal sidewalks and sidewalks fronting Crescent Valley Ranch Road and CR 547 [PLG].

5. Minimum principal structure setbacks shall be five (5) feet from the sides and ten (10) feet from the rear. Garage setbacks must be twenty-five (25) feet from the front. The front yard setback shall be fifteen (15) feet from the right of way. [PLG]

6. Minimum lot width shall be 40 feet.

7. Prior to site clearing or grubbing, the applicant shall hire a qualified professional to conduct a site survey/walkover to ensure that no threatened or endangered plant or animal species exist on the site. If any are discovered, the applicant shall properly protect the specie(s) or mitigate any impacts consistent with federal, state and local law. [PLG]

8. Certificates of occupancy shall not be issued to lots on the south side of Crescent Valley Ranch Road until the road is brought up to collector road standards from CR 547 to their western most entrance. [PLG]

GENERAL NOTES

NOTE: This staff report was prepared without the benefit of testimony and evidence submitted by the public and other parties at a public hearing.

NOTE: Approval of this request shall not constitute a waiver or variance from any applicable development requirement unless specifically noted in the conditions of approval and consistent with the LDC.

NOTE: All written comments made in the application and subsequent submissions of information made during the application review process, which are on file with the Land Development Division, shall be considered to be binding upon the applicant, provided such comments are not at variance with the Comprehensive Plan, LDC or other development regulations in effect at the time of development.

NOTE: Approval of this request is only for Level 3 Review and only for those development decisions within the Planning Commissioners' jurisdiction. A Level 2 Review (engineered plans) will be required reflecting the standard conditions listed in Section 303 of the Land Development Code and the development standards listed in Chapter 7 of the Land Development Code. Upon completion of the Level 2 Process, building permits will be required for all structures in accordance with Chapter 553 of the Florida Statutes.

NOTE: Issuance of a development permit by the county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Surrounding Land Use Designations and Current Land Use Activity

The following table provides a reference point for notable and pertinent Future Land Use Map districts and existing land uses upon them.

Table 1

Northwest Vacant RL-4X	**North** Mobile homes RL-3X/Preservation.	**Northeast** Pasture CCX
West Crescent Ridge Subdivision Single family homes/Mobile homes RL-3X	**Subject Site** Vacant RMX	**East** Pasture City of Davenport
Southwest Pasture/Lakes A/RRX	**South** Mobile home RL-3X	**Southeast** Pasture/Lakes RL-3X

Source: Polk County Geographical Information System and site visit by County staff

According to aerial photos and satellite images available on Polk County's Data Viewer, this property has always been used for cattle. To the south, north, and west are single family homes. Some of these homes have been in the area since the 1980s.

Compatibility with the Surrounding Land Uses and Infrastructure:

The request is compatible with surrounding land uses and infrastructure if Crescent Valley Ranch Road is brought up to Collector Road standards, which includes raising Crescent Valley Ranch Road above the Base Flood Elevation (BFE), and new fire stations are constructed and staffed close to the site.

A. Land Uses:

This request is compatible with surrounding land uses and available infrastructure. The proposed development has similar density to what was approved within Ridgewood Lakes DRI. The proposed development is just south of Astonia. Astonia consists of 681 lots on approximately 159.93 acres. (4.3 DU/AC). The development has 289 40-foot lots and 392 50-foot lots. Graystone is located just west of Astonia that has approved plans with 740 total units on 229.92 acres (3.22 DU/AC). This is an area of the County that is growing with homes located on 40- or 50-foot lots. The dominant surrounding use is single-family homes. Please refer to Exhibit 6 for the layout of the single-family homes in relation to the surrounding area. Landscaping, street lighting, and sidewalks will be required for this development. Each home will be required to have a tree and 25-foot garage setback. The development meets the RMX setbacks and the open space that is required. Almost a quarter of the site (20%) is dedicated to open space at about +/-18.75 acres. This development scored 21 points based on Table 3.3, Location Eligibility Score for RMX. The site has extra parking and designated rec space.

The LDC defines compatibility as "*A condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.*"

B. Infrastructure

The surrounding area has public safety service facilities that are operating within their adopted Level-of-Service (LOS) standard with no deficiencies. Additions to the subject site will trigger adjusting school district boundaries. The subject property is located within the Northeast Regional Utility Service Area service area for potable water and will use septic for wastewater.

The site is within the UGA. TSDA is to the north. Sidewalks and mass transit are lacking in this area, but these services will come as the development is built out. This development A fixed route transit line passes Crescent Valley Ranch Road at CR 547. There is available infrastructure such as water and sewer nearby along with public services.

Nearest Elementary, Middle, and High School

According to information from the Polk County School Board's website, the zoned schools are Loughman Oaks Elementary (±4.0 miles), Shelley S. Boone Middle (±7.3 miles), and Ridge Community High (±5.4 miles). These zoned schools have the capacity to accommodate the proposed development.

Table 2, to follow, illustrates the driving distances from the site to the zoned schools, in addition to the annual estimated student demand generated by 350 additional single-family homes and available capacity for each school based on the 2024-25 utilization projections.

Table 2

Name of School	Annual Estimated Demand	% Capacity 2024-2025 School Year	Average driving distance from subject site
Loughman Oaks Elementary	74 students	83%	±3.6 miles driving distance
Shelley S. Boone Middle	32 students	82%	±7.3 miles driving distance

Ridge Community High	51 students	92%	±5.9 miles driving distance

Source: Polk County School Board, GIS, Google Maps

Nearest Sheriff, Fire, and EMS Station

Fire and EMS Response is from Polk County Fire Rescue Station 20 located at U.S. Hwy 17-92 N, Davenport. This is located approximately 3.9 miles from the subject site with a response time of six (6) minutes. <3 miles is an urban standard. A future fire station is planned near Pine Tree Trail and Ernie Caldwell Blvd.

This property is served by the Polk County Sheriff's Office's Northeast District substation, located at 1100 Dunson Rd, Davenport. The response times for the NE District for June 2025 were: Priority 1 – 13:34 & Priority 2 – 30:09. Priority 1 Calls are considered to be true emergencies, in-progress burglary, robbery, injuries, etc. Priority 2 Calls refer to events that have already occurred, such as a burglary that occurred while the homeowner was on vacation and had just been discovered. Sheriff's response times are not as much a function of the distance to the nearest Sheriff's substation but more a function of the overall number of patrol officers within the County. A new station is being considered at Pine Tree Trail and Ernie Caldwell Blvd.

Table 3

	Name of Station	Distance	Response Time*
Sheriff	PCSO Northeast District Substation 1100 Dunson Rd, Davenport	±7.1 miles	P1: 12:25 P2: 30:00
Fire	Polk County Fire Station 20 4611 U.S. Hwy 17-92 N, Davenport	±3.9 miles	6 minutes
EMS	Polk County Fire Station 20 4611 U.S. Hwy 17-92 N, Davenport	±3.9 miles	6 minutes

Source: Polk County Sheriff's Office and Public Safety
**Response times are based from when the station receives the call, not from when the call is made to 911.*

Water and Wastewater Demand and Capacity:

A. Estimated Demand and Service Provider:

Table 4, to follow, provides generalized estimates of the anticipated water and wastewater demands. Assuming other development standards could be met, the maximum density for a Planned Development in Residential Medium-X land use districts within the Urban Growth Area and North Ridge SAP.

Table 4

Subject Property		
±153.97 acres – RMX	**Maximum Permitted (15 DU/ 1AC)**	**Proposed Plan (3.7 DU/AC)**
Permitted Intensity	2,309 Multi-Family Homes	350 Single Family Homes
Potable Water Consumption (GPD)	457,182 GPD	126,000 GPD
Wastewater Generation (GPD)	415,620 GPD	94,500 GPD

The nearest water and sewer lines are about a mile to the north near the intersection of Ernie Caldwell Boulevard and CR 547 for the Astonia project that has been plated. Extension of water will need to be looped, possibly from Ridgewood Lakes Phase 3 projects.

B. Available Capacity:

The NERUSA is the fastest growing utility system in all of Polk County. Over the last year, the water system has been growing at 5.7 new connections per day. T he wastewater system has been growing at 3.06 new connections per day. According to the Polk County Utilities, The NERUSA potable water system has a permitted capacity of 12,940,000 gallons per day (GPD). Current usage is approximately 10,654,000 GPD with 83,000 GPD of committed capacity. This leaves 2,286,000 GPD of remaining capacity which is enough to serve nearly 6,350 single-family residential units. There are approximately 57,211 customers being served. The system growth rate is 1,427 GPD which equates to over 2,000 new connections per year. At the current rate of growth, expansion of the system is needed in approximately four (4) years.

The NERUSA wastewater system has a permitted capacity of 6,000,000 gallons per day (GPD). Current usage is approximately 5,459,000 GPD. This leaves 541,000 GPD of remaining capacity which is enough to serve nearly 2,004 single-family residential units. The plant will be expanding to 7,000,000 GPD within a year and to 9,000,000 GPD by June of 2029. For both services, capacity should be available by the time the engineered site plans for the future phases of this development area approved.

C. Planned Improvements:

Ongoing improvements are underway to both the water and wastewater systems in this area. On October 1, 2024, Polk County purchased property near Ridgewood Lakes Boulevard west of the site from Walton Acquisitions, LLC for the purpose of a potable water interconnect facility to blend water acquired from the Polk Regional Water Cooperative (PRWC) facility east of Lake Wales with the water in the Northeast Utility Service Area potable water system. This facility will have multiple water pumps and ground storage tanks. This request is to expand the infrastructure capabilities of the NERUSA by infusing water from the Lower Floridan Aquifer supplied through the PRWC.

The facility planned for this site will bring in 410,000 GPD from the PRWC Southwest Lower Floridan Aquifer Wellfield east of Lake Wales, 1,200,000 from the Cypress Lakes Lower Floridan Aquifer system in Osceola County, and by June of 2033, a new Lower Floridan Aquifer well will be operational in the NERUSA Holly Hill Plant on Sand Mine Road.

The NERUSA wastewater treatment facility on Homerun Boulevard has been enabled to increase treatment to a permitted capacity of 7,000,000 GPD. The plant is undergoing an expansion that will raise the capacity to 9,000,000 GPD. This is to be completed by June of 2029. While under construction, the subject property may be utilized for storage of vehicles, materials, and equipment that would be located at the Homerun Boulevard facility were it not for the construction.

Roadways/ Transportation Network

A. Estimated Demand:

Single family housing generates 7.81 Average Annual Daily Trips (AADT) and 1.00 Peak PM Hour Trips per unit (ITE Code 210). The proposed 350 single-family homes will equate to 2,764 AADT and 350 PM Trips (ITE Code 210). Table 5 shows the traffic that is projected for the proposed seven single family homes versus what the maximum could be with a Planned Development, according to Section 401.06 of the North Ridge SAP.

Table 5

Subject Property		
±153.97 acres – RMX	**Maximum Permitted (15 DU/ 1 AC)**	**Proposed Plan (3.7 DU/AC)**
Permitted Intensity	2,309 Multi-Family Homes	350 Single Family Homes
Average Annual Daily Trips (AADT)	15,563	2,734
PM Peak Hour Trips	1,177	350

The plan is to have four entrances for the proposed development on Crescent Valley Ranch Road. Generally, there will be approximately 350 vehicles exiting the site during the peak hour. The subject site is required to provide a Major Traffic Study during the Level 2 Review process because the AADT is estimated to be more than 750 trips. At a minimum a Type IV intersection will be required at CR 547 and Crescent Valley Ranch Road, according to Section 705.C of the Land Development Code.

B. Available Capacity:

Table 6 below displays the available capacity for County Road 547 and the surrounding road network. There is available capacity in the PM Peak Hour for 350 units. The applicant will be required to conduct a Major Traffic Study. As part of the Major Traffic Study, the distribution of trips will be reviewed in terms of the direction of the trips as all the trips have to travel to CR 547.

Table 6

Link #	**Road Name**	**Current Level of Service (LOS)**	**Available PM Peak Hour Capacity**	**Minimum LOS Standard**
6911E	Ernie Caldwell Boulevard Pine Tree Trail to US 17/92	C	1,599	C
6911W	Ernie Caldwell Boulevard US 17/92 to Pine Tree Trail	C	1,549	C
4052N	CR 547 Bay Street to Ernie Caldwell Blvd.	C	287	C
4052S	CR 547 Ernie Caldwell Blvd. to Bay Street	C	267	C

Source: Polk County Transportation Planning Organization, Concurrency Roadway Network Database January 17, 2025

These are trips that will be entering the roadways during a two-hour span during the evening when traffic is generally considered the most intense. These roadways have the capacity to assimilate all the peak hour traffic generation from this project and not fall below the Level of Service standard set by the Board.

C. Roadway Conditions:

Crescent Valley Ranch Road is below the 100-year flood. The roadway is substandard in pavement width, right of way, and drainage. The applicant will be improving Crescent Valley Ranch Road as part of the development. CR 547 is also substandard in pavement and right of way width. The applicant is required to bring the roadway up to standard for their frontage and the length of the intersection improvement.

D. Sidewalk Network

A sidewalk is not located nearby. The applicant is proposing a sidewalk on the frontage of the property and internally within the development.

E. Planned Improvements:

There are currently no planned improvements for roadways in the area.

F. Mass Transit

The nearest mass transit route is along CR 547 which is adjacent to the northern portion of the site. The 20X Haines City/Davenport Express. The route has a transfer point at Posner Park. The level of service walking distance for a transit stop is about a quarter of a mile. Crescent Valley Ranch Road may become a future stop with this development.

Park Facilities and Environmental Lands:

There are no County parks within the immediate vicinity of the proposed development. The nearest park is Loughman Park

A. Location:

Loughman Park is located 5.7 driving miles from the subject site at 6612 Old Kissimmee Rd, Davenport, FL 33896.

B. Services:

The park offers soccer, basketball, multi-purpose fields, picnic tables, a pavilion, playground, and leagues.

C. Multi-use Trails:

The Hilochee Wildlife Management Area has multi-use trails are located near the subject site.

D. Environmental Lands:

The Hilochee Wildlife Management Area and the Jahna Ranch Conservation Easement are the closest environmental land properties. The Hilochee offer a series of hiking, bicycling and walking trails, fishing, horseback riding and hunting.

E. Planned Improvements:

There is no further recreation improvements scheduled for this area by the County in the five-year Capital Investment Plan.

Environmental Conditions

There may be environmental limitations with the development of this property. This site was mined for peat in the later 1990's then reclaimed with wetland mitigation completed and accepted by SWFWMD around 1999. The site is located within a one-mile radius of an Eagle's nest. There are no runways or public well fields nearby or known archaeological resources onsite. Sand skinks may be onsite.

A. Surface Water:

There are surface waters on the subject site. These surface waters are due to peat mining in the late 1990's. The mining created a series of both interconnected and isolated manmade lakes from the old wetland areas. Each lake has a wetland fringe, and a floodplain associated with it. There are many elevation changes. On the parcels south of Crescent Valley Road there are elevations as high as 132 feet on the northwest corner and a slope to the south at 110 feet (toward the lake). On the parcels north of Crescent Valley Road there are elevations as high as 123 feet that slope toward the lakes at 110 feet.

The left-over lakes from the peat mining provide buffering from the homes on the west and east of the property that is south of Crescent Valley Range Road. The north side of Crescent Valley Ranch Road has more developable areas adjacent to existing residentially developed areas.

B. Wetlands/Floodplains:

There are wetlands and floodplains on the subject site. There are Zone 'A' areas on the subject site. The applicant will be meeting the current standards for wetland and floodplain impacts. It is anticipated that post development will not increase the flooding in the area and in fact will make some improvements. Geotechnical analysis during Level 2 Review will determine the final drainage system. Policy 2.123-C2, Wetlands, prohibits impacts for residential structures.

The floodplain on the site is A zone. This means a base flood elevation has not been determined. Any development on the property that is five acres, or 50 lots will require a flood study. This study will relate to Horse Creek as the overall water flows to it. Crescent Valley Ranch Road is below BFE. The road will need to be improved to minimize disruption during flooding events.

C. Soils:

The property is composed of different types of soils which provides some limitations for drainage, but the soil is not of such that would limit compliance with applicable LDC regulations for the proposed use. Wastewater connection is critical as this size will not be supported by private septic.

Table 7

Soil Name	Septic Tank Absorption Field Limitations	Limitations to Dwellings w/o Basements	Percentage (%)
Smyrna and Myakka Fine Sand (17)	Severe: wetness	Severe: wetness, poor filter	13.1%
Hontoon Muck (35)	Severe: subsides, ponding, low strength	Severe: excess humus, seepage, ponding	7.0%
Samsula Muck (13)	Severe: ponding, low strength	Severe: excess humus, seepage, ponding	29.8%
Tavares Fine Sand/0 to 5 percent slope (15)	Slight	Moderate: wetness*	17.8%
Narcoossee Sand (74)	Moderate: wetness	Severe: wetness, poor filter	2.0%
Fort Meade Sand/0 to 5 percent slopes (20)	Severe: flooding, wetness, shrink-swell	Slight*	6.7%
Basinger Muck Fine Sand/Depressional (36)	Severe: ponding	Severe: wetness, poor filter	2.3%
Adamsville Fine Sand (31)	Moderate: wetness	Severe: wetness, poor filter	5.3%
Sparr Sand/0 to 5 percent slopes (55)	Moderate: wetness	Severe: wetness, poor filter	6.8%
Apopka Fine Sand/0 to 5 percent slopes (2)	Slight	Slight	3.5%

Source: Soil Survey of Polk County, Florida, USDA, Soil Conservation Service

D. Protected Species

According to Polk Count Protected Species Observations Map, the subject site is located within a one-mile radius of an Eagle's nest, (Source: Florida Fish & Wildlife Conservation Commission (FWC), 2021). Per the applicant there is also a 5–10-acre area of the site around the intersection of Crescent Valley Road and County Road 547 that is listed as a potential sand skink soils area. Another area of 5-10 acres is located south of Crescent Valley Road in the southwest corner of the site. The burden of identifying endangered species is on the developer. The applicant must hire a qualified professional to conduct a site survey/walkover to ensure that no threatened or endangered plant or animal species exist on the site. If any are discovered, the applicant shall properly protect the species(s) or mitigate any impacts consistent with federal, state, and local law. Conservation easements are located near the property. One is located just northwest of the subject site within the Preservation-X (PRESVX) Land Use District. The second conservation easement is located southwest of the subject site within an Agriculture/Residential Rural (A/RRX) Land Use District.

E. Archeological Resources:

The property has no recorded archaeological resources or historical sites, according to the Florida Department of State's Division of Historical Resources.

F. Wells (Public/Private)

No wells are onsite or surrounding the site. But the surrounding homes may use private wells. However, the proposed site will use County facilities for water. Therefore, development of the subject site is not anticipated to impact private or public wellfields.

G. Airports:

The proposed PD is not within any Airport Impact District.

Economic Factors:

The request for 40-foot-wide lots enables more units over the same roadway costs. This lowers the cost of home development. This area of the County is experiencing significant growth as was planned with the North Ridge Selected Area Plan. The infrastructure as well as community facilities and services are available, making this request consistent with this policy. This area of Polk County has mostly single-family homes. Being close to the Orlando area makes this area an attractive place to live. Demand for housing has come from commuters to the greater Orlando metropolitan area. This is partially due to slightly lower land values in Polk compared to the other counties and convenient routes of travel to work and leisure opportunities. However, it is also related to the location of this portion of the County to the Orlando metro population center.

Consistency with the Comprehensive Plan:

This project is consistent with the Comprehensive Plan. Table 8, to follow, outlines the pertinent Compressive Plan policies.

Table 8

Comprehensive Plan Policy	Consistency Analysis
POLICY 2.102-A2: COMPATIBILITY - Land shall be developed so that adjacent uses are compatible with each other, pursuant to the requirements of other Policies in this Future Land Use Element, so that one or more of the following provisions are accomplished: a. there have been provisions made which buffer incompatible uses from dissimilar uses; b. incompatible uses are made to be more compatible to each other through limiting the intensity and scale of the more intense use; c. uses are transitioned through a gradual scaling of different land use activities through the use of innovative development techniques such as a Planned Unit Development.	The proposed development is compatible with neighboring properties.
POLICY 2.102-A1: DEVELOPMENT LOCATION – Polk County shall promote contiguous and compact growth patterns through the development process to minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where tracts of land are by-passed in favor of development more distant from services and existing Communities.	The site is located within an area that has a significant amount of capacity with potable water, traffic, and public schools. Emergency services are within a reasonable time and distance.
POLICY 2.102-A3: DISTRIBUTION - Development shall be distributed throughout the County consistently with this Future Land Use Element so that the public utility, other community services, and public transit and transportation systems can be efficiently utilized; and compact, high-density and intensity development is located where urban services can be made available.	The request is in the RMX and UGA with services nearby therefore consistent.
POLICY 2.102-A4: TIMING - The development of land shall be timed and staged in conjunction with the cost-effective and efficient provision of supporting community services which, at a minimum, shall require compliance with the Plan's Level of	This area of the County is experiencing significant growth as was planned with the North Ridge Selected Area Plan. The infrastructure as well as community facilities and services is available, making this request consistent with this policy.

Comprehensive Plan Policy	Consistency Analysis
Service requirements and the County's concurrency management system.	
POLICY 2.102-A15: ADEQUATE PUBLIC FACILITIES - The County will direct new growth to areas where adequate public facilities exist or are planned; and ensure that essential services are in place to provide for efficient, cost effective response times from the Fire Department, Sheriff's Department, and Emergency Management Service (EMS).	The subject property is located within an area of the County that has adequate services as identified in the staff report.

Consistency with the LDC:

This request is consistent with the LDC. Development criteria for planned developments are detailed under Section 303 of the LDC. This section will be applied during the Level 2 Review. The proper landscaping has been proposed and sidewalks will be constructed as set forth by Chapter Seven of the LDC.

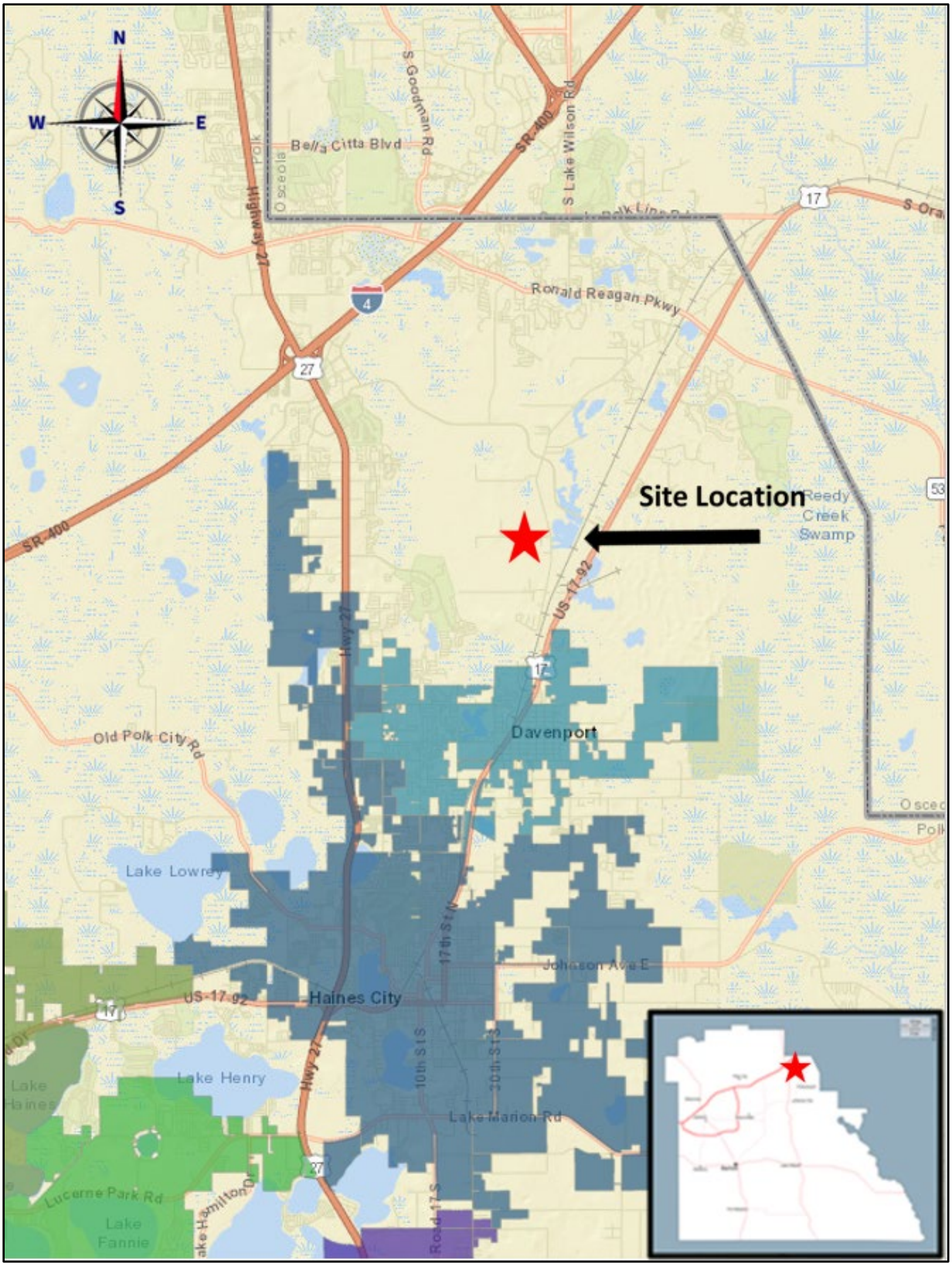
Table 9

The Planning Commission, in the review of development plans, shall consider the following factors in accordance with Section 906.D.7 of the LDC:	
Whether the proposed development is consistent with all relevant requirements of this Code;	*Yes, this request is consistent with the LDC, specifically Sections 906.D and Section 303.*
Whether the proposed development is consistent with all applicable policies of the Comprehensive Plan;	*Yes, this development is consistent with the Comprehensive Plan because it meets the density requirements.*
Whether the proposed use is compatible with surrounding uses and the general character of the area, including such factors as density, height, bulk, scale, intensity, traffic, noise, and appearance; and	*Yes, the request is compatible with surrounding uses and the general character of the area. Conditions are recommended to achieve better compatibility. See Pages 6&7 of this staff report for data and analysis on surrounding uses and compatibility.*
How the concurrency requirements will be met, if the development were built.	*The request is capable of meeting concurrency requirements in the timeframe in which it will be constructed. See pages 7-12 of this staff report for data and analysis.*

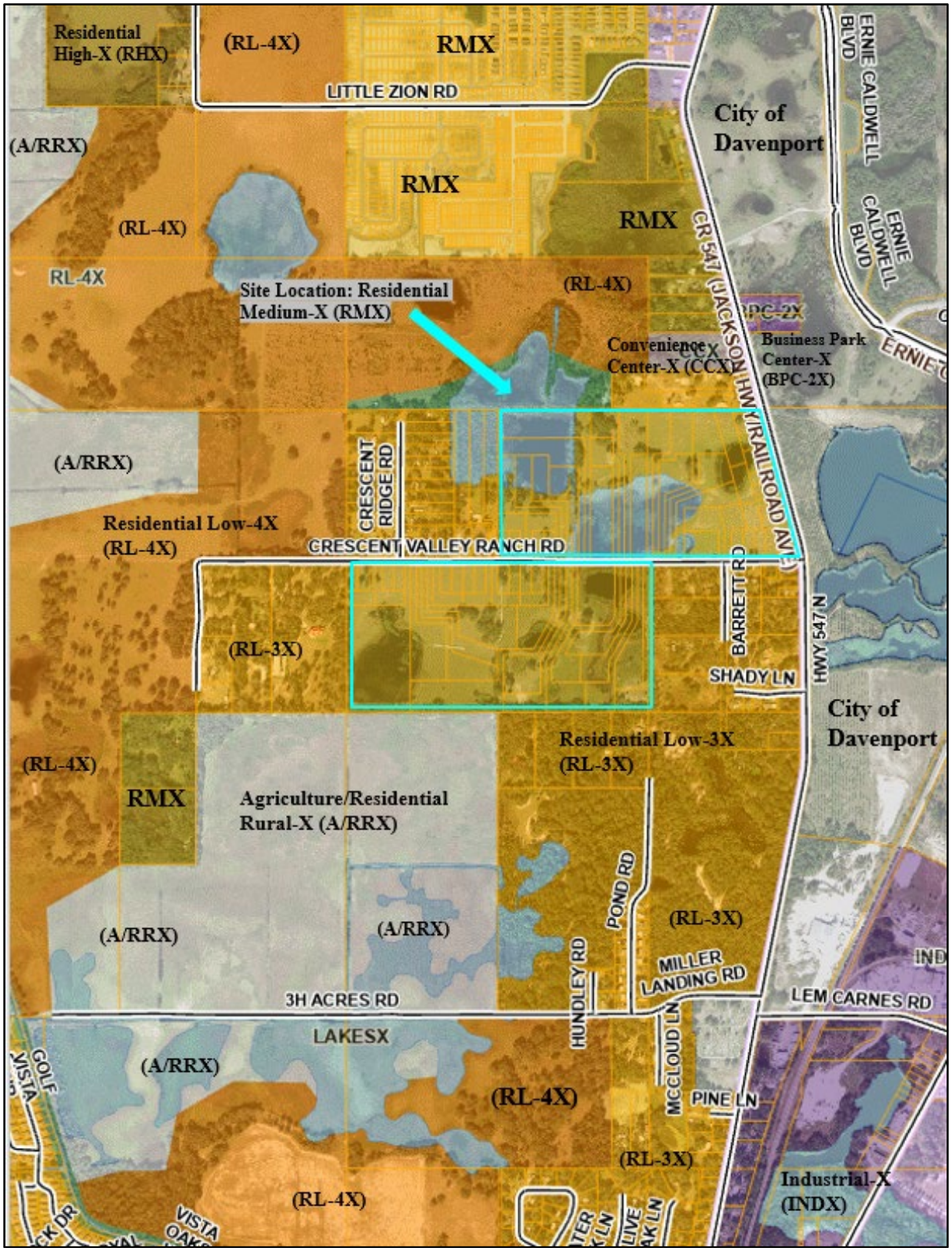
Comments from other Agencies: None

Exhibits:

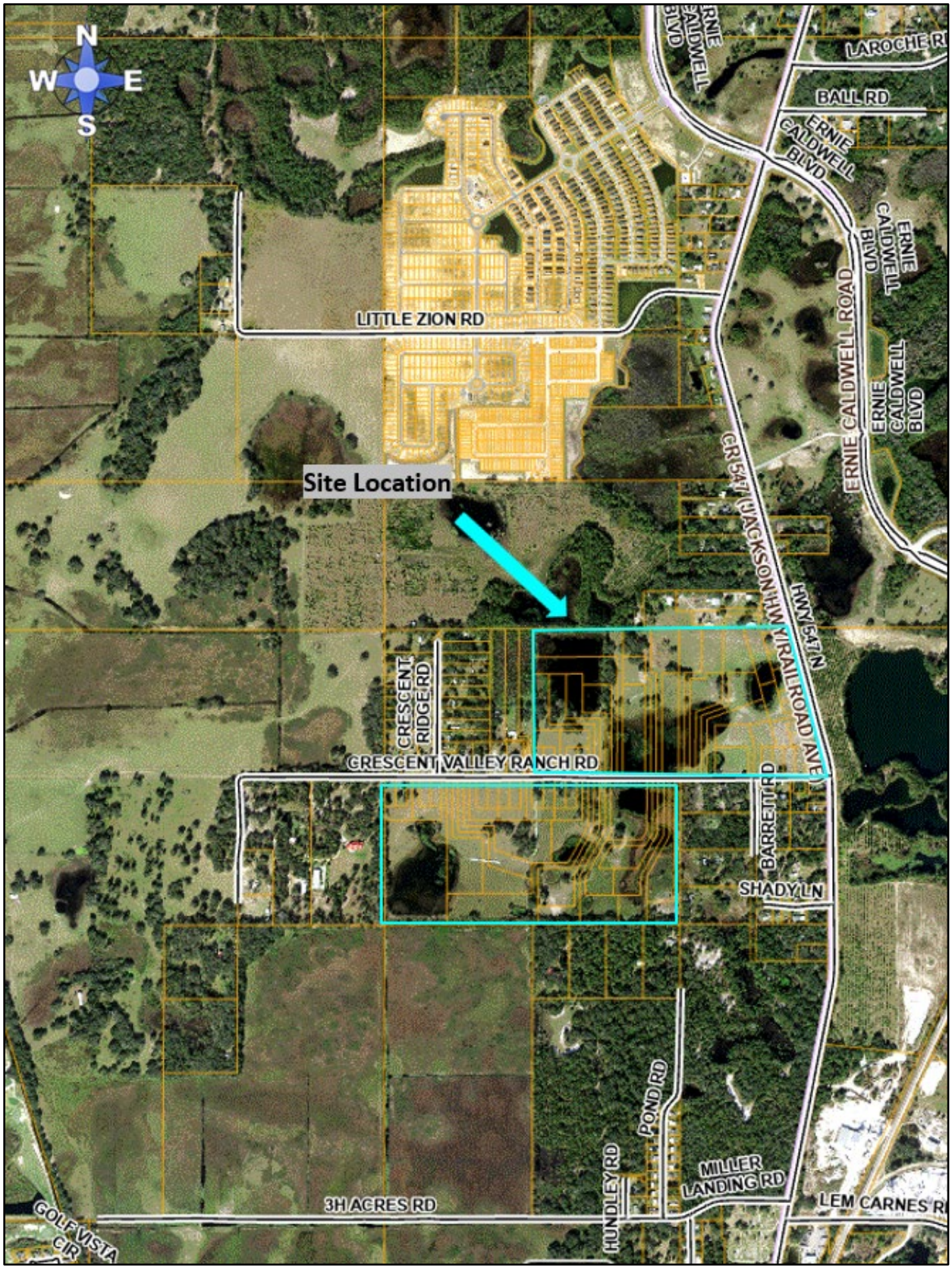
Exhibit 1 Location Map
Exhibit 2 Future Land Use Map
Exhibit 3 Aerial Photograph (context)
Exhibit 4 Aerial Photograph (close-up)
Exhibit 5 Site Plan
Exhibit 6 Surrounding Developments



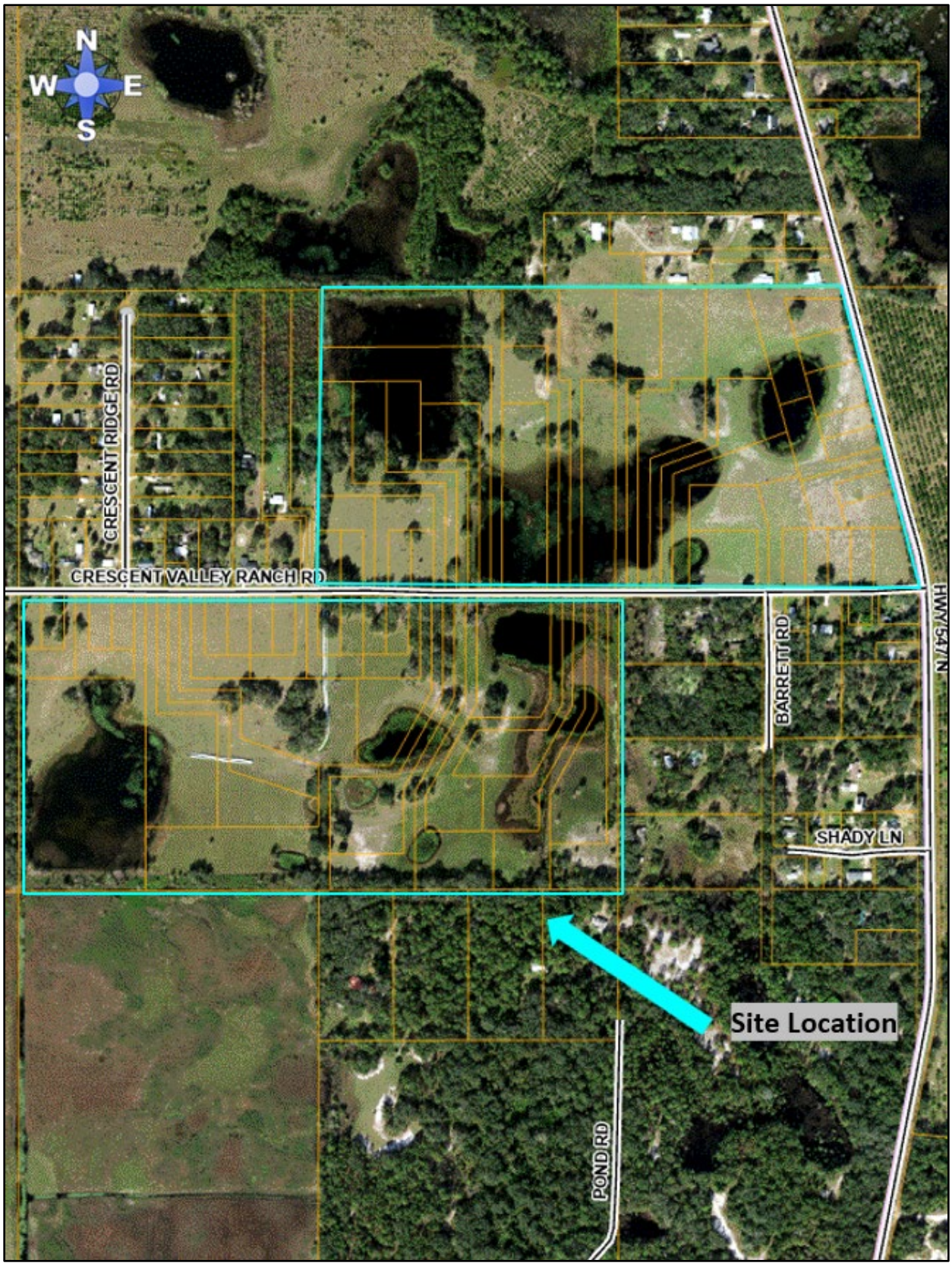
Location Map



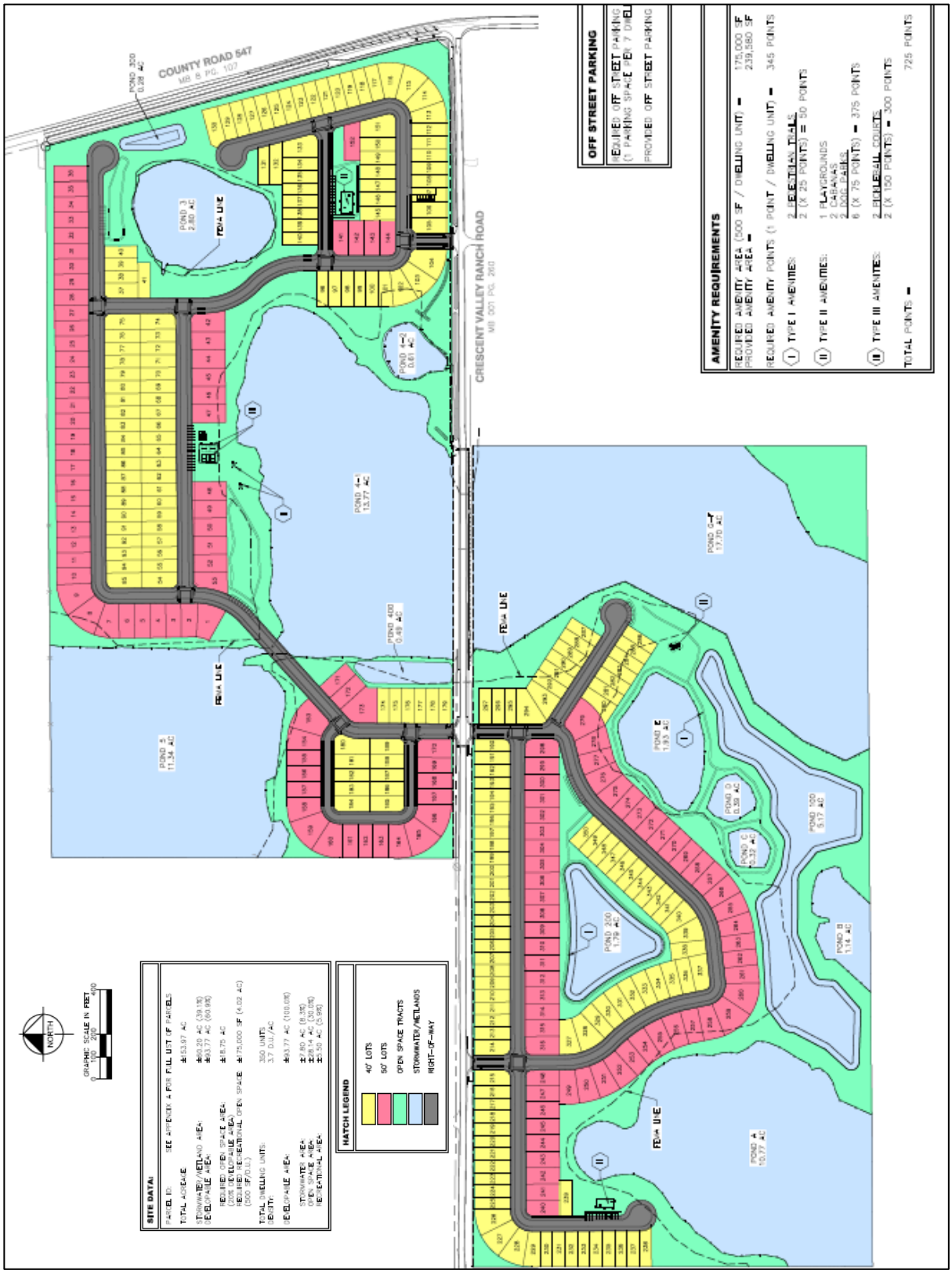
Future Land Use Map



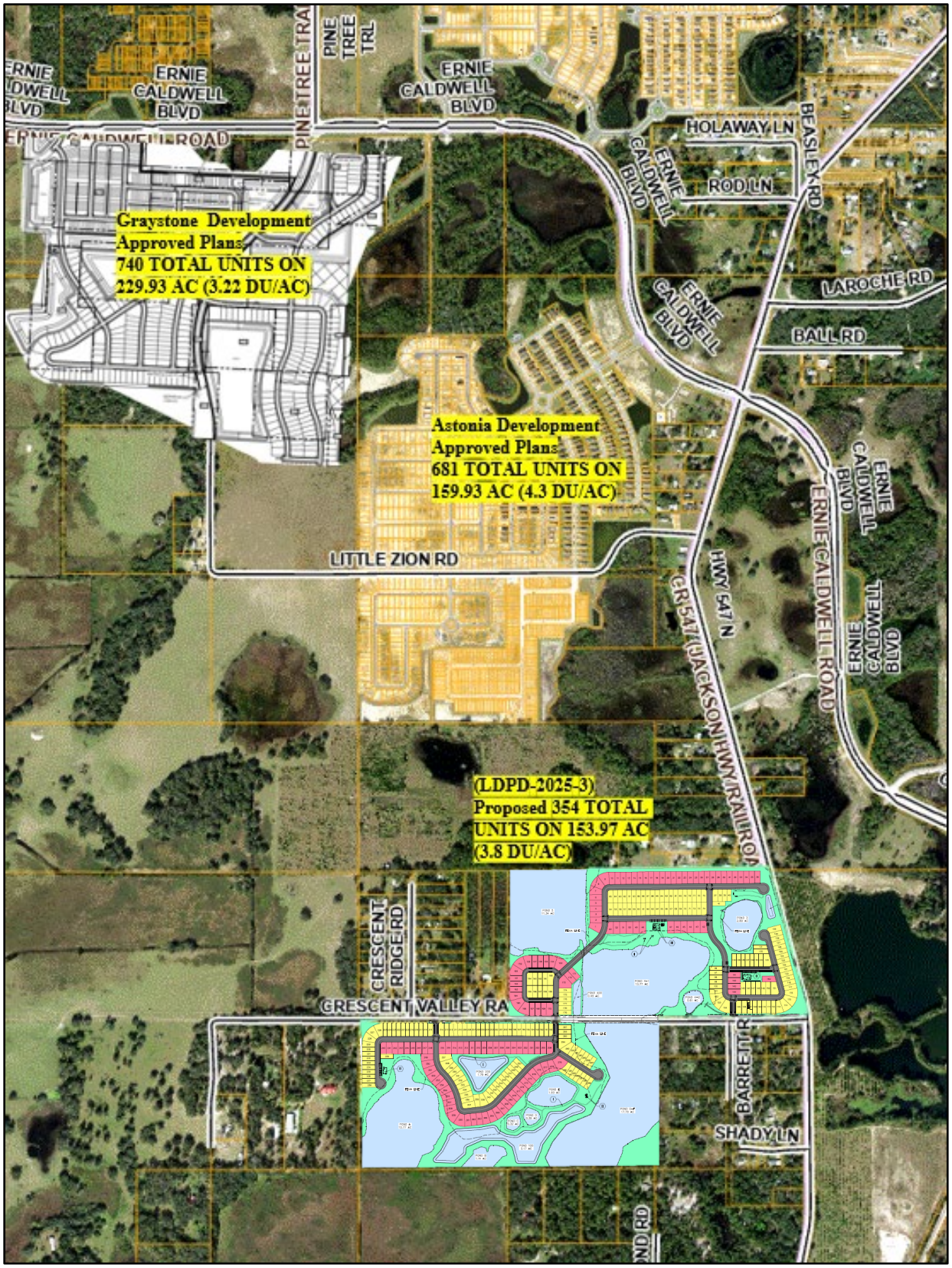
Aerial Image (Context)



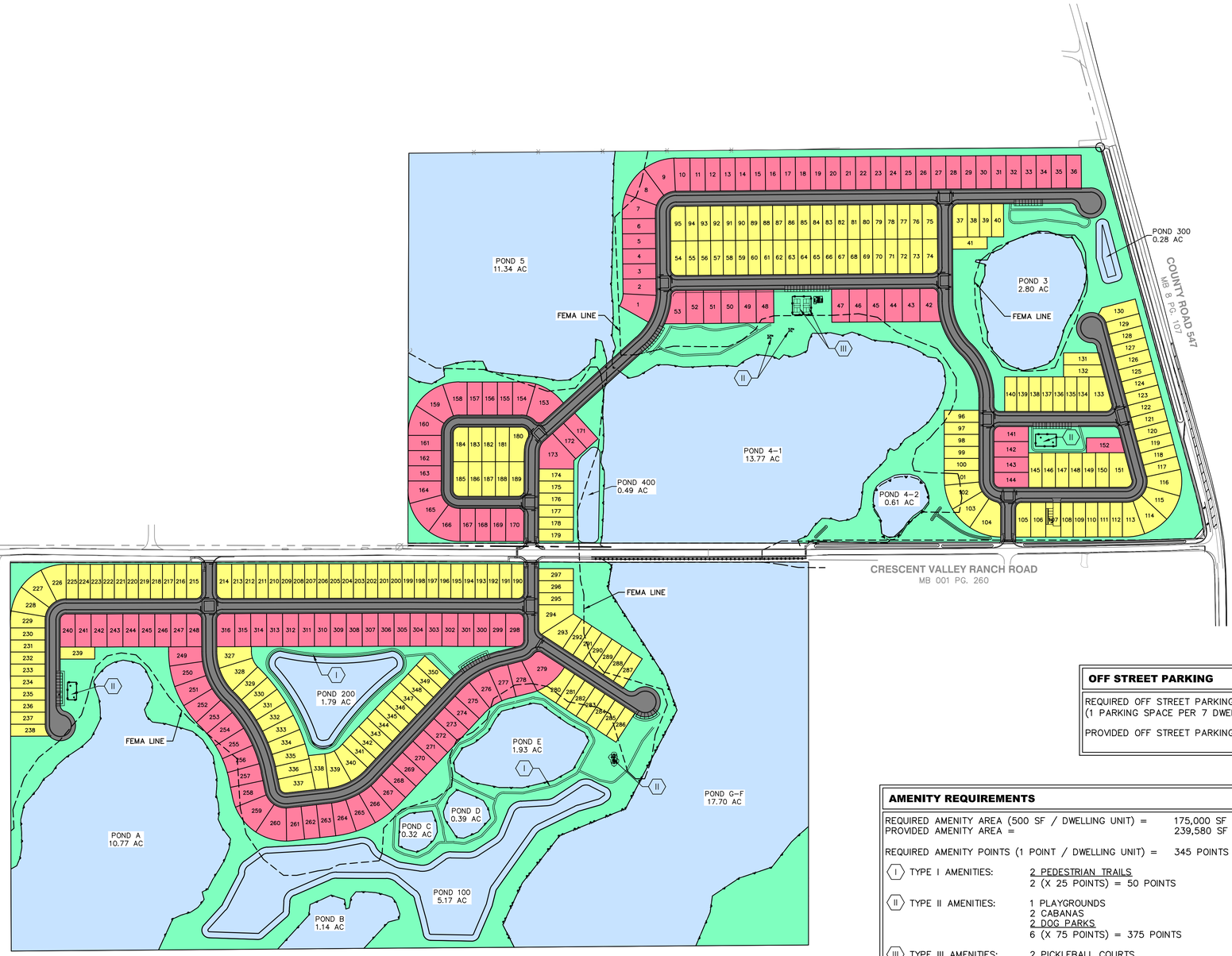
Aerial Image (Close)

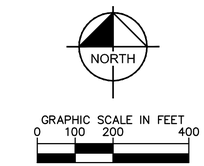

COUNTY ROAD 547
CRESCENT VALLEY RANCH ROAD
FEMA LINE
OFF STREET PARKING
AMENITY REQUIREMENTS
SITE DATA:
HATCH LEGEND
40' LOTS
50' LOTS
OPEN SPACE TRACTS
STORMWATER/WETLANDS
RIGHT-OF-WAY
NORTH
GRAPHIC SCALE IN FEET

Site Plan



Surrounding Developments





SITE DATA:

PARCEL ID:	SEE APPENDIX A FOR FULL LIST OF PARCELS
TOTAL ACREAGE:	±153.97 AC
STORMWATER/WETLAND AREA:	±60.20 AC (39.1%)
DEVELOPABLE AREA:	±93.77 AC (60.9%)
REQUIRED OPEN SPACE AREA: (20% DEVELOPABLE AREA)	±18.75 AC
REQUIRED RECREATIONAL OPEN SPACE: (500 SF/D.U.)	±175,000 SF (4.02 AC)
TOTAL DWELLING UNITS:	350 UNITS
DENSITY:	3.7 D.U./AC
DEVELOPABLE AREA:	±93.77 AC (100.0%)
STORMWATER AREA:	±7.80 AC (8.3%)
OPEN SPACE AREA:	±28.14 AC (30.0%)
RECREATIONAL AREA:	±5.50 AC (5.9%)

HATCH LEGEND

- 40' LOTS
- 50' LOTS
- OPEN SPACE TRACTS
- STORMWATER/WETLANDS
- RIGHT-OF-WAY

OFF STREET PARKING

REQUIRED OFF STREET PARKING SPACES: (1 PARKING SPACE PER 7 DWELLING UNITS)	50
PROVIDED OFF STREET PARKING SPACES:	66

LOT COUNT

40' X 110' = 217 UNITS (62.0%)	
50' X 110' = 133 UNITS (38.0%)	
TOTAL = 350 UNITS	

AMENITY REQUIREMENTS

REQUIRED AMENITY AREA (500 SF / DWELLING UNIT) =	175,000 SF
PROVIDED AMENITY AREA =	239,580 SF
REQUIRED AMENITY POINTS (1 POINT / DWELLING UNIT) =	345 POINTS
(I) TYPE I AMENITIES:	2 PEDESTRIAN TRAILS 2 (X 25 POINTS) = 50 POINTS
(II) TYPE II AMENITIES:	1 PLAYGROUNDS 2 CABANAS 2 DOG PARKS 6 (X 75 POINTS) = 375 POINTS
(III) TYPE III AMENITIES:	2 PICKLEBALL COURTS 2 (X 150 POINTS) = 300 POINTS
TOTAL POINTS =	725 POINTS

TABLE 3.3 LOCATIONAL ELIGIBILTY SCORE : RM

INFRASTRUCTURE ITEM	
COLLECTOR ROAD (WITHIN 1/4 MILE)	2
SIDEWALK CONNECTION TO PARK (WITHIN 1/4 MILE)	3
>6" POTABLE WATER LINE (WITHIN 1/4 MILE)	1
>4" SANITARY SEWER LINE (WITHIN 1/4 MILE)	1
PUBLIC LIFT STATION (WITHIN 1/4 MILE)	2
RECLAIMED WATER LINE (WITHIN 1/4 MILE)	2
INFRASTRUCTURE ITEM	
HIGH SCHOOL (WITHIN 3 MILES)	1
MIDDLE SCHOOL (WITHIN 3 MILES)	1
EMERGENCY MEDICAL CARE (WITHIN 3 MILES)	1
FIRE RESCUE STATION (WITHIN 3 MILES)	1
EMPLOYER (>100 FTE, WITHIN 3 MILES)	1
ENVIRONMENTAL INFRASTRUCTURE	
OPEN DRAINAGE BASIN	1
POSITIVE OUTFALL	1
INTERCONNECTIVITY	
ACCESS POINTS (4)	3 +
TOTAL	21

TABLE 3.4 PLANNED DEVELOPMENT ELIGIBILITY LIMIT PER LOCATION SCORE : RM

POINTS ACHIEVED	21
MAXIMUM DENSITY (DU/AC)	9.5 DU/AC

CALL 2 BUSINESS DAYS 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.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
109 SOUTH KENTUCKY AVENUE, LAKELAND FL. 33801
PHONE: 863-701-8702
WWW.KIMLEY-HORN.COM REG NO.: 35106

LICENSED PROFESSIONAL
RICHARD MILLS
FLORIDA LICENSE NUMBER
93017

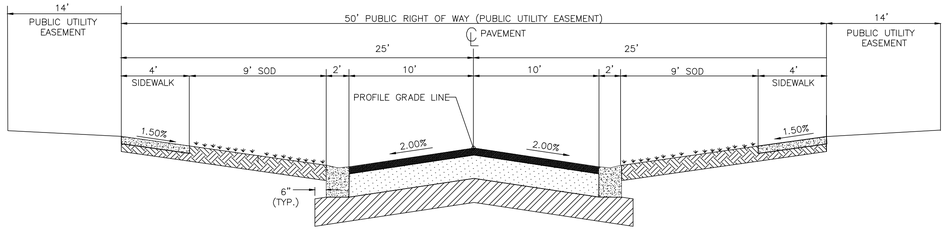
KHA PROJECT 047539009
DATE 07-22-2025
SCALE AS SHOWN
DESIGNED BY RM
DRAWN BY FSF
CHECKED BY RM

PD SITE PLAN

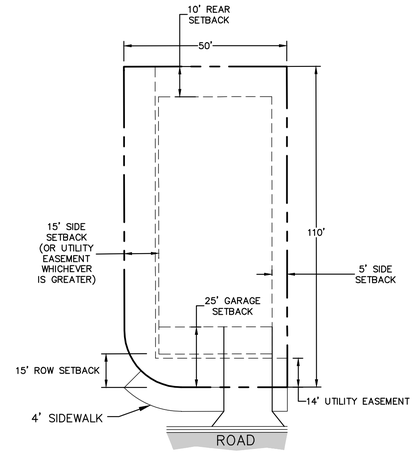
SALLIE GROVE SUBDIVISION
PREPARED FOR
HOLIDAY BUILDERS INC.
FLORIDA
POLK COUNTY

SHEET NUMBER
C-200

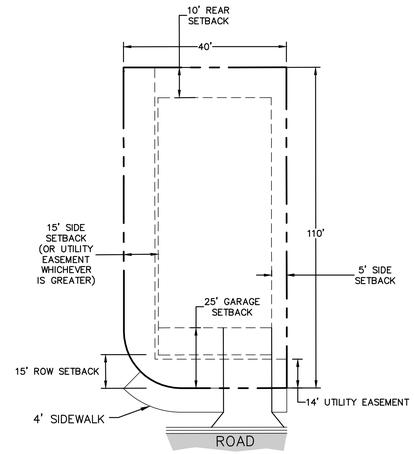
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This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



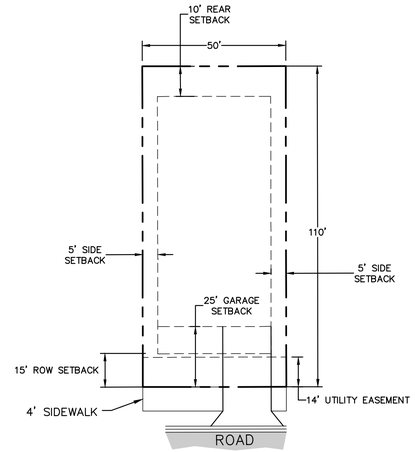
PUBLIC STREET (50' R/W)
TYPICAL ON-SITE
ROADWAY SECTION
N.T.S.



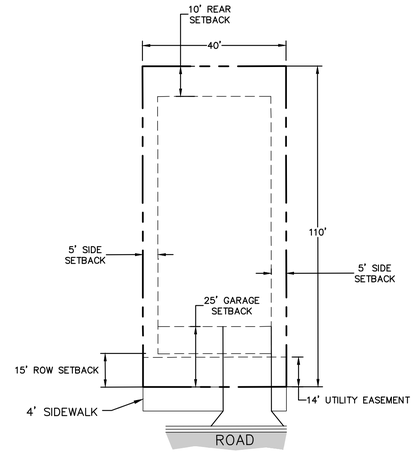
TYPICAL 50' x 110' LOT LAYOUT (CORNER)
N.T.S.



TYPICAL 40' x 110' LOT LAYOUT (CORNER)
N.T.S.



TYPICAL 50' x 110' LOT LAYOUT (INTERIOR)
N.T.S.



TYPICAL 40' x 110' LOT LAYOUT (INTERIOR)
N.T.S.

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
109 SOUTH KENTUCKY AVENUE, LAKELAND FL. 33801
PHONE: 863-701-8702
WWW.KIMLEY-HORN.COM REG NO.: 35106

LICENSED PROFESSIONAL
RICHARD MILLS
FLORIDA LICENSE NUMBER
93017

KHA PROJECT	047539009
DATE	03-04-2025
SCALE	AS SHOWN
DESIGNED BY	RM
DRAWN BY	FSF
CHECKED BY	RM

PD LOT LAYOUT

SALLIE GROVE
SUBDIVISION
PREPARED FOR
HOLIDAY BUILDERS INC.
FLORIDA
POLK COUNTY

SHEET NUMBER

Plotted By:Mills, Richard Sheet Set:Kha Layout:C-100 - MASTER SITE PLAN (2) May 08, 2025 08:40:39pm K:\LAK_Civil\047539009 - Crescent Valley Ranch Road Subdivision\CAD\PlanSheets\C-100-SITE-MSTR.dwg
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IMPACT ASSESSMENT STATEMENT

Crescent Valley Ranch Subdivision

An Impact Assessment Statement is required for all Level 3 and Level 4 Reviews, with the exception of text amendment requests. The purpose of an Impact Assessment Statement is to provide information on the effects a proposed development or land use action will have on the existing neighborhood and general area; on the transportation facilities; on the environment and natural resources of the County; on the public facilities for water, sewer, solid waste disposal, fire, police, public education, parks, recreation, and other utilities; and any other aspect with an identified impact of the development and deemed appropriate for concern. A sufficient Impact Assessment Statement must address all of the following:

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 is a request for a Planned Development located within the North Ridge SAP, with a future land use of RM-X. The proposed project is located approximately 2.5 miles east of US-27, south of the I-4 corridor, which is an area of intense residential and mixed-use/commercial development keeping up with the increase in population density. The surrounding properties are generally rural residential lots of varying sizes and some agricultural uses.

2. What are, if any, the incompatibility and special efforts needed to minimize the differences in the proposed use with adjacent uses?

   Most of the property surrounding the proposed site is transitioning from agriculture/rural residential to other residential uses of varying size. There are no anticipated incompatibilities with the adjacent land uses. No special efforts are needed to minimize the differences in the proposed use with the adjacent uses. Typical buffers and setbacks will be required per the LDC.

3. How will the request influence future development of the area?

   The surrounding area is slowly transitioning from agriculture and rural residential to higher density residential and mixed commercial development in accordance with the North Ridge SAP. The proposed project site is in between areas of more intense development (along US-27 and US-17/Ronald Reagan Parkway), so this project may influence adjacent development with more infrastructure and residents in the area.

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 number 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[1] methodology and calculations.

   Daily Trip Rate: 385 SF dwelling units x 9.43 = 3,630 trips

   Peak Hour Rate: 385 SF dwelling units x 0.94 = 362 trips

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

   There are no improvements anticipated beyond the required right-turn and left-turn lanes per the Land Development Code (LDC) at the project entrance along Lee Jackson Hwy (CR-547). Road widening along Crescent Valley Ranch Road may be required pending review from Polk County.

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

   Parking will be in accordance with Sections 708 and 303 of the Polk County Land Development Code. Single family detached units require two (2) external spaces per unit, and Planned Developments require additional parking based on lot width and number of units.

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

   There will be a main access driveway connecting to Lee Jackson Hwy, approximately 600 feet north of the intersection with Crescent Valley Ranch Road. In addition to that main entrance, there will also be three access connections to Crescent Valley Ranch Road.

Sewage

Determine the impact caused by sewage generated 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 by the proposed development? (*Response may be based on Section 703 of the LDC or the Impact Fee Ordinance*)

   The estimated single family detached sewer demands will be:
   385 SF units x 270 gpd per ERC = 103,950 gpd

2. If on-site treatment is proposed, what are the proposed method, level of treatment and the method of effluent disposal for the proposed sewage?

   No on site treatment is proposed.

3. If offsite treatment, who is the service provider?

   Polk County Utilities

4. Where is the nearest sewer line (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 or right-of-way under certain conditions listed in Section 702E.3 of the Land Development Code*)

   Existing sanitary sewer force main is located slightly west of the intersection of CR-547 and Ernie Caldwell Blvd, approximately 1.2 miles north of the subject project site.

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

   From our understanding the general capacity can adequately serve the proposed demand.

6. What is the anticipated date of connection?

   The anticipated date of connection to the existing force main would be in the first half of 2027.

7. What improvements to the providers system are necessary to support the proposed request (*i.e., lift stations, line extensions/expansions, interconnects, etc.*)?

   The proposed development will install new infrastructure (gravity sewer and force main), and is anticipated to utilize two (2) lift stations that will manifold and extend to the point of connection to the existing force main.

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 and/or who is the service provider?

   An existing 20" water main owned by 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*)

   The estimated single family water demands will be
   385 SF units x 360 gpd per ERC = 138,600 gpd

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

An existing 20" potable water main and 16" reclaim water main are located approximately 1.0 mile north of the subject project site, at the intersection of CR-547 and Ernie Caldwell Blvd.

4. Who is the service provider?

Polk County Utilities for both potable and reclaim water

5. What is the anticipated date of connection?

Anticipated connection date is the first half of 2027.

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

From our understanding the general capacity can adequately serve the proposed demand.

7. Is there an existing well on the property(ies)?

Yes What Type? _____

Permit Capacity_____

(No)

Location:_____

Water Use Permit #:

Constructed prior to Water Management District Permitting: Yes_____ NO _____

Type of Use: _____AG _____Public _____Industrial or Commercial

_____Recreation or Aesthetic _____Mining

Permitted Daily Capacity:

Average Peak Monthly Withdrawal Rate:_____

Location:_____

Casing Diameter:__

Mainline Diameter: _____

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 is located outside of the Green Swamp Area of Concern. Approximately 60 of the 154 total acres of the subject property is identified as wetlands, the largest of which are interconnected and generally flow north to south. Portions of the site are within a Type A Flood Zone. Retention ponds will be designed for the project that meet the requirements of the Southwest Florida Water Management District (SWFWMD) and Polk County Land Development codes.

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

   Wetland impacts will be limited, with the goal of maintaining the 25' average wetland buffers. Floodplain compensation will occur via the proposed retention ponds with established elevations. The retention ponds designed onsite will provide storage and treatment as required by SWFWMD and Polk County.

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 can be described as a mixture of lowland wetland areas and upland pasture for agriculture. The surrounding properties generally fit the same description, with some residential properties located nearby in the upland areas.

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

   Approximately 60 of the 154 total acres of the subject property is identified as wetlands, and there is a Type A Flood Zone within the project area. The wetlands will not be impacted in order to maintain the required 25' buffer zone, apart from one proposed road crossing that will be limited to less than a 0.5-acre of impact. Development within the Type A Flood Zone is planned to be limited to stormwater retention ponds and limited amenities (such as walking trails, fishing area, etc.).

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

There are no wells on the subject property. Potable water (provided by Polk County Utilities) will be extended to the site with this development.

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

Not within an Airport Buffer Zone.

5. Provide an analysis of soil types and percentage of coverage on site and what effect it will have on development.

The upland areas of the site are comprised of a mixture of different sandy soils such as Tavares fine sand, Adamsville fine sand, Apopka fine sand, Fort Meade find sand and Smyrna and Myakka fine sands. These soils generally have high porosity for use as construction fill.

Infrastructure Impact Information

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

1. Parks and Recreation;

   The development will include recreation and open space areas throughout the property to serve as amenities to the development. These recreation areas will include sport courts, dog parks, walking trails, and a clubhouse with pool.

   The closest existing public park is Wilson Park – 3 miles from the project site

2. Educational Facilities (e.g., preschool, elementary, middle school, high school);

   Davenport School of the Arts – 3.0 miles
   Davenport High School – 2.9 miles
   Loughman Oaks Elementary School – 4.5 miles

3. Health Care (e.g., emergency, hospital);

   Heart of Florida Regional Medical Center – 6.5 miles
   HCA Florida Champions Gate – 6.9 miles

4. Fire Protection;

   Davenport Fire Station #1 – 3 miles
   Polk County Station #20 – 3.8 miles

5. Police Protection and Security;

   Davenport Police Department – 3 miles

6. Emergency Medical Services (EMS); and

   Davenport Fire Station #1 – 3 miles

7. Solid Waste (collection and waste generation).

   385 units x 10.5 lbs/day = 4,042 lbs/day

8. How may this request contribute to neighborhood needs?

   The proposed project will introduce new residential opportunities to the area, which is currently experiencing major population growth. With the PD requirements the project will also include neighborhood features such as parks and other recreation facilities, and clubhouses/amenity centers.

Maps

Maps shall be used to give the public agencies a clear graphic illustration and visual understanding of the proposed development and the potential positive and negative impacts resulting from the development. Maps shall be of sufficient type, size, and scale to facilitate complete understanding of the elements of the proposed development. Scale shall be clearly indicated on each map and the dates of preparation and revisions shall be included. The project boundaries shall be overlayed on all maps. The following maps shall accompany Impact Assessment Statements:

Map A: A location map (center the site on the map) showing the relationship of the development to cities, highways, and natural features;

Map B: A map depicting the site boundary (properties included in the request)

Map C: A site plan consistent with ***Site Plan Standards***[2] (multiple sheets may be used). In addition to the required number of copies please **include an 8 ½ x11 inch copy**. Applications for district changes alone are not required but are encouraged to submit a Development Plan; and

NOTE: *Applications for text amendments are not required to submit a complete Impact Assessment Statement, however, all relevant information requested must be addressed. Use this form as a guide for assessing the impact of a text amendment.*

LDPD-2025-3 - Crescent Valley Ranch

Menu Reports Help

Application Name: Crescent Valley Ranch

File Date: 04/03/2025

Application Type: PC-Planned Development

Application Status: Approved For Hearing

Application Comments:

View ID	Comment	Date

Description of Work: The proposed project includes the development of 385 single family dwelling units. The main community entrance will be a driveway connection on Lee Jackson Hwy (CR-547), with additional entrances off of Crescent Valley Ranch Road. The project will include off-site utility extensions for water, sewer and reclaim (via force main). Open space and recreation areas will be included to meet the Planned Development requirements. Estimated start of construction is early 2026, with anticipated completion being summer 2027.

Application Detail: Detail

Address: CRESCENT VALLEY RANCH RD, DAVENPORT, FL 33837

Parcel No: 272627000000013020

Owner Name: CRESCENT VALLEY RANCH LLC

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
Kimley Horn	Kimley-Horn and...	Applicant	Mailing, 109 S. Kentuc...	Active
Richard Mills	Kimley-Horn and...	Engineer		Active

Licensed Professionals Info:

Primary	License Number	License Type	Name	Business Name	Business License #

Job Value: $0.00

Total Fee Assessed: $4,473.00

Total Fee Invoiced: $4,473.00

Balance: $0.00

Custom Fields: **LD_GEN_PUB**

PUBLIC HEARINGS

Development Type
Planning Commission

Application Type
Planned Development New

Brownfields Request

Affordable Housing

GENERAL INFORMATION

Expedited Review

Number of Lots

Will This Project Be Phased

Acreage
154.9

DRC Meeting
05/08/2025

DRC Meeting Time
9:15 AM

Rescheduled DRC Meeting

Rescheduled DRC Meeting Time

Green Swamp
No

Number of Units

Case File Number

Is this Polk County Utilities

Is this Application a result of a Code Violation
No

One Year Extension

FS 119 Status

Code Violation Case Number

Non-Exempt

ADVERTISING

Legal Advertising Date

BOCC1 Advertising Date

BOCC2 Advertising Date

Advertising Board
Planning Commission

MEETING DATES

Community Meeting

Planning Commission Date
08/06/2025

Land Use Hearing Officer 3

1st BOCC Date

2nd BOCC Date

LUHO-Level 3

HEARING

PC Hearing Results

PC Vote Tally

BOCC 1st Hearing Results

BOCC 1st Vote Tally

BOCC 2nd Hearing Results

BOCC 2nd Vote Tally

FINAL LETTER

Denovo Appeal

Denovo Results

Denovo Tally

LD_GEN_PUB_EDL

Opening DigEplan List...

DigEplan Document List

PLAN REVIEW FIELDS

TMPRecordID
POLKCO-25EST-00000-21453

DocumentGroupforDPC
DIGITAL PROJECTS LD

RequiredDocumentTypes

RequiredDocumentTypesComplete
Yes

AdditionalDocumentTypes
Applications,AutoCad File,Binding Site Plans (PDs and CUs),CSV,Calculations,Correspondence,Design Drawings,Flood/Traffic Studies,Impact Statement, Inspections,Miscellaneous,Plats,Record Drawings, Response Letter Resubmittal Complete,Staff Report/Approval Letter,Survey,Title Opinion

Activate DPC
Yes

Activate FSA
Yes

DigitalSigCheck
Yes

PLAN UPLOAD ACKNOWLEDGEMENT

Upload Plans Acknowledgement
√

SELECTED AREA PLANS

Selected Area Plans

LAND USE

Selected Area Plan **LU Code**

DEVELOPMENT AREA

Development Area

NOR

Neighborhood Organization Registry (NOR)

PUBLIC MAILERS

Posting Board	Number of Boards (Number)	Number of Mailers (Number)	Date Mailed	Date Posted	NOR
PC	13			06/24/2025	

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Submittal	Lyndsay Rathke	Application ...	04/11/2025	Lyndsay Rathke
Engineering Review				
Fire Marshal Review	Kim Turner	Approve	04/23/2025	Kim Turner
School Board Review	School District	Approve	04/14/2025	School District
Roads and Drainage Review	Phil Irven	Approve	04/16/2025	Phil Irven
Planning Review	Aleya Inglima	Approve	05/16/2025	Aleya Inglima
Surveying Review	Mike Benton	Approve	05/21/2025	Mike Benton
Review Consolidation	Lyndsay Rathke	Approved for...	05/22/2025	Lyndsay Rathke
Staff Report				
Public Notice				
Hearing				
BOCC Hearing				
Final Letter				
Archive				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By

Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments

POLK COUNTY PLANNING COMMISSION

FINAL ORDER

Case Number: LDPD-2025-3 (Crescent Valley Ranch PD)

Applicant: Kimley Horn

Property Owner: Crescent Valley Ranch LLC

Hearing Date: August 6, 2025

I. Request:

Planned Development to develop 350 single family lots on approximately +/-153.97 acres. The purpose of this request is to allow 40-foot-wide single-family detached lots, increase lot sizes, and go below the minimum density in the Residential Medium-X land use district.

II. Findings:

The Planning Commission hereby adopts and incorporates herein the DRC staff report and makes the following findings based upon the staff report and other record evidence presented during the hearing:

1. Pursuant to section 906D.7 of the LDC, the Planning Commission shall, in the review of a Level 3 application, consider the following factors:

    a. Whether the proposed development is consistent with all relevant requirements of this Code;
    b. Whether the proposed development is consistent with all applicable policies of the Comprehensive Plan;
    c. Whether the proposed use is compatible with surrounding uses and the general character of the area, including such factors as density, height, bulk, scale, intensity, traffic, noise, and appearance; and
    d. How the concurrency requirements will be met if the development was built.

2. The Application is consistent with all relevant requirements of the LDC, including without limitation, Sections 303 and 906.

3. The Application is consistent with all applicable policies of the Comprehensive Plan.

4. The Application is compatible with surrounding uses and the general character of the area.

5. Concurrency requirements can be met if the development is built.

III. Incorporation of the Record

The record is hereby incorporated by reference into this order and is on file with the Land Development Division. The record consists of the following: the Application, Impact Assessment Statement, the DRC staff report, staff's PowerPoint presentation, and all testimony and evidence presented at the hearing.

IV. Planning Commission's Decision:

Based upon the record and the foregoing findings, the Application is APPROVED, subject to the conditions, if any, set forth in the staff report.

V. Effective Date, Appeals:

This order shall be rendered to the Clerk and becomes effective on the date rendered. The Planning Commission's decision may be appealed to the Board of County Commissioners by filing an application for de novo review with the Land Development Division within 7 calendar days after the Planning Commission hearing. If a de novo application is timely filed, this order shall not be final and effective until final action of the Board of County Commissioners.

DONE AND ORDERED in Bartow, Polk County, Florida, in regular session this 6th day of August **2025**, by the Polk County Planning Commission.

Polk County Planning Commission **ATTEST:**

By: _____ By: _____
Robert Beltran, Chair Lyndsay Yannone, Recording Secretary

Date rendered to the Clerk: _____

Exhibits to Planning Commission's Order
Exhibit A-Staff Report and Exhibits

cc: Land Development Division Official File
Erin Valle, Clerk of Court (under separate cover)

(1)

Yannone, Lyndsay

From: Inglima, Aleya
Sent: Monday, July 21, 2025 3:50 PM
To: Yannone, Lyndsay
Subject: FW: [EXTERNAL]: LDPD-2025-3
Attachments: IMG_7239.PNG; IMG_7237.jpg; IMG_7247.PNG

Aleya Inglima
Planner II
Land Development Division
330 W. Church Street
Bartow, FL 33830
(863) 534-6764 Phone
(863) 534-6407 Fax
aleyainglima@polk-county.net

POLK COUNTY

From: Paula Blackwelder <paulablackwelder@gmail.com>
Sent: Monday, July 21, 2025 5:33 AM
To: Inglima, Aleya <aleyainglima@polk-county.net>; Yannone, Lyndsay <lyndsayyannone@polk-county.net>
Subject: [EXTERNAL]: LDPD-2025-3

Please put these photos with the email chain I sent to you on July 9, and share with the team and the commissioners.

That email contained an alternative idea/solution to this very sensitive piece of land.

In appreciation,

Paula Blackwelder

Yannone, Lyndsay

From: Inglima, Aleya
Sent: Wednesday, July 9, 2025 8:29 AM
To: Paula Blackwelder
Cc: Yannone, Lyndsay
Subject: RE: [EXTERNAL]: ID#69 Case#LDPD-205-3

Good morning,

LDPD-2025-3 has been continued to the August 6th Planning Commission Meeting. I've forwarded your email to our Development Coordinator, who will add your concerns to the case file and ensure they are included in the record. This will allow the commissioners to review your opposition ahead of the meeting.

Thank you,

Aleya Inglima
Planner II
Land Development Division
330 W. Church Street
Bartow, FL 33830
(863) 534-6764 Phone
(863) 534-6407 Fax
aleyainglima@polk-county.net

POLK COUNTY

From: Paula Blackwelder <paulablackwelder@gmail.com>
Sent: Wednesday, July 9, 2025 7:14 AM
To: Inglima, Aleya <aleyainglima@polk-county.net>
Subject: [EXTERNAL]: ID#69 Case#LDPD-205-3

You don't often get email from paulablackwelder@gmail.com. Learn why this is important

Dear Aleya,

I see that the hearing for a proposed development in the Loughman area, north of Davenport is up for review this morning at 9am.

Living and working in the same area, and with the meeting presiding in Bartow, nearly an hour away, I will be unable to personally attend.

Please take my concerns to this board.

The request at hand is: ID#69 Case#LDPD-205-3.

On the form, it is stated that this is a UGA. I was there yesterday. This is the opposite of an Urban Growth Area. This is pristine, nature and nearly the only area of its kind left where we live and work in Northeast Polk County.

It must be preserved. While there, I witnessed raccoons, hawks and even a deer. The trees are gigantic and ancient in age. If it is removed, It will take a minimum of 100 years to recover to its existing form.

Northeast Polk County is no longer developing, it is now destroying. This area is environmentally sensitive. Anyone with the ability to see, can confirm that; no scientist needed. It is not a frozen or disease affected citrus grove where the trees have turned to ash, this is an abundance of life, green-open space and ponds.

We need less development in Northeast Polk County, and more preserved nature for citizens to take pleasure in. Less traffic, and more calmness in Northeast Polk County is a necessity. This piece of property will give the opportunity to experience that. In regards to less traffic, County Road 547 is only two-lane, because it is a country road.

Being a business owner myself, it's clear that wild animals and oak trees do not generate revenue, and since this is largely true, I am requesting that the county and/or the state purchase the land and gift it to the residents of Northeast Polk County, just as the residents on the other side of the county, have the pleasure of enjoying Circle B Bar Reserve. That is a strong and serious need for our side of the county.

Please pass my letter to those on the planning board and the county commissioners. As a county employee in your position, you would have the contact information for each of those.

If you are unable to do so, I know that being a professional yourself, you will contact me with that information, so that I may have the opportunity to reach each of them.

I give you great appreciation for the attention you will put to this particular matter.

With thankful regards,

Paula Blackwelder
Haines City
Phone: 863-412-3558

4:30

POLK COUNTY DEVELOPMENT REVIEW COMMITTEE CASE OVERVIEW

Sign ID #:	69
DRC Date:	May 8, 2025
Planning Commission Date:	July 9, 2025
BoCC Dates:	N/A
Applicant:	Kimley Horn
Level of Review:	Level 3 Review, Planned Development
Case Number and Name:	LDPD-2025-3 (Crescent Valley Ranch PD)
Request:	Proposing a Planned Development to develop 354 single family lots approximately +/-153.97 acres. The purpose of this request is to allo 40-foot-wide single-family detached lots, increase lot sizes, and go below the minimum density in the Residential Medium-X land use district.
Location:	West of Highway 547 North, north of 3H Acres Road, south of Little Zion Road, east of Ridgewood Lakes Boulevard, Davenport, in Secti 27, Township 26, Range 27.
Property Owners:	Crescent Valley Ranch LLC
Parcel Number (Size):	272627-000000-013250 (+ 75 more parcels) (+/- 153.97 acres)
Development Area:	Urban Growth Area (UGA)
Future Land Use:	Residential Medium-X (RMX) North Ridge Selected Area Plan
Case Planner:	Aleya Inglima, Planner II

Location



Aerial Image



polk-county.net





You don't often get email from paulablackwelder@gmail.com. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Rural and Family Lands Protection Program Team:

I am emailing this chain of conversation that I had with the Polk County Development team.

There is an incredibly sensitive piece of land in Loughman, which due to massive development in Northeast Polk County, has been renamed to North Davenport and also South Orlando. This is a working cow pasture and has 3 ponds on it, and also is home to deer, turkey, goffer tortoises and much more.

As you will read in this short email chain, the case number for hearing with the county is included. Please visit their website to see this sensitive parcel.

It is my request that the State of Florida purchase this property and protect this piece of native, Florida environment and the resources on it.

I also have photos on my phone that I will also forward to you momentarily.

Florida has over developed, and Central and South Florida have become wastelands of destruction.

Please share this with Commissioner Simpson, and thank you for taking on this job of protecting the little we have left. The time to care has almost completely passed.

In appreciation,

Paula Blackwelder

Motivational Speaker
Author
Performance Coach
Instructor of Circus Arts

www.EncouragementWorks.net



863-412-3558

---------- Forwarded message ---------
From: **Paula Blackwelder** <paulablackwelder@gmail.com>

Date: Fri, Jul 11, 2025 at 7:21 AM
Subject: Re: [EXTERNAL]: Re: [EXTERNAL]: ID#69 Case#LDPD-205-3
To: Inglima, Aleya <aleyainglima@polk-county.net>

Thanks very much,

Paula Blackwelder
Haines City
863-412-3558

Paula Blackwelder

Motivational Speaker
Author
Performance Coach
Instructor of Circus Arts

www.EncouragementWorks.net



863-412-3558

On Thu, Jul 10, 2025 at 8:53 AM Inglima, Aleya <aleyainglima@polk-county.net> wrote:

> Good morning,
>
> The case has been postponed until the meeting next month. If you have additional questions or concerns, please contact Lyndsay Yannone, our Development Coordinator, at lyndsayyannone@polk-county.net or (863) 534-7686.
>
> Thank you,
>
> *Aleya Inglima*
> Planner II
> Land Development Division
> 330 W. Church Street
> Bartow, FL 33830
> (863) 534-6764 Phone
> (863) 534-6407 Fax
> aleyainglima@polk-county.net

From: Paula Blackwelder <paulablackwelder@gmail.com>
Sent: Wednesday, July 9, 2025 10:24 AM
To: Inglima, Aleya <aleyainglima@polk-county.net>
Subject: [EXTERNAL]: Re: [EXTERNAL]: ID#69 Case#LDPD-205-3

You don't often get email from paulablackwelder@gmail.com. Learn why this is important

Thank you for your quick response, Aleya.

Please share what this sentence in your email means, "LDPD-2025-3 has been continued to the August 6th Planning Commission Meeting."

I am unclear if "continued" means, it was allowed to skip today's meeting and has been advanced to the next step of progress, or it has been postponed until the meeting next month. - Thanks

Please provide the name and contact information of this individual you describe here, " I've forwarded your email to our Development Coordinator, who will add your concerns to the case file and ensure they are included in the record. This will allow the commissioners to review your opposition ahead of the meeting."

Please make sure you include my idea and request of the different use and needs for this property - not just an opposition. I have included a solution to the problem - not just a complaint, accompanied by truth.

Thanks very much,

Paula Blackwelder
Haines City
863-412-3558

On Wed, Jul 9, 2025 at 8:29 AM Inglima, Aleya <aleyainglima@polk-county.net> wrote:

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Aleya Inglima
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Bartow, FL 33830
(863) 534-6764 Phone
(863) 534-6407 Fax
aleyainglima@polk-county.net

POLK COUNTY

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Sent: Wednesday, July 9, 2025 7:14 AM
To: Inglima, Aleya <aleyainglima@polk-county.net>
Subject: [EXTERNAL]: ID#69 Case#LDPD-205-3

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It must be preserved. While there, I witnessed raccoons, hawks and even a deer. The trees are gigantic and ancient in age. If it is removed, It will take a minimum of 100 years to recover to its existing form.

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a frozen or disease affected citrus grove where the trees have turned to ash, this is an abundance of life, green-open space and ponds.

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Please pass my letter to those on the planning board and the county commissioners. As a county employee in your position, you would have the contact information for each of those.

If you are unable to do so, I know that being a professional yourself, you will contact me with that information, so that I may have the opportunity to reach each of them.

I give you great appreciation for the attention you will put to this particular matter.

With thankful regards,

Paula Blackwelder
Haines City
Phone: 863-412-3558

Agenda Item 12. 8/6/2025

SUBJECT

LDCPAS-2025-18 (Christina Fire Station CPA)

DESCRIPTION

This is a county-initiated to consider the adoption of a Small-Scale Comprehensive Plan Amendment to change the Future Land Use from Residential Low (RL) to Institutional (INST) on ±4.57 acres for a future County Fire Rescue Station and a change from Residential Low to Preservation on ±2.89 acres to recognize a County stormwater management facility. The property is located at 1145 County Road 540A, west of Gladman Road. east of Carter Road, south of Scott Lake Elementary, and north of Hallam Preserve, south of the city of Lakeland, north of the town of Mulberry in Section 19, Township 29, Range 24.

RECOMMENDATION

Approval

FISCAL IMPACT

No fiscal impact

CONTACT INFORMATION

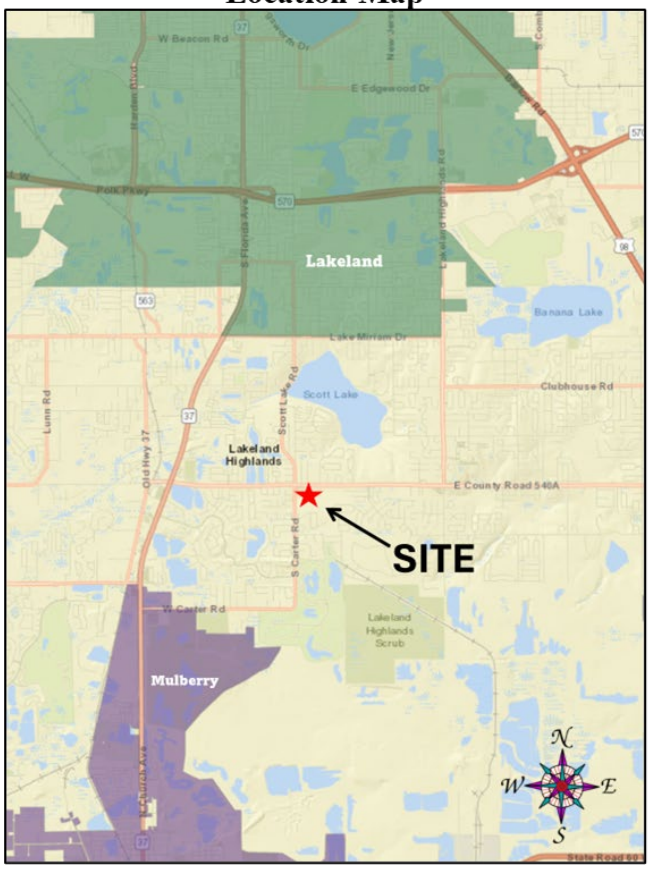
Erik E. Peterson, AICP
Planning Administrator
Land Development Division
(863) 534-6470
erikpeterson@polk-county.net <mailto:erikpeterson@polk-county.net>

POLK COUNTY
DEVELOPMENT REVIEW COMMITTEE
STAFF REPORT

DRC Date:	June 26, 2025	**Level of Review:**	Level 4 Review
PC Date:	August 6, 2025	**Type:**	Small-scale Comprehensive Plan Amendment
BoCC Date:	September 2, 2025	**Case Numbers:**	**LDCPAS-2025-18**
		Case Name:	Christina Fire Station
Applicant:	Polk County Facilities Management	**Case Planner:**	Erik Peterson, AICP

Request:	Future Land Use Map changes from Residential Low to Institutional (INST) on ±4.57 acres for a future County Fire Rescue Station and a change from Residential Low to Preservation on ±2.89 acres to recognize a County stormwater management facility.
Location:	1145 County Road 540A, west of Gladman Road. east of Carter Road, south of Scott Lake Elementary, and north of Hallam Preserve, south of the city of Lakeland, north of the town of Mulberry in Section 11, Township 31, Range 23.
Property Owners:	Polk County
Parcel Size (Number):	±8.13 acres (242919286000000300 & 242919286000000304)
Future Land Use:	Residential Low-3 (RL-3)
Development Area:	Transit Supportive Development Area (TSDA)
Nearest Municipality:	City of Lakeland (1½ miles)
DRC Recommendation:	Approval
Planning Commission Vote:	Pending Public Hearing
Florida Commerce	n/a

Location Map



2025 Satellite Photo



Summary:

On May 8, 2025, Polk County purchased parcel #242919-286000-000300 for the purpose of constructing a new fire rescue facility. This facility will host fire response, emergency medical response and ambulance. This land use change proposal to change the property to Institutional (INST) was presented to the Development Review Committee (DRC) under case# LDDRC-2025-143 on June 19, 2025. Staff choose to seek a change to the INST district because of the following reasons:

- The property is predicted to remain under County ownership beyond the 30-year planning horizon.
- If there is additional land, other County facilities can be located onsite.
- The site design has not been finalized. It is too soon in the planning process to commit to a binding site plan.
- Once the design is complete, the INST designation will enable staff to proceed directly to an administrative site plan review (Level 2 Review)

The County owns the adjacent property to the west that is used for a stormwater management facility. Staff choose to recognize this facility with a Preservation (PRESV) because it will provide assurance to neighboring property owners that no development will occur on the property and it will reduce development setbacks on the west side of the fire station site.

Compatibility Summary

Comprehensive Plan Policy 2.116-A3 states that "Institutional development may occur within the lands designated Institutional on the Future Land Use Map Series, and in any other land use designation throughout the County." Therefore, designating government property INST should be considered compatible with any other land use district. Additionally, the future homeowners within the area will benefit from enhanced government services. By designating this site as INST, it will increase awareness of future government facilities for the real estate and development community which can potentially increase the market value of properties in the area. The stormwater facility adjacent to the site is being designated Preservation (PRESV) for a similar reason to be "managed for long-term protective purposes." This facility filters stormwater runoff from County Road 540A before discharge into the greater Christina area drainage network. Its role is to preserve water quality and should therefore carry the PRESV designation to inform the public of its use.

Infrastructure Summary

This requested map amendment is needed to establish a new fire rescue and ambulance station in an area that has seen much growth over the past 20 years. This site is strategically located to provide optimal fire rescue and ambulance coverage to the central Lakeland Highlands area. It will enable the closure of the Highland City station that is antiquated and unable to house the necessary staff, vehicles, and equipment needed to meet the demands of today's rescue needs.

The area is equipped with all of the necessary infrastructure and services of an urbanized area needed to support a fire rescue station. Potable water, wastewater, and reclaimed water are available onsite. The property has ample frontage on County Road 540A at a signalized intersection opposite an elementary school. This site is strategically located close to two County parks which will be a great benefit for recreation events and park goers.

Environmental Summary

The site has a few environmental limitations that will have to be managed through design of the facility. There is a small wetland and flood hazard area in the middle of the site that will have to be modified and enhanced to provide for greater onsite storage and treatment before release into the County's Christina drainage network. This is a stressed basin that is managed by the County. Some of the soil onsite will need some amendments and possibly additional fill material to prepare it for construction. The facility will connect to public wastewater provided by the County's Southwest Regional Utility Service Area. The site is located in a stressed basin that is managed by the County. There has been an endangered species sighting on the neighboring property to the east (Bald Eagles nest).

Comprehensive Plan

The relevant sections of the Comprehensive Plan that are applicable to the project request:

- Policy 2.102(A1-A15): Growth Management Policies
- Section 2.104 – Transit Supportive Development Area (TSDA) policies
- Policy 2.116-A3 INST Location Criteria

Staff have reviewed each policy statement and addressed them in Tables 9 through 11 of this report. This site meets and exceeds the Comprehensive Plan criteria for establishing a new INST district.

Findings of Fact

Request and Legal Status

- *On June 19, 2025, the proposed Comprehensive Plan Future Land Use Map change request was presented to the Development Review Committee (DRC) in a pre-application meeting under case# LDDRC-2025-143.*

- *This is a county-initiated request for a Small-Scale Future Land Use designation change from Residential Low (RL) to Institutional (INST) on ±4.57 acres for a future County Fire Rescue Station and a change from Residential Low to Preservation on ±2.89 acres to recognize a County stormwater management facility.*

- *The Land Development Code Sub-District Map designation will default to INST-1 if this request is approved. There have been no applications submitted for a change to INST-2.*

- *If this request is approved, Government Buildings are permitted through the Level 2 Review (administrative approval) in the INST district.*

- *POLICY 2.125-E1 of the Comprehensive Plan identifies Police, Fire and EMS stations as Type "A" Community Facilities.*

Compatibility

- *Comprehensive Plan Policy 2.116-A3 states that "Institutional development may occur within the lands designated Institutional on the Future Land Use Map Series, and in any other land use designation throughout the County."*

- *The property abuts a commercial use on the west, a school opposite CR 540A on the north, open space on the east and west, and residential on the south.*

- *The surrounding Future Land Uses are Institutional (INST-1) on the north and Residential Low (RL-3) on all other sides.*

- *Land Development Code (LDC) Section 220 Compatibility Standards will apply to the development of the property because there are abutting Residential districts and uses.*

Infrastructure

- *The property is zoned for Scott Lake Elementary, Lakeland Highlands Midddle, and George Genkins High School.*

- *The current fire response to this project is from Polk County Fire Rescue Station 2 located at 2523 Ewell Road in Medulla and Station 28 at 4104 Clubhouse Road, Highland City. If an ambulance is needed, it must come from Station 2 in Medulla or Station 34 at 3822 South Florida Avenue just south of the Polk Parkway.*

- *The current ambulance response is from Polk County Fire Rescue Station 411 located at 2029 State Road 60, Lake Wales Ave 5.5 miles away. The proposed station for this site will provide ambulance services.*

- *There is a fire hydrant within 150 feet.*

- *The site is served by the Polk County Sheriff's Office Southeast District Command 4120 US Highway 98, approximately 6.5 miles driving distance from the site.*

- *Polk County provides potable water, wastewater, and reclaimed water to this site through the Southwest Regional Utility Service Area (SWRUSA).*

- *The subject property has ±330 feet of frontage on County Road 540A with a signalized access point on the east.*

- *County Road 540A (CR 540A) is an Urban Collector Road of four lanes and a median.*

- *According to the Transportation Planning Organization, there is adequate capacity on County Road 540A as well as other roads such as South Florida Avenue (SR 37), Scott Lake Road, Carter Road, and Lakeland Highlands Road, within the area transportation network to support the development currently.*

- *There is a sidewalk system present on both sides of CR 540A with some gaps.*

- *No mass transit services are provided on County Road 540A. The nearest route is South Florida Avenue (SR 37).*

- *The nearest park is just less than 1¼ miles driving distance to the west.*

Environmental

- *The closest surface waters are the manmade lakes in the Christina Development that form a County controlled drainage network that caries surface water runoff to the Se7en Wetlands treatment facility before discharge into the North Prong of the Alafia River.*

- *There is a portion of the site that contains areas within the 100-year Flood Hazard Area, according to the Federal Emergency Management Administration (FEMA) Flood Insurance Rate Maps (FIRM).*

- *There is wetland properties associated with a small intermittent creek that drains into the stormwater treatment pond proposed for a Preservation (PRESV) Future Land Use Map designation, according to the National Wetlands Inventory (NWI) and the Southwest Florida Water Management District wetland estimations.*

- *A majority of the site is comprised of soil that is considered to have "severe limitations" for septic tank absorption fields and dwellings without basements, according to the U.S. Department of Agriculture, Soil Conservation Service, Polk County Survey.*

- *According to Polk County Endangered Habitat Maps, the property is located within a one-mile radius of a past endangered species sighting. (Source: Florida Natural Areas Inventory, 2002, 2006, and 2011).*

- *The site is not shown as a potential network connection or existing natural area on the Polk Green District Map.*

- *There is a conservation easement 0.4 miles to the east known as the Gladman Tract under the Barnett Family Trust.*

Comprehensive Plan Policies

- *POLICY 2.102-A1 Development Location states that "Polk County shall promote contiguous and compact growth patterns through the development process to minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where tracts of land are by-passed in favor of development more distant from services and existing communities."*

- *POLICY 2.102-A2 Compatibility states that "land shall be developed so that adjacent uses are compatible with each other, pursuant to the requirements of other Policies in this Future Land Use Element, so that one or more of the following provisions are accomplished: a. there have been provisions made which buffer incompatible uses from dissimilar uses; b. incompatible uses are made to be more compatible to each other through limiting the intensity and scale of the more intense use; c. uses are transitioned through a gradual scaling of different land use activities through the use of innovative development techniques such as a Planned Unit Development."*

- *POLICY 2.102-A3 Distribution states that "development shall be distributed throughout the County consistently with this Future Land Use Element so that the public utility, other*

community services, and public transit and transportation systems can be efficiently utilized; and compact, high-density and intensity development is located where urban services can be made available."

- *POLICY 2.102-A4 Timing states that "development of land shall be timed and staged in conjunction with the cost-effective and efficient provision of supporting community services which, at a minimum, shall require compliance with the Plan's Level of Service requirements and the County's concurrency management system."*

- *POLICY 2.102-A10 Location Criteria states "the following factors shall be taken into consideration when determining the appropriateness of establishing or expanding any land use or development area:*
  - *a. nearness to incompatible land uses and future land uses, unless adequate buffering is provided;*
  - *b. nearness to agriculture-production areas;*
  - *c. distance from populated areas;*
  - *d. economic issues, such as minimum population support and market-area radius (where applicable);*
  - *e. adequacy of support facilities or adequacy of proposed facilities to be provided by the time of development, including, but are not limited to:*
    - *1. transportation facilities, including but not limited to, mass transit, sidewalks, trails and bikeways;*
    - *2. sanitary sewer and potable water service;*
    - *3. storm-water management;*
    - *4. solid waste collection and disposal;*
    - *5. fire protection with adequate response times, properly trained personnel, and proper fire-fighting equipment;*
    - *6. emergency medical service (EMS) provisions; and*
    - *7. other public safety features such as law enforcement;*
    - *8. schools and other educational facilities*
    - *9. parks, open spaces, civic areas and other community facilities*
  - *f. environmental factors, including, but not limited to:*
    - *1. environmental sensitivity of the property and adjacent property;*
    - *2. surface water features, including drainage patterns, basin characteristics, and flood hazards;*
    - *3. wetlands and primary aquifer recharge areas;*
    - *4. soil characteristics;*
    - *5. location of potable water supplies, private wells, public well fields; and*
    - *6. climatic conditions, including prevailing winds, when applicable."*

- *The Comprehensive Plan defines Compatibility in Division 4.400 as "A condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition."*

- *Policy 2.108-A5 of the Comprehensive Plan states "Development within the Transit Supportive Development Areas shall conform to… be supported by public safety (i.e., fire, EMS and law enforcement).*

- *Policy 2.116-A3 of the Comprehensive Plan states that "The following factors shall be taken into consideration when determining the appropriateness of establishing new Institutional areas on the Future Land Use Map Series, or in approving the location for an institutional use not located within lands classified as Institutional:*
  a. Accessibility to roadways, with consideration being given to regional transportation issues for large-scale institutional developments having a regional market.
  b. Proximity to incompatible land uses, which is dependent upon the intensity of the institutional use (buffering may be provided to mitigate adverse impacts).
  c. The locational criteria enumerated in Policy 2.102-A9 and Policy 2.102-A10.
  d. Proximity to similar and compatible uses providing opportunities for shared facilities.
  e. Plans of the School Board and other public service agencies with jurisdiction in the County."

- *Policy 2.116-A4 of the Polk County Comprehensive Plan requires development within INST districts to "conform to the following criteria:*
  a. Institutional uses include, but are not limited to: private and public-service structures. These commonly include:
  1. public and private educational facilities;
  2. government-administration buildings;
  *3. **public-safety structures** (e.g. police and fire);*
  4. cultural facilities (e.g. libraries, museums, and performing-arts theaters);
  5. health-care facilities e.g. hospitals, medical centers, clinics, nursing homes, adult day care centers, group homes, group living facilities, emergency shelters, residential treatment facilities.
  b. Large institutional areas should be designed so that the more intensive uses are at the center of the development, with less intensive uses near the fringes.
  c. Prior to site planning, the School Board, independent special districts, and other governmental entities shall communicate to one another to pursue potential colocation of government services.
  d. Commercial uses within institutional areas mapped on the Future Land Use Map Series shall be primarily for the purpose of serving the institutions within the area and shall be limited to a scale appropriate for that purpose.
  e. Institutional sites shall be designed to provide for:
  1. Adequate parking to meet the present and future demands of the use.
  2. Buffering where the effects of lighting, noise, odors, and other such factors would adversely affect adjacent land uses. Parking lots, loading areas, dumpsters, utilities and air conditioning units, signage, etc. are examples of facilities which may require special buffering provisions.
  f. Multi-family residential uses may be permitted at densities up to and including 15 dwelling units per acre as part of a Planned Development. Residential uses may be permitted according to the following:
  1. Residential uses shall only be established adjacent to or in conjunction with a university, college, vocational school or other similar educational institution.
  2. Residential development shall be intended to primarily meet the housing needs for students and facility members of the nearby educational institution
  g. Recreational uses accessory to the institutional use or compatible with the location of the institutional district."

- *POLICY 2.125-E2 of the Comprehensive Plan states that "Type A facilities shall be permitted pursuant to the following:*
  - *a. Type A community facilities shall generally be limited to the non-Rural-Development Areas, as designated on the Future Land Use Map. The scale of such facilities should be related to surrounding land uses and designed to preserve the character of residential neighborhoods, when so located.*
  - *b. The provisions of Policy 2.125-E2(a) notwithstanding, it may be in the best interest of public health, safety, and welfare to provide Type A community facilities in locations which are potentially incompatible with adjacent land uses. In such cases, these facilities will be buffered from adjacent incompatible land uses through the provision of open space, landscaping berms, site design or other suitable means.*
  - *c. The development of **type A community facilities shall be permitted in the Rural areas**, as designated on the Future Land Use Map, **only when such developments provides regional services,** or is incompatible with urban uses or services the existing needs of the immediate area in which it is located.*
  - *d. Polk County adopted the Land Development Code in accordance with Section 163.3202(1), FS, to further define appropriate development controls to govern the locational and site criteria for Type A Community Facilities."*

- *The Polk County Land Development Code Section 220 prohibits non-residential buildings, garbage dumpsters, loading facilities, wastewater lift stations within 50 feet of an offsite residential district. Parking and lighting are strictly regulated. Parking can be no closer than 15 feet from a residential property and require additional landscaping within 50 feet of adjacent residential districts and uses.*

- *The Polk County Land Development Code Section 303 has no standard conditions for Government Facilities.*

Development Review Committee Recommendation: Based on the information provided by the applicant, recent site visits, and the analysis conducted within this staff report, the Development Review Committee finds that with the proposed conditions, the proposed request **IS COMPATIBLE** with the surrounding land uses and general character of the area, **IS CONSISTENT** with the Polk County Comprehensive Plan and Land Development Code, and therefore, the Development Review Committee (DRC) recommends **APPROVAL of LDCPAS 2025-18.**

NOTE: *This staff report was prepared without the benefit of testimony and evidence submitted by the public and other interested parties at a public hearing.*

NOTE: *All written comments made in the application and subsequent submissions of information made during the application review process, which are on file with the Land Development Division, shall be considered to be binding upon the applicant, provided such comments are not at variance with the Comprehensive Plan, LDC or other development regulations in effect at the time of development.*

NOTE: *Issuance of a development permit by the county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.*

Analysis

This section of the staff report includes data on the surrounding uses, infrastructure conditions, environmental conditions, and related Comprehensive Plan policies and Land Development Code regulations.

Surrounding Uses

Table 1 to follow lists the Future Land Use (FLU) designations and the existing uses surrounding the subject site that are immediately adjacent.

Table 1

Northwest: Residential Low (RL-1), Residential Suburban (RS) Single-family detached homes	**North:** Institutional (INST-1) Scott Lake Elementary	**Northeast:** Residential Suburban (RS) Single-family detached homes
West: Residential Low (RL-3), Convenience Center (CC) Retail nursery, Shopping Plaza, Gas Station	**Subject Property:** Residential Low (RL-3) Vacant land, stormwater treatment facility	**East:** Residential Low (RL-3), Conservation Open space for Hallam Preserve (PD 04-16)
Southwest: Residential Low (RL-3), Single-family attached housing	**South:** Residential Low (RL-3), Single-family detached homes Hallam Preserve (PD 04-16)	**Southeast:** Residential Low (RL-3), Single-family detached homes Hallam Preserve (PD 04-16)

Source: Polk County Geographical Information System and site visit by County staff

On three sides, there are land uses that will see no adverse effects from a fire station and other government facilities at this site. These uses are commercial, elementary school, and open space. There is moderate residential density to the south. The station and any other government facilities will be required to be set at least 50 feet back from the property line in accordance with Section 220 of the Land Development Code (LDC). However, there should be an even greater setback because the south side is most likely where drainage will be channeled and stored before release into the stormwater treatment system to the west.

Compatibility with the Surrounding Land Uses, Environment, and Infrastructure:

This Comprehensive Plan amendment (CPA) will designate the property to serve government facilities in the future. The site is intended for a fire rescue station that will be relatively benign for approximately 95% of any given day. However, when emergencies occur there are approximately two minutes of loud noise and lights. This can be occasionally disruptive to neighboring properties, but they are necessary to all the inhabitants in the area. Typically, the sirens are not used late at night when leaving the station unless there is oncoming traffic.

This site is strategically located to enhance fire rescue coverage for the Lakeland Highlands. Currently, the first responding stations are over three miles away and are stretched to cover the area because of development growth around them. This site has all the necessary urban services needed to support the station and environmental limitations on the site are minimal.

A. Land Uses:

Comprehensive Plan Policy 2.116-A3 states that "Institutional development may occur within the lands designated Institutional on the Future Land Use Map Series, and in any other land use designation throughout the County." Therefore, designating government property INST should be considered compatible with any other land use district, according to the Comprehensive Plan policies. By designating the property INST, there is a greater chance that future residents will be aware of the government facilities located there. Changing the County's stormwater treatment facility to PRESV is consistent with the Comprehensive Plan and allows greater development of the Fire Rescue site and abutting commercial districts as well as informing neighboring residential property owners that the facility will not be developed for other purposes in the future. The result of these changes may appear that it creates an incompatible land use mix with an isolated RL-3 property surrounded on three sides by non-residential land uses. However, the current use of the property is a commercial use (retail nursery).

The Comprehensive Plan defines compatibility as "*A condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.*"

B. Infrastructure:

This requested map amendment is needed to establish a new fire rescue and ambulance station in an area that has seen much growth over the past 20 years. This site is strategically located to provide optimal fire rescue and ambulance coverage to the central Lakeland Highlands area. It will enable the closure of the Highland City station that is antiquated and unable to house the necessary staff, vehicles, and equipment needed to meet the demands of today's rescue needs.

The site has over 300 feet of frontage on CR 540A and has access to the signalized intersection of Malcomb Drive and CR540A which provides many alternatives for design of entry and exit. There is ample water and wastewater service available to the site in both line and system. Drainage outfall will connect to the stormwater treatment facility included in the request.

C. Environmental:

A sufficient portion of the site is without environmental limitations. The southern portion of the site has some limitations that will have to be managed through the site design of the facility. There is a small wetland and flood hazard area in the middle of the site that will have to be modified and enhanced to provide for greater onsite storage and treatment before release into the County's Christina drainage network. Design of this site can have some positive benefits to the overall drainage infrastructure in the area. There is also a nearby Bald Eagle's nest that may have to be monitored during construction but there is ample separation distance to meet state and federal standards.

Nearest Schools

The property is zoned for the closest schools. However, the site will not be used in the typical residential capacity. Fire rescue workers are unaccompanied while working; therefore, no demand for K-12 schools is anticipated. The table to follow provides data on the zoned schools and current capacities.

Table 2

Name of School	Annual Estimated Demand	Distance from subject site	School Capacity
Scott Lake Elementary	0 students	±0 miles opposite CR 540A	72%
Lakeland Highlands Middle	0 students	±2 miles driving distance	79%
George Jenkins Senior High School	0 students	±1.7 miles driving distance	61%

Source: Polk County School Board, Duncan Associates Educational Facility Impact Fee Study, GIS

Proximity to schools and conflicts with school entrances are the primary concerns with non-residential uses due to the congestion caused by pick-up and drop-off of students. However, having a public safety facility directly across the street is also an asset to the operation of the school. Entrance to Scott Lake Elementary is from Malcomb Drive that is signalized at CR540A and will be controlled in the event of an emergency during pick-up or drop-off.

Nearest Sheriff, Fire, and EMS Station

This map amendment request is to enable a new larger fire rescue station on a larger property to provide both fire rescue and ambulance (EMS) services to replace the Highland City station and enable the Medulla Station to reduce its coverage to better serve the new growth in southwest Lakeland. This provides better spacing between fire protection and EMS units and enables greater efficiency.

Table 3

	Name of Station	Distance	Response Time*
Sheriff	Southwest District Command (4120 US 98N, Lakeland)	±6½ miles	7 minutes
Fire	Station #2 Medulla I (2523 Ewell Road near Lakeland) Station#35 Eaton Park (3409 Winter Lake Road) Station#28 Highland City (4104 Clubhouse Road, Highland City)	±3.2 miles ±7 miles ±5 miles	6 minutes
EMS	Station #2 (2523 Ewell Road near Lakeland) Station#34 (3822 South Florida Ave, Lakeland) Station#15 (300 Kid Ellis Road near Mulberry)	±3.2 miles ±4.6 miles ±7 miles	6 minutes

Source: Polk County Sheriff's Office and Public Safety
**Response times are based on when the station receives the call and not from when the call is made to 911.*

The responding Sheriff's substation will be out of the Southwest District located at 4120 US Highway 98 near Polk State College and is 6.5 miles to the site. Sheriff response times are not as much a function of the distance to the nearest sheriff's substation, but more a function of the overall number of patrol officers within the district. The Southwest District has the second highest staffing level of the five District Stations in the County. Once the fire rescue and ambulance facility are designed for the site, it is anticipated there will be additional space for a law enforcement component onsite.

Water and Wastewater

There is ample capacity of potable water and sanitary sewer in Polk County's Southwest Regional Utility Service Area. There is even reclaimed water available. There is a potable and reclaimed

waterline abutting the property and three different ways to connect to wastewater depending on how the building is located.

A. Estimated Demand:

If you look at the absolute worst-case scenario of what can be constructed in the INST district you will see an outrageous discrepancy between the current and proposed district demands for services. Table 4a, to follow, provides generalized estimates of the anticipated water and wastewater demands in the maximum scenario. However, it is not likely that the maximum will occur on this site.

Table 4a

Subject Property	**Estimated Impact Analysis**		
±8.13 acres *RL*	**Demand as Currently Permitted**	**Proposed Change to 4.57 acres INST and 2.89 acres of PRESV maximum effect**	**Percentage increase**
Permitted Use	56 dwelling units	Office building (149,302 sq.ft @ 75% FAR)	
Potable Water Consumption (GPD)	20,160	35,832	177.74%
Wastewater Generation (GPD)	15,120	28,666	189.56%

Source: Polk County Concurrency Manual & Polk County Utilities estimates
*** Offices are 0.24 GPD per sf for water and 80% for wastewater.*

In reality, a 7,500 square foot fire rescue station most likely consumes an average of 790 gallons of potable water per day and 632 gallons of wastewater according to standard estimates. Table 4b, to follow, provides generalized estimates of the anticipated water and wastewater demands of the planned government facilities on the site. This more realistic comparison shows that the demand for water and wastewater is far less than the base level demand permitted by right on the property under its current land use designation.

Table 4b

Subject Property	**Estimated Impact Analysis**		
±4.57 acres *Residential Low-3*	**Demand as Currently Permitted** *RL-3*	**Maximum Permitted on the property** *RL TSDA*	**Future Plan** Government Facility
Permitted Intensity	Vacant 13 units	56 dwelling units	7,500 sq.ft. Fire Rescue Station
Potable Water Consumption (GPD)*	4,680	20,160	*790 GPD*
Wastewater Generation (GPD)*	*3,510*	15,120	*632 GPD*

Source: Polk County Concurrency Manual & Polk County Utilities estimates, Single-family 360 gpd water, 270 wastewater, Offices = 0.24 gallons per square foot, 20% less for wastewater

B. Available Capacity:

There is a 12-inch potable waterline and gate valve onsite. There is a 16-inch force main in the intersection of CR 540A and the unopened Gladman Road right-of-way there is a manhole to gravity line on the corner of 540A and Malcomb Drive directly across the street. There is an 8-inch gravity line and manhole on Station Street with access through easement on the stormwater treatment site and another 8-inch gravity line through easement on the south side on Pintail Place. There is a 16-inch reclaimed waterline on the south side of the CR540A right-of-way. All lines have capacity to serve the fire rescue station.

The Southwest Utility Service Area is permitted for 6,780,200 GPD of water capacity. Current flow is approximately 4,436,000 GPD leaving 2,344,000 GPD available. The system growth rate is approximately 181 gallons and 0.5 equivalent residential connections per day. At the current rate of growth there is over 35 years of potable water capacity remaining.

The Southwest Wastewater Treatment Plant is permitted to treat 4,000,000 GPD. Current flow is approximately 2,238,000 GPD leaving 1,762,000 GPD of uncommitted capacity. The system growth rate is approximately 115 gallons and 0.43 equivalent residential connection per day. At the current rate of growth, there are over 42 years of wastewater treatment capacity remaining.

Reclaimed water capacity is not tracked for concurrency. The capacity to serve reclaimed water is directly proportional to the amount of wastewater treatment. As more homes are connected to wastewater service, more are connected to reclaimed water for irrigation. This reduces demand on the potable water system which extends the capacity of the potable water facilities. Currently, the output at the wastewater treatment facility exceeds the demand for reclaimed because there are not as many reclaimed water customers relative to wastewater customers. Southwest was the last facility to be improved to treat wastewater effluent to a reusable level. However, this does not go to waste. The excess reclaimed water is diverted to the Se7en Wetlands Park to provide much needed additional wetland recharge into the Alafia Watershed.

C. Planned Improvements:

The Southwest Utility Service Area is currently undergoing a comprehensive review of its master plan. The potential for vacant land to develop in the next 5 to 25 years is being evaluated and estimated. Staff are reviewing the potential to expand the utility service area to the south. The city of Mulberry is conceding its service area on Carter Road due to lack of capacity in their systems.

Roadways/Transportation Network

There are more than adequate transportation facilities to accommodate an INST district with a fire rescue station at this location. The traffic generated from such a facility is rather low relative to other potential uses for the property. The surrounding roadway network has ample capacity remaining. There is a nearly complete sidewalk network, but mass transit services are a bit out of reach in the area.

A. Estimated Demand

It is often difficult to estimate the impact of a Future Land Use Map change to an Institutional district because there are so many possible uses. Looking at the maximum buildout of the highest intensity use possible provides the analysis below:

Table 5

Subject Property	Estimated Impact Analysis		
±8.13 acres *RL*	**Demand as Currently Permitted**	**Proposed Change to 4.57 acres INST and 2.89 acres of PRESV maximum effect**	**Percentage increase**
Permitted Use	56 dwelling units	Office building (149,302 sq.ft @ 75% FAR)	
Average Annual Daily Trips (AADT)	438	3,373	*770%*
PM Peak Hour Trips	56	255	*455%*

Source: Polk County Concurrency Manual rate of Government Office Complex = 89% new trips 22.59 AADT/1,000 sq.ft., 1.71 PM Peak Hour, Single-family Unit 7.81 AADT, 1 PM Peak hour

In reality, the proposed 7,500 square foot Fire Station will not likely have as much impact on transportation facilities as it does a similar size of government office. Current estimated multipliers are 22.59 AADT per 1,000 square feet and 1.71 PM peak hour trips per 1,000 square feet with an estimate of 89% new trips. However, when there is an emergency there will be at least six vehicle trips and traffic will stop for a brief period of time at all intersections traversed. The table to follow provides a more accurate comparison of the current entitlements to the intended use of the property.

Table 5a

Subject Property	Estimated Impact Analysis		
±4.57 acres *Residential Low-3*	**Demand as Currently Permitted** *RL-3*	**Maximum Permitted on the property** *RL TSDA*	**Future Plan** Government Facility
Permitted Intensity	Vacant 13 units	56 dwelling units	7,500 sq.ft. Fire Rescue Station
Average Annual Daily Trips (AADT)	102	438	168
PM Peak Hour Trips	13	56	12

Source: Polk County Concurrency Manual rate of Government Office Complex = 89% new trips 22.59 AADT/1,000 sq.ft., 1.71 PM Peak Hour

For this comparison, the stormwater treatment facility that is proposed for PRESV is factored out of the analysis since it is developed.

B. Available Capacity

There is available traffic capacity in the network to support a public safety facility at this location and much more.

Table 6

Link #	Road Name	Current Level of Service (LOS)	Available PM Peak Hour Capacity	Minimum LOS Standard
4041E	County Road 540A From: S. Florida Ave. (SR 37) To: Lakeland Highlands Rd.	C	693	D
4041W	County Road 540A From: Lakeland Highlands Rd. To: S. Florida Ave. (SR 37)	C	648	D
4162E	County Road 540A From: Lakeland Highlands Rd. (SR 37) To: US 98	C	759	D
4162W	County Road 540A From: US 98 To: Lakeland Highlands Rd.	C	759	D
5805N	S. Florida Ave (SR 37) From: Shepherd Road To: Pipkin Road	C	631	D
5805S	S. Florida Ave (SR 37) From: Pipkin Road To: Shepherd Road	C	576	D

Table 6

Link #	Road Name	Current Level of Service (LOS)	Available PM Peak Hour Capacity	Minimum LOS Standard
5804N	State Road 37 From: State Road 60 To: Shepherd Road	B	1,120	D
5804S	State Road 37 From: Shepherd Road To State Road 60	B	1,084	D
8079E	Carter Road From: S. Florida Ave. (SR 37) To: County Road 540A	C	262	D
8079W	Carter Road From: County Road 540A To: S. Florida Ave. (SR 37)	C	283	D
4037N	Scott Lake Road From: County Road 540A To: Hallam Drive	C	347	D
4037S	Scott Lake Road From: Hallam Drive To: County Road 540A	C	323	D

Source: Polk County Transportation Planning Organization, Concurrency Roadway Network Database April 8, 2022
** Indicates capacity after programmed improvements*

Traffic capacity is important to fire rescue operations. As capacity declines, it increases the time of travel to destinations. This raises the response times and limits the area that the station can effectively service. Table 6 provides a gauge of the area traffic at its peak hour, peak season level. In this location the major roads have ample capacity. According to FDOT, there has been an 8.3% increase in traffic volume on South Florida Avenue since 2022 while there has been a 2% decrease on CR 540A.

C. Roadway Conditions

County Road 540A, Scott Lake Road, and Carter Road are in excellent condition. There are no significant demands for resurfacing in the area that this station will serve.

D. Planned Improvements:

There is only one roadway improvement planned in the five-year Community Investment Program in this area. It is listed to follow.

Table 7

Location	Fiscal Year CIP (construction cost)	Project Description
Fitzgerald at SR 37 Intersection	2024-2025 ($166,000)	Intersection improvements, add turn lane(s). Undergoing final permitting with FDOT. Construction to begin soon. Should be completed by the end of September.

Because the area is reaching buildout, it is not likely that any substantial roadway improvements will be made in the area. The Lakeland Highlands area has seen a significant share of County and state Roadway improvements in the last 20 years.

E. Mass Transit

The closest mass transit stop is ±1.7 miles from the site infront of Home Depot on the south bound lane of South Florida Avenue (SR 37) and Culvers on the north bound lane side. There are sidewalks that connect with some gaps that require extra crossings. The Lime Flex Line connects to three transfer points and operates with one hour headways Monday through Friday.



F. Sidewalks

There are some gaps in the sidewalk network on County Road 540A (CR540A). One of the main gaps is along the frontage of this property and the abutting commercial area. Carter Road has a nearly complete sidewalk network.

Park Facilities and Environmental Lands

New public safety facilities include onsite recreation for the fire and EMS staff when there is enough land. The current facility in Highland City lacks this, but this new facility will have ample room for recreation equipment both indoors and outdoors for staff. There is a somewhat complete sidewalk network connecting to Christina Park which is less than 1¼ mile from the site. It is a community-scale park. Within a short driving distance, there is Loyce Harpe Park (aka Carter Road Park) which is a Regional Park. Lake Highlands Scrub is the closest publicly accessible environmental lands acquisition. While fire rescue stations don't necessarily need park facilities, heavily used park facilities often need emergency medical services. This site is strategically located close to two County parks which will be a great benefit to the community.

A. Location:

- Christina Park, 625 CR 540A (1.2 miles driving distance from site)
- Loyce Harpe Park, 500 Carter Road (2½ miles driving distance from site)
- Lakeland Highlands Scrub (2½ miles driving distance from site)

B. Services:

- Christina Park - five (5) softball fields, picnic shelters, playground, and pavilion.
- Loyce Harpe Park – one (1) regulation baseball field, eight (8) little league fields, four (4) softball fields, batting cages, biking/cycling, boat launching site, disc golf, mountain biking, pavilion, playground, restrooms, skate park, two (2) soccer fields, four (4) multipurpose fields, walking paths/trails.

C. Environmental Lands:

Lakeland Highlands Scrub protects the largest remaining contiguous tract of the historic Lakeland Ridge and is home to a small population of red-tailed hawks and palm warblers on over 550 acres. Two trails, the 2.2-mile Tortoise Trail and 0.6-mile Shady Oak Trail, move hikers along open dry

prairie, pine flatwood, oak hammock and basin swamp habitats. Walking through Lakeland Highlands Scrub connects to a secondary entrance of Se7en Wetlands Park for extended hiking.

D. Planned Improvements:

There has been $1,771,386 in improvements to Loyce E. Harpe Park in the last five years. There are no further recreational improvements scheduled for this area by the County in the five-year Capital Investment Plan.

Environmental Conditions

The site has a few environmental limitations that will have to be managed through design of the facility. There is a small wetland and flood hazard area in the middle of the site that will have to be modified and enhanced to provide for greater onsite storage and treatment before release into the County's Christina drainage network. There is a nearby Bald Eagle's nest that may have to be monitored during construction. Some of the soil onsite will need some amendments and possibly additional fill material to prepare it for construction. However, nothing appears too severe for concern.

A. Surface Water

This area is part of a stressed basin managed by the County Roads & Drainage Division through a comprehensive system of drainage structures that move the water to Se7en Wetlands Park where it can be filtered into the north prong of the Alafia River. While there is a positive outfall for the site, there are parts of it that are constrained. Therefore, development is required to slow the stormwater that passes through it in order to give the system time to recuperate through more intensive storm events. The site sits as high as 222 feet above sea level. Current drainage flow is northeast and southeast on the site to the center where there is a small creek that connects to the stormwater treatment facility recommended for designation to a Preservation (PRESV) district. This pond releases the treated outfall into a network of County Maintained drainage structures that flow through the many lakes within Christina leftover from phosphate mining in the area. Those lakes are connected to Se7en Wetlands Park at 160 feet above sea level which is owned by the City of Lakeland for filtering coolant water piped to it from its power generation facilities on Lake Parker. The Christina area stormwater and excess reclaimed water from Polk County's Southwest wastewater treatment system are combined with the cooling water at the park facility for final treatment before release into the north prong of the Alafia River. The fire rescue station site will be designed to handle a 100-year storm event due to the condition of this drainage basin.

B. Wetlands/Floodplains

There is a possibility of some wetlands onsite related to a small intermittent creek that moves area waterflow to the County's stormwater treatment facility that is included in this request to be designated Preservations (PRESV). There is a 100-year flood hazard area also associated with the creek. This creek and its associated floodplain and wetlands will be redesigned with the development of this site and enhanced to provide better stormwater management both for handling greater quantities but for also enhancing water quality as it moves into the County's Christina drainage system and onto Se7en Wetlands Park and onto the Alafia River. This area is considered a stressed basin therefore the onsite stormwater system will be required to be designed to a 100-year 24-hour storm event.

C. Soils:

The majority of the site is comprised of Smyrna and Myakka fine sands, severely rated soils. More than likely, filling material will be needed to stabilize the building foundations in that area of the property.

Table 8

Soil Name	**Septic Tank Absorption Field Limitations**	**Limitations to small commercial buildings**	**% of Site** *(approximate)*
Smyrna and Myakka	Severe: wetness, poor filter	Severe: wetness.	60%
Tavares Fine Sand	Moderate: wetness	Slight	30%

Source: Soil Survey of Polk County, Florida, USDA, Soil Conservation Service

Smyrna and Myakka Soils often have a surficial aquifer (water table) within less than 18 inches of the surface. They are not always a sign of wetlands but possess many wetland qualities. The north third of the site has excellent soil for development which is where most of the station area will be placed. The south end will be used to mitigate and manage offsite drainage and the flow that comes into the small creek in the middle of the property. The floodplain and wetland areas will be designed to provide more drainage capacity and improve water quality.

D. Protected Species

According to Polk County Endangered Habitat Maps, the property is located within a one-mile radius of an endangered species sighting. (Source: Florida Natural Areas Inventory, 2002, 2006 &2011). There is a Bald Eagle's nest located on the property to the west. It is beyond the required separation distance established by the U.S. Endangered Species Act. Regardless, a species study will be conducted prior to Level 2 Review (engineered plans). This will be necessary to receive funding under federal programs.

E. Historic and Archeological Resources

According to the Florida Department of State, Division of Historical Resources, there are no archeological sites listed in the Florida Master Site File for the property. However, there have been historical resources discovered in the area to the south where phosphate mining occurred.

F. Wells (Public/Private)

Polk County Utilities provides potable water service to the site. The closest public wellfield is located in the ImperiaLakes development just south of Shepherd Road over two miles away. There are individual private wells serving some of the lots in the unrecorded subdivision the southwest known as Broken Arrow Trail. This facility will have cleaning equipment to remove carcinogens from firefighter uniforms after a rescue. It is a self-contained apparatus, and the waste is removed from site and disposed of at a controlled facility offsite.

G. Airports

There are no public use airports within three miles of this site. The closest is Lakeland Linder International Airport over 4½ miles to the northwest. It has a fire station and there appears to be

no conflicts with that. There are no structures planned onsite above two floors. The highest structure will be a communication tower of approximately 80 feet high.

H. Conservation Lands

Just under ½ - mile to the east and a mile to the south there are two areas purchased and maintained by the County's Environmental Lands program. Immediately to the east is a property designated as open space for habitat protection in PD 04-16 the Hallum Preserve development. This proposed fire rescue facility will benefit the staff that work in these areas and in the event of a fire, protect the lands. In the Lakeland Highlands Scrub protection area to the south, there are hiking trails open to the public. This facility will enable greater protection for hikers in the event of an accident that may occur while enjoying the outdoors.

Economic Factors:

There are two factors that contribute to the need to purchase land in this area and develop a fire rescue and EMS station. Throughout the growth and development of the Lakeland Highlands area, fire rescue services have been provided from the periphery in slower growing areas. This site is primarily being added to the fire rescue network so that periphery stations can serve other areas that are now developing.

The other factor is the changing needs of public safety services. It used to be that a half an acre could easily accommodate a standard fire rescue crew. There was usually a need for a pumper truck and a vehicle for an emergency medical technician (EMT). Ambulance services could be run from sites in the major cities to shuttle victims from the point of rescue to hospitals. As the population increases, so do public safety facility expectations. There is a need for a broader range of services beyond what was provided in the past. Those services require more equipment. Heavy rescue vehicles became a station necessity. Innovations in housing materials have required a need for more enhanced cleaning equipment to recover from a fire event. With increases in population, there are more rescue events and the need to transport victims to hospitals increases. Recently, it has been realized that almost every fire rescue facility needs an ambulance crew. With all of these expanded services comes the need for more personnel on hand at each station. The culmination of all these enhancements requires larger stations to house equipment and personnel. This requires more property. The current first response station for much of the Lakeland Highlands is located on less than one-half acre in Highland City. Together, this site in the Christina area and another to be located on the edge of the Bartow city limits on U.S. Highway 98 will replace the current Highland City station.

Consistency with the Comprehensive Plan

As population density increases in an area there is also a need to increase the number of fire rescue stations. There is a direct correlation between the need for fire and emergency medical services and the number of people served by them. As density increases, the number of fire stations in the same area must increase to keep up with demand. Although the growth pattern has been established in this area, the increases in density in adjacent areas require new stations to alleviate demand on other stations. The current Comprehensive Plan does not adequately embody this in its policies and objectives. The upcoming re-writing of the plan may improve upon this deficiency.

Meanwhile, the Community Investment Plan (CIP) will continue to seek lands for new stations. This request is a part of the CIP.

Many policies within the Comprehensive Plan are reviewed for consistency with an application. The most relevant policies for the proposed request are included in this section. The policy is first stated and then an analysis of how the request is provided to state that it may or may not be consistent with the Comprehensive Plan. How the request is **consistent or inconsistent** with the Comprehensive Plan is listed below:

- Section 2.102 – General Growth Management policies
- Section 2.104 – Transit Supportive Development Area (TSDA) policies
- Section 2.116 – Institutional

The table to follow provides a brief breakdown of Section 2.102 policies that are most pertinent to this request.

Table 9

Comprehensive Plan Policy	Consistency Analysis
POLICY 2.102-A1: DEVELOPMENT LOCATION – Polk County shall promote contiguous and compact growth patterns through the development process to minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where tracts of land are by-passed in favor of development more distant from services and existing communities.	This site is the last undeveloped piece of available land in the area. It is infill development within an urban area.
POLICY 2.102-A2: COMPATIBILITY - Land shall be developed so that adjacent uses are compatible with each other, pursuant to the requirements of other Policies in this Future Land Use Element, so that one or more of the following provisions are accomplished: a. there have been provisions made which buffer incompatible uses from dissimilar uses; b. incompatible uses are made to be more compatible to each other through limiting the intensity and scale of the more intense use; c. uses are transitioned through a gradual scaling of different land use activities through the use of innovative development techniques such as a Planned Unit Development.	The site was chosen due to the connection to a major thoroughfare with a signalized intersection and abutting a County stormwater treatment facility. This creates an ideal location for a fire rescue station. There is privately owned preservation land to the east as well. The only abutting residential area is to the south and there is a significant amount of space for adequate buffering.
POLICY 2.102-A3: DISTRIBUTION - Development shall be distributed throughout the County consistently with this Future Land Use Element so that the public utility, other community services, and public transit and transportation systems can be efficiently utilized; and compact, high-density and intensity development is located where urban services can be made available.	The site will be connected to Polk County public water (potable and reclaimed) and wastewater services. The area is mostly built out. The strategic location of this facility will enable the redirection of other fire rescue stations to better serve less developed but growing areas of the County.
POLICY 2.102-A4: TIMING - The development of land shall be timed and staged in conjunction with the cost-effective and efficient provision of supporting community services which, at a minimum, shall require compliance with the Plan's Level of Service requirements and the County's concurrency management system.	This site was recently purchased by Polk County. The INST designation will allow for government facilities such as the proposed fire rescue and EMS station.

Table 9

Comprehensive Plan Policy	Consistency Analysis
POLICY 2.102-A15: ADEQUATE PUBLIC FACILITIES - The County will direct new growth to areas where adequate public facilities exist or are planned; and ensure that essential services are in place to provide for efficient, cost-effective response times from the Fire Department, Sheriff's Department, and Emergency Management Service (EMS).	The requested INST district is to allow for the placement of fire rescue and EMS services on this site to improve response times of emergency services in the area.

The table to follow provides a brief breakdown of Section 2.104 Transit Supportive Development Area (TSDA) policies that are most pertinent to this request.

Table 10

Comprehensive Plan Policy	Consistency Analysis
POLICY 2.104-A1: DESCRIPTION – Transit Supportive Development Areas shall meet the following criteria: a. be those areas where the availability of infrastructure and other community facilities and services, including, but not limited to mass transit and other transportation alternatives, utilities, public safety, recreational and educational services, promotes and supports the location of higher density and intensity compact, mixed use development; b. be supported by existing or planned urban type services that are programmed or expected for the 10-year planning horizon; be designated as part of a coordinated land use and transportation strategy that supports the provision of improved and expanded transit services, as identified in the Transportation Planning Organization (TPO) 2060 Transportation Vision Plan and the connecting circulator routes, in order to increase mobility and travel options; c. include development criteria that: 1. promote the development of walkable communities which include a balance between employment opportunities, mix of complementary uses and activities, and a range of housing opportunities; 2. improve access to employment areas, schools, shopping and recreational opportunities;	This request is for a facility that will provide greater emergency response services to an urbanizing area. However, there are a few urban services in the area that are substandard for a TSDA district. This facility may enable more growth and density that will be commensurate with TSDA densities and promote the demand for expanded transit service.
POLICY 2.104-A5: DEVELOPMENT CRITERIA -- Development within the Transit Supportive Development Areas shall conform to the following criteria as further specified by the Land Development Code:	
a. provide access to transit facilities;	Transit services are substandard for in this area for TSDA designation. It is hoped that the transit demand will improve with the added growth that this facility will enable.
b. connect to centralized potable water and sanitary sewer systems;	There is a 12-inch water main that the new fire station will connect to and and depending on the facility design, there are three different ways to connect to sanitary sewer.
c. incorporate design features that promote healthy communities and green building practices, as established in Section 2.1251, Community Design, of this element;	This request is to provide better emergency responses to the area. Nothing could be healthier than that.

Table 10

Comprehensive Plan Policy	Consistency Analysis
d. implement "Complete Street' and "Conservation Development" principles as established under Section 2.1251, Community Design, of this element;.	County Road 540A is somewhat of a complete street. The sidewalk stops at this property. It will continue to the west as far as the right-of-way permits with the construction of the station.
e. integrate pedestrian-oriented features, including sidewalks, trails or walkways into every development including appropriate pedestrian shelters or awnings;	There is a prototype design for fire rescue stations that will be utilized.
f. provide access to civic space, parks, green areas, and open space and other amenities;	There is a public park within 1.2 miles of the site.
g. be supported by public safety (i.e., fire, EMS and law enforcement);	The sole purpose of this request is to provide greater public safety services.
h. have access to public schools, and	There is an Elementary School directly across the street.
i. provide connectivity with adjacent uses within the TSDA, and facilitate connectivity between the TSDA and other urban centers and the rural development areas.	There are sidewalks on County Road 540A that connect to commercial uses, schools and parks.
j. encourage the inclusion of a variety of housing choices, other than single family detached homes, townhomes, condominiums, and residential units in mixed use buildings by establishing minimum densities that preclude the exclusive use of single family detached units within designated areas as established in Policy 2.104-A7.	Enhancing fire protection and emergency services in an area lowers insurance rates and increases property values. This can enable a wider variety of housing.

The table to follow provides a brief breakdown of Section 2.116 Institutional policies that are most pertinent to this request.

Table 11 – Institutional Policies

Comprehensive Plan Policy	Consistency Analysis
POLICY 2.116-A1: CHARACTERISTICS - Institutional areas are primarily characterized by private and public-service structures.	This CPA will enable the development of a County fire rescue station.
POLICY 2.116-A3: LOCATION CRITERIA - Institutional development may occur within the lands designated Institutional on the Future Land Use Map Series, and in any other land use designation throughout the County, unless	a. This site has frontage on a urban collector road. b. The closest residential structure is approximately 65 feet away.

Table 11 – Institutional Policies

Comprehensive Plan Policy	Consistency Analysis
further prohibited by the Land Development Code the County in accordance with Section 163.3201(1), FS. The following factors shall be taken into consideration when determining the appropriateness of establishing new Institutional areas on the Future Land Use Map Series, or in approving the location for an institutional use not located within lands classified as Institutional: a. Accessibility to roadways, with consideration being given to regional transportation issues for large-scale institutional developments having a regional market. b. Proximity to incompatible land uses, which is dependent upon the intensity of the institutional use (buffering may be provided to mitigate adverse impacts). c. The locational criteria enumerated in Policy 2.102-A9 and Policy 2.102-A10. d. Proximity to similar and compatible uses providing opportunities for shared facilities. e. Plans of the School Board and other public service agencies with jurisdiction in the County	c. It meets the criteria enumerated in in Policy 2.102-A9 and Policy 2.102-A10. See pages 10 thru 18 of the staff report. d. This will be for fire rescue and EMS with little room for anything else. e. The closest school is across the street.
POLICY 2.116-A4: DEVELOPMENT CRITERIA - Institutional development shall conform to the following criteria: a. Institutional uses include, but are not limited to: private and public-service structures. These commonly include: 1. public and private educational facilities; 2. government-administration buildings; 3. **public-safety structures (e.g. police and fire)**; 4. cultural facilities (e.g. libraries, museums, and performing-arts theaters); 5. health-care facilities e.g. hospitals, medical centers, clinics, nursing homes, adult day care centers, group homes, group living facilities, emergency shelters, residential treatment facilities.	The County acquired this property for the sole purpose of strategically locating a new fire rescue facility in an area that has outgrown the current stations that serve it.
b. Large institutional areas should be designed so that the more intensive uses are at the center of the development, with less intensive uses near the fringes.	While this will expand the current INST district by 30% it is mostly built out and will only reach 19.64 acres, which is at the small end of most INST districts. The fire station will occupy much of the addition to the district. If there is additional space, it will likely be used for other public safety functions.
c. Prior to site planning, the School Board, independent special districts and other governmental entities shall communicate to one another to pursue potential colocation of government services.	Polk County recently purchased the site. The proposed fire rescue station will take up a lot of the useable property. There will be no room for a school site. There is more room on the school site across the street for more school space than on this one.
d. Commercial uses within institutional areas mapped on the Future Land Use Map Series shall be primarily for the purpose of serving the institutions within the area and shall be limited to a scale appropriate for that purpose.	There are no commercial uses proposed on this site. The fire station will take up most of the frontage. The primary use for this site is public safety, There are no considerations for locating commercial uses onsite.

Table 11 – Institutional Policies

Comprehensive Plan Policy	Consistency Analysis
e. Institutional sites shall be designed to provide for: 1. Adequate parking to meet the present and future demands of the use. 2. Buffering where the effects of lighting, noise, odors, and other such factors would adversely affect adjacent land uses. Parking lots, loading areas, dumpsters, utilities and air conditioning units, signage, etc. are examples of facilities which may require special buffering provisions.	The site has adequate space for the required parking for a fire rescue station. The County's prototype fire rescue and EMS station is 25 spaces. This provides enough space for all shifts and fire rescue administration to park during staff meetings.
f. Multi-family residential uses may be permitted at densities up to and including 15 dwelling units per acre as part of a Planned Development. Residential uses may be permitted according to the following: 1. Residential uses shall only be established adjacent to or in conjunction with a university, college, vocational school or other similar educational institution. 2. Residential development shall be intended to primarily meet the housing needs for students and facility members of the nearby educational institution.	No multifamily uses are proposed or characteristic of a fire station. The proposed fire station will also include ambulance service (EMS) as well. This along with the other fire rescue equipment and living quarters for personnel will consume much of the ±4.57-acre property. If there is usable property remaining, it will likely be used for another form of public safety infrastructure such as law enforcement.
g. Recreational uses accessory to the institutional use or compatible with the location of the institutional district.	The fire station will have a basketball goal for the firefighters to use.

Urban Sprawl Analysis

After analyzing the primary indicators of Urban Sprawl per *Policy 2.109-A10* of the Polk County Comprehensive Plan, it is apparent that the proposed request is not considered urban sprawl based on these criteria as this is a mapping error of a land use, and it is permitted in the designated area. Table 10 (below) depicts the Urban Sprawl Criteria used by staff as indicators of Urban Sprawl.

Urban Sprawl Criteria: The following table lists the criteria are the primary indicators of urban sprawl per Florida Statutes Policy 2.102-A11.

Table 12 Urban Sprawl Criteria

Urban Sprawl Criteria	Sections referenced in this report
a. *Promotes substantial amounts of low-density, low-intensity, or single use development in excess of demonstrated need.*	Summary of analysis
b. *Allows a significant amount of urban development to occur in rural areas.*	Summary of analysis
c. *Designates an urban development in radial, strip isolated, or ribbon patterns emanating from existing urban developments.*	Summary of analysis, surrounding Development, compatibility
d. *Fails to adequately protect and conserve natural resources and other significant natural systems.*	Summary of analysis, surrounding Development, compatibility
e. *Fails to adequately protect adjacent agricultural areas.*	Compatibility with Surrounding Land Uses
f. *Fails to maximize existing public facilities and services.*	Summary of Analysis, Infrastructure
g. *Fails to minimize the need for future facilities and services.*	Summary of Analysis, Infrastructure

Urban Sprawl Criteria: The following table lists the criteria are the primary indicators of urban sprawl per Florida Statutes Policy 2.102-A11.

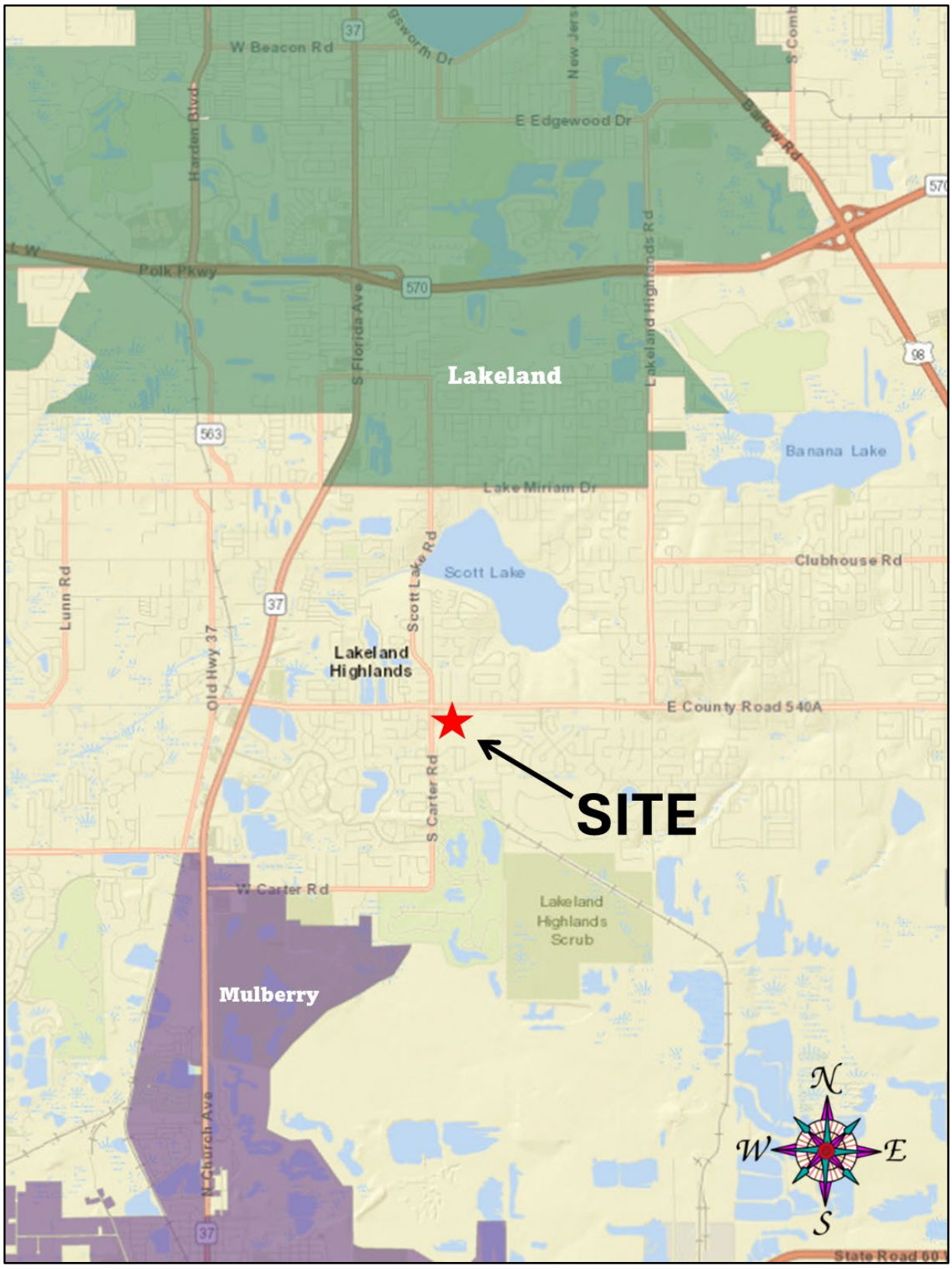
Table 12 Urban Sprawl Criteria

Urban Sprawl Criteria	Sections referenced in this report
h. *Allows development patterns that will disproportionately increase the cost of providing public facilities and services.*	Summary of Analysis, Infrastructure
i. *Fails to provide a clear separation between urban and rural uses.*	Summary of Analysis, Compatibility with Surrounding Land Uses
j. *Discourages infill development or redevelopment of existing neighborhoods.*	Summary of Analysis, Compatibility with Surrounding Land Uses
k. *Fails to encourage an attractive and functional mixture of land uses.*	Summary of Analysis, Compatibility with Surrounding Land Uses
l. *Will result in poor accessibility among linked or related land uses.*	Summary of Analysis, Compatibility with Surrounding Land Uses
m. *Results in the loss of a significant amount of open space.*	Summary of Analysis, Compatibility with Surrounding Land Uses

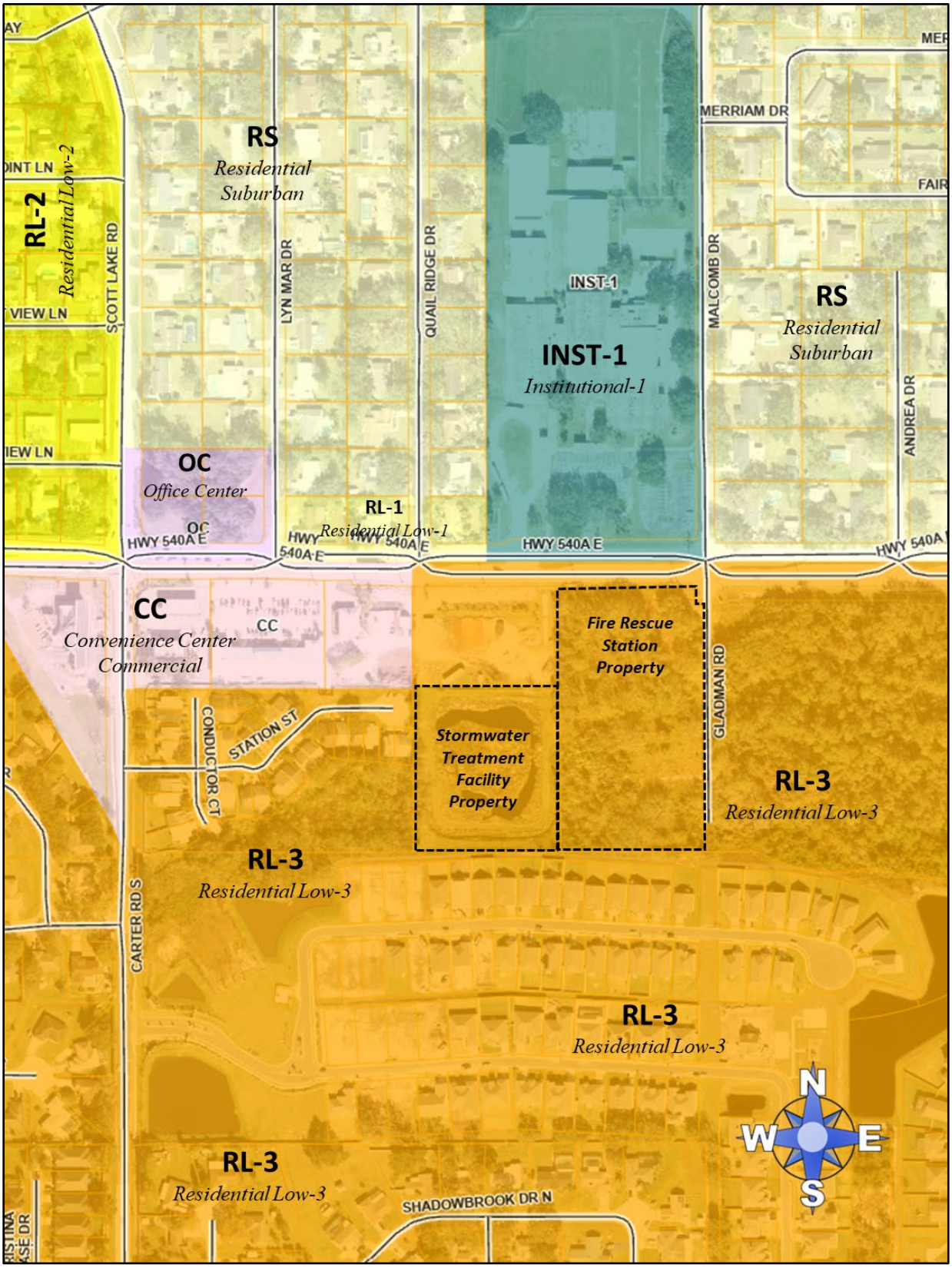
Comments from other Agencies: None.

Exhibits:

Exhibit – 1 Location Map
Exhibit – 2 Future Land Use Map
Exhibit – 3 2025 Satellite Photo (Context)
Exhibit – 4 2025 Satellite Photo (Close-up)
Exhibit – 5 District Use Comparison Table
Exhibit – 6 Proposed Future Land Use Map
Exhibit – 7 Typical Fire Station Site Plan



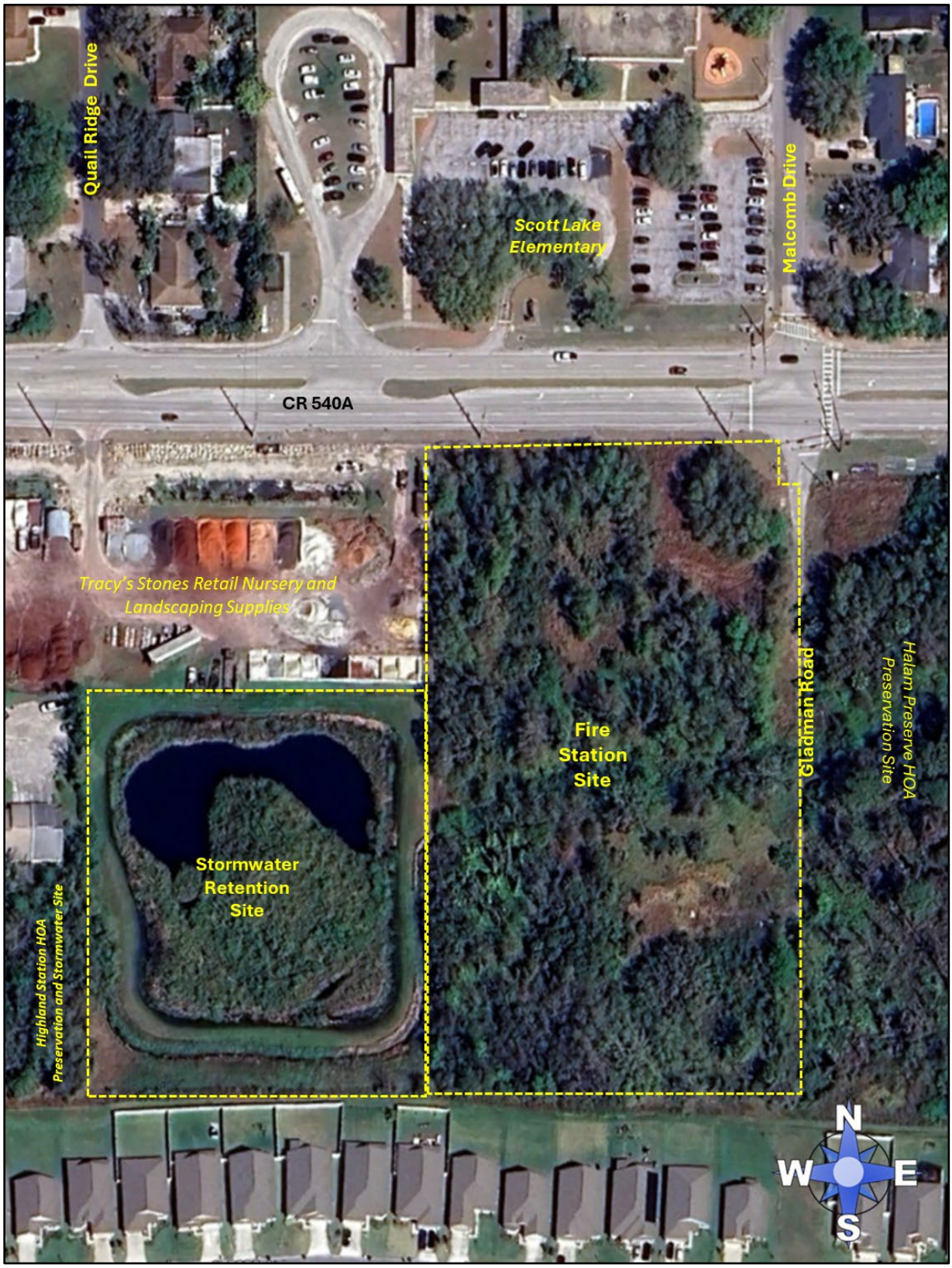
Location Map



Future Land Use Map



2025 Satellite Photo (Context)

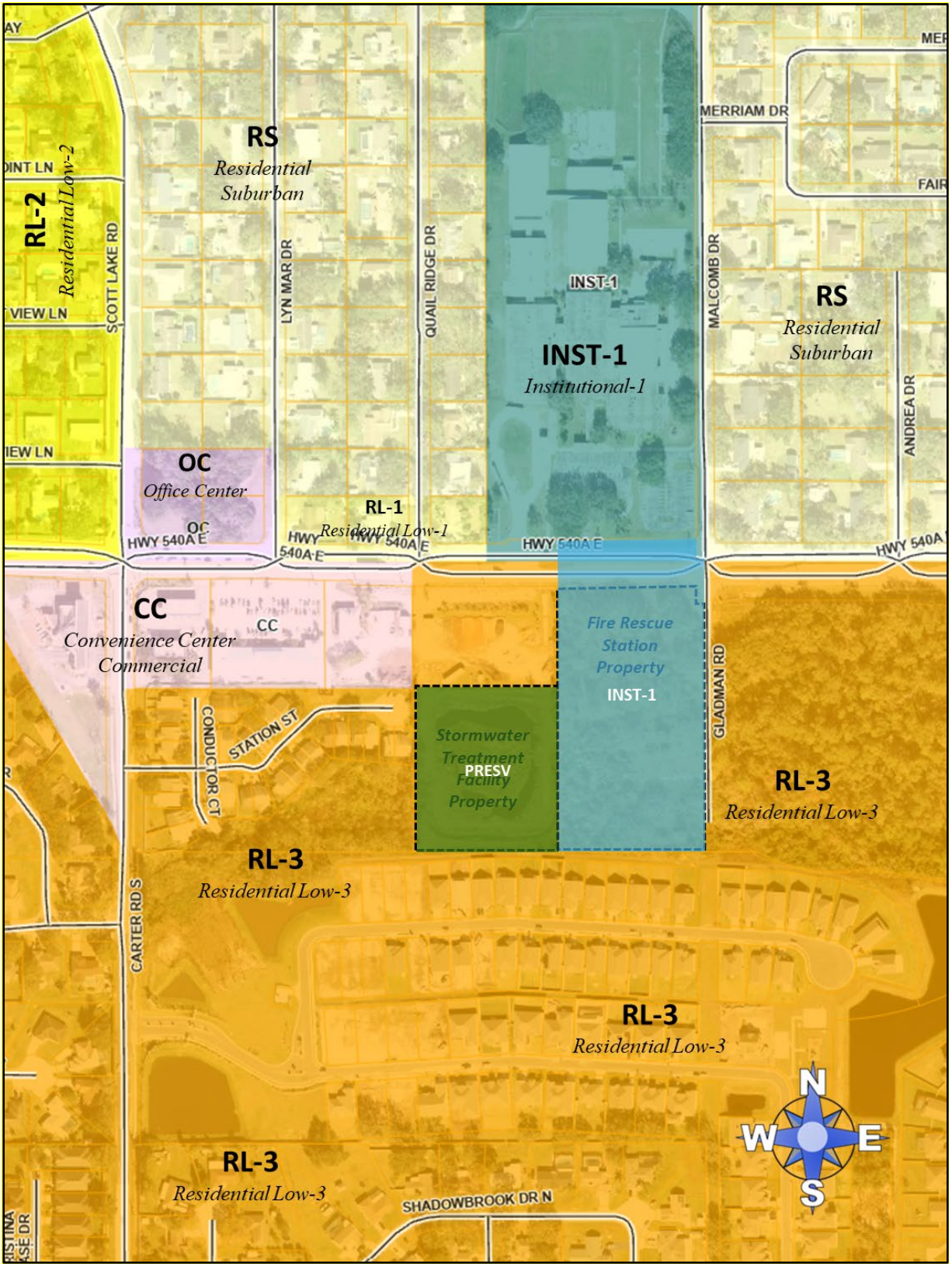


2025 Satellite (Close Up)

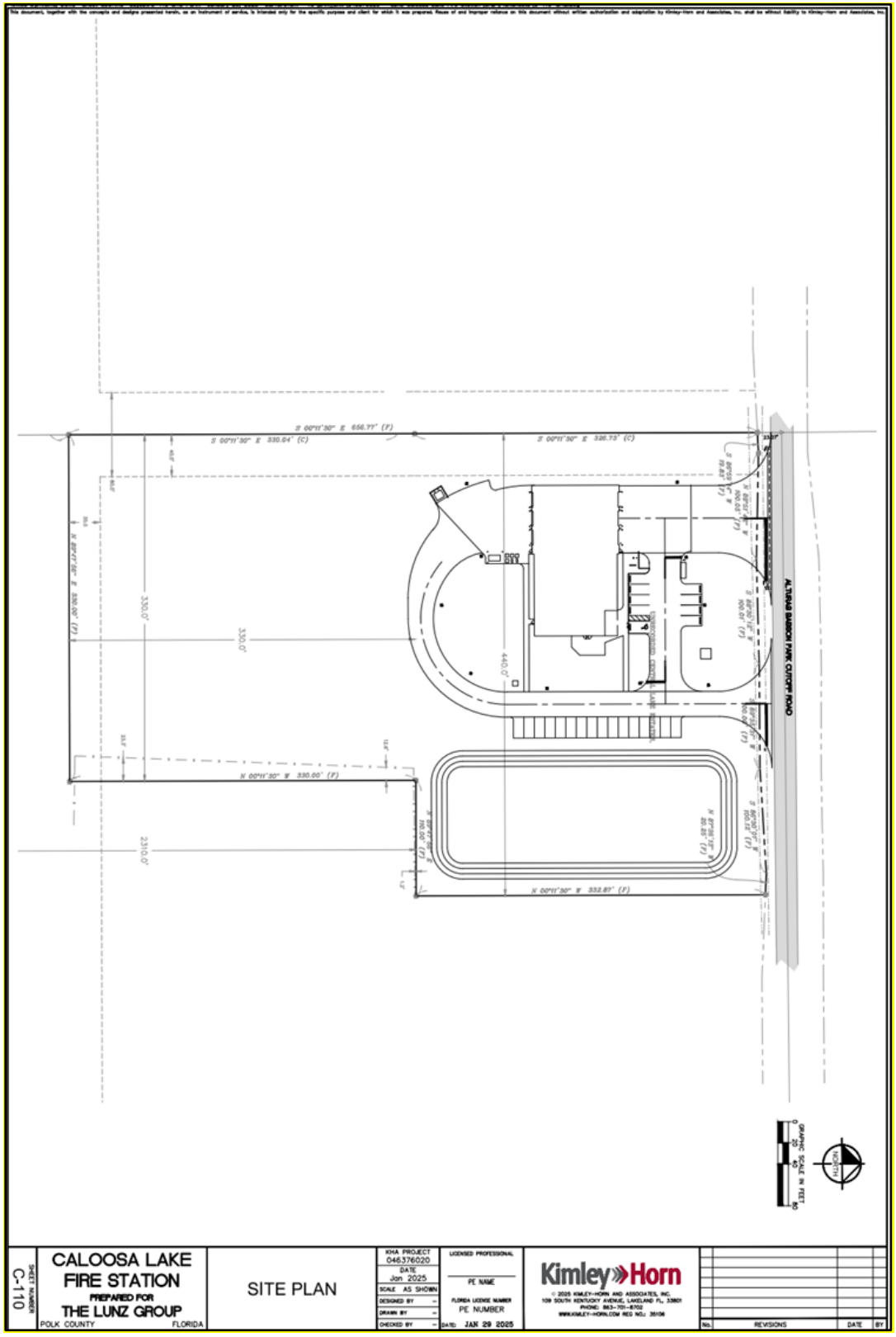
Comparison of Permitted and Conditional Uses*

District	Permitted Uses	Administrative Review	Public Hearing(s) Required
RL-3 *Residential Low-3*	Single-family Residential Class I Utilities	Small Group Homes (≤6 patients) Mobile Homes Residential Infill Development Golf Course Emergency Shelter (≤6 patients) Passive Recreation Low Intensity Recreation Elementary Schools Middle Schools Class II Utilities	Duplex Group Living Facility (≥15 patients) Mobile Home Park Mobile Home Subdivision Short-term Rental Planned Development Residential Based Mixed-Use Dev. Transitional Area Development Adult Day Care (≤6 patients) Bed and Breakfast Childcare Center Communication Towers Community Center Cultural Facility Emergency Shelter (6> patients) Government Facility Helistop High Intensity Recreation Vehicle Oriented Recreation Religious Institution High School Leisure/Special Interest School Class III Utilities
INST-1 *Institutional-1*	Childcare Center **Government Facility** Lodges and Retreats Elementary School Middle School Leisure/Special Interest School Production Studio Transit Facility	Group Living Facility (7+ clients) Adult Day Care Center (7+ clients) Cemetery Clinics & Medical Offices Community Center Communication Tower Cultural Facility Emergency Shelter (7+) Heliports & Helistops Nursing Home Offices & Office Park High & Low Intensity Recreation Vehicle Orien ted Recreation Religious Institution Research & Development Solar Power Generation Facility	Multifamily Housing (dormitories) Gas Station (fleet) Hospital Lime Stabilization Facility Residential Treatment Facility High School Residential Treatment Facility Vo-Tech, College or University

**Uses with the same level of review in both categories such as mining or agricultural uses which is preempted by State Law.*



Proposed Future Land Use Map



Typical Fire Station Site Plan

ORDINANCE NO. 25 -_____

AN ORDINANCE OF POLK COUNTY, FLORIDA ADOPTING LDCPAS-2025-18, AN AMENDMENT TO THE POLK COUNTY COMPREHENSIVE PLAN, ORDINANCE 92-36, AS AMENDED, MODIFYING THE FUTURE LAND USE MAP DESIGNATION ON 8.13± ACRES FROM RESIDENTIAL LOW-X (RLX) TO 4.57± ACRES OF INSTITUTIONAL-X (INSTX) AND 2.89± ACRES OF PRESERVATION (PRESV). THE SUBJECT PROPERTY IS LOCATED ON THE SOUTH SIDE OF COUNTY ROAD 540A, WEST OF GLADMAN ROAD, EAST OF CARTER ROAD, SOUTH OF SCOTT LAKE ELEMENTARY, AND NORTH OF HALLAM PRESERVE, SOUTH OF THE CITY OF LAKELAND, NORTH OF THE TOWN OF MULBERRY IN SECTION 19, TOWNSHIP 29, RANGE 24; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Article VIII, Section I(g) of the Constitution of the State of Florida and the Community Planning Act, Chapter 163, Part II, Florida Statutes (FS), as amended, (the Act) Polk County is authorized and required to adopt a Comprehensive Plan (Plan); and

WHEREAS, Section 163.3187, FS, and Comprehensive Plan Section 4.305.B, provides for the approval of Small-Scale Comprehensive Plan Amendments; and

WHEREAS, pursuant to Section 163.3174, FS, the Local Planning Authority (Planning Commission) conducted a public hearing, with due public notice having been provided, on the proposed Plan revisions on August 6, 2025; and

WHEREAS, pursuant to Section 163.3187(2), FS, the Board of County Commissioners conducted an adoption public hearing, with due public notice having been provided, on the proposed Plan revisions on September 2, 2025; and

WHEREAS, the Board of County Commissioners reviewed and considered all comments received during said public hearing, and provided for necessary revisions; and

NOW THEREFORE, BE IT ORDAINED by the Polk County Board of County Commissioners:

SECTION 1: COMPREHENSIVE PLAN AMENDMENT

The Future Land Use Map of Ordinance No. 92-36, as amended, (the "Polk County Comprehensive Plan") is hereby amended to reflect a change in the Future Land Use designation on an approximately 4.57-acre site from Residential Low (RL) to Institutional (INST) on the parcel listed below and graphically depicted on the parcel map in Attachment "A".

Parcel 242919-286000-000300

Lot 3, FARMING & TRUCKING LANDS OF W.F. HALLAM & CO'S., as shown by map or plat thereof recorded in the Office of the Clerk of the Circuit Court in and for Polk County, in Plat Book 1C, Pages 101A and 101B, in the Northwest Quarter of the Northeast Quarter of Section 19, Township 29 South, Range 24 East, Polk County, Florida, LESS road right-of-way over the North 40 feet thereof, and LESS additional right-of-way and lands as described in Order of Taking as recorded in Official Records Book 6025, Page 1441, Public Records of Polk County, Florida, and LESS part of Lot 3, more particularly described as follows: Commence at the Northwest corner for said Lot 3 and run South 00°18'49" East along the West boundary for said Lot 3 a distance of 57.60 feet to the Point of Beginning, said point lying on the Southerly right-of-way for County Road 540-A and lying on the arc of a curve having the following elements: a radius of 10049.00 feet, a central angle of 00°28'33", a chord bearing of South 89°41'28" East and an arc distance of 85.41 feet; thence run along said curve concave Northerly a chord distance of 85.41 feet to a point of tangent; thence continue along said right-of-way line South 89°56'05" East a distance of 242.41 feet; thence departing said right-of-way run South 00°33'50" East a distance of 229.45 feet; thence run North 88°41'24" West a distance of 328.94 feet to a point on aforesaid West boundary for Lot 3; thence run North 00°18'49" West along said West boundary a distance of 222.64 feet to the Point of Beginning.

SECTION 2: COMPREHENSIVE PLAN AMENDMENT

The Future Land Use Map of Ordinance No. 92-36, as amended, (the "Polk County Comprehensive Plan") is hereby amended to reflect a change in the Future Land Use designation on an approximately 2.89-acre site from Residential Low (RL) to Preservation (PRESV) on the parcel listed below and graphically depicted on the parcel map in Attachment "A".

Parcel 242919-286000-000304

A PARCEL OF LAND BEING A PORTION OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 4264, PAGE 1585, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, ALSO BEING A PORTION OF LOT 3, FARMING & TRUCKING LANDS OF W.F. HALLAM & CO.'S, AS RECORDED IN PLAT BOOK 1, PAGES 101A-101B, OF SAID PUBLIC RECORDS, AND LYING IN SECTION 19, TOWNSHIP 29 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 19; THENCE NORTH 00°20'07" WEST, ALONG THE WEST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 377.71 FEET TO THE SOUTH LINE OF A PERPETUAL EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 6025, PAGE 1441, OF SAID PUBLIC RECORDS; THENCE SOUTH 88°37'15" EAST, ALONG SAID SOUTH LINE, 6.29 FEET TO THE WEST LINE OF A PARCEL OF LAND DESCRIBED AS PARCEL 145B IN OFFICIAL RECORDS BOOK 6025, PAGE 1441, OF SAID PUBLIC RECORDS; THENCE SOUTH 00°20'52" EAST, ALONG SAID WEST PARCEL LINE, 377.56 FEET TO THE SOUTH LINE OF SAID NORTHEAST 1/4; THENCE SOUTH 89°59'41" WEST, ALONG SAID SOUTH LINE, 6.37 FEET TO THE POINT OF BEGINNING.

SECTION 3: SEVERABILITY

If any provision of this Ordinance is held to be illegal, invalid, or unconstitutional by a court of competent jurisdiction the other provisions shall remain in full force and effect.

SECTION 4: EFFECTIVE DATE

This ordinance shall be effective on October 3, 2025 (31 days after adoption), unless the amendment is challenged. If challenged, the effective date of this ordinance shall be the date a Final Order is issued by the Department of Economic Opportunity or Administration Commission finding the amendment in compliance in accordance with Section 163.3184 (1)(b), Florida Statutes. No development orders, development permits, or land uses dependent upon this amendment, as described on the attached map of proposed land uses, may be issued or commence before it has become effective.

SECTION 5: FILING WITH THE DEPARTMENT OF STATE:

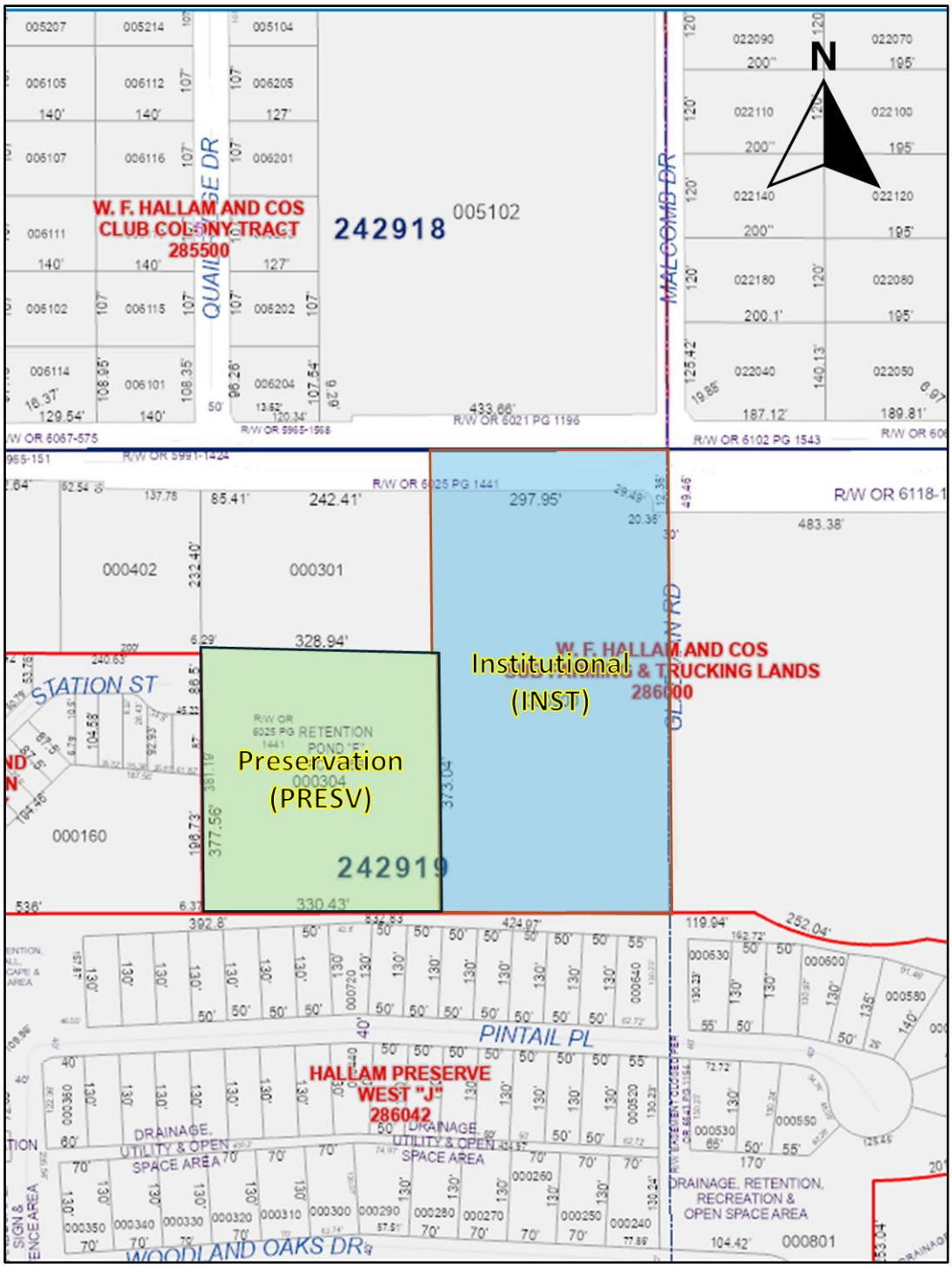
The Clerk and Auditor to the Board of County Commissioners of Polk County, Florida, shall file a certified copy of this ordinance with the Department of State, through the Secretary of State, upon adoption by the Board of County Commissioners of Polk County, Florida.

ADOPTED, in open session of the Polk County Board of County Commissioners with a quorum present and voting this 2nd day of September 2025.

LDCPAS 2025-18

Location: 1145 County Road 540A, west of Gladman Road. east of Carter Road, south of Scott Lake Elementary, and north of Hallam Preserve, south of the city of Lakeland, north of the town of Mulberry in

Section-19 Township-29 Range-24

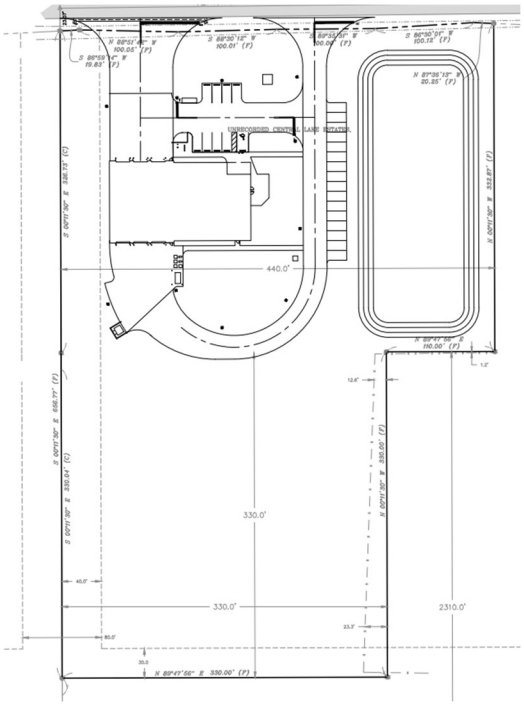


PARCEL DETAIL

Note: Not to Scale

Christina Fire Station on CR 540A
Application Narrative

The County purchased approximately five acres fronting County Road 540A for a new Fire Rescue Station on May 8, 2025 (parcel #242919-286000-000300). This station will be designed in the same prototype as recent stations on Watkins Road, Moore Road, and Winter-Lake Road.



The site is located on the south side of CR 540A approximately 1,000 feet east of the intersection of Carter Road. The property is currently designated Residential Low (RL) on the Future Land Use Map. Staff believe that an Institutional (INST) designation will be more appropriate. Fire Rescue Stations are classified as Government Facilities in the LDC. The options for permitting this new facility were to either gain Planning Commission approval under a Level 3 Review which requires a binding site plan or change the Future Land Use Map to Institutional (INST) where Government Facilities are permitted by right.

Staff choose to request a change to the INST district because of the following reasons:

- The property is predicted to remain under County ownership beyond the 30-year planning horizon.
- The Fire Station should be recognized on the Future Land Use Map for planning purposes.
- The site design has not been finalized. It is too soon in the planning process to commit to a binding site plan and there may be additional government facilities to be added in the future.

The property abuts a County owned drainage structure (Parcel #242919-286000-000304) that treats the run-off from CR 540 prior to discharge into the creek that filters through the Christina Development and on into Seven Wetlands Park before reaching Poley Creek and the Alafia River. This facility could be recognized as INST as well. But it would be better to designate it Preservation (PRESV) since it abuts residences to assure the neighboring property owners that there is no intention of changing the use of the tract and allows more use of the fire station site with regard to compatibility setbacks.

The request is to change parcel #242919-286000-000300 (approximately 4.57 acres) from Residential Low (RL) to Institutional (INST) and parcel# 242919-286000-000304 (approximately 2.89 acres from RL to Preservation (PRESV).

Christina Fire Station CPA

Demonstration of Need

An **Analysis of Economic Issues** *[Minimum population support and market area radius (where applicable)]* is required when requesting a Land Use amendment from Residential to a Non-Residential Land Use designation.

The County and the public would benefit greatly by knowing where the government lands are on the Future Land Use Map. It makes both sense and cents.

Urban Sprawl Analysis

1. Could the proposed amendment promote substantial amounts of low-density, low intensity, or single use development in excess of demonstrated need?

No. Why do you ask?

2. Will passage of the proposed amendment allow a significant amount of urban development to occur in rural areas?

Not anymore.

3. Does the proposed amendment create or encourage urban development in radial, strip, isolated, or ribbon patterns emanating from existing urban development?

Isn't everything either radial, strip, isolated, or ribbon in pattern? This is a rhombus. Will that help?

4. Does the proposed amendment fail to adequately protect adjacent agriculture areas?

No. Agriculture left this area long ago and cows don't usually cause fires.

5. Could the proposed amendment fail to maximize existing public facilities and services?

Not likely.

6. Could the proposed amendment fail to minimize the need for future public facilities and services?

Probably not.

7. Will the proposed amendment allow development patterns that will disproportionately increase the cost of providing public facilities and services?

No. It should pay for itself over time in benefit to the public.

8. Does the proposed amendment fail to provide clear separation between urban and rural uses?

Nope. It's surrounded by urban uses.

9. Will the proposed amendment discourage infill development or redevelopment of existing neighborhoods?

Yes, by lowering the fire insurance costs.

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

Well, it is blue next to white and purple. That could be trouble.

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

Doubt it.

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

The rest of it.

Christina Fire Station IAS

Land and Neighborhood Characteristics

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

Larger property for larger facility and more strategic location to serve the highest population amount. Also, this new site should be recognized on the map.

2. What are, if any, the incompatibility and special efforts needed to minimize the differences in the proposed use with adjacent uses?

South side of site abuts7+ homes. Depth of site will enable lesser incompatibility. The station location will be closer to CR 540A. Stormwater will likely be located in the rear.

3. How will the request influence future development of the area?

The area is built out. This station will improve service to existing development and relive the overburden on other stations located in growing areas.

Access to Roads and Highways

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

Table 5

Subject Property	**Estimated Impact Analysis**		
4.57 ± acres	**Demand as Currently Permitted**	**Maximum Permitted in the PD**	**Proposed Plan**
Permitted Density	RL-4 3 du/ac SF = 13 units	INST-1 400 Student Elementary School	Fire Rescue Station Water Treatment Plant
Average Annual Daily Trips (AADT)	103	908	476
PM Peak Hour Trips	13	57	9

Source: Polk County Concurrency Manual

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

Slight intersection improvement to Malcomb Drive/ CR540A likely.

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

25

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

A Type 1 Driveway and extension of Gladman Road to south.

Sewage

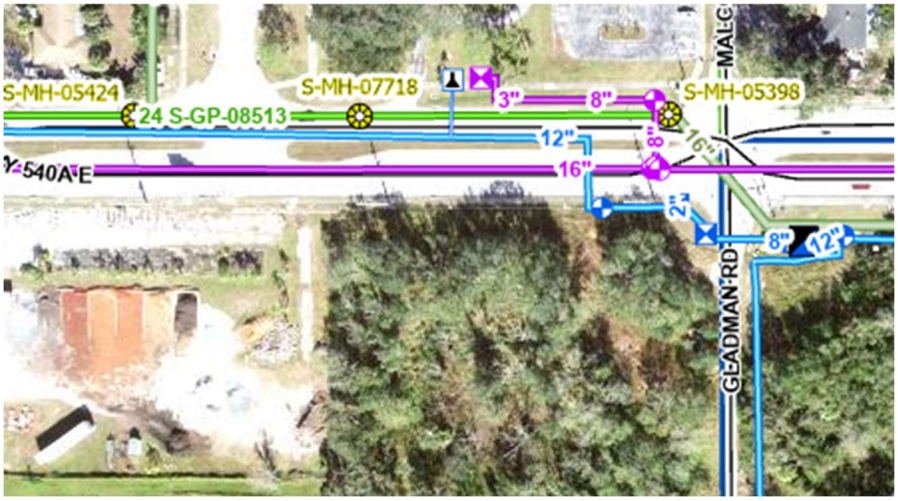
1. What is the amount of sewage in gallons per day (GPD) expected to be generated by the proposed development?

Table 4

Subject Property	Estimated Impact Analysis		
4.57 ± acres	**Demand as Currently Permitted**	**Maximum Permitted in the PD**	**Proposed Plan**
Permitted Density	RL-4 3 du/ac SF = 13 units	INST-1 400 Student Elementary School	Fire Rescue Station Water Treatment Plant
Potable Water Consumption (GPD)	4,680	6,000	1,080
Wastewater Generation (GPD)	3,510	4,800	810

Source: Polk County Concurrency Manual

2. If on-site treatment is proposed, what are the proposed method, level of treatment, and the method of effluent disposal for the proposed sewage?



Connection to Polk County Utilities manhole across the street:

3. If offsite treatment, who is the service provider?

Polk county Utilties

4. Where is the nearest sewer line (in feet) to the proposed development?

Across CR 540A.

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

1.726 MGD

6. What is the anticipated date of connection?

C/O

7. What improvements to the providers system are necessary to support the proposed request

Maybe a private lift station.

Water Supply

1. What is the proposed source of water supply and/or who is the service provider?

Polk County Utilities

2. What is the estimated volume of consumption in gallons per day (GPD)? **1,080 GPD**

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

Abutting the east side of the site is an 8" line

4. Who is the service provider?

Polk County Utilities

5. What is the anticipated date of connection?

C/O.

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

2.344 MGD

7. Is there an existing well on the property(ies)?

No.

Surface Water Management and Drainage

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

Tavares Fine Sand and Smyrna-Myakka soils are difficult, but we'll figure it out.

Small drainage ditch in the middle of the site is a 100-year flood zone.

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

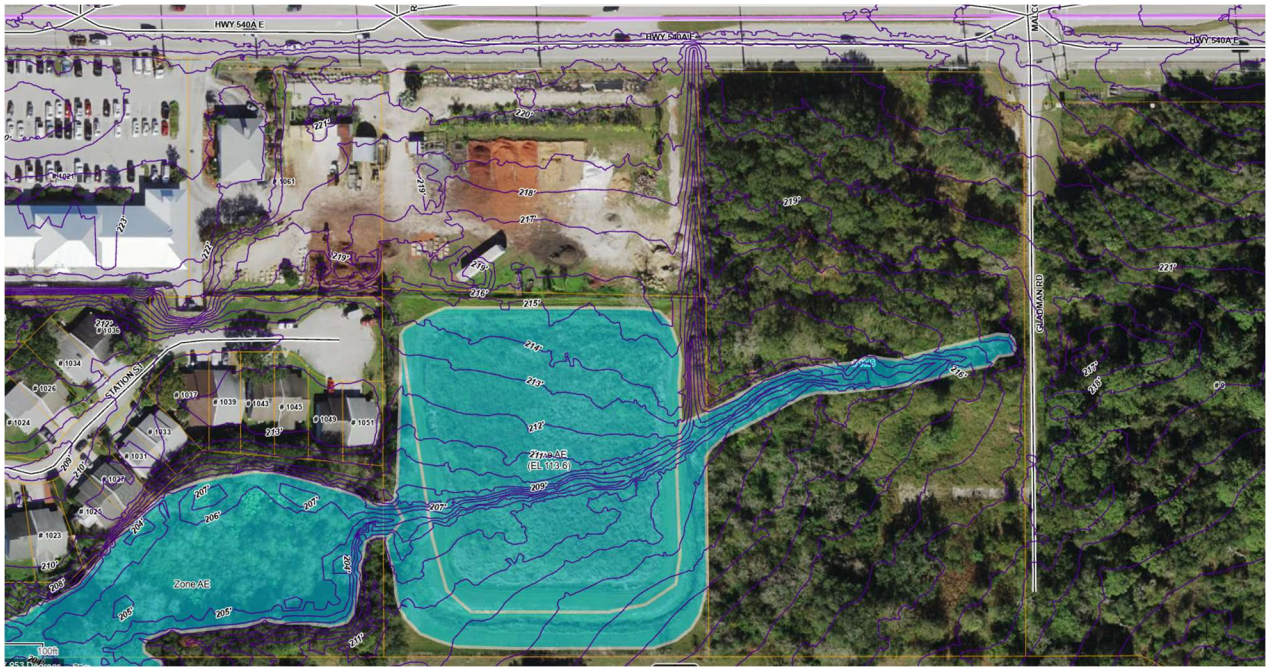
We will need to grade parts of the site and redirect drainage flow across the site.

Environmental Analysis

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.

Groundwater table is high. Soils suck. Otherwise, it's perfect.

2. What are the wetland and floodplain conditions?



3. Discuss location of potable water supplies, private wells, public well fields*?*

We will treat before discharge into Christina Basin Drainage network.

4. Discuss the location of Airport Buffer Zones (if any)

Over 10 miles away

5. Provide an analysis of soil types and percentage of coverage on site and what effect it will have on development.

Tavares Fine Sand 40% north side, Smyrna-Myakka 60%. This forces the station to be closer to CR 540A on the north side.

Infrastructure Impact Information

1. Parks and Recreation – **Christina Park one mile, Loyce Harp Park 2 ½ miles**

2. Educational Facilities – **Scott Lake Elementary, Lakeland Highlands Middle, and George Jenkins High School**

3. Health Care – **Lakeland Hospital**

4. Fire Protection – **That's us.**

5. Police Protection and Security – **U.S. Highway 98, 5 miles**

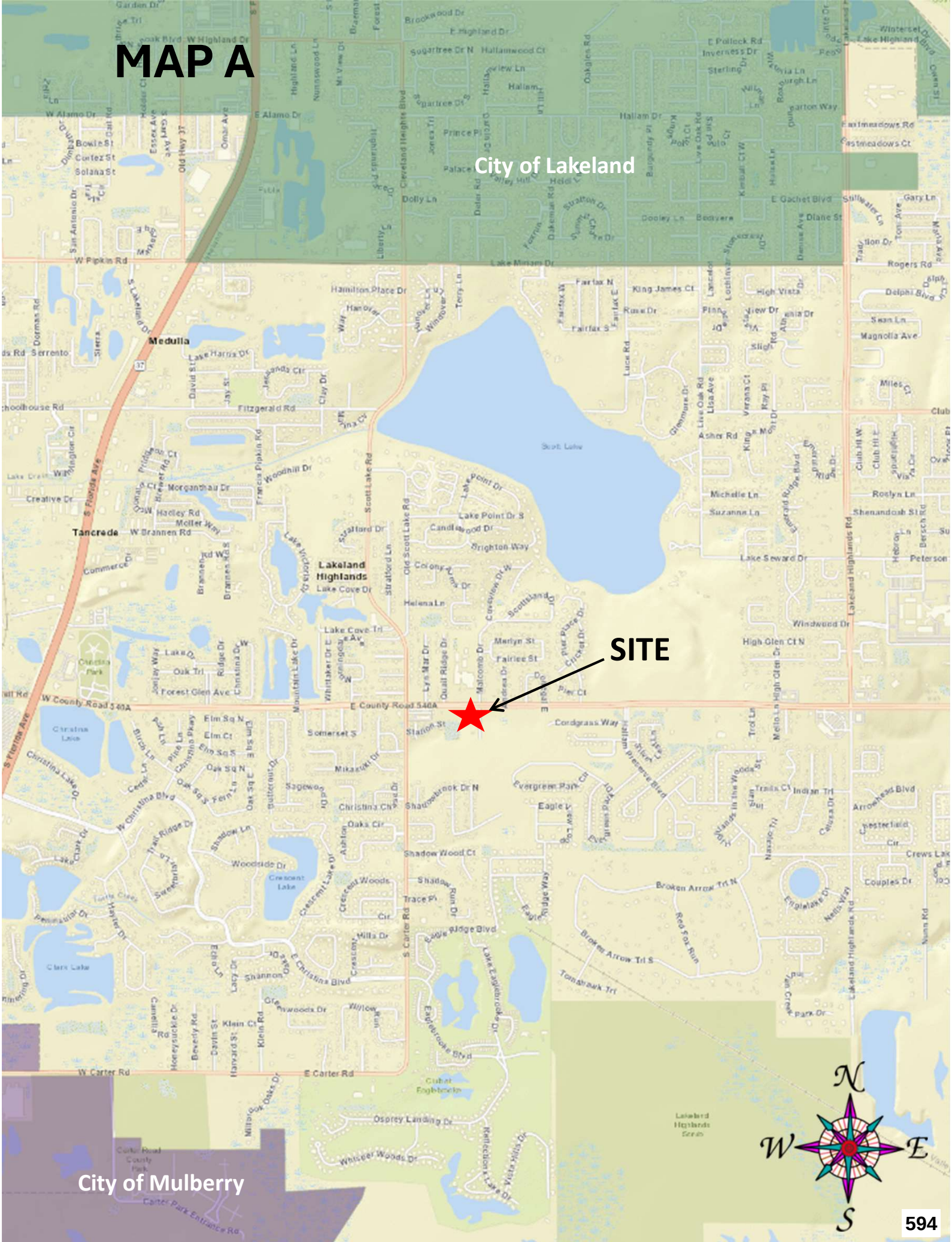
6. Emergency Medical Services (EMS) – **Eventually onsite.**

7. Solid Waste (collection and waste generation) – **County picks it up.**

8. How may this request contribute to neighborhood needs? – **Provides them more services.**

Christina Fire Station Application Exhibits

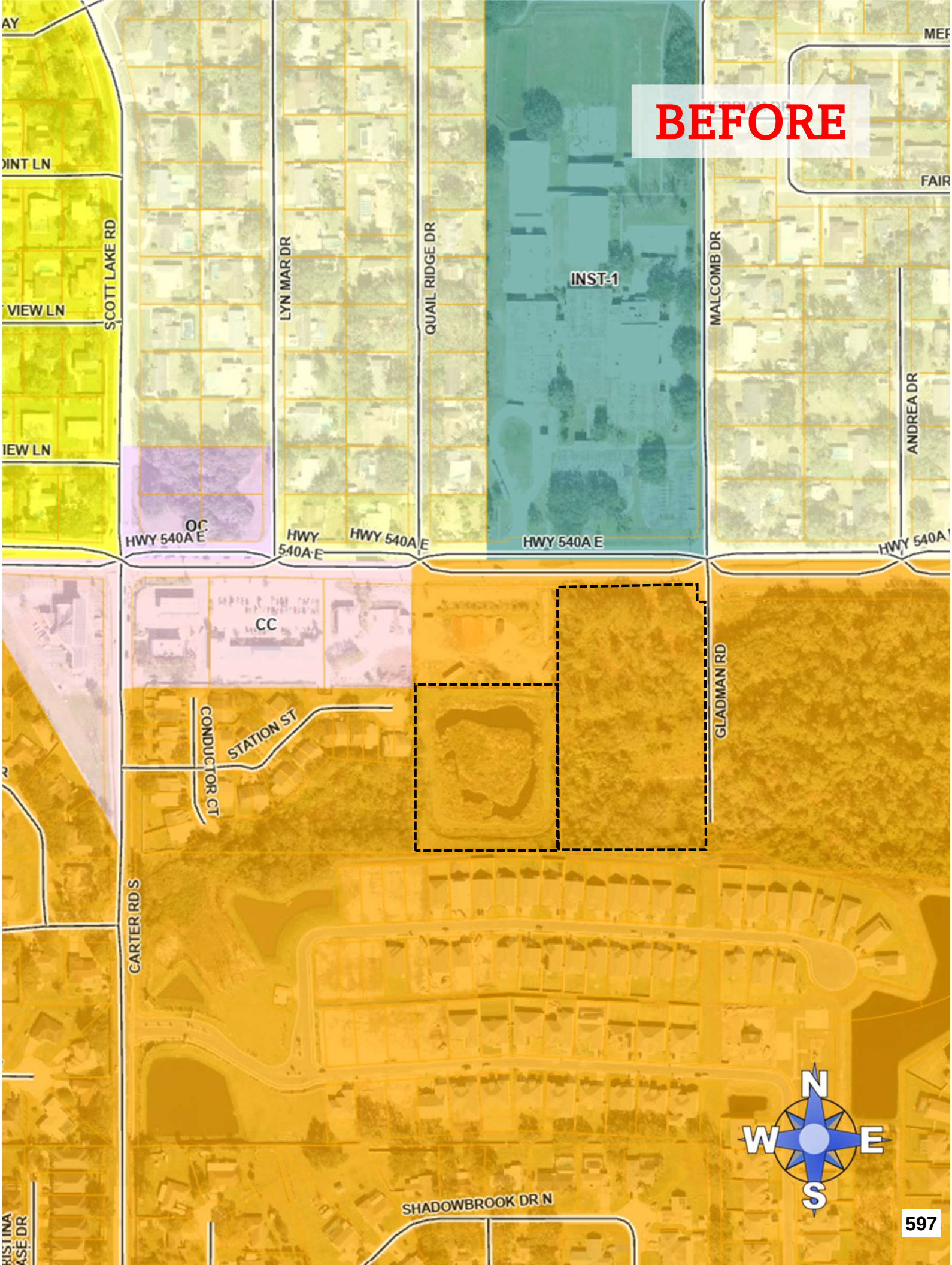
RL to INST & PRESV

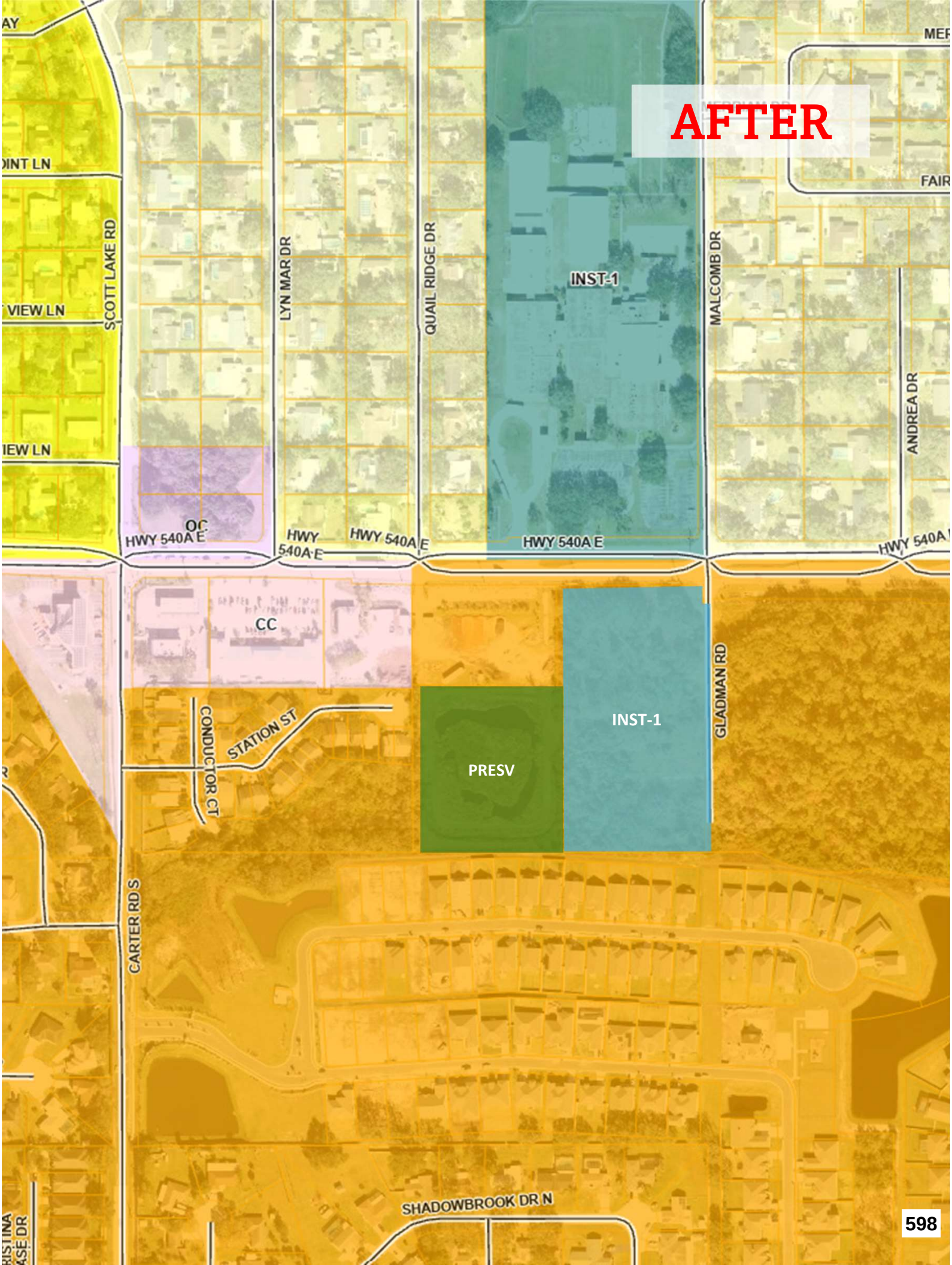

MAP A
City of Lakeland
SITE
City of Mulberry
N
W
E
S
594

MAP B


SCOTT LAKE RD
LYN MAR DR
QUAIL RIDGE DR
MALCOMB DR
GLADMAN RD
CARTER RD S
STATION ST
PINTAIL PL
WOODLAND OAKS DR
242918
242919
005102
000404
000403
000402
000301
000300
000304
000160
000800
000820
000801
RETENTION POND "F" PCL 145B
LIFT STATION
LANDSCAPE & SIGN AREA
DRAINAGE, RETENTION, RECREATION & OPEN SPACE AREA
DRAINAGE, UTILITY & OPEN SPACE AREA
LANDSCAPE, SIGN & FENCE AREA
N
S
E
W


MAP C
Scott Lake Road
Malcomb Drive
Scott Lake Elementary
CR 540A
Carter Road
Fire Station Site
Stormwater Retention Site
Halam Preserve HOA Preservation Site
Highland Station HOA Preservation and Stormwater Site
N
W
E
S
596


BEFORE
INST-1
OC
CC
SCOTT LAKE RD
LYN MAR DR
QUAIL RIDGE DR
MALCOMB DR
ANDREA DR
HWY 540A E
CONDUCTOR CT
STATION ST
GLADMAN RD
CARTER RD S
SHADOWBROOK DR N
N
W
E
S
597


AFTER
INST-1
QUAIL RIDGE DR
LYN MAR DR
SCOTT LAKE RD
MALCOMB DR
ANDREA DR
FAIR
VIEW LN
OC
HWY 540A E
HWY 540A E
HWY 540A E
HWY 540A E
CC
INST-1
PRESV
GLADMAN RD
CONDUCTOR CT
STATION ST
CARTER RD S
SHADOWBROOK DR N
598