

THE GOLDSTEIN ENVIRONMENTAL LAW FIRM, P.A.
Brownfields, Transactions, Due Diligence, Development, Permitting, Cleanups & Compliance

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March 21, 2024

Via Email & Accela Citizen Access Portal

Mr. Mark Bennett, AICP, FRA-RA
Senior Planner
Polk County Office of Planning and Development
330 W. Church Street
Bartow, FL 33830

**Re: Response to Development Review Committee Comments on Proposed
Designation of the Property as a Green Reuse Area Pursuant to Florida's
Brownfields Redevelopment Act**

Dear Mr. Bennett:

On behalf of Lakeland Logistics Park Owner, LLC ("Applicant"), we are pleased to submit the following response to an additional comment received at the Development Review Committee ("DRC") meeting on March 14, 2024. This response is regarding the Applicant's requested designation of property located at 8161-8247 State Road 33 North, Polk County, Florida 33809, identified by Parcel Numbers 242711-000000-041020, 242711-000000-041040, 242711-000000-041050, 242711-000000-042020, and portions of 242711-000000-041010 and 242711-000000-041030 (the "Subject Property"), as a Green Reuse Area pursuant to Fla. Stat., § 376.80(2)(c) of Florida's Brownfields Redevelopment Act:

Comment: *There are 5 wellhead-protection districts located as close as .75 miles from the site. It is presumed that the clean-up of this site as a result of the brownfields designation will not impact these districts, and it should provide a benefit. However, please provide a narrative discussing the impacts (if any) upon the wellfields as a result of a brownfield designation on the site.*

Response: The brownfield area designation itself does not grant development approvals, nor does it authorize specific cleanup activities. Accordingly, this designation, if approved, will

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not have a direct impact on the wellfields. Notwithstanding the actual effect of the brownfield area designation, the available data does not show widespread groundwater impacts beneath the Subject Property. Therefore, future redevelopment and cleanup activities are unlikely to have a significant positive or negative impact on the wellfields.

Thank you for the opportunity to respond to the DRC's additional comment. If we can provide any additional information, please let me know.

Very truly yours,

THE GOLDSTEIN ENVIRONMENTAL LAW FIRM, P.A.



Brett C. Brumund, Esq.
/bcb

cc: Lakeland Logistics Park Owner, LLC
FRP Lakeland 1, LLC
Amy Edwards, Esq.
Michael R. Goldstein, Esq.