



TDW Land Planning

(863) 838-8511 | tdwlandplanning@gmail.com

Project: GrayLineX
Site Boundary: See Legal Descriptions Provided
Parcel ID #s: 232932-000000-013180
Acreage: +/- 3.81 acre site

Project Narrative:

This is a text amendment to accompany the Future Land Use Map (FLUM) amendment to change the subject 3.8 acre site from Residential Suburban (RS) to Industrial (IND) which includes a binding site plan and site-specific conditions to allow light manufacturing on the subject parcel. The proposed manufacturing is different than typical IND uses that may produce noise, smoke, vibrations, smells or other objectionable impacts. The proposed light manufacturing facility is a high-tech manufacturer of electronic equipment with sophisticated and delicate manufacturing processes conducted entirely indoors that will not have any significant offsite impacts to the surrounding area.

The site plan illustrates excellent access directly on SR 60 at a median opening, includes buffering and separation from surrounding parcels, ensures wetland areas have sufficient buffering and protection, and provides excellent on-site parking and circulation for employees, guests, and deliveries. In order to limit the intensity of the proposed IND future land use, the site plan design binds the use of the site to the approval to ensure the site and level of activity is compatible with the surrounding uses in this area.



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Exhibit 1 - Proposed Text to Comprehensive Plan Section 2.135:

SECTION 2.135-V - Development Guidelines for Parcel number 232932-000000-013180:

OBJECTIVE 2.135-R: Through the adoption of LDCPA_____, this section of the plan enables this specific property to be developed with Industrial (IND) land uses in a limited fashion as established in the Polk County Land Development Code with conditions adopted into the Land Development Code through LDCT-2026-_____.

POLICY 2.135-R1: DESIGNATION AND MAPPING - Land use for this parcel shall be designated and mapped on the Future Land Use Map Series as Industrial (IND).

POLICY 2.135-R2: LOCATION CRITERIA – This section applies to the property legally described as:

COMM SW COR OF SW1/4 OF NE1/4 RUN N 2093.05 FT FOR POB CONT N 459.69 FT TO S-R/W SR 60 SELY ALONG R/W 684.63 FT SWLY 320 FT NWLY 354 FT TO POB BEING TRACTS I & J OF UNRE WILLOW HGTS

POLICY 2.135-R3: DEVELOPMENT CRITERIA - Development within this IND area shall conform to the criteria established in Section 2.113 of this Comprehensive Plan consistent with the development standards adopted for this parcel in the Polk County Land Development Code.



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Owner Authorization

Owner Name(s): Nolan Martin
Subject: Agent Authorization
Parcel ID #s: 232932-000000-013180

I/We, Nolan Martin, legal representative(s) and/or owner(s) hereby designate and authorize TDW Land Planning, LLC to submit application and speak and act on my/our behalf as the authorized agent, applicant, and representative in the processing and furnishing of supplemental information in support of future land use/zoning and site development approval applications to the governing entities for the subject project. Authorization is also hereby granted to access the subject site. The building, land use/zoning and site development permit applications include, but are not limited to, those to Polk County Land Development, Southwest Florida Florida Water Management District, Polk County Utilities, Polk County Public Schools, Polk County Health Department, Florida Department of Environmental Protection, and Florida Department of Transportation.

Authorized Property Representative(s):

Nolan Martin
Printed Name


Signature

10296 Meadowlark Dr. Lithia FL 33547
Address

Printed Name

Signature

Address

STATE OF FLORIDA
COUNTY OF POLK

OWNER'S AUTHORIZATION

The foregoing instrument was acknowledged before me this 4 day of March, 2026, by Nolan Martin, who is personally known to me or has produced a valid photo identification (driver's license, passport, etc) and who did not take an oath.


Notary Public

Notary Seal and Commission
Expiration Date



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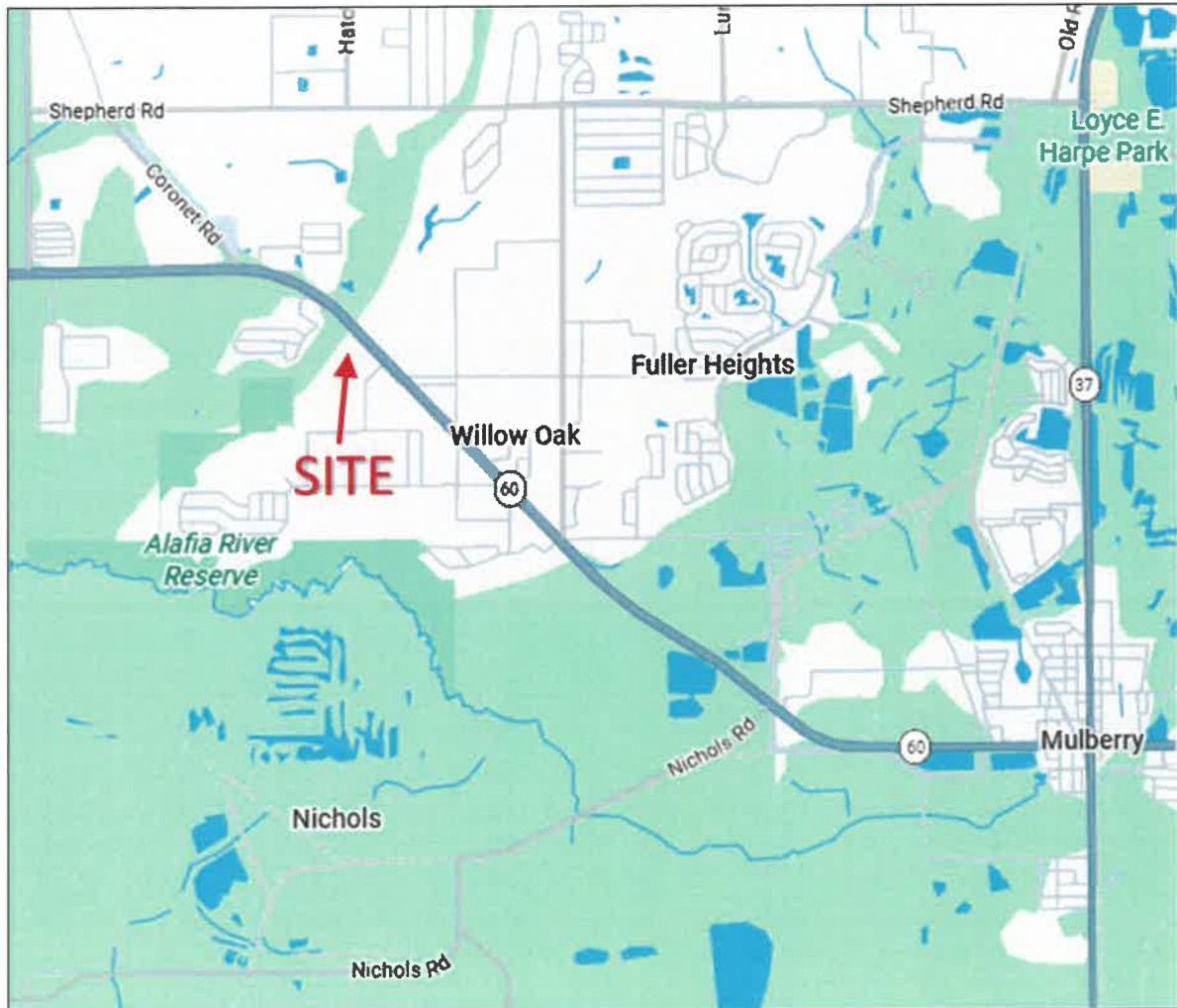
Project Narrative:

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The site plan illustrates excellent access directly on SR 60 at a median opening, includes buffering and separation from surrounding parcels, ensures wetland areas have sufficient buffering and protection, and provides excellent on-site parking and circulation for employees, guests, and deliveries. This ensures the design of the site and level of activity is compatible with the surrounding uses in this area.

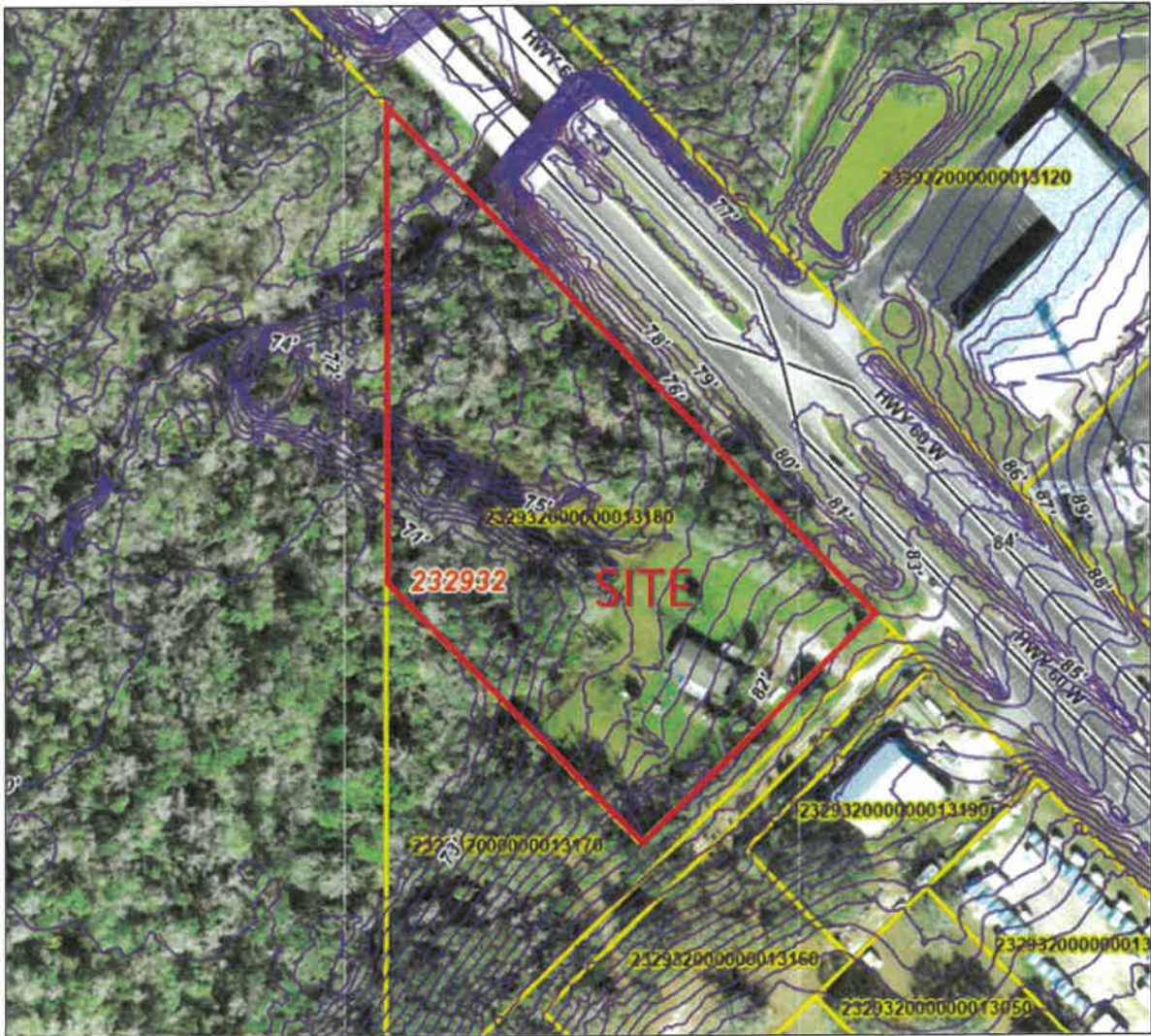
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Map A: Location Map



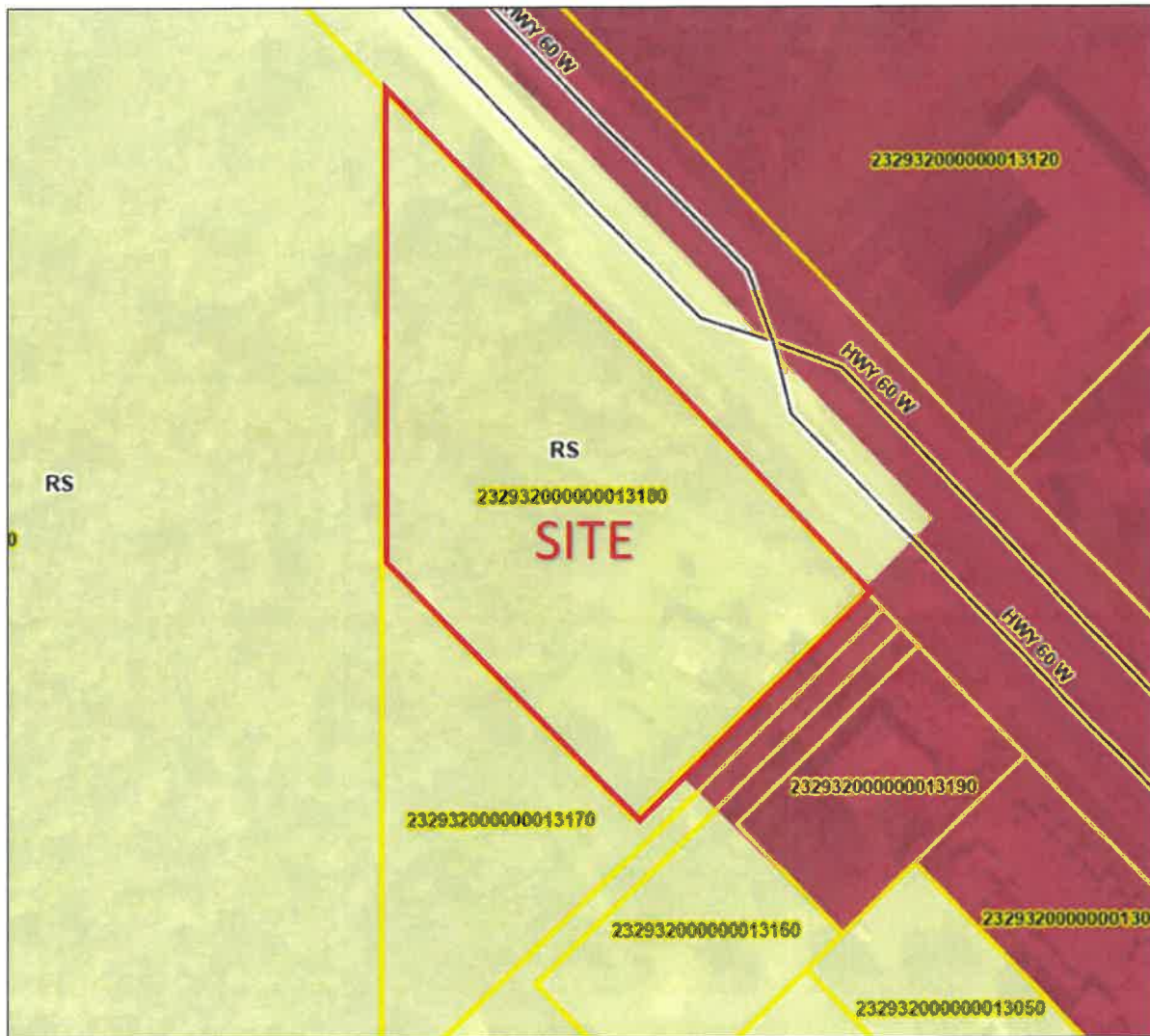
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Map B: Topographical Map



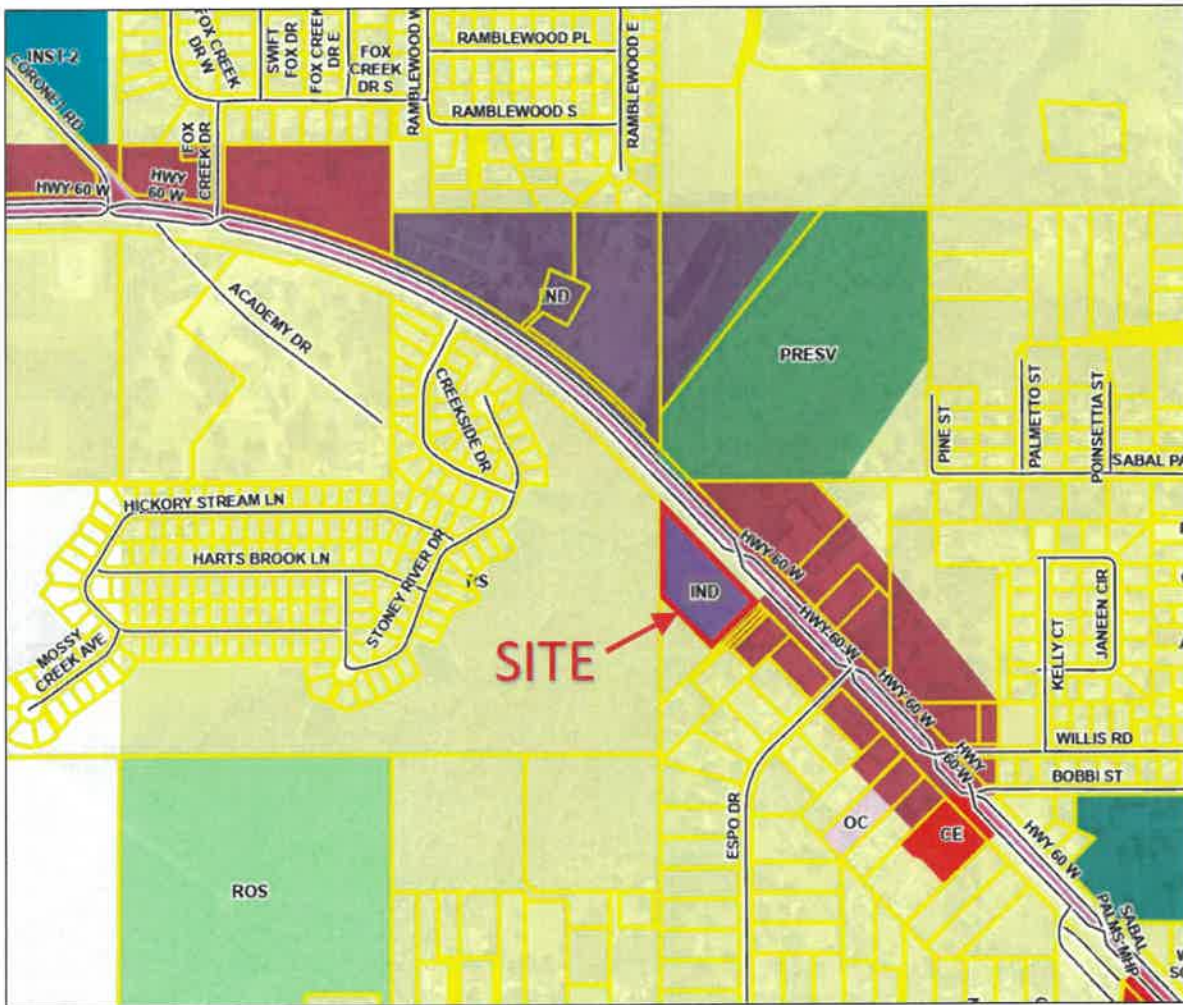
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Map C(1): Existing FLUM



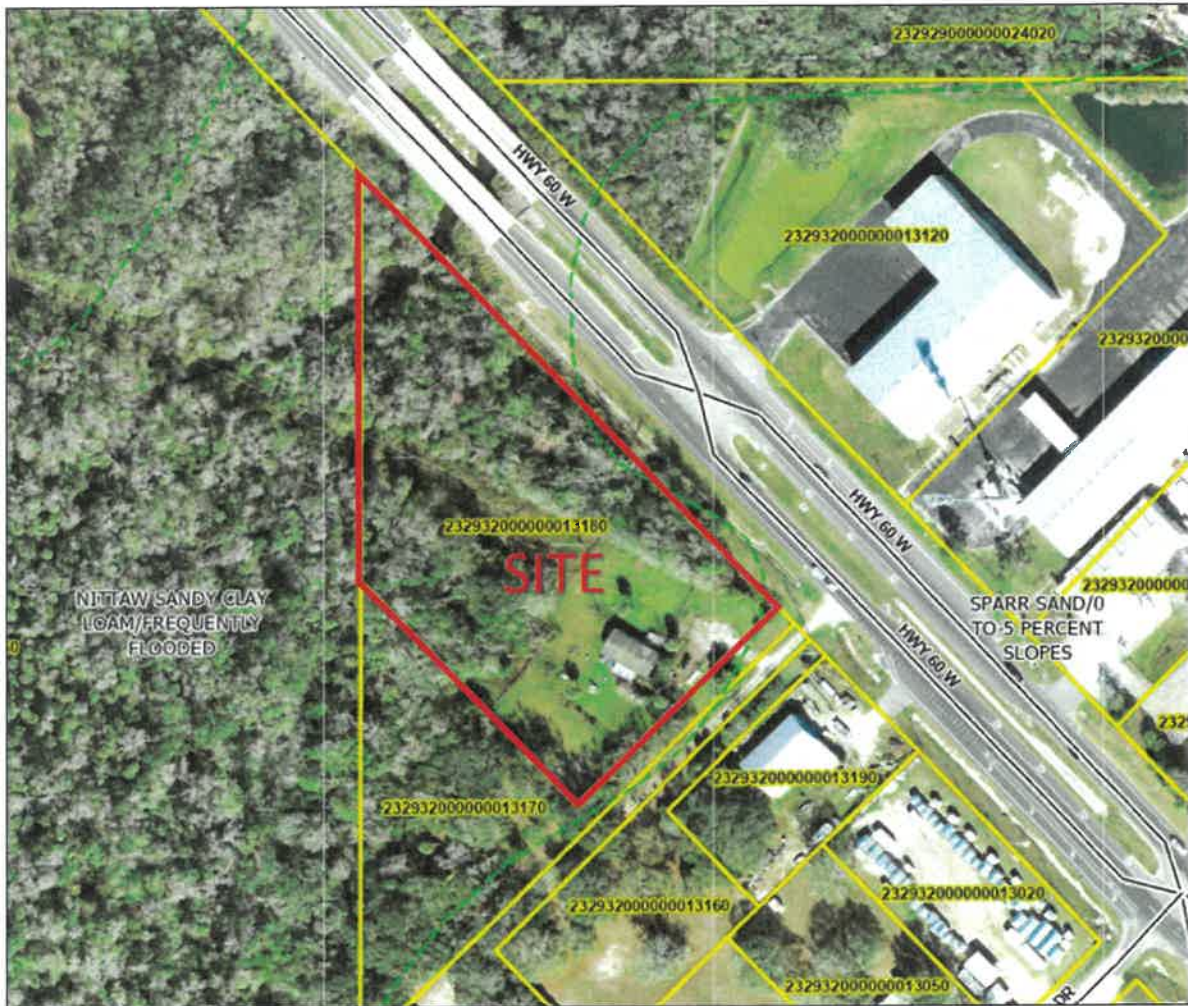
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Map C(2): Proposed FLUM



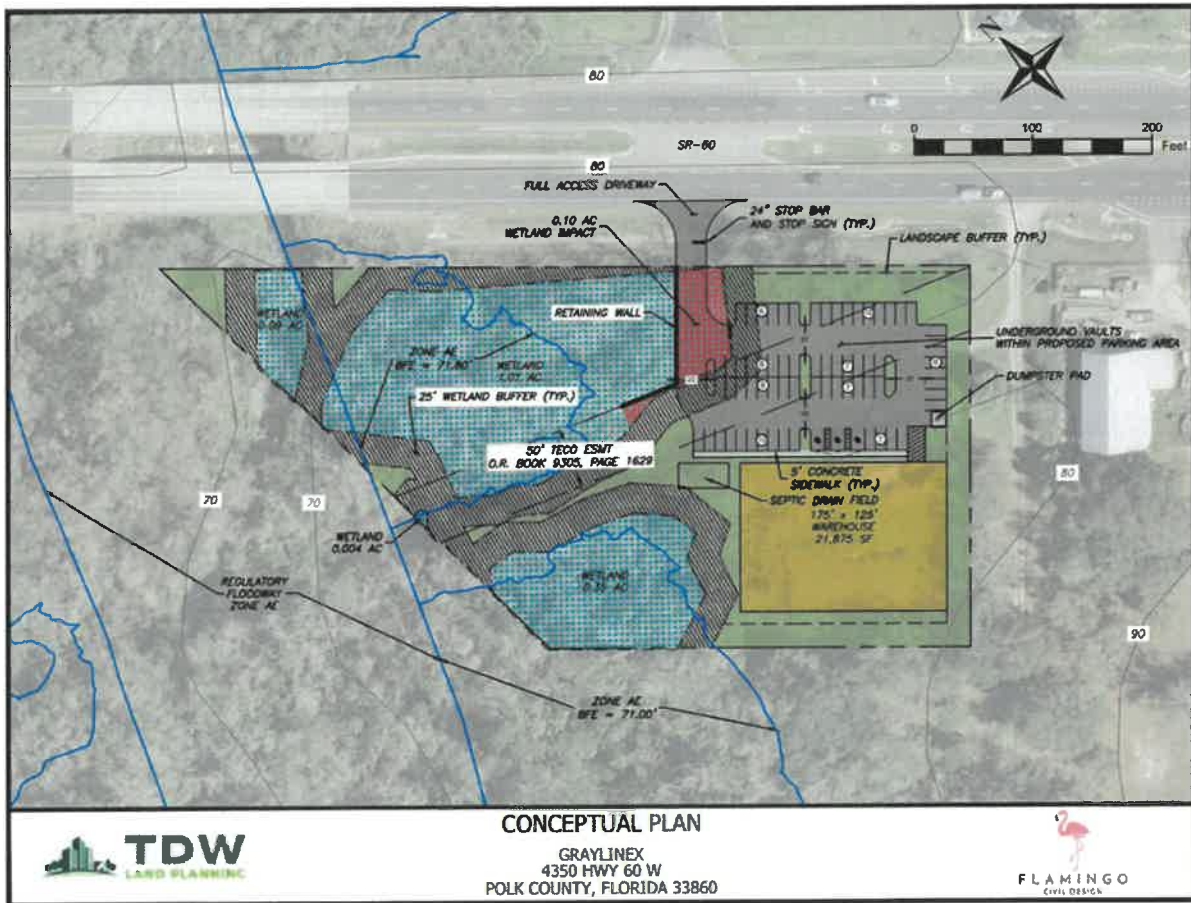
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Map D: Soils



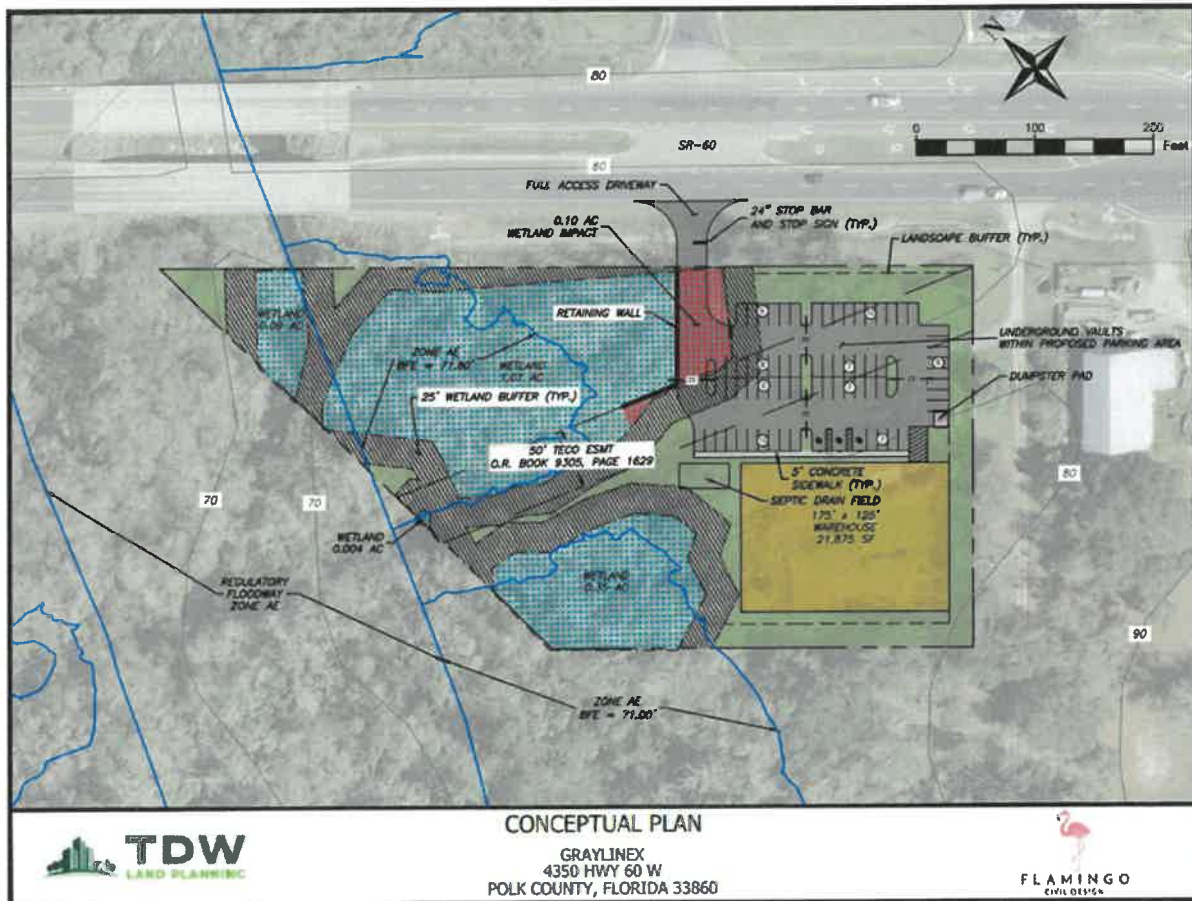
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Map F: Site Plan



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Map G: Drainage Map





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IMPACT ASSESSMENT STATEMENT FORM

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

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?

This is a request for a conditional Comprehensive Plan Amendment to change the land use map designation from Residential Suburban (RS) to Industrial (IND) which includes a binding site plan and site-specific conditions to allow light manufacturing on the subject parcel. The proposed manufacturing is different than typical IND uses that may produce noise, smoke, vibrations, smells or other objectionable impacts. The proposed manufacturing facility is a high-tech manufacturer of electronic equipment with sophisticated and delicate manufacturing processes conducted entirely indoors that will not have any significant offsite impacts to the surrounding area.

The site plan illustrates excellent access directly on SR 60 at a median opening, includes buffering and separation from surrounding parcels, provides sufficient buffering and protection for on-site wetlands (except for access to SR 60), and provides excellent on-site parking and circulation for employees, guests, and deliveries. This ensures the design of the site and level of activity is compatible with the surrounding uses in this area.

This request is consistent with POLICY 2.113-A3: LOCATION CRITERIA because the requested IND is located within a Suburban Development Area, has access to an arterial roadway, and is grouped as part of an IND node that currently exists across from an existing IND northwest of the Alafia River (Mid-Florida Auto Salvage, Just Scrap It metal scrapping, & U Jerk It Auto salvage). In addition, the site design avoids impacts to the natural environment consistent with Policy 2.102-A9. With the exception of site access which is optimized for safety at the existing median opening, the site avoids major impacts to the wetlands or floodway. Consistent with Policy 2.102-A10, the site is far from existing agricultural production areas, provides buffering and separation from

existing residential uses in the area, and is close to supporting infrastructure and services (Fire, EMS, Sheriff).

The surrounding Willow Oak community and this segment of SR 60 has historically attracted commercial, industrial and light industrial businesses, many of which existed prior to the adoption of the Comprehensive Plan in 1991, when the Zoning ordinance was in force. Over the past couple decades, the County Commission has consistently recognized this commercial activity with future land use amendments to change the land use from residential to non-residential (IND, LCC, etc) future land use designations.

This site is the last remaining land along a busy highway between the LCC future land use designated land and the Alafia River. The closest use east of the site is Elite Welding Services, an industrial fabrication and maintenance welder. Directly across SR 60 are large industrial buildings containing businesses such as an industrial roofing company (Barber & Associates Commercial Roofing) and shipping and distribution company (Sizemore Sales. As the last remaining plot of land between commercial sites, its residential designation fails to encourage an attractive and functional mixture of existing non-residential land uses along the major highway stretching from the west coast to the east coast of Florida. Leaving this parcel designation as RS also adversely affects the adjoining LCC land's ability to develop commercially due to the Compatibility provisions of Section 220 of the Land Development Code which require a 50 foot setback for commercial uses from residentially designated property. If this parcel remains designated as RS, it will prevent the commercial use within 50 of its borders and have an adverse economic impact on those surrounding parcels. Changing the Future Land Use designation to IND creates a more attractive and functional mixture of land uses.

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 bordered to the north by SR 60, to the west by the Alafia River floodway, and LCC FLUM to the east, and most of the adjoining parcel to the south also lies within the Alafia floodway. The construction of the proposed building will provide a sound and visual buffer between this small portion of developable residential lot to SR 60.

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

With 23,000 daily trips passing the site along SR 60 and the non-residential viability of the site demonstrated with decades of warehouse, industrial, and commercial use on nearby surrounding properties, residential usage on the subject site is neither viable or desirable. Industrial development along this major state roadway facility will continue to support the surrounding economic demands of this region and more efficiently utilize existing infrastructure. This development includes a binding conditional use site plan which will limit future development and give the County the ability to reference the limited use of this IND land use change.

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 methodology and calculations.

The ITE Manual (11th ed) indicates General Light Industrial as Land Use Code 110. The proposed light manufacturing facility, according to the ITE Manual (11th ed) indicates this use will generate 0.05 PM trips & 0.25 AADT/ 1,000sf. Therefore, the proposed 21,875 sf building is estimated to generate 5 AADT and 1 PM Peak Trips. However, given the parking spaces needed to support this use, along with the deliveries, it is anticipated that the use will generate a greater number of trips. Using the County's document "Estimating Maximum Feasible Buildout for Comprehensive Plan Amendment Evaluation", IND uses generate approximately 6.97 AADT and 0.91 PM Peak trips per 1,000 sf. Therefore, this 21,875sf building could generate around 152 AADT and 19 PM Peak trips. Sufficient capacity exists on SR 60 to accommodate the anticipated trips generated by the proposed use.

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

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

During consultation with the user, the proposed development layout of the site was modified from the original driveway location further to the east. The proposed driveway was moved west to allow for use of the median opening on SR 60 and to provide greater separation from the existing driveways adjacent to the east. While this resulted in a wetland impact of approximately 0.1 acres (4,356 square feet), it will result in a much safer access to and from the site. Access will require a driveway permit from the FDOT to verify that this driveway location is acceptable; however, the level of traffic produced by the proposed use of the site is considered minor by County standards, as it will not require a major traffic study. If the median opening location is not acceptable, the original driveway location further east is still a well-suited location for the proposed use.

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

While IND allows for a wide range of uses, this conditional CPA limits the use to light manufacturing. Section 708 of the LDC requires 1 space per 1,000sf of building area, and the proposed site plan shows 71 spaces.

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

The proposed method of access is directly onto SR 60.

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

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*)

The proposed use is light manufacturing on the subject 3.8 acre site. Using the County's document "Estimating Maximum Feasible Buildout for Comprehensive Plan Amendment Evaluation", IND uses generate 0.24GPD/sf of water demand. Therefore, this 20,875sf building could generate around 5,010 GPD water demand. Wastewater generation is 80% of water demand, so this use could generate 4,008 GPD of wastewater.

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?

The site is located in the SDA where no wastewater services are available and will utilize an on-site septic system.

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

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?

Connection to the centralized potable water supply is proposed. The site is within Polk County's Southwest Utilities Service Area.

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

The proposed use is light manufacturing on the subject 3.8 acre site. Using the County's document "Estimating Maximum Feasible Buildout for Comprehensive Plan Amendment Evaluation", IND uses generate 0.24GPD/sf of water demand. Therefore, this 20,875sf building could generate around 5,010 GPD water demand.

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

Polk County Utilities states that there is an 8" water main line along the frontage of the property within the right-of-way for SR 60 available for connection.

4. Who is the service provider?

Polk County Utilities is the service provider in this area.

5. What is the anticipated date of connection?

2026.

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

Polk County Utilities was unable to provide specific plant capacity (GPD) information for this project.

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

There are no known wells on the property.

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 site slopes southeast to northwest towards the Alafia River. The developable portion of the site falls approximately 12 feet before reaching the floodplain and wetland areas of the site. The proposed structure, parking and retention are all located within this upland portion of the site and avoid any intrusion into the floodway portion of the site.

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

The initial layout of the site proposed site access further to the east. However, in order to improve access, driveway separation, and access to the full median opening on SR 60 across from the site, the proposed driveway was moved west. This resulted in a minor wetland impact of approximately 0.1 acres (4,356 square feet), but it will result in a much safer access to and from the site. Retention will be underground in box-retention to maximize the use of the available upland area of the site.

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.

Proposed on-site retention systems will capture and treat stormwater runoff. While there are wetland, floodplain, and floodway areas of the site, development within these areas were avoided to the greatest extent practicable. The one exception is a minor wetland impact of approximately 0.1 acres (4,356 square feet), but it will result in a much safer access to and from the site. This wetland impact is permitted per Section 620.C(2) of the LDC. If this proposed driveway is deemed unfeasible, there is sufficient site frontage on SR 60 for a commercial driveway access at the northeast corner 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.

A minor wetland impact of approximately 0.1 acres (4,356 square feet) is proposed to allow for safer site access to and from the site. If this proposed driveway is deemed unfeasible, there is sufficient site frontage on SR 60 for a commercial driveway access at the northeast corner of the site.

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

There is an existing residential well on-site and other wells in the vicinity. Development of the site will require locating the proposed septic system in an area that is sufficiently distanced from these

existing wells, and will require the new on-site well servicing the proposed use to be located the required distance away from the proposed septic system and existing septic systems in the area.

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

The nearest runway is the South Lakeland Airstrip on Coronet Road. This private runway has limited use and the proposed use of the site is not anticipated to impact this runway or any Airport Buffer Zone from airports in the region.

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

According to the soil survey of Polk County, the site is entirely comprised of Nittaw Sandy Clay Loam. This soil type may require construction methods for the proposed use such as soil stabilization, mechanical compaction, and slab-on-grade reinforcement. The client has already consulted with an engineer to review the ways to ensure construction is successful on the subject site.

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 proposed IND land usage will generate little to no impact on parks. The nearest park is Fuller Heights Park, approximately two (2) miles east of the site or Loyce Harpe Park, approximately 3 miles east of the site.

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

The proposed IND land usage will generate no school children and is far from existing schools. It will have little to no direct impact on schools.

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

The nearest hospital is Bartow Hospital which is approximately 12 miles east of the site.

4. Fire Protection;

The nearest fire station is Fire Department 8, which is less than one mile from the site.

5. Police Protection and Security;

The nearest Polk County Sheriff station is the NW District Command office located 3.5 miles south of the site.

6. Emergency Medical Services (EMS);

The closest EMS is located less than one mile from the site within Fire Department 8.

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

Polk County provides waste collection services to this site.

8. How may this request contribute to neighborhood needs?

The requested Conditional IND land use designation will support the proposed high-tech investment and provide high wage jobs in this area of the County. New development built to current Code standards, along with the landscaping and infrastructure improvements, will also provide short-term construction jobs, and improve the visual aesthetic of the site.

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**. 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).

GrayLineX: Legal Descriptions

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