



JIM C. STUDIALE
Director
Community Development Department

June 20, 2008

Ms. Patricia Steed, Executive Director
Central Florida Regional Planning Council
555 East Church Street
Bartow, Florida 33831-3931

**SUBJECT: EVANSVILLE WESTERN RAILWAY RAIL TERMINAL FACILITY
DRI: CITY OF LAKELAND CONDITION REQUEST**

Dear Ms. Steed:

The City of Lakeland staff asks that the following recommended Condition of Approval be included in the Evansville Western Railway Rail Terminal Facility DRI staff report that will be presented to the Regional Planning Council for action as early as August 13, 2008:

- *The Central Florida Regional Planning Council (RPC) and the Department of Community Affairs (DCA) shall receive notice of any development activity that may occur within the 930 acre parcel located adjacent to the subject Rail Terminal Facility (ILC) containing industrial, warehouse, business park or other uses that would take advantage of a close proximity to the ILC. If the RPC and/or DCA determine that the adjacent development shall be aggregated into the Rail Terminal Facility Development of Regional Impact, then a transportation analysis shall be conducted to determine the cumulative impacts of this aggregated DRI over an expanded project impact area and identify additional off-site mitigation measures that would be required in an amended Development Order. This expanded transportation analysis must be conducted according to a methodology that is approved by the Regional Planning Council, City of Winter Haven and Polk County/Polk Transportation Planning Organization. In any event, future transportation analyses for development adjacent to the ILC must include vested or background traffic generated by the ILC.*

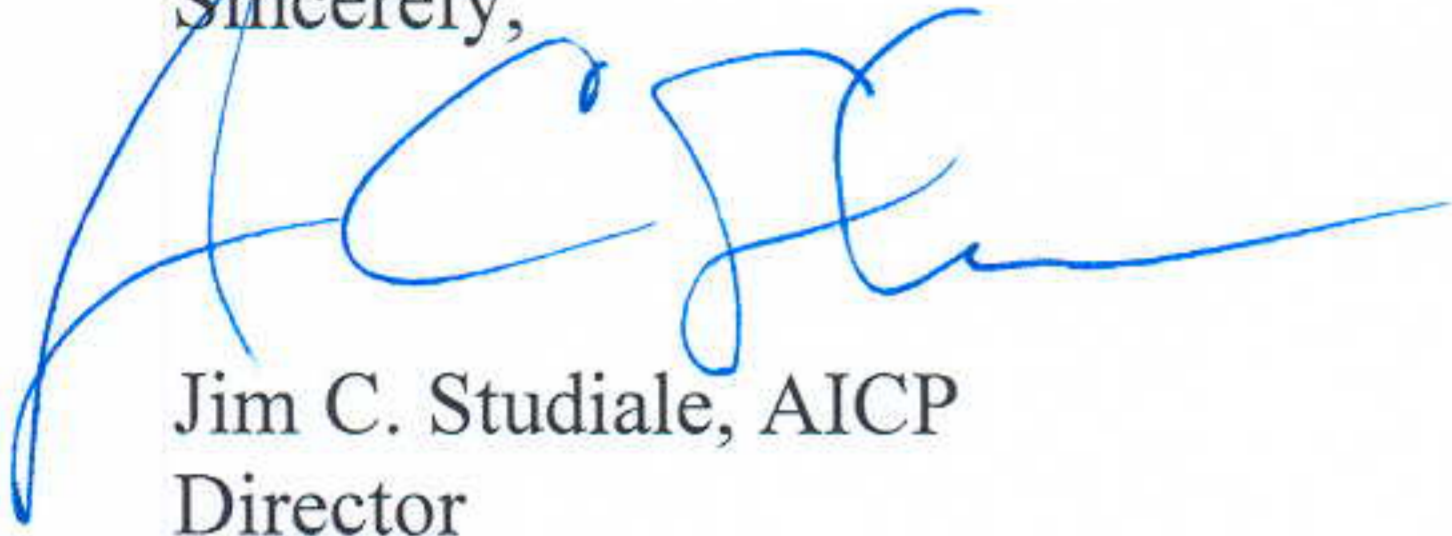
While we recognize that other agencies will determine whether or not the "Aggregation Rule" should be invoked in the future, we believe that the 318 acre DRI site and adjacent 930 acre parcel are being jointly promoted as a combined development (employment figures, wage information, etc. through public presentations), will ultimately share a common infrastructure and otherwise meet the tests outlined in Subsection 380.0651(4) F.S. and 9J-2.0275 F.A.C.

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Thank you in advance for your consideration of these comments. If you have any questions, please let me know.

If you have any additional questions or need information, please contact me at (863) 834-6011.

Sincerely,



Jim C. Studiale, AICP
Director

Cc: Doug Thomas, City Manager
Tim McCausland, City Attorney
Michael Herr, Polk County Manager
Lakeland City Commission