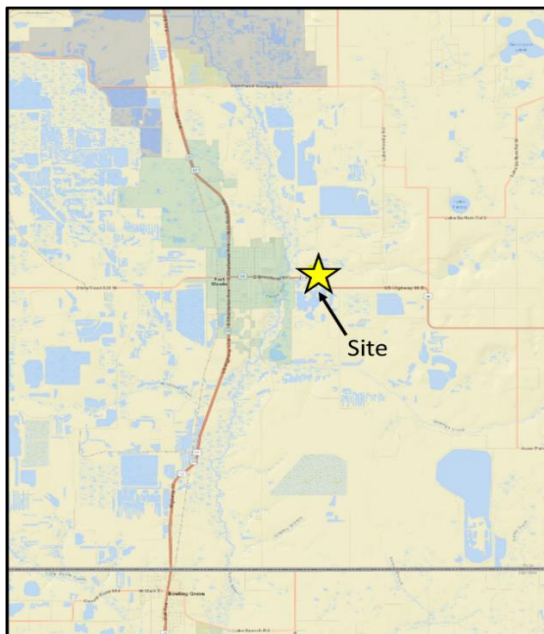


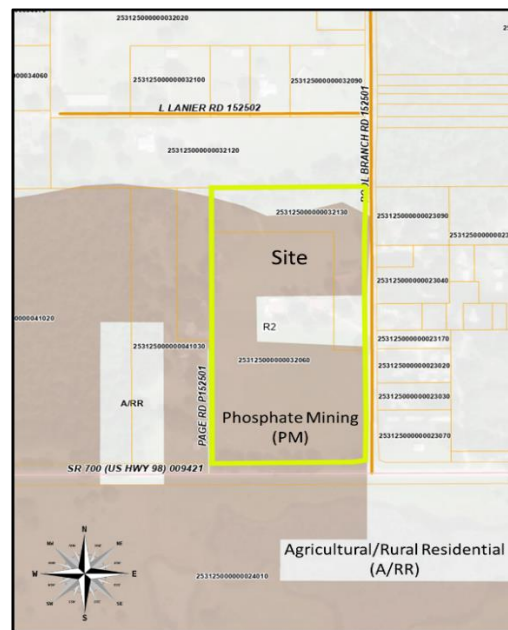
**POLK COUNTY
DEVELOPMENT REVIEW COMMITTEE
STAFF REPORT**

DRC Date: June 24, 2023	Level of Review: 4
PC Date: October 4, 2023	Type: Small Scale Map Amendment
BoCC Date: November 21, 2023	Case Numbers: LDCPAS-2023-13
Applicant: Polk County	Case Name: Pool Branch Rd PM to ARR
	Case Planner: JP Sims, Planner II

Request:	Change the Future Land Use designation from Phosphate Mining (PM) to Agricultural Residential Rural (A/RR).
Location:	East of State Road 35 (US 17-98), north of US Highway 98, south of County Road 640, west of Pool Branch Road, east of the city of Fort Meade, in Section 25, Township 31, Range 25.
Property Owner:	Miranda Trinidad
Parcel Size:	±18.52 acres (253125-000000-032130, 253125-000000-032060)
Development Area/Overlays:	Rural Development Area (RDA)
Nearest Municipality:	City of Fort Meade
DRC Recommendation:	Approval
Planning Commission Vote:	6-0 Approval
Public Comment:	None
Florida Commerce:	N/A



Location Map



Current Future Land Use Map

Summary

This is a County-initiated request for a Small-Scale Comprehensive Plan Map amendment to change the Future Land Use designation from Phosphate Mining (PM) to Agricultural Residential Rural (A/RR). The subject site is located east of State Road 35 (US 17-98), north of US Highway 98, south of County Road 640, west of Pool Branch Road, east of the city of Fort Meade, in Section 25, Township 31, Range 25. The subject property was once an active citrus grove and surrounded by the Mobil Fort Meade Mine originally proposed by Mobil Chemical Company and now owned by various residential landowners. The subject site is predominantly surrounded by former phosphate mining lands that are under long-term reclamation to the north and northeast. This property has been under private ownership since at least 1967 as private residential. Per Building, the house was constructed in 1900. Staff recommends approval.

This land use change request is consistent with Policy 2.114-A2 that states if a property designated PM was not owned by a mining company or in a mine plan, the future land use after PM can be A/RR or other recreation and institutional land uses. In addition, this policy allows for the subject site to be developed as if it was already A/RR and requiring that the County initiate a Future Land Use designation change to A/RR. This request is consistent with that policy and in line with the other A/RR in the RDA. Each of the lots will have roadway frontage on Pool Branch Road.

Compatibility Summary

Section 2.114 of the Comprehensive Plan lists A/RR as one of the land uses for the conversion of PM lands. The surrounding uses are previously mined lands owned by Mosaic and the old citrus groves. These uses are compatible with five-acre residential lots.

Infrastructure Summary

The infrastructure is rural in nature. The five acre lots and the layout of the wetlands and floodplains on the subject site provide for proper use of septic tanks. There is available capacity on US 98 and public safety services are available nearby. There is no issue with capacity at any of the schools. The nearest transit route is the 25 line from Citrus Connection that stops on the east edge of Fort Meade city limits. The nearest county park is the Fort Meade Park at the northeastern edge of the city limits.

Environmental Summary

There are some environmental limitations, but with lots as large as the ones proposed these limitations should not be of consequence. A 100-year flood hazard area bifurcates the northern 20 percent of the property, but there are no wetlands on the site. The site plan in Exhibit 6 shows more than adequate area for each lot to build well outside of any wetland or flood hazard area. The site is mostly a former citrus grove that has been used for residential purposes for over fifty (50) years. Such lands are typically well sited for residential habitation provided some soil compaction and amendments are made to solidify building foundations and stabilize vehicle passage.

Comprehensive Plan

The relevant sections of the Comprehensive Plan that are applicable to the project request:

- Policy 2.102(A1-A15): Growth Management Policies
- Policy 2.102(A10): Location Criteria
- Section 2.114-B: Phosphate Mining
- Section 2.121-A: Agriculture/Residential-Rural

Findings of Fact

Request and Legal Status

- This is a County-initiated request for a Small-Scale Comprehensive Plan Map amendment to change the Future Land Use designation from Phosphate Mining (PM) to Agricultural Residential Rural (A/RR) on 18.52 +/- acres.
- The County initiating this request is consistent with Comprehensive Plan Policy 2.114-A2 which states that if property in the PM district that was not under a conceptual mining plan and owned by a phosphate mining company it “may be developed residentially but the County must initiate a Comprehensive Plan amendment soon after to recognize the new land use.”
- The subject property was not owned by a mining company or part of a mine plan. The following is the ownership history of the subject site that demonstrate the property was not owned by a mining company in a timeline relevant to the adoption of the Comprehensive Plan Future Land Use Map series:

Year sold	Owner's Name	Deed information
February 13, 2020	From Jose and Mary Lou Perez to Trinidad Miranda	Book 11197 / Page 1420
October 25, 2000	From Anna L. Carter McBride to Jose and Mary Lou Perez	Book 04562 / Page 1493
April 1, 1968	From Myrtle L Kintz and Raymond J Kintz to Thurston and Anna L Carter	Book 1147 / Page 1084
October 5, 1967	From Anita Stringfellow to Myrtle L Kintz	Book 1118 / Page 137

Compatibility

- The existing uses surrounding the site are:
 - North – A/RR; single family residential
 - West – PM; single family residential and undeveloped parcels
 - East – A/RR; single family residential
 - South – PM; undeveloped citrus land

Infrastructure

- The property fronts US Highway 98 and Pool Branch Road, which is a Rural Minor Collector and a County-owned road.

- The site has no access to centralized potable water or wastewater services. The closest water and wastewater lines are to the west in Fort Meade.
- The subject property is zoned for Lewis Anna Woodbury Elementary School, Fort Meade Middle School, and Fort Meade Senior High School.
- The Sheriff's Regional Command that serves the area is the Polk County Sheriff's Southwest Command Center at 4120 US Hwy 98 South near Lakeland approximately 20.8 miles to the north.
- Fire rescue response from Polk County Fire Rescue Station #10 at 1235 9th St NE, Fort Meade. It is approximately 1.8 miles driving distance.
- There are no sidewalks along US 98 or Pool Branch Road.
- The nearest transit route is the Route 25 from Citrus Connection that stops in Fort Meade on US 98.
- The nearest county park is the Fort Meade Park that is 0.7 miles to the northwest of the subject site.

Environmental

- There are no surface waters on site.
- The subject site does contain wetlands and floodplains. It does have AE flood zone on the northern part of the subject site.
- The subject site has Millhopper fine sand (47.6%), Candler sand (19.5%), Bradenton fine sand (16.5%), and Sparr sand (16.5%).
- There are no endangered species sightings on this site. (Source: Florida Natural Areas Inventory 2002, 2006, 2011, & 2015).
- There are no known archeological or historical resources on the subject site per data from the Florida State Historical Commission.
- There are no wells on the subject site and it is not located in a wellfield.
- The site is not within an Airport Impact District.

Comprehensive Plan Policies

- POLICY 2.102-A1 Development Location states that Polk County shall promote contiguous and compact growth patterns through the development process to minimize energy costs, conserve land, water, and natural resources, minimize the cost of services,

and prevent development patterns where tracts of land are by-passed in favor of development more distant from services and existing communities.

- POLICY 2.102-A2 Compatibility states that land shall be developed so that adjacent uses are compatible with each other, pursuant to the requirements of other Policies in this Future Land Use Element, so that one or more of the following provisions are accomplished: a. there have been provisions made which buffer incompatible uses from dissimilar uses; b. incompatible uses are made to be more compatible to each other through limiting the intensity and scale of the more intense use; c. uses are transitioned through a gradual scaling of different land use activities through the use of innovative development techniques such as a Planned Unit Development.
- POLICY 2.102-A3 Distribution states that development shall be distributed throughout the County consistently with this Future Land Use Element so that the public utility, other community services, and public transit and transportation systems can be efficiently utilized; and compact, high-density and intensity development is located where urban services can be made available.
- POLICY 2.102-A4 Timing states that development of land shall be timed and staged in conjunction with the cost-effective and efficient provision of supporting community services which, at a minimum, shall require compliance with the Plan's Level of Service requirements and the County's concurrency management system.
- POLICY 2.102-A10 Location Criteria states the following factors shall be taken into consideration when determining the appropriateness of establishing or expanding any land use or development area:
 - a. nearness to incompatible land uses and future land uses, unless adequate buffering is provided;
 - b. nearness to agriculture-production areas;
 - c. distance from populated areas;
 - d. economic issues, such as minimum population support and market-area radius (where applicable);
 - e. adequacy of support facilities or adequacy of proposed facilities to be provided by the time of development, including, but are not limited to:
 - 1. transportation facilities, including but not limited to, mass transit, sidewalks, trails and bikeways;
 - 2. sanitary sewer and potable water service;
 - 3. storm-water management;
 - 4. solid waste collection and disposal;
 - 5. fire protection with adequate response times, properly trained personnel, and proper fire-fighting equipment;
 - 6. emergency medical service (EMS) provisions; and
 - 7. other public safety features such as law enforcement;
 - 8. schools and other educational facilities
 - 9. parks, open spaces, civic areas and other community facilities
 - f. environmental factors, including, but not limited to:
 - 1. environmental sensitivity of the property and adjacent property;

2. surface water features, including drainage patterns, basin characteristics, and flood hazards;
 3. wetlands and primary aquifer recharge areas;
 4. soil characteristics;
 5. location of potable water supplies, private wells, public well fields; and
 6. climatic conditions, including prevailing winds, when applicable.
- According to POLICY 2.108-A1 of the Comprehensive Plan, the subject property is in a Rural Development Area (RDA). The RDA “is characterized by large open areas, agricultural use, with scattered development and rural centers. Services are limited and mostly found in the rural centers and clustered developments.”
 - The subject property is in a Phosphate Mining (PM) Future Land Use Map district. The Comprehensive Plan permits only Phosphate mining and allied industries, land reclamation, agriculture, and Farmworker housing.
 - Policy 2.114-A2 of the Comprehensive Plan states that if property in the PM district that was not under a conceptual mining plan and owned by a phosphate mining company “may be developed residentially but the County must initiate a Comprehensive Plan amendment soon after to recognize the new land use.”
 - For PM lands affected by Policy 2.114-A2, a change to the Agricultural/Residential Rural (A/RR) district is the default category.
 - Per Table 2.2 of the Land Development Code (LDC), the minimum residential lot size in an A/RR district is five (5) acres. Single-family residences are a permitted use in A/RR.

Development Review Committee Recommendation: Based on the information provided by the applicant, recent site visits, and the analysis conducted within this staff report, the Development Review Committee finds that with the proposed conditions, the proposed request **IS COMPATIBLE** with the surrounding land uses and general character of the area, **IS CONSISTENT** with the Polk County Comprehensive Plan and Land Development Code, and therefore, the Development Review Committee (DRC) recommends **APPROVAL of LDCPAS 2023-13**.

Planning Commission Recommendation: On October 4, 2023, in an advertised public hearing, the Planning Commission voted 6:0 to **recommend Approval of LDCPAS-2023-13**.

NOTE: This staff report was prepared without the benefit of testimony and evidence submitted by the public and other interested parties at a public hearing.

NOTE: All written comments made in the application and subsequent submissions of information made during the application review process, which are on file with the Land Development Division, shall be considered to be binding upon the applicant, provided such comments are not at variance with the Comprehensive Plan, LDC or other development regulations in effect at the time of development.

NOTE: Issuance of a development permit by the county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Analysis

This section of the staff report includes data on the surrounding uses, infrastructure conditions, environmental conditions, and related Comprehensive Plan policies and Land Development Code regulations.

Surrounding Uses

Table 1 identifies the Future Land Use (FLU) designations and the existing uses surrounding the subject site that are immediately adjacent. This property has been under private ownership since 1967 as a single-family residence.

Table 1

Northwest: Agricultural/Rural-Residential (A/RR); single family residences	North: Agricultural/Rural-Residential (A/RR); single family residences	Northeast: Agricultural/Rural-Residential (A/RR); single family residences
West: Phosphate Mining (PM); single family residences	Subject Property: PM and A/RR ±18.52-acre parcel Single family residence	East: Agricultural/Rural-Residential (A/RR); single family residences
Southwest: Phosphate Mining (PM); undeveloped citrus grove	South: Phosphate Mining (PM) undeveloped citrus grove	Southeast: Agricultural/Rural-Residential (A/RR); undeveloped citrus grove
<i>Source: Polk County Geographical Information System and site visit by County staff</i>		

The subject property has been a single-family residence for over fifty (50) years. It is predominantly surrounded by other residential lots, but lands to the north and northeast were included in the Mobil Fort Meade Mine plan that is under long-term reclamation.

Compatibility with the Surrounding Uses

According to *Policy 2.102-A2* of Polk County’s Comprehensive Plan, “land shall be developed so that adjacent uses are compatible with each other, pursuant to the requirements of other policies in this Future Land Use Element, so that one or more of the following provisions are accomplished: a. there have been provisions made which buffer incompatible uses from dissimilar uses; b. incompatible uses are made to be more compatible to each other through limiting the intensity and scale of the more intense use; and c. uses are transitioned through a gradual scaling of different land use activities through the use of innovative development techniques such as a Planned Unit

Development.” The “development criteria” and the “density and dimensional regulations” of a land use district are often the measuring tools used by staff to determine compatibility and the appropriateness of locating differentiating uses. Compatibility is defined in the Comprehensive Plan as “a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.”

A. Land Uses

Section 2.114 of the Comprehensive Plan, lists A/RR as one of the land uses for the conversion of PM lands. The surrounding uses are primarily residential in nature. Parcels to the north and northeast of the subject site were shown to be part of the Mobil Fort Meade Mine progress reports, but have had houses on them for over fifty (50) years. These uses are compatible with five-acre residential lots.

B. Infrastructure

The infrastructure is rural in nature. The five acre lots and the layout of the wetlands to the east of the site and floodplains on the north end of subject site provide for proper use of wells and septic tanks. There is available capacity on US Highway 98 and Pool Branch Road and public safety services are available nearby. The capacity of all schools is not an issue.

Nearest Elementary, Middle, and High School

The schools zoned for the subject property are the zoned schools listed in Table 2 below. All zoned schools have available capacity.

Table 2 School Information

Name of School	Annual Estimated Demand	% Capacity 2022-2023 School Year	Average driving distance from subject site
Lewis Anna Woodbury Elementary School	1 students	61%	1.57 ± miles driving distance
Fort Meade Middle School	1 students	77%	0.77 ± miles driving distance
Fort Meade Senior High School	1 students	77%	0.77 ± miles driving distance

Source: Polk County School Board, Polk County Impact Fee Ordinance, GIS

Nearest Sheriff, Fire, and EMS Station

Table 3 below displays that the nearest Sheriff District office and Fire/EMS stations. Sheriff response times are not as much a function of the distance to the nearest sheriff’s substation, but more a function of the overall number of patrol officers within the County.

Table 3 Public Safety Information

	Name of Station	Distance Response Time*
Sheriff	Southwest Command Center (4120 US Hwy 98 S in Lakeland.)	20.8 +/- miles Priority 1 – 9:50 Priority 2 – 19:50
Fire/ EMS	Station #10 (1235 9 th St NE, Fort Meade)	1.8 +/- miles

Source: Polk County Sheriff's Office & Polk County Fire Rescue. Response times for January 2023.

Water and Wastewater

The subject site is in the RDA and is not within any utility service area. Water and sewer lines are not near the subject site. The closest are water lines in Fort Meade to the west. Potable water will be provided by a well, and an onsite septic treatment system will be utilized to handle wastewater for each individual dwelling unit.

A. Estimated Demand

Table 4, following this paragraph, shows the potable water needs and the wastewater generation rates being less for the proposed request.

Table 4 Estimated Water and Sewer Impact Analysis

Permitted Intensity 18.52 +/- acres 806,731 sq ft @0.75 FAR = 605,048 sf	Current PM	Maximum Permitted in A/RR
	605,048 sf	18.52/5 = 3 units
Potable Water Consumption	605,048 * 0.24 = 145,212 GPD	3 X 360 = 1,080 GPD
Wastewater Generation	145,212 * 80% Water = 116,169 GPD	3 X 270 = 810 GPD

Source: Concurrency Manual: PM@ IND rates @ 0.24 per sq ft and 80% for wastewater, A/RR single family @ 360 GPD Potable water and 270 Wastewater.

B. Service Provider

The subject site is not within any utility service area for water or wastewater. Therefore, all development on the subject site will require septic tanks and access to well for water.

C. Available Capacity

The subject site is not within any utility serve areas. Therefore, all development on the subject site will require wells and septic tanks. The capacity of these systems will be based on the parameters of the permitting agency.

D. Planned Improvements

There are no utility improvements near the subject site.

Roadways/Transportation Network

A. Estimated Demand

Table 5, following this paragraph, shows the Average Annual Daily Trip (AADT) rate and the PM Peak hour trip rate being less for the proposed request.

Table 5 Estimated Transportation Impact Analysis

Permitted Intensity 18.52 +/- acres 806,731 sq ft @0.75 FAR = 605,048	Current PM	Maximum Permitted in A/RRX
	605,048 / 1,000 = 605 sf	18.52/5 = 3 units
Average Annual Daily Trips (AADT)	605 * 4.75 * 92% new trips = 2,644 AADT	3 X 7.81 AADT = 23 AADT
PM Peak Hour Trip	605 * 0.74 * 92% new trips = 412 AADT	3 X 1 = 3 PM Peak Hour

Source: Concurrency Manual and Table for Minor Traffic Study –PM @ IND rates ITE Code 140 @ 4.75 AADT per 1,000 square feet and 0.74 PM Peak Hour Trip per 1,000 square feet and 92% new trips, single family @ one house per five acres – 7.81 AADT per unit and 1 PM Peak Hour per unit 100% new trips

B. Available Capacity

US Highway 98 extends east out of Fort Meade. The current Level of Service (LOS) through this part of the County is “B”. The minimum LOS on the eastern portion of US 98 is “C” from Edgewood Dr North to Avon Park Cutoff Road. The density of one (1) house per five acres will generate 3 homes and this is expected to generate a total of 29 AADT and 3.7 PM Peak Hour Trips. This will not have any significant impact on the roadway capacity.

Table 6

Link #	Road Name	Current LOS	Available Capacity	Minimum LOS Standard	Projected Five Year LOS
5401N	US 98 (Edgewood Dr N to Avon Park Cutoff Road)	B	635	C	B
5401S		B	627	C	B

Source: Polk Transportation Planning Organization, Roadway network Database 2022

C. Roadway Conditions

Pool Branch Road is a two-lane undivided Rural Minor Collector that appears in Very Poor condition. US Highway 98 (State Road 700) is maintained by the Florida Department of Transportation (FDOT). The condition of the roadways and the LOS change over time. The conditions are addressed when development accesses a road during the Level 2 Review. LOS is a tool that can limit the intensity of a development in the short run.

D. Sidewalk Network

Pool Branch Road nor US Highway 98 have any sidewalks in this vicinity. The subject site is in the Rural Development Area (RDA) which does not require sidewalks within the right of way on a public road.

E. Planned Improvements:

There are currently no planned improvements along any of the traffic links.

F. Mass Transit

The nearest transit route is the Route 25 from Citrus Connection that stops at the intersection of South Henry Avenue and East Broadway Street.

Park Facilities:

The following analysis is based on public recreation facilities. The nearest county park is the Fort Meade Park 0.7 miles to the northwest of the site. The closest neighborhood park is Heritage Park 1.75 miles to the west of the subject site.

A. Location:

Fort Meade Park is located at 700 Edgewood Dr N, Fort Meade alongside Fort Meade Middle and High School. The park's amenities include baseball fields, picnic tables, playground, tennis courts, and softball facilities.

B. Environmental Lands:

There are no County owned Environmental Lands in this part of the County.

C. Planned Improvements:

There are no further recreation improvements scheduled for this area of the County at this time.

Environmental Conditions

There are a few environmental limitations to the development of this site for single-family residences, but they can be easily overcome with the amount of space available. There are indications that a 100-year flood zone is on the north end of the site.

A. Surface Water:

The highest point is 97 feet above sea level; the lowest is below 81 feet MSL. The site drains to the northwest into a flood plain system drain that takes surface waters to the Peace River.

B. Wetlands/Floodplains:

There are no wetlands directly on the subject site. The closest wetlands are 0.07 miles to the east of the site.

A smaller portion of the property is located within the 100-year Flood Hazard Area according to the Federal Emergency Management Administration FEMA on the north end of the property.

C. Soils:

The subject site is comprised of a mix of soil types as listed in Table 8 following this paragraph. According to the soil survey of Polk County, the soil types range in good permeable soils as well as soils associated with wetlands.

Table 8

Soil Name	Septic Tank Absorption Field Limitations	Limitations to Dwellings w/o Basements	% of Site (approximate)
Millhopper fine sand, 0 to 5 percent slopes	Moderate: wetness	Slight	47
Candler sand, 5 to 8 percent slopes	Slight	Slight	19.4
Sparr sand, 0 to 5 percent slopes	Severe: wetness, poor filter	Moderate; wetness	17.2
Bradenton fine sand	Severe: wetness	Severe; wetness	16.4

Source: Soil Survey of Polk County, Florida, USDA, Soil Conservation Service

D. Protected Species

There are no endangered species sightings on the subject site.

E. Archeological and Historical Resources:

According to the Florida Department of State, Division of Historical Resources, there are no archeological or historical resources listed in the Florida Master Site File.

F. Wells (Public/Private)

The subject site is not located on a wellfield. Staff has no knowledge of any wells on site. The nearest Wellfield is about 1.84 miles west in Fort Meade.

G. Airports:

The site is not within any Airport Height Notification or In-Flight Visual Interference Zones.

Economic Factors:

The subject site was never part of a mining plan or owned by a mining company. This change in land use will fit more with the subject site’s actual usage.

Consistency with the Comprehensive Plan

Many policies within the Comprehensive Plan are reviewed for consistency with an application. The most relevant policies for the proposed request are included in this section. The policy is first stated and then an analysis of how the request is provided to state that it may or may not be consistent with the Comprehensive Plan. How the request is **consistent** with the Comprehensive Plan is listed below:

Table 8 Comprehensive Plan and Land Development Code

Comprehensive Plan Policy	Consistency Analysis
POLICY 2.102-A2: COMPATIBILITY - Land shall be developed so that adjacent uses are compatible with each other, pursuant to the requirements of other Policies in this Future Land Use Element, so that one or more of the following provisions are accomplished: a. there have been provisions made which buffer incompatible uses from dissimilar uses; b. incompatible uses are made to be more compatible to each other through limiting the intensity and scale of the more intense use; c. uses are transitioned through a gradual scaling of different land use activities through the use of innovative development techniques such as a Planned Unit Development.	The neighboring Future Land Use Map designations are mostly PM and previously mined for phosphate many years ago. With lots of at least five acres each, there will be enough space from any of the neighboring properties to avoid an incompatibility.

Comprehensive Plan Policy	Consistency Analysis
<p>POLICY 2.102-A1: DEVELOPMENT LOCATION – Polk County shall promote contiguous and compact growth patterns through the development process to minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where tracts of land are bypassed in favor of development more distant from services and existing Communities.</p>	<p>The proposed low-density use is consistent with services available in the Rural Development Area (RDA).</p>
<p>POLICY 2.102-A4: TIMING - The development of land shall be timed and staged in conjunction with the cost-effective and efficient provision of supporting community services which, at a minimum, shall require compliance with the Plan's Level of Service requirements and the County's concurrency management system.</p>	
<p>POLICY 2.102-A10: LOCATION CRITERIA - The following factors shall be taken into consideration when determining the appropriateness of establishing or expanding any land use or development area:</p> <ul style="list-style-type: none"> a. nearness to incompatible land uses and future land uses, unless adequate buffering is provided, b. nearness to agriculture-production areas; c. distance from populated areas; d. economic issues, such as minimum population support and market-area radius (where applicable); e. adequacy of support facilities or adequacy of proposed facilities to be provided by the time of development, including, but are not limited to: <ul style="list-style-type: none"> 1. transportation facilities, including but not limited to, mass transit, sidewalks, trails and bikeways; 2. sanitary sewer and potable water service; 3. storm-water management; 4. solid waste collection and disposal; 5. fire protection with adequate response times, properly trained personnel, and proper fire-fighting equipment; 6. emergency medical service (EMS) provisions; and 7. other public safety features such as law enforcement; 8. schools and other educational facilities 9. parks, open spaces, civic areas and other community facilities, f. environmental factors, including, but not limited to: <ul style="list-style-type: none"> 1. environmental sensitivity of the property and adjacent property; 2. surface water features, including drainage patterns, basin characteristics, 	<p>One home per five acres does not need many services at all other than the potential need for public safety services and access for visitors. Future homeowners' expectations for urban services should be low this far from the nearest municipality. A/RR is the main residential and agricultural designation in the RDA. Therefore, this request is consistent with these policies.</p>

Comprehensive Plan Policy	Consistency Analysis
<p>and flood hazards; 3. wetlands and primary aquifer recharge areas; 4. soil characteristics; 5. location of potable water supplies, private wells, public well fields; and 6. climatic conditions, including prevailing winds, when applicable.</p>	
<p>Property not meeting the criteria under Policy 2.114-A2 (Designation and Mapping of Phosphate Mining Land) but designated as Phosphate Mining on the Polk County Future Land Use Map Series, may be developed residentially but the County must initiate a Comprehensive Plan amendment soon after to recognize the new land use. Agricultural/Residential-Rural (A/RR) development criteria specified under Section 2.121-A with the exception of Policy 2.121-A2.E.2 (Rural Mixed Use Developments) will be used; and, the applicant must show documentation proving the property was not owned by a phosphate mining company prior to May 1, 1991, the Plan's adoption date. Property purchased from a phosphate company after this date will not be considered an error.</p>	
<p>POLICY 2.114-A3: PERMITTED ACTIVITIES - The following activities shall be permitted within the Phosphate Mining land use category as mapped pursuant to Policy 2.114-A2:</p> <p>a. Phosphate mining and allied industries; b. Land reclamation; c. Agriculture and Farmworker housing under specific design parameters listed in the Land Development Code not to exceed an intensity of sixteen (16) workers per acre; d. Other land uses with conditional approval which are compatible and related with the extraction and processing of phosphate; and e. Subject to the adoption of a Comprehensive Plan amendment, any activities permitted within the following land use designations, which are appropriate for the redevelopment of lands formally utilized for phosphate mining operations and which demonstrate compliance with the Comprehensive Plan criteria for each use: 1. Preservation. 2. Recreation and Open Space. 3. Leisure/Recreation. 4. Institutional. 5. Rural Cluster Centers. 6. Tourism Commercial</p>	<p>Documentation has been presented in this report and provided as part of the record that a mining company has not owned the subject site, nor has it been part of a Mine Plan. Exhibit 9 is from the Mobil Fort Meade Mine Annual Progress Report Map from 1997. The subject site is outlined in yellow and shows it was not part of the overall mining plan. Exhibit 10 displays the boundaries of the mine in 1983. This displays the subject site not being part of the mine prior to the adoption of the Comprehensive Plan in 1991.</p>

Comprehensive Plan Policy	Consistency Analysis
Centers.7.Business Park Centers.8.Industrial.9.Rural Mixed-Use Developments.10.New Communities.11.Agricultural/Residential Rural only.	

Urban Sprawl Analysis

After analyzing the primary indicators of Urban Sprawl per *Policy 2.109-A10* of the Polk County Comprehensive Plan, it is apparent that the proposed request is not considered urban sprawl based on these criteria and it is permitted in the designated area. Table 9 (below) depicts the Urban Sprawl Criteria used by staff as indicators of Urban Sprawl.

Table 9 Urban Sprawl Criteria

Urban Sprawl Criteria: The following criteria are the primary indicators of urban sprawl per Florida Statutes	
Urban Sprawl Criteria	Sections where referenced in this report
a. <i>Promotes substantial amounts of low-density, low-intensity, or single use development in excess of demonstrated need.</i>	Summary of analysis
b. <i>Allows a significant amount of urban development to occur in rural areas.</i>	Summary of analysis
c. <i>Designates an urban development in radial, strip isolated, or ribbon patterns emanating from existing urban developments.</i>	Summary of analysis, surrounding Development, compatibility
d. <i>Fails to adequately protect and conserve natural resources and other significant natural systems.</i>	Summary of analysis, surrounding Development, compatibility
e. <i>Fails to adequately protect adjacent agricultural areas.</i>	Compatibility with Surrounding Land Uses
f. <i>Fails to maximize existing public facilities and services.</i>	Summary of Analysis, Infrastructure
g. <i>Fails to minimize the need for future facilities and services.</i>	Summary of Analysis, Infrastructure
h. <i>Allows development patterns that will disproportionately increase the cost of providing public facilities and services.</i>	Summary of Analysis, Infrastructure
i. <i>Fails to provide a clear separation between urban and rural uses.</i>	Summary of Analysis, Compatibility with Surrounding Land Uses
j. <i>Discourages infill development or redevelopment of existing neighborhoods.</i>	Summary of Analysis, Compatibility with Surrounding Land Uses
k. <i>Fails to encourage an attractive and functional mixture of land uses.</i>	Summary of Analysis, Compatibility with Surrounding Land Uses
l. <i>Will result in poor accessibility among linked or related land uses.</i>	Summary of Analysis, Compatibility with Surrounding Land Uses
m. <i>Results in the loss of a significant amount of open space.</i>	Summary of Analysis, Compatibility with Surrounding Land Uses

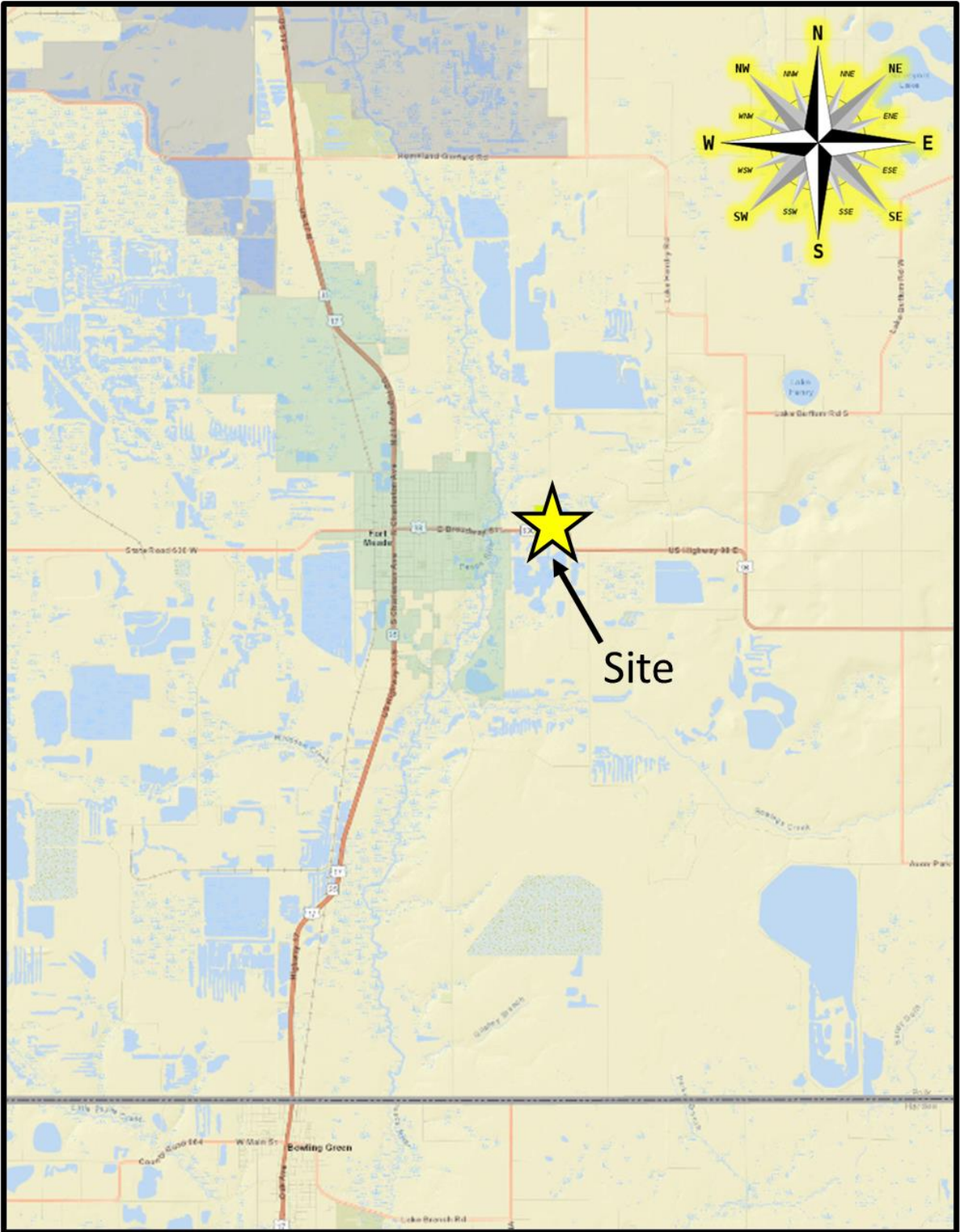
Comments from other agencies

No comments

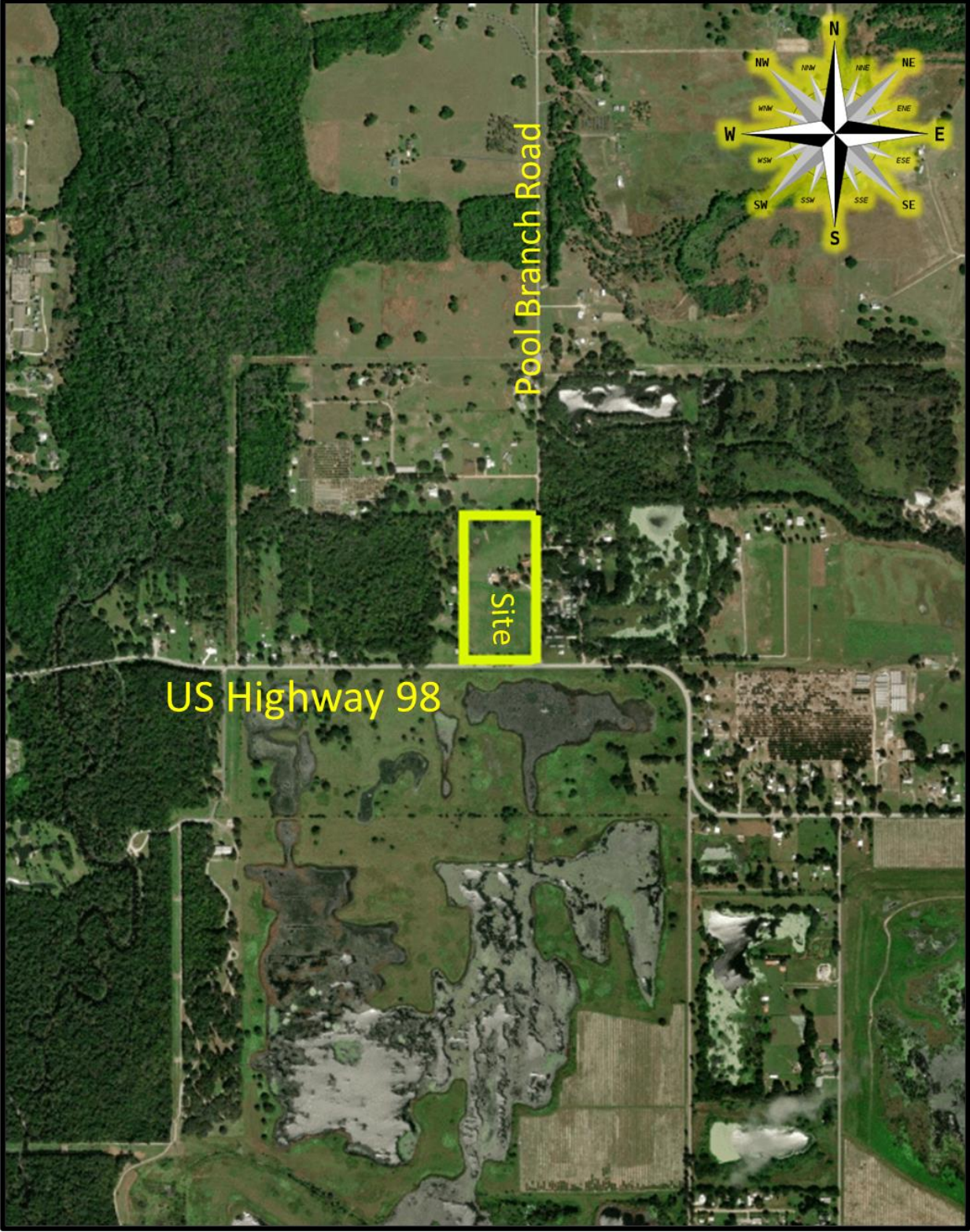
Exhibits

Exhibit 1	Location Map
Exhibit 2	Aerial Map – Context
Exhibit 3	Aerial Map – Close-up
Exhibit 4	Current Future Land Use Map
Exhibit 5	Proposed Future Land Use Map
Exhibit 6	Wetland and Floodplain Map
Exhibit 7	Permitted and Conditional Uses in PM
Exhibit 8	Permitted and Conditional Uses in A/RR
Exhibit 9	Exhibit from the 1997 Mobil Fort Meade Mine Annual Progress Report Map

Applicant's submitted documents and ordinance as separate files



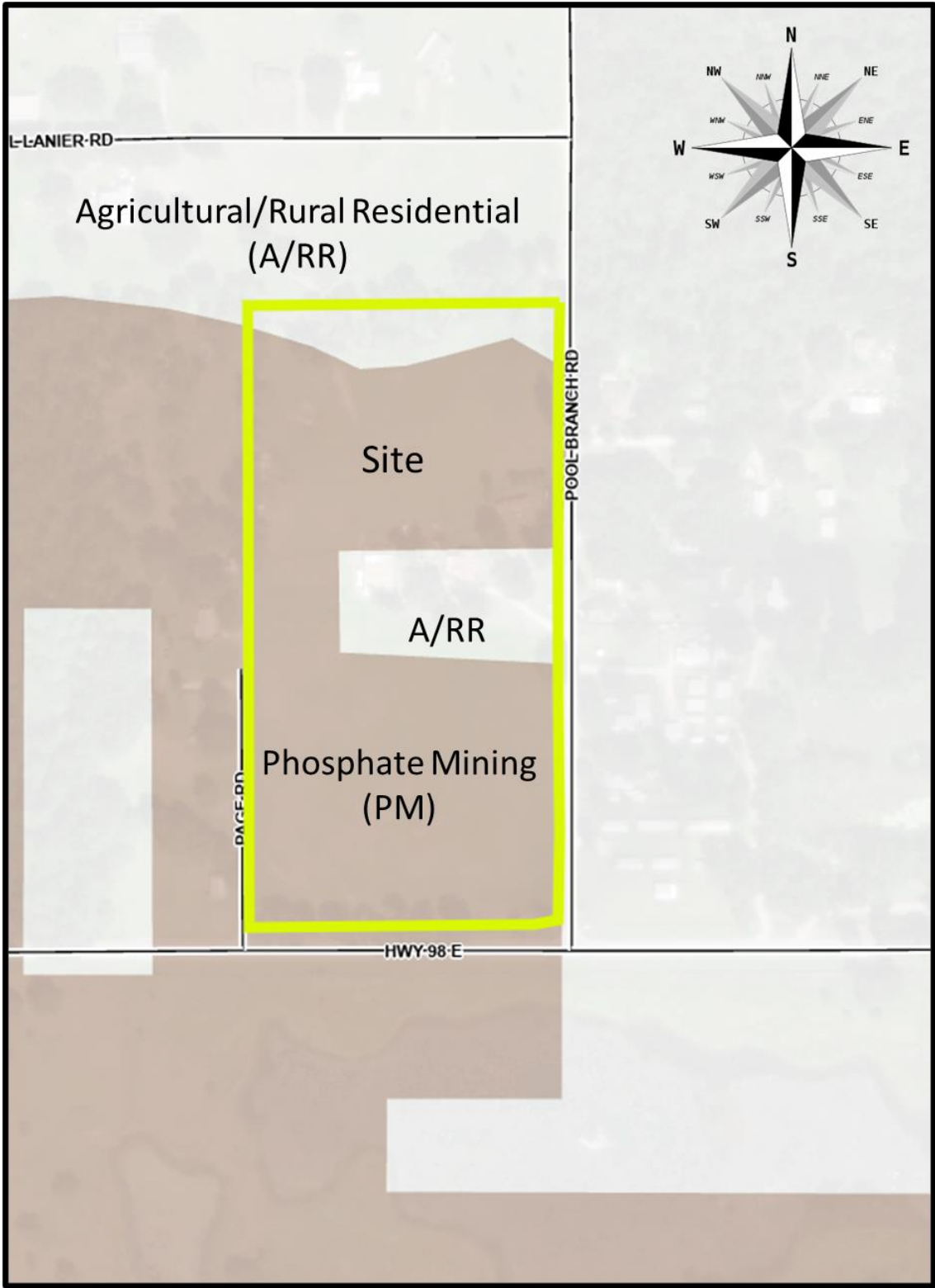
LOCATION MAP



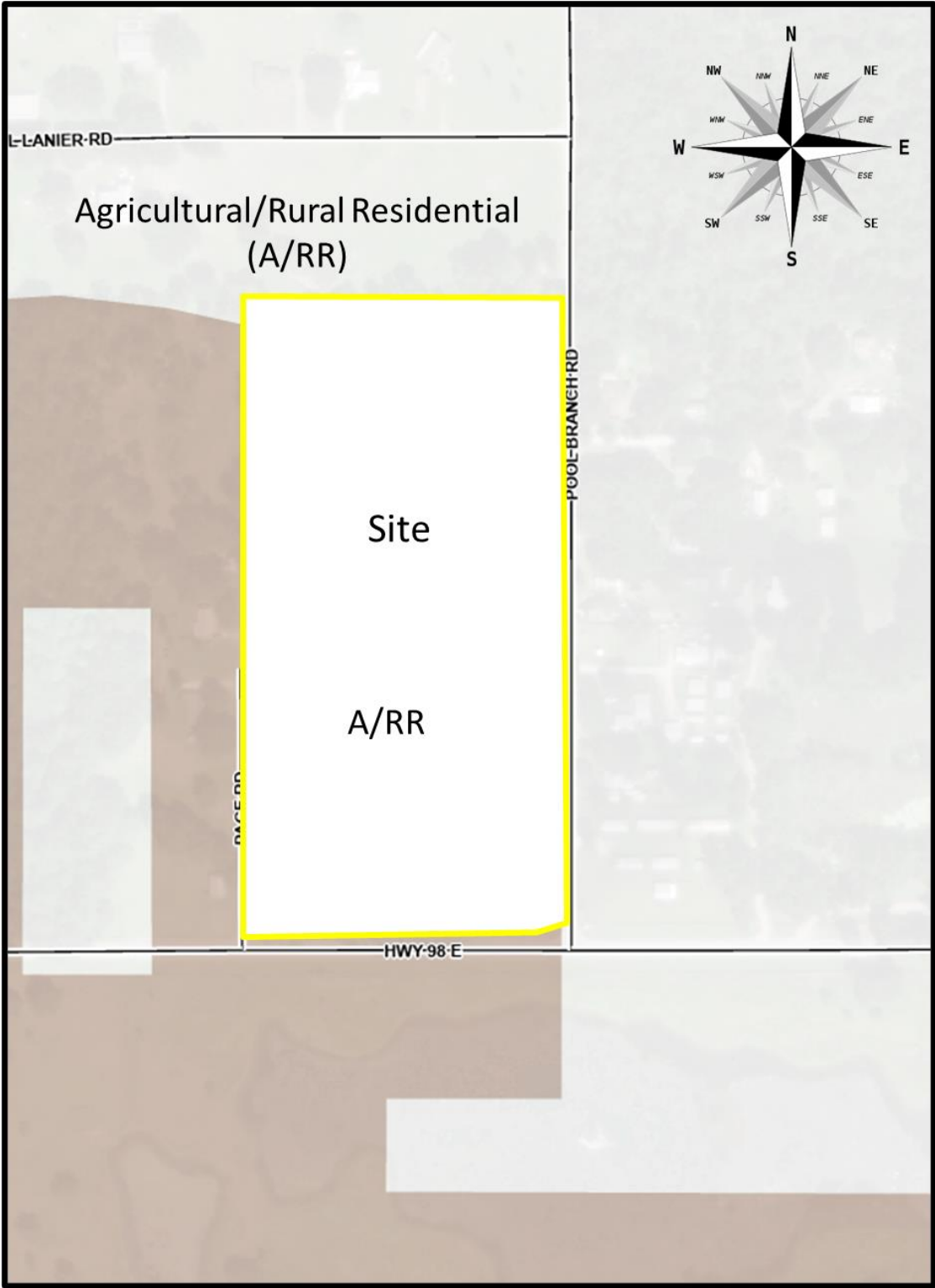
AERIAL MAP CONTEXT



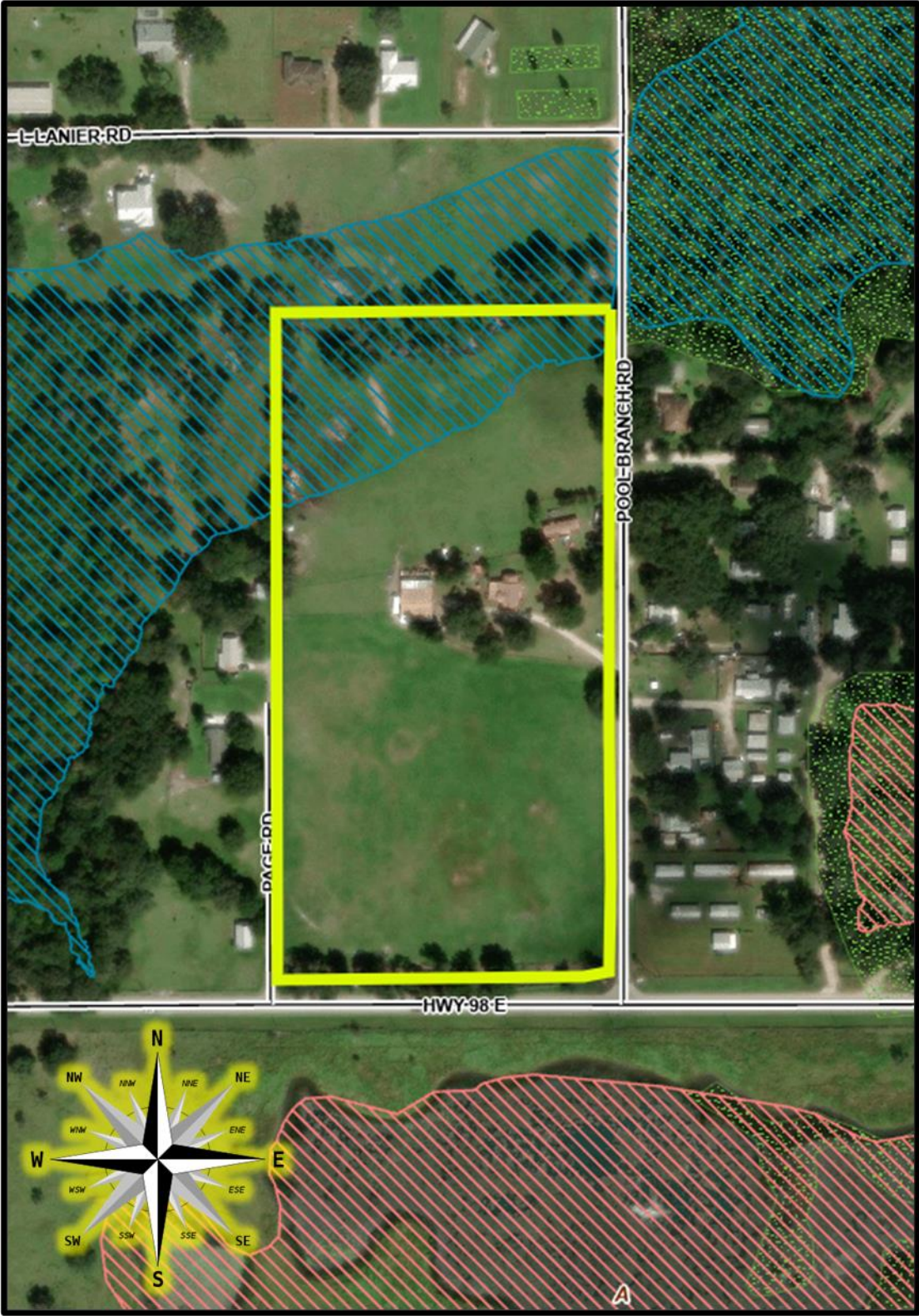
AERIAL MAP – CLOSE UP



CURRENT FUTURE LAND USE MAP



PROPOSED FUTURE LAND USE MAP



WETLAND AND FLOODPLAIN MAP

FLU	PERMITTED (By Right)	CONDITIONAL USE Level 1 or 2 Review (Technical Staff Review)	CONDITIONAL USE Level 3 or 4 Review (Public Hearing)
PM	Animal Farm- Intensive, Farming General, Kennels- Boarding and Breeding, Livestock Sale- Auction, Nurseries and Greenhouses, Utilities- Class I, Utilities- Class II, Veterinary Service	Family Farm, Recreation- Passive, Riding Academies, Farm Worker Dormitory- Apartment Style, Communication Tower- Monopole, Communication Towers- Guyed and Lattice, Community Center, Convenience Stores- Isolated, Cultural Facility, Heavy Machinery Equipment Sales and Services, Heliports, Helistops, Manufacturing- Explosives/ Volatile Material, Manufacturing- General, Manufacturing- Light, Motor Freight Terminal, Recreation- Low Intensity, Religious Institution, Research & Development, School- Technical/Vocational/Trade & Training, Solar Electric- Power Generation Facility, Utilities- Class III	Farm Worker Dormitory- Barrack Style, Planned Development, Agricultural Support- Off-Site, Breeding- Boarding- and Rehabilitation Facility- Wild or Exotic, Government Facility, Lime Stabilization Facility, Mining- Non-phosphate, Railroad Yard, Recreation- High Intensity, School- Leisure/Special Interest, Water Ski Schools, Airport, Gypsum Stack, Hazardous Waste Transfer- Storage, Hazardous Waste Treatment Facilities, Mining- Phosphate, Power Generation- Certified, Power Plants- Non-Certified- High, Power Plants Non-Certified- Low

PERMITTED AND CONDITIONAL USES IN PM

FLU	PERMITTED (By Right)	CONDITIONAL USE Level 1 or 2 Review (Technical Staff Review)	CONDITIONAL USE Level 3 or 4 Review (Public Hearing)
A/RR	Single-family Detached Home & Subdivision, Animal Farm-Intensive, Farming General, Kennels- Boarding and Breeding, Livestock Sale-Auction, Nurseries and Greenhouses, Utilities- Class I, Veterinary Service	Family Farm, Group Home- Small (6 or less residents), Mobile Homes- Individual, Emergency Shelter- Small (6 or less residents), Golf Course, Recreation- Passive, Riding Academies, Utilities- Class II, Farm Worker Dormitory- Apartment Style, Cemetery, Communication Tower- Monopole, Communication Towers- Guyed and Lattice, Convenience Stores- Isolated, Heliports, Helistops, Recreation- Low Intensity, Solar Electric- Power Generation Facility	Farm Worker Dormitory- Barrack Style, Fly-in Community, Group Home- Large (7-14 residents), Group Living Facility (15 or more residents), Mobile Home Park, Mobile Home Subdivision, Rural Residential Development (RRD), Planned Development, Residentially Based Mixed Development (RBMD), Rural Mixed Development (RMD), Adult Day Care Center (7 or more clients), Agricultural Support- Off-Site, Bed and Breakfast, Breeding- Boarding- and Rehabilitation Facility- Wild or Exotic, Childcare Center, Community Center, Cultural Facility, Emergency Shelter- Large (15 or more residents), Emergency Shelter- Medium (7-14 residents), Event Facility, Government Facility, Lime Stabilization Facility, Lodges and Retreats, Marinas and Related Facilities, Mining- Non-phosphate, Outdoor Concert Venue, Recreation- High Intensity, Recreation- Vehicle Oriented, Recreational Camping, Religious Institution, School- Elementary, School- Leisure/Special Interest, School- Technical/Vocational/Trade & Training, Seaplane Base, Utilities- Class III, Airport, Correctional Facility, Residential Treatment Facility, Water Ski Schools

PERMITTED AND CONDITIONAL USES IN A/RR

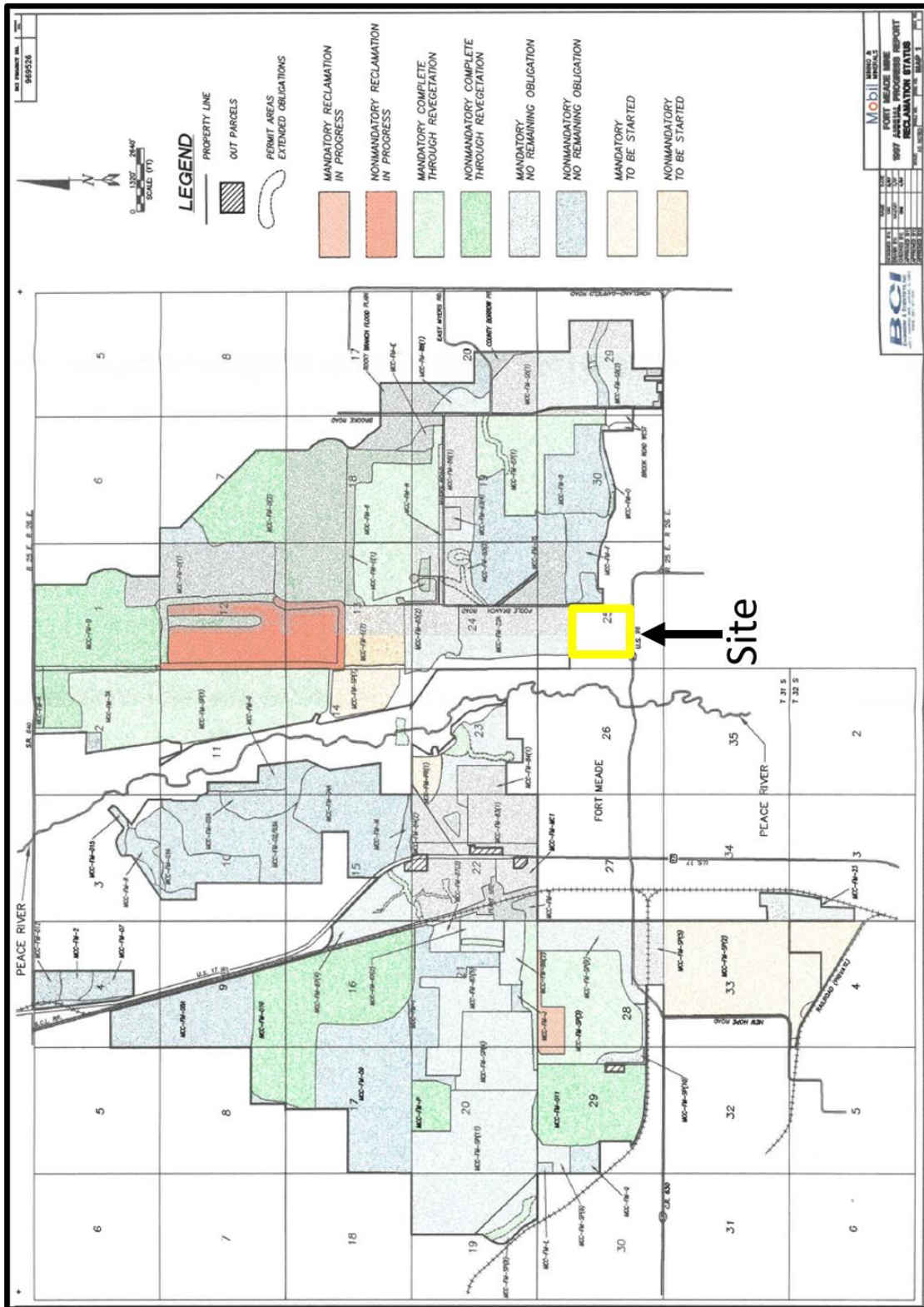


Exhibit from the 1997 Mobil Fort Meade Mine Annual Progress Report Map

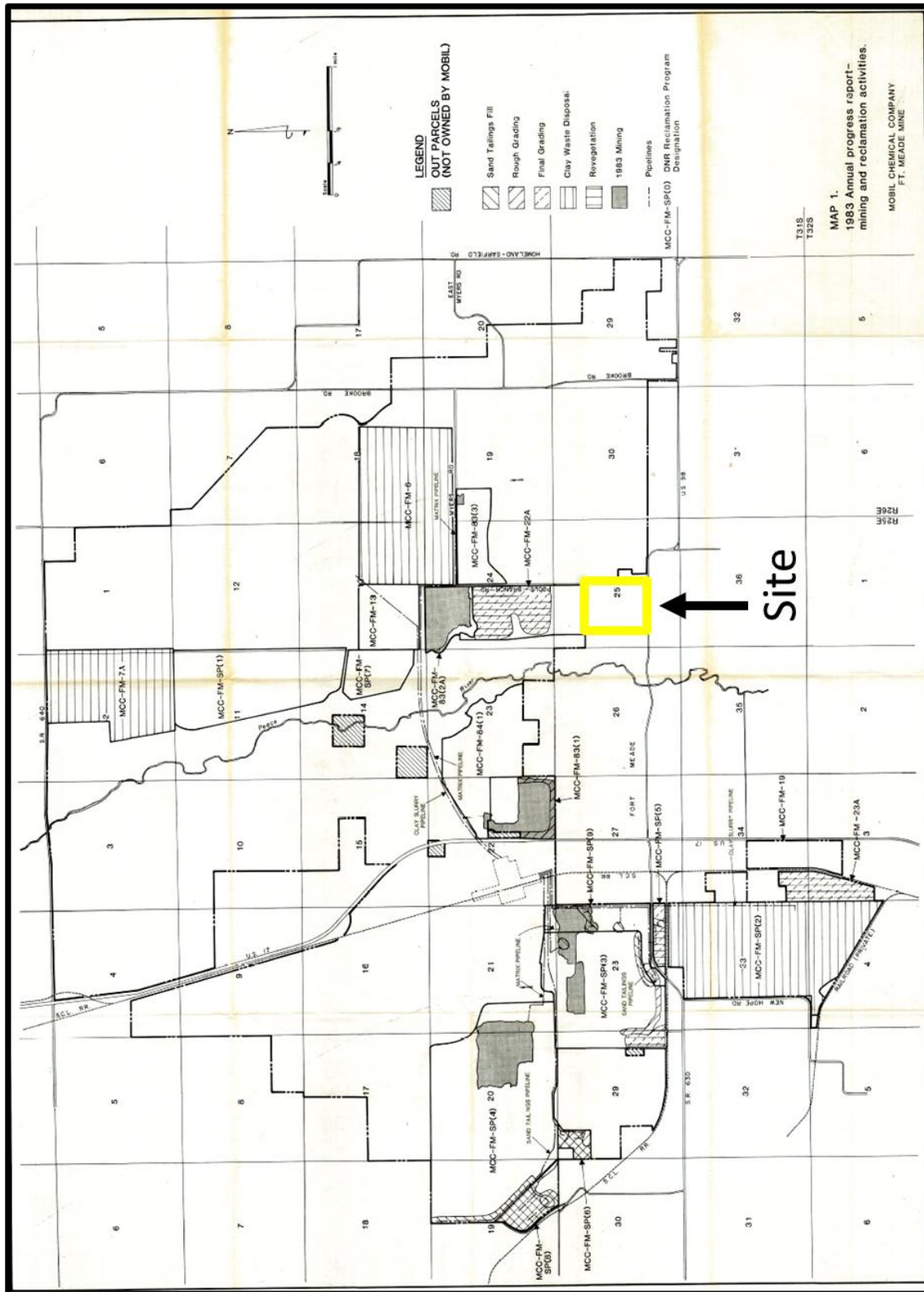


Exhibit from the 1983 Mobil Fort Meade Mine Annual Progress Report Map