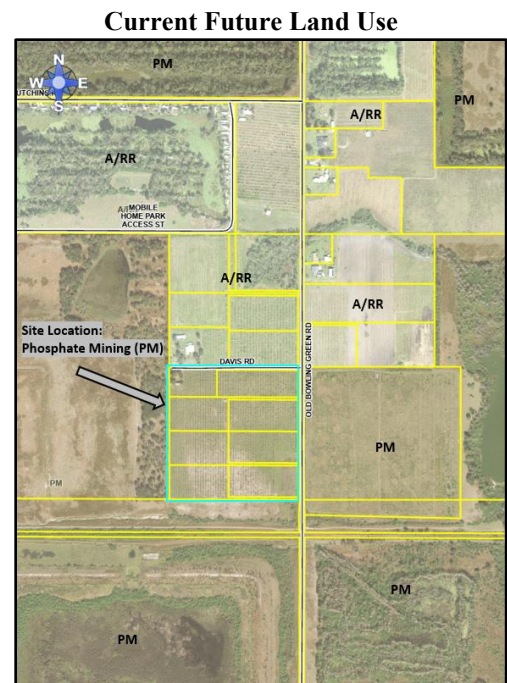
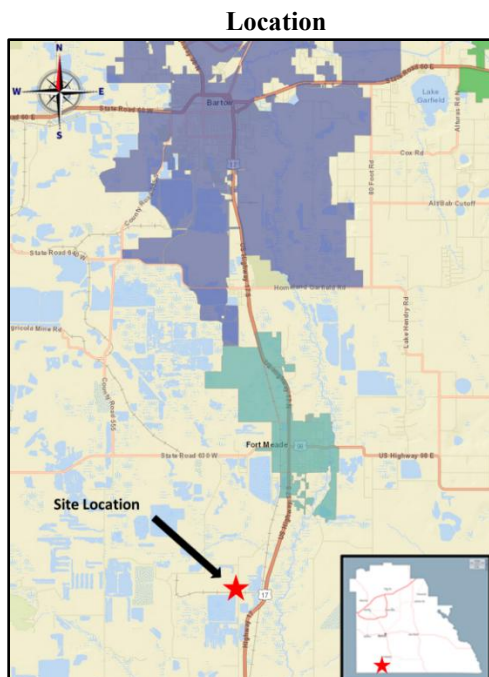


POLK COUNTY DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

DRC Date:	March 5, 2026
Planning Commission Date:	May 6, 2026
BoCC Dates:	June 16, 2026
Applicant:	Polk County
Level of Review:	Level 4 Review, Comprehensive Plan Map Amendment
Case Number and Name:	LDCPAS-2026-4 (Fort Groves CPA)
Request:	County initiated Future Land Use Map amendment to change the land use designation from Phosphate Mining (PM) to Agricultural/Rural Residential (A/RR)
Location:	South of Hutchins Road, west of Old Bowling Green Road, southwest of the City of Fort Meade in Section 17, Township 32, Range 25.
Property Owner:	Fort Groves Inc
Parcel Size:	253217-486950-000080, 253217-486950-000070, 253217-486950-000060, 253217-486950-000050, 253217-486950-000030, 253217-486950-000040, 253217-486950-000020, 253217-486950-000010 (+/- 39 acres)
Development Area/Overlays:	Rural Development Area (RDA)
Future Land Use:	Phosphate Mining (PM)
Nearest Municipality	Fort Meade
DRC Recommendation:	Approval
Planning Commission Vote:	Pending
Case Planner:	Aleya Inglima, Planner II



Summary

This is a County-initiated Comprehensive Plan Map Amendment to change the Future Land Use (FLU) designation on approximately 39-acres, from Phosphate Mining (PM) to Agricultural/Rural Residential (A/RR) in the Rural Development Area (RDA). The subject site is located South of Hutchins Road, west of Old Bowling Green Road, southwest of the City of Fort Meade in Section 17, Township 32, Range 25. This property was previously owned and mined by Cities Service Company in the 1970s. It was later acquired by the applicant in the 90s and encumbrances cleared. Staff recommends approval.

The Fort Groves Plat has received prior approval; however, a portion of the property remains designated for Phosphate Mining on the Future Land Use Map. The proposed amendment is intended to support the long-term planning objectives for the area and the anticipated rural character of development. The Agriculture/Residential Rural designation supports low density residential development and agricultural uses, which are compatible with surrounding rural land uses and consistent with the County's Comprehensive Plan policies.

The amendment does not propose to increase density or intensity beyond what is permitted under the A/RR classification. Rather, it represents a reduction in intensity from a mining designation to a rural land use category. The change will facilitate appropriate rural residential development (1 du/5 ac) while supporting the protection of agricultural lands, maintaining open space, and preserving the rural character of the area.

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 land and are compatible with five-acre residential lots. The A/RR maximum density of one dwelling unit per five acres is typical of the surrounding area.

Infrastructure Summary

The infrastructure is rural in nature. Public facilities and services are expected to be provided consistent with rural standards. The Agricultural/Residential Rural (A/RR) allows for a density of one dwelling unit per five acres. There is available capacity on Old Bowling Green Road and public safety services are available nearby.

Environmental Summary

There are a few environmental limitations to the development of this site for single-family residences, but they can be easily overcome with one dwelling unit per five acres within the A/RR. The site has no surface waters currently but previously did as a result of the previous mining operations. The soils are Arents and a typical of soils related to reclaimed mining operation and are of variable conditions and onsite investigation is recommended for use stability.

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 Phosphate Mining
- Section 121-A Agricultural/Residential Rural
- Policy 2.114-A4: Future Development of PM Land

Findings of Fact

Request and Legal Status

- This is an County-initiated request for a Comprehensive Plan Map amendment to change the Future Land Use designation from Phosphate Mining (PM) to Agricultural Residential Rural (A/RR) on 39± acres.
- The County is 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 “may be developed residentially but the County must initiate a Comprehensive Plan amendment soon after to recognize the new land use.”
- Comprehensive Plan Policy 2.114-A3 which states that activities permitted and appropriate for the redevelopment of lands formerly utilized for phosphate mining operations and which demonstrate compliance with the Comprehensive Plan criteria may request a Comprehensive Plan amendment for Agricultural Residential Rural (A/RR)
- 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.
- 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.
- The subject site includes eight (8) parcels at least five (5) acres or larger within the Fort Groves Plat
- The Fort Groves Plat includes 13 total lots with the northern portion in the A/RR.

Compatibility

The existing uses surrounding the site are:

- North – A/RR, Residential Use and Vacant Land
- East – PM, Former (reclaimed) phosphate mining
- South – PM, Former (reclaimed) phosphate mining
- West – PM, Former (reclaimed) phosphate mining
- The subject site was formerly phosphate mined land and has subsequently been reclaimed.

Infrastructure

- The property fronts Old Bowling Green Road and no other public roadway facility. There are no sidewalks
- The site has no access to centralized potable water or wastewater services.
- The subject property is zoned for Lewis Anna Woodbury Elementary School, Fort Meade Middle/Senior, and Fort Meade Senior High School.
- The Sheriff's Regional Command that serves the area is the Polk County Sheriff's Southeast Command Center at 4011 Sgt. Mary Campbell Way in Lake Wales approximately 32 miles to the northeast.
- Fire rescue response from Polk County Fire Rescue Station #10 at 1235 9th St NE, Fort Meade. It is approximately 6.4 miles driving distance.
- The nearest neighborhood park is the Fort Meade Park. The Bone Valley ATV Park is about twelve (12) miles away.

Environmental

- There are no surface waters on site
- The subject site does show wetlands related to the prior reclamation of the site from phosphate mining.
- The subject is comprised of Arents, with variable conditions and variable conditions and onsite investigation is recommended for use stability.
- There are no endangered species sighting near the property. (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.
- The site is not located in a wellfield.
- The site is not within a Airport Impact District.
- The site is located within the Potential Network Connections area of the Polk Green District Comprehensive Plan Map Series.

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.”
 - Policy 2.114-A3: Permitted Activities allows for redevelopment of lands formerly utilized for phosphate mining operation to change to the Agricultural/Residential Rural (A/RR) district.
 - POLICY 2.114-A4: FUTURE DEVELOPMENT OF PM LAND - Polk County shall promote the redevelopment of PM lands by encouraging master planned developments incorporating land uses permitted within Rural Development Areas. Applications for land use amendments will be reviewed by the "Phosphate Mining Review Group." The applicant will be required to submit appropriate data and analysis as required by the amendment process, a copy of the reclamation plan including the subject site(s), and narrative establishing how the proposed land use(s) follows or conforms to the reclamation plan. The proposal shall demonstrate consistency with the goals, objectives, and policies of the Plan, including, county-wide land use needs, compatibility with adjacent uses, and protection of existing natural resources.

The "Phosphate Mining Review Group" will be composed of a representative from each of the following agencies:

Department of Environmental Protection, Bureau of Mine Reclamation

Central Florida Regional Planning Council

Phosphate Mining Industry

Florida Institute of Phosphate Mining Research

Florida Fish and Wildlife Conservation Commission

Polk County Planning

Polk County Natural Resources

Polk County Cooperative Extension Services, Soils Conservation

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-2026-4**.

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 was previously owned and mined by Cities Service Company in the 1970s. In the 1990s the Fort family acquired the property. The site has been acquired by the applicant and encumbrances cleared. The surrounding mine is currently under reclamation, the Fort Meade mine by Mosaic (see exhibit 6).

Table 1

<p>Northwest: PM ±181-acre parcel Former (reclaimed) phosphate mined land</p>	<p>North: Agriculture/Residential Rural (A/RR) Single-family residences In Fort Groves Plat</p>	<p>Northeast: Agriculture/Residential Rural (A/RR) Single-family residences</p>
<p>West: PM ±181-acre parcel Former (reclaimed) phosphate mined land</p>	<p>Subject Property: PM ±39-acre parcel in Fort Groves Plat Former (reclaimed) phosphate mined land</p>	<p>East: PM ±47-acre parcel Former (reclaimed) phosphate mined land</p>
<p>Southwest: PM ±634-acre parcel Former (reclaimed) phosphate mined land</p>	<p>South: PM ±634-acre parcel Former (reclaimed) phosphate mined land</p>	<p>Southeast: PM ±575-acre parcel Former (reclaimed) phosphate mined land</p>

Source: Polk County Geographical Information System and site visit by County staff

Compatibility with the Surrounding Uses, Environment, and Infrastructure

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 adopted definition for compatibility states it is “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.”

The subject property was previously mined by Cities Service Company and subsequently reclaimed. The site has no surface water areas but has wetlands as the result of the reclamation process. To the north of the site are several single-family residences on parcels that range in size from one (1) to over ten (10) acres. This area is southwest of the city of Fort Meade and has been developed in a rural manner with lots that are typically an acre or larger.

A. Land Uses:

Section 2.114-A3 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 as part of the Fort Meade mine and are compatible with five-acre residential lots. The A/RR maximum density of one dwelling unit per five acres is typical of the surrounding area.

B. Infrastructure:

The infrastructure is rural in nature. The Agricultural/Residential Rural (A/RR) allows for a density of one dwelling unit per five acres or eight (8) potential five-acre residential lots. There is available capacity on US 98 E and public safety services are available nearby.

C. Environmental:

The soil onsite is Arents-Water Complex which could pose septic tank limitations. There are no floodplains apparent on the site. Our GIS viewer does show wetlands on the property. The site is not located within an Airport Impact District or overlay for flight path and height restrictions.

Nearest Elementary, Middle, and High School

The schools zoned for the subject property are the zoned schools listed in Table 2 below. Changes in school zones or annual fluctuations in population cohorts may reveal more capacity at the time these 8 households send students there. On average, 8 single -family dwelling units will only send one child to middle school in a given year.

Table 2

Name of School	Annual Estimated Demand	% Capacity 2025-2026 School Year	Distance From Subject Site
Lewis Anna Woodbury Elementary (Zoned)	1 student	87%	±5.3 mile driving distance
Fort Meade Middle (Zoned)	1 student	70%	±7.0 miles driving distance
Fort Meade High School (Zoned)	1 student	57%	±7.0 miles driving distance

Source: Polk County School Board, Duncan Associates Educational Facility Impact Fee Study, GIS

Nearest Sheriff, Fire, and EMS Station

Fire and EMS response to this project is from Polk County Fire Rescue Station 10, located at 1235 9th St NE, Fort Meade. The travel distance is under 6.4 miles with an average response time of 7-9 minutes. Fire Station 10 is staffed 27/7 with career firefighters and augmented by response from other similarly staffed county fire stations and through interlocal mutual aid agreements with the surrounding municipalities. There are no fire hydrants within the immediate area, which will need to be addressed in the future.

Sheriff's response to the site is served by the Southeast District, located at 4011 Sgt. Mary Campbell Way in Lake Wales. The response times for the Southeast District were: P1 – 10:04 minutes; P2 – 30:54 minutes. 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 district. The facilities are within appropriate distances to the subject site for a rural area.

Table 3

	Name of Station	Distance	Response Time *
Sheriff	Southeast District (4011 Sgt. Mary Campbell Way in Lake Wales)	±32 miles	P1: 10:04 minutes P2: 30:54 minutes
Fire/EMS	Polk County Fire Rescue Station #10 (1235 9th St NE, Fort Meade)	±6.4 miles	7-9 minutes

Source: Polk County Sheriff's Office and Public Safety for January 2026; Polk County Fire Rescue Response Times for April 2026

**Response times are based on when the station receives the call and not from when the call is made to 911.*

Water and Wastewater Demand and Capacity

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. Potable water will be provided by a well, and an onsite septic treatment system will be utilized to handle wastewater for each individual lot.

A. Estimated Demand and Service Provider:

Table 4, following this paragraph, shows the potable water needs and the wastewater generation rates being less for the proposed request. However, it is not automatic and not even common that the alternative use for PM is industrial. In fact, most of the land use changes from PM are to A/RR, which is the context of the request. The changes to IND have been along railroad lines. The subject site is not along a railroad and is adjacent to the city limits of Fort Meade. Therefore, it is more realistic that the proposed use will require more water and generate more wastewater than the historical agricultural use of the subject site. However, IND uses tend to be more impactful in terms of noise, vibrations, and odors. So, the analysis below is based on PM having industrial uses.

Table 4

Subject Property	Estimated Impact Analysis	
	Maximum Permitted in Existing Land Use (PM)	Maximum Permitted in Proposed (A/RR)
±39 acres PM		
Permitted Intensity 39± acres	1,698,840 sq ft X 0.75 FAR = 1,274,130	8 platted lots
Potable Water Consumption (GPD)	1,274,130 X 0.24 = 305,791 GPD	8 x 250 = 2,000 GPD

Wastewater Generation (GPD)	$305,791 \text{ GPD} \times 80\% = 244,633 \text{ GPD}$	$8 \times 200 = 1,600 \text{ GPD}$
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Source: Concurrency Manual: PM@ IND rates @ 0.24 per sq ft and 80% for wastewater, single family @ 250 GPD Potable water and 200 Wastewater.

The subject area of the change includes the majority of the eighth lot. So, for purposes of the impact analysis, 8 lots were used even though 39 acres yields 7.8 lots for (5) acres in size.

B. Service Provider

The subject site is not within any utility service area. Therefore, all development on the subject site will require wells and septic tanks.

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. However, it is not automatic and not even common that the alternative use for PM is industrial. In fact, most of the land use changes from PM are to A/RR. IND uses tend to be more impactive in terms of noise, vibrations, and odors. So the traffic analysis below is based on PM having industrial uses. The subject area of the change includes the majority of the eighth lot. So, for purposes of the impact analysis, 8 lots were used even though 39 acres yields 7.8 lots for (5) acres in size.

Table 5

Subject Property	Estimated Impact Analysis	
	Maximum Permitted in Existing Land Use (PM)	Maximum Permitted in Proposed (A/RR)
±39 acres PM		
Average Annual Daily Trips (AADT)	$1,274,130 / 1,000 = 1,274 \text{ sq ft}$ $1,274 \text{ sq ft} \times 3.93 \times 92\%$ = 4,607 AADT	$39 / 5 = 8 \text{ units}$ 8 x 7.81 = 63 AADT
PM Peak Hour Trip	$1,274 \times 0.67 \times 92\% = 786 \text{ PM Peak Trips}$	8 x 1 = 8 PM Peak Hour Trips

Source: Concurrency Manual and Table for Minor Traffic Study –PM @ IND rates ITE Code 140 @ 3.93 AADT per 1,000 square feet and 0.67 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:

Old Bowling Green Road is not tracked though TPO roadway database. The nearest link is US 17/Hardee County Line. It has a current Level of Service (LOS) through this part of the County is “C”. The minimum LOS on the eastern portion of US 17/Hardee County Line is “D”. The density of one (1) house per five acres will generate 8 homes and this is expected to generate a total of 62 AADT and 8 PM Peak Hour Trips. This will not have any significant impact on the roadway capacity.

Table 6

Link #	Road Name	Current Level of Service (LOS)	Available PM Peak Hour Capacity	Minimum LOS Standard	Projected Five Year LOS
5001N	US 17 From: Hardee County Line To: 9 th Street SE	C	1,173	D	C
5001S	US 17 From: Hardee County Line To: 9 th Street SE	C	1,198	D	C

Source: Polk County Transportation Planning Organization, Concurrency Roadway Network Database January, 2026

C. Roadway Conditions:

Old Bowling Green Road is a two-lane undivided Rural minor collector (RNC) road that appears in good condition. Old Bowling Green Road is maintained by the County. The condition of the roadways and the LOS change over time. The conditions are addressed when development access 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

Old Bowling Green Road does not have any sidewalks. 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

There are no nearby bus routes.

Park Facilities and Environmental Lands

The following analysis is based on public recreation facilities. The nearest neighborhood park is the Bradley Junction Park. The Bone Valley ATV Park is about twelve (12) miles away.

A. Location:

Fort Meade Park is located in the northeast part of Fort Meade. Its current hours of operations are from 5 a.m. to 10 p.m. The park’s amenities include baseball Fields, basketball Court(s), picnic tables, playground, and softball facilities.

Bone Valley ATV Park is on the south side of County Road 630 and east of State Road 37. It is a 200-acre tract of land with 15 trails, hill climbs and free riding areas. Below are the hours and fees for the park, along with important safety and registration information. The address is 10427 County Road 630 W. in Mulberry.

C. Environmental Lands:

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

D. Planned Improvements:

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

Environmental Conditions

The site had citrus on it previously, and Polk County data viewer shows it has wetlands as a result of the previous mining operations. The soils are Arents and a typical of soils related to reclaimed mining operation and are of variable conditions and onsite investigation is recommended for use stability.

A. Surface Water:

The highest point is 119 feet above sea level, northwest of the property; the lowest is 102 feet above MSL near the southeast corner. The site has no surface waters but shows wetlands being a result of the reclamation process.

B. Wetlands/Floodplains:

Wetlands show on the County’s data viewer covering a portion land. The site has no Flood Zones mapped.

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 type is a soil that is related to reclaimed mining operation and are of variable conditions and onsite investigation is recommended for use stability.

Table 7

Soil Name	Septic Tank Absorption Field Limitations	Limitations to Small Commercial Buildings	% of Site (approximate)
Arents-Water Complex	Severe: wetness	Severe: wetness	100%

D. Protected Species:

According to Polk County Endangered Habitat Maps, the subject site does not sit within a zone where any protected species have been documented or observed.

E: Polk Green Districts and Conservation Easements:

The site is located within the Potential Network Connections area of the Polk Green District Comprehensive Plan Map Series.

F 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.

G. Wells (Public/Private)

The subject site is not located on a wellfield. Staff has no knowledge of any wells on site.

H. Airports:

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

Economic Factors:

The subject site is only 39± acres, the requested Land Use designation change is to Agricultural/Residential Rural (A/RR) and would have short term economic impact if the site were developed into single-family residential.

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:

- Policy 2.102-A10 Location Criteria
- Section 2.114 Phosphate Mining
- Section 121-A Agricultural/Residential Rural

Table 8

Comprehensive Plan Policy	Consistency Analysis
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	The requested Agricultural/Residential Rural (A/RR) Future Land Use is intended for low-density use and is consistent with services available in the Rural Development Area (RDA).

Comprehensive Plan Policy	Consistency Analysis
land are by-passed in favor of development more distant from services and existing communities.	
<p>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.</p>	<p>The neighboring Future Land Use Map designations are predominantly PM & A/RR and previously mined for phosphate. To the north consists of single-family development on lots that range from 1 to 10+ acres. To the northeast is the City of Fort Meade.</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>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>
<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 Centers. 7. Business Park Centers. 8. Industrial. 9. Rural Mixed-Use Developments. 10. New Communities. 11. Agricultural/Residential Rural only.</p>	<p>The site was previously mined for phosphate and was subsequently reclaimed. This Policy allows for the reclaimed land to be remapped for several different Future Land Use districts, A/RR is one of the uses and therefore meets the policy</p>
<p>POLICY 2.114-A4: FUTURE DEVELOPMENT OF PM LAND - Polk County shall promote the redevelopment of PM lands by encouraging master planned developments incorporating land uses permitted within Rural Development Areas. Applications for land use amendments will be reviewed by the "Phosphate Mining Review Group." The applicant will be required to submit appropriate data and analysis as required by the amendment process, a copy of the reclamation plan including the subject site(s), and narrative establishing how the proposed land use(s) follows or conforms to the reclamation plan. The proposal shall demonstrate consistency with the goals, objectives, and policies of the Plan, including, county-wide land use needs,</p>	<p>Staff is coordinating with the Phosphate Review Group to obtain any comments.</p>

Comprehensive Plan Policy	Consistency Analysis
<p>compatibility with adjacent uses, and protection of existing natural resources.</p> <p>The "Phosphate Mining Review Group" will be composed of a representative from each of the following agencies:</p> <p>Department of Environmental Protection, Bureau of Mine Reclamation Central Florida Regional Planning Council Phosphate Mining Industry Florida Institute of Phosphate Mining Research Florida Fish and Wildlife Conservation Commission Polk County Planning Polk County Natural Resources Polk County Cooperative Extension Services, Soils Conservation</p> <p>These applications for land use amendments shall be reviewed by the Group prior to application being accepted by the County.</p>	

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 11 (below) depicts the Urban Sprawl Criteria used by staff as indicators of Urban Sprawl.

Table 11

Urban Sprawl Criteria: The following criteria are the primary indicators of urban sprawl per Florida Statutes	
Urban Sprawl Criteria	Sections referenced in this report
<i>a. Promotes substantial amounts of low-density, low intensity, or single use development in excess of demonstrated need.</i>	Summary of analysis
<i>b. Allows a significant amount of urban development to occur in rural areas.</i>	Summary of analysis
<i>c. Designates an urban development in radial, strip isolated, or ribbon patterns emanating from existing urban developments.</i>	Summary of analysis, surrounding Development, compatibility
<i>d. Fails to adequately protect and conserve natural resources and other significant natural systems.</i>	Summary of analysis, surrounding Development, compatibility
<i>e. Fails to adequately protect adjacent agricultural areas.</i>	Compatibility with Surrounding Land Uses
<i>f. Fails to maximize existing public facilities and services.</i>	Summary of Analysis, Infrastructure
<i>g. Fails to minimize the need for future facilities and services.</i>	Summary of Analysis, Infrastructure
<i>h. 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
<i>j. Discourages infill development or redevelopment of existing neighborhoods.</i>	Summary of Analysis, Compatibility with Surrounding Land Uses

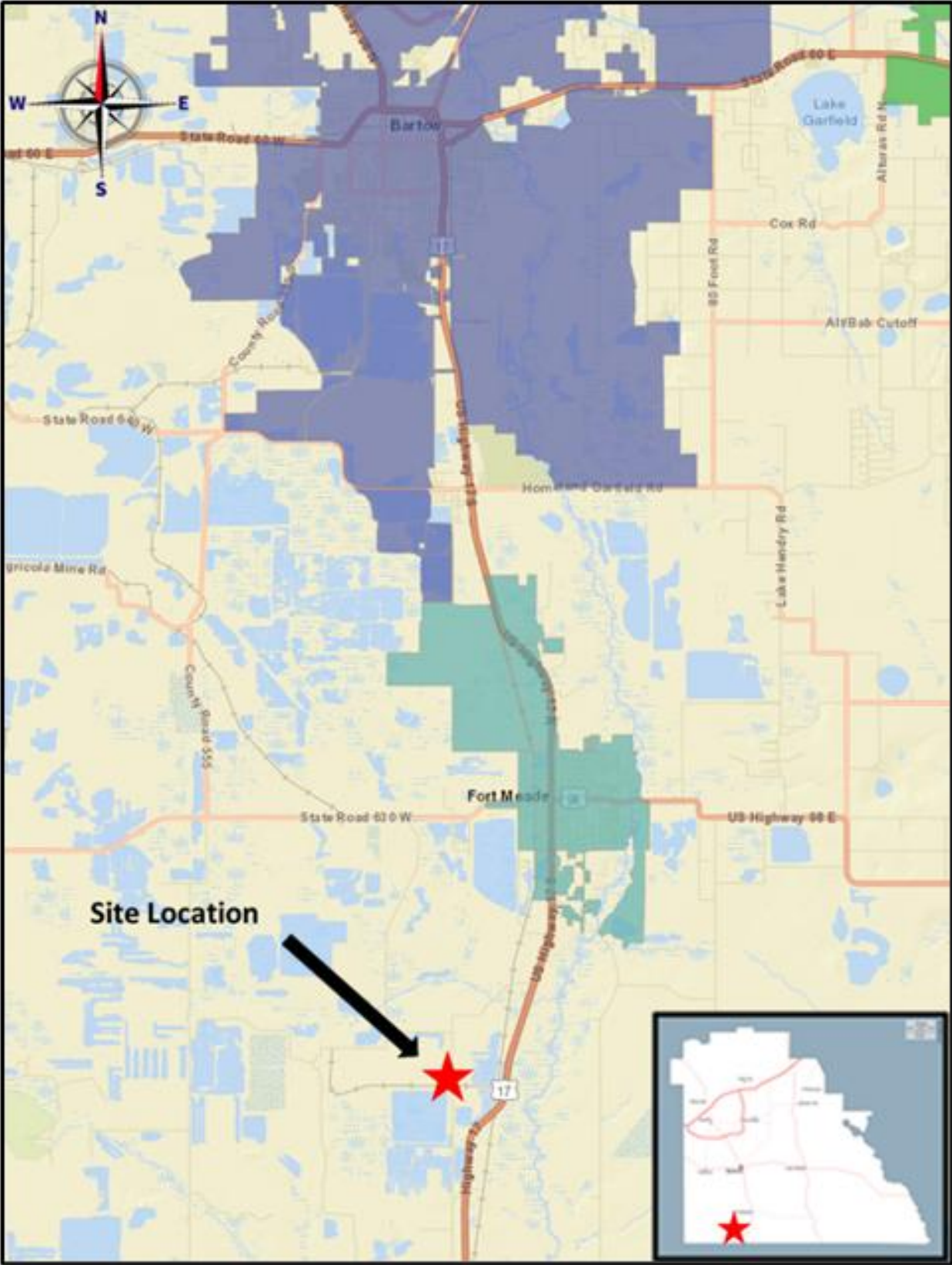
Urban Sprawl Criteria: The following criteria are the primary indicators of urban sprawl per Florida Statutes	
Urban Sprawl Criteria	Sections referenced in this report
<i>k. Fails to encourage an attractive and functional mixture of land uses.</i>	Summary of Analysis, Compatibility with Surrounding Land Uses
<i>l. Will result in poor accessibility among linked or related land uses.</i>	Summary of Analysis, Compatibility with Surrounding Land Uses
<i>m. Results in the loss of a significant amount of open space.</i>	Summary of Analysis, Compatibility with Surrounding Land Uses

Comments from other Agencies:

The mineral rights owners were notified and staff received no response.

Exhibits:

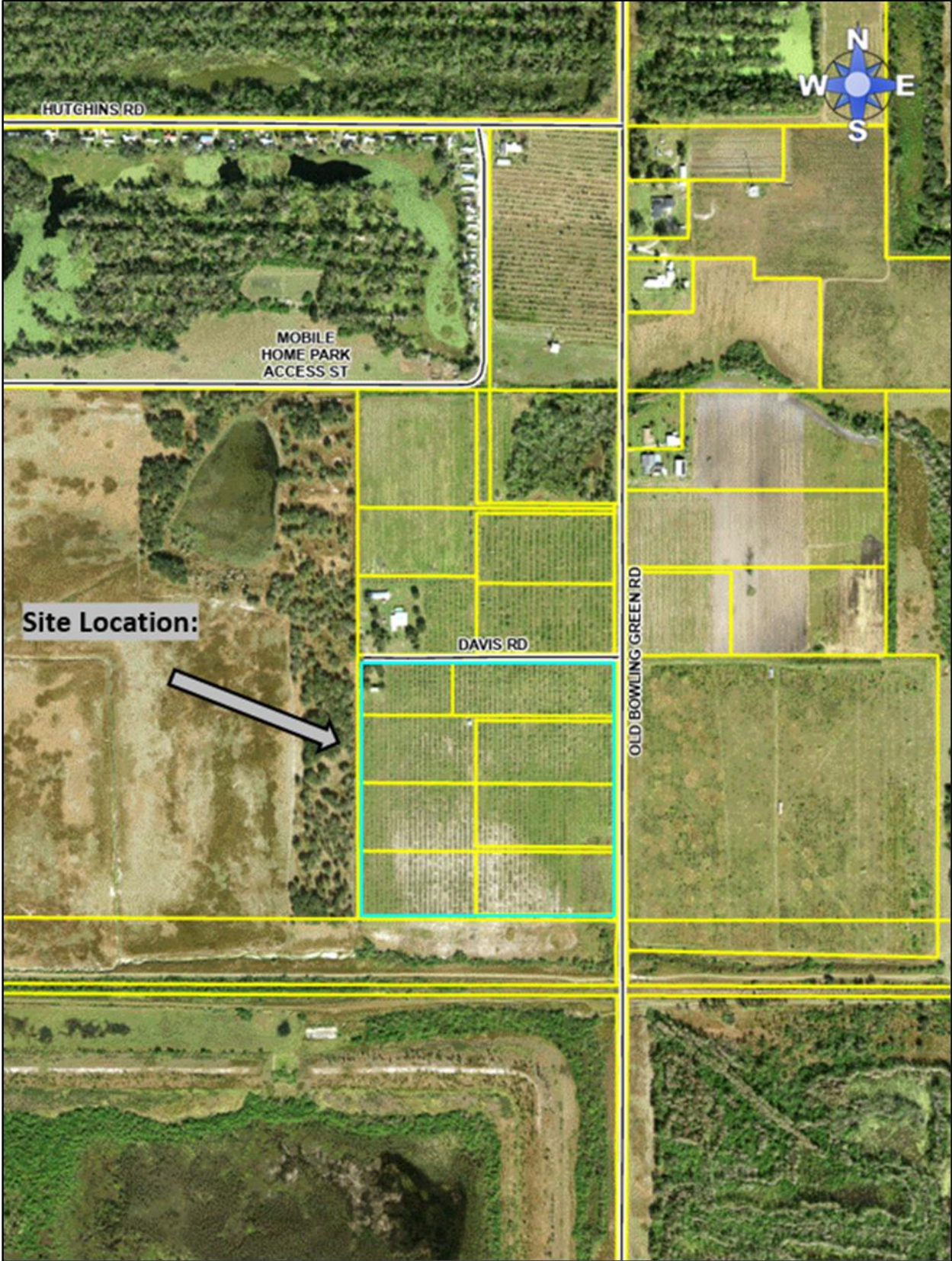
- Exhibit – 1 Location Map
- Exhibit – 2 2023 Satellite Image (Context)
- Exhibit – 3 2023 Aerial Photo (Close-up)
- Exhibit – 4 Existing Future Land Use Map
- Exhibit – 5 Proposed Future Land Use Map
- Exhibit – 6 FDEP Phosphate Mine GIS
- Exhibit – 7 Fort Meade Mine
- Exhibit – 8 Permitted and Conditional Uses in PM
- Exhibit – 9 Permitted and Conditional Uses in A/RR



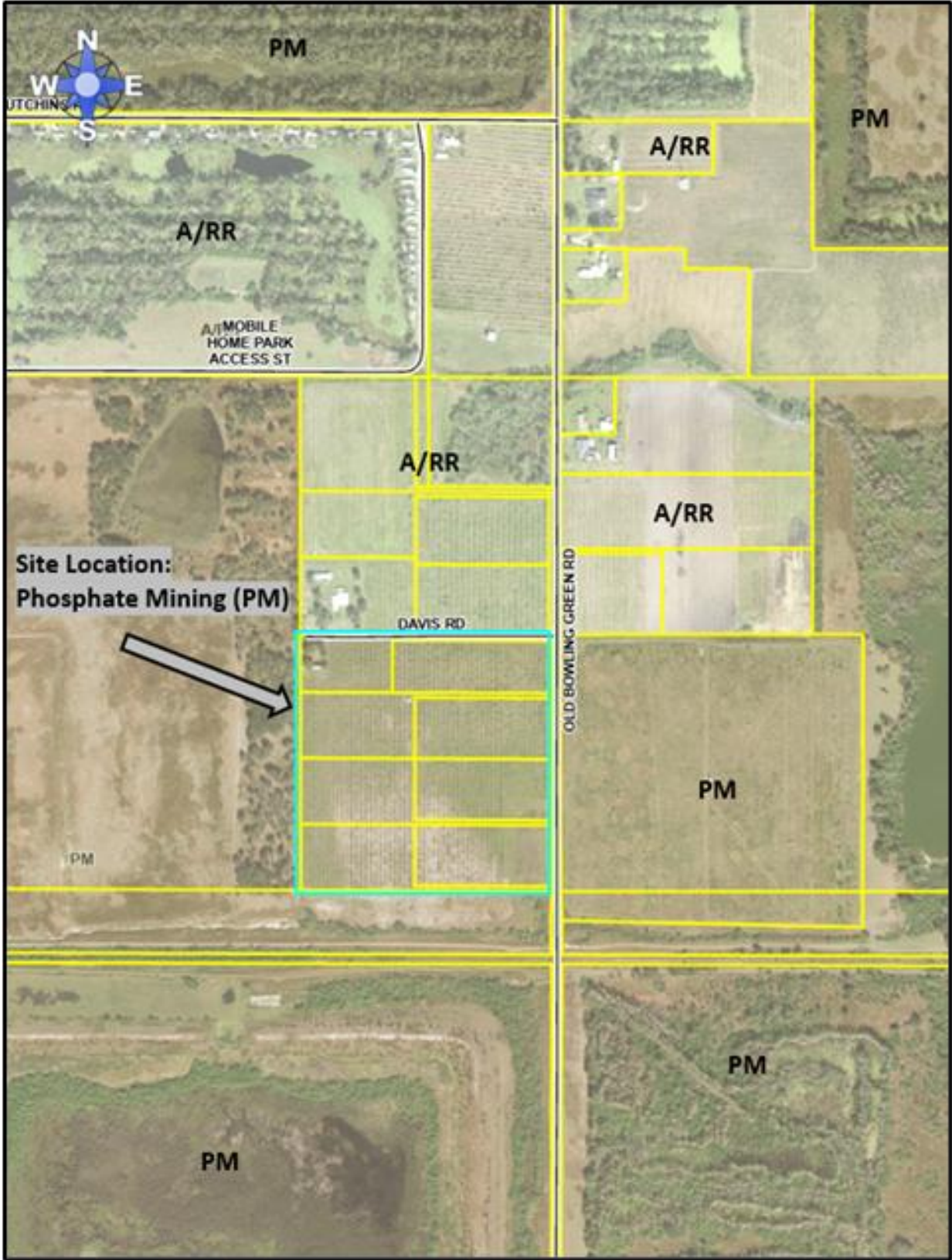
Location Map



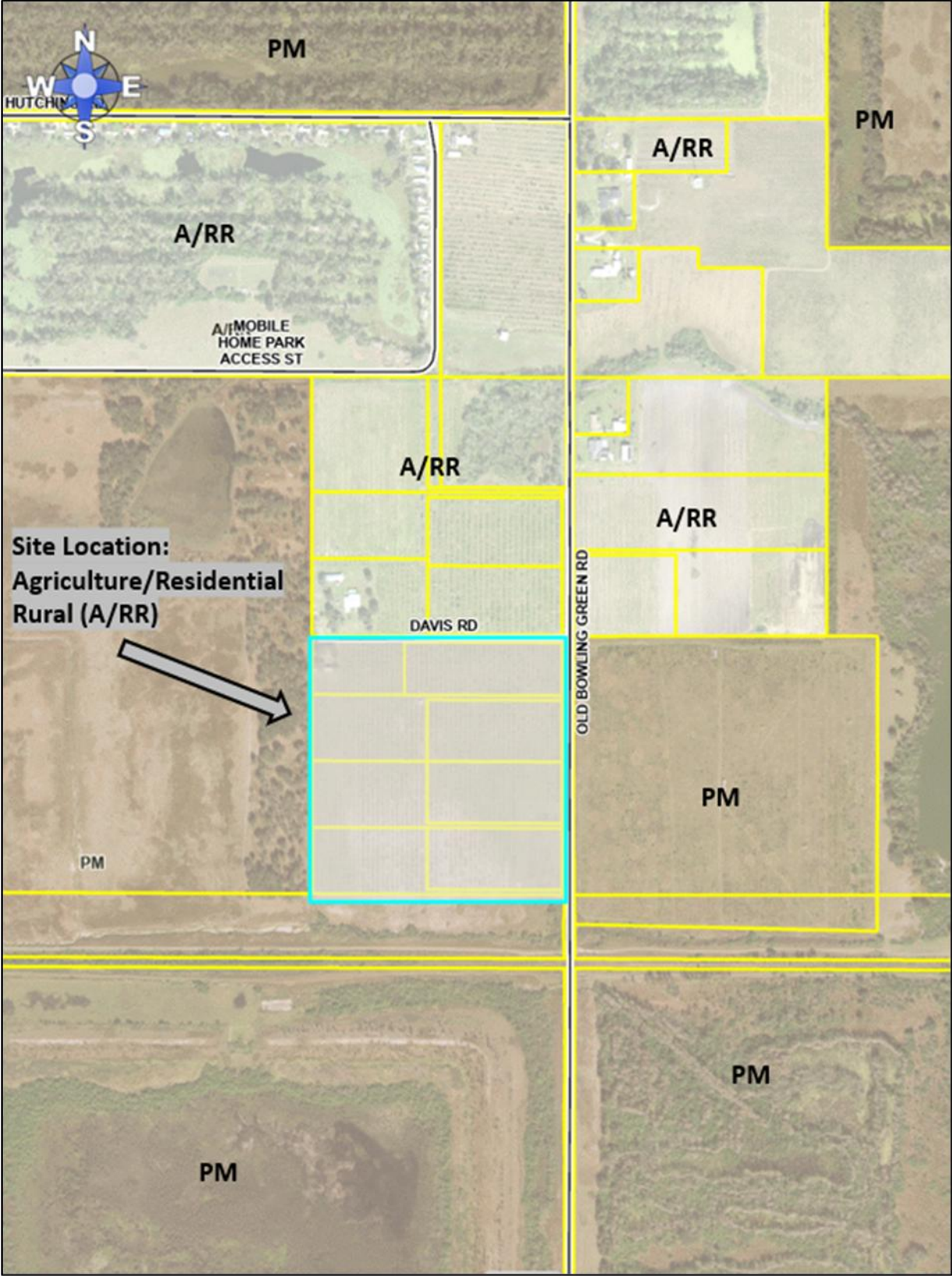
2023 Satellite Image (Context)



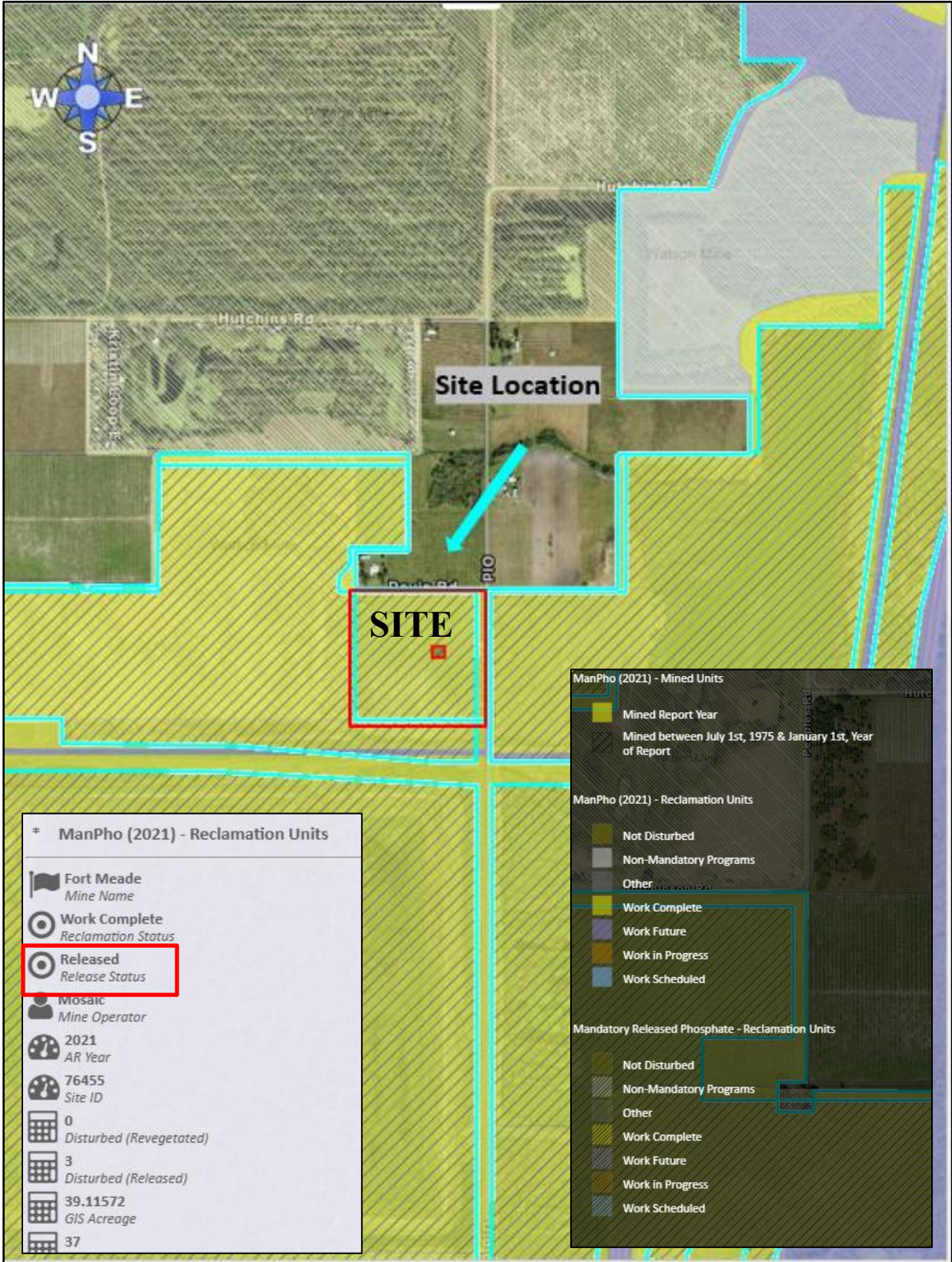
2023 Aerial Photo (Close-up)



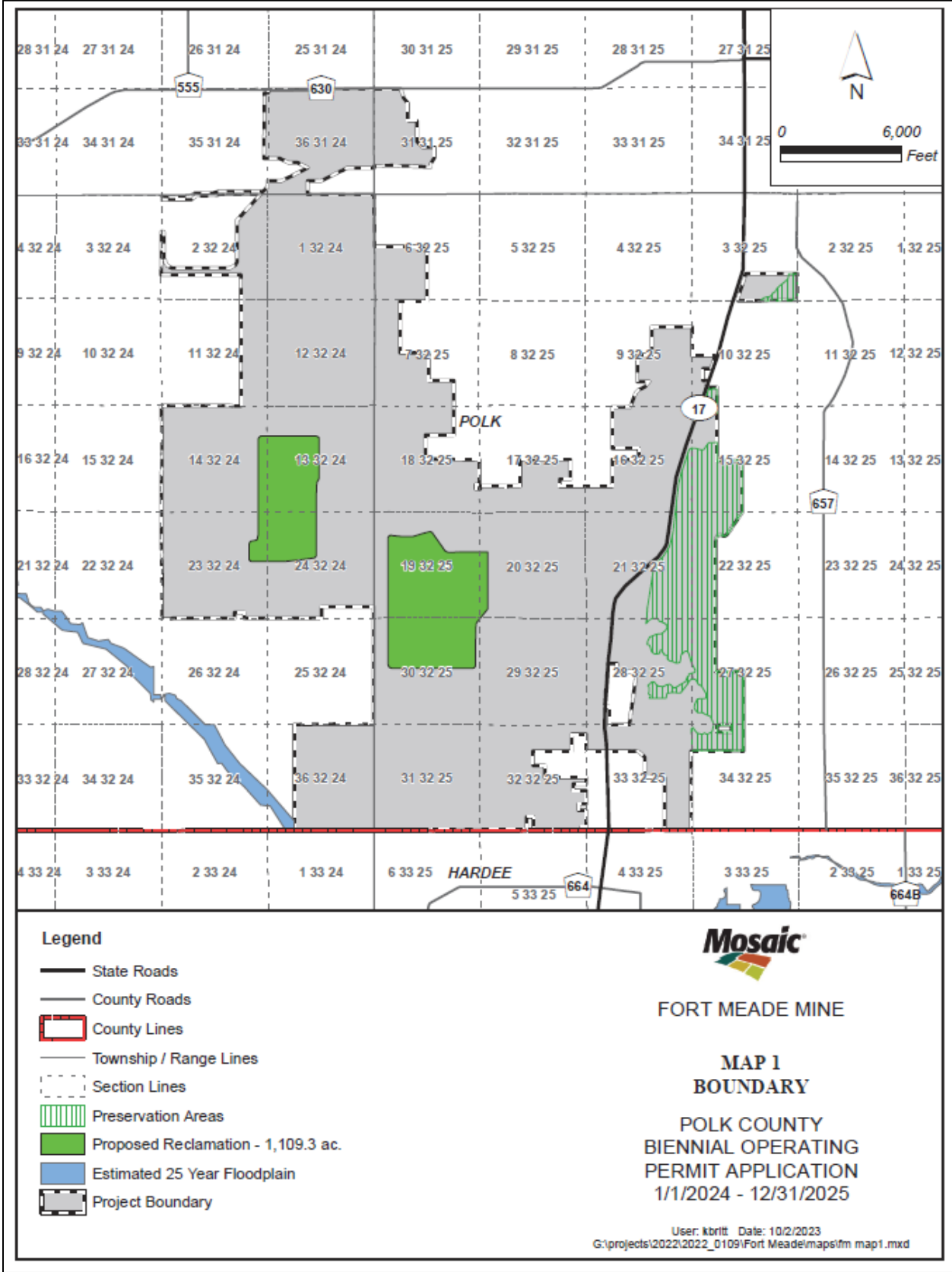
Existing Future Land Use Map



Proposed Future Land Use Map



FDEP Phosphate Mine GIS



Fort Meade Mine

Phosphate Mining (PM)			
Technical Staff Review -Level 1& 2		Public Hearing (s) Required-Level 3 & 4	
Residential Uses:	Family Farm; Farm Worker Dormitory, Apartment Style, C2	Residential Uses:	Farm Worker Dormitory, Barrack Style, C3
		Mixed Uses:	Planned Development, C3
All Other Uses:	Animal Farm, Intensive, C1 Communication Towers, Guyed and Lattice, C2 Communication Tower, Monopole, C2 Community Center, C2 Convenience Stores, Isolated, C2 Cultural Facility, C2 Farming General, P Heavy Machinery Equipment Sales and Services, P Heliports, C2 Helistops, C2 Kennels, Boarding and Breeding, P Livestock Sale, Auction, P Manufacturing, Explosives/Volatile Material, C2 Manufacturing, General, C2 Manufacturing, Light, C2 Medical marijuana Dispensaries, C2 Motor Freight Terminal, C2 Nurseries and Greenhouses, P Recreation, Passive, C1 Recreation, Low Intensity, C2 Recreation Vehicle Storage, C2 Religious Institution, C2 Research and Development, C2 Riding Academies, C1 School, Technical/Vocational/Trade & Training, C2 Solar Electric-Power Generation Facility, C2 Utilities, Class I, P Utilities, Class II, P Utilities, Class III, C2 Veterinary Service, C2	All Other Uses:	Agricultural Support, Off-Site, C3 Airport, C4 Breeding, Boarding, and Rehabilitation Facility, Wild or Exotic, C4 Government Facility, C3 Gypsum Stack, C4 Hazardous Waste Transfer, Storage, C4 Hazardous Waste Treatment Facilities, C4 Lime Stabilization Facility, C3 Mining, Non-Phosphate, C3 Power Plants, Non-Certified, Low, C4 Power Plants, Non-certified, High, C4 Power Plants, Certified, C4 Railroad yard, C3 Recreation High Intensity, C3 School, Leisure/special Interest, C3 School, university/college, C3 Seaplane Base, C3 Water Ski Schools, C3 Vehicle Recovery Service/Agency, C2 Vehicle Repair, Auto Body, P Vehicle Service, mechanical, P Veterinary Service, C2 Warehousing/Distribution, P

PERMITTED AND CONDITIONAL USES IN PM

Future Land Use Designation	Technical Staff Review -Level 1 & 2	Public Hearing (s) Required-Level 3 & 4
<p>Agricultural/Residential Rural (A/RR)</p>	<p>Residential Uses: Family Farm, C1 Group Home, Small (6 or less residents), C1 Farm Worker Dormitory, Apartment Style, C2 Mobile Homes, Individual, C1 Single-family Detached Home & Subdivision</p> <p>All Other Uses: Animal Farm, Intensive Cemetery, C2 Communication Towers, Guyed and Lattice C2 Communication Tower, Monopole, C2 Convenience Stores, Isolated, C2 Emergency Shelter, Small (6 or less residents), C1 Farming General, Golf Course, C1 Heliports, C2 Helistops, C2 Kennels, Boarding and Breeding Livestock Sale, Auction Nurseries and Greenhouses Recreation, Passive, C1 Recreation, Low Intensity, C2 Riding Academies, C1 Solar Electric-Power Generation Facility, C2 Utilities, Cass I Utilities, Cass II, C1 Veterinary Service</p>	<p>Residential Uses: Fly-in Community, C3 Group Home, Large (7-14 residents), C3 Group Living Facility (15 or more residents), C3 Farm Worker Dormitory, Barrack Style, C3 Mobile Home Park & subdivision, C3 Rural Residential Development (RRD), C3</p> <p>Mixed Uses: Planned Development, C3 Residentially Based Mixed Development (RBMD), C3 Rural Mixed Development (RMD), C3</p> <p>All Other Uses: Adult Day Care Center (7 or more clients), C3 Agricultural Support, Off-Site, C3 Airport, C4 Bed and Breakfast, C3 Breeding, Boarding, and Rehabilitation Facility Wild or Exotic, C3 Childcare Center, C3 Community Center, C3 Correctional Facility, C4 Cultural Facility, C3 Emergency Shelter, Medium (7-14 residents), C3 Emergency Shelter, Large (15 or more residents), C3 Event Facility, C3 Government Facility, C3 Institutional Campground, C3 Lime Stabilization Facility, C3 Lodges and Retreats, Private, C3 Marinas and Related Facilities, C3 Outdoor Concert Venue, C3 Recreation, High Intensity C3 Recreation, Vehicle Oriented, C3 Religious Institution, C3 Residential Treatment Facility, C4 School, Elementary, C3 School, Leisure/Special Interest C3 School Technical/Vocational/Trade & Training, C3 Seaplane Base, C3 Utilities, Cass III, C3 Water Ski Schools, C4</p>

PERMITTED AND CONDITIONAL USES IN A/RR