

**POLK REGIONAL WATER COOPERATIVE**

**Resolution 2026-01**

**PROJECT RESOLUTION OF NECESSITY AMENDING RESOLUTION'S  
2023-06, 2024-34 AND 2025-05 AND  
APPROVING THE SOUTHEAST LOWER FLORIDAN AQUIFER WATER PRODUCTION FACILITY  
AND  
SOUTHEAST TRANSMISSION LINE PROJECTS**

The Polk Regional Water Cooperative ("Cooperative"), created pursuant to Section 373.713, Florida Statutes, and an Interlocal Agreement pursuant to Section 163.01, Florida Statutes, in lawful session and in regular order of business properly presented, finds that:

**WHEREAS**, groundwater from the Upper Floridan aquifer in central Florida, which includes all of Orange, Osceola, Polk and Seminole Counties and southern Lake County, is the primary source of water supply for public, agricultural, commercial and industrial water users; and

**WHEREAS**, in 2011 the Florida Department of Environmental Protection, the South Florida Water Management District, the St. Johns River Water Management District, the Southwest Florida Water Management District, the Florida Department of Agriculture and Consumer Services, public water supply utilities and other stakeholders commenced the Central Florida Water Initiative ("CFWI"), a collaborative process to determine the sustainable yield of the Upper Floridan aquifer in central Florida and to identify strategies for supplying all existing and future reasonable beneficial uses without harming the natural resources; and

**WHEREAS**, the CFWI process concluded that the Upper Floridan aquifer alone could not meet future water demands or currently permitted allocations without resulting in unacceptable harm to water resources and related natural systems; and

**WHEREAS**, in June 2021 pursuant to Section 373.0465, Florida Statutes, the Florida Department of Environmental Protection adopted uniform rules for application within central Florida, which among other things would restrict an applicant's or permittee's withdrawal from the Upper Floridan aquifer to an amount no greater than its demonstrated 2025 demand and requiring the development of Alternative Water Supplies ("AWS") to meet demands above this limit; and

**WHEREAS**, in anticipation of the CFWI rules, Polk County and 15 municipalities within Polk County created the Cooperative as an independent special district pursuant to Chapter 189, Section 373.713, Florida Statutes and an Interlocal Agreement entered into on June 1, 2016 pursuant to Section 163.01, Florida Statutes (the "Interlocal Agreement") for the purpose of developing AWS projects to meet the future potable water needs of the citizens of Polk County

above and beyond the Demonstrated 2025 Demand of the Cooperative’s founding member governments; and

**WHEREAS**, the Interlocal Agreement was approved by a Final Order of the Secretary of the Florida Department of Environmental Protection on September 26, 2023 pursuant to Section 373.713(1), Florida Statutes

**WHEREAS**, during the next several years following its creation, the Cooperative and its member governments evaluated over 200 potential AWS projects for the purpose of identifying the most cost-effective projects capable of meeting the potable water needs of the citizens of Polk County and at the end of that process two projects were selected for implementation; and

**WHEREAS**, one of the two projects selected for implementation is the Southeast Wellfield Project, which consists of the Southeast Lower Floridan Aquifer Water Production Facility (“SELFA WPF”) and the Southeast Transmission Main (“SETM”); and

**WHEREAS**, the Southeast Wellfield Project has received a 40-year consumptive use permit authorizing the withdrawal and use of 30 million gallons a day of water from the Lower Floridan aquifer; and

**WHEREAS**, in April 2021, the Cooperative and 15 of its member governments entered into the Implementation Agreement for the Southeast Wellfield, which obligates the Cooperative to construct and operate the SELFA WPF and the SETM to supply the participating member governments 15.15 million gallons a day of potable water by 2045 (the “Implementation Agreement”); and

**WHEREAS**, the Cooperative completed planning for and is proceeding with construction of the first phase of the SELFA WPF, which consists of a 5 raw water wells, approximately 10 miles of raw water transmission line and a water treatment plant capable of producing 7.5 million gallons a day of high quality potable water and the SETM, which consists of approximately 61 miles of water transmission pipeline to deliver the finished water from the water treatment plant to the project participants for use in their water service areas; and

**WHEREAS**, selection of the most reasonable and practical routes for the SELFA WPF raw water transmission line and SETM finished water transmission line involved extensive coordination with the Cooperative’s project participants, a detailed technical evaluation and a public outreach; and

**WHEREAS**, the route of the SETM was evaluated based on the following main factors:

- A. Alternative routes, the location of the raw water production wells and the final delivery points for the member systems.

- B. Environmental factors such as avoidance of wetlands and endangered and threatened species.
- C. Costs of the pipeline, including cost and constructability of the route.
- D. Long range planning for the area, including location of future production wells and land use changes.
- E. Safety and accessibility of the pipeline.

**WHEREAS**, alignment of the SELFA WPF raw water transmission line is mostly dictated by the permitted location of the raw production wells identified in the existing consumptive use permit, which at the time the permit was issued, took into account environmental, cost, long range planning and safety and accessibility factors; and

**WHEREAS**, based on this evaluation, the preferred SELFA WPF raw water transmission line route was selected and is depicted in **Exhibit "A."**

**WHEREAS**, the alignment of the SETM finished water pipeline involved an intensive effort using geographic information system mapping and other digital resources to consider several possible alignments, generally along roadways to the extent possible to minimize impact to property and to allow for a continuous path from the water treatment plant to the member government's point of connection; and

**WHEREAS**, for each of the possible alignments, desktop and field investigations were conducted and then individual segments were assigned a score between 1 and 4 representing the most preferred to the least preferred; and

**WHEREAS**, once the initial scoring was complete, route segment options were eliminated for such factors as increased cost, significant disruption to residential and commercial areas, extensive environmental, historical or archeological impacts and safety concerns with high traffic areas; and

**WHEREAS**, based on this evaluation, the preferred SETM finished water pipeline route was selected via Cooperative Resolution 2023-06 and is depicted in **Exhibit "B;"** and

**WHEREAS**, public workshops were held on February 27, 2023 at the Town of Lake Hamilton Town Council Room and on February 28, 2023 at the Florida Department of Transportation District One Conference Center in Bartow, Florida for the purpose of presenting the preferred routes and to solicit public comments and the public comments have been considered by the Cooperative Board of Directors; and

**WHEREAS**, pursuant to Cooperative Resolution 2024-34 the Cooperative approved a modification to the preferred SETM finished water pipeline route that was selected and depicted in **Exhibit “B,”** for a portion of the SETM finished water pipeline route beginning near U.S. Highway 98 and County Road 540A intersection and ending in the County Road 540A 3-way, which modification is set forth as **Exhibit “C;”** and

**WHEREAS**, the SELFA WPF raw water transmission line route and the SETM finished water pipeline route approved by Cooperative Resolution 2024-34 are depicted on **Exhibit “D;”** and

**WHEREAS**, pursuant to Cooperative Resolution 2025-05 the Cooperative approved a modified SETM finished water pipeline route set forth in **Exhibit “D”** that differs from the approved route in four areas, as depicted on **Exhibit “E;”** and

**WHEREAS**, since Cooperative Resolution 2025-05 was adopted, PRWC staff has continued working diligently to advance detailed designed and acquire parcels needed to accommodate the approved route and as the process has advanced, new information has revealed a revision to the City of Haines City point of connection and transmission line alignment for the City of Davenport Point of Connection; and

**WHEREAS**, Cooperative staff is recommending changes to the transmission alignment to access the revised points of connection for the City of Haines City and the City of Davenport as depicted in **Exhibit “F;”** and

**WHEREAS**, the Cooperative has been granted the power of eminent domain pursuant to the Interlocal Agreement and Sections 163.01(7)(f) and 373.713(2)(e), Florida Statutes for the condemnation of private property interest for public use, and to acquire any interest in such real property as is necessary for the purpose of carrying out the Interlocal Agreement; and

**WHEREAS**, before exercising the power of eminent domain the Cooperative Board of Directors is required to adopt a resolution authorizing the acquisition of property for any purpose set forth in the Interlocal Agreement for the Cooperative’s purpose or use subject to limitations set forth in Sections 73.013 and 73.014, Florida Statutes; and

**WHEREAS**, the Cooperative has bifurcated its eminent domain resolution into two separate resolutions; the Project Resolution, authorizing acquisition of property and property rights for the SELFA WPF raw water transmission line and SETM finished water pipeline projects, and the Parcel Resolution, authorizing the parcel acquisition and identifying the specific property and property rights to be acquired for the projects; and

**WHEREAS**, this Resolution constitutes the current Project Resolution for the SELFA WPF raw water transmission line and the SETM finished water pipeline projects; and

**WHEREAS**, the construction of the SELFA WPF raw water transmission line and the SETM finished water pipeline constitutes a valid public purpose of the Cooperative in carrying out its

charge under Chapter 189, Section 163.01, Section 373.713, the Interlocal Agreement and the Implementation Agreement to develop an AWS project to meet the existing and future potable water needs of the citizens of Polk County; and

**WHEREAS**, absent a relinquishment of the property pursuant to Section 73.013(4), Florida Statutes, land to be acquired will not be conveyed to natural persons or private entities and the land is not being acquired to abate or eliminate a public nuisance or to prevent or eliminate a slum or blight; and

**WHEREAS**, the Cooperative intends in good faith to construct the SELFA WPF and the SETM on, under or over the described property; and

**WHEREAS**, the Cooperative Board, after being fully informed on the matter and upon proper consideration, approves the SELFA WPF Project, including the raw water transmission line route depicted in Exhibits “A” and “D” and the SETM Project, including the finished water pipeline route depicted in Exhibits “C,” “D” and “E” as modified by Exhibit “F;” and

**WHEREAS**, prior to the Cooperative Board approving the alignments depicted in Exhibits “A,” “B,” “C,” “D,” “E” and “F” the Board considered several factors including without limitation, alternative routes, environmental impact, costs, long range planning and safety; and

**WHEREAS**, the Cooperative Board, after proper consideration, makes the following findings regarding the alignments depicted in Exhibits “A,” “B,” “C,” “D,” “E” and “F”:

- A. **ALTERNATIVE ROUTES**: The Cooperative Board considered various alignments, costs thereof, and projected improvements before approving an alignment for the SELFA WPF raw water transmission line and the SETM finished water pipeline as the “best fit” alignments for the proposed transmission mains.
- B. **ENVIRONMENTAL FACTORS**: Necessary permits are expected to be approved or have been approved by the permitting agencies. The projects have been designed to minimize adverse impacts to environment and historical and archaeological resources and it is anticipated that no adverse environmental impacts will result from these projects.
- C. **COSTS**: The cost of all alternative routes were considered. The preferred alignment for the SELFA WPF raw water transmission line and the SETM finished water pipeline are cost effective within the required design criteria.
- D. **LONG RANGE PLANNING**: The project is consistent with the CFWI Regional Water Supply Plan, the Cooperative’s water supply plan and is

part of a program previously adopted by the Cooperative for meeting the long-term potable water demands of the citizens of Polk County.

E. SAFETY CONSIDERATIONS: The routes were selected to parallel existing roads whenever possible and minimize significant interference with residential and commercial property. The identified route will provide sufficient area to construct the proposed transmission lines.

**NOW, THEREFORE, BE IT RESOLVED:**

Section 1. This Resolution amends Cooperative Resolutions 2023-06, 2024-34 2025-05 and in the event of a conflict between Resolutions 2023-06, 2024-34 and 2025-05 and this Resolution, the terms of this Resolution shall control.

Section 2. The forgoing findings are incorporated herein by reference and made a part hereof.

Section 3. The SELFA WPF and SETM Projects are hereby designated Cooperative approved projects pursuant to the Interlocal Agreement and the Implementation Agreement.

Section 4. It is the judgment of the Cooperative that the construction of the SEFLA WPF raw water transmission line and the SETM finished water pipeline as depicted in **Exhibit "F"** is necessary, practical and in the best interest of the Cooperative and its member governments and if the acquisition of property and property rights are needed for such construction is necessary for the performance of its duties and for the construction, reconstruction and maintenance of said facilities for the use of the general public; and that the Cooperative is authorized to make such acquisition by gift, purchase or condemnation. Nothing contained in this Resolution is intended to require any Member to incur the cost of relocating any Member utility facilities within the alignment depicted in **Exhibit "F."**

Section 5. This resolution is supplemental to and does not supersede or replace Cooperative Resolution 2025-02 with regards to the selected Rolling Meadows SETM finished water transmission line route and the factors considered by the Cooperative in approving that route.

Section 6. That this Resolution shall take effect immediately upon its adoption.

Section 7. That if any phrase, portion or part of this Resolution is found to be invalid or unconstitutional by a court of competent jurisdiction, such phrase, portion or part shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remainder of the Resolution.

DONE at Auburndale, Florida this 28<sup>th</sup> day of January, 2026.

Southeast Wellfield Project Board of the Polk Regional Water Cooperative:

  
Chair

  
Secretary/Treasurer

Approved as to Form:

  
Edward P. de la Parte  
Legal Counsel

## **EXHIBIT A**

### **SELFA WPF Raw Water Transmission Line Route**

[See Attached 1 Page]

# Exhibit A

## SELFA WPF Raw Water Line Route



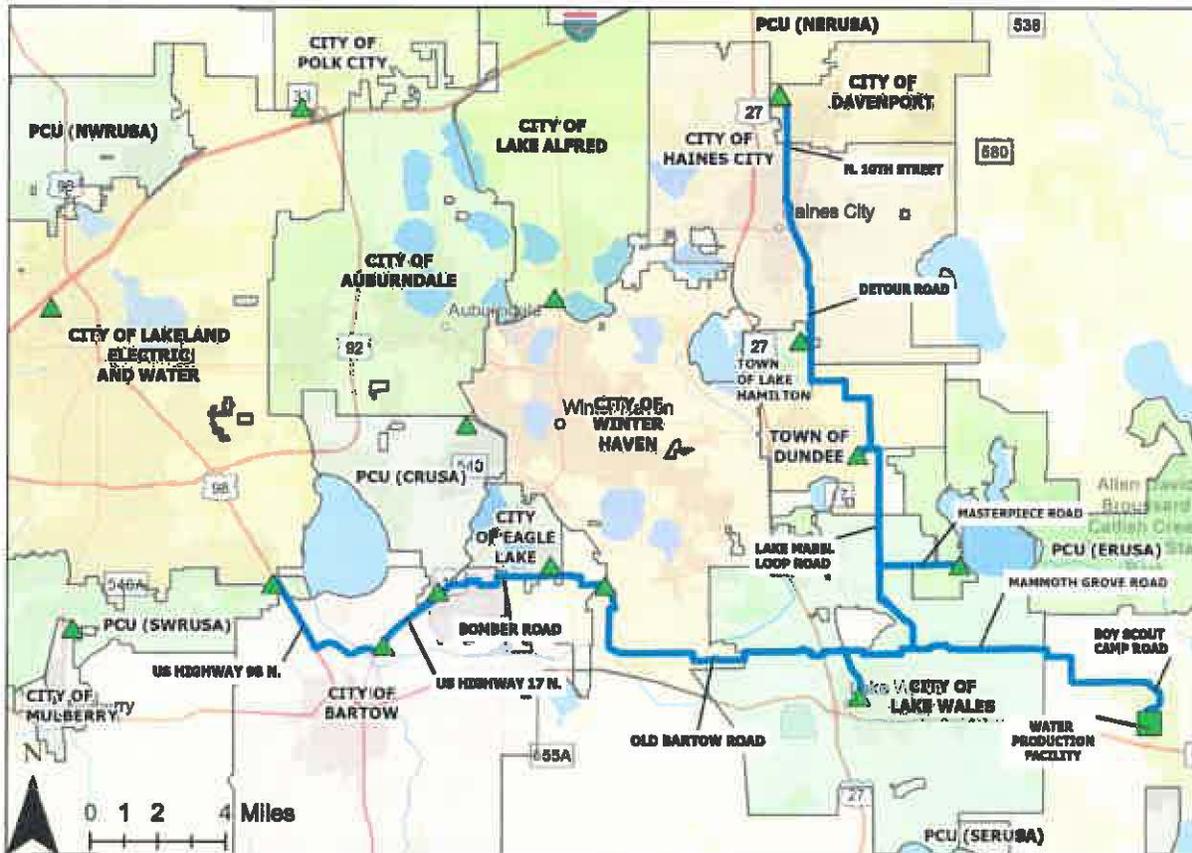
## **EXHIBIT B**

### **Original SETM Finished Water Pipeline Route**

[See Attached 1 Page]

## Exhibit B

### SETM Finished Water Pipeline Route



## **EXHIBIT C**

**Modification to SETM Finished Water Transmission Line Route  
Approved by Cooperative Resolution 2024-34**

[See Attached 4 Pages]

### 3.0 Identification of Alternative Transmission Routes

#### 3.2 Alternative Pipeline Routes

##### Alternative 1

The 12-inch transmission main segment begins east of the US HWY 98 and County Road 540A intersection and travels east along County Road 540A. There will be a trenchless crossing across US Highway 98 via HDD. The directional drill will continue until reaching the interconnect site. The portion traveling east along County Road 540A will be in a 10' easement.

##### Considerations:

- This segment encounters no adverse soil conditions.
- There are no conflicting road projects along the segment.
- The figure shows roughly 68-feet of Potential Gopher Tortoise, Sand Skink, and Indigo Snake habitat along the segment route. This potential habitat area is in heavily trafficked right of way and is excluded from the scoring evaluation.
- There is an Eagle Nest buffer zone just outside the proposed alignment, south of CR 540A.
- Route passes in nearby existing underground petroleum storage tanks and one (1) inactive petroleum contamination tracking site.
- The proposed route crosses no flood zones or wetlands.

##### Alternative 2

The 12-inch transmission main segment begins east of the US HWY 98 and County Road 540A intersection and travels north along US HWY 98. It crosses US HWY 98 via HDD and travels in a 20' easement on private property. The installation will require modifications of the Montessori septic system to allow room for pipeline construction. The remaining installation will be HDD into the interconnect site.

##### Considerations:

- There are environmental considerations associated with crossing and relocating/potentially up-sizing the septic drain field at the Montessori School
- There are no conflicting road projects along the segment.
- This segment will likely encounter unsuitable soil conditions in the areas near the Montessori septic drain field.
- The proposed route crosses no flood zones or wetlands.

##### Alternative 3A

The 12-inch transmission main segment begins east of the US HWY 98 and County Road 540A intersection and travels north along US HWY 98. It crosses US HWY 98 via HDD and travels in a 20' easement on private property before continuing south along the Polk County pond parcel. The installation crosses a structure identified in the Florida Structures registry as ineligible for NRHP designation. The remaining installation will be open cut.

- There are no environmental considerations along the entire segment route.

- There are no conflicting road projects along the segment.
- This segment encounters no adverse soil conditions.
- The proposed route crosses no flood zones or wetlands.
- This route does require removal of many large oak trees.

### Alternative 3B

The 12-inch transmission main segment begins east of the US HWY 98 and County Road 540A intersection and travels north along US HWY 98. It crosses US HWY 98 via HDD. The route continues down the center of J Day Dr via HDD. The segment crosses private property in a 20' easement before continuing south along the Polk County pond parcel. The remaining installation will be open cut.

- There are no environmental considerations along the entire segment route.
- There are no conflicting road projects along the segment.
- This segment encounters no adverse soil conditions.
- The proposed route crosses no flood zones or wetlands.

## 9.0 Non-Cost Evaluation of Alternative Routes

### 9.3 Non-Cost Ranking

#### Alternate Corridor

This alternative begins near the US HWY 98 and County Road 540A intersection and finishes in the 540A 3-Way Interconnect.

Table 9.1 Non-Cost Ranking Alternate Corridors

Criterion	Weight Factor	Alternative 1		Alternative 2		Alternative 3A		Alternative 3B	
		Rank <sup>1</sup>	Score <sup>2</sup>						
Pipeline Length	3.4	4	13.6	3	10.2	2	6.8	2	6.8
Public Inconvenience	1.7	1	1.7	2	3.3	4	6.7	4	6.7
Safety	7.7	3	23.0	1	7.7	4	30.7	4	30.7
Trenchless Crossings	1.8	2	3.6	3	5.3	3	5.3	3	5.3
Geotechnical Considerations	3.8	3	11.3	2	7.6	4	15.1	4	15.1
Operation and Maintenance Accessibility	5.2	4	20.7	2	10.3	2	14.5	3	15.5
Long Range Planning	3.9	4	15.6	4	15.6	4	15.6	4	15.6
Environmental	4.7	3	14.0	4	18.7	4	18.7	4	18.7
Archaeological and Historic Sites	3.6	3	10.7	3	10.7	3	10.7	3	10.7
<b>Total Non-Cost Score</b>			<b>114.2</b>		<b>89.4</b>		<b>124.1</b>		<b>125.1</b>

Notes:

(1) Average rank. Scale of 1 to 4 with 4 being the best.

(2) Score = Rank \* Weight Factor

## 11.0 Conceptual Cost of Alternatives

### 11.1 Comparison of Alternate Routes

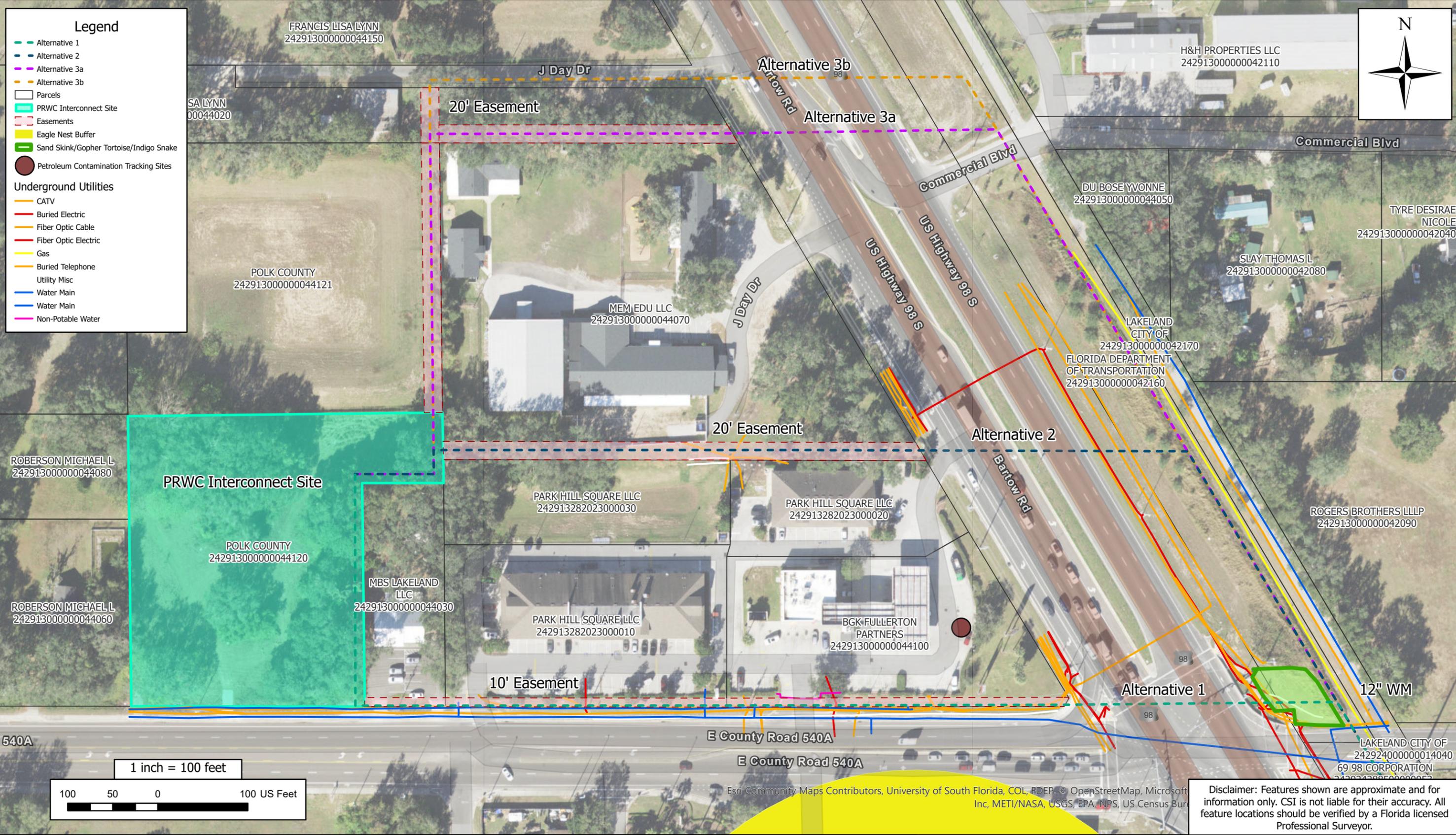
#### Alternate Corridor

This alternative begins near the US HWY 98 and County Road 540A intersection and finishes in the SWRUSA interconnect.

Table 11.1 Conceptual Cost Evaluation

Criterion	Alternative 1	Alternative 2	Alternative 3A	Alternative 3B
Non-Cost Ranking	114.2	89.4	124.1	125.1
Construction Cost	\$323,580.20	\$464,416.20	\$458,621.16	\$366,256.00
Land Cost	\$104,967.50	\$64,350.00	\$91,740.00	\$6,270.00
Total Cost	\$428,547.70	\$528,766.20	\$550,361.16	\$372,526.00

Alternative 3B has the highest non-cost score and has the lowest total cost. Therefore, Alternative 3B is recommended.

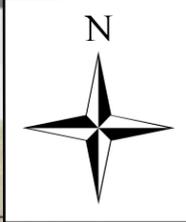


**Legend**

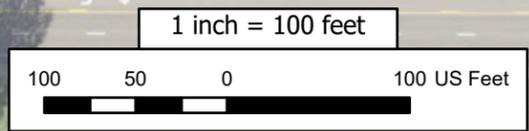
- Alternative 1
- Alternative 2
- Alternative 3a
- Alternative 3b
- Parcels
- PRWC Interconnect Site
- Easements
- Eagle Nest Buffer
- Sand Skink/Gopher Tortoise/Indigo Snake
- Petroleum Contamination Tracking Sites

**Underground Utilities**

- CATV
- Buried Electric
- Fiber Optic Cable
- Fiber Optic Electric
- Gas
- Buried Telephone
- Utility Misc
- Water Main
- Water Main
- Non-Potable Water



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Disclaimer: Features shown are approximate and for information only. CSI is not liable for their accuracy. All feature locations should be verified by a Florida licensed Professional Surveyor.

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**Polk County, Florida**

**Alternative Pipeline Routes - CR 540A Booster Station**

DRAFTED BY: AR (September 13, 2024)

CSI PROJ, NO. 8825.03

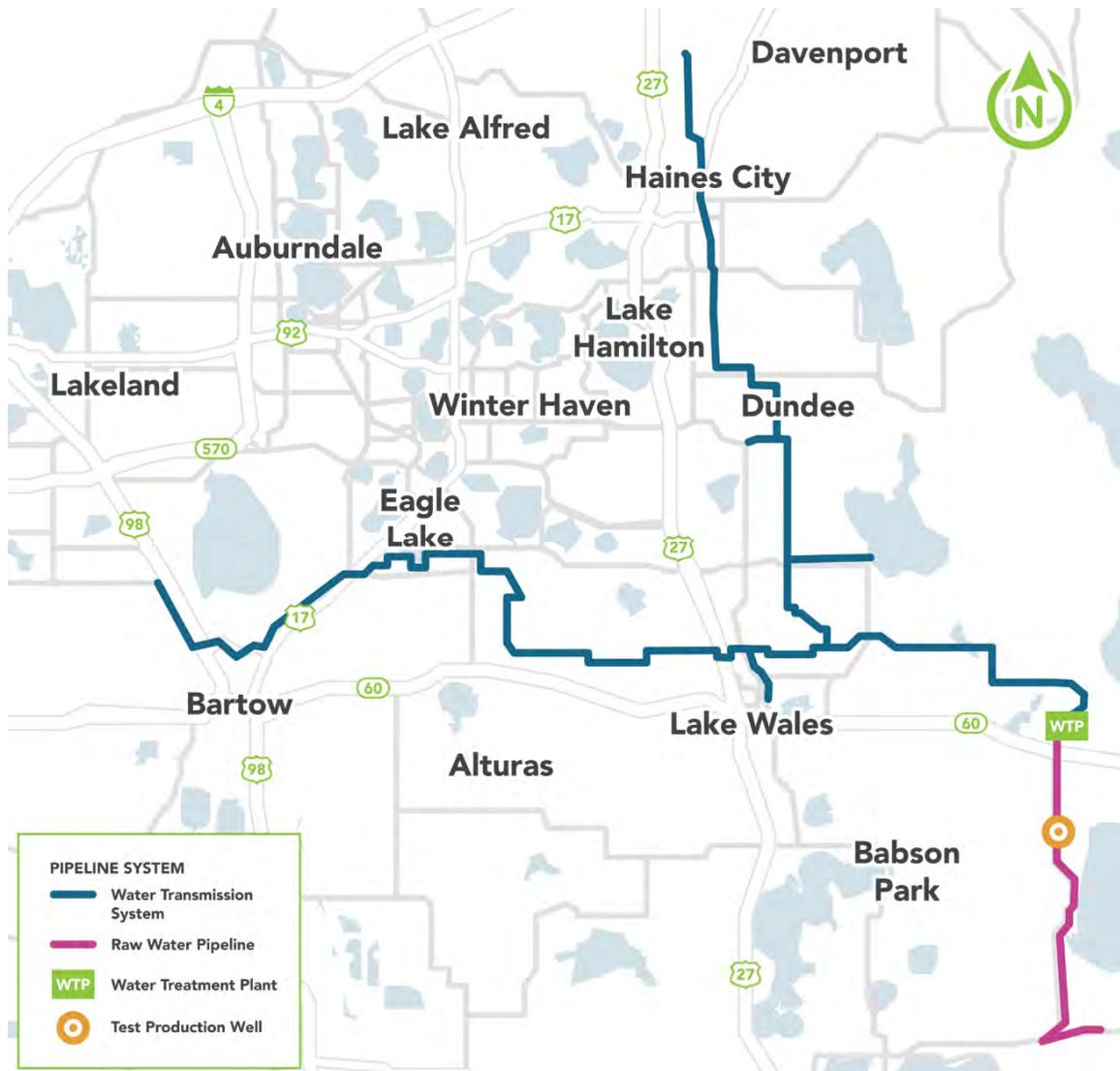
Figure

**EXHIBIT D**

**SETM Raw Water Transmission Line and Finished Water Transmission Line Route  
Approved by Cooperative Resolution 2024-34**

[See Attached 1 Pages]

# Original Pipeline

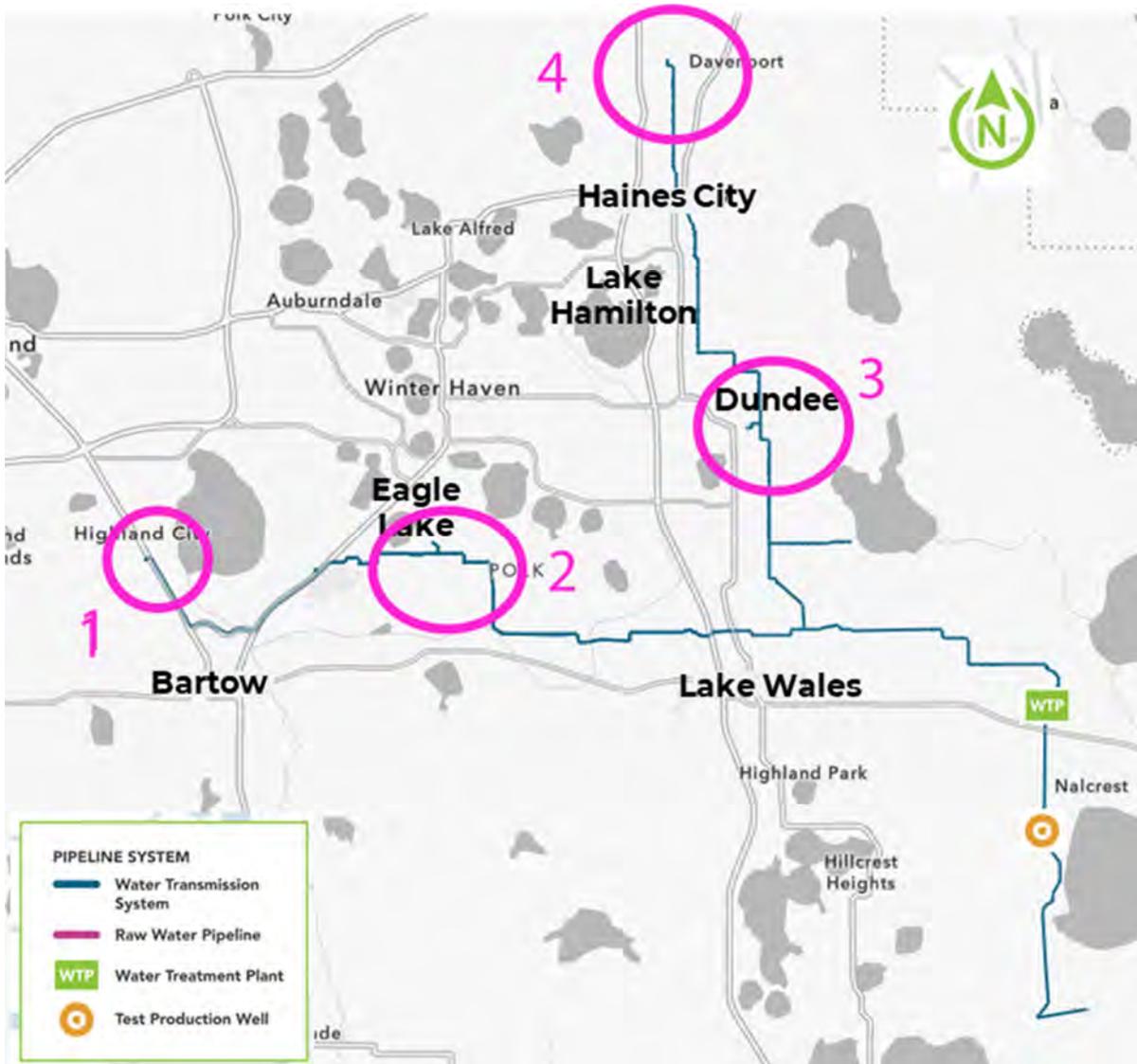


**EXHIBIT E**

**SETM Raw Water Transmission Line and Finished Water Transmission Line Route  
Approved by Cooperative Resolution 2025-05**

[See Attached 1 Pages]

# Revised Pipeline



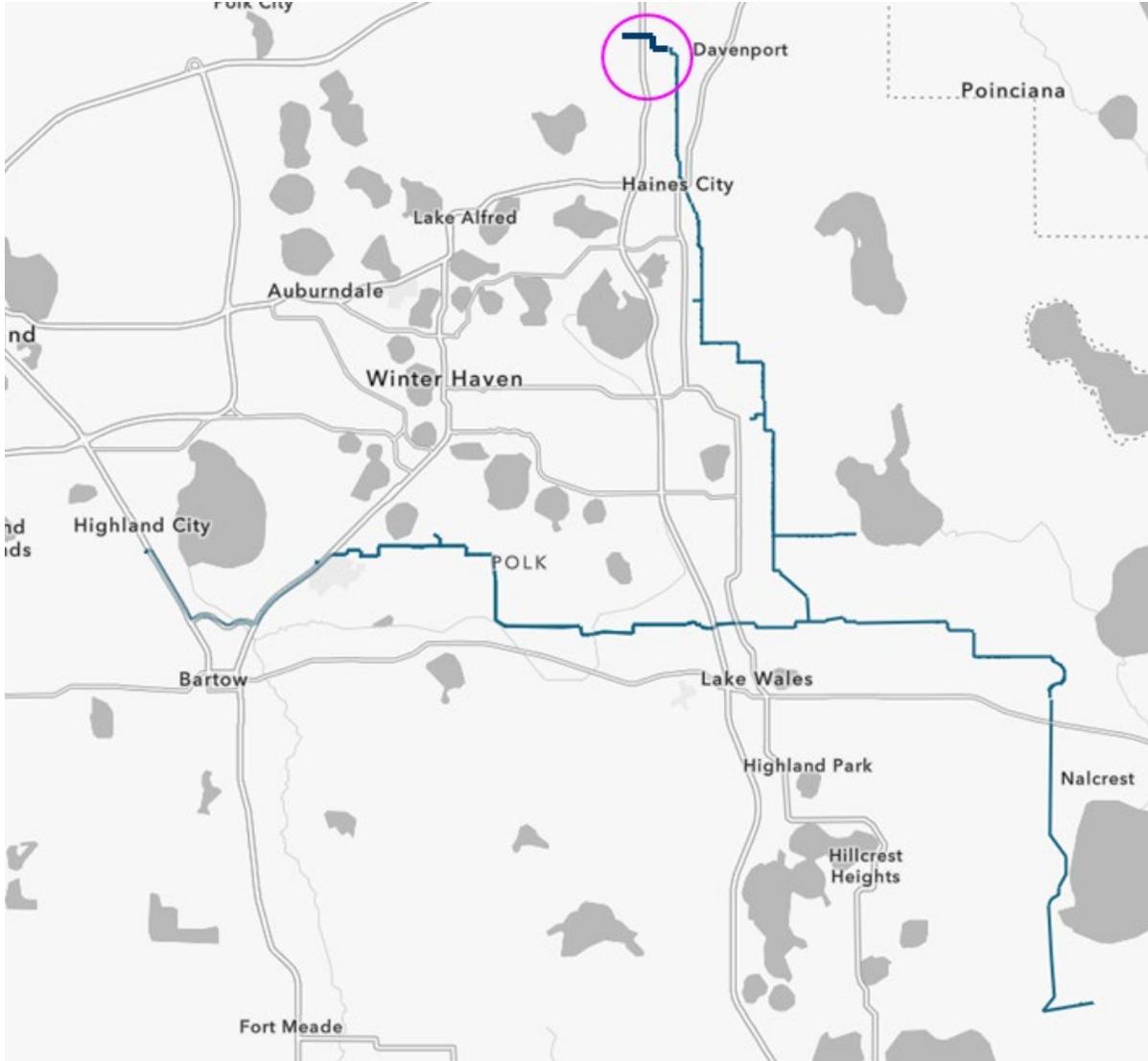
## **EXHIBIT F**

**SETM Raw Water Transmission Line and Finished Water Transmission Line Route  
Approved by Cooperative Resolution 2026-01**

[See Attached 2 Pages]

**EXHIBIT F**

**SETM Finished Water Transmission Line Route  
Approved by Cooperative Resolution 2026-01**



# EXHIBIT F

## Modification to SETM Finished Water Transmission Line Route Approved by Cooperative Resolution 2026-01

