

SMALL SCALE COMPREHENSIVE PLAN AMENDMENT JUSTIFICATION STATEMENT

for

5955 Florida Avenue South

Property is addressed as 5955 Florida Avenue South, Lakeland in unincorporated Polk County and identified as Parcel ID 23-29-13-000000-032030 with 11.82 acres. Property lies in a Transit Supportive Development Area (TSDA) and a TCCO Corridor Overlay with a current land use designation of Business Park Center-2 (BPC-2) in the Medulla Redevelopment District.

The applicant is requesting a future land use change to Institutional to accommodate development of new medical offices on 8.37 acres of the parcel to support a new medical office building, offering specialty medical services to those most in need in our community.



This site is in a prominent location along Florida Avenue South with great visibility and great sight characteristics (lot size, frontage and dimensions), and is located in close proximity to existing utilities. The current land use is BPC-2 in the TSDA Development Area, TCCO Corridor Overlay and Medulla Redevelopment District. In accordance with the Land Development Policy Section 2.104-A5 development of this site shall comply with the Transit Supportive Development Area criteria and provide direct access to Florida Avenue with parking and access to available transit facilities,

connect to the centralized potable water system of the City of Lakeland and lies within the service area for connecting to the Polk County wastewater system. The proposed development will promote a healthy community and sustainable building practices with compact building designs, adequate parking spaces, parking islands, a stormwater retention pond, and protect the existing floodplain on the western portion of the property.

The property shall also comply with criteria required by Land Development Policy Section 2.124-A3 for the Transit Corridor and Center Overlay providing an accessible street-facing building, ample parking and safe and direct pedestrian connection to the building entrances.

Further we request an "Institutional" land use classification pursuant to Land Development Policy Section 2.116.A3 as the property is in an appropriate location as it lies along Florida Avenue South which has great visibility and site characteristics to provide needed medical facilities with high-quality medical and pediatric services and bring future medical and commercial growth to the area which will increase employment opportunities.

Land Development Policy Section 2.124-F4(b) defines permitted uses for the institutional designation to include medical offices. This designation is also consistent with Polk County's plan to provide commercial and office uses to an area of the County that is underserved by medical facilities.

The proposed development includes a "Floodplain Protection Area" with a designated conservation area to the west of the stormwater pond, buildings and parking in compliance with Land Development Policy 2.123-B2. Development will not alter the existing size or function of the existing floodplain as the stormwater pond will be constructed to mitigate any runoff from the adjacent parking area.

Additionally, in compliance with Land Development Policy 2.123-B2, any wetlands determined to exist on the property will be also be included in the floodplain protection area to minimize adverse impacts from the development.

We respectfully request approval of our land use change and look forward to staff's review of this application.



TARA L. TEDROW

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July 25, 2024

VIA ACCELA AND EMAIL

Mark Bennett, Planner
Chanda Bennett, AICP, Comprehensive Planning Administrator
Polk County Office of Planning and Development
330 West Church Street
Bartow, FL 33813

**Re: LDCPAS-2024-13 – Small Scale Comprehensive Plan Amendment
Project: 5955 Florida Avenue S., Lakeland**

Dear Mark and Chanda:

In response to comments provided on July 10, 2024 regarding the above referenced small scale comprehensive plan amendment application, we provide the following information and are submitting supporting documentation for your review:

Comment 4. Impact Assessment Statement - Population:

F.1. Calculate the generated population in the case of commercial or industrial uses.

RESPONSE: There will be no generated population because we have no residential uses.

F.2. Describe the employment characteristics.

RESPONSE: All employees will be working in the medical field, actively engaged in providing care to the pediatric community in Lakeland and the surrounding area. Almost every role requires multi-year, highly advanced, university level training and several years of experience to qualify for the position. Virtually every new role will require individual



licensing from state and/or federal oversight organizations pertinent to the specific specialty/role of the worker to ensure competency.

There will be approximately 70 employees. The type of skills or training required for the new jobs will include Medical Assistant Certificate Programs, RN programs, Medical Doctorates (additional Fellowship programs), PHDs, Ancillary Medical Training programs (X-ray, respiratory therapy, athletic trainer, etc.). The percentage of employees that will be found locally is approximately 80% of the population. The number of shifts per day and employees per shift will include one shift per day (7:30 am to 5:00 pm) with 40 employees per shift.

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

RESPONSE: The proposed use is also consistent with other Uses along Florida Avenue South. There are multiple other medical, commercial and retail uses along Florida Avenue South, making the request entirely consistent with the existing and allowable patterns of development. Moreover, the proposed development will provide needed, high-quality medical and pediatric services through Polk County and will bring future medical and commercial growth to the area which will increase employment opportunities as well.

Comment #6. Impact Assessment Statement – Maps:

RESPONSE: Land use change will be solely Institutional in order to accommodate the proposed medical services use. Map exhibits have been included in the impact assessment to include, a topographical, soils, traffic circulation and drainage maps.

Comment #9. Surveying:

RESPONSE: Survey with legal description is provided with this resubmittal.

Comment #1. Consistency with applicable plan policies.

RESPONSE: A small scale comprehensive plan justification statement narrative is provided with this resubmittal addressing the Comprehensive Plan policies listed.

Comment #5. Impact Assessment Statement – General Information:

G.2.e. Police Protection and Security.

RESPONSE: Property is located within the Polk County Sheriff's Office jurisdiction and would be served by the Southwest District Office in Lakeland.

G.2.f. Confirm source of electrical power supply.

RESPONSE: Lakeland Electric is the power company for this location.

Comment #3. Impact Assessment Statement – Sewerage:

C.1. Provide calculations for sewage generation.

RESPONSE: A Utility Impact Assessment statement is provided. With the anticipated buildout of all buildings, including the rear parcel, to be 72,000 square feet of medical office buildings, resulting in sanitary sewer demand of 14,400 GPD.

D.3. Provide calculations for water usage.

RESPONSE: A Utility Impact Assessment statement is provided. With the anticipated buildout of all buildings, including the rear parcel, to be 72,000 square feet of medical office buildings, resulting in water demand of 17,280 GPD.

Surface Water Management and Drainage

E.3. Provide description of impact of site alterations on fish and wildlife resources.

RESPONSE: A Stormwater Impact Assessment is provided. No environmental resources will be impacted due to the site alterations.

E.4. Provide description of local aquifer recharge and groundwater conditions and changes to the water supplies resulting from development.

RESPONSE: A Stormwater Impact Assessment is provided.

Comment #2. Impact Assessment Statement – Access to Roads and Highways

B.1. Provide calculation of vehicle trips generated daily and at PM peak hour.

RESPONSE: A Traffic Impact Assessment is provided. The analysis provides an additional 125 vehicle trips during a typical weekday PM peak hour.

B.5. Identify other modes of transportation other than automobile that have been considered.

RESPONSE: A Traffic Impact Assessment is provided. The report discusses the existing bus stop in front of the project site, a pedestrian path to be provided to the building from the right-of-way, and bicycle parking will also be considered for another alternative means of transportation.

In addition to the responses to comments provided above, we provide the following documents:

1. Revised Demonstration of Need for our specific proposed development;
2. Revised Project Description for our specific proposed development;
3. Small Scale Comprehensive Plan Justification Statement;
4. Survey;
5. Transportation Impact Assessment;
6. Utility Impact Assessment;
7. Stormwater Impact Assessment, and
8. General Impact Assessment Statement.

We appreciate your review and processing of this documentation. Please feel free to contact me if you have any questions or need additional clarification. We look forward to hearing from you.

Thank you!

Very truly yours,



Tara L. Tedrow

TLT/lak
Attachments

**Level 4 Small-Scale Comprehensive Plan Amendment
5955 Florida Avenue South, Lakeland**

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?**

The proposed land use change would support commercial development converting an existing plant nursery and associated buildings into a specialized medical office development. This design will utilize existing urban services and will not promote low-density or low-intensity development and will not create urban sprawl but would rather provide needed medical services in a convenient, accessible location for residents.

- 2. Will passage of the proposed amendment allow a significant amount of urban development to occur in rural areas?**

This property lies on Florida Avenue South (Highway 37) which is a divided minor arterial roadway with a grass median. The property also lies in a Transit Supportive Development Area (TSDA) and TCCO Corridor Overlay with a current land use designation of Business Park Center-2 (BPC-2) in the Medulla redevelopment district. There is nothing about this project site that is designated as rural; rather, the existing overlays support urban development at this location.

- 3. Does the proposed amendment create or encourage urban development in radial, strip, isolated or ribbon patterns emanating from existing urban development?**

The property is located on Florida Avenue South between Highway 540A and Fitzgerald Road. The proposed land use change to Institutional would promote infill development in the TSDA and Medulla redevelopment district with existing surrounding properties abutting to the north and south with a mix of warehouse, retail, and medical uses as well as state and federal government buildings and more medical and retail uses across Florida Avenue South. The proposed medical development resulting from this land use change would support the nearby residential development, including that located off of Fitzgerald Road and Highway 540A, but also provide high quality medical care for residents of the County.

- 4. Does the proposed amendment fail to adequately protect adjacent agriculture areas?**

No, there are no existing or active adjacent agricultural uses to this property. This property lies in the Transit Supportive Development Area (TSDA) and TCCO Corridor Overlay with a current land use designation of Business Park Center-2 (BPC-2), which is not located in a rural area with agricultural uses.

5. Could the proposed amendment fail to maximize existing public facilities and services?

This property is served by City of Lakeland for potable water and Polk County for wastewater. Approximately 420 feet south of the property boundary there already exists a wastewater connection in the right-of-way.

6. Could the proposed amendment fail to minimize the need for future public facilities and services?

No new public facilities or services will need to be provided for proposed development as existing facilities and services with capacity can be utilized to serve the site.

7. Will the proposed amendment allow development patterns that will disproportionately increase the cost of providing public facilities and services?

No new public facilities or services will need to be funded for the project as existing facilities and services with capacity can be utilized to serve the site and will support the proposed development resulting from this land use change.

8. Does the proposed amendment fail to provide clear separation between urban and rural uses?

The subject area is located in the TSDA development area, TCCO overlay corridor and Medulla Redevelopment District. The existing surrounding parcels in this area are commercial or industrial in nature, and no urban/rural divide exists nearby.

9. Will the proposed amendment discourage infill development or redevelopment of existing neighborhoods?

This project provides for infill development along a heavily trafficked commercial highway corridor in the Medulla Redevelopment District.

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

Proposed commercial development as a result of this land use change provides non-residential use of the property in support of nearby residential uses. The medical services planned for the property would provide a needed and functional asset to the community.

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

The proposed project design will have direct access to Highway 37, a minor arterial roadway, and will not result in poor accessibility.

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

The amendment is not anticipated to result in a net loss of open space.

IMPACT ASSESSMENT STATEMENT
5955 Florida Avenue South, Lakeland

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A. Land and Neighborhood Characteristics

1) Show how and why the land is suitable for proposed uses:

This site is suitable for the proposed medical office buildings due to its prominent location along Florida Avenue South, with great visibility and great sight characteristics (lot size, frontage and dimensions), and is located in close proximity to existing utilities. The current land use is BPC-2 in the TSDA Development Area, TCCO Corridor Overlay and Medulla Redevelopment District.



The property's requested land use change will be Institutional in order to accommodate the proposed medical services use. Pursuant to LDC Section 2.104 the proposed use is suitable for the TSDA as the non-residential development would not exceed the FAR maximum density and is not anticipated to result in a net loss of open space. Additionally, in support of the TCCO (Transit Corridor Overlay) in the TSDA, property frontage lies on S.R. 37 (Florida Avenue), a minor arterial roadway, allowing for ease of access.

The proposed use is also consistent with other Uses along Florida Avenue South. There are multiple other medical, commercial and retail uses along Florida Avenue South, making the request entirely consistent with the existing and allowable patterns of development. Moreover, the proposed development will provide needed, high-quality medical and pediatric services through Polk County and will bring future medical and commercial growth to the area which will increase employment opportunities as well.

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

The proposed development is compatible with adjacent uses as this property is currently zoned Business Park Center-2 with Linear Commercial Corridor to the south and east. Property is also a TSDA and TCCO overlay in the Medulla Redevelopment District supporting commercial development.

- 3) How will the request influence future development in an area.

The proposed development is consistent with commercial development in the area with other medical, commercial and retail uses along Florida Avenue South, making this request for an Institutional land use designation consistent with the comprehensive plan as well as existing and allowable development patterns.

B. 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)? Provide a detailed methodology.

Currently, by ITE standards there are at least 43,000 vehicles that drive by this location daily. The applicant would expect a 1%-2% increase with patients, associates and subcontractors. A minor traffic study is provided in lieu of a detailed methodology and calculations.

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

The site may require a Left Turn Lane from the North bound Florida Avenue South, depending on the FDOT and County review of the ultimate site plan.

- 3) What is the total number of parking spaces required pursuant to Section 708 of the Land Development Code?

In accordance with LDC Section 708.A., a minimum of 150 parking spaces will be provided on site as required for the 20,000 square foot medical office and proposed future development of the 10,000 square foot ambulatory surgical center.

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

The site has direct frontage along and access to Florida Avenue South.

C. Sewage

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

The proposed sewage in gallons per day (GPD) for similar development of a 72,000 square foot medical office building is expected to be 14,400 gallons per day. A Utility Impact Assessment

report is provided. If on-site treatment, what is the proposed method. No on-site treatment is proposed. The site is located in an area served by Polk County for wastewater. The wastewater connection is within the right-of-way of Florida Avenue approximately 420 feet south of the property boundary.

- 2) If offsite treatment, who is the service provider and what is the providers general capacity at the time of application, and anticipated date of connection?

The anticipated connection to the Polk County system would be eight (8) months after land use approval.

D. Water Supply

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

The site is in an area served by City of Lakeland for potable water.

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

The proposed anticipated volume of consumption expected (GPD) is 17,280 gallons per day. A Utility Impact Assessment is provided.

E. Surface Water Management and Drainage

- 1) Discuss the surface water features, including drainage patterns, basic characteristics and flood hazards.

The current site has a wetlands area on its west side. A retention pond for stormwater purposes is proposed equivalent to 20% of the developable area of the site.

- 2) What alterations to the site's natural drainage features, including wetland, would be necessary to develop the project.

The existing wetland on the property will not be altered and a retention pond will be installed. A Stormwater Impact Assessment report is provided.

F. Environmental Analysis

- 1) Discuss the environmental sensitivity of the property and adjacent properties.

The existing wetland on the property will not be altered. The applicant is proposing to convert the existing use of the property from a nursery to a medical use.

- 2) What are the wetland and floodplain conditions.

The existing floodplain of approximately 3.34 acres on the west portion of the property will not be altered.

- 3) Discuss location of potable water supplies, private and public wells.

Access to potable water supplies would be provided by City of Lakeland through existing water lines.

- 4) Provide analysis of soil types and a percentage of coverage on site.

A soils map is provided.

G. Infrastructure Impact Information

- 1) Parks and recreation.

Closest park is 3 minutes to 1 mile from Christina Park.

- 2) Educational facilities.

A preschool is 100 feet from the property, Medulla Elementary School is 0.4 miles, Lakeland Highlands Middle is 1.6 miles, and George W Jenkins Senior High School is 2.9 miles.

- 3) Healthcare

Lakeland Regional Health Medical Center is 21 minutes and 9 miles away from the property.

- 4) Fire Protection.

City of Lakeland Fire Station 4.2 miles and 11 minutes away from the property.

- 5) Police Protection.

Property is located within the Polk County Sheriff's Office jurisdiction. However, Mulberry Police Department is 10 minutes and 4.7 miles away from the property.

- 6) Emergency Medical Services

Lakeland Regional Health Medical Center 21 minutes and 9 miles, City of Lakeland Fire Station 4.2 miles and 11 minutes away from the property.

- 7) Solid Waste.

Lakeland Solid Waste Management would service the site at 8.5 miles and 23 minutes away from the property.

- 8) How may this request contribute to neighborhood needs?

The proposed development would provide needed medical facilities to serve the nearby residential neighborhoods.

H. Population

- 1) Please calculate the generated population in the case of commercial or industrial uses.

There will be no generated population because we have no residential uses.

- 2) Please describe the employment characteristics.

All employees will be working in the medical field, actively engaged in providing care to the pediatric community in Lakeland and the surrounding area. Almost every role requires multi-year, highly advanced, university level training and several years of experience to qualify for the position. Virtually every new role will require individual licensing from state and/or federal oversight organizations pertinent to the specific specialty/role of the worker to ensure competency.

There will be approximately 70 employees. The type of skills or training required for the new jobs will include Medical Assistant Certificate Programs, RN programs, Medical Doctorates (additional Fellowship programs), PHDs, Ancillary Medical Training programs (X-ray, respiratory therapy, athletic trainer, etc.)

The percentage of employees that will be found locally is approximately 80% of the population.

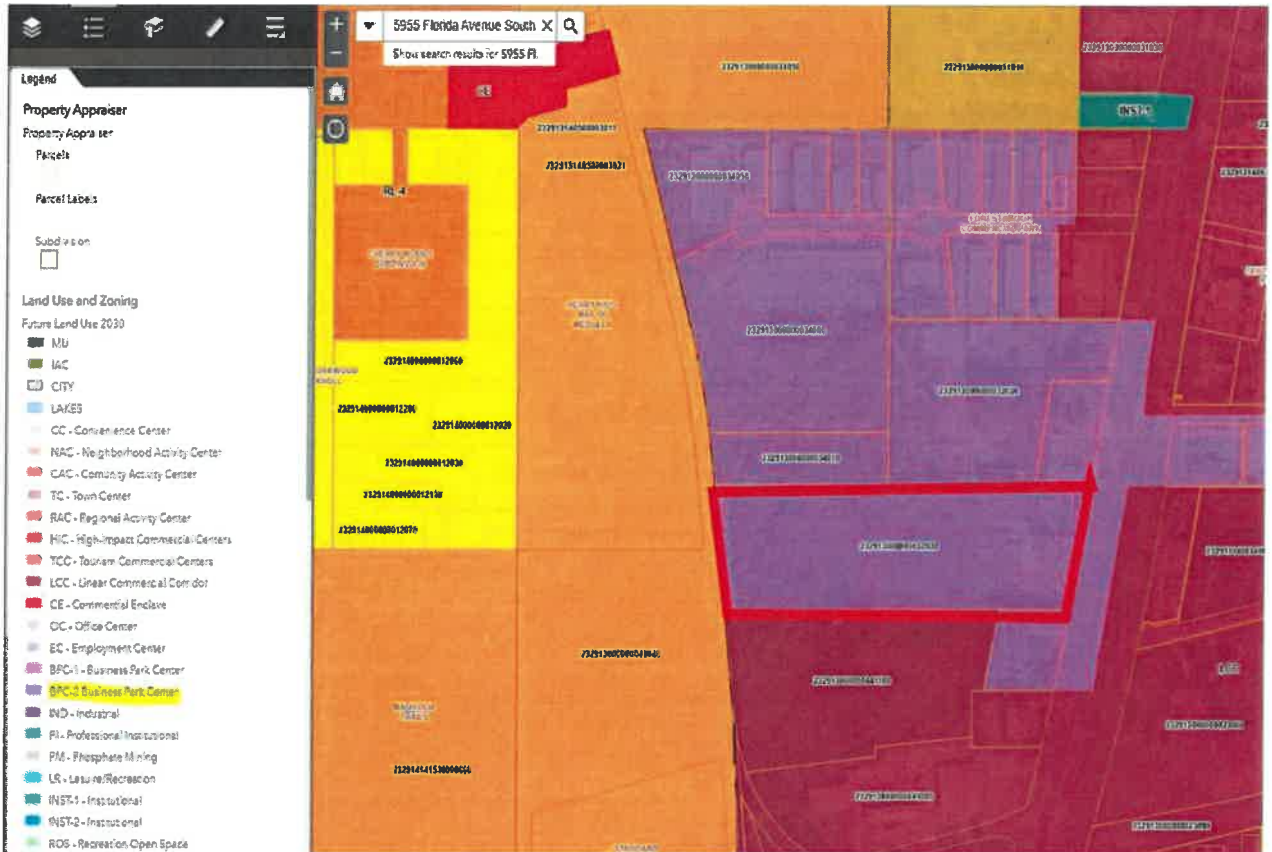
The number of shifts per day and employees per shift will include one shift per day (7:30 am to 5:00 pm) with 40 employees per shift.

MAP A – LOCATION MAP

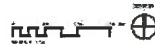
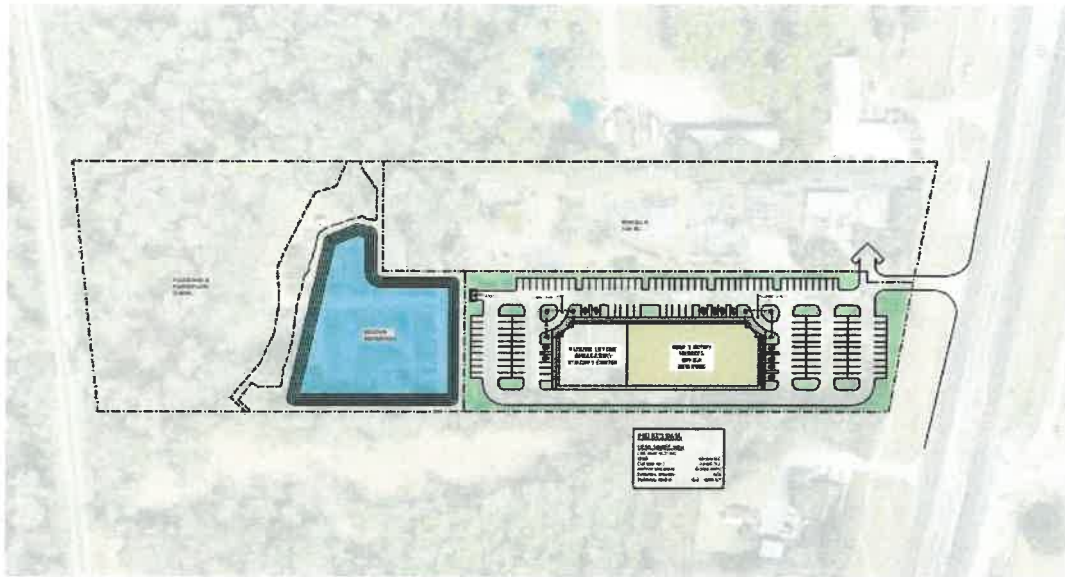
VICINITY MAP: 5955 Florida Ave. South



MAP B – EXISTING LAND USE

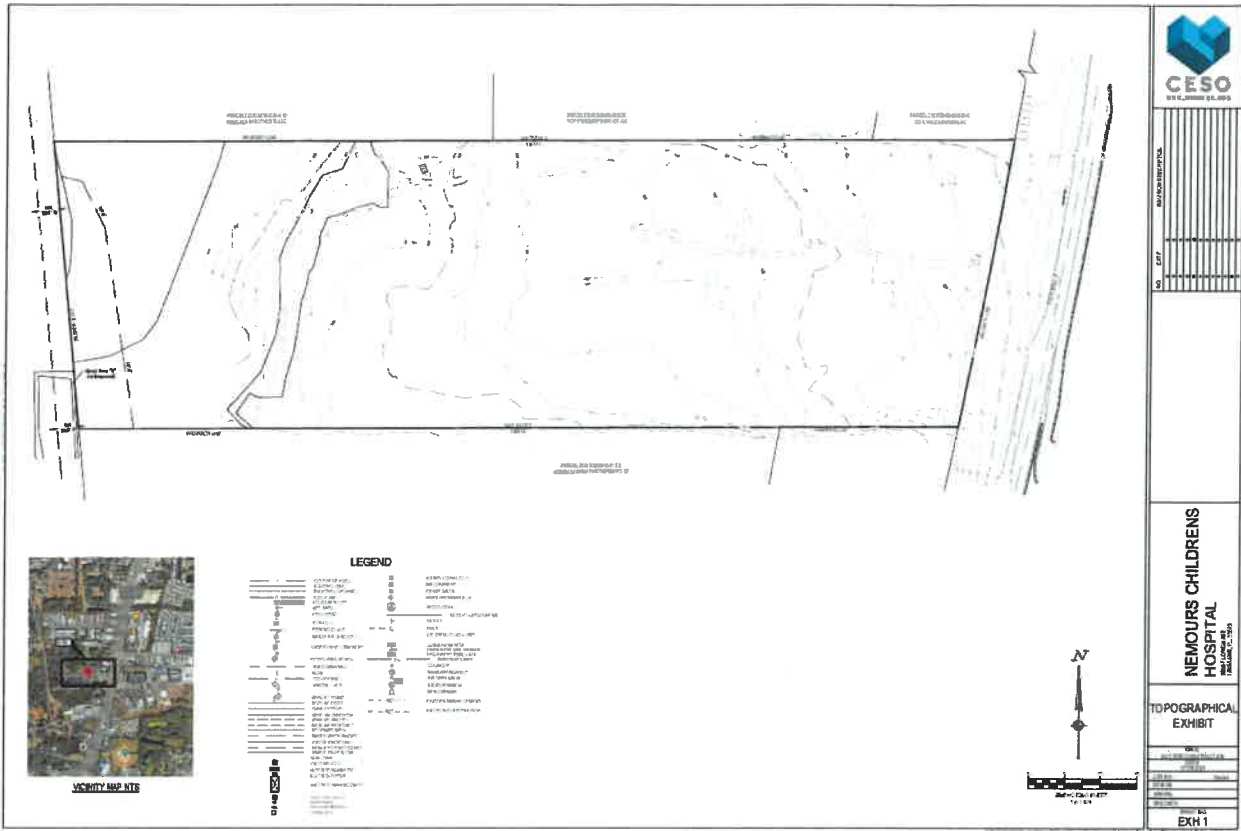


MAP C – PROPOSED CONCEPT PLAN



**OVERALL SITE PLAN
LAKELAND SITE 6A
AS100**

MAP D – TOPOGRAPHY



MAP E – SOILS MAP



Map unit symbol	Map unit name	Rating	Acres in ADI	Percent of ADI
25	Florida wetlands forest swamp, depressed	A/D	3.7	21.1%
37	Highly erodible clayey	D	3.9	22.9%
59	Florida clayey sand complex, 0 to 3 percent slopes	A	10.1	58.0%
Totals for Acres of Interest			17.7	100.0%

2000 N. Orange Blossom Trail
 Suite 100
 Orlando, FL 32809
 Phone: 407.241.1111
 Fax: 407.241.1112
 Email: info@cess.com

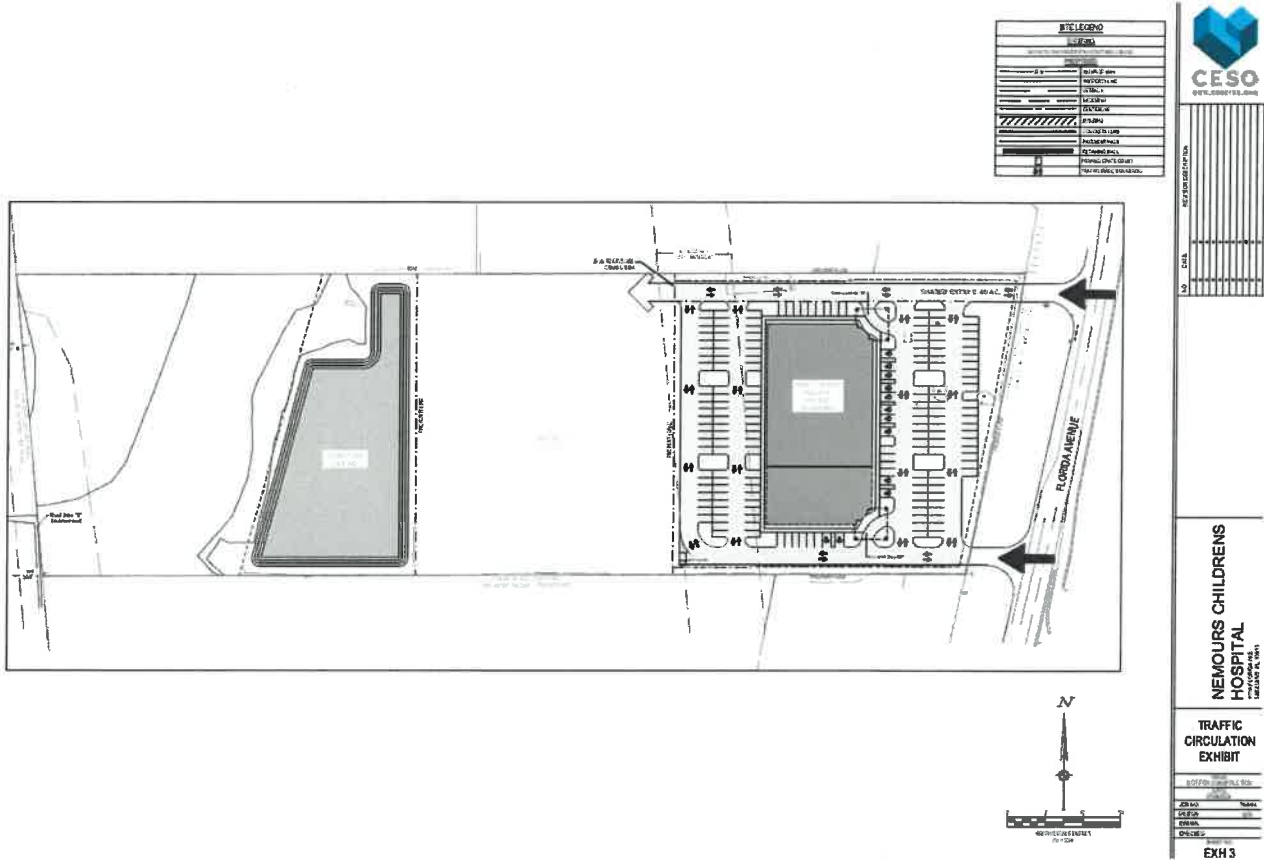
DATE: _____
 BY: _____
 TITLE: _____

**NEMOURS CHILDRENS
 HOSPITAL**
ORLANDO, FL

**SOILS MAP
 EXHIBIT**

SHEET NO. _____
 OF _____
 PROJECT NO. _____
 DRAWN BY: _____
 CHECKED BY: _____
 DATE: _____
 SCALE: _____
 REVISION: _____
 EXH 2

MAP G – TRAFFIC CIRCULATION



July 24, 2024

Mark Bennett
Polk County
330 W Church Street
Bartow, FL 33830

RE: Stormwater Impact Assessment – Proposed Medical Office Development

Dear Mr. Bennett:

CESO has evaluated the proposed project in regards to the environmental and stormwater management. The proposed project will be designed such that there are no negative effects to the environmental resources surrounding the site. There are no anticipated impacts to the wetlands or floodplain. Stormwater treatment will be designed per County and Water Management District regulations, with the runoff being equal to or less than the existing conditions. The stormwater pond will capture runoff, allowing the water quality volume to infiltrate into the ground to aid in the local aquifer recharge.

Should you have any comments or questions regarding the above summary, please do not hesitate to contact me directly.

Sincerely,



Garrett George, P.E.
Sr. Project Manager

July 24, 2024

Mark Bennett
Polk County
330 W Church Street
Bartow, FL 33830

RE: Transportation Impact Analysis – Proposed Medical Office Development

Dear Mr. Bennett:

CESO, Inc. was retained by Nemours Children’s Health to provide a trip generation analysis for the proposed Medical Office Development that will be located at 5955 Florida Avenue South, Lakeland, FL 33813. The purpose of this analysis is to quantify the amount of traffic directly generated by the construction of the proposed development. The following trip generation analysis has been performed in general accordance with nationally accepted standards and industry practices.

Site Description

The proposed development is to be located on Florida Avenue South, just north of Ewell Road within Polk County, FL. The subject parcel consists of a plant nursery that is no longer operational. The proposed development will be approximately 36,000 square feet (at full buildout) of medical office building. **Attachment A** contains a site location map, **Attachment B** contains a site aerial, and **Attachment C** contains a site conceptual plan.

The proposed development is proposed to provide two (2) site access driveway as follows:

Florida Ave South– per the attached site plan, two (2) full access driveway will provide site access at the north and south ends of the site.

Site Traffic Generation

In order to calculate the Proposed Medical Office Development Generated Traffic Volumes, CESO reviewed Site Plan data provided by the client to determine the quantity of potential traffic volumes generated. The full buildout of the Development includes the proposed use of the Site as a Medical Office Development that consists of the following:

- One (1) approximate 36,000 sq. ft. Medical Office Development.

Studies of similar developments throughout North America have shown that the amount of traffic generated will be functionally related to some unit of activity (i.e., number of fueling stations, gross floor area, service bays, etc.). In practice, site traffic fluctuates substantially on different days and hours throughout the year. Therefore, it is imperative to select an appropriate hourly volume on which to base the design of the external roadway and site access facilities. The AM and PM Peak Hours were selected based on the hours of operation of the proposed Development and available data from the Institute of Transportation Engineers (ITE).

For analysis purposes, the base unit utilized for trip-generation was the gross square feet of building. The

proposed development Generated Traffic Volumes were calculated by utilizing data contained in the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11th Edition*, in combination with methods outlined in the (ITE) Trip Generation Handbook. The Car Wash Development Generated Traffic Volumes are presented below in Table 1. The trip generation shown below includes AM and PM peak hour trips generated.

Table 1
Site Generated Traffic Volumes

ITE Land Use Description	ITE Cat.	Size	Unit	Total Generated Trips						
				AM Peak Hour			PM Peak Hour			Daily Trip Ends
				Total	Total	Total	Total	In	Out	Total
Medical Office	720	36	KSF	90	70	20	125	35	90	1,296
<i>ITE Cat. 7208 Entering (%) / Exiting (%)</i>				100%	78%	22%	100%	28%	72%	100%

Transit Supportive Development Area (TSDA) & Transit Corridors and Centers Overlay (TCCO) Evaluation

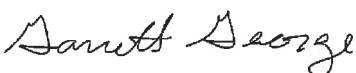
The site has also been evaluated for conformity with the TSDA and TCCO overlays. There is an existing bus stop directly in front of the project site, on Florida Ave South. A pedestrian path will be provided from the building to the right-of-way, providing for connectivity and usability of the bus stop. Bicycle parking will also be considered to provide for yet another alternative means of transportation.

Conclusions

Based upon the results of the trip generation analysis, CESO has determined that the construction of the proposed Medical Office will generate an additional 125 vehicle trips during a typical Weekday PM Peak Hour and 90 trips during a typical AM Peak Hour.

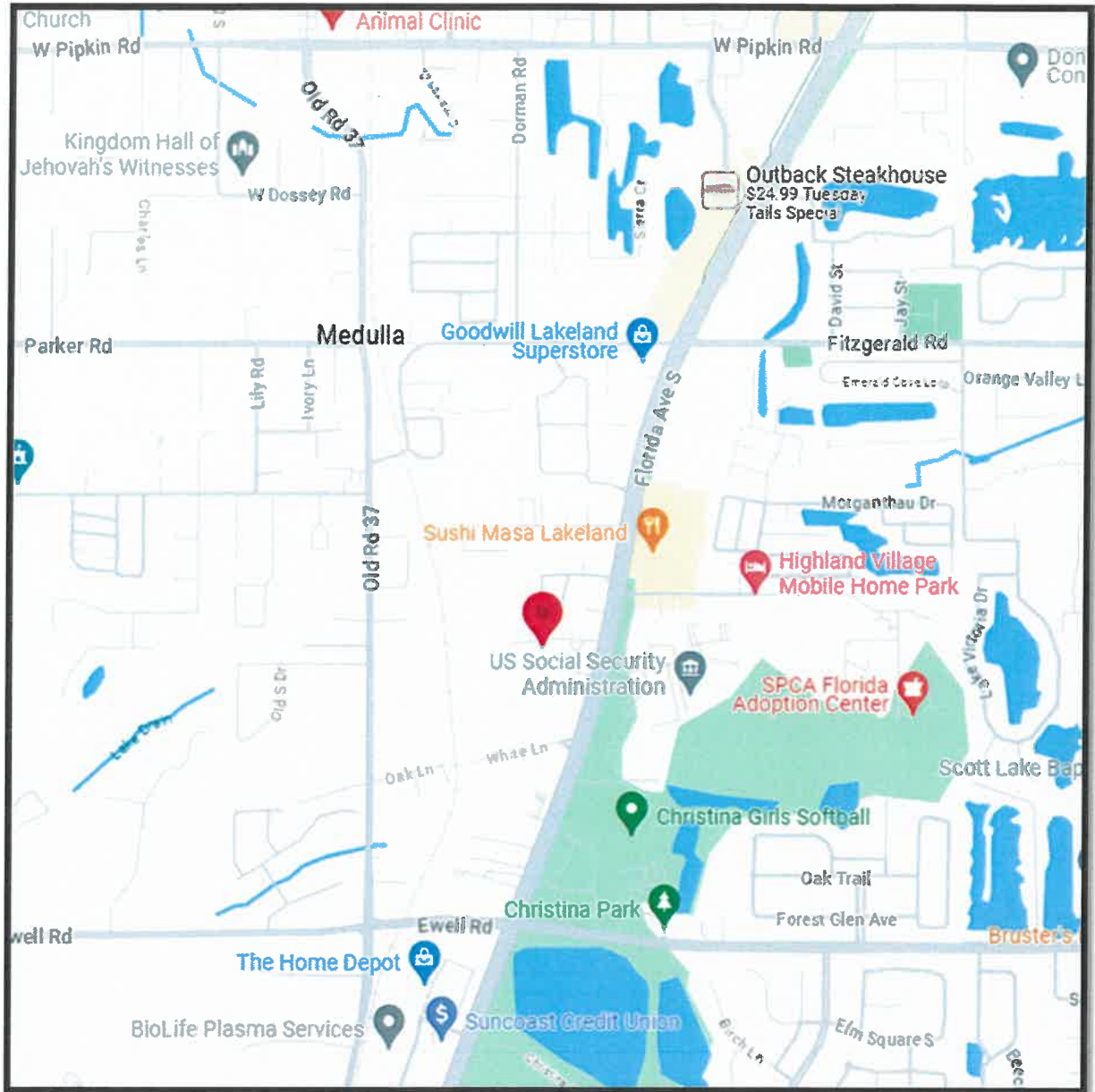
Should you have any comments or questions regarding the above summary, please do not hesitate to contact me directly.

Sincerely,



Garrett George, P.E.
Sr. Project Manager

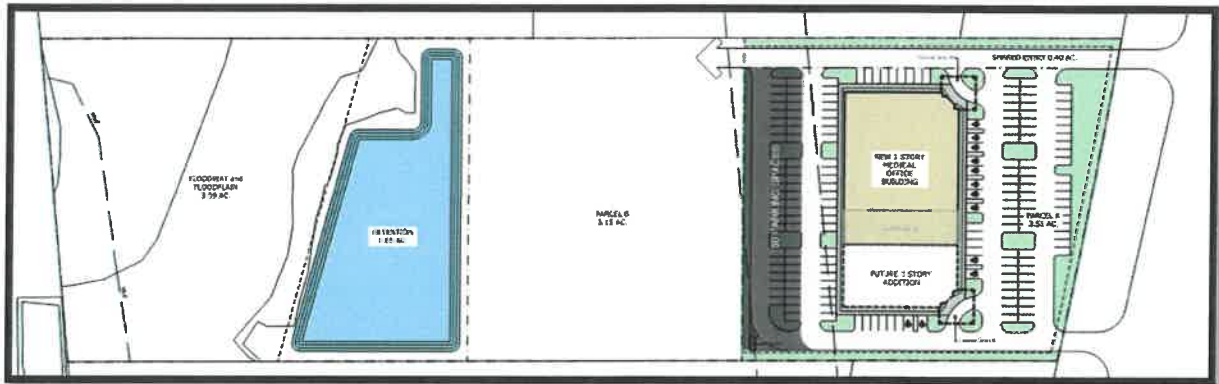
Attachment A: Site Location Map



Attachment B: Site Aerial



Attachment C: Site Plan



July 24, 2024

Mark Bennett
Polk County
330 W Church Street
Bartow, FL 33830

RE: Utility Impact Assessment – Proposed Medical Office Development

Dear Mr. Bennett:

CESO has evaluated the proposed project in regards to the anticipated utility demands. An analysis was completed for the anticipated buildout of the site, based on the proposed conceptual site plan. Demands were calculated based on the Polk County Utilities – Utilities Administration Manual.

In the utility analysis, utility demands were calculated based on the anticipated buildout of the proposed 36,000 sq. ft. medical office building. For design purposes, the assumption was made that the rear parcel would propose a similar development, and thus, 72,000 sq. ft. of medical office building was used for the demand calculations. The resulting calculations yielded a water demand of 17,280 gallons per day, and a sanitary sewer demand of 14,400 gallons per day.

Should you have any comments or questions regarding the above summary, please do not hesitate to contact me directly.

Sincerely,



Garrett George, P.E.
Sr. Project Manager