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February 5, 2026

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

Re: Titan Land Company LLC
Application Submittal – LDC Text Amendment – Poinciana NAC

To Whom it May Concern:

On behalf of Titan Land Company LLC, Peterson & Myers, P.A. ("P&M") is transmitting this application submittal for a Land Development Code Text Amendment to allow convenience center uses on property situated on +/-12.6 acres of land situated north of Pine Street and Laurel Avenue, and east of Mackerel Road. More specifically, the applicant is requesting a LDC text amendment to Appendix E to add property specific references and establish an Activity Center Plan relating to a request for a Small Scale Future Land Use change to Neighborhood Activity Center (NAC) (LDCPAS-2025-40).

The following items are included for your convenience:

- 1) Level 4 Application
- 2) Owner's Authorization
- 3) Demonstration of Need and Justification
- 4) Consistency Analysis
- 5) Impact Assessment Statement
- 6) Proposed LDC Text Amendment
- 6) Figures

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

Sincerely,
PETERSON & MYERS, P.A.

Bart Allen

John B. ("Bart") Allen

Enclosures

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

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

TYPE OF AMENDMENT

Land Development Code ☒ Text ☐ Sub-district

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

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

SAP Name _____

Pre Application Project # _____ **(Required)**

	Owner	Applicant	Contact Person
Name	Titan Land Company LLC	Peterson & Myers, P.A.	John B. (Bart) Allen
Work Number		863-683-6511	(863) 683-6511
Fax Number			(863) 682-8031
Mailing Address	15575 Enstrom Road, Wellington, Florida 33414	225 E Lemon Street, Lakeland, Florida 33802	PO Box 24628 Lakeland, FL 33802-4628
Email		ballen@petersonmyers.com	ballen@petersonmyers.com

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

Brief Description Request *(No more than 250 characters):*

The applicant is requesting a LDC text amendment to Appendix E to add property specific references to establish an Activity Center Plan relating to a request for a Future Land Use change to Neighborhood Activity Center (NAC) (LDCPAS-2025-40).

Request **From:** _____ Land Use/Sub-District
To: _____ Land Use/Sub-District
Acreage: 12.60 _____

	Range - Township - Section	Subdivision #	-	Parcel #
Parcel ID Number(s):	R 28 ☐ T 28 ☐ S 02 ☐	934710	-	147100 .
	(Include others on a separate attachment)			
	R T S		-	_____ .
	R T S		-	_____ .
	R T S		-	_____ .

Address and Location of Property:

Address:

Mackerel Rd, Poinciana, FL 34759

Location: The subject parcel is located at the intersection of Pine Street and Laurel Avenue.

Water Provider Name and Phone Number: Toho Water Authority (407-944-5042) .

Sewer Provider Name and Phone Number: Toho Water Authority (407-944-5042) .

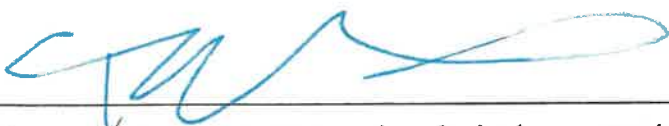
() Yes (✓) No Is the property located in the Green Swamp Area of Critical State Concern? (If yes, a Green Swamp Impact Assessment Statement must be submitted with this application.)

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

Pre-DRI Vacant Residential/ Misc. Common Imp. Elements/Areas NW	Pre-DRI Vacant Residential N	Pre-DRI Vacant Residential NE
Pre-DRI Unplatted Land W	Pre-DRI Unplatted Land Subject Property	Pre-DRI Unplatted Land E
Pre-DRI Single Family Residential/Common Area SW	Pre-DRI Single Family Residential/Common Area S	Pre-DRI Unplatted Land 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. ("Bart") Allen (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.

02/05/2026

Date:

Agent Authorization Letter

Date: February 4, 2026

Agent for Titan Land Company LLC

To whom it may concern,

I, Domingo Sanchez as the Managing Member of Titan Land Company LLC, the owner 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 our behalf, as authorized agent, applicant, and representative and to process and furnish information in support of any application including signing on behalf, as our agent, all application forms and other documents necessary to obtain non-residential development approvals of the referenced Property with Polk County, the Florida Department of Environmental Protection, Toho Water Authority, and Florida Department of Transportation.

By: 

Print Name: Domingo Sanchez

Title: Managing Member

STATE OF ^{GR} FL
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 4 day of February 2025, by Domingo Sanchez, 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.


Notary Public
Notarial Seal and Commission
Expiration Date



EXHIBIT A

Tract K of POINCIANA NEIGHBORHOOD 4, VILLAGE 7, according to the plat thereof, as recorded in Plat Book 53 at Pages 4 through 18, inclusive, of the Public Records of Polk County, Florida; together with the West ½ of vacated Laurel Avenue South lying East of said tract.

Parcel ID Number:

1. 28-28-02-934710-147100

Demonstration of Need

POLICY 2.102-A11: URBAN SPRAWL CRITERIA - In accordance with Rule 9J-5.006(5) of the Florida Administrative Code, Polk County will discourage the proliferation of urban sprawl by use of the following criteria when determining the appropriateness of establishing or expanding any land use or development area. The analysis must ask whether or not the proposed plan amendment:

- a. Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses in excess of demonstrated need.

ANALYSIS: *The Proposed Request is a land use change to support existing residents. The Applicant has submitted data demonstrating that the minimum population support within a three (3) mile radius is 27,591. The Comprehensive Plan requires minimum population support of over 10,000 people within a four (4) miles radius to reduce separation requirements from an activity center. The population support of 27,591 people within a three (3) mile radii provides ample support for the establishment of a NAC district in the area.*

- b. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while leaping over undeveloped lands which are available and suitable for development.

ANALYSIS: *The Proposed Request allows for the development of a corner lot that has failed to develop consistently with the surrounding neighborhood. In addition, the Proposed Request will alleviate concerns of leapfrog development patterns by encouraging the use of a vacant parcel.*

- c. Promotes, allows or designates urban development in radial, strip isolated or ribbon patterns generally emanating from existing urban developments.

ANALYSIS: *The Proposed Request does not promote radial, strip isolated or ribbon patterns. [See Poinciana Master Plan; see also Polk County Future Land Use Map].*

- d. As a result of premature or poorly planned conversion of rural land to other uses, fails to adequately protect and conserve natural resources, such as, wetlands, floodplains, native vegetation, environmentally sensitive areas, natural shorelines, beaches, bays, estuarine systems, and other significant natural systems.

ANALYSIS: *The Subject Property is located in an area with existing residential development. In addition, the Subject Property does not appear to have any wetlands and is located outside of the 100-year flood zone in Zone "X". [See General Location Map; see Wetlands Map; see FEMA Map].*

- e. Fails to adequately protect adjacent agricultural areas and activities including silviculture and active agricultural and silvicultural activities as well as passive agricultural activities and dormant, unique and prime farmlands and soils.

ANALYSIS: *The Subject Property does not adversely impact agriculture.*

- f. Fails to maximize use of existing public facilities and services.

ANALYSIS: *The Subject Property is located in the Toho Water Authority Utility Service Area. The Applicant will be required to coordinate with the Toho Water Authority for the provision of centralized sewer and water.*

- g. Fails to minimize the use of future public facilities and services.

ANALYSIS: *The Subject Property is located in the Toho Water Authority Utility Service Area. The Applicant will be required to coordinate with the Toho Water Authority for the provision of centralized sewer and water.*

- h. Allows for land use patterns or timing which will disproportionately increase the cost in time, money and energy, of providing public facilities and services including roads, potable water, sanitary sewer, stormwater management, law enforcement education health care, fire and emergency response, and general government.

ANALYSIS: *There are no anticipated offsite improvements required for the development of the Subject Property. The Applicant will conduct a traffic study prior to site plan approval. In addition, there are no anticipated negative impacts on public facilities in general.*

- i. Fails to provide a clear separation between urban and rural uses.

ANALYSIS: *The Subject Property is not located adjacent to rural uses. Notably, the Subject Property is located in an area that has predominantly been developed as platted and master planned residential communities.*

- j. Discourages or inhibits in-fill development or redevelopment of existing neighborhoods and communities.

ANALYSIS: *The Subject Property is an undeveloped lot located on two urban collector roads. As such, the Proposed Request does not discourage in-fill development or redevelopment.*

- k. Fails to encourage an attractive and functional mix of land uses.

ANALYSIS: *Disrupting the pattern of single-use development will ultimately provide current and future residential developments in the area with access to the*

services typical of a NAC district, while creating an attractive, functional mix of uses and avoiding sprawl.

- l. Results in poor accessibility among linked or related land uses.

ANALYSIS: *The Subject Property is consistent with the locational requirements of a NAC district contained in the Polk Comprehensive Plan. In addition, the location of the Subject Property adjacent to two urban collector roads makes the location accessible to surrounding residential communities. In addition, the Activity Center Plan contemplates eventual buildout of Laurel Avenue north to the Subject Property in order to provide access. The Activity Center Plan also contemplates eventual cross access to the western parcel in the event the parcel chooses to expand into the Activity Center Plan.*

- m. Results in the loss of a significant amount of functional open space.

ANALYSIS: *The Subject Property's location at the intersection of two urban collector roads is not a prime location for open space. In addition, there is ample unplatted land to the east and west of the Subject Property.*

Impact Assessment Statement

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

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

As detailed in the Consistency Analysis, establishing a NAC district at Laurel Avenue and Pine Street satisfies the Polk County Comprehensive Plan criteria for Activity Centers. The Subject Property's size, location, and current lack of development make a NAC designation the most logical land use. This change will benefit the community by offering residents convenient access to typical neighborhood services, thereby shortening trip times.

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

See attached Future Land Use Map. At this time a site plan does not exist for the Subject Property.

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

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

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

The majority of the area surrounding the proposed site has been developed for residential uses. The proposed request will ultimately provide current and future residential developments in the area with access to the services typical of a NAC district, while creating an attractive, functional mix of uses.

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

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

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

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

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

The following analysis is intended to provide a rough estimate for traffic stemming from the Proposed Request. A Traffic Impact Analysis will be provided prior to site plan approval and on an as needed basis.

12.6+/-acres (49,223 sf) X .70 FAR = 434,146.86

AADT: $434 \times 59.07 \text{ AADT} \times 76\% = 19,484 \text{ Trips}$

PM Peak Hour: $434 \times 8.79 \text{ AADT} \times 76\% = 2,899 \text{ Trips}$

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

Driveway or offsite improvements, if any, will be identified and fully addressed at Level 2.

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

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

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

The property abuts Laurel Avenue and Pine Street. Both roads are classified as Urban Collector Roads. It is anticipated that minor transportation improvements will be required for ingress/egress of the site in accordance with applicable county standards. The specific methods of access will be fully addressed at Level 2. In addition, the Activity Center Plan contemplates access stemming from the east of the Subject Property, and contemplates future development on the parcel to the west of the Subject Property.

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

The Subject Property will be primarily automobile oriented. Pedestrian access through sidewalks is also a mode of transportation that has been considered by the Applicant.

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 actual volume of sewage to be generated by the proposed site is unknown at this time. Site-specific information on waste generation will be fully addressed at Level 2. However, based on industry factors, the estimated Sewage in GPD would be:

$$FAR \text{ of } 0.25 \times (12.6 \text{ acres} \times 43,560 \text{ Sq. Ft.}) = 137,214 \text{ Sq. Ft}$$

$$137,214 \text{ Sq Ft} \times 0.15 \text{ GPD/Sq. Ft.} = 20,582 \text{ GPD}$$

$$20,582 \text{ GPD} \times 80\% = \mathbf{16,465 \text{ GPD}}$$

2. Describe the proposed method and level of treatment, and the method of effluent disposal for the proposed sewage treatment facilities if on-site treatment is proposed;

The Property will connect to existing public utilities from the Toho Water Authority.

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

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

4. Identify the service provider; and

The Property will connect to existing public utilities from the Toho Water Authority.

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

Capacity and the date of connection will be addressed with the Toho Water Authority.

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

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

The Property will connect to existing public utilities from the Toho Water Authority.

2. Identify the service provider;

The Property will connect to existing public utilities from the Toho Water Authority

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

The actual volume of water consumption to be generated by the proposed site is unknown at this time. Site-specific information on water consumption will be fully addressed at Level 2. However, based on industry factors, the estimated water consumption in GPD would be:

$$FAR \text{ of } 0.25 \times (12.6 \text{ acres} \times 43,560 \text{ Sq. Ft.}) = 137,214 \text{ Sq. Ft}$$

$$137,214 \text{ Sq Ft} \times 0.15 \text{ GPD/Sq. Ft.} = \mathbf{20,582 \text{ GPD}}$$

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

Capacity and the date of connection will be addressed with the Toho Water Authority.

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

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

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

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

There does not appear to be any state or federal jurisdictional wetlands or surface water features located within the project site.

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

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

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

No change is anticipated.

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

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

Indeterminable at this time.

2. Describe, for commercial and industrial projects, the employment characteristics including the anticipated number of employees, type of skills or training required for the new jobs, the percentage of employees that will be found locally or are expected to be drawn from outside the county or state, and the number of shifts per day and employees per shift;

Indeterminable at this time.

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

Indeterminable at this time.

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

The Proposed Request will act to provide neighborhood activity center uses to residential developments in the area. The Applicant has submitted data demonstrating that the minimum population support within a three (3) mile radius of the Subject Property is 27,591. [See Demographic and Income Profile]. Such data demonstrates that the Proposed Request will not be in excess of demonstrated need and is consistent with the Comprehensive Plan.

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

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

The proposed future land use map amendment would allow for the proposed development to provide neighborhood activity center uses in area that is predominantly single-use residential.

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

a. Parks and Recreation;

None.

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

None.

c. Health Care (emergency/hospital);

No impact to health care is anticipated.

d. Fire Protection;

The nearest fire protection is Polk County Fire Rescue Station 46 (9500 Marigold Ave, Kissimmee, FL 34759).

e. Police Protection and Security; and

The nearest police protection and security is Polk County Sheriff's Office Ridge District Station (9500 Marigold Avenue, Poinciana, FL 34759).

f. Electrical Power Supply

Electrical service will be provided by Duke Energy.

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

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

See attached Location Map w/ Roads.

Map B: A Topographical Map with contour intervals of no greater than five feet, the identification of the property boundaries, and a delineation of the areas of special flood hazard (100 year flood plain) as shown on the Flood Insurance Rate Maps issued by the Federal Emergency Management Agency (FEMA) for Polk County;

See attached F.E.M.A. Map.

Map C: A Land Use and Land Use District Map showing the existing land use designations and districts on and abutting the proposed development, including lot sizes and density;

See attached Future Land Use Map and Poinciana Master Plan.

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

See attached Soils Map

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

See attached Location Map w/ Roads.

Map F: A Site Plan showing land uses, the layout of lots, the type and maximum density for each type of residential area; the typical minimum lot sizes and dimensions for each use and unit type, and the dimensions, locations, and types of buffers, easements, open space areas, parking and loading areas, setbacks, and vehicular circulation routes; and

The Proposed Request is to establish an ACP only.

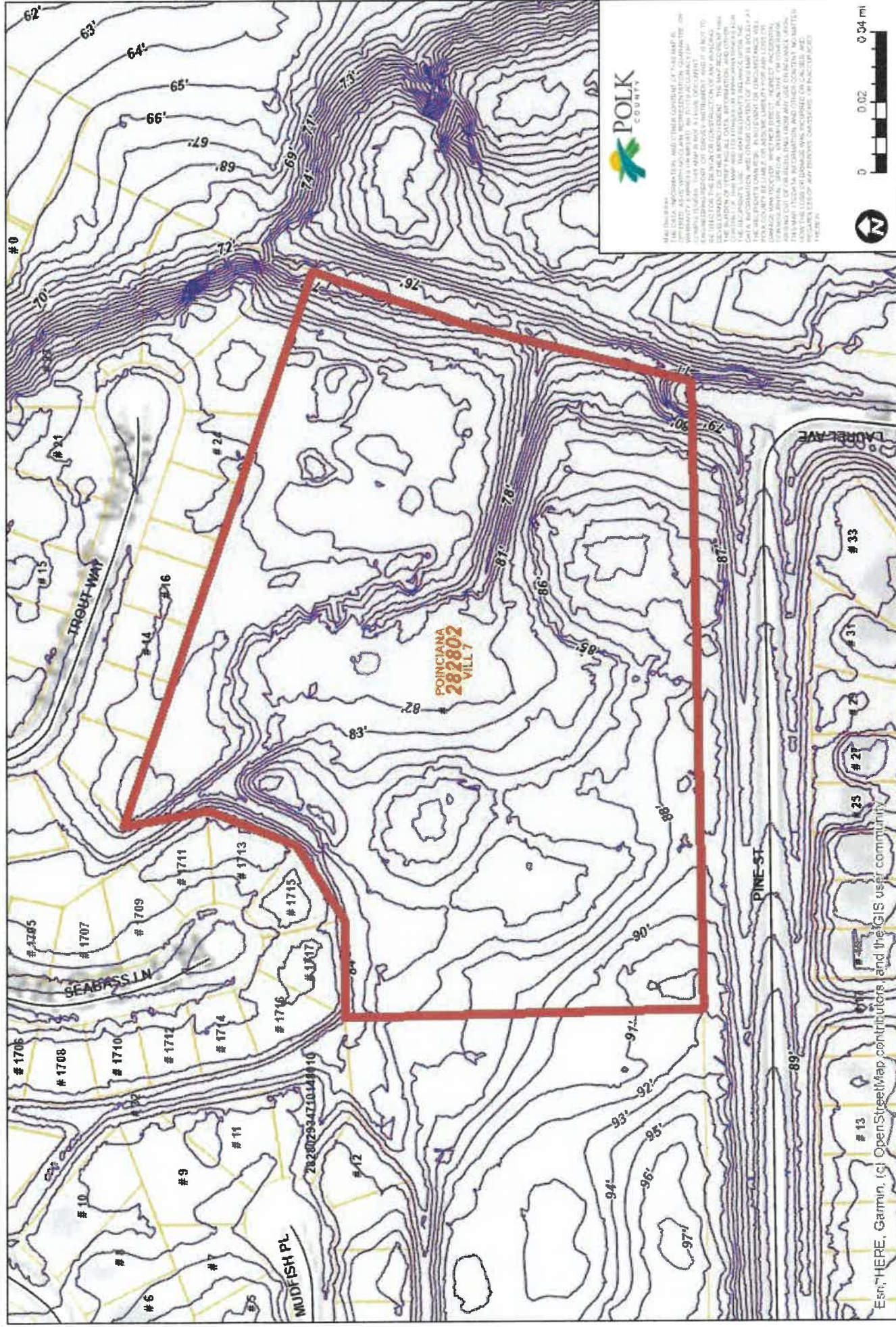
Map G: A Drainage Map delineating existing and proposed drainage areas, water retention areas, drainage structures, drainage easements, canals, wetlands, watercourses, and other major drainage features.

The Proposed Request is to establish an ACP only.





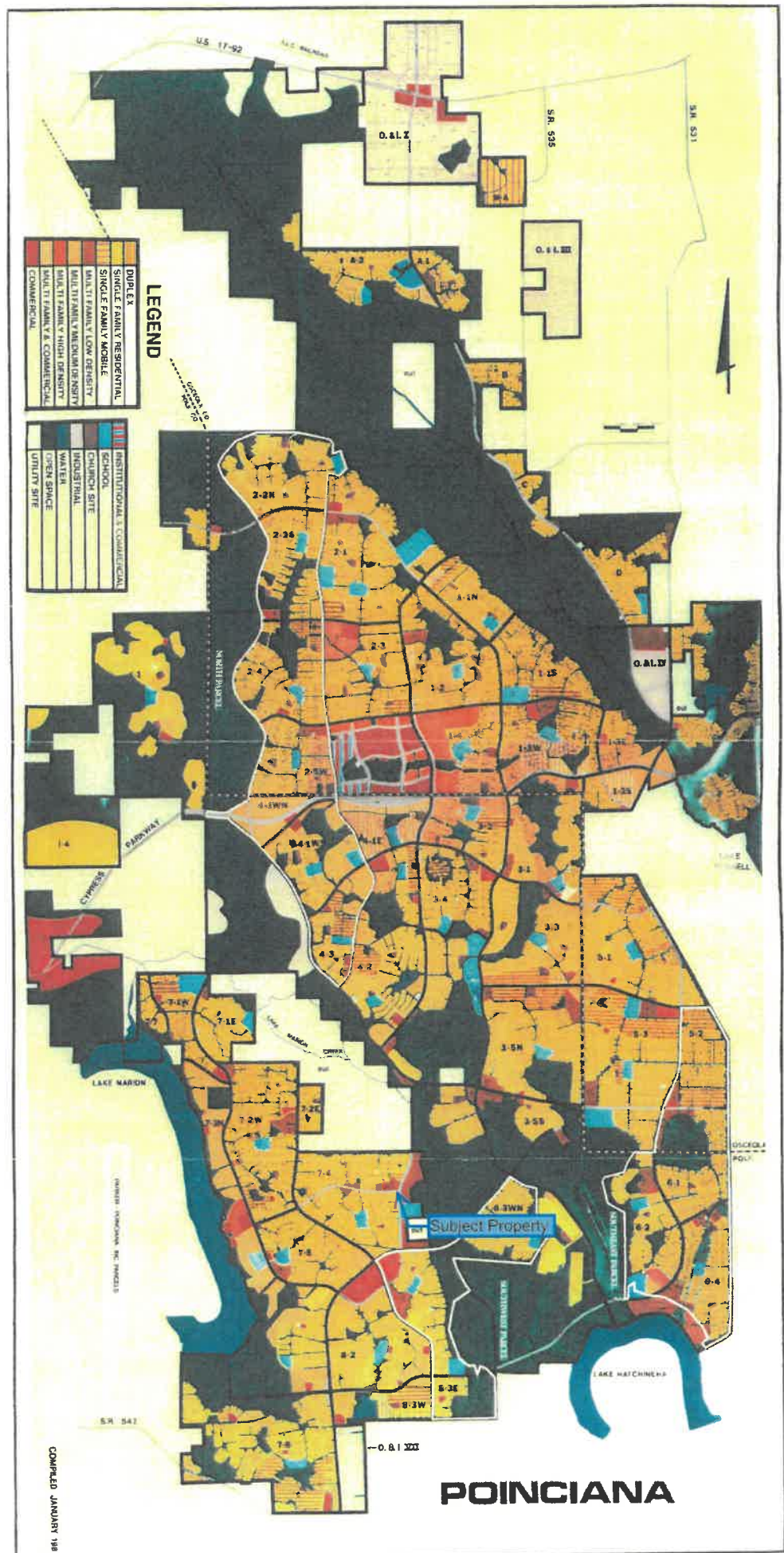
Topographical Map



Soils Map



Poinciana Master Plan



Pine Street & Laurel Avenue Activity Center Plan – Parcel Number 282802-000000-147100

1. Activity Center Plan (ACP) Applicability

The provisions and requirements of this Subsection apply to the parcels located in Poinciana north of Pine Street and Laurel Avenue, and east of Mackerel Road as shown in the ACP. It is intended to apply within the existing NAC boundary and serve as a guide for future expansions and access management.

2. Permitted Uses

Uses permitted within the boundaries of this NAC shall conform to those found in Table 2.1 Use Table for Standard Land Use Districts.

4. Transportation

a) Access: This ACP shows the general locations of access points to this NAC. They are conceptual and non-binding, with the exact driveway and cross-access location shall be determined at Level 2 review. In addition:

- 1) Development shall be designed to allow future cross-access to adjacent parcels.
- 2) At or near the time of development, Laurel Avenue should be improved to County and FDOT standards to allow for connectivity to the eastern edge of this NAC.
- 3) Development shall ensure connectivity to Laurel Avenue and Pine Street are maintained.

5. Signage: Signage shall be Monument Signage and shall meet the requirements of Section 760 of the Land Development Code.

6. Landscaping: To the greatest extent practicable, development shall conserve and utilize existing on-site trees to meet the landscape and buffering requirements of Section 720 of the Land Development Code