



# PETERSON & MYERS, P.A.

ATTORNEYS AT LAW • SINCE 1948

TELEPHONE  
(863) 683-6511

P.O. Box 24628  
LAKELAND, FLORIDA 33802-4628

FAX  
(863) 904-1335

HERITAGE PLAZA  
225 EAST LEMON STREET, SUITE 300  
LAKELAND, FLORIDA 33801

[www.PetersonMyers.com](http://www.PetersonMyers.com)

September 5, 2024

Sender's Email Address: [ballen@petersonmyers.com](mailto:ballen@petersonmyers.com)

Polk County Planning & Development  
P. O. Box 9005  
Drawer GM03  
Bartow, FL 33831-9005

Re: Transmittal of Application Poinciana Project Package

To whom it may concern:

On behalf of our client, Mr. Ian Prince, Peterson and Myers, P.A. is transmitting an application package to amend the Polk County Future Land Use Map on approximately 160 acres from Agricultural/Rural Residential in the Rural Development Area to Residential Low-4X in the Utility Enclave Area.

Included within this correspondence are the following:

- I. Application Forms
- II. Demonstration of Need and Justification
- III. Impact Assessment Statement
- IV. Exhibits

We look forward to working with you and the rest of staff on this project.

Regards,

*Bart Allen*

John B. (Bart) Allen

Enclosures

Subject: Agent Authorization  
Project: Poinciana Subdivision  
Parcel Id: Polk County Parcel ID Nos.:  
282734-000000-032010  
282734-000000-041010  
282734-000000-044010

To whom It may Concern:

I, Peter George Kalogridis, II, hereby designate and authorize Peterson & Myers, P.A to act on behalf of Owner, as the authorized agent, applicant, and representative in the processing and furnishing of supplemental information in support of the future land use and site development permit applications to the governing entities for the subject project to change the future land use to Residential Low, assign the subdistrict of Residential Low-4, and change the development area to Utility Enclave Area. Authorization is also hereby granted to access the subject site. The future land use & site development permit applications include, but are not limited to, those to be from South Florida Water Management District, Polk County Board of County Commissioners, Polk County Health Department, Florida Department of Environmental Protection and Florida Department of Transportation.

[Signature]  
Owner's Signature

9/16/24  
Date

1294 Mirror Ter NW  
Address Winter Haven FL 33881

863 289 2322  
Phone Number

peterkalogridis245@gmail.com  
E-mail address

State of Florida  
County of Polk

The foregoing instrument was acknowledged before me this 16 day of September 2024

by Peter Kalogridis who is personally known to me or who has produced  
Florida Drivers License as identification.

[Signature]  
(Notary Signature)

My Commission expires: 2/28/28

Notary Stamp



## **Part II. Project Narrative and Justification of Request**

### **Summary**

Mr. Ian Prince, (the “Applicant”), is pursuing a large scale Future Land Use Map (“FLUM”) and development area change to facilitate the development of a residential development on approximately 160.3 +/- acres. The property is located in a pocket of property in the Poinciana area of Polk County designated Agricultural/Rural Residential (“A/RR”) and in the Rural Development Area (“RDA”). The proposed large scale map amendment is from A/RR and the RDA to Residential Low (RL) and Utility Enclave Area (UEA). As is shown on the mapping exhibits included with the application (See Map C and Exhibits 1 and 2), the subject property is adjacent and contiguous on multiple points to areas developed or permitted to develop under the Poinciana Pre-DRI #1. In order to continue the existing development pattern of this area, the Applicant is proposing a sub-district change to Residential Low-4 (RL-4). This would allow the development of up to 4.0 dwelling units per area and fifty (50’) foot lots on the subject property, which is consistent with the development intensities and standards in Poinciana Pre-DRI development adjacent to and near the site. The appropriateness of the Development Area, FLU, and Sub-District changes are addressed below.

### **Development Area Change to Utility Enclave Area**

As previously recognized, the property is located in the RDA as defined in the Polk County Comprehensive Plan. Per the various polices and objectives in Section 2.108 for the RDA, these area are identified for “rural activities such as agricultural uses, mining activities, and rural residential uses, and for areas to be available for future long-range urban-expansion.” (See Objective 2.018-A). These areas are described as large open areas with scattered development, per Policy 2.018-A1. To the contrary, the subject property is surrounded by development and the timing is appropriate to convert this portion of the RDA to a UEA.

Section 2.107, containing the objectives and policies applicable to a UEA, indicates the UEAs are those areas with centralized private sewer systems in excess of 400,000 gallons per day, which is the case here. The adjacent property is served by the Toho Water Authority (“Toho”), whose service area surrounds the subject property, as shown on the service area exhibit, see Exhibit 3, included with this application. Toho qualifies as a utility service provider in excess of 400,000 gallons per day as required by the UEA policies. The Applicant has been in communication with both Toho and Polk County Utilities (“PCU”) to ensure Toho has the capacity and ability to serve the site. These communications are on-going and will result in agreement, consistent with other projects in this area, that will confirm PCU’s support of Toho’s servicing of this area due to a complete lack of service in the area by PCU.

Toho has seen tremendous growth in the Poinciana area over the past few years and has constructed new service mains in the area. These service mains have been sized to accept sewage flows for these areas. Therefore, the change from RDA to UEA is consistent with Policy 2.107-A2 in order for Toho to realize a beneficial return on its existing utility investments. Based on the maximum potential development density of 4.0 dus/acre, the project could develop up to 640 single family detached homes which would generate 166,400 gpd and result on approximately \$2,500 per year in revenue per home (or over \$1,500,000 per year for the entire project) for residential

water and wastewater service. Therefore, the proposed request to change the RDA to UEA is consistent with the description in the policies for the UEA in that the proposed boundary is not located in a UDA, UGA, or SDA and the proposed urban density development would connect to the Toho system with is a facility in excess of 400,000 GPD.

#### **Future Land Use/Subdistrict Change to Residential Low-4**

The proposed request to change the subject property is consistent with the locational criterion for Residential Low in that this land use designation is being placed within the UEA (Policy 2.120-C3). Residential Low permits densities up to 5.0 DU/AC and is characterized by single family dwelling units, duplex units, and small scale multi-family. The developer is proposing fifty-five (55') foot lots at approximately 446 total units, which is consistent with Section 2.120-C in the Comp. Plan for Residential Low and with the development standards in the County's Land Development Code for Residential Low-4.

Similarly, the proposed request is consistent with the location criteria in Policy 2.119-A2 in that there is access to county maintained roads, adequate water/wastewater service near the site from Toho, and there are other urban services in the area. The proposed project will avoid environmentally sensitive areas (such as wetlands) and adjacent development is consistent with the proposed densities and lot sizes. Given the contiguity to the existing development in Poinciana, the proposed request is not urban sprawl or leapfrog development.

### Part III. 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 indicated in the Project Narrative and Justification of Request, Applicant, Mr. Ian Prince, is pursuing a series of applications to facilitate the development of a single family detached neighborhood consistent with the entitlements and development occurring within the Poinciana Pre-DRI area. There are some areas of floodplain and wetland on the site. The proposed development would avoid the wetland areas, and any floodplain impacts would be properly mitigated. The site has access to all the necessary urban services (Fire, EMS, schools, parks, etc.) and Toho Water Authority is prepared to serve the site with water and wastewater services. Large Scale Future Land Map Amendment (Large Scale)*

*a. Future Land use changes summarized below.*

<i>Classification</i>	<i>Existing Acreage</i>	<i>Proposed Request</i>
<i>A/RR</i>	<i>160.3 acres</i>	<i>0.0</i>
<i>Residential Low-4</i>	<i>-</i>	<i>160.3 acres</i>
<i>RDA</i>	<i>160.3</i>	<i>0.0</i>
<i>UEA</i>	<i>0.0</i>	<i>160.3</i>

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

*See attached Proposed Future Land Use Map (Ex. 1 and 2) and concept development plan (demonstrative only) indicating 55' wide lots and approximately 446 dwelling units.*

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

*The proposed development is for single family detached development at up to 4.0 dwelling units per acre on a subject site of 160.3 acres. The parcels adjacent to the site are permitted and/or developed with single family detached units with a range of lots sizes from 60' wide to 80' wide. Therefore, the proposed use is compatible with adjacent development. Regardless, the Applicant will be required to meet or exceed all of the landscaping and buffering requirements of the Polk County Land Development Code. It is not anticipated there will be any extraordinary or special efforts to minimize differences with adjacent use.*

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

*The proposed change does not introduce a new activity in the area and is consistent and supportive of the future development pattern. The proposed land use change is consistent with the current policies and objectives of the Polk County Comprehensive Plan as discussed in the Project Narrative/Justification.*

5. Describe each of the uses proposed in a Planned Development and identify the following:
- The density and types of residential dwelling units;
  - The type of commercial and industrial uses;
  - The approximate customer service area for commercial uses;
  - The total area proposed for each type of use, including open space and recreation.

*Please see the attached future land use and sub-district maps included with the application. The proposed development will not require a PD and will develop in accordance with the LDC requirements for RL-4.*

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;

*A detailed traffic analysis will be provided concurrent with Level 2 plans. That said, an analysis of the proposed land use based on current ITE data is provided below.*

Development Plan	Quantity (Units)	ITE CODE	Gross Vehicle Trips							
			AADT				PM Peak			
Single Family Detached	450	210	8.99	Trips/Unit	4,046	AADT	0.9	Trips/Unit	405	PM Peak

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

*The Property will utilize the ingress/egress only Halibut Road and Chinook Road. It is anticipated some transportation improvements, road extensions, and other access related improvements will be required. The specific improvements will be 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 number of residential units, the final lot sizes and widths, and other amenities constructed.*

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

*The Property will utilize the ingress/egress only Halibut Road and Chinook Road. It is anticipated some transportation improvements, road extensions, and other access related improvements will be required.*

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 site will expand upon the existing network of sidewalks and trails to improve pedestrian connectivity.*

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 following table provides a scenario of the maximum buildout project of the subject site, as well as the impacts it may have on water and wastewater services based upon the maximum development potential in the proposed land use designation, RL-4X. The expected development program is anticipated to be significantly less than the theoretical density of 5.0 DU/AC permitted in RL. Therefore, the anticipated actual impacts will be substantially less than what is projected.*

Estimated Sanitary Sewer Impact Analysis								
Proposed Land Use	Acres	FAR / DENSITY	Units/Sq. Ft		Sanitary Sewer Generation		Sewerage	
RL-4	160	5.0	800	Units	260	GPD	208,000.00	GPD
Total							208,000.00	GPD
*Expected unit count is approximately 450 dwelling units.								

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 the wastewater system owned and operated by 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 conjunction with the applicable utility and the appropriate standards.*

4. Identify the service provider; and

*The Property will connect to existing utility system, Toho Water Authority..*

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

*Capacity and the date of connection will be more fully understood and addressed at Level 2.*

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 the wastewater system owned and operated by Toho Water Authority.*

2. Identify the service provider;

*The Property will connect to the wastewater system owned and operated by Toho Water Authority.*

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

*The following table provides a scenario of the maximum buildout project of the subject site, as well as the impacts it may have on water and wastewater services based upon the maximum development potential in the proposed land use designation of RL-4X. The expected development program is anticipated to be significantly less than the theoretical density of 5.0 DU/AC permitted in RL. Therefore, the anticipated actual impacts will be substantially less than what is projected.*



Estimated Potable Water Impact Analysis								
Proposed Land Use	Acres	FAR / DENSITY	Units		Potable Water Consumption			
RLX	160	5.0	800	Units	320	GPD	256,000.00	GPD
Total							256,000.00	GPD

\*Expected unit count is approximately 450 dwelling units.

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

*Capacity and the date of connection will be addressed at Level 2.*

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. 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 are some wetlands located on the site however no state or federal jurisdictional wetlands or surface water features anticipated to be impacted within the project site, consistent with the objectives and policies Polk County Comprehensive Plan, Section 2.123-C Wetland Protection Ares.*

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

*No significant impact to existing wildlife resources is anticipated from the project. A complete wildlife survey will be conducted to identify protected species (i.e. sand skinks, gopher tortoises, scrub jay, etc.) during the Level 2 process.*

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;

*There are no non-residential uses proposed with this project.*

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

*The project would expect to provide market rate housing consistent with the surrounding development.*

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

*Not applicable.*

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 parcel to be developed consistent with the existing residential development in the area.*

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

a. Parks and Recreation;

*There will be increased demand for parks and recreation activities. However, the project will provide on-site amenities. IN addition, there is a regional park located in proximity to this area. In addition, it is understood the developer of Grenelefe is rehabilitating a portion of the golf course which would be available for use.*

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

*A non-binding letter of concurrency will be requested from the Polk County School Board and provided during the review process.*

c. Health Care (emergency/hospital);

*The project will increase residential and residences in the area and there will be an increased need for medical services. There are existing facilities in Haines City and there is a hospital located on Cypress Parkway.*

d. Fire Protection;

*Indeterminable at this time.*

e. Police Protection and Security; and

*Indeterminable at this time.*

f. Electrical Power Supply

*Indeterminable at this time.*

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*

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 Topographical 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 (current and requested).*

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 Concept Plan.*

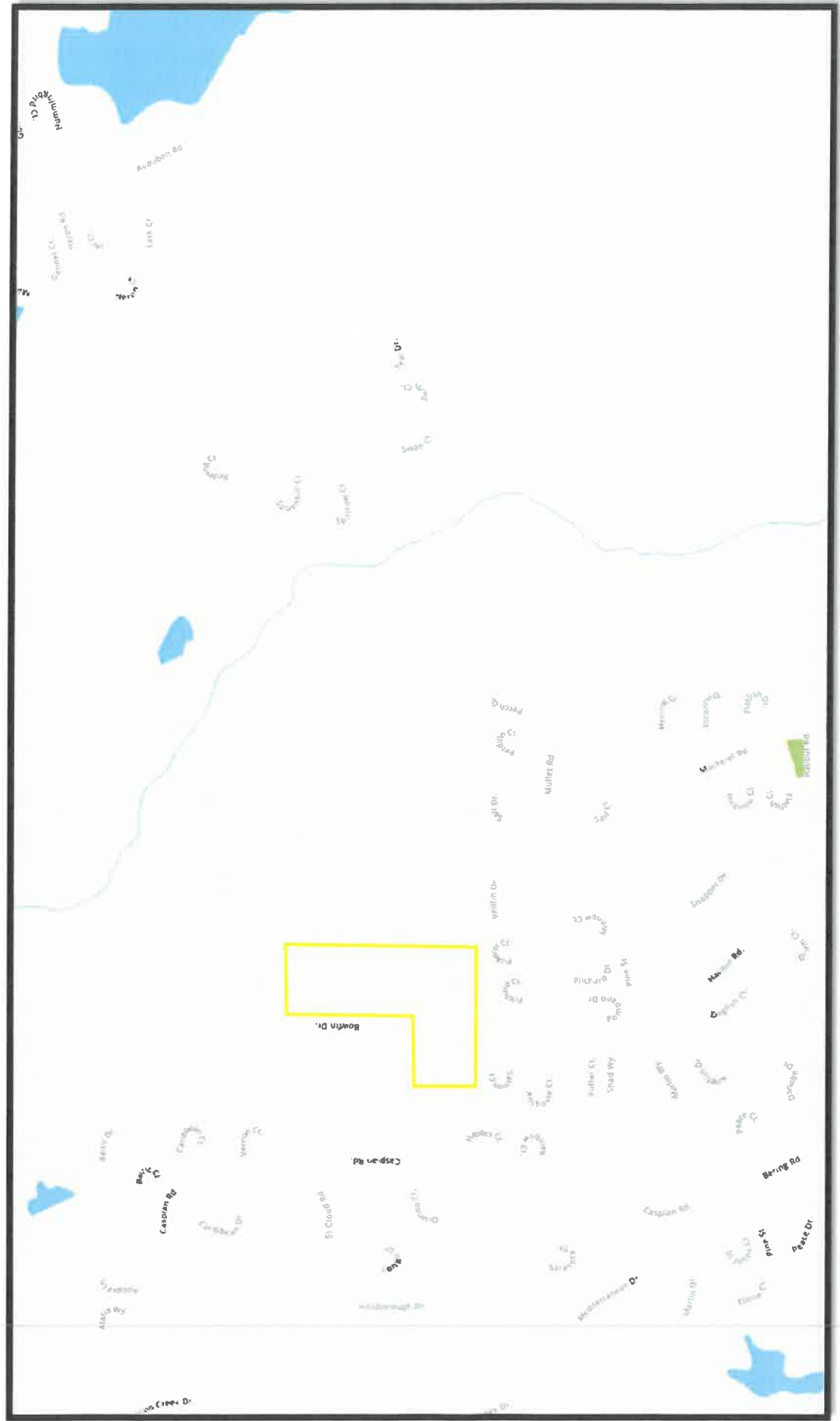
Map F: A Site Plan showing land uses, the layout of lots, the type and maximum density for each type of residential area; the typical minimum lot sizes and dimensions for each use and unit type, and the dimensions, locations, and types of buffers, easements, open space areas, parking and loading areas,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

*See attached Concept Plan.*

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.

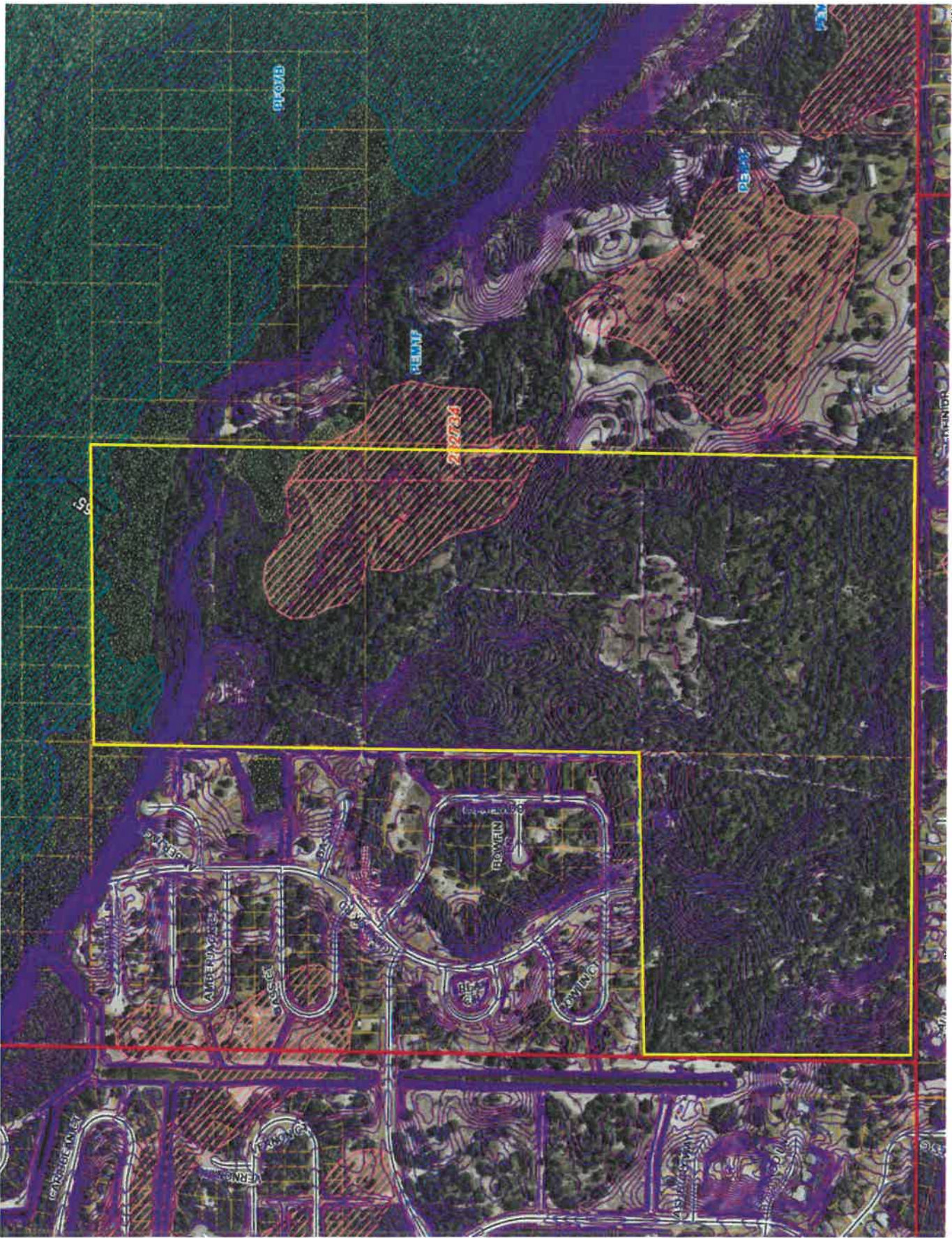
*A Drainage Map is not available at this time, as we do not have any engineered plans to evaluate the proposed location of stormwater ponds, buildings, impervious surface, etc. However, a concept plan has been included.*

Map A – Location Map





Map B – Topographic Data





# Map C1 – Existing Future Land Map

Polk County - GIS Viewer v.1





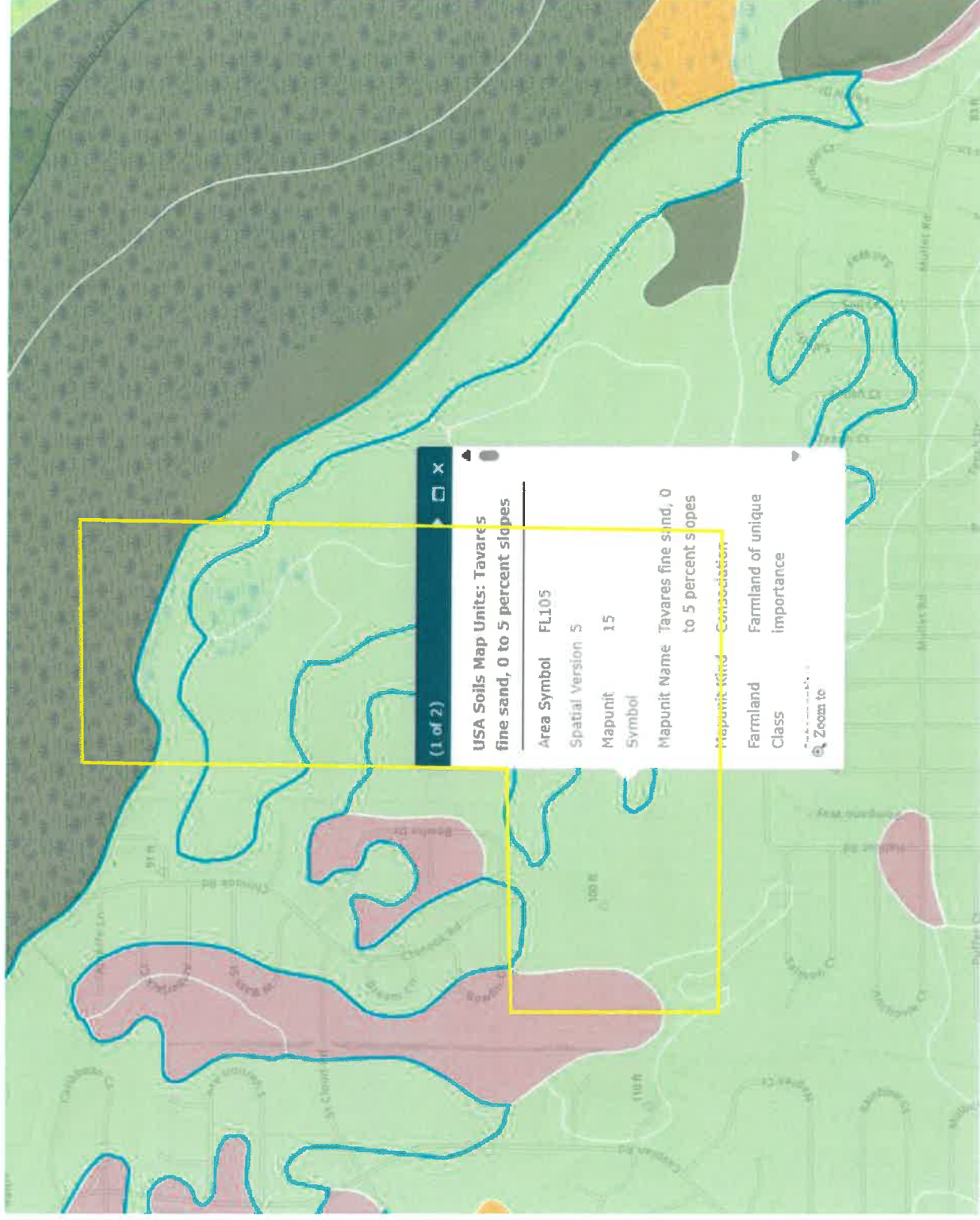
# Map C2 – Existing Future Land Map

Polk County - GIS Viewer v.1





## Map D – Soils Data







# Exhibit 2 - Proposed Subdistrict Map

Polk County - GIS Viewer v.1





# PETERSON & MYERS, P.A.

ATTORNEYS AT LAW • SINCE 1948

TELEPHONE  
(863) 683-6511

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February 5, 2025

Sender's Email Address: [ballen@petersonmyers.com](mailto:ballen@petersonmyers.com)

Polk County Planning & Development  
P. O. Box 9005  
Drawer GM03  
Bartow, FL 33831-9005

Re: Transmittal of RAI Poinciana Project Package

To whom it may concern:

On behalf of our client, Mr. Ian Prince, Peterson and Myers, P.A. is transmitting this response for additional information on its request to amend the Polk County Future Land Use Map on approximately 160 acres from Agricultural/Rural Residential in the Rural Development Area to Residential Low in the Utility Enclave Area.

Comments:

10 Planning Concept Plan - Road Connectivity. Chinook Road (north of the site), and Halibut Road (south of the site), function as collector roads. To promote road connectivity within this area of Poinciana, this project should be designed so that there is a road that connects Chinook and Halibut Road.

***Please see attached site plan. This will be incorporated into a planned development application to ensure connectivity.***

3 There are polygons outlined in black with a square footage listed. What does this represent? This is no legend on the Exhibit.

***The polygons have been removed.***

9 Planning Agent Authorization - the submitted Agent Authorization has not been signed.

***Noted. The correct owner's authorization has been attached.***

2 Based on a review of the aerial, it appears that the site may contain scrub habitat. Please provide additional information as to whether there is scrub habitat on the site.

***There is a potential for a number of environmental species in this area. A full environmental assessment will be required and performed prior to moving forward with development of the site. A full assessment is not required for a future land use map amendment.***

8 Planning Compatibility - The proposed RL-4 district has a minimum lot size of 6,000 square feet (sf). However, adjoining lots range in size from 9, 148 sf to 24, 394 sf. Please explain how the proposed request will be compatible with the existing development adjacent to the site.

***Single family development adjacent to different types of single family development is not only common but encouraged. For instance, many areas have townhomes and apartments adjacent to single family homes. That said, the proposed PD will establish buffers and landscaping between uses to ensure compatibility.***

7 Planning Impact Assessment Statement (IAS) - Population:

1. Please calculate the projects resident population. Staff realizes that the information is preliminary, given that a binding site plan has not yet been submitted for the project. However, this information is required by the IAS.

***The proposed request for residential low on 160 acres would allow 1 dwelling unit per acre, by right, and up to 5 dwelling units per acre with a planned development. The proposed residential low land use would allow 160 dwellings at an average of 2.5 people per dwelling or around 400 people. However, the proposed site plan is for 433 units or 2.7 dwelling units per acre. Therefore, it would be approximately 1,000 people.***

4. Provide the proposed service area and current population.

***The service area is generally referred to as Poinciana. In 2022, the population of Poinciana was 69,000 people. Based on Polk County data, the population of Poinciana residing south of the bend in Marigold is in excess of the population of Lake Wales. The addition of new housing is inline with the dramatic growth this area has incurred over the recent past.***

4 Planning IAS - Map G: Drainage Map - Please provide the required map. While it is understood that site development plans have not yet been prepared, a drainage map is still needed to show the existing drainage patterns on the site.

***Drainage is provided on the attached site plan.***

11 Planning Concept Plan - Open Space - The plan shows areas in blue around the perimeter of the site, and a corridor in the center of the property. It is not clear as to the intended use of these areas (open space? wet retention?). Additionally, there are isolated, scattered open spaces (shown in green) that have questionable functionality. While staff realizes that this is only a concept plan, and is not binding with the pending application, staff would welcome the opportunity to discuss alternate lot layouts.

***This is a large scale future land use map amendment and these level of details are not typically required at this time. That said, please refer to the attached updated concept plan.***

12 Planning Recommendation - Staff has concerns about compatibility with the existing residential development next to the site, and the need for a connection between Chinook and Halibut Road. Based on these concerns, staff intends at this time to recommend denial of the district change, and instead recommend that the project be processed as a Planned Development (PD) so that the aforementioned concerns can be addressed thru the PD process

***Single family development adjacent to different types of single family development is not only common but encouraged. For instance, many areas have townhomes and apartments adjacent to single family homes. That said, the proposed PD will establish buffers and landscaping between uses to ensure compatibility.***

6 Planning IAS - General Information

b. What are the schools that will service this site?

***Elementary – The site is zoned for Laurel Elementary.***

***Middle - The site is zoned for Lake Marion Creek Middle (5th to 8th).***

***High - The site is zoned for Haines City High.***

d. Where is the closest Fire Station?

***The closest is Polk County Fire Rescue Station 46 located on Marigold Ave.***

e. What agency provides law enforcement coverage?

***Polk County Sheriff***

f. Who is the electrical power supply service provider?

***Duke Energy.***

5 Planning Note: The applicant/owner hereby acknowledges and agrees that any staff discussions or negotiations about conditions of approval are preliminary only, and are not final, nor are they the specific conditions or demands required to gain approval of the application, unless the conditions or demands are actually included in writing in the final development order or the final denial determination or order.

***Duly noted.***

f

We look forward to working with you and the rest of staff on this project.

Regards,

*Bart Allen*

John B. (Bart) Allen

Enclosures





January 8, 2025

Polk County  
Board of County Commissioners  
330 West Church Street  
Bartow, FL 33830

RE: Poinciana Subdivision  
Parcels 28-27-34-000000-032010, 28-27-34-000000-041010 & 28-27-34-000000-044010

Dear Commissioners:

This project will not have a financial impact to Polk County, as the Toho Water Authority will be the utility service provider. The utility demands associated with the referenced subdivision are as follows:

Water Treatment Plant: – Toho Water Authority – Poinciana Water System PWS 349-4429

Permitted Capacity: 4,810,000 GPD

Max Treated: 3,236,800 GPD

Excess Capacity: 1,573,200 GPD

Proposed Development:

433 Units x 200 GPD = 86,600 GPD

Wastewater Treatment Plant: TWA – Lake Marion – WRF A010979

Permitted Capacity: 3,000,000 GPD

Average Treated: 2,220,000 GPD

Excess Capacity: 780,000 GPD

Proposed Development:

433 Units x 184 GPD = 79,672 GPD

The utility demands from the proposed development are within the range of excess capacity currently existing at the water treatment and wastewater treatment facilities. Permitted and current usage information obtained from most current publicly available sources.

Respectfully,

Broc L. Althafer, P.E.  
Project Manager