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December 3rd, 2025

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

POLK COUNTY DEVELOPMENT REVIEW COMMITTEE APPLICATION
APPLICATION NUMBER: LDDRC-2025-269
PID: 282802934710147060

To Whom it May Concern:

Toho Water Authority (Toho) is pleased to submit an application for a Small Scale land use for PID 282802934710147060. The property currently has a single family residential and greenways designation in the Poinciana Master Plan (PUD 71-10), and Toho is requesting the land use to be changed to institutional.

Attached to this letter you will find:

- Description and Intended Land Use
- An Impact Assessment Statement (IAS)
- Demonstration of Need per Policy 2.102 – A11 of the Comprehensive Plan
- Policy Consistency Narrative

Supplemental Attachments/Maps include the following:

- Exhibit A: Preliminary Plan
- Exhibit B: Well Clearances
- Exhibit C: Parcel Dimensions
- Exhibit D: Boundary Survey
- Exhibit E: FEMA Flood Plain Map
- Exhibit F: Land Use Map
- Exhibit G: Soils Map
- Exhibit H: Traffic Circulation Map
- Exhibit I: Drainage Map

If you have any questions, please feel free to contact me at msmart@tohowater.com.

Sincerely,

Micah Smart, P.E.; cc: Allison Schulz, Roberta Alfonso, Mary Hewitt



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Description and Intended Land Use:

Toho Water Authority is currently under contract to purchase PID 282802934710147060. The property currently has a multifamily designation in the Poinciana Master Plan (PUD 71-10). The property is required for the Huron Water Treatment Plant (WTP) Expansion project – a project based on Toho's latest Potable Water Master Plan demand projections.

Due to growth in the area, water demands in the Poinciana service area are projected to exceed the treatment capacity of the existing Huron WTP by 2031. This project will expand the treatment capacity of Huron WTP by adding two new production wells, high service pump upgrades, aeration/chemical system upgrades, piping upgrades at the WTP, and other improvements that may be necessary to facilitate the capacity expansion.

The subject property was selected as a prime candidate to contain an upper Florida aquifer (UFA) production well (Well #5-7). It is best practice for UFAs to maintain a 1,000 foot radial clearance from other existing Floridan Aquifer wells in order ensure adequate ground water flow and prevent interference between well production. Furthermore, a 100 foot radial set back from sanitary hazards is required per Chapter 62-555. 312(3), FAC. Per this rule, Toho intends to center the well in a 205'x205' parcel to maintain property control for 100 feet around new wells. Please see attached Exhibit A and B for more information. The subject property and proposed well point meet this criteria as well as being a healthy location for well drilling and production per hydraulic models. The well is anticipated to generate 1,700 GPM.

Toho proposes the following:

- 205'x205' parcel
- 105'x105'x8' chain link fence with swing gate
- 50'x20' concrete pad to house Concrete Masonry Unit (CMU) Pump House:
 - Production Well Pump
 - Automatic Transfer Switch
 - PLC Control Panel
 - MCC
 - Security Cameras
- 12'x15' Concrete Pad:
 - Emergency Standby Generator
 - Main Circuit Breaker
- Transformer (as provided by Duke Energy)
- 12" PVC Raw Water Main from the Well Point to the Huron WTP



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- 30' access gravel/dirty driveway

Impact Assessment Statements (IAS):

For your convenience, we will provide the IAS from section 910 of the Land Development Code below and follow with our responses in ***bold italics***:

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 site is in an undeveloped vicinity meeting upper Floridan Aquifer (UFA) clearance requirements of 1000 foot radial separation between existing UFA wells, and 100 foot radial clearance from existing and potential sanitary hazards. The site is also adjacent to Huron WTP.
2. Provide a site plan showing each type of existing and proposed land use;
Please see Exhibit A.
3. Describe any incompatibility and special efforts needed to minimize the differences in the proposed use with adjacent uses;
The adjacent use is commercial/multifamily. Toho proposes to keep the institutional use behind the existing commercial buildings and away from the frontage. Toho is also considering selling the remainder.
4. Explain how the requested district may influence future development patterns if the proposed change is located in an area presently undeveloped;
The future development will help meet future potable water demand projections to allow for further growth in the Poinciana area.
5. Describe each of the uses proposed in a Planned Development and identify the following:
 - a. The density and types of residential dwelling units;
N/A – no residential dwelling units
 - b. The type of commercial and industrial uses;
N/A – upper Floridan Aquifer production well
 - c. The approximate customer service area for commercial uses; and
N/A – no commercial uses
 - d. The total area proposed for each type of use, including open space and recreation.
42,025 sqft (0.96 acres) for institutional use
25,050 sqft (0.58 acres) for access



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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;
This property is anticipated to generate well under 50 daily trips. Visitation and access to the property is purely for maintenance purposes by Toho staff and contractors.
2. Indicate what modifications to the present transportation system will be required as a result of the proposed development;
No modifications are required.
3. List the total number of parking spaces and describe the type of parking facilities to be provided in the proposed development;
There will be 0 parking spaces. Toho staff and maintenance crew are anticipated to park on the access driveway on a minimal basis.
4. Indicate the proposed methods of access to the existing public roads (e.g., direct frontage, intersecting streets, frontage roads);
The proposed method is traveling west on the North side of the property to enter Hemlock Avenue
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.
Only automobile – usually a four wheel pick-up/maintenance truck

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;
0 GPD – no sewage will be generated.
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;



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N/A – no sewage will be generated.

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

N/A – no sewage will be generated.

4. Identify the service provider; and

Toho Water Authority is the service provider; however, no sewage will be generated.

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

N/A – no sewage will be generated

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;

N/A – water is not required for this site.

2. Identify the service provider;

Toho Water Authority is the service provider; however, water will not be consumed.

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

N/A – water will not be consumed.

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

N/A – water will not be consumed.

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;

Minimal to no impact. The majority of the site will be undisturbed.

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

Minimal alteration. The majority of the site will be undisturbed. No impacts to wetlands and/or drainage features.

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

Minimal impact. The majority of the site will be undisturbed. Critical electrical components will be enclosed and protected from the



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environment. Sound attenuating enclosures will be utilized to mitigate sound from the well pump and emergency generator.

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 site is intended to pull up to 1,700 GPM from the upper Florida aquifer. The static ground water elevation is 73 feet, and the estimated drawdown is 20 feet (assumes a 103 feet existing grade elevation). The proposed location of the well point ensures that the well cone of depression does not interfere with existing wells. Due to minimal alterations to the site, existing groundwater recharge is not affected.

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;
N/A – institutional use (UFA production well)
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 – institutional use (UFA production well)
3. Indicate the expected demographic composition of the additional population (age/socio-economic factors);
N/A – institutional use (UFA production well)
4. Describe the proposed service area and the current population thereof.
N/A – institutional use (UFA production well)

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



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The production well will increase the WTP capacity and meet future water demands in the Poinciana area.

2. Discuss the demand on the provision for the following services:
 - a. Parks and Recreation;
N/A – upper Florian Aquifer production well
 - b. Educational Facilities (preschool/elementary/middle school/high school);
N/A – upper Florian Aquifer production well
 - c. Health Care (emergency/hospital);
N/A – upper Florian Aquifer production well
 - d. Fire Protection;
N/A – upper Florian Aquifer production well
 - e. Police Protection and Security;
N/A – upper Florian Aquifer production well will be protected with a chain link fence. Cameras will be installed within the property.
 - f. Electrical Power Supply.
Power from Duke Energy will be required for the well pump and miscellaneous electrical components. The following is preliminary power demand. Please note that these are not final and will be coordinated with Duke Energy in a separate application:
 - ***One well pump - 75 HP***
 - ***One Diesel Standby Generator - 130 kW***

H. Maps

1. 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.
2. Maps shall be of sufficient type, size, and scale to facilitate complete understanding of the elements of the proposed development. Scales 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 accompany all Impact Assessment Statements:
 - i. Map A: A location map showing the relationship of the development to cities, highways, and natural features;
Please see Exhibit A
 - ii. 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;
Please see Exhibit E



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- iii. 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;
Please see Exhibit F
- iv. 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;
Please see Exhibit G
- v. 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.
Please see Exhibit H
- vi. 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
See Exhibit A
- vii. 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.
Please see Exhibit I

Demonstration of Need per Policy 2.102 – A11 of the Comprehensive Plan:

For your convenience, we will provide the Demonstration of Need per Policy 2.102 – A11 of the Comprehensive Plan below and follow with our responses in ***bold italics***:

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.



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***No, the proposed parcel and access is requested to be institutional.
Toho is anticipating selling the remaining property.***

- 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.

No, the proposed parcel is in the most suitable location for the Huron WTP expansion project. It is a proposed 205'x205' parcel and access.

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

No, the land use is requested to be institutional.

- 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.

No, the proposed parcel and access does not affect environmentally sensitive areas.

- 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.

No, there are no agricultural areas in or adjacent to this property.

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

No, this parcel is adding the existing public facilities and services.

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

Yes, the proposed parcel does not guarantee minimizing the use of future public facilities and services. Toho intends to sell the remaining property.

- 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.

No, the proposed parcel does not affect land use patterns or timing.

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

No, there are no rural uses anticipated for this property.

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



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No, the proposed parcel and access will allow for in-fill development or redevelopment of existing neighborhoods and communities, as Toho intends to sell the remaining property.

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

No, Toho intends to use the proposed 205'x205' parcel and access and sell the remaining property. Only the proposed parcel is intended to be institutional.

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

No, the proposed parcel and access are intended to be on the north side, opposite the frontage and major roads. This will allow for other land uses to remain adjacent to the roads and easy access points.

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

No, the parcel is not anticipated to generate the loss of significant functional open space as it has a small relative footprint.



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Land Development Division
330 W. Church Street
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POLICY CONSISTENCY NARRATIVE
HURON WATER TREATMENT PLANT – WELL SITE REZONING
PARCEL ID: 282802934710147060
PROPOSED REZONING: INSTITUTIONAL (INST)
PROPOSED USE: UPPER FLORIDAN AQUIFER PRODUCTION WELL

To Whom It May Concern:

Toho Water Authority (Toho) is pleased to submit this application requesting rezoning of the above referenced property, along with a connecting access driveway, to the Institutional (INST) land use designation. The purpose of the rezoning is to accommodate the installation of a public upper Florida Aquifer (UFA) production well that will serve the Huron Water Treatment Plant (WTP) expansion project, improving potable water capacity for the local service area.

The well site will be located behind the existing frontage structures and vegetation, screened from public view, and will maintain very low development intensity. The remainder of the property not required for utility use is intended for sale and future private development consistent with existing land use designations.

Enclosed is a Narrative of Policy Consistency demonstrating compliance with the Polk County Comprehensive Plan, Future Land Use (FLU), and Development Area policies. Toho appreciates your review of this request and stands ready to provide any additional information needed.

Respectfully submitted,

Micah Smart, P.E.
cc: Allison Schulz, Roberta Alfonso, Mary Hewitt



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**NARRATIVE OF POLICY CONSISTENCY
REZONING TO INSTITUTIONAL (INST)
UPPER FLORIDAN AQUIFER PRODUCTION WELL – HURON WTP EXPANSION
PID: 282802934710147060**

1. Project Overview

Toho Water Authority (Toho) requests rezoning of the **above referenced property** from the current Single-Family Residential (SFR) and Greenway (GW) designations to **mixed use Institutional (INST)**. Toho intends to house an Upper Floridan Aquifer (UFA) production well within a 205'x205' parcel (well site) as part of the expansion of the Huron Water Treatment Plant. The well site is proposed to be placed behind existing frontage, structures, and vegetation fully shielded from the public realm, and will contain only essential utility equipment. The remaining land outside the well site is intended to remain in its current designation and to be considered for future sale.

2. Consistency With the Polk County Comprehensive Plan

The Future Land Use (FLU) recognizes essential public utilities as allowable and appropriate uses within Institutional districts. The proposed UFA production well is a fundamental component of public infrastructure and directly supports policies encouraging adequate public facilities to meet growth and demand.

Relevant Comprehensive Plan guidance includes:

- Public facility uses are appropriate in Institutional districts.
- The County encourages the placement of utilities in locations that support efficient service delivery.
- Land uses that provide countywide benefits may be approved where impacts are minimal and compatibility is maintained.

Because the well requires minimal land, minimal building footprint, and does not generate commercial or residential activity, the Institutional designation is the most appropriate and consistent category.

3. Consistence With Development Area Policies

The well site is located behind existing buildings and will be screened from public view. The proposed well site:



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- Generates minimal traffic (limited to periodic maintenance visits)
- Produces negligible noise (well pump and emergency generator are within sound attenuating enclosures)
- Requires no public access
- Includes no commercial activity
- Has no nighttime operations impacting adjacent properties

This satisfies Policy 2.102-A2, which requires that non-residential uses near residential areas maintain compatibility through scale, buffering, or intensity reduction.

Furthermore, the proposed well directly supports Policy 2.102-A3, which encourages the efficient and strategic distribution of essential public facilities across the County. The well is part of the regional water supply plan supporting the Huron Water Treatment Plant, ensuring reliable potable water for existing and future residents.

Because the well site is screened behind existing structures, vegetation, and occupies a modest footprint far below the intensity typically associated with Institutional zoning, community character will remain unchanged.

4. Justification for Institutional Rezoning

Public water system infrastructure fits squarely within the intent of the Institutional category under Polk County's Land Development Code. Rezoning ensures the well site aligns with the County's long-term planning framework and avoids future land use conflicts. The proposed development will include only:

- A production well and Concrete Masonry Unit (CMU) Pump house
- Pumping equipment
- Standby Emergency Generator
- Security fencing
- An access drive for maintenance crews
- Potentially a Transformer

There will be no large buildings, no public operations, and no parking demand. This is significantly below the development intensity typically permitted within Institutional zoning.

The well is a critical component of the Huron WTP expansion project and provides direct benefits to the surrounding community and Polk County. Reliable potable water infrastructure is essential for residential, commercial, and economic development.



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5. Impact Mitigation Measures

Although impacts are minimal, Toho will employ standard mitigation strategies as needed:

- Shielded lighting, if required
- Limited operational noise (equipment within enclosures)
- Maintenance traffic limited to daytime hours
- Security fencing meeting County design requirements
- Natural or structural buffering where appropriate

These measures further reinforce compatibility with adjacent land uses.

6. Conclusion

The proposed rezoning to Institutional is consistent with the Polk County Comprehensive Plan, aligned with the FLU, and supported by Development Area Policies. The requested designation allows for appropriate placement of essential public water infrastructure while maintaining land use compatibility and preserving community character.

Toho respectfully requests approval of this rezoning to facilitate the long-term reliability and capacity of the Huron Water Treatment Plant expansion and continued service and reliability to the Poinciana area.