

**SCHULZ PROPERTY /
OUTBACK OASIS**

**APPLICATION TO AMEND
FUTURE LAND USE MAP
AND
APPLICATION FOR A
PLANNED UNIT DEVELOPMENT**

**SUBMITTED TO:
THE CITY OF WINTER HAVEN
APRIL 1, 2019**

FOREMAN CONSULTING, INC.

PLANNING AND LAND DEVELOPMENT CONSULTING

266 Lakay Place, Longwood, Florida 32779
kforeman1@cfl.rr.com / 407-456-0119

April 1, 2019

Mr. Sean Byers, Senior Planner
City of Winter Haven Planning Department
451 Third Street, NW
Winter Haven, Florida 33881

RE: Submittal of Application to Amend the Future Land Use Map and Application for a
Planned Unit Development for the Schulz Property / Outback Oasis

Dear Sean:

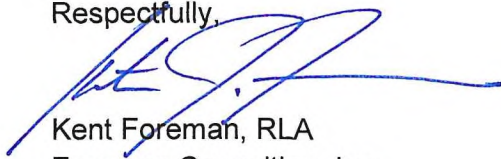
On behalf of our client, Mr. Paul Schulz, we are pleased to submit one (1) copy each of an
Application to Amend the Future Land Use Map and an Application for a Planned Unit
Development for the Schulz Property / Outback Oasis development.

Please note that the application fees required for both applications, in the amount of \$3,928.38
(\$1,304.22 for the Map Amendment and \$2,624.16 for the PUD), are included in this submittal
package.

As requested, PDF copies of the applications, maps, attachments, and figures will be emailed to
you for your use and processing.

Please do not hesitate to call me if you have any questions or need additional information. We
sincerely appreciate your assistance.

Respectfully,



Kent Foreman, RLA
Foreman Consulting, Inc.

C: Paul Schulz
Ray Stangle
Doug Lockwood

WINTER HAVEN

The Chain of Lakes City

City of Winter Haven Application to Amend Future Land Use Map

451 Third Street, NW
Winter Haven, Florida 33881
Telephone: 863-291-5600

For Official Use Only:

Date Received: 4/1/19 Fee Received: _____
Case Number: _____ Meeting Date: 6/4/19
Type of Amendment: _____ Small Scale Large Scale

Contact Information:

Name of Applicant/Property Owner: Paul William Schulz as Trustee of the Paul William Schulz Revocable Trust

Mailing Address: 4024 Country Club Road South, Winter Haven, Florida 33881

Phone: 863-207-4083 Email: Paul@paulschulz.com

Name of Agent (if applicable): Kent Foreman, Foreman Consulting Inc.

Mailing Address: 266 Lakay Place, Longwood, Florida 32779

Phone: 407-456-0119 Email: kforeman1@cfl.rr.com

Property Information:

Location of Property: 4024 Country Club Road South Winter Haven, Florida 33881

Parcel Identification Number(s): 26-28-24-000000-034000, 26-28-24-000000-032120, 26-28-24-000000-032060, 26-28-24-000000-031080, 26-28-24-000000-032080

Legal Description (attach description if applicable): Please see Attachment A

Total Acreage: Approximately 67.08 Acres

Interest in Property: Owner.

Current Future Land Use Designation: Polk County RL-1/Residential Low 1

Type of Future Land Use Requested: City of Winter Haven Residential Low Density

Existing Structures on Site: Outback Oasis Facilities.

If Structure is Vacant, For How Long: N/A

I. Amendment Information:

Maximum Allowable Density under Adopted Land Use Designation: 5 DU/AC with PD Zoning in Polk County

Maximum Allowable Density under Proposed Land Use Designation: 10 DU/AC

Is a Project Planned in the next two years? Yes

If yes, please describe project (types of uses, number of units/square footage, etc.):

The project is proposed as a Planned Unit Development (PUD) community and the Application for a Planned Unit Development (PUD) is being submitted concurrently with this Application to Amend the Future Land Use Map. A portion of this site was previously a City Land Fill operation that was closed out several years ago. Currently, a section of the 67.08 acres is operating as the Outback Oasis Botanical Gardens & Event Facility, and this facility will continue to function in this capacity and use, or will be incorporated into the overall development amenities. The balance of the property is planned as a Neighborhood Activity Center and a combination of Active Adult/Senior Housing and/or an Assisted Living Facility Development. In addition to the existing Outback Oasis Botanical Gardens & Event Facilities, the development is proposed to contain a maximum of 5,000 SF for an Amenity Building within the Outback Oasis, and a maximum of 400 Active Adult/Senior Housing and/or Assisted Living Facility units, in a mix of housing types, together with recreational amenities and other supporting community facilities and other non-residential uses. Please refer to the companion PUD application for additional detail on the PUD Master Plan.

What is the development's schedule, will it be phased:

As currently envisioned, construction of the first phase of development is planned to commence in 2021, following the issuance of all necessary development permits. It is projected that, depending on the final mix of unit types, that approximately 50 to 60 units will be constructed and absorbed every 12 to 18 months with a build-out estimated in 2028. The phasing will be based on market demands while ensuring community facilities are available to serve the development.

II. Site Information:

Existing land uses on surrounding properties (vacant, residential dwelling units per acre, commercial):

North: Wetlands and scattered Single Family Detached Houses (less than 1 du/ac)

South: Open/improved fields and (4) Single Family Detached Houses (less than 2 du/ac)

East: Several large lot Single Family Detached Houses (less than 1 du/ac)

West: Agricultural Farm and Wetlands

1. List all soils found on-site and attach soil map:

As provided on the enclosed **Figure 2 Soils Map**, the subject property is comprised of 8 soil types: Udorthents; Smyrna & Myakka Fine Sand; Pomello Fine Sand; Samsula Muck; Sparr Sand; Arents; Tavares Fine Sand; and Adamsville Fine Sand.

2. Analysis of flood prone areas on the site in regards to suitability for development, and attach latest FIRM maps:

As provided on the enclosed **Figure 3 Flood Zone Map** the vast majority of the property is clear of the 100 year flood hazard area and highly suitable for development. The existing water bodies located on the property and other low areas are located within the AE 100 year flood zones will be preserved as such. As required by the City of Winter Haven LDC and SWFWMD, the developed property will preserve the 100 year flood volume located within the property. It is anticipated the 100 year flood volume will be provided within the proposed storm water management ponds.

3. List any existing vegetation on site in regards to suitability for development:

Existing on-site vegetative communities consist of open land, hardwood conifer mixed, reservoirs, commercial/services and disturbed lands. These vegetative communities are identified on **Figure 4 Vegetation Map** enclosed and all are suitable for proposed development. The existing vegetation is suitable for development with the reservoirs being incorporated into the storm water management system or preserved as water bodies.

4. Analysis of threatened and endangered species on site in regards to suitability for development:

A Preliminary Ecological Site Assessment conducted for the Site yielded no observations of listed species or species habitat. Should listed species be found to exist onsite, the preservation and/or mitigation practices accepted by all agencies with jurisdiction will be employed as a part of the future development of the Site. A copy of the Preliminary Ecological Site Assessment prepared by Austin Environmental Consultants Inc. is included as Attachment B.

5. Analysis of any histories/archeological resources on site in regards to suitability of development:

A preliminary review of cultural and historic resources near the Site indicated that no known archeological or historic sites are recorded within or adjacent to the Site.

6. Analysis of amendment in regards to adopted Levels of Service in the Comprehensive Plan:

Policy 1.1.5 of the Capital Improvements Element lists the following adopted Level of Service Standards that are related to this amendment:

- Potable Water: 120 gallons per day per capita (gpdpc)
- Potable Water: Minimum water distribution main size: 6"
- Potable Water: Minimum Fire Flows: 1,500 gpm

- Sanitary Sewer: 105 gallons per day per capita (gpdpc) (88% return)

- Solid Waste: 4.5 pounds per day per capita (lbspdpc)

- Drainage: Manage the effects of a 25 year 24 hour storm event (pre-vs. post discharge)
- Drainage: provide compensating storage for impacts to the 100 year flood plain
- Drainage: Provide on-site drainage systems and retention facilities that maintain water quality and promote aquifer recharge.

- Transportation: LOS D peak direction/peak hour (roadways without fixed transit)
- Transportation: All new roadways provide LOS D peak direction/peak hour

- Recreation: 6 acres park land per 1,000 residents

- School: 100% of Permanent Student Station Capacity (PSSC)

Based on the maximum proposed development program provided in Section 1 above, the proposed amendment could increase the total number of residential units by 671 dwelling units. These theoretical maximums would place demands on the City's services and facilities; however, the development will meet all concurrency standards at the time of building permit issuance. The following includes projections of potential impacts to be generated by the maximum possible increases identified herein.

Potable Water:

Increase in residential demand = 671 du x 1.9 cap/hh x 120 gpdpc = 152,988 gpd or 0.153 MGD
It is not anticipated that this demand will place undue strain on the City's water system capacity as the City's water system currently has 35.4 MGD capacity.

Sanitary Sewer:

Increase in residential demand=671 gpd/du x 1.9 cap/hh x 105 gpdpc=133,865 gpd or 0.134 MGD

It is not anticipated that this demand will place undue strain on the City's sewer system capacity as WW Plant 2 currently has 1.7 MGD of capacity.

Solid Waste:

Increase in residential demand = 671 du x 1.9 cap/hh x 4.5 lbspc/day = 5,737 lbs/day

Development of the property will comply with all City solid waste collection and recycling objective as outlined in the Comprehensive Plan. No hazardous or industrial wastes are anticipated to be generated by this property.

Drainage:

The development of this property will comply with all City Land Development Code requirements and with the requirements of the SWFWMD for the 25 year 24 hour storm event and the 100 year storm event. In addition, storm water management systems will be designed to provide water quality treatment for the first flush of storm water runoff and will maximize retention of the water quality volume into the ground.

Transportation:

Increase in residential traffic generation = 671 du x 0.9 PMPH trips = 604 PMPH trips

In coordination with both the City and Polk County regarding transportation impacts and concurrency, a detailed traffic study will be submitted with the PUD zoning for the property. It is anticipate this project will meet the requirements of the City, Polk County and Florida Statutes concerning required improvements to the surrounding transportation network and proportionate share.

Recreation:

Increase in residential demand = 671 du x 1.9 cap/hh x 6 acres/1,000 cap = 7.65 acres

The maximum increase in residents on the subject property as proposed by this amendment could generate an estimated demand of 7.65 acres on the City's park system. Close coordination and cooperation with the City will ensure that adequate recreational facilities are planned to be in place to serve this property.

Schools:

Due to the types of proposed land uses (Active Adult/Senior Housing and Assisted Living Facilities, there is no anticipated impact on the public school system.

Any possible School concurrency issues will be reviewed at the time of site plan review for each phase of the residential development proposed by this property.

7. Justification of requests in regards to consistency with the Comprehensive Plan:

The requested amendment is consistent with the Comprehensive Plan's vision of a future growth plan that protects and invigorates existing residential and commercial areas while encouraging compatible and innovative new development, protecting natural features, establishing areas for public and recreation facilities, and supporting the sustainable development of the City's urbanizing areas for the greater good of current and future residents. All applicable goals, objectives, and policies of the Future Land Use Element and the other Elements of the Comprehensive Plan are supported by this request.

The recently annexed Site contains an old City of Winter Haven Land Fill that has been closed out for years, and the property has been assembled, expertly designed, and cultivated as the Outback Oasis Botanical Gardens and Event Facilities by its Owner/Artist, Paul Schulz. In addition to Outback Oasis, the remaining property (including the old Land Fill) has been enhanced with man-made ponds, wetland creation, tree preservation, and general maintenance. This truly unique and beautiful landscape amenity and event facility is central to the requested Neighborhood Activity Center and the "Aging in Place" Residential Development. Outback Oasis is intended as the neighborhood focal point and potential amenity for associated development and the community as a whole. The Outback Oasis Botanical Gardens and Event Facility uses at the intersection of Country Club Road South and Sage Road Extension (two local connectors) will act as the Neighborhood Activity Center in compliance with Policy 1.3.5. A maximum of 5,000 square feet Amenity Building will be designed and developed as a part of the Outback Oasis Botanical Gardens and Event Facility. The surrounding areas will be developed as Active Adult/Senior Housing (in a variety of housing types) and/or Assisted Living Facilities as market conditions dictate for a maximum of 400 units.

As a part of the development approval, the Owner is agreeing to donate the 60-foot road right-of-way for the portion of the Sage Road Extension roadway on his property, which extends from the southwest corner of the Site to Country Club Road South. In addition, the Owner is agreeing to design and construct those portions of the Sage Road Extension on this site in a phased manner as the property is developed. This will assist in filling in a missing roadway link between Country Club Road and Dundee Road/542 (via Sage Road), and will assist in completing the Sage Road planned roadway connection. This is approximately 40% of the overall Sage Road between Dundee Road and Country Club Road.

The Neighborhood Activity Center future land use is surrounded by the Country Club Road and the associated development included in this request. There will therefore be little or no direct new impacts on other properties. The requested Residential Low Density land use designation is compatible with both the immediate surroundings as well as the established residential growth pattern, and will promote the efficient and managed use of public services and facilities.

A significant purpose of the requested amendment for this parcel is to meet the significant market demands for Active Adult/Senior Housing and Assisted Living Facility properties in

proximity to demand drivers like LegoLand Florida and historic downtown Winter Haven as described in Section V. This furthers consistency with the Comprehensive Plan by providing a functional mix of supporting uses rather than single use developments. It also provides unique and alternative housing types for seniors and those in need of assisted living facilities, as well as preserving the beauty of the Outback Oasis Botanical Gardens and Event Facilities.

The companion PUD proposed for this Site not only supports, but embodies the vision as stated and described in the goals, objectives, and policies of the City of Winter Haven's Comprehensive Plan.

III. Provide Narrative Summary:

On a separate page include a narrative report, up to 200 words, which describes your project. The purpose of this section is to provide a summary of your project to be included in the legal notification. As an applicant, this is your best opportunity to present your case.

Based on a Residential Low Density (RL) future land use designation for the 67.08 acres that have been annexed into the City of Winter Haven, the maximum increased density/intensity that could result from the proposed land use changes is an estimated 204 additional residential units. Preliminary physical analysis of the subject parcels shows that the property is suitable for the increased development without impacts to natural resources, and analysis of the increased development's effect on the City's adopted Levels of Service indicates that even "worst case" scenario impacts to public facilities/services are minimal and mitigatable and will be required to meet concurrency standards.

The amendment is consistent with and supports the vision and provisions of the Comprehensive Plan. Based on a review of the existing land uses, growth patterns, and market demands of the area, and the resulting Justification of Need and Urban Sprawl Analyses, it was determined that the requested land uses are the most compatible for this infill and transitional location between existing City and County Land Uses. Benefits include a more compact and cohesive growth pattern, reduced low density/low intensity sprawl-type development, a functional mix of land uses, meeting identified and existing market demands, increased accessibility among existing and proposed land uses, and the preservation of open space. These benefits and many more are embodied in the PUD Master Plan for the Schulz Property/Outback Oasis, the companion PUD application being proposed for this Site.

IV. Demonstrated Need:

Provide a narrative discussing how the need for the proposed Future Land Use meets market demands and outweighs adverse impacts upon existing public facilities, public services, and environmental resources. Also, address the amount of excess vacant land in the City that has the same Future Land Use as proposed. Most of all, discuss why the change is needed now and at the proposed location.

The proposed amendment is needed now and at the proposed location to grant a future land use designation to this Site that has been annexed into the City of Winter Haven without a City land use designation. Based on the existing land uses, growth patterns, and market demands of the area, the Residential Low Density (RL) land use is the most compatible in this infill location between the City and the County. As noted in Section II, even “worst case” scenario impacts to public facilities and services and environmental resources are minimal and mitigatable.

Although vacant RL land is located within the City, an excess is not being created by this request, as a proposed companion PUD has been submitted for development of the Site which has been designed to meet market demands and minimize actual impacts to limited resources.

According to the market analysis conducted as a part of the Cypress Gardens Boulevard Corridor Study in August 2015 by the Lakemont Group, there are three particular demographics identified as major elements of growth within Winter Haven: Young Professionals, Resort Residential, and Active Adults (in retirement/relocation). An emerging workforce of young professionals are finding employment opportunities through economic drivers such as CSX Intermodal/Logistics Center, Winter Haven Hospital, and others. The continuing needs and growth of Resort Residential housing types are a result of many positive factors including LegoLand Florida’s success, the community’s many boating and fishing opportunities, and the growing attraction of the community’s diverse and multi-generational population. The third major element of growth is Active Adults. The study identifies an influx of retirement/relocation residents to the Winter Haven community, along with seasonal residents. As the demand for Active Adult/Senior Housing continues to grow, so does the need for quality Assisted Living Facilities. The current trend in Senior Housing is the concept of “Aging in Place” that allows residents to maintain physical and social connections as their health changes over time. This amendment seeks to provide the land uses needed for an attractive Active Adult and Assisted Living environment to help meet these expanding needs within the City.

The existing Outback Oasis Botanical Gardens and Event Facilities will act as the centerpiece for the Neighborhood Activity Center as well as for the associated Active Adult and Assisted Living Facilities components. The natural beauty of the Site provides a unique opportunity to provide an upscale Active Adult and/or Assisted Living Facilities community to meet this growing market.

V. Urban Sprawl Analysis:

Address the following statements with regard to the proposed land use amendment:

1. How will the proposed amendment discourage substantial amounts of low-density, low-intensity, or single use development in excess of demonstrated need?

Because the proposed amendment is expanding the existing RL land use to this Site under unified ownership, it will provide the opportunity for the development of an integrated plan of mixed uses resulting in an efficient use of urban services, as opposed to the less economically effective, low density/low intensity, and single use development that could occur without a compatible land use designation and unified development plan for the property.

2. How will the proposed amendment prevent a significant amount of urban development to occur in rural areas?

This site is currently a combination of the existing Outback Oasis Botanical Gardens and Event Facilities, the former City of Winter Haven Land Fill site, and surrounding undeveloped and developed properties, and it is not naturally rural in character. The Applicant's existing improvements to the Outback Oasis and former Land Fill Site are fully man-made, except for the many large trees that have been saved. With significant traffic along Country Club Road and several new and existing housing subdivisions, this new development has committed to the donation of road right-of-way of Sage Road Extension through this Site, which will provide additional infill opportunities between County Club Road and Dundee Road/542 (via a Sage Road improvement). The commitment of this missing roadway link will provide for the interconnectivity and infill opportunities sought by the overall approved Comprehensive Plan.

3. Does the proposed amendment discourage the creation of urban development in radial, strip, isolated or ribbon patterns emanating from existing urban developments?

The proposed amendment does not create or encourage development in radial strip, isolated, or ribbon patterns. Rather, the location of the subject Site provides a good opportunity to create an effective infill and transition area that will complement the existing mix of residential development and serve as a transition between the City and County land use districts. The commitment to complete the first phase of a possible Sage Road Improvement project will also support those efforts to promote infill development.

4. Does the proposed amendment promote the protection of adjacent agricultural areas?

The only adjacent areas to the Site of agricultural and farming activities is the property to the west owned by Bradco. The Applicant has been in contact with Bradco and they are aware of this application. Those agricultural activities will continue during the future planned development of this Site until the market demands for the development of the land preclude it.

5. How will the proposed amendment maximize the use of existing public facilities and services?

The property is located in one of the fastest growing areas of the City and is within an area of available public facilities and services. The property is located within the City's Utility Service Area and existing utilities are located adjacent to and just east of the property. Furthermore, the property is located within the future corridor of Sage Road as identified on the City's transportation map series in the Comprehensive Plan and of which the portion of Sage Road within the property is approximately 40%. This amendment will allow for the development of the northern portion of Sage Road, as well as the extension of existing utilities located adjacent to and east of the property to be extended through property and along the portion of Sage Road within the development to the southernmost portion of the property. This will allow for future extension of these utilities to properties and utility systems located south of the property, thus allowing for looping of the potable water and reclaimed water mains that will enhance the capacity of the City's systems and serve undeveloped property south of this development.

6. Will the proposed amendment minimize the need for future public facilities and services?

The proposed amendment will maximize the use of existing public services and facilities by extending utilities from the east to the property, developing utilities through the development and allowing for those utilities to be extended south of the property. In addition, the development will construct a significant portion of Sage Road identified as a future corridor in the City's Comprehensive Plan, all which results in minimizing the need for public facilities and services. In addition, it is the intent of the development to coordinate closely with the City to insure strict compliance with the City, of which the goals, objectives and policies of the Comprehensive Plan, along with the standards of the Land Development code minimize the impact to the City's facilities and services.

7. How will the proposed amendment promote development patterns that will not disproportionately increase the cost of providing public facilities and services?

Generally, disproportionately high costs of providing public facilities and services occur in areas of low density/low intensity, single use developments that are not planned in a compact and integrated manner. The reduction in these infrastructure costs by the type of compact infill development that will be permitted by the proposed amendment can also reduce the public sector's long-term maintenance and replacement costs.

8. How does the proposed amendment provide a clear separation between urban and rural areas?

The Site is located within the transitional area between the City and the County, rather than an area of delineation between urban and rural areas. The proposed amendment provides the opportunity for the creation of an effective infill and transition area that will complement the existing mix of residential development and serve as a transition between the current City and County land use districts.

9. Will the proposed amendment encourage infill development or redevelopment of existing neighborhoods?

The proposed amendment will encourage infill development in between the proposed Site, Country Club Road South, and Dundee Road/542, through the commitment to design and construct the portion of Sage Road Extension on the Owner's Site. The Applicant believes this will provide additional infill development opportunities as a result of a Sage Road Improvement project that, with this missing roadway link committed, will provide the roadway interconnectivity that the City desires as a part of their road planning process.

10. How does the proposed amendment encourage an attractive and functional mixture of land uses?

The proposed land use changes will encourage an attractive and functional mixture of land uses through the future development of the Site that will be enabled by this amendment. The proposed project for the Site is planned to create a vibrant and appealing neighborhood community of Active Adult/Senior Housing and/or Assisted Living Facilities, and Neighborhood Activity Center centered around the beautiful Outback Oasis Botanical Gardens and Event Facility, while enhancing and preserving those natural aspects of the Site. It has been designed on the foundation of natural and innovative design elements, including all of the techniques encouraged by the City for Planned Unit Developments (PUDs) which include clustered and multifamily layouts, boulevards and landscaped entrances and streets, recreational and amenity facilities, natural resource preservation, various housing types, and mixed uses where permitted by the Comprehensive Plan.

11. How will the proposed amendment promote accessibility among linked or related land uses?

The location and infill character of the Site provides an opportunity to promote much improved and needed accessibility between the existing residential development in the area along Country Club Road South to Dundee Road/542 to the south, through the design and construction of the Sage Road Extension on this site. The City desires to provide an additional, interconnected roadway from Country Club Road to Dundee Road and this development will ensure that this missing roadway link serves as the starting point for a future Sage Road Improvement project. This accessibility could take many forms including a new traffic outlet, improved roadway conditions, and the addition of associated bike lanes and/or paved trails. This amendment will promote the accessibility of these linked land uses.

12. Will the approval of this amendment preserve open space or create new?

Because a significant portion of this site was previously a Land Fill operation, the development of this site and the surrounding properties in an appropriate manner will create new open space as a part of the development. The ability to reclaim the use of this historic Land Fill site, in the context of the new growth occurring around this Site, is in and of itself a major improvement. In combination with the Outback Oasis Botanical Gardens and Event Facilities and the many man-made improvements already made to the overall site by the Owner/Applicant, the development of the Neighborhood Activity Center and "Aging in Place" Residential community will enhance

and add to the City's open space while providing additional educational opportunities on art and the environment as envisioned the Owner/Artist.

VI. Required Attachments:

1. General location map. **Please see Figure 1.**
2. Soils map of the project area. **Please see Figure 2.**
3. Flood map of the project area. **Please see Figure 3.**
4. Map showing vegetative communities on the project area. **Please see Figure 4.**
5. Map showing habitat for endangered/threatened species in the project area. **As there are no threatened or endangered species located on the property, this map is not necessary.**

Agent, Lessee, or Buyer's Signature Page

(I) (We), Kenton J. Foreman of Foreman Consulting Inc. being duly

sworn, depose and say that (I) (We) serve as Agent for the
(Agent or Lessee)

owner(s) in making this petition and that the owner(s) (has) (have) authorized (me) (us) to act in this capacity. Further, (I) (We) depose and say that the statements and answers herein contained and other information attached hereto present the arguments in behalf of the petition herein requested to the best of (my) (our) ability and that the statements and information above referred to are in all respects true and correct to the best of (my) (our) knowledge and belief.

Agent, Lessee, or Buyer(s)

[Handwritten Signature]
Signature of Agent, Lessee, or Buyer(s)

Signature of Agent, Lessee, or Buyer(s)

KENTON J. FOREMAN
Printed Name of Agent, Lessee, or Buyer(s)

Printed Name of Agent, Lessee, or Buyer

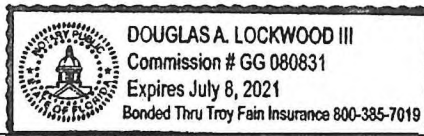
The foregoing instrument was acknowledged before me this 1st day of April,

20 19, by Kenton Foreman, who is personally known to me or who has produced _____ as identification and who (did) (did not) take an oath.

[Handwritten Signature]
SIGNATURE OF NOTARY PUBLIC

Douglas A. Lockwood, III
TYPED OR PRINTED NAME OF NOTARY PUBLIC

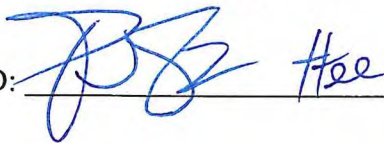
STAMP & DATE MY COMMISSION EXPIRES: _____



Ownership Signature:

STATE OF FLORIDA:
COUNTY OF POLK:

(I) (WE) Paul William Schulz as Trustee of the Paul William Schulz Revocable Trust being duly sworn, depose and say that (I) (WE) own one or more of the properties involved in this petition and that (I) (WE) have familiarized (myself) (ourselves) with the rules and regulations of the Planning Commission and City Commission with respect to preparing and filing this petition and that the foregoing statements and answers herein contained and other information attached hereto present the arguments in behalf of the petition herein requested to the best of (my) (our) ability and that the statement and information above referred to are in all respects true and correct to the best of (my) (our) knowledge and belief.

SIGNED:  Hee

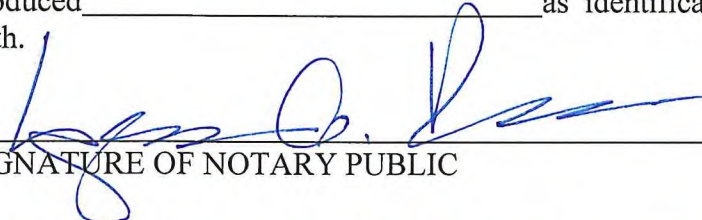
SIGNED: _____

SIGNED: _____

SIGNED: _____

STATE OF FLORIDA:
COUNTY OF POLK:

The foregoing instrument was acknowledged before me this 15th day of April, 2019, by Paul Schulz who is personally known to me or who has produced _____ as identification and who (did) (did not) take an oath.


SIGNATURE OF NOTARY PUBLIC

Douglas A. Lockwood III
TYPED OR PRINTED NAME OF NOTARY PUBLIC

STAMP & DATE MY COMMISSION EXPIRES:

