



December 03, 2025 Regular Planning Meeting

Call Agenda Workshop to Order 8:50 a.m.

A. Planning Commission (PC) will discuss agenda items and consider additions, deferments, withdrawals to published agenda. Planning Commission will discuss any particular agenda items of concern with any Planning Commission member.

B. Planning Commission will consider and review with staff any upcoming ordinance revisions, comprehensive plan recommendations or other matters of concern to the Planning Commission.

Note: This first part of the monthly Planning Commission agenda is a workshop. No official action on any item will be taken at the workshop. While the public is invited to attend, no public comment will be solicited during the workshop.

Call Public Hearing to Order 9:00 a.m. Or as soon thereafter as the particular case may be heard 9:00 a.m.

Roll Call / Attendance

Pledge of Allegiance

Approve Minutes

Meeting Minutes October 1, 2025

Meeting Minutes November 5, 2025

Reordering of the Agenda - Prior to beginning the Business of the Planning Commission, the Commission may reorder the Agenda.

1) Reorder Agenda

a) At the discretion of the Planning Commission members, a lunch break may be called if the hearing of cases goes beyond 12:00 p.m.

2) Considerations of items to be withdrawn, deferred, or continued.

Explanation of General Procedures

Explanation of Quasi-Judicial Proceedings

Voir Dire of Expert Witnesses

Staff Resumes

Agenda Item

New Business

1. LDCU-2025-32 (Colonial Avenue Duplex)
2. LDCU-2025-30 (Hardin Combee Church)
3. LDCU-2025-31 (Old Hwy 37 CU)
4. LDCCD-2025-10 (Poinciana-Bayberry St PPP Sub-District Change)
5. LDCCPAS-2025-30 (Lake Gibson Estates CPA)
6. LDCT-2025-21 (Lake Gibson Estates LDC Text Amendment)
7. LDSPD-2025-7 (Skyview Drive SPD)
8. LDCU-2025-29 (Mammoth Grove Mine)
9. LDCT-2025-24 (Powerline Landscaping Buffers)
10. LDCT-2025-23 (Alcohol Separation Requirements & Hours)

Comprehensive Plan update

Adjournment



Polk County
Planning Commission

Agenda Item

12/3/2025

SUBJECT

Meeting Minutes October 1, 2025



Polk County Planning Commission

Meeting Minutes - Final-revised

October 01, 2025 Regular Planning Meeting

Call Agenda Workshop to Order 8:50 a.m.

Minutes: The workshop of the Polk County Planning Commission was called to order at 8:50 a.m. by the Chair, Robert Beltran, on Wednesday, October 1, 2025, in the County Commission Boardroom, Administration Building. In attendance were the following members: Michael Schmidt, Mike Hickman, Cyndi Jantomaso, Brooke Agnini, Adam Bass, and Rennie Heath. Also, Kevin Updike, Planning Commission alternate. Also, present were Sandra Howard, Deputy County Attorney, Erik Peterson, Chanda Bennett, Robert Bolton, JP Sims, Kyle Rogus, Andrew Grohowski and Ian Nance of Land Development, and Margo White, recording secretary.

Call Public Hearing to Order 9:00 a.m. Or as soon thereafter as the particular case may be heard 9:00 a.m.

Minutes: The workshop of the Polk County Planning Commission was called to order at 9:00 a.m. a.m. by the Chair, Robert Beltran, on Wednesday, October 1, 2025, in the County Commission Boardroom, Administration Building. In attendance were the following members: Michael Schmidt, Mike Hickman, Cyndi Jantomaso, Brooke Agnini, Adam Bass, and Rennie Heath. Also, Kevin Updike, Planning Commission alternate. Also, present were Sandra Howard, Deputy County Attorney, Erik Peterson, Chanda Bennett, Robert Bolton, JP Sims, Kyle Rogus, Andrew Grohowski and Ian Nance of Land Development, and Margo White, recording secretary.

Roll Call / Attendance

Present	Vice Chair Mike Hickman, Mike Schmidt, Robert Beltran, Adam Bass, Brooke Agnini, and Cyndi Jantomaso
Excused	Linda Schultz, Chair Merle Bishop, and Kevin Updike

Pledge of Allegiance

Approve Minutes

Meeting Minutes - September 10, 2025

Reordering of the Agenda - Prior to beginning the Business of the Planning Commission, the Commission may reorder the Agenda.

1) Reorder Agenda

a) At the discretion of the Planning Commission members, a lunch break may be called if the hearing of cases goes beyond 12:00 p.m.

2) Considerations of items to be withdrawn, deferred, or continued.

LDCPAS-2025-16 - Osprey Creek CPA - Continued to November

LDCU-2025-27 (PRWC Wells #9 and #14) - Continued to November

LDSPD-2025-7 (Skyview Drive SPD) - Continued to November

Explanation of General Procedures

Voir Dire of Expert Witnesses

Staff Resumes

Agenda Item

Explanation of Quasi-Judicial Proceedings

Explanation of Quasi-Judicial Proceedings

New Business

1. LDCU-2025-17 (Sunrise Day Care CU)

Minutes: Martha Ponguta, applicant, Combee LLC., owner, is *requesting a Conditional Use* approval for an adult day care for aging adults and individuals with disabilities within an existing building on 1.57 +/- acres within a Residential Low-1 (RL-1) land use district. The subject site is located at 1140 Combee Road North, north of Jungle Street, west of Combee Road, south of Tanglewood Street, east of Lake Parker Drive East, east of the City of Lakeland in Section 09, Township 28, Range 24.

Andrew Grohowski, Land Development, introduced the case and reported 64 mailers sent to area property owners on September 16, 2025, one (1) sign posted on the property on September 16, 2025, and a legal advertisement was published in Lakeland and Winter Haven Sun on September 17, 2025. One phone call in opposition.

Andrew Grohowski, Land Development, presented a Power Point presentation with a recommendation of approval.

Mr. Chair opened the public hearing

No one from public spoke.

Mr. Chair closed the public hearing.

Approved

RESULT:	APPROVED
MOVER:	Rennie Heath
SECONDER:	Adam Bass
AYE:	Heath, Hickman, Schmidt, Beltran, Bass, and Agnini
Excused:	Schultz, Bishop, and Updike

2. LDWA-2025-31 (Bear Oak Ranch Waiver)

Minutes: Joanna Smith, applicant, Bear Oak Ranch LLC, owner, are *requesting a Waiver to Section 705.B* to approval for a residential lot with access through a private road easement accessed by more than four lots on 33.23 +/- acres within an Agriculture/Residential Rural (A/RR) future land use district. The subject site is located at 3890 Wolfolk Road, east of Highway 27, west of Lake Buffum Road East, north of Buffum Lake Trail, south of Lake Buffum Road North, northwest of the City of Frostproof in Section 09, Township 31, Range 27.

Andrew Grohowski, Land Development, introduced the case and reported 15 mailers sent to area property owners on September 16, 2025, one (1) sign posted on the property on September 16, 2025, and a legal advertisement was published in Lakeland and Winter Haven Sun on September 17, 2025. One phone call in opposition.

Andrew Grohowski, Land Development, presented a Power Point presentation with a recommendation of approval.

Mr. Chair opened the public hearing

No one from public spoke.

Mr. Chair closed the public hearing.

Approved

RESULT:	APPROVED
MOVER:	Rennie Heath
SECONDER:	Mike Hickman
AYE:	Heath, Hickman, Schmidt, Beltran, Bass, and Agnini
Excused:	Schultz, Bishop, and Updike

3. LDWA-2025-29 (McStuckers Ranch Access Waiver)

Minutes: Charles Brooker, applicant, McStuckers Ranch LLC, owner, are *requesting a Waiver to Section 705.B* for up to 10 single family lots to have access via an existing shared access easement ±157.84 acres within an Agriculture/Residential Rural (A/RR) future land use district. The subject site is located at 6472 Cox Road, north of Alturas Babson Park Cutoff, south of State Road 60, east of US Highway 17, west of US Highway 27, east of Bartow, Florida in Section 08, Township 30, Range 26.

Kyle Rogus, Land Development, introduced the case and reported 44 mailers sent to area property owners on September 16, 2025, one (1) sign posted on the property on September 16, 2025, and a legal advertisement was published in Lakeland and Winter Haven Sun on September 17, 2025. One phone call in opposition.

Kyle Rogus, Land Development, presented a Power Point presentation with a recommendation of approval.

Mr. Chair opened the public hearing

No one from public spoke.

Mr. Chair closed the public hearing.

Approved

RESULT:	APPROVED
MOVER:	Mike Schmidt
SECONDER:	Mike Hickman
AYE:	Schultz, Hickman, Schmidt, Beltran, Bass, Bishop, and Agnini
Excused:	Heath, and Updike

4. LDCPAS-2025-21 (Old Tampa Hwy IND CPA)

Minutes: AN ORDINANCE OF THE POLK COUNTY BOARD OF COUNTY COMMISSIONERS REGARDING THE ADOPTION OF AMENDMENT **LDCPAS-2025-21**; AN AMENDMENT TO THE POLK COUNTY COMPREHENSIVE PLAN; ORDINANCE 92-36, AS AMENDED TO CHANGE THE FUTURE LAND USE DESIGNATION ON +/- 2.5 ACRES OF A 2.87 ACRES PARCEL FROM RESIDENTIAL LOW (RL) TO INDUSTRIAL (IND), IN THE TRANSIT SUPPORTIVE DEVELOPMENT AREA (TSDA). THE SUBJECT SITE IS LOCATED SOUTH OF NEW TAMPA HIGHWAY, EAST OF AIRPORT ROAD, WEST OF WABASH AVENUE, NORTH OF WILKINSON ROAD, AND SOUTH OF THE CITY LIMITS OF LAKE LAND, IN SECTION 21, TOWNSHIP 28, RANGE 23, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

JP Sims, Land Development, introduced the case and reported 13 mailers sent to area property owners on September 16, 2025, one (1) sign posted on the property on September 16, 2025, and a legal advertisement was published in Lakeland and Winter Haven Sun on September 17, 2025. One phone call in opposition.

JP Sims, Land Development, presented a Power Point presentation with a recommendation of approval.

Mr. Chair opened the public hearing

No one from public spoke.

Mr. Chair closed the public hearing.

Approved

RESULT:	APPROVED
MOVER:	Rennie Heath
SECONDER:	Mike Hickman
AYE:	Schultz, Hickman, Schmidt, Beltran, Bass, Bishop, and Agnini
Excused:	Heath, and Updike

5. LDCPAS-2025-22 (Motor Vault East CPA)

Minutes: AN ORDINANCE OF THE POLK COUNTY BOARD OF COUNTY COMMISSIONERS REGARDING THE ADOPTION OF AMENDMENT **LDCPAS-2025-22**; AN AMENDMENT TO THE POLK COUNTY COMPREHENSIVE PLAN; ORDINANCE 92-36, AS AMENDED TO CHANGE THE FUTURE LAND USE DESIGNATION ON +/- 2.28 ACRES

FROM RESIDENTIAL LOW (RL) TO INSTITUTIONAL (INST), IN THE TRANSIT SUPPORTIVE DEVELOPMENT AREA (TSDA). THE SUBJECT SITE IS LOCATED SOUTH OF ALAMO DRIVE, EAST OF HARDEN BOULEVARD, WEST OF STATE ROAD 37 (FLORIDA AVENUE SOUTH), NORTH OF PIPKIN ROAD, AND SOUTH OF THE CITY LIMITS OF LAKELAND, IN SECTION 12, TOWNSHIP 29, RANGE 23, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

JP Sims, Land Development, introduced the case and reported 50 mailers sent to area property owners on September 16, 2025, one (1) sign posted on the property on September 16, 2025, and a legal advertisement was published in Lakeland and Winter Haven Sun on September 17, 2025. One phone call in opposition.

JP Sims, Land Development, presented a Power Point presentation with a recommendation of approval.

Mr. Chair opened the public hearing

No one from public spoke.

Mr. Chair closed the public hearing.

Approved

RESULT:	APPROVED
MOVER:	Rennie Heath
SECONDER:	Mike Hickman
AYE:	Schultz, Hickman, Schmidt, Beltran, Bass, Bishop, and Agnini
Excused:	Heath, and Updike

6. LDCT-2025-7 (Cargo Containers LDC Text Amendment)

Minutes: An ordinance of the Polk County Board of County Commissioners regarding Land Development Code amendment LDCT-2025-7, amending Ordinance No. 00-09, as amended, the Polk County Land Development Code, Chapter 2, Section 206.K, Cargo Containers for Permanent Storage, to remove prohibitions on cargo containers for storage in residential future land use designations; providing for severability; and providing for an effective date.

Approved

RESULT:	APPROVED
MOVER:	Mike Schmidt
SECONDER:	Mike Hickman
AYE:	Schultz, Hickman, Schmidt, Beltran, Bass, Bishop, and Agnini
Excused:	Heath, and Updike

7. LDCT-2025-8 (Pool Safety Text Amendment)

Minutes: An Ordinance of The Polk County Board of County Commissioners regarding Land Development Code Amendment LDCT-2025-8, amending Ordinance No. 00-09, as amended, the Polk County Land Development Code; amending Chapter 2, Section 211, Pools and Screen Enclosures, to refer to Florida Building Code and Florida Statutes for consistency with above ground pool safety measures; providing for severability; and providing for an effective date.

Approved

RESULT:	APPROVED
MOVER:	Rennie Heath
SECONDER:	Mike Hickman
AYE:	Schultz, Hickman, Schmidt, Beltran, Bass, Bishop, and Agnini
Excused:	Heath, and Updike

8. LDCT-2025-9 (SE Polk Mobile Homes)

Minutes: An ordinance of the Polk County Board of County Commissioners regarding Land Development Code amendment LDCT-2025-9, amending Ordinance No. 00-09, as amended, the Polk County Land Development Code, Chapter 4, Section 401.08, to remove conditional use standards for Individual Mobile Homes within the Southeast Polk Selected Area Plan to conform with the rest of the County; providing for severability; and providing for an effective date.

Approved

Comprehensive Plan Update

Election of Officers

Minutes: New officers elected for Chair, Vice Chair, and Secretary.

New Chair: Merle Bishop

New Vice Chair: Robert Beltran

New Secretary: Cyndi Jantomaso

Adjournment



Polk County
Planning Commission

Agenda Item

12/3/2025

SUBJECT

Meeting Minutes November 5, 2025



Polk County Planning Commission

Meeting Minutes - Final-revised

November 05, 2025 Regular Planning Meeting

Call Agenda Workshop to Order 8:50 a.m.

Minutes: The workshop of the Polk County Planning Commission was called to order at 8:50 a.m. by the Chair, Merle Bishop, on Wednesday, November 5, 2025, in the County Commission Boardroom, Administration Building. In attendance were the following members: Michael Schmidt, Mike Hickman, Angel Sims, Cyndi Jantomaso, Kevin Updike and Robert Beltran. Also, Linda Schultz, Planning Commission alternate. Also, present were Sandra Howard, Deputy County Attorney, Erik Peterson, Chanda Bennett, Robert Bolton, JP Sims, Kyle Rogus, Andrew Grohowski and Ian Nance of Land Development, and Lyndsay Yannone, recording secretary.

Call Public Hearing to Order 9:00 a.m. Or as soon thereafter as the particular case may be heard 9:00 a.m.

Minutes: The workshop of the Polk County Planning Commission was called to order at 9:00 a.m. by the Chair, Merle Bishop, on Wednesday, November 5, 2025, in the County Commission Boardroom, Administration Building. In attendance were the following members: Michael Schmidt, Mike Hickman, Angel Sims, Cyndi Jantomaso, Kevin Updike and Robert Beltran. Also, Linda Schultz, Planning Commission alternate. Also, present were Sandra Howard, Deputy County Attorney, Erik Peterson, Chanda Bennett, Robert Bolton, JP Sims, Kyle Rogus, Andrew Grohowski and Ian Nance of Land Development, and Lyndsay Yannone, recording secretary.

Roll Call / Attendance

Present	Linda Schultz, Vice Chair Mike Hickman, Mike Schmidt, Robert Beltran, Chair Merle Bishop, Kevin Updike, Cyndi Jantomaso, and Angelic Sims
Excused	Adam Bass, and Brooke Agnini

Pledge of Allegiance

Approve Minutes

Continued

Reordering of the Agenda - Prior to beginning the Business of the Planning Commission, the Commission may reorder the Agenda.

1) Reorder Agenda

a) At the discretion of the Planning Commission members, a lunch break may be called if the hearing of cases goes beyond 12:00 p.m.

2) Considerations of items to be withdrawn, deferred, or continued.

LDCU-2025-21 Stericycle Reconstruction on Maine Avenue - Continued

LDSPD-2025-7 (Skyview Drive SPD) - Continued to December

Explanation of General Procedures

Explanation of Quasi-Judicial Proceedings

Voir Dire of Expert Witnesses

Staff Resumes

Agenda Item

New Business

1. LDCU-2025-27 (PRWC Wells #9 and #14)

Minutes: Polk Regional Water Cooperative, applicant, and owner are requesting a Conditional use approval of two additional Lower Floridan Aquifer raw water wells sites to a previous approval of a potable water treatment facility with two one-million-gallon storage tanks, and five (5) separate Lower Floridan Aquifer raw water wells Well site #9 is on the southwest corner of Mary Moser and Walk-in-Water Road, south of Dixie Street, Lane in Section 5, Township 31, Range 29 and well site #14 will be located on the west side of Lake Walk-in-Water Road approximately 800 feet south of State Road 60 in Section 8, Township 30, Range 29.

Erik Peterson, Land Development, introduced the case and reported 33 mailers sent to area property owners on October 22, 2025, three (3) signs posted on the property on October 2, 2025 and a legal advertisement was published in Polk Sun on October 22, 2025. No response from the public.

Erik Peterson, Land Development, presented a Power Point presentation with a recommendation of approval with a condition.

Staff is recommending approval.

Mr. Chair opened the public portion.

No one from public to speak.

Approved

RESULT:	APPROVED
MOVER:	Robert Beltran
SECONDER:	Mike Hickman
AYE:	Hickman, Schmidt, Beltran, Bishop, Updike, Jantomaso, and Sims
Excused:	Schultz, Bass, and Agnini
Absent:	Heath

2. LDCU-2025-20 (Reynolds CU)

Minutes: Kelsey Reynolds, applicant, and Grant Alan Reynolds & Kelsey Alyssa Culm, owners, is requesting a Conditional Use approval for a mobile home to be located on ±3.75 acres within a Residential Low-1 land use district. The subject site is located at 720 Reynolds Road, south of US Highway 92 and County Highway 542, east of Combee Road South, North of Skyview Drive, west of Saddlebag Lane, east of the City of Lakeland in Section 23, Township 28, Range 24.

Andrew Grohowski, Land Development, introduced the case and reported 34 mailers sent to are property owners on October 22, 2025, one (1) sign posted on the property on October 22, 2025, and a legal advertisement was published in Polk Sun on October 22, 2025. 2 emails in oppositio & 1 phone call in opposition.

Andrew Grohowski, Land Development, presented a Power Point presentation with a recommendation of approval with a condition.

Staff is recommending approval.

So, the proposed mobile home will meet all setback requirements in the R01 Land Use District and utilize a shared driveway easement for the property.

Directly to the south, two mobile home parks, the village of Lakeland and Anglers Cove, are less than a quarter mile from the subject site off Reynolds.

So has a mobile home been located adjacent to the subject parcel?

Or if the property was greater than 5 acres, additional approval by the planning commission would not be necessary.

The proposal is consistent with the LVC and comprehensive plan as well as compatible with surrounding uses.

Mr. Chair opened the public portion.

No one from public to speak.

Approved

RESULT:	APPROVED
MOVER:	Robert Beltran
SECONDER:	Mike Hickman
AYE:	Schultz, Hickman, Schmidt, Beltran, Bishop, Updike, and Agnini
Excused:	Heath, and Bass

3. LDCU-2025-22 (Robert Weed MH)

Minutes: Linda Campbell, applicant, Robert Weed, owner, is *requesting a Conditional Use* approval for a mobile home to be located on ±1.88 acres within a Residential Low-4 (RL-4) future land use district. The subject site is located north of Highway 540, south of Coleman Road, east of Spirit Lake Road, west of Recker Highway in Section 31, Township 28, Range 26.

Kyle Rogus, Land Development, introduced the case and reported 60 mailers sent to area property owners on October 22, 2025, one (1) sign posted on the property on October 20, 2025, and a legal advertisement was published in Polk Sun on October 22, 2025. No response from the public.

Kyle Rogus, Land Development, presented a Power Point presentation with a recommendation of approval with a condition.

The proposed request is consistent with the Land Development Building comprehensive plan and with that I would stand for questions.

Mr. Chair opened the public portion.

No one from public to speak.

Approved

RESULT:	APPROVED
MOVER:	Mike Hickman
SECONDER:	Angelic Sims
AYE:	Schultz, Hickman, Schmidt, Beltran, Bishop, and Agnini
NAY:	Updike
Excused:	Bass
Absent:	Heath

4. LDCU-2025-14 (Laura Downs MH)

Minutes: Laura Downs, applicant, 319 Josh Property LLC., owner, is requesting a Conditional Use approval for a mobile home to be located on ±2.45 acres within a Residential Suburban (RS) future land use district. The subject site is located north of Winter Lake Road, south of US Highway 92, east of Combee Road, west of Thornhill Road in Section 24, Township 28, Range 24.

Kyle Rogus, Land Development, introduced the case and reported 30 mailers sent to area property owners on October 22, 2025, one (1) signs posted on the property on October 20, 2025, and a legal advertisement was published in Polk Sun on October 22, 2025. No response from the public.

Kyle Rogus, Land Development, presented a Power Point presentation with a recommendation of approval with a condition.

The proposed request is consistent with the Land Development Building comprehensive plan

and with that I would stand for questions.

Mr. Chair opened the public portion.

No one from public to speak.

Approved

RESULT:	APPROVED
MOVER:	Mike Hickman
SECONDER:	Angelic Sims
AYE:	Schultz, Beltran, Bishop, Updike, and Agnini
NAY:	Hickman, and Schmidt
Excused:	Bass
Absent:	Heath

5. LDCU-2025-16 (Childcare Center CU)

Minutes: Mohammed Alahi, applicant, Mahf INC, Mohammed Alahi, Selina Ali, owner, are requesting a Conditional Use approval for a Childcare Center to be located in the Residential Low-3 land use district on approximately 0.44 acres +/- within the Transit Supportive Development Area (TSDA). The subject site is located at 2445 Main Street, north of Polk Parkway, south of Interstate 4, east of Florida Avenue, west of Thornhill Road in Section 16, Township 28, Range 24.

Kyle Rogus, Land Development, introduced the case and reported 63 mailers sent to area property owners on October 22, 2025, one (1) sign posted on the property on October 20, 2025, and a legal advertisement was published in Polk Sun on October 22, 2025. No response from the public.

Kyle Rogus, Land Development, presented a Power Point presentation with a recommendation of approval with a condition.

Chair opened the public portion.

No one from public to speak.

Approved

RESULT:	APPROVED
MOVER:	Mike Schmidt
SECONDER:	Robert Beltran
AYE:	Schultz, Hickman, Schmidt, Beltran, Bishop, Updike, and Agnini
Excused:	Bass
Absent:	Heath

6. LDPD-2025-10 (Southern Storage TAD)

Minutes: Southern Storage, LLC., applicant, and Herman and Paulette Chin Loy, owners, are requesting a Transitional Area District request for the expansion of an existing self- storage

facility on approximately 9.40 +/- acres in the Residential Low-1 (RL-1) future land use designation located within the Urban Growth Area (UGA). The subject property is located at 1410 Lanier Road, west and south of US Highway 98, north of Banana Road, east of Park Byrd Road, in Section 11, Township 27, Range 23.

Ian Nance, Land Development, introduced the case and reported 17 mailers sent to area property owners on October 22, 2025, one (1) sign posted on the property on October 20, 2025, and a legal advertisement was published in Polk Sun on October 22, 2025. No response from the public.

Ian Nance, Land Development, presented a Power Point presentation with a recommendation of approval with a condition.

Ian Nance stated, this application meets the standards for TADs.

And self-storage facilities are found in LDC section 3 and 3. This is a newer Google Earth photo.

The application meets the relevant standards of Comprehensive Plan and Land Development Code and staff recommends approval.

Chair opened the public portion.

No one from public to speak.

Approved

RESULT:	APPROVED
MOVER:	Mike Schmidt
SECONDER:	Kevin Updike
AYE:	Schultz, Hickman, Schmidt, Beltran, Bishop, Updike, and Agnini
Excused:	Bass
Absent:	Heath

7. LDCD-2025-6 (Hamilton Road Sub-district)

Minutes: Peterson & Myers, P.A., applicant, and Ruthven Green LLC, owner, are requesting a Future Land Use Map sub-district change from Business Park Center-1 (BPC-1) to Business Park Center-2 (BPC-2) on approximately 8.1 +/- acres in the Urban Growth Area (UGA). The subject property is located south of Drane Field Road, north of Medulla Road, east of County Line Road, west of the City of Lakeland in Section 6, Township 29, Range 23.

Aleya Inglima, Land Development, introduced the case and reported 26 mailers sent to area property owners on October 22, 2025, three (3) signs posted on the property on October 20, 2025, and a legal advertisement was published in Polk Sun on October 22, 2025. No response from the public.

Aleya Inglima, Land Development, presented a Power Point presentation with a recommendation of approval with a condition.

Mr. Chair opened the public portion.

Mr. Adams stated, my concern has been continually, and I've been dealing with this issue with roofing.
And they run electric is the lighting that they put on their rental lighting apparently is what they told me.

I'm approaching 70 and yeah, get in front of somebody, let their flights on and that's what we're dealing with.

Mr. Chair closed the public portion.

Approved

RESULT:	APPROVED
MOVER:	Kevin Updike
SECONDER:	Mike Hickman
AYE:	Schultz, Hickman, Schmidt, Beltran, Bishop, Updike, and Agnini
Excused:	Bass
Absent:	Heath

8. LDCPAL-2025-9 (US 98 ECX CPA Text Amendment)

Minutes: An ordinance of the Polk County Board of County Commissioners regarding **LDCPAL-2025-9**, an amendment to the Polk County Comprehensive Plan, Amending Section 2.131-R, Policy 2.131-RA4 for the US 98 Selected Area Plan (SAP) to allow over 30% of the Employment Center (ECX) to be commercial and personal services when approved by a Conditional Use; providing for severability; and providing for an effective date.

Mr. Chair opened the public portion.

No one from public to speak.

Approved

RESULT:	APPROVED
MOVER:	Robert Beltran
SECONDER:	Cyndi Jantomaso
AYE:	Schultz, Hickman, Beltran, Bishop, Updike, and Agnini
NAY:	Schmidt
Excused:	Bass
Absent:	Heath

9. LDCT-2025-20 (US 98 ECX LDC Text Amendment)

Minutes: An ordinance of the Polk County Board of County Commissioners regarding Land Development Code amendment **LDCT-2025-20**, amending Ordinance No. 00-09, as amended, the Polk County Land Development Code to amend Chapter 4 Section 401.04 for the US 98 Selected Area Plan (SAP) to allow over 30% retail and personal services in Employment

Center (ECX) when approved by a Level 3 Conditional Use; providing for severability; and providing for an effective date.

Approved

RESULT:	APPROVED
MOVER:	Mike Hickman
SECONDER:	Robert Beltran
AYE:	Schultz, Hickman, Beltran, Bishop, Updike, and Agnini
NAY:	Schmidt
Excused:	Bass
Absent:	Heath

10. LDCPAS-2025-26 (Natural Encounters CPA)

Minutes: An ordinance of Polk County, Florida adopting **LDCPAS-2025-26**, an amendment to the Polk County Comprehensive Plan (Ordinance 92-36) as amended; modifying the Future Land Use Map designation on 33 +/- acres from Agricultural/Residential Rural (A/RR) to Leisure/Recreation (L/R), located south of State Road 540 (Cypress Gardens Boulevard), east of County Road 540A, west of US Highway 27, and north of Thompson Nursery Road, surrounded by the city limits of Winter Haven, in Section 17, Township 29, Range 24; providing for severability; and providing for an effective date.

JP Sims, Land Development, introduced the case and reported 69 mailers sent to area property owners on October 22, 2025, one (1) sign posted on the property on October 20, 2025, and a legal advertisement was published in Polk Sun on October 22, 2025. No response from the public.

JP Sims, Land Development, presented a Power Point presentation with a recommendation of approval with a condition.

Residential uses and it is consistent with our confidence plan and land build code. As I said before there is the mechanism from the DRI for why we're having to do this in the first place.

Mr. Chair opened the public portion.

No one from public to speak.

Approved

RESULT:	APPROVED
MOVER:	Mike Schmidt
SECONDER:	Angelic Sims
AYE:	Schultz, Hickman, Schmidt, Beltran, Bishop, Updike, and Agnini
Excused:	Bass
Absent:	Heath

11. LDCT-2025-18 (Natural Encounters LDC Text Amendment)

Minutes: An ordinance of the Polk County Board of County Commissioners regarding Land Development Code amendment **LDCT-2025-18**, amending Ordinance No. 00-09, as amended, the Polk County Land Development Code to amend Appendix E Parcel Specific Comprehensive Plan Amendments with Conditions to add standards for development on property subject to LDCPAS-2025-26 and located north of Thompson Nursery Road, south of State Road 540, west of US Highway 27, and east of County Road 540A, surrounded by Winter Haven City Limits, in Section 17, Township 29, and Range 24; providing for severability; and providing for an effective date.

Approved

RESULT:	APPROVED
MOVER:	Kevin Updike
SECONDER:	Mike Schmidt
AYE:	Schultz, Hickman, Schmidt, Beltran, Bishop, Updike, and Agnini
Excused:	Bass
Absent:	Heath

12. LDCPAS-2025-16 (Osprey Creek CPA)

Minutes: An ordinance of Polk County, Florida adopting **LDCPAS-2025-16**, an amendment to the Polk County Comprehensive Plan (Ordinance 92-36) as amended; modifying the Future Land Use Map designation on 17.48 +/- acres from Development of Regional Impact (DRI) to Residential Low (RL-1) in the Poinciana Master Plan, located south and east of Marigold Avenue, west of Osceola County Line, and north of County Road 542 (Lake Hatchineha Road), east of the city limits of Haines City, in Section 01, Township 28, Range 28; providing for severability; and providing for an effective date.

JP Sims, Land Development, introduced the case and reported 28 mailers sent to area property owners on October 22, 2025, one (1) sign posted on the property on October 21, 2025, and a legal advertisement was published in Polk Sun on October 22, 2025. No response from the public.

JP Sims, Land Development, presented a Power Point presentation with a recommendation of approval with a condition.

Residential uses and it is consistent with our confidence plan and land build code. As I said before there is the mechanism from the DRI of why we're having to do this in the first place. With that stop the same question.

Mr. Chair opened the public portion.

No one from public to speak.

Approved

RESULT:	APPROVED
MOVER:	Kevin Updike
SECONDER:	Robert Beltran
AYE:	Schultz, Hickman, Schmidt, Beltran, Bishop, Updike, and Agnini

Excused:	Bass
Absent:	Heath

13. LDCPAS-2025-27 (Highway 542 E Property CPA)

Minutes: An ordinance of Polk County, Florida adopting **LDCPAS-2025-27**; an amendment to the Polk County Comprehensive Plan, Ordinance 92-36, as amended, modifying the Future Land Use Map Designation on 12.64+/- acres from Residential-Suburban (RS) to Business-Park Center (BPC) in the Suburban Development Area (SDA). The site is located south of Highway 92 East, west of Old Dixie Highway, north of County Road 542 East, east of Reynolds Road, west of the City of Auburndale, in Section 13, Township 28, Range 24; providing for severability; and providing for an effective date.

Mark Bennett, Land Development, introduced the case and reported 21 mailers sent to area property owners on October 22, 2025, two (2) signs posted on the property on October 20, 2025, and a legal advertisement was published in Polk Sun on October 22, 2025. No response from the public.

Mark Bennett, Land Development, presented a Power Point presentation with a recommendation of approval with a condition.

Mr. Chair opened the public portion.

No one from public to speak.

Approved

RESULT:	APPROVED
MOVER:	Kevin Updike
SECONDER:	Angelic Sims
AYE:	Schultz, Hickman, Schmidt, Beltran, Bishop, Updike, and Agnini
Excused:	Bass
Absent:	Heath

14. LDCD-2025-7 (Highway 542 E Property District Change)

Minutes: An ordinance of the Polk County Board of County Commissioners regarding the adoption of **LDCD-2025-7**, an amendment to the Polk County Land Development Code sub-district map (Ordinance 01-69), as amended; amending the sub-district map to change 12.64 acres from Business Park Center-1 (BPC-1) to Business Park Center-2 (BPC-2), located south of Highway 92 east, west of Old Dixie Highway, north of County Road 542 East, east of Reynolds Road, west of the City of Auburndale, in Section 13, Township 28, Range 24; providing for severability; and providing for an effective date.

Mark Bennett, Land Development, introduced the case and reported 21 mailers sent to area property owners on October 22, 2025, two (2) signs posted on the property on October 20, 2025, and a legal advertisement was published in Polk Sun on October 22, 2025. No response from the public.

Mark Bennett, Land Development, presented a Power Point presentation with a

recommendation of approval with a condition.

Mr. Chair opened the public portion.

No one from public to speak.

Approved

RESULT:	APPROVED
MOVER:	Kevin Updike
SECONDER:	Angelic Sims
AYE:	Schultz, Hickman, Schmidt, Beltran, Bishop, Updike, and Agnini
Excused:	Heath, and Bass

15. LDCPAS-2025-25 (Lk Marion Crk & Pine St CC CPA)

Minutes: An Ordinance of the Polk County board of county commissioners regarding the adoption of **LDCPAS-2025-25**, an amendment to the Polk County Comprehensive Plan, Ordinance 92-36, as amended, to change the Future Land Use designation on a total of 1.58± acres, from Development of Regional Impact (DRI) to Convenience Center-X (CCX). The subject property is located on the east side of Lake Marion Creek Drive, south side of Pine Street, west of Hemlock Avenue, north of Marigold Avenue, east of Haines City in Section 03, Township 28, Range 28; providing for severability; and providing for an effective date.

Robert Bolton, Land Development, introduced the case and reported 58 mailers sent to area property owners on October 22, 2025, two (2) signs posted on the property on October 22, 2025, and a legal advertisement was published in Polk Sun on October 22, 2025. No response from the public.

Robert Bolton, Land Development, presented a Power Point presentation with a recommendation of approval with a condition.

All this will wind up whether they take it through a amendment and take it to preservation or what has not been decided at this point in time.

But the original plan.

This is a 14-acre commercial tract here that will be going to the park.

This area was originally intended to have some level of commercial support for the residents.

So that also gives substance to take a nonresidential land use of church and be able to provide the commercial support to that area through a transfer.

Site is service utility wise by Toho for both water and storm wastewater.

This is going to be for Vales Metro deal use so schools will not be impacted. There's good response time from sheriffs.

I'm showing little how the park which is a smaller park because the park to the west hasn't been fully designated as a park, they are fully serviced and does have full public services.

The request future land use Designation changed from DRI to Convenience center on approximately 1.5 acres the site was originally designated the church.

The west side of Lake Marion had a larger commercial.

The location is at the intersection of two collector roads and meets the location criteria for the

commercial center.

The request is combat consistent with a comprehensive plan and land development code that I'll stand questions those commissioners have any.

Mr. Chair opened the public portion.

No one from public to speak.

Approved

RESULT:	APPROVED
MOVER:	
SECONDER:	
AYE:	Schultz, Hickman, Schmidt, Beltran, Bishop, Updike, and Agnini
Excused:	Bass
Absent:	Heath

16. LDCPAS-2025-17 (Braddock Rd & Berkley Rd NAC CPA)

Minutes: An Ordinance of the Polk County board of county commissioners regarding the adoption of **LDCPAS-2025-17**, an amendment to the Polk County Comprehensive Plan, Ordinance 92-36, as amended, to change the Future Land Use designation on a total of 7.95± acres, from Residential Low (RL) to Neighborhood Activity Center (NAC) and a text amendment to Appendix 2.135 Parcel Specific Future Land Use Map Amendments with Conditions to reference that the parcel subject to this case had development conditions in Appendix E of the Land Development Code (LDCT-2025-19). The subject property is located east of the Polk Parkway (SR 570), north side of Braddock Road, west side of Berkley Road (SR 655), south of Gapway Road and adjacent to the city of Auburndale to the east, with Auburndale in close proximity to the north, west and south in Section 28, Township 27, Range 25; providing for severability; and providing for an effective date.

Robert Bolton, Land Development, introduced the case and reported 13 mailers sent to area property owners on October 22, 2025, four (4) signs posted on the property on October 22, 2025, and a legal advertisement was published in Polk Sun on October 22, 2025. 2 emails in opposition & 1 phone call in opposition.

Robert Bolton, Land Development, presented a Power Point presentation with a recommendation of approval with a condition.

LDCPAS-2025-17, a future land use map and text amendment from residential load Neighborhood Activity center with a comprehensive plan tax Amendment to Section 2.135 part specific land use map amendment the conditions to reference the subject site as development conditions part of the Land Development code tax amendment LDCT2025 19 Appendix E adding emissions if you will and limitation of.

Uses within the NAC district.

These will be presented together but need separate actions.

Shelton Rice. I'm an attorney with the law firm Peterson and Myers.

I think Mr. Bolton did an excellent job again, summarizing this case, summarizing the components and the.

I have a brief presentation. I promise I'll try to be brief.

But we'll go through a little bit.

About really what's happened over the last 15, 16 years in this area. There's some history here. There are some other things going on, but there's been significant changes. And I think it's very relevant.

The decision that we're asking you to make today.

7.95 acres is about an 80 for traction is consistent with kind of the sizing that's complicated.

The comprehensive plan, the neighborhood activity center.

Future land use designation.

It's at the intersection of Braddock and Berkeley Road. I'll talk a little bit more about that as we get into this.

But those are two remaining roads, signalized intersections. And this is a significant corner.

It's within, as was mentioned, half a mile to a mile of and do interchange. The was built at Polk Parkway.

That we have compatible uses so that as things Develop in the city or the county near the boundaries, things are consistent, compatible with one another.

We're primarily focused on the efficient utilization and provision of municipal services. You know, utility lines, water and wastewater.

Let's make sure we're on the same.

Page so that we do things efficiently.

Current future land use designation is residential load. A little bit more about this.

You've seen this, a neighborhood activity center. What is it intended to do?

It's intended to provide the shopping need for residents within the immediate surrounding area.

So, this isn't a regional activity center.

This isn't contemplated by substantial industrial development.

Mr. Chair opened the public portion.

No one from public to speak.

Approved

RESULT:	APPROVED
MOVER:	Angelic Sims
SECONDER:	Mike Hickman
AYE:	Schultz, Hickman, Beltran, Bishop, Updike, and Agnini
NAY:	Schmidt
Excused:	Bass
Absent:	Heath

17. LDCT-2025-19 (Braddock Rd & Berkley Rd LDC Text Amendment

Minutes: An ordinance of the Polk County Board of County Commissioners regarding Land Development Code amendment **LDCT-2025-19**, amending Ordinance No. 00-09, as amended, the Polk County Land Development Code, to amend Appendix E, Section E105, Parcel Specific Comprehensive Plan Amendments with Conditions limiting allowable uses within the NAC, providing for development block and increased buffering requirements on property subject to LDCPAS-2025-25. The subject property is located east of the Polk Parkway (SR 570), north

side of Braddock Road, west side of Berkley Road (SR 655), south of Gapway Road and adjacent to the city of Auburndale to the east, with Auburndale in close proximity to the north, west and south in Section 28, Township 27, Range 25; providing for severability; and providing for an effective date.

Approved

RESULT:	APPROVED
MOVER:	Angelic Sims
SECONDER:	Kevin Updike
AYE:	Schultz, Hickman, Beltran, Bishop, Updike, and Agnini
NAY:	Schmidt
Excused:	Heath, and Bass

18. LDPD-2025-9 (The Highlands Club PD)

Minutes: Bart Allen., applicant, and Lakeland Farms Inc., Suzanne M. Ellsworth, Suz Investment Corporation & Michellesworth, Inc., Taramor Properties, Inc., William & Grey, Inc. and Wogan S. Badcock, III & Michelle E. Badcock, owners, are requesting Planned Development approval for 747 single-family homes on 50' and 130' wide lots on approximately 300 +/- acres in the Residential Low-1 (RL-1) and Residential Low-2 (RL-2) future land use designation located within the Urban Growth Area (UGA) and Transit Supportive Development Area (TSDA). The subject property is located west of US Highway 98, south of Crews Lake Drive, west of Yarborough Lane, south of County Road 540-A, east of McCall Road and northwest of the City of Bartow in Sections 22 & 27, Township 29, Range 24.

Andrew Grohowski, Land Development, introduced the case and reported 95 mailers sent to area property owners on October 22, 2025, fourteen (14) signs posted on the property on October 22, 2025, and a legal advertisement was published in Polk Sun on October 22, 2025. 7 emails in opposition & 1 phone call in opposition.

Andrew Grohowski, Land Development, presented a Power Point presentation with a recommendation of approval with a condition.

Since they're meeting that section of the main Development Code, they're likely needing to extend that line.

Bart Allen, Peterson and Myers, applicant, spoke and presented a power point.

And I'll touch on some other things that relate to transportation in a moment but just wanted to one to highlight that as well that, that he is involved but not here this morning.

Mr. Chair opened public portion.

Several people from the public in opposition spoke on topics:

I had the pleasure of representing the Touchstone project as that came through the process. That's the project that was referencing you into our east.

That project extended this green line here with a partnership with Polk County Utilities, extended new utility lines down right to the corner of the site on and down past the primary

entrances and into their project.

Wind Meadows provides connectivity all the way out to the periphery.

When we've had fire trucks come through.

There's a safety issue with that number coming through.

It just sets an unprecedented issue for the quality of life for that neighborhood.

The children within our community neighborhood are waiting there for the school bus.

The other issue that I have is the retention pond area. So, we have seven lots within our retention pond.

One issue is the safety of the students that live within the community because there's a school bus Stop, which it's right at the community where everyone is entering and exiting the community.

The kids are all there early at 8 in the morning and people are.

Mr. Allen answered some questions from the public.

Mr. Chair closed public portion.

Approved

RESULT:	APPROVED
MOVER:	Linda Schultz
SECONDER:	Mike Hickman
AYE:	Schultz, Beltran, Bishop, Updike, Jantomaso, and Sims
NAY:	Schmidt
Excused:	Hickman, Bass, and Agnini
Absent:	Heath

19. LDCT-2025-22 (Recovery Residences)

Minutes: An ordinance of the Polk County Board of County Commissioners regarding Land Development Code amendment **LDCT-2025-22**, amending Ordinance No. 00-09, as amended, the Polk County Land Development Code, the use tables in chapter 2, chapter 4, and chapter 5 to add large group homes into residential future land use districts; amending chapter 10, definitions, to add recovery residences to conform with state statute; providing for severability; and providing for an effective date.

Approved

RESULT:	APPROVED
MOVER:	Mike Hickman
SECONDER:	Kevin Updike
AYE:	Schultz, Schmidt, Beltran, Bishop, Updike, and Agnini
Excused:	Bass
Absent:	Heath, and Hickman

Comprehensive Plan update

LPA Rep for AHAC

Adjournment



Polk County
Planning Commission

Agenda Item

12/3/2025

SUBJECT
Staff Resumes



Polk County
Planning Commission

Agenda Item 1.

12/3/2025

SUBJECT

LDCU-2025-32 (Colonial Avenue Duplex)

DESCRIPTION

Conditional Use for a duplex in a Residential Low-1 future land use designation located at 2345 Colonial Avenue, west of South Combee Road, east of Longfellow Boulevard, south of East Main Street, east of Lakeland in Section 21, Township 28, Range 24.

RECOMMENDATION

Approval with companion development order

FISCAL IMPACT

No Fiscal Impact

CONTACT INFORMATION

Ian Nance
Principal Planner
Land Development
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ivannance@polkfl.gov

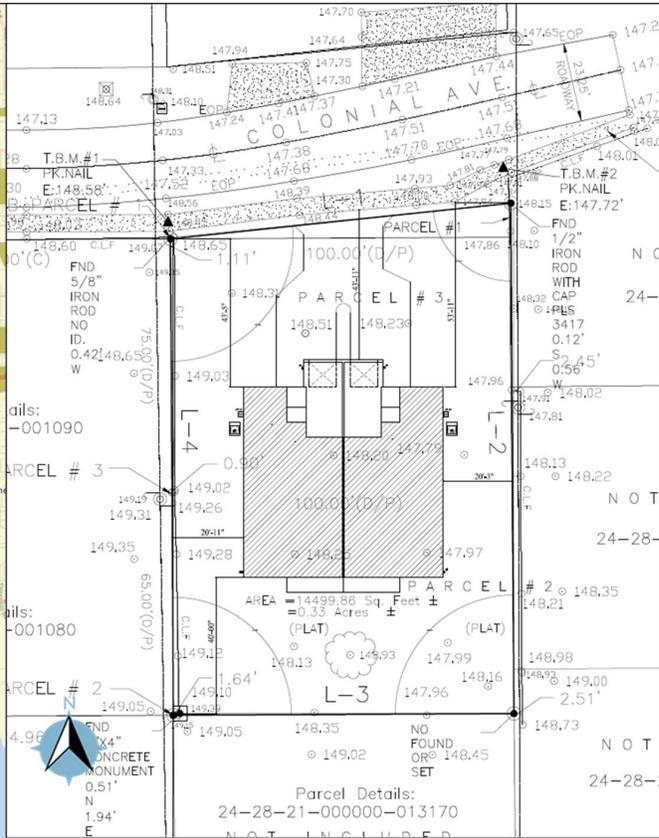
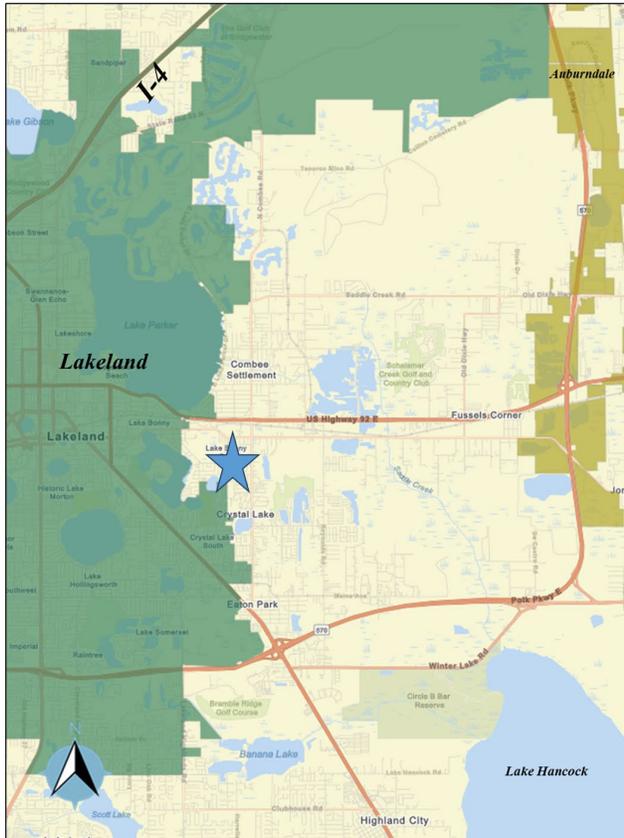
**POLK COUNTY
DEVELOPMENT REVIEW COMMITTEE
STAFF REPORT**

DRC Date:	November 20, 2025	Level of Review:	Level 3 Review
PC Date:	December 3, 2025	Type:	Conditional Use
BoCC Date:	N/A	Case Numbers:	LDCU-2025-32
Applicant:	Antonio Ramon Araque	Case Name:	Colonial Avenue Duplex
		Case Planner:	Ian Nance

Request:	Conditional Use for a duplex in a Residential Low-1 future land use designation.
Location:	2345 Colonial Avenue, west of South Combee Road, east of Longfellow Boulevard, south of East Main Street, east of Lakeland in Section 21, Township 28, Range 24.
Property Owners	Mexvez LLC
Parcel Number (Size):	242821-000000-013090 (+/- 0.33 acres)
Future Land Use:	Residential Low-1 (RL-1)
Development Area:	Transit Supportive Development Area (TSDA)
Nearest Municipality:	Lakeland
DRC Recommendation:	Conditional Approval
Planning Commission Vote:	Pending Hearing

Site Location

Site Plan



Summary of Analysis:

The applicant is requesting Conditional Use approval for a Duplex to be placed in a Residential Low-1 (RL-1) future land use district east of Lakeland. Land Development Code (LDC) Table 2.1 requires Planning Commission approval for duplexes in RL-1. Each unit within the duplex structure will be 1,712 sq. ft., including garages. The total building area will be 3,424 sq. ft.

The subject site is un-platted property and comprised of multiple lots created prior to the Comprehensive Plan, LDC, and previous zoning ordinances, making it a legal non-conforming lot-of-record. The RL-1 future land use designation is a poor representation of the existing lot sizes. The subject property is 0.33 acres and is surrounded by lots ranging around +/- 0.20 acres, well below the 40,000 sq. ft. requirement in RL-1. Within the TSDA, the residential density in RL designations is 7 DU/AC, which allows for these two units through the Conditional Use process, as detailed in LDC Sections 303 and 906.

The surrounding homes were built in the late-1950s to mid-1960s, though this property appears to have remained vacant. A duplex is located directly to the north and has been there since 1967 on a lot comparable to the subject property. The site plan shows setbacks can be met. Access will be from Colonial Avenue. Utilities are available from the city of Lakeland. No additional buffering or screening will be required. If the applicant chose, two single-family detached units could be built on this site, but a duplex is more efficient with a shared entrance onto Colonial without needing a special access easement, which would be necessary with single-family homes.

Given this information, staff finds the placement of a duplex at this site does not present any apparent incompatibilities. This parcel will not foreseeably place a strain on existing infrastructure, schools, or emergency services. Staff recommends approval.

Findings of Fact

- *LDCU-2025-32 is a Conditional Use request for a Duplex to be placed in an Residential Low-1 (RL-1) land use district and Transit Supportive Development Area (TSDA) on Parcel ID# 242821-000000-013090 (+/- 0.33 acres).*
- *The subject property has approximately 100 feet of frontage along Colonial Avenue (Road No. 842146). Colonial Avenue is a County Local Residential roadway with a paved surface width of 20 feet, according to the Polk County Road Inventory.*
- *According to Land Development Code (LDC) Table 2.2, the minimum lot size in RL-1 is 40,000 sq. ft. Primary side setbacks are ten (10) feet; rear setbacks are fifteen (15) feet; and right-of-way setbacks from a Local Residential roadway are 15 feet. Setbacks for garages are 25 feet. The base residential density is one (1) dwelling unit per acre.*
- *The subject site is a legal non-conforming lot of record. The original deed identified with this parcel (OR Book 1099/PG 0385) was recorded on July 10, 1967, prior to the adoption of the Comprehensive Plan, Land Development Code, or previous zoning ordinance. The most recent deed (OR Book 13681/00480) shows that this original lot has been expanded which retains its lot of record vesting.*
- *LDC Chapter 10 defines a Lot of Record as, "A parcel of land, or platted lot zoned for residential purposes, the boundaries of which have been established and which have been assigned a parcel number by the Polk County Property Appraiser or by deed filed with*

the Clerk of the Circuit Court prior to March 21, 1991, and which as of that date otherwise met the requirements necessary to obtain a residential building permit of mobile home setup permit, including, but not limited to the requirement of frontage on a publicly maintained road.”

- *LDC Section 111.K states, “Nothing in this Code shall prevent the use of a Lot of Record, as defined herein, provided the required setbacks can be met. Lots of Record shall be vested for consistency unless otherwise indicated in this Code.”*
- *LDC Section 120.I states, “Expansion of a single-family, duplex, or mobile home development may not exceed the maximum density limits of the Future Land Use Map district.”*
- *The subject site is in the Transit Supportive Development Area (TSDA). According to Comprehensive Plan Table 2.104.1, the maximum density for residential development in the TSDA and RL is seven (7) dwelling units per acre.*
- *LDC Chapter 10 defines Duplex as, “A single structure containing two dwelling units connected by a common wall or other integral part of the principal building, such as a breeze way or carport, and situated either on a single lot or parcel (duplex) or two adjacent lots (single-family attached).”*
- *According to LDC Section 303, “Applications for duplexes in the RCC-R, RCC, RS, and RL residential districts shall undergo a Level 3 Review, pursuant to Section 906.*

In addition to all applicable regulations, the following conditions shall apply:

- 1. All duplex subdivisions shall comply with Chapter 8 requirements.*
- 2. Duplexes within a proposed subdivision and multiple duplex structures on a single lot shall comply with the following development standards:*
 - a. All streets shall be publicly or privately maintained. Roads shall be designed and constructed in accordance with the standards for private roads in Chapters 7 and 8, and Appendix A (Technical Standards Manual).*
 - b. Densities above the applicable district standard may be increased through a Planned Development to the maximum provided by the Comprehensive Plan.*
- 3. A duplex on an individual lot may be approved pursuant to the standards of Residential Infill Development.*
- 4. An application to increase the density for a single duplex structure on an individual legal lot ineligible for infill shall be granted through a Conditional Use approval. Measurements for density shall include the lot area and include one-half of the right-of-way area for perimeter local streets and one-fourth of the right-of-way area for perimeter local street intersections.*

- *The subject site is located the city of Lakeland’s Utility Service Area.*

- *The property is comprised of Pomona-Urban Land Complex.*
- *Fire & EMS responses will be from Polk County Fire Rescue Station 39, 3325 E Main St, Lakeland.*
- *Sheriff's response to site is served by the Southwest District office, located at 4120 US 98 South, Lakeland.*
- *The zoned schools for the site are Crystal Lake Elementary, Crystal Lake Middle, and Lakeland Senior High schools.*
- *According to the Florida Natural Areas Inventory Biodiversity Matrix, the site is not located within a one-mile radius of endangered species.*
- *According to a preliminary report from the Secretary of State's Department of Historical Resources Florida Master Site File, no archaeological sites are found within the parcel boundaries.*
- *The Comprehensive Plan defines Compatibility in Section 4.400 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."*
- *This request has been reviewed for consistency with Sections 303 and 906 of the LDC.*
- *This request has been reviewed for consistency with SECTION 2.102 GROWTH MANAGEMENT and POLICY 2.203-A2 HOUSING ELEMENT of the Comprehensive Plan.*

Development Review Committee Recommendation: Based on the information provided by the applicant, the findings of fact, a recent site visit, and the analysis conducted within this staff report, the Development Review Committee (DRC) finds that with the proposed conditions the request **IS COMPATIBLE** with the surrounding land uses and general character of the area and **IS CONSISTENT** with the Polk County Comprehensive Plan and Land Development Code. Therefore, the DRC recommends **APPROVAL of LDCU-2025-32.**

On December 3, 2025, the Planning Commission will vote on this application.

CONDITIONS OF APPROVAL

Based upon the findings of fact, the Development Review Committee recommends APPROVAL of LDCU-2025-32 with the following Conditions:

1. LDCU-2025-32 is approved for no more than one duplex structure (two dwelling units) on the property as described under Parcel #242821-000000-013090.

GENERAL NOTES

- NOTE: This staff report was prepared without the benefit of testimony and evidence submitted by the public and other parties at a public hearing.*
- NOTE: Approval of this request shall not constitute a waiver or variance from any applicable development requirement unless specifically noted in the conditions of approval and consistent with the LDC.*
- 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: Approval of this request is only for Level 3 Review and only for those development decisions within the Planning Commissioners' jurisdiction. A Level 2 Review (engineered plans) will be required reflecting the standard conditions listed in Section 303 of the Land Development Code and the development standards listed in Chapter 7 of the Land Development Code. Upon completion of the Level 2 Process, building permits will be required for all structures in accordance with Chapter 553 of the Florida Statutes.*
- 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.*

Surrounding Land Use Designations and Current Land Use Activity

The following table provides a reference point for notable and pertinent Future Land Use Map districts and existing land uses upon them.

Table 1

Northwest: RL-1 Colonial Avenue Single-Family Home (1956) 2,366 sq. ft. +/- 0.22 acres	North: RL-1 Colonial Avenue Duplex (1967) 1,485 sq. ft. +/- 0.32 acres	Northeast: RL-1 Colonial Avenue Single-Family Home (1965) 1,647 sq. ft. +/- 0.24 acres
West: RL-1 Single-Family Homes (1956) 1,452 & 1,656 sq. ft. +/- 0.19 to 0.22 acres	Subject Property: RL-1 Vacant Proposed 3,424 sq. ft. Duplex +/- 0.33 acres	East: RL-1 Single-Family Homes (1965) 1,272 & 2,586 sq. ft. +/- 0.20 to 0.21 acres
Southwest: RL-1 Single-Family Home (1956) 1,287 sq. ft. +/- 0.17 acres	South: RL-1 Vacant +/- 0.14 acres	Southeast: RL-1 Single-Family Home (1965) 1,702 sq. ft. +/- 0.19 acres

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

The subject site is un-platted property and comprised of multiple lots created prior to the Comprehensive Plan, LDC, and previous zoning ordinances, making it a legal non-conforming lot of-record. The surrounding homes were built in the late-1950s to mid-1960s, though this property appears to have remained vacant.

The RL-1 future land use designation is a poor representation of the existing lot sizes. The subject property is 0.33 acres and is surrounded by lots ranging around +/- 0.20 acres, well below the 40,000 sq. ft. requirement in RL-1. Within the TSDA, the residential density in RL designations is 7 DU/AC, which allows for these two units through the Conditional Use process, as detailed in LDC Sections 303 and 906.

Compatibility with the Surrounding Land Uses and Infrastructure:

This request is compatible with surrounding land uses and available infrastructure. The impact of a duplex is minimal. As shown in Table 1, above, the surrounding uses are single-family. A duplex is located directly to the north and has been there since 1967 on a lot comparable to the subject property. Each unit within the proposed duplex structure will be 1,712 sq. ft., including garages. This is again comparable to the living units surrounding the site.

The site plan shows setbacks can be met. Access will be from Colonial Avenue. Utilities are available from the city of Lakeland. No additional buffering or screening will be required. If the applicant chose, two single-family detached units could be built on this site, but a duplex is more efficient with a shared entrance onto Colonial without needing a special access easement, which would be necessary with single-family homes.

Urban Services and Infrastructure Analysis

The surrounding area has public safety service facilities that are operating within their adopted Level-of-Service (LOS) standard with no deficiencies. Placement of one duplex will not trigger school concurrency requirements. The site is within the city of Lakeland's Utility Service Area for potable water and wastewater.

Table 2

Urban Services and Infrastructure Summary	
Schools (Zoned)	Crystal Lake Elementary, Crystal Lake Middle, and Lakeland Senior High schools.
Sheriff	Southwest District office, located at 4120 US 98 South, Lakeland. Response times for September 2025 were as follows: Priority 1 Calls – 9:21 minutes & Priority 2 Calls – 25:28 minutes.
Fire/EMS	Fire/EMS responses will be from Polk County Fire Rescue Station 39, 3325 E Main St, Lakeland. The travel distance is 1.6 miles, and response times average 6-8 minutes.
Water	City of Lakeland
Sewer	City of Lakeland
Transportation	Access to Colonial Avenue, a County Local Residential roadway.

Table 3, below, identifies the anticipated impact of one mobile home on water and sewer services. The placement of one duplex will have negligible impacts on the traffic using local roadways.

Table 3

Impact Analysis Summary			
Proposed Duplex (Two Dwelling Units)			
Potable Water Impact	Wastewater Impact	*AADT Impact	*PHT Impact
720 GPD	540 GPD	15.62 AADT	2.00 PHT
<i>Source: Polk County Concurrency Manual. The proposed development assumes that the potable water rate for a single-family dwelling unit will consume 360 GPD and generate 270 GPD in wastewater. ITE 210-Single Family rate was used to determine similar AADT and PM Peak Hour rates. The AADT rate was 7.81 and the PM Peak Hour rates was 1.00 per unit.</i>			

Environmental Conditions Analysis

There are no known conditions that should pose a threat to existing environmental resources based upon the proposed request (*See Table 4, below*). The subject property is not located within any of the County’s identified wellhead protection areas. The subject site is not located within an identified protected species area. The soil on the property is not such that would limit compliance with applicable LDC regulations for the proposed use. The subject property is relatively flat and contains no surface water features. No flood zones or wetlands are onsite. In addition, the subject property is not located within a Historical Preservation area.

Table 4

Environmental Conditions Summary	
Surface Water	None
Wetlands/Floodplains	No Wetlands or Flood Zones are onsite.
Soils	Pomona-Urban Land Complex
Protected Species	No protected species are found onsite.
Wellfield Protection	The site is not located within a wellfield protection area.
Historical Preservation	The subject property contains no historical resources as monitored by the State of Florida’s Division of Historical Resources.

The Planning Commission, in the review of development plans, shall consider the following factors listed in Table 5 in accordance with Section 906.D.7 of the Land Development Code.

Table 5

The Planning Commission, in the review of development plans, shall consider the following factors in accordance with Section 906.D.7 of the LDC:	
Whether the proposed development is consistent with all relevant requirements of this Code;	<i>Yes, this request is consistent with the LDC, specifically Sections 303 and 906 which permits this use upon completion of a Level 3 Review.</i>
Whether the proposed development is consistent with all applicable policies of the Comprehensive Plan;	<i>Yes, this request is consistent with the Comprehensive Plan, as reviewed for consistency with SECTION 2.102 GROWTH MANAGEMENT and POLICY 2.203-A2 HOUSING ELEMENT of the Comprehensive Plan.</i>
Whether the proposed use is compatible with surrounding uses and the general character of the area, including such factors as density, height, bulk, scale, intensity, traffic, noise, and appearance; and	<i>Yes, the request is compatible with surrounding uses and the general character of the area. See this staff report for data and analysis on surrounding uses and compatibility.</i>
How the concurrency requirements will be met if the development were built.	<i>This request will not require concurrency determinations from utilities, the School Board, or TPO. The impact on public services can be found in the analysis found in the staff report.</i>

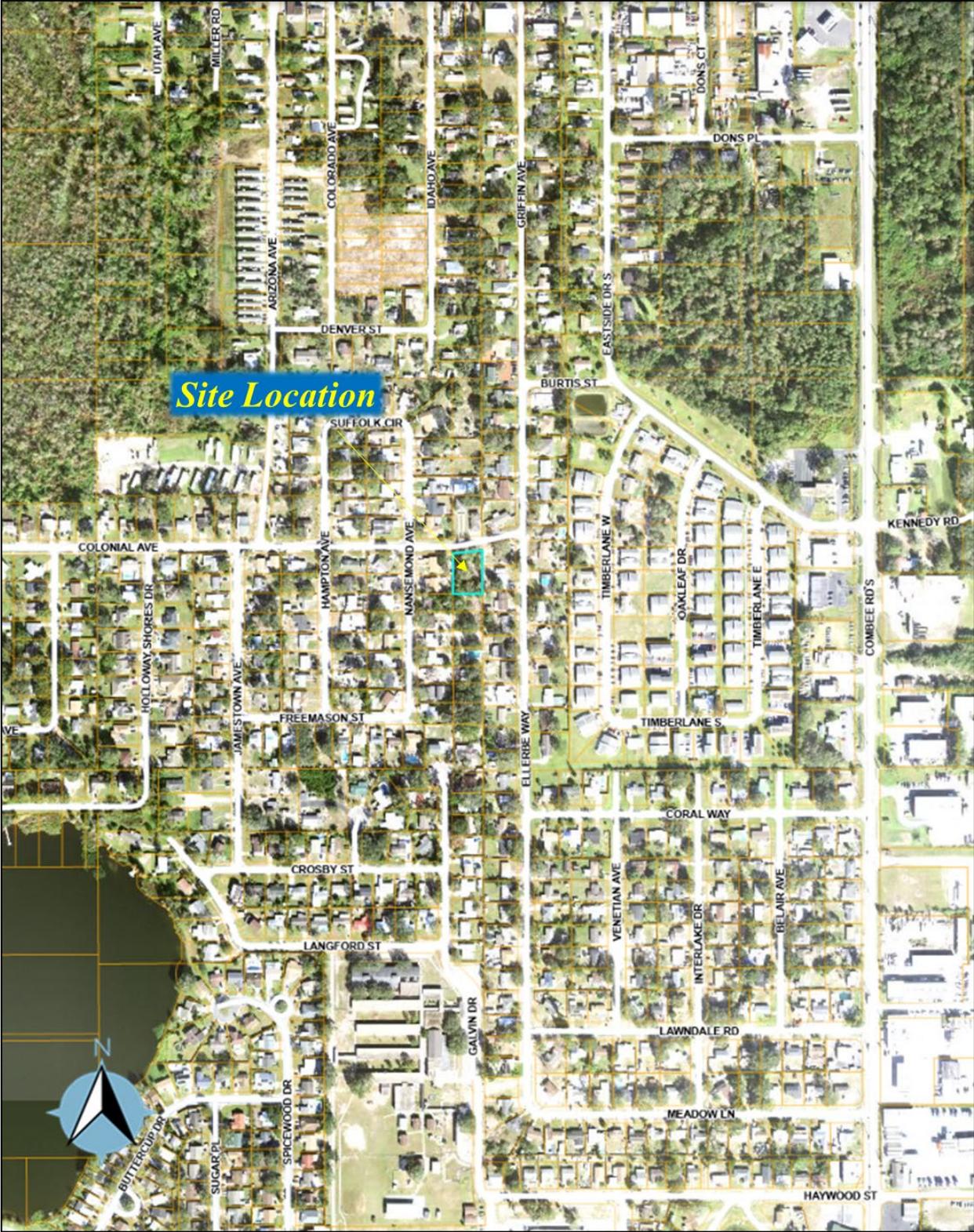
Comments from other Agencies: None

Exhibits:

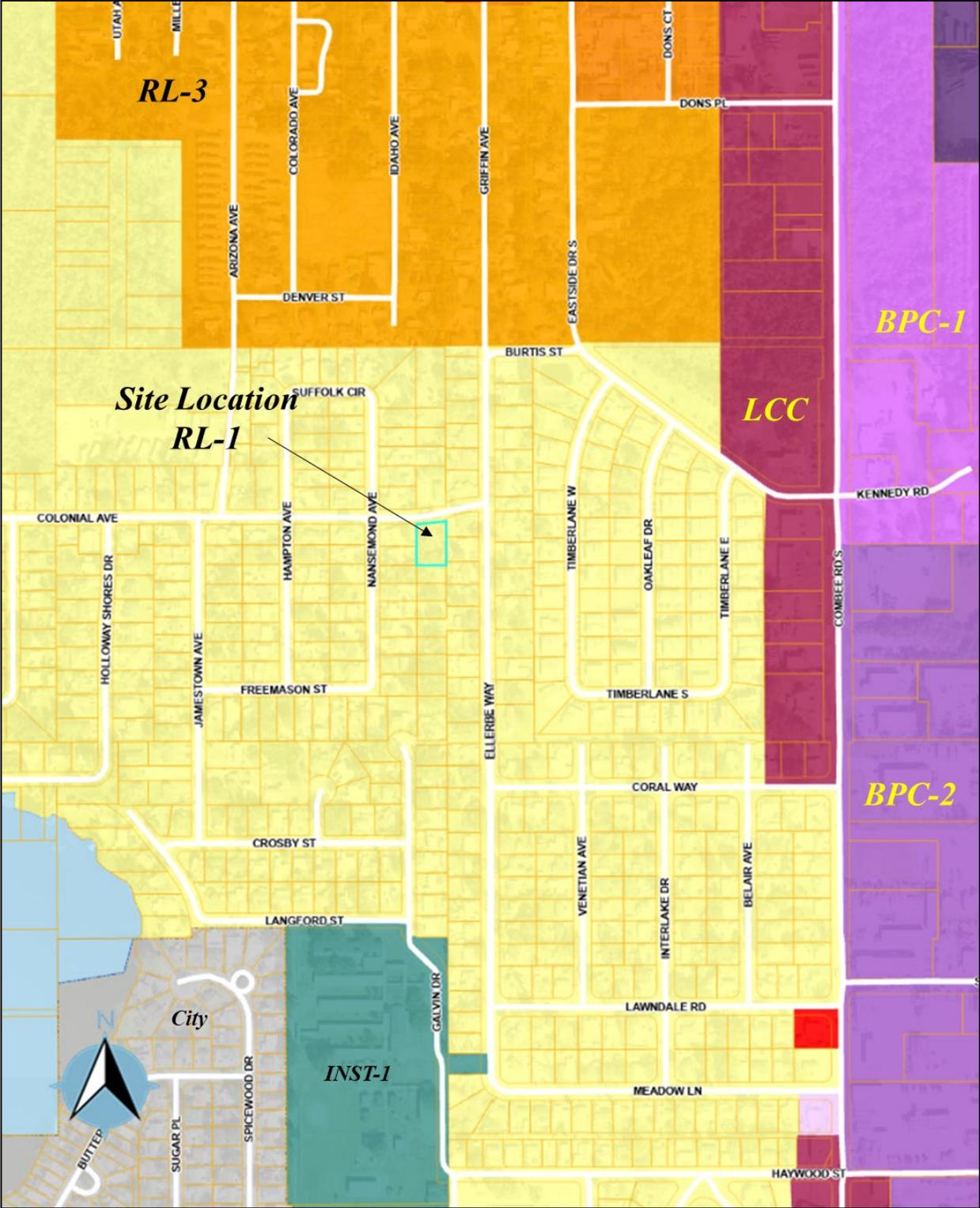
- Exhibit 1 Location Map
- Exhibit 2 Aerial Image - Context
- Exhibit 3 Future Land Use Map
- Exhibit 4 Aerial Image - Close
- Exhibit 5 Site Plan



Location Map



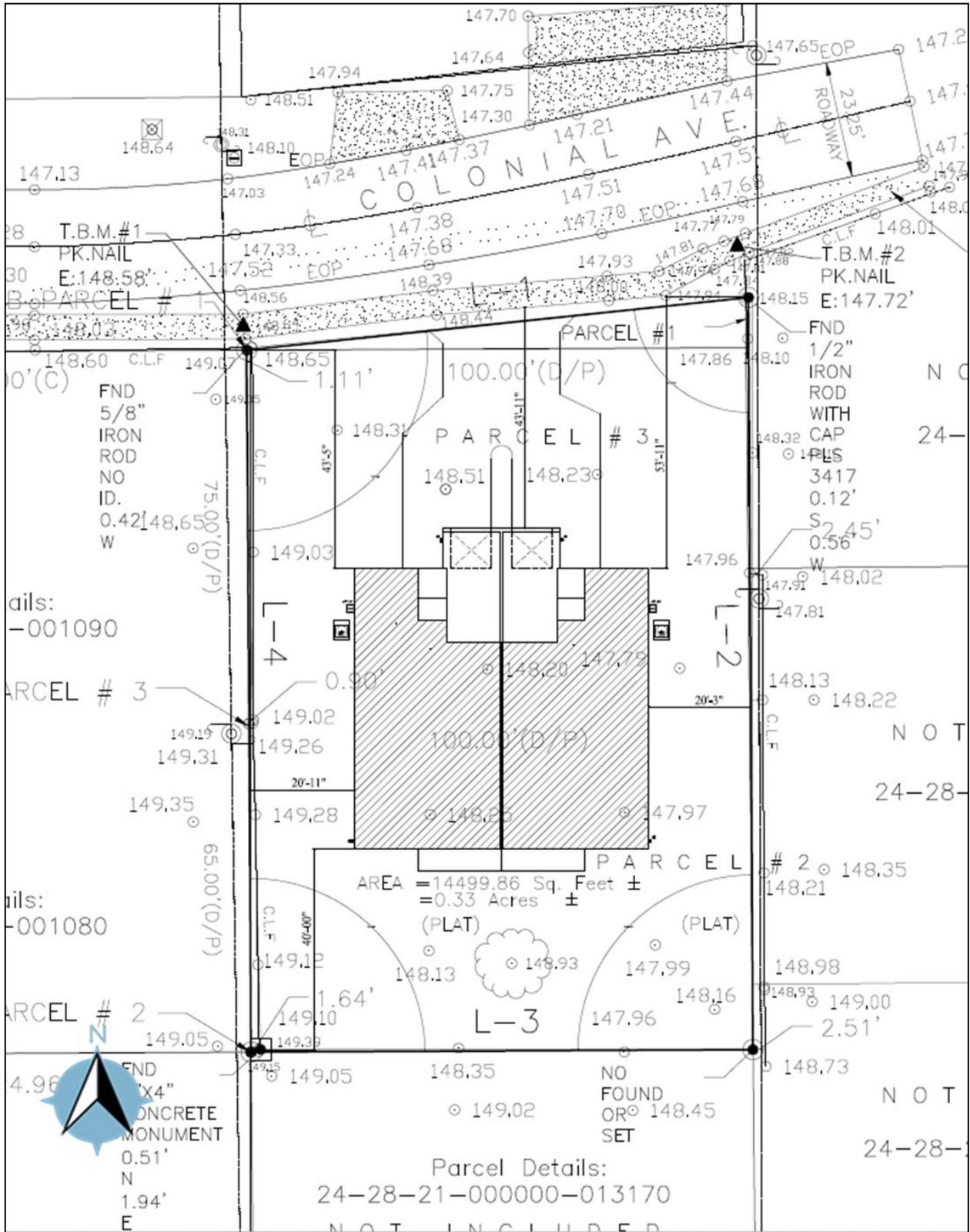
Aerial Image - Context



Future Land Use Map



Aerial Image - Close



Site Plan

LDCU-2025-32 - Propose Duplex

Menu Reports Help

Application Name: [Propose Duplex](#)

File Date: [10/20/2025](#)

Application Type: [PC-Conditional Use-New Or Mobile Home](#)

Application Status: [In Review](#)

Application Comments:	View ID	Comment	Date
-----------------------	---------	---------	------

Description of Work: [New build 1 story duplex](#)

Application Detail: [Detail](#)

Address: [2345 COLONIAL AVE, LAKELAND, FL 33801](#)

Parcel No: [24282100000013090](#)

Owner Name: [MEXVEZ LLC](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	Antonio Ramon Araque	MEXVEZ LLC	Applicant	Mailing_1718 margie c...	Active
	Antonio Ramon Araque	MEXVEZ LLC	Developer	Mailing_1718 margie c...	Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
------------------------------	---------	----------------	--------------	------	---------------	--------------------

Job Value: [\\$0.00](#)

Total Fee Assessed: [\\$4,473.00](#)

Total Fee Invoiced: [\\$4,473.00](#)

Balance: [\\$0.00](#)

Custom Fields: **LD_GEN_PUB**

PUBLIC HEARINGS

Development Type
[Planning Commission](#)

Variance Type

Affordable Housing

Application Type
[Conditional Use](#)

[New](#)
Brownfields Request

[N/A](#)

Type of Acreage

-

GENERAL INFORMATION

Expedited Review

Number of Lots

-

Will This Project Be Phased

Acreage
[0.33](#)

DRC Meeting

[11/20/2025](#)

DRC Meeting Time

-

Rescheduled DRC Meeting

Rescheduled DRC Meeting Time

-

Green Swamp

[No](#)

Number of Units

-

Case File Number

-

Is this Polk County Utilities

Is this Application a result of a Code Violation

[No](#)

One Year Extension

-

FS 119 Status

[Non-Exempt](#)

Code Violation Case Number

-

ADVERTISING

Legal Advertising Date

-

BOCC1 Advertising Date

-

BOCC2 Advertising Date

-

Advertising Board

[Planning Commission](#)

MEETING DATES

Community Meeting

-

Planning Commission Date

[01/07/2026](#)

Land Use Hearing Officer 3

-

1st BOCC Date

-

2nd BOCC Date

-

LUHO-Level 3

-

HEARING

PC Hearing Results

-

PC Vote Tally

-

BOCC 1st Hearing Results

-

BOCC 1st Vote Tally

-

BOCC 2nd Hearing Results

-

BOCC 2nd Vote Tally

-

FINAL LETTER

Denovo Appeal

-

Denovo Tally

-

LD_GEN_PUB_EDL

[Opening DigEplan List...](#)

DigEplan Document List

-

PLAN REVIEW FIELDS

TMPRecordID

[POLKCO-25EST-00000-63014](#)

RequiredDocumentTypesComplete

[Yes](#)

DocumentGroupforDPC

[DIGITAL PROJECTS LD](#)

AdditionalDocumentTypes

[Applications, AutoCad File, Binding Site Plans \(PDs and CUs\), CSV, Calculations, Correspondence, Design Drawings, Flood/Traffic Studies, Impact Statement, Inspections, Miscellaneous, Plats, Record Drawings, Response Letter Resubmittal Complete, Staff Report/Approval Letter Survey, Title Opinion](#)

DigitalSigCheck

[Yes](#)

RequiredDocumentTypes

-

Activate DPC

Activate FSA

[Yes](#)

PLAN UPLOAD ACKNOWLEDGEMENT

Upload Plans Acknowledgement

[√](#)

SELECTED AREA PLANS

[Selected Area Plans](#)

LAND USE

[Selected Area Plan LU Code](#)

DEVELOPMENT AREA

[Development Area](#)

NOR

[Neighborhood Organization Registry \(NOR\)](#)

PUBLIC MAILERS

[Posting Board](#) [Number of Boards \(Number\)](#) [Number of Mailers \(Number\)](#) [Date Mailed](#) [Date Posted](#) [NOR](#)

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Submittal	Lyndsay Rathke	Application ...	10/20/2025	Lyndsay Rathke
Engineering Review				
Fire Marshal Review	Kim Turner	Approve	10/21/2025	Kim Turner
Planning Review	Ivan Nance	Approve	10/23/2025	Ivan Nance
Surveying Review	Mike Benton			
School Board Review	School District	Not Required	10/22/2025	School District
Roads and Drainage Review	Phil Irven	Approve	10/21/2025	Phil Irven
Review Consolidation	Lyndsay Rathke			
Staff Report				
Public Notice				
Hearing				
BOCC Hearing				
Final Letter				
Archive				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By
------	----------------	--------	------------	----------	-----------

Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments
-----------------	----------------	-----------	--------	----------

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments
-----------------	-----------------	-----------	--------	----------

330 West Church Street
PO Box 9005 • Drawer GM03
Bartow, Florida 33831-9005



PHONE: 863-534-6792
FAX: 863-534-6407
www.polk-county.net

LAND DEVELOPMENT DIVISION

AUTHORIZATION FORM

LAND DEVELOPMENT PROJECTS LOCATED IN POLK COUNTY, FLORIDA

I, Antonio Araque (print owner's name), as the owner of the real property described as follows, 2345 Edonial AVE Lakeland FL 33801, do hereby authorize to act as my/our agent Antonio Araque (print agent's name) to execute all applications, petitions and other documents necessary to affect the application approval requested and to appear on my/our behalf before all County boards and committees considering this application and to act in all respects as our agent in matters pertaining to the application. This authorization shall remain valid, enforceable, and in effect for a period of one (1) year from date set forth below, unless sooner revoked in writing by the property owner.

[Signature]
Property Owner Signature

Antonio Araque
Property Owner Printed Name

10/20/2025
Date

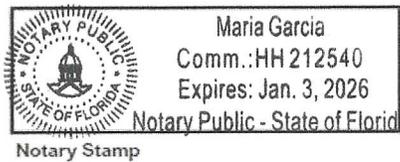
Parcel Identification Numbers and Addresses (use additional sheet if needed):

State of FLORIDA County of osceola

I certify that the forgoing instrument was acknowledged before me this 20 day of october, 2025, by Antonio Araque

Personally known _____ Produced Identification Type of Identification produced and verified: FLDL

[Signature]
Notary Public Signature



MARIA GARCIA
Notary Public Printed Name

JAN 3, 2026
My Commission Expires

Processing Time & Extension Procedures
Polk County
Office of Planning and Development

Contact Information:

Name of Applicant/Property Owner/Agent: ANTONIO ARAQUE

Mailing Address: 1718 MARGIE CT KISSIMMEE, FL 34746

Phone: 321-284-6781 Email: MEXVEZ.11c@gmail.com

Location of Property: 2345 COLONIAL AVE LAKELAND FL 33801

Per F.S. 125.022(1), the County must process applications for development orders and development permits pursuant to timeframes set forth in the statute and as adopted by Land Development Code (LDC) Sections 905 through 908, as follows:

- The County shall notify applicants indicating the application is complete or specify deficiencies within 30 days after receipt of the application.
- If deficiencies are identified, applicants shall have 30 days to submit the required additional information or the application will be withdrawn. Both parties may agree to a reasonable request for an extension of time only in the event of a *force majeure* or other extraordinary circumstance.
- Within 120 days after a Level 2 Review (LDC Section 905) application is deemed complete, the County must approve, approve with conditions, or deny each application. These limits may be reasonably extended by mutual agreement of the applicant and the County for up to 120 days.
- Within 180 days after a Level 3-5 Review (LDC Sections 906-908) application is deemed complete, the County must approve, approve with conditions, or deny each application. These limits may be reasonably extended by mutual agreement of the applicant and the County for up to 90 days.
- Additionally, per F.S. 125.022(2), when reviewing an application for a development permit or development order that is certified by a professional listed in F.S. 403.0877, the County may not request additional information from the applicant more than three times unless the applicant waives the limitation in writing.

To request an extension of processing time and waiver of the limitation on requests for additional information, please fill out and sign this form and return it to OPD staff. **Applicants may request an extension of processing time at the time of filing an initial application or at any time an application is pending before final action.** Please be advised that the Applicant may incur additional advertising fees.

As the Applicant/Agent for Applicant for a development order or development permit from Polk County, I acknowledge the timeframes as listed above and hereby request (check all that apply):

- Decline the waiver and agree to comply with the timeframes set forth in F.S. 125.022(1) and the LDC.
- A waiver of the limitation on requests for additional information per F.S. 125.022(2).

An extension of _____ days for the submittal of additional information necessary for a complete application. *(Granted in the event of extraordinary circumstances)*

An extension of _____ days for the County to issue final action approving, approving with conditions, or denying an application for development permit or development order. *(Maximum 120 days for Level 2 Reviews; maximum 90 days for Level 3-5 Reviews)*

 _____
Signature of Applicant/Agent for Applicant

10/20/2025
Date

**Not applicable to Comprehensive Plan Amendments, LDC text amendments, or the Green Swamp Area of Critical State Concern*

For Official Use Only:	
Date Received: _____	Meeting Date: _____
Project Number: _____	Approved/Denied: _____

Demonstration of Need

1. **Could the proposed amendment promote substantial amounts of low-density, low intensity, or single use development in excess of demonstrated need?**
NO
2. **Will passage of the proposed amendment allow a significant amount of urban development to occur in rural areas?'**
NO
3. **Does the proposed amendment create or encourage urban development in radial, strip, isolated, or ribbon patterns emanating from existing urban development?**
NO
4. **Does the proposed amendment fail to adequately protect adjacent agriculture areas?**
NO
5. **Could the proposed amendment fail to maximize existing public facilities and services?**
NO
6. **Could the proposed amendment fail to minimize the need for future public facilities and services?**
NO
7. **Will the proposed amendment allow development patterns that will disproportionately increase the cost of providing public facilities and services?**
NO
8. **Does the proposed amendment fail to provide clear separation between urban and rural uses?**
NO
9. **Will the proposed amendment discourage infill development or redevelopment of existing neighborhoods?**
NO

10. Does the proposed amendment fail to encourage an attractive and functional mixture of land uses?

NO

11. Could the proposed amendment result in poor accessibility among linked or related land uses?

NO

12. As a result of approval of this amendment, how much open space will be lost?

23% of land used



Growth Management Department
 Land Development Division
 330 W. Church St.
 P.O. Box 9005, Drawer GM03
 Bartow, FL 33831-9005
 (863)534-6792
 FAX (863) 534-6407

IMPACT ASSESSMENT STATEMENT FORM

www.polk-county.net

An Impact Assessment Statement is required for all Level 3 and Level 4 Reviews, with the exception of text amendment requests. The purpose of an Impact Assessment Statement is to provide information on the effects a proposed development or land use action will have on the existing neighborhood and general area; on the transportation facilities; on the environment and natural resources of the County; on the public facilities for water, sewer, solid waste disposal, fire, police, public education, parks, recreation, and other utilities; and any other aspect with an identified impact of the development and deemed appropriate for concern.

A sufficient Impact Assessment Statement must address all of the following (*Note: N/A is an insufficient comment, if N/A an explanation must be included*):

Land and Neighborhood Characteristics

Assess the compatibility of the requested land use with adjacent properties and evaluate the suitability of the site for development. At a minimum, address the following specific questions in your response:

1. How and why is the location suitable for the proposed uses?
2. What are, if any, the incompatibility and special efforts needed to minimize the differences in the proposed use with adjacent uses?
3. How will the request influence future development of the area?

Access to Roads and Highways

Assess the impact of the proposed development on the existing, planned and programmed road system. At a minimum, address the following specific questions in your response:

1. What is the number of vehicle trips to be generated daily and at the PM peak hour based on the latest Institute of Traffic Engineers (ITE)? Please provide a detailed methodology and calculations.
2. What modifications to the present transportation system will be required as a result of the proposed development?

NO MODIFICATIONS ARE NEEDED.

A minor traffic study will suffice for a detailed methodology and calculations for most applications.

3. What is the total number of parking spaces required pursuant to Section 708 of the Land

Development Code?

4. What are the proposed methods of access to existing public roads (e.g., direct frontage, intersecting streets, and frontage roads)?

EXISTING FRONTAGE RD., COLONIAL AVE.

NOTE: Applications for projects attributing 50 or fewer Average Annual Daily Trips (AADT) according to the latest Institute of Transportation Engineers (ITE) manual may provide a written explanation and justification of why impacts will not be significant in lieu of the required information for "Infrastructure Impacts" items 3 through 9 above.

Sewage

Determine the impact caused by sewage generated from the proposed development. At a minimum, address the following specific questions in your response:

1. What is the amount of sewage in gallons per day (GPD) expected to be generated by the proposed development? (Response may be based on Section 703.F of the LDC)

300 gallons.

2. If on-site treatment is proposed, what are the proposed method, level of treatment, and the method of effluent disposal for the proposed sewage?

CITY SEWER.

3. If offsite treatment, who is the service provider?

LAKELAND UTILITIES.

4. Where is the nearest sewer line (in feet) to the proposed development (Sanitary sewer shall be considered available if a gravity line, force main, manhole, or lift station is located within an easement or right-of-way under certain conditions listed in Section 702E.3 of the Land Development Code)

AT FRONT OF MAIN RD COLONIAL AVE, EASY ACCESS.

5. What is the provider's general capacity at the time of application?

AVAILABLE CAPACITY UPON REQUEST.

6. What is the anticipated date of connection?

11-05-2025

7. What improvements to the providers system are necessary to support the proposed request (e.g., lift stations, line extensions/expansions, interconnects, etc.)?

NO IMPROVEMENTS NEEDED, SEWER LINES AND WATER CLOSED BY RIGHT

Water Supply ON FRONT RD.

Determine the amount of water to be used, how it will be distributed, and the impact on the surrounding area. At a minimum, address the following specific questions in your response:

1. What is the proposed source of water supply and/or who is the service provider?

CITY WATER, LAKELAND UTILITIES.

2. What is the estimated volume of consumption in gallons per day (GPD)? (Response may be based on Section 703 of the LDC)

300 gallons.

3. Where is the nearest potable water connection and re-claimed water connection, including the distance and size of the line? FRONT RD, COLONIAL AVE EASEX ACCESS, ABOUT 800 FT, 3" LINE.
4. Who is the service provider? IRELAND UTILITIES.
5. What is the anticipated date of connection? 11/05/2025
6. What is the provider's general capacity at the time of application? AVAILABILITY UPON REQUEST.
7. Is there an existing well on the property(ies)?

Yes What type? _____

No Permit Capacity _____

Location: N/A

Water Use Permit #: N/A

Constructed prior to Water Management District Permitting: Yes _____ No

Type of Use: Ag Public Industrial or Commercial

Recreation or Aesthetic Mining

Permitted Daily Capacity: N/A

Average Peak Monthly Withdrawal Rate: N/A

Location: N/A

Casing Diameter: N/A

Mainline Diameter: N/A

Surface Water Management and Drainage

Determine the impact of drainage on the groundwater and surface water quality and quantity caused by the proposed development. At a minimum, address the following specific questions in your response:

1. Discuss the surface water features, including drainage patterns, basin characteristics, and flood hazards, (describe the drainage of the site and any flooding issues);

NO FLOODING ISSUES, MAIN RD HAS STORM WATER DRAINAGE SYSTEM.

2. What alterations to the site's natural drainage features, including wetlands, would be necessary to develop the project?

NO ALTERATION TO THE SITE IS NEEDED.

Environmental Analysis

Provide an analysis of the character of the subject property and surrounding properties, and further assess the site's suitability for the proposed land use classification based on soils, topography, and the presence of wetlands, floodplain, aquifer recharge areas, scrub or other threatened habitat, and historic resources, including, but not limited to:

1. Discuss the environmental sensitivity of the property and adjacent property in basic terms by identifying any significant features of the site and the surrounding properties.
NO SIGNIFICANT FEATURES ON SITE OR ADJACENT PROPERTY.
2. What are the wetland and floodplain conditions? Discuss the changes to these features which would result from development of the site.
NO WETLAND NO FLOODPLAIN
3. Discuss location of potable water supplies, private wells, public well fields (discuss the location, address potential impacts), and; CITY WATER AVAILABLE ON COLONIAL AVE RIGHT AT FRONT OF THE LOT.
4. Discuss the location of Airport Buffer Zones (if any) (discuss the location and address, potential impacts).
NO BUFFER ZONES
5. Provide an analysis of soil types and percentage of coverage on site and what effect it will have on development.
NO EFFECT OR IMPACT WILL HAVE THE DEVELOPMENT.

Infrastructure Impact Information

What is the nearest location (travel distance), provider, capacity or general response time, and estimated demand of the provision for the following services:

1. Parks and Recreation; 10 minutes
2. Educational Facilities (e.g., preschool, elementary, middle school, high school); 15 minutes.
3. Health Care (e.g., emergency, hospital); 20 minutes
4. Fire Protection; 15 minutes
5. Police Protection and Security; 15 minutes
6. Emergency Medical Services (EMS); 20 minutes
7. Solid Waste (collection and waste generation); and 30 minutes

8. How may this request contribute to neighborhood needs?

IT WILL MAKE THE AREA MORE ATTRACTIVE AND BEAUTIFUL BY
ADDING THESE BEAUTIFUL DUPLEX.

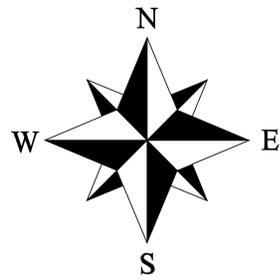
Maps

Maps shall be used to give the public agencies a clear graphic illustration and visual understanding of the proposed development and the potential positive and negative impacts resulting from the development. Maps shall be of sufficient type, size, and scale to facilitate complete understanding of the elements of the proposed development. Scale shall be clearly indicated on each map and the dates of preparation and revisions shall be included. The project boundaries shall be overlaid on all maps. The following maps shall 8 1/2" x 11" and accompany Impact Assessment Statements:

- Map A: A location map (center the site on the map) showing the relationship of the development to cities, highways, and natural features;
- Map B: Map depicting the site boundary (properties included in the request)
- Map C: A site plan consistent with *Site Plan Standards*² (multiple sheets may be used). In addition to the required number of copies please **include an 8½" x 11" copy**. Applications for district changes alone are not required but are encouraged to submit a Development Plan; and

NOTE: Applications for text amendments are not required to submit a complete Impact Assessment Statement, however, all relevant information requested must be addressed. Use this form and the "Demonstration of Need" form as a guide for assessing the impact of a text amendment.

² See *Site Plan Standards* checklist form (GM LDD 11).



0' 20' 40'
 GRAPHIC SCALE 1" = 40'
 PAPER SIZE 11" X 17"

SIDEWALK
 VARIABLE
 WIDTH
 3.75'/5.00'

MISSING
 CORNER

N 89°42'58" E 125.00'(C)
 125.00'(P)

N 00°20'32" W 139.96'(M) B.B.

FND
 4"X4"
 CONCRETE
 MONUMENT

64.96'(M)
 65.00'(P)

FND
 4"X4"
 CONCRETE
 MONUMENT

LOT 9
 BLOCK 1
 LOT 8
 LOT 7
 LOT 6
 LOT 5
 LOT 4
 LOT 3
 LOT 2
 LOT 1

Parcel Details:
 24-28-21-240400-001090

P.O.B PARCEL # 3
 125.00'(P)

Parcel Details:
 24-28-21-240400-001080

P.O.B PARCEL # 2

N 89°42'58" E 124.96'(M)

Parcel Details:
 24-28-21-240400-001070

FND
 5/8"
 IRON
 ROD
 NO
 ID.
 0.42'

FND
 4"X4"
 CONCRETE
 MONUMENT
 0.51'
 N
 1.94'
 E

NO
 FOUND
 OR
 SET

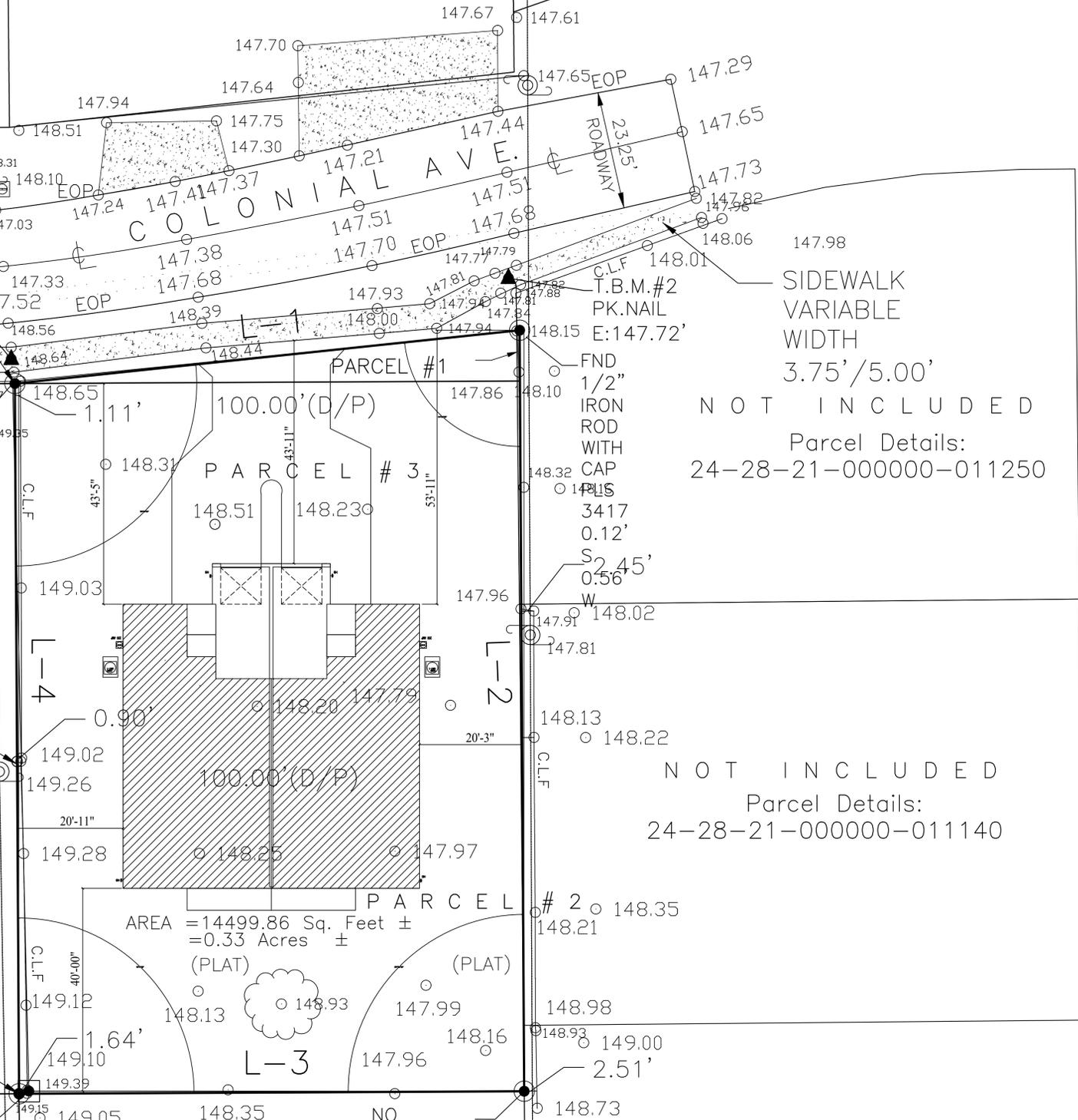
Parcel Details:
 24-28-21-000000-013170
 NOT INCLUDED

AREA = 14499.86 Sq. Feet ±
 = 0.33 Acres ±
 (PLAT)

Parcel Details:
 24-28-21-000000-011140
 NOT INCLUDED

Parcel Details:
 24-28-21-000000-011250
 NOT INCLUDED

Parcel Details:
 24-28-21-000000-011130
 NOT INCLUDED



ELLERBE WAY

**POLK COUNTY PLANNING COMMISSION
FINAL ORDER**

Case Number: LDCU-2025-32 (Colonial Avenue Duplex)

Applicant: Antonio Ramon Araque

Property Owner: Mexvez LLC

Hearing Date: December 3, 2025

I. Request:

Conditional Use for a duplex in a Residential Low-1 future land use designation.

II. Findings:

The Planning Commission hereby adopts and incorporates herein the DRC staff report and makes the following findings based upon the staff report and other record evidence presented during the hearing:

1. Pursuant to section 906D.7 of the LDC, the Planning Commission shall, in the review of a Level 3 application, consider the following factors:
 - a. Whether the proposed development is consistent with all relevant requirements of this Code;
 - b. Whether the proposed development is consistent with all applicable policies of the Comprehensive Plan;
 - c. Whether the proposed use is compatible with surrounding uses and the general character of the area, including such factors as density, height, bulk, scale, intensity, traffic, noise, and appearance; and
 - d. How the concurrency requirements will be met if the development was built.
2. The Application is consistent with all relevant requirements of the LDC, including without limitation, Sections 303 and 906.
3. The Application is consistent with all applicable policies of the Comprehensive Plan.
4. The Application is compatible with surrounding uses and the general character of the area.
5. Concurrency requirements can be met if the development is built.

III. Incorporation of the Record

The record is hereby incorporated by reference into this order and is on file with the Land Development Division. The record consists of the following: the Application, Impact Assessment Statement, the DRC staff report, staff's PowerPoint presentation, and all testimony and evidence presented at the hearing.

IV. Planning Commission's Decision:

Based upon the record and the foregoing findings, the Application is APPROVED, subject to the conditions, if any, set forth in the staff report.

V. Effective Date, Appeals:

This order shall be rendered to the Clerk and becomes effective on the date rendered. The Planning Commission's decision may be appealed to the Board of County Commissioners by filing an application for de novo review with the Land Development Division within 7 calendar days after the Planning Commission hearing. If a de novo application is timely filed, this order shall not be final and effective until final action of the Board of County Commissioners.

DONE AND ORDERED in Bartow, Polk County, Florida, in regular session this 3rd day of December **2025**, by the Polk County Planning Commission.

Polk County Planning Commission

ATTEST:

By: _____
Merle Bishop, Chair

By: _____
Lyndsay Yannone, Recording Secretary

Date rendered to the Clerk: _____

Exhibits to Planning Commission's Order

Exhibit A-Staff Report and Exhibits

cc: Land Development Division Official File
Erin Valle, Clerk of Court (under separate cover)



Polk County
Planning Commission

Agenda Item 2.

12/3/2025

SUBJECT

LDCU-2025-30 (Hardin Combee Church)

DESCRIPTION

Tom Wodrich requests a Conditional Use (CU) approval for a Religious Institution to be located in the Residential Low-3 land use district and a reduction in primary structure right-of-way setbacks from 35 feet to 15 feet on approximately 1.00 acre. The subject site is located at 2729 Hardin Combee Road, north of the Polk Parkway, south of US Highway 92, east of Lake Parker Avenue, west of Combee Road east of the City of Lakeland in Section 15, Township 28, Range 24

RECOMMENDATION

Approval with conditions.

FISCAL IMPACT

No fiscal impact.

CONTACT INFORMATION

Kyle Rogus, Planner II
Land Development Division
863-534-7553
kylerogus@polkfl.gov

POLK COUNTY DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

DRC Date: September 25, 2025	Level of Review: Level 3 Review
PC Date: December 3, 2025	Type: Conditional Use
BoCC N/A	Case Numbers: LDCU-2025-30
Date: N/A	Case Name: Hardin Combee Church
Applicant: Tom Wodrich	Case Planner: Kyle Rogus, Planner II

Request:	The applicant is requesting a Conditional Use (CU) approval for a Religious Institution to be located in the Residential Low-3 land use district and a reduction in primary structure right-of-way setbacks from 35 feet to 15 feet on approximately 1.00 acre.
Location:	The subject site is located at 2729 Hardin Combee Road, north of the Polk Parkway, south of US Highway 92, east of Lake Parker Avenue, west of Combee Road, east of the city of Lakeland in Section 15, Township 28, Range 24.
Property Owners:	Iglesia Oasis Casa De Adoracion INC
Parcel Size (Number):	±1.00 acres Parcel IDs (#242815-000000-033110 & 242815000000033160)
Future Land Use:	Residential Low-3 (RL-3)
Development Area:	Transit Supportive Development Area (TSDA)
Nearest Municipality:	N/A
DRC Recommendation:	Conditional Approval
Planning Commission Vote:	Pending Hearing

Location Map



2023 Aerial Image



Summary:

The applicant, on behalf of the property owner, is requesting Conditional Use approval for a Religious Institution in the Residential Low-3 (RL-3) future land use district on approximately 1.0 acres at the intersection of Hardin Combee Road and Woodland Avenue, east of the city of Lakeland. This property has been used as a single-family residence with one (1) building (1,716 sq. ft.) since 1945. The applicant intends to revitalize the site by providing religious services to the surrounding residential neighborhoods.

The proposed Religious Institution will operate out of the existing 1,716 sq. ft. building along with the development of two additional structures totaling 4,550 sq. ft. Religious Institutions are conditionally permitted in the RL-3 Future Land Use district following a Level 3 Review by County Staff and a public hearing before the Planning Commission.

The subject property is located within a Transit Supportive Development Area (TSDA). This property is already being serviced by the city of Lakeland for potable water with no wastewater services available. The site will utilize an existing septic and drain field on site.

According to Section 303 of the Land Development Code (LDC) the Religious Institutions need 50 feet of frontage. The site has approximately 256 feet of direct frontage along Hardin Combee Road, which is a County-maintained urban collector road and is tracked for concurrency by Polk County's Transportation Planning Organization (Link 8087 E/W), according to the Polk County Road Inventory database. The site also has 122 feet of direct frontage along Woodland Avenue, which is a County-maintained urban collector road. Per Section 708, Table 7.10, the Religious Institution will require 28 parking spaces that are exempt from paved parking, aside from ADA spots. This request will not generate an increase in demand on the County's school system. The site is located within acceptable distances of fire, EMS, and police services. This area is supported by a public mass transportation system with the nearest Citrus Connection Transit Route stop approximately 0.2 miles from the subject site directly west. There are sidewalks that allow for safe pedestrian access.

Staff recommends approval of this request. The request is consistent with the LDC and Comprehensive Plan. This request is also compatible with the surrounding land uses. Parking will be setback 25 feet from adjacent residential property, all newly proposed buildings and lighting will be located outside the 50-foot compatibility area, and additional landscaping is required. The location of the subject site is ideal for the applicants request to revitalize the site as a religious institution as the surrounding area is majority residential in nature aside from properties accessing Combee Road North (SR 659). This provides direct access to the intended clientele. There is an existing religious institution (Christ Memorial Baptist Church) approximately 172 feet to the east from the subject site allowing an expansion of services.

Findings of Fact

- *This is a request for Conditional Use approval of a Religious Institution. This property is located at 2729 Hardin Combee Road, Lakeland, FL. The subject site is approximately ±1.0 acres in the Residential Low-3 (RL-3) land use district in the Transit Supportive Development Area (TSDA).*
- *According to Table 2.1 of the Land Development Code (LDC), a “Religious Institution” is a “C3” Conditional Use in the RL-3 district. As such, this Conditional Use request requires a Level 3 Review with a public hearing before the Planning Commission in accordance with Chapter 3, Section 303 of the LDC.*
- *According to POLICY 2.104-A5: DEVELOPMENT CRITERIA FOR TRANSIT SUPPORTIVE DEVELOPMENT AREAS – “Development within the Transit Supportive Development Areas shall conform to the following criteria consistently with the requirements of the Land Development Code:*
 - a. provide access to transit facilities;*
 - b. connect to centralized potable water and sanitary sewer systems;*
 - c. incorporate design features that promote healthy communities and green building practices, as established in Section 2.1251, Community Design, of this element;*
 - d. implementation of “Complete Street’ and ‘Conservation Development’ principles as established under Section 2.1251, Community Design, of this element;*
 - e. integrate pedestrian-oriented features, including sidewalks, trails or walkways into every development including appropriate pedestrian shelters or awnings;*
 - f. provide access to civic space, parks, green areas, and open space and other amenities;*
 - g. be supported by public safety (i.e., fire, EMS and law enforcement);*
 - h. have access to public schools;*
 - i. provide connectivity with adjacent uses within the TSDA, and facilitate connectivity between the TSDA and other urban centers and the rural development areas.*
 - j. encourage the inclusion of a variety of housing choices, other than single family detached homes, townhomes, condominiums, and residential units in mixed use buildings by establishing minimum densities that preclude the exclusive use of single family detached units within designated areas as established in Policy 2.104-A7.*
- *According to POLICY 2.120-C4: Development Criteria of the Comprehensive Plan, “Residential development may contain a variety of housing types as defined by the Land Development Code within the TSDA. Outside the TSDA, RL may contain single-family dwelling units, duplex units, small-scale multi-family units, and family-care homes, and shall be permitted, with County approval, at a density of up to, and including, 5 DU/AC. Additionally, community facilities may be allowed in accordance with policies of this Plan.”*

- *Chapter 3, Section 303 of the LDC states, “In addition to the applicable district regulations Religious Institutions in Residential Districts shall meet the following requirements:*
 1. *There shall be at a minimum 50 feet of road frontage, and all access points shall be on a collector road or better if any of the following conditions exist:*
 - a. *The use (including accessory uses) generates 50 or more Average Annual Daily Trips (AADT).*
 - b. *The overall Gross Floor Area (GFA) exceeds 5,400 square feet.*
 2. *The proposed parking facilities shall be setback at least 25 feet from adjacent residential property.*
 3. *Off-street parking areas shall be surfaced and maintained to provide a durable, dust free surface and shall provide adequate drainage facilities for disposal of all collected surface water. Surfacing materials may include pavement, gravel, wood chips, pervious paving materials, or grass.*
 4. *Any proposal for a religious institution in a location that will render a legal use nonconforming shall require a Level 3 Review.*
 5. *Up to five percent (5%) of the parking area may contain RV connections for visiting associates of the institution that are not to exceed stays of longer than 30 days and limited to no more than three times per year. The Land Development Director may grant an extension to the institution not to exceed a total of 90 days for up to one time per year.”*

- *According to Section 204 Standard Land Use District of the LDC, “The purpose of the RL-3 district is to provide areas for the low density residential needs of residents in urban areas who desire areas with smaller lots, a minimum of 10,000 square feet.”*

- *On August 1, 2025, “Inglesia Oasis Casa De Adoracion INC” purchased the property through Warranty Deed with “English Family Residential Properties LLC,” according to O.R. Book 13651, Pages 0716-0717.*

- *The subject property is at the intersection of Hardin Combee Road and Woodland Avenue with approximately 256 feet of frontage off Hardin Combee Road and approximately 122 feet of frontage off Woodland Avenue respectively. Hardin Combee Road (Road No. 841508) is a County-maintained Urban Collector Roadway with a paved surface width of 20 feet and posted speed limit of 30 MPH. Woodland Avenue (Road No. 841505) is a County-maintained Urban Collector Roadway with a paved surface width of 20 feet and posted speed limit of 35 MPH, according to the Polk County Roads Inventory.*

- *The site will utilize ingress and egress access off Hardin Combee Road tracked for concurrency by Polk County’s Transportation Planning Organization (Link #8087). The roadway link has a Level of Service (LOS) standard of “C” in eastern and western directions. According to the Polk County Transportation Planning Organization, Link 8087 is currently operating at about 10% of its capacity with sufficient trips available for the Religious Institution. There are 711 trips available eastbound and 707 trips available westbound.*

- *The proposed use is estimated to generate 28 Average Annual Daily Trips (AADT). According to Section 709.A of the LDC, the applicant will not be required to provide a minor traffic study and paved parking.*
- *According to Table 7.10 of the LDC, Religious Institutions require one (1) space per three (3) seats in the principal room of worship. According to the applicant, the request anticipates not more than 100 seats. At least twenty-eight (28) parking spaces are required given this request.*
- *According to Section 709.A, Religious Institutions are exempt from paved parking.*
- *The surrounding land use districts are comprised of RL-1 to the north across Hardin Combee Road and Residential Low-3 to the south, east, and west.*
- *The adjacent properties consist of residential development to the south and west.*
- *The subject property is zoned for Philip O'Brien Elementary School, Crystal Lake Middle School, and Tenoroc Senior High School. This requested use will not generate any additional demand on school capacity.*
- *This property is served by the Polk County Sheriff's Office's Southwest District substation located at 4120 US 98 South, Lakeland, FL 33801. The response times for the SW District were: Priority 1 – 8:30 & Priority 2 – 25:05.*
- *Both Fire and Ambulance response are from Polk County Fire Rescue Station 39, located at 3325 East Main Street, Lakeland. The travel distance is about 1.4 miles and travel time is estimated to be between five to seven minutes.*
- *There is a fire hydrant directly west of the subject property within the right-of-way of Hardin Combee Road approximately 236 feet from the subject property's northwest corner.*
- *The site lies within the City of Lakeland Utilities Service Area. Per discussions with City Utilities, wastewater services are not available to the site. The use will utilize an existing septic and drain field on the property.*
- *On the northern portion of the property, there is a sidewalk located within the right-of-way off of Hardin Combee Road.*
- *The closest park to the subject property is Aldine Combee Park, which is approximately ± 0.7 miles directly east which consists of several baseball fields, as well as a picnic area and a large screened-in pavilion that can be rented.*
- *According to the U.S. Department of Agriculture, Soil Conservation Service, Polk County Survey, the property is comprised 100% of Smyrna and Myakka fine sands. The soil has severe limitations for septic tank absorption fields and for small buildings.*

- *According to the Florida Natural Areas Inventory Biodiversity Matrix, the site is not located within a one-mile radius of a protected animal and plant species sighting along with natural communities.*
- *The general topography of the subject is relatively flat with elevations varying from 130 feet to 129 feet according to the Polk County GIS data viewer.*
- *There are no known historical or archeological resources onsite according to the Secretary of State's Department of Historical Resources Florida Master Site File.*
- *There are no wetlands or flood hazard areas on the property. The property is not located in a Wellfield Protection District.*
- *The site is not located within any airport flight path or height notification zones.*

Development Review Committee Recommendation: Based on the information provided by the applicant, the findings of fact, a recent site visit, and the staff report, the Development Review Committee (DRC) finds that the proposed request **IS COMPATIBLE** with the surrounding land uses and general character of the area, **IS CONSISTENT** with the Polk County Comprehensive Plan; therefore, the DRC recommends **APPROVAL of LDCU-2025-30**.

CONDITIONS OF APPROVAL

Based upon the findings of fact the Development Review Committee recommends **APPROVAL** of **LDCU-2025-30** with the following Conditions:

1. This Conditional Use (CU) approval shall be for a Religious Institution on ±1.0 acres located within a Residential Low-3 (RL-3) land use district. [PLG]
2. The site plan included herein together with the conditions of approval shall be considered the "Binding Site Plan." Any modifications to LDCU-2025-30, except for those listed in Section 906.E of the LDC, shall constitute a Major Modification to this approval and require a Level 3 Review before the Planning Commission. [PLG]
3. The approval of this variance is to reduce the primary structure right-of-way setback from 35 feet to 15 feet. Further additions or structures placed on the property shall be required to meet the setback requirements of Section 205, Table 2.2 of the Polk County Land Development Code or re-apply for another variance approval from the Land Use Hearing Officer. [PLG]

GENERAL NOTES

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

NOTE: Approval of this request shall not constitute a waiver or variance from any applicable development requirement unless specifically noted in the conditions of approval and consistent with the LDC.

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: Approval of this request is only for Level 3 Review and only for those development decisions within the Planning Commission’s jurisdiction. A Level 2 Review (engineered plans) will be required reflecting the standard conditions listed in Section 303 of the Land Development Code and the development standards listed in Chapter 7 of the Land Development Code. Upon completion of the Level 2 Process, building permits will be required for all structures in accordance with Chapter 553 of the Florida Statutes.

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.

Surrounding Land Use Designations and Current Land Use Activity

The following table provides a reference point for notable and pertinent Future Land Use Map Districts and existing land uses upon them.

Table 1

<p>Northwest: Residential Low-1 (RL-1) Single-family residence Rawls Park Subdivision ± 0.15 acres</p>	<p>North: Residential Low-1 (RL-1) Single-family residence Rawls Park Subdivision ± 0.15 acres</p>	<p>North: Residential Low-1 (RL-1) Single-family residence Rawls Park Subdivision ± 0.20 acres</p>
<p>West: Residential Low-4 (RL-3) Single-family residence ± 1.00 acres</p>	<p>Subject Property: Residential Low-3 (RL-3) Single-family residence ± 1.00 acres</p>	<p>East: Residential Low-3 (RL-3) Single-family residence ± 0.88 acres</p>
<p>Southwest: Residential Low-3 (RL-3) Single-family residence ± 1.00 acres</p>	<p>South: Residential Low-3 (RL-3) Vacant County land ± 4.30 acres</p>	<p>Southeast: Residential Low-3 (RL-3) Single-family residence ± 0.22 acres</p>

The site is situated in a predominantly residential area along Hardin Combee Road which is conducive with the applicant’s intent to provide services to local and adjacent communities. The adjacent area is comprised of single-family residences with similar lot sizes. Smaller residential lots located within the Rawls Park Subdivision located to the north of the side is bifurcated by Hardin Combee Road. Not abutting the property, but across Woodland Drive approximately 172 feet to the east is an existing Religious Institution. The site can be accessed via Hardin Combee Road and Woodland Avenue allowing for circulation with church service schedules.

Compatibility with the Surrounding Land Uses and Infrastructure:

The request is compatible with the surrounding area. Approximately 172 feet to the east, measured property line to property line, is an existing Religious Institution. The existing Christ Memorial Baptist Church, located at 2929 Hardin Combee Road on approximately 1.82 acres, has provided services to the surrounding community since the early 1970’s. According to Property Appraiser website the site was developed in 1970 for a 6,080 square feet church and Sunday school identified as building one (1) located internally to the site and an additional 5,625 square feet

The LDC defines compatibility 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.”

classroom identified as building two (2) located to the rear of the site. The site obtains ingress and egress off Hardin Combee Road utilizing internal circulation to avoid traffic backing up on Hardin Combee Road. The subject site filed in this staff report will also obtain ingress and egress off Hardin Combee Road utilizing similar internal circulation with a secondary access point off Woodland Avenue to avoid traffic buildup onto the surrounding roadways. Both Religious Institutions look to provide services to local and adjacent communities. Like Christ Memorial Baptist Church, this request operates as a similar intensity and functional use. The site will not require paved parking as Religious Institutions are exempt from parking area design standard in Section 709.A of the Land Development Code (LDC). The property is currently being served by the City of Lakeland's Utility services for potable water. An existing connection to onsite septic is proposed as no wastewater services are available.

A. Land Uses:

The property has a Future Land Use designation of RL-3. The requested CU is conditionally permitted following a Level 3 review by County staff and approval by the Planning Commission in a public hearing. Per Section 708, Table 7.10 of the LDC, Religious Institutions require one (1) space per three (3) seats in principal room of worship. At least 28 parking spaces that are exempt from paving, except for ADA spots, are required given this request. Parking will be setback 25 feet from adjacent residential properties pursuant to Section 303 of the LDC. Given the preliminary traffic analysis, a minor traffic study will not be required as the anticipated Average Annual Daily Trips (AADT) is not expected to exceed 50. Parking waivers may be requested under different circumstances with Administrator Approval. The property has a 1,716 square feet single-family residence located on site. The existing structure has been in place since 1945 granting the setbacks to be grandfathered in. The structure will remain residential with some anticipated office use while future development is underway. In addition, the applicant is proposing the construction of two buildings, fully enclosed, totaling 4,550 square feet. The smaller building will be used to generate funds for the development of the larger worship building. The proposed buildings will be over 50 feet away from neighboring residential lines meeting Section 220 of the LDC. The surrounding Future Land Use designations consist of varying degrees of residential and non-residential uses along Combee Road North (SR 659), as noted in Table 1. Landscaping requirements consistent with a Type "A" Landscape buffer is required along public rights-of-ways. Landscaping consistent with a Type "B" Landscape buffer is required when single-family abuts Religious Institutions. Overall, this is a fairly low intense use for most of the week. It is sited well to serve as a complement to surrounding residential uses.

B. Infrastructure:

The proposed Conditional Use is located in the Transit Support Development Area. This area has services which one would expect to find in a developed urban area. The surrounding area is serviced by the City of Lakeland Utilities for potable water. This Conditional Use will not generate any students. There is an adequate sidewalk network which runs along the south side of Hardin Combee Road. Aldine Combee Park is located within a mile of the subject property. There is mass transit available, with a Citrus Connection stop approximately 0.2 miles west of the subject site.

Nearest and Zoned Elementary, Middle, and High School

The subject property is zoned for Philip O’Brien Elementary School, Crystal Lake Middle School, and Tenoroc Senior High School. The closest school is Crystal Lake Middle School (\pm 2.3 miles). This is a non-residential use and will not have an impact on school capacity. The project is located an adequate distance away from surrounding schools so as not to impact the zoned Polk County schools or the bussing of students to and from school.

Table 2

Name of School	Annual Estimated Demand	% Capacity (inc. port) 2024-2025 School Year	Average driving distance from subject site
Philip O’Brien Elementary School	0 Students	79%	\pm 2.8 mile driving distance
Crystal Lake Middle School	0 Students	57%	\pm 2.3 miles driving distance
Tenoroc High School	0 Students	62%	\pm 4.8 miles driving distance

Source: Polk County School Board, Tischler & Associates Study, GIS

Nearest Sheriff, Fire, and EMS Station

Both Fire and Ambulance response will be from Polk County Fire Rescue Station 39, located at 3325 East Main Street, Lakeland. The travel distance is 1.4 miles with an average response time of 5-7 minutes. There is a fire hydrant directly west of the subject property within the right-of-way of Hardin Combee Road, approximately \pm 236 feet from the subject property’s northwest corner.

Sheriff’s response to the site is served by the Southwest (SW) District, located at 4120 US 98 South, in Lakeland. The response times for the SW District were: P1 – 8:30 minutes; P2 – 25:05 minutes. Priority 1 Calls are considered to be true emergencies, in-progress burglary, robbery, injuries, etc. Priority 2 Calls refer to events that have already occurred, such as a burglary that occurred while the homeowner was on vacation and had just been discovered. Sheriff’s 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

	Name of Station	Distance	Response Time*
Sheriff	Southwest District Command (4120 US 98 South, Lakeland)	\pm 5.7 miles	P1: 8:30 P2: 25:05
Fire	Station #39 (3325 East Main Street, Lakeland)	\pm 1.4 miles	5-7 minutes
EMS	Station #39 (3325 East Main Street, Lakeland)	\pm 1.4 miles	5-7 minutes

Source: Polk County Sheriff’s Office Response Times for July 2025 Polk County Fire Rescue Response Times for August 2025

Water and Wastewater Demand and Capacity:

A. Estimated Demand and Service Provider:

The property is currently being served with potable water by the City of Lakeland with a 6” pipe diameter. The City has no wastewater service available to the site. The request will rely on a private on-site septic tank & drain field.

Table 4

Subject Property	Estimated Impact Analysis		
	Demand as Currently Permitted RL-3	Maximum Permitted in the District RL-3	Proposed Plan
0.44 ± acres RL-3			
Permitted Intensity	One (1) single-family dwelling	10 single-family dwelling units	Religious Institution
Potable Water Consumption (GPD)	360 GPD	3,600 GPD	720 GPD
Wastewater Generation (GPD)	270 GPD	2,700 GPD	410 GPD

Source: Polk County Concurrency Manual & Polk County Utilities

B. Available Capacity:

The property is currently on a septic system and does not anticipate any changes to the system. The development of the site may require relocation of the septic system, at which time it may be necessary to permit a new septic system.

C. Planned Improvements:

There are currently no planned improvements to this area.

Roadways/ Transportation Network

The surrounding roadway network is comprised of Hardin Combee Road (Road No. 841508) and North Combee Road (SR 659). North Combee Road (SR 659) is a State maintained Minor Arterial roadway (Link # 7301). Hardin Combee Road (Road No. 841508) is a County-maintained Urban Collector Roadway. The traffic in and out of the requested CU is not likely to cause any disruption. Due to the estimated Average Annual Daily Trips (AADT), the proposed Religious Institution will not require a minor traffic study as well as paved parking alongside Level 2 submittal.

A. Estimated Demand:

Based on the ITE Trip Generation Manual, Day Care Center (ITE Code 560) generate 6.78 Annual Average Daily Trips (AADT) and 0.43 Peak PM Trips per 1,000 square-foot of floor area. The proposed use will operate out of two structures totaling 4,550 square feet and an existing 1,716 square feet residence. Table 5, to follow, shows the traffic that is projected for the Conditional Use development versus, what would be permitted by right and what the maximum could be with a planned development, according to Section 303 of the LDC.

Table 5

Subject Property	Estimated Impact Analysis		
	Demand as Currently Permitted RL-3	Maximum Permitted in the District RL-3	Proposed Plan
0.44 ± acres RL-3			
Permitted Intensity	1 single-family dwelling units	10 single-family attached dwelling units	Religious Institution
Average Annual Daily Trips (AADT)	8	78	38
PM Peak Hour Trips	1	10	3

Source: Polk County Concurrency Manual

The proposed plan is to have one access point onto Hardin Combee Road (Road No. 841508) and one access point off Woodland Avenue (Road No. 841505). Appendix C of the LDC requires all developments generating more than 50 average daily trips to conduct a minor traffic study. This Conditional Use is projected to produce, on average, 38 trips a day and 3 trips during peak hours. A minor traffic study will not be required as a result of the anticipated trips to identify if any offsite improvements are required. A key fact is that the majority of vehicular traffic associated with Religious Institutions will be concentrated on Sunday, one day out of the week.

B. Available Capacity:

SR 659 (Combee Road North)

SR 659 (Combee Road North), between US 92 to CR 546 (Saddle Creek Road), has a capacity of 880 PM Peak hour vehicle trips in two separate links in each direction. According to TPO approximately 15,700 vehicles travel that portion of the roadway each day on average, with approximately 721 northbound vehicles and 692 southbound vehicles passing through the segment each day. This road link is currently operating with about 21.4% capacity left. The current Level of Service (LOS) is operating above the minimum County standard.

Hardin Combee Road

Hardin Combee Road, between SR 659 (Combee Road North) to Fish Hatchery Road, has a capacity of 790 PM Peak hour vehicle trips in two separate links in each direction. According to TPO approximately 1,800 vehicles travel that portion of the roadway each day on average, with approximately 79 eastbound vehicles and 83 westbound vehicles passing through the segment each day. This road link is currently operating with about 90% capacity left. According to Polk County’s Road Inventory, Hardin Combee Road (Road No. 841508) is a County-maintained Urban Collector Road. The current LOS is operating 10% as an Urban Collector Roadway and operating 90% as a Local Roadway, therefore the 35-foot right-of-way setback for Collector Roadways creates an undue hardship for future development of the site. To be more in line with the conditions as they exist on the ground and with the intent of the LDC, a right-of-way setback reduction from 35’ to 15’ as required along Local roadways is proposed.

Woodland Avenue

According to Polk County’s Road Inventory, Woodland Avenue (Road No. 841505) is a County-maintained Urban Collector Road approximately 1.04 miles in length and a paved surface width of 20’ and ROW width of 50’. Woodland Avenue functions more as a local roadway than its

classification as an Urban Collector Road. The TPO 2025 Roadwork Database, does not list Woodland Avenue as a measured road segment as it does not experience enough vehicular traffic to warrant measuring, further supporting the argument that Woodland Avenue functions more as a local roadway and is subject to 15-foot right-of-way setbacks off local roadways pursuant to Section 205, Table 2.2 of the LDC.

Table 6

Link #	Road Name	Current Level of Service (LOS)	Available PM Peak Hour Capacity	Minimum LOS Standard
7301N	SR 659 (Combee Road North) From: US 92 To: CR 546 (Saddle Creek Road)	C	159	D
7301S	SR 659 (Combee Road North) From: US 92 To: CR 546 (Saddle Creek Road)	C	188	D
8087E	Hardin Combee Road From: SR 659 (Combee Road North) To: Fish Hatchery Road	C	711	C
8087W	Hardin Combee Road From: SR 659 (Combee Road North) To: Fish Hatchery Road	C	707	C

Source: Polk County Transportation Planning Organization, Concurrency Roadway Network Database January 2025

Based on the estimated demand and the estimated capacity shown in Table 4, the expansion is not expected to have a significant influence on the capacity on the immediate roadway network.

C. Roadway Conditions:

According to Polk County’s Road Inventory, Hardin Combee Road (Road No. 841508) is a County-maintained Urban Collector Road approximately 0.75 miles in length and a paved surface width of 20’ and ROW width of 50’. Woodland Avenue (Road No. 841505) is a County-maintained Urban Collector Road approximately 1.04 miles in length and a paved surface width of 20’ and ROW width of 50’.

D. Sidewalk Network

There are sidewalks along the north frontage of the subject site on the south side of Hardin Combee Road which allows pedestrian traffic to reach N. Combee Road (SR 659) for further connections.

E. Planned Improvements

There are currently no planned County improvements along SR 659, Hardin Combee Road, or Woodland Avenue.

F. Mass Transit

The nearest Citrus Connection Transit Route stop (Orange Line Idlewild Street and N Combee Road) is approximately 0.2 miles from the subject site directly west at the intersection of Hardin Combee Road and N. Combee Road (SR 659). There are sidewalks that allow for safe pedestrian access on the south side of Hardin Combee Road. The Orange Line provides access with multiple stops between Lakeland’s downtown terminal and Southeastern University at N. Crystal Lake Drive.



Park Facilities and Environmental Lands:

The closest park to the subject property is Aldine Combee Park which is approximately ± 0.7 miles directly east. Aldine Combee Park is an expansive, multi-use facility that sits on 19.5 acres of land. It features baseball fields, as well as a picnic area and a large screened-in pavilion that can be rented. Its most distinctive feature is a horse arena that hosts rodeo competitions for children and adults. There are no environmental lands abutting the site. The closest environmental site is Saddle Creek County Park.

A. Location:

The closest park to the subject property is Aldine Combee Park at 1140 Fish Hatchery Road, which is approximately ± 0.7 miles directly east.

B. Services:

Aldine Combee Park is an expansive, multi-use facility that sits on 19.5 acres of land. It features baseball fields, as well as a picnic area and a large screened-in pavilion that can be rented. Its most distinctive feature is a horse arena that hosts rodeo competitions for children and adults.

C. Multi-use Trails:

The East Lake Parker is designated as a multi-use trail under the TPO 2035 Multimodal Plan. The route is shown from the Lake Mirror Promenade, south along Lake Parker and eventually connects into the Tenoroc Trail.

D. Environmental Lands:

Saddle Creek County Park is the closest environmental land to the property and is 0.7 miles east. This land is owned and maintained by Polk County. Saddle Creek Park is located on reclaimed Phosphate lands, most of this park consists of lakes and surrounding uplands vegetated by natural communities such as oak hammock. Cypress strand occurs along Saddle Creek which runs through the uplands. Approximately 20% of the park is devoted to a maintenance facility, gun range, and baseball field.

E. Planned Improvements:

There are no further recreational improvements scheduled for this area by the County.

Environmental Conditions

There are no environmental limitations on this property that will likely impede the Conditional Use as requested. The site is designated as residential and is developed as such. Residential uses are not subject to Impervious Surface Ratio (ISR) or Floor Area Ratio (FAR) requirements. However, the Conditional Use is a request for the development of a Religious Institution site. Religious Institution are a non-residential use, therefore is it subject to ISR and FAR requirements. The site plan provides the existing and proposed ISR and FAR calculations. The site once fully developed as a Religious Institution will not exceed the maximum FAR (0.25) and ISR (0.70) requirements in the Residential Low-3 (RL-3) land use as Religious Institutions are exempt from the paved parking requirements in Section 709.A of the LDC. There are no wetlands or floodplains on or near the property according to County viewers. The entire site is comprised of Smyrna and Myakka fine sands (100%) according to the U.S. Department of Agriculture, Soil Conservation Service. According to the Florida Natural Areas Inventory Matrix (FNAI), the CU is not located within one (1) mile of any document endangered flora or fauna. The site is not within any public airport flight paths or buffer zones. The closest aviation facility is Lakeland Linder International Airport ± 10.9 miles to the southwest.

A. Surface Water:

There is no natural surface water feature on the subject parcel. The closest natural body of water is Lake Parker which is ±3,993 feet or 0.76 miles to the west. The site is relatively flat and the topography of the subject property slopes from the northwest to the southeast. Elevations vary from 130 feet to 129 feet.

B. Wetlands/Floodplains:

There are no wetlands or floodplain areas on the subject site.

C. Soils:

According to the U.S. Department of Agriculture, Soil Conservation Service, Polk County Survey, the subject site is comprised of Smyrna and Myakka fine sands (100%). Smyrna and Myakka fine sands have a poorly drained drainage classification providing negligible runoff. It is also important to note that Smyrna and Myakka fine sands do not experience frequency of flooding or ponding as it pertains to this site with no wetlands or floodplain areas.

Table 8

Soil Name	Septic Tank Absorption Field Limitations	Limitations to Dwellings w/o Basements	% of Site (approximate)
Smyrna and Myakka fine sands	Severe: Wetness, poor filter	Severe: Wetness	100%

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

D. Protected Species:

According to the Florida Natural Areas Inventory Biodiversity Matrix, the site is not located within a one-mile radius of a protected animal and plant species sighting along with natural communities.

E. Archeological Resources:

There are no known archaeological or historical sites on the proposed development according to the Secretary of State's Department of Historical Resources Florida Master Site File.

F. Wells (Public/Private):

The subject site is not located within a wellhead protection area.

G. Airports:

According to the Polk County Airport Impact Districts Map, the subject property is not located within any Airport Buffer Zones for flight path and height restriction. The closest aviation facility is Lakeland Linder International Airport ± 10.9 miles to the southwest

Economic Factors:

The location of the subject site is ideal for the applicant's request to revitalize the site as a Religious Institution as the surrounding area is majority residential in nature aside from properties accessing Combee Road North (SR 659). This provides direct access to the intended clientele. There is an existing religious institution approximately 172 feet away from the subject site allowing an expansion of service.

The proposed Conditional Use will be similar in use to that of the Christ Memorial Baptist Church located at 2929 Hardin Combee Road providing services for the local and adjacent communities and will be an adaptive reuse of an existing structure. Churches provide a sense of place within the community, providing charitable services, childcare, and schooling. Whenever possible, the reuse of existing structures is more financially advantageous compared to having to construct new facilities. The property is located in an area that has mass transportation service stops and is located near commercial retail businesses along Combee Road North (SR 659).

Consistency with the Comprehensive Plan and Land Development Code:

The site is located in a Transit Supportive Development Area (TSDA), which is an area "where the availability of infrastructure and other community facilities and services, including, but not limited to, mass transit and other transportation alternatives, utilities, public safety, recreational and educational services, promotes and supports the location of higher density and intensity compact, mixed use development," according to POLICY 2.104-A of the Comprehensive Plan.

There is centralized water that will service the proposed development. There are mass transit services available in the area as well as sidewalks that connect the residents to both shopping and Downtown Lakeland within a comfortable walking distance.

The site is located in the East Lake Parker/North Combee Redevelopment District, according to the County viewers. According to Section 2.101A, the long-term goal of for land use programs and activities are “To achieve an economically viable, efficient, safe, and quality-living environment through balanced and compact growth, while encouraging the efficient use of land, community infrastructure and protecting and managing the community’s natural resources by showing the proposed distribution, location, and extent of future land uses by type, density, and intensity; while providing essential services in a cost effective manner.”

Table 9, to follow, provides an analysis of the proposed request when compared to typical policies of the Comprehensive Plan for evaluation of development proposals. Based upon this analysis, the proposed request is consistent with relevant policies of the Polk County Comprehensive Plan. Staff finds this proposed CU accomplishes all of these requirements and recommends approval.

Table 9: Consistency with the Comprehensive Plan

Comprehensive Plan Policy	Consistency Analysis
<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 proposed Conditional Use is compatible with neighboring properties and there is adequate infrastructure to support it as well. The existing land uses abutting are Residential Low-1 and Residential Low-3.</p>
<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 by-passed in favor of development more distant from services and existing Communities.</p>	<p>The site will be reusing an existing structure and two (2) additional structures which will not create an increase in public services.</p>
<p>POLICY 2.102-A3: DISTRIBUTION - 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.</p>	<p>The proposed Conditional Use is consistent with services available in the Transit Supportive Area (TSDA). The design of the project is in an area that contains adequate community and public safety services.</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>The site is located within an area that has a significant amount of urban infrastructure and services with ample capacity to serve it.</p>

Comprehensive Plan Policy	Consistency Analysis
<p>POLICY 2.102-A15: ADEQUATE PUBLIC FACILITIES - The County will direct new growth to areas where adequate public facilities exist or are planned; and ensure that essential services are in place to provide for efficient, cost effective response times from the Fire Department, Sheriff's Department, and Emergency Management Service (EMS).</p>	<p>The subject property is located within an area of the County that has adequate public safety services as identified in the staff report.</p>

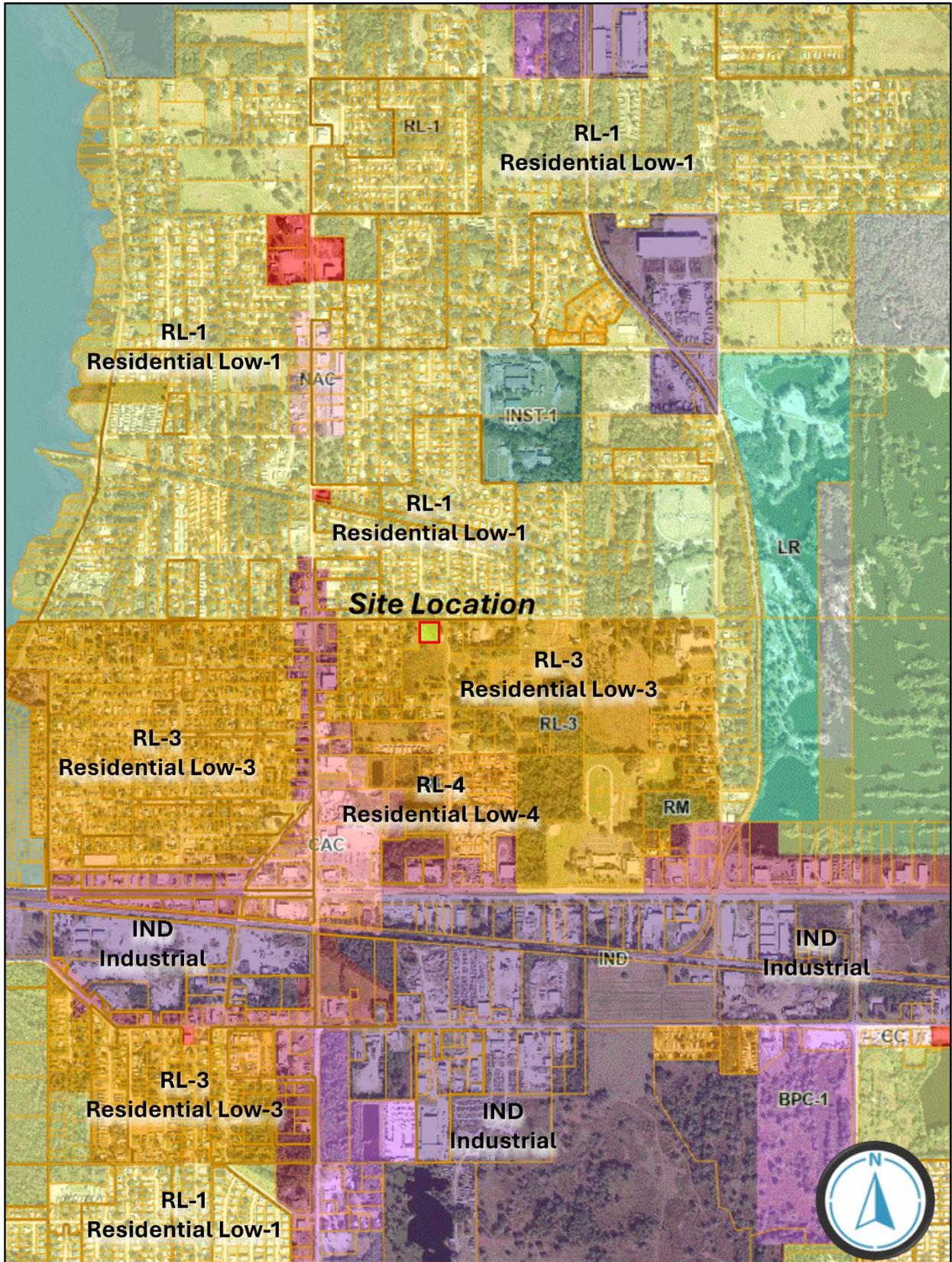
Comments from other Agencies:

Exhibits:

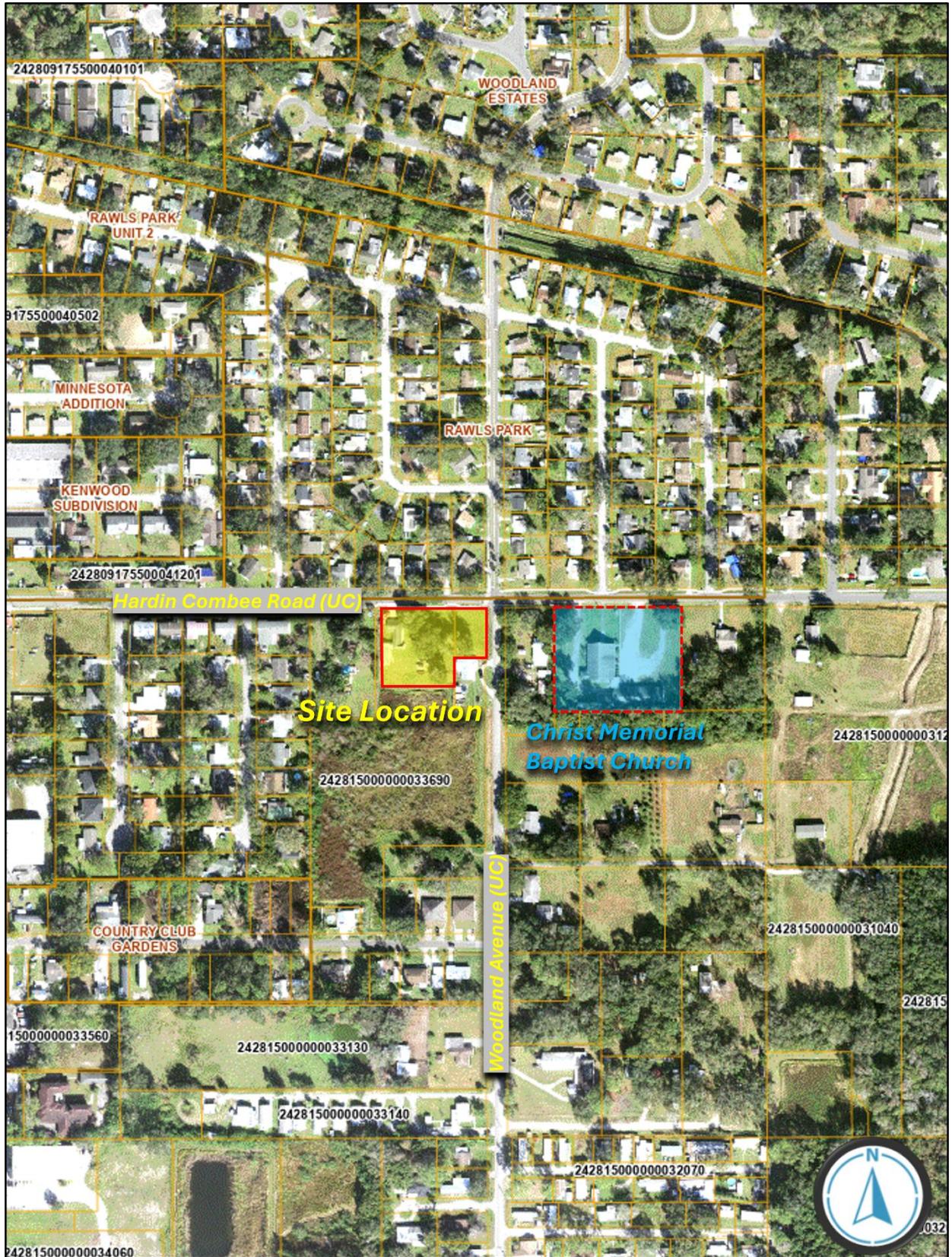
- Exhibit 1 – Location Map
- Exhibit 2 – Future Land Use Map
- Exhibit 3 – 2023 Aerial Photo (Context)
- Exhibit 4 – 2023 Aerial (Close-up)
- Exhibit 5 – Site Plan
- Exhibit 6 – Site Plan Details



Location Map



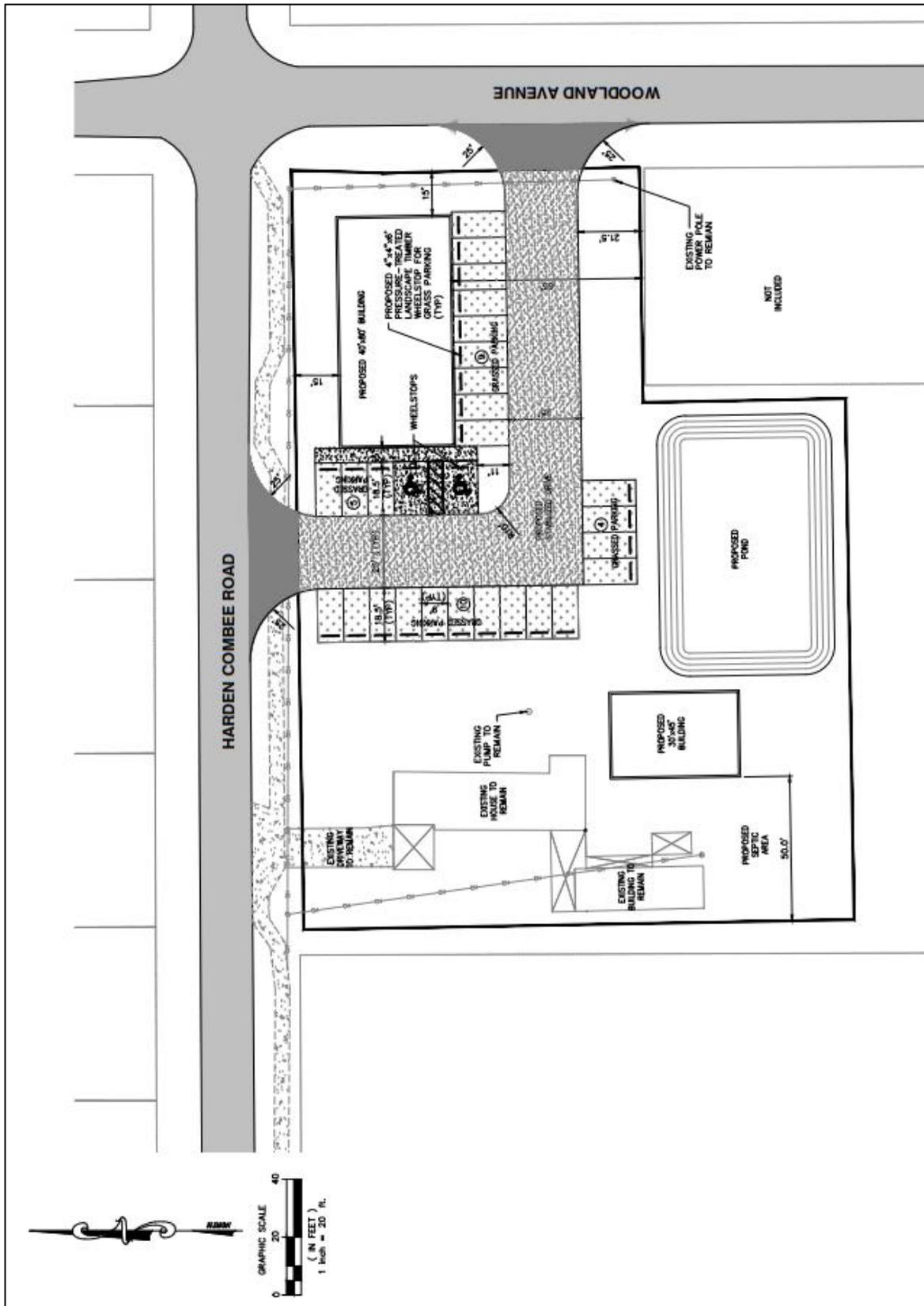
Future Land Use Map



2023 Aerial Photo (Context)



2023 Aerial Photo (Close-up)



Site Plan

PARCEL ID NUMBER:	24-28-15-000000-033110 24-28-15-000000-033160
PARCEL AREA:	1.01 AC. (43,944.00 SF)
ZONING:	RL-3
CURRENT USE:	RESIDENCE
PROPOSED USE:	RELIGIOUS INSTITUTION
FLOOD ZONE:	'X' PER FLOOD INSURANCE RATE MAP NO. 12105C0320G, COMMUNITY PANEL NO. 120261, EFFECTIVE 12/22/2016.
GROSS FLOOR AREA:	2774 SF (EXIST.) + 2,380 SF (PROP.) + 800 SF (PROP.)
EXISTING IMPERVIOUS	3,335 SF
EXISTING PERVIOUS	40,609 SF
EXISTING F.A.R.:	0.06
EXISTING I.S.R.:	0.09
PROPOSED F.A.R.	0.14
PROPOSED I.S.R.:	0.41
PARKING REQUIRED:	1 PER 3 SEATS IN PRINCIPAL ROOM OF WORSHIP
PARKING PROVIDED: GRASS PARKING	28 PARKING SPACES (INCLUDING 2 CONCRETE H/C)
BUILDING HEIGHT:	35' (1 STORY)

Site Plan Details

LDCU-2025-30 - Hardin Combee Church

Menu Reports Help

Application Name: [Hardin Combee Church](#)

File Date: [09/03/2025](#)

Application Type: [PC-Conditional Use-New Or Mobile Home](#)

Application Status: [Approved For Hearing](#)

Application Comments:

View ID	Comment	Date
Description of Work: This is a request for a conditional use to allow a religious institution (Church) on an acre site at the corner of Hardin Combee Road and Woodland Avenue with a reduction in ROW setbacks from 35' to 15'.		

Application Detail: [Detail](#)

Address: [2729 HARDIN COMBEE RD, LAKELAND, FL 33801](#)

Parcel No: [24281500000033110](#)

Owner Name: [IGLESIA OASIS CASA DE ADORACION INC](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	Tom Wodrich, AICP, TDW...		Engineer	Mailing, 218 E. Pine S...	Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
Job Value:	\$0.00					
Total Fee Assessed:	\$4,473.00					
Total Fee Invoiced:	\$4,473.00					
Balance:	\$0.00					

Custom Fields: [LD_GEN_PUB](#)

PUBLIC HEARINGS	
Development Type	Application Type
Planning Commission	Conditional Use
	New
	Brownfields Request
	-
Affordable Housing	

GENERAL INFORMATION

Expedited Review	Number of Lots	-
Will This Project Be Phased	Acreage	1
DRC Meeting	DRC Meeting Time	-
09/25/2025	Rescheduled DRC Meeting Time	-
Rescheduled DRC Meeting	Number of Units	-
Green Swamp	Is this Polk County Utilities	Is this Application a result of a Code Violation
No	-	No
Case File Number	FS 119 Status	Code Violation Case Number
-	Exempt	-

ADVERTISING

Legal Advertising Date	BOCC1 Advertising Date
-	-
BOCC2 Advertising Date	Advertising Board
-	Planning Commission

MEETING DATES

Community Meeting	Planning Commission Date
-	12/03/2025
Land Use Hearing Officer 3	1st BOCC Date
-	-
2nd BOCC Date	LUHO-Level 3
-	-

HEARING
 PC Hearing Results PC Vote Tally
 -
 BOCC 1st Hearing Results BOCC 1st Vote Tally
 -
 BOCC 2nd Hearing Results BOCC 2nd Vote Tally
 -

FINAL LETTER
 Denovo Appeal Denovo Results
 -
 Denovo Tally
 -

LD_GEN_PUB_EDL
[Opening DigEplan List...](#)
 DigEplan Document List
 -

PLAN REVIEW FIELDS
 TMPRecordID DocumentGroupforDPC RequiredDocumentTypes
[POLKCO-25EST-00000-53600](#) [DIGITAL_PROJECTS_LD](#)
 RequiredDocumentTypesComplete AdditionalDocumentTypes Activate DPC
[Yes](#) [Applications, AutoCad, File, Binding, Site Plans, \(PDs, Yes and CUs\), CSV, Calculations, Correspondence Design Drawings, Flood/Traffic Studies, Impact Statement, Inspections, Miscellaneous, Plats, Record Drawings, Response Letter, Resubmittal, Complete, Staff Report/Approval Letter, Survey, Title Opinion](#)
 Activate FSA DigitalSigCheck
[Yes](#) [Yes](#)

PLAN UPLOAD ACKNOWLEDGEMENT
 Upload Plans Acknowledgement
 ↓

SELECTED AREA PLANS
 Selected Area Plans

LAND USE
 Selected Area Plan LU Code

DEVELOPMENT AREA
 Development Area

NOR
 Neighborhood Organization Registry (NOR)

PUBLIC MAILERS

Posting Board	Number of Boards (Number)	Number of Mailers (Number)	Date Mailed	Date Posted	NOR
PC	1			11/19/2025	

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Submittal	Lyndsay Rathke	Application ...	09/11/2025	Lyndsay Rathke
Engineering Review				
Fire Marshal Review	Kim Turner	Approve	09/11/2025	Kim Turner
Surveying Review	Mike Benton	Not Required	10/02/2025	Mike Benton
School Board Review	School District	Not Required	09/11/2025	School District
Roads and Drainage Review	Phil Irven	Approve	09/17/2025	Phil Irven
Planning Review	Kyle Rogus	Approve	10/17/2025	Kyle Rogus
Review Consolidation	Lyndsay Rathke	Approved for...	10/20/2025	Lyndsay Rathke
Staff Report				
Public Notice				
Hearing				
BOCC Hearing				
Final Letter				
Archive				

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments	
Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments	

INSTR # 2025182616
BK 13651 Pgs 0716-0717 PG(s)2
08/05/2025 01:24:41 PM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES 18.50
DEED DOC 2,100.00

Prepared by and return to:
Abel A. Putnam
Attorney at Law
Putnam & Creighton, P.A.
500 S. Florida Avenue Suite 300
Lakeland, FL 33801
863-682-1178
File Number: 25-P-0323

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 1st day of August, 2025 between English Family Residential Properties, LLC, a Florida limited liability company whose post office address is P.O. Box 90702, Lakeland, FL 33804, grantor, and Iglesia Oasis Casa De Adoracion Inc., a Florida not for profit corporation whose post office address is 107 Osprey Heights Dr., Winter Haven, FL 33880, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Polk County, Florida to-wit:

Beginning at the Northeast corner of NW 1/4 of NW 1/4 of Section 15, Township 28 South, Range 24 East, thence run West along section line 280 feet, thence run South 175 feet for Point of Beginning, thence run East along the existing southerly property line of Grantee 180 feet, thence South 40 feet, thence West 180 feet, thence North 40 feet to Point of Beginning;

AND

The North 145 feet of the East 100 feet of the NW 1/4 of the NW 1/4 of Section 15, Township 28 South, Range 24 East, LESS maintenance right of way;

AND

Beginning at the NE corner of the NW 1/4 of the NW 1/4 of Section 15, Township 28 South, Range 24 East, thence run West along the section line 100 feet for the Point of Beginning; thence run West 180 feet, thence South 175 feet, thence East 180 feet, thence North to the Point of Beginning.

Parcel Identification Number: 242815-000000-033110 & 242815-000000-033160

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2024**.

DoubleTime®

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Michelle Catalano
Witness Name: Michelle Catalano
Witness Address: 500 S. Florida Ave
Suite 300, Lakeland FL
33801

English Family Residential Properties, LLC, a Florida limited liability company

By: [Signature]
C.J. English, III, Manager

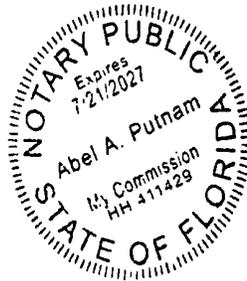
[Signature]
Witness Name: Abel A. Putnam
Witness Address: 500 S. Florida Ave #300
Lakeland FL 33801

By: Pamela M. English
Pamela M. English, Manager

State of Florida
County of Polk

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 1st day of August, 2025 by C.J. English, III, Manager and Pamela M. English, Manager of English Family Residential Properties, LLC, on behalf of the company, who are personally known to me or have produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: Abel A. Putnam

My Commission Expires: 7/21/27



www.polk-county.net

IMPACT ASSESSMENT STATEMENT FORM

Growth Management Department
Land Development Division
330 W. Church St.
P.O. Box 9005, Drawer GM03
Bartow, FL 33831-9005
(863)534-6792
FAX (863) 534-6407

An Impact Assessment Statement is required for all Level 3 and Level 4 Reviews, with the exception of text amendment requests. The purpose of an Impact Assessment Statement is to provide information on the effects a proposed development or land use action will have on the existing neighborhood and general area; on the transportation facilities; on the environment and Natural resources of the County; on the public facilities for water, sewer, solid waste disposal, fire, police, public education, parks, recreation, and other utilities; and any other aspect with an identified impact of the development and deemed appropriate for concern.

A sufficient Impact Assessment Statement must address all of the following (**Note: N/A is an insufficient comment, if N/A an explanation must be included**):

Land and Neighborhood Characteristics

Assess the compatibility of the requested land use with adjacent properties and evaluate the suitability of the site for development. At a minimum, address the following specific questions in your response:

This is a request for a conditional use to allow a religious institution (Church) on an acre site at the corner of Hardin Combee Road and Woodland Avenue, east of the City of Lakeland. Phase I of the church will utilize the existing single-family home and attached garage (approximately 2,444 square feet) and add approximately 1,580sf to the rear of the home. The total 4,024 square footage of Phase I will house the sanctuary, classrooms, and daycare. Use of Phase I structures will allow the church to be established and build up reserve capital for a new sanctuary building in Phase II. The new sanctuary in Phase II will contain approximately 2,400 square feet and continue to use the former sanctuary buildings in Phase I as administrative offices, classrooms, day care, and activity rooms. A large grass parking lot and central entrance driveway is proposed to the east of the Phase I buildings, between Phase I and Phase II, and will serve both Phase I and the future Phase II Sanctuary.

1. How and why is the location suitable for the proposed uses?

The site is located within the Combee Community on an (1) acre corner lot within the Residential Low (RL) Future Land Use District and Transit Supportive Development Area (TSDA). Situated just 0.25 miles east of the commercial corridor of Combee Road, the site is connected via sidewalk to the Citrus Connection Orange Line that runs along Combee Rd. The site has sufficient access to safely operate and is ideal for the proposed use because it is located on a collector road. In summary, the subject site has sufficient land area, access, and supporting infrastructure to accommodate the proposed use.

2. What are, if any, the incompatibility and special efforts needed to minimize the differences in the proposed use with adjacent uses?

The proposed use is located on a property that is large enough to address any compatibility concerns. The site plan was designed to place the new sanctuary at the NE corner of the site at Hardin Combee and Woodland and the parking has been designed to fit between this new sanctuary and the existing single-family home so it will be buffered from surrounding residential uses. With the site design and buffering, fencing, and distancing from other uses, there are no incompatibilities or special efforts needed to minimize the differences in the proposed use with adjacent uses.

3. How will the request influence future development of the area?

This use will serve the existing Combee community with religious services, community gatherings, and day care services.

Access to Roads and Highways

Assess the impact of the proposed development on the existing, planned and programmed road system. At a minimum, address the following specific questions in your response:

1. What is the number of vehicle trips to be generated daily and at the PM peak hour based on the latest Institute of Traffic Engineers (ITE)? Please provide a detailed methodology and calculations.

The ITE Manual (11th ed) classifies Churches as Land Use Code 560 with 0.49 PM trips & 7.60 AADT/ 1,000sf. Phase I is a 4,024sf church and Phase II will build a 2,400sf new sanctuary. Therefore, the proposed full development of this site is 6,424sf of church buildings resulting in 49 AADT and 3 PM Peak Trips.

2. What modifications to the present transportation system will be required as a result of the proposed development?

A minor traffic study will suffice for a detailed methodology and calculations for most applications.

The site generates a low level of traffic and has sufficient access to support the intended use. The total square footage is not anticipated to generate the need for improvements to the roadway network beyond a commercial driveway at the center of the site.

3. What is the total number of parking spaces required pursuant to Section 708 of the Land Development Code?

Section 708 of the LDC requires 1 space per 3 seats in the principal room of worship. The proposed church is not anticipated to exceed 100 seats at full buildout, or 33 parking spaces. The site has sufficient room to allow for the number of parking spaces as Phase II develops and the site is redesigned to accommodate the required parking spaces.

4. What are the proposed methods of access to existing public roads (e.g., direct frontage, intersecting streets, and frontage roads)?

The site has direct frontage and a paved urban collector roadway, Hardin Combee Rd. In addition, the site has access to Woodland Ave should a secondary driveway become necessary. A new commercial driveway apron along the Hardin Combee Rd is proposed to ensure safe access. No other modifications are anticipated.

*NOTE: Applications for projects attributing 50 or fewer Average Annual Daily Trips (AADT) according to the latest Institute of Transportation Engineers (ITE) manual may provide a written explanation and justification of why impacts will not be significant in lieu of the required information for “**Infrastructure Impacts**” items 3 through 9 above.*

Sewage

Determine the impact caused by sewage generated from the proposed development. At a minimum, address the following specific questions in your response:

1. What is the amount of sewage in gallons per day (GPD) expected to be generated by the proposed development? (*Response may be based on Section 703.F of the LDC*)

The site is currently on a septic system and will not impact any sewer systems.

2. If on-site treatment is proposed, what are the proposed method, level of treatment, and the method of effluent disposal for the proposed sewage?

The site is currently on a septic system and does not anticipate any changes to the system during Phase I (utilizing the existing single-family home). Phase II may require relocation of the septic system, at which time it may be necessary to permit a new septic system.

3. If offsite treatment, who is the service provider?

N/A

4. Where is the nearest sewer line (in feet) to the proposed development (*Sanitary sewer shall be considered available if a gravity line, force main, manhole, or lift station is located within an easement or right-of-way under certain conditions listed in Section 702E.3 of the Land Development Code*)

N/A

5. What is the provider’s general capacity at the time of application?

N/A

6. What is the anticipated date of connection?

N/A

7. What improvements to the providers system are necessary to support the proposed request (e.g., lift stations, line extensions/expansions, interconnects, etc.)?

N/A

Water Supply

Determine the amount of water to be used, how it will be distributed, and the impact on the surrounding area. At a minimum, address the following specific questions in your response:

1. What is the proposed source of water supply and/or who is the service provider?

The site is served by the City of Lakeland.

2. What is the estimated volume of consumption in gallons per day (GPD)? (*Response may be based on Section 703 of the LDC*)

Phase I will utilize the existing single-family home and likely generate very similar needs to the existing use of 360 GPD. Phase II will likely have two additional bathrooms in the new sanctuary and therefore increase the amount to around 720 GPD.

3. Where is the nearest potable water connection and re-claimed water connection, including the distance and size of the line?

The site is connected to the existing water line.

4. Who is the service provider?

City of Lakeland.

5. What is the anticipated date of connection?

December 2025.

6. What is the provider's general capacity at the time of application?

The City could not be reached to determine the available capacity. However, the additional demand is negligible and not anticipated to generate capacity issues with the City's potable water service.

7. Is there an existing well on the property(ies)?

No.

Surface Water Management and Drainage

Determine the impact of drainage on the groundwater and surface water quality and quantity caused by the proposed development. At a minimum, address the following specific questions in your response:

1. Discuss the surface water features, including drainage patterns, basin characteristics, and flood hazards, (describe the drainage of the site and any flooding issues);

There are no flood plains or wetlands on the site. The site is generally flat with little elevation change.

2. What alterations to the site's natural drainage features, including wetlands, would be necessary to develop the project?

A drainage and retention system will be implemented during Phase II to account for the new impervious surfaces. The retention pond system will likely be located at the southern boundary of the site to capture the naturally southward flowing drainage of the site.

Environmental Analysis

Provide an analysis of the character of the subject property and surrounding properties, and further assess the site's suitability for the proposed land use classification based on soils, topography, and the presence of wetlands, floodplain, aquifer recharge areas, scrub or other threatened habitat, and historic resources, including, but not limited to:

1. Discuss the environmental sensitivity of the property and adjacent property in basic terms by identifying any significant features of the site and the surrounding properties.

The site will be developed in a way that is inobtrusive to the neighboring properties and will be operated in a manner that is compatible to the surrounding properties. In addition, the soils and land features do not pose limitations for the proposed use. There are no flood plains or wetlands on the site. Therefore, there are no significant environmental limitations of this site.

2. What are the wetland and floodplain conditions? Discuss the changes to these features which would result from development of the site.

There are no flood plains or wetlands on the site.

3. Discuss location of potable water supplies, private wells, public well fields (*discuss the location, address potential impacts*), and;

The site is already connected and served by the City of Lakeland Water Utilities.

4. Discuss the location of Airport Buffer Zones (if any) (*discuss the location and address, potential impacts*).

The proposed use will not impact any Airport Buffer Zones.

5. Provide an analysis of soil types and percentage of coverage on site and what effect it will have on development.

The development portion of site consists of Smyrna and Myakka Fine Sands which are poorly draining. The proposed site plan illustrates a well-designed drainage and retention system to allow for development of the proposed church in compliance with the LDC standards.

Infrastructure Impact Information

What is the nearest location (travel distance), provider, capacity or general response time, and estimated demand of the provision for the following services:

1. Parks and Recreation;

The proposed use will not impact any Parks or Recreation Areas.

2. Educational Facilities (e.g., preschool, elementary, middle school, high school);

The proposed use will not impact any Educational Facilities.

3. Health Care (e.g., emergency, hospital);

The nearest Hospital (Lakeland Regional Health Medical Center hospital) is 4 miles away. The proposed use will not adversely impact any Emergency or Health Care Facilities.

4. Fire Protection;

The nearest Fire station (Polk County Fire Rescue Station #32) is located approximately 3 miles west of the site. The proposed use is not anticipated to adversely impact operations or service levels.

5. Police Protection and Security;

The nearest Police station (Polk County Sheriff's Office SW District station) is located approximately 6 miles south of the site. The proposed use is not anticipated to adversely impact operations or service levels.

6. Emergency Medical Services (EMS);

The nearest EMS station (Polk County Fire Rescue Station #32) is located approximately 3 miles west of the site. The proposed use is not anticipated to adversely impact operations or service levels.

7. Solid Waste (collection and waste generation); and

The proposed accessory structure will not generate significant solid waste and therefore will not adversely impact solid waste collection.

8. How may this request contribute to neighborhood needs?

The proposed church will serve the existing surrounding Combee community with religious services and other community services to support the population. The site is handicap accessible and connected via transit, roadways, and sidewalks, resulting in a highly accessible community facility.

Maps

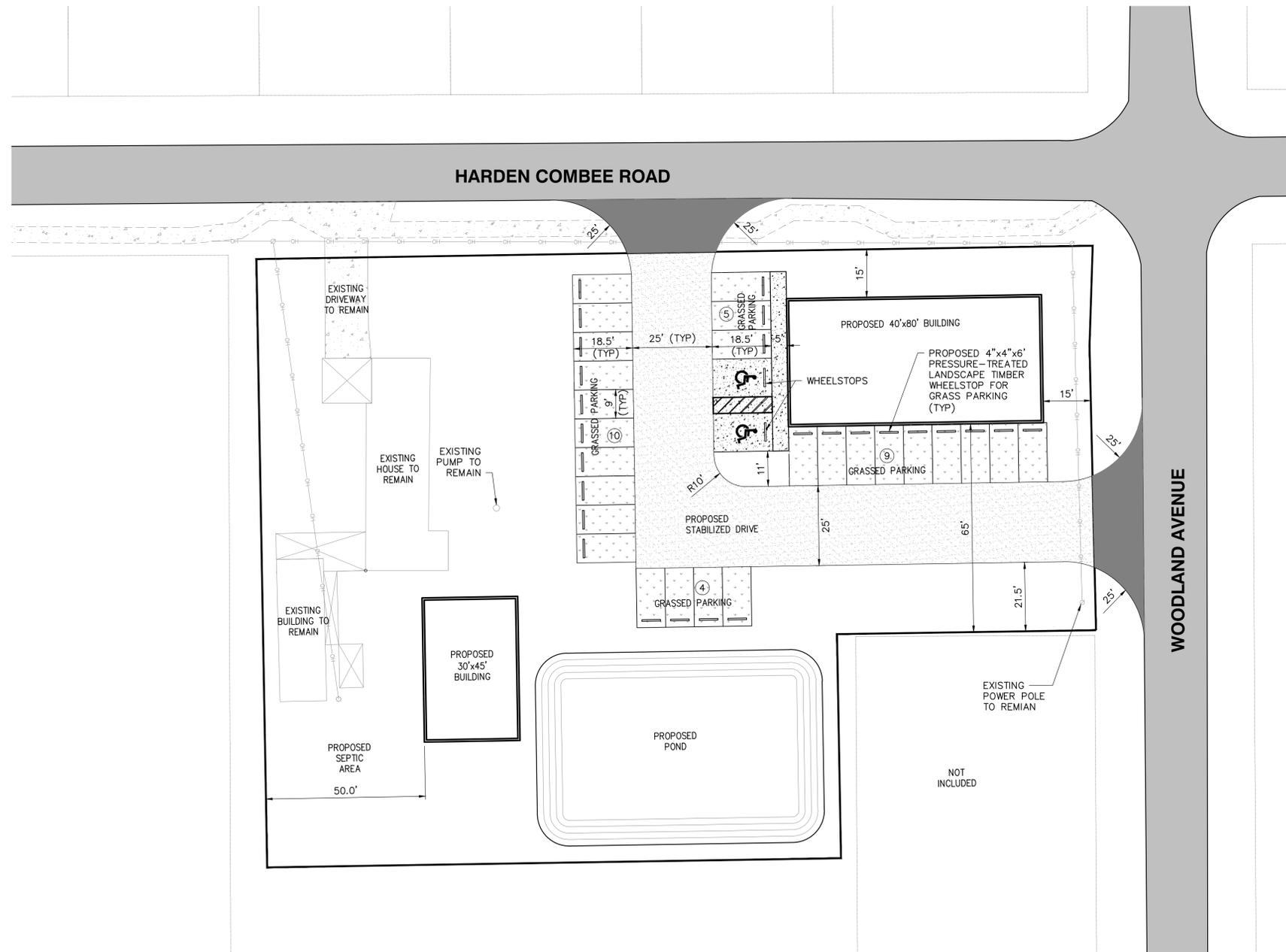
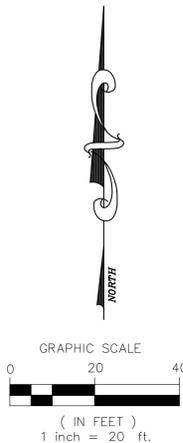
Maps shall be used to give the public agencies a clear graphic illustration and visual understanding of the proposed development and the potential positive and negative impacts resulting from the development. Maps shall be of sufficient type, size, and scale to facilitate complete understanding of the elements of the proposed development. Scale shall be clearly indicated on each map and the dates of preparation and revisions shall be included. The project boundaries shall be overlaid on all maps.

The following **maps shall 8 1/2" x 11"** and accompany Impact Assessment Statements:

- Map A: A location map (center the site on the map) showing the relationship of the development to cities, highways, and natural features;
- Map B: Map depicting the site boundary (properties included in the request)
- Map C: A site plan consistent with ***Site Plan Standards***² (multiple sheets may be used). In addition to the required number of copies please **include an 8½" x 11" copy**. Applications for district changes alone are not required but are encouraged to submit a Development Plan; and

NOTE: Applications for text amendments are not required to submit a complete Impact Assessment Statement, however, all relevant information requested must be addressed. Use this form and the "Demonstration of Need" form as a guide for assessing the impact of a text amendment.

² See *Site Plan Standards* checklist form (GM LDD 11).



DESCRIPTION

(O.R. BOOK 2063, PAGE 1664):

BEGINNING AT NORTHEAST CORNER OF NW 1/4 OF NW 1/4 OF SECTION 15, TOWNSHIP 28 SOUTH, RANGE 24 EAST, THENCE RUN WEST ALONG SECTION LINE 280 FEET, THENCE RUN SOUTH 175 FEET FOR THE POINT OF BEGINNING, THENCE RUN EAST ALONG THE EXISTING SOUTHERLY PROPERTY LINE OF GRANTEE 180 FEET, THENCE SOUTH 40 FEET, THENCE WEST 180 FEET, THENCE NORTH 40 FEET TO POINT OF BEGINNING.

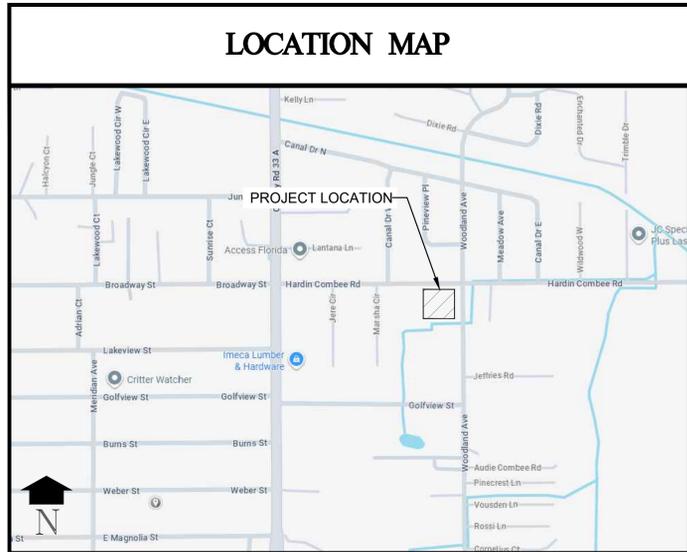
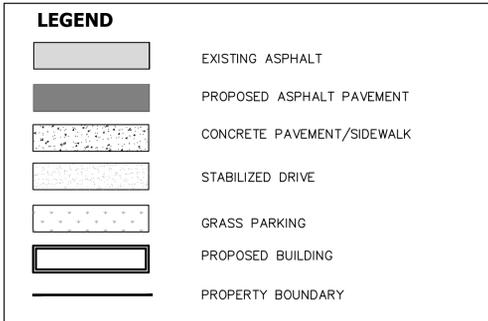
(POLK COUNTY DOCUMENT 389149):

THE NORTH 145 FEET OF THE EAST 100 FEET OF THE NW 1/4 OF THE NW 1/4 OF SECTION 15, TOWNSHIP 28 SOUTH, RANGE 24 EAST, LESS MAINTENANCE RIGHT OF WAY

(O.R. BOOK 1014 PAGE 300):

BEGINNING AT THE NE CORNER OF THE NW 1/4 OF THE NW 1/4 OF SECTION 15, TOWNSHIP 28 SOUTH, RANGE 24 EAST, THENCE RUN WEST ALONG THE SECTION LINE 100 FEET FOR THE POINT OF BEGINNING; THENCE RUN WEST 180 FEET, THENCE SOUTH 175 FEET, THENCE EAST 180 FEET, THENCE NORTH TO THE POINT OF BEGINNING.

DESCRIPTIONS TAKEN FROM SURVEY BY GLOBAL SURVEYING OF WINTER HAVEN, L.L.C. DATED 10/11/2005.



SITE DATA	
PARCEL ID NUMBER:	24-28-15-000000-033110 24-28-15-000000-033160
PARCEL AREA:	1.01 AC. (43,944.00 SF)
ZONING:	RL-3
CURRENT USE:	RESIDENCE
PROPOSED USE:	RELIGIOUS INSTITUTION
FLOOD ZONE:	'X' PER FLOOD INSURANCE RATE MAP NO. 12105C0320G, COMMUNITY PANEL NO. 120261, EFFECTIVE 12/22/2016.
GROSS FLOOR AREA:	2774 SF (EXIST.) + 2,380 SF (PROP.) + 800 SF (PROP.)
EXISTING IMPERVIOUS EXISTING PERVIOUS	3,335 SF 40,609 SF
EXISTING F.A.R.:	0.06
EXISTING I.S.R.:	0.09
PROPOSED F.A.R.:	0.14
PROPOSED I.S.R.:	0.41
PARKING REQUIRED:	1 PER 3 SEATS IN PRINCIPAL ROOM OF WORSHIP
PARKING PROVIDED:	28 PARKING SPACES (INCLUDING 2 CONCRETE H/C)
BUILDING HEIGHT:	35' (1 STORY)

OWNER

IGLESIA OASIS DE ADORACION INC.
2729 HARDIN COMBEE ROAD
LAKELAND, FL 33801
PHONE: 863-517-0914
EMAIL:
CONTACT: ESTEBAN LOPEZ

LAND PLANNER

THOMAS WODRICH, AICP
TDW LAND PLANNING, LLC
PHONE: 863-838-8511
EMAIL: TDWLANDPLANNING@GMAIL.COM
TDWLANDPLANNING.COM



Know what's below.
Call before you dig.

JOB NO. 25-168	DATE: AUGUST, 2025	DRAWN BY: WD	CHECKED BY: AR	NO.	DATE:	REVISION
	SHEET NUMBER C00.01					
SHEET TITLE CONDITIONAL SITE PLAN		PROJECT NAME: IGLESIA OASIS CASA DE ADORACION INC 2729 HARDIN COMBEE ROAD LAKELAND FL 33801		PREPARED FOR: HARDEN COMBEE CHURCH		

POLK COUNTY PLANNING COMMISSION

FINAL ORDER

Case Number: LDCU-2025-30

Applicant: Tom Wodrich

Property Owner: Iglesia Oasis Casa De Adoracion INC

Hearing Date: December 3, 2025

I. Request:

The applicant is requesting a Conditional Use (CU) approval for a Religious Institution to be located in the Residential Low-3 land use district and a reduction in primary structure right-of-way setbacks from 35 feet to 15 feet on approximately 1.00 acre.

II. Findings:

The Planning Commission hereby adopts and incorporates herein the DRC staff report and makes the following findings based upon the staff report and other record evidence presented during the hearing:

1. Pursuant to section 906D.7 of the LDC, the Planning Commission shall, in the review of a level 3 application, consider the following factors:
 - a. Whether the proposed development is consistent with all relevant requirements of this Code;
 - b. Whether the proposed development is consistent with all applicable policies of the Comprehensive Plan;
 - c. Whether the proposed use is compatible with surrounding uses and the general character of the area, including such factors as density, height, bulk, scale, intensity, traffic, noise, and appearance; and
 - d. How the concurrency requirements will be met, if the development was built.
2. The Application is consistent with all relevant requirements of the LDC, including without limitation, sections 906 and 303.
3. The Application is consistent with all applicable policies of the Comprehensive Plan.

4. The Application is compatible with surrounding uses and the general character of the area.
5. Concurrency requirements can be met if the development is built.

III. Incorporation of the Record

The record is hereby incorporated by reference into this order and is on file with the Land Development Division. The record consists of the following: the Application, Impact Assessment Statement, the DRC staff report, staff's PowerPoint presentation, and all testimony and evidence presented at the hearing.

IV. Planning Commission's Decision:

Based upon the record and the foregoing findings, the Application is APPROVED, subject to the conditions, if any, set forth in the staff report.

V. Effective Date, Appeals:

This order shall be rendered to the Clerk and becomes effective on the date rendered. The Planning Commission's decision may be appealed to the Board of County Commissioners by filing an application for de novo review with the Land Development Division within 7 calendar days after the Planning Commission hearing. If a de novo application is timely filed, this order shall not be final and effective until final action of the Board of County Commissioners.

DONE AND ORDERED in Bartow, Polk County, Florida, in regular session the 3rd day of December, **2025**, by the Polk County Planning Commission.

Polk County Planning Commission

ATTEST:

By: _____
Merle Bishop, Chair

By: _____
Lyndsay Yannone, Recording Secretary

Date rendered to the Clerk: _____

Exhibits to Planning Commission's Order

Exhibit A-Staff Report and Exhibits

cc: Land Development Division Official File
Erin Valle, Clerk of Court (under separate cover)



Polk County
Planning Commission

Agenda Item 3.

12/3/2025

SUBJECT

LDCU-2025-31 (Old Hwy 37 CU)

DESCRIPTION

The applicant is requesting Conditional Use (CU) approval for a concrete batch plant (aggregate storage and processing) on approximately 16.06 acres. The subject site is located South of Old Hwy 37, north of Jamison Road, west of the City of Mulberry in Section 35, Township 30, Range 23.

RECOMMENDATION

Conditional Approval

FISCAL IMPACT

No Fiscal Impact

CONTACT INFORMATION

Aleya Inglima

Land Development Division

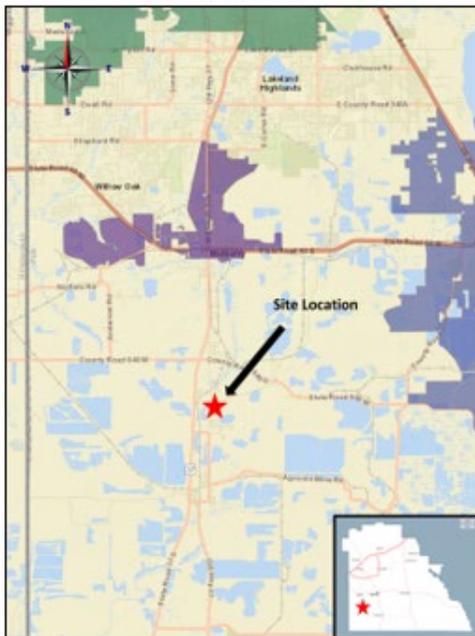
aleyaperreira@polkfl.gov <mailto:aleyaperreira@polkfl.gov>

(863)-534-6764

POLK COUNTY DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

DRC Date:	September 25, 2025
Planning Commission Date:	December 3, 2025
BoCC Dates:	N/A
Applicant:	Tom Wodrich
Level of Review:	Level 3 Review, Conditional Use
Case Number and Name:	LDCU-2025-31 Old Hwy 37 CU
Request:	The applicant is requesting Conditional Use (CU) approval for a concrete batch plant (aggregate storage and processing) on approximately 16.06 acres.
Location:	South of Old Hwy 37, north of Jamison Road, west of the City of Mulberry in Section 35, Township 30, Range 23.
Property Owner:	Mims/Alafia LLC
Parcel Size:	±16.06 acres (233035-000000-011040), (233036-000000-033030), (233036-000000-033060)
Development Area/Overlays:	Rural Development Area (RDA)
Future Land Use:	Industrial (IND)
Nearest Municipality:	Mulberry
DRC Recommendation:	Conditional Approval
Planning Commission Vote:	Pending
Case Planner:	Aleya Inglima, Planner II

Location



Aerial Image



Summary of Analysis:

The applicant is requesting Conditional Use (CU) approval for a concrete batch plant (aggregate storage and processing). The property is approximately 16.06 acres. A construction aggregate storage yard is a land use activity primarily dedicated to the outside storage of aggregate materials. The site plan includes numerous buildings, including a 4,200-sf main office, 1,500 sf product showroom, 4,000 sf main block plant line manufacturing building, as well as product storage areas, truck parking, fueling and maintenance, and power generation and distribution buildings. The proposed concrete batch plant will serve the surrounding communities with employment opportunities, and it will support the tremendous levels of development occurring by supplying ready-mix concrete solutions for commercial, residential, and industrial projects.

The site is located within the Industrial (IND) future land use map district in an area of the County that has a long history of phosphate mining and various industrial developments associated with this industry for more than 70 years. Many of the residential uses in the region were originally established as a result of the need to house workers for the phosphate industry and other industrial employers. The site is adjacent to an existing industrial manufacturing facility (CCC Industrial Construction) directly to the east and is buffered from residential areas by natural vegetation to the north, west and south. The site is also located on a collector road.

Aggregate storage and processing can also create adverse negative effects upon neighboring property values if not properly designed and managed. It is best that they are located far from residential and retail commercial use districts. This site is surrounded by PM Future Land Use Map districts. Most of the properties have not been developed. The proposed development is approximately ¼ mile away from the nearest residence. It will be buffered to ensure it is unobtrusive to the residential properties in the outlying area and will be operated in a manner that is compatible to the surrounding area. The proposed use is located on a property that is large enough to address any compatibility concerns. The site plan was designed to place the concrete manufacturing building at the NE corner of the site adjacent to the existing industrial manufacturing facility (CCC Industrial Construction). The parking areas, driveways and circulation are sufficient to accommodate the proposed use and allow for safe entry and exiting of the property. In general, the site design and buffering, and distancing from other uses result in there being no incompatibilities or special efforts needed to minimize the differences in the proposed use with adjacent uses. There will likely be a minimal increase in demand of public services as a result of this approval.

Staff is recommending approval of the aggregate storage and processing as it is consistent with the Comprehensive Plan, Land Development Code, and compatible with neighboring properties.

Findings of Fact

- *This is a request for Conditional Use approval of a concrete batch plant (aggregate storage and processing) on approximately 16.06 acres.*
- *On December 2, 2009, the Board of County Commissioners voted to approve CPA 09B-04, a request to change approximately 300 ± acres from Phosphate Mining (PM) to Industrial (IND) and 32 ± acres from Phosphate Mining (PM) to Business Park Center (BPC) for a total of 332 ± acres in the Rural Development Area (RDA).*
- *The proposed site is located in Industrial (IND) land use district. According to Table 2.1 of the Land Development Code (LDC), “Aggregate storage and processing” is a “C3” conditional use in IND land use districts which necessitates a Level 3 Review and public hearing before the Planning Commission.*
- *The site is located in the Rural Development Area (RDA) which, according to POLICY 2.108-A1 of the Polk County Comprehensive Plan, is an area “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.”*
- *Chapter 10 of the Land Development Code (LDC) defines CONSTRUCTION AGGREGATE PROCESSING (Added 11/4/14 - Ord. 14-066): “Any parcel of land and structures thereon, that are used or devoted to processing construction aggregate (see Construction Aggregate definition) through crushing, screening, rolling, vibrating, or other similar process, and includes the transportation of construction aggregate to and from the site.”*
- *Chapter 10 of the Land Development Code (LDC) defines CONSTRUCTION AGGREGATE STORAGE (Added 11/4/14 - Ord. 14-066): “Any parcel of land and structures thereon, that are used or devoted to storing or stockpiling construction aggregate (see Construction Aggregate definition), and includes the transportation of construction aggregate to and from the site.”*
- *Chapter 3, Section 303 of the Land Development Code requires the following conditions for all construction aggregate storage and processing approvals:
Construction Aggregate Processing (Added 11/4/14 - Ord. 14-066)*

In addition to the applicable district regulations, the following standards shall apply:

- 1. All processing activities shall be setback a minimum of 100 feet from all property lines. This may be reduced to 50 feet if the adjacent property consists of the following:*
 - a. The adjacent property consists of a similarly intense industrial use;*
 - b. The site is adjacent to an active railroad line; or*
 - c. The adjacent property consists of a majority of environmentally sensitive lands, which prevents the future development of the property.*

The Planning Commission may approve a request to vary from these setback requirements when considering the variance criteria as outlined in Section 931 of this Code.

- 2. If adjacent to residentially used or designated property, all processing activities shall be setback a minimum of 200 feet. This shall include residentially used or designated property across any roadway with less than 80 feet of right-of-way. The Planning Commission may approve a request to vary from this setback requirement when considering the variance criteria as outlined in Section 931 of this Code.*
 - 3. A minimum Type B Buffer shall be required along all property lines. In addition, a six foot high opaque fence shall be installed along all road rights-of-way and adjacent residentially used or designated property. This shall be installed along the interior of the required landscaping.*
 - 4. Construction aggregate processing uses are permitted to have accessory storage piles. These storage piles shall comply with the following:*
 - a. Be setback a minimum of 50 feet from all property lines;*
 - b. No pile shall exceed 75 feet in height. When adjacent to a residential use or residential land use district, the pile height shall be limited to 50 feet within the first 200 feet of the subject property line; and*
 - c. The Planning Commission may approve a request to vary from these setback and height requirements when considering the variance criteria as outlined in Section 931 of this Code.*
- Chapter 3, Section 303 of the Land Development Code requires the following conditions for all construction aggregate storage and processing approvals:*

Construction Aggregate Storage (Added 11/4/14 - Ord. 14-066)

In addition to the applicable district regulations, the following standards shall apply:

- 1. Only storage shall be permitted. No processing shall take place on-site. Only loading and unloading of the construction aggregate to and from vehicles, rail cars, etc., is permitted.*
- 2. All storage piles shall comply with the following:*
 - a. Be setback a minimum of 50 feet from all property lines;*
 - b. No pile shall exceed 75 feet in height. When adjacent to a residential use or residential land use district, the pile height shall be limited to 50 feet within the first 200 feet of the subject property line; and*

- c. *The Planning Commission may approve a request to vary from these setback and height requirements when considering the variance criteria as outlined in Section 931 of this Code.*
3. *A minimum Type B Buffer shall be required along all property lines. In addition, an eight foot high opaque fence shall be installed along all road rights-of-way and adjacent residentially used or designated property. This shall be installed along the interior of the required landscaping.*
 4. *All storage piles shall incorporate dust prevention measures (i.e., water spraying, etc.).*
 5. *A construction aggregate storage use shall have direct access to a paved local commercial road, collector road or arterial road.*
 6. *Only equipment related to the construction aggregate storage shall be stored on-site.*
- *The surrounding Future Land Use Map districts are PM and IND*
 - *The property is over five miles from the nearest school and a significant distance from current or potential school bus stops in the vicinity of the site.*
 - *County Fire response to this project is from Polk County Fire Rescue Station 4, located at 6949 Old Highway 37, Mulberry, (0.4) miles from the site.*
 - *The site is served by the Polk County Sheriff's Office Southwest District Command Center at 4012 US 98 South in Lakeland approximately 19 miles driving distance from the site.*
 - *The property will utilize well and septic onsite.*
 - *The site has over 60 feet of direct road frontage on Old Hwy 37.*
 - *Old Hwy 37 is a rural major collector road with twenty feet in width.*
 - *The site is comprised of Urban land and Neilhurst sand, according to the U.S. Department of Agriculture, Soil Conservation Service.*
 - *According to the Florida Natural Areas Inventory Biodiversity Matrix, the site is not located within a one-mile radius of endangered species.*
 - *The site is not within an airport flight path, height notification zone or in-flight visual interference zone.*
 - *The Comprehensive Plan defines Compatibility in Section 4.400 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."*
 - *This request has been reviewed for consistency with Tables 2.1 & 2.2 and Section 303 of the LDC.*

Development Review Committee Recommendation: Based on the information provided by the applicant, the findings of fact, recent site visits, and the staff report, the Development Review Committee (DRC) finds that the proposed request **IS COMPATIBLE** with the surrounding land uses and general character of the area, **IS CONSISTENT** with the Polk

County Comprehensive Plan; therefore, the DRC recommends **APPROVAL of LDCU-2025-31**.

CONDITIONS OF APPROVAL

Based upon the findings of fact, the DRC recommends APPROVAL of LDCU-2025-31 with the following Conditions:

1. This approval shall be for aggregate storage and processing on ±16.06 acres. [PLG]
2. The site plan included herein together with the conditions of approval shall be considered the “Binding Site Plan.” Any modifications to LDCU-2025-31, except for those listed in Section 906.E of the LDC, shall constitute a Major Modification to this approval and require a Level 3 Review before the Planning Commission.

GENERAL NOTES

- NOTE: This staff report was prepared without the benefit of testimony and evidence submitted by the public and other parties at a public hearing.*
- NOTE: Approval of this request shall not constitute a waiver or variance from any applicable development requirement unless specifically noted in the conditions of approval and consistent with the LDC.*
- 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: Approval of this request is only for Level 3 Review and only for those development decisions within the Planning Commissioners’ jurisdiction. A Level 2 Review (engineered plans) will be required reflecting the standard conditions listed in Section 303 of the Land Development Code and the development standards listed in Chapter 7 of the Land Development Code. Upon completion of the Level 2 Process, building permits will be required for all structures in accordance with Chapter 553 of the Florida Statutes.*
- 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.*

Surrounding Land Use Designations and Current Land Use Activity

The following table provides a reference point for notable and pertinent Future Land Use Map districts and existing land uses upon them.

Table 1

Northwest: PM Phosphate Land	North: IND Pasture	Northeast: IND Phosphate Land
West: PM Phosphate Land	Subject Property: IND Pasture	East: PM Light Manufacturing
Southwest: PM Phosphate Land	South: PM Phosphate Land	Southeast: PM Light Manufacturing

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

This site has frontage along Old Hwy 37. To the north and south is vacant pasture which is zoned Industrial (IND) or Phosphate Mining (PM). To the east is CCC Industrial Construction.

Compatibility with the Surrounding Land Uses and Infrastructure:

This site is appropriate for aggregate storage and processing use. This type of land use has little need for urban services other than fire rescue and transportation access. Those are the only ones readily available to the area. The site is far from existing residents as well as the potential for future residents (over 1,000 feet).

A. Land Uses:

Aggregate storage and processing are only permitted in IND districts for good reason. Aggregate storage and processing can have a negative impact on neighboring and nearby property values if they are not properly located, designed and constructed in accordance with the LDC. Aggregate storage and processing can generate noise and dust during standard operations and look aesthetically unpleasing if not adequately screened. This location is ideal for aggregate storage. Most of the surrounding properties are vacant and zoned for non-residential uses. The property is over 1,000 feet from the nearest residence and separated by a railroad. It appears that none of the surrounding or nearby properties will be unduly negatively impacted directly or indirectly by the establishment of a salvage yard at this location. Aggregate storage and processing are required to be screened from offsite view behind a six-foot opaque fence and Type “C” landscape buffer along the roadway. The use will be required to meet all applicable Section 303 criteria, including proper buffering and setbacks, safe access and circulation, stormwater and runoff controls, and operational measures that ensure compatibility with surrounding land uses. Aggregate piles must maintain a minimum setback of 50 feet from all property lines.

The LDC defines compatibility 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.”

B. Infrastructure:

Staff finds there to be more than adequate infrastructure to support aggregate storage and processing at this location. There is adequate traffic capacity on surrounding roadways. The site is far from public schools or school bus stops. There are no sidewalks in the area. The proposed aggregate storage and processing use is very land intensive and does not need many urban services. These types of uses are best when located away from more intense and dense development.

Nearest Elementary, Middle, and High School

The closest schools are Purcell Elementary (± 5 miles) and Mulberry Middle/High School (±5.1 miles). This is a non-residential use; the request will not have an impact on school capacity. The infrequent traffic created by this request will have limited impact on school buses and their routes.

Table 2

Name of School	Average driving distance from subject site
Purcell Elementary	±5 miles driving distance
Mulberry Middle School	±5.1 miles driving distance
Mulberry High School	±5.8 miles driving distance

Source: Polk County School Board GIS

Nearest Sheriff, Fire, and EMS Station

Fire and Ambulance Response is primarily from Polk County Fire Rescue Station 4, 6949 Old Highway 37, Mulberry. The travel distance is 0.4 miles, and the travel time is estimated to be five (5) minutes. This property is served by Polk County Sheriff’s Office’s Southwest substation located at 4012 US 98 South, Lakeland. The response times for the SW District for October 2025 were:

Priority 1 Calls – 9:14 Minutes
 Priority 2 Calls – 24:39 Minutes

Priority 1 Calls are considered to be true emergencies, in-progress burglary, robbery, injuries, etc. Priority 2 Calls refer to events that have already occurred, such as a burglary that occurred while the homeowner was on vacation and had just been discovered. At any rate, response times are not as much a function of the distance to the nearest substation but more a function of the overall number of patrol officers within the County. Table 2, to follow, provides a breakdown of response times and travel distances for emergency services.

Table 3

	Name of Station	Distance	Response Time*
Sheriff	Southwest District Substation 4012 US 98 South, Lakeland	±19 miles	P1: 9:14 P2: 24:39
Fire	Polk County Fire Rescue Station 4 6949 Old Highway 37, Mulberry	±0.4 miles	5 minutes
EMS	Polk County Fire Rescue Station 4 6949 Old Highway 37, Mulberry	±0.4 miles	5 minutes

*Source: Polk County Sheriff’s Office and Public Safety *Response times are based from when the station receives the call, not from when the call is made to 911.*

Typically, there will be relatively few employees at aggregate storage and processing. They have limited public interaction as well. Most often the customer identifies the material they are seeking, and an employee of the establishment seeks and ships the aggregate. Though trained to do so, there is still some risk of injury. For that reason and the presence of materials stored onsite, public safety response is an important factor in the proper location of aggregate storage and processing.

Water and Wastewater Demand and Capacity:

Aggregate storage and processing consume a lot of land but generate very little demand for water and wastewater services. The existing onsite systems should be adequate for use of this property. If public water services are needed, it will be due to fire code requirements for hydrants. There is currently fire protection such as hydrants located outside the property on Old Hwy 37.

A. Estimated Demand and Service Provider:

Irrigation will be provided by private well. There will be no potable water connection to this site. There is a hydrant nearby at CCC Industrial Construction.

The site will utilize septic system for the restrooms and break rooms located in the offices, showroom, and block paver building. Since structures are primarily operational and not filled with employees, it is anticipated that each building will generate the equivalent water need of a single-family home or approximately 360 GPD per structure or approximately 1,080 GPD total. The sewer demand is approximately 80% of water demand, which equates to 864 GPD for the proposed use.

B. Available Capacity:

A private well is being used on the property for irrigation.

C. Planned Improvements:

There are no planned improvements by the County in the vicinity of the parcel.

Roadways/ Transportation Network

Aggregate storage and processing do not often generate significant amounts of traffic on roadways. They are typically more of a “land intensive” use. This means they use a lot of land but do not have as much activity to go with it. There is more than ample capacity on the directly effected roadways, even for a use with higher transportation demands.

A. Estimated Demand:

There will likely be a minimal increase in transportation demand as a result of this approval. Aggregate storage and processing do not have a large number of daily consumers. Much of the Activity is in the processing and management of goods onsite. The Institute of Transportation Engineers (ITE) Traffic Generation Manual backs this estimate.

Table 4

Subject Property	Estimated Impact Analysis		
	Demand as Currently Permitted IND	Maximum Permitted in the District IND	Proposed Plan
±16.06 acres IND	Warehouse	Manufacturing	Salvage Yard
Permitted Intensity			
Average Annual Daily Trips (AADT)	129	289	141
PM Peak Hour Trips	19	55	22

Source: Polk County Concurrency Manual

B. Available Capacity:

Although the request will have limited impact on the transportation system, it is still pertinent to be aware of available capacity when making land use decisions. Table 5, to follow, provides a good snapshot of the capacity on the surrounding road network.

This project is not expected to have a significant influence on the capacity of the nearest relevant road links, Old Hwy 37 (Link 4128N/S). Roadways have the capacity to assimilate the project’s traffic at this peak as described in the section above. Table 5 shows the available capacity of the most-affected links.

Table 5				
Link #	Road Name	Current Level of Service (LOS)	Available PM Peak Hour Capacity	Minimum LOS Standard
4128N	Old Hwy 37 From CR 630 to CR 640	B	702	D
4128S	Old Hwy 37 From CR 630 to CR 640	B	701	D

Source: Polk County Transportation Planning Organization, Concurrency Roadway Network Database April 8, 2023

This request will require a minor traffic study since the average annual daily trip rate (AADT) will be more than 50 trips per day. The access is through a county-maintained road (Old Hwy 37).

C. Roadway Conditions:

The subject site has direct ingress/egress onto Old Hwy 37 (Road No. 133501). Old Hwy 37 is paved, twenty feet in width, county maintained, and is a rural major collector road. The current level of service is B and service can go down to D. This proposed aggregate storage and processing is not likely to have any adverse impacts upon the conditions of the road.

D. Sidewalk Network

There are no sidewalks along the parcel. Aggregate activity does not require sidewalks.

E. Planned Improvements

There are no planned improvements in the immediate area of the mining site.

F. Mass Transit

The population concentration is relatively low in the area and will likely remain so with the lack of services present. This is not an area of the County that is planned for transit services. The nature of this request does not demand the need for mass transit, either.

Park Facilities and Environmental Lands:

This is an area in the County that has long been part of the phosphate industry.

A. Location:

Bone Valley ATV Park is south of the subject site at 10427 Co Rd 630, Mulberry, FL 33860.

B. Services:

Bone Valley ATV Park is currently a 200-acre tract of land owned and managed by Polk County. The park has open riding areas and hill climbs for dirt bikes, four wheelers and side-by-sides. The park also has training areas for those to learn, restrooms and picnic areas for the whole family to enjoy.

C. Multi-use Trails:

Bone Valley ATV Park boasts 15 trails ranging in difficulty from the leisurely to the advanced.

Environmental Conditions

There are some environmental limitations to development of this property if it were to be developed for a higher intensity of usage. However, for aggregate storage and processing there are no real environmental limitations. It is a good site for salvage. The soils are mostly urban Sand which, not well drained, so this helps prevent catastrophic groundwater contamination.

A. Surface Water:

The site sits at a higher elevation near the center of the property according to the 2016 LIDAR data in the County's GIS system. The properties surrounding the site are at or higher than the subject property. This forces the current run-off into the southwest wetland and pond. Standard stormwater events evaporate or are absorbed into the soil before reaching the waterway. Applicant stated the project will conform with to the Southwest Florida Water Management District (SWFWMD) water quality requirements and as such will have minimal effect on water quality.

B. Wetlands/Floodplains:

A portion of the property is shown to be in a flood zone 'A' area. Offsite drainage will also be addressed during the Level 2 Review. All onsite drainage will be required to be pre-treated prior to any offsite discharge.

C. Soils:

The site is comprised of severely limited soils for typical forms of development, according to the U.S. Department of Agriculture, Soil Conservation Service, Polk County Survey.

Table 8

Soil Name	Septic Tank Absorption Field Limitations	Limitations to Small Commercial Buildings	% of Site (approximate)
Urban Sands	Slight	Slight	78.4%
Neilhurst sand	Severe: wetness	Severe: wetness	20.4%

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

D. Protected Species

According to the Florida Natural Areas Inventory Biodiversity Matrix, the site is not located within a one-mile radius of a recent endangered animal species sighting. Prior to the start of activities, the applicant shall hire a qualified professional to conduct a site survey/walkover to ensure that no threatened or endangered plant or animal species exist on the site. If any are discovered, the applicant shall properly protect the specie(s) or mitigate any impacts consistent with federal, state, and local law.

E. Archeological Resources:

According to the Secretary of State's Department of Historical Resources, the Florida Master Site File lists no archaeological sites.

F. Wells (Public/Private)

This site is not within any of the County’s Wellhead Protection Districts.

G. Airports:

The site is not within any Airport Buffer Zones.

Economic Factors:

Aggregate storage and processing is a land use activity primarily dedicated to the outside storage of goods and materials. Aggregate storage is typically land intensive use that requires very little urban services to support them. Even their potential retail functions have limited customer interaction. Aggregate storage and processing can also promote adverse negative effects upon neighboring property values if not properly designed and managed. It is best that they are located far enough from Future Land Use Map designations such as residential and retail commercial.

This site is surrounded by PM Future Land Use Map districts. The properties abutting them have either not been developed or are manufacturing. The closest residential unit is over 1,00 feet away and separated by a rail line. This location is not likely to cause any measurable decline in the property values in the immediate area.

Consistency with the Comprehensive Plan:

Comprehensive Plan POLICY 2.113-A1 says “Industrial lands are characterized by facilities for the processing, fabrication, manufacturing, recycling, and distribution of goods, and may contain any use also found within a Business-Park Center. However, land use activities that operate externally to enclosed structures may be permitted within an Industrial Future Land Use designation. Industrial districts are also the appropriate location for land use activities that produce significant amount of noise, odor, vibration, dust, and lighting on and off-site that do not produce a physical product.”

Table 4

The Planning Commission, in the review of development plans, shall consider the following factors in accordance with Section 906.D.7 of the LDC:	
Whether the proposed development is consistent with all relevant requirements of this Code;	<i>Yes, this request is consistent with the LDC, specifically Sections 205, 303 and 906.D.</i>
Whether the proposed development is consistent with all applicable policies of the Comprehensive Plan;	<i>Yes, this development is consistent with the Comprehensive Plan because the IND district allows outside storage of goods (construction aggregate yard and processing) through Planning Commission approval.</i>
Whether the proposed use is compatible with surrounding uses and the general character of the area, including such factors as density, height, bulk, scale, intensity, traffic, noise, and appearance; and	<i>Yes, the request is compatible with surrounding uses and the general character of the area. See Page 5 & 6 of this staff report for data and analysis on surrounding uses and compatibility.</i>
How the concurrency requirements will be met if the development were built.	<i>The request is capable of meeting concurrency requirements in the timeframe in which it will be constructed. See pages 6-11 of this staff report for data and analysis.</i>

Comments from other Agencies: None

Exhibits:

- Exhibit 1 Location Map
- Exhibit 2 Future Land Use Map
- Exhibit 3 Aerial Photograph (context)
- Exhibit 4 Aerial Photograph (close)
- Exhibit 5 Site Plan



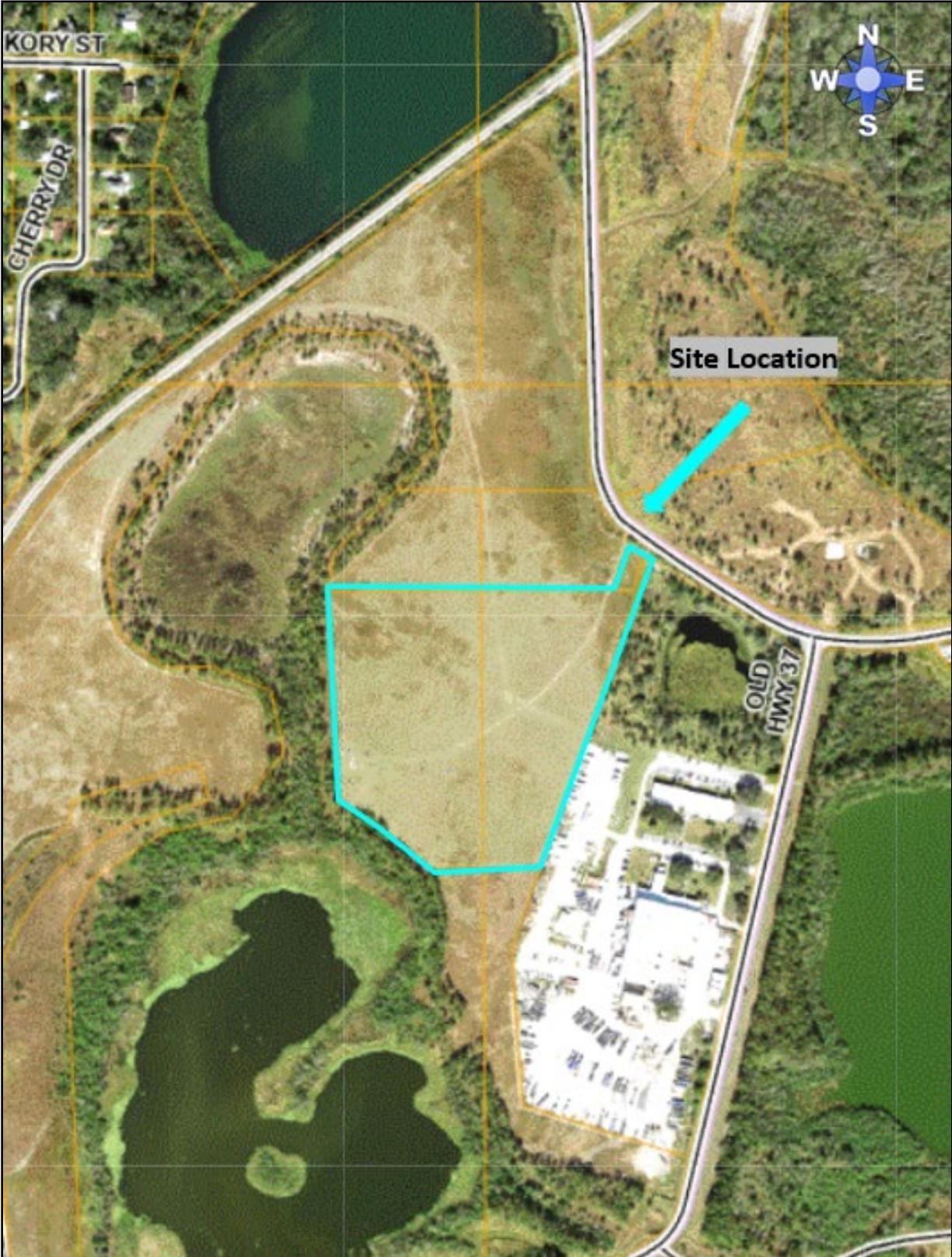
Location Map



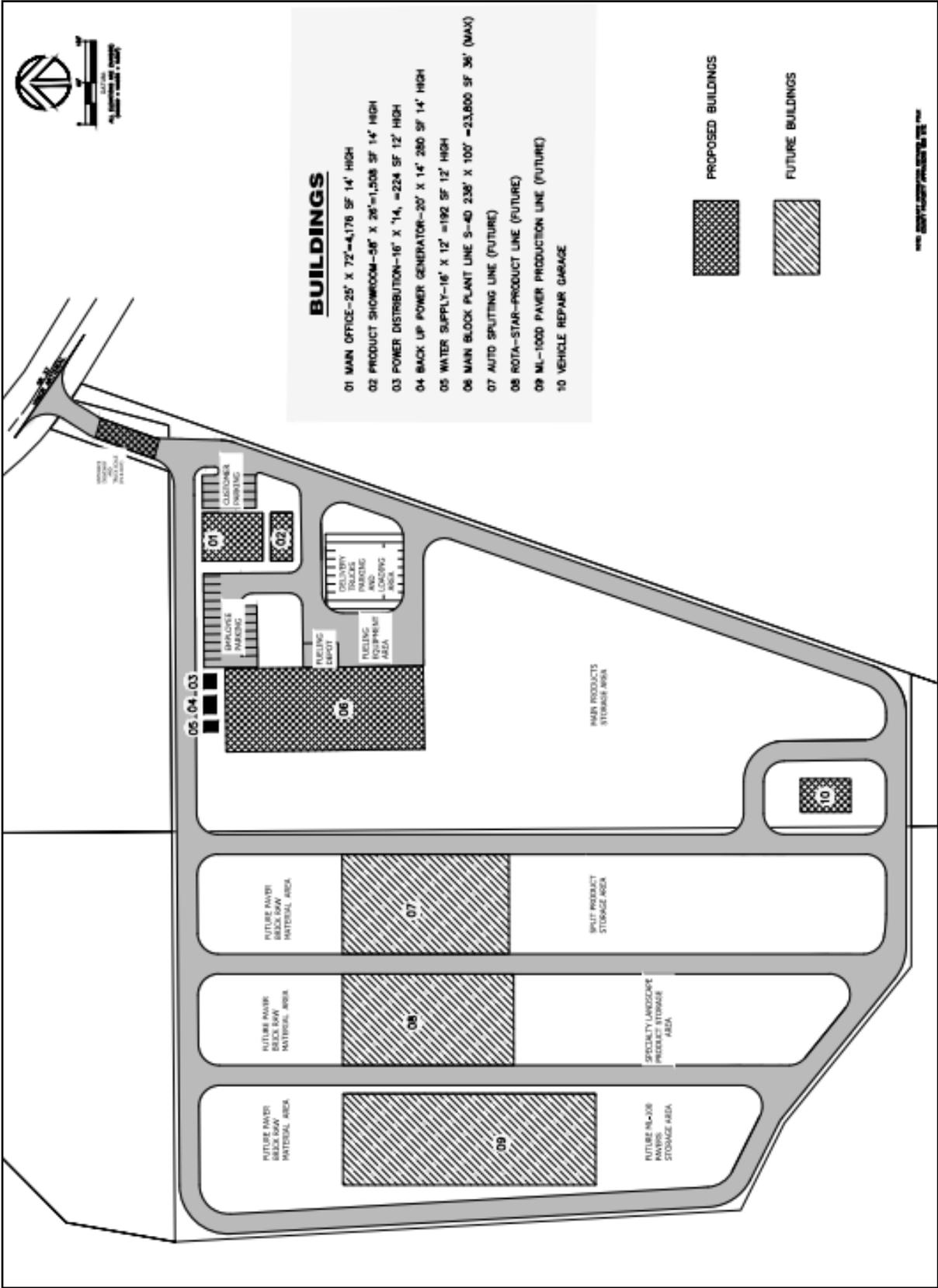
Future Land Use Map



Aerial Image – Context



Aerial Image - Close



Site Plan



www.polk-county.net

IMPACT ASSESSMENT STATEMENT FORM

Growth Management Department
Land Development Division
330 W. Church St.
P.O. Box 9005, Drawer GM03
Bartow, FL 33831-9005
(863)534-6792
FAX (863) 534-6407

An Impact Assessment Statement is required for all Level 3 and Level 4 Reviews, with the exception of text amendment requests. The purpose of an Impact Assessment Statement is to provide information on the effects a proposed development or land use action will have on the existing neighborhood and general area; on the transportation facilities; on the environment and Natural resources of the County; on the public facilities for water, sewer, solid waste disposal, fire, police, public education, parks, recreation, and other utilities; and any other aspect with an identified impact of the development and deemed appropriate for concern.

A sufficient Impact Assessment Statement must address all of the following (*Note: N/A is an insufficient comment, if N/A an explanation must be included*):

Land and Neighborhood Characteristics

Assess the compatibility of the requested land use with adjacent properties and evaluate the suitability of the site for development. At a minimum, address the following specific questions in your response:

This is a request for a conditional use to allow a concrete batch plant on a 16 acre site south of Mulberry (including Parcel ID #s 233035-000000-011040, 233036-000000-033030, & 233036-000000-033060). The use is defined in Chapter 10 of the LDC as Construction Aggregate Storage/Processing. The site plan includes numerous buildings, including a 4,200sf main office, 1,500sf product showroom, 24,000sf main block plant line manufacturing building, as well as product storage areas, truck parking, fueling and maintenance, and power generation and distribution buildings.

1. How and why is the location suitable for the proposed uses?

The site is located within the Industrial (IND) future land use map district in an area of the County that has a long history of phosphate mining and various industrial developments associated with this industry for more than 70 years. Many of the residential uses in the region were originally established as a result of the need to house workers for the phosphate industry and other industrial employers. The site is adjacent to an existing industrial manufacturing facility (CCC Industrial Construction) directly to the east and is buffered from residential areas by natural vegetation to the north, west and south. The site is also located on a collector road. In summary, the subject site has sufficient land area, access, and supporting infrastructure to accommodate the proposed use.

2. What are, if any, the incompatibility and special efforts needed to minimize the differences in the proposed use with adjacent uses?

The proposed development is approximately 1/4 mile away from the nearest residence. It will be buffered to ensure it is inobtrusive to the residential properties in the outlying area and will be

operated in a manner that is compatible to the surrounding area. The proposed use is located on a property that is large enough to address any compatibility concerns. The site plan was designed to place the concrete manufacturing building at the NE corner of the site adjacent to the existing industrial manufacturing facility (CCC Industrial Construction). The parking areas, driveways and circulation are sufficient to accommodate the proposed use and allow for safe entry and exiting of the property. In general, the site design and buffering, and distancing from other uses result in there being no incompatibilities or special efforts needed to minimize the differences in the proposed use with adjacent uses.

3. How will the request influence future development of the area?

This use will provide additional employment to the surrounding communities and provide much needed construction support materials to the development industry in the County and surrounding region.

Access to Roads and Highways

Assess the impact of the proposed development on the existing, planned and programmed road system. At a minimum, address the following specific questions in your response:

1. What is the number of vehicle trips to be generated daily and at the PM peak hour based on the latest Institute of Traffic Engineers (ITE)? Please provide a detailed methodology and calculations.

The ITE Manual (11th ed) classifies the proposed use as Land Use Code 140: Manufacturing which generates 0.74 PM trips & 4.75 AADT/ 1,000sf. The total square footage of the office, showroom, and block plant is 29,700sf. While the 24,000sf block plant will actually generate significantly lower trip counts as compared to the office and showroom, the ITE Manual indicates that the total 29,700sf space could generate up to 141 AADT and 22 PM Peak hour trips.

2. What modifications to the present transportation system will be required as a result of the proposed development?

A minor traffic study will suffice for a detailed methodology and calculations for most applications.

Due to the lower traffic generation of the proposed use of this site, and because the site has sufficient access on a collector roadway (Old Hwy 37) to support the intended use, the proposed use is not anticipated to generate the need for improvements to the roadway network beyond a commercial driveway at the center of the site.

3. What is the total number of parking spaces required pursuant to Section 708 of the Land Development Code?

Section 708 of the LDC requires 1 space per 300 sq ft of GFA, plus 1 space per acre of outdoor space. This 29,700sf overall facility with surrounding outdoor storage requires more than 100 parking spaces. Due to the lower trip count and automation of the larger block plant building (24,000sf), it is likely that the need for parking will be lower. Accordingly, the proposed site plan

illustrates 35 parking spaces but the site has sufficient room to allow for additional parking spaces to meet the requirements of Section 708.

4. What are the proposed methods of access to existing public roads (e.g., direct frontage, intersecting streets, and frontage roads)?

The site has direct frontage and a paved collector roadway, Old Highway 37. A new commercial driveway apron is proposed to ensure safe access. No other modifications are anticipated.

*NOTE: Applications for projects attributing 50 or fewer Average Annual Daily Trips (AADT) according to the latest Institute of Transportation Engineers (ITE) manual may provide a written explanation and justification of why impacts will not be significant in lieu of the required information for “**Infrastructure Impacts**” items 3 through 9 above.*

Sewage

Determine the impact caused by sewage generated from the proposed development. At a minimum, address the following specific questions in your response:

1. What is the amount of sewage in gallons per day (GPD) expected to be generated by the proposed development? (*Response may be based on Section 703.F of the LDC*)

The site is located in the RDA and will utilize septic system for the restrooms and break rooms located in the offices, showroom, and block paver building. Since structures are primarily operational and not filled with employees, it is anticipated that each building will generate the equivalent water need of a single-family home or approximately 360 GPD per structure or approximately 1,080 GPD total. The sewer demand is approximately 80% of water demand, which equates to 864 GPD for the proposed use.

2. If on-site treatment is proposed, what are the proposed method, level of treatment, and the method of effluent disposal for the proposed sewage?

The site is located in the RDA and will utilize septic system.

3. If offsite treatment, who is the service provider?

N/A

4. Where is the nearest sewer line (in feet) to the proposed development (*Sanitary sewer shall be considered available if a gravity line, force main, manhole, or lift station is located within an easement or right-of-way under certain conditions listed in Section 702E.3 of the Land Development Code*)

N/A

5. What is the provider’s general capacity at the time of application?

N/A

6. What is the anticipated date of connection?

December 2025.

7. What improvements to the providers system are necessary to support the proposed request (e.g., lift stations, line extensions/expansions, interconnects, etc.)?

N/A

Water Supply

Determine the amount of water to be used, how it will be distributed, and the impact on the surrounding area. At a minimum, address the following specific questions in your response:

1. What is the proposed source of water supply and/or who is the service provider?

The City of Mulberry is the nearest utility provider; however, they do not have services available in this area of the County. Therefore, the proposed use will require a well for water supply.

2. What is the estimated volume of consumption in gallons per day (GPD)? (Response may be based on Section 703 of the LDC)

The restrooms and break rooms located in the offices, showroom, and block paver building are anticipated to will generate the equivalent water need of a single-family home or approximately 360 GPD per structure or approximately 1,080 GPD total.

3. Where is the nearest potable water connection and re-claimed water connection, including the distance and size of the line?

The City of Mulberry is the nearest utility provider; however, they do not have services available in this area of the County.

4. Who is the service provider?

N/A

5. What is the anticipated date of connection?

December 2025.

6. What is the provider's general capacity at the time of application?

N/A

7. Is there an existing well on the property(ies)?

No.

Surface Water Management and Drainage

Determine the impact of drainage on the groundwater and surface water quality and quantity caused by the proposed development. At a minimum, address the following specific questions in your response:

1. Discuss the surface water features, including drainage patterns, basin characteristics, and flood hazards, (describe the drainage of the site and any flooding issues);

The majority of the center of the site where development is proposed is generally flat with little elevation change and the access driveway slopes down to Old Hwy 37. While existing maps show a small area (approximately one acre) of flood plain along the southwest boundary of the site, this is likely a mapping discrepancy as the topography of the site does not support the suggested flood plain elevation. Regardless, flood plain issues are not anticipated to impact the development of the site and will be addressed at Level 2 Review consistent with the LDC standards.

2. What alterations to the site's natural drainage features, including wetlands, would be necessary to develop the project?

There are no wetlands on the site and the site is generally flat with little elevation change. The drainage and retention system will be implemented to account for the new impervious surfaces and address any flood plain considerations.

Environmental Analysis

Provide an analysis of the character of the subject property and surrounding properties, and further assess the site's suitability for the proposed land use classification based on soils, topography, and the presence of wetlands, floodplain, aquifer recharge areas, scrub or other threatened habitat, and historic resources, including, but not limited to:

1. Discuss the environmental sensitivity of the property and adjacent property in basic terms by identifying any significant features of the site and the surrounding properties.

The site was long ago cleared of its native vegetation and is suitable for the proposed use. In addition, the soils and land features do not pose limitations for the proposed use. There are minimal, if any, no flood plains and no wetlands on the site. Therefore, there are no significant environmental limitations of this site.

2. What are the wetland and floodplain conditions? Discuss the changes to these features which would result from development of the site.

There are no wetlands on the site. While some maps show a small area (approximately one acre) of flood plain along the southwest boundary of the site, this is likely a mapping discrepancy as the topography of the site does not support the suggested flood plain elevation. A topographic survey will verify this during Level 2 Review. Regardless, flood plain issues are not anticipated to significantly impact the development of the site and will be addressed at Level 2 Review consistent with the LDC standards

3. Discuss location of potable water supplies, private wells, public well fields (*discuss the location, address potential impacts*), and;

The proposed development is ¼ mile from the nearest residential community and is not anticipated to adversely impact any potable water supplies or wells.

4. Discuss the location of Airport Buffer Zones (if any) (*discuss the location and address, potential impacts*).

The proposed use will not impact any Airport Buffer Zones.

5. Provide an analysis of soil types and percentage of coverage on site and what effect it will have on development.

The majority (approximately 95%) of the development portion of site consists primarily of Urban Land complex. A very small area (5%) of the site that consists of Neilhurst Sand. Urban Land does not have limitations for the proposed use. The final site plan will provide a drainage and retention system to allow for development of the proposed use in compliance with the LDC standards.

Infrastructure Impact Information

What is the nearest location (travel distance), provider, capacity or general response time, and estimated demand of the provision for the following services:

1. Parks and Recreation;

The proposed use will not impact any Parks or Recreation Areas.

2. Educational Facilities (e.g., preschool, elementary, middle school, high school);

The proposed use will not impact any Educational Facilities.

3. Health Care (e.g., emergency, hospital);

The nearest Hospital (Bartow Regional Medical Center hospital) is 13 miles away. The proposed use will not adversely impact any Emergency or Health Care Facilities.

4. Fire Protection;

The nearest Fire station (Polk County Fire Rescue Station #34) is located approximately 12 miles north of the site. The proposed use is not anticipated to adversely impact operations or service levels.

5. Police Protection and Security;

The nearest Police station (Polk County Sheriff's Office SW District station) is located approximately 17 miles north of the site. The proposed use is not anticipated to adversely impact operations or service levels.

6. Emergency Medical Services (EMS);

The nearest EMS station (Polk County Fire Rescue Station #34) is located approximately 12 miles north of the site. The proposed use is not anticipated to adversely impact operations or service levels.

7. Solid Waste (collection and waste generation); and

The proposed accessory structure will not generate significant solid waste and therefore will not adversely impact solid waste collection.

8. How may this request contribute to neighborhood needs?

The proposed concrete batch plant will serve the surrounding communities with employment opportunities, and it will support the tremendous levels of development occurring in Central Florida by supplying ready-mix concrete solutions for commercial, residential, municipal, and industrial projects.

Maps

Maps shall be used to give the public agencies a clear graphic illustration and visual understanding of the proposed development and the potential positive and negative impacts resulting from the development. Maps shall be of sufficient type, size, and scale to facilitate complete understanding of the elements of the proposed development. Scale shall be clearly indicated on each map and the dates of preparation and revisions shall be included. The project boundaries shall be overlaid on all maps.

The following **maps shall 8 1/2" x 11"** and accompany Impact Assessment Statements:

Map A: A location map (center the site on the map) showing the relationship of the development to cities, highways, and natural features;

Map B: Map depicting the site boundary (properties included in the request)

Map C: A site plan consistent with **Site Plan Standards**² (multiple sheets may be used). In addition to the required number of copies please **include an 8½" x 11" copy**. Applications for district changes alone are not required but are encouraged to submit a Development Plan; and

NOTE: *Applications for text amendments are not required to submit a complete Impact Assessment Statement, however, all relevant information requested must be addressed. Use this form and the "Demonstration of Need" form as a guide for assessing the impact of a text amendment.*

² See *Site Plan Standards* checklist form (GM LDD 11).



TDW Land Planning

(863) 838-8511 | tdwlandplanning@gmail.com

Project: Mulberry Metrocon
Site Boundary: See Legal Descriptions Provided
Parcel ID #s: 233035-000000-011040, 233036-000000-033030, & 233036-000000-033060
Acreage: +/- 16 acre site

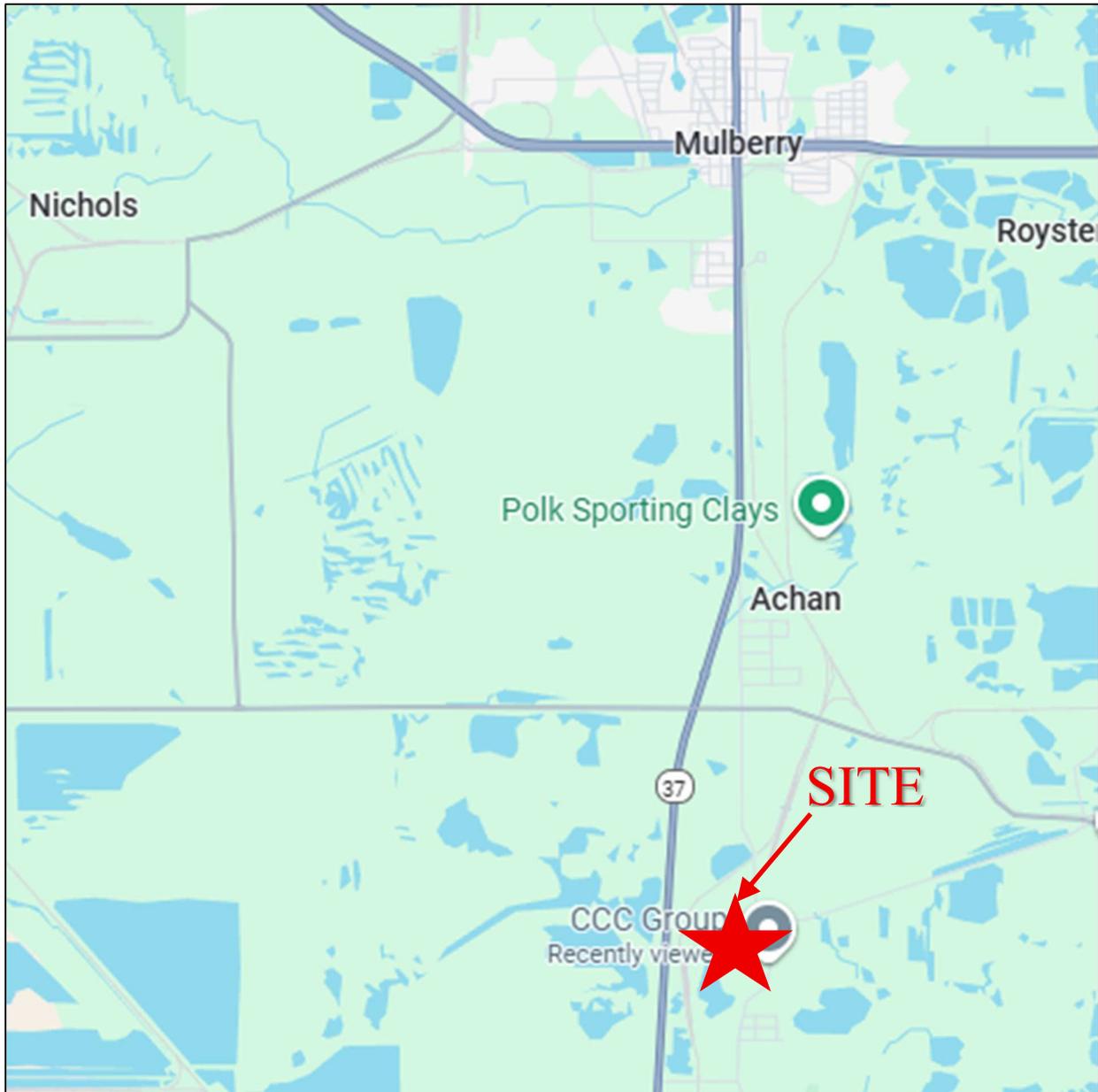
Project Narrative:

This is a request for a conditional use to allow a concrete batch plant on a 16 acre site south of Mulberry. The use is defined in Chapter 10 of the LDC as Construction Aggregate Storage/Processing. The site plan includes numerous buildings, including a 4,200sf main office, 1,500sf product showroom, 24,000sf main block plant line manufacturing building, as well as product storage areas, truck parking, fueling and maintenance, and power generation and distribution buildings.



Project: Mulberry Metrocon
Site Boundary: See Legal Descriptions Provided
Parcel ID #s: 233035-000000-011040, 233036-000000-033030, & 233036-000000-033060
Acreage: +/- 16 acre site

Exhibit 1: Location Map





Project: Mulberry Metrocon
Site Boundary: See Legal Descriptions Provided
Parcel ID #s: 233035-000000-011040, 233036-000000-033030, &
Acreage: +/- 16 acre site

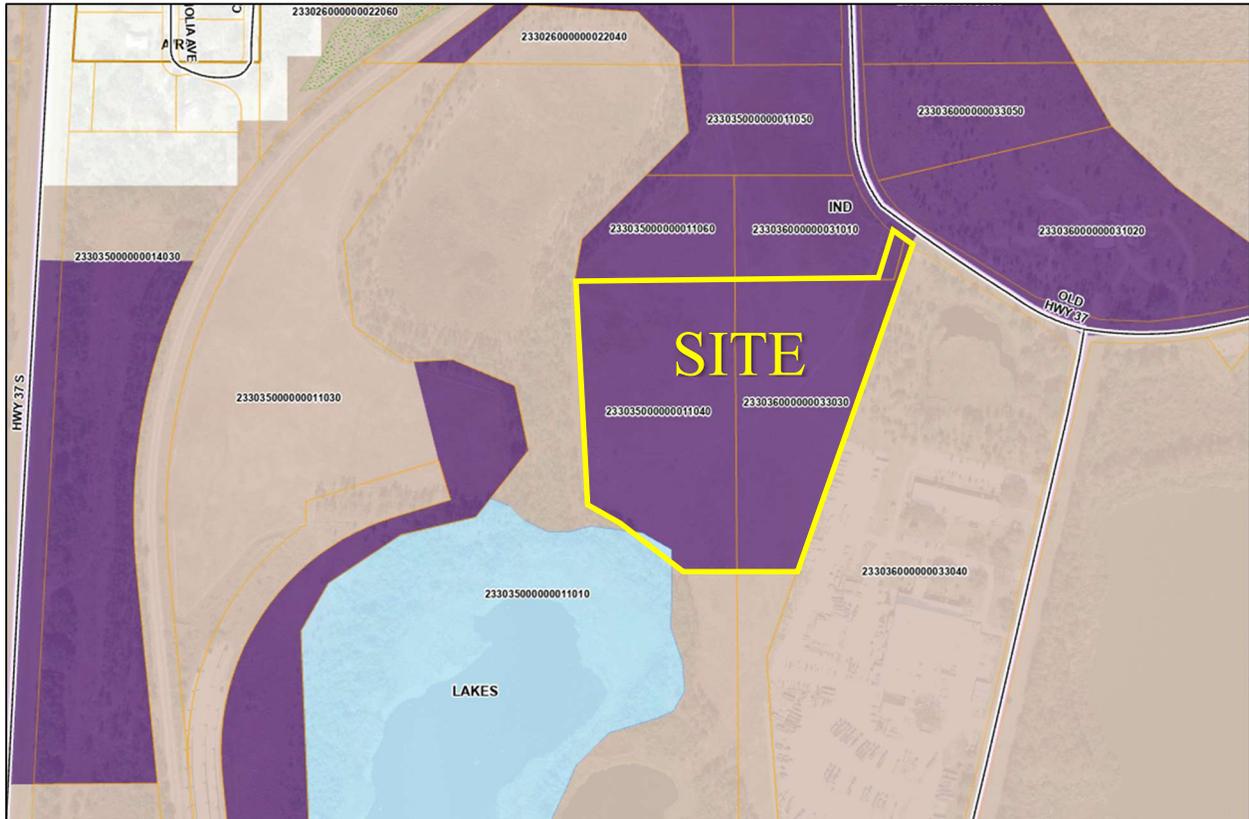
Exhibit 2: Aerial Photo of Site





Project: Mulberry Metrocon
Site Boundary: See Legal Descriptions Provided
Parcel ID #s: 233035-000000-011040, 233036-000000-033030, & 233036-000000-033060
Acreage: +/- 16 acre site

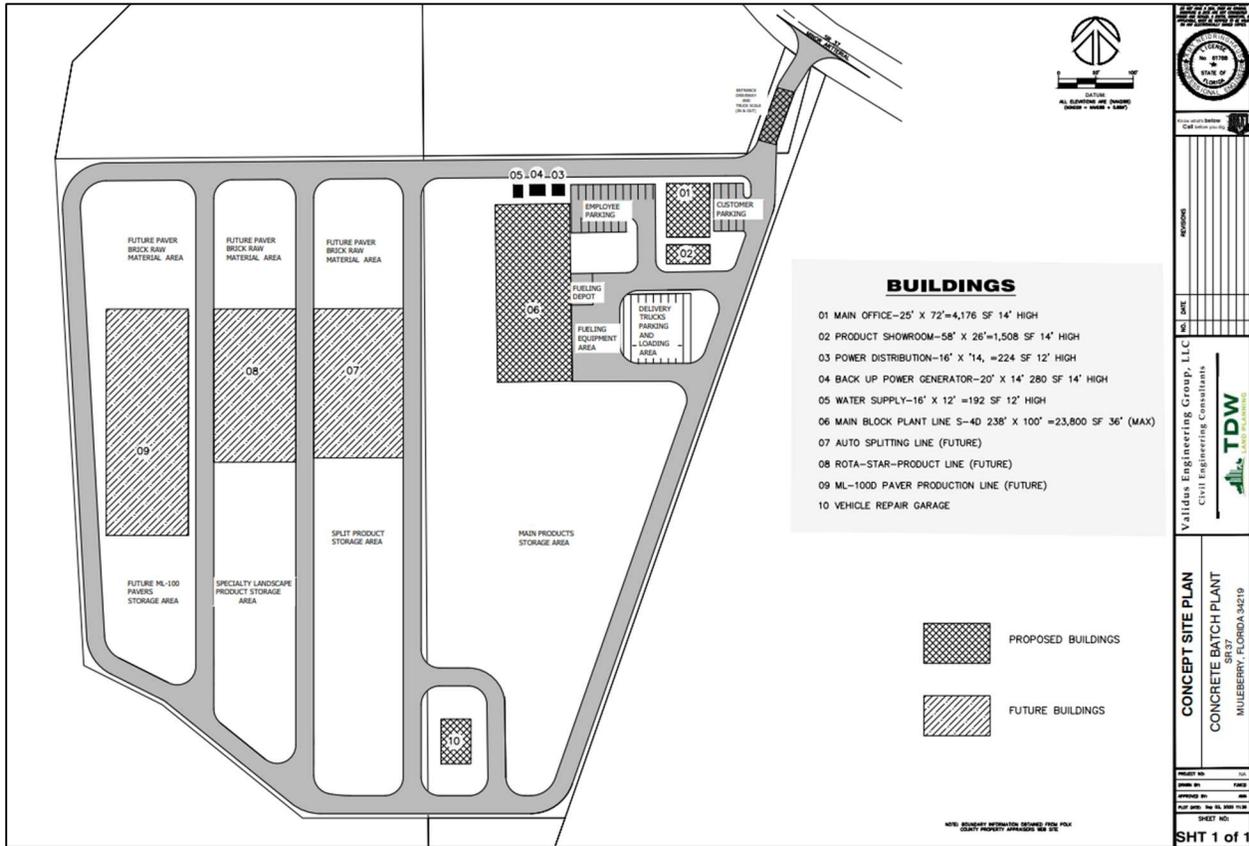
Exhibit 3: FLUM





Project: Mulberry Metrocon
Site Boundary: See Legal Descriptions Provided
Parcel ID #s: 233035-000000-011040, 233036-000000-033030, & 233036-000000-033060
Acreage: +/- 16 acre site

Exhibit 4: Site Plan





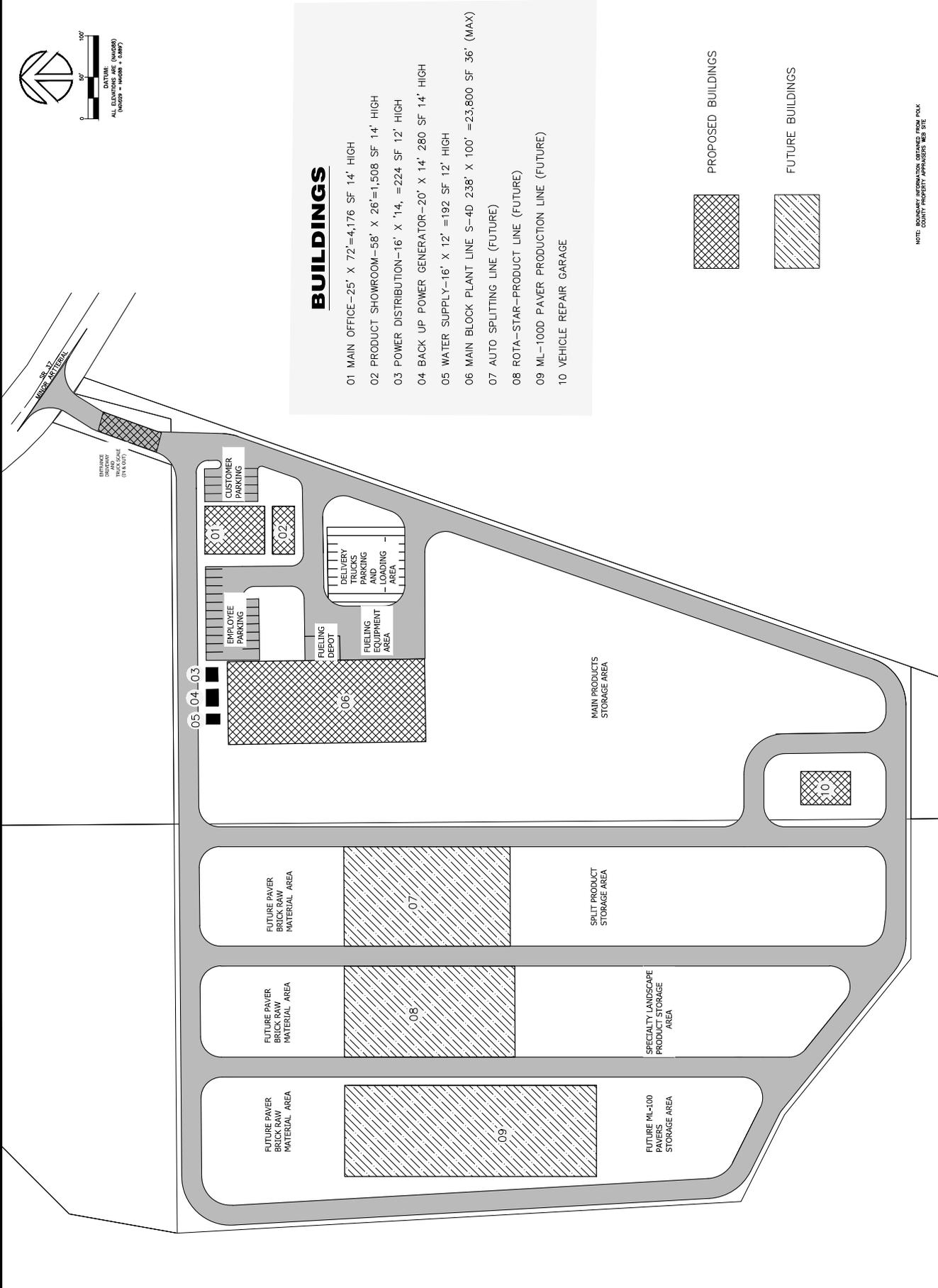
Validus Engineering Group, LLC
 10000 W. Lake Nona Blvd., Suite 100
 Lake Nona, FL 32157
 Phone: 407-281-1111
 Fax: 407-281-1112
 Email: info@validus.com

NO.	DATE	REVISIONS

Validus Engineering Group, LLC
 Civil Engineering Consultants
TDW
 LAND PLANNING

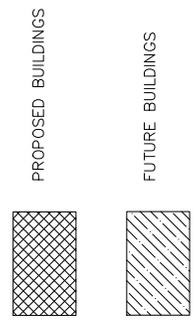
CONCEPT SITE PLAN
 CONCRETE BATCH PLANT
 SR 37
 MULBERRY, FLORIDA 34219

PROJECT NO.	N/A
DRAWN BY	FJMD
APPROVED BY	AW
DATE	05.03.2023 11:26
SHEET NO.	SHT 1 of 1



BUILDINGS

- 01 MAIN OFFICE—25' X 72'=4,176 SF 14' HIGH
- 02 PRODUCT SHOWROOM—58' X 26'=1,508 SF 14' HIGH
- 03 POWER DISTRIBUTION—16' X 14', =224 SF 12' HIGH
- 04 BACK UP POWER GENERATOR—20' X 14' 280 SF 14' HIGH
- 05 WATER SUPPLY—16' X 12' =192 SF 12' HIGH
- 06 MAIN BLOCK PLANT LINE S-4D 238' X 100' =23,800 SF 36' (MAX)
- 07 AUTO SPLITTING LINE (FUTURE)
- 08 ROTA-STAR-PRODUCT LINE (FUTURE)
- 09 ML-100 PAVER PRODUCTION LINE (FUTURE)
- 10 VEHICLE REPAIR GARAGE



LDCU-2025-31 - Mulberry MetroCon

Menu Reports Help

Application Name: [Mulberry MetroCon](#)

File Date: [09/04/2025](#)

Application Type: [PC-Conditional Use-New Or Mobile Home](#)

Application Status: [Approved For Hearing](#)

Application Comments: View ID Comment Date

Description of Work: [This is a request for a concrete batch plant on 16.06 acres consisting of parcel numbers 233035-000000-011040, 233036-000000-033030, and 233036-000000-033060. attached documents for additional information.](#)

Application Detail: [Detail](#)

Address: [OLD HIGHWAY 37, MULBERRY, FL 33860](#)

Parcel No: [233036000000033030](#)

Owner Name: [MIMS/ALAFIA LLC](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	Tom Wodrich, AICP, TDW...		Engineer	Mailing, 218 E. Pine S...	Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #

Job Value: [\\$0.00](#)

Total Fee Assessed: [\\$4,473.00](#)

Total Fee Invoiced: [\\$4,473.00](#)

Balance: [\\$0.00](#)

Custom Fields: LD_GEN_PUB

PUBLIC HEARINGS

Development Type
[Planning Commission](#)

Application Type
[Conditional Use](#)
[New](#)
Brownfields Request

Affordable Housing

GENERAL INFORMATION

Expedited Review Number of Lots
-

Will This Project Be Phased Acreage
[16.06](#)

DRC Meeting DRC Meeting Time
[09/25/2025](#)

Rescheduled DRC Meeting Rescheduled DRC Meeting Time
-

Green Swamp Number of Units
[No](#)

Case File Number Is this Polk County Utilities Is this Application a result of a Code Violation
- [No](#)

One Year Extension FS 119 Status Code Violation Case Number
- [Exempt](#) -

ADVERTISING

Legal Advertising Date BOCC1 Advertising Date
-

BOCC2 Advertising Date Advertising Board
[Planning Commission](#)

MEETING DATES

Community Meeting Planning Commission Date
[12/03/2025](#)

Land Use Hearing Officer 3 1st BOCC Date
-

2nd BOCC Date LUHO-Level 3
-

HEARING

PC Hearing Results PC Vote Tally
-

BOCC 1st Hearing Results BOCC 1st Vote Tally

BOCC 2nd Hearing Results

BOCC 2nd Vote Tally

FINAL LETTER

Denovo Appeal

Denovo Results

Denovo Tally

LD_GEN_PUB_EDL

[Opening DigEplan List...](#)

DigEplan Document List

PLAN REVIEW FIELDS

TMPRecordID

[POLKCO-25EST-00000-53620](#)

RequiredDocumentTypesComplete

[Yes](#)

DocumentGroupforDPC

[DIGITAL PROJECTS LD](#)

AdditionalDocumentTypes

[Applications, AutoCad File, Binding, Site Plans \(PDs and CUs\), CSV, Calculations, Correspondence, Design Drawings, Flood/Traffic Studies, Impact Statement, Inspections, Miscellaneous, Plats, Record Drawings, Response Letter Resubmittal Complete, Staff Report/Approval Letter, Survey, Title Opinion](#)

DigitalSigCheck

[Yes](#)

RequiredDocumentTypes

Activate DPC

Activate FSA

[Yes](#)

PLAN UPLOAD ACKNOWLEDGEMENT

Upload Plans Acknowledgement

[y](#)

SELECTED AREA PLANS

[Selected Area Plans](#)

LAND USE

[Selected Area Plan LU Code](#)

DEVELOPMENT AREA

[Development Area](#)

NOR

[Neighborhood Organization Registry \(NOR\)](#)

PUBLIC MAILERS

Posting Board **Number of Boards (Number)** **Number of Mailers (Number)** **Date Mailed** **Date Posted** **NOR**

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application Submittal	Lyndsay Rathke	Application ...	09/11/2025	Lyndsay Rathke
	Engineering Review				
	Fire Marshal Review	Kim Turner	Approve	09/11/2025	Kim Turner
	Planning Review	Aleya Inglima	Approve	09/24/2025	Aleya Inglima
	Surveying Review	Mike Benton	Not Required	10/01/2025	Mike Benton
	School Board Review	School District	Not Required	09/11/2025	School District
	Roads and Drainage Review	Phil Irven	Approve	09/15/2025	Phil Irven
	Review Consolidation	Lyndsay Rathke	Approved for...	10/10/2025	Lyndsay Rathke
	Staff Report				
	Public Notice				
	Hearing				
	BOCC Hearing				
	Final Letter				
	Archive				

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
--------------------------	------	----------------	--------	------------	----------	-----------

Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments
---------------------------------------	-----------------	----------------	-----------	--------	----------

Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
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**POLK COUNTY PLANNING COMMISSION
FINAL ORDER**

Case Number: LDCU-2025-31 (Old Hwy 37 CU)

Applicant: Tom Wodrich

Property Owner: Mims/Alafia LLC

Hearing Date: December 3, 2025

I. Request:

The applicant is requesting Conditional Use (CU) approval for a concrete batch plant (aggregate storage and processing) on approximately 16.06 acres.

II. Findings:

The Planning Commission hereby adopts and incorporates herein the DRC staff report and makes the following findings based upon the staff report and other record evidence presented during the hearing:

1. Pursuant to section 906D.7 of the LDC, the Planning Commission shall, in the review of a Level 3 application, consider the following factors:
 - a. Whether the proposed development is consistent with all relevant requirements of this Code;
 - b. Whether the proposed development is consistent with all applicable policies of the Comprehensive Plan;
 - c. Whether the proposed use is compatible with surrounding uses and the general character of the area, including such factors as density, height, bulk, scale, intensity, traffic, noise, and appearance; and
 - d. How the concurrency requirements will be met if the development was built.
2. The Application is consistent with all relevant requirements of the LDC, including without limitation, Sections 303 and 906.
3. The Application is consistent with all applicable policies of the Comprehensive Plan.
4. The Application is compatible with surrounding uses and the general character of the area.
5. Concurrency requirements can be met if the development is built.

III. Incorporation of the Record

The record is hereby incorporated by reference into this order and is on file with the Land Development Division. The record consists of the following: the Application, Impact Assessment Statement, the DRC staff report, staff's PowerPoint presentation, and all testimony and evidence presented at the hearing.

IV. Planning Commission's Decision:

Based upon the record and the foregoing findings, the Application is APPROVED, subject to the conditions, if any, set forth in the staff report.

V. Effective Date, Appeals:

This order shall be rendered to the Clerk and becomes effective on the date rendered. The Planning Commission's decision may be appealed to the Board of County Commissioners by filing an application for de novo review with the Land Development Division within 7 calendar days after the Planning Commission hearing. If a de novo application is timely filed, this order shall not be final and effective until final action of the Board of County Commissioners.

DONE AND ORDERED in Bartow, Polk County, Florida, in regular session this 3rd day of December **2025**, by the Polk County Planning Commission.

Polk County Planning Commission

ATTEST:

By:

Merle Bishop, Chair

By: _____

Lyndsay Yannone, Recording Secretary

Date rendered to the Clerk: _____

Exhibits to Planning Commission's Order

Exhibit A-Staff Report and Exhibits

cc: Land Development Division Official File
Erin Valle, Clerk of Court (under separate cover)



Polk County
Planning Commission

Agenda Item 4.

12/3/2025

SUBJECT

LDCD-2025-10 (Poinciana-Bayberry St PPP Sub-District Change)

DESCRIPTION

Applicant-initiated request for a Sub-District designation change from Institutional (INST-1) to Institutional (INST-2) in the Utility Enclave Area (UEA). The change is anticipated to be used in preparation for a new high school. The subject site is located south of Bayberry Street, west of Lake Hatchineha, north of County Road 542 (Lake Hatchineha Road), east of Marigold Avenue, and east of Haines City, in Section 20, Township 26, Range 27.

RECOMMENDATION

Approval

FISCAL IMPACT

No Fiscal Impact

CONTACT INFORMATION

Johnathan (JP) Sims

Planner II

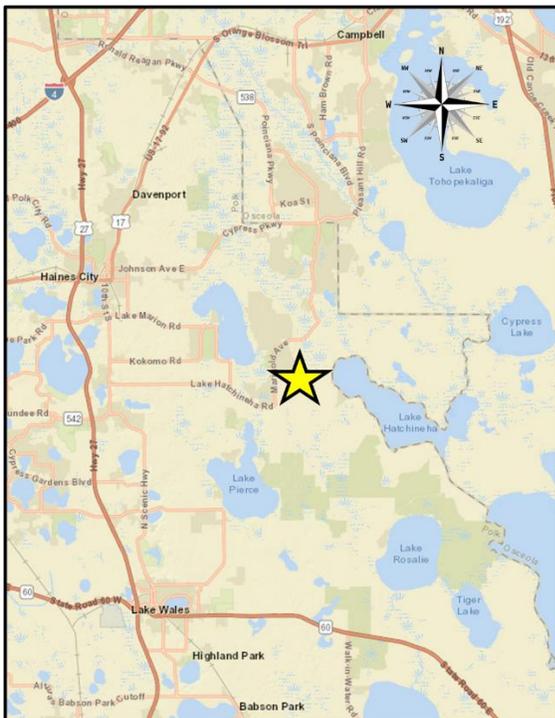
Polk County BoCC

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POLK COUNTY DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

ID #:	157
DRC Date:	October 23 rd , 2025
Planning Commission Date:	December 3 rd , 2025
BoCC Dates:	January 6 th , 2026
Applicant:	John Adams, RJWA Inc.
Level of Review:	Level 4 Review, Comprehensive Plan Map Amendment
Case Number and Name:	LDCD-2025-10 Poinciana Bayberry St Sub-District Change
Request:	Sub-District Change from Institutional (INST-1) to Institutional (INST-2) in the Utility Enclave Area (UEA) on 72.27 +/- acres of a total 189.43-acre parcel.
Location:	South of Bayberry Street, west of Lake Hatchineha, north of County Road 542 (Lake Hatchineha Road), east of Marigold Avenue, and east of Haines City, in Section 20, Township 26, Range 27.
Property Owner:	KK Cattle Company LLC
Parcels Size:	± 72.27 acres (282814-935310-000001, 282814-935310-000002)
Development Area/Overlays:	Utility Enclave Area (UEA)
Future Land Use:	Institutional (INST-1)
Nearest Municipality	Haines City
DRC Recommendation:	Approval
Planning Commission Vote:	Pending
Case Planner:	Johnathan (JP) Sims, Planner II



Location



Current Land Use Map

Summary

The applicant, John Adams of RJWA Inc, is requesting Sub-District designation change from Institutional (INST-1) to Institutional (INST-2) in the Utility Enclave Area (UEA). The change is anticipated to be used in preparation for a new high school. High School is a Permitted use in INST-2 Future Land Use districts, which is the reason for the request. The subject site includes a 72.27-acre portion of a larger 189.43-acres spread across two parcels. Case is related to LDCPAL-2025-6 and will go before the BoCC for approval on January 6th, 2026.

Compatibility Summary

The subject site is bordered by already existing Residential uses to the northwest. The other lands immediately surrounding the site are undeveloped. Changing the subject site from DRI to INST will increase the amount of non-residential development. The site falls within the Rural Development Area, and Institutional is an allowable use within this Development Area.

Infrastructure Summary

The subject site feeds into Marigold Avenue, an Urban Collector. Exits from the development are anticipated on Bayberry Street, also an Urban Collector. Changing the designation from DRI to INST on the subject site will likely have a major impact on the amount of traffic on Bayberry Street as the new use is exceptionally more intense. The subject site is within the Toho Water Authority service area. There is already water, wastewater, and reclaimed lines that run along Bayberry Street per Toho's letter to the applicant. Duke Energy will be providing electricity to the subject site.

Environmental Summary

The nearest lake to the parcel is Deer Lake to the west at 0.28 miles away. There are no nearby floodplains or basins. The soil available in this area is a combination of Samsula muck, Smyrna and Myakka fine sands, Pompano fine sand, and Satellite sand per the USDA NRSC soil survey completed August 15th, 2025. The closest park to the site is Poinciana Community Park 1.63 miles to the south. The subject site is does sit within a Flood Zone A. There is a large patch of wetlands on the north end of the subject site totaling about 8.3 acres. The subject site does not reside within the Green Swamp.

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
- Policy 2.107(A1-A5): Utility Enclave Area (UEA)
- Policy 2.116(A1-5): Institutional (INST)
- Policy 2.130-A: Poinciana Pre-DRI

Findings of Fact

Request and Legal Status

- This is an applicant-initiated request for a Sub-District change from Institutional (INST-1) to Institutional (INST-2) in the Utility Enclave Area (UEA) on 72.27 +/- acres of a total 189.43-acre site in the Poinciana Master Plan.
- Subject site is currently slated for “Duplex”, “Mult-Family Medium Density”, and “Single Family Residential” per the Poinciana Master Plan. The Land Development Code (LDC) Sub-district Map designation for the site is currently Development of Regional Impact (DRI), but if LDCPAL-2025-6 is approved, it will change the Future Land Use designation to Institutional (INST-1). This will go before the BoCC for approval on January 6th, 2026.
- This request would allow for the High School planned for the site to be a Permitted (P) use in Institutional (INST-2), where in Institutional (INST-1), it is a Level 3 Conditional Use.
- Policy 2.130A of the Comprehensive Plan and Section 402 of the Land Development Code, “Development in Poinciana will be permitted consistent with the BLIVRs or BLIMs and a PD approval. Any proposed development inconsistent with the BLIVR or BLIM may only be permitted with the approval of a land use change through a Comprehensive Plan Amendment, but development standards may be amended through a PD modification.”
- The Poinciana development received approval by Polk County in 1971 as a Planned Unit Development (PUD 71-10). In 1983, Poinciana received vested rights status under Section 830.06 and 120.57, F.S., which vested this project from the Development of Regional Impact (DRI) review process.

Compatibility

- The existing uses surrounding the site are
 - North – DRI. Single family residential
 - West – DRI; undeveloped.
 - East – DRI; undeveloped
 - South – A/RR; undeveloped
- The subject site is bordered by residential land that has been developed to the northwest. To the east, south, and west of the site is all undeveloped, with the land either falling into A/RR or DRI.
- The property to the south of the subject site was approved for 1,876 single family residential lots, associated commercial area, open space, amenities, roadways, sidewalks, public utilities, stormwater and other associated improvements as part of LDPD-2023-12. After it had gone before the Board of County Commissioners on September 19th, 2023,

and garnered an Approval vote of 3 to 1, the property was purchased by the State of Florida for Conservation.

Infrastructure

- The zoned schools for the site are Laurel Elementary, Lake Marion Creek Middle, and Haines City High School.
- Haines City High School is over 120% of its full capacity.
- Polk County Fire Rescue Station 46 will be the response unit for fire and EMS for this site. It is located at 9500 Marigold Avenue, Kissimmee, with an approximate travel distance of 1.5 miles.
- The subject site is within the Sheriff Department's Northeast District. The Northeast District Office is located at 100 Dunson Road in Davenport.
- The subject site will be serviced by Toho Water Authority's Service Area for potable water and wastewater.
- Bayberry Street does not have sidewalks. Marigold Avenue also does not have sidewalks. The closest sidewalk connection is north at the intersection of Lake Marion Creek Drive and Marigold Avenue which is 1.78 miles from the subject site.
- The closest mass transit route is Line 426, the Poinciana Circulator route serviced by Lynx Transit Systems located within Osceola County. The closest stop is 8.5 miles away to the northeast of the subject site.
- The nearest park is the Poinciana Community Park 1.63 miles to the south of the subject site.

Environmental

- The subject site's elevations range from 76 feet in the northeast corner; 93 feet along Bayberry Street to the west; and 79 feet at the southeast corner. Highest elevation is 93; low is 76 feet.
- The site does have a partial wetland on the north end sitting at a little over eight (8) acres.
- The soil type for the subject site includes a combination of Samsula muck, Smyrna and Myakka fine sands, Pompano fine sand, and Satellite sand.
- Per the Polk Species Observation Map, there have not been any endangered species sightings on the subject site.

- There are no known archeological or historical resources on the subject site per data from the Florida State Historical Commission.
- Site does reside within a Possible Network Connection for the Polk Green District. However, with the land to the south now Conservation and the land to the east of the site untouched, it could still be a viable connection point. There are no Conservation Easements on site per the Property Appraiser.
- 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.

- **POLICY 2.107-A1 DESCRIPTION** - UEAs shall be those areas within the County which have developed at urban or suburban densities with County-owned, municipal or County-franchised potable-water systems, and centralized public sewer facilities, or private sewer system in excess of 400,000 GPD. UEAs are typically lacking the full complement of other urban services typically found in the Transit Supportive Development, Urban Growth, or Suburban Areas.
- **POLICY 2.107-A2 DESIGNATION AND MAPPING** - The Future Land Use Map Series shall designate and map Utility-Enclave Areas (UEAs) base districts for those areas of the County meeting the general characteristics of this Section 2.107. Expansion of Utility Enclave Areas shall only be permitted in those cases where:
 - it is determined that such expansion is necessary for the utility provider to realize a beneficial return on its existing utility investment(s);
 - it is consistent with other policies in the Plan, and meets the requirements of Policy 2.102-A9 and Policy 2.102-A10 ("locational criteria" for land use and development area expansions); and
 - it is determined, through adequate data and analysis of population and land use needs, that such expansion is needed.
- **POLICY 2.107-A3: LAND USE CATEGORIES** - The following land use categories shall be permitted within UEAs:

- a. **ACTIVITY CENTERS:** Community Activity Centers, Neighborhood Activity Centers, Convenience Centers, Tourism Commercial Centers, and High-Impact Commercial Centers shall be permitted within UEA's in accordance with applicable criteria.
 - b. **RESIDENTIAL:** Residential-High, Residential-Medium and Residential-Low Districts shall be permitted within UEA's in accordance with applicable criteria.
 - c. **OTHER:** Linear Commercial Corridors, Commercial Enclaves, Industrial, Business-Park Centers, Office Centers, Leisure/Recreation, Institutional, Recreation and Open Space, Preservation.
- **POLICY 2.107-A4: OVERLAY DISTRICTS** - All Overlay Districts shall be permitted within UEAs in accordance with applicable criteria.
 - **POLICY 2.107-A5: DEVELOPMENT CRITERIA** - Development within UEAs shall conform to the following criteria as further specified by the Land Development Code:
 - a. All uses developed after adoption of the Polk County Comprehensive Plan shall be required to connect to the existing centralized water and sewer system and may receive a development order provided all other provisions of this Plan are met. Connection to public sewer shall be required as regulated by the Nutrient Restoration Plan Overlay.
 - b. Incorporate design features that promote healthy communities, green building practices, mixed use development, transit oriented design, variety in housing choices and other initiatives consistent with Section 2.1251 - Community Design, of this element.
 - c. Provide access to parks, green areas, and open space and other amenities.
 - d. Be designed to facilitate the provision of public safety services (i.e., fire, EMS and law enforcement). In order to achieve higher densities and intensities allowed by each land use, development in the UEA shall be required to connect to centralized water and sewer system and incorporate clustering and other low impact design criteria as established under the Conservation Development Section (Section 2.1251).
 - **POLICY 2.116-A1: CHARACTERISTICS** - Institutional areas are primarily characterized by private and public-service structures.
 - **POLICY 2.116-A2: DESIGNATION AND MAPPING** -Institutional areas shall be designated and mapped on the Future Land Use Map Series as "Institutional" (INST) and shall include all major existing institutional areas which are not included within an Activity Center, Linear Commercial Corridor, or Commercial Enclave.
 - **POLICY 2.116-A3: LOCATION CRITERIA** - Institutional development may occur within the lands designated Institutional on the Future Land Use Map Series, and in any other land use designation throughout the County, unless further prohibited by the Land Development Code the County in accordance with Section 163.3201(1), FS. The following factors shall be taken into consideration when determining the appropriateness of establishing new

Institutional areas on the Future Land Use Map Series, or in approving the location for an institutional use not located within lands classified as Institutional:

- a. Accessibility to roadways, with consideration being given to regional transportation issues for largescale institutional developments having a regional market.
- b. Proximity to incompatible land uses, which is dependent upon the intensity of the institutional use (buffering may be provided to mitigate adverse impacts).
- c. The locational criteria enumerated in Policy 2.102-A9 and Policy 2.102-A10.
- d. Proximity to similar and compatible uses providing opportunities for shared facilities.
- e. Plans of the School Board and other public service agencies with jurisdiction in the County.

The placement of institutional uses in other than lands classified as Institutional shall be subject to County approval through a Conditional Use Permit, or in accordance with land-development regulations adopted and/or amended by the County in accordance with Section 163.3201(1), FS.

Educational facilities will be allowed in lands designated as Institutional, or in all other land uses, except Industrial as a community facility in accordance with policies of this Plan.

- **POLICY 2.116-A4: DEVELOPMENT CRITERIA** - Institutional development shall conform to the following criteria:
 - a. Institutional uses include, but are not limited to: private and public-service structures. These commonly include:1.public and private educational facilities;2.government-administration buildings;3.public-safety structures (e.g. police and fire);4.cultural facilities (e.g. libraries, museums, and performing-arts theaters);5.health-care facilities e.g. hospitals, medical centers, clinics, nursing homes, adult day care centers, group homes, group living facilities, emergency shelters, residential treatment facilities [1].
 - b. Large institutional areas should be designed so that the more intensive uses are at the center of the development, with less intensive uses near the fringes.
 - c. Prior to site planning, the School Board, independent special districts and other governmental entities shall communicate to one another to pursue potential colocation of government services.
 - d. Commercial uses within institutional areas mapped on the Future Land Use Map Series shall be primarily for the purpose of serving the institutions within the area and shall be limited to a scale appropriate for that purpose.
 - e. Institutional sites shall be designed to provide for:
 - 1.Adequate parking to meet the present and future demands of the use.
 - 2.Buffering where the effects of lighting, noise, odors, and other such factors would adversely affect adjacent land uses. Parking lots, loading areas, dumpsters, utilities and air conditioning units, signage, etc. are examples of facilities which may require special buffering provisions.

f. Multi-family residential uses may be permitted at densities up to and including 15 dwelling units per acre as part of a Planned Development. Residential uses may be permitted according to the following:

1. Residential uses shall only be established adjacent to or in conjunction with a university, college, vocational school or other similar educational institution.

2. Residential development shall be intended to primarily meet the housing needs for students and faculty members of the nearby educational institution

g. Recreational uses accessory to the institutional use or compatible with the location of the institutional district.

- **POLICY 2.130-A: POINCIANA (PRE-DRI #1)** - The Poinciana development contains approximately 47,000 acres located in Polk and Osceola counties. The project is a multi-use development proposed to contain single-family, multi-family, commercial, industrial, institutional, and open space/recreation uses within 8 villages, 9 estate areas, and 6 office/industrial parks. Located in Polk County are Villages 3, 4, 6, 7, and 8. The Poinciana development received approval by Polk County in 1971 as a Planned Unit Development (PUD 71-10). In 1983, Poinciana received vested rights status under Sections 830.06 and 120.57, F.S., which vested this project from the Development of Regional Impact (DRI) review process.

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 LDCD 2025-10**.

Planning Commission Recommendation: On December 3rd, 2025, in an advertised public hearing, the Planning Commission will vote on **LDCD-2025-10**.

***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.

Table 1 Surrounding Uses

Northwest DRI; residential neighborhood, single family detached	North DRI; residential neighborhood, single family detached	Northeast DRI; undeveloped
West DRI; undeveloped	Subject Site DRI; undeveloped pasture land	East DRI; undeveloped
Southwest A/RR; undeveloped pasture land	South A/RR; undeveloped pasture land	Southeast A/RR; undeveloped pasture land

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

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

The purpose of UEA's is to recognize existing isolated areas of urban development that contain centralized water and sewer systems. UEA's are those areas within the County that are not located within a TSDA, UGA, or SDA and have developed at urban or suburban densities with County owned, municipal or County-franchised potable water systems, and small-scale public or County franchised centralized sewer facilities, or private sewer systems with capacities in excess of 400,000 GPD.

The subject site is 72.27 acres of a total 189.43 acres which is currently designated as Development of Regional Impact (DRI) and is part of the Poinciana Master Plan. The conversion from DRI to Institutional (INST) will allow for the future development of a high school, which is sorely needed in this area. Compatibility with surrounding uses will depend on the layout of the school and adherence to the standards in LDC Section 303. Making the change from Institutional 1 (INST-1) to Institutional 2 (INST-2) will allow for a high school to be constructed by right since it is a Permitted use in INST-2. In INST-1, it is a Conditional Level 3 use.

B. Infrastructure

The subject site will be able to connect to water and sewer per a letter received from the Toho Water Authority.

Nearest Elementary, Middle, and High School

The schools zoned for the subject property are the zoned schools listed in Table 2 below.

Table 2 School Information

Name of School	Annual Estimated Demand	% Capacity 2024-2025 School Year	Average driving distance from subject site
Laurel Elementary School	0 students	119%	2.6 ± miles driving distance
Lake Marion Creek Middle School	0 students	89%	2.7 ± miles driving distance
Haines City High School	0 students	120%	12.8 ± miles driving distance

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

There is not capacity in two of the zoned schools for the subject site, but this request is changing the land use to an institutional designation, which does not typically generate residential uses which create students. However, final concurrency is determined at Level 2 Review approval and not at Comprehensive Plan amendment or Planned Development approvals. Site is intended to be used for a school, so no student generation should occur.

Nearest Sheriff, Fire, and EMS Station

Table 3 below displays 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	Northeast District Command Unit (1100 Dunson Rd in Davenport)	25.3 +/- miles Priority 1 – 9:58 Priority 2 – 30:57
Fire/ EMS	Station #46 (9500 Marigold Avenue, Kissimmee, FL)	1.5 +/- miles

Source: Polk County Sheriff's Office & Polk County Fire Rescue. Response times for July 2025.

Water and Wastewater

A. Estimated Demand and Service Provider

The subject site is within the Toho Water Authority Service Area for potable water and wastewater per the applicant’s Impact Assessment Statement and a letter from Toho. This was confirmed by the service area map on the Toho website. The current land is undeveloped so generates no demand on water or wastewater, so the Institutional land use would be greater than what is currently used.

Table 4 Estimated Water and Sewer Impact Analysis

Permitted Intensity	Maximum Permitted in Existing Land Use DRI in Poinciana Master Plan	Maximum Permitted in Proposed INST in Poinciana Master Plan
72.27 +/-acres 3,148,081 sf	72.27 +/- acres X 7 du/ac = 506 du	72.27 +/- acres X 0.70 FAR = 2,203,657 sf
Potable Water Consumption	506 du X 198 GPD = 100,188 GPD	2,203,657 X 0.24 GPD = 528,878 GPD
Wastewater Generation	506 du X 180 GPD = 91,080 GPD	528,878 X 80% of water = 423,102 GPD

Source: Concurrency Manual: *Density used was for multifamily at 198 GPD per unit for water and 180 GPD for sewer. INST uses 0.70 FAR X square footage for water, and 80% of water for wastewater.*

B. Service Provider

The subject site is within the Toho Water Authority Service Area for water and wastewater. This was confirmed by the service area map on the Toho website. There are water and wastewater lines that run along Bayberry Street, and there supposedly is available capacity.

The nearest fire hydrant is 0.17 miles to the northwest of the subject site on Violet Court.

C. Available Capacity

Information is not available for capacity as the water and wastewater is handled by Toho Water Authority. However, a letter was provided to applicant from Toho Water Authority that they do in fact have capacity in water and sewer lines to serve this site.

D. Planned Improvements

Toho has announced that they are developing a plan for utilizing new water sources and reclaimed water usage.

Per a statement from Toho on the letter given to the applicant; “Toho staff has determined that Toho has potable water, reuse, and sewer capacity with existing facilities and expansions as part of planned improvements contained in its Capital Improvement Plan to serve the referenced project.”

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. The proposed request will generate a more traffic than the current Future Land Use designation.

Table 5 Estimated Transportation Impact Analysis

Permitted Intensity	Maximum Permitted in Existing Land Use DRI in Poinciana Master Plan	Maximum Permitted in Proposed INST in Poinciana Master Plan
72.27 +/- acres 3,148,081 sf	72.27 +/- acres X 7 du/ac = 506 du	72.27 +/- acres X 0.70 FAR = 2,203,657 sq ft / 2500 students = 881 sf
Average Annual	506 du X 6.74 AADT = 3,411 Trips (100% New Trips)	881 sf X 1.94 AADT = 1,521 Trips (89% New Trips)
PM Peak	506 du X 0.51 AADT = 259 Trips	881 sf X 0.14 AADT = 123 Trips

Source: CPA Concurrency Analysis where LDA for RMX Multifamily Housing (Low-Rise) 6.74 AADT, 0.51 peak; High School for INST at 1.94 AADT, 0.14 peak. Impact Assessment provided by applicant shows High School is expected to serve 2,500 students.

B. Available Capacity

The roads surrounding the subject site are all projected to have insufficient capacity available. Marigold Avenue is an Urban Collector Road with a “C” Level of Service, but is projected to be F within five (5) years. Bayberry Street is also an Urban Collector, but is not tracked for concurrency and level of service.

Link #	Road Name	Current Level of Service (LOS)	Available Peak Hour Capacity	Minimum LOS Standard	5-Year Peak Hr Projected LOS
8431N	Marigold Avenue (Poinciana Parkway to Palmetto Street)	C	64	D	F
8431S	Marigold Avenue (Poinciana Parkway to Palmetto Street)	D	31	D	F

Source: 2023 Roadway Network Database

C. Roadway Conditions

Bayberry Street is currently showing a condition of Poor. This will need to be improved when development begins.

D. Sidewalk Network

The closest sidewalk connection is 1.78 miles north of the subject site at the intersection of Marigold Avenue and Lake Marion Creek Drive.

E. Planned Improvements:

Marigold Avenue is already being improved in this area. Widening of Marigold Avenue from Palmetto St to CR 580 (Cypress Parkway) to improve capacity/level of service and safety.

F. Mass Transit

The closest mass transit route is Line 426, the Poinciana Circulator route serviced by Lynx Transit Systems located within Osceola County. The closest stop is 8.5 miles away to the northeast of the subject site.

Park Facilities:

A. Location:

The nearest park is Poinciana Community Park at 1.63 miles to the south of the subject site, at the intersection of Marigold Avenue and County Road 542 (Lake Hatchineha Road).

B. Services:

This park has baseball fields, a tot lot, a soccer field, basketball court, and open pavilion space.

C. Multi-use Trails:

The closest free hiking trail is in the Poinciana Community Park which is 1.63 +/- miles to the south of the subject site.

D. Environmental Lands:

This site contains no County owned environmental lands. The closest environmental lands to the site are the Kissimmee Chain of Lakes 0.69 miles to the east of the subject site. Site does sit within the Polk Green Possible Network Connections.

E. Planned Improvements:

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

Environmental Conditions

A. Surface Water:

There are no surface waters on the subject site. The subject site's elevations range from 76 feet in the northeast corner, 93 feet along Bayberry Street to the west, and 79 feet at the southeast corner. Highest elevation is 93, low is 76 feet.

B. Wetlands/Floodplains:

There are is a sizeable portion of wetlands on the northern part on the subject site, about eight (8) acres in size. The majority of the site does reside with a Flood Zone A, but not sit within a flood plain or basin. This request is subject to review by the Florida Department of Commerce and, when permitted, is regulated in accordance with the land use standards of the Polk County Comprehensive Plan and Land Development Code.

C. Soils:

The subject site is comprised of a combination of Samsula muck, Smyrna and Myakka fine sands, Pompano fine sand, and Satellite sand. While site grading and preparation will be necessary to support site development, these soils are generally considered difficult for development.

Table 8 (Per the Applicant's IAS)

Soil Name	Septic Tank Absorption Field Limitations	Limitations to Dwellings w/o Basements	% of Site (approximate)
Samsula muck	Severe: ponding; poor filter	Severe: ponding, low strength	11%
Smyrna and Myakka fine sands	Severe: seepage, wetness	Severe: wetness	0.5%
Pompano fine sand	Severe: seepage, wetness	Severe: wetness	47.1%

Table 8 (Per the Applicant’s IAS)

Soil Name	Septic Tank Absorption Field Limitations	Limitations to Dwellings w/o Basements	% of Site (approximate)
Satellite sand, 0 to 2 percent slopes	Severe: seepage, wetness	Severe: wetness	41.4%

*Source: Soil Survey of Polk County, Florida, USDA, Soil Conservation Service *Because of poor filtration, ground water contamination is a hazard in many areas that have a concentration of homes with septic tanks.*

The subject site will be connecting to Toho Water Authority for water and sewer, so septic usage will not be a problem.

Per the applicant’s Impact Assessment Statement; “The subject parcel consists of soils identified as Pompano Fine Sand, Satellite Sand, and Samsula Muck according to the US Department of Agriculture (USDA) Natural Resources Conservation Services (NRCS) soil maps. Generally speaking, the Samsula Muck is limited to the wetland area in the northern portion of the subject parcel. The remaining soil types, are characteristic of poorly drained soils with estimated seasonal high-water levels within 12 inches and rapid soil permeability.

As part of the due diligence effort, we have obtained a subsurface soil exploration and geotechnical engineering evaluation for the subject site. This study included fifty-nine (59) borings of varying depths up to seventy (70) feet. Review of this study shows consistency with the soil types and their locations. In general, the upper 15-20 feet are identified as either SP or SP-SM types soils, and per the geotechnical engineering evaluation, “the existing soils other than the organic muck and organic topsoil are suitable for supporting the proposed buildings on a conventional shallow foundation system.”

Accordingly, the development of the site will include the removal of the organic muck and organic topsoil from any developed areas. The development of the site will also include the placement of fill, from an on-site and/or an off-site source, for the purpose of establishing final grading on the site that addresses the high groundwater table. In order to meet stormwater management requirements, the designed stormwater system will consist of both dry retention ponds and wet detention ponds.”

D. Protected Species

According to the Florida Biodiversity Matrix GIS application, no threatened or endangered plant or animal species exist on the site. If any are discovered, the applicant shall properly protect the specie(s) or mitigate any impacts consistent with federal, state, and local law.

E. Archeological Resources:

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

F. Wells (Public/Private)

The subject site is not located on a wellfield and does not have a well on site. The site will be connecting to water from Toho Water Authority Utilities.

G. Airports:

The site is not within an Airport Impact District.

H. Polk Green and Conservation Easements:

Site does reside within a Possible Network Connection for the Polk Green District. However, with the land to the south now Conservation and the land to the east of the site untouched, it could still be a viable connection point. There are no Conservation Easements on site.

Economic Factors:

No Economic Factors are present on this site.

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 Comprehensive Plan permits Institutional to be designated in rural areas and contribute to a combination of non-residential buildings.

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 by-passed in favor of development more distant from services and existing Communities.</p>	<p>The lands surrounding the subject site are a combination of low density residential, and agricultural land. Toho Water utilities are readily available in this area per a letter provided to the applicant.</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>The timing is consistent with the growth in the area as the schools currently developed are reaching capacity and new schools will need to be constructed. There is already infrastructure in place with water, sewer, and emergency services. Site will need sidewalks and the roads will need to be improved to accommodate the additional traffic in the area.</p> <p>Per a statement from Toho on the letter given to the applicant; “Toho staff has determined that Toho has potable water, reuse, and sewer capacity with existing facilities and expansions as part of planned improvements contained in its Capital Improvement Plan to serve the referenced project.”</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, and flood hazards; 3. wetlands and primary aquifer recharge areas; 4. soil 	

Comprehensive Plan Policy	Consistency Analysis
<p>characteristics; 5. location of potable water supplies, private wells, public well fields; and 6. climatic conditions, including prevailing winds, when applicable.</p>	
<p>POLICY 2.107-A1 DESCRIPTION - UEA's shall be those areas within the County which have developed at urban or suburban densities with County-owned, municipal or County-franchised potable-water systems, and centralized public sewer facilities, or private sewer system in excess of 400,000 GPD. UEA's are typically lacking the full complement of other urban services typically found in the Transit Supportive Development, Urban Growth, or Suburban Areas.</p>	<p>Poinciana is rapidly developing and this is a large open area. It was originally designated for a mixture of residential uses, but a school is also needed for this area to alleviate capacity issues.</p>
<p>POLICY 2.107-A3: LAND USE CATEGORIES - The following land use categories shall be permitted within UEA's:</p> <ul style="list-style-type: none"> o a. ACTIVITY CENTERS: Community Activity Centers, Neighborhood Activity Centers, Convenience Centers, Tourism Commercial Centers, and High-Impact Commercial Centers shall be permitted within UEA's in accordance with applicable criteria. o b. RESIDENTIAL: Residential-High, Residential-Medium and Residential-Low Districts shall be permitted within UEA's in accordance with applicable criteria. o c. OTHER: Linear Commercial Corridors, Commercial Enclaves, Industrial, Business-Park Centers, Office Centers, Leisure/Recreation, Institutional, Recreation and Open Space, Preservation 	<p>Institutional is an allowable use within the Utility Enclave Area. High School would be considered a Conditional Use Level 3. It will be able to connect to water and sewer per Toho Water Authority. Emergency services are available. Changing to FLU from INST-1 to INST-2 allows for a High School to be constructed by right since it is a Level 3 Conditional Use in INST-1.</p>
<p>POLICY 2.107-A5: DEVELOPMENT CRITERIA - Development within UEA's shall conform to the following criteria as further specified by the Land Development Code:</p> <ul style="list-style-type: none"> o a. All uses developed after adoption of the Polk County Comprehensive Plan shall be required to connect to the existing centralized water and sewer system and may receive a development order provided all other provisions of this Plan are met. Connection to public sewer shall 	

Comprehensive Plan Policy	Consistency Analysis
<p>be required as regulated by the Nutrient Restoration Plan Overlay.</p> <ul style="list-style-type: none"> o b. Incorporate design features that promote healthy communities, green building practices, mixed use development, transit-oriented design, variety in housing choices and other initiatives consistent with Section 2.1251 - Community Design, of this element. o c. Provide access to parks, green areas, and open space and other amenities. o d. Be designed to facilitate the provision of public safety services (i.e., fire, EMS and law enforcement). In order to achieve higher densities and intensities allowed by each land use, development in the UEA shall be required to connect to centralized water and sewer system and incorporate clustering and other low impact design criteria as established under the Conservation Development Section (Section 2.1251). 	
<p>POLICY 2.116-A1: CHARACTERISTICS - Institutional areas are primarily characterized by private and public-service structures.</p> <p>POLICY 2.116-A2: DESIGNATION AND MAPPING -Institutional areas shall be designated and mapped on the Future Land Use Map Series as "Institutional" (INST) and shall include all major existing institutional areas which are not included within an Activity Center, Linear Commercial Corridor, or Commercial Enclave.</p> <p>POLICY 2.116-A3: LOCATION CRITERIA - Institutional development may occur within the lands designated Institutional on the Future Land Use Map Series, and in any other land use designation throughout the County, unless further prohibited by the Land Development Code the County in accordance with Section 163.3201(1), FS. The following factors shall be taken into consideration when determining the appropriateness of establishing new Institutional areas on the Future Land Use Map Series, or in approving the location for an institutional use not located within lands classified as Institutional:</p>	<p>The subject site is proposed to be in the Utility Enclave Area (UEA). Institutional is an allowable use in the UEA. Site will be able to connect to water and sewer through Toho Water Authority. Site has accessibility to Marigold Avenue, an Urban Collector. Roads will need to be improved leading to the site to accommodate increase to traffic volume. Educational facilities are allowed within Institutional land uses. Haines City High School is currently at 120% capacity.</p>

Comprehensive Plan Policy	Consistency Analysis
<p>a. Accessibility to roadways, with consideration being given to regional transportation issues for largescale institutional developments having a regional market.</p> <p>b. Proximity to incompatible land uses, which is dependent upon the intensity of the institutional use (buffering may be provided to mitigate adverse impacts).</p> <p>c. The locational criteria enumerated in Policy 2.102-A9 and Policy 2.102-A10.</p> <p>d. Proximity to similar and compatible uses providing opportunities for shared facilities.</p> <p>e. Plans of the School Board and other public service agencies with jurisdiction in the County.</p> <p>The placement of institutional uses in other than lands classified as Institutional shall be subject to County approval through a Conditional Use Permit, or in accordance with land-development regulations adopted and/or amended by the County in accordance with Section 163.3201(1), FS.</p> <p>Educational facilities will be allowed in lands designated as Institutional, or in all other land uses, except Industrial as a community facility in accordance with policies of this Plan.</p> <p>POLICY 2.116-A4: DEVELOPMENT CRITERIA - Institutional development shall conform to the following criteria:</p> <p>a. Institutional uses include, but are not limited to: private and public-service structures. These commonly include: 1. public and private educational facilities; 2. government-administration buildings; 3. public-safety structures (e.g. police and fire); 4. cultural facilities (e.g. libraries, museums, and performing-arts theaters); 5. health-care facilities e.g. hospitals, medical centers, clinics, nursing homes, adult day care centers, group homes, group living facilities, emergency shelters, residential treatment facilities [1].</p>	

Comprehensive Plan Policy	Consistency Analysis
<p>b. Large institutional areas should be designed so that the more intensive uses are at the center of the development, with less intensive uses near the fringes.</p> <p>c. Prior to site planning, the School Board, independent special districts and other governmental entities shall communicate to one another to pursue potential colocation of government services.</p> <p>d. Commercial uses within institutional areas mapped on the Future Land Use Map Series shall be primarily for the purpose of serving the institutions within the area and shall be limited to a scale appropriate for that purpose.</p> <p>e. Institutional sites shall be designed to provide for:</p> <ol style="list-style-type: none"> 1. Adequate parking to meet the present and future demands of the use. 2. Buffering where the effects of lighting, noise, odors, and other such factors would adversely affect adjacent land uses. Parking lots, loading areas, dumpsters, utilities and air conditioning units, signage, etc. are examples of facilities which may require special buffering provisions. <p>f. Multi-family residential uses may be permitted at densities up to and including 15 dwelling units per acre as part of a Planned Development. Residential uses may be permitted according to the following:</p> <ol style="list-style-type: none"> 1. Residential uses shall only be established adjacent to or in conjunction with a university, college, vocational school or other similar educational institution. 2. Residential development shall be intended to primarily meet the housing needs for students and faculty members of the nearby educational institution <p>g. Recreational uses accessory to the institutional use or compatible with the location of the institutional district.</p>	
<p>POLICY 2.130-A: POINCIANA (PRE-DRI #1) - The Poinciana development contains approximately 47,000 acres located in Polk and Osceola counties. The project is a multi-use development proposed to contain single-family,</p>	<p>Subject site is within the Poinciana Development of Regional Impact. This site in particular was designated for a variety of residential uses, including duplex and single-family homes. Poinciana is in need of a new school to alleviate capacity at the high school</p>

Comprehensive Plan Policy	Consistency Analysis
<p>multi-family, commercial, industrial, institutional, and open space/recreation uses within 8 villages, 9 estate areas, and 6 office/industrial parks. Located in Polk County are Villages 3, 4, 6, 7, and 8. The Poinciana development received approval by Polk County in 1971 as a Planned Unit Development (PUD 71-10). In 1983, Poinciana received vested rights status under Sections 830.06 and 120.57, F.S., which vested this project from the Development of Regional Impact (DRI) review process.</p>	<p>level. The other sites that were considered for schools in this area are not large enough to accommodate a modern school site.</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 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

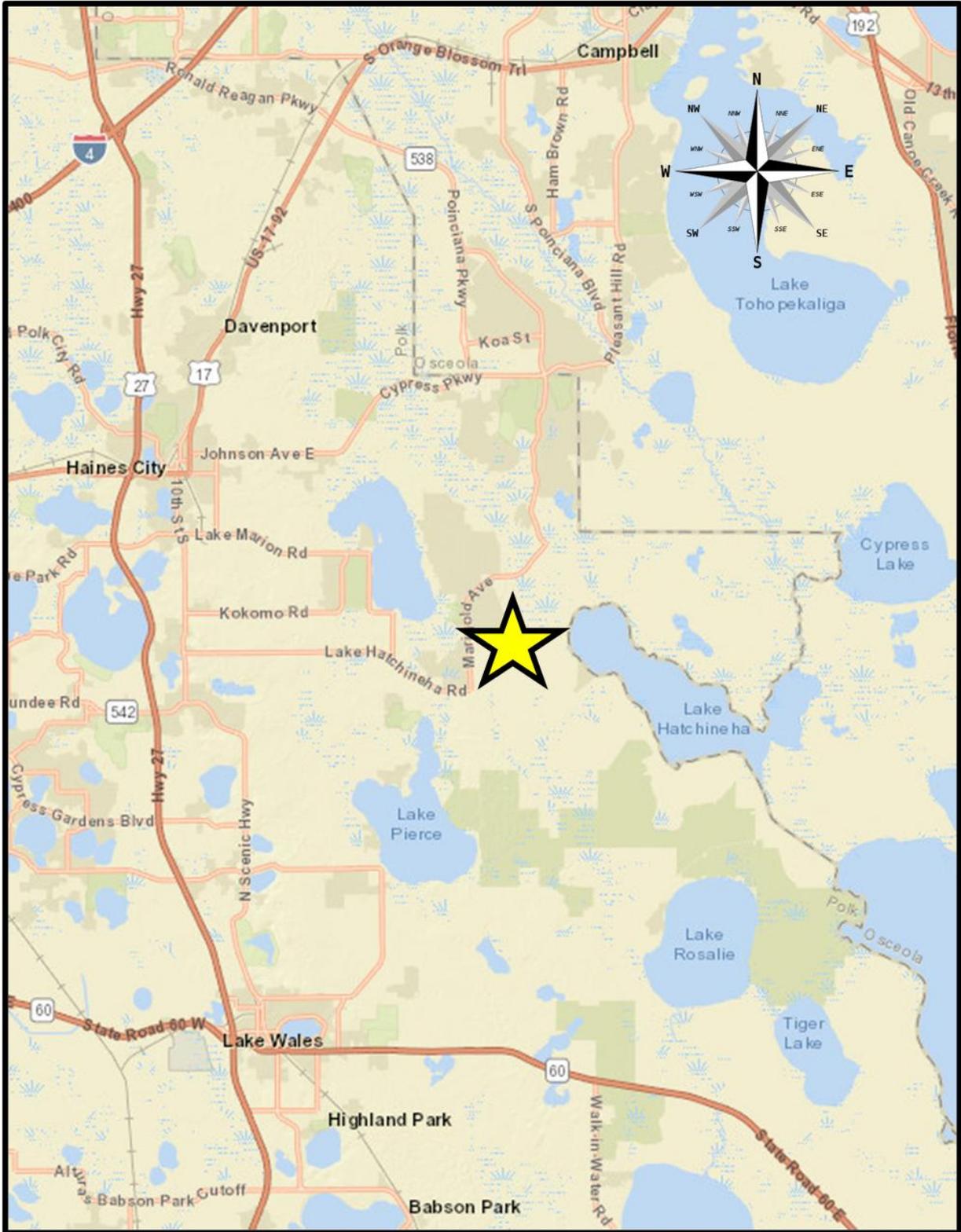
Comments from other agencies

No comments

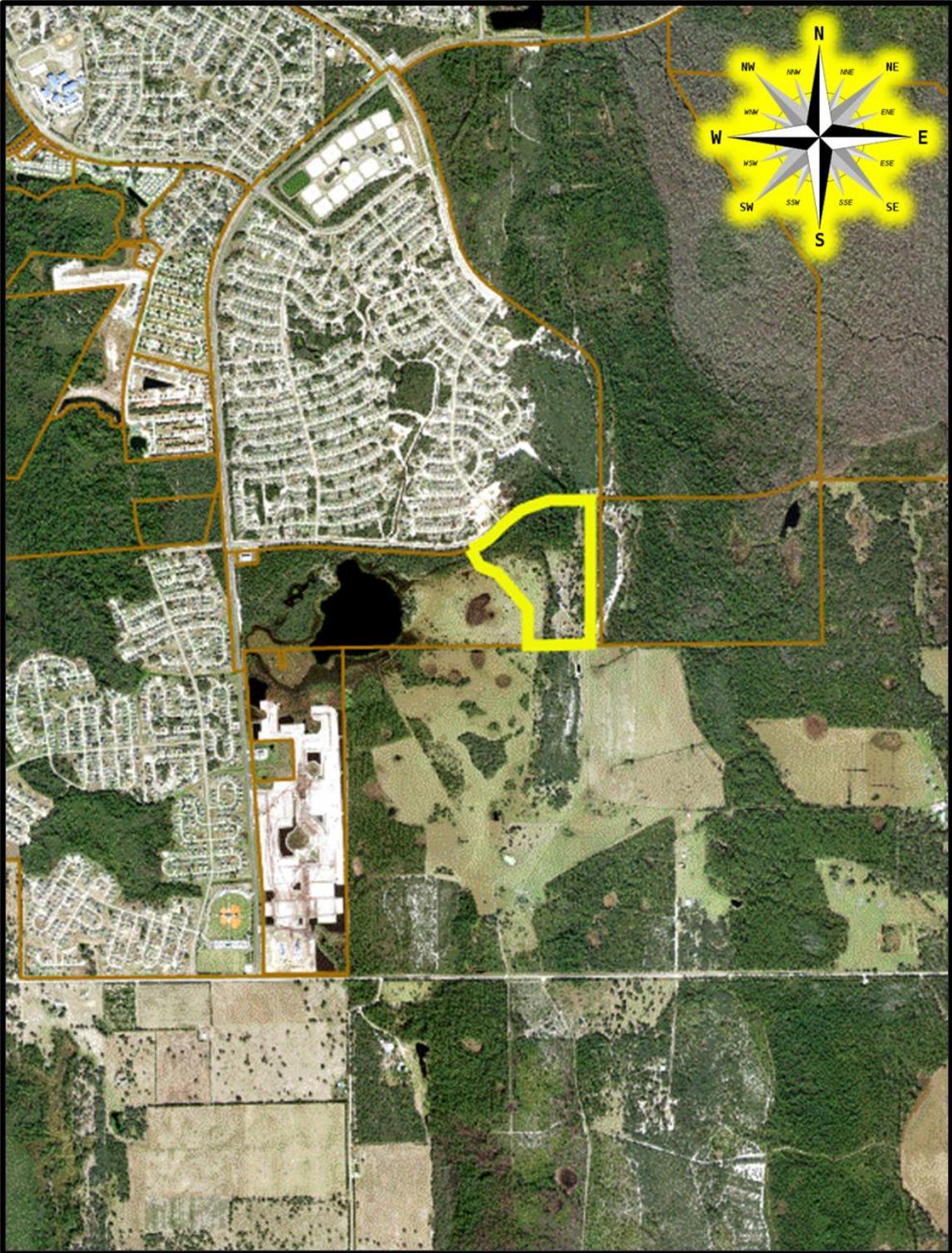
Exhibits:

Exhibit 1	Location Map
Exhibit 2	2023 Aerial Context Map
Exhibit 3	2023 Aerial Close Up
Exhibit 4	Current Future Land Use Map
Exhibit 5	Proposed Future Land Use Map
Exhibit 6	INST-1 Conditional Uses
Exhibit 7	INST-2 Conditional Uses
Exhibit 8	Poinciana Master Plan

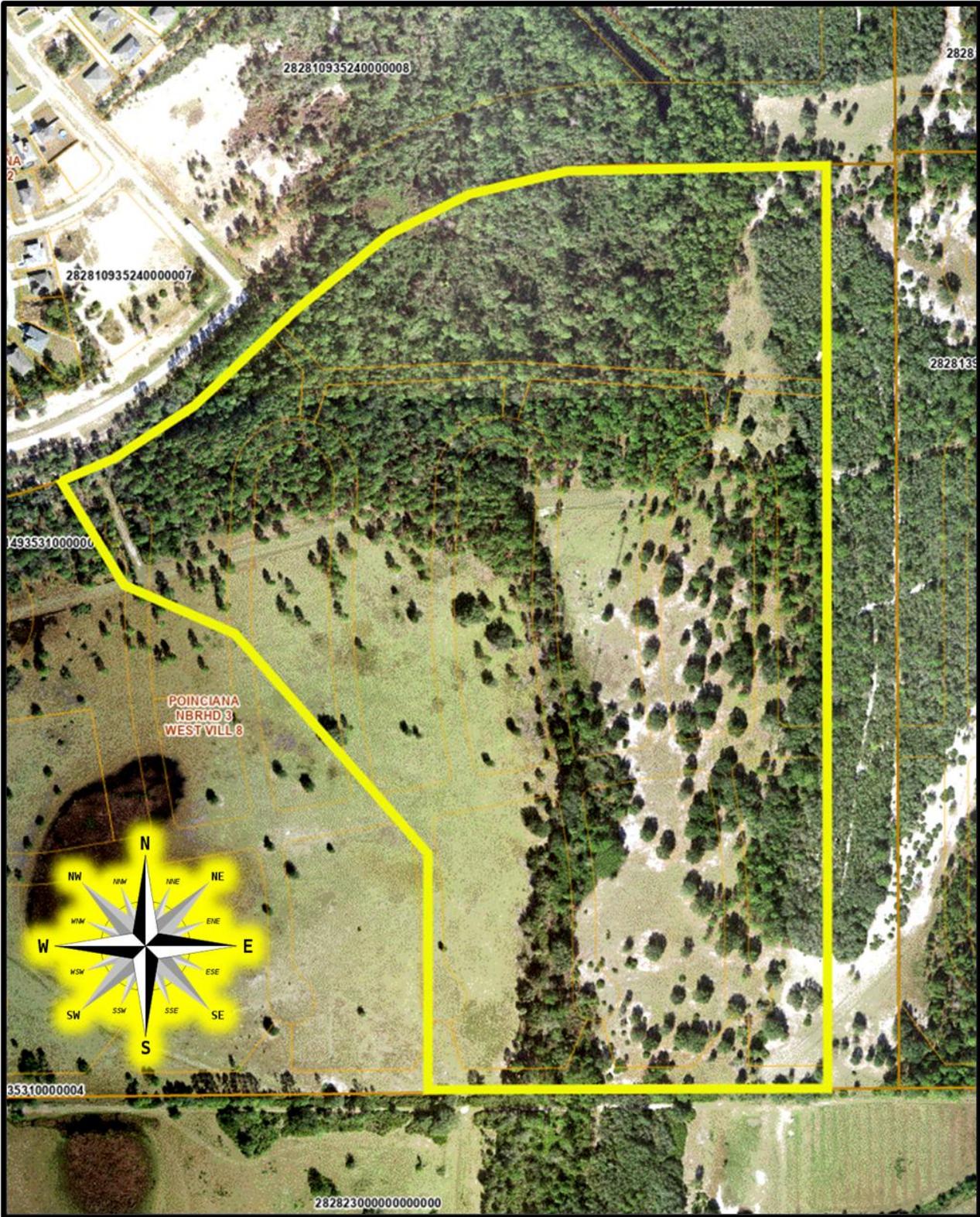
Applicant's submitted documents and ordinance as separate files



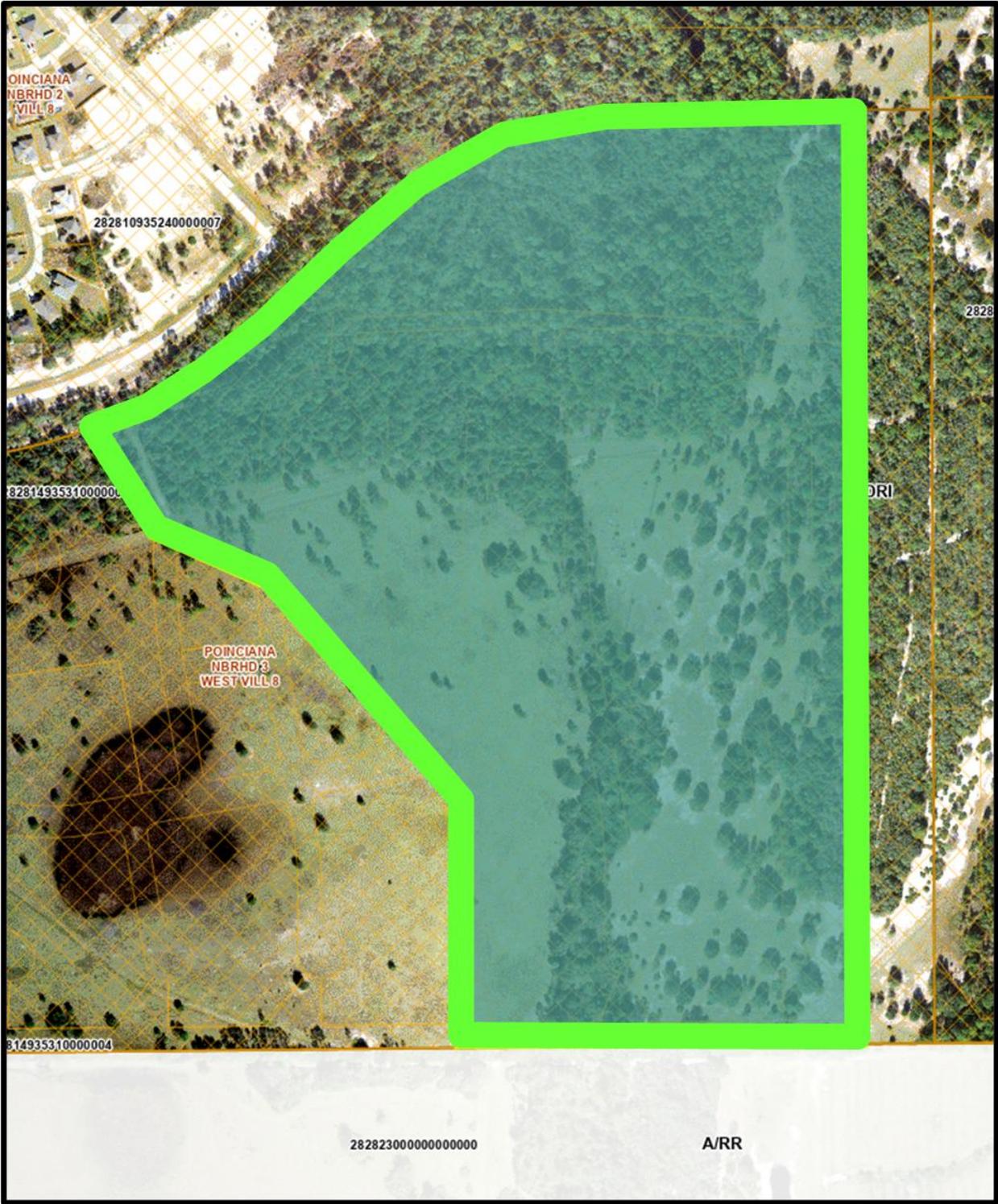
LOCATION MAP



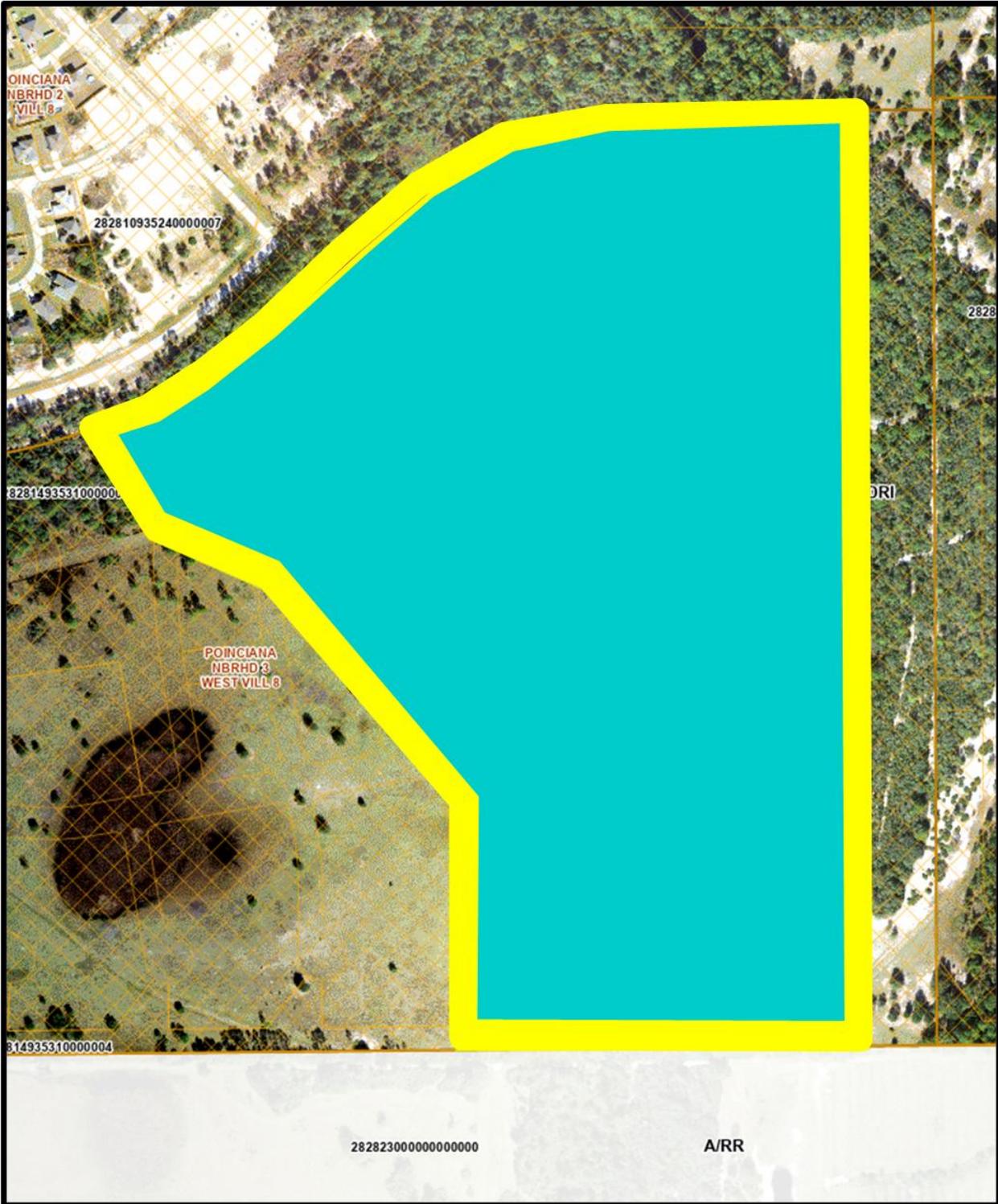
2023 AERIAL PHOTO CONTEXT



2023 AERIAL PHOTO CLOSE UP



CURRENT FLUM
Institutional (INST-1)



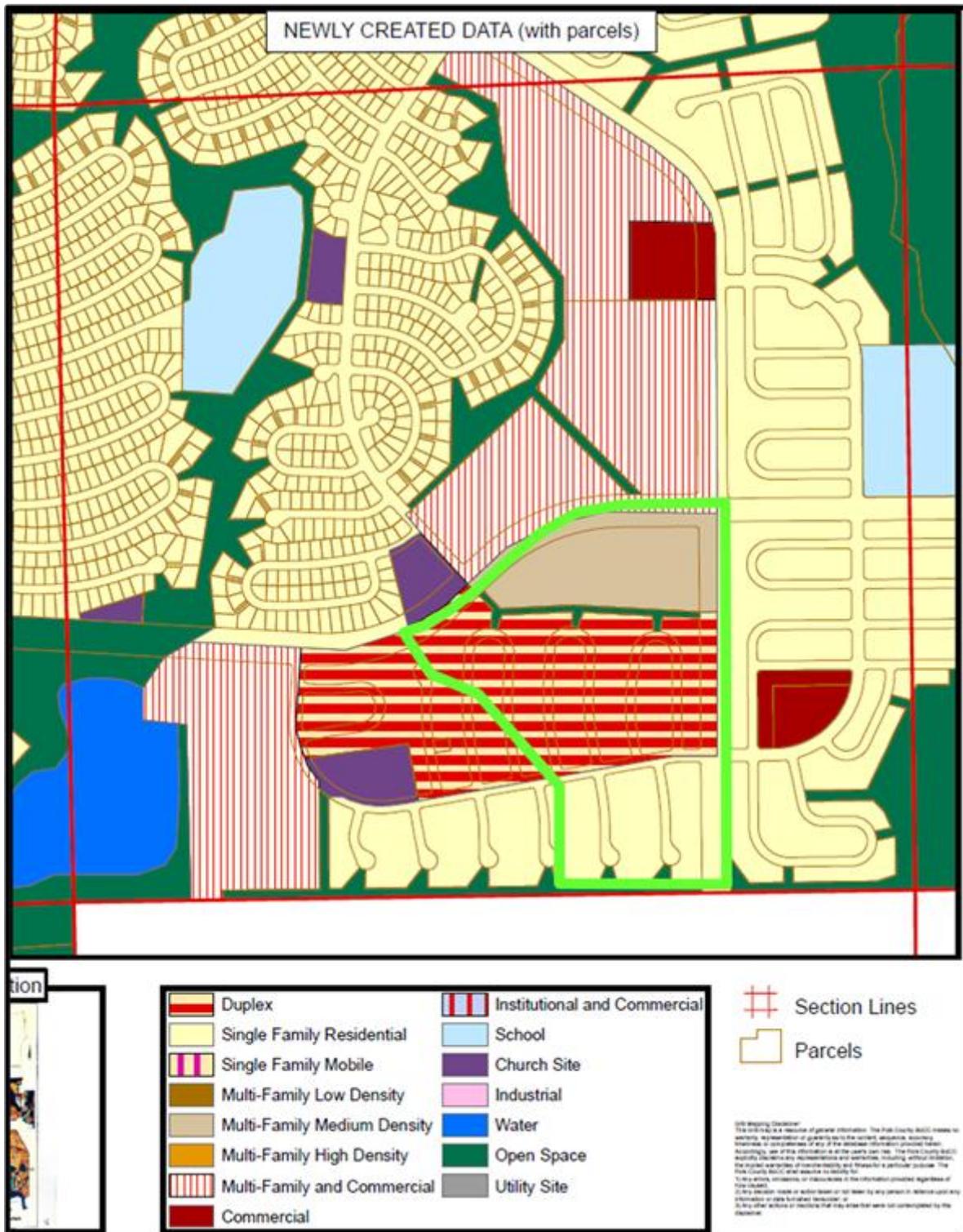
PROPOSED FLUM
Institutional (INST-2)

FLU	PERMITTED (By Right)	CONDITIONAL USE Level 1 or 2 Review (Technical Staff Review)	CONDITIONAL USE Level 3 or 4 Review (Public Hearing)
INST1	Childcare Center, Farming General, Government Facility, Lodges and Retreats, School-Elementary, School-Leisure/Special Interest, School-Middle, Studio- Production, Transit- Facility, Utilities- Class I, Utilities- Class II	Group Home- Large (7-14 residents), Emergency Shelter-Medium (7-14 residents), Golf Course, Recreation- High Intensity, Recreation- Low Intensity, Recreation- Passive, Group Living Facility (15 or more residents), Adult Day Care Center (7 or more clients), Cemetery, Clinics & Medical Offices, Communication Tower- Monopole, Communication Towers- Guyed and Lattice, Community Center, Cultural Facility, Emergency Shelter- Large (15 or more residents), Heliports, Helistops, Nursing Home, Office, Office Park, Recreation- Vehicle Oriented, Religious Institution, Research & Development, Solar Electric-Power Generation Facility	Multi-family, Planned Development, Gas Station, Hospitals, Lime Stabilization Facility, Mining- Non-phosphate, School- High, School- Technical/Vocational/Trade & Training, School-University/College, Seaplane Base, Utilities- Class III, Water Ski Schools, Residential Treatment Facility

INST-1 CONDITIONAL USES

FLU	PERMITTED (By Right)	CONDITIONAL USE Level 1 or 2 Review (Technical Staff Review)	CONDITIONAL USE Level 3 or 4 Review (Public Hearing)
INST2	Childcare Center, Farming General, Government Facility, Lodges and Retreats, School-High, School- Leisure/Special Interest, School-Technical/Vocational/Trade & Training, School-University/College, Studio-Production, Transit- Facility, Utilities- Class I, Utilities- Class II	Group Home- Large (7-14 residents), Emergency Shelter-Medium (7-14 residents), Golf Course, Recreation- High Intensity, Recreation- Low Intensity, Recreation- Passive, Group Living Facility (15 or more residents), Adult Day Care Center (7 or more clients), Cemetery, Clinics & Medical Offices, Communication Tower- Monopole, Communication Towers- Guyed and Lattice, Community Center, Cultural Facility, Emergency Shelter- Large (15 or more residents), Gas Station, Heliports, Helistops, Hospitals, Nursing Home, Office, Office Park, Power Plants Non-Certified- Low, Recreation- Vehicle Oriented, Religious Institution, Research & Development, School- Elementary, School- Middle, Solar Electric-Power Generation Facility, Transit-Commercial	Multi-family, Planned Development, Lime Stabilization Facility, Mining-Non-phosphate, Power Plants-Non-Certified- High, Seaplane Base, Utilities- Class III, Water Ski Schools, Airport, Correctional Facility, Residential Treatment Facility, Solid Waste Management Facility

INST-2 CONDITIONAL USES



POINCIANA MASTER PLAN

LDCD-2025-10 - Poinciana- Bayberry St. PPP

Menu Reports Help

Application Name: [Poinciana- Bayberry St. PPP](#)

File Date: [09/13/2025](#)

Application Type: [BOCC-LDC District Change](#)

Application Status: [Approved for Hearing](#)

Application Comments: View ID Comment Date

Description of Work: [The Applicant requests approval of a Board of County Commissioners \(BoCC\) Land Development Code \(LDC\) District Change, processed concurrently with Large-Scale Comprehensive Plan Amendment LDCPAL-2025-6, to \(i\) apply an Institutional Future Land Use within the Poinciana Pre-Development of Regional Impact \(Pre-DR\) and assign the Institutional sub-use category INST-2 in lieu of INST-1 for the +72.27-acre site in Village 8, Neighborhood 3W. The Polk County School Board has identified the property for a new high school; whereas INST-1 requires a conditional use for high schools, INST-2 permits the use by right. This request provides entitlement clarity and schedule certainty necessary to deliver critical public school capacity while remaining consistent with the Polk County Comprehensive Plan \(including the Public School Element\) and the LDC. Transportation, access management, utilities, environmental resources, and buffering will be addressed at subsequent technical review and site development permitting stages in accordance with County standards.](#)

Application Detail: [Detail](#)

Address: [0 POINCIANA PKWY, POINCIANA, FL 34759](#)

Parcel No: [282814935310000001](#)

Owner Name:

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	John Adams	RJWA, Inc.	Applicant	Mailing, 8 Broadway, S...	Active
	John Adams	RJWA, Inc.	Engineer	Mailing, 8 Broadway, S...	Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #

Job Value: [\\$0.00](#)

Total Fee Assessed: [\\$4,923.00](#)

Total Fee Invoiced: [\\$4,923.00](#)

Balance: [\\$0.00](#)

Custom Fields: **LD_GEN_PUB**

PUBLIC HEARINGS

Development Type

[Board of County](#)

[Commissioners](#)

Variance Type

-

Affordable Housing

Application Type

[LDC District](#)

[Change](#)

Brownfields Request

-

Type of Acreage

-

GENERAL INFORMATION

Expedited Review

Number of Lots

-

Will This Project Be Phased

Acreage

[0](#)

DRC Meeting

[10/23/2025](#)

DRC Meeting Time

-

Rescheduled DRC Meeting

Rescheduled DRC Meeting Time

-

Green Swamp

[No](#)

Number of Units

-

Case File Number

-

Is this Polk County Utilities

Is this Application a result of a Code Violation

[No](#)

One Year Extension

-

FS 119 Status

[Non-Exempt](#)

Code Violation Case Number

-

ADVERTISING

Legal Advertising Date

-

BOCC1 Advertising Date

-

BOCC2 Advertising Date

-

Advertising Board

[Board of County](#)

[Commissioners](#)

MEETING DATES

Community Meeting

-

Planning Commission Date

[12/03/2025](#)

Land Use Hearing Officer 3

-

1st BOCC Date

[01/06/2026](#)

2nd BOCC Date

LUHO-Level 3

HEARING	
PC Hearing Results	PC Vote Tally
BOCC 1st Hearing Results	BOCC 1st Vote Tally
BOCC 2nd Hearing Results	BOCC 2nd Vote Tally

FINAL LETTER	
Denovo Appeal	Denovo Results
Denovo Tally	

LD_GEN_PUB_EDL
[Opening DigEplan List...](#)
 DigEplan Document List

PLAN REVIEW FIELDS

TMPRecordID POLKCO-25EST-00000-55071	DocumentGroupforDPC DIGITAL PROJECTS LD	RequiredDocumentTypes -
RequiredDocumentTypesComplete Yes	AdditionalDocumentTypes Applications, AutoCad File, Binding, Site Plans (PDs, Yes and CUs), CSV, Calculations, Correspondence, Design Drawings, Flood/Traffic Studies, Impact Statement, Inspections, Miscellaneous, Plats, Record Drawings, Response Letter Resubmittal Complete, Staff Report/Approval Letter, Survey, Title Opinion	Activate DPC Yes
Activate FSA Yes	DigitalSigCheck Yes	

PLAN UPLOAD ACKNOWLEDGEMENT

Upload Plans Acknowledgement
[√](#)

SELECTED AREA PLANS

Selected Area Plans

LAND USE

Selected Area Plan LU Code

DEVELOPMENT AREA

Development Area

NOR

Neighborhood Organization Registry (NOR)

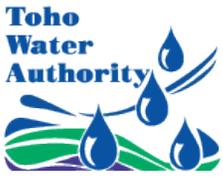
PUBLIC MAILERS

Posting Board	Number of Boards (Number)	Number of Mailers (Number)	Date Mailed	Date Posted	NOR
PC	2			11/19/2025	
BOCC 1	2			11/19/2025	

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application Submittal	Lyndsay Rathke	Application ...	09/16/2025	Lyndsay Rathke
	Engineering Review				
	Surveying Review	Mike Benton	Not Required	10/01/2025	Mike Benton
	Roads and Drainage Review	Phil Irven	Approve	09/22/2025	Phil Irven
	Fire Marshal Review	Kim Turner	Not Required	09/19/2025	Kim Turner
	Planning Review	Johnathan Sims	Approve	10/06/2025	Johnathan Sims
	School Board Review	School District	Not Required	09/22/2025	School District
	Review Consolidation	Lyndsay Rathke	Approved for...	10/10/2025	Lyndsay Rathke
	Staff Report				
	Public Notice				
	Planning Commission				
	BOCC Hearing				
	Final Letter				
	DEO Review				
	Second BOCC Hearing				
	Archive				

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
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Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments
Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments



May 6, 2025

Toho Request Number: 58 Commercial

Parcel ID & Address: 28-28-14-935310-000001 / 0 Poinciana Parkway, Poinciana

Tohopekaliga Water Authority (Toho) has reviewed your request for a water, reuse and sewer service availability determination and the Parcel ID referenced is within the Toho service area.

Toho staff has determined that Toho has potable water, reuse and sewer capacity with existing facilities and expansions as part of planned improvements contained in its Capital Improvement Plan to serve the referenced project. As noted in the attached document, extension and/or upsizing of infrastructure at the Owner's expense may also be required to serve the property.

Not a Capacity Commitment - The owner/ developer has not yet reserved capacity and this letter does not constitute a reservation of capacity. However, subject to a fully executed Development Service Agreement (DSA), approved construction plans, and Florida Department of Environmental Protection permits, the Executive Director or his designee will ensure public facility capacity is reserved for the development in the amounts stated in the System Development Charge (SDC) Assessment letter and subject to the terms of the DSA, including any conditions associated with planned capital improvements serving the property and payment of SDCs.

Main and Service Line Extensions Responsibility of Owner - Service to the site is the customer's responsibility and may require offsite utility improvements performed by a private contractor hired by the customer. Toho does not typically install main or service extensions, please contact a civil engineer to obtain design and cost information. For projects requiring installation of a main or services for more than three (3) residential units, a hydraulic analysis is required prior to initiating service. The hydraulic analysis is the responsibility of the Owner and could result in required main improvements by the Owner.

Utility Locations are Approximate and Not Guaranteed - Utility locations shown on the attached map are approximate and based upon Toho's available information (i.e. GIS, as-built, record drawings). Toho does not guarantee the accuracy of the information. Toho recommends field verification of utilities by soft dig prior to design. Soft digs should be

performed by a licensed underground utility contractor and coordinated with Toho's inspection team.

Meter Requests - If water and sewer infrastructure is not available, **do not** request a meter set until the installation has been completed.

Limited Time Validity - Please note this letter of availability is only valid for one year from the date of this letter. Should the project not have received Toho approval and reserved capacity by May 06, 2026, they must request a new Letter of Availability from Toho. Toho looks forward to working with you on this project. If you have any questions, please do not hesitate to contact us. More specific infrastructure information is enclosed.

Service in Poinciana and Other Residential Infill Areas – Connection to infrastructure as part of the CIAC program can require significant costs above those normally associated with SDCs and connection fees. Please refer to Toho's website to check applicability for your property.

Questions and Additional Information

- For any Residential questions or extensions in Poinciana, please contact ciacbuilder@tohowater.com
- For all other Residential questions or extensions, please contact Latoya Hanson at lhanson@tohowater.com
- For any Commercial questions or extensions, please contact Ray Biron at rbiron@tohowater.com
- For any inspection requests, please request through [Toho's development portal](#)
- If you would like to speak with someone regarding potential fees or System Development Charges, please contact meterfees@tohowater.com or 407-944-5000 and a Toho representative will be happy to assist.

Please be sure to have your address and request number included in your email.

Sincerely,

Assets and Infrastructure
Toho Water Authority

WATER

- Water main installed
- Water service line needs to be installed.
- 10" Water main approx. 30' north of property. This water service will require a tap.
- 10" Water main approx. 60' north of property. This water service will require a tap.
- 16" Water main approx. 10' west of property. This water service will require a tap.

SEWER

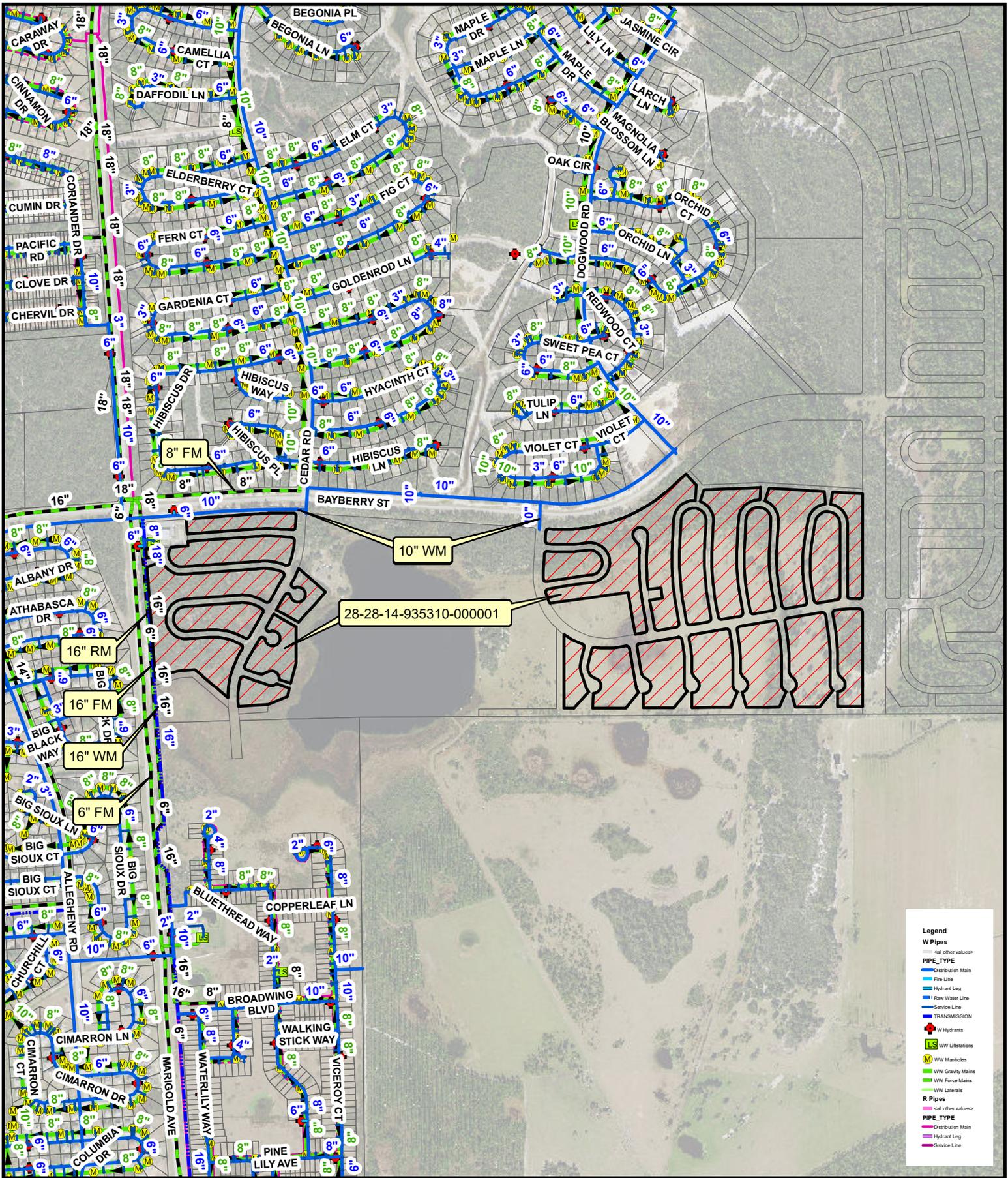
- Gravity main not installed.
- Force main installed.
- Force main connection required
- Force main service line may need to be installed.
- Requires owner to install pump for connection to the force main.
- 16" Force main approx. 25' west of property. This force main service will require a tap.
- 6" Force main approx. 104' west of property. This force main service will require a tap.
- 8" Force main approx. 185' north of property. This force main service will require extension.

REUSE

- Reuse main installed
- Reuse service line needs to be installed.
- This reuse service will require a bore and tap.
- 16" Reuse main approx. 20' west of property.

MISCELLANEOUS/EXCEPTIONS

- Fire hydrant located approx. 70' west of property.
- Fire hydrant located approx. 120' northwest of property



Legend

W Pipes

<all other values>
 Distribution Main
 Fire Line
 Hydrant Leg
 Raw Water Line
 Service Line
 TRANSMISSION
 W Hydrants
 LS WW Liftstations
 M WW Manholes
 WW Gravity Mains
 WW Force Mains
 WW Laterals

R Pipes

<all other values>
 Distribution Main
 Hydrant Leg
 Service Line

THE TOHOPEKALIGA WATER AUTHORITY MAKES NO WARRANTIES, GUARANTEES OR REPRESENTATIONS AS TO THE TRUTH, ACCURACY, OR COMPLETENESS OF THE DATA ON THIS MAP. THIS IS NOT A SURVEY PRODUCT AND IS A VISUAL REFERENCE TOOL ONLY. The Tohopekaliga Water Authority makes no warranty, express or implied with respect to its ownership of any rights relating to trademarks and trade names described herein. THERE ARE NO WARRANTIES WHICH EXTEND BEYOND THE DESCRIPTION OF THE FACE HEREOF. Any questions or concerns should be directed to Toho Water Authority, Information Technology (IT) Department at 407-844-5190.

C:\Users\Fsantos\Desktop\Availability Map MAY.mxd



N
 1 inch = 1,000 feet

28-28-14-935310-000001

Demonstration of Need – Compliance with Policy 2.102-A11: Urban Sprawl Criteria

The Applicant respectfully submits the following analysis to demonstrate consistency with Polk County Comprehensive Plan Policy 2.102-A11 and to confirm that the proposed BOCC-LDC District Change from INST-1 to INST-2 (permitting a public high school by right under the LDC) does not promote urban sprawl.

a. Does not promote low-intensity, low-density, or single-use development in excess of demonstrated need.

The request refines the Institutional zoning from INST-1 (where a high school is a conditional use) to INST-2 (where a high school is permitted by right) under the Polk County LDC. This change implements a documented public facility need identified by the School Board and does not introduce low-intensity, low-density, or speculative single-use development in excess of need; it simply aligns the zoning entitlement with the high school use contemplated by the Comprehensive Plan.

b. Does not promote urban development in rural areas or leapfrog undeveloped lands.

The subject property is located within the Urban Development Area and is surrounded by existing and entitled urban development within the Poinciana Master Plan. The site is internal to Village 8 and is not situated within a rural context. Its development as a high school is a logical continuation of the existing urban framework and does not constitute leapfrog or premature expansion of the urban boundary.

c. Does not promote radial, strip, or ribbon development patterns.

The proposed Institutional use is centrally located within the master-planned community and does not front an arterial corridor in a way that would create strip or ribbon development. The high school will be integrated into the surrounding neighborhood with appropriate setbacks, buffering, and circulation planning. Its location supports a compact, connected land use pattern rather than a radial expansion.

d. Does not compromise the protection of natural resources.

The site has been evaluated for compatibility with environmental protection goals, and no significant wetlands, floodplains, or critical habitats are being impacted by the proposed land use change. Any future development of the site will be subject to County environmental review through the Site Development process, ensuring compliance with applicable natural resource protections.

e. Does not compromise adjacent agricultural areas or prime farmland.

The area is fully encompassed within the Poinciana urban boundary and is not adjacent to active agricultural operations or designated prime farmland. There will be no conflicts with agricultural activities or loss of viable agricultural lands resulting from the proposed change.

f. Maximizes the use of existing public facilities and services.

The high school site benefits from existing infrastructure that has already been planned or constructed as part of the Poinciana development. Roadways, utility lines, and drainage systems are either in place or included in ongoing capital improvement planning. Co-locating a school in this area ensures that prior infrastructure investments are maximized for community-serving uses.

g. Minimizes reliance on future public facilities and services.

The site's location within a developed and serviced area reduces the need for extensive new infrastructure. Polk County Public Schools will coordinate with local service providers to ensure that all utility and access needs are addressed through extensions or upgrades already contemplated in the County's growth strategy. The site will not require speculative or extraordinary service extensions.

h. *Does not increase the cost of providing public facilities and services disproportionately.*

The project will not impose disproportionate service costs on the County. The centralized nature of the site and its placement within an existing development footprint will allow for efficient school operation and service delivery. The project avoids siting inefficiencies that can occur when schools are developed in disconnected or underserved areas.

i. *Provides a clear separation between urban and rural uses.*

The subject site is located well within the established urban footprint of Poinciana and does not abut any designated rural areas. The proposed use supports urban service delivery and complements surrounding residential land uses.

j. *Does not discourage infill or redevelopment.*

This district change supports infill by enabling a critical public facility on an internal, previously entitled site within the Poinciana master framework. It strengthens the existing urban pattern and avoids fragmenting undeveloped lands.

k. *Encourages a functional mix of land uses.*

The INST-1 to INST-2 change facilitates a complementary civic use that serves surrounding residential neighborhoods and planned commercial areas, reinforcing a functional mix of land uses consistent with the Comprehensive Plan and LDC Institutional provisions.

l. *Improves accessibility among linked land uses.*

The site is easily accessible from internal roadways within Poinciana and is centrally located to serve nearby residential neighborhoods. Future site planning will ensure multimodal access, including sidewalks, drop-off zones, and connections to existing transportation infrastructure, supporting student safety and connectivity.

m. *Does not result in the loss of functional open space.*

No designated open space or preserved greenways are affected by this district change. The entitlement refinement does not expand the development footprint; future site development will comply with open space and environmental standards of the LDC and remain consistent with the area's established land use framework.

ORDINANCE No. 25 - ?

AN ORDINANCE OF THE POLK COUNTY BOARD OF COUNTY COMMISSIONERS REGARDING THE ADOPTION OF AMENDMENT **LDCD-2025-10**; AN AMENDMENT TO THE POLK COUNTY COMPREHENSIVE PLAN; ORDINANCE 92-36, AS AMENDED TO CHANGE THE SUB-DISTRICT DESIGNATION ON 72.27 ACRES OF INSTITUTIONAL (INST-1) TO INSTITUTIONAL (INST-2) IN THE UTILITY ENCLAVE AREA AND POINCIANA MASTER PLAN. THE SUBJECT SITE IS LOCATED WEST OF LAKE HATCHINEHA, NORTH OF COUNTY ROAD 542 (LAKE HATCHINEHA ROAD), SOUTH OF BAYBERRY STREET, EAST OF MARIGOLD AVENUE, EAST OF THE CITY OF HAINES CITY IN SECTION 14, TOWNSHIP 28, RANGE 28; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Article VIII, Section I(g) of the Constitution of the State of Florida and the Community Planning Act, Chapter 163, Part II, Florida Statutes (FS), as amended, (the Act) Polk County is authorized and required to adopt a Comprehensive Plan (Plan); and

WHEREAS, Section 163.3184, FS, and Comprehensive Plan Section 4.305.B, provides for the approval of Large-Scale Comprehensive Plan Amendments; and

WHEREAS, Application LDCD-2025-10 is an applicant-initiated application to change the future land use designation of 72.27 +/- acres from Institutional (INST-1) to Institutional (INST-2) in the Utility Enclave Area (UEA) and the Poinciana Master Plan (the "Amendment"); and

WHEREAS, pursuant to Section 163.3174, FS, the Local Planning Authority (Planning Commission) conducted a public hearing, with due public notice having been provided, Amendment on December 3rd, 2025; and

WHEREAS, pursuant to Section 163.3184, FS, the Board of County Commissioners conducted an adoption public hearing, with due public notice having been provided, on the Amendment on January 6th, 2026; and

WHEREAS, the Board of County Commissioners, reviewed and considered all comments received during said public hearing, and provided for necessary revisions; if any; and

WHEREAS, the Board of County Commissioners has considered the data and analysis contained within the staff report; and

WHEREAS, the Amendment is consistent with Chapter 163, FS, and the Polk County Comprehensive Plan.

NOW THEREFORE, BE IT ORDAINED by the Polk County Board of County Commissioners:

SECTION 1: LEGISLATIVE FINDINGS OF FACT

The findings of fact set forth in the recitals to this Ordinance are true and correct and hereby adopted.

SECTION 2: COMPREHENSIVE PLAN AMENDMENT

The Future Land Use Map of Ordinance No. 92-36, as amended, (the “Polk County Comprehensive Plan”) is hereby amended to reflect a change in the Future Land Use designation on a 72.27-acre site from Institutional (INST-1) to Institutional (INST-2) in the Utility Enclave Area (UEA) on the parcel listed below and graphically depicted on the parcel map in Attachment “A”.

Parcels included:

282814-935310-000001 and 282814-935310-000002

LEGAL DESCRIPTION:

A PORTION OF POINCIANA NEIGHBORHOOD 3 WEST, VILLAGE 8, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGES 44 THROUGH 49, INCLUSIVE, OF THE PUBLIC RECORDS OF THE POLK COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF HEMLOCK AVENUE (186 FEET IN WIDTH), ACCORDING TO THE PLAT OF POINCIANA NEIGHBORHOOD 3 WEST, VILLAGE 8, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGES 44 THROUGH 49, INCLUSIVE, OF THE PUBLIC RECORDS OF THE POLK COUNTY, FLORIDA., SAID CORNER LYING ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 28 SOUTH, RANGE 28 EAST. THENCE, S 89°11'00" W, ALONG THE SOUTH LINE OF AFORESAID PLAT OF POINCIANA, NEIGHBORHOOD 3 WEST, VILLAGE 8 AND THE SOUTH LINE OF SECTION 14, TOWNSHIP 28 S, RANGE 28 E, A DISTANCE OF 186.00 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF HEMLOCK AVENUE AND THE SOUTHEAST CORNER OF GREENWAY-1 OF AFORESAID PLAT; THENCE CONTINUE ALONG SAID SOUTH LINES, S 89°11'00" W, A DISTANCE OF 1038.69 FEET; THENCE DEPARTING SAID SOUTH LINE AND THROUGH THE INTERIOR OF SAID PLAT, N 00°00'35" W, A DISTANCE OF 588.42 FEET; THENCE N 40°43'33" W, A DISTANCE OF 621.83 FEET, TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 800.00 FEET, A CENTRAL ANGLE OF 20°52'21", AND A CHORD THAT BEARS N 51°09'43" W, A DISTANCE OF 289.83 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 291.43 FEET A POINT OF REVERSE CURVATURE, OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 38°58'30", AND A CHORD THAT BEARS N 42°06'38" W, A DISTANCE OF 333.60 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 340.12 FEET; THENCE N 22°37'23" W, A DISTANCE OF 94.24 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BAYBERRY STREET, (210 FEET IN WIDTH), SAID POINT BEING THE POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1275.00 FEET, A CENTRAL ANGLE OF 20°33'09", AND A CHORD THAT BEARS N 57°06'02" E, A DISTANCE OF 454.91 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT AND SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 457.26 FEET; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE, N 46°49'27" E, A DISTANCE OF 350.00 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1137.54 FEET, A CENTRAL ANGLE OF 42°42'42", AND A CHORD THAT BEARS N 68°10'48" E, A DISTANCE OF 828.49 FEET; THENCE CONTINUE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 847.99 FEET; THENCE N 89°32'09" E, A DISTANCE OF 479.66 FEET, ALONG SAID RIGHT OF WAY TO A POINT ON THE WESTERLYH RIGHT OF WAY LINE OF HEMLOCK AVENUE, SAID POINT BEING THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD THAT BEARS S 45°27'51" E, A DISTANCE OF 35.35 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 39.27 FEET; THENCE, ALONG THE WEST RIGHT OF WAY LINE OF HEMLOCK AVENUE, S 00°27'51" E, A DISTANCE OF 2334.77 FEET, TO THE POINT OF BEGINNING.

SUBJECT TO STREETS, RIGHTS OF WAYS AND EASEMENTS OF RECORD.

CONTAINING 3,148,022 SQUARE FEET OR 72.269 ACRES, MORE OR LESS.

SECTION 3: SEVERABILITY

If any provision of this Ordinance is held to be illegal, invalid, or unconstitutional by a court of competent jurisdiction the other provisions shall remain in full force and effect.

SECTION 4: EFFECTIVE DATE

The effective date of this plan amendment, if the amendment is not timely challenged, shall be the date the Department of Economic Opportunity posts a notice of intent determining that this amendment is in compliance. If timely challenged, or if the state land planning agency issues a notice of intent determining that this amendment is not in compliance, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the Department of Economic Opportunity.

SECTION 5: FILING WITH THE DEPARTMENT OF STATE:

The Clerk and Auditor to the Board of County Commissioners of Polk County, Florida, shall file a certified copy of this ordinance with the Department of State, through the Secretary of State, upon adoption by the Board of County Commissioners of Polk County, Florida.

ADOPTED, in open session of the Polk County Board of County Commissioners with a quorum present and voting this January 6th, 2026.

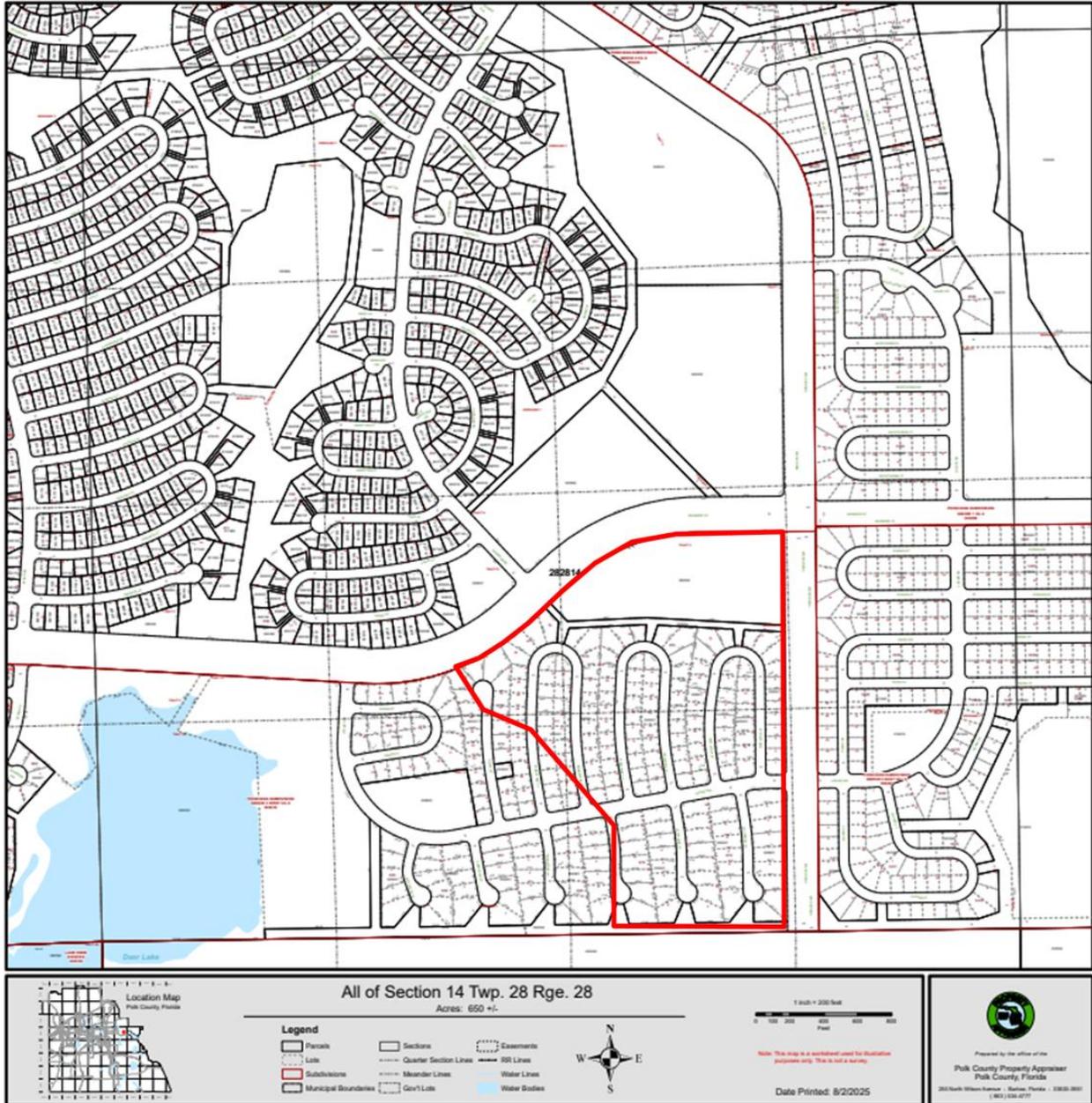
ATTACHMENT "A"

LDCD 2025-10

Land Use: INST-1 to INST-2 (72.27 ± acres)

Location: The site is located west of Lake Hatchineha, north of County Road 542 (Lake Hatchineha Road), east of Marigold Avenue, and south of Bayberry Street.

Section-14 Township-28 Range-28



Parcel Detail

Note: Not to Scale



Polk County
Planning Commission

Agenda Item 5.

12/3/2025

SUBJECT

LDCPAS-2025-30 (Lake Gibson Estates CPA)

DESCRIPTION

A Future Land Use designation change from Residential Low (RL-3) to Residential Medium (RM). Related to LDCT-2025-21, a Land Development Code Text Amendment to add development conditions in Appendix E, Section E105. This will amend Table E1 and create Subsection X. This will add policies in Section 2.135 in the Comprehensive Plan to reference that this property has development restrictions in the LDC.

RECOMMENDATION

Approval

FISCAL IMPACT

No Fiscal Impact

CONTACT INFORMATION

Johnathan (JP) Sims

Planner II

Polk County BoCC

863-534-7515

johnathansims@polkfl.gov

LDCPAS-2025-30 - LK GIBSON ESTATES RM

Menu Reports Help

Application Name: [LK GIBSON ESTATES RM](#)

File Date: [09/03/2025](#)

Application Type: [BOCC-CPA Small](#)

Application Status: [Revisions Required](#)

Application Comments: View ID Comment Date

Description of Work: [Request for Future Land Use designation change from RL-3 to RM](#)

Application Detail: [Detail](#)

Address: [0 W DAUGHTERY RD, LAKELAND, FL 33809](#)

Parcel No: [23272400000034007](#)

Owner Name: [DAUGHTERY ROAD GIBSON COURT LAND TRUST](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	Sarah Case		Engineer	Mailing, 3825 S. Flori...	Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #

Job Value: [\\$0.00](#)

Total Fee Assessed: [\\$4,608.00](#)

Total Fee Invoiced: [\\$4,608.00](#)

Balance: [\\$0.00](#)

Custom Fields: **LD_GEN_PUB**

PUBLIC HEARINGS

Development Type

[Board of County](#)

[Commissioners](#)

Variance Type

-

Affordable Housing

Application Type

[CPA Small Scale Or](#)

[EAR](#)

Brownfields Request

-

Type of Acreage

-

GENERAL INFORMATION

Expedited Review

Number of Lots

-

Will This Project Be Phased

Acreage

[2.55](#)

DRC Meeting

[09/25/2025](#)

DRC Meeting Time

[10:30 AM](#)

Rescheduled DRC Meeting

Rescheduled DRC Meeting Time

-

Green Swamp

[No](#)

Number of Units

-

Case File Number

-

Is this Polk County Utilities

Is this Application a result of a Code Violation

[No](#)

One Year Extension

-

FS 119 Status

[Non-Exempt](#)

Code Violation Case Number

-

ADVERTISING

Legal Advertising Date

-

BOCC1 Advertising Date

-

BOCC2 Advertising Date

-

Advertising Board

[Board of County](#)

[Commissioners](#)

MEETING DATES

Community Meeting

-

Planning Commission Date

[12/03/2025](#)

Land Use Hearing Officer 3

-

1st BOCC Date

[01/20/2026](#)

2nd BOCC Date

-

LUHO-Level 3

-

HEARING

PC Hearing Results

-

PC Vote Tally

-

BOCC 1st Hearing Results

BOCC 1st Vote Tally

BOCC 2nd Hearing Results

BOCC 2nd Vote Tally

FINAL LETTER
 Denovo Appeal
 Denovo Tally

Denovo Results

LD_GEN_PUB_EDL
[Opening DigEplan List...](#)
 DigEplan Document List

PLAN REVIEW FIELDS
 TMPRecordID
[POLKCO-25EST-00000-53674](#)
 RequiredDocumentTypesComplete
[Yes](#)

DocumentGroupforDPC
[DIGITAL PROJECTS LD](#)
 AdditionalDocumentTypes
[Applications, AutoCad File, Binding, Site Plans \(PDs, and CUs\), CSV, Calculations, Correspondence, Design Drawings, Flood/Traffic Studies, Impact Statement, Inspections, Miscellaneous, Plats, Record Drawings, Response Letter Resubmittal Complete, Staff Report/Approval Letter, Survey, Title Opinion](#)
 RequiredDocumentTypes
 Activate DPC
[Yes](#)
 DigitalSigCheck
[Yes](#)

PLAN UPLOAD ACKNOWLEDGEMENT

Upload Plans Acknowledgement
[y](#)

SELECTED AREA PLANS

Selected Area Plans

LAND USE

Selected Area Plan LU Code

DEVELOPMENT AREA

Development Area

NOR

Neighborhood Organization Registry (NOR)

PUBLIC MAILERS

Posting Board Number of Boards (Number) Number of Mailers (Number) Date Mailed Date Posted NOR

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application Submittal	Lyndsay Rathke	Application ...	09/11/2025	Lyndsay Rathke
	Engineering Review				
	Surveying Review	Mike Benton	Not Required	10/02/2025	Mike Benton
	Roads and Drainage Review	Phil Irven	Approve	09/15/2025	Phil Irven
	Fire Marshal Review	Kim Turner	Not Required	09/11/2025	Kim Turner
	Planning Review	Johnathan Sims	Approve	09/25/2025	Johnathan Sims
	School Board Review	School District	Resubmittal ...	09/11/2025	School District
	Review Consolidation	Lyndsay Rathke	Resubmittal ...	10/10/2025	Lyndsay Rathke
	Public Notice				
	Staff Report				
	Planning Commission				
	BOCC Hearing				
	Final Letter				
	DEO Review				
	Second BOCC Hearing				
	Archive				

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
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Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments
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Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
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Demonstration of Need Lake Gibson Estates

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

- **The amendment is to change the land use from RL-3 to RM. RM is a Medium-density residential use and will promote slightly higher density use in the area. Likewise, the surrounding uses within 1,000' of the project boundary are all RL-3 Residential and Commercial. The proposed land use change stays in line with the Single-family residential use component to the array of surrounding uses without going into high density. As such, the RM land use is compatible with the surrounding area.**

2. Will passage of the proposed amendment allow a significant amount of urban development to occur in rural areas?

- **The site is located approximately 0.25 miles east of Highway 98. This area is considered Urban with many residential developments mixed in with supporting commercial uses. As such, the passage of the proposed amendment will not adversely affect rural areas as the immediate area is urban and the proposed land use supports the higher density residential uses of the surrounding neighborhood.**

3. Does the proposed amendment create or encourage urban development in radial, strip, isolated, or ribbon patterns emanating from existing urban development?

- **The immediate area around the site is fully built out with a mixture of residential, and commercial uses. The project site is one of the few remaining vacant parcels in the area. As such, the amendment to change to RM will comply with surrounding uses and help to complete development in this already urban area.**

4. Does the proposed amendment fail to adequately protect adjacent agriculture areas?

- **There are no adjacent agriculture areas. The surrounding area is mostly developed with residential and commercial uses.**

5. Could the proposed amendment fail to maximize existing public facilities and services?

- **The proposed amendment is to change the existing land use of RL-3 to Residential Medium (RM). This slightly higher density land use will promote additional growth and residents on this parcel which will in turn promote the use of existing public facilities and services.**

6. Could the proposed amendment fail to minimize the need for future public facilities and services?

- **The proposed amendment is to change the existing land use of RL-3 to Residential Medium(RM). The addition of the slightly higher density, given it is a small Town home Division (16 total units) residential units in this area will not over stress the public facilities and services.**

7. Will the proposed amendment allow development patterns that will disproportionately increase the cost of providing public facilities and services.

- **The proposed amendment is to change the Land Use to RL-3 for a 2.51 acre parcel. This amendment is small and alone will not cause a disproportionate increase of cost for public facilities and services.**

8. Does the proposed amendment fail to provide clear separation between urban and rural areas?

- **The subject site is located in the interior of the urban North Lakeland area. The development of this site will help to fill in some of the remaining vacant land while also being compatible with surrounding uses. There are no rural areas within the vicinity of this site.**

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

- **The areas immediately around the site are mostly Residential-Low single family residential with supporting commercial uses. The amendment to RM will allow the site to be developed as Single-family which will be a different residential use, but still be compatible with surrounding uses. The difference of these two types of residential uses will discourage infill development as the project is not an infill of the surrounding single family uses.**

10. Does the proposed amendment fail to encourage an attractive and functional mixture of land uses?

- **The surrounding area all has the same land use including single-family residential, commercial, and institutional. The addition of this change will begin to promote land use diversity in the area. As such, the proposed amendment to change this site to RM will further increase the mixture of land uses in the area.**

11. Could the proposed amendment result in poor accessibility among linked or related land uses?

- **With the surrounding land uses all being RL-3 and the change to RM, there is only a slight variation and the development of this site is unlikely to impact accessibility of other sites.**

12. As a result of approval of this amendment, how much open space will be lost?

- **With such a small change in plans from RL-3 to RM, and with the project site being a small development from 12 duplexes to 16, minimal open space will be lost.**



LAKE GIBSON ESTATES
Impact Assessment Statement

Access to Roads and Highways

1. What is the number of vehicle trips to be generated daily and at the PM peak hour based on the latest Institute of Traffic Engineers (ITE)? Please provide a detailed methodology and calculations.

Per ITE Code 210 (Residential Townhomes), the maximum trips will be 93 daily trips and 10 peak hour trips generated by this project.

2. What modifications to the present transportation system will be required because of the proposed development?

Coordination with the County & City Engineer will determine what roadway improvements are required for this development. At this time it is not likely that any road improvements will need to be made.

4. What are the proposed methods of access to existing public roads (e.g., direct frontage, intersecting streets, and frontage roads)?

The project will propose connecting directly to W Daughtery Rd.

Environmental Analysis

1. Discuss the environmental sensitivity of the property and adjacent property in basic terms by identifying any significant features of the site and the surrounding properties.

The sites surrounding the property have been developed and do not have many environmental concerns. To the West there is a subdivision. To the East an assisted living facility. The subject site itself undisturbed and currently vacant. The site appears to be dense with trees. Other than existing vegetation, there are not many environmentally sensitive features on this site.

2. What are the wetland and floodplain conditions? Discuss the changes to these features which would result from the development of the site.

There are no floodplain or wetlands on the site.

3. Discuss location of potable water supplies, private wells, public well fields (*discuss the location, address potential impacts*), and:

There are no private wells or public well fields onsite. There are existing City utilities around the site, but these will not be impacted by the site's development other than the required connection to the utilities.

4. Discuss the location of Airport Buffer Zones (if any) (*discuss the location and address, potential impacts*).

There are no airports or airport zones within the immediate vicinity of the site.

Utility Supply

1. What is the proposed source of water supply and/or who is the service provider?

Potable Water utilities will be provided by Polk County Utilities. There is an existing water main at the northeastern side of the intersection of Daughtery Rd West and Highway 98 N.

2. What is the estimated volume of consumption in gallons per day (GPD)?
(Response may be based on Section 703 of the LDC)

16 Townhomes x 198 GPD/unit = 3,168 GPD

3. What is the proposed source of wastewater supply and/or who is the service provider?

Wastewater utilities will be provided by the FGUA. There is an existing force main that fronts at the northeast side of Daughtery & Norton.

4. What is the estimated volume of consumption in gallons per day (GPD)?
(Response may be based on Section 703 of the LDC)

16 Townhomes x 180 GPD/unit = 2,880 GPD

Infrastructure Impact Information

What is the nearest location (travel distance), provider, capacity or general response time, and estimated demand of the provision for the following services:

1. Parks and Recreation.

The site is within 1.8 miles of Hunt Fountain Park. And 2 miles from Myrtle Oaks Campground. With the small size of the project, adverse impact to the parks is not expected.

2. Educational Facilities (e.g., preschool, elementary, middle school, high school);

The site is approximately 1 mile of St. Anthony Catholic School, 2 Miles from Lake Gibson Highschool, 1.5 from Lake Gibson Middle School, and 1 mile from Edgar Padgett Elementary School. With multiple schools within the vicinity of the site, and the small size of the project, adverse impact to the capacity of these schools is not expected.

3. Health Care (e.g., emergency, hospital);

The site is located within 5 miles of 6 Lakeland Regional Medical Centers.

4. Fire Protection;

The site is approximately 1 mile of Polk County Fire Rescue Station 22, and 3 miles from City of Lakeland Fire Station 6. With two fire rescue stations within the immediate vicinity of the site, fire protection for the project is not an issue.

5. Police Protection and Security;

The subject site is located within 2 miles of Polk County Sheriff's Office NW. And six miles from the Lakeland Police Department. As such police protection will not be an issue.

6. Emergency Medical Services (EMS);

As stated in the "Fire Protection" section, the site is within 1 and 3 miles of two Fire Rescue Stations which also serve as EMS services.

7. Solid Waste (collection and waste generation);

The site is approximately 6 miles from FCC Garbage Collection Service and GFL Garbage Collection Service. less from 3 Waste Management services.

8. How may this request contribute to neighborhood needs?

This request will contribute to the surrounding neighborhood by providing affordable townhomes where single-family options are sparse in a consistently growing county.

ORDINANCE NO. 25 - _____

AN ORDINANCE OF THE POLK COUNTY BOARD OF COUNTY COMMISSIONERS REGARDING THE ADOPTION OF AMENDMENT **LDCPAS-2025-30**; AN AMENDMENT TO THE POLK COUNTY COMPREHENSIVE PLAN; ORDINANCE 92-36, AS AMENDED TO CHANGE THE FUTURE LAND USE DESIGNATION ON +/- 2.55 ACRES FROM RESIDENTIAL LOW (RL-3) TO RESIDENTIAL MEDIUM (RM), IN THE URBAN GROWTH AREA (UGA). RELATED TO LDCT-2025-21, A COMPREHENSIVE PLAN AMENDMENT TO SECTION 2.135 AND APPENDIX E OF THE LAND DEVELOPMENT CODE, ADDING STANDARDS AND RESTRICTIONS FOR DEVELOPMENT OF THIS SITE. THE SUBJECT SITE IS LOCATED SOUTH OF MARCUM ROAD, EAST OF US HIGHWAY 98, WEST OF NORTON ROAD, NORTH OF DAUGHTERY ROAD, AND EAST OF THE CITY OF LAKELAND, IN SECTION 24, TOWNSHIP 27, RANGE 23, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Article VIII, Section I(g) of the Constitution of the State of Florida and the Community Planning Act, Chapter 163, Part II, Florida Statutes (FS), as amended, (the Act) Polk County is authorized and required to adopt a Comprehensive Plan (Plan); and

WHEREAS, Section 163.3187, FS, and Comprehensive Plan Section 4.305.B, provides for the approval of Small-Scale Comprehensive Plan Amendments; and

WHEREAS, pursuant to Section 163.3174, FS, the Local Planning Authority (Planning Commission) conducted a public hearing, with due public notice having been provided, on the proposed Plan revisions on December 3rd, 2025; and

WHEREAS, pursuant to Section 163.3187(2), FS, the Board of County Commissioners conducted an adoption public hearing, with due public notice having been provided, on the proposed Plan revisions on January 20th, 2026; and

WHEREAS, the Board of County Commissioners, reviewed and considered all comments received during said public hearing, and provided for necessary revisions; and

NOW THEREFORE, BE IT ORDAINED by the Polk County Board of County Commissioners:

SECTION 2: COMPREHENSIVE PLAN AMENDMENT

The Future Land Use Map of Ordinance No. 92-36, as amended, (the “Polk County Comprehensive Plan”) is hereby amended to reflect a change in the Future Land Use designation on a +/- 2.55 acres site from Residential Low (RL-3) to Residential Medium (RM), in the Urban Growth Area (UGA) on the parcel listed below and graphically depicted on the parcel map in Attachment “A”.

Legal Description:

23-27-24-000000-034007

BEG 624 FT E OF SW COR OF SW1/4 OF NW1/4, SECTION 24, TOWNSHIP 27 SOUTH, RANGE 23 EAST, RUN N 416 FT E 300 FT S 416 FT W 300 FT TO BEG LESS ADDNL RD R/W PER OR 13061-623

SECTION 3: COMPREHENSIVE PLAN TEXT AMENDMENT

The text of Ordinance No. 92-36, as amended (the “Polk County Comprehensive Plan”), is hereby amended by changing Appendix 2.135 as shown in Attachment “B” of this Ordinance.

SECTION 4: SEVERABILITY

If any provision of this Ordinance is held to be illegal, invalid, or unconstitutional by a court of competent jurisdiction the other provisions shall remain in full force and effect.

SECTION 5: EFFECTIVE DATE

This ordinance shall be effective on February 21st, 2026 (31 days after adoption), unless the amendment is challenged. If challenged, the effective date of this ordinance shall be the date a Final Order is issued by the Department of Economic Opportunity or Administration Commission finding the amendment in compliance in accordance with Section 163.3184 (1)(b), Florida Statutes. No development orders, development permits, or land uses dependent upon this amendment, as described on the attached map of proposed land uses, may be issued or commence before it has become effective.

SECTION 6: FILING WITH THE DEPARTMENT OF STATE:

The Clerk and Auditor to the Board of County Commissioners of Polk County, Florida, shall file a certified copy of this ordinance with the Department of State, through the Secretary of State, upon adoption by the Board of County Commissioners of Polk County, Florida.

ADOPTED, in open session of the Polk County Board of County Commissioners with a quorum present and voting this January 20th, 2026.

SECTION 2.135-X – Development Guidelines for Parcel Number 23-27-24-000000-034007

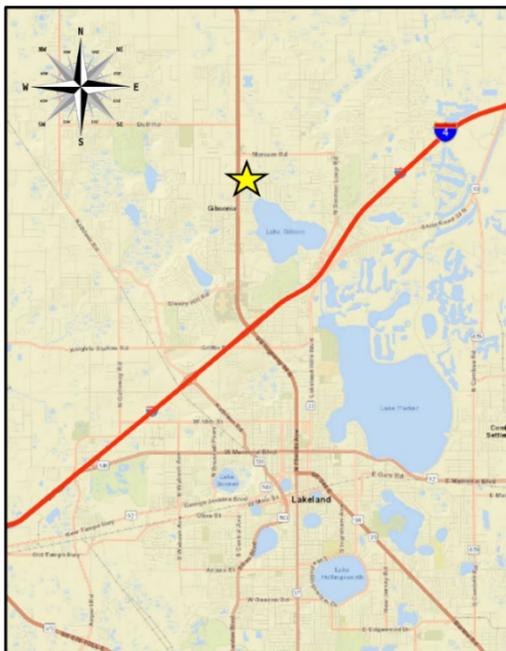
- **POLICY 2.135-X; Through the adoption of LDCPAS-2025-26, this section of the plan enables this specific property to be developed with Residential Medium (RM) land use in a limited fashion as established in the Polk County Land Development Code through LDCT-2025-21. This agreement fulfills the objectives of the applicant and the County.**
- **Policy 2.135-X1: DESIGNATION AND MAPPING – Land use for this parcel shall be designated and mapped on the Future Land Use Map Series as Residential Medium (RM)**
- **Policy 2.135-X2: LOCATION CRITERIA – The section applies to the property legally described as:**

BEG 624 FT E OF SW COR OF SW1/4 OF NW1/4, SECTION 24, TOWNSHIP 27 SOUTH, RANGE 23 EAST, RUN N 416 FT E 300 FT S 416 FT W 300 FT TO BEG LESS ADDNL RD R/W PER OR 13061-623

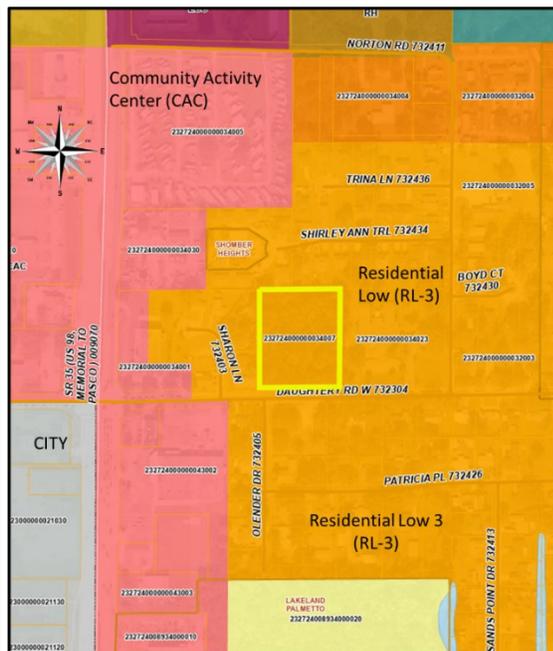
**POLK COUNTY
DEVELOPMENT REVIEW COMMITTEE
STAFF REPORT**

DRC Date: September 25, 2025	Level of Review: 4
PC Date: December 3, 2025	Type: Comprehensive Plan Amendment
BoCC Date: January 20, 2026	Case Numbers: LDCPAS-2025-30
Applicant: Sarah Case, Next Level Engineering	Case Name: Lake Gibson Estates CPA
	Case Planner: J.P. Sims, Planner II

Request:	A Future Land Use designation change from Residential Low (RL-3) to Residential Medium (RM) and a text amendment to add policies in Section 2.135 Parcel Specific Land Use in the Comprehensive Plan to reference that this property has development restrictions in the LDC related to LDCT-2025-21, a Land Development Code Text Amendment to add development conditions in Appendix E, Section E105. This will amend Table E1 and create Subsection X.
Location:	The subject property is located south of Marcum Road, east of Carl Floyd, US Highway 98, west of Norton Road, and north of Daughtery Road, east of the Lakeland city limits, in Sections 24, Township 27, and Range 23.
Property Owner:	Daughtery Road Gibson Court Land Trust
Parcel Size/number:	2.55 +/- acres (232724-000000-034007)
Development Area:	Urban Growth Area (UGA) and TCCO Corridor
Nearest Municipality:	City of Lakeland
DRC Recommendation:	Approval
Planning Commission Vote:	Pending
Public Comment:	None
Florida Commerce*	N/A



Location Map



Current Future Land Use Map

Summary

The applicant, Sarah Case of Next Level Engineering, is requesting a Small-Scale Comprehensive Plan Amendment on behalf of the property owners, Daughtery Road Gibson Court Land Trust, to change the Future Land Use Designations from Residential Low (RL) to Residential Medium (RM) on 2.52 +/- acres of property in the Urban Growth Area (UGA). The site is located south of Marcum Road, west of Norton Road, east of US Highway 98, and north of Daughtery Road, east of Lakeland city limits, in Sections 24, Township 27, and Range 23.

The Land Development Code (LDC) district is RL-3 on the subject site which permits three (3) units per acre for a total of seven (7). The current RL designation may allow up to five (5) dwelling units to the acre which is 12 units. Duplexes and multifamily uses are a Conditional Use Level 3 Review. To obtain more than three (3) units to the acre permitted in RL-3 and up to five (5) with duplexes or multi family will require a Level 3 Planned Development Review.

The subject site was part of an earlier request this year to change the land use to RM (LDCPAS-2025-3) which was denied by the Board on June 17, 2025. The entitlements provided if the RM is approved on the subject site will allow 10 dwelling units to the acre, which is 25 units. Multifamily and duplexes are Conditional Use Level 2 in RM. However, the applicant has submitted LDCT-2025-21 to a cap the number of units on the subject site. LDCT-2025-21 is a Land Development Code Text Amendment to add development conditions in Appendix E, Section E105. This will amend Table E1 and create Subsection X. This text amendment will limit the number of units to 16 which is only four (4) more units over the max in RL of 12.

Compatibility Summary

The subject site is currently vacant and undeveloped. This request will be compatible with the surrounding area as it has ingress/egress onto Daughtery Road, which is an Urban Collector. It has Residential Low (RL-3) completely surrounding it with an assisted living facility directly adjacent to the east. There is a duplex community north of the subject site.

Infrastructure Summary

The subject site has access to water and wastewater from the Florida Governmental Utility Authority, or FGUA, per their service map found on their site. There is sufficient road capacity on all surrounding road networks. Mass transit is available nearby with the Citrus Connection's Blue Line running along US Highway 98, with the closest stop being Stop 1212 at the corner of Daughtery Road and US Highway 98, about 800 feet from the subject site. Public safety response times are normal for this part of the County, but school capacity will be an issue at the high school and middle school. The request is compatible with the available infrastructure.

Environmental Summary

The nearest neighborhood park is the Hunt Fountain Park 1.1-mile northwest of the site and the nearest regional Park is the Saddle Creek Park and Campground 6.37 miles to the southeast of the subject site. There are no wet soils on the subject site. There are no wetlands or floodplain on the site, and it does not sit within a flood zone.

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
- Policy 2.105(A1-A5): Urban Growth Area (UGA)
- Policy 2.120(C1-C4): Residential Low
- Policy 2.120(D1-D4): Residential Medium

Findings of Fact

Request and Legal Status

- This is an applicant-initiated request for the Future Land Use designation change from Residential Low (RL) to Residential Medium (RM) on a +/- 2.52 acres parcel.
- The subject site has a Land Development Code land use district of Residential Low 3 (RL-3)
- The subject site is in the Transit Centers and Corridors Overlay (TCCO).
- Related to LDCTD-2025-21, a Land Development Code Text Amendment to add development conditions in Appendix E, Section E105. This will amend Table E1 and create Subsection X. This will add policies in Section 2.135 in the Comprehensive Plan to reference that this property has development restrictions in the LDC. Site will have uses that are restricted and density will only be allowable up to sixteen (16) dwelling units total.
- On June 17, 2025, the Board of County Commissioners denied LDCPAS-2025-3, which was a request to change the Future Land Use on this same parcel from RL to RM. It was denied based on compatibility that the new allowable density would be too high and out of context with the surrounding area.

Compatibility

- The existing uses surrounding the site are:
 - North – RL-3; Hilltop Heights duplex subdivision.
 - East – RL-3; New Era Assisted Living Facility.
 - West – RL-3; single-family residential.
 - South – RL-3; single-family residential.
- The general area surrounding the subject site includes mostly single family detached residential, duplexes, and an assisted living facility. Close by to the west are commercial uses along US Highway 98.
- The subject site is undeveloped.

Infrastructure

- The zoned schools for the site are Edgar Padgett Elementary, Lake Gibson Middle, and Lake Gibson High School.
- Polk County Fire Rescue Station 22 will be the response unit for fire and EMS for this site. It is located at 5201 Cornell Street in Lakeland, with an approximate travel distance of 1.3 miles.

- The subject site is within the Sheriff Department's Northwest District. The Northwest District Office is located at 1045 West Wedgewood Estates Boulevard in Lakeland and is two (2) miles away.
- The subject site has access to water and wastewater from the Florida Governmental Utility Authority, or FGUA, per their service map found on their site. The proposed RM has the potential to require more water and generate more wastewater with than the current land use.
- Daughtery Road has sidewalks along the street in front of the subject site along the north side of the road, and there are sidewalks along US Highway 98 to the west.
- Mass transit is available nearby with the Citrus Connection's Blue Line running along US Highway 98, with the closest stop being Stop 1212 at the corner of Daughtery Road and US Highway 98, about 800 feet from the subject site.
- The nearest neighborhood park is the Hunt Fountain Park 1.1-mile northwest of the site and the nearest regional Park is the Saddle Creek Park and Campground 6.37 miles to the southeast of the subject site.

Environmental

- The site is relatively flat with a high elevation of 178 feet on the west side of the parcel and a low of 175 feet at the southeast corner of the parcel.
- Site does not reside within a Conservation Easement per Property Appraiser, and is not a Possible Network Connection for the Polk Green.
- There are no wetlands or floodplain on this site. It does not reside within a flood zone.
- The soil type for the parcel is entirely made of Myakka-Immokolee-Urban land complex.
- According to Polk County Endangered Habitat Maps, the subject site is not located within a one-mile radius of an observation of a protected animal species (Source: Florida Department of Environmental Protection, 2015).
- There are no known archeological or historical resources on the subject site per data from the Florida State Historical Commission.
- There are no environmental lands nearby. The closest are the Tenoroc Fish Management Area 2.07 miles to the southeast of the site.
- 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.

- **POLICY 2.105-A1: DESCRIPTION - Urban-Growth Areas shall:**

- a. complement the TSDA in guiding growth, while promoting orderly and compact development;
- b. be located contiguous to the TSDAs or a municipality as they represent the expansion areas;
- c. be supported by existing or planned urban type services that are programmed for the 20-year planning horizon;
- d. be those areas where the availability of infrastructure and other community facilities and services, including, but not limited to mass transit and other transportation alternatives, utilities, public safety, recreational and educational services, promotes and supports the location of higher density and intensity compact, mixed use development in close proximity to the development in the adjacent TSDAs;
- e. include development criteria that:
 - 1. promote the development of walkable communities which include a balance between employment opportunities, mix of complementary uses and activities, and a range of housing opportunities;
 - 2. improve access to employment areas, schools, shopping and recreational opportunities;
 - 3. support the preservation of open space and natural areas;
 - 4. reduce capital and operating cost for the provision of infrastructure and public services.

- **POLICY 2.105-A3: LAND USE CATEGORIES - The following land use categories shall be permitted within UGAs:**

- a. **ACTIVITY CENTERS:** Regional Activity Centers, Community Activity Centers, Neighborhood Activity Centers, Convenience Centers, Tourism Commercial Centers, and Employment Centers, High-Impact Commercial Centers shall be permitted within UGAs in accordance with applicable criteria.
- b. **RESIDENTIAL:** Residential-High, Residential-Medium, and Residential-Low Districts shall be permitted within UGAs in accordance with applicable criteria.
- c. **OTHER:** Linear Commercial Corridors, Commercial Enclaves, Industrial, Business-Park Centers, Professional Institutional, Office Centers, Leisure/Recreation, Institutional, Recreation and Open Space, Preservation.

- POLICY 2.105-A5: DEVELOPMENT CRITERIA FOR URBAN GROWTH AREAS - Development within the Urban Growth Areas shall conform to the following criteria as further specified in the Land Development Code:
 - a.connect to centralized potable water;
 - b.connect to centralized sanitary sewer systems if available.
 - c.incorporate design features that promote healthy communities and green building practices, as established in Section 2.1251, Community Design, of this element;
 - d.promote the implementation of "Complete Street" and "Conservation Development" principles as established under Section 2.1251, Community Design, of this element;
 - e.promote the integration of pedestrian-oriented features, including sidewalks, trails, or walkways into every development including appropriate pedestrian shelters or awnings;
 - f.provide access to civic space, parks, green areas, and open space and other amenities;
 - g.be supported by public safety (i.e., fire, EMS and law enforcement);
 - h.have access to public schools;
 - i.be encouraged to provide connectivity with adjacent uses within the TSDA, and facilitate connectivity between the TSDA and other urban centers and the rural development areas;
 - j.encourage the inclusion of a variety of housing choices and mixed uses; and
 - k.additional standards supporting transit if development is within the "Corridor and Center Overlay" (Section 2.124-A);

- POLICY 2.120-C1: CHARACTERISTICS - Densities up to, and including, 5.00 DU/AC. The Residential-Low classification is characterized by single-family dwelling units, duplex units, and small-scale multi-family units.

- POLICY 2.120-D1: CHARACTERISTICS - Densities up to, and including, 10.00 DU/AC. The Residential-Medium classification is characterized by single-family dwelling units, duplex units, and multi-family units.

- POLICY 2.120-D2: DESIGNATION AND MAPPING - Residential-Medium districts shall be located throughout TSDAs, UGAs, SDAs, and UEAs as designated on the Future Land Use Map Series as "RM."

- POLICY 2.120-D3: LOCATION CRITERIA - Residential-Medium areas shall be located only within TSDAs, UGAs, SDAs, and UEAs and activity centers. The placement of Residential-Medium shall be evaluated based on the general criteria listed in Policy 2.119-A2.

- POLICY 2.120-D4: DEVELOPMENT CRITERIA - Residential development may contain a variety of housing types as defined by the Land Development Code and shall be permitted at a density of up to 10 DU/AC. Additionally, community facilities are permitted in accordance with policies of this Plan.

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 2023-30**.

Planning Commission Recommendation: On December 3rd, 2025, in an advertised public hearing, the Planning Commission voted ?? to **recommend ? of LDCPAS-2025-30**.

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.

Table 1 Surrounding Uses

Northwest RL-3; Shomber Heights duplexes: CAC; undeveloped	North RL-3; Multifamily duplexes	Northeast RL-3; Multifamily duplexes
West RL-3; Single family residential	Subject Site RL-3; undeveloped	East RL-3; New Era Assisted Living Facility
Southwest RL-3; Single family residential: CAC; IES Residential	South RL-3; Single family residential	Southeast RL-3; Single family residential

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

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

The purpose of Urban Growth Area (UGA) is to serve as a foundation from which a future urban pattern is established, and to provide future areas for development at urban densities and intensities. UGA's are areas within the County that, at a minimum, are currently served, or are programmed within the applicable Comprehensive Plan Capital Improvement Program to be served within years 10 through 20 of the Comprehensive Plan's planning period. UGA's are also supported by, or programmed to be supported by, other services typically found to accompany urban development such as public safety services, an urban road network, and developed parks.

The request is a Future Land Use designation that is reflective of the development in the area. While the land has been designated Residential Low, it currently is undeveloped but abuts residential uses on almost all sides. There is also an assisted living facility in New Era to the east of the subject site that has 62 beds on site. The majority of the surrounding uses are single family residential.

The subdivision to the north of the subject site is Shomber Heights, which is an RL-3 land use, but has primarily duplexes developed on site.

On June 17, 2025, the Board of County Commissioners denied LDCPAS-2025-3, which was a request to change the Future Land Use on this same parcel from RL to RM. It was denied based on compatibility that the new allowable density would be too high and out of context with the surrounding area. To alleviate this, the applicant has also submitted LDCTD-2025-21, which will limit the uses allowed on the parcel and limit the density to that of standard Residential Medium, not to exceed 7 dwelling units per acre.

B. Infrastructure

The subject site has access to water and wastewater from the Florida Governmental Utility Authority, or FGUA, per their service map found on their site. The site is adjacent to Daughtery Road East, an Urban Collector, while also having close access to US Highway 98, a Principal

Arterial. There is available transportation capacity on both roads, but US 98 is expected to be a failing road link within five years. Public safety response times are normal for this part of the County. While there is capacity within the elementary school, the middle and high schools are currently showing as overcapacity. The request is compatible with the available infrastructure.

Nearest Elementary, Middle, and High School

The schools zoned for the subject property are the zoned schools listed in Table 2 below. Per the requirements in Chapter 7 of the Land Development Code, the applicant will have to work out capacity for any development request with the school board as the high school and middle school do currently show as overcapacity.

Table 2 School Information

Name of School	Annual Estimated Demand	% Capacity 2022-2023 School Year	Average driving distance from subject site
Edgar Padgett Elementary School	3 students	65%	1.0 miles
Lake Gibson Middle School	1 student	110%	1.6 miles
Lake Gibson High School	1 student	110%	1.9 miles

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

Per Section 703 of the Land Development Code, if the concurrency determination indicates that there is not adequate capacity of any public facility or service within the impacted service area the Department shall deny issuance of a Certificate of Concurrency or issue a Certificate of Concurrency subject to one or more of the following conditions:

- a. Reduction of project size, density, and intensity to reduce the impacts of the development to less than or equal to the available capacity; and
- b. Require the provision, by the applicant, of the necessary public facilities and services, including any off-site transportation improvements, to achieve available capacity and site improvements recommended in the traffic study. The provision of public facilities and services shall comply with the Comprehensive Plan and all applicable ordinances. The commitment, by the applicant, to construct public facilities and services prior to the issuance of a building permit must be included as a condition to the Certificate of Concurrency. The County may, at its option, reimburse the applicant for the costs of the excess capacity provided by the applicant. The improvements shall be in place prior to the Certificate of Occupancy.
- c. The applicant enters into a binding Proportionate Share Agreement pursuant to the Transportation Proportionate Fair-Share Program provided for in Section 703. N.

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	Northwest District Command Unit (1045 W Wedgewood Estates Blvd, Lakeland, FL 33809)	2 +/- miles Priority 1 – 11:17 Priority 2 – 32:50
Fire/ EMS	Station #22 (5201 Cornell St, Lakeland, FL 33810)	1.3 +/- miles

Source: Polk County Sheriff’s Office & Polk County Fire Rescue. Response times for March 2025.

Water and Wastewater

A. Estimated Demand

The subject site has access to water and wastewater from the Florida Governmental Utility Authority, or FGUA, per their service map found on their site. The proposed RM has the potential to require more water and generate more wastewater with than the current land use.

Table 4 Estimated Water and Sewer Impact Analysis

Permitted Intensity	Maximum Permitted in Existing Land Use RL-3 with Planned Development	Maximum Permitted in Potential RM with Planned Development	Maximum Permitted in Proposed RM with LDCT limitations in place.
2.55 +/- acres	2.55 +/- acres X 5 du/ac = 12 du	2.55 +/- acres X 10 du/ac = 25 du	16 units
Potable Water Consumption	12 du X 360 GPD = 4,320 GPD	25 du X 198 GPD = 4,950 GPD	16 du X 198 GPD = 3,168 GPD
Wastewater Generation	12 du X 270 GPD = 3,240 GPD	25 du X 180 GPD 4,500 GPD	16 du X 180 GPD 2,880 GPD

Source: Concurrency Manual: RL-3 for single family residence is 360 GPD for water and 270 GPD for wastewater, Multifamily @ 198 GPD Potable water and 180 Wastewater.

B. Service Provider

The subject site has access to water and wastewater from the Florida Governmental Utility Authority, or FGUA, per their service map found on their site. If site is unable to connect to wastewater through City of Lakeland Utilities, then the density of the development will need to be reduced as with septic, density cannot be higher than 4 du/ac.

C. Available Capacity

Information is not available for capacity as the water is handled by the FGUA.

D. Planned Improvements

There are no improvements planned at this time.

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. The Future Land Use change may result in higher trips.

Table 5 Estimated Transportation Impact Analysis

Permitted Intensity	Maximum Permitted in Existing Land Use RL-3 w/ Planned Development	Maximum Permitted in Proposed RM w/ Planned Development	Maximum Permitted in Proposed RM with LDCT limitations in place.
2.52 +/-acres	2.52 +/- acres X 5 du/ac = 12 du	2.52 +/- acres X 10 du/ac = 25 du	16 units
Average Annual	12 du X 7.81AADT = 94 Trips (100% New Trips)	25 du X 6.74 AADT = 169 Trips (100% New Trips)	16 du X 6.74 AADT = 108 Trips (100% New Trips)
PM Peak	12 du X 1.0 AADT = 12 Trips	25 du X 0.51 AADT = 13 Trips	16 du X 0.51 AADT = 9 Trips

Source: Concurrency Manual and Table for Minor Traffic Study –Residential Medium (RM) Multifamily Housing (Low-Rise) at 6.74 AADT and 0.51 PM Peak Hours (100% new trips), and RL-1 for Single Family Residential uses 7.81 AADT and 1 AADT at PM Peak Hours.

B. Available Capacity

The roads surrounding the subject site have sufficient capacity to accommodate PM traffic for residential uses. The table after this paragraph provides the current PM Peak Hour capacities of the nearby road links. It is also relevant to consider the distribution of traffic as it leaves a development site. As traffic leaves a site the impact is not at the same intensity the farther away from the site as it is at the driveway.

Link #	Road Name	Current LOS	Available Capacity	Minimum LOS Standard	Projected Five Year LOS
8006E	Daughtery Road East (US 98 to CR 582)	C	367	D	C
8006W		C	349	D	C
5416N	US 98 (Daughtery Road W to Socrum Loop Road W)	C	148	D	F
5416S		D	72	D	F

Source: Polk Transportation Planning Organization, Roadway network Database 2023

C. Roadway Conditions

Daughtery Road East is an Urban Collector with available capacity in both directions. US Highway 98 is a Principal Arterial that currently has capacity but is expected to be a failing road link with in the next five years. The Pavement Condition Index (PCI) for Daughtery Road is Poor while US 98 is not tracked. 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.

D. Sidewalk Network

Daughtery Road East has sidewalks along the north side of the street of the subject site along its entire property frontage. US Highway 98 also has sidewalks that run along the entire road link.

E. Planned Improvements:

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

F. Mass Transit

Mass transit is available nearby with the Citrus Connection’s Blue Line running along US Highway 98, with the closest stop being Stop 1212 at the corner of Daughtery Road and US Highway 98, about 800 feet from the subject site.

Park Facilities:

The following analysis is based on public recreation facilities.

A. Location:

The nearest neighborhood park is the Hunt Fountain Park 1.1 miles northwest of the site and the nearest regional Park is the Saddle Creek Park and Campground 6.37 miles to the southeast of the subject site.

B. Services:

Hunt Fountain Park amenities include Basketball Courts, Football Fields, Horse Arena, Pavilion, Picnic Area, Playground, Restrooms, Soccer Fields, Tennis Courts. Saddle Creek Park and Campground amenities Baseball Fields, Boat Launching Site, Campground, Gun Range, Picnic Area, Playground, Restrooms, Walking Paths/Trails, Wildlife Viewing.

C. Multi-use Trails:

The closest free hiking trail is in the Gator Creek Reserve which is 4.4 miles north of the subject site.

D. Environmental Lands:

This site contains no County owned environmental lands. The closest environmental lands to the site are the Tenoroc Fish Management Area that can be found 2.1 miles to the southeast of the subject site. Site does not reside within a Conservation Easement per Property Appraiser, and is not a Possible Network Connection for the Polk Green.

E. Planned Improvements:

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

Environmental Conditions

The soil type for the parcel is entirely made of Myakka-Immokolee-Urban land complex, which can be problematic for building and drains poorly.

A. Surface Water:

There is no surface water on the subject site.

B. Wetlands/Floodplains:

There are no wetlands or floodplains on the site, and the site does not reside within a flood zone.

C. Soils:

The subject site is entirely comprised of Myakka-Immokolee-Urban land complex as listed in Table 8 following this paragraph.

Table 8

Soil Name	Septic Tank Absorption Field Limitations	Limitations to Dwellings w/o Basements	% of Site (approximate)
Myakka-Immokalee-Urban land complex	Severe: wetness, poor filter	Severe: wetness	100%

*Source: Soil Survey of Polk County, Florida, USDA, Soil Conservation Service *Because of poor filtration, ground water contamination is a hazard in many areas that have a concentration of homes with septic tanks.*

D. Protected Species

According to the Florida Biodiversity Matrix GIS application, no threatened or endangered plant or animal species exist on the site. If any are discovered, the applicant shall properly protect the specie(s) or mitigate any impacts consistent with federal, state, and local law.

E. Archeological Resources:

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

F. Wells (Public/Private)

The subject site is not located in a Wellfield Protection District and does not have any wells on site. The site will be connecting to water from FGUA Utilities. The nearest Wellfield is about 0.51 miles to the east of the subject site.

G. Airports:

The site is not within an Airport Impact District.

Economic Factors:

There are no known economic factors that would impact the development of this site.

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	The Comprehensive Plan permits a variety of different Future Land Use designations in urban areas and contribute to a combination of mixed uses. Residential Medium is in

Comprehensive Plan Policy	Consistency Analysis
<p>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>context with the surrounding area as there are duplexes to the north of the site and an assisted living facility to the east. There is commercial uses nearby to the west along US 98. LDCT-2025-21 limits the density on site to standard RM allowance and prohibits certain uses from being built.</p>
<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 by-passed in favor of development more distant from services and existing Communities.</p>	<p>The lands surrounding the subject site are already a combination of duplexes and single-family homes. The subject site has access to water and wastewater from the Florida Governmental Utility Authority, or FGUA, per their service map found on their site. This request is consistent with this policy.</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: 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,</p>	<p>The timing is consistent with the growth in the area as the surrounding sites are already designated for a variety of uses. There is ample connectivity to water, wastewater, and electricity. Fire and Sheriff are close by with low response times. Two of the schools that are zoned for the site are at capacity so mitigation efforts will need to be made before a certificate of occupancy can be provided. The overall parcel does not contain wetlands or floodplains, and does not sit within a flood zone. Site directly accesses an Urban Collector in Daugherty Road East.</p>

Comprehensive Plan Policy	Consistency Analysis
<p>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.</p>	
<p>POLICY 2.105-A1: DESCRIPTION - Urban-Growth Areas shall:</p> <p>a.complement the TSDA in guiding growth, while promoting orderly and compact development;b.be located contiguous to the TSDAs or a municipality as they represent the expansion areas;c.be supported by existing or planned urban type services that are programmed for the 20-year planning horizon;d.be those areas where the availability of infrastructure and other community facilities and services, including, but not limited to mass transit and other transportation alternatives, utilities, public safety, recreational and educational services, promotes and supports the location of higher density and intensity compact, mixed use development in close proximity to the development in the adjacent TSDAs;e.include development criteria that:1.promote the development of walkable communities which include a balance between employment opportunities, mix of complementary uses and activities, and a range of housing opportunities;2.improve access to employment areas, schools, shopping and recreational opportunities;3.support the preservation of open space and natural areas;4.reduce capital and operating cost for the provision of infrastructure and public services.</p>	<p>Residential Medium is allowed in the UGA. There are sidewalks along the street in front of the site along Daughtery Road and to the east on US 98. The change from Residential Low to Residential Medium will compliment the surrounding land uses.</p>
<p>POLICY 2.105-A3: LAND USE CATEGORIES - The following land use categories shall be permitted within UGAs:</p> <p>a.ACTIVITY CENTERS: Regional Activity Centers, Community Activity Centers, Neighborhood Activity Centers, Convenience Centers, Tourism Commercial Centers, and Employment Centers, High-Impact Commercial Centers shall be permitted within UGAs in accordance with applicable criteria.</p> <p>b.RESIDENTIAL: Residential-High, Residential-Medium, and Residential-Low Districts shall be permitted within UGAs in accordance with applicable criteria.c.OTHER: Linear Commercial Corridors, Commercial Enclaves, Industrial, Business-Park Centers, Professional Institutional,</p>	<p>The proposed Residential Medium Future Land Use designation is permitted in the UGA. The applicant will be required to demonstrate consistency with the UGA Development Criteria. Therefore, this request is consistent with the UGA policies. The subject site has access to water and wastewater from the Florida Governmental Utility Authority, or FGUA, per their service map found on their site.. The sidewalks fronting the property promote walkability in the surrounding area. Public Safety is readily available nearby. The zoned high school and middle school does have a capacity issue, so mitigation efforts will be necessary with the Polk County School Board once the Level 2 Review is completed.</p>

Comprehensive Plan Policy	Consistency Analysis
Office Centers, Leisure/Recreation, Institutional, Recreation and Open Space, Preservation.	
<p>POLICY 2.105-A5: DEVELOPMENT CRITERIA FOR URBAN GROWTH AREAS - Development within the Urban Growth Areas shall conform to the following criteria as further specified in the Land Development Code:</p> <p>a.connect to centralized potable water;b.connect to centralized sanitary sewer systems if available.c.incorporate design features that promote healthy communities and green building practices, as established in Section 2.1251, Community Design, of this element;d.promote the implementation of "Complete Street" and "Conservation Development" principles as established under Section 2.1251, Community Design, of this element;e.promote the integration of pedestrian-oriented features, including sidewalks, trails, or walkways into every development including appropriate pedestrian shelters or awnings;f.provide access to civic space, parks, green areas, and open space and other amenities;g.be supported by public safety (i.e., fire, EMS and law enforcement);h.have access to public schools;i.be encouraged to provide connectivity with adjacent uses within the TSDA, and facilitate connectivity between the TSDA and other urban centers and the rural development areas;j.encourage the inclusion of a variety of housing choices and mixed uses; andk.additional standards supporting transit if development is within the "Corridor and Center Overlay" (Section 2.124-A);</p>	
<p>POLICY 2.120-D1: CHARACTERISTICS - Densities up to, and including, 10.00 DU/AC. The Residential-Medium classification is characterized by single-family dwelling units, duplex units, and multi-family units.</p> <p>POLICY 2.120-D2: DESIGNATION AND MAPPING - Residential-Medium districts shall be</p>	<p>Future Land Uses to the north of the subject site are consistent in use to the Residential Medium being requested in that they have duplexes developed on site already. Daughtery Road East is an Urban Collector with sufficient capacity. Applicant is indicating an interest in constructing townhomes, which is allowable in Residential Medium.</p>

Comprehensive Plan Policy	Consistency Analysis
<p>located throughout TSDAs, UGAs, SDAs, and UEAs as designated on the Future Land Use Map Series as "RM."</p> <p>POLICY 2.120-D3: LOCATION CRITERIA - Residential-Medium areas shall be located only within TSDAs, UGAs, SDAs, and UEAs and activity centers. The placement of Residential-Medium shall be evaluated based on the general criteria listed in Policy 2.119-A2.</p> <p>POLICY 2.120-D4: DEVELOPMENT CRITERIA - Residential development may contain a variety of housing types as defined by the Land Development Code and shall be permitted at a density of up to 10 DU/AC. Additionally, community facilities are permitted in accordance with policies of this Plan.</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 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

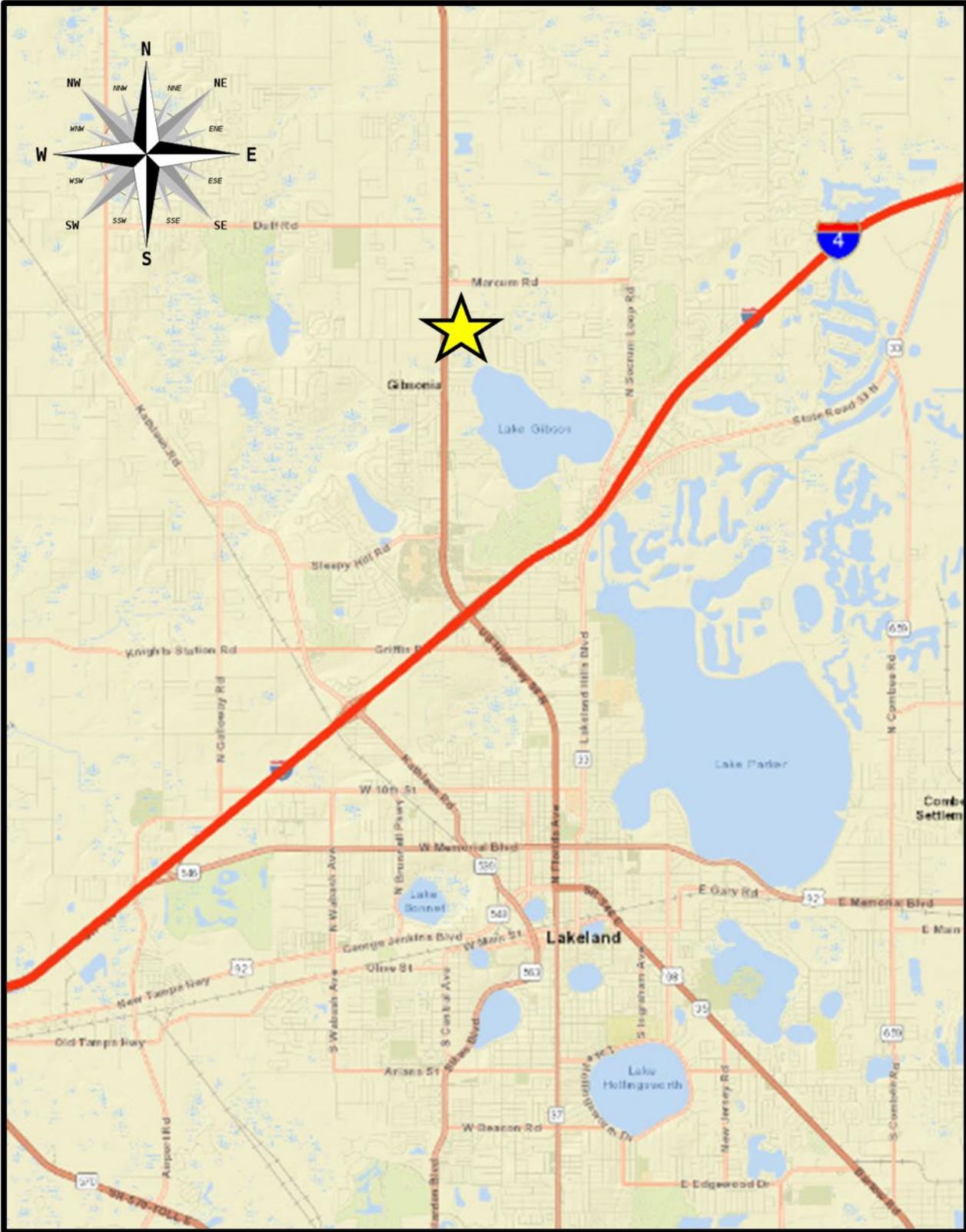
Comments from other agencies

No comments

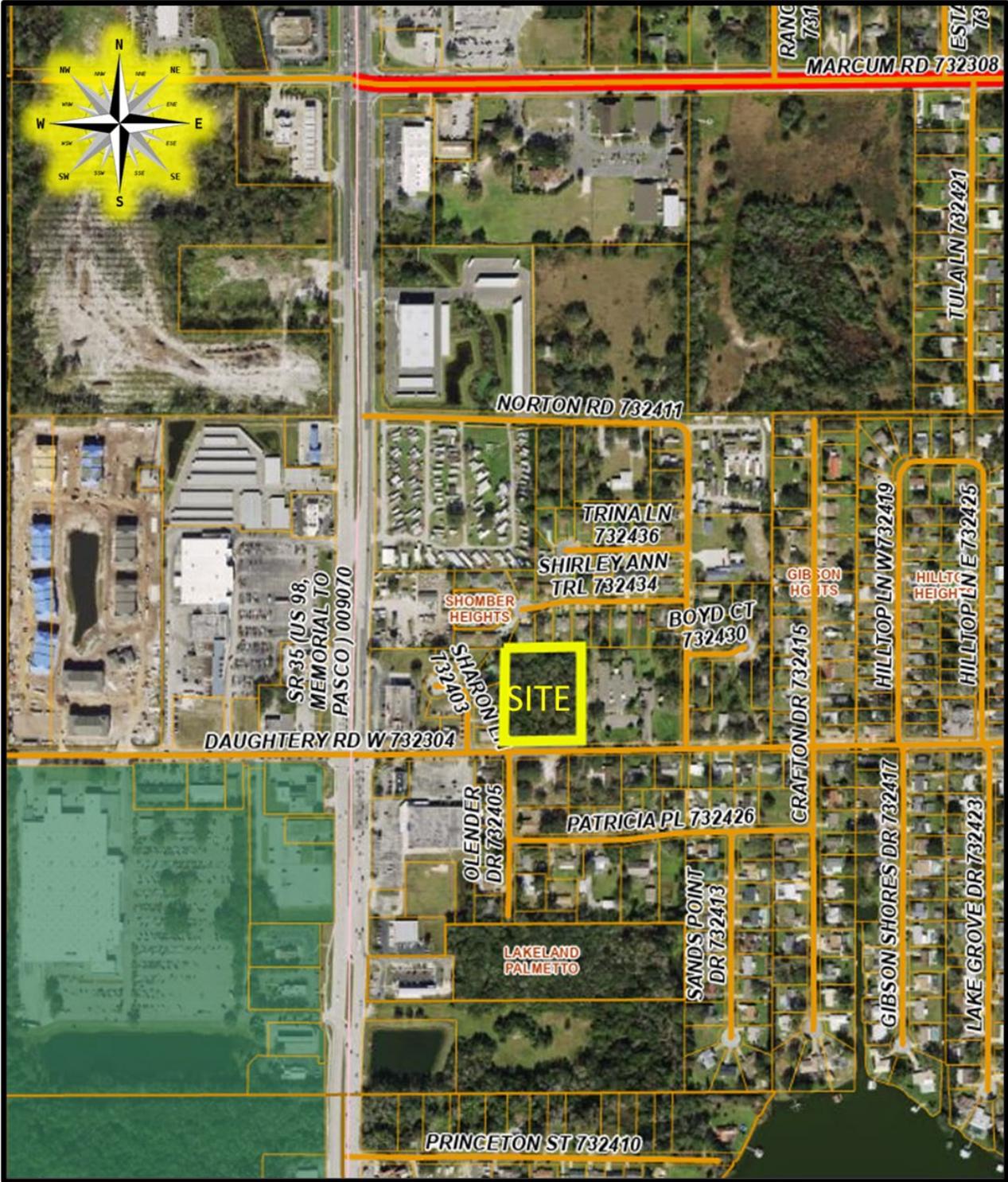
Exhibits:

- Exhibit 1 Location Map
- Exhibit 2 2023 Aerial Context Map
- Exhibit 3 2023 Aerial Close Up
- Exhibit 4 Current Future Land Use Map
- Exhibit 5 Proposed Future Land Use Map
- Exhibit 6a RM Permitted and Conditional Uses
- Exhibit 6b RL-3 Permitted and Conditional Uses

Applicant's submitted documents and ordinance as separate files



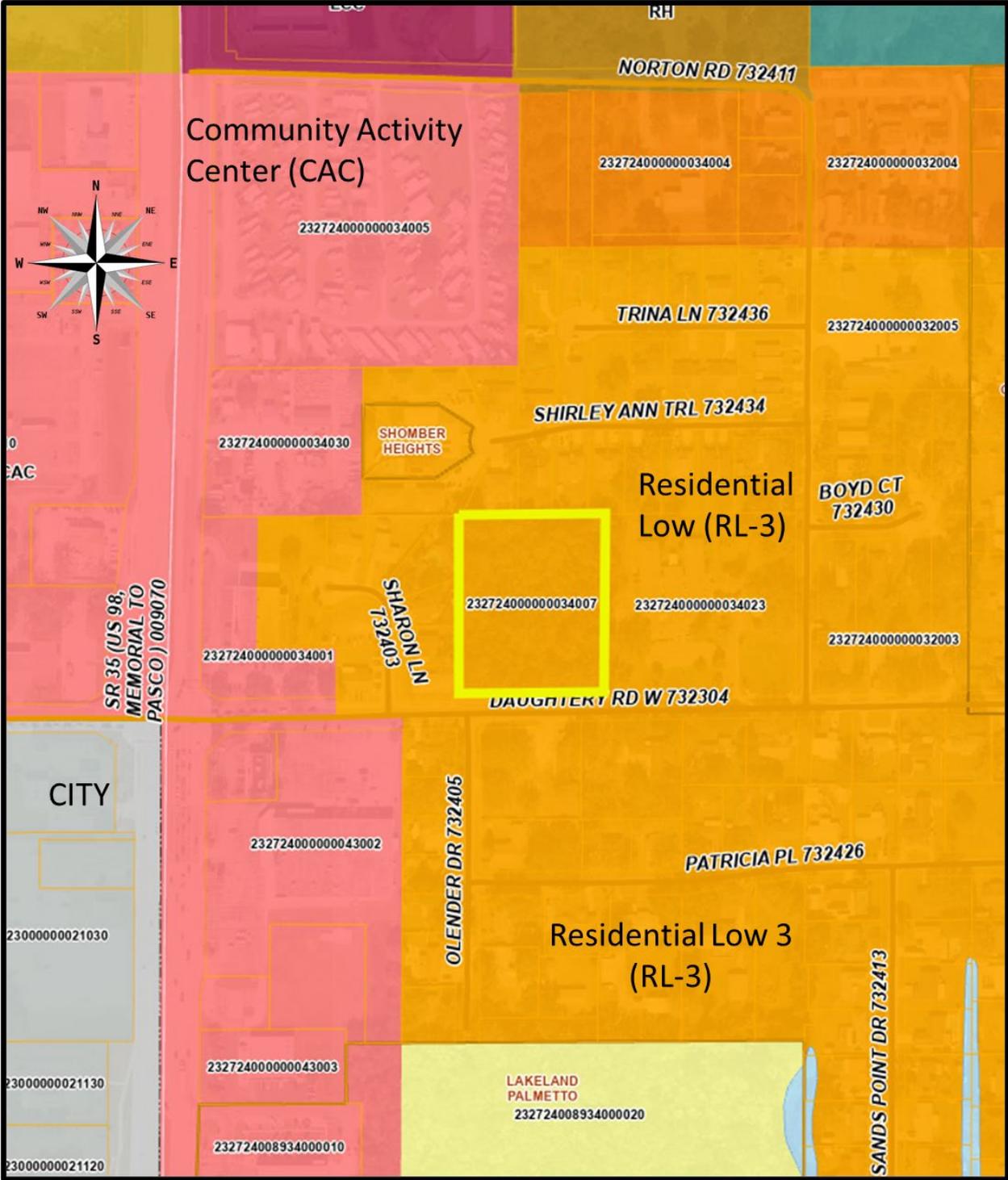
LOCATION MAP



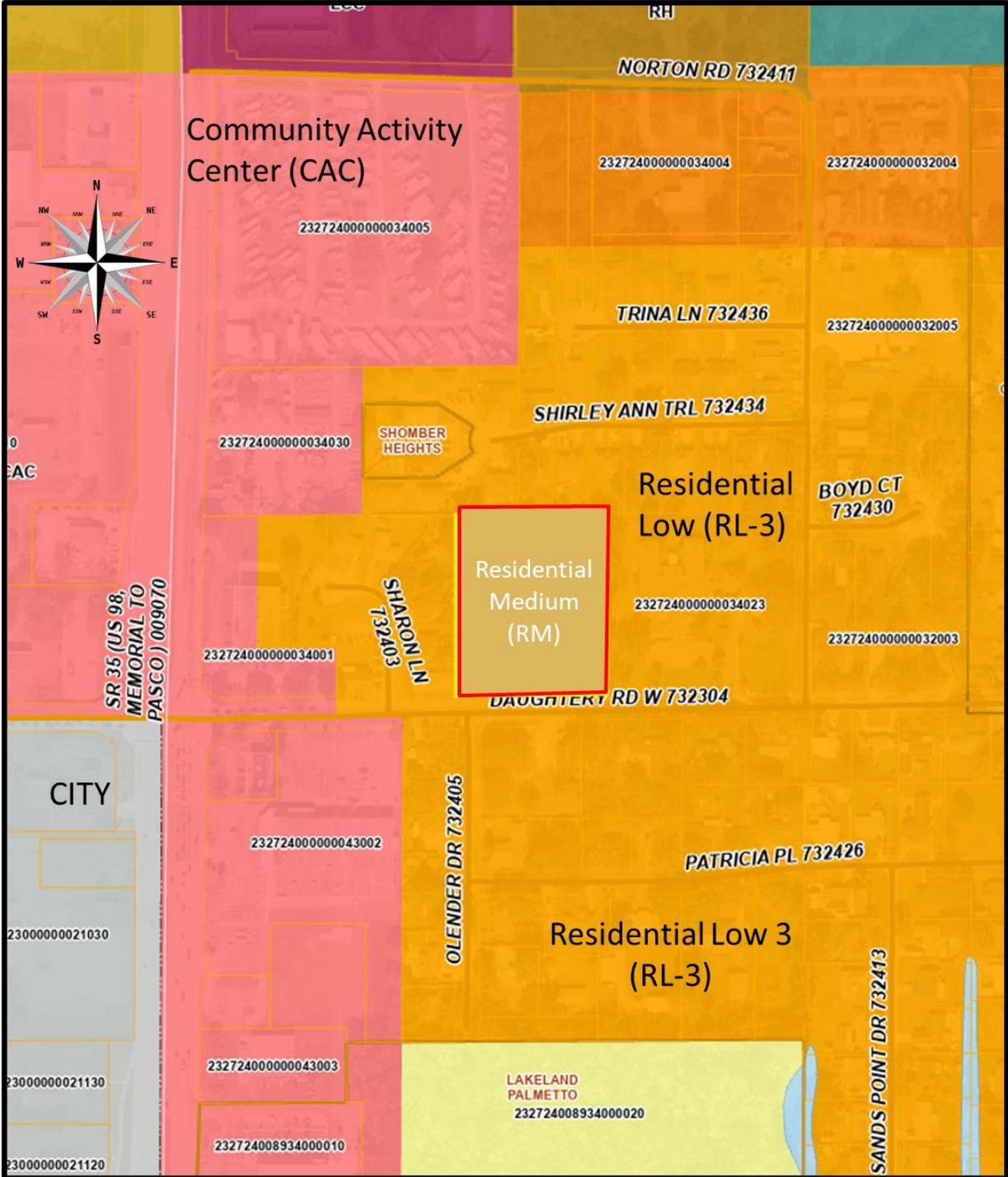
2023 AERIAL PHOTO CONTEXT



2023 AERIAL PHOTO CLOSE UP



CURRENT FLUM Residential Low (RL-3)



PROPOSED FLUM Residential Medium (RM)

FLU	PERMITTED (By Right)	CONDITIONAL USE Level 1 or 2 Review (Technical Staff Review)	CONDITIONAL USE Level 3 or 4 Review (Public Hearing)
RM	Duplex- Two-family Attached, Multi-family, Single-family Detached Home & Subdivision, Farming General, Utilities- Class I	Group Home- Large (7-14 residents), Group Home- Small (6 or less residents), Mobile Homes- Individual, Emergency Shelter- Medium (7-14 residents), Emergency Shelter- Small (6 or less residents), Recreation- Passive, Utilities- Class II, Bed and Breakfast, Nursing Home, Recreation- Low Intensity, School- Elementary, School- High, School- Middle	Group Living Facility (15 or more residents), Mobile Home Park, Mobile Home Subdivision, Short-Term Rental Unit, Planned Development, Residentially Based Mixed Development (RBMD), Transitional Area Development, Adult Day Care Center (7 or more clients), Childcare Center, Communication Tower- Monopole, Communication Towers- Guyed and Lattice, Community Center, Cultural Facility, Emergency Shelter- Large (15 or more residents), Golf Course, Government Facility, Helistops, Mining- Non-phosphate, Recreation- High Intensity, Recreation- Vehicle Oriented, Religious Institution, School- Leisure/Special Interest, School- University/College, Utilities- Class III

Residential Medium (RM) PERMITTED AND CONDITIONAL USES

FLU	PERMITTED (By Right)	CONDITIONAL USE Level 1 or 2 Review (Technical Staff Review)	CONDITIONAL USE Level 3 or 4 Review (Public Hearing)
RL-3	Single-family Detached Home & Subdivision, Farming General, Utilities- Class I	Group Home- Small (6 or less residents), Mobile Homes- Individual, Emergency Shelter- Small (6 or less residents), Golf Course, Recreation- Passive, Utilities- Class II, Residential Infill Development, Recreation- Low Intensity, School- Elementary, School- Middle	Duplex- Two-family Attached, Group Living Facility (15 or more residents), Multi-family, Short-Term Rental Unit, Planned Development, Residentially Based Mixed Development (RBMD), Transitional Area Development, Adult Day Care Center (7 or more clients), Bed and Breakfast, Childcare Center, Communication Tower- Monopole, Communication Towers- Guyed and Lattice, Community Center, Cultural Facility, Emergency Shelter- Large (15 or more residents), Government Facility, Helistops, Mining- Non-phosphate, Recreation- High Intensity, Recreation- Vehicle Oriented, Religious Institution, School- High, School- Leisure/Special Interest, Utilities- Class III, Mobile Home Park, Mobile Home Subdivision

Residential Low (RL-3) PERMITTED AND CONDITIONAL USES



Polk County
Planning Commission

Agenda Item 6.

12/3/2025

SUBJECT

LDCT-2025-21 (Lake Gibson Estates LDC Text Amendment)

DESCRIPTION

Land Development Code Text Amendment to add development conditions in Appendix E, Section E105. This will limit the density on the site subject to LDCPAS-2025-30 which is a land use amendment from Residential Low (RL) to Residential Medium (RM). The request will limit the unit count to no more than 16 units. The subject property is located south of Marcum Road, east of Carl Floyd, US Highway 98, west of Norton Road, and north of Daugherty Road, east of the City of Lakeland, in Sections 24, Township 27, and Range 23.

RECOMMENDATION

Approval

FISCAL IMPACT

No Fiscal Impact

CONTACT INFORMATION

Johnathan (JP) Sims

Planner II

Polk County BoCC

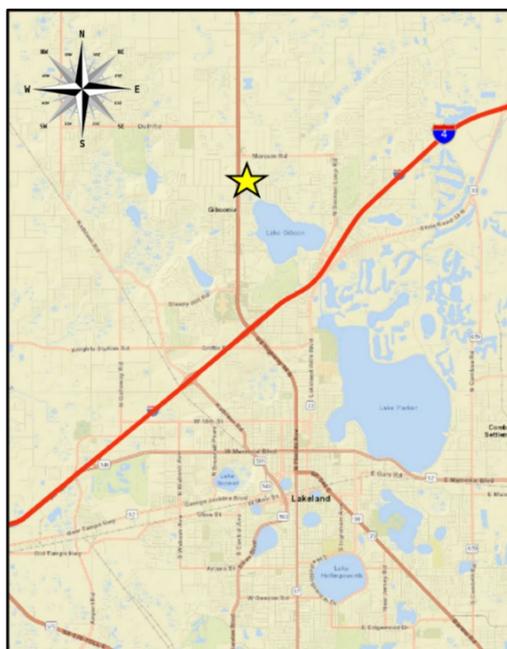
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johnathansims@polkfl.gov <mailto:johnathansims@polkfl.gov>

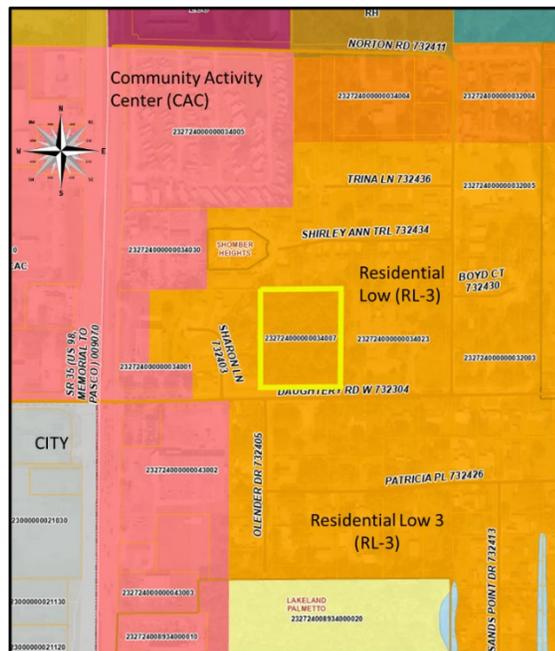
POLK COUNTY DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

DRC Date:	September 25, 2025	Level of Review:	4
PC Date:	December 3, 2025	Type:	Land Development Code Text Amendment
BoCC Date:	January 20, 2026	Case Numbers:	LDCT-2025-21
Applicant:	Sarah Case, Next Level Engineering	Case Name:	Lake Gibson Estates Text Amendment
		Case Planner:	J.P. Sims, Planner II

Request:	Land Development Code Text Amendment to add development conditions in Appendix E, Section E105. This will add policies in Section 2.135 in the Comprehensive Plan to reference that this property has development restrictions in the LDC. Related to LDCPAS-2025-30 which is a Future Land Use Designation to change Residential Low (RL) to Residential Medium (RM)
Location:	The subject property is located south of Marcum Road, east of Carl Floyd, US Highway 98, west of Norton Road, and north of Daughtery Road, east of the Lakeland city limits, in Sections 24, Township 27, and Range 23.
Property Owner:	Daughtery Road Gibson Court Land Trust
Parcel Size/number:	2.55 +/- acres (232724-000000-034007)
Development Area:	Urban Growth Area (UGA) and TCCO Corridor
Nearest Municipality:	City of Lakeland
DRC Recommendation:	Approval
Planning Commission Vote:	Pending
Public Comment:	None
Florida Commerce*	N/A



Location Map



Current Future Land Use Map

Summary

The applicant, Sarah Case of Next Level Engineering, is requesting a Land Development Code Text Amendment on behalf of the property owners, Daughtery Road Gibson Court Land Trust, to place development restrictions specific to this site as part of LDCPAS-2025-30. This will amend Appendix E, Section E105 to prohibit certain uses from being developed and to limit the density of development to sixteen (16) dwelling units. This case is related to case LDCPAS-2025-30, where the Future Land Use designation is being changed from Residential Low (RL) to Residential Medium (RM). The site is located south of Marcum Road, west of Norton Road, east of US Highway 98, and north of Daughtery Road, east of Lakeland city limits, in Sections 24, Township 27, and Range 23.

The Land Development Code (LDC) district is RL-3 on the subject site which permits three (3) units per acre for a total of seven (7). The current RL designation may allow up to five (5) dwelling units to the acre which is 12 units. Duplexes and multifamily uses are a Conditional Use Level 3 Review. To obtain more than three (3) units to the acre permitted in RL-3 and up to five (5) with duplexes or multi family will require a Level 3 Planned Development Review.

The subject site was part of an earlier request this year to change the land use to RM (LDCPAS-2025-3) which was denied by the Board on June 17, 2025. The entitlements provided if the RM is approved on the subject site will allow 10 dwelling units to the acre, which is 25 units. Multifamily and duplexes are Conditional Use Level 2 in RM. However, the applicant has submitted LDCT-2025-21 to a cap the number of units on the subject site. LDCT-2025-21 is a Land Development Code Text Amendment to add development conditions in Appendix E, Section E105. This will amend Table E1 and create Subsection X. This text amendment will limit the number of units to 16 which is only four (4) more units over the max in RL of 12.

Compatibility Summary

The subject site is currently vacant and undeveloped. This request will be compatible with the surrounding area as it has ingress/egress onto Daughtery Road, which is an Urban Collector. It has Residential Low (RL-3) completely surrounding it with an assisted living facility with 62 units directly adjacent to the east. There is a duplex community north of the subject site.

Infrastructure Summary

The subject site has access to water and wastewater from the Florida Governmental Utility Authority, or FGUA, per their service map found on their site. There is sufficient road capacity on all surrounding road networks. Mass transit is available nearby with the Citrus Connection's Blue Line running along US Highway 98, with the closest stop being Stop 1212 at the corner of Daughtery Road and US Highway 98, about 800 feet from the subject site. Public safety response times are normal for this part of the County, but school capacity will be an issue at the high school and middle school. The request is compatible with the available infrastructure.

Environmental Summary

The nearest neighborhood park is the Hunt Fountain Park 1.1-mile northwest of the site and the nearest regional Park is the Saddle Creek Park and Campground 6.37 miles to the southeast of the

subject site. There are no wet soils on the subject site. There are no wetlands or floodplain on the site, and it does not sit within a flood zone.

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
- Policy 2.105(A1-A5): Urban Growth Area (UGA)
- Policy 2.120(C1-C4): Residential Low
- Policy 2.120(D1-D4): Residential Medium

Findings of Fact

Request and Legal Status

- This is an applicant-initiated request for a Land Development Code Amendment that will prohibit certain uses from being developed in the Residential Medium (RM) Future Land Use of these specific parcels, which is part of the related case LDCPAS-2025-30
- The subject site has a Land Development Code land use district of Residential Low 3 (RL-3), which permits three (3) dwelling units to the acre which is seven (7) units.
- The subject site is in the Corridor of the Transit Centers and Corridors Overlay (TCCO).
- Residential Low in the Corridor of the TCCO is eligible for seven (7) dwelling units to the acre. Attached units in RL-3 require a Conditional Use which is a total of seventeen (17) units.
- Uses restricted on site will be:
 - a. Group Home- Large (7-14 residents),
 - b. Group Home- Small (6 or less residents),
 - c. Mobile Homes- Individual,
 - d. Emergency Shelter- Medium (7-14 residents)
 - e. Emergency Shelter- Small (6 or less residents),
 - f. Recreation- Passive, Utilities- Class II,
 - g. Bed and Breakfast,
 - h. Nursing Home,
 - i. Recreation- Low Intensity,
 - j. School- Elementary, School- High, School- Middle
 - k. Retail Uses
 - l. Schools
 - m. Utilities, Classes I, II, & III
 - n. Vehicle Repair & Vehicle Service
- This request will cap the density on this site at 16 dwelling units which falls under the maximum density allowed for this site with Residential Medium (RM).
- Residential Medium in the TSDA and the TCCO Corridor permits twelve (12) dwelling units to the acre, which is a total of thirty (30) units.

Compatibility

- The existing uses surrounding the site are:
 - North – RL-3; Hilltop Heights duplex subdivision.
 - East – RL-3; New Era Assisted Living Facility.
 - West – RL-3; single-family residential.
 - South – RL-3; single-family residential.

- The general area surrounding the subject site includes mostly single family detached residential, duplexes, and an assisted living facility. Close by to the west are commercial uses along US Highway 98.
- The subject site is undeveloped.

Infrastructure

- The zoned schools for the site are Edgar Padgett Elementary, Lake Gibson Middle, and Lake Gibson High School.
- Polk County Fire Rescue Station 22 will be the response unit for fire and EMS for this site. It is located at 5201 Cornell Street in Lakeland, with an approximate travel distance of 1.3 miles.
- The subject site is within the Sheriff Department's Northwest District. The Northwest District Office is located at 1045 West Wedgewood Estates Boulevard in Lakeland and is two (2) miles away.
- The subject site has access to water and wastewater from the Florida Governmental Utility Authority, or FGUA, per their service map found on their site. The proposed RM has the potential to require more water and generate more wastewater with than the current land use.
- Daughtery Road has sidewalks along the street in front of the subject site along the north side of the road, and there are sidewalks along US Highway 98 to the west.
- Mass transit is available nearby with the Citrus Connection's Blue Line running along US Highway 98, with the closest stop being Stop 1212 at the corner of Daughtery Road and US Highway 98, about 800 feet from the subject site.
- The nearest neighborhood park is the Hunt Fountain Park 1.1-mile northwest of the site and the nearest regional Park is the Saddle Creek Park and Campground 6.37 miles to the southeast of the subject site.

Environmental

- The site is relatively flat with a high elevation of 178 feet on the west side of the parcel and a low of 175 feet at the southeast corner of the parcel.
- Site does not reside within a Conservation Easement per Property Appraiser, and is not a Possible Network Connection for the Polk Green.
- There are no wetlands or floodplain on this site. It does not reside within a flood zone.
- The soil type for the parcel is entirely made of Myakka-Immokolee-Urban land complex.

- According to Polk County Endangered Habitat Maps, the subject site is not located within a one-mile radius of an observation of a protected animal species (Source: Florida Department of Environmental Protection, 2015).
- There are no known archeological or historical resources on the subject site per data from the Florida State Historical Commission.
- There are no environmental lands nearby. The closest are the Tenoroc Fish Management Area 2.07 miles to the southeast of the site.
- 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.

- **POLICY 2.105-A1: DESCRIPTION - Urban-Growth Areas shall:**

- a. complement the TSDA in guiding growth, while promoting orderly and compact development;
- b. be located contiguous to the TSDAs or a municipality as they represent the expansion areas;
- c. be supported by existing or planned urban type services that are programmed for the 20-year planning horizon;
- d. be those areas where the availability of infrastructure and other community facilities and services, including, but not limited to mass transit and other transportation alternatives, utilities, public safety, recreational and educational services, promotes and supports the location of higher density and intensity compact, mixed use development in close proximity to the development in the adjacent TSDAs;
- e. include development criteria that:
 - 1. promote the development of walkable communities which include a balance between employment opportunities, mix of complementary uses and activities, and a range of housing opportunities;
 - 2. improve access to employment areas, schools, shopping and recreational opportunities;
 - 3. support the preservation of open space and natural areas;

- 4.reduce capital and operating cost for the provision of infrastructure and public services.
- POLICY 2.105-A3: LAND USE CATEGORIES - The following land use categories shall be permitted within UGAs:
 - a.ACTIVITY CENTERS: Regional Activity Centers, Community Activity Centers, Neighborhood Activity Centers, Convenience Centers, Tourism Commercial Centers, and Employment Centers, High-Impact Commercial Centers shall be permitted within UGAs in accordance with applicable criteria.
 - b.RESIDENTIAL: Residential-High, Residential-Medium, and Residential-Low Districts shall be permitted within UGAs in accordance with applicable criteria.
 - c.OTHER: Linear Commercial Corridors, Commercial Enclaves, Industrial, Business-Park Centers, Professional Institutional, Office Centers, Leisure/Recreation, Institutional, Recreation and Open Space, Preservation.
- POLICY 2.105-A5: DEVELOPMENT CRITERIA FOR URBAN GROWTH AREAS - Development within the Urban Growth Areas shall conform to the following criteria as further specified in the Land Development Code:
 - a.connect to centralized potable water;
 - b.connect to centralized sanitary sewer systems if available.
 - c.incorporate design features that promote healthy communities and green building practices, as established in Section 2.1251, Community Design, of this element;
 - d.promote the implementation of "Complete Street" and "Conservation Development" principles as established under Section 2.1251, Community Design, of this element;
 - e.promote the integration of pedestrian-oriented features, including sidewalks, trails, or walkways into every development including appropriate pedestrian shelters or awnings;
 - f.provide access to civic space, parks, green areas, and open space and other amenities;
 - g.be supported by public safety (i.e., fire, EMS and law enforcement);
 - h.have access to public schools;
 - i.be encouraged to provide connectivity with adjacent uses within the TSDA, and facilitate connectivity between the TSDA and other urban centers and the rural development areas;
 - j.encourage the inclusion of a variety of housing choices and mixed uses; and
 - k.additional standards supporting transit if development is within the "Corridor and Center Overlay" (Section 2.124-A);
- POLICY 2.120-C1: CHARACTERISTICS - Densities up to, and including, 5.00 DU/AC. The Residential-Low classification is characterized by single-family dwelling units, duplex units, and small-scale multi-family units.
- POLICY 2.120-D1: CHARACTERISTICS - Densities up to, and including, 10.00 DU/AC. The Residential-Medium classification is characterized by single-family dwelling units, duplex units, and multi-family units.

- POLICY 2.120-D2: DESIGNATION AND MAPPING - Residential-Medium districts shall be located throughout TSDAs, UGAs, SDAs, and UEAs as designated on the Future Land Use Map Series as "RM."
- POLICY 2.120-D3: LOCATION CRITERIA - Residential-Medium areas shall be located only within TSDAs, UGAs, SDAs, and UEAs and activity centers. The placement of Residential-Medium shall be evaluated based on the general criteria listed in Policy 2.119-A2.
- POLICY 2.120-D4: DEVELOPMENT CRITERIA - Residential development may contain a variety of housing types as defined by the Land Development Code and shall be permitted at a density of up to 10 DU/AC. Additionally, community facilities are permitted in accordance with policies of this Plan.

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 LDCT 2025-21**.

Planning Commission Recommendation: On December 3rd, 2025, in an advertised public hearing, the Planning Commission voted ?? to **recommend ? of LDCT-2025-21**.

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.

Table 1 Surrounding Uses

Northwest RL-3; Shomber Heights duplexes: CAC; undeveloped	North RL-3; Multifamily duplexes	Northeast RL-3; Multifamily duplexes
West RL-3; Single family residential	Subject Site RL-3; undeveloped	East RL-3; New Era Assisted Living Facility
Southwest RL-3; Single family residential: CAC; IES Residential	South RL-3; Single family residential	Southeast RL-3; Single family residential

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

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

The purpose of Urban Growth Area (UGA) is to serve as a foundation from which a future urban pattern is established, and to provide future areas for development at urban densities and intensities. UGA's are areas within the County that, at a minimum, are currently served, or are programmed within the applicable Comprehensive Plan Capital Improvement Program to be served within years 10 through 20 of the Comprehensive Plan's planning period. UGA's are also supported by, or programmed to be supported by, other services typically found to accompany urban development such as public safety services, an urban road network, and developed parks.

The request of LDCPAS-2025-30 is a Future Land Use designation that is reflective of the development in the area. While the land has been designated Residential Low, it currently is undeveloped but abuts residential uses on almost all sides. There is also an assisted living facility

to the east of the subject site that has 62 beds on site. The majority of the surrounding uses are single family residential.

The subdivision to the north of the subject site is Shomber Heights, which is an RL-3 land use, but has primarily duplexes developed on site.

On June 17, 2025, the Board of County Commissioners denied LDCPAS-2025-3, which was a request to change the Future Land Use on this same parcel from RL to RM. It was denied based on compatibility that the new allowable density would be too high and out of context with the surrounding area. To alleviate this, the applicant has also submitted LDCTD-2025-21, which will limit the uses allowed on the parcel and limit the density to that of standard Residential Medium, not to exceed 16 total dwelling units.

B. Infrastructure

The subject site has access to water and wastewater from the Florida Governmental Utility Authority, or FGUA, per their service map found on their site. The site is adjacent to Daughtery Road East, an Urban Collector, while also having close access to US Highway 98, a Principal Arterial. There is available transportation capacity on both roads, but US 98 is expected to be a failing road link within five years. Public safety response times are normal for this part of the County. While there is capacity within the elementary school, the middle and high schools are currently showing as overcapacity. The request is compatible with the available infrastructure.

Nearest Elementary, Middle, and High School

The schools zoned for the subject property are the zoned schools listed in Table 2 below. Per the requirements in Chapter 7 of the Land Development Code, the applicant will have to work out capacity for any development request with the school board as the high school and middle school do currently show as overcapacity.

Table 2 School Information

Name of School	Annual Estimated Demand	% Capacity 2022-2023 School Year	Average driving distance from subject site
Edgar Padgett Elementary School	3 students	65%	1.0 miles
Lake Gibson Middle School	1 student	110%	1.6 miles
Lake Gibson High School	1 student	110%	1.9 miles

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

Per Section 703 of the Land Development Code, if the concurrency determination indicates that there is not adequate capacity of any public facility or service within the impacted service area the Department shall deny issuance of a Certificate of Concurrency or issue a Certificate of Concurrency subject to one or more of the following conditions:

- a. Reduction of project size, density, and intensity to reduce the impacts of the development to less than or equal to the available capacity; and

b. Require the provision, by the applicant, of the necessary public facilities and services, including any off-site transportation improvements, to achieve available capacity and site improvements recommended in the traffic study. The provision of public facilities and services shall comply with the Comprehensive Plan and all applicable ordinances. The commitment, by the applicant, to construct public facilities and services prior to the issuance of a building permit must be included as a condition to the Certificate of Concurrence. The County may, at its option, reimburse the applicant for the costs of the excess capacity provided by the applicant. The improvements shall be in place prior to the Certificate of Occupancy.

c. The applicant enters into a binding Proportionate Share Agreement pursuant to the Transportation Proportionate Fair-Share Program provided for in Section 703. N.

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	Northwest District Command Unit (1045 W Wedgewood Estates Blvd, Lakeland, FL 33809)	2 +/- miles Priority 1 – 11:17 Priority 2 – 32:50
Fire/ EMS	Station #22 (5201 Cornell St, Lakeland, FL 33810)	1.3 +/- miles

Source: Polk County Sheriff’s Office & Polk County Fire Rescue. Response times for March 2025.

Water and Wastewater

A. Estimated Demand

The subject site has access to water and wastewater from the Florida Governmental Utility Authority, or FGUA, per their service map found on their site. The proposed RM has the potential to require more water and generate more wastewater with than the current land use.

Table 4 Estimated Water and Sewer Impact Analysis

Permitted Intensity	Maximum Permitted in Existing Land Use RL-3 with Planned Development	Maximum Permitted in Potential RM with Planned Development	Maximum Permitted in Proposed RM with LDCT limitations in place.
2.55 +/- acres	2.55 +/- acres X 5 du/ac = 12 du	2.55 +/- acres X 10 du/ac = 25 du	16 du

Potable Water Consumption	12 du X 360 GPD = 4,320 GPD	25 du X 198 GPD = 4,950 GPD	16 du X 198 GPD = 3,168 GPD
Wastewater Generation	12 du X 270 GPD = 3,240 GPD	25 du X 180 GPD 4,500 GPD	16 du X 180 GPD 2,880 GPD

Source: Concurrency Manual: RL-3 for single family residence is 360 GPD for water and 270 GPD for wastewater, Multifamily @ 198 GPD Potable water and 180 Wastewater.

B. Service Provider

The subject site has access to water and wastewater from the Florida Governmental Utility Authority, or FGUA, per their service map found on their site.

C. Available Capacity

Information is not available for capacity as the water is handled by FGUA.

D. Planned Improvements

There are no improvements planned at this time.

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. The Future Land Use change may result in higher trips.

Table 5 Estimated Transportation Impact Analysis

Permitted Intensity	Maximum Permitted in Existing Land Use RL-3 w/ Planned Development	Maximum Permitted in Proposed RM w/ Planned Development	Maximum Permitted in Proposed RM with LDCT limitations in place.
2.55 +/- acres	2.55 +/- acres X 5 du/ac = 12 du	2.55 +/- acres X 10 du/ac = 25 du	16 du
Average Annual	12 du X 7.81 AADT = 94 Trips (100% New Trips)	25 du X 6.74 AADT = 169 Trips (100% New Trips)	16 du X 6.74 AADT = 108 Trips (100% New Trips)
PM Peak	12 du X 1.0 AADT = 12 Trips	25 du X 0.51 AADT = 13 Trips	16 du X 0.51 AADT = 8 Trips

Source: Concurrency Manual and Table for Minor Traffic Study – Residential Medium (RM) Multifamily Housing (Low-Rise) at 6.74 AADT and 0.51 PM Peak Hours (100% new trips), and RL-1 for Single Family Residential uses 7.81 AADT and 1 AADT at PM Peak Hours.

B. Available Capacity

The roads surrounding the subject site have sufficient capacity to accommodate PM traffic for residential uses. The table after this paragraph provides the current PM Peak Hour capacities of the nearby road links. It is also relevant to consider the distribution of traffic as it leaves a development site. As traffic leaves a site the impact is not at the same intensity the farther away from the site as it is at the driveway.

Link #	Road Name	Current LOS	Available Capacity	Minimum LOS Standard	Projected Five Year LOS
8006E	Daughtery Road East (US 98 to CR 582)	C	367	D	C
8006W		C	349	D	C
5416N	US 98 (Daughtery Road W to Socrum Loop Road W)	C	148	D	F
5416S		D	72	D	F

Source: Polk Transportation Planning Organization, Roadway network Database 2023

C. Roadway Conditions

Daughtery Road East is an Urban Collector with available capacity in both directions. US Highway 98 is a Principal Arterial that currently has capacity but is expected to be a failing road link with in the next five years. The Pavement Condition Index (PCI) for Daughtery Road is Poor while US 98 is not tracked. 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.

D. Sidewalk Network

Daughtery Road East has sidewalks along the north side of the street of the subject site along its entire property frontage. US Highway 98 also has sidewalks that run along the entire road link.

E. Planned Improvements:

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

F. Mass Transit

Mass transit is available nearby with the Citrus Connection's Blue Line running along US Highway 98, with the closest stop being Stop 1212 at the corner of Daughtery Road and US Highway 98, about 800 feet from the subject site.

Park Facilities:

The following analysis is based on public recreation facilities.

A. Location:

The nearest neighborhood park is the Hunt Fountain Park 1.1 miles northwest of the site and the nearest regional Park is the Saddle Creek Park and Campground 6.37 miles to the southeast of the subject site.

B. Services:

Hunt Fountain Park amenities include Basketball Courts, Football Fields, Horse Arena, Pavilion, Picnic Area, Playground, Restrooms, Soccer Fields, Tennis Courts. Saddle Creek Park and Campground amenities Baseball Fields, Boat Launching Site, Campground, Gun Range, Picnic Area, Playground, Restrooms, Walking Paths/Trails, Wildlife Viewing.

C. Multi-use Trails:

The closest free hiking trail is in the Gator Creek Reserve which is 4.4 miles north of the subject site.

D. Environmental Lands:

This site contains no County owned environmental lands. The closest environmental lands to the site are the Tenoroc Fish Management Area that can be found 2.1 miles to the southeast of the subject site. Site does not reside within a Conservation Easement per Property Appraiser, and is not a Possible Network Connection for the Polk Green.

E. Planned Improvements:

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

Environmental Conditions

The soil type for the parcel is entirely made of Myakka-Immokolee-Urban land complex, which can be problematic for building and drains poorly.

A. Surface Water:

There is no surface water on the subject site.

B. Wetlands/Floodplains:

There are no wetlands or floodplains on the site, and the site does not reside within a flood zone.

C. Soils:

The subject site is entirely comprised of Myakka-Immokolee-Urban land complex as listed in Table 8 following this paragraph.

Table 8

Soil Name	Septic Tank Absorption Field Limitations	Limitations to Dwellings w/o Basements	% of Site (approximate)
Myakka-Immokalee-Urban land complex	Severe: wetness, poor filter	Severe: wetness	100%

*Source: Soil Survey of Polk County, Florida, USDA, Soil Conservation Service *Because of poor filtration, ground water contamination is a hazard in many areas that have a concentration of homes with septic tanks.*

D. Protected Species

According to the Florida Biodiversity Matrix GIS application, no threatened or endangered plant or animal species exist on the site. If any are discovered, the applicant shall properly protect the specie(s) or mitigate any impacts consistent with federal, state, and local law.

E. Archeological Resources:

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

F. Wells (Public/Private)

The subject site is not located in a Wellfield Protection District and does not have any wells on site. The site will be connecting to water from Aqua Utilities. The nearest Wellfield is about 0.51 miles to the east of the subject site.

G. Airports:

The site is not within an Airport Impact District.

Economic Factors:

There are no known economic factors that would impact the development of this site.

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
<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 Comprehensive Plan permits a variety of different Future Land Use designations in urban areas and contribute to a combination of mixed uses. Residential Medium is in context with the surrounding area as there are duplexes to the north of the site and an assisted living facility to the east. There is commercial uses nearby to the west along US 98.</p>
<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 by-passed in favor of development more distant from services and existing Communities.</p>	<p>The lands surrounding the subject site are already a combination of duplexes and single-family homes. The subject site has access to water and wastewater from the Florida Governmental Utility Authority, or FGUA, per their service map found on their site. This request is consistent with this policy.</p>

Comprehensive Plan Policy	Consistency Analysis
<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> <p>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:</p> <ol 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, <p>f. environmental factors, including, but not limited to:</p> <ol style="list-style-type: none"> 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. 	<p>The timing is consistent with the growth in the area as the surrounding sites are already designated for a variety of uses. There is ample connectivity to water, wastewater, and electricity. Fire and Sheriff are close by with low response times. Two of the schools that are zoned for the site are at capacity so mitigation efforts will need to be made before a certificate of occupancy can be provided. The overall parcel does not contain wetlands or floodplains, and does not sit within a flood zone. Site directly accesses an Urban Collector in Daughtery Road East.</p>
<p>POLICY 2.105-A1: DESCRIPTION - Urban-Growth Areas shall:</p> <p>a.complement the TSDA in guiding growth, while promoting orderly and compact development;b.be located contiguous to the TSDAs or a municipality as they represent the expansion areas;c.be supported by existing or planned urban type services that are programmed for the 20-year planning horizon;d.be those areas where the availability of infrastructure and other community facilities and services, including, but</p>	<p>Residential Medium is allowed in the UGA. There are sidewalks along the street in front of the site along Daughtery Road and to the east on US 98. The change from Residential Low to Residential Medium will compliment the surrounding land uses.</p>

Comprehensive Plan Policy	Consistency Analysis
<p>not limited to mass transit and other transportation alternatives, utilities, public safety, recreational and educational services, promotes and supports the location of higher density and intensity compact, mixed use development in close proximity to the development in the adjacent TSDAs;e.include development criteria that:1.promote the development of walkable communities which include a balance between employment opportunities, mix of complementary uses and activities, and a range of housing opportunities;2.improve access to employment areas, schools, shopping and recreational opportunities;3.support the preservation of open space and natural areas;4.reduce capital and operating cost for the provision of infrastructure and public services.</p>	
<p>POLICY 2.105-A3: LAND USE CATEGORIES - The following land use categories shall be permitted within UGAs:</p> <p>a.ACTIVITY CENTERS: Regional Activity Centers, Community Activity Centers, Neighborhood Activity Centers, Convenience Centers, Tourism Commercial Centers, and Employment Centers, High-Impact Commercial Centers shall be permitted within UGAs in accordance with applicable criteria.</p> <p>b.RESIDENTIAL: Residential-High, Residential-Medium, and Residential-Low Districts shall be permitted within UGAs in accordance with applicable criteria.c.OTHER: Linear Commercial Corridors, Commercial Enclaves, Industrial, Business-Park Centers, Professional Institutional, Office Centers, Leisure/Recreation, Institutional, Recreation and Open Space, Preservation.</p>	<p>The proposed Residential Medium Future Land Use designation is permitted in the UGA. The applicant will be required to demonstrate consistency with the UGA Development Criteria. Therefore, this request is consistent with the UGA policies. The subject site has access to water and wastewater from the Florida Governmental Utility Authority, or FGUA, per their service map found on their site. The sidewalks fronting the property promote walkability in the surrounding area. Public Safety is readily available nearby. The zoned high school and middle school does have a capacity issue, so mitigation efforts will be necessary with the Polk County School Board once the Level 2 Review is completed.</p>
<p>POLICY 2.105-A5: DEVELOPMENT CRITERIA FOR URBAN GROWTH AREAS - Development within the Urban Growth Areas shall conform to the following criteria as further specified in the Land Development Code:</p> <p>a.connect to centralized potable water;b.connect to centralized sanitary sewer systems if available.c.incorporate design features that promote healthy communities and green building practices, as established in Section 2.1251, Community Design, of this element;d.promote the implementation of "Complete Street" and</p>	

Comprehensive Plan Policy	Consistency Analysis
<p>"Conservation Development" principles as established under Section 2.1251, Community Design, of this element;e.promote the integration of pedestrian-oriented features, including sidewalks, trails, or walkways into every development including appropriate pedestrian shelters or awnings;f.provide access to civic space, parks, green areas, and open space and other amenities;g.be supported by public safety (i.e., fire, EMS and law enforcement);h.have access to public schools;i.be encouraged to provide connectivity with adjacent uses within the TSDA, and facilitate connectivity between the TSDA and other urban centers and the rural development areas;j.encourage the inclusion of a variety of housing choices and mixed uses; andk.additional standards supporting transit if development is within the "Corridor and Center Overlay" (Section 2.124-A);</p>	
<p>POLICY 2.120-D1: CHARACTERISTICS - Densities up to, and including, 10.00 DU/AC. The Residential-Medium classification is characterized by single-family dwelling units, duplex units, and multi-family units.</p> <p>POLICY 2.120-D2: DESIGNATION AND MAPPING - Residential-Medium districts shall be located throughout TSDAs, UGAs, SDAs, and UEAs as designated on the Future Land Use Map Series as "RM."</p> <p>POLICY 2.120-D3: LOCATION CRITERIA - Residential-Medium areas shall be located only within TSDAs, UGAs, SDAs, and UEAs and activity centers. The placement of Residential-Medium shall be evaluated based on the general criteria listed in Policy 2.119-A2.</p> <p>POLICY 2.120-D4: DEVELOPMENT CRITERIA - Residential development may contain a variety of housing types as defined by the Land Development Code and shall be permitted at a density of up to 10 DU/AC. Additionally, community facilities are permitted in accordance with policies of this Plan.</p>	<p>Future Land Uses to the north of the subject site are consistent in use to the Residential Medium being requested in that they have duplexed developed on site already. Daughtery Road East is an Urban Collector with sufficient capacity. Applicant is indicating an interest in constructing townhomes, which is allowable in Residential Medium.</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 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

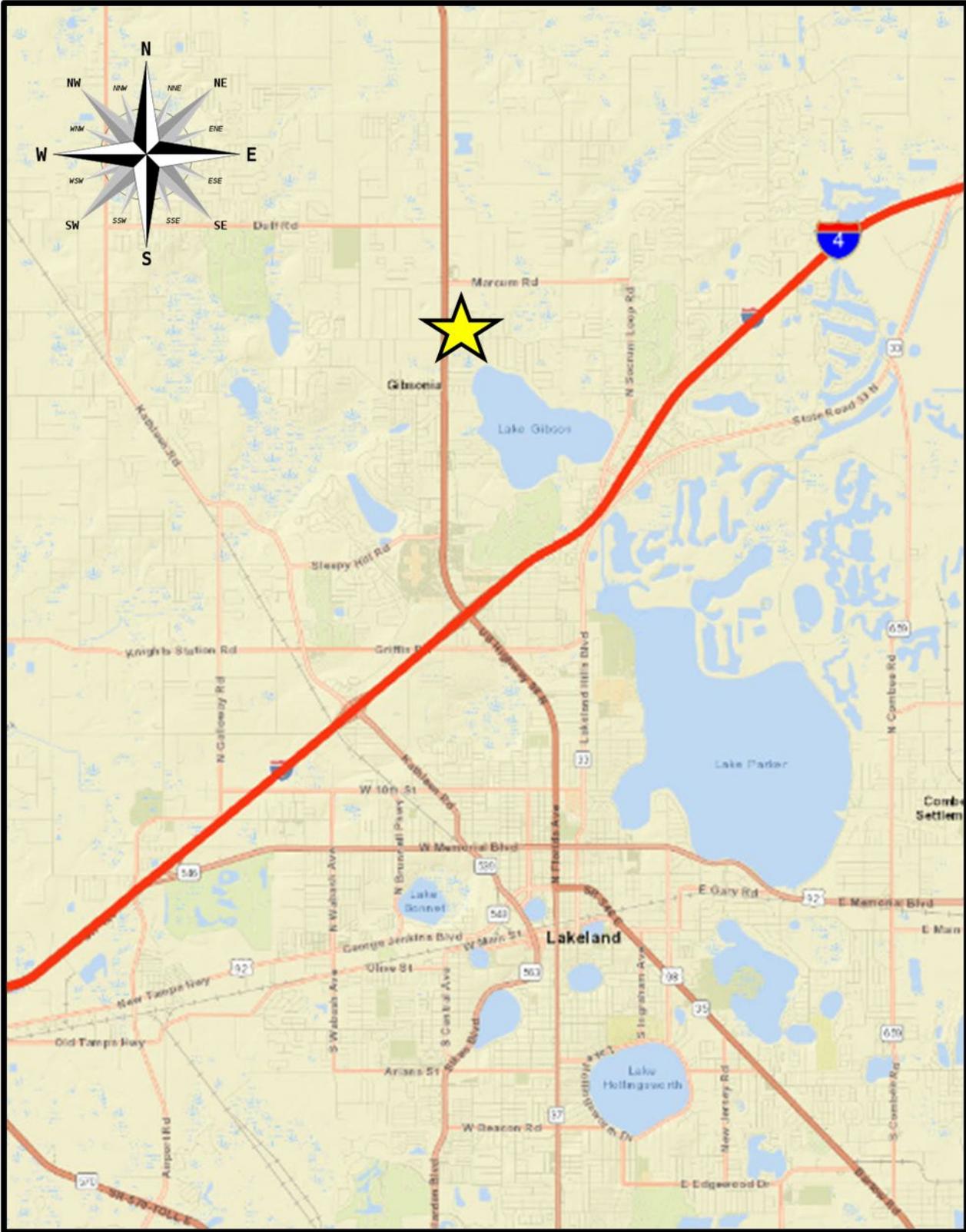
Comments from other agencies

No comments

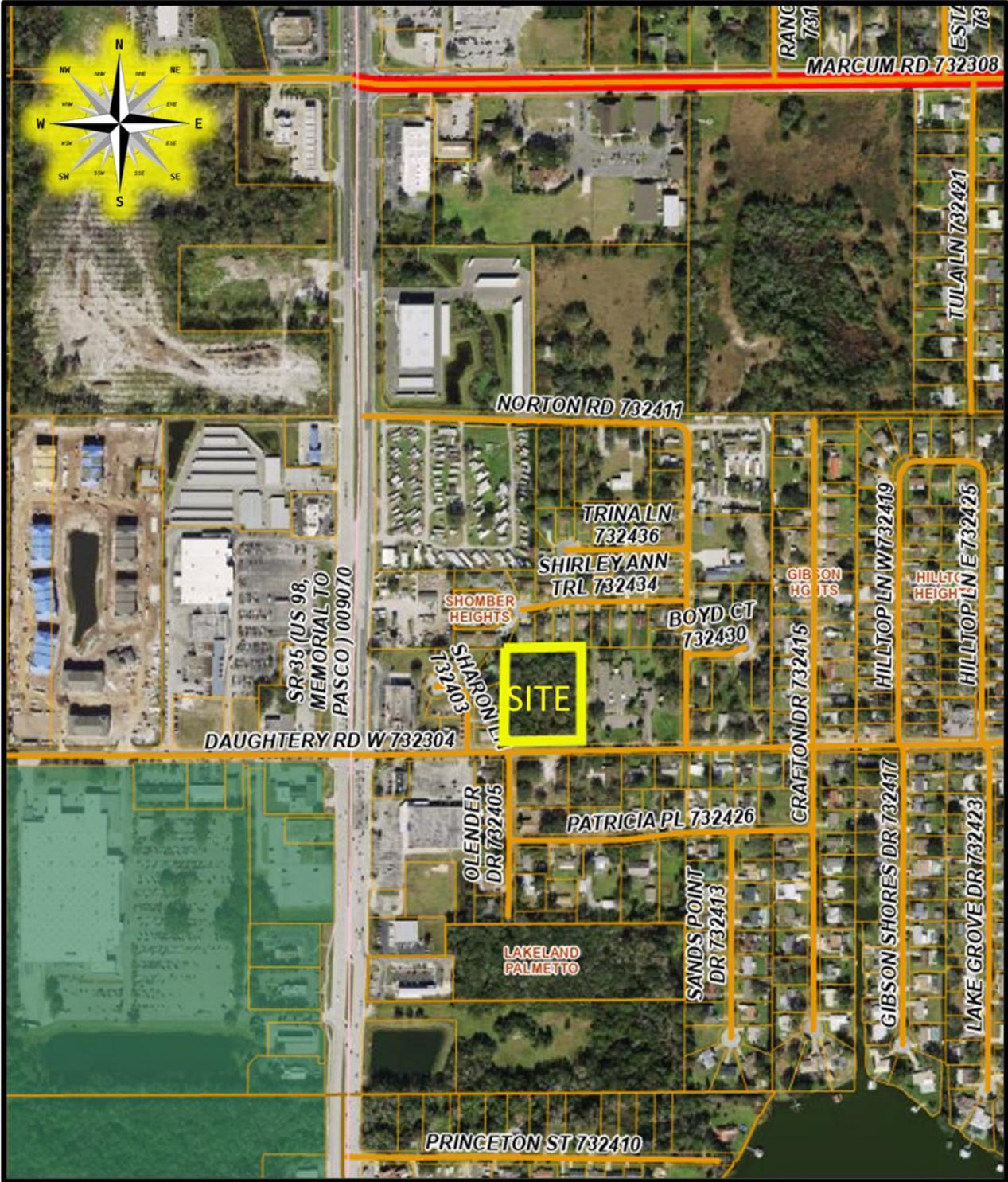
Exhibits:

- Exhibit 1 Location Map
- Exhibit 2 2023 Aerial Context Map
- Exhibit 3 2023 Aerial Close Up
- Exhibit 4 Current Future Land Use Map
- Exhibit 5 Proposed Future Land Use Map
- Exhibit 6a RM Permitted and Conditional Uses
- Exhibit 6b RL-3 Permitted and Conditional Uses

Applicant's submitted documents and ordinance as separate files



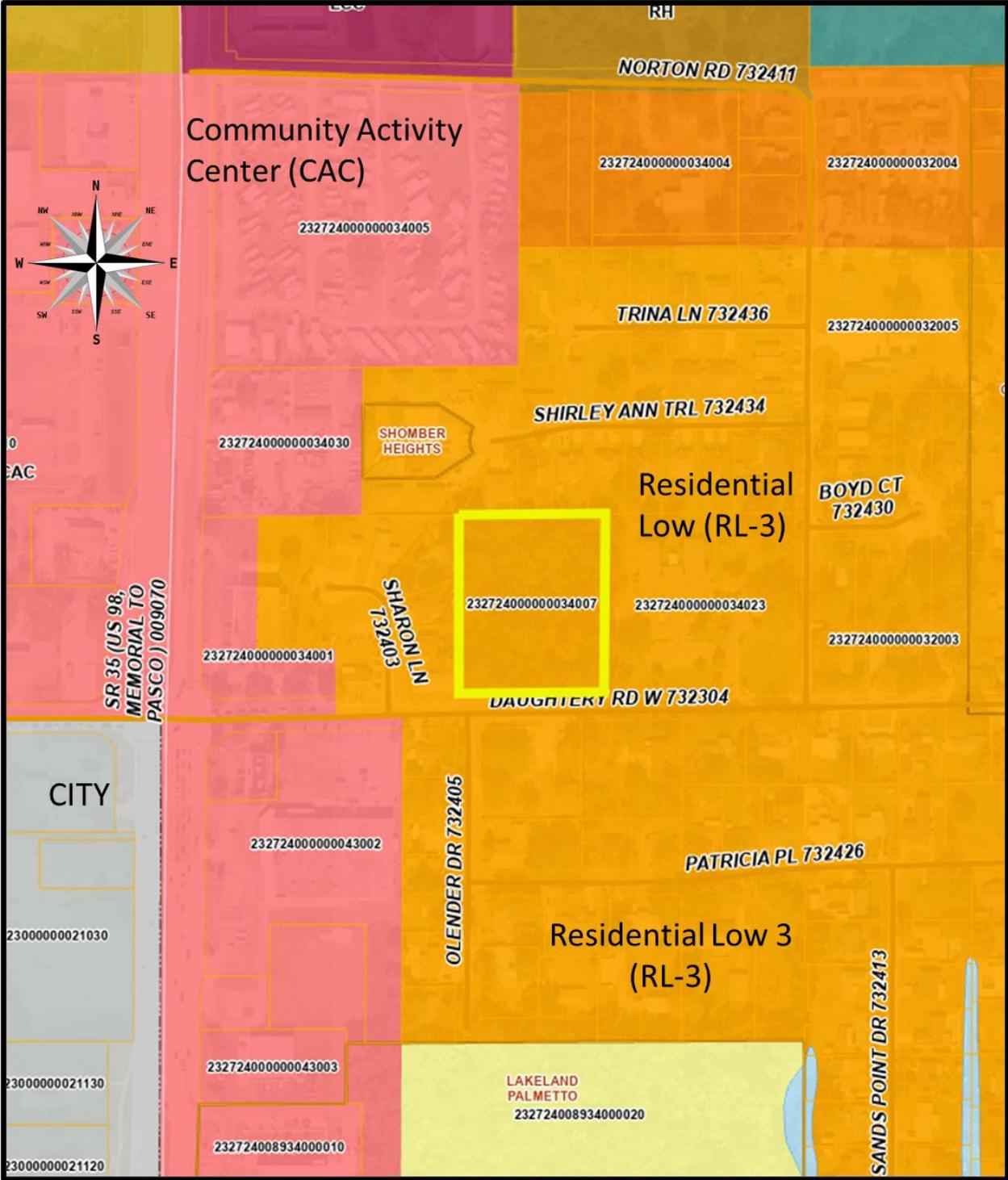
LOCATION MAP



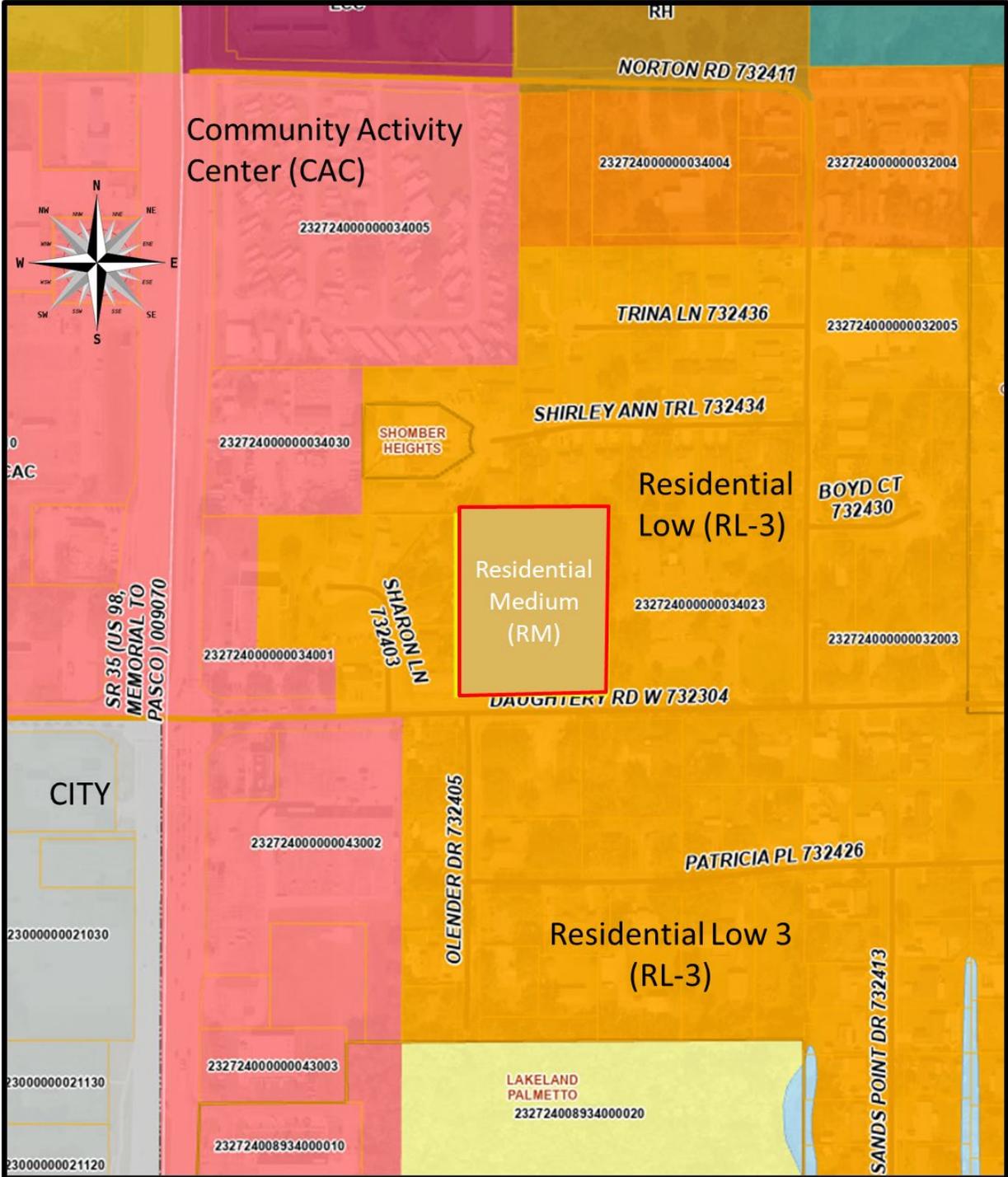
2023 AERIAL PHOTO CONTEXT



2023 AERIAL PHOTO CLOSE UP



CURRENT FLUM Residential Low (RL-3)



PROPOSED FLUM Residential Medium (RM)

FLU	PERMITTED (By Right)	CONDITIONAL USE Level 1 or 2 Review (Technical Staff Review)	CONDITIONAL USE Level 3 or 4 Review (Public Hearing)
RM	Duplex- Two-family Attached, Multi-family, Single-family Detached Home & Subdivision, Farming General, Utilities- Class I	Group Home - Large (7-14 residents), Group Home - Small (6 or less residents), Mobile Homes- Individual, Emergency Shelter- Medium (7-14 residents), Emergency Shelter - Small (6 or less residents), Recreation - Passive, Utilities - Class II, Bed and Breakfast, Nursing Home, Recreation - Low Intensity, School- Elementary, School - High, School- Middle	Group Living Facility (15 or more residents), Mobile Home Park, Mobile Home Subdivision, Short-Term Rental Unit, Planned Development, Residentially Based Mixed Development (RBMD), Transitional Area Development, Adult Day Care Center (7 or more clients), Childcare Center, Communication Tower- Monopole, Communication Towers- Guyed and Lattice, Community Center, Cultural Facility, Emergency Shelter- Large (15 or more residents), Golf Course, Government Facility, Helistops, Mining- Non-phosphate, Recreation- High Intensity, Recreation- Vehicle Oriented, Religious Institution, School- Leisure/Special Interest, School- University/College, Utilities - Class III

Residential Medium (RM) PERMITTED AND CONDITIONAL USES

FLU	PERMITTED (By Right)	CONDITIONAL USE Level 1 or 2 Review (Technical Staff Review)	CONDITIONAL USE Level 3 or 4 Review (Public Hearing)
RL-3	Single-family Detached Home & Subdivision, Farming General, Utilities- Class I	Group Home- Small (6 or less residents), Mobile Homes- Individual, Emergency Shelter- Small (6 or less residents), Golf Course, Recreation- Passive, Utilities- Class II, Residential Infill Development, Recreation- Low Intensity, School- Elementary, School- Middle	Duplex- Two-family Attached, Group Living Facility (15 or more residents), Multi-family, Short-Term Rental Unit, Planned Development, Residentially Based Mixed Development (RBMD), Transitional Area Development, Adult Day Care Center (7 or more clients), Bed and Breakfast, Childcare Center, Communication Tower- Monopole, Communication Towers- Guyed and Lattice, Community Center, Cultural Facility, Emergency Shelter- Large (15 or more residents), Government Facility, Helistops, Mining- Non-phosphate, Recreation- High Intensity, Recreation- Vehicle Oriented, Religious Institution, School- High, School- Leisure/Special Interest, Utilities- Class III, Mobile Home Park, Mobile Home Subdivision

Residential Low (RL-3) PERMITTED AND CONDITIONAL USES

LDCT-2025-21 - LK GIBSON ESTATES PSCPA

Menu Reports Help

Application Name: [LK GIBSON ESTATES PSCPA](#)

File Date: [09/03/2025](#)

Application Type: [BOCC-LDC Text Change](#)

Application Status: [Approved for Hearing](#)

Application Comments: View ID Comment Date

Description of Work: [Request is a companion to Lake Gibson Estates CPA for RM Land Use. The applicant agrees to limiting allowable density standard to RM Land use.](#)

Application Detail: [Detail](#)

Address: [0 W DAUGHTERY RD, LAKELAND, FL 33809](#)

Parcel No: [23272400000034007](#)

Owner Name: [DAUGHTERY ROAD GIBSON COURT LAND TRUST](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	Sarah Case		Applicant	Mailing, 3825 S. Flori...	Active
	Sarah Case		Engineer	Mailing, 3825 S. Flori...	Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
Job Value:	\$0.00					
Total Fee Assessed:	\$5,434.00					
Total Fee Invoiced:	\$5,434.00					
Balance:	\$0.00					

Custom Fields: LD_PUBL_HEAR

PUBLIC HEARINGS	
Development Type	Application Type
Board of County Commissioners	LDC Text Amendment
Variance Type	Brownfields Request
-	-
Affordable Housing	

GENERAL INFORMATION

Expedited Review	Number of Lots
-	-
Will This Project Be Phased	Acreage
	2.55
DRC Meeting	DRC Meeting Time
09/25/2025	10:45 AM
Rescheduled DRC Meeting	Rescheduled DRC Meeting Time
-	-
Number of Units	Green Swamp
-	No
Is this Polk County Utilities	Case File Number
	-
FS 119 Status	One Year Extension
Non-Exempt	-

ADVERTISING

Legal Advertising Date	BOCC1 Advertising Date
-	-
BOCC2 Advertising Date	Advertising Board
-	Board of County Commissioners

MEETING DATES

Community Meeting	Planning Commission Date
-	12/03/2025
BOA Hearing Date	1st BOCC Date
-	01/06/2026
2nd BOCC Date	
01/20/2026	

HEARING

PC Hearing Results	PC Vote Tally
-	-

BOCC 1st Hearing Results

BOCC 1st Vote Tally

BOCC 2nd Hearing Results

BOCC 2nd Vote Tally

-

-

FINAL LETTER

Denovo Appeal

Denovo Results

-

-

Denovo Tally

-

LD_PUBL_HEAR_EDL

[Opening DigEplan List...](#)

DigEplan Document List

-

PLAN REVIEW FIELDS

TMPRecordID

[POLKCO-REC25-00000-011UU](#)

RequiredDocumentTypesComplete

[Yes](#)

DocumentGroupforDPC

[DIGITAL PROJECTS LD](#)

AdditionalDocumentTypes

[Applications,AutoCad File,Binding Site Plans \(PDs, and CUs\),CSV,Calculations,Correspondence,Design Drawings,Flood/Traffic Studies,Impact Statement, Inspections,Miscellaneous,Plats,Record Drawings, Response Letter Resubmittal Complete,Staff Report/Approval Letter,Survey,Title Opinion](#)

[DigitalSigCheck](#)

[Yes](#)

RequiredDocumentTypes

-

Activate DPC

Activate FSA

[Yes](#)

DigitalSigCheck

[Yes](#)

PLAN UPLOAD ACKNOWLEDGEMENT

Upload Plans Acknowledgement

[√](#)

NOR

Neighborhood Organization Registry (NOR)

PUBLIC MAILERS

Posting Board Number of Boards (Number) Number of Mailers (Number) Date Mailed Date Posted NOR

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Submittal	Lyndsay Rathke	Application ...	09/11/2025	Lyndsay Rathke
Engineering Review				
Surveying Review	Noelle S Colaianne	Not Required	09/16/2025	Noelle S Colaianne
Roads and Drainage Review	Phil Irven	Approve	09/11/2025	Phil Irven
Fire Marshal Review	Kim Turner	Not Required	09/11/2025	Kim Turner
Planning Review	Johnathan Sims	Approve	09/25/2025	Johnathan Sims
School Board Review	School District	Not Required	09/11/2025	School District
Review Consolidation	Lyndsay Rathke	Approved for...	09/26/2025	Lyndsay Rathke
Staff Report				
Public Notice				
Planning Commision				
BOCC Hearing				
Final Letter				
DEO Review				
Second BOCC Hearing				
Archive				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By
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Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments
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Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments
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Demonstration of Need Lake Gibson Estates

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

- **The amendment is to change the land use from RL-3 to RM. RM is a Medium-density residential use and will promote slightly higher density use in the area. Likewise, the surrounding uses within 1,000' of the project boundary are all RL-3 Residential and Commercial. The proposed land use change stays in line with the Single-family residential use component to the array of surrounding uses without going into high density. As such, the RM land use is compatible with the surrounding area.**

2. Will passage of the proposed amendment allow a significant amount of urban development to occur in rural areas?

- **The site is located approximately 0.25 miles east of Highway 98. This area is considered Urban with many residential developments mixed in with supporting commercial uses. As such, the passage of the proposed amendment will not adversely affect rural areas as the immediate area is urban and the proposed land use supports the higher density residential uses of the surrounding neighborhood.**

3. Does the proposed amendment create or encourage urban development in radial, strip, isolated, or ribbon patterns emanating from existing urban development?

- **The immediate area around the site is fully built out with a mixture of residential, and commercial uses. The project site is one of the few remaining vacant parcels in the area. As such, the amendment to change to RM will comply with surrounding uses and help to complete development in this already urban area.**

4. Does the proposed amendment fail to adequately protect adjacent agriculture areas?

- **There are no adjacent agriculture areas. The surrounding area is mostly developed with residential and commercial uses.**

5. Could the proposed amendment fail to maximize existing public facilities and services?

- **The proposed amendment is to change the existing land use of RL-3 to Residential Medium (RM). This slightly higher density land use will promote additional growth and residents on this parcel which will in turn promote the use of existing public facilities and services.**

6. Could the proposed amendment fail to minimize the need for future public facilities and services?

- **The proposed amendment is to change the existing land use of RL-3 to Residential Medium(RM). The addition of the slightly higher density, given it is a small Town home Division (16 total units) residential units in this area will not over stress the public facilities and services.**

7. Will the proposed amendment allow development patterns that will disproportionately increase the cost of providing public facilities and services.

- **The proposed amendment is to change the Land Use to RL-3 for a 2.51 acre parcel. This amendment is small and alone will not cause a disproportionate increase of cost for public facilities and services.**

8. Does the proposed amendment fail to provide clear separation between urban and rural areas?

- **The subject site is located in the interior of the urban North Lakeland area. The development of this site will help to fill in some of the remaining vacant land while also being compatible with surrounding uses. There are no rural areas within the vicinity of this site.**

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

- **The areas immediately around the site are mostly Residential-Low single family residential with supporting commercial uses. The amendment to RM will allow the site to be developed as Single-family which will be a different residential use, but still be compatible with surrounding uses. The difference of these two types of residential uses will discourage infill development as the project is not an infill of the surrounding single family uses.**

10. Does the proposed amendment fail to encourage an attractive and functional mixture of land uses?

- **The surrounding area all has the same land use including single-family residential, commercial, and institutional. The addition of this change will begin to promote land use diversity in the area. As such, the proposed amendment to change this site to RM will further increase the mixture of land uses in the area.**

11. Could the proposed amendment result in poor accessibility among linked or related land uses?

- **With the surrounding land uses all being RL-3 and the change to RM, there is only a slight variation and the development of this site is unlikely to impact accessibility of other sites.**

12. As a result of approval of this amendment, how much open space will be lost?

- **With such a small change in plans from RL-3 to RM, and with the project site being a small development from 12 duplexes to 16, minimal open space will be lost.**



LAKE GIBSON ESTATES
Impact Assessment Statement

Access to Roads and Highways

1. What is the number of vehicle trips to be generated daily and at the PM peak hour based on the latest Institute of Traffic Engineers (ITE)? Please provide a detailed methodology and calculations.

Per ITE Code 210 (Residential Townhomes), the maximum trips will be 93 daily trips and 10 peak hour trips generated by this project.

2. What modifications to the present transportation system will be required because of the proposed development?

Coordination with the County & City Engineer will determine what roadway improvements are required for this development. At this time it is not likely that any road improvements will need to be made.

4. What are the proposed methods of access to existing public roads (e.g., direct frontage, intersecting streets, and frontage roads)?

The project will propose connecting directly to W Daughtery Rd.

Environmental Analysis

1. Discuss the environmental sensitivity of the property and adjacent property in basic terms by identifying any significant features of the site and the surrounding properties.

The sites surrounding the property have been developed and do not have many environmental concerns. To the West there is a subdivision. To the East an assisted living facility. The subject site itself undisturbed and currently vacant. The site appears to be dense with trees. Other than existing vegetation, there are not many environmentally sensitive features on this site.

2. What are the wetland and floodplain conditions? Discuss the changes to these features which would result from the development of the site.

There are no floodplain or wetlands on the site.

3. Discuss location of potable water supplies, private wells, public well fields (*discuss the location, address potential impacts*), and:

There are no private wells or public well fields onsite. There are existing City utilities around the site, but these will not be impacted by the site's development other than the required connection to the utilities.

4. Discuss the location of Airport Buffer Zones (if any) (*discuss the location and address, potential impacts*).

There are no airports or airport zones within the immediate vicinity of the site.

Utility Supply

1. What is the proposed source of water supply and/or who is the service provider?

Potable Water utilities will be provided by Polk County Utilities. There is an existing water main at the northeastern side of the intersection of Daughtery Rd West and Highway 98 N.

2. What is the estimated volume of consumption in gallons per day (GPD)?
(Response may be based on Section 703 of the LDC)

16 Townhomes x 198 GPD/unit = 3,168 GPD

3. What is the proposed source of wastewater supply and/or who is the service provider?

Wastewater utilities will be provided by the FGUA. There is an existing force main that fronts at the northeast side of Daughtery & Norton.

4. What is the estimated volume of consumption in gallons per day (GPD)?
(Response may be based on Section 703 of the LDC)

16 Townhomes x 180 GPD/unit = 2,880 GPD

Infrastructure Impact Information

What is the nearest location (travel distance), provider, capacity or general response time, and estimated demand of the provision for the following services:

1. Parks and Recreation.

The site is within 1.8 miles of Hunt Fountain Park. And 2 miles from Myrtle Oaks Campground. With the small size of the project, adverse impact to the parks is not expected.

2. Educational Facilities (e.g., preschool, elementary, middle school, high school);

The site is approximately 1 mile of St. Anthony Catholic School, 2 Miles from Lake Gibson Highschool, 1.5 from Lake Gibson Middle School, and 1 mile from Edgar Padgett Elementary School. With multiple schools within the vicinity of the site, and the small size of the project, adverse impact to the capacity of these schools is not expected.

3. Health Care (e.g., emergency, hospital);

The site is located within 5 miles of 6 Lakeland Regional Medical Centers.

4. Fire Protection;

The site is approximately 1 mile of Polk County Fire Rescue Station 22, and 3 miles from City of Lakeland Fire Station 6. With two fire rescue stations within the immediate vicinity of the site, fire protection for the project is not an issue.

5. Police Protection and Security;

The subject site is located within 2 miles of Polk County Sheriff's Office NW. And six miles from the Lakeland Police Department. As such police protection will not be an issue.

6. Emergency Medical Services (EMS);

As stated in the "Fire Protection" section, the site is within 1 and 3 miles of two Fire Rescue Stations which also serve as EMS services.

7. Solid Waste (collection and waste generation);

The site is approximately 6 miles from FCC Garbage Collection Service and GFL Garbage Collection Service. less from 3 Waste Management services.

8. How may this request contribute to neighborhood needs?

This request will contribute to the surrounding neighborhood by providing affordable townhomes where single-family options are sparse in a consistently growing county.

ORDINANCE NO. 25-_____

AN ORDINANCE OF THE POLK COUNTY BOARD OF COUNTY COMMISSIONERS REGARDING LAND DEVELOPMENT CODE AMENDMENT LDCT-2025-21, AMENDING ORDINANCE NO. 00-09, AS AMENDED, THE POLK COUNTY LAND DEVELOPMENT CODE; TO ADD DEVELOPMENT CONDITIONS IN APPENDIX E, SECTION E105, PARCEL SPECIFIC LAND USE TO ADD DEVELOPMENT RESTRICTIONS IN THE LAND DEVELOPMENT CODE; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Article VIII, Section I(g) of the Constitution of the State of Florida and the Community Planning Act, Chapter 163, Part II, Florida Statutes (FS), as amended, (the Act) Polk County is authorized and required to adopt a Land Development Regulations consistent with the Polk County Comprehensive Plan; and

WHEREAS, the Board of County Commissioners adopted said Land Development Regulations on March 1, 2000, titled the Polk County Land Development Code; and

WHEREAS, Chapter 9, Section 903 of the Land Development Code requires Land Development Code Amendments to be a Level 4 Review; and

WHEREAS, Chapter 9, Section 907 sets forth the purpose and review process for Level 4 Reviews; and

WHEREAS, pursuant to Section 125.67 of the Florida Statutes, every ordinance shall embrace but one subject and matter properly connected therewith; and

WHEREAS, pursuant to Section 163.3164 of the Florida Statutes, the Polk County Planning Commission conducted a public hearing, with due public notice having been provided, on the proposed Land Development Code Amendment on December 3, 2025; and

WHEREAS, the Board of County Commissioners held two public hearings on January 6, 2026 and January 20, 2026, wherein the Board reviewed and considered the Planning Commission's recommendation, the staff report, and all comments received during said public hearings, and provided for necessary revisions; and

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Polk County, Florida that:

NOTE: The underlined text indicates proposed additions to the current language. The ~~strikeout~~ indicates text to be removed from the current ordinance.

SECTION 1: FINDINGS The Board hereby finds and determines that:

- a) The findings set forth in the recitals to this Ordinance are true and correct and hereby adopted.
- b) The Planning Commission, acting in its capacity as the Local Planning Agency for the County, held a public hearing on December 3, 2025, to consider the LDC text amendments contained within Application LDCT-2025-21 and found them to be consistent with the Comprehensive Plan and recommended that the Board adopt the LDC Text Amendment contained within Application LDCT-2025-21.
- c) The adoption of LDCT-2025-21 is consistent with the Comprehensive Plan and LDC.

SECTION 2: Appendix E, Section E105 of the Polk County Land Development Code, Polk Ordinance No. 00-09, as amended, is hereby amended in the following manner:

An ordinance of the Polk County Board of County Commissioners regarding Land Development Code amendment LDCT-2025-21, amending Ordinance No. 00-09, as amended, the Polk County Land Development Code to add development conditions in Appendix E, Section E105, Parcel Specific land use to add development restrictions in the Land Development Code.; providing for severability; and providing for an effective date.

- 1. Prohibited uses - To place parcel specific limitations on the type of development that can occur on the Subject Property by prohibiting the future development of the following:
 - Group Home- Large (7-14residents),
 - Group Home- Small (6 or less residents),
 - Mobile Homes- Individual,
 - Emergency Shelter- Medium (7-14 residents),
 - Emergency Shelter- Small (6 or less residents),
 - Recreation- Passive,
 - Utilities- Class II,
 - Bed and Breakfast,
 - Nursing Home,
 - Recreation- Low Intensity,
 - School- Elementary,
 - School- High, School- Middle,
 - Group Living Facility (15 or more residents),
 - Mobile Home Park, Mobile Home Subdivision,
 - Short-Term Rental Unit, Planned Development,
 - Residentially Based Mixed Development (RBMD),
 - Transitional Area Development,
 - Adult Day Care Center (7 or more clients),
 - Childcare Center,
 - Communication Tower- Monopole,
 - Communication Towers- Guyed and Lattice,
 - Community Center,
 - Cultural Facility,
 - Emergency Shelter- Large (15 or more residents), Golf Course,
 - Government Facility,
 - Helistops,
 - Mining- Non-phosphate,
 - Recreation- High Intensity,
 - Recreation- Vehicle Oriented,

Religious Institution,
School-Leisure/Special Interest, School-University/College, Utilities- Class III.

The intensity of development to be maximized at 16 total dwelling units.

SECTION 3: SEVERABILITY

If any provision of this Ordinance is held to be illegal, invalid, or unconstitutional by a court of competent jurisdiction the other provisions shall remain in full force and effect.

SECTION 4: EFFECTIVE DATE

The effective date of this plan amendment, if the amendment is not timely challenged, shall be the date the Department of Florida Commerce posts a notice of intent determining that this amendment is in compliance. If timely challenged, or if the state land planning agency issues a notice of intent determining that this amendment is not in compliance, this amendment shall become effective on the date the state land planning agency, or the Administration Commission enters a final order determining this adopted amendment to be in compliance.

SECTION 5: FILING WITH THE DEPARTMENT OF STATE:

The Clerk and Auditor to the Board of County Commissioners of Polk County, Florida, shall file a certified copy of this ordinance with the Department of State, through the Secretary of State, upon adoption by the Board of County Commissioners of Polk County, Florida.

ADOPTED, in open session of the Polk County Board of County Commissioners with a quorum present and voting this 20th day of January, 2026.



Polk County
Planning Commission

Agenda Item 7.

12/3/2025

SUBJECT

LDSPD-2025-7 (Skyview Drive SPD)

DESCRIPTION

The applicant is proposing a Suburban Planned Development to develop sixty single-family lots on approximately 20 acres. The subject site is located South of Skyview Drive, west of Reynolds Road, east of the City of Lakeland in Section 27, Township 28, Range 24.

RECOMMENDATION

Conditional Approval

FISCAL IMPACT

No Fiscal Impact

CONTACT INFORMATION

Aleya Inglima

Land Development Division

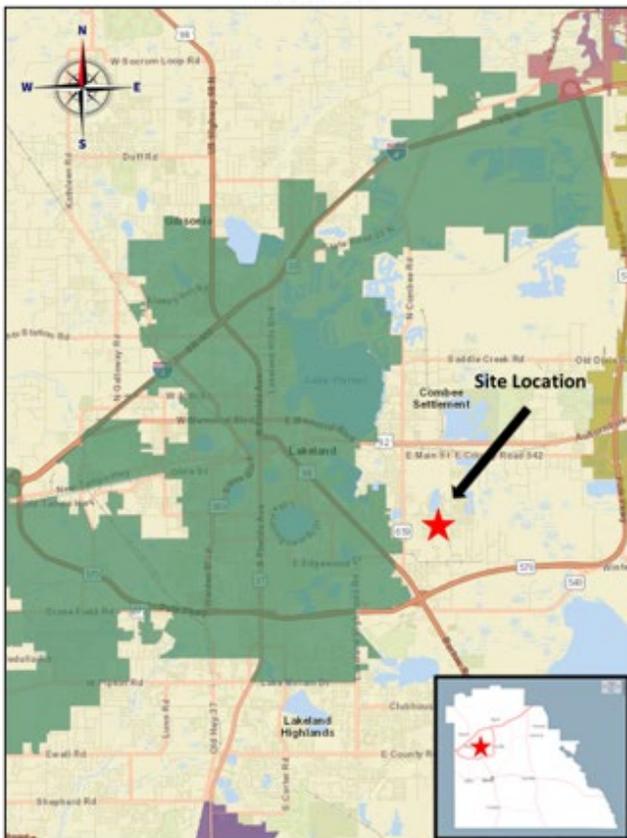
aleyaperreira@polkfl.gov <mailto:aleyaperreira@polkfl.gov>

(863)-534-6764

POLK COUNTY DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

DRC Date:	August 14, 2025
Planning Commission Date:	December 3, 2025
BoCC Dates:	N/A
Applicant:	Matthew Johnson
Level of Review:	Level 3 Review, Suburban Planned Development (SPD)
Case Number and Name:	LDSPD-2025-7 (Skyview Drive SPD)
Request:	Proposing a Suburban Planned Development to develop sixty single-family lots on approximately 20 acres.
Location:	South of Skyview Drive, west of Reynolds Road, east of the city of Lakeland in Section 27, Township 28, Range 24.
Property Owners:	Jolly A Babu
Parcel Number (Size):	242827-243500-000134 242827-243500-000160 242827-000000-013003 242827-000000-013021 (+/- 20 acres)
Development Area:	Suburban Development Area (SDA)
Future Land Use:	Residential Suburban (RS)
Case Planner:	Aleya Inglima, Planner II
Planning Commission Vote:	Pending Hearing

Location



Aerial Image



Summary of Analysis:

The applicant is requesting approval of a Suburban Planned Development to develop sixty single-family lots on approximately 20 acres within a Residential Suburban (RS) land use district. SPDs require Level 3 Reviews in RS, according to Table 2.1 of the Land Development Code (LDC). The subject site is approximately 20 acres, and the proposed density is 3.0 dwelling units per acre (DU/AC) with achieving 32 locational points, which is the maximum allowed in the RS. This site is one of many vacant properties along Skyview Drive. Local residential uses include generational site-built homes and individual mobile homes are located nearby.

Single-family homes are located to the north, west, and east. Skyview Estates is located to the west of the subject site. The proposed site plan will add sixty additional single-family homes to the area. Lots sizes range from 7,700 square feet to 8,055 square feet. The site is down the road from Crystal Lake Elementary/Middle and Saddle Creek Park & Campground, making it a prime location to live. 30% of the site is dedicated to open space at about +/- 6.18 acres. Buffers and landscaping will be constructed in accordance with Ch.7 of the LDC.

This site is located in a Suburban Development Area (SDA), and the services found within this development area include utilities, schools, transportation, parks, and emergency services. The site is situated along Skyview Drive. Skyview Drive is an urban collector roadway that runs west-east. It connects Combee Road (SR 659) to Reynolds Road. No environmental issues are located on the site which would hinder development.

In short, the number of units requested create no compatibility issues, as defined in Chapter 10 of the LDC and prescribed in Policy 2.102-A2 of the Comprehensive Plan. To the west is Skyview Estates, which consists of mobile homes on lots ranging from approximately 5,000 to 8,000 square feet. To the east, the lots are larger but are developed with duplexes and triplexes. Sixty single-family homes will not have adverse effects on public infrastructure. This development adds a bit more housing to the area and should fit seamlessly into the surrounding community. The request is consistent with the Polk County Comprehensive Plan and Section 303 of the LDC as it pertains to PDs. Staff recommends approval.

Findings of Fact

- *LDSPD-2025-7 is a Suburban Planned Development (SPD) to develop sixty single-family lots on Parcel No. (242827-243500-000134), (242827-243500-000160), (242827-000000-013003), (242827-000000-013021) (+/- 20 acres) within a Residential Suburban (RS) land use district in the Suburban Development Area (SDA).*
- *Minimum principal structure setbacks will be ten (10) feet from the sides and fifteen (15) feet from the rear. Minimum accessory structure setbacks will be five (5) feet from the sides and ten (10) feet from the rear. Front yard setback will be 20 feet from the right of way and 40 feet from centerline.*
- *This property is located in a Residential Suburban (RS) land use district. Section 204.A.3 of the LDC states, "The purpose of the RS district is to provide areas for suburban-density residential development to promote the proper transition of land from rural to urban uses. The RS district permits single-family dwelling units, family care homes, agricultural support uses, and community facilities."*
- *According to Table 2.1 of the LDC, "Suburban Planned Development" is a "C3" conditional use in RS land use districts requiring a Level 3 Review approval from Polk County's Development Review Committee and a public hearing before the Planning Commission.*
- *Direct ingress/egress to the development is proposed on Skyview Drive. Skyview Drive (Road Number 842706) is a County-maintained Urban Collector roadway with a paved surface width of 22 feet. It is tracked for concurrency by Polk County's Transportation Planning Organization.*
- *Per Table 2.2 of the LDC, the RS district allows a maximum density of one (1) dwelling units per five (5) acres (du/ac). Interior side setbacks within RS are ten (10) feet for principal structures and five (5) feet for accessory structures. Rear setbacks are fifteen (15) feet for principal structures and ten (10) feet for accessory structures. Setbacks from Local roadways are 20 feet from the right-of-way and 40 feet from the centerline.*
- *Table 3.4 SPD Density Conversion Table of the LDC, states that 28 points can achieve a density up to 3.0 (DU/AC).*
- *Per Section 303 of the LDC, Suburban Planned Developments (Revised 9/26/01 - Ord. 01-70)*

Suburban Planned Developments (SPDs) are conditional uses in the RS land use district. SPDs may contain single-family detached and duplex units at a gross density of up to, and including, three dwelling units per acre based upon a Locational Eligibility Score as determined by Tables 3.3 and 3.4 under Planned Developments.

1. For purposes of this Code, an SPD is:

a. Land to be planned as a whole;

- b. *To be built in a single phase or a programmed series of phases; and,*
 - c. *To include uses and development substantially related to the character and purposes of the land use category.*
 2. *A proposed SPD project shall not be approved if it is determined to be premature. When evaluating proposed SPD projects, in addition to Locational Criteria in Table 3.3, the following factors shall indicate whether it is premature:*
 - a. *If the condition and adequacy of the collector and arterial road network is deficient;*
 - b. *The availability of urban services, including but not limited to, police, fire, and EMS;*
 - c. *If there is considerable displacement of ongoing economically viable agricultural activities; and,*
 - d. *The degree of existing development surrounding the proposed SPD.*
 3. *All SPDs shall:*
 - a. *Be adjoining (touching) the right-of-way of an arterial, paved collector, or paved County-maintained local road meeting or exceeding adopted level-of service standards*
 - b. *Be connected to public or a franchised water system which meets LOS standards established within this Plan.*
 - c. *Meet Open Space and recreation standards for Planned Developments in Section 303.*
- *This subject property is located in the Suburban Development Area (SDA). According to POLICY 2.106-A1 of Polk County's Comprehensive Plan, "SDAs shall be those areas within the County which are, in most cases, located between municipalities, TSDA or UGA and the Rural Development Areas (RDAs). In the SDA, agricultural activities coexist alongside low density developed areas in the fringes of municipalities and other urban centers. These areas have developed predominately residential, in a suburban pattern with County-owned, municipal or County-franchised potable-water systems, but without centralized sewer facilities and very little, if any, supporting public facilities and non-residential uses. Other urban services typically found to accompany a suburban area include, but are not limited to multimodal transportation facilities, public safety, recreational and educational services".*

- *Fire and EMS Response is from Polk County Fire Rescue Station 39, located at 3325 E Main St, Lakeland, FL 33801. This is located approximately 1.7 miles from the subject site with a response time of five (5) minutes.*
- *The subject property is served by the Polk County Sheriff's Southwest District, located at 4012 US 98 South, Lakeland.*
- *The development is zoned for Oscar J. Pope Elementary, Crystal Lake Middle, and George W. Jenkins Senior High. The site is 2 miles from Oscar J. Pope Elementary; 1.2 miles from Crystal Lake Middle; and 7.2 miles from George W. Jenkins Senior High.*
- *The subject parcel is not located within one of the County's Wellhead-Protection Areas.*
- *The property is composed of Arents, Myakka-Immokolee-Urban land complex, Arents-Water complex, and Smyrna and Myakka fine sands soils.*
- *The property has wetlands and flood hazard AE zones.*
- *According to the Florida Natural Areas Inventory Biodiversity Matrix, the site is not located within a one-mile radius of endangered species.*
- *According to a preliminary report from the Secretary of State's Department of Historical Resources Florida Master Site File, no archaeological sites are found within the parcel boundaries.*
- *There is a Citrus Connection mass transit stop at the front of the property.*
- *The Comprehensive Plan defines Compatibility in Section 4.400 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."*
- *Crystal Lake Park is approximately 0.9 miles from the subject site.*
- *This request has been reviewed for consistency with Section 303 of the LDC.*
- *This request has been reviewed for consistency with Section 2.102 GROWTH MANAGEMENT; SECTION 2.106 SUBURBAN DEVELOPMENT AREA (SDA) AND POLICY 2.203-A2 HOUSING ELEMENT of the Comprehensive Plan.*

Development Review Committee Recommendation: Based on the information provided by the applicant, recent site visits, the findings of fact, and the analysis conducted within this staff report, the Development Review Committee (DRC) finds that with the proposed conditions the request **IS COMPATIBLE** with the surrounding land uses and general character of the area and **IS CONSISTENT** with the Polk County Comprehensive Plan and Land Development Code. Therefore, the DRC recommends **APPROVAL of LDSPD-2025-7**

CONDITIONS OF APPROVAL

Based upon the findings of fact, the Development Review Committee recommends APPROVAL of LDSPD-2025-7 with the following Conditions:

1. LDSPD-2025-7 is approved for sixty single-family detached lots on Parcel # 242827-243500-000134, 242827-243500-000160, 242827-000000-013003, 242827-000000-013021 as indicated in the site plan and staff report. Minimum lot sizes shall be 7,700 square feet. [PLG]
2. The site plan included herein together with the conditions of approval shall be considered the “Binding Site Plan.” Any modifications to LDSPD-2025-7, except for those listed in Section 906.E of the LDC, shall constitute a Major Modification to this approval and require a Level 3 Review before the Planning Commission. [PLG]
3. The open space shown on the site plan is binding. [PLG]
4. Minimum principal structure setbacks shall be five (5) feet from the sides and ten (10) feet from the rear. Streetside setbacks shall be fifteen (15) feet. Front yard setback shall be 20 feet from the right of way and 40 feet from centerline. Garage setbacks shall be 25 feet. [PLG]
5. The applicant shall provide a 25' wide undisturbed vegetative buffer along the western property boundary. [Applicant]
6. No docks or access onto Lake Blue shall be permitted from the subject property. [Applicant]

GENERAL NOTES

- NOTE: This staff report was prepared without the benefit of testimony and evidence submitted by the public and other parties at a public hearing.*
- NOTE: Approval of this request shall not constitute a waiver or variance from any applicable development requirement unless specifically noted in the conditions of approval and consistent with the LDC.*
- 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: Approval of this request is only for Level 3 Review and only for those development decisions within the Planning Commissioners' jurisdiction. A Level 2 Review (engineered plans) will be required reflecting the standard conditions listed in Section 303 of the Land Development Code and the development standards listed in Chapter 7 of the Land Development Code. Upon completion of the Level 2 Process, building permits will be required for all structures in accordance with Chapter 553 of the Florida Statutes.*
- 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.*

Surrounding Land Use Designations and Current Land Use Activity

The following table provides a reference point for notable and pertinent Future Land Use Map districts and existing land uses upon them.

Table 1

<p>Northwest: Skyview Estates Mobile Homes Residential Suburban (RS)</p>	<p>North: Mobile homes Residential Suburban (RS)</p>	<p>Northeast: Mobile Homes Residential Suburban (RS)</p>
<p>West: Skyview Estates Mobile Homes Residential Suburban (RS)</p>	<p>Subject Property: Vacant Residential Suburban (RS)</p>	<p>East: Duplexes Residential Suburban (RS)</p>
<p>Southwest: Skyview Estates Mobile Homes Residential Suburban (RS)</p>	<p>South: Vacant Residential Suburban (RS)</p>	<p>Southeast: Duplexes Residential Suburban (RS)</p>

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

According to aerial photos and satellite images available on Polk County’s Data Viewer, this property has always been vacant. To the west, north, and east are single-family homes. Some of these homes have been in the area since the 1960s. To the west is Skyview Estates. The west is buffered by ponds and vegetation.

Compatibility with the Surrounding Land Uses and Infrastructure:

The request is compatible with surrounding land uses and infrastructure.

A. Land Uses:

This request is compatible with surrounding land uses and available infrastructure. The proposed development is one of many vacant properties along Skyview Drive. The dominant surrounding use is single-family homes. Single-family homes are interspersed north, west, and east of the property. To the west is Skyview Estates. Please refer to Exhibit 5

The LDC defines compatibility 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.”

for the layout of the single-family homes in relation to the surrounding area. Landscaping, street lighting, and sidewalks will be required for this development. Each home will be required to have a tree and 25-foot garage setback. The development meets the open space that is required. There will be no lake access and there will be a 25-foot buffer along the western property line. The development was able to achieve 32 locational points for the sixty single-family lots based on its location (Exhibit 6). RS is not really the appropriate future land use given lot sizes and utilities in the area. It should be RL which makes this density appropriate. To the west is Skyview Estates, which consists of mobile homes on lots ranging from approximately 5,000 to 8,000 square feet. To the east, the lots are larger but are developed with duplexes and triplexes.

B. Infrastructure

The surrounding area has public safety service facilities that are operating within their adopted Level-of-Service (LOS) standard with no deficiencies. There is available capacity for zoned schools. The subject property is located within the City of Lakeland service area for potable water and wastewater.

Table 2, to follow, summarizes urban services and infrastructure for the surrounding area. Based upon the nature and size of the request, this proposal is not anticipated to create any significant demand on these services.

Nearest Elementary, Middle, and High School

According to information from the Polk County School Board's website, the zoned schools are Oscar J. Pope Elementary (± 2 miles), Crystal Lake Middle (± 1.2 miles), and George W. Jenkins Senior High (± 7.2 miles). These zoned schools have the capacity to accommodate the proposed development.

Table 2, to follow, illustrates the driving distances from the site to the zoned schools, in addition to the annual estimated student demand generated by 60 additional single-family homes and available capacity for each school based on the 2025-26 utilization projections.

Table 2

Name of School	Annual Estimated Demand	% Capacity 2025-2026 School Year	Average driving distance from subject site
Oscar J. Pope Elementary	9 students	61%	± 2 miles driving distance
Crystal Lake Middle	5 students	76%	± 1.2 miles driving distance
George W. Jenkins Senior High	7 students	89%	± 7.2 miles driving distance

Source: Polk County School Board, GIS, Google Maps

Nearest Sheriff, Fire, and EMS Station

Fire and EMS Response is from Polk County Fire Rescue Station 39, located at 3325 E Main St, Lakeland, FL 33801. This is located approximately 1.7 from the subject site with a response time of five (5) minutes.

This property is served by the Polk County Sheriff's Office's Southwest District substation, located at 4012 US 98 South, Lakeland. The response times for the Southwest District for September 2025 were: Priority 1 – 9:14 & Priority 2 – 24:39. Priority 1 Calls are considered to be true emergencies, in-progress burglary, robbery, injuries, etc. Priority 2 Calls refer to events that have already occurred, such as a burglary that occurred while the homeowner was on vacation and had just been discovered. Sheriff's 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

	Name of Station	Distance	Response Time*
Sheriff	PCSO Southwest District Substation 4012 US 98 South, Lakeland	±3.1 miles	P1: 9:14 P2: 24:39
Fire	Polk County Fire Station 39 3325 E Main St, Lakeland, FL 33801	±1.7 miles	5 minutes
EMS	Polk County Fire Station 39 3325 E Main St, Lakeland, FL 33801	±1.7 miles	5 minutes

Source: Polk County Sheriff's Office and Public Safety

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

Water and Wastewater Demand and Capacity:

A. Estimated Demand and Service Provider:

Table 4, to follow, provides generalized estimates of the anticipated water and wastewater demands. Assuming other development standards could be met, the maximum density for Planned Developments in Residential Suburban land use districts within the Suburban Development Area is three (3) dwelling units/acre with 32 points achieved. At any rate, the number of units for either option would have a negligible impact.

Table 4

Subject Property	Maximum Permitted (SPD)	Proposed Plan (3.0 DU/AC)
±20.5 acres – RS (1 DU/ 5AC)		
Permitted Intensity	60 Single-Family Home	60 Single-Family Homes
Potable Water Consumption (GPD)	21,600 GPD	21,600 GPD
Wastewater Generation (GPD)	16,200 GPD	16,200 GPD

B. Available Capacity:

The site will be using the City of Lakeland for potable water and wastewater. There are water and wastewater lines along the frontage of this development. The City has stated that there is capacity to support this development. Applicant will need to demonstrate capacity at Level 2 review.

C. Planned Improvements:

The site has no planned improvements.

Roadways/ Transportation Network

The surrounding roadway network is more than suitable for the proposed project. The roadway conditions are adequate, and there is ample available capacity.

A. Estimated Demand:

Single-family housing generates 7.81 Average Annual Daily Trips (AADT) and 1.00 Peak PM Hour Trips per unit (ITE Code 210). The proposed sixty single-family homes will equate to 469

AADT and 60 PM Trips (ITE Code 210). Table 5 shows the traffic that is projected for the proposed sixty single-family homes versus what the maximum could be with a Planned Development, according to Section 303 of the LDC.

Table 5

Subject Property		
±20.5 acres – RS (1 DU/ 5AC)	Maximum Permitted (SPD)	Proposed Plan (3.0 DU/AC)
Permitted Intensity	60 Single-Family Home	60 Single-Family Homes
Average Annual Daily Trips (AADT)	469	469
PM Peak Hour Trips	60	60

Generally, there will be approximately sixty vehicles exiting the site during the peak hour. The addition of sixty single-family homes to the subject site will require a Minor Traffic Study during the Level 2 Review process because the AADT is estimated to be more than 50 trips.

B. Available Capacity:

There is currently more than adequate capacity to serve the proposed development. Development of this size has negligible impacts on the roadway system or function of traffic. Table 6, to follow, displays the generalized capacity on the adjacent transportation links. Direct ingress/egress is from Skyview Drive.

Table 6

Road Name	Current Level of Service (LOS)	Available PM Peak Hour Capacity	Minimum LOS Standard
SKYVIEW DR (4146E) From SR 659 (COMBEE ROAD S) to REYNOLDS RD	C	525	D
SKYVIEW DR (4146W) From SR 659 (COMBEE ROAD S) to REYNOLDS RD	C	514	D

These are trips that will be entering the roadways during a two-hour span during the evening when traffic is generally considered the most intense. These roadways have the capacity to assimilate all the peak hour traffic generation from this project and not fall below the Level of Service standard set by the Board.

C. Roadway Conditions:

The subject site has access through Skyview Drive. Skyview Drive is a County-maintained urban collector roadway. According to the 2025 Roadway Network Database, Skyview Drive (4146E) has approximately 525 available PM Peak Hour trips; Skyview Drive (4146W) has approximately 514 available PM Peak Hour trips. Skyview Drive current Level-of-Service (LOS) is “C” with an adopted LOS standard of “D”.

D. Sidewalk Network

A sidewalk is located nearby along Skyview Drive. This development will be required to add a sidewalk along their frontage.

E. Planned Improvements:

This proposed development will not depend upon any upcoming transportation system improvements, and none are currently found in the area.

F. Mass Transit

The site has a Citrus Connection Transit stop at the front of the property for the Green line.

Park Facilities and Environmental Lands:

Environmental lands and multi-use trails are located within a reasonable distance of the property.

A. Location:

Saddle Creek Park is off Saddle Creek Park Road approximately 4.4 miles southwest of the subject site.

B. Services:

Saddle Creek Park features a playground, picnic tables and picnic shelters, softball field, walking trails and a gun range. In addition, it also offers a campground with water, electricity and restrooms, there are also boat launch sites and bank/pier fishing. This park is owned by Polk County.

C. Multi-use Trails:

Saddle Creek has multi-use trails are located near the subject site.

D. Environmental Lands:

Environmental and conservation lands of Saddle Creek are near the subject site. Saddle Creek Park is a 740-acre park located between Winter Haven and Lakeland in Polk County, Florida. It is on the site of three main lakes and a great many other abandoned phosphate pits, providing a large area of fishable shoreline.

E. Planned Improvements:

There is no further recreation improvements scheduled for this area by the County in the five-year Capital Investment Plan.

Environmental Conditions

There are no known conditions that should pose a threat to existing environmental resources based

upon the proposed request (*See Table 4, below*). The parcel has flood hazard AE zones. The subject site is not located within any of the County’s identified Wellhead-Protection Areas. The subject property is not located within a one-mile radius of an endangered species, according to the Florida Natural Areas Inventory Biodiversity Matrix. The property is composed mostly of Arents soils. The soil is not such that it would limit compliance with applicable Land Development Code regulations for the proposed use. The subject property is level with a slight slope from southwest to northeast with contour elevations ranging from 140 to 137. The subject property is not located within a Historical Preservation area. The subject site is not located within an Airport Height Notification or In-Flight Visual Interference Zones.

A. Surface Water:

There are surface water ponds on the subject property. The subject property has contour elevations of 140 to 137 for the proposed location of the homes.

B. Wetlands/Floodplains:

There are wetlands and flood zone AE on the property.

C. Soils:

The property is composed mostly of Arents soils which provides some limitations for drainage, but the soil is not of such that would limit compliance with applicable LDC regulations for the proposed use.

Table 7

Soil Name	Septic Tank Absorption Field Limitations	Limitations to Dwellings w/o Basements	% of Site (approximate)
Arents	Severe: wetness	Severe: wetness	70.4%
Arents-Water complex	Severe: wetness	Severe: wetness	16.5%
Smyrna and Myakka fine sands	Severe: wetness	Severe: wetness	2.9%
Myakka-Immokolee-Urban land complex	Severe: wetness	Severe: wetness	0.9%

The subject property is level with a slight slope from the northeast to southwest with contour elevations ranging from 140 to 137. The proposed development will meet all requirements from the LDC.

D. Protected Species

According to the Florida Natural Area Inventory (FNAI) Biodiversity Matrix, this site is not within one mile of a documented endangered species sighting.

E. Archeological Resources:

The property has no recorded archaeological resources or historical sites, according to the Florida Department of State’s Division of Historical Resources.

F. Wells (Public/Private)

The property is not located within the Wellfield Protection District.

G. Airports:

The proposed PD is not within any Airport Impact District.

Economic Factors:

This area of Polk County has mostly single-family homes. Urban level services make this area an attractive place to live. Demand for housing has come from two main markets: retirement and commuters. This is partially due to slightly lower land values in Polk compared to the other counties and convenient routes of travel to work and leisure opportunities. This site is infill development where utilities are available. The Comprehensive Plan directs higher density to those areas.

Consistency with the Comprehensive Plan:

This project is consistent with the Comprehensive Plan. Table 8, to follow, outlines the pertinent Compressive Plan policies.

Table 8

Comprehensive Plan Policy	Consistency Analysis
<p><i>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.</i></p>	<p>The proposed development is compatible with neighboring properties.</p>
<p><i>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.</i></p>	<p>The site is located in an area planned for suburban development. No environmental concerns are found on this property.</p>
<p><i>POLICY 2.102-A3: DISTRIBUTION - 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.</i></p>	<p>Services are available such as parks and schools for the subject site. The proposal is along Skyview Drive.</p>
<p><i>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</i></p>	<p>The site is located within an area that has a significant amount of capacity with potable water, traffic, and public schools. Emergency services are within a reasonable time and distance.</p>

Comprehensive Plan Policy	Consistency Analysis
<i>Service requirements and the County's concurrency management system.</i>	
<i>POLICY 2.102-A15: ADEQUATE PUBLIC FACILITIES - The County will direct new growth to areas where adequate public facilities exist or are planned; and ensure that essential services are in place to provide for efficient, cost effective response times from the Fire Department, Sheriff's Department, and Emergency Management Service (EMS).</i>	The subject property is located within an area of the County that has adequate public safety services as identified in the staff report.

Consistency with the LDC:

This request is consistent with the LDC. Development criteria for planned developments are detailed under Section 303 of the LDC. This section will be applied during the Level 2 Review. The proper landscaping has been proposed and will be constructed as set forth by Chapter Seven of the LDC.

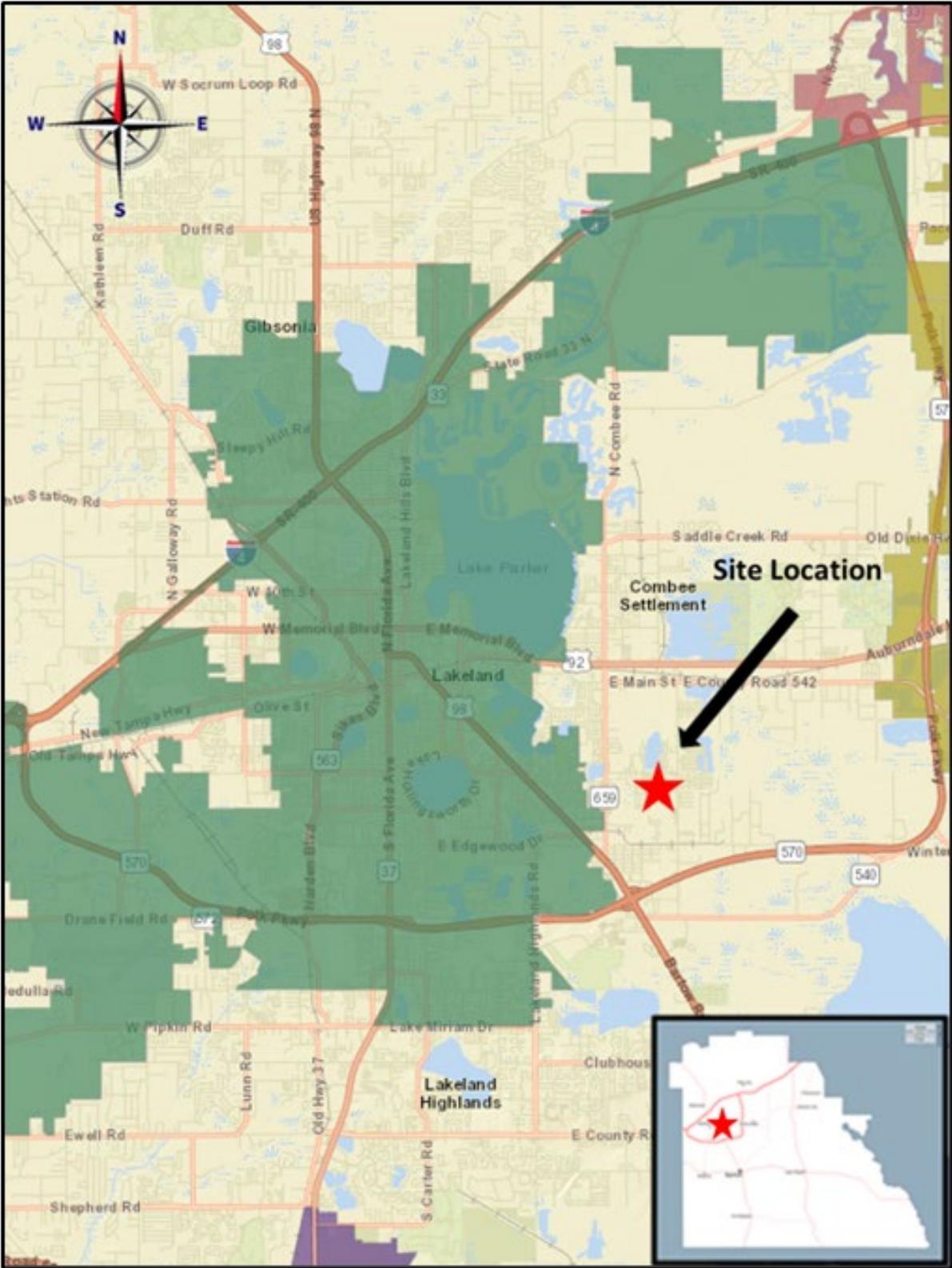
Table 9

The Planning Commission, in the review of development plans, shall consider the following factors in accordance with Section 906.D.7 of the LDC:	
Whether the proposed development is consistent with all relevant requirements of this Code;	<i>Yes, this request is consistent with the LDC, specifically Sections 906.D and Section 303.</i>
Whether the proposed development is consistent with all applicable policies of the Comprehensive Plan;	<i>Yes, this development is consistent with the Comprehensive Plan because it meets the density requirements.</i>
Whether the proposed use is compatible with surrounding uses and the general character of the area, including such factors as density, height, bulk, scale, intensity, traffic, noise, and appearance; and	<i>Yes, the request is compatible with surrounding uses and the general character of the area. Conditions are recommended to achieve better compatibility. See Pages 6&7 of this staff report for data and analysis on surrounding uses and compatibility.</i>
How the concurrency requirements will be met, if the development were built.	<i>The request is capable of meeting concurrency requirements in the timeframe in which it will be constructed. See pages 7-12 of this staff report for data and analysis.</i>

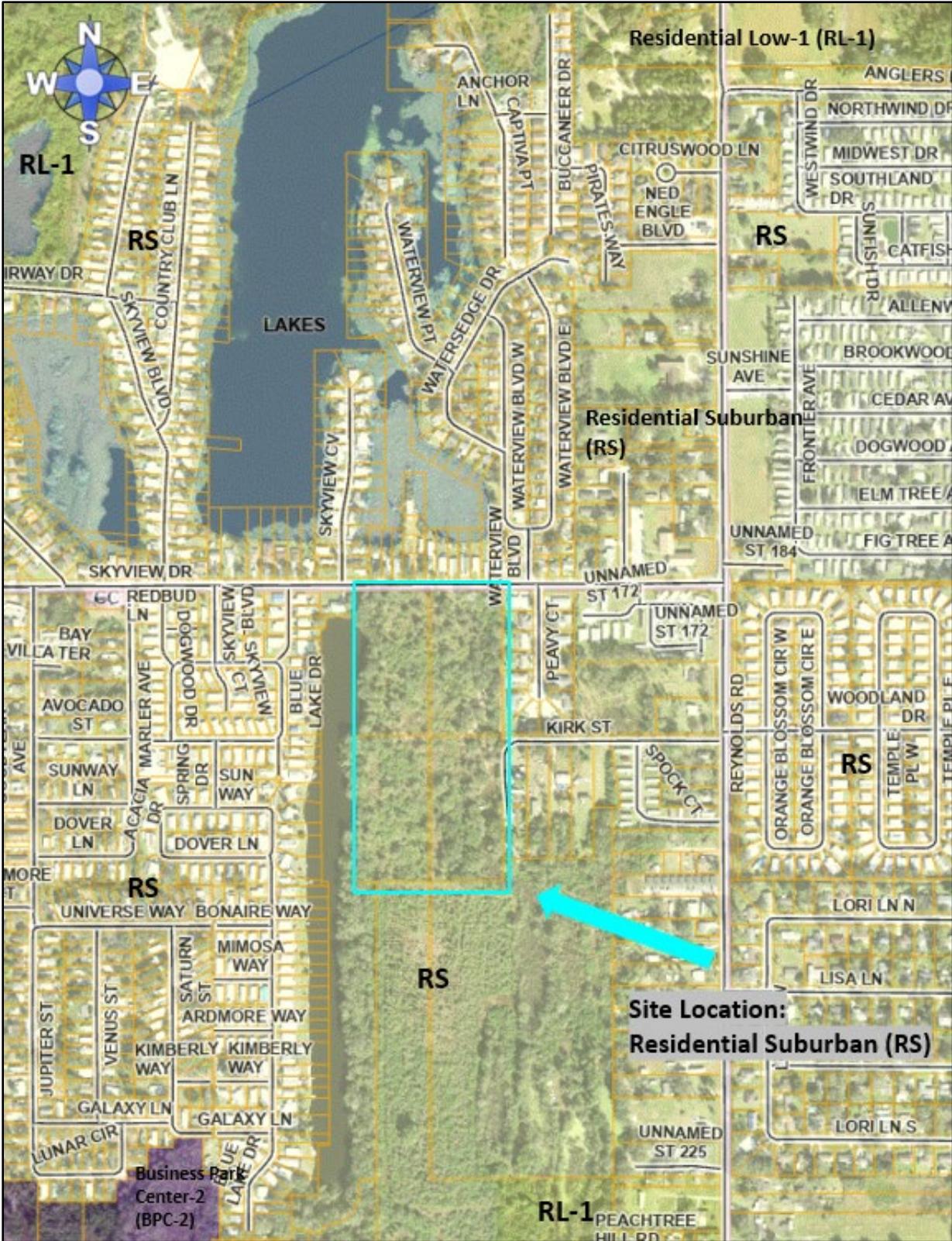
Comments from other Agencies: None

Exhibits:

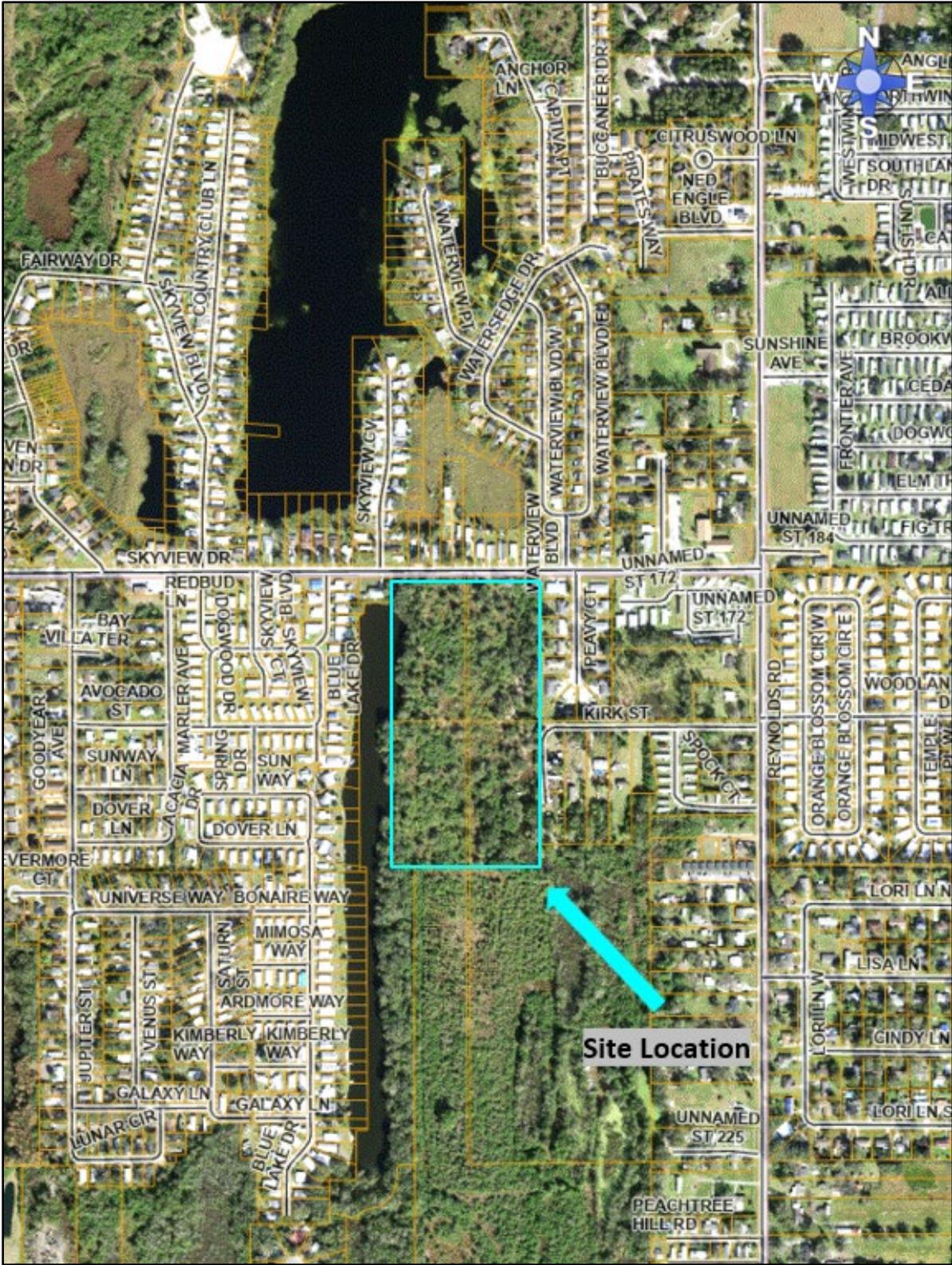
- Exhibit 1 Location Map
- Exhibit 2 Future Land Use Map
- Exhibit 3 Aerial Photograph (context)
- Exhibit 4 Aerial Photograph (close-up)
- Exhibit 5 Site Plan
- Exhibit 6 Density Bonus Table



Location Map



Future Land Use Map



Aerial Image (Context)



Aerial Image (Close)



SITE DATA

PARCEL INFORMATION

PARCEL ID: 242827-243500-000134
 242827-243500-000160
 242827-000000-013003
 242827-000000-013021

FUTURE LAND USE: RS

DEVELOPMENT INFORMATION

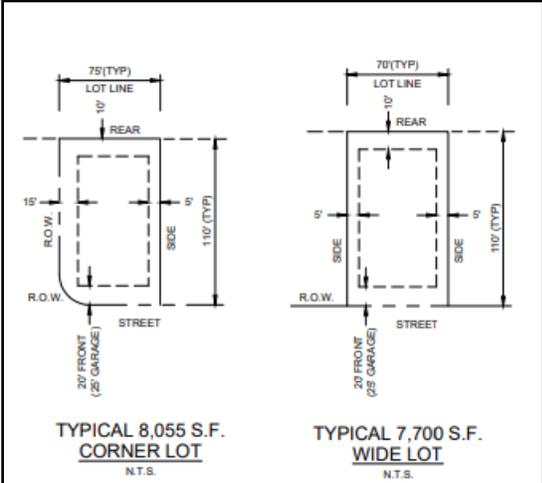
PROJECT AREA: ± 20.5 ACRES
 TOTAL UNITS: 60 UNITS
 PROJECT DENSITY: 3.0 DU/AC
 OPEN SPACE ACREAGE: 6.18 AC.
 OPEN SPACE PERCENTAGE: 30%

SETBACKS

FRONT: 20'
 GARAGE: 25'
 REAR: 10'
 SIDE: 5'
 STREETSIDE: 15'

UTILITY INFORMATION

WATER: CITY OF LAKELAND
 SEWER: CITY OF LAKELAND
 ELECTRIC: CITY OF LAKELAND

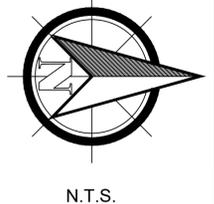
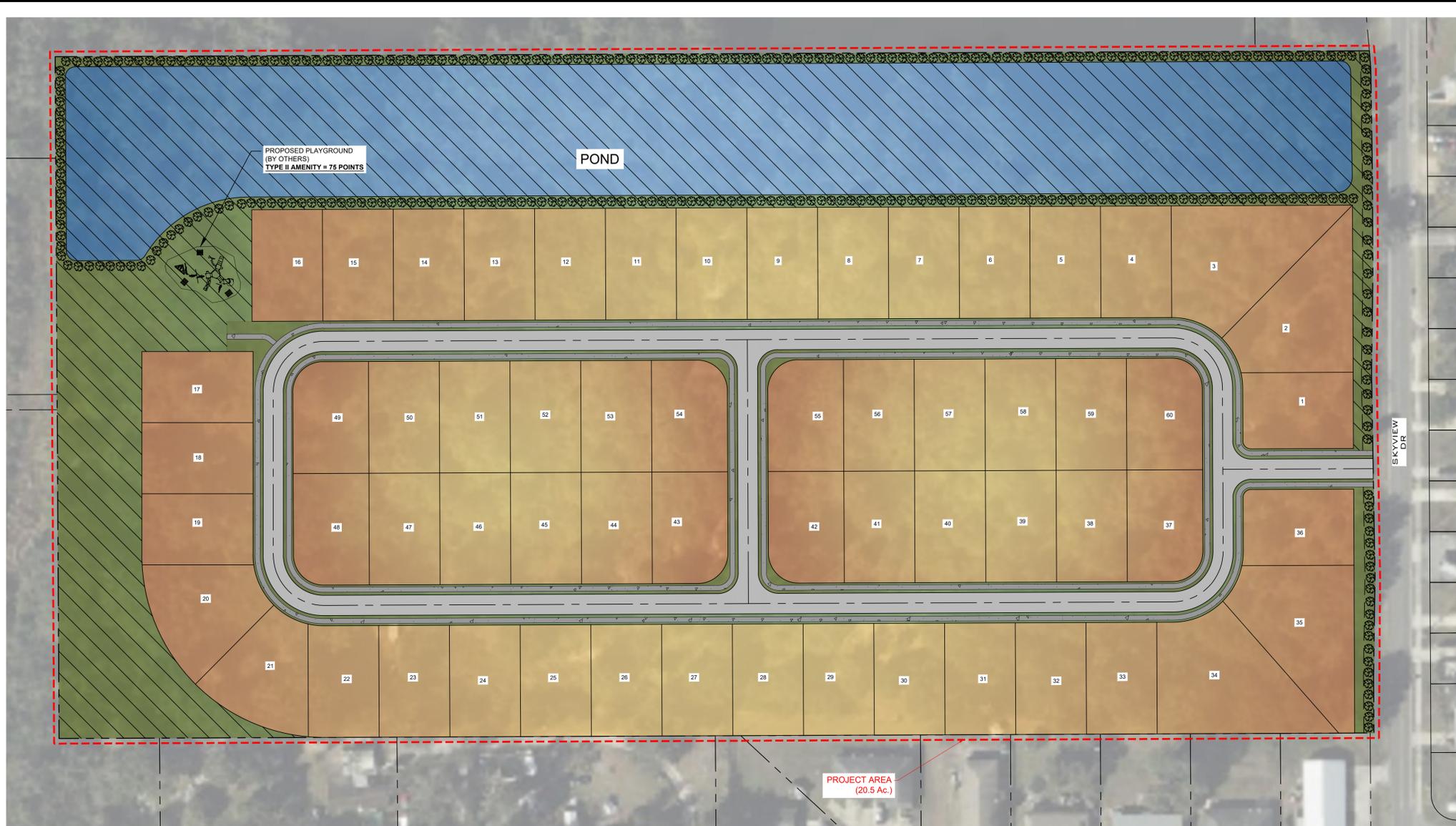


HATCH LEGEND	
	PROPOSED ASPHALT PAVEMENT AREA
	PROPOSED LOT AREA
	PROPOSED SIDEWALK
	PROPOSED OPEN SPACE

Site Plan

<u>DENSITY BONUS TABLE</u>	
<u>INFRASTRUCTURE:</u>	<u>BONUS POINTS:</u>
COLLECTOR ROAD	3
SIDEWALK CONNECTION TO RETAIL COMMERCIAL	2
SIDEWALK CONNECTION TO TRANSIT STOP	2
>6" POTABLE WATER LINE	1
>4" SANITARY SEWER LINE	1
FIRE STATION	2
EMERGENCY MEDICAL CARE	2
ELEMENTARY SCHOOL	1
MIDDLE SCHOOL	3
HIGH SCHOOL	1
COLLEGE/UNIVERSITY	2
CC DISTRICT	1
GENERAL MERCANTILE	2
REGIONAL PARK	1
EMPLOYER > FTE	2
OPEN DRAINAGE BASIN	1
POSITIVE OUTFALL	1
NO ADVERSE WETLAND DISTURBANCE	1
PEDESTRIAN CONNECTIONS	1
TOTAL POINTS:	32

Density Bonus Table



HATCH LEGEND	
[Hatched pattern]	PROPOSED ASPHALT PAVEMENT AREA
[Solid color]	PROPOSED LOT AREA
[Hatched pattern]	PROPOSED SIDEWALK
[Hatched pattern]	PROPOSED OPEN SPACE

DENSITY BONUS TABLE	
INFRASTRUCTURE:	BONUS POINTS:
COLLECTOR ROAD	3
SIDEWALK CONNECTION TO RETAIL COMMERCIAL	2
SIDEWALK CONNECTION TO TRANSIT STOP	2
>6" POTABLE WATER LINE	1
>4" SANITARY SEWER LINE	1
FIRE STATION	2
EMERGENCY MEDICAL CARE	2
ELEMENTARY SCHOOL	1
MIDDLE SCHOOL	3
HIGH SCHOOL	1
COLLEGE/UNIVERSITY	2
CC DISTRACT	1
GENERAL MERCANTILE	2
REGIONAL PARK	1
EMPLOYER > FTE	2
OPEN DRAINAGE BASIN	1
POSITIVE OUTFALL	1
NO ADVERSE WETLAND DISTURBANCE	1
PEDESTRIAN CONNECTIONS	1
TOTAL POINTS:	32

DESIGNED BY:	JH	DATE	Sep 03, 2025
DRAFTED BY:	SW	JOB NO.	1489.01
CHECKED BY:	MJ	DESCRIPTION	
NO.	1	DATE	
	2		
	3		
	4		

Engineers, Land Planners
Construction Managers

5904 Hillside Heights Drive
Lakeland, Florida 33812
Phone: (888) 619-6101
Fax: (863) 619-6103
Certificate of Authorization No. 26932
www.jsk-consulting.com

JSK
CONSULTING
CREATING • IMPLEMENTING • SOLVING

PROJECT AREA
(20.5 Ac.)

SITE DATA

PARCEL INFORMATION

PARCEL ID: 242827-243500-000134
242827-243500-000160
242827-000000-013003
242827-000000-013021

FUTURE LAND USE: RS

DEVELOPMENT INFORMATION

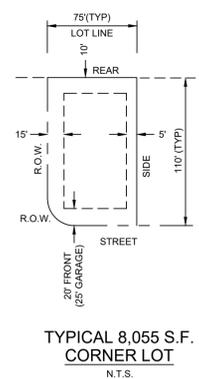
PROJECT AREA: ± 20.5 ACRES
TOTAL UNITS: 60 UNITS
PROJECT DENSITY: 3.0 DU/AC
OPEN SPACE ACREAGE: 6.18 AC.
OPEN SPACE PERCENTAGE: 30%

SETBACKS

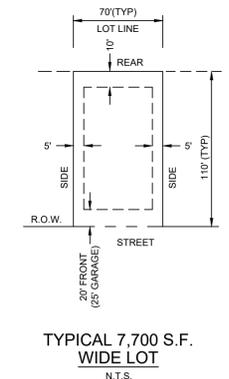
FRONT: 20'
GARAGE: 25'
REAR: 10'
SIDE: 5'
STREETSIDE: 15'

UTILITY INFORMATION

WATER: CITY OF LAKELAND
SEWER: CITY OF LAKELAND
ELECTRIC: CITY OF LAKELAND

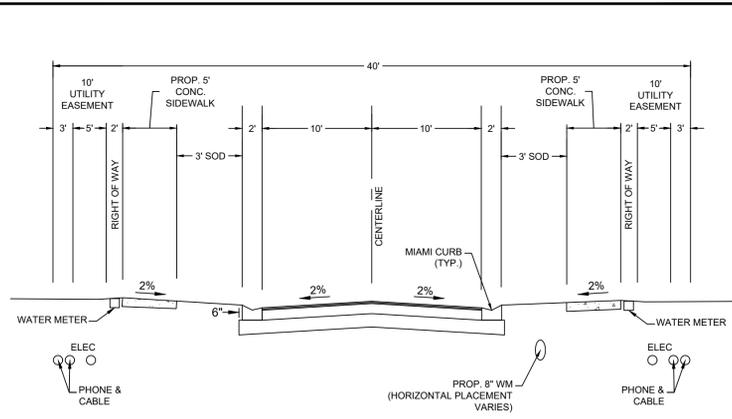


TYPICAL 8,055 S.F. CORNER LOT
N.T.S.

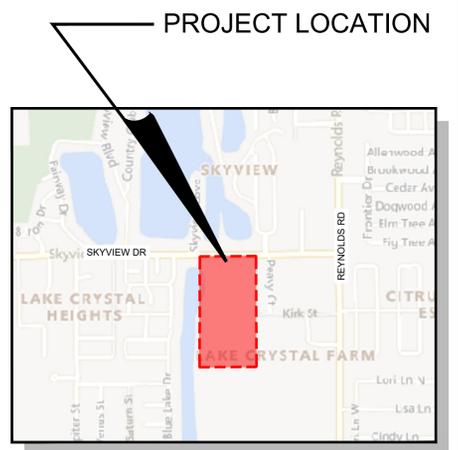


TYPICAL 7,700 S.F. WIDE LOT
N.T.S.

PRELIMINARY LAYOUT
Preliminary Layout is Subject to Final Topographic and Boundary Survey, Engineering and Approval by Governmental Agencies



TYPICAL INTERIOR ROAD SECTION
N.T.S.



VICINITY MAP
N.T.S.
SECTION 27, TOWNSHIP 28 S, RANGE 24 E

SKYVIEW DRIVE
JOE JOSEPH & MAHESH BIGALA

SDP PLAN

KIRK STREET LAKELAND, FL. 33801

SHEET NUMBER
C000

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY MATTHEW JOHNSON
MATTHEW JOHNSON
P.E. No. 60129
DATE





Engineers, Land Planners and Construction Managers

5904 Hillside Heights Drive • Lakeland, FL 33812

Phone: (863) 619-6131 • Facsimile: (863) 619-6103

www.jsk-consulting.com

August 21, 2025

<u>Skyview Drive LDSPD-2025-7</u>			
<u>Infrastructure</u>		<u>Points</u>	
		<u>1/4 mile</u>	
Collector Road		3	
Sidewalk Connection to retail commercial		2	
Sidewalk Connection to transit stop		2	
>6" potable water line		1	
>4" sanitary sewer line		1	
Public Lift station		2	
<u>Infrastructure</u>		<u>1 mile</u>	<u>2 mile</u>
Fire station			2
Emergency medical care			2
Elementary School			1
Middle School	3		
High School			1
College/University			2
CC District	1		
General Mercantile	2		
Regional Park			1
Employer >100 FTE			2
<u>Environmental Infrastructure</u>			
		<u>YES</u>	
Open Drainage basin	1		
Positive Outfall	1		
No adverse wetland disturbance	1		
<u>Interconnectivity</u>			
		<u>TWO</u>	
Pedestrian Connections	1		
<u>TOTAL POINTS</u>	<u>32</u>		

IMPACT ASSESSMENT STATEMENT

An Impact Assessment Statement is required for all Level 3 and Level 4 Reviews, with the exception of text amendment requests. The purpose of an Impact Assessment Statement is to provide information on the effects a proposed development or land use action will have on the existing neighborhood and general area; on the transportation facilities; on the environment and natural resources of the County; on the public facilities for water, sewer, solid waste disposal, fire, police, public education, parks, recreation, and other utilities; and any other aspect with an identified impact of the development and deemed appropriate for concern.

A sufficient Impact Assessment Statement must address all of the following (**Note: N/A is an insufficient comment, if N/A an explanation must be included**):

Land and Neighborhood Characteristics

Assess the compatibility of the requested land use with adjacent properties and evaluate the suitability of the site for development. At a minimum, address the following specific questions in your response:

1. How and why is the location suitable for the proposed uses?

The property and surrounding area holds residential land use as well as municipal water/sewer.

2. What are, if any, the incompatibility and special efforts needed to minimize the differences in the proposed use with adjacent uses?

There are no incompatibilities or special efforts needed as the site is in a residential area and is well suited for development. All of the appropriate setbacks and landscape buffers may be observed as required by the land development code.

3. How will the request influence future development of the area?

There do not appear to be similar large tracts that can mimic what is proposed so it is unlikely this development alone will influence development patterns.

Access to Roads and Highways

Assess the impact of the proposed development on the existing, planned and programmed road system. At a minimum, address the following specific questions in your response:

1. What is the number of vehicle trips to be generated daily and at the PM peak hour based on the latest Institute of Traffic Engineers (ITE)? Please provide a detailed methodology and calculations.

ITE Code	Use	Variable	Proposed	AADT Rate	AADT Total	Peak Rate	Maximum PEAK
210	Single Family	1 Unit	60	7.81	469	1.00	60
Total							<u>60</u>

2. What modifications to the present transportation system will be required as a result of the proposed development? A minor traffic study will suffice for a detailed methodology and calculations for most applications.

Improvements will be made to Skyview Drive per Polk County Standards.

3. What is the total number of parking spaces required pursuant to Section 708 of the Land Development Code?

The housing will have sufficient parking at each building.

4. What are the proposed methods of access to existing public roads (e.g., direct frontage, intersecting streets, and frontage roads)?

The project will directly access Skyview Drive.

NOTE: Applications for projects attributing 50 or fewer Average Annual Daily Trips(AADT) according to the latest Institute of Transportation Engineers (ITE) manual May provide a written explanation and justification of why impacts will not be significant in lieu of the required information for “Infrastructure Impacts” items 3 through 9 above.

Sewage

Determine the impact caused by sewage generated from the proposed development. At a minimum, address the following specific questions in your response:

1. What is the amount of sewage in gallons per day (GPD) expected to be generated by the proposed development? (*Response may be based on Section 703.F of the LDC*)

<u>Generator</u>	<u>Number of Units</u>	<u>Rate (GPD/Unit)</u>	<u>Flow GPD</u>
Single family	60	260	15,600
		Total:	<u>15,600</u>

2. If on-site treatment is proposed, what are the proposed method, level of treatment, and the method of effluent disposal for the proposed sewage?

No onsite treatment is proposed.

3. If offsite treatment, who is the service provider?

This is in the City of Lakeland’s jurisdiction.

4. Where is the nearest sewer line (in feet) to the proposed development (*Sanitary sewer shall be considered available if a gravity line, force main, manhole, or lift station is located within an easement or right-of- way under certain conditions listed in Section 702E.3 of the Land Development Code*)

The City’s wastewater line is along the frontage on Skyview Drive.

5. What is the provider’s general capacity at the time of application?

The city has represented that capacity is available.

6. What is the anticipated date of connection?

N/A

Water Supply

Determine the amount of water to be used, how it will be distributed, and the impact on the surrounding area. At a minimum, address the following specific questions in your response:

1. What is the proposed source of water supply and/or who is the service provider?

City of Lakeland will be the water provider.

2. What is the estimated volume of consumption in gallons per day (GPD)?
(Response may be based on Section 703 of the LDC)

<u>Generator</u>	<u>Number of Units</u>	<u>Rate (GPD/Unit)</u>	<u>Flow (GPD)</u>
Single Family	60	325	19,500
		Total:	<u>19,500</u>

3. Where is the nearest potable water connection and re-claimed water connection, including the distance and size of the line?

The City's water main is along the frontage on Skyview Drive.

4. Who is the service provider?

This is in the City of Lakeland's jurisdiction.

5. What is the anticipated date of connection?

N/A

6. What is the provider's general capacity at the time of application?

The city has represented that capacity id available.

7. Is there an existing well on the property(ies)?

There are no known permitted potable wells on the property.

Surface Water Management and Drainage

Determine the impact of drainage on the groundwater and surface water quality and quantity caused by the proposed development. At a minimum, address the following specific questions in your response:

1. Discuss the surface water features, including drainage patterns, basin characteristics, and flood hazards, (describe the drainage of the site and any flooding issues);

The site is well drained and suitable for development with one isolated historic basin. Drainage is to the West.

2. What alterations to the site's natural drainage features, including wetlands, would be necessary to develop the project?

There will not be any alterations necessary to the site's natural drainage features, other than constructing the required stormwater-management system. Post-development run-off will not exceed pre-development runoff.

Environmental Analysis

Provide an analysis of the character of the subject property and surrounding properties, and further assess the site's suitability for the proposed land use classification based on soils, topography, and the presence of wetlands, floodplain, aquifer recharge areas, scrub or other threatened habitat, and historic resources, including, but not limited to:

1. Discuss the environmental sensitivity of the property and adjacent property in basic terms by identifying any significant features of the site and the surrounding properties.

The site is currently undeveloped. Adjacent properties are used for residential purposes. The floodplain is located along the western boundary.

2. What are the wetland and floodplain conditions? Discuss the changes to these features which would result from development of the site.

No impacts are proposed to the floodplain.

3. Discuss location of potable water supplies, private wells, public well fields (*discuss the location, address potential impacts*), and;

There will be no public or private water supplies on site. The potable water will come from the City.

4. Discuss the location of Airport Buffer Zones (if any) (*discuss the location and address, potential impacts*).

There are no County airport facilities close enough to be affected by this development.

5. Provide an analysis of soil types and percentage of coverage on site and what effect it will have on development.

Please see attached soils map.

Infrastructure Impact Information

What is the nearest location (travel distance), provider, capacity or general response time, and estimated demand of the provision for the following services:

1. Parks and Recreation;

Polk County has an adequate amount of park facilities to meet the needs of this site. The closest park is Saddle Creek Park on Morgan Combee Road, approximately 2.8 miles away.

2. Educational Facilities (e.g., preschool, elementary, middle school, high school);

Preschool children often receive education training associated with daycare and church facilities.

The schools that serve this area are:

- **Oscar J. Pope Elementary School**
- **Crystal Lake Middle School**
- **Lakeland High School**

3. Health Care (e.g., emergency, hospital);

The closest hospital is Lakeland Regional Health. There are numerous medical clinics in the area that would be expected to meet the health care needs of the residents. Lakeland Regional is approximately 5.6 miles away.

4. Fire Protection;

Fire protection will be supplied by The City of Lakeland Fire Station 5 on Lakeland Highlands Road. This station is 3.2 miles away and response time is estimated to be 9 minutes.

5. Police Protection and Security;

Police protection will be supplied by the County Sheriff's Department on 98 South/Bartow Highway. The distance is approximately 3 miles, and the response time will depend on the type of call.

6. Emergency Medical Services (EMS);

EMS Services will be supplied by The City of Lakeland Fire Station 5 on Lakeland Highlands Road. This station is 3.2 miles away and response time is estimated to be 9 minutes.

7. Solid Waste (collection and waste generation);

The expected solid waste volume of 836 pounds per day will be stored in residential cans and picked up at the curb in the residential areas by the contract hauler for proper disposal. The solid waste disposal site is the Polk County Northeast Landfill.

Maps

Maps shall be used to give the public agencies a clear graphic illustration and visual understanding of the proposed development and the potential positive and negative impacts resulting from the development. Maps shall be of sufficient type, size, and scale to facilitate complete understanding of the elements of the proposed development. Scale shall be clearly indicated on each map and the dates of preparation and revisions shall be included. The project boundaries shall be overlaid on all maps. The following **maps shall 8 1/2" x 11"** and accompany Impact Assessment Statements:

Map A: A location map (center the site on the map) showing the relationship of the development to cities, highways, and natural features;

Map B: Map depicting the site boundary (properties included in the request)

Map C: A site plan consistent with ***Site Plan Standards***² (multiple sheets may be used). In addition to the required number of copies please **include an 8½" x 11" copy**. Applications for district changes alone are not required but are encouraged to submit a Development Plan; and

NOTE: Applications for text amendments are not required to submit a complete Impact Assessment Statement, however, all relevant information requested must be addressed. Use this form and the "Demonstration of Need" form as a guide for assessing the impact of a text amendment. ² See *Site Plan Standards* checklist form (GM LDD 11).

Please see attached exhibits for all the necessary maps.

LDSPD-2025-7 - Skyview Drive SPD

Menu Reports Help

Application Name: [Skyview Drive SPD](#)

File Date: [07/03/2025](#)

Application Type: [PC-Planned Development](#)

Application Status: [Approved For Hearing](#)

Application Comments: View ID Comment Date

Description of Work: [We are proposing an SPD for a 60-lot subdivision on Skyview Drive. There will be stormwater management and infrastructure.](#)

Application Detail: [Detail](#)

Address: [0 KIRK ST, LAKELAND, FL 33801](#)

Parcel No: [242827243500000134](#)

Owner Name: [BABU JOLLY A](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	Matthew Johnson	JSK Consulting	Engineer	Mailing_5904 Hillside...	Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #

Job Value: [\\$0.00](#)

Total Fee Assessed: [\\$4,473.00](#)

Total Fee Invoiced: [\\$4,473.00](#)

Balance: [\\$0.00](#)

Custom Fields: LD_GEN_PUB

PUBLIC HEARINGS	
Development Type	Application Type
Board of County Commissioners	Planned Development New
	Brownfields Request
	-
Affordable Housing	-

GENERAL INFORMATION

Expedited Review	Number of Lots	
	-	
Will This Project Be Phased	Acreage	
	19.63	
DRC Meeting	DRC Meeting Time	
08/14/2025	-	
Rescheduled DRC Meeting	Rescheduled DRC Meeting Time	
-	-	
Green Swamp	Number of Units	
No	-	
Case File Number	Is this Polk County Utilities	Is this Application a result of a Code Violation
-	-	No
One Year Extension	FS 119 Status	Code Violation Case Number
-	Exempt	-

ADVERTISING

Legal Advertising Date	BOCC1 Advertising Date
-	-
BOCC2 Advertising Date	Advertising Board
-	Board of County Commissioners

MEETING DATES

Community Meeting	Planning Commission Date
-	10/01/2025
Land Use Hearing Officer 3	1st BOCC Date
-	-
2nd BOCC Date	LUHO-Level 3
-	-

HEARING

PC Hearing Results	PC Vote Tally
-	-
BOCC 1st Hearing Results	BOCC 1st Vote Tally

BOCC 2nd Hearing Results

BOCC 2nd Vote Tally

-

-

FINAL LETTER

Denovo Appeal

Denovo Results

-

-

Denovo Tally

-

LD_GEN_PUB_EDL

[Opening DigEplan List...](#)

DigEplan Document List

-

PLAN REVIEW FIELDS

TMPRecordID

[POLKCO-25EST-00000-41455](#)

RequiredDocumentTypesComplete

[Yes](#)

DocumentGroupforDPC

[DIGITAL_PROJECTS_LD](#)

AdditionalDocumentTypes

[Applications,AutoCad File,Binding Site Plans \(PDs, Yes](#)

[and CUs\),CSV,Calculations,Correspondence,Desig](#)

[n Drawings,Flood/Traffic Studies,Impact Statement,](#)

[Inspections,Miscellaneous,Plats,Record Drawings,](#)

[Response Letter Resubmittal Complete,Staff Repor](#)

[t/Approval Letter,Survey,Title Opinion](#)

DigitalSigCheck

[Yes](#)

RequiredDocumentTypes

- Activate DPC

Activate FSA

[Yes](#)

PLAN UPLOAD ACKNOWLEDGEMENT

Upload Plans Acknowledgement

[√](#)

SELECTED AREA PLANS

Selected Area Plans

LAND USE

Selected Area Plan LU Code

[Not in an SAP](#) RS- Residential Suburban

DEVELOPMENT AREA

Development Area

[Suburban](#)

NOR

Neighborhood Organization Registry (NOR)

PUBLIC MAILERS

Posting Board Number of Boards (Number) Number of Mailers (Number) Date Mailed Date Posted NOR

PC	2			09/17/2025	

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application Submittal	Lyndsay Rathke	Application ...	07/17/2025	Lyndsay Rathke
	Engineering Review				
	Fire Marshal Review	Kim Turner	Approve	07/20/2025	Kim Turner
	Surveying Review	Mike Benton	Not Required	07/31/2025	Mike Benton
	School Board Review	School District	Approve	07/21/2025	School District
	Roads and Drainage Review	Phil Irvn	Approve	07/28/2025	Phil Irvn
	Planning Review	Aleya Inglima	Approve	09/03/2025	Aleya Inglima
	Review Consolidation	Lyndsay Rathke	Approved for...	09/04/2025	Lyndsay Rathke
	Staff Report				
	Public Notice				
	Hearing				
	BOCC Hearing				
	Final Letter				
	Archive				

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
-------------------	------	----------------	--------	------------	----------	-----------

Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments
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Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
-----------------------	-----------------	-----------------	-----------	--------	----------

**POLK COUNTY PLANNING COMMISSION
FINAL ORDER**

Case Number: LDSPD-2025-7 (Skyview Drive SPD)

Applicant: Matthew Johnson

Property Owner: Jolly A Babu

Hearing Date: December 3, 2025

I. Request:

Proposing a Suburban Planned Development to develop sixty single family lots on approximately 20 acres.

II. Findings:

The Planning Commission hereby adopts and incorporates herein the DRC staff report and makes the following findings based upon the staff report and other record evidence presented during the hearing:

1. Pursuant to section 906D.7 of the LDC, the Planning Commission shall, in the review of a Level 3 application, consider the following factors:
 - a. Whether the proposed development is consistent with all relevant requirements of this Code;
 - b. Whether the proposed development is consistent with all applicable policies of the Comprehensive Plan;
 - c. Whether the proposed use is compatible with surrounding uses and the general character of the area, including such factors as density, height, bulk, scale, intensity, traffic, noise, and appearance; and
 - d. How the concurrency requirements will be met if the development was built.
2. The Application is consistent with all relevant requirements of the LDC, including without limitation, Sections 303 and 906.
3. The Application is consistent with all applicable policies of the Comprehensive Plan.
4. The Application is compatible with surrounding uses and the general character of the area.
5. Concurrency requirements can be met if the development is built.

III. Incorporation of the Record

The record is hereby incorporated by reference into this order and is on file with the Land Development Division. The record consists of the following: the Application, Impact Assessment Statement, the DRC staff report, staff's PowerPoint presentation, and all testimony and evidence presented at the hearing.

IV. Planning Commission's Decision:

Based upon the record and the foregoing findings, the Application is APPROVED, subject to the conditions, if any, set forth in the staff report.

V. Effective Date, Appeals:

This order shall be rendered to the Clerk and becomes effective on the date rendered. The Planning Commission's decision may be appealed to the Board of County Commissioners by filing an application for de novo review with the Land Development Division within 7 calendar days after the Planning Commission hearing. If a de novo application is timely filed, this order shall not be final and effective until final action of the Board of County Commissioners.

DONE AND ORDERED in Bartow, Polk County, Florida, in regular session this 3rd day of December **2025**, by the Polk County Planning Commission.

Polk County Planning Commission

ATTEST:

By:

Merle Bishop, Chair

By: _____

Lyndsay Yannone, Recording Secretary

Date rendered to the Clerk: _____

Exhibits to Planning Commission's Order

Exhibit A-Staff Report and Exhibits

cc: Land Development Division Official File
Erin Valle, Clerk of Court (under separate cover)

Yannone, Lyndsay

From: Inglima, Aleya
Sent: Monday, December 1, 2025 2:29 PM
To: Yannone, Lyndsay
Subject: FW: CONCERNS-Updated Staff Report Applicant Conditions-LDSP2025 7

Aleya Perreira
Planner II
Land Development Division
330 W. Church Street
Bartow, FL 33830
(863) 534-6764 Phone
(863) 534-6407 Fax
aleyaperreira@polkfl.gov



From: Tex and Bon Shalof <texbon@hotmail.ca>
Sent: Friday, November 28, 2025 9:18 AM
To: Inglima, Aleya <AleyaPerreira@polkfl.gov>; matthew jsk-consulting.com <matthew@jsk-consulting.com>
Subject: [EXTERNAL]: CONCERNS-Updated Staff Report Applicant Conditions-LDSP2025 7

Aleya,
Thank-you for replying to me.

I am somewhat surprised and disappointed that the Polk County Development Review Committee Staff Report would use a 'cookie cutter' approach to defining conditions that must be met by the applicant. I say this because in your last email, you stated that these conditions in the updated Staff Report "*are worded the same as in any other planned development taken to hearing*".

This proposed new development is different from other developments because the western boundary of this proposed development abutts SKYVIEW ESTATES private lake, Blue Lake, which we want to ensure is protected.

And furthermore, the conditions in the updated Staff Report do not reflect what Matthew clearly stated in his request for the 2 applicant conditions.

In an email sent to me on Oct 28, the applicant, Matthew Johnson from JSK Consulting, wrote..

"Regarding the Lake. We have no intentions of utilizing the lake in any way. There is a very small portion of the lake on our site (less than ¼ acre) that we intend to leave untouched as open space.

As mentioned, we want to be GREAT neighbors."

Matthew reiterated this in our telephone conversation the next day, and followed that up by an email dated Oct 30, that listed 2 conditions** that should be added to the updated Staff Report. These 2 conditions are not clearly stated in the updated Staff Report. As I said in my last email, if the conditions are not absolutely clear, how can Polk County determine if these conditions are satisfied?

**these are the 2 conditions in the Oct 30 email from Matthew...

We propose the following conditions be added to the County's Staff Recommendations of Approval:

•Provide a 25' wide undisturbed vegetative buffer along the Western Property Boundary. This undisturbed buffer will be incorporated into the landscape buffer along the perimeter of the SWM Pond.

•Prohibit use of Blue Lake (including docks, walking paths, etc.). No access (or any other use) of Blue Lake will be allowed. To help provide additional assurances, we can provide a 6' chain link fence within the undisturbed buffer to help prevent access to Blue Lake

Matthew...

SKYVIEW ESTATES definitely feels the 2 applicant conditions added to the updated Staff Report do not clearly state the extent of the conditions we discussed. As I stated above, if these 2 conditions are not defined clearly on the updated Staff Report, how can they be measured to determine that the conditions are satisfied.

Can we arrange a time to talk about this as soon as possible.

Thank-you,
Bonnie
873 354-5110

From: Inglima, Aleya <AleyaPerreira@polkfl.gov>
Sent: Wednesday, November 26, 2025 2:56:04 p.m.
To: Tex and Bon Shalof <texbon@hotmail.ca>
Cc: Yannone, Lyndsay <LyndsayRathke@polkfl.gov>
Subject: RE: LDSPD-2025-7 (Updated Staff Report)

Bonnie,

The staff report was emailed to Matthew. Staff has reviewed the conditions, and they are worded the same as in any other planned development taken to hearing. If you would like to voice opposition, please compose an email so we can enter it into the record for the commissioners to review.

Have a great Thanksgiving!

Aleya Perreira
Planner II
Land Development Division
330 W. Church Street
Bartow, FL 33830
(863) 534-6764 Phone
(863) 534-6407 Fax
aleyaperreira@polkfl.gov



Petition to Oppose LDSPD-2025-7 (Skyview Drive SPD)

We, the undersigned, oppose the above-mentioned new housing subdivision proposed on Skyview Dr.

Our major concern is the protection of our private lake, Blue Lake, that abuts the full western boundary of the proposed development. Our lake is on all maps in the reports from the developer and Polk County Development. But these reports do not acknowledge that our lake is directly beside their western boundary, let alone ensure the protection of it.

There must be safeguards that protect our lake. Conditions with safeguards must be added to level 3 Review.

Because we have not been ensured that our lake will be protected,

WE THE UNDERSIGNED OPPOSE LDSPD-2025-7

- Bonnie Powell
- Shirley J. Lake 3019 Sago Ln. 33801
- Barbara B. Bick 1830 Blue Lake Dr 33801
- Donald LEE 1523 Dogwood DR. 33801
- JER CONGDON 3039 ARDMORE WAY 33801
- Dennis Johnson 1536 Dogwood Dr. 33801
- Gerry Johnson 1504 Blue Lake Dr 33801

2

Barbara Buckheit 1630 Blue Lake Drive
Chapin & Bullock 1902 Blue Lake 33801

David Boodhoo 1541 Dogwood Dr.

Susan M Nease 1710 Blue Lake Dr.

Robert Shepherd 1546 Dogwood Dr 33801

Ruth Shepherd 1546 Dogwood Dr 33801

CHARLES MAIOL 3028 SEGO LANE 33801

B. J. Hally 1515 Haley Lane 33801

MAchrest 1718 Blue Lake 33801

Pratana Carthunjarearn 1542 Dogwood Dr. 33801

James Houghton 1834 Blue Lake Dr. 33801

James & Mrs. Dillway 1510 Blue Lake Dr 33801

John 1546 BLUE DR

Desiree Euel 1602 Blue Lake Dr. 33801

Kenneth A Nelson 1610 Blue Lake Dr 33801

Pietera Murray 1931 Blue Lake Dr 33801

Peggy McHenry 3040 Kimberly Way 33801

Leah Lewis 3015 Segoln.

Joe Habuan 3027 Kimberly way 33801

Phil & Lisa & Patsy Donaldson 3039 Kimberly Way 33801

Rebecca J. Chupik 3023 Segoln, 33801

3

Martha Flood 1549 Dogwood Dr. Lakeland Fla 33801

Norm & Shirley Hawes 1930 Blue Lake Dr LAKELAND FL 33801

Carl & Amy Bran 1514 Blue Lake Drive Lakeland FL 33801

Lois Barkat 3039 Sun Way Lakeland, FL 33801

Lusan M Nease 1710 Blue Lake Dr. Lakeland

R.M. & L. Nease 1710 Blue Lake Dr. Lakeland

Jack Wilcox 3035 Sege Ln. Lakeland

Maria Carter 1714 Blue Lake Dr Lakeland FL

David 1606 Spring Dr Lakeland FL

Carlo Gentile 1818 Blue Lake Dr Lakeland FL

Allen Arnold 1545 Dogwood Dr Lakeland FL

~~Bernie Sch~~ 1536 Dogwood Dr. Lakeland, FL.

Heane Barkat 1537 Dogwood Dr. Lakeland FL.

Lois Barkat 3039 Sun way

Janice Moon 3040 Ardmore Way Lakeland FL 33801

B.G. Holley 1515 Helen Lane - Lakeland

Mary Manigla 3047 Sege Lane LAKELAND

R.J. Streuer 3035 Blue Lake Dr.

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Polk County
Planning Commission

Agenda Item 8.

12/3/2025

SUBJECT

LDCU-2025-29 (Mammoth Grove Mine)

DESCRIPTION

The applicant is requesting Conditional Use (CU) approval for Non-Phosphate Mining (Borrow Pit) on approximately 855 acres within an Agricultural/Residential Rural (A/RR) and Industrial (IND) land use district.

RECOMMENDATION

Conditional Approval

FISCAL IMPACT

No fiscal impact

CONTACT INFORMATION

Andrew Grohowski

Land Development Division

(863) 534-6412

andrewgrohowski@polkfl.gov

**POLK COUNTY
DEVELOPMENT REVIEW COMMITTEE
STAFF REPORT**

DRC Date:	September 25, 2025	Level of Review:	Level 3 Review
PC Date:	December 3, 2025	Type:	Conditional Use Approval
BoCC Date:	N/A	Case Numbers:	LDCU-2025-29
Applicant:	Dick Crockett	Case Name:	Mammoth Grove Mine
		Case Planner:	Andrew Grohowski, Planner II
Request:	The applicant is requesting Conditional Use (CU) approval for Non-Phosphate Mining (Borrow Pit) on approximately 855 acres within an Agricultural/Residential Rural (A/RR) and Industrial (IND) land use district.		
Location:	North and south of State Road 60, south of Camp Mack Road, east and west of Mammoth Grove Road, north of Griffith Road, east of Dude Ranch Road, west of Saddlebag Lake Road, east of the City of Lake Wales in Sections 1, 2, 11, 12 & 35, Townships 30 & 29, Range 28.		
Property Owner:	PH Citrus LLC		
Parcel Number (Size):	282935-000000-023010 (±239.03 acres), 283002-000000-010000 (±148.68 acres), 283001-000000-034000 (±198.34 acres), 283011-942200-010030 (±35.49 acres), 283011-942200-010110 (±10.00 acres), 283011-000000-011020 (±28.90), 283011-942200-010090 (±40.04 acres), 283012-946000-030000 (±40.51 acres), 283012-000000-043000 (±80.34 acres), 283012-000000-032020 (±33.75 acres) Project Area: (±855 acres)		
Future Land Use:	Agricultural/Residential Rural (A/RR), Industrial (IND)		
Development Area:	Rural Development Area (RDA)		
Nearest Municipality:	Lake Wales (± 3.6 miles west)		
DRC Recommendation:	Conditional Approval		
Planning Commission Vote:	Pending Hearing		

Location Map



2025 Satellite Photo (Context)



Summary of Analysis:

The applicant is requesting approval for a non-phosphate mine (sand mine/borrow pit) on approximately ±855 acres with approximately 649 acres designated for excavation. Borrow pits are typically excavated to provide fill material, such as gravel or soil. This can be valuable as the material can be utilized in a variety of construction projects. This is considered a “wet mine” consisting of mine lake areas where the excavated materials or “slurry” will be dredged pumped internally to an onsite processing plant to be washed, sized, and stockpiled. The sand will subsequently be removed for construction activities elsewhere. Hauling activities are planned for the hours of 5 a.m. to 7 p.m. Monday through Saturday, with mining operating on a continual basis. Employee and delivery traffic will only enter and exit the facility through access on Mammoth Grove Road. The mining area is split between an Agricultural/Residential Rural (A/RR) and Industrial (IND) land use districts. Per Policy 2.125-A2 of the Comprehensive Plan, the specialized use of non-phosphate mining is authorized in all land use locations. The project will be mined in five (5) phases total. The total life of the mine is anticipated to last approximately 65 years from County approval with the reclamation process occurring after.

The applicant has submitted the requisite documents for approval, including an operation mine plan, reclamation plan, and post-closure plan. The decision to permit the mining activity is based on an evaluation of the compatibility of the use with surrounding land uses and the ability to mitigate adverse impacts, including noise, visual, airborne, and waterborne pollutants, and traffic impacts. The applicant has demonstrated a plan to address these standards to satisfaction. The proposed use has little need for urban services other than fire rescue and transportation access, both of which are available to the subject site. The roadway system is adequate for the traffic, and the project site is close to State Road 60 (SR 60), a major principal arterial roadway. According to the submitted application, there will be three (3) access points directly from Mammoth Grove Road, two (2) along Saint Anne Shrine Road, and two (2) access points from Rattlesnake Road (Exhibit 5). No access is proposed from Church Road. Main access will be on Mammoth Grove Road, where the processing plant is centrally located. Trucks would then proceed south to SR 60. The traffic circulation plan estimates 60% of the truck traffic will head west on SR 60 and 40% east along SR 60. It is estimated that there will be an average output of 536 trucks per day leaving the site. Staff has recommended conditions on roadway maintenance. The applicant’s Impact Assessment Statement (IAS) indicates wetland and floodplain within the mine area will be avoided to the maximum extent possible, adhering to a 25-foot setback, with possible mitigation provided.

Further environmental studies, access management, final engineering, landscaping and buffering will be reviewed during the Level 2 Review process. After reviewing all the relevant facts, staff recommends approval. The request is compatible with surrounding uses and with the objectives and policies of the LDC and Comprehensive Plan.

Findings of Fact

- *LDCU-2024-24 is a Conditional Use (CU) approval for a Non-Phosphate Mining (Borrow Pit) on approximately ±385 acres within a Phosphate Mining (PM) and Agricultural Residential Rural (A/RR) land use district, and the County’s Rural Development Area (RDA).*
- *Per Chapter 2, Table 2.1 of the Land Development Code (LDC), “Mining, Non-Phosphate” in IND and A/RR requires a Level 3, Conditional Use (CU) approval from the Planning Commission.*
- *Per Chapter 2, Section 204.A of the LDC, the purpose of the Agricultural/ Residential Rural (A/RR) district is to “provide lands for the continuation of productive agricultural uses and to provide for very low-density residential development within unincorporated rural areas. The A/RR district permits agricultural activities, agricultural support facilities, multi-family dwelling units, farm labor housing, group living facilities, and community facilities.”*
- *Per Chapter 2, Section 204.C.6 of the LDC, the purpose of the Industrial (IND) district is to provide areas for general manufacturing, processing, and distribution of goods. General commercial uses necessary to support the industrial area are also permitted.”*
- *LDC Chapter 10 defines Mining, Non-Phosphate as “extraction of limerock, sand, peat, clay, and soil from the earth for commercial purposes. The term also includes the reclamation of previously mined land; accessory transporting, washing, storage, drying, grinding, and shipping of mined materials; and all other accessory activities reasonably related to the mining process, but not chemical processing.”*
- *According to POLICY 2.108-A1 of the Polk County Comprehensive Plan, the Rural Development Area (RDA) is an area “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 Planning Commission voted in 1991 to approve a conditional use for a non-phosphate sand mine operation north of SR 60 along Story Road and to the west of the subject site (CU 91-09). The following were the conditions of that approval:*
 - “i. This approval shall not constitute a variance or waiver from any requirement of any applicable development regulation.*
 - ii. All driveways shall be approved by the Polk County Engineering Department or the Florida Department of Transportation as applicable.*
 - iii. Post mining reclamation shall be conducted in compliance with the requirements of the Polk County Sand Mining Ordinance.*
 - iv. The Conditional Use (excavated area) shall be confined to the area designated on the site plan submitted with the application and shall be a minimum of twenty (20) feet from any property boundary.*
 - v. The project shall comply with the Polk County Flood Protection and Surface Water Management Code (Ord. 88-04, as amended).*

vi. *The following approved permits shall be submitted to the Development Review Committee for their review prior to any mining activity or mining related activity, including excavation, on-site:*

- *SWFWMD: 40D-45 permit and water use permit*
- *FDER: Industrial waste water permit*
- *FDER & USCOE: Dredge and Fill permit, if required*
- *DNR: Notice of intent to mine*

Additional federal and/or state permits may be required for this project. If required, copies of these permits shall be submitted to the Polk County Engineering Division.

vii. *Consistent with the recommendations of the Engineering Division, the applicant shall make the following improvements to Story Road prior to mining activity on the site:*

- *The existing paved portion of Story Road shall be improved to a 24-foot width.*

viii. *The applicant shall inspect the intersection of State Road 60 and Story Road for material spillage and agree to provide for its clean up and removal as necessary.*

ix. *The applicant shall comply with Policy 2.121-C3 (d) by submitting the necessary materials for review and approval by the Development Review Committee prior to any mining or mining related activities on-site.”*

- *The Lake Wales Non-Phosphate Mine to the west encompasses over 2,200 acres and has undergone several modifications in 2000, 2004, 2006, and 2012. The most recent was a northern expansion up to Mammoth Grove Road (CU 91-09M).*
- *POLICY 2.124-C1 of the Comprehensive Plan states that, “the Mineral-Resource Protection District (MRPD) overlay is established for the purpose of protecting for future mining those known deposits of minerals and soils that are in appropriate locations so as not to have adverse impacts on existing development.”*
- *The Lake Wales Sand Mine is directly adjacent to the subject site and is considered part of the MRPD.*
- *Per POLICY 2.108-A3.c of the Comprehensive Plan, Phosphate Mining shall be permitted within Rural-Development Areas. POLICY 2.125-A2 specifically outlines non-phosphate mining may be permitted in all land use locations.*
- *Per POLICY 2.114-B1: DEVELOPMENT CRITERIA FOR PHOSPHATE MINING - Development within these districts shall conform to the following criteria:*
 - a. *All activities within lands designated as PM shall be conducted in a manner that will minimize adverse effects upon water quality, fish and wildlife, and adjacent land uses.*
 - b. *All mining activities shall require approval through the County's development review procedures. **This review will require the approval of a "Conceptual Mine Plan," which shall include, at a minimum:***

1. a "**Mine-Area Map**" to include, at a minimum, the locations of the mine boundaries, public rights-of-way, existing structures, and environmental features (e.g. topography, watersheds, and any endangered wildlife habitats);
 2. a "**Mine-Area Layout**" to include, at a minimum, planned locations for beneficiation operations, waste-storage areas, and any proposed permanent structures and/or roads;
 3. a "**Reclamation Plan**" to include, at a minimum, all information required by applicable state regulations; and
 4. an "**Operations Plan**" to include, at a minimum:
 - (a) phasing plans,
 - (b) an Impact Mitigation Plan, and
 - (c) a **Traffic Circulation Plan** showing major access routes to the mine site.
- c. Once extraction activities are completed, the site shall be reclaimed (where reclamation is required by Chapter 16C-16, FAC) in accordance with the approved Reclamation Plan. Lands mined prior to reclamation requirements may be developed (reclaimed) without having to file a "reclamation plan."
- Per POLICY 2.125-G1 of the Comprehensive Plan, Non- Phosphate Mining permitted uses:

"Mining of the following minerals shall be permitted throughout the County in all land use classifications, subject to County approval:

 - a. lime rock
 - b. sand
 - c. peat
 - d. clay
 - e. soil"
 - Comprehensive Plan POLICY 2.125-G2: NON-PHOSPHATE MINING ACTIVITY DEVELOPMENT CRITERIA states Non-Phosphate Mining shall be subject to the following criteria:
 - a. Mineral extraction activities shall be conducted in a manner which will minimize adverse effects to water quality, fish and wildlife, and adjacent land uses. Non-phosphate mining shall be permitted only where compatible with existing land uses and Future Land Use designation.
 - b. All mining activities shall require Board approval through the County's development review procedures. This review will require the approval of a "Mine Plan" which shall include, at a minimum:
 1. a "Mine-Area Map" to include, at a minimum, the locations of the mine boundaries, public rights-of-way, existing structures, and environmental features to include topography, watersheds, and any endangered wildlife habitats;
 2. a "Mine-Area Layout" to include, at a minimum, planned locations for beneficiation operations, waste-storage areas, and any proposed permanent structures and/or roads;
 3. a "Reclamation Plan" to include, at a minimum, all information required by applicable state regulations; and
 4. an "Operations Plan" to include, at a minimum, any phasing plans, an Impact Mitigation Plan, and a Traffic Circulation Plan showing major access routes to the mine site.

- c. *The decision to permit the mining activity shall be based on an evaluation of the **compatibility of the use with surrounding land uses**; and the ability to **mitigate adverse impacts, including noise, visual, airborne and waterborne pollutants, and traffic impacts**.*
- d. *Mineral extraction activities shall not be conducted so as to make the property impractical or impossible for other future uses. Once extraction activities are completed, the site shall be reclaimed in accordance with the approved Reclamation Plan.*
- *Chapter 3, Section 303 of the LDC details the standards that need to be achieved for conditional approval of “Mining, Non-Phosphate” uses. **These include the requirements for the Mine Plan, Reclamation Plan, and Post-Closure Plan.***
- *Chapter 3, Section 303 of the LDC states mining activity must be setback 100 feet from property lines and road right-of-way lines. All mining activity and facilities shall also be prohibited within 200 feet from any residential dwelling unit or residentially designated plat. **A reduction up to 75 feet of the setback from road rights-of-way may be granted by the Planning Commission**, upon the certification by a professional engineer that no structural degradation will occur to the right-of-way as a result of the mining activity and a 30-foot minimum setback from the edge of pavement or travel land, in the case of unpaved roads, is maintained. A reduction up to 75 feet of the setback from property lines may be granted by the Planning Commission where the affected parcel is located within the Rural Development Area (RDA), the affected parcel does not include a residence, and meets at least one of the following:*
 - (1) *The parcel is vacant,*
 - (2) *The parcel is 10 acres or larger in size, or*
 - (3) *The parcel is recognized by the Property Appraiser as agricultural with a "greenbelt" tax exemption.*
- *Chapter 3, Section 303 of the LDC states that an Annual Progress Report shall be required ... “by February 15 of each calendar year, describing the progress of mining and reclamation for each mine site during the past year (If a mine does not operate for a full year, the operator shall still be required to file an Annual Progress Report stating that fact). The report shall be signed by the authorized mine operator. The Annual Progress Report shall be submitted using a report form obtained from Polk County Land Development Division. This report shall include at least the following:*
 - a. *A map on an aerial photograph of scale 1" = 400' on most recent County aerial photograph, showing the areas previously mined during the life of the mine, the areas mined in the past year, and the areas reclaimed in the past year, showing acreage for all these areas;*
 - b. *A map showing the areas intended to be mined on the mine site during the upcoming year and showing the areas intended to be reclaimed during the upcoming year, giving acreage for those areas;*
 - c. *Total cumulative acreage mined and total reclaimed over the life of the mine, to date; and*
 - d. *Copies of environmental violations (by federal, state and regional regulatory authorities) and any subsequent inspection reports shall be attached.*

Failure to file the Annual Progress Report may be grounds for revocation of the Operating Permit. An extension of time for filing the Annual Progress Report may be granted by the

DRC for reasonable cause. However, when an extension is granted, the submittal of the Annual Progress Report shall occur no later than April 16.”

- *Per POLICY 2.113-A1 of the Comprehensive Plan, “Industrial lands are characterized by facilities for the processing, fabrication, manufacturing, recycling, and distribution of goods, and may contain any use also found within a Business-Park Center. However, land use activities that operate externally to enclosed structures may be permitted within an Industrial Future Land Use designation. Industrial districts are also the appropriate location for land use activities that produce significant amount of noise, odor, vibration, dust, and lighting on and off-site that do not produce a physical product.”*
- *The property is zoned for Spook Hill Elementary, McLaughlin Middle, Frostproof Senior High, and Bartow Senior High.*
- *Fire and ambulance response is from Polk County Fire Rescue Station 26, located at 2902 FL-60 East, Lake Wales. The estimated response time is seven (7) to nine (9) minutes.*
- *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 October 2025 were: Priority 1 – 14:17 minutes, Priority 2 – 34:37 minutes.*
- *The site is not located within the Polk County Utility Service Area.*
- *Based on the Mine Plan, there are three (3) access points identified along the frontage of Mammoth Grove Road (Road No. 983108), a County-maintained Rural Major Collector Roadway with a surface width of 24 feet. Two (2) access points are along Saint Anne Shrine Road (Road No. 081401), and two (2) driveways gain access from Rattlesnake Road (Road No. 082405), both of which are identified as Rural Minor Collector Roadways with a surface width of 20 feet. Mammoth Grove Road is tracked for concurrency Polk County’s Transportation Planning Organization (Link 4117 E/W).*
- *Per correspondence with Polk County Roads & Drainage Division, additional right-of-way dedication will be required on Mammoth Grove Road, Saint Anne Shrine Road, Rattlesnake Road, and Church Road.*
- *Wetlands and Flood Zones “A” and “AE” are present on the subject site. Per Chapter 6, Section 620.C of the LDC, wetland impacts, where unavoidable and where properly mitigated as determined by agencies having jurisdiction, shall be permitted for mining uses which meet State and Federal regulations.*
- *According to the Florida Natural Areas Inventory Biodiversity Matrix, the site is located within an area of documented endangered plant species sighting. The federal status of this plant species is listed as “threatened.”*
- *The subject property is not located within an Airport Impact Zone or a Wellhead-Protection Area.*
- *According to a preliminary report from the Secretary of State’s Department of Historical Resources Florida Master Site File, no archaeological sites are found within the parcel boundaries.*

- *The Comprehensive Plan defines Compatibility in Section 4.400 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.”*
- *This request has been reviewed for consistency with Chapter 2, Tables 2.1 & 2.2, and Sections 303, and 906 of the LDC.*

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 (DRC) finds that with the proposed conditions the request **IS COMPATIBLE** with the surrounding land uses and general character of the area and **IS CONSISTENT** with the Polk County Comprehensive Plan and Land Development Code. Therefore, the DRC recommends **APPROVAL of LDCU-2025-29.**

CONDITIONS OF APPROVAL

Based upon the findings of fact, the DRC recommends APPROVAL of **LDCU-2025-29** with the following conditions:

1. Approval of LDCU-2025-29 shall be for “Mining, Non-Phosphate” on the subject parcels as demonstrated on the site plan, totaling ±855 acres. The site plan included herein together with the conditions of approval shall be considered the “Binding Site Plan.” Any modifications to LDCU-2025-29, except for those listed in Section 906.E of the LDC, shall constitute a Major Modification to this approval and require a Level 3 Review before the Planning Commission. [PLG]
2. The applicant shall be responsible to inspect adjacent roadway conditions for material spillage and provide for its clean-up and removal at least once a day for each day of operation. [PLG]
3. The stacking of vehicles shall not be permitted within any public right-of-way. [PLG]
4. This approval shall be valid until materials have been removed to the elevations specified in the General Mining Notes of the Operations Site Plan. [PLG]
5. Prior to the commencement of mining activities, the applicant shall hire a qualified professional to conduct a site survey/walkover to ensure that no threatened or endangered plant or animal species exist on the site. If any are discovered, the applicant shall properly protect the specie(s) or mitigate any impacts consistent with federal, state, and local law. [PLG]
6. Prior to Level 2 Review approval, the applicant shall provide a surety in an amount to guarantee the cost of repairing any damage to the driveway as a result of the mining operation. The surety shall include costs for milling, paving, and signing and marking at the mining driveway. This surety shall remain in place for the entire life of the mine. [ENG]
7. Traffic generated by this mine shall only access the property at the point(s) of direct ingress/egress on Mammoth Grove Road, Saint Anne Shrine Road, and Rattlesnake Road, as shown on the site plan. [PLG]

8. The material haul routes shall originate from the processing plant and proceed south on Mammoth Grove Road, which provides direct access onto SR 60 as designated on the Traffic Circulation Plan. No material traveling offsite shall be hauled northbound. [PLG]
9. Timelines and hours of operation set forth by this application are non-binding. [PLG]
10. Any institutional fencing (i.e. 6' chain-link security fencing) shall be removed once the mine reclamation is finished. However, this shall not preclude fencing typically associated with post closure uses (AG Exempt) to be installed. [PLG]
11. Stock piling of materials shall only be located in the areas shown on the Operations Plan, without approval through a major modification of the conditional use. [PLG]

GENERAL NOTES

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

NOTE: Approval of this request shall not constitute a waiver or variance from any applicable development requirement unless specifically noted in the conditions of approval and consistent with the LDC.

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: Approval of this request is only for Level 3 Review and only for those development decisions within the Planning Commissioners' jurisdiction. A Level 2 Review (engineered plans) will be required reflecting the standard conditions listed in Section 303 of the Land Development Code and the development standards listed in Chapter 7 of the Land Development Code. Upon completion of the Level 2 Process, building permits will be required for all structures in accordance with Chapter 553 of the Florida Statutes.

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.

Surrounding Land Use Designations and Current Land Use Activity

The following table provides a reference point for notable and pertinent Future Land Use Map districts and existing land uses upon them.

Table 1

Northwest Agricultural/Residential Rural (A/RR) CUP 91-09 ±2,200 acres	North Agricultural/Residential Rural (A/RR) Big Gum Lake, 3 single-family homes, citrus groves	Northeast Agricultural/Residential Rural (A/RR) Lakefront homes
West Industrial (IND) & Agricultural/Residential Rural (A/RR) Manufacturing & industrial plants ±7-357 acres	Subject Site Agricultural/Residential Rural (A/RR) Industrial (IND) Project Area ±855-acres Vacant cleared land	East Leisure/Recreation (LR) Saddlebag Lake Resort (PUD 71-12 & 73-08) ±140 acres
Southwest Agricultural/Residential Rural (A/RR) Massicotte Subdivision, single-family homes ±3-10 acres	South Agricultural/Residential Rural (A/RR) Orange groves & large vacant tracts	Southeast Agricultural/Residential Rural (A/RR) Lake Aurora, Recreational Camp, single-family homes ±85 acres

The immediate land use districts in the vicinity of the proposed request include A/RR, IND, and LR. The subject site is approximately 855 acres with several open surface waters scattered through the northern portion, totaling approximately 16 acres. The site is bifurcated into two distinct northern

and southern areas by SR 60. Mammoth Grove Road bisects the eastern and western portions of the project area, north of SR 60. According to historical aerials, the entire site has been used in the past for agricultural purposes for citrus production. To the west, an existing 2,200-acre sand mine operation has been in operation since 1991 (CUP 91-09). The existing mine directly abuts the northwesternmost portion of the subject site. Within the past year, the orange groves were clear cut and the subject site sits vacant. This area, unofficially known as Alcoma, has long been part of the citrus industry. It is predominately surrounded by citrus groves and a manufacturing corridor along SR 60. Saddlebag Lake Resort borders the site to the east and consists of 790 units. The recreational vehicle park was later modified to permit mobile homes in 1994. To the southeast, an 85-acre religious camp was established along Lake Aurora in 1947.

Compatibility with the Surrounding Land Uses and Infrastructure

The Comprehensive Plan defines Compatibility in Section 4.400 as “A condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion.”

Planning staff analyzes a site plan for compatibility by reviewing several factors: the type and intensity of adjacent uses versus the proposed use; how the proposed development interacts with the surrounding area in relation with existing uses; access to roads and where traffic generated from the site will travel; the proximity to retail, employment, emergency services, mass transit, parks, and other public services; and how the applicant addresses possible incompatibilities that might arise from the proposed use by utilizing mitigating strategies found in the Comprehensive Plan or through Conditions of Approval agreed upon by the applicant and staff.

Overall, the request is compatible with the surrounding area as the residential density in this area is very sparse and the intensity of the non-phosphate mine is not anticipated adversely affect the citizens of the immediate surrounding area. This area has long been a crossroads of industrial and mining activity. An existing sand mine abutting the northernmost portion of the site has been in operations since 1991 after it received approval from the Planning Commission (CU 91-09).

A. Land Uses:

The applicant is requesting conditional use approval for a non-phosphate mine (sand mine/borrow pit) to provide sand for fill material, construction aggregates, and other infrastructure projects. Of the approximately 855-acre site, about 649 acres are proposed for excavation. According to the applicant, the sand will be mined using a hydraulic dredge at a rate of 10 to 30 acres per year, with an anticipated closure around 2091. Water used in the mining process will be directed to the open water lakes. All processed water will be recirculated and recycled in a closed loop system to the dredge ponds. Mining, processing and maintenance will occur 24 hours a day, 365 days per year. Meanwhile truck operations will take place from 4:00 a.m. to 5:00 p.m., Monday through Saturday, resulting in 6,410 tons of material extracted a day at maximum capacity. The hauling trucks have a 24-ton capacity, generating 268 trucks entering and exiting the facility each day (536 daily truck trips), assuming a maximum of 10 employees at peak operation. Section 708 of the LDC requires 1 parking space per employee, plus 5 visitor spaces. The proposed sand mine will average 7 to 10 employees, therefore the total number of parking spaces required will be fifteen (15). These spaces are designated on the mine plan adjacent

The LDC defines compatibility 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.”

to the office trailer (*Exhibit 5*). Traffic, discussed later in this report, will have minimal impacts on the surrounding roadways, much less so than if material had to be hauled to the property from offsite.

According to the site plan, a processing and wash plant will be located near the center of the site taking access off of Mammoth Grove Road. The height of the stockpiles at the processing plant will average between 25 to 35 feet, with an average of 80,000 cubic feet. Per Section 303, mining product stockpiles that exceed 25 feet in height the minimum setback for those stockpiles shall be increased by one foot for each additional foot of height over 25 feet. The stockpile locations are over 200 feet from the eastern property line that runs along the western side of Mammoth Grove Road and about 345 feet from the westernmost property line. Truck traffic will head south to SR 60 when transporting material. According to the Post-Closure Plan, the end result of this mining activity will include open space/habitat and retention ponds.

LDC Section 303 states mining activity must be setback 100 feet from property lines and road right-of-way lines. All mining activity and facilities shall also be prohibited within 200 feet from any residential dwelling unit and platted residential subdivision. A reduction up to 75 feet of the setback from road rights-of-way may be granted by the Planning Commission. However, no reductions are requested. Perimeter overburden storage berms will be approximately 7 feet tall, with the toe of the berm no closer than 25 feet from the property line. No excavation materials are anticipated to be temporarily stored within 100 feet of a property line or right-of-way line.

Mining is proposed in five (5) different “Mining Areas” total, each with their own ingress and egress (*Exhibit 5*). The proposal spans approximately 855 acres and has seven (7) points of access. Three (3) driveways are proposed off of Mammoth Grove Road. Once mining progresses, there will be two (2) temporary access points off of Saint Anne Shrine Road, and two (2) off of Rattlesnake Road. There is no proposed access off of Church Road. The wet material is mined with a dredge and pumped through a subsurface piping system to the centrally located processing facility. Similar to other mining activities in the area and under current conditions, the project will jack and bore pipes under SR 60 through a DOT permit. There are multiple options to transport the wet material to the processing facility, including transporting piping under Mammoth Grove Road ROW, which will be determined at Level 2 Review or through Administrative Review.

The initial phases will require hauling of materials for site preparation, which include land clearing and the removal of any overburden. However, once excavation commences, the wet material will be piped, rather than hauled, to the processing facility. Ongoing traffic is not anticipated during regular operations when transporting material to the facility. Once the final material is ready to be transported and utilized, trucks will head south to SR 60. No trucks will turn left and travel north on Mammoth Grove Road. It is estimated that 60% of the project trips will travel on west on SR 60 and 40% will head east towards Indian Lake Estates. The access points to the mine site meet the requirements of Chapter 7, and will meet closure requirements. Per correspondence with Polk County Roads and Drainage Division, additional right of way will be required off of Mammoth Grove Road, Saint Anne Shrine Road, Rattlesnake Road, and Church Road. Given the proposed driveway locations, no mining traffic is anticipated to pass any residential homes in order to reach SR 60. The nearest home is about 200 feet to the west within the Saddlebag Lake Resort community (*Exhibit 5*).f

Industrial and warehouse facilities are along the SR 60 corridor with the nearest being at the intersection of Mammoth Grove Road and SR 60. The request aligns with the historical use on the surrounding area, with an existing mine directly adjacent to the west (Cup 91-09). The submitted documents include an operation plan, traffic circulation, reclamation plan, and post-closure plan as required by LDC Section 303.

The planned site activities for the property after reclamation – the post-closure plan - include restoring pastureland and related agricultural uses with remnant ponds, re-vegetated with native species. Any disturbed areas of the site will be re-graded and only allow for future development based on the future land use designation by the LDC.

B. Infrastructure:

The proposed parcels are located in the Rural Development Area (RDA) where the construction of sidewalks is not required. The RDA does not support dense residential or non-residential development. There is adequate traffic capacity on surrounding roadways to support a Non-Phosphate Mining use at this location and emergency services are within a reasonable distance. The proposed mine will not have impacts on public infrastructure, including utilities, schools, and parks.

The most impact will be on the roadways. The surrounding roadway network has adequately serviced the existing, adjacent non-phosphate mining facilities. Staff has added conditions for roadway maintenance. Prior to Level 2 Review approval, the applicant shall provide a surety in an amount to guarantee the cost of repairing any damage to the driveway as a result of the mining operation. The surety shall include costs for milling, paving, and signing and marking at the mining driveway. This surety shall remain in place for the entire life of the mine. The applicant shall be responsible to inspect adjacent roadway conditions for material spillage and provide for its clean-up and removal at least once a day for each day of operation.

Nearest and Zoned Elementary, Middle, and High School

The property is currently zoned for Spook Hill Elementary, (± 7.4 miles); McLaughlin Middle (± 6.8 miles); Frostproof Senior High (± 4 miles); and Bartow Senior High (± 23.6 miles). The upcoming 2025-2026 school year will change the high school zoning to McLaughlin Academy of Excellence (± 6.8 miles). This is a non-residential use, and the request will not have an impact on school capacity.

Nearest Sheriff, Fire, and EMS Station

Fire/EMS response is primarily from Polk County Fire Rescue Station 26, located at 2902 FL-60 East, Lake Wales. The travel distance is 3.7 miles, and the travel time is estimated to be seven (7) to nine (9) minutes. Planning is underway for a new station to combine the Nalcrest Fire Station and the Nalcrest Ambulance Station. The new station will be adjacent to the Southeast Polk Wellfield Cretaceous Injection Well IW-1 on Boy Scout Camp Road and is not set to begin construction until after the completion of the well site facility. Once open, the travel distance from this new location will reduce to 3.1 miles and the response times should average between six (6) to eight (8) minutes.

This property is served by Polk County Sheriff's Office's Southeast (SE) District, located at 4011 Sgt Mary Campbell Way in Lake Wales. The response times for the SE District for October 2025 were: P1– 14:17 minutes; P2 – 34:37 minutes. Priority 1 Calls are considered true emergencies, in-progress burglary, robbery, injuries, etc. Priority 2 Calls refer to events that have already occurred, such as a burglary that occurred while the homeowner was on vacation and had just been discovered. Sherriff response times are not as much a function of the distance to the nearest sheriff's substation rather more a function of the overall number of patrol officers within the County.

Table 2, to follow, provides a breakdown of response times and travel distances for emergency services.

Table 2

	Name of Station	Distance	Response Time*
Sheriff	Southeast District (4011 Sgt. Mary Campbell Way, Lake Wales)	±12 miles	P1: 14:17 minutes P2: 34:37 minutes
Fire/ EMS	Polk County Fire Rescue Station 26 (2902 FL-60 E, Lake Wales)	±3.7 miles	7-9 minutes

*Source: Polk County Sheriff's Office and Public Safety *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:

A. Estimated Demand and Service Provider:

This request is within the County's RDA. There are no municipality water or wastewater lines directly available to the site. Non-Phosphate Mining can consume a lot of land but generate very little demand for water and wastewater services. The applicant's reclamation and post closure plans identify buildings that will remain. If necessary, a well and septic system will be required.

The site currently has nineteen (19) existing wells from the previous agricultural use, with a total permitted daily capacity of over 1,000,000 gallons per day (GPD) (water use permit # 20012392.005). As mining progresses, the existing wells will be permanently abandoned. While water is recycled through a closed-loop system, there is anticipated moisture loss due to the mined product being hauled off site. According to the applicant, each ton of product contains 80 pounds, or about 10 gallons of water (4% moisture content by weight). This loss will be replenished with the surficial Floridian aquifer to the mine lake. The withdrawal estimated to replenish the mine lake is about 30,000 GPD assuming that 1,000,000 tons of product is hauled off site per year, according to the applicant's Impact Assessment Statement (IAS). Additionally, the project is proposing one small diameter well for potable and maintenance and is expected to be 4,000 GPD. Sewage is estimated at about 200 GPD.

B. Available Capacity:

There are no public water or wastewater services offered in the immediate area, and there are no intentions of expanding services in this area. If necessary, a well and septic system will be required.

C. Planned Improvements:

There are no planned improvements by the County in the vicinity of the parcel.

Roadways/ Transportation Network

The Polk County Transportation Planning Organization (TPO) monitors traffic congestion on over 425 roadway segments (950 directional links). The data identifies both daily and peak hour traffic volumes. The peak hour traffic volumes are used to estimate the level-of-service for each roadway, in each direction. Level-of-service refers to the quality of traffic flow. It is the primary measure of traffic congestion. Level-of-service (LOS) is measured on a scale of 'A' to 'F' with LOS 'A' being the best (free-flow traffic) and LOS 'F' being the worst (severe traffic congestion).

A. Estimated Demand:

Due to the nature of the market in which non-phosphate mining takes place, there are no accurate means to estimate the trip counts that may occur as their specialized industry is driven completely by

a customer demand bias. Each of the five (5) “Mining Areas” will have one (1) access point onto a County-maintained roadway, except “Mining Area 4” which will have two (2) – one off of Rattlesnake Road and one off of Saint Anne Road. The central processing plan, office and ancillary activities area is located off of Mammoth Grove Road. The initial phases, about 6 months in advance of dredging operations, will involve some traffic in order to remove and clear overburden. However, once excavation begins all mined material will be transported through subsurface piping and not hauled to the processing facility.

According to the applicant, proposed trucking operation hours are 4:00 a.m. to 5:00 p.m., assuming full operation at six days per week (Monday through Saturday). The applicant submitted a Minor Traffic Study with this request that anticipates 536 Annual Average Daily Trips (AADT) and seventeen (17) Peak PM Hour Trips, assuming a maximum of 10 employees at peak operation. Access from the main plant will be taken directly off Mammoth Grove Road, a Rural Major Collector Roadway (RMC), is in close proximity, about ¼ mile driving distance south, to SR 60, a Principal Arterial Roadway. No trucks will turn left and head north on Mammoth Grove Road. It is estimated that 60% of the project trips will travel on west on SR 60 and 40% will head east towards Indian Lake Estates.

The surrounding roadway network has adequately served past mining facilities and will continue to do so without causing a failure in service. It is important to note that truck traffic that is generated from this project will utilize rural major or minor collector roadways and no local or private roadways. The adjoining roadway is a principal arterial roadway.

B. Available Capacity:

Although the request will have limited impact on the transportation system, it is still pertinent to be aware of available capacity when making land use decisions. Roadways have the capacity to assimilate the project’s traffic at this peak as described in the section above. Table 3, below, shows the available capacity of the most-affected links.

Table 3

Link #	Road Name	Current Level of Service (LOS)	Available PM Peak Hour Capacity	Minimum LOS Standard
4117E	Mammoth Grove Road From: SR 60 To: Camp Mack Road	C	860	C
4117W	Mammoth Grove Road From: SR 60 To: Camp Mack Road	C	859	C
5910E	SR 60 From: Stokes Road To: CR 630	B	15,838	C
5910W	SR 60 From: Stokes Road To: CR 630	B	15,868	C
5909E	SR 60 (Hesperides Road) From: SR 17 To: Stokes Road	C	25,284	D
5909W	SR 60 (Hesperides Road) From: SR 17 To: Stokes Road	C	25,331	D

Source: Polk County Transportation Planning Organization, Concurrency Roadway Network Database January 2025

Appendix C of the LDC requires all developments generating more than 50 average daily trips to conduct a minor traffic study. Mammoth Grove Road (Link #4117) has the capacity to support 900 peak hour trips and the capacity to assimilate 260 trips before the LOS is degraded. Meanwhile SR 60 has ample capacity to assimilate new trips.

C. Roadway Conditions:

Link # 4117 is a County-maintained RMC with a paved surface width of 24 feet. Saint Anne Shrine Road (Road No. 081401) is a Rural Minor Collector Roadway (RNC) with a width of 20 feet. Rattlesnake Road (Road No. 082405) is a Rural Minor Collector Roadway (RNC) with a surface width of 20 feet. According to the Roads and Drainage Division, all County-maintained roadways adjacent to the site will need to dedicate additional ROW, including Church Road (Road No. 081203). Due to the potential stacking of vehicles in the right-of-way and the proposed use can having adverse impacts on the conditions of the roadway, conditions are included within the staff report for preventative measures.

D. Planned Improvements:

There are no roadway improvements planned in the next five years for this area of the County.

E. Mass Transit:

There is no transit within a reasonable distance of the site; however, the nature of this request does not demand the need for mass transit.

F. Sidewalks:

There are no sidewalks along the parcel. Since this project is in the Rural Development Area (RDA), the construction of sidewalks is not required.

Park Facilities and Environmental Lands:

The closest environmental land is Tiger Creek Preserve which is ±1.02 miles to the southwest. A portion of Lake Wales Ridge State Forest is ±1.54 miles to the east, however no trails or services are offered. A portion of the State Forest, the Walk in Water Tract, offers recreational activities and is about seven (7) miles away. There are no City or County Park facilities nearby. The proposed use is not expected to interfere with these lands.

A. Location:

Tiger Creek Nature Preserve is located at 674 Pfundstein Road in Babson Park. Lake Wales Ridge State Forest is located at 851 County Road 630 East in Frostproof.

B. Services:

Tiger Creek Preserve offers hiking through guided trails. Lake Wales Ridge State Forest provides primitive camping, fishing, hunting, hiking and biking trails, picnic shelters and equestrian trails.

C. Multi-use Trails:

Over ten miles of multi-use hiking and horseback trails can be found at Tiger Creek Preserve.

D. Environmental Lands:

The subject site, at its southernmost point, is about one (1) mile north of Tiger Creek Preserve. Tiger Creek is home to two high-quality, seepage blackwater streams including Patrick Creek. A seepage

stream gets its water from the surrounding uplands; the blackwater comes from the leaching of tannins from falling vegetation. Only two or three such streams with an intact hardwood floodplain exist in Florida. The Lake Wales Ridge State Forest consists of multiple tracts throughout the area. Both the preserve and state forest protect a portion of the Lake Wales Ridge, a unique scrub ridge that provides valuable community habitat.

E. Planned Improvements:

Staff has not identified any planned improvements to the County parks near the subject site.

Environmental Conditions

Portions of the property are within wetlands and floodplains. The site is located in a general area that has seen significant phosphate mining operations. According to the applicant's Impact Assessment Statement (IAS) wetlands and flood zones may be impacted. The majority of the site is comprised of slightly well-drained soils. Compliance from the Florida Department of Environmental Protection (FDEP) and U.S. Army Corps of Engineers (USACE) are required should the features be considered Waters of the United States. Section 620 of the LDC permits mining activity within jurisdictional wetlands upon mitigation with the Agency Having Jurisdiction (AHJ). No off-site discharge of stormwater is proposed from the mine. All stormwater and process water will be directed to the mining areas and mine lakes. There will be no detention, retention ponds, or infiltration for groundwater, according to the applicant.

A. Surface Water:

A total of sixteen (16) acres of open surface waters scattered throughout the subject site. The proposed areas to be mined are located in three (3) separate drainage basins – the Catfish Creek Drainage Basin (± 625 acres), Tiger Creek Basin (± 149 acres), and Weyohyakapka-Ros Basin (± 33 acres). Per correspondence with Roads and Drainage, these basins are considered "Open" which shall meet LOS III design standards for stormwater facilities outlined in Section 703.H of the LDC. As previously mentioned, stormwater will be retained on the site in the mine lakes and all process water will be recirculated to the mine lakes. An important note is that the surrounding lakes levels are connected through an underground pipe system maintained by the County. A 30' wide pipe is on the eastern boundary of the project site, adjacent to Saddlebag Lake Resort. They provide outfall from Saddlebag Lake to Thomas Lake. The proposed 100' setback from these pipes is not anticipated to impact these stormwater systems.

B. Wetlands/Floodplains:

Approximately thirty-eight (38) acres of wetlands are scattered throughout the project area based on the submitted site plan. Additionally, Flood Hazard Zone "A" is present throughout the subject site with Flood Hazard Zone "AE" located to the northeast associated with Thomas Lake. The 649-acre excavation area is designed to not significantly impact these wetland systems, and a minimum of a 25-foot setback is provided, despite LDC Section 620 permitting mining activity within jurisdictional wetlands upon mitigation with the Agency Having Jurisdiction (AHJ). Wetlands generally do not have the desired soils when sand mining.

C. Soils:

Soils in the upland areas of the site are primarily Astatula sand (77%). It has a slight limitation to well-drained soil, with a water table depth of more than 80 inches. The site has varying degrees of

slopes, with depressions toward existing surface water features. Table 4, below, lists the soils associated with the subject site.

Table 4

Soil Name	Septic Tank Absorption Field Limitations	Limitations to Small Commercial Buildings	% of Site (approximate)
Tavares fine sand, 0 to 5 percent slopes	Moderate: wetness	Slight	12%
Smyrna and Myakka fine sands	Severe: wetness, poor filter	Severe: wetness	0.8%
Adamsville fine sand, 0 to 2 percent slopes	Severe: wetness, poor filter	Moderate: wetness	2.4%
Basinger mucky fine sand	Severe: ponding, poor filter	Severe: ponding	0.7%
Astatula sand, 0 to 5 percent slopes	Slight	Moderate: slope	77%
Tavares-Urban land complex	Moderate: wetness	Slight	0.1%
Narcoossee sand	Severe: wetness, poor filter	Moderate: wetness	1.1%
Astatula sand, 5 to 12 percent slopes	Slight	Moderate: slope	2.9%
Water	N/A	N/A	2.9%

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

It has a slight limitation to well-drained soil, with a water table depth of more than 80 inches. Any future development of the site will be subject to Section 2.303: “Soils” of the County’s Comprehensive Plan (in conjunction with the Land Development Code) which requires all development to implement Best Management Practices based on the Department of Environmental Protection’s (DEP) Florida Development Manual.

D. Protected Species

According to the Florida Natural Areas Inventory Biodiversity Matrix, the site is not located within an area of documented endangered animal species sighting; however, a documented endangered plant species (Scrub Pigeon-Wing) was recorded at the southern end of the site within the last twenty years. The federal status of this plant species is listed as “threatened.” After mining operations stop, the mined areas will be reclaimed with vegetation and graded in accordance with local and state regulations. In lieu of residential or commercial land uses, the proposed project will create more undisturbed agricultural and buffer lands between Lake Hancock and other land uses.

E. Archeological Resources:

According to a preliminary report from the Secretary of State’s Department of Historical Resources Florida Master Site File, no archaeological sites are found within the parcel boundaries.

F. Wells (Public/Private)

This site is not within any of the County’s Wellhead Protection Districts. The applicant indicates nineteen (19) existing private wells from prior agricultural use. One small diameter well will be installed. As mining progresses, the existing wells will be permanently abandoned.

G. Airports:

This property is not within a Height Notification Zone or In-Flight Visual/Electronic Interference Zone.

Economic Factors

Sand mines are not nearly as intense as phosphate mining and are critical in growth areas like Central Florida. Raw material to help construct new developments must be excavated from elsewhere. Sand

mines operate in a few different manners. One is a facility that excavates the sand and processes it into concrete and other construction materials. These typically maintain processing facilities or batch plants onsite. These tend to be more land intensive and require ample water supply. The applicant is proposing another type of sand mine commonly known as a borrow pit. The sand is extracted, processed to be washed and sized, and then shipped elsewhere to be processed or utilized as fill for home or road construction, in addition to other uses.

Consistency with the Comprehensive Plan

Non-phosphate mining is listed as one of the limited uses allowed in A/RR and IND land use districts. The key to evaluating the proper location of a mine is the criteria listed in POLICY 2.125-G3 of the Comprehensive Plan. These require the Planning Commission to consider the following:

a. Does the mining activity minimize adverse impact on environmentally sensitive lands;

Yes, the mine is avoiding wetlands and maintaining a 25-foot buffer from existing wetlands, though LDC Section 620 would allow mining with the proper mitigation.

b. Does the mine plan maximize the ability to restore or mitigate environmentally sensitive lands;

According to the applicant, there are surface water features onsite. Additionally, the wetland and floodplain within the mine area may be impacted. However, wetland mitigation will be provided within the pit area or using wetland credits. According to the reclamation plan, the site will reshape mining features and revegetate disturbed areas to minimize aesthetic and biological impacts; and restore property to original pasture condition.

c. Does the operation plan minimize the adverse impacts of truck and heavy machinery traffic on residential streets; and

Yes, ingress/egress for the proposed project is along County-maintained Collector roadways. Truck traffic is anticipated at a rate of 536 trips per day (about 6,410 tons) depending on construction demand.

d. Does the operation plan minimize the extent of adverse external impacts, such as noise, dust, and visual impacts on non-industrial areas?

Yes, the site plan shows adherence to LDC rules for setbacks of mining activity from residential uses. The applicant has also provided plans to handle dust and run-off in their operations plan.

The Planning Commission, in the review of development plans, shall consider the following factors listed in Table 5 in accordance with Section 906.D.7 of the Land Development Code.

Table 5

The Planning Commission, in the review of development plans, shall consider the following factors in accordance with Section 906.D.7 of the LDC:	
Whether the proposed development is consistent with all relevant requirements of this Code;	<i>Yes, this request is consistent with the LDC, specifically Section 303 which permits this use upon completion of a Level 3 Review. Many of the conditions required in Section 303 will be enforced after a Level 3 Review. These can be found in the Findings of Fact on Pages 3 - 8 of the staff report.</i>
Whether the proposed development is consistent with all applicable policies of the Comprehensive Plan;	<i>Yes, this development is consistent with the Comprehensive Plan as reviewed above.</i>
Whether the proposed use is compatible with surrounding uses and the general character of the	<i>Yes, the request is compatible with surrounding uses and the general character of the area. See Pages 9 and 11 of</i>

Table 5

The Planning Commission, in the review of development plans, shall consider the following factors in accordance with Section 906.D.7 of the LDC:	
area, including such factors as density, height, bulk, scale, intensity, traffic, noise, and appearance; and	<i>this staff report for data and analysis on surrounding uses and compatibility.</i>
How the concurrency requirements will be met if the development were built.	<i>This request will not require concurrency determinations from the School Board or TPO. Impacts on public services can be found in the analysis found on Pages 12-15 of the staff report.</i>

Comments from other Agencies:

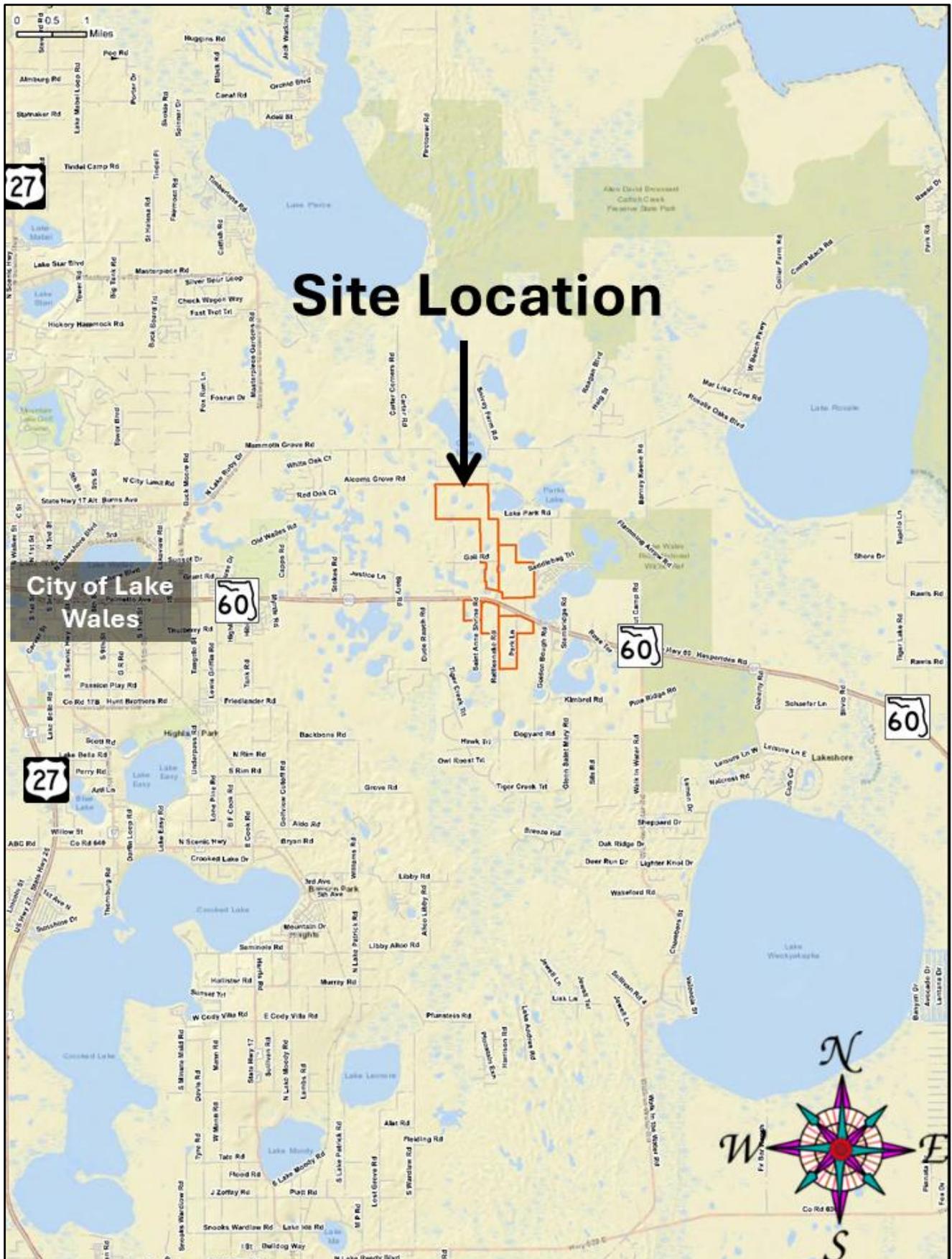
Roads & Drainage Division:

Additional right-of-way will need to be dedicated from the following County-maintained roadways (measured from the centerline of each roadway):

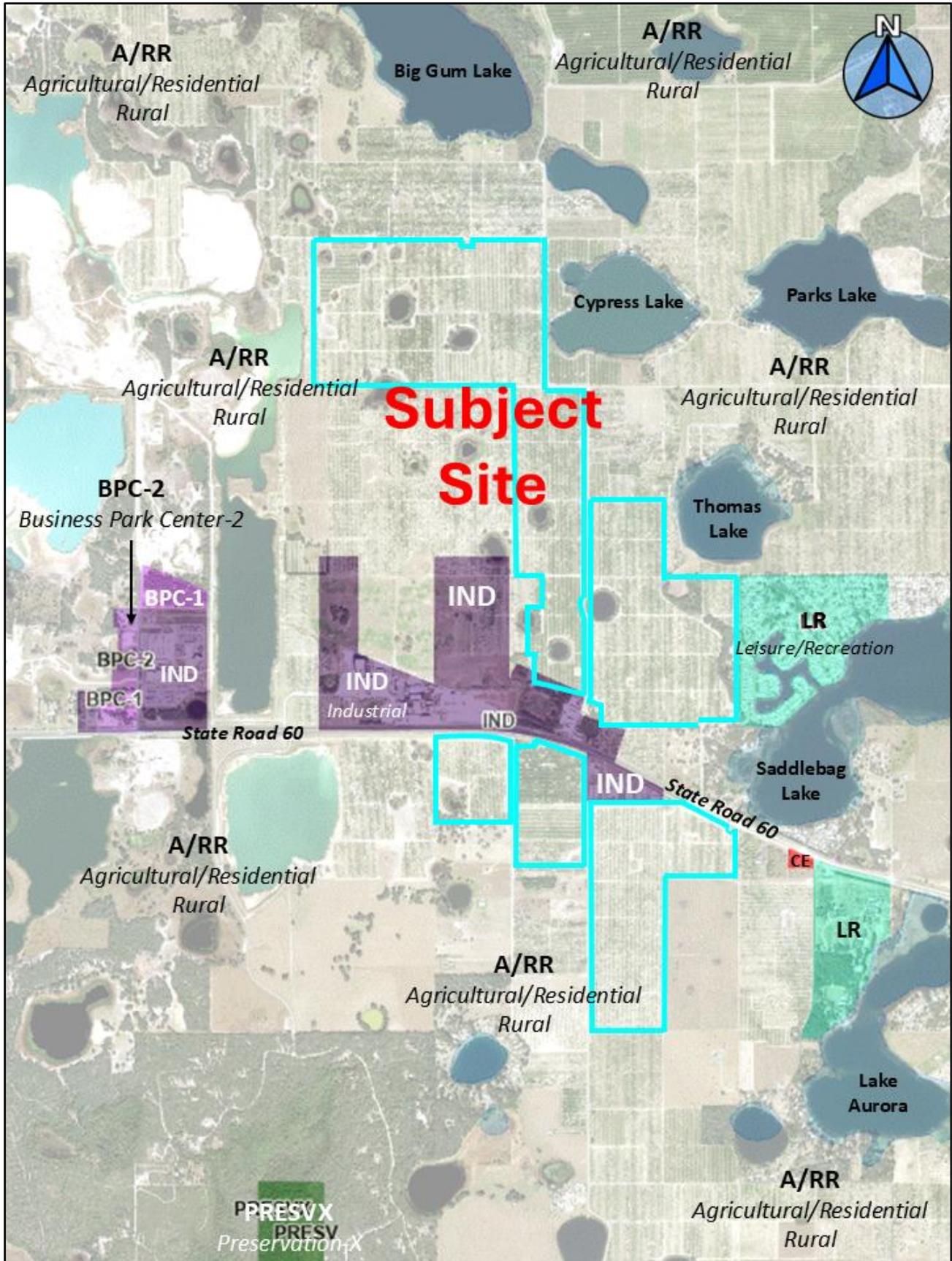
- Mammoth Grove Road (No. 983108): 40 feet
- Saint Anne Shrine Road (No 081401): 30 feet
- Rattlesnake Road (No. 082405): 30 feet
- Church Road (No. 081203): 30 feet

Exhibits:

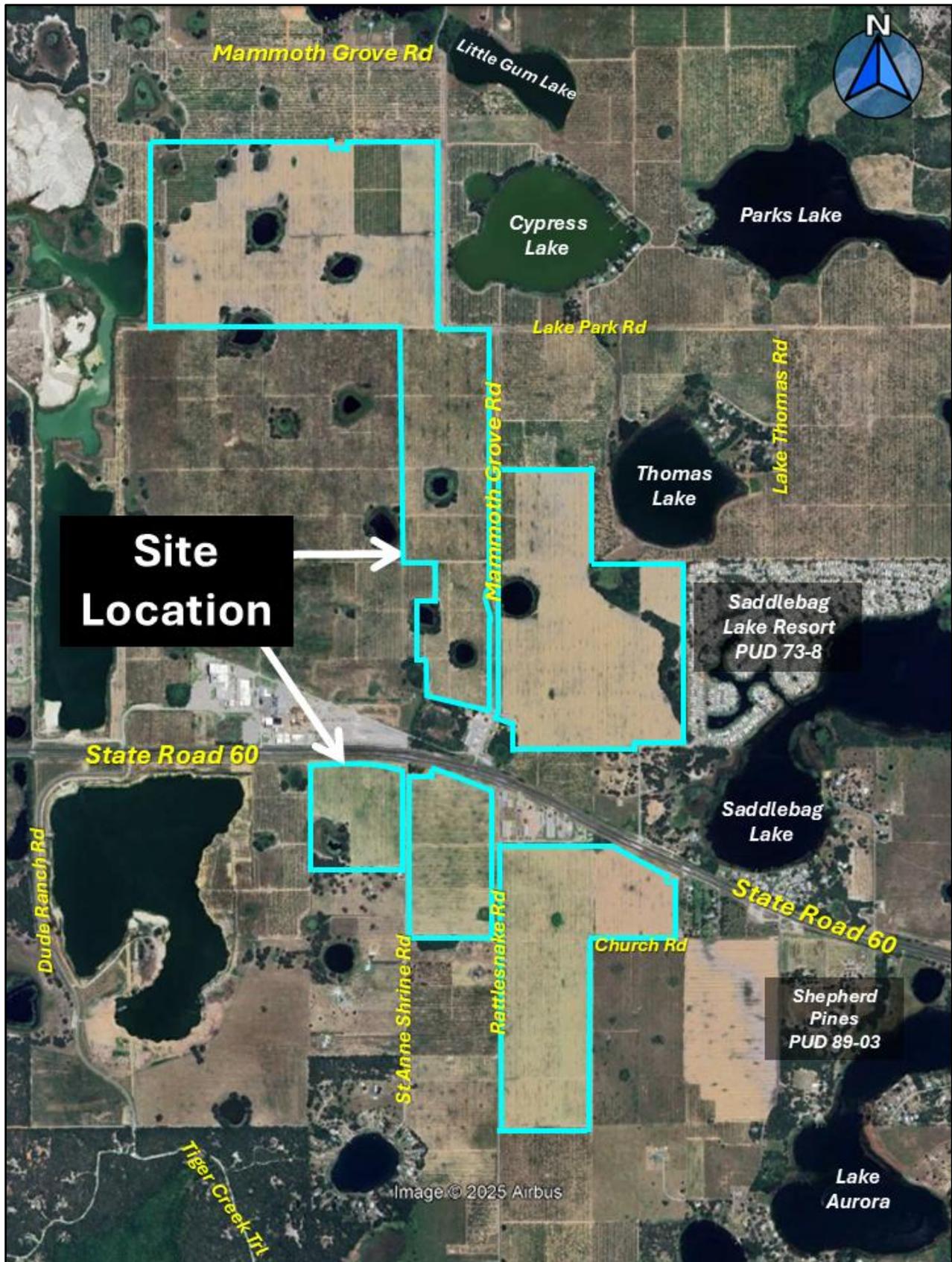
Exhibit – 1	Location Map	Exhibit – 6	Operations Plan
Exhibit – 2	Future Land Use Map	Exhibit – 7	Traffic Circulation Plan
Exhibit – 3	2025 Satellite Photo (Context)	Exhibit – 8	Reclamation Plan
Exhibit – 4	2023 Aerial Image, North	Exhibit – 9	Reclamation Plan (Notes)
Exhibit – 5	2023 Aerial Image, South	Exhibit – 10	Post-Closure Plan



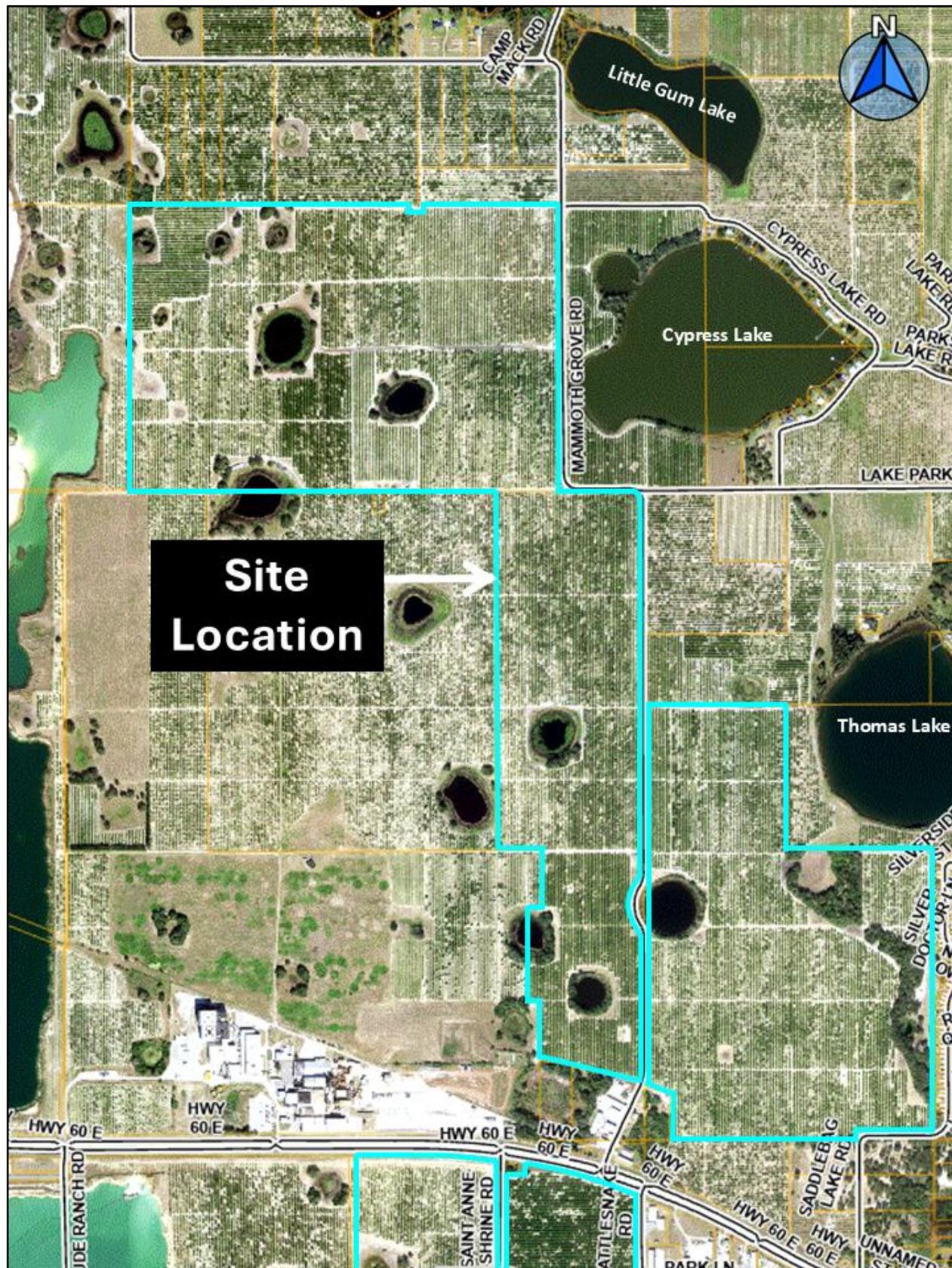
Location Map



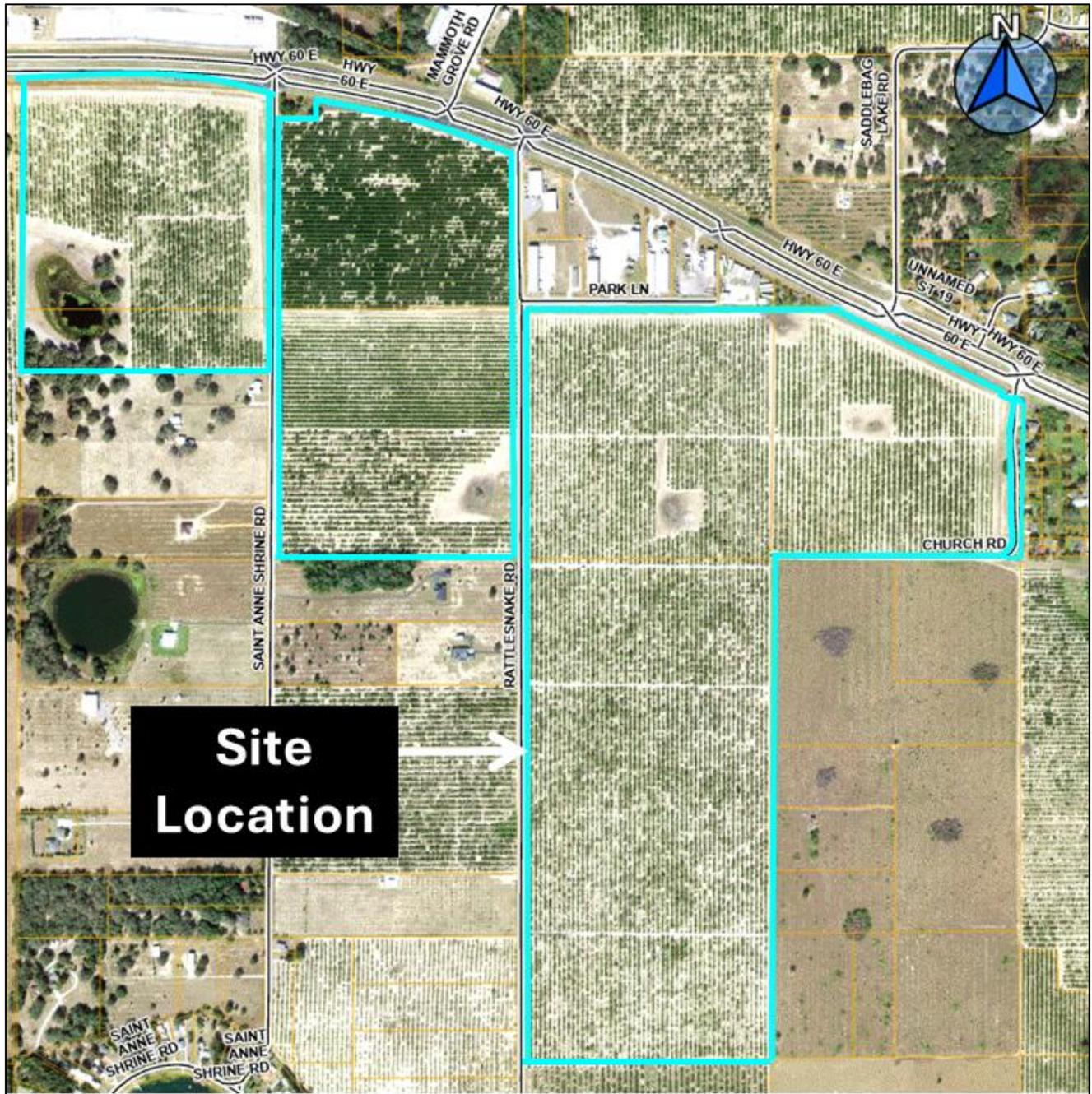
Future Land Use Map



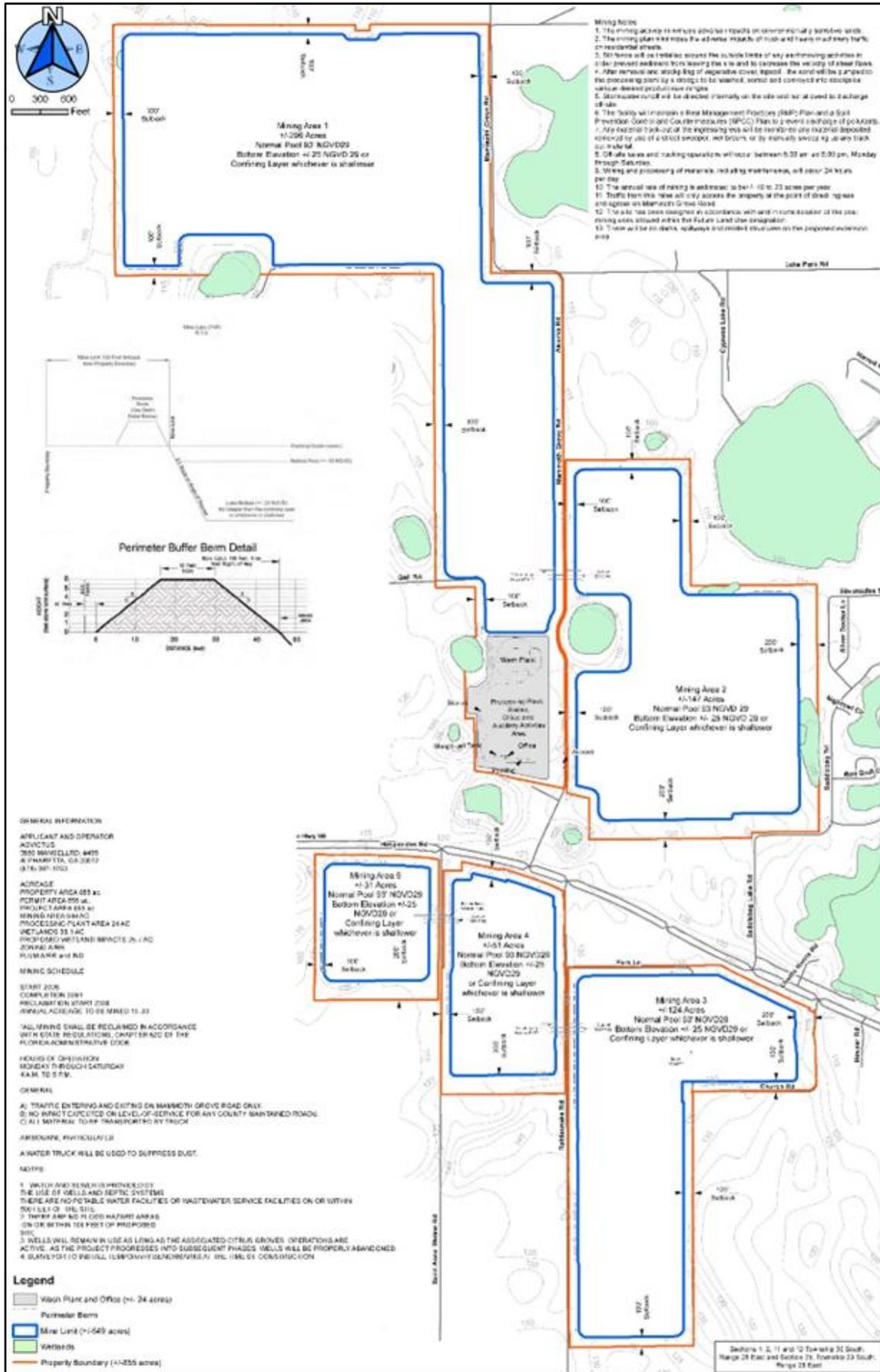
2025 Satellite Image (Context)



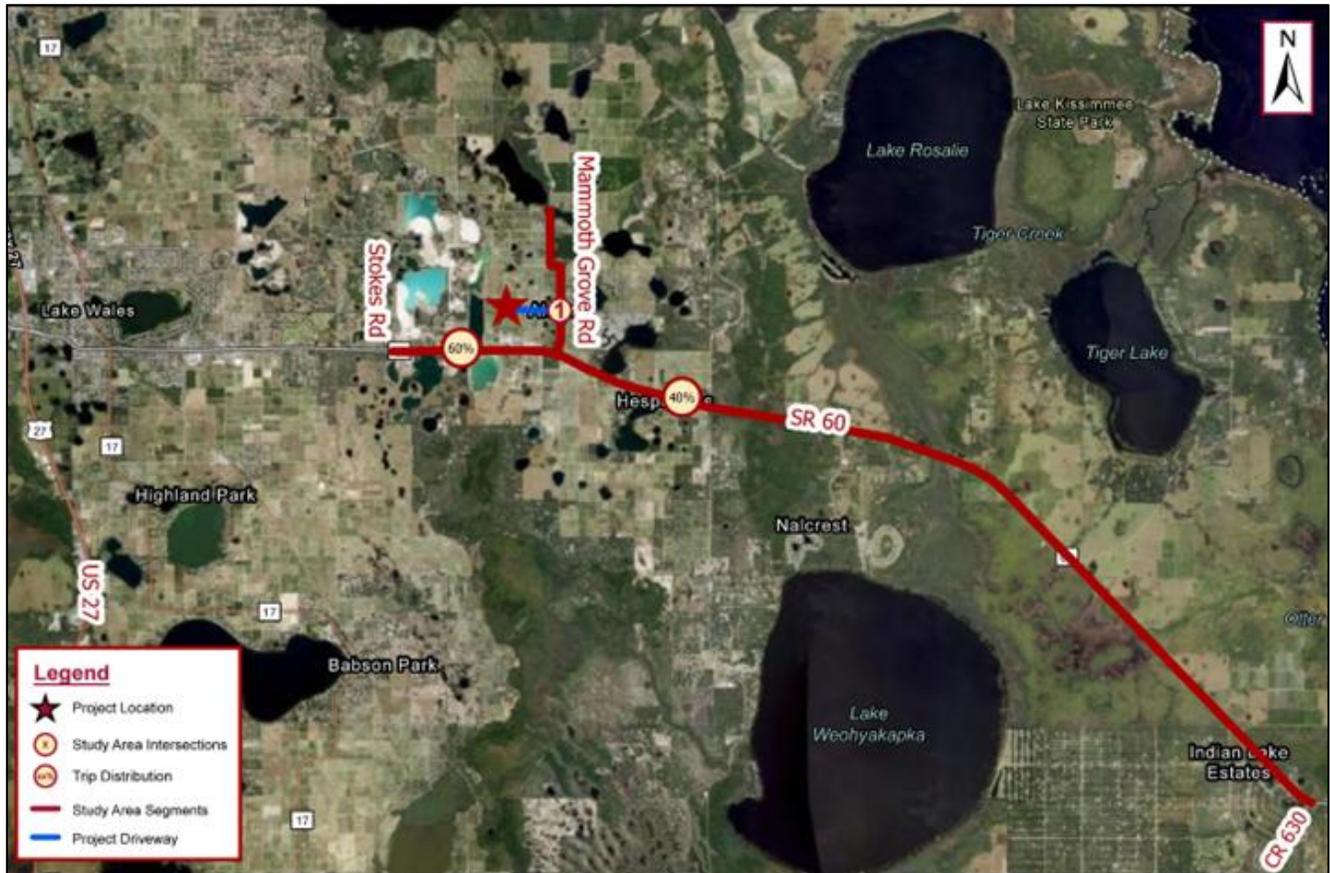
2023 Aerial Photo, North of SR 60 (Close Up)



2023 Aerial Photo, South of SR 60 (Close Up)



Operations Plan



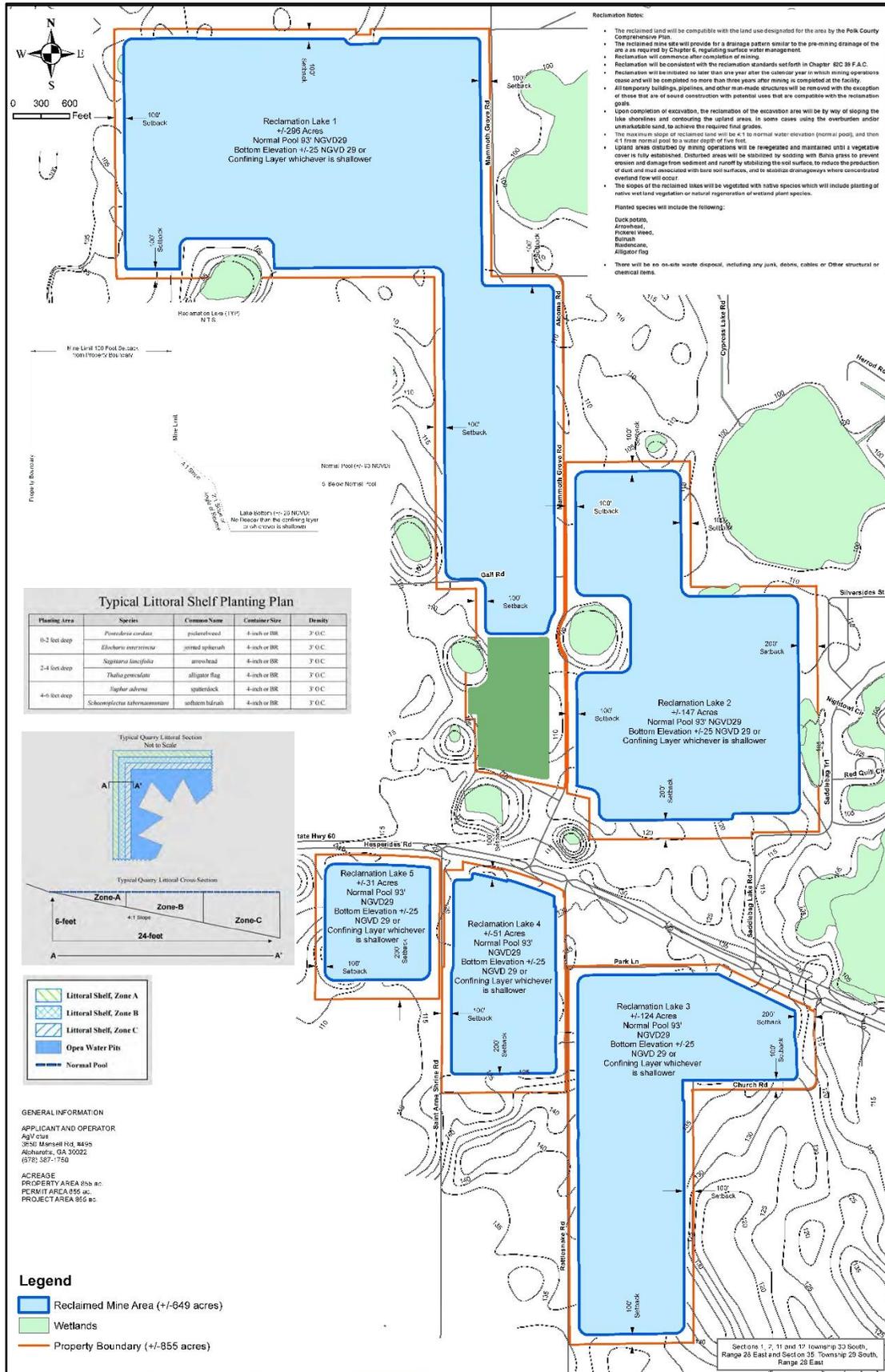
PH CITRUS LLC.

MAMMOTH GROVE MINE
TRAFFIC CIRCULATION PLAN

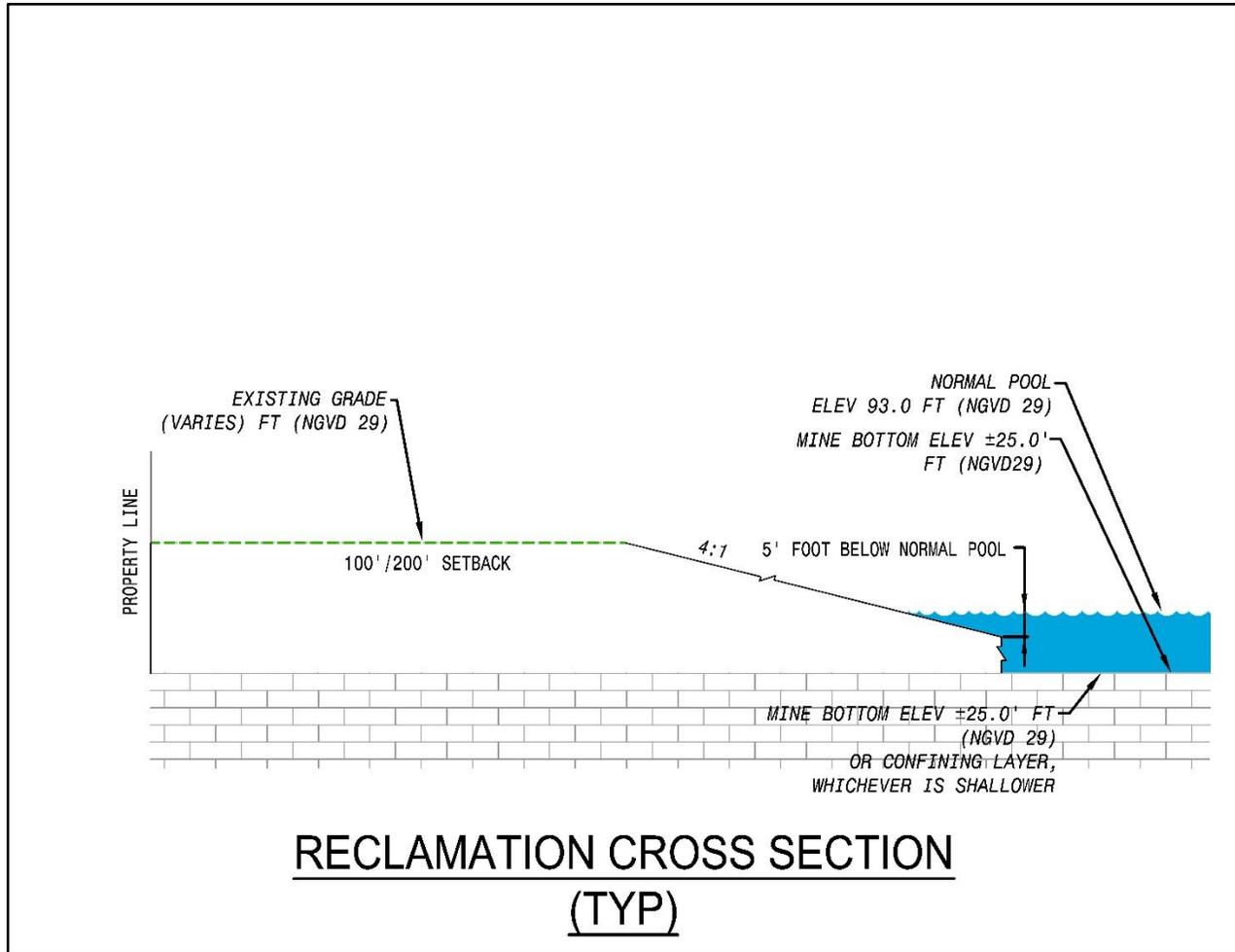
Employees and commercial sand trucks will enter and leave the mine property through the AN access point along Mammoth Grove Road. Trucks will enter the existing access road and travel into the mining area, around the processing plant to be loaded and exit back out of the existing access point. All traffic exiting the site will be required to take a right turn on to Mammoth Grove Road and turn right or left on to State Road 60. No traffic will turn left and travel north on Mammoth Grove Road.

Based on the number of estimated trips and their distribution over the course of each workday, impacts to roadways, traffic volumes or patterns are not anticipated. Additionally, a traffic study was conducted and has been provided as part of the application for the Mammoth Grove Mine. The Traffic Impact Analysis, completed by Kimely Horn, was completed to evaluate potential roadway impacts associated with mine-related traffic. Results of this study concluded that the haul truck traffic reflected a de minimis addition to the local roadways, which were well within the published capacities for the associated roadways. As such, there is expected to be no measurable effects to local traffic or the roadways.

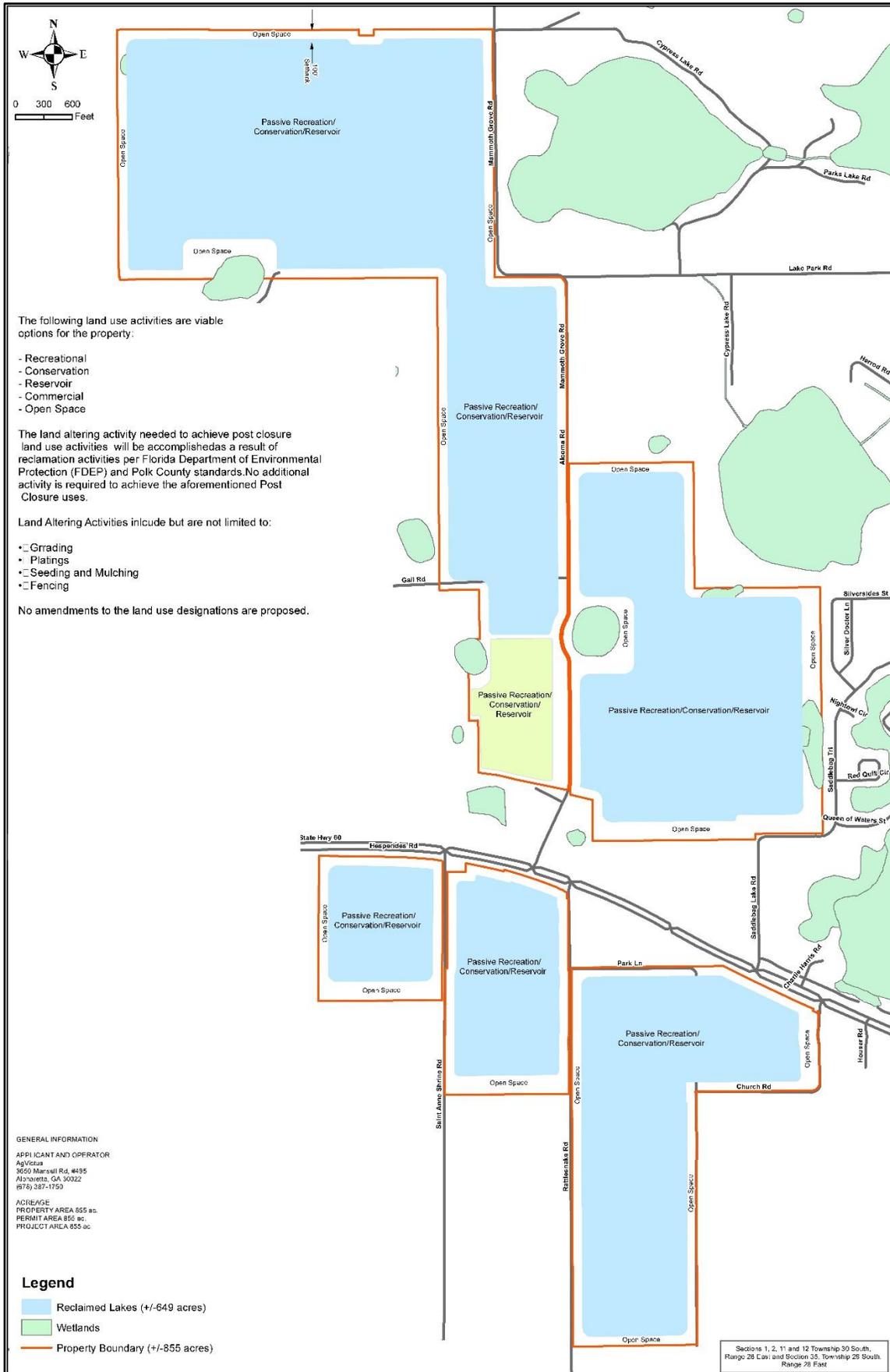
Traffic Circulation Plan



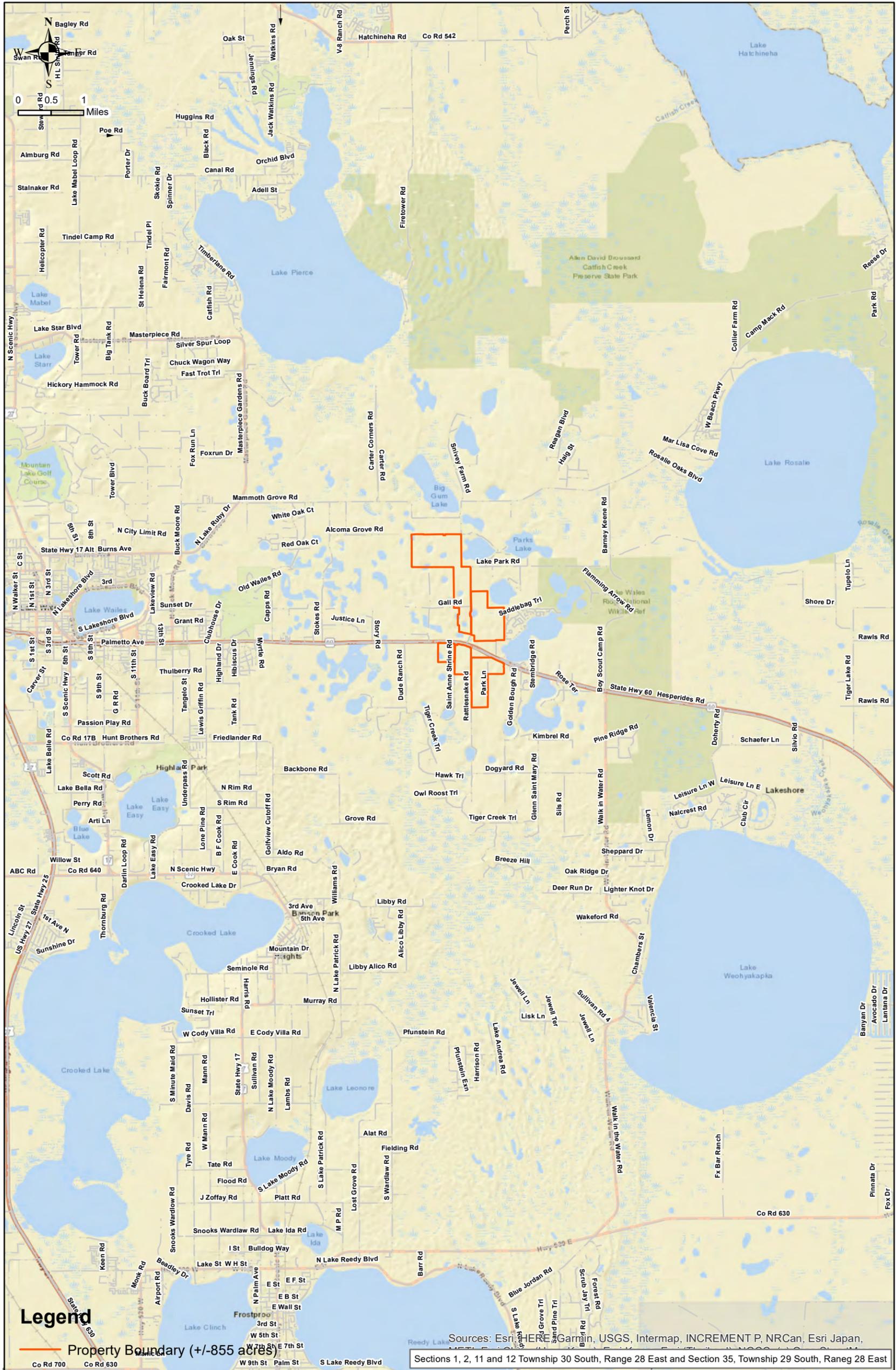
Reclamation Plan



Reclamation Notes



Post Closure Plan



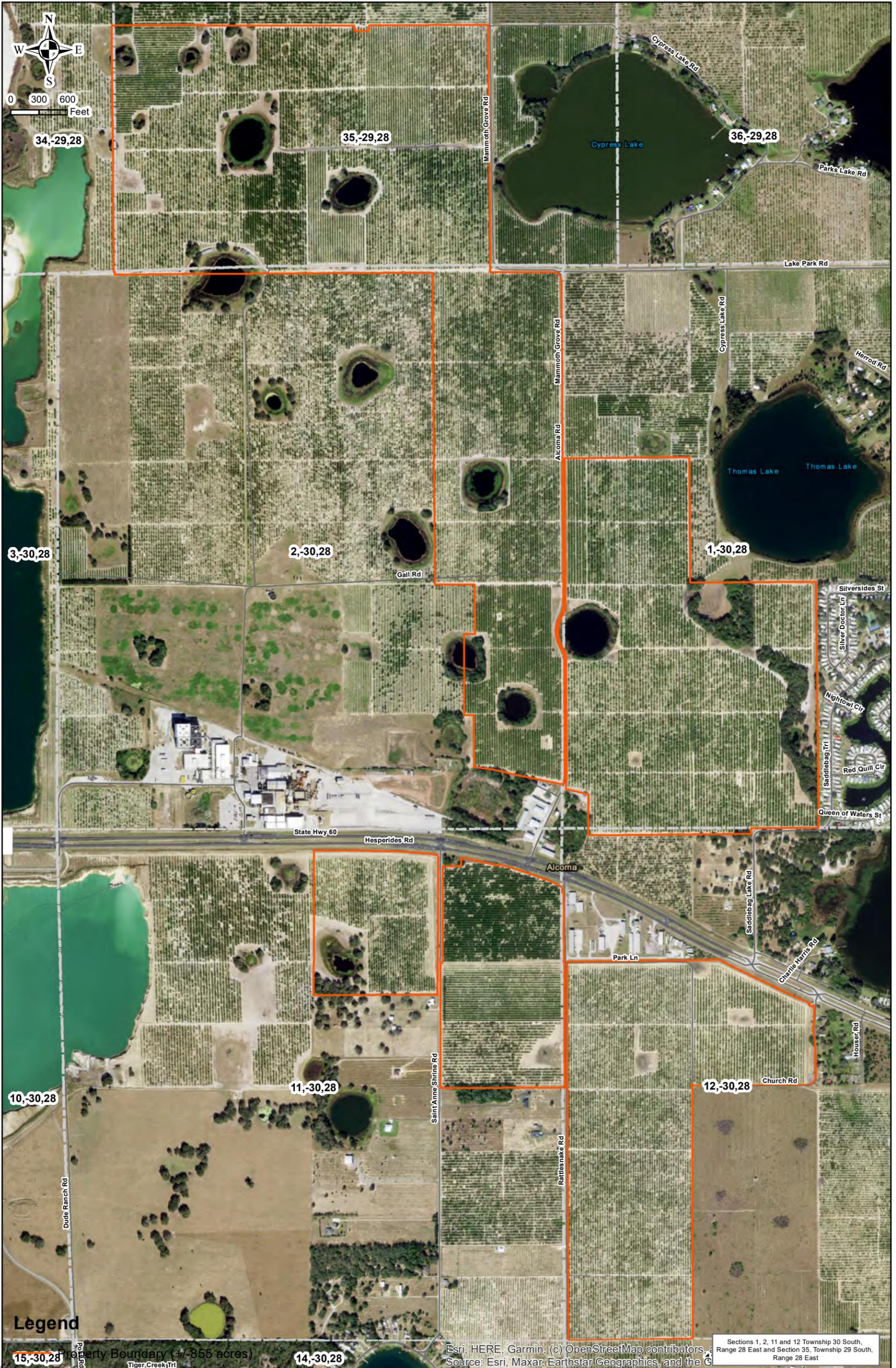
THE COLINAS GROUP, INC.
 Engineering and Environmental Consultants
 2031 East Edgewood Drive, Suite 5
 Lakeland, Florida 33803
 863-669-9141
 www.thecolinasgroup.com

Drawn By:
 M.Mouncey

Date:
 6/24/2025

Figure 1 - Location Map
Mammoth Grove Mine
 Mammoth Grove Road
 Lake Wales, Polk County, Florida

PH Citrus LLC.
 PO Box 1307
 Mobile AL 36633-1307



THE COLINAS GROUP, INC.
 Engineering and Environmental Consultants
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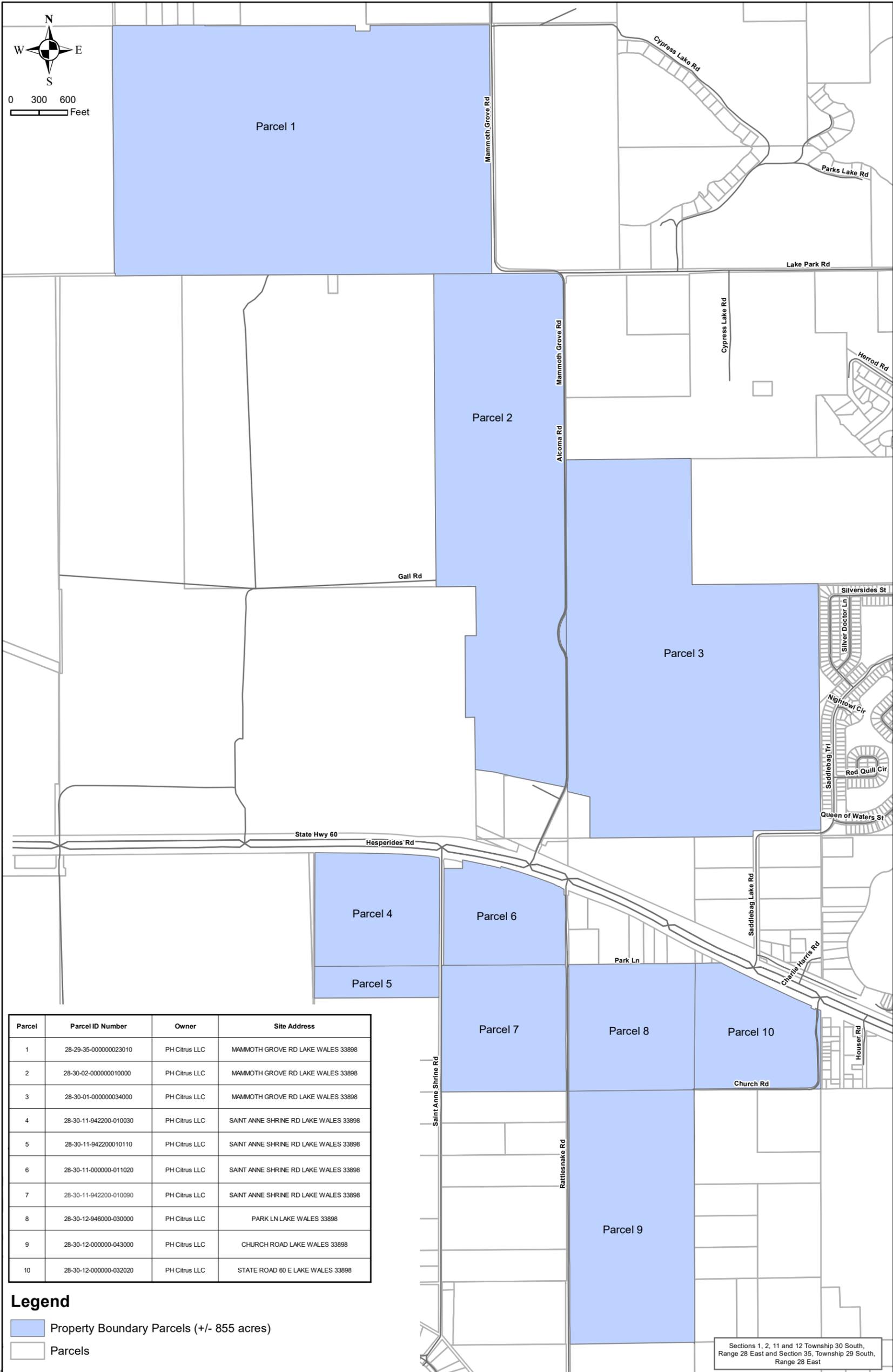
Drawn By:
 J.Lapointe/
 M.Mouncey

Date:
 6/24/2025

Figure 2 Site Map
Mammoth Grove Mine
 Mammoth Grove Road
 Lake Wales, Polk County, Florida

Sections 1, 2, 11 and 12 Township 30 South,
 Range 28 East and Section 35, Township 29 South,
 Range 28 East

PH Citrus LLC.
 PO Box 1307
 Mobile AL 36633-1307

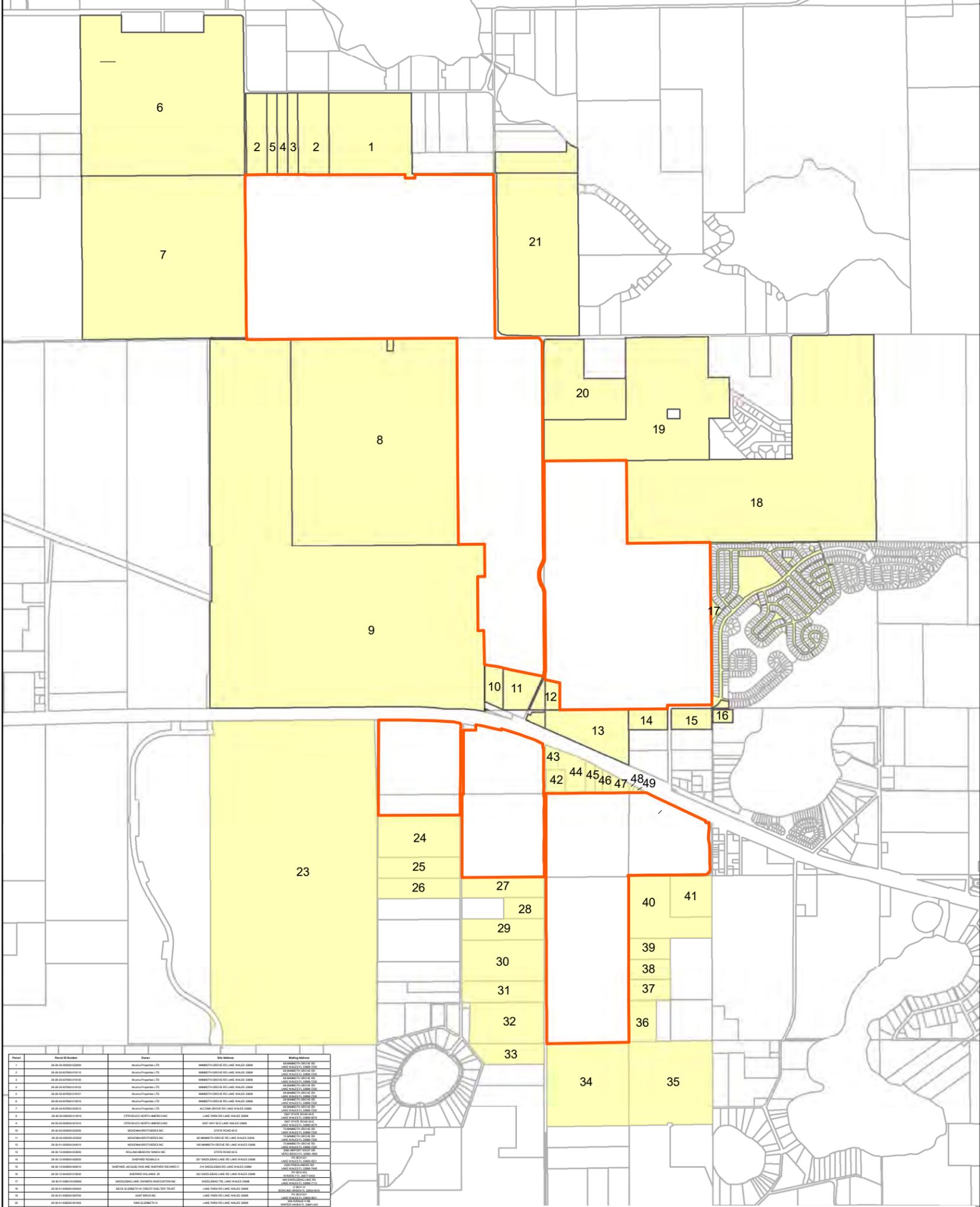
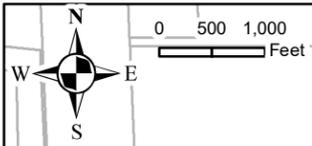


Parcel	Parcel ID Number	Owner	Site Address
1	28-29-35-000000023010	PH Citrus LLC	MAMMOTH GROVE RD LAKE WALES 33898
2	28-30-02-000000010000	PH Citrus LLC	MAMMOTH GROVE RD LAKE WALES 33898
3	28-30-01-000000034000	PH Citrus LLC	MAMMOTH GROVE RD LAKE WALES 33898
4	28-30-11-942200-010030	PH Citrus LLC	SAINT ANNE SHRINE RD LAKE WALES 33898
5	28-30-11-942200010110	PH Citrus LLC	SAINT ANNE SHRINE RD LAKE WALES 33898
6	28-30-11-000000-011020	PH Citrus LLC	SAINT ANNE SHRINE RD LAKE WALES 33898
7	28-30-11-942200-010090	PH Citrus LLC	SAINT ANNE SHRINE RD LAKE WALES 33898
8	28-30-12-946000-030000	PH Citrus LLC	PARK LN LAKE WALES 33898
9	28-30-12-000000-043000	PH Citrus LLC	CHURCH ROAD LAKE WALES 33898
10	28-30-12-000000-032020	PH Citrus LLC	STATE ROAD 60 E LAKE WALES 33898

Legend
 Property Boundary Parcels (+/- 855 acres)
 Parcels

Sections 1, 2, 11 and 12 Township 30 South,
 Range 28 East and Section 35, Township 29 South,
 Range 28 East

<p>THE COLINAS GROUP, INC. <i>Engineering and Environmental Consultants</i> 2031 East Edgewood Drive, Suite 5 Lakeland, Florida 33803 863-669-9141 www.thecolinasgroup.com</p>	<p>Drawn By: J.Lapointe/ M.Mouncey</p> <hr/> <p>Date: 6/24/2025</p>	<p>Figure 3 Parcel Map Mammoth Grove Mine Mammoth Grove Road Lake Wales, Polk County, Florida</p>	<p>PH Citrus LLC. PO Box 1307 Mobile AL 36633-1307</p>
---	---	--	--



Parcel	Parcel # Number	Owner	Site Address	Mailing Address
1	28-00-00000-00000	Aspen Properties LTD	MMAMOTH GROVE RD LAKE WALES 33884	18 MMAMOTH GROVE RD LAKE WALES FL 33884
2	28-00-00000-00000	Aspen Properties LTD	MMAMOTH GROVE RD LAKE WALES 33884	18 MMAMOTH GROVE RD LAKE WALES FL 33884
3	28-00-00000-00000	Aspen Properties LTD	MMAMOTH GROVE RD LAKE WALES 33884	18 MMAMOTH GROVE RD LAKE WALES FL 33884
4	28-00-00000-00000	Aspen Properties LTD	MMAMOTH GROVE RD LAKE WALES 33884	18 MMAMOTH GROVE RD LAKE WALES FL 33884
5	28-00-00000-00000	Aspen Properties LTD	MMAMOTH GROVE RD LAKE WALES 33884	18 MMAMOTH GROVE RD LAKE WALES FL 33884
6	28-00-00000-00000	Aspen Properties LTD	MMAMOTH GROVE RD LAKE WALES 33884	18 MMAMOTH GROVE RD LAKE WALES FL 33884
7	28-00-00000-00000	Aspen Properties LTD	MMAMOTH GROVE RD LAKE WALES 33884	18 MMAMOTH GROVE RD LAKE WALES FL 33884
8	28-00-00000-00000	Aspen Properties LTD	MMAMOTH GROVE RD LAKE WALES 33884	18 MMAMOTH GROVE RD LAKE WALES FL 33884
9	28-00-00000-00000	Aspen Properties LTD	MMAMOTH GROVE RD LAKE WALES 33884	18 MMAMOTH GROVE RD LAKE WALES FL 33884
10	28-00-00000-00000	Aspen Properties LTD	MMAMOTH GROVE RD LAKE WALES 33884	18 MMAMOTH GROVE RD LAKE WALES FL 33884
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12	28-00-00000-00000	Aspen Properties LTD	MMAMOTH GROVE RD LAKE WALES 33884	18 MMAMOTH GROVE RD LAKE WALES FL 33884
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49	28-00-00000-00000	Aspen Properties LTD	MMAMOTH GROVE RD LAKE WALES 33884	18 MMAMOTH GROVE RD LAKE WALES FL 33884

Sections 1, 2, 11 and 12 Township 30 South, Range 28 East and Section 35, Township 29 South, Range 28 East

- Legend**
- Property Boundary (+/-855 acres)
 - Contiguous Property Owners
 - Parcels

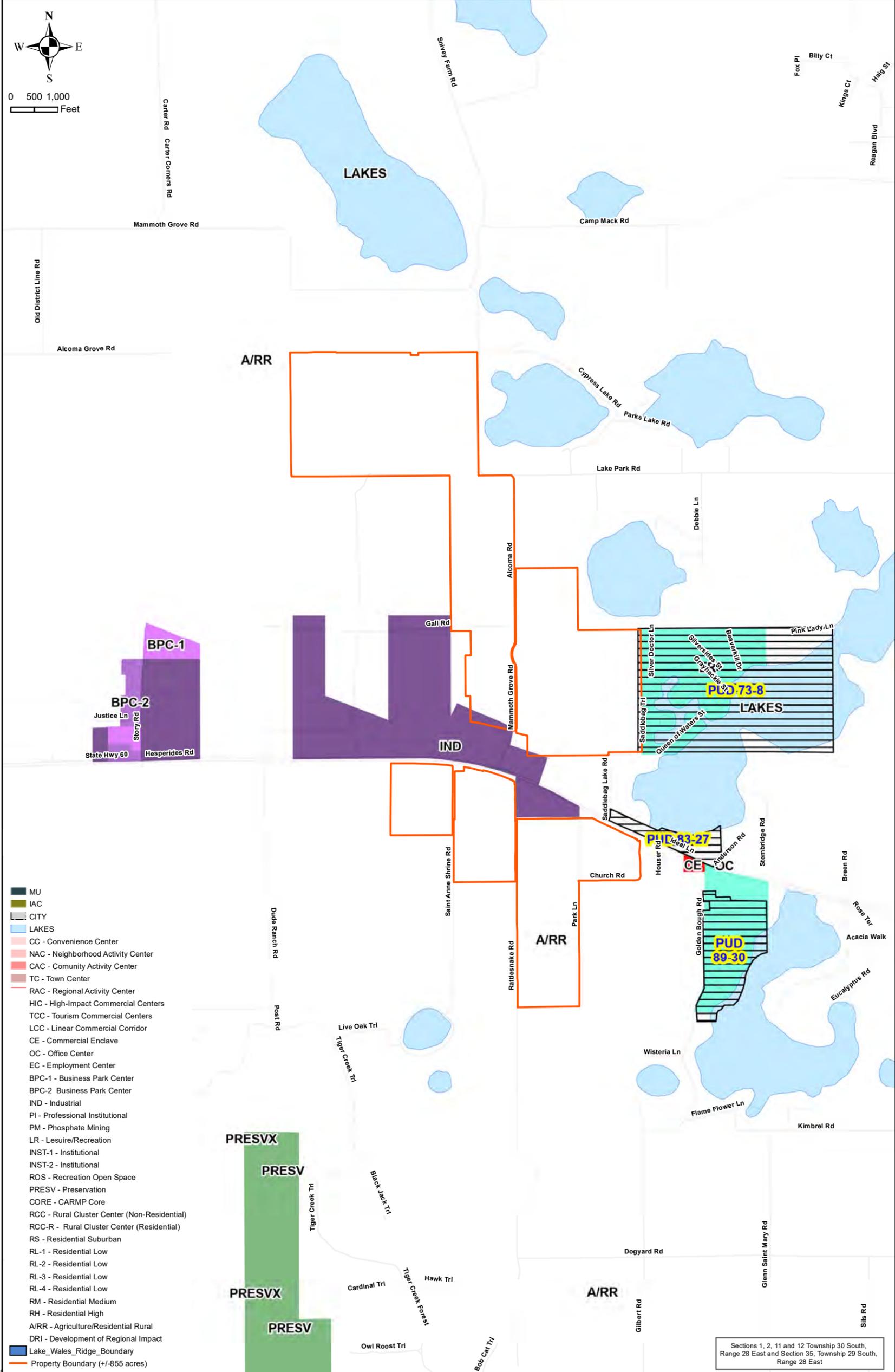
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 www.thecolinasgroup.com

Drawn By:
 J.Lapointe/
 M.Mouncey

Date:
 6/24/2025

**Figure 4 Adjacent Owners
 Mammoth Grove Mine**
 Mammoth Grove Road
 Lake Wales, Polk County, Florida

PH Citrus LLC.
 PO Box 1307
 Mobile AL 36633-1307



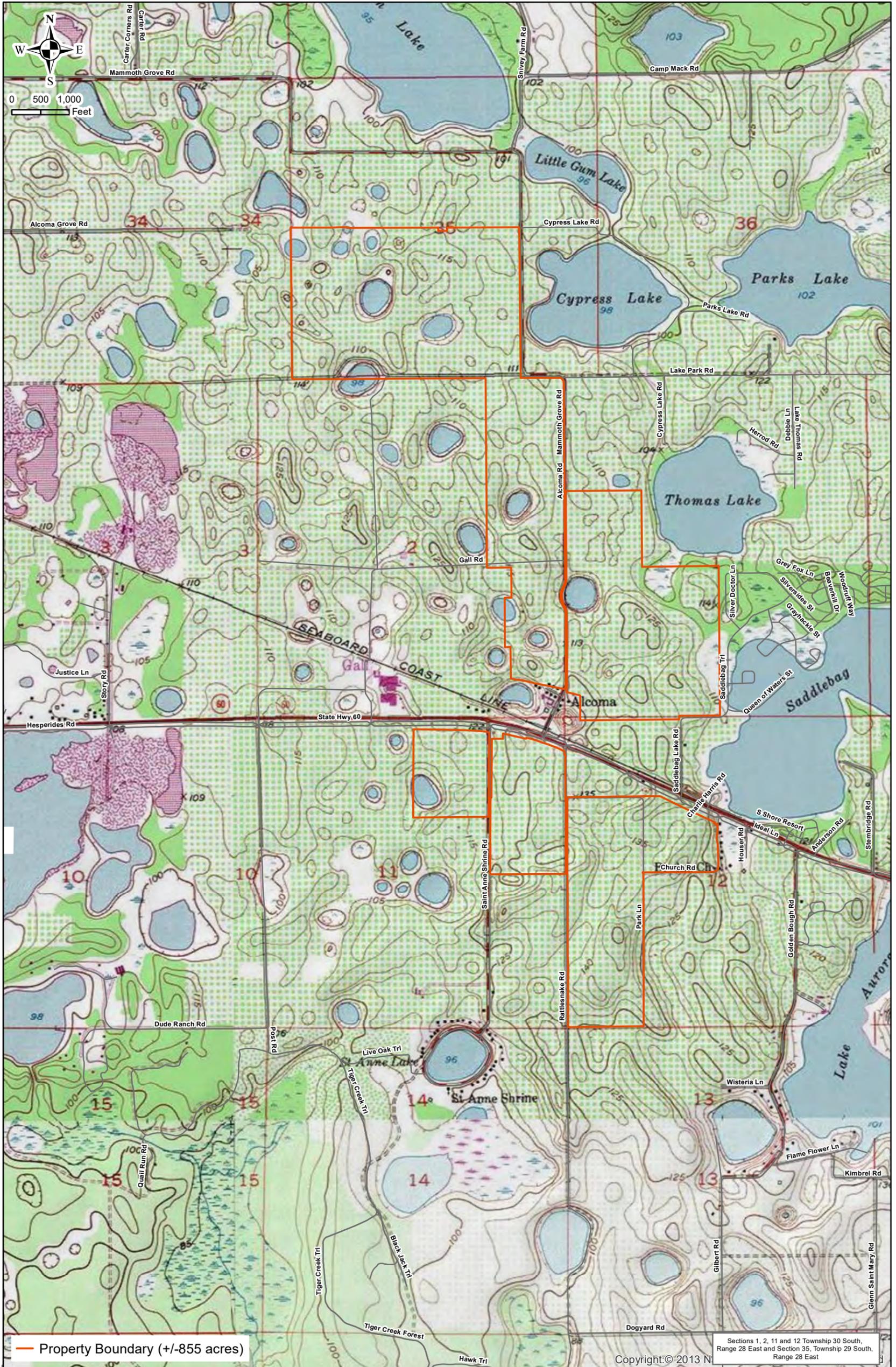
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Drawn By:
 J.Lapointe/
 M.Mouncey

Date:
 6/24/2025

Figure 5 FLUM Map
Mammoth Grove Mine
 Mammoth Grove Road
 Lake Wales, Polk County, Florida

PH Citrus LLC.
 PO Box 1307
 Mobile AL 36633-1307



Sections 1, 2, 11 and 12 Township 30 South,
Range 28 East and Section 35, Township 29 South,
Range 28 East

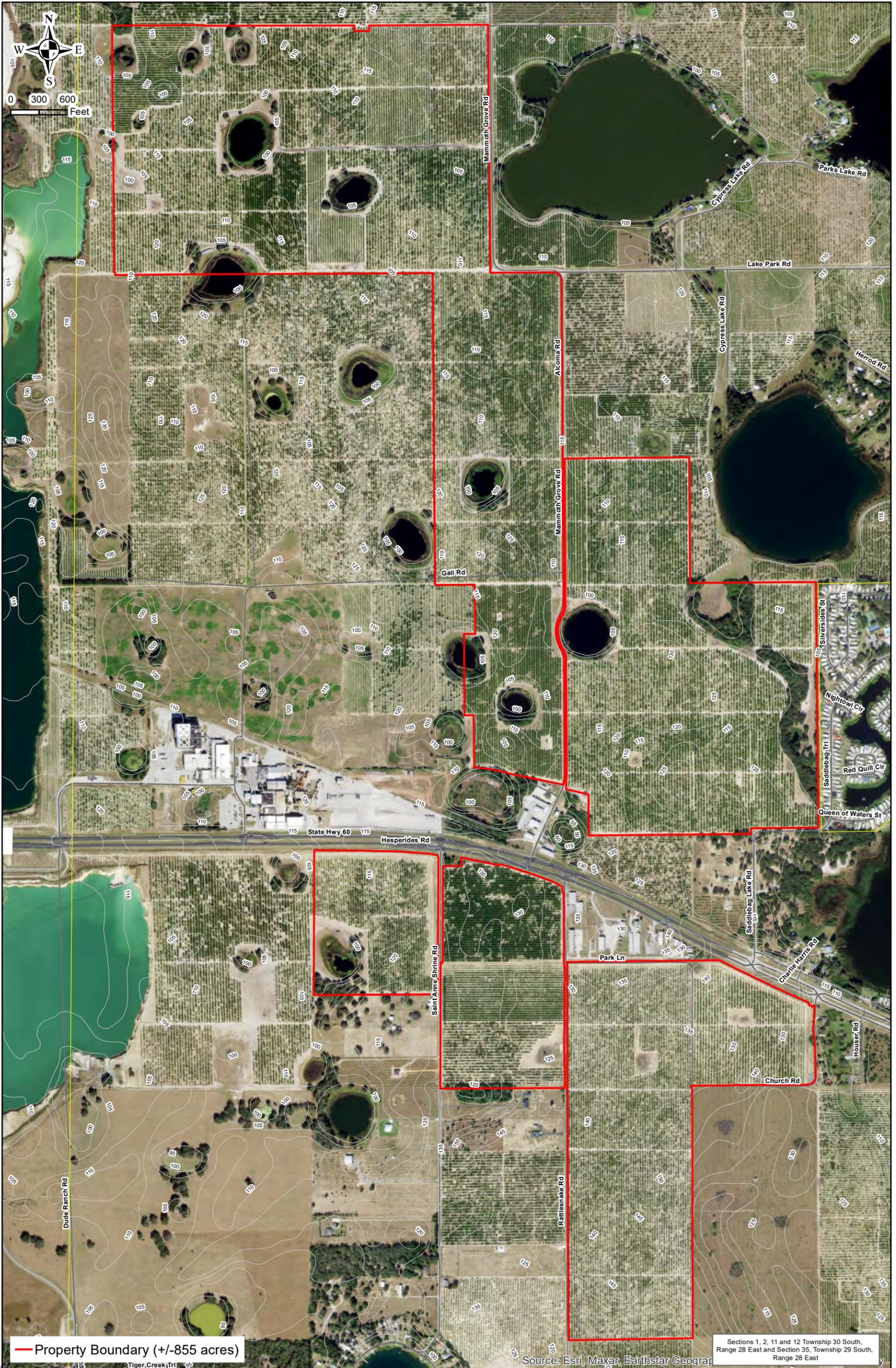
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www.thecolinasgroup.com

Drawn By:
J.Lapointe/
M.Mouncey

Date:
6/24/2025

Figure 6 USGS Topo Map
Mammoth Grove Mine
Mammoth Grove Road
Lake Wales, Polk County, Florida

PH Citrus LLC.
PO Box 1307
Mobile AL 36633-1307



— Property Boundary (+/-855 acres)

Sections 1, 2, 11 and 12 Township 30 South,
Range 28 East and Section 35, Township 29 South,
Range 28 East

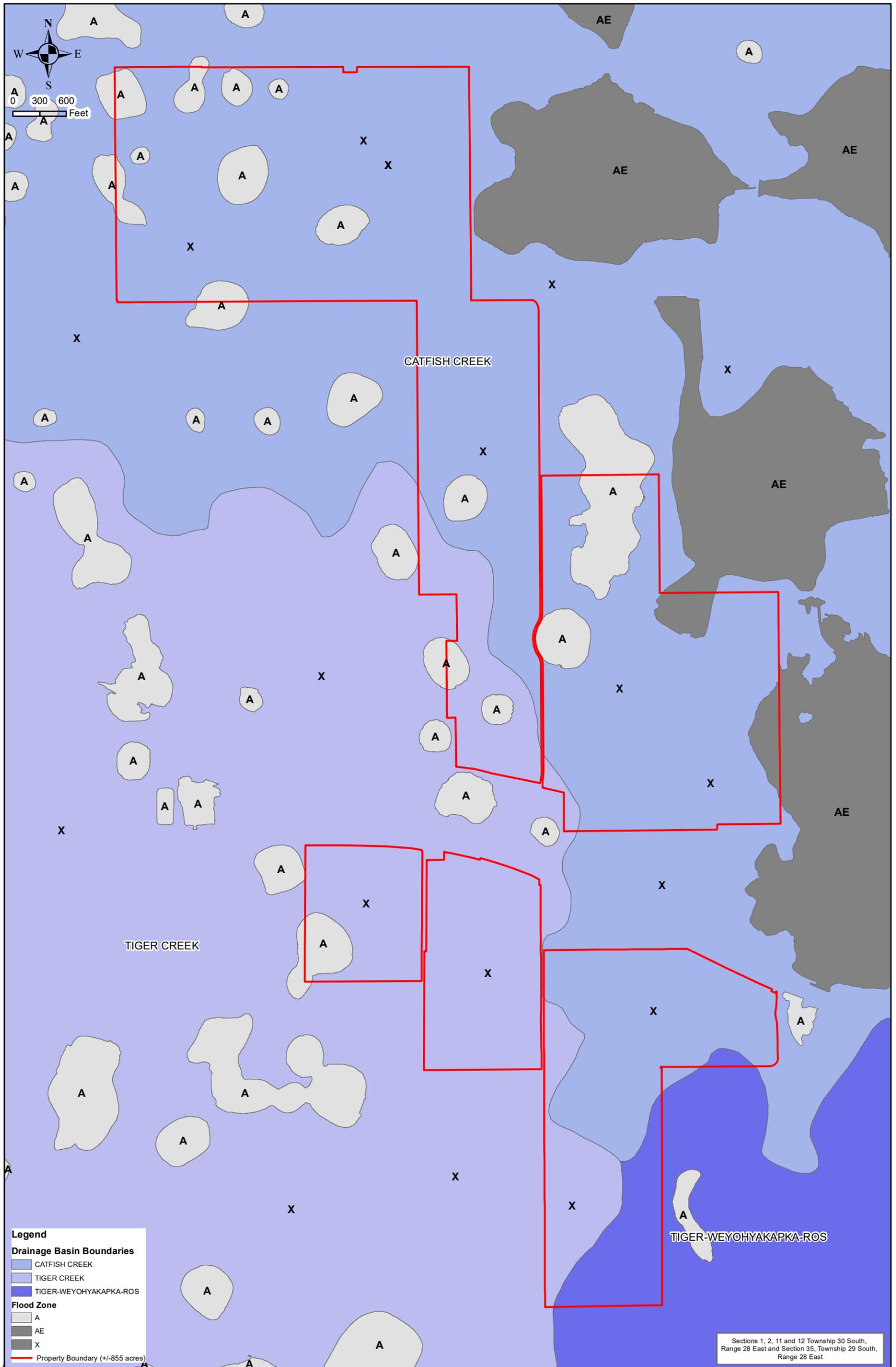
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 863-669-9141
 www.thecolinasgroup.com

Drawn By:
 J. Lapointe/
 M. Mouncey

 Date:
 6/24/2025

Figure 7 USGS Contours Map
Mammoth Grove Mine
 Mammoth Grove Road
 Lake Wales, Polk County, Florida

PH Citrus LLC.
 PO Box 1307
 Mobile AL 36633-1307

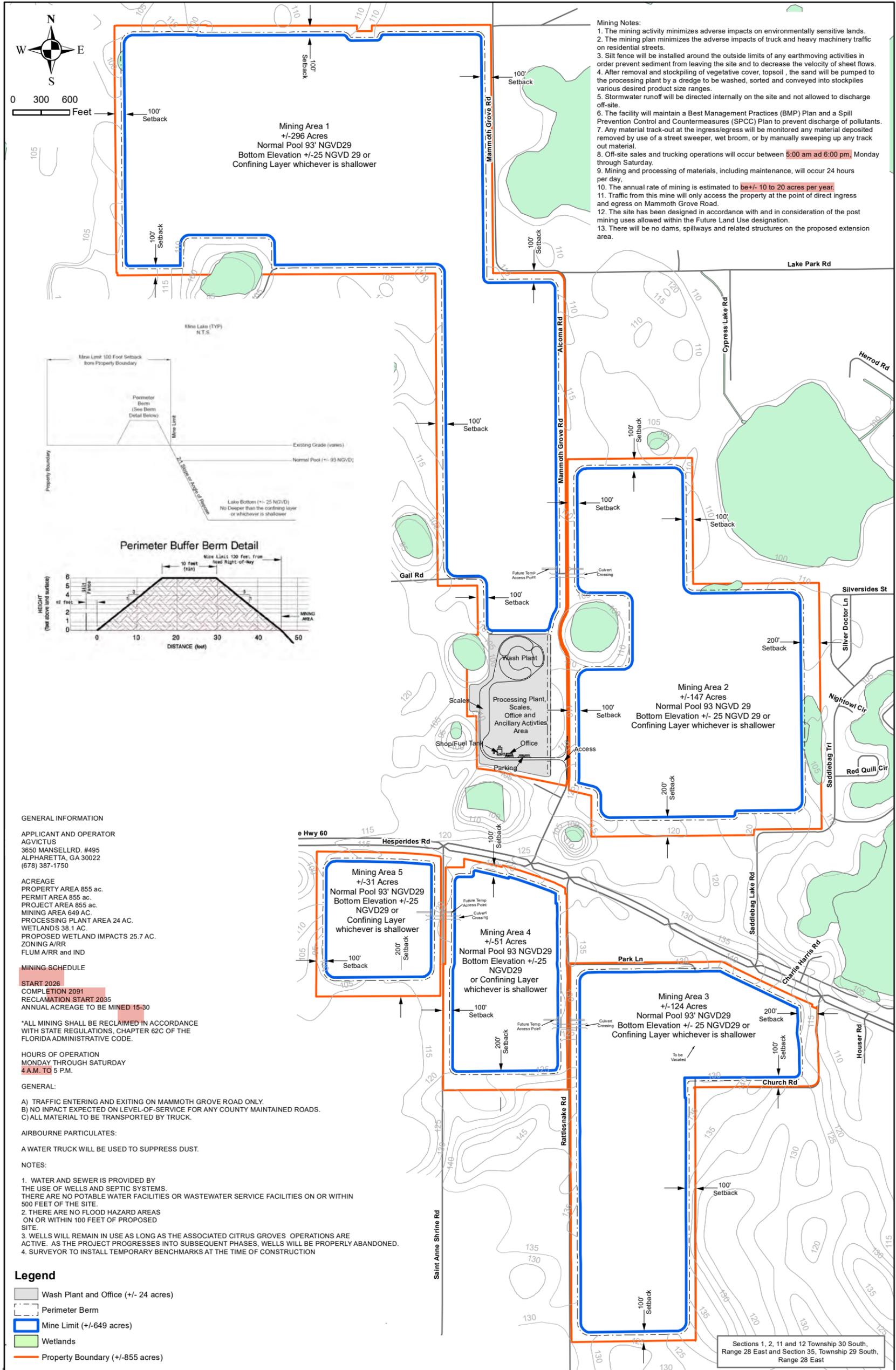


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Drawn By:
 J.Lapointe/
 M.Mouncey
 Date:
 6/24/2025

**Figure 8 Drainage and FEMA Map
 Mammoth Grove Mine**
 Mammoth Grove Road
 Lake Wales, Polk County, Florida

PH Citrus LLC.
 PO Box 1307
 Mobile AL 36633-1307



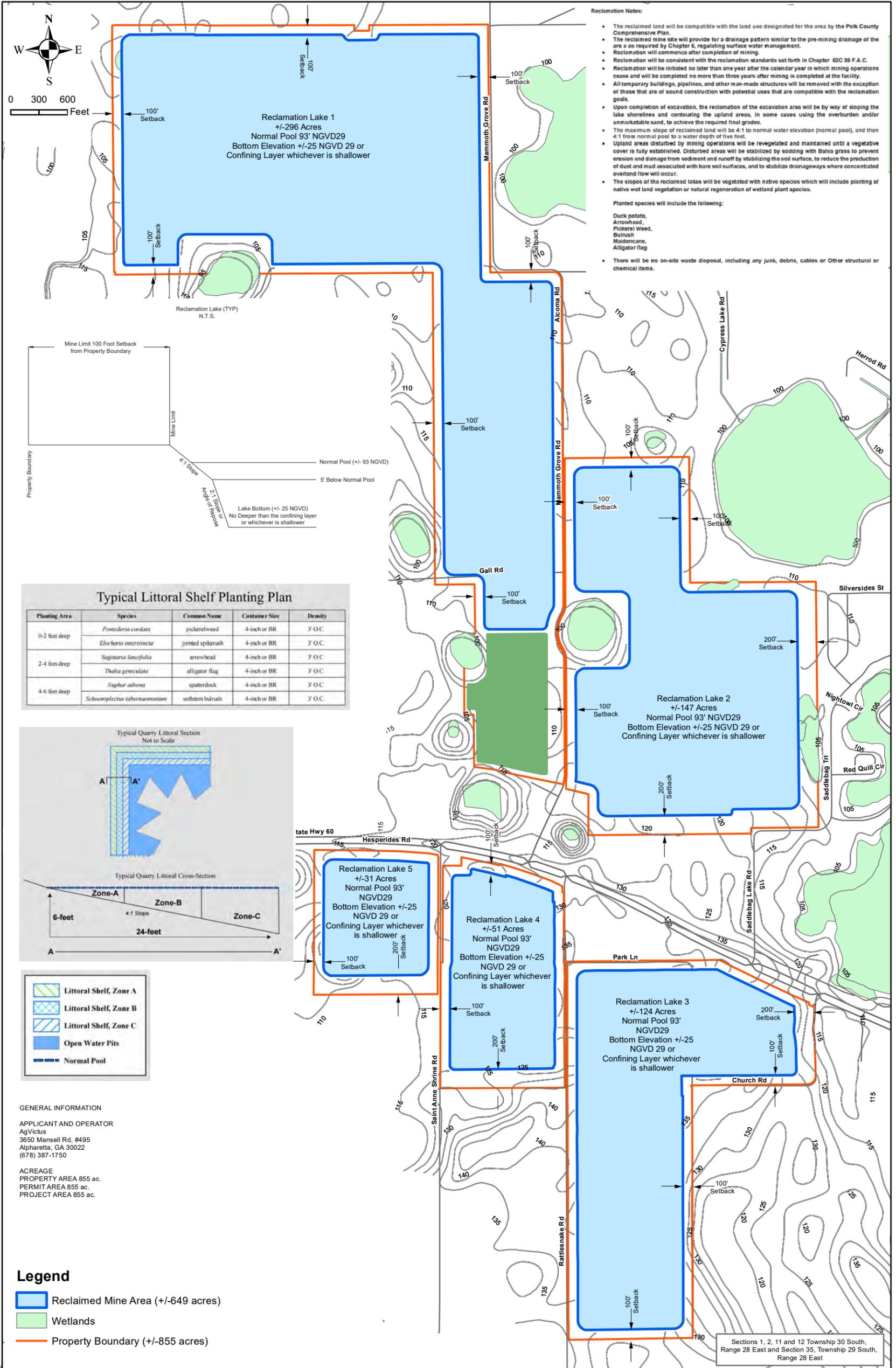
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Drawn By:
 J.Lapointe/
 M.Mouncey

Date:
 6/24/2025

Figure 9 Mine Plan
Mammoth Grove Mine
 Mammoth Grove Road
 Lake Wales, Polk County, Florida

PH Citrus LLC.
 PO Box 1307
 Mobile AL 36633-1307



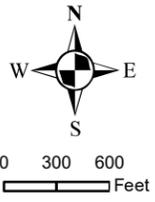
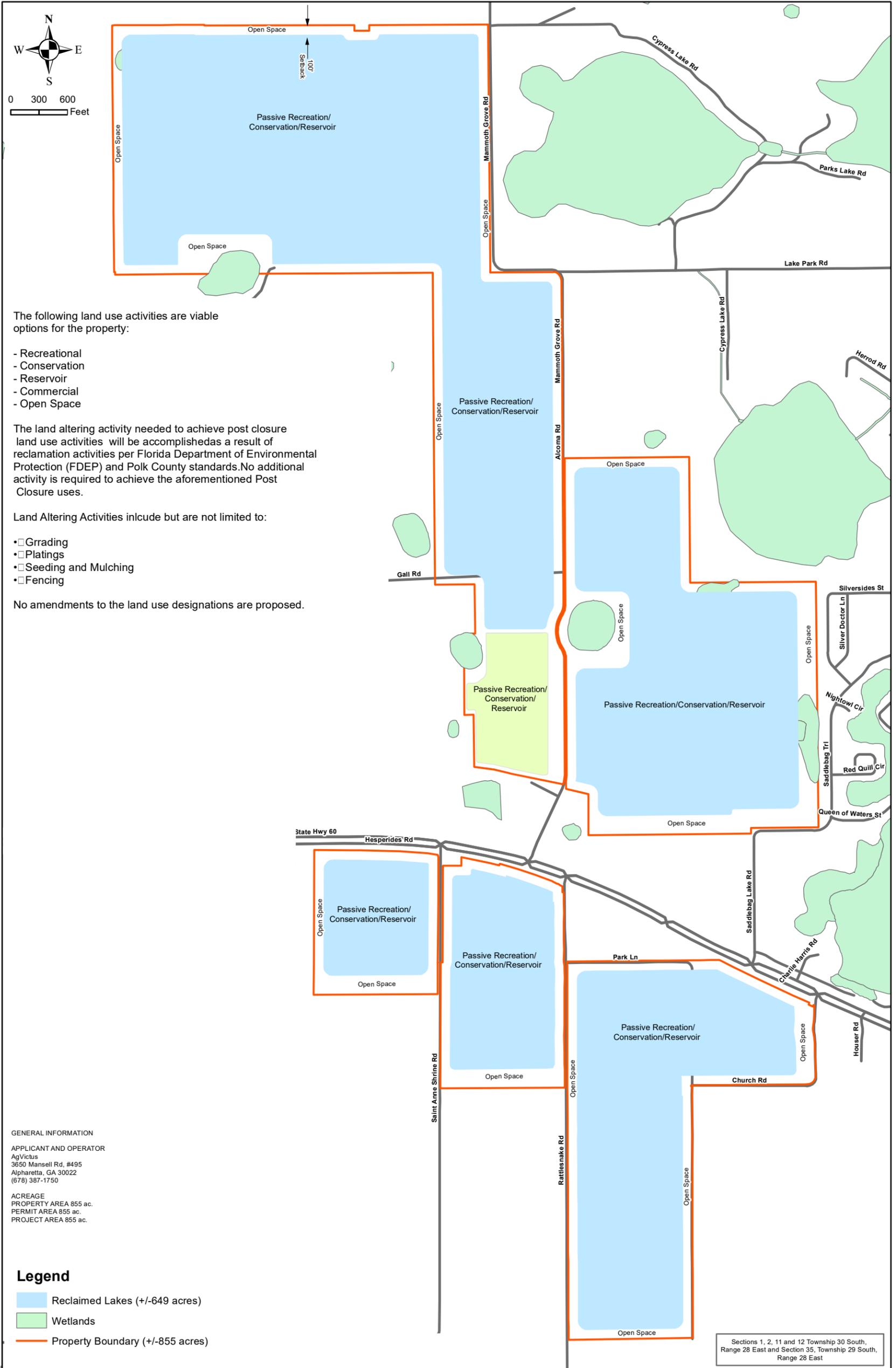
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Drawn By:
J.Lapointe/
M.Mouncey

Date:
6/18/2025

Figure 10 Reclamation Plan
Mammoth Grove Mine
Lake Wales, Florida
Polk County, Florida

PH Citrus LLC.
PO Box 1307
Mobile AL 36633-1307



The following land use activities are viable options for the property:

- Recreational
- Conservation
- Reservoir
- Commercial
- Open Space

The land altering activity needed to achieve post closure land use activities will be accomplished as a result of reclamation activities per Florida Department of Environmental Protection (FDEP) and Polk County standards. No additional activity is required to achieve the aforementioned Post Closure uses.

Land Altering Activities include but are not limited to:

- Grading
- Platings
- Seeding and Mulching
- Fencing

No amendments to the land use designations are proposed.

GENERAL INFORMATION

APPLICANT AND OPERATOR
 AgVictus
 3650 Mansell Rd, #495
 Alpharetta, GA 30022
 (678) 387-1750

ACREAGE
 PROPERTY AREA 855 ac.
 PERMIT AREA 855 ac.
 PROJECT AREA 855 ac.

Legend

- Reclaimed Lakes (+/-649 acres)
- Wetlands
- Property Boundary (+/-855 acres)

Sections 1, 2, 11 and 12 Township 30 South,
 Range 28 East and Section 35, Township 29 South,
 Range 28 East

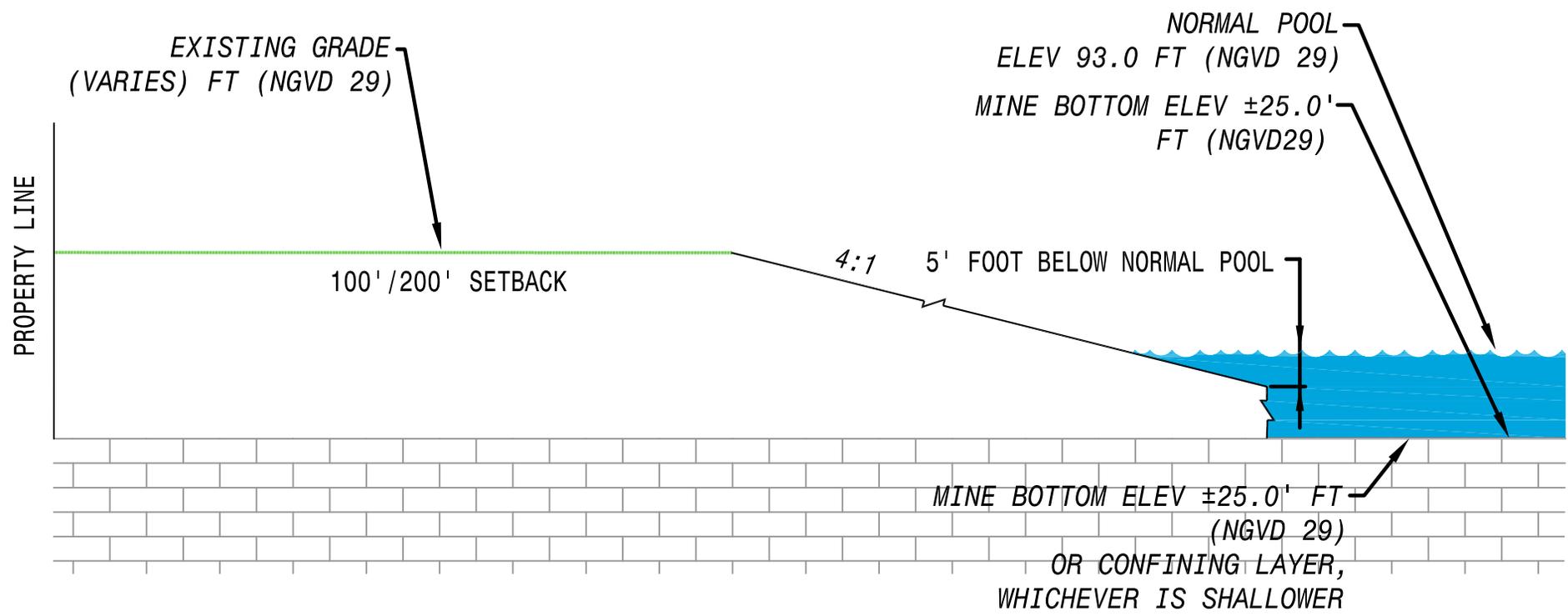
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 www.thecolinasgroup.com

Drawn By:
 J.Lapointe/
 M.Mouncey

Date:
 6/18/2025

**Figure 11 Post Closure Plan
 Mammoth Grove Mine**
 Mammoth Grove Road
 Lake Wales, Polk County, Florida

PH Citrus LLC.
 PO Box 1307
 Mobile AL 36633-1307



RECLAMATION CROSS SECTION (TYP)

**PH CITRUS LLC.
MAMMOTH GROVE MINE
PROJECT NARRATIVE**

PH Citrus LLC. is requesting a Level 3 Conditional Use Permit approval for a proposed non phosphate mining operation (sand mine). The proposed operation is located on either side of State Road 60 approximately 6 miles east of Lake Wales, Florida. More specifically, the site is located in Section 35, Township 29 South, Range 28 East; and, Sections 1, 2, 11, and 12, Township 30 South, Range 28 East, in Polk County, Florida.

The site is currently zoned A/RR and the Future Land Use designation is A/RR and IND.

The Property is predominantly made up of active and inactive citrus groves, and undeveloped lands.

The proposed operation will produce sand primarily used for commercial construction aggregates, concrete, asphalt, clean fill material, FDOT and other critical regional infrastructure projects. The sand will be mined using a hydraulic dredge, which will pump the product to an on-site sand processing plant to be washed, sized and stockpiled for delivery to customers by over the road commercial sand trucks. Of the +/-855 acres on site, +/-649 acres are proposed for excavation within the areas containing the minable resources.

PH Citrus intends to mine approximately 10 to 30 acres per year depending on market conditions.

The mining activities will take place seven days per week, 24 hours per day. Truck operations will take place Monday through Saturday 4:00 am to 5:00 PM.

Ingress and egress from the site will be via Mammoth Grove Road. Mammoth Grove Road is a County road that bisects the eastern and western portions of the project area, north of State Road 60. Mammoth Grove Road intersects with State Road 60, which will allow access to and from various roads and highways for transport of the product to customers throughout the region.

**Operation
Narrative for the
PH Citrus LLC.
Mammoth Grove Mine**

Introduction and Project Description

The proposed operation is located on either side of State Road 60 approximately 6 miles east of Lake Wales, Florida. More specifically, the site is located in Section 35, Township 29 South, Range 28 East; and, Sections 1, 2, 11, and 12, Township 30 South, Range 28 East, in Polk County, Florida.

The site is currently zoned A/RR, and the Future Land Use designation is A/RR and IND.

The Property is predominantly made up of active and inactive citrus groves, and undeveloped lands.

The proposed operation will produce sand primarily used for commercial construction aggregates, concrete, asphalt, clean fill material, FDOT and other critical regional infrastructure projects. The sand will be mined using a hydraulic dredge, which will pump the product to an on-site sand processing plant to be washed, sized and stockpiled for delivery to customers by over the road commercial sand trucks. Of the +/-855 acres on site, +/-649 acres are proposed for excavation within the areas containing the minable resources.

The proposed mining areas consist almost entirely of active and inactive citrus groves. Mining will be carried out via an environmentally friendly methodology known as closed-loop hydraulic dredging, which does not require dewatering and therefore will not result in negative effects to the either on-site avoided, adjacent, or nearby wetland areas. The Environmental Report included herein provides information concerning the proposed project as it relates to natural resources and environmental considerations including supporting environmental and ecological information.

Ingress and egress from the site will be via Mammoth Grove Road, a County Road. The internal entrance road will accommodate all trucks entering the facility. There will be no queueing or stacking of trucks at the entrance for the proposed operation.

Mammoth Grove Road intersects with State Road 60, which will allow access to and from various roads and highways for transport of the product to customers.

The Mammoth Grove Mine will also include a new office, processing plant, internal access road and driveway apron. The proposed Mammoth Grove Mine will not include a "Batch Plant". Batch Plants are generally associated with ready mix concrete plants. No concrete plants, nor asphalt plants are proposed.

Detailed Engineering for the plant and ancillary structures will be provided as part of the subsequent Level 2 review process. Building permits will be obtained from Polk County as necessary for the installation and or construction of the requisite structures. The series of exhibits below show an example of the dredge and processing plant.



Exhibit 1: Example of dredge.

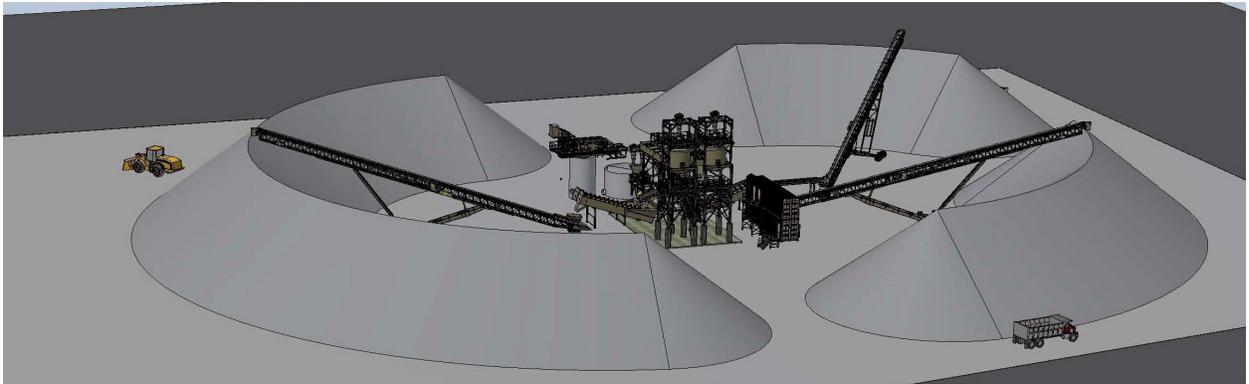


Exhibit 2: Example of processing plant



Exhibit 3: Example of conveyor stacking sand for delivery to customers.

Site Development and Mining Details

The areas to be mined are detailed on the attached Figures. Start-up and development of the initial mining areas will involve removal of any overburden using typical equipment such as bulldozers, front-end loaders, and dump trucks. Both the initial land clearing and site development, including the construction of the entrance road, plant and other ancillary infrastructure will be carried out within the first year following permit issuance.

Initial overburden will be removed using conventional excavation equipment. Once the water table has been reached, other conventional excavation equipment such as draglines and excavators may be brought in to start the sand extraction. Land clearing will commence +/- 6 months in advance of dredging operations to ensure there is access to the sand reserves.

As the depth and size of the lake increases, a hydraulic dredge will be used. The hydraulic dredge will be used for the majority of the sand extraction activities. The total depth of excavation will be no more than +/-25 NGVD 29 or no deeper than the confining layer, whichever is shallower.

The dredge allows for the material to be pumped to the proposed processing plant as sand and water slurry where it can be sorted and graded. The hydraulic dredge can be adjusted to reach differential depths and is the most efficient method of excavating deeper sand deposits. The water and out of specification sand will be returned to the mine lakes.

A portion of the sand tailings may be transported off site as fill material and will be removed as needed to maintain the required volume to support the ongoing operation.

The remaining sand tailings will be incorporated in the reclamation process to reduce the side slopes of the completed excavation areas.

Polk County requires 100 foot and 200 foot setbacks for excavation, as indicated in the attached Figures. As allowed by Polk County, berms will be within the 100 excavation setback, as shown in the attached Figures.

The production schedule anticipates that between 15 and 30 acres will be mined per year, though this number will vary depending on market conditions and demand for sand, which will affect the schedule.

Stormwater

All stormwater from the perimeter berms, mining and eventual reclamation activities will be contained on site and within the proposed mining areas. No offsite discharge is proposed for the operation. Stormwater runoff from the plant site and access road will be directed by way of sheet flow and into the mine lake. Additionally, a berm will surround the mine lakes and overall project area to contain the stormwater and prevent runoff from discharging offsite as shown in the mine plan and cross-section. The berm will be constructed around active mining areas and will continue to be built as mining progresses throughout the property. The berm for Mining Area 1 will be constructed prior to mining operations. Berms for mining areas 2 through 5 will be constructed as mining becomes depleted in the proceeding area and prior to mining. All processed water will be recycled as part of the closed loop system.

Stormwater for Non Phosphate mines is regulated by the Florida Department of Environmental Protection (FDEP) via an Environmental Resource Permit (ERP). No NPDES permit is required for operating sand mining operations that do not include off site discharges. A Stormwater Pollution Prevention Plan (SWP3) is not required for this operation.

Measures to control soil erosion in all phases of the mining operation, including site preparation, will be the following:

- All setbacks will be surveyed and marked in the field prior to construction.
- Sloping and grading of the site will be conducted in a manner that minimizes soil erosion and surface water runoff, and that allows the land surface to be suitable for revegetation.
- Sedimentation controls such as silt fencing/turbidity screens, stable sloping, berms, and revegetation of disturbed areas will be used to control erosion.
- A temporary sediment barrier consisting of silt fence will be installed around the outside limits of any construction/earthmoving/clearing activity and at the outside toe of the perimeter berm, to intercept and detain small amounts of sediment from disturbed areas in order to prevent sediment from leaving the site and to decrease the velocity of sheet flows.

- Fine-graded disturbed areas will be stabilized by sodding with Bahia grass to prevent erosion and damage from sediment and runoff by stabilizing the soil surface, to reduce the production of dust and mud associated with bare soil surfaces, and to stabilize drainage ways where concentrated overland flow will occur.
- Any material track-out at the ingress/egress will be regularly monitored by on-site management, inspections documented, and any material deposited removed by use of a street sweeper, wet broom, or by manually sweeping up any track out material.
- PH Citrus LLC will perform and document weekly inspections of all erosion and sediment control features at the site, including berms and silt fencing. In addition to the periodic inspections, a comprehensive site compliance evaluation will be conducted and documented at least once per year by site management.

Pre- and Post Development Environmental and Hydrologic Conditions

- All stormwater and process water will be directed to the mine areas and lakes. No off site discharge of process or stormwater is proposed for the Mammoth Grove Mine. No point discharges are planned for the operation.
- With regards to the detention, retention, or infiltration of water for protection of water quality, all stormwater and process water will be directed to the mining areas and mine lakes. There will be no detention, retention ponds, or infiltration for groundwater. Water used in the mining process and stormwater will be directed to the open water mine lakes.
- There will be no significant changes to pre- and post-development environmental and hydrologic conditions of the site and adjacent areas.
- Mining will not change the semi-confining unit characteristics, the surficial aquifer water table level, nor the potentiometric level of the Intermediate aquifer. Therefore, mining will not reduce the recharge volume to the Intermediate and Upper Floridan aquifers.
- Because the property is predominately irrigated citrus groves, elimination of the groves will eliminate citrus irrigation. The availability of ground water within the upper Floridan aquifer will therefore increase.
- Since the dredge pond water levels will be maintained at levels similar to the surficial aquifer water table levels, the Mammoth Grove Mine basically maintains the ambient water table conditions. Maintaining the dredge pond elevation at approximately the ambient, natural water table level will preclude off site drawdown effects.
- The mining plan coupled with a highly favorable geologic and hydrologic setting ensures that the proposed of the Mammoth Grove Mine will not adversely affect ground water and surface water, nor cause off-site sedimentation.
- All process water will be recirculated to the dredge pond so that the addition of water from the Intermediate nor the Upper Floridan aquifer as make-up water is not necessary. No wells, other than a small diameter well for potable and maintenance are planned.
- No surface streams will be affected by this operation. All surplus precipitation (less evapotranspiration) becomes internal drainage, and no offsite surface water discharge will occur. The process water is recycled to the settling basin, thence to the dredge pond, and ultimately recharged back into the aquifers. No stormwater will be discharged from the site to off-site areas.

Reclamation:

Reclamation will be completed per FDEP and Polk County Standards and include the following:

- The reclaimed land will be compatible with the land use designated for the area by the Polk County Comprehensive Plan.
- The reclaimed mine site will provide for a drainage pattern similar to the pre-mining drainage of the area as required by Chapter 6, regulating surface water management.
- Reclamation will commence after completion of mining.
- Reclamation will be consistent with the reclamation standards set forth in Chapter 62C 39 F.A.C.
- Reclamation will be initiated no later than one year after the calendar year in which mining operations cease and will be completed no more than three years after mining is completed at the facility.
- All temporary buildings, pipelines, and other man-made structures will be removed with the exception of those that are of sound construction with potential uses that are compatible with the reclamation goals.
- Upon completion of excavation, the reclamation of the excavation area will be by way of sloping the lake shorelines and contouring the upland areas, in some cases using the overburden and/or unmarketable sand, to achieve the required final grades.
- The maximum slope of reclaimed land will be 4:1 to normal water elevation (normal pool), and then 4:1 from normal pool to a water depth of five feet.
- Upland areas disturbed by mining operations will be revegetated and maintained until a vegetative cover is fully established. Disturbed areas will be stabilized by sodding with Bahia grass to prevent erosion and damage from sediment and runoff by stabilizing the soil surface, to reduce the production of dust and mud associated with bare soil surfaces, and to stabilize drainageways where concentrated overland flow will occur.
- The slopes of the reclaimed lakes will be vegetated with native species which will include planting of native wet land vegetation or natural regeneration of wetland plant species.

Planted species will include the following:

Duck potato,
Arrowhead,
Pickerel Weed,
Bulrush
Maidencane,
Alligator flag

- There will be no on-site waste disposal, including any junk, debris, cables or Other structural or chemical items.

PH CITRUS LLC.

**MAMMOTH GROVE MINE
TRAFFIC CIRCULATION PLAN**

Employees and commercial sand trucks will enter and leave the mine property through the AN access point along Mammoth Grove Road. Trucks will enter the existing access road and travel into the mining area, around the processing plant to be loaded and exit back out of the existing access point. All traffic exiting the site will be required to take a right turn on to Mammoth Grove Road and turn right or left on to State Road 60. No traffic will turn left and travel north on Mammoth Grove Road.

Based on the number of estimated trips and their distribution over the course of each workday, impacts to roadways, traffic volumes or patterns are not anticipated. Additionally, a traffic study was conducted and has been provided as part of the application for the Mammoth Grove Mine. The Traffic Impact Analysis, completed by Kimely Horn, was completed to evaluate potential roadway impacts associated with mine-related traffic. Results of this study concluded that the haul truck traffic reflected a de minimis addition to the local roadways, which were well within the published capacities for the associated roadways. As such, there is expected to be no measurable effects to local traffic or the roadways.



TRAFFIC IMPACT ANALYSIS

PH CITRUS LLC., MAMMOTH GROVE MINE

POLK COUNTY, FL

JULY 2025

Prepared for:

THE COLINAS GROUP, INC

Prepared by:

KIMLEY-HORN AND ASSOCIATES, INC.

Kimley»»Horn

TRAFFIC IMPACT ANALYSIS

**PH CITRUS LLC.,
MAMMOTH GROVE MINE**

POLK COUNTY, FL

Prepared for:

THE COLINAS GROUP, INC

Prepared by:

KIMLEY-HORN AND ASSOCIATES, INC.

042964005
©July 2025
Kimley-Horn and Associates, Inc.
1700 SE 17th Street, Suite 200
Ocala, FL 34471

THIS IS TO CERTIFY THAT THE ENCLOSED CALCULATIONS WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION.

AMBER L. GARTNER, P.E.
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 72294
THIS ITEM HAS BEEN DIGITALLY SIGNED
AND SEALED BY AMBER L. GARTNER, P.E.
ON THE DATE INDICATED HERE.
THE SIGNATURE MUST BE VERIFIED ON
ANY ELECTRONIC COPIES.

AMBER L. GARTNER, PE
FLORIDA REGISTRATION #72294
KIMLEY-HORN REGISTRY #35106



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INTRODUCTION

The purpose of this traffic study is to assess the anticipated impacts of new traffic generated from a proposed sand mine. The sand mine is located northwest of SR 60 at Mammoth Grove Road in Polk County, Florida. The driveway is located on the west side of Mammoth Grove Road, north of SR 60.

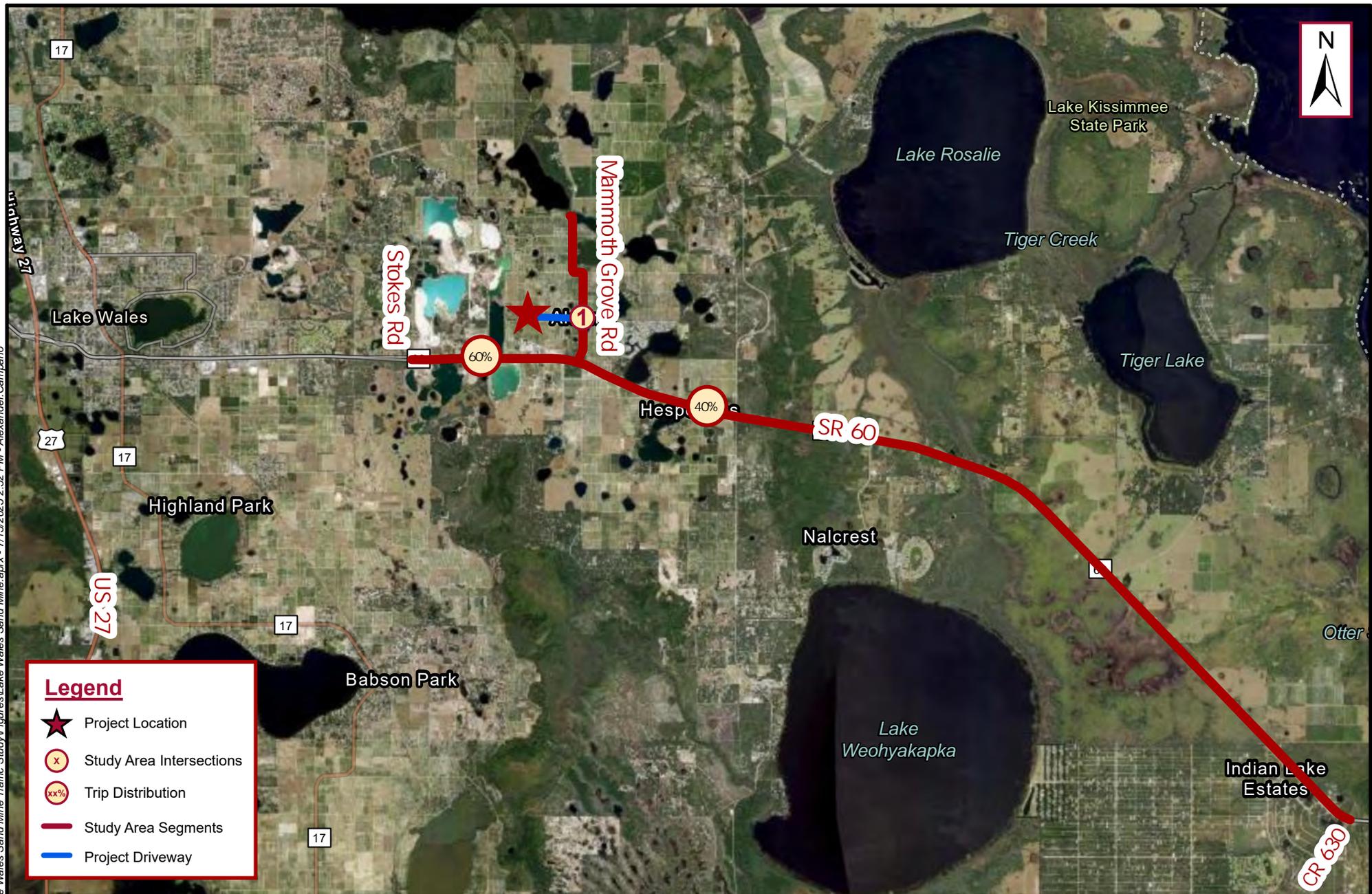
The mine is expected to begin operations in 2026. For the purposes of this Traffic Impact Analysis (TIA), 2026 was assumed as the year the mine will be in full production.

The mining operations are anticipated to generate more than 50 but less than 750 average daily trips at full operation. Based on the Polk County Land Development Code (LDC, Appendix C – Traffic Impact Study Methodology and Procedures), a Minor Traffic Study is required for the site. A minor traffic study requires evaluation of the directly accessed roadway segment and major intersections within the project vicinity.

This traffic study includes evaluation of the proposed site access connection and the adjacent roadway segment of Mammoth Grove Road. This analysis also evaluated the segment of SR 60 adjacent to Mammoth Grove Road to demonstrate the minimal impact of the site operations on the overall transportation network.

The project location, site access, surrounding transportation network, and study area are depicted in **Figure 1**.

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Legend

- Project Location
- Study Area Intersections
- Trip Distribution
- Study Area Segments
- Project Driveway

FIGURE 1: PROJECT LOCATION, STUDY AREA & TRIP DISTRIBUTION

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PH CITRUS LLC., MAMMOTH GROVE MINE
POLK COUNTY, FLORIDA

PROJECT TRAFFIC

TRIP GENERATION

For mining facilities, trip generation estimates are typically based on the number of employees and rate of material extraction, since the Institute of Transportation Engineers (ITE) Trip Generation Manual (11th Edition) does not provide trip generation data for this land use. For this project, data obtained from similar mining facilities currently operating in Central Florida, as well as information provided by the owner of the facility, were used to estimate the project’s trip generation potential.

The proposed mine is estimated to have an initial extraction rate less than the full production of material each year. Mining production is expected to average approximately 1,000,000 tons per year and be extracted at a maximum rate of 2,000,000 tons of material per year. For this analysis, calculations were performed assuming the maximum extraction rate.

There will be six working days per week (Monday through Saturday), resulting in 6,410 tons of material extracted a day at maximum capacity. The hauling trucks have a 24-ton capacity, generating 268 trucks entering and exiting the facility each day (536 daily truck trips). Additionally, an estimated 20 trips per day will result from a maximum of 10 facility employees (8 to 10 employees anticipated; 10 in, 10 out). At maximum operating capacity, the proposed mine site is expected to produce 556 daily trips (536 trucks, 20 passenger vehicles).

The hourly distribution of truck trips was calculated based on an estimated hourly distribution derived from traffic data at three active sand mines located in Central Florida. The average hourly distribution from each site was applied to the daily truck trip generation to estimate the hourly truck traffic entering and exiting the site. The daily truck trips are divided into hourly volumes in **Appendix C**.

During the AM peak hour of adjacent street (one hour from 7 AM to 9 AM), an estimated 38 trucks will enter, and 29 trucks will exit the facility. It was assumed that all 10 employee vehicles will enter during the AM peak hour. During the PM peak hour of adjacent street (one hour from 4 PM to 6 PM), it is estimated that 1 truck will enter, 6 trucks and 10 employees will exit the facility. The site operating at maximum capacity will produce 77 AM peak hour trips and 17 PM peak hour trips. **Table 1** provides a summary of the anticipated site trip generation characteristics.

Table 1: Trip Generation Summary

Land Use	Vehicle Type	Daily Trips	AM Peak Hour of Adjacent Street			PM Peak Hour of Adjacent Street		
			Total	Entering	Exiting	Total	Entering	Exiting
Sand Mine	Trucks	536	67	38	29	7	1	6
	Cars	20	10	10	0	10	0	10
	Total	556	77	48	29	17	1	16

TRAFFIC DISTRIBUTION AND ASSIGNMENT

Project traffic assignment to the study area roadway network was based on information provided by the facility owner and knowledge of the traffic patterns in the region. All trips associated with the new facility will access the site via Mammoth Grove Road at SR 60. The mine will serve areas that generally include the southeast region of Florida (via I-95 and Florida's Turnpike), areas around Tampa Bay, and the east coast.

The distribution of traffic assumed on the adjacent street network includes:

- No trucks to/from the north on Mammoth Grove Road
- 100% of trucks to/from the south on Mammoth Grove Road
- 60% of trucks to / from the west on SR 60
- 40% of trucks to / from the east on SR 60

The distribution of the 20 employee trips was assumed to use the same pattern as the truck distribution.

Figure 1 depicts the approximated project trip distribution assigned to the adjacent roadway network.

VOLUME DEVELOPMENT

A 48-hour tube count was collected on Mammoth Grove Road south of the proposed sand mine driveway on June 25, 2025. The observed tube counts were adjusted to peak season using the 2024 peak season conversion factors (minimum 1.00) published by the Florida Department of Transportation (FDOT). A background growth rate was applied to the existing peak season traffic volumes to generate background traffic volumes. Project traffic was then added to background traffic to generate future buildout traffic volumes. The highest project traffic volumes during the AM (7 AM – 9 AM) and PM (4 PM – 6 PM) peak period of adjacent street traffic were utilized in conjunction with the peak hour volumes (7 – 9 AM, 4 – 6 PM) from the tube counts.

An area wide annual growth rate of 1.61% was calculated using FDOT Traffic Online data in the surrounding area. The calculated growth rate is less than 2.0%; therefore, a minimum 2.0% growth rate was utilized. Details of the growth rate calculations are provided in **Table 2**.

Table 2: Growth Rate Calculations

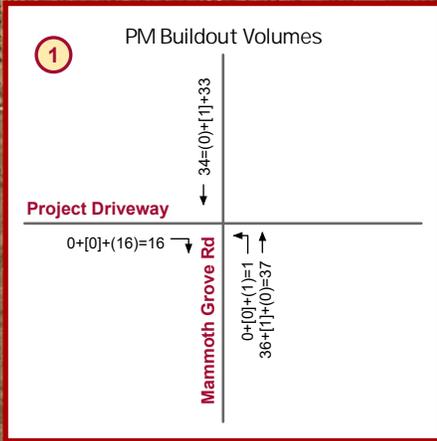
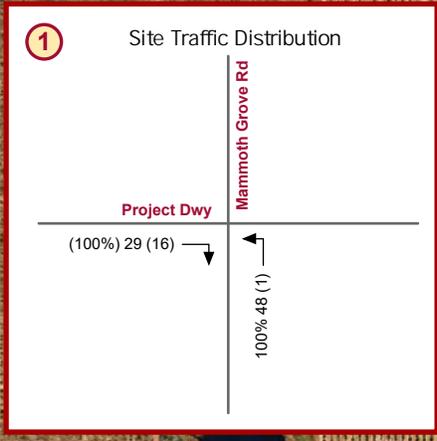
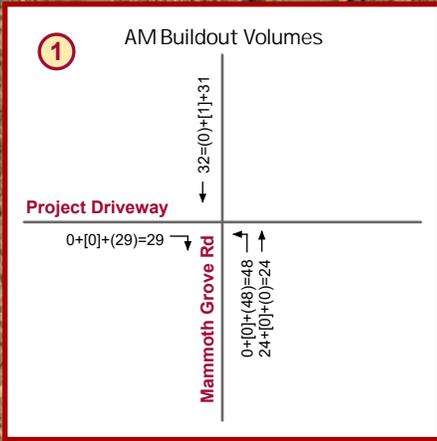
Roadway	SR 60, E of Buck Moore Rd	SR 60, W of Mammoth Grove Rd	SR 60, W of Lake Walk-In-Water Rd
Count Station	160017	165215	160022
2024	24,000	21,500	18,600
2023	24,500	21,000	17,000
2022	23,500	19,900	16,000
2021	22,500	17,500	15,600
2020	24,500	19,600	16,700
2019	25,500	17,900	16,200
Growth Rates	-1.21%	3.73%	2.80%
Weighted Average²:			1.61%
Notes:			
1. AADTs were obtained from FDOT Traffic Online.			
2. The weighted average is the summation of (AADT x Growth Rate) divided by the summation of AADT.			

For the roadway segment analysis, existing PM peak hour traffic volumes were obtained from the Polk County Transportation Planning Organization(TPO) Roadway Network Database. The reported 2024 traffic volumes in the TPO Database were greater than the FDOT Traffic Online (Synopsis Reports 160022, 165216) and the 48-hour tube count collected for Mammoth Grove Road (June 25-June 26, 2025).

The TPO Database publishes 2024 traffic volumes. The future background traffic volumes were calculated by applying an annual growth rate of 2.0% between years 2024 and 2026. Project traffic was added to background traffic to generate future buildout traffic volumes during the PM peak hour.

The 48-hour tube count, FDOT Traffic Online data, and Polk County TPO Roadway Network Database excerpts are provided in **Appendix A** and **Appendix B**. Intersection volume development sheets are provided in **Appendix D**. **Figure 2** illustrates the AM peak hour and PM peak hour opening year traffic volumes with full operations.

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Legend

- Project Location
- Project Driveway
- ← Trip Distribution - In (Out)
- ← Peak Hour Volumes - AM (PM)
- ← Total Buildout = (Net New) + [Background Growth] + Existing

SR 60

Mammoth Grove Rd

1



OPERATIONAL ANALYSIS

This analysis utilized the maximum trip generation potential resulting from maximum site operations, with the existing configuration of the roadway system without modifications.

SEGMENT LEVEL OF SERVICE ANALYSIS

Per the Polk County TIA Guidelines for Minor Traffic Studies, only the directly accessed segment must be evaluated for level of service (LOS). The adjacent roadway segment of Mammoth Grove Road and the nearby roadway segment of SR 60 were included in the study area, as illustrated in **Figure 1**.

The roadway LOS analysis was performed for the PM peak hour, for the existing, background, and buildout scenarios. Characteristics and service volumes for the surrounding transportation network were obtained from the Polk County TPO Roadway Network Database (2025). The Polk County TPO Roadway Network Database is provided in **Appendix B**.

The traffic volumes were compared against the adopted maximum directional service volume for 2026 buildout traffic conditions. The study area roadway segments within the vicinity of the site are projected to operate within the adopted service volume with PM peak hour buildout traffic conditions. Site traffic does not have a significant impact on the surrounding transportation network during the PM peak hour. Additionally, project traffic has a less than 1% de minimis impact on SR 60.

Table 3 details the findings from the roadway segment analysis.

Table 3: PM Peak Hour Roadway Segment Analysis

Roadway From To		ROADWAY ATTRIBUTES ¹				EXISTING PM PEAK HOUR PEAK SEASON (2024)				Applied Growth Rate ³	FUTURE NON-PROJECT PM PEAK HOUR (2026)				Percent Project Traffic Assignment ⁴	PM Peak Hour Project Traffic			FUTURE BUILDOUT PM PEAK HOUR (2026)				
		Segment ID	Adopted LOS	Number of Lanes	Pk. Hr. Dir. Service Volume	Volumes ²		V/C Ratios			Background Growth		V/C Ratios			Project Impact	Volumes		V/C Ratios				
						NB/EB	SB/WB	NB/EB	SB/WB		NB/EB	SB/WB	NB/EB	SB/WB			NB/EB	SB/WB	NB/EB	SB/WB			
SR 60																							
Stokes Rd Mammoth Grove Rd		5910	C	4D	2,210	762	732	0.34	0.33	2.00%	793	762	0.36	0.34	60%	1	10	0.5%	794	772	0.36	0.35	
Mammoth Grove Rd CR 630		5910	C	4D	2,210	762	732	0.34	0.33	2.00%	793	762	0.36	0.34	40%	6	0	0.3%	799	762	0.36	0.34	
Mammoth Grove Rd																							
SR 60 Project Driveway		4117	C	2U	640	41	40	0.06	0.06	2.00%	43	42	0.07	0.07	100%	1	16	2.5%	44	58	0.07	0.09	
Project Driveway Camp Mack Rd		4117	C	2U	640	41	40	0.06	0.06	2.00%	43	42	0.07	0.07	0%	0	0	0.0%	43	42	0.07	0.07	

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Notes:

- Roadway attributes were obtained from the Polk County TPO 2025 Roadway Network Database.
- Existing volumes were derived from the 2025 Polk County TPO Roadway Network Database. The TPO Database volumes were greater than the 6/25/2025 - 6/26/2025 Mammoth Grove Road tube count and FDOT Traffic Online.
- The calculated average growth rate from the areawide growth rate calculations were used for the segment analysis (min 2%).
- Project assignment was estimated based on site specific information provided by the applicant.

SITE ACCESS ANALYSIS

An operational analysis was performed using Highway Capacity Manual (HCM 7) procedures, which are included in the Synchro (v12) analysis program. The project driveway at Mammoth Grove Road was evaluated for the AM peak hour and PM peak hour.

The project driveway is shown to operate with acceptable LOS and volume-to-capacity (V/C) ratios less than 1.0. The project driveway is projected to have acceptable traffic operations with opening year traffic conditions, with maximum site production. The site driveway is anticipated to operate at LOS A, which is below the segment level of service standard as required by Polk County standards (Polk County Land LDC, Appendix C, Section I3 – Level of Service Standards).

Table 4 details the intersection LOS results for future buildout traffic conditions. The Synchro output is provided in **Appendix E**.

Table 4: Intersection Operational Analysis Summary

Intersection	AM Peak Hour			PM Peak Hour		
	LOS	Delay(s)	V/C Ratio	LOS	Delay(s)	V/C Ratio
Mammoth Grove Road at Project Driveway Buildout Conditions	A	9.6	0.04	A	8.9	0.02

Notes:
1. MOE's at two-way stop controlled intersections are reported for the stop-controlled approaches only.

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TURN LANE ANALYSIS

The proposed driveway on Mammoth Grove Road was evaluated to assess the need for an ingress northbound left turn lane. The methodologies of the National Cooperative Highway Research Programs (NCHRP) Report 457 were utilized. The NCHRP methodology evaluates the posted speed, approaching volume, opposing volume, and turning volume to determine whether exclusive left-turn lanes are warranted on the major street of a minor street stop-controlled intersection.

Based on the findings from the analysis, a northbound ingress left turn lane is not warranted on Mammoth Grove Road at the proposed driveway. The NCHRP worksheets are provided in **Appendix F**.

CONCLUSION

Site traffic from the proposed mine is not anticipated to significantly impact the surrounding transportation network. Based on the results of this Minor Traffic Study, the existing roadway configuration is sufficient to support project traffic conditions at maximum operating capacity.

The study area roadway segments are projected to operate within the adopted LOS standard and have available capacity after the opening of the mine site. Site traffic from the mining operations does not have a significant impact on the surrounding transportation network. Project traffic has a less than 1% de minimis impact on the adjacent roadway segments of SR 60. The adjacent roadway segment of Mammoth Grove Road is projected to operate at less than 10% of the adopted service volume, with buildout PM peak hour traffic volumes considering maximum mine operations.

The site driveway is shown to have minimal delay and an acceptable LOS. Exclusive turn lanes are not warranted on Mammoth Grove Road at the project driveway.

This analysis has been performed considering the maximum potential traffic impacts from the mining operations. At maximum operating capacity, the site traffic will not have a significant impact on the transportation network.

APPENDICES

**APPENDIX A:
Traffic Data**

2024 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
 CATEGORY: 1600 POLK COUNTYWIDE

MOCF: 0.96

WEEK	DATES	SF	PSCF
1	01/01/2024 - 01/06/2024	0.99	1.03
2	01/07/2024 - 01/13/2024	1.01	1.05
3	01/14/2024 - 01/20/2024	1.04	1.08
4	01/21/2024 - 01/27/2024	1.02	1.06
5	01/28/2024 - 02/03/2024	1.00	1.04
6	02/04/2024 - 02/10/2024	0.99	1.03
* 7	02/11/2024 - 02/17/2024	0.97	1.01
* 8	02/18/2024 - 02/24/2024	0.96	1.00
* 9	02/25/2024 - 03/02/2024	0.96	1.00
*10	03/03/2024 - 03/09/2024	0.95	0.99
*11	03/10/2024 - 03/16/2024	0.94	0.98
*12	03/17/2024 - 03/23/2024	0.95	0.99
*13	03/24/2024 - 03/30/2024	0.95	0.99
*14	03/31/2024 - 04/06/2024	0.96	1.00
*15	04/07/2024 - 04/13/2024	0.96	1.00
*16	04/14/2024 - 04/20/2024	0.97	1.01
*17	04/21/2024 - 04/27/2024	0.98	1.02
*18	04/28/2024 - 05/04/2024	0.98	1.02
*19	05/05/2024 - 05/11/2024	0.99	1.03
20	05/12/2024 - 05/18/2024	1.00	1.04
21	05/19/2024 - 05/25/2024	1.01	1.05
22	05/26/2024 - 06/01/2024	1.01	1.05
23	06/02/2024 - 06/08/2024	1.02	1.06
24	06/09/2024 - 06/15/2024	1.03	1.07
25	06/16/2024 - 06/22/2024	1.03	1.07
26	06/23/2024 - 06/29/2024	1.04	1.08
27	06/30/2024 - 07/06/2024	1.04	1.08
28	07/07/2024 - 07/13/2024	1.05	1.09
29	07/14/2024 - 07/20/2024	1.05	1.09
30	07/21/2024 - 07/27/2024	1.05	1.09
31	07/28/2024 - 08/03/2024	1.04	1.08
32	08/04/2024 - 08/10/2024	1.04	1.08
33	08/11/2024 - 08/17/2024	1.03	1.07
34	08/18/2024 - 08/24/2024	1.03	1.07
35	08/25/2024 - 08/31/2024	1.04	1.08
36	09/01/2024 - 09/07/2024	1.04	1.08
37	09/08/2024 - 09/14/2024	1.04	1.08
38	09/15/2024 - 09/21/2024	1.04	1.08
39	09/22/2024 - 09/28/2024	1.03	1.07
40	09/29/2024 - 10/05/2024	1.03	1.07
41	10/06/2024 - 10/12/2024	1.02	1.06
42	10/13/2024 - 10/19/2024	1.01	1.05
43	10/20/2024 - 10/26/2024	1.00	1.04
44	10/27/2024 - 11/02/2024	0.99	1.03
45	11/03/2024 - 11/09/2024	0.99	1.03
46	11/10/2024 - 11/16/2024	0.98	1.02
47	11/17/2024 - 11/23/2024	0.98	1.02
48	11/24/2024 - 11/30/2024	0.98	1.02
49	12/01/2024 - 12/07/2024	0.99	1.03
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51	12/15/2024 - 12/21/2024	0.99	1.03
52	12/22/2024 - 12/28/2024	1.01	1.05
53	12/29/2024 - 12/31/2024	1.04	1.08

* PEAK SEASON

04-MAR-2025 16:32:51

830UPD

1_1600_PKSEASON.TXT

VOLUME

Alcoma Rd N/O SR 60/Hesperides Rd (27.896488, -81.481867)

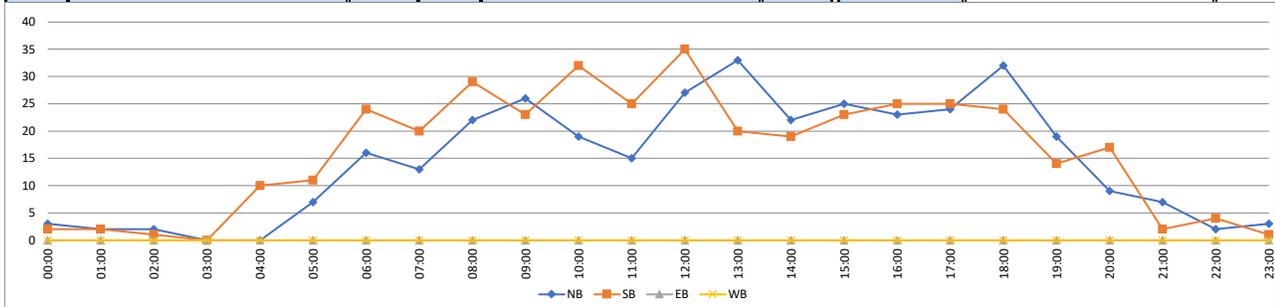
Day: Wednesday
Date: 6/25/2025

City: Lake Wales
Project #: FL25_130231_001

DAILY TOTALS	NB	SB	EB	WB	Total	DAILY TOTALS
	351	388	0	0	739	

15-Minutes Interval						Hourly Intervals					
TIME	NB	SB	EB	WB	TOTAL	TIME	NB	SB	EB	WB	TOTAL
0:00	2	0			2	12:00	7	8			15
0:15	0	1			1	12:15	13	7			20
0:30	1	1			2	12:30	4	15			19
0:45	0	0			0	12:45	3	5			8
1:00	1	1			2	13:00	5	7			12
1:15	0	0			0	13:15	12	2			14
1:30	0	1			1	13:30	11	5			16
1:45	1	0			1	13:45	5	6			11
2:00	1	1			2	14:00	5	10			15
2:15	0	0			0	14:15	8	3			11
2:30	1	0			1	14:30	6	4			10
2:45	0	0			0	14:45	3	2			5
3:00	0	0			0	15:00	7	3			10
3:15	0	0			0	15:15	4	4			8
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3:45	0	0			0	15:45	8	7			15
4:00	0	1			1	16:00	4	6			10
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4:30	0	4			4	16:30	7	5			12
4:45	0	5			5	16:45	4	6			10
5:00	1	2			3	17:00	10	3			13
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6:00	4	6			10	18:00	11	7			18
6:15	0	5			5	18:15	10	9			19
6:30	6	7			13	18:30	5	4			9
6:45	6	6			12	18:45	6	4			10
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11:00	3	8			11	23:00	0	1			1
11:15	2	10			12	23:15	1	0			1
11:30	3	2			5	23:30	1	0			1
11:45	7	5			12	23:45	1	0			1
TOTALS	125	179	0	0	304	TOTALS	226	209	0	0	435
SPLIT %	41%	59%	0%	0%	41%	SPLIT %	52%	48%	0%	0%	59%

STATISTICS					
	NB	SB	EB	WB	TOTAL
Peak Period	00:00 to 12:00				
Volume	125		179		304
Peak Hour	9:00	9:30			9:30
Peak Volume	26	33			56
Peak Hour Factor	0.722	0.688			0.667
Peak Period	12:00 to 00:00				
Volume	226		209		435
Peak Hour	13:00	12:00			12:00
Peak Volume	33	35			62
Peak Hour Factor	0.688	0.583			0.775
Peak Period	07:00 to 09:00				
Volume	35		49		84
Peak Hour	7:45	8:00			8:00
Peak Volume	23	29			51
Peak Hour Factor	0.821	0.806			0.850
Peak Period	16:00 to 18:00				
Volume	47		50		97
Peak Hour	16:15	16:00			16:15
Peak Volume	29	25			51
Peak Hour Factor	0.725	0.781			0.797



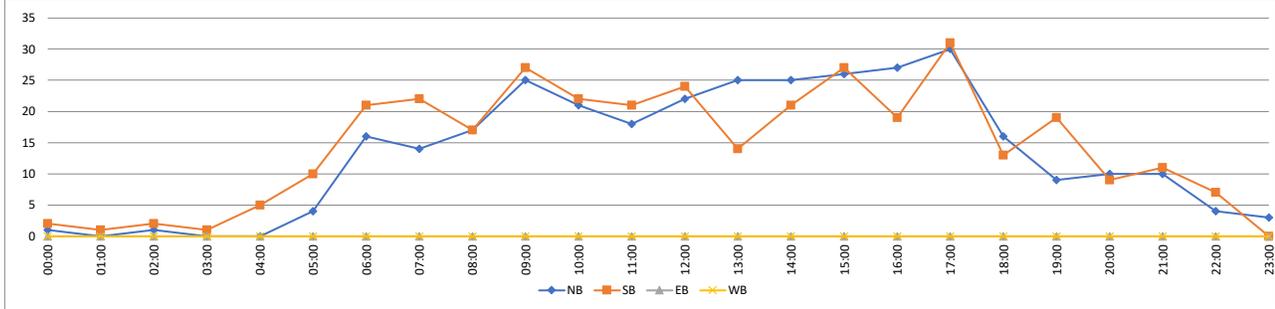
VOLUME

Alcoma Rd N/O SR 60/Hesperides Rd (27.896488, -81.481867)

Day: Thursday
Date: 6/26/2025

City: Lake Wales
Project #: FL25_130231_001

DAILY TOTALS						NB	SB	EB	WB	Total	DAILY TOTALS						
						324	346	0	0	670							
15-Minutes Interval											Hourly Intervals						
TIME	NB	SB	EB	WB	TOTAL	TIME	NB	SB	EB	WB	TOTAL	TIME	NB	SB	EB	WB	TOTAL
0:00	0	0			0	12:00	4	12			16	00:00	01:00	1	2		3
0:15	0	0			0	12:15	10	6			16	01:00	02:00	0	1		1
0:30	0	2			2	12:30	6	4			10	02:00	03:00	1	2		3
0:45	1	0			1	12:45	2	2			4	03:00	04:00	0	1		1
1:00	0	0			0	13:00	4	7			11	04:00	05:00	0	5		5
1:15	0	1			1	13:15	9	3			12	05:00	06:00	4	10		14
1:30	0	0			0	13:30	10	2			12	06:00	07:00	16	21		37
1:45	0	0			0	13:45	2	2			4	07:00	08:00	14	22		36
2:00	0	0			0	14:00	7	5			12	08:00	09:00	17	17		34
2:15	0	1			1	14:15	6	7			13	09:00	10:00	25	27		52
2:30	1	1			2	14:30	2	4			6	10:00	11:00	21	22		43
2:45	0	0			0	14:45	10	5			15	11:00	12:00	18	21		39
3:00	0	0			0	15:00	3	5			8	12:00	13:00	22	24		46
3:15	0	0			0	15:15	8	6			14	13:00	14:00	25	14		39
3:30	0	1			1	15:30	8	9			17	14:00	15:00	25	21		46
3:45	0	0			0	15:45	7	7			14	15:00	16:00	26	27		53
4:00	0	0			0	16:00	6	7			13	16:00	17:00	27	19		46
4:15	0	1			1	16:15	5	3			8	17:00	18:00	30	31		61
4:30	0	1			1	16:30	7	4			11	18:00	19:00	16	13		29
4:45	0	3			3	16:45	9	5			14	19:00	20:00	9	19		28
5:00	1	1			2	17:00	7	10			17	20:00	21:00	10	9		19
5:15	1	5			6	17:15	9	7			16	21:00	22:00	10	11		21
5:30	1	2			3	17:30	8	9			17	22:00	23:00	4	7		11
5:45	1	2			3	17:45	6	5			11	23:00	00:00	3	0		3
6:00	1	4			5	18:00	7	6			13	STATISTICS					
6:15	2	6			8	18:15	2	1			3						
6:30	5	3			8	18:30	3	2			5	Peak Period	00:00	to	12:00		
6:45	8	8			16	18:45	4	4			8	Volume	117	151		268	
7:00	4	5			9	19:00	1	3			4	Peak Hour	8:45	9:00		9:00	
7:15	4	5			9	19:15	2	6			8	Peak Volume	27	27		52	
7:30	3	5			8	19:30	2	4			6	Peak Hour Factor	0.750	0.964		0.867	
7:45	3	7			10	19:45	4	6			10	Peak Period	12:00	to	00:00		
8:00	4	2			6	20:00	2	3			5	Volume	207	195		402	
8:15	2	7			9	20:15	4	2			6	Peak Hour	16:45	16:45		16:45	
8:30	4	4			8	20:30	4	1			5	Peak Volume	33	31		64	
8:45	7	4			11	20:45	0	3			3	Peak Hour Factor	0.917	0.775		0.941	
9:00	9	6			15	21:00	4	3			7	Peak Period	07:00	to	09:00		
9:15	3	7			10	21:15	3	3			6	Volume	31	39		70	
9:30	8	7			15	21:30	2	4			6	Peak Hour	8:00	7:00		7:00	
9:45	5	7			12	21:45	1	1			2	Peak Volume	17	22		36	
10:00	3	6			9	22:00	1	4			5	Peak Hour Factor	0.607	0.786		0.900	
10:15	7	5			12	22:15	1	3			4	Peak Period	16:00	to	18:00		
10:30	5	7			12	22:30	1	0			1	Volume	57	50		107	
10:45	6	4			10	22:45	1	0			1	Peak Hour	16:45	16:45		16:45	
11:00	4	9			13	23:00	0	0			0	Peak Volume	33	31		64	
11:15	3	6			9	23:15	1	0			1	Peak Hour Factor	0.917	0.775		0.941	
11:30	4	4			8	23:30	1	0			1						
11:45	7	2			9	23:45	1	0			1						
TOTALS	117	151	0	0	268	TOTALS	207	195	0	0	402						
SPLIT %	44%	56%	0%	0%	40%	SPLIT %	51%	49%	0%	0%	60%						



COUNTY: 16
 STATION: 0022
 DESCRIPTION: SR 60 WEST OF LAKE WALK-IN-WATER ROAD, LK WALES
 START DATE: 04/04/2024
 START TIME: 0000

TIME	DIRECTION: E					DIRECTION: W					COMBINED TOTAL
	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	
0000	24	15	15	24	78	16	13	17	12	58	136
0100	14	16	20	13	63	14	11	13	16	54	117
0200	17	14	17	27	75	22	12	9	16	59	134
0300	22	21	23	22	88	20	14	17	16	67	155
0400	23	28	46	44	141	21	27	28	32	108	249
0500	40	56	83	66	245	51	49	56	69	225	470
0600	72	82	77	101	332	88	100	125	135	448	780
0700	91	95	109	126	421	121	161	138	133	553	974
0800	115	147	129	143	534	143	133	129	124	529	1063
0900	150	151	128	162	591	132	123	141	134	530	1121
1000	160	156	145	155	616	133	155	126	132	546	1162
1100	163	164	159	185	671	145	140	196	143	624	1295
1200	160	123	163	192	638	161	132	153	178	624	1262
1300	151	161	163	182	657	185	135	164	179	663	1320
1400	151	160	152	168	631	157	170	136	181	644	1275
1500	162	162	173	153	650	158	198	181	171	708	1358
1600	173	169	191	182	715	165	177	228	169	739	1454
1700	167	161	188	152	668	190	168	167	175	700	1368
1800	142	142	172	117	573	151	132	136	101	520	1093
1900	120	131	110	85	446	121	93	90	94	398	844
2000	101	124	94	74	393	86	79	66	69	300	693
2100	67	69	61	56	253	58	72	76	36	242	495
2200	51	44	47	40	182	41	37	41	50	169	351
2300	28	46	34	31	139	37	25	18	27	107	246

24-HOUR TOTALS: 9800 9615 19415

	DIRECTION: E		DIRECTION: W		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	830	573	715	575	845	1092
P.M.	1600	715	1615	764	1615	1473
DAILY	1600	715	1615	764	1615	1473

TRUCK PERCENTAGE 23.14 21.27 22.21

CLASSIFICATION SUMMARY DATABASE

DIR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTTRK	TOTVOL
E	29	5210	2293	28	416	105	8	390	1196	78	22	19	6	0	0	2268	9800
W	31	5223	2316	20	414	134	7	360	1056	21	16	14	3	0	0	2045	9615

GENERATED BY SPS 5.0.0.61

COUNTY: 16
 STATION: 5216
 DESCRIPTION: SR 60, EAST OF LAKE WALK-IN-WATER ROAD
 START DATE: 04/23/2024
 START TIME: 0000

TIME	DIRECTION: E					DIRECTION: W					COMBINED TOTAL	
	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL		
0000	9	17	12	17	55	16	16	18	8	58	113	
0100	20	18	10	7	55	15	7	14	10	46	101	
0200	16	21	13	16	66	7	15	7	9	38	104	
0300	14	25	25	16	80	14	15	16	7	52	132	
0400	17	37	49	30	133	15	24	21	17	77	210	
0500	57	61	84	76	278	38	45	43	40	166	444	
0600	72	80	83	74	309	53	64	83	88	288	597	
0700	86	74	103	93	356	83	92	101	84	360	716	
0800	106	109	121	117	453	95	90	113	103	401	854	
0900	117	122	114	118	471	105	105	106	106	422	893	
1000	125	118	103	134	480	124	109	110	99	442	922	
1100	118	126	131	104	479	132	110	156	126	524	1003	
1200	129	95	111	132	467	91	125	124	116	456	923	
1300	104	120	124	143	491	111	138	133	116	498	989	
1400	101	94	102	102	399	124	126	110	120	480	879	
1500	116	106	120	127	469	100	128	109	123	460	929	
1600	101	104	111	111	427	121	131	124	140	516	943	
1700	105	82	105	107	399	119	121	136	91	467	866	
1800	89	75	98	78	340	99	104	100	65	368	708	
1900	85	77	68	54	284	60	71	66	62	259	543	
2000	64	46	38	48	196	52	52	53	42	199	395	
2100	52	30	28	34	144	44	26	33	30	133	277	
2200	37	26	33	22	118	30	20	28	29	107	225	
2300	30	23	17	11	81	22	17	24	19	82	163	
24-HOUR TOTALS:					7030						6899	13929

	DIRECTION: E		DIRECTION: W		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	830	477	830	426	830	903
P.M.	1300	491	1600	516	1315	999
DAILY	1045	509	1100	524	1045	1006

TRUCK PERCENTAGE 27.41 27.70 27.55

CLASSIFICATION SUMMARY DATABASE																	
DIR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTTRK	TOTVOL
E	23	3612	1468	15	317	72	11	270	1128	73	18	17	6	0	0	1927	7030
W	14	3490	1484	21	341	86	5	310	1081	30	17	17	3	0	0	1911	6899

GENERATED BY SPS 5.0.0.61

FLORIDA DEPARTMENT OF TRANSPORTATION
 TRANSPORTATION STATISTICS OFFICE
 2024 HISTORICAL AADT REPORT

COUNTY: 16 - POLK

SITE: 0017 - SR 60, E OF BUCK MOORE RD/CR 17B N LAKE WALES

YEAR	AADT		DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2024	24000	C	E 12500	W 11500	9.00	56.00	20.60
2023	24500	S	E 12000	W 12500	9.00	55.00	21.10
2022	23500	F	E 11500	W 12000	9.00	55.20	21.10
2021	22500	C	E 11000	W 11500	9.00	55.30	21.10
2020	24500	C	E 12500	W 12000	9.00	53.40	18.10
2019	25500	C	E 13000	W 12500	9.00	56.00	16.80
2018	24500	C	E 12500	W 12000	9.00	54.50	16.70
2017	25000	C	E 13000	W 12000	9.00	54.50	16.80
2016	23000	C	E 12000	W 11000	9.00	53.30	15.80
2015	24500	C	E 12500	W 12000	9.00	55.70	15.20
2014	21500	F	E 11000	W 10500	9.00	55.60	16.10
2013	21500	C	E 11000	W 10500	9.00	55.90	16.10
2012	22500	C	E 11500	W 11000	9.00	55.80	16.40
2011	19700	F	E 9900	W 9800	9.00	55.70	20.00
2010	19900	C	E 10000	W 9900	9.55	56.07	20.00
2009	21000	C	E 10500	W 10500	9.36	56.35	17.60

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
 S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
 V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
 *K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
 TRANSPORTATION STATISTICS OFFICE
 2024 HISTORICAL AADT REPORT

COUNTY: 16 - POLK

SITE: 5215 - SR 60, WEST OF MAMMOTH GROVE ROAD

YEAR	AADT		DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2024	21500	F	E 10000	W 11500	9.50	56.00	21.10
2023	21000	C	E 10000	W 11000	9.50	55.00	21.10
2022	19900	C	E 9900	W 10000	9.50	55.20	22.50
2021	17500	C	E 8700	W 8800	9.50	55.30	21.90
2020	19600	C	E 10000	W 9600	9.50	53.40	17.40
2019	17900	F	E 9000	W 8900	9.50	56.00	19.80
2018	17300	C	E 8700	W 8600	9.50	54.50	19.80
2017	18300	C	E 9200	W 9100	9.50	54.50	20.40
2016	16300	C	E 8300	W 8000	9.50	53.30	20.80
2015	16700	C	E 8400	W 8300	9.50	55.70	17.80
2014	16200	F	E 8100	W 8100	9.50	55.60	19.50
2013	16000	C	E 8000	W 8000	9.50	55.90	19.50
2012	13500	C	E 6700	W 6800	9.50	55.80	22.00
2011	13600	F	E 6900	W 6700	9.50	55.70	23.00
2010	13600	C	E 6900	W 6700	9.55	56.07	23.00
2009	13700	C	E 6800	W 6900	9.36	56.35	20.60

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
 S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
 V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
 *K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
 TRANSPORTATION STATISTICS OFFICE
 2024 HISTORICAL AADT REPORT

COUNTY: 16 - POLK

SITE: 0022 - SR 60 WEST OF LAKE WALK-IN-WATER ROAD, LK WALES

YEAR	AADT		DIRECTION 1		DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2024	18600	C	E 9400		W 9200	9.50	56.00	22.20
2023	17000	S	E 8500		W 8500	9.50	55.00	24.90
2022	16000	F	E 8000		W 8000	9.50	55.20	24.90
2021	15600	C	E 7800		W 7800	9.50	55.30	24.90
2020	16700	C	E 8400		W 8300	9.50	53.40	22.00
2019	16200	C	E 8100		W 8100	9.50	56.00	22.50
2018	14700	C	E 7300		W 7400	9.50	54.50	21.90
2017	15900	C	E 8100		W 7800	9.50	54.50	23.00
2016	14100	C	E 7200		W 6900	9.50	53.30	23.30
2015	14300	C	E 7300		W 7000	9.50	55.70	21.40
2014	12900	S	E 6500		W 6400	9.50	55.60	22.70
2013	12700	F	E 6400		W 6300	9.50	55.90	22.70
2012	12700	C	E 6400		W 6300	9.50	55.80	22.70
2011	12200	S	E 6100		W 6100	9.50	55.70	22.70
2010	12200	F	E 6100		W 6100	9.55	56.07	22.70
2009	12400	C	E 6200		W 6200	9.36	56.35	22.70

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
 S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
 V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
 *K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

**APPENDIX B:
Polk County TPO Roadway Network Database
Excerpts**

Link	Road Segment	From	To	Roadway Characteristics				Estimated Traffic Characteristics				Peak Hour / Peak Season						Historical		Multimodal Factors						
				Laneage	Capacity	Segment	Functional	2024	AADT	100th Highest Hour		Two-Hour	Level	Direc-	LOS Standard		Volume to	Volume-to-	Projected	Crash Data		Transit	Sidewalk		Bicycle Facility	
										Factor	K-				Average	of				Capacity	Multi-		High-	Capacity	Capacity Ratio	LOS in
				Lane Type	Group	Length	Classification	Annual Avg.	Growth	D-	K-	Volume	Service	Capacity	Modal	Way	Capacity	in Five Years	Five years	2019 - 2023	Crash Rate	Presence	Presence	Coverage	Presence	Coverage
4117E	MAMMOTH GROVE RD	SR 60	CAMP MACK RD	2U	N02	2.1	RURAL LOCAL	900	2.0	0.490	0.0900	40	C	640	OTHER	C	0.06	0.07	C	7	2,032	NO	NONE	0.00	NONE	0.00
4117W	MAMMOTH GROVE RD	SR 60	CAMP MACK RD	2U	N02	2.1	RURAL LOCAL	900	2.0	0.510	0.0900	41	C	640	OTHER	C	0.06	0.07	C	7	2,032	NO	NONE	0.00	NONE	0.00
4118E	MAMMOTH GROVE RD/CAMP MACK RD	CR 17A (MASTERPIECE GARDENS ROAD)	KISSIMMEE RIVER	2U	A02	12.2	URBAN LOCAL	2,900	2.0	0.490	0.0900	128	B	890	OTHER	C	0.14	0.16	B	41	0,636	NO	NONE	0.00	NONE	0.00
4118W	MAMMOTH GROVE RD/CAMP MACK RD	CR 17A (MASTERPIECE GARDENS ROAD)	KISSIMMEE RIVER	2U	A02	12.2	URBAN LOCAL	2,900	2.0	0.510	0.0900	133	B	890	OTHER	C	0.15	0.16	B	41	0,636	NO	NONE	0.00	NONE	0.00
4111E	MARCUM RD/SOCRUM LOOP RD N	OLD POLK CITY RD	US 98	4U	L02	1.7	URBAN MAJOR COLLECTOR	20,500	2.0	0.490	0.0900	904	C	1,710	TRANSITIONING	D	0.53	0.58	C	98	1,583	NO	FULL	1.83	FULL	2.00
4111W	MARCUM RD/SOCRUM LOOP RD N	OLD POLK CITY RD	US 98	4U	L02	1.7	URBAN MAJOR COLLECTOR	20,500	2.0	0.510	0.0900	941	C	1,710	TRANSITIONING	D	0.55	0.61	C	98	1,583	NO	FULL	1.83	FULL	2.00
8101N	MARIGOLD AVENUE	PALMETTO STREET	CR 580 (CYPRESS PARKWAY)	4D	B02	2.2	URBAN MAJOR COLLECTOR	25,000	2.0	0.490	0.0900	1,103	C	2,000	TRANSITIONING	D	0.55	0.61	C	296	2,893	YES	PARTIAL	0.63	PARTIAL	0.40
8101S	MARIGOLD AVENUE	PALMETTO STREET	CR 580 (CYPRESS PARKWAY)	4D	B02	2.2	URBAN MAJOR COLLECTOR	25,000	2.0	0.510	0.0900	1,148	C	2,000	TRANSITIONING	D	0.57	0.63	C	296	2,893	YES	PARTIAL	0.63	PARTIAL	0.40
8431N	MARIGOLD AVENUE	POINCIANA PARKWAY	PALMETTO STREET	2U	B02	2.3	URBAN MAJOR COLLECTOR	20,800	2.0	0.490	0.0900	917	F	880	TSDA	D	1.04	1.15	F	148	1,733	NO	PARTIAL	0.24	NONE	0.00
8431S	MARIGOLD AVENUE	POINCIANA PARKWAY	PALMETTO STREET	2U	B02	2.3	URBAN MAJOR COLLECTOR	20,800	2.0	0.510	0.0900	955	F	880	TSDA	D	1.08	1.19	F	148	1,733	NO	PARTIAL	0.24	NONE	0.00
8029N	MASSACHUSETTS AVENUE	LAKE MORTON DRIVE	MAIN STREET E	4U	L02	0.3	URBAN MAJOR COLLECTOR	3,600	2.0	0.490	0.0750	126	C	1,710	TCCO	E	0.07	0.08	C	25	12,871	YES	FULL	1.76	NONE	0.00
8029S	MASSACHUSETTS AVENUE	LAKE MORTON DRIVE	MAIN STREET E	4U	L02	0.3	URBAN MAJOR COLLECTOR	3,600	2.0	0.510	0.0750	131	C	1,710	TCCO	E	0.08	0.08	C	25	12,871	YES	FULL	1.76	NONE	0.00
8030E	MCDONALD STREET	INGRAHAM AVENUE S	SR 37 (FLORIDA AVENUE S)	2U	L02	0.8	URBAN MAJOR COLLECTOR	4,800	2.0	0.490	0.0750	168	C	790	TCCO	E	0.21	0.23	C	29	4,395	YES	FULL	1.80	NONE	0.00
8030W	MCDONALD STREET	INGRAHAM AVENUE S	SR 37 (FLORIDA AVENUE S)	2U	L02	0.8	URBAN MAJOR COLLECTOR	4,800	2.0	0.510	0.0750	174	C	790	TCCO	E	0.22	0.24	C	29	4,395	YES	FULL	1.80	NONE	0.00
4112N	MCKEAN ST	BRIDGERS AVE W	SR 655 (RECKER HIGHWAY)	2U	L02	0.8	URBAN LOCAL	2,100	2.0	0.490	0.0750	73	C	790	TCCO	E	0.09	0.10	C	10	3,404	NO	PARTIAL	0.37	NONE	0.00
4112S	MCKEAN ST	BRIDGERS AVE W	SR 655 (RECKER HIGHWAY)	2U	L02	0.8	URBAN LOCAL	2,100	2.0	0.510	0.0750	76	C	790	TCCO	E	0.10	0.11	C	10	3,404	NO	PARTIAL	0.37	NONE	0.00
4114E	McNICHOLS AVE/KEYSTONE RD	LAKE ARIANA BLVD	LAKE ALFRED RD	2U	L02	1.2	URBAN MINOR COLLECTOR	1,000	2.0	0.490	0.0900	44	C	790	TRANSITIONING	D	0.06	0.06	C	5	2,268	NO	PARTIAL	0.27	NONE	0.00
4114W	McNICHOLS AVE/KEYSTONE RD	LAKE ARIANA BLVD	LAKE ALFRED RD	2U	L02	1.2	URBAN MINOR COLLECTOR	1,000	2.0	0.510	0.0900	46	C	790	TRANSITIONING	D	0.06	0.06	C	5	2,268	NO	PARTIAL	0.27	NONE	0.00
8105E	MEDULLA ROAD	PIPKIN ROAD W	PIPKIN ROAD W	2U	L02	2.2	URBAN MAJOR COLLECTOR	1,900	2.0	0.490	0.0900	84	C	790	TRANSITIONING	D	0.11	0.12	C	44	5,876	YES	PARTIAL	0.10	PARTIAL	0.01
8105W	MEDULLA ROAD	PIPKIN ROAD W	PIPKIN ROAD W	2U	L02	2.2	URBAN MAJOR COLLECTOR	1,900	2.0	0.510	0.0900	87	C	790	TRANSITIONING	D	0.11	0.12	C	44	5,876	YES	PARTIAL	0.10	PARTIAL	0.01
4116E	MINEOLA DR	FISH HATCHERY RD	SR 659 (COMBEE ROAD N)	2U	L02	0.8	URBAN LOCAL	900	2.0	0.490	0.0900	40	C	790	TSDA	D	0.05	0.06	C	2	1,607	NO	NONE	0.00	NONE	0.00
4116W	MINEOLA DR	FISH HATCHERY RD	SR 659 (COMBEE ROAD N)	2U	L02	0.8	URBAN LOCAL	900	2.0	0.510	0.0900	41	C	790	TSDA	D	0.05	0.06	C	2	1,607	NO	NONE	0.00	NONE	0.00
8031N	MISSOURI AVENUE	HIGHLAND STREET W	PINE STREET E	2U	L02	1.0	URBAN LOCAL	1,200	2.0	0.490	0.0750	42	C	790	TCCO	E	0.05	0.06	C	34	15,509	YES	PARTIAL	1.65	NONE	0.00
8031S	MISSOURI AVENUE	HIGHLAND STREET W	PINE STREET E	2U	L02	1.0	URBAN LOCAL	1,200	2.0	0.510	0.0750	44	C	790	TCCO	E	0.06	0.06	C	34	15,509	YES	PARTIAL	1.65	NONE	0.00
8091E	MOUNT OLIVE ROAD	SR 33	CR 655 (BERKELY ROAD)	2U	L02	2.3	URBAN MAJOR COLLECTOR	4,900	2.0	0.490	0.0750	171	C	790	TCCO	E	0.22	0.24	C	37	1,833	NO	PARTIAL	0.24	PARTIAL	0.29
8091W	MOUNT OLIVE ROAD	SR 33	CR 655 (BERKELY ROAD)	2U	L02	2.3	URBAN MAJOR COLLECTOR	4,900	2.0	0.510	0.0750	178	C	790	TCCO	E	0.23	0.25	C	37	1,833	NO	PARTIAL	0.24	PARTIAL	0.29
8200E	MOUNTAIN LAKE CUTOFF ROAD	OLD BARTOW ROAD	US 27	2U	L02	2.7	URBAN MAJOR COLLECTOR	900	2.0	0.490	0.0900	40	C	790	TRANSITIONING	D	0.05	0.06	C	11	2,451	NO	NONE	0.00	NONE	0.00
8200W	MOUNTAIN LAKE CUTOFF ROAD	OLD BARTOW ROAD	US 27	2U	L02	2.7	URBAN MAJOR COLLECTOR	900	2.0	0.510	0.0900	41	C	790	TRANSITIONING	D	0.05	0.06	C	11	2,451	NO	NONE	0.00	NONE	0.00
8201E	MOUNTAIN LAKE CUTOFF ROAD	US 27	SR 17 (SCENIC HIGHWAY)	2U	L02	0.7	URBAN MAJOR COLLECTOR	9,600	2.0	0.490	0.0750	335	C	790	TCCO	E	0.42	0.47	C	62	5,254	NO	NONE	0.00	PARTIAL	0.46
8201W	MOUNTAIN LAKE CUTOFF ROAD	US 27	SR 17 (SCENIC HIGHWAY)	2U	L02	0.7	URBAN MAJOR COLLECTOR	9,600	2.0	0.510	0.0750	349	C	790	TCCO	E	0.44	0.49	C	62	5,254	NO	NONE	0.00	PARTIAL	0.46
8032N	NEW JERSEY ROAD	GLENDALE STREET	US 98 (BARTOW RD)	2U	L02	1.6	URBAN MAJOR COLLECTOR	6,600	2.0	0.490	0.0900	291	C	790	TRANSITIONING	D	0.37	0.41	C	103	5,397	YES	PARTIAL	1.09	NONE	0.00
8032S	NEW JERSEY ROAD	GLENDALE STREET	US 98 (BARTOW RD)	2U	L02	1.6	URBAN MAJOR COLLECTOR	6,600	2.0	0.510	0.0900	303	C	790	TRANSITIONING	D	0.38	0.42	C	103	5,397	YES	PARTIAL	1.09	NONE	0.00
4120E	NICHOLS MINE RD/OLD NICHOLS RD	NICHOLS PLANT	CR 676 (NICHOLS ROAD)	2U	L02	0.6	LOCAL COMMERCIAL	100	2.0	0.490	0.0900	4	C	750	OTHER	C	0.01	0.01	C	0	0,000	NO	NONE	0.00	NONE	0.00
4120W	NICHOLS MINE RD/OLD NICHOLS RD	NICHOLS PLANT	CR 676 (NICHOLS ROAD)	2U	L02	0.6	LOCAL COMMERCIAL	100	2.0	0.510	0.0900	5	C	750	OTHER	C	0.01	0.01	C	0	0,000	NO	NONE	0.00	NONE	0.00
4121N	NINETY-ONE MINE RD	SR 60	US 17	2U	A02	2.8	URBAN LOCAL	2,600	2.0	0.490	0.0900	115	B	1,200	TRANSITIONING	D	0.10	0.11	B	68	5,137	NO	NONE	0.00	PARTIAL	0.11
4121S	NINETY-ONE MINE RD	SR 60	US 17	2U	A02	2.8	URBAN LOCAL	2,600	2.0	0.510	0.0900	119	B	1,200	TRANSITIONING	D	0.10	0.11	B	68	5,137	NO	NONE	0.00	PARTIAL	0.11
4008E	NINTH ST SE/AVE Z SE/LAKE ELOISE DR W/LAKE SUMMIT DR W	SR 540 (CYPRESS GARDENS BLVD SE)	SR 540 (CYPRESS GARDENS BLVD SE)	2U	L02	2.0	URBAN LOCAL	6,200	2.0	0.490	0.0750	216	C	790	TCCO	E	0.27	0.30	C	39	1,695	NO	PARTIAL	0.31	NONE	0.00
4008W	NINTH ST SE/AVE Z SE/LAKE ELOISE DR W/LAKE SUMMIT DR W	SR 540 (CYPRESS GARDENS BLVD SE)	SR 540 (CYPRESS GARDENS BLVD SE)	2U	L02	2.0	URBAN LOCAL	6,200	2.0	0.510	0.0750	225	C	790	TCCO	E	0.29	0.31	C	39	1,695	NO	PARTIAL	0.31	NONE	0.00
8322E	NORTH BLVD	HOLLY HILL ROAD	US 27	2U	L02	0.5	URBAN MAJOR COLLECTOR	5,300	2.0	0.490	0.0750	185	C	790	TCCO	E	0.23	0.26	C	65	13,585	NO	PARTIAL	1.57	NONE	0.00
8322W	NORTH BLVD	HOLLY HILL ROAD	US 27	2U	L02	0.5	URBAN MAJOR COLLECTOR	5,300	2.0	0.510	0.0750	193	C	790	TCCO	E	0.24	0.27	C	65	13,585	NO	PARTIAL	1.57	NONE	0.00
8323E	NORTH BLVD	HOLLY HILL ROAD	CR 547 N	2U	L02	1.8	URBAN LOCAL	5,300	2.0	0.490	0.0750	185	C	790	TCCO	E	0.23	0.26	C	17	0,970	NO	PARTIAL	0.74	NONE	0.00
8323W	NORTH BLVD	HOLLY HILL ROAD	CR 547 N	2U	L02	1.8	URBAN LOCAL	5,300	2.0	0.510	0.0750	193	C	790	TCCO	E	0.24	0.27	C	17	0,970	NO	PARTIAL	0.74	NONE	0.00
8419W	NORTH PARKWAY FRONTAGE ROAD	WARING ROAD	SR 563 (HARDEN BLVD)	2O	J02	1.4	URBAN MINOR ARTERIAL	8,500	2.0	0.999	0.0900	764	C	1,060	TSDA	D	0.72	0.79	C	79	3,529	YES	PARTIAL	1.00	PARTIAL	1.00
8420E	NORTH PARKWAY FRONTAGE ROAD	SR 563 (HARDEN BLVD)	SR 37 (S FLORIDA AVE)	2U	C02	1.1	URBAN MINOR ARTERIAL	12,500	2.0	0.490	0.0900	551	D	750	TSDA	D	0.74	0.81	D	115	4,465	YES	PARTIAL	0.88	PARTIAL	1.39
8420W	NORTH PARKWAY FRONTAGE ROAD	SR 563 (HARDEN BLVD)	SR 37 (S FLORIDA AVE)	2U	C02	1.1	URBAN MINOR ARTERIAL	12,500	2.0	0.510	0.0900	574	D	750	TSDA	D	0.77	0.84	D	115	4,465	YES	PARTIAL			

Link	Road Segment	From	To	Roadway Characteristics				Estimated Traffic Characteristics				Peak Hour / Peak Season						Historical		Multimodal Factors						
				Laneage	Capacity	Segment	Functional	2024 Annual Avg. Daily Traffic	AADT Growth Rate (%)	100th Highest Hour D-Factor	100th Highest Hour K-Factor	Two-Hour Average Volume	Level of Service	Directional Capacity	LOS Standard		Volume to Capacity Ratio	Projected LOS in Five Years	Crash Data 2019 - 2023		Transit Presence	Sidewalk		Bicycle Facility		
															Multi-Modal	High-Way			Total Crashes	Crash Rate		Presence	Coverage	Presence	Coverage	
				Lane Type	Group	Length	Classification																			
5906E	SR 60	SR 60 (FLAMINGO DRIVE E)	CR 655 (RIFLE RANGE RD)	4D	I02	5.9	RBAN PRINCIPAL ARTERIAL - OTH	26,000	2.0	0.490	0.0900	1,147	C	1,820	SIS	D	0.63	0.69	C	268	0.950	YES	PARTIAL	0.35	FULL	2.00
5906W	SR 60	CR 655 (RIFLE RANGE RD)	SR 60 (FLAMINGO DRIVE E)	4D	I02	5.9	RBAN PRINCIPAL ARTERIAL - OTH	26,000	2.0	0.510	0.0900	1,193	C	1,820	SIS	D	0.66	0.72	C	268	0.950	YES	PARTIAL	0.35	FULL	2.00
5907E	SR 60	CR 655 (RIFLE RANGE ROAD)	US 27	4D	I02	8.1	RBAN PRINCIPAL ARTERIAL - OTH	29,000	2.0	0.490	0.0900	1,279	C	1,820	SIS	D	0.70	0.77	C	375	0.875	YES	PARTIAL	0.01	PARTIAL	1.47
5907W	SR 60	CR 655 (RIFLE RANGE ROAD)	US 27	4D	I02	8.1	RBAN PRINCIPAL ARTERIAL - OTH	29,000	2.0	0.510	0.0900	1,331	C	1,820	SIS	D	0.73	0.80	C	375	0.875	YES	PARTIAL	0.01	PARTIAL	1.47
5908E	SR 60	US 27	SR 17 (SCENIC HIGHWAY)	4D	I02	1.2	RBAN PRINCIPAL ARTERIAL - OTH	26,000	2.0	0.490	0.0900	1,147	C	1,820	SIS	D	0.63	0.69	C	272	4.799	YES	PARTIAL	0.62	PARTIAL	0.18
5908W	SR 60	SR 17 (SCENIC HIGHWAY)	US 27	4D	I02	1.2	RBAN PRINCIPAL ARTERIAL - OTH	26,000	2.0	0.510	0.0900	1,193	C	1,820	SIS	D	0.66	0.72	C	272	4.799	YES	PARTIAL	0.62	PARTIAL	0.18
5910E	SR 60	STOKES RD	CR 630	4D	P02	14.5	JRAL PRINCIPAL ARTERIAL - OTH	16,600	2.0	0.490	0.0900	762	B	2,210	SIS	C	0.34	0.36	B	227	0.516	NO	NONE	0.00	NONE	0.00
5910W	SR 60	STOKES RD	CR 630	4D	P02	14.5	JRAL PRINCIPAL ARTERIAL - OTH	16,600	2.0	0.490	0.0900	732	B	2,210	SIS	C	0.33	0.36	B	227	0.516	NO	NONE	0.00	NONE	0.00
5912E	SR 60	CR 630	OSCEOLA COUNTY LINE	2U	P02	7.1	JRAL PRINCIPAL ARTERIAL - OTH	11,200	2.0	0.490	0.0900	494	B	820	SIS	C	0.60	0.66	C	61	0.420	NO	NONE	0.00	NONE	2.00
5912W	SR 60	CR 630	OSCEOLA COUNTY LINE	2U	P02	7.1	JRAL PRINCIPAL ARTERIAL - OTH	11,200	2.0	0.510	0.0900	514	B	820	SIS	C	0.63	0.69	C	61	0.420	NO	NONE	0.00	NONE	2.00
6003E	SR 60	VAN FLEET DR E	FLAMINGO DR E	4D	B02	0.9	RBAN PRINCIPAL ARTERIAL - OTH	27,500	2.0	0.490	0.0900	1,262	C	2,000	SIS	D	0.63	0.69	C	119	2.567	YES	FULL	1.83	PARTIAL	1.00
6003W	SR 60	VAN FLEET DR E	FLAMINGO DR E	4D	B02	0.9	RBAN PRINCIPAL ARTERIAL - OTH	27,500	2.0	0.490	0.0900	1,213	C	2,000	SIS	D	0.61	0.67	C	119	2.567	YES	FULL	1.83	PARTIAL	1.00
5909E	SR 60 (HESPERIDES RD)	STOKES RD	SR 17 (SCENIC HIGHWAY)	4D	B02	3.8	RBAN PRINCIPAL ARTERIAL - OTH	26,500	2.0	0.490	0.0900	1,216	C	2,000	SIS	D	0.61	0.67	C	355	1.919	YES	PARTIAL	1.13	PARTIAL	0.64
5909W	SR 60 (HESPERIDES RD)	STOKES RD	SR 17 (SCENIC HIGHWAY)	4D	B02	3.8	RBAN PRINCIPAL ARTERIAL - OTH	26,500	2.0	0.490	0.0900	1,169	C	2,000	SIS	D	0.58	0.64	C	355	1.919	YES	PARTIAL	1.13	PARTIAL	0.64
6002E	SR 60 (VAN FLEET DR E)	BROADWAY AVE	US 17	4D	B02	0.8	RBAN PRINCIPAL ARTERIAL - OTH	40,500	2.0	0.490	0.0900	1,786	C	2,000	SIS	D	0.89	0.98	D	330	5.596	YES	FULL	1.82	FULL	2.00
6002W	SR 60 (VAN FLEET DR E)	BROADWAY AVE	US 17	4D	B02	0.8	RBAN PRINCIPAL ARTERIAL - OTH	40,500	2.0	0.510	0.0900	1,859	C	2,000	SIS	D	0.93	1.02	F	330	5.596	YES	FULL	1.82	FULL	2.00
6000E	SR 60 (VAN FLEET DR W)	MAIN STREET W	BROADWAY AVE N	4D	B02	0.9	RBAN PRINCIPAL ARTERIAL - OTH	23,000	2.0	0.490	0.0900	1,014	C	2,000	SIS	D	0.51	0.56	C	100	2.780	NO	FULL	1.86	FULL	2.00
6000W	SR 60 (VAN FLEET DR W)	MAIN STREET W	BROADWAY AVE N	4D	B02	0.9	RBAN PRINCIPAL ARTERIAL - OTH	23,000	2.0	0.510	0.0900	1,056	C	2,000	SIS	D	0.53	0.58	C	100	2.780	NO	FULL	1.86	FULL	2.00
5309E	SR 600 (GEORGE JENKINS BLVD)	LAKE BEULAH DR	LAKE BEULAH DR	4D	B02	1.3	RBAN PRINCIPAL ARTERIAL - OTH	18,000	2.0	0.490	0.0750	628	C	2,000	TCCO	D	0.31	0.35	C	234	5.399	YES	PARTIAL	1.28	NONE	0.00
5309W	SR 600 (GEORGE JENKINS BLVD)	LAKE BEULAH DR	LAKE BEULAH DR	4D	B02	1.3	RBAN PRINCIPAL ARTERIAL - OTH	18,000	2.0	0.510	0.0750	654	C	2,000	TCCO	D	0.33	0.36	C	234	5.399	YES	PARTIAL	1.28	NONE	0.00
5312E	SR 600 (MAIN ST)	SR 548 (BARTOW ROAD)	MASSACHUSETTS AVE N	2U	C02	0.5	URBAN MAJOR COLLECTOR	3,300	2.0	0.510	0.0750	120	C	750	TCCO	D	0.16	0.18	C	36	10.949	YES	FULL	1.81	NONE	0.00
5312W	SR 600 (MAIN ST)	SR 548 (BARTOW ROAD)	MASSACHUSETTS AVE N	2U	C02	0.5	URBAN MAJOR COLLECTOR	3,300	2.0	0.490	0.0750	115	C	750	TCCO	D	0.15	0.17	C	36	10.949	YES	FULL	1.81	NONE	0.00
8119N	SR 655 (BERKLEY RD)	PACE ROAD	CR 546 (OLD DIXIE HWY)	4D	L02	4.4	URBAN MINOR ARTERIAL	15,100	2.0	0.490	0.0900	666	C	1,800	TRANSITIONING	D	0.37	0.41	C	71	0.593	NO	FULL	1.92	FULL	2.00
8119S	SR 655 (BERKLEY RD)	PACE ROAD	CR 546 (OLD DIXIE HWY)	4D	L02	4.4	URBAN MINOR ARTERIAL	15,100	2.0	0.510	0.0900	693	C	1,800	TRANSITIONING	D	0.39	0.42	C	71	0.593	NO	FULL	1.92	FULL	2.00
6905N	SR 655 (BERKLEY RD)	PACE ROAD	SR 559 (C FRED JONES BLVD)	4D	L02	1.1	URBAN MINOR ARTERIAL	12,600	1.8	0.490	0.0750	440	C	1,800	TCCO	E	0.24	0.27	C	19	0.779	NO	FULL	1.89	PARTIAL	2.00
6905S	SR 655 (BERKLEY RD)	PACE ROAD	SR 559 (C FRED JONES BLVD)	4D	L02	1.1	URBAN MINOR ARTERIAL	12,600	1.8	0.510	0.0750	458	C	1,800	TCCO	E	0.25	0.28	C	19	0.779	NO	FULL	1.89	PARTIAL	2.00
4072N	SR 655 (BERKLEY RD)	US 92	CR 546 (OLD DIXIE HWY)	4D	L02	1.1	URBAN MINOR ARTERIAL	26,300	2.0	0.490	0.0750	918	C	1,800	TCCO	E	0.51	0.56	C	203	3.728	YES	FULL	1.78	FULL	2.00
4072S	SR 655 (BERKLEY RD)	US 92	CR 546 (OLD DIXIE HWY)	4D	L02	1.1	URBAN MINOR ARTERIAL	26,300	2.0	0.510	0.0750	966	C	1,800	TCCO	E	0.53	0.58	C	203	3.728	YES	FULL	1.78	FULL	2.00
7100N	SR 655 (LAKE SHIPP DR)	US 17	SR 655 (RECKER HIGHWAY)	2U	B02	1.2	URBAN MAJOR COLLECTOR	13,500	2.0	0.490	0.0900	595	C	880	TSDA	D	0.68	0.74	C	157	5.362	YES	PARTIAL	0.14	PARTIAL	1.53
7100S	SR 655 (LAKE SHIPP DR)	US 17	SR 655 (RECKER HIGHWAY)	2U	B02	1.2	URBAN MAJOR COLLECTOR	13,500	2.0	0.510	0.0900	620	C	880	TSDA	D	0.70	0.77	C	157	5.362	YES	PARTIAL	0.14	PARTIAL	1.53
7101N	SR 655 (RECKER HWY)	SR 540	ORANGEWOOD AVE SW	4D	B02	0.5	URBAN MINOR ARTERIAL	12,700	2.0	0.490	0.0900	560	C	2,000	TRANSITIONING	D	0.28	0.31	C	32	2.512	YES	FULL	1.76	FULL	2.00
7101S	SR 655 (RECKER HWY)	SR 540	ORANGEWOOD AVE SW	4D	B02	0.5	URBAN MINOR ARTERIAL	12,700	2.0	0.510	0.0900	583	C	2,000	TRANSITIONING	D	0.29	0.32	C	32	2.512	YES	FULL	1.76	FULL	2.00
7102N	SR 655 (RECKER HWY)	CR 542 (AVENUE G NW)	US 92	2U	A02	3.3	URBAN MINOR ARTERIAL	15,000	2.0	0.490	0.0900	662	C	1,200	TRANSITIONING	D	0.55	0.61	C	242	2.660	NO	PARTIAL	0.04	PARTIAL	1.50
7102S	SR 655 (RECKER HWY)	CR 542 (AVENUE G NW)	US 92	2U	A02	3.3	URBAN MINOR ARTERIAL	15,000	2.0	0.510	0.0900	689	C	1,200	TRANSITIONING	D	0.57	0.63	C	242	2.660	NO	PARTIAL	0.04	PARTIAL	1.50
7103N	SR 655 (RECKER HWY)	ORANGEWOOD AVE SW	CR 542 (AVENUE G NW)	2U	B02	2.5	URBAN MINOR ARTERIAL	16,500	2.0	0.490	0.0900	728	C	880	TSDA	D	0.83	0.91	C	237	3.178	YES	PARTIAL	0.20	PARTIAL	1.61
7103S	SR 655 (RECKER HWY)	ORANGEWOOD AVE SW	CR 542 (AVENUE G NW)	2U	B02	2.5	URBAN MINOR ARTERIAL	16,500	2.0	0.510	0.0900	757	C	880	TSDA	D	0.86	0.95	D	237	3.178	YES	PARTIAL	0.20	PARTIAL	1.61
7300N	SR 659 (COMBEE RD)	US 98	US 92	2U	B02	2.7	URBAN MINOR ARTERIAL	18,300	2.0	0.510	0.0900	840	D	880	TSDA	D	0.95	1.05	F	377	4.125	YES	PARTIAL	0.28	FULL	2.00
7300S	SR 659 (COMBEE RD)	US 92	US 98	2U	B02	2.7	URBAN MINOR ARTERIAL	18,300	2.0	0.490	0.0900	807	C	880	TSDA	D	0.92	1.01	F	377	4.125	YES	PARTIAL	0.28	FULL	2.00
7301N	SR 659 (COMBEE RD)	US 92	CR 546 (SADDLE CREEK RD)	2U	B02	1.7	URBAN MINOR ARTERIAL	15,700	2.0	0.510	0.0900	721	C	880	TSDA	D	0.82	0.90	C	229	4.707	YES	PARTIAL	0.49	FULL	2.00
7301S	SR 659 (COMBEE RD)	US 92	CR 546 (SADDLE CREEK RD)	2U	B02	1.7	URBAN MINOR ARTERIAL	15,700	2.0	0.490	0.0900	692	C	880	TSDA	D	0.79	0.87	C	229	4.707	YES	PARTIAL	0.49	FULL	2.00
7302N	SR 659 (COMBEE RD)	CR 546 (SADDLE CREEK RD)	SR 33	2U	B02	3.2	URBAN MINOR ARTERIAL	13,800	2.0	0.510	0.0900	633	C	880	TRANSITIONING	D	0.72	0.79	C	124	1.538	NO	PARTIAL	0.11	FULL	2.00
7302S	SR 659 (COMBEE RD)	CR 546 (SADDLE CREEK RD)	SR 33	2U	B02	3.2	URBAN MINOR ARTERIAL	13,800	2.0	0.490	0.0900	609	C	880	TRANSITIONING	D	0.69	0.76	C	124	1.538	NO	PARTIAL	0.11	FULL	2.00
7200E	SR 674	HILLSBOROUGH COUNTY LINE	SR 37	2B	K02	2.3	RURAL MAJOR COLLECTOR	2,400	2.0	0.510	0.0900	110	B	900	OTHER	C	0.12	0.13	B	5	0.505	NO	NONE	0.00	FULL	2.00
7200W	SR 674	HILLSBOROUGH COUNTY LINE	SR 37	2B	K02	2.3	RURAL MAJOR COLLECTOR	2,400	2.0	0.490	0.0900	106	B	900	OTHER	C	0.12	0.13	B							

**APPENDIX C:
Hourly Distribution of Project Truck Traffic**

Hourly Distribution of Project Truck Traffic

Time	St. Catherine Borrow Pit		Center Hill Borrow Pit		Davenport Borrow Pit		Average, Adjusted for Site Hours (4AM-5PM)		Number of Trucks	
	% Entering	% Exiting	% Entering	% Exiting	% Entering	% Exiting	% Entering	% Exiting	Entering	Exiting
04:00	0.0%	0.0%	0.0%	0.0%	4.8%	3.7%	1.6%	1.2%	4	3
05:00	6.1%	7.0%	0.0%	0.0%	7.3%	4.7%	4.5%	4.0%	12	11
06:00	10.4%	12.6%	9.6%	17.9%	8.6%	7.4%	9.6%	12.7%	26	34
07:00	11.7%	12.1%	11.5%	9.7%	6.9%	10.7%	10.1%	10.9%	27	29
08:00	13.5%	12.1%	17.9%	10.3%	10.7%	9.5%	14.1%	10.7%	38	29
09:00	12.3%	7.0%	9.9%	14.1%	8.4%	8.4%	10.2%	9.9%	27	27
10:00	12.3%	12.1%	12.2%	11.6%	11.7%	9.9%	12.1%	11.3%	32	30
11:00	9.8%	10.6%	7.7%	7.5%	11.1%	11.0%	9.6%	9.8%	26	26
12:00	10.4%	6.0%	8.3%	5.6%	10.6%	11.4%	9.8%	7.8%	26	21
13:00	4.9%	8.0%	11.2%	8.5%	11.2%	10.4%	9.1%	9.1%	25	24
14:00	5.5%	5.0%	4.8%	9.1%	6.2%	7.6%	5.5%	7.3%	15	20
15:00	2.5%	3.0%	5.1%	2.8%	2.1%	3.3%	3.2%	3.1%	9	8
16:00	0.0%	3.5%	1.3%	1.6%	0.2%	1.3%	0.5%	2.2%	1	6
17:00	0.6%	1.0%	0.3%	1.3%	0.2%	0.6%	0.0%	0.0%	0	0
Daily Total ----->							100.0%	100.0%	268	268

Notes:

1. The hourly distributions were derived from three active sand mines located in Florida, and averaged to approximate truck traffic at the proposed sand mine.

**APPENDIX D:
Intersection Volume Development Sheets**

TRAFFIC VOLUMES AT STUDY INTERSECTIONS

INTERSECTION: Mammoth Grove Rd at Project Driveway
COUNT DATE: June 25, 2025
AM PEAK HOUR FACTOR: 0.85
PM PEAK HOUR FACTOR: 0.94

"AM EXISTING TRAFFIC"		EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
AM Raw Turning Movements		0	0	0	0	0	0	0	22	0	0	29	0
Peak Season Correction Factor		1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08
AM EXISTING CONDITIONS		0	0	0	0	0	0	0	24	0	0	31	0
"PM EXISTING TRAFFIC"		EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
PM Raw Turning Movements		0	0	0	0	0	0	0	33	0	0	31	0
Peak Season Correction Factor		1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08
PM EXISTING CONDITIONS		0	0	0	0	0	0	0	36	0	0	33	0
"AM BACKGROUND TRAFFIC"		EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Years To Buildout		1	1	1	1	1	1	1	1	1	1	1	1
Yearly Growth Rate		2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
AM BACKGROUND TRAFFIC GROWTH		0	0	0	0	0	0	0	0	0	0	1	0
AM NON-PROJECT TRAFFIC		0	0	0	0	0	0	0	24	0	0	32	0
"PM BACKGROUND TRAFFIC"		EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
PM BACKGROUND TRAFFIC GROWTH		0	0	0	0	0	0	0	1	0	0	1	0
PM NON-PROJECT TRAFFIC		0	0	0	0	0	0	0	37	0	0	34	0
"PROJECT DISTRIBUTION"		EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Net New Distribution	Entering							100.0%					
	Exiting			100.0%									
"AM PROJECT TRAFFIC"		EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Project Trips	Net New			29				48					
AM TOTAL PROJECT TRAFFIC		0	0	29	0	0	0	48	0	0	0	0	0
AM TOTAL TRAFFIC		0	0	29	0	0	0	48	24	0	0	32	0
"PM PROJECT TRAFFIC"		EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Project Trips	Net New			16				1					
PM TOTAL PROJECT TRAFFIC		0	0	16	0	0	0	1	0	0	0	0	0
PM TOTAL TRAFFIC		0	0	16	0	0	0	1	37	0	0	34	0

**APPENDIX E:
Synchro Output**

HCM 7th TWSC
1: Mammoth Grove Rd & Project Driveway

2026 Buildout Conditions
Timing Plan: AM Peak Hour

Intersection						
Int Delay, s/veh	5.1					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	W			4	4	
Traffic Vol, veh/h	0	29	48	24	32	0
Future Vol, veh/h	0	29	48	24	32	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	0	100	80	2	2	0
Mvmt Flow	0	34	56	28	38	0

Major/Minor	Minor2	Major1		Major2	
Conflicting Flow All	179	38	38	0	0
Stage 1	38	-	-	-	-
Stage 2	141	-	-	-	-
Critical Hdwy	6.4	7.2	4.9	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-
Follow-up Hdwy	3.5	4.2	2.92	-	-
Pot Cap-1 Maneuver	815	813	1189	-	-
Stage 1	990	-	-	-	-
Stage 2	891	-	-	-	-
Platoon blocked, %				-	-
Mov Cap-1 Maneuver	776	813	1189	-	-
Mov Cap-2 Maneuver	776	-	-	-	-
Stage 1	942	-	-	-	-
Stage 2	891	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s/v	9.62	5.45	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1171	-	813	-	-
HCM Lane V/C Ratio	0.047	-	0.042	-	-
HCM Control Delay (s/veh)	8.2	0	9.6	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0.1	-	0.1	-	-

Intersection						
Int Delay, s/veh	1.7					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	16	1	37	34	0
Future Vol, veh/h	0	16	1	37	34	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	0	38	100	2	2	0
Mvmt Flow	0	17	1	39	36	0

Major/Minor	Minor2	Major1		Major2	
Conflicting Flow All	78	36	36	0	0
Stage 1	36	-	-	-	-
Stage 2	41	-	-	-	-
Critical Hdwy	6.4	6.58	5.1	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-
Follow-up Hdwy	3.5	3.642	3.1	-	-
Pot Cap-1 Maneuver	930	942	1121	-	-
Stage 1	991	-	-	-	-
Stage 2	986	-	-	-	-
Platoon blocked, %				-	-
Mov Cap-1 Maneuver	929	942	1121	-	-
Mov Cap-2 Maneuver	929	-	-	-	-
Stage 1	991	-	-	-	-
Stage 2	986	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s/v	8.89	0.22	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	47	-	942	-	-
HCM Lane V/C Ratio	0.001	-	0.018	-	-
HCM Control Delay (s/veh)	8.2	0	8.9	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

**APPENDIX F:
NCHRP 457 Output**

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

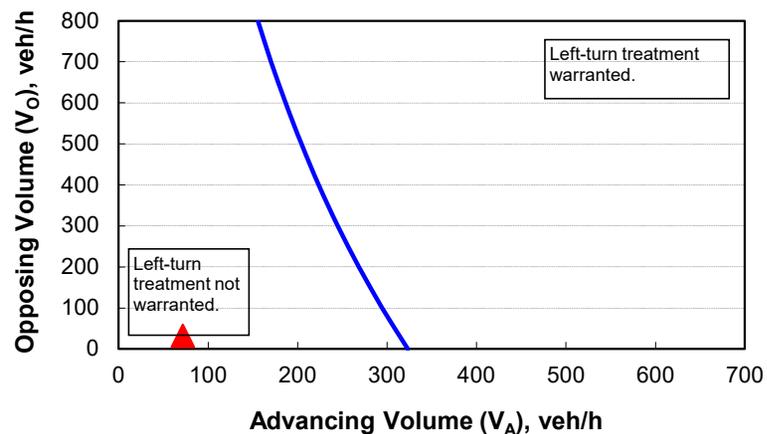
2-lane roadway (English)

INPUT

Variable	Value
85 th percentile speed, mph:	30
Percent of left-turns in advancing volume (V_A), %:	67%
Advancing volume (V_A), veh/h:	72
Opposing volume (V_O), veh/h:	32

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	314
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.1
Average time for left-turn vehicle to clear the advancing lane, s:	3.1

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

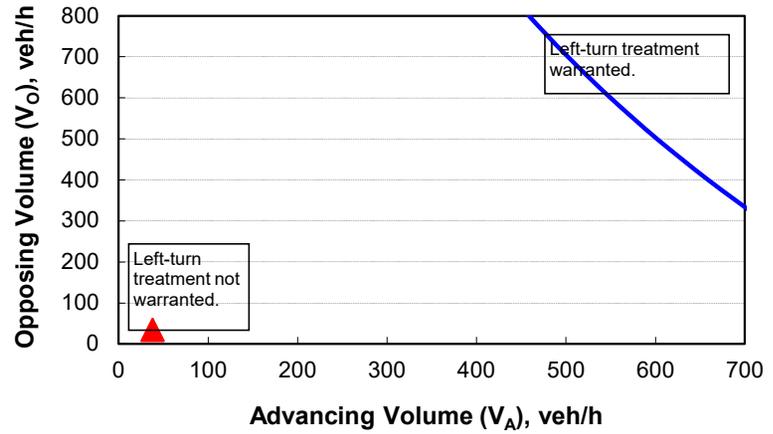
2-lane roadway (English)

INPUT

Variable	Value
85 th percentile speed, mph:	30
Percent of left-turns in advancing volume (V_A), %:	3%
Advancing volume (V_A), veh/h:	38
Opposing volume (V_O), veh/h:	34

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	922
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.1
Average time for left-turn vehicle to clear the advancing lane, s:	3.1

**Impact Assessment Statement
Mammoth Grove Mine
For
PH Citrus LLC.**

An Impact Assessment Statement is required for all Level 3 and Level 4 Reviews, with the exception of text amendment requests. The purpose of an Impact Assessment Statement is to provide information on the effects a proposed development or land use action will have on the existing neighborhood and general area; on the transportation facilities; on the environment and natural resources of the County; on the public facilities for water, sewer, solid waste disposal, fire, police, public education, parks, recreation, and other utilities; and any other aspect with an identified impact of the development and deemed appropriate for concern.

A sufficient Impact Assessment Statement must address all of the following (*Note: N/A is an insufficient comment, if N/A an explanation must be included*):

Land and Neighborhood Characteristics

Assess the compatibility of the requested land use with adjacent properties and evaluate the suitability of the site for development. At a minimum, address the following specific questions in your response:

1. How and why is the location suitable for the proposed uses

The location of the Mammoth Grove Mine and associated parcels are depicted on attached Figure 1, 2 and 3. The PH Citrus project area is a suitable location for non-phosphate mining for various reasons, which are listed below:

A. The site contains the high-quality critical sand resource used for commercial construction aggregates, concrete, asphalt, clean fill material, FDOT and other critical regional infrastructure projects. The primary resource on this site is coarse-grained sand, which is a strategic resource that is only located and available for extraction in specific locations throughout the region. Though most of Polk County is covered with fine-grained sandy materials, few areas contain the coarse sand that meets commercial and FDOT Specifications.

B. The Polk County Comprehensive Plan states the specialized use of non-phosphate mining is authorized in all land use locations per Policy 2.125-A2 and more specifically is listed as one of the allowable uses in the A/RR district. The subject property is located in the Agricultural Residential Rural (A/RR) land use district and the Rural Development Area. In addition, there are no utilities (water/sewer) from the City of Lake Wales currently available or planned for expansion in the area in the immediate future to support elevated residential densities. The site is also directly adjacent to and contiguous to the Mineral Resource Protection Area”.

C. The request is compatible with the surrounding area as the Rural Development (RDA) does not support dense residential or non-residential development.

Therefore, the non-phosphate mining will not adversely affect the citizens of the immediate surrounding area. Non-phosphate mining is a Specialized Use which is allowed in all future land use classifications in accordance with Section 2.125 of the Comprehensive Plan so long as the project meets the compatibility and development requirements of the Land Development Code. Also, The site is also included as part of the Mineral Resource Protection Area”.

D. The site is strategically located in an area of the County and region that allows for the efficient and optimal use of existing transportation corridors for delivery of the product to the local and regional markets. The location of the site, off of Mammoth Grove Road, will allow for quick and easy access to State Road 60, all of which represents a large and appropriate roadway for delivery of the product to the regional markets. Logistics is a critical factor in selecting a location for a sand mine, for economic and environmental reasons. The minimization of transport distance yields economic and environmental benefits to the County and to the applicant by reducing trip length, road usage, vehicle maintenance, vehicle fuel, and reducing air pollution via reduction of carbon footprints. Based on the Traffic Impact Assessment (TIA) included with this application, the surrounding roadway network, which has adequately served the existing, adjacent non-phosphate mining facilities, will continue to do so without causing any failures in service.

E. The proposed mining areas consist almost entirely of active and inactive citrus groves. Mining will be carried out via an environmentally friendly methodology known as closed-loop hydraulic dredging, which does not require dewatering and therefore results in no negative effects to the either offsite, or nearby wetland areas.

2. **What are, if any, the incompatibility and special efforts needed to minimize the differences in the proposed use with adjacent uses?**

As previously stated, the Polk County Comprehensive Plan states the specialized use of non-phosphate mining is authorized in all land use locations per Policy 2.125-A2 and more specifically is listed as one of the allowable uses in the A/RR district. Also, a majority of the immediate land use around this property is A/RR and non-phosphate mining, and the request is for a Conditional Use Permit to operate a non-phosphate mining operation, which was previously deemed consistent with the Comprehensive Plan and compatible with the surrounding area on the adjacent properties to the west. Further, the request is compatible with the surrounding area as the Rural Development (RDA) does not support dense residential or non-residential development. Therefore, there are no issues related to incompatibility and no special efforts are needed to minimize any differences in the proposed use with adjacent uses. See Adjacent Properties on attached Figure 4.

Access to Roads and Highways

Assess the impact of the proposed development on the existing, planned and programmed road system. At a minimum, address the following specific questions in your response:

1. **What is the number of vehicle trips to be generated daily and at the PM peak hour based on the latest Institute of Traffic Engineers (ITE)? Please provide a detailed methodology and calculations.**

The projected traffic from the proposed Mammoth Grove Mine is not anticipated to significantly impact the surrounding classified transportation network. Per the Polk County Traffic Impact Study Methodology and Procedures guidelines, a Minor Traffic Study is required. The attached analysis evaluates additional adjacent roadways and intersections than that required for a minor TIA.

Please see the attached TIA, which provides the number of vehicle trips to be generated daily and the PM peak hour based on the latest Institute of Traffic Engineers (ITE), including detailed methodology and calculations.

2. **What modifications to the present transportation system will be required as a result of the proposed development?**

Based on the results of the attached traffic impact analysis, the existing roadway configuration is sufficient to support project traffic conditions at maximum operating capacity. Turn lanes into the site are not warranted along State Road 60 at Mammoth Grove Road due to the minimal projected ingress traffic volumes during the peak hours. Therefore, no additional improvements on State Road 60 are proposed at the intersection with Mammoth Grove Road.

3. **What is the total number of parking spaces required pursuant to Section 708 of the Land Development Code?**

Section 708 of the Land Development Code requires 1 parking space per employee, plus 5 visitor spaces. The proposed sand mine will average 7 to 10 employees, therefore the total amount of parking spaces required will be (15) fifteen. (15) fifteen parking spots will be designated within the graded areas adjacent to the office trailer. See attached Figure 9 which show the approximate location of the office and processing area.

4. **What are the proposed methods of access to existing public roads (e.g., direct frontage, intersecting streets, and frontage roads)?**

Access to the site will be via State Road 60 to Mammoth Grove Road, which will allow for quick and easy access to US Highway 27, Interstate 95 and the Florida Turnpike. See attached Figure 1.

NOTE: Applications for projects attributing 50 or fewer Average Annual Daily Trips (AADT) according to the latest Institute of Transportation Engineers (ITE) manual may provide a written explanation and justification of why impacts will not be significant in lieu of the required information for “Infrastructure Impacts” items 3 through 9 above.

Sewage

Determine the impact caused by sewage generated from the proposed development. At a minimum, address the following specific questions in your response:

1. **What is the amount of sewage in gallons per day (GPD) expected to be generated by the proposed development? (Response may be based on Section 703.F of the LDC).**

Approximately 200 GPD of sewage will be generated per day.

2. **If on-site treatment is proposed, what are the proposed method, level of treatment, and the method of effluent disposal for the proposed sewage?**

Sewage will be treated by way of an on-site septic tank.

3. **If offsite treatment, who is the service provider?**

The site falls outside of the City of Lake Wales Utility Service Area. The necessary infrastructure for providing off site treatment to the site has not been established to date. Sewage will be treated by way of an on-site septic tank.

4. **Where is the nearest sewer line (in feet) to the proposed development (*Sanitary sewer shall be considered available if a gravity line, force main, manhole, or lift station is located within an easement or right-of-way under certain conditions listed in Section 702E.3 of the Land Development Code*)?**

The site falls outside of the City of Lake Wales Utility Service Area. The necessary infrastructure for providing off site treatment to the site has not been established to date. Sewage will be treated by way of an on-site septic tank. There is no service provider that can serve the site.

5. **What is the provider's general capacity at the time of application?**

The site falls outside of the City of Lake Wales Utility Service Area. The necessary infrastructure for providing off site treatment to the site has not been established to date. Sewage will be treated by way of an on-site septic tank.

6. **What is the anticipated date of connection?**

The site falls outside of the City of Lake Wales Utility Service Area. The necessary infrastructure for providing off site treatment to the site has not been established to date. Sewage will be treated by way of an on-site septic tank. This site is located in a Rural Development area and under the Polk County Comprehensive Plan county utilities services will not be extended to provide potable water and/or wastewater services. Sewage will be treated in an on-site septic tank as there are no plans for the City to extend utilities to this area in the immediate future. There is no service provider that can serve the site.

7. **What improvements to the providers system are necessary to support the proposed request (e.g., lift stations, line extensions/expansions, interconnects, etc.)?**

The site falls outside of the City of Lake Wales Utility Service Area. The necessary infrastructure for providing off site treatment to the site has not been established to date. Sewage will be treated by way of an on-site septic tank. However, Improvements would at a minimum include significant line extensions to be available in the vicinity of the project site.

Water Supply

Determine the amount of water to be used, how it will be distributed, and the impact on the surrounding area. At a minimum, address the following specific questions in your response:

1. **What is the proposed source of water supply and/or who is the service provider?**

The site falls outside of the City of Lake Wales Utility Service Area. The necessary infrastructure for providing potable water to the site has not been established to date. Potable water will be supplied from on-site wells which will be permitted for the appropriate use with SWFWMD and the Polk County Health Department. Process water for use in sand processing will be withdrawn from the mine lake and a Floridan aquifer production well. All process water will be recycled as part of the closed loop system.

2. **What is the estimated volume of consumption in gallons per day (GPD)? (*Response may be based on Section 703 of the LDC*)**

Water consumption will be in the form of water retained in the product hauled off site and potable water use. The moisture content of the sand product is generally less than six (6) percent by weight. At approximately four (4) percent moisture by weight, each ton of product contains +/- 80 pounds, or approximately +/- 10 gallons, of water.

Typically, water use with exported product is approximately +/- 10 gallons per ton of product.

The water removed from the recirculation system in the product is replenished through inflow of water to the mine lake through the surficial aquifer. Assuming 1,000,000 tons of product is hauled off site per year, the quantity of water use withdrawn from the surficial aquifer is less than +/- 30,000 gallons per day.

Potable water for sanitary purposes will be obtained from the upper Floridan aquifer and is expected to be on the order of 4,000 gallons per day.

The mining activities will have no measurable impact on the normal supply of ground water and surface water. As mining progresses, the existing irrigation wells will be permanently abandoned and those irrigation uses will be permanently eliminated.

Elimination of the irrigation demands, as mining progresses, will have an overall long term positive impact on the normal supply of ground water.

3. **Where is the nearest potable water connection and re-claimed water connection, including the distance and size of the line?**

The site falls outside of the City of Lake Wales Utility Service Area. The necessary infrastructure for providing a potable water and/or reclaimed water connection to the site has not been established to date.

4. **Who is the service provider?**

The site falls outside of the City of Lake Wales Utility Service Area. The necessary infrastructure for providing a potable water and/or reclaimed water connection to the site has not been established to date.

5. **What is the anticipated date of connection?**

The site falls outside of the City of Lake Wales Utility Service Area. The necessary infrastructure for providing a potable water and/or reclaimed water connection to the site has not been established to date. There are no plans for the City to extend utilities to this area in the immediate future.

6. **What is the provider's general capacity at the time of application?**

The site falls outside of the City of Lake Wales Utility Service Area. The necessary infrastructure for providing a potable water and/or reclaimed water connection to the site has not been established to date. There are no plans for the City to extend utilities to this area in the immediate future.

7. **Is there an existing well on the property(ies)?**

Yes, see below:

Yes What type? Agricultural (19 wells)
Permit Capacity 1,072,800 Gallons Per Day (GPD)

No

Location: Groves

Water Use Permit #: 20012392.005

Constructed prior to Water Management District Permitting: Yes No

Type of Use: Ag Public Industrial or

Commercial Recreation or Aesthetic Mining

Permitted Daily Capacity: 1,072,800 gpd

Average Peak Monthly Withdrawal Rate: 5,606,700 gpd

Location: Groves (19 wells)

Casing Diameter: 10 & 12 inches

Mainline Diameter: NA

Note that as mining progresses, irrigation quantities will decrease eventually to zero because groves will be removed.

Surface Water Management and Drainage

Determine the impact of drainage on the groundwater and surface water quality and quantity caused by the proposed development. At a minimum, address the following specific questions in your response:

1. **Discuss the surface water features, including drainage patterns, basin characteristics, and flood hazards, (describe the drainage of the site and any flooding issues);**

The areas proposed to be mined consist entirely of uplands and with a handful of isolated wetlands and surface water features on the property.

The soil within the uplands are sandy with high infiltration rates, as shown on Soils Map in the attached Environmental Report. meaning that there is little surface runoff to offsite properties or surface waters and wetlands. When runoff occurs, the surface drainage varies and is from the topographic high in the uplands to the topographic lows within the property. The topography of the property is shown on attached Figures 6 and 7.

The property lies within the Catfish Creek Basin, Tiger Creek Basin, and the Tiger-Weyohyakapka-Ros Basin. Surface water runoff is direction varies throughout the site.

The overall property is situated within three (3) separate drainage basins. The property occupies +/- 625 acres of the 43,257 acres (68 square miles) in the Catfish Creek Drainage Basin, 149 acres of the 24,157 acres (38 square miles) of the Tiger Creek Basin, and 33 acres of the 55,120 acres (86 square miles) within the Weyohyakapka-Ros Basin. The property occupies a very small area within the drainage basins, the surface water flow in these basins will not be measurably impacted. See Basin Map attached as Figure 8.

The majority of the property is situated within the Zone X flood zone as shown on Figure 8. Zone X is the area determined to be outside the 500-year flood.

2. **What alterations to the site's natural drainage features, including wetlands, would be necessary to develop the project?**

A portion of the uplands will be removed by the mining operations. Post development conditions will include lakes where the mining has occurred.

The underlying sand is highly permeable. Because little surface runoff presently occurs from the sandy uplands, the presence of mine lakes will not measurably impact runoff to wetlands. As mentioned above, the property lies within the Catfish Creek Basin , Tiger Creek Basin, and Weyohyakapka-Ros Basin.

At this time, it is anticipated that after reclamation the mine will result in +/-649 acres of open water lakes.

All water will be retained on site and after reclamation the project will retain rainfall events less than the 100-year, 24-hour event in the reclaimed lakes.

After reclamation, the water in the open water lakes will consist of ground water and rainfall, because the reclaimed lakes will extend into the surficial aquifer, and rain that falls directly into the reclaimed lakes. The reclaimed lakes, therefore, will not significantly affect downstream receiving systems, other existing legal users, base flows, or hydration in offsite natural systems, lakes and wetlands. See attached Reclamation Plan on Figure 10 and the Post Closure Plan on Figure 11.

Environmental Analysis

Provide an analysis of the character of the subject property and surrounding properties, and further assess the site's suitability for the proposed land use classification based on soils, topography, and the presence of wetlands, floodplain, aquifer recharge areas, scrub or other threatened habitat, and historic resources, including, but not limited to:

1. **Discuss the environmental sensitivity of the property and adjacent property in basic terms by identifying any significant features of the site and the surrounding properties.**

The project area lies on the Lake Wales Ridge physiographic province (White, 1970). The Lake Wales Ridge is characterized by land surface elevations ranging up to approximately 300 feet (NAVD 88) and coarse clastic sediment disturbed by dissecting streams and karst activity. The Lake Wales Ridge is the most prominent topographic feature in peninsular Florida. Elevations of the ridge crest range from 150 to 305 feet NAVD 88 and are highest at Lake Wales and Babson Park (Stewart) 1966). The ridge is a highland composed primarily of coarse clastic material dissected by streams and karst activity and “straightened on its flanks by coastal erosion to produce its present western bounding scarp and a probable burred former eastern bounding scarp” (White 1970). The preservation of the Lake Wales Ridge as a present day highland is thought to be due to the presence of the clayey, gravelly, coarse quartz sand that has limited, but not completely prevented, the dissolution of the underlying limestone.

Physiographically, the project area is on the Wicomico Terrace. The Wicomico Terrace is an ancient Atlantic shoreline scarp that extends from Virginia to Florida. In Florida, the terrace has been modified by erosional processes (Healy, 1975).

The site includes a topographic high, with elevations ranging between approximately 100 and 150 feet NGVD. Sand extracted at the Lake Wales Mine is the surficial, Quaternary, silica sand overlying the Miocene Hawthorn Group. Overburden (unusable material overlying the sand body) is essentially nonexistent and the surface soils consist of sand with traces of natural organic material.

The environmental sensitivity of the site and adjacent properties is relatively low, almost entirely impacted by existing and historical agricultural activities. The project area was evaluated for the potential occurrence of Critical Habitat as defined by the Endangered Species Act of 1973, as amended and 50 Code of Federal Regulations (CFR) and other publicly protected lands.

The FWS regulates the adverse modification of the biological or physical constituent elements essential to the conservation of the listed species within the Critical Habitat. There are no lands designated as Critical Habitat within or adjacent to the site (Protected Lands Map). The site was also evaluated for the potential occurrence of Protected Waters. No protected waters occur within or adjacent to the site, as defined by 62-302.700, F.A.C (Protected Waters Map).

The Project is located in a rural setting consisting of primarily agricultural land uses, characterized by citrus groves, with several existing sand mines directly adjacent and contiguous to and in the general vicinity.

Existing land use within the project area was determined using the 2020 SWFWMD FLUCCS data and field reconnaissance. The land use descriptions represent current conditions.

Upland Land Use Communities

Residential Low Density (Less Than Two Dwelling Units Per Acre) (FLUCFCS 110). This land use is located in the center of the study area.

The vegetation within this land use is dominated by lantana (*Lantana camara*), bahiagrass (*Paspalum notatum*), bermudagrass (*Cynodon dactylon*), cottonweed (*Froelichia floridana*), coastal sandbur (*Cenchrus spinifex*), switchgrass (*Panicum virgatum*), beggarticks (*Bidens alba*), American beautyberry (*Callicarpa americana*), and live oak (*Quercus virginiana*),

Extractive (FLUCFCS 160)

This land use category is located in the southwestern portion of the study area and encompasses the ongoing sand mine operations within I-4 Sand Company Project study area. Vegetation within this land use is dominated by bahiagrass, bermudagrass, coastal sandbur, and rose natalgrass (*Melinis repens*).

Tree Crops (FLUCFCS 220)

This land use category is comprised of the agricultural operations onsite consisting of citrus production. The vegetation within this land use is comprised of citrus, lantana, bahiagrass, bermudagrass, cottonweed, camphorweed (*Heterotheca subaxillaris*), paintedleaf (*Euphorbia cyathophora*), coastal sandbur, switchgrass, broomweed (*Sida* sp.), beggarticks, balsam apple (*Momordica charantia*), and cabbage palm (*Sabal palmetto*).

Live Oak (FLUCFCS 427)

This land use category is located in the southeastern portion of the study area and is dominated by live oak (*Quercus virginiana*).

Mining will not change the semi-confining unit characteristics, the surficial aquifer water table level, nor the potentiometric level of the Intermediate aquifer. Therefore, mining in the project area will not reduce the recharge volume to the Intermediate and Upper Floridan aquifers.

Since the dredge pond water levels will be maintained at levels similar to the surficial aquifer water table levels, the Mammoth Grove Mine basically maintains the ambient water table conditions.

Maintaining the dredge pond elevation at approximately the ambient, natural water table level will preclude off site drawdown effects.

The mining plan coupled with a highly favorable geologic and hydrologic setting ensures that the Lake Wales Mine will not adversely affect ground water and surface water, nor cause off-site sedimentation.

All process water will be re-circulated to the dredge pond so that the addition of water from the Intermediate nor the Upper Floridan aquifer as make-up water is not necessary. No wells are planned for the project area.

All process water will be re-circulated to the dredge pond so that the addition of water from the Intermediate nor the Upper Floridan aquifer as make-up water is not necessary.

Stormwater will be retained on site in the mine lakes and all process water will be recirculated to the mine lakes. All fine sediment separated during the sand processing and created during stormwater runoff will be trapped in the mine lake and retained on the site.

No surface streams will be affected by this operation. All surplus precipitation (less evapotranspiration) becomes internal drainage, and no offsite surface water discharge will occur.

2. **What are the wetland and floodplain conditions? Discuss the changes to these features which would result from development of the site.**

Lakes (FLUCCS 520)

There are several open surface waters scattered throughout the northern portion of study area totaling approximately 16 acres.

Vegetated Non-Forested Wetlands (FLUCCS 640)

There are herbaceous wetlands scattered throughout the study area totaling approximately 32 acres. This land use type consists of marshes, flooded basins, and meadows with little to no tree cover. Within this land use category are three sub-categories found within the study area:

Freshwater Marshes (FLUCCS 641)

Freshwater marshes are relatively level and seasonally flooded areas dominated with wetland emergent vegetation such as sawgrass, arrowhead, and cattail.

Wet Prairie (FLUCCS 643)

This is also a relatively level and seasonally flooded wetland land use but with a shorter annual hydroperiod than freshwater marshes. They often occur along the perimeters of the deeper marshes. Vegetation is often dominated by grasses, sedges, and St. Johns wort.

Emergent

Aquatic Vegetation (FLUCCS 644)

This land use type typically occurs along lake or river shores and is vegetated mostly with floating plants such as water lilies or spatterdock.

The initial review indicates that the study area contains approximately 32 acres of jurisdictional wetlands and surface waters (Land Use Map and NWI Map).

Dredge or fill impacts to these areas would require a permit from the Florida Department of Environmental Protection along with compensatory mitigation.

A permit from the U.S. Army Corps of Engineers may also be required if they are considered to be Waters of the United States.

3. **Discuss location of potable water supplies, private wells, public well fields (*discuss the location, address potential impacts*), and;**

The nearest public well, the Saddlebag Owners Well is +/- 4,600 feet from the site.

The closest public well field is Southeast Regional Utility Service Area which is +/-2 miles southeast.

There are numerous private wells located on properties adjacent to the proposed mining property. Each well is completed in the upper Floridan aquifer. There is no anticipated impact to these wells.

Discuss the location of Airport Buffer Zones (if any) (*discuss the location and address, potential impacts*).

There are no airports within the vicinity of the project area.

4. **Provide an analysis of soil types and percentage of coverage on site and what effect it will have on development.**

Based on the USDA/NRCS Soil Survey for Polk County (1990), eight soil types are mapped within the PH Citrus Sand Mine Project study area (Soil Map). Only one of the soil types is considered hydric soils according to the *Hydric Soils of Florida Handbook*. Below are the soil types mapped for the site, their corresponding NRCS reference number for soils of Polk County, and a general description of their characteristics.

(15) Tavares fine sand, 0 to 5 percent slopes – This unit consists of nearly level, to gently sloping, moderately well drained soil, and derived sandy marine deposits. Slopes are convex to linear. Typically, the surface layer is very dark grayish brown fine sand about six inches thick. The underlying layers are fine sand to a depth of 80 inches or more. According to the *Hydric Soils of Florida Handbook*, this is not a hydric soil.

(17) Smyrna and Myakka fine sands – This unit consists of level, poorly drained soil. This soil type is found on sandy marine deposits. Typically, the surface layer is fine sand about five inches thick. The underlying layers are fine sand to a depth of 80 inches or more. Depth to water table is typically between 6 to 18 inches. According to the *Hydric Soils of Florida Handbook*, this is not a hydric soil.

(31) Adamsville fine sand, 0 to 2 percent slopes – This unit consists of level to slightly sloping, somewhat poorly drained sands derived from sandy marine deposits. The surface layer is typically 7 inches thick and consists of fine sand.

The underlying layers are fine sand to a depth of 80 inches or more. Depth to water table is between 18 to 42 inches. According to the *Hydric Soils of Florida Handbook*, this is not a hydric soil.

(36) Basinger mucky fine sand, frequently flooded – This unit consists of nearly level, very poorly drained sands derived from sandy marine deposits. The surface layer is typically 7 inches thick and consists of mucky fine sand. The underlying layers are fine sand to a depth of 80 inches or more. Depth to water table is about 0 inches and flooding is frequent. According to the *Hydric Soils of Florida Handbook*, this is a hydric soil; however, it only accounts for approximately 6 acres (<1%) of the study area.

(46) Astatula sand, 0 to 5 percent slopes– This unit consists of very deep, excessively drained soils on uplands that formed in eolian and marine sands. These soils are on low knolls and ridges in the flatwoods areas of central, southern, and a few areas of the eastern gulf coast of Florida. Slopes range from zero to five percent. Permeability is very rapid. According to the *Hydric Soils of Florida Handbook*, this is not a hydric soil. This is by far the dominant soil type present, accounting for approximately 658 acres (77%) of the study area. Infrastructure Impact Information

What is the nearest location (travel distance), provider, capacity or general response time, and estimated demand of the provision for the following services:

1. Parks and Recreation;

The closest parks to the site are Golfview Park, and Highland Manor Park, 3 miles west and 5.5 miles southwest, respectively.

2. Educational Facilities (e.g., preschool, elementary, middle school, high school);

The closest education facilities are as follows:

+/-5 miles west

Hillcrest Elementary School
1051 State Road 60 East
Lake Wales, Florida 33853

+/-6 miles west

McLaughlin Middle and Fine Arts Academy
800 South 4th Street

Lake Wales, Florida 33853

+/-5 miles west

Lake Wales Senior High School

1009 North 6th Street

Lake Wales, Florida 33853

This proposed mining operation will not create additional demand on the Polk County education system and the resulting impact will be negligible.

3. Health Care (e.g., emergency, hospital);

Advent Health Lake Wales facility at 410 S 11th St Lake Wales, FL 33853.

4. Fire Protection;

Fire response and Emergency Services to this project will dispatch from the Golfview Station 10 located at 2902 Florida 60 Lake Wales, Florida, 33898.

5. Police Protection and Security;

The responding Polk County Sheriff's substation is located at Southeast District Office at 4011 Sgt Mary Campbell Way Lake Wales, FL 33859.

6. Emergency Medical Services (EMS);

The nearest EMS location is the Golfview Station 10 located at 2902 Florida 60 Lake Wales, Florida, 33898.

7. Solid Waste (collection and waste generation); and

There will be a de minimus demand for solid waste collection services for the sand mine. The existing solid waste collection is through the Polk County Solid Waste Department.

8. How may this request contribute to neighborhood needs?

Commercial sand is a raw material used for the critical infrastructure needs for local and regional projects.

The proposed operation will also provide employment opportunities and contribute to the downstream job creation for third party vendors that will be required for construction, operation and maintenance of the site.

The post closure use will include reservoirs, passive recreation, and conservation lands.

Maps

Maps shall be used to give the public agencies a clear graphic illustration and visual understanding of the proposed development and the potential positive and negative impacts resulting from the development. Maps shall be of sufficient type, size, and scale to facilitate complete understanding of the elements of the proposed development. Scale shall be clearly indicated on each map and the dates of preparation and revisions shall be included. The project boundaries shall be overlaid on all maps. The following **maps shall 8 1/2" x 11"** and accompany Impact Assessment Statements:

Map A: A location map (center the site on the map) showing the relationship of the development to cities, highways, and natural features;

See attached Figure 1.

Map B: Map depicting the site boundary (properties included in the request)

See attached Figure 2.

Map C: A site plan consistent with *Site Plan Standards*² (multiple sheets may be used). In addition to the required number of copies please **include an 8½" x 11" copy**. Applications for district changes alone are not required but are encouraged to submit a Development Plan; and

See attached Figures 9, 10 and 11.

NOTE: Applications for text amendments are not required to submit a complete Impact Assessment Statement, however, all relevant information requested must be addressed. Use this form and the "Demonstration of Need" form as a guide for assessing the impact of a text amendment.

² See *Site Plan Standards* checklist form (GM LDD 11).

LDCU-2025-29 - PH Citrus LLC., Mammoth Grove Mine

Menu Reports Help

Application Name: [PH Citrus LLC., Mammoth Grove Mine](#)

File Date: [09/03/2025](#)

Application Type: [PC-Conditional Use-New Or Mobile Home](#)

Application Status: [Revisions Required](#)

Application Comments:

View ID	Comment	Date
---------	---------	------

Description of Work: [On Behalf of PH Citrus LLC.\(PH Citrus\), we are requesting a Pre Application Conference for a Level 3 Conditional Use Permit approval for a proposed non phosphate mir operation \(sand mine\). The proposed operation is located on either side of State Road 60 approximately 6 miles east of Lake Wales, Florida. More specifically, the site is in Section 35, Township 29 South, Range 28 East; and, Sections 1, 2, 11, and 12, Township 30 South, Range 28 East, in Polk County, Florida. The site is currently zoned and the Future Land Use designation is A/RR and IND. The Property is predominantly made up of active and inactive citrus groves, and undeveloped lands. The propose operation will produce sand primarily used for commercial construction aggregates, concrete, asphalt, clean fill material, FDOT and other critical regional infrastructure. The sand will be mined using a hydraulic dredge, which will pump the product to an on-site sand processing plant to be washed, sized and stockpiled for delivery to custo over the road commercial sand trucks. Of the +/-855 acres on site, +/-649 acres are proposed for excavation within the areas containing the minable resources.](#)

Application Detail: [Detail](#)

Address: [SAINT ANNE SHRINE RD, LAKE WALES, FL 33898](#)

Parcel No: [283011942200010110](#)

Owner Name: [PH CITRUS LLC](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	Dick Crockett	PH Citrus LLC.	Engineer	Mailing, 2031 East Edg...	Active
	Matt Mouncey	The Colinas Gro...	Authorized Agent	Mailing, 2031 East Edg...	Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
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Job Value: [\\$0.00](#)

Total Fee Assessed: [\\$4,473.00](#)

Total Fee Invoiced: [\\$4,473.00](#)

Balance: [\\$0.00](#)

Custom Fields: **LD_GEN_PUB**

PUBLIC HEARINGS

Development Type
[Planning Commission](#)

Application Type
[Conditional Use](#)
[New](#)
Brownfields Request
[N/A](#)

Affordable Housing

GENERAL INFORMATION

Expedited Review	Number of Lots	-
Will This Project Be Phased	Acreage	855
DRC Meeting 09/25/2025	DRC Meeting Time	-
Rescheduled DRC Meeting	Rescheduled DRC Meeting Time	-
Green Swamp No	Number of Units	-
Case File Number	Is this Polk County Utilities	Is this Application a result of a Code Violation No
One Year Extension	FS 119 Status Non-Exempt	Code Violation Case Number -

ADVERTISING

Legal Advertising Date	BOCC1 Advertising Date	-
BOCC2 Advertising Date	Advertising Board Planning Commission	-

MEETING DATES

Community Meeting	Planning Commission Date 12/03/2025
Land Use Hearing Officer 3	1st BOCC Date
2nd BOCC Date	LUHO-Level 3

HEARING
 PC Hearing Results PC Vote Tally
 -
 BOCC 1st Hearing Results BOCC 1st Vote Tally
 -
 BOCC 2nd Hearing Results BOCC 2nd Vote Tally
 -

FINAL LETTER
 Denovo Appeal Denovo Results
 -
 Denovo Tally
 -

LD_GEN_PUB_EDL
[Opening DigEplan List...](#)
 DigEplan Document List
 -

PLAN REVIEW FIELDS

TMPRecordID	DocumentGroupforDPC	RequiredDocumentTypes
POLKCO-25EST-00000-47102	DIGITAL_PROJECTS_LD	-
RequiredDocumentTypesComplete	AdditionalDocumentTypes	Activate DPC
Yes	Applications, AutoCad File, Binding Site Plans (PDs, and CUs), CSV, Calculations, Correspondence, Design Drawings, Flood/Traffic Studies, Impact Statement, Inspections, Miscellaneous, Plats, Record Drawings, Response Letter Resubmittal Complete, Staff Report/Approval Letter Survey, Title Opinion	Yes
Activate FSA	DigitalSigCheck	
Yes	Yes	

PLAN UPLOAD ACKNOWLEDGEMENT

Upload Plans Acknowledgement
[y](#)

SELECTED AREA PLANS

[Selected Area Plans](#)

LAND USE

[Selected Area Plan LU Code](#)

DEVELOPMENT AREA

[Development Area](#)

NOR

[Neighborhood Organization Registry \(NOR\)](#)

PUBLIC MAILERS

Posting Board	Number of Boards (Number)	Number of Mailers (Number)	Date Mailed	Date Posted	NOR
PC	26			11/19/2025	

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Submittal	Lyndsay Rathke	Application ...	09/11/2025	Lyndsay Rathke
Engineering Review				
Fire Marshal Review	Kim Turner	Approve	09/11/2025	Kim Turner
Surveying Review	Mike Benton	Not Required	10/02/2025	Mike Benton
School Board Review	School District	Not Required	09/11/2025	School District
Roads and Drainage Review	Phil Irven	Approve	09/11/2025	Phil Irven
Planning Review	Andrew Grohowski	Resubmittal ...	10/28/2025	Andrew Grohowski
Review Consolidation	Lyndsay Rathke	Resubmittal ...	10/30/2025	Lyndsay Rathke
Staff Report				
Public Notice				
Hearing				
BOCC Hearing				
Final Letter				
Archive				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By
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Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments
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Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments
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**POLK COUNTY PLANNING COMMISSION
FINAL ORDER**

Case Number: LDCU-2025-29 Mammoth Grove Mine

Applicant: Dick Crockett

Property Owner: PH Citrus LLC

Hearing Date: December 3, 2025

I. Request:

The applicant is requesting Conditional Use (CU) approval for Non-Phosphate Mining (Borrow Pit) on approximately 855 acres within an Agricultural/Residential Rural (A/RR) and Industrial (IND) land use district.

II. Findings:

The Planning Commission hereby adopts and incorporates herein the DRC staff report and makes the following findings based upon the staff report and other record evidence presented during the hearing:

1. Pursuant to section 906D.7 of the LDC, the Planning Commission shall, in the review of a Level 3 application, consider the following factors:
 - a. Whether the proposed development is consistent with all relevant requirements of this Code;
 - b. Whether the proposed development is consistent with all applicable policies of the Comprehensive Plan;
 - c. Whether the proposed use is compatible with surrounding uses and the general character of the area, including such factors as density, height, bulk, scale, intensity, traffic, noise, and appearance; and
 - d. How the concurrency requirements will be met if the development was built.
2. The Application is consistent with all relevant requirements of the LDC, including without limitation, Sections 303 and 906.
3. The Application is consistent with all applicable policies of the Comprehensive Plan.
4. The Application is compatible with surrounding uses and the general character of the area.
5. Concurrency requirements can be met if the development is built.

III. Incorporation of the Record

The record is hereby incorporated by reference into this order and is on file with the Land Development Division. The record consists of the following: the Application, Impact Assessment Statement, the DRC staff report, staff's PowerPoint presentation, and all testimony and evidence presented at the hearing.

IV. Planning Commission's Decision:

Based upon the record and the foregoing findings, the Application is APPROVED, subject to the conditions, if any, set forth in the staff report.

V. Effective Date, Appeals:

This order shall be rendered to the Clerk and becomes effective on the date rendered. The Planning Commission's decision may be appealed to the Board of County Commissioners by filing an application for de novo review with the Land Development Division within 7 calendar days after the Planning Commission hearing. If a de novo application is timely filed, this order shall not be final and effective until final action of the Board of County Commissioners.

DONE AND ORDERED in Bartow, Polk County, Florida, in regular session this 3rd day of December **2025**, by the Polk County Planning Commission.

Polk County Planning Commission

ATTEST:

By: _____
Merle Bishop, Chair

By: _____
Lyndsay Yannone, Recording Secretary

Date rendered to the Clerk: _____

Exhibits to Planning Commission's Order

Exhibit A-Staff Report and Exhibits

cc: Land Development Division Official File
Erin Valle, Clerk of Court (under separate cover)

65

Yannone, Lyndsay

From: Grohowski, Andrew
Sent: Monday, December 1, 2025 2:09 PM
To: Yannone, Lyndsay
Subject: Fw: [EXTERNAL]: FW: Proposed Mine site beside our community LDCU2025 -29

From: Call, Planner On <PlannerOnCall@polk-county.net>
Sent: Monday, December 1, 2025 2:04 PM
To: Grohowski, Andrew <andrewgrohowski@polkfl.gov>
Subject: Fw: [EXTERNAL]: FW: Proposed Mine site beside our community LDCU2025 -29

From: ksherwin <ksherwin@rogers.com>
Sent: Thursday, November 27, 2025 8:21 PM
To: Call, Planner On <PlannerOnCall@polk-county.net>
Subject: [EXTERNAL]: FW: Proposed Mine site beside our community LDCU2025 -29

You don't often get email from ksherwin@rogers.com. [Learn why this is important](#)

Subject: Proposed Mine site beside our community

Dear Mr Grohowski:

I have grave concerns about the proposed sand mine bordering on our community off highway 60. I am a resident and owner in Saddlebag Lake Resort. We are a community of 700 plus homes. We have been surrounded by orange groves since the 1970's.

Many of the orchards around us have been removed and now the last orange groves that border our properties are being looked at for mining purposes.

Our concerns include noise, the existing water table and the impact on our aquaduct system, on the amount of sand and dust engulfing our community. The environmental impact ia also huge.

I have read the Polk County Development Review and am appalled that this proposal even be considered.

Hauling activity would be from 5am to 7 pm. Mining operation itself would be 24/7. The noise and blowing sand impact impact to neighboring homes cannot be denied or even make living there tolerable. There would be approximately 536 trucks per day 60 % going westbound and 40% going eastbound on a highway that has been continually riddled by accident after accident. The impact on highway 60 itself would be deadly.

Potable water to the site has not been established yet. We are already having huge water and sewer issues in our community. The implications of changing water tables, ground water run off and aquaduct systems we now have in place could be disastrous to our community.

The LDC defines compatibility 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.

Environmentally , the land and lakes around us are abundant with wildlife. The impact of this proposal on our birds, fish and animals is disastrous. There is no compatibility between this proposal and the people or the wildlife.

We do not support this proposal and will do everything in our power to voice our opinions and to stop this proposal from going forward.

Kim Sherwin
2 Beaverkill
Saddlebag Lake Resort.

Sent from my Bell Samsung device over Canada's largest network.

Yannone, Lyndsay

From: Call, Planner On
Sent: Monday, December 1, 2025 2:09 PM
To: Yannone, Lyndsay
Subject: Fw: [EXTERNAL]: URGENT ACTION REQUIRED - Sand Mine abutting 800 Residential Homes LDCU-2025-29

From: Greg Pratt <g.pratt.bnh@gmail.com>
Sent: Friday, November 28, 2025 10:27 AM
To: Call, Planner On <PlannerOnCall@polk-county.net>; thowell@lakewalesfl.gov <thowell@lakewalesfl.gov>; dwilliams@lakewalesfl.gov <dwilliams@lakewalesfl.gov>; dkruieger@lakewalesfl.gov <dkruieger@lakewalesfl.gov>
Subject: [EXTERNAL]: URGENT ACTION REQUIRED - Sand Mine abutting 800 Residential Homes LDCU-2025-29

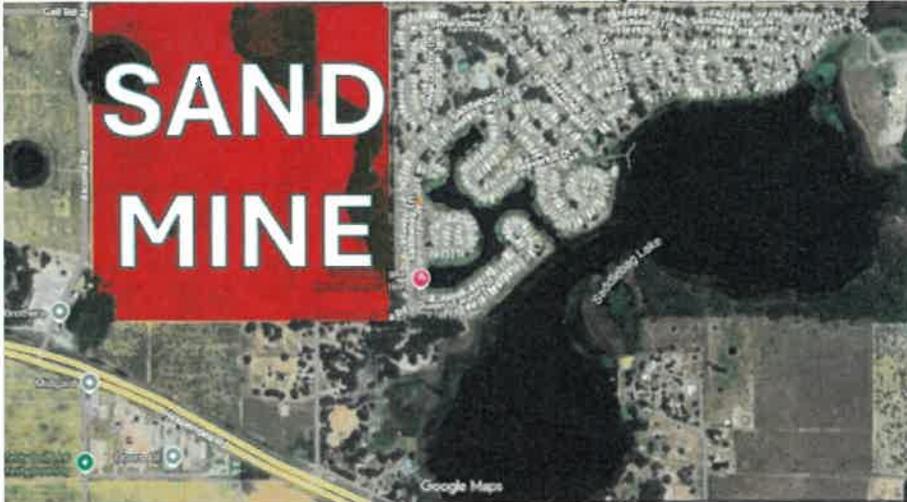
You don't often get email from g.pratt.bnh@gmail.com. [Learn why this is important](#)

Dear Polk County Planning Commission,

I am writing to express my strong opposition to LDCU-2025-29 Mammoth Grove Mine, which is slated for approval at a Public Hearing on DECEMBER 3.

I strongly oppose the Conditional Use approval of a sand mine on property which abuts our Residential community of nearly 800 residential homes (Saddlebag Lake Resort). The Polk County Development Review Committee claims that "the request is compatible with the surrounding area as the residential density in this area is very sparse". They have inaccurately assessed the surrounding area land use, as the county Zoning Maps incorrectly call out our community as "Leisure/Recreation". We are NOT Leisure/Recreation land use. We are Residential. We pay Residential Property Taxes on each and every one of our homes. **Sand mines are not compatible with Residential areas and we are requesting that the Conditional Use application be denied.**

OUR COMMUNITY



Sincerely

Greg Pratt
Saddlebag Lake Resort Owner and Resident
6 Saddlebag Trail South
Lake Wales, Florida

November 27, 2025

Land Development Division
Drawer GM03, P.O. Box 9005
Bartow, Florida

Attention: Polk County Planning Commission
Andrew Grohowski, Planner II

Re: Opposition to Mammoth Grove Mine, Case Number LDCU-2025-29

Dear Commissioners,

My name is Theresa Malburg, and I am a resident and homeowner in Saddlebag Lake Resort, a 55+ retirement community in Lake Wales. I'm writing to strongly oppose the Conditional Use request for a large Non-Phosphate Mining (Borrow Pit) operation on approximately 855 acres immediately next to our neighborhood.

Saddlebag Lake Resort includes nearly 800 homes, and unlike many retirement communities, we each own the land our homes sit on. We are a peaceful, residential community built around a lake. This proposed borrow pit threatens the safety, health, property value, and environment of our residents.

1. Major Error in the Application: Our Community Is Residential, NOT "Leisure Recreation"

One of the most serious problems with the applicant's submission is the incorrect description of our community's zoning. The Conditional Use application refers to Saddlebag Lake Resort as "Leisure Recreation." This is factually incorrect.

Our properties — including my own — are classified as Residential on our Polk County property tax records. Saddlebag Lake Resort is not a campground, a part-time leisure park, or a transient recreational area. It is a fully established, permanent residential neighborhood where seniors live year-round.

Mislabeling our community as “Leisure Recreation” minimizes the fact that the proposed mining operation would be placed directly beside hundreds of full-time residential homes, not a recreational park. This misclassification has a direct impact on land-use compatibility assessments and should be considered a serious flaw in the application.

We ask that the County recognize this mistake and evaluate the proposal using the correct and legally accurate zoning classification: Residential.

2. Air Quality and Health Concerns for Seniors

Many residents are older adults living with COPD, asthma, emphysema, and other breathing issues. Dust and fine particulate matter from a borrow pit — even with controls — can drift directly into our community.

For seniors, this is not a small inconvenience; it is a serious health threat. Poor air quality can trigger respiratory distress, worsen chronic illnesses, and lead to emergency medical situations.

3. Our Lake and Outdoor Lifestyle Will Be Harmed

Our homes and social life revolve around Saddlebag Lake. Dust, noise, and vibration from mining will disrupt:

- Fishing and boating
- Water quality
- Wildlife and bird habitat
- Outdoor activities
- Peaceful enjoyment of our lakefront environment

We moved here for quiet, clean outdoor living — not industrial activity.

4. Noise, Vibration, and Industrial Disturbance

A major borrow pit would bring:

- Constant heavy machinery
- Backup alarms
- Engines and digging equipment
- Ground vibration
- Early morning and long-hour operations

This is completely incompatible with a senior retirement community.

5. Highway 60 Safety — 536 Trucks a Day Will Increase Accidents and Fatalities

Highway 60 just east of Lake Wales is already known by residents as a dangerous, high-accident stretch of road. Many of us have witnessed serious crashes, emergency responses, and multi-vehicle accidents along this corridor for years.

The proposed mining operation plans to add approximately 268 heavy trucks per day entering and exiting Highway 60. These trucks will be pulling out onto a fast-moving highway where vehicles often travel over 60 mph.

Heavy trucks:

- Accelerate slowly
- Restrict visibility
- Create dangerous merging points
- Require long stopping distances

For a senior community where many drivers are cautious, slower, or have mobility or vision limitations, this presents an unacceptable risk. Adding hundreds of industrial trucks daily will almost certainly lead to more crashes — and potentially more fatalities.

Highway 60 is not designed for this level of industrial traffic near residential zones.

6. Serious Threats to Our Private Well-Water Supply

This issue is critical.

Saddlebag Lake Resort operates its own private well-water and sewer systems. We do not have access to city water. A borrow pit of this size adjacent to our homes risks:

- Lowering the water table, reducing or cutting off well-water availability
- Contaminating the aquifer with fuel, oils, sediment, or subsurface materials
- Altering underground water flow, pulling contaminants toward our community wells
- Permanent damage to our drinking-water supply

If our well water becomes unsafe or depleted, all 800 homes lose safe drinking water — with no alternative source. For seniors, this could quickly become a life-threatening crisis.

7. Loss of Property Value for Land-Owning Seniors

Since we own our homes and the land beneath them, any decrease in property value directly harms us.

A borrow pit next door will significantly reduce home values. Many residents here live on fixed incomes and cannot afford to lose the equity they worked decades to build. If home values drop, many of us will be trapped financially, unable to relocate or recover.

8. Borrow Pit is Not Compatible With Our Area

Even considering the mix of Agricultural/Residential Rural and Industrial zoning surrounding us, approving this Conditional Use directly beside a large, permanent 55+ residential neighborhood is simply not appropriate.

No set of conditions can make a massive industrial mining operation compatible with a senior lakeside community.

What We Are Asking

We respectfully request that the County:

1. Deny the Conditional Use request
 2. Recognize the application's zoning misclassification
 3. Protect the health and safety of elderly residents
 4. Safeguard our well-water supply and lake environment
 5. Prevent dangerous increases in truck traffic on Highway 60
 6. Protect the property values and financial stability of our community
 7. Ensure Saddlebag residents have opportunity for input at public hearings
-

In Closing

Saddlebag Lake Resort is our home. We worked our whole lives to retire in a safe, peaceful place. A borrow pit of this size, in this location, poses serious risks to our health, safety, water supply, property values, and way of life.

We respectfully ask that you protect our community by denying this Conditional Use request.

Thank you for your time and consideration.

Sincerely,

Theresa Malburg

Resident, Saddlebag Lake Resort

15 Grey Fox Lane

Lake Wales, Florida

Suzanne Speidel
21 Royal Coachman Street
Saddlebag Lake Resort
Lake Wales, Florida 33898

Polk County Office of Planning and Development

Drawer GM03, P.O. Box 9005

Bartow, Florida

Attention: Polk County Planning Commission

Andrew Grohowski, Planner II

Regarding: Opposition to Mammoth Grove Mine, Case Number LDCU-2025-29

Dear Commissioners,

My name is Suzanne Speidel. I am a full-time resident and land and home owner in Saddlebag Lake Resort, a 55+ retirement community in Lake Wales. I also am writing to oppose the Conditional Use request for a large Non-Phosphate {Borrow Pit} operation scheduled for possible approval on December 3, 2025, at a Public Hearing in Bartow. As many others of my community members have stated in writing to you, we do not feel that this project should be considered any further. If so, I am prepared to have my voice along with others reach out to ALL levels of state government as well as the Media. Clearly you have been misled by those who desire to utilize this land to their own benefit, not caring about what this can do to us residents nearby, of which there are about 800 homes. To allow this to happen would present a disaster to our residents along with our beautiful, protected environment and wildlife,

I am also extremely upset about the way in which this was presented. Although this apparently has been planned and reached the third and final level of approval, we here at Saddlebag knew nothing of this until some residents within 500 feet of the potential mining local received a letter indicating the proposed project. If it was communicated in any way prior to this, we were not made aware, as we would have made our feelings and rational known back then. You can see how this looks to us? Something is awry!

On a more personal level I am very concerned about what this potential environment will do to me. I am a two-time cancer survivor and have 3 autoimmune diseases. I can only imagine what the ramifications of this project, if allowed to go forward, could do to me. Saddlebag is my home, and I live here year-round and cannot afford to move. I can only imagine how the ramifications of this project could affect me.

I am literally begging for my life here, so please do not let this go forward.

Thank You, Suzanne Speidel

Yannone, Lyndsay

From: Grohowski, Andrew
Sent: Monday, December 1, 2025 2:09 PM
To: Yannone, Lyndsay
Subject: Fw: [EXTERNAL]: LDCU-2025-29

From: Call, Planner On <PlannerOnCall@polk-county.net>
Sent: Monday, December 1, 2025 2:06 PM
To: Grohowski, Andrew <andrewgrohowski@polkfl.gov>
Subject: Fw: [EXTERNAL]: LDCU-2025-29

From: Chris Dunkel <cdunkel2015@gmail.com>
Sent: Thursday, November 27, 2025 10:03 PM
To: Call, Planner On <PlannerOnCall@polk-county.net>; news@lakewalesnews.net <news@lakewalesnews.net>; Chris Dunkel <cdunkel2015@gmail.com>
Subject: [EXTERNAL]: LDCU-2025-29

You don't often get email from cdunkel2015@gmail.com. [Learn why this is important](#)

November 27, 2025

Land Development Division
Drawer GM03, P.O. Box 9005
Bartow, Florida

Attention: Polk County Planning Commission
Andrew Grohowski, Planner II

Re: Opposition to Mammoth Grove Mine, Case Number LDCU-2025-29

Dear Commissioners,

Our names are Christine and Jeffrey Dunkel, and we are resident and homeowner in Saddlebag Lake Resort, a 55+ retirement community in Lake Wales. I'm writing to strongly oppose the Conditional Use request for a large Non-Phosphate Mining (Borrow Pit) operation on approximately 855 acres immediately next to our neighborhood.

Saddlebag Lake Resort includes nearly 800 homes, and unlike many retirement communities, we each own the land our homes sit on. We are a peaceful, residential community built around a lake. This proposed borrow pit threatens the safety, health, property value, and environment of our residents.

1. Major Error in the Application: Our Community Is Residential, NOT "Leisure Recreation"

One of the most serious problems with the applicant's submission is the incorrect description of our community's zoning. The Conditional Use application refers to Saddlebag Lake Resort as "Leisure Recreation." This is factually incorrect.

Our properties — including my own — are classified as Residential on our Polk County property tax records. Saddlebag Lake Resort

is not a campground, a part-time leisure park, or a transient recreational area. It is a fully established, permanent residential neighborhood where seniors live year-round.

Mislabeling our community as “Leisure Recreation” minimizes the fact that the proposed mining operation would be placed directly beside hundreds of full-time residential homes, not a recreational park. This misclassification has a direct impact on land-use compatibility assessments and should be considered a serious flaw in the application.

We ask that the County recognize this mistake and evaluate the proposal using the correct and legally accurate zoning classification: Residential.

2. Air Quality and Health Concerns for Seniors

Many residents are older adults living with COPD, asthma, emphysema, and other breathing issues. Dust and fine particulate matter from a borrow pit — even with controls — can drift directly into our community.

For seniors, this is not a small inconvenience; it is a serious health threat. Poor air quality can trigger respiratory distress, worsen chronic illnesses, and lead to emergency medical situations.

3. Our Lake and Outdoor Lifestyle Will Be Harmed

Our homes and social life revolve around Saddlebag Lake. Dust, noise, and vibration from mining will disrupt:

- Fishing and boating
- Water quality
- Wildlife and bird habitat
- Outdoor activities
- Peaceful enjoyment of our lakefront environment

We moved here for quiet, clean outdoor living — not industrial activity.

4. Noise, Vibration, and Industrial Disturbance

A major borrow pit would bring:

- Constant heavy machinery
- Backup alarms
- Engines and digging equipment
- Ground vibration
- Early morning and long-hour operations

This is completely incompatible with a senior retirement community.

5. Highway 60 Safety — 536 Trucks a Day Will Increase Accidents and Fatalities

Highway 60 just east of Lake Wales is already known by residents as a dangerous, high-accident stretch of road. Many of us have witnessed serious crashes, emergency responses, and multi-vehicle accidents along this corridor for years.

The proposed mining operation plans to add approximately 268 heavy trucks per day entering and exiting Highway 60. These trucks will be pulling out onto a fast-moving highway where vehicles often travel over 60 mph.

Heavy trucks:

- Accelerate slowly
- Restrict visibility
- Create dangerous merging points
- Require long stopping distances

For a senior community where many drivers are cautious, slower, or have mobility or vision limitations, this presents an unacceptable risk. Adding hundreds of industrial trucks daily will almost certainly lead to more crashes — and potentially more fatalities.

Highway 60 is not designed for this level of industrial traffic near residential zones.

6. Serious Threats to Our Private Well-Water Supply

This issue is critical.

Saddlebag Lake Resort operates its own private well-water and sewer systems. We do not have access to city water. A borrow pit of this size adjacent to our homes risks:

- Lowering the water table, reducing or cutting off well-water availability
- Contaminating the aquifer with fuel, oils, sediment, or subsurface materials
- Altering underground water flow, pulling contaminants toward our community wells
- Permanent damage to our drinking-water supply

If our well water becomes unsafe or depleted, all 800 homes lose safe drinking water — with no alternative source. For seniors, this could quickly become a life-threatening crisis.

7. Loss of Property Value for Land-Owning Seniors

Since we own our homes and the land beneath them, any decrease in property value directly harms us.

A borrow pit next door will significantly reduce home values. Many residents here live on fixed incomes and cannot afford to lose the equity they worked decades to build. If home values drop, many of us will be trapped financially, unable to relocate or recover.

8. Borrow Pit is Not Compatible With Our Area

Even considering the mix of Agricultural/Residential Rural and Industrial zoning surrounding us, approving this Conditional Use directly beside a large, permanent 55+ residential neighborhood is simply not appropriate.

No set of conditions can make a massive industrial mining operation compatible with a senior lakeside community.

What We Are Asking

We respectfully request that the County:

1. Deny the Conditional Use request
2. Recognize the application's zoning misclassification
3. Protect the health and safety of elderly residents
4. Safeguard our well-water supply and lake environment
5. Prevent dangerous increases in truck traffic on Highway 60
6. Protect the property values and financial stability of our community
7. Ensure Saddlebag residents have opportunity for input at public hearings

In Closing

Saddlebag Lake Resort is our home. We worked our whole lives to retire in a safe, peaceful place. A borrow pit of this size, in this location, poses serious risks to our health, safety, water supply, property values, and way of life.

We respectfully ask that you protect our community by denying this Conditional Use request.

Thank you for your time and consideration.

Sincerely,
Christine and Jeffrey Dunkel
Resident, Saddlebag Lake Resort
73 Saddlebag Trail
Lake Wales, Florida 33898

To Planner on call at Polk County
Case # LDUC-2025-29

My name is Michael Hodge and my wife Valerie and I reside at Saddlebag lake Resort in Lake Wales Florida. We live at 13 Silver Doctor lane and also own two other properties within the park, both located at 17 and 28 Silver Doctor lane. We have concerns about the possible mining off of Mammoth Grove Rd close to our community.

We are deeply concerned about possible runoff into our lake, which is one of the healthiest in Polk County. Our Environmental Committee participates in the University of Florida's Lake Watch Program. I take samples of the lake water each month that are tested by the University's program. Residents of Saddlebag Lake Resort are very proud of the effort our community takes to ensure our lake water continues to be healthy and our wildlife thrives. Also this is a wet mine which will use MILLIONS of gallons of water.

The wet mine requires a slurry technique that will create enormous amounts of waste for many many years into the future.

The increase of noise the mining will produce is also of great concern. Who would want to live around that kind of noise? Will the noise be at dangerous unhealthy levels? We want quiet, peaceful living

The Lake Wales area already experiences an abundance of truck traffic on a daily basis. To add an additional 500 or so trucks per day, 6 days a week will impact the every day life of all citizens of our town. The increase of traffic in our area will have a huge impact on our roads, driving time, safety with little possibility of expanding lanes and funding for road repair.

As residents who will be greatly negatively impacted by this borrow pit mining operation, we are not at all in agreement..

We write in hopes that this is not what is in our future. Thank you for taking serious consideration on this issue.

Michael and Valerie Hodge
5390 Saddlebag Lake Rd.
Lake Wales, Fl. 33898
Ph: 301-748-8961
mchodge1201@gmail.com

Yannone, Lyndsay

From: Grohowski, Andrew
Sent: Monday, December 1, 2025 2:10 PM
To: Yannone, Lyndsay
Subject: Fw: [EXTERNAL]: case #LDCU-2025-2029

From: Call, Planner On <PlannerOnCall@polk-county.net>
Sent: Monday, December 1, 2025 2:06 PM
To: Grohowski, Andrew <andrewgrohowski@polkfl.gov>
Subject: Fw: [EXTERNAL]: case #LDCU-2025-2029

From: JANET BUXTON <gnjbuxton@aol.com>
Sent: Friday, November 28, 2025 9:56 AM
To: Call, Planner On <PlannerOnCall@polk-county.net>
Subject: [EXTERNAL]: case #LDCU-2025-2029

You don't often get email from gnjbuxton@aol.com. [Learn why this is important](#)

Please reconsider your plan for Borrow Pit next to Saddlebag Lake Resort! We purchased this property 34 years ago because it was nestled in a lovely orange grove! That, unfortunately is no longer but to have it replaced by a Borrow Pit is truly heartbreaking!

We have roughly 1600 people in our resort, many full time residents! These are the same people who shop and pay taxes in Polk County without overloading the school system.

I will not be at Saddlebags much longer but leaving to my three sons to love and enjoy! Please do not take the joy of leaving this to them from me.

Yours truly,

Janet Buxton
31 Silversides
Lake Wales, FL

[Sent from the all new AOL app for iOS](#)

Yannone, Lyndsay

From: Grohowski, Andrew
Sent: Monday, December 1, 2025 2:10 PM
To: Yannone, Lyndsay
Subject: Fw: [EXTERNAL]: Borrow Pit Case #LDCU-2025-29

From: Call, Planner On <PlannerOnCall@polk-county.net>
Sent: Monday, December 1, 2025 2:07 PM
To: Grohowski, Andrew <andrewgrohowski@polkfl.gov>
Subject: Fw: [EXTERNAL]: Borrow Pit Case #LDCU-2025-29

From: Randy Boileau <randy.boileau@gmail.com>
Sent: Friday, November 28, 2025 9:56 AM
To: Call, Planner On <PlannerOnCall@polk-county.net>; Geri Boileau <geri.boileau@gmail.com>
Subject: [EXTERNAL]: Borrow Pit Case #LDCU-2025-29

You don't often get email from randy.boileau@gmail.com. [Learn why this is important](#)

November 28, 2025

Land Development Division
 Drawer GM03, P.O. Box 9005
 Bartow, Florida

Attention: Polk County Planning Commission
 Andrew Grohowski, Planner II

Re: Opposition to Mammoth Grove Mine, Case Number LDCU-2025-29

Dear Commissioners,

Our names are Randolph and Geraldine Boileau, and we are residents and homeowners in Saddlebag Lake Resort, a 55+ retirement community in Lake Wales. We are writing to object, in the most strenuous possible terms, the Conditional Use request for a large Non-Phosphate Mining (Borrow Pit) operation on approximately 855 acres immediately adjacent to our neighborhood.

Saddlebag Lake Resort includes nearly 800 homes, and unlike many retirement communities, we each own the land our homes sit on. We are a peaceful, residential community built around a lake. This proposed borrow pit threatens the safety, health, property value, and environment of our residents.

1. Major Error in the Application: Our Community Is Residential, NOT "Leisure Recreation". A 10-minute tour through our community will validate this fact.

One of the most serious problems with the applicant's submission is the incorrect description of our

community's zoning. The Conditional Use application refers to Saddlebag Lake Resort as "Leisure Recreation." This is factually incorrect.

Our properties — including ours — are classified as Residential on our Polk County property tax records. Saddlebag Lake Resort is not a campground, a part-time leisure park, or a transient recreational area. It is a fully established, permanent residential neighborhood where seniors live year-round. Mislabeling our community as "Leisure Recreation" minimizes the fact that the proposed mining operation would be placed directly beside hundreds of full-time residential homes, not a recreational park. This misclassification has a direct impact on land-use compatibility assessments and should be considered a serious flaw in the application.

We ask that the County recognize this mistake and evaluate the proposal using the correct and legally accurate zoning classification: Residential.

2. Air Quality and Health Concerns for Seniors

Many residents are elderly people living with COPD, asthma, emphysema, and other breathing issues. Dust and fine particulate matter from a borrow pit — even with controls — can drift directly into our community. For seniors, this is not a small inconvenience; it is a serious health threat. Poor air quality can trigger respiratory distress, worsen chronic illnesses, and lead to emergency medical situations.

3. Our Lake and Outdoor Lifestyle Will Be Harmed

Our homes and social life revolve around Saddlebag Lake. Dust, noise, and vibration from mining will disrupt:

- Fishing and boating
- Water quality
- Wildlife and bird habitat
- Outdoor activities
- Peaceful enjoyment of our lakefront environment

We moved here for quiet, clean outdoor living — not industrial activity.

4. Noise, Vibration, and Industrial Disturbance

A major borrow pit would bring:

- Constant heavy machinery
- Backup alarms
- Engines and digging equipment
- Ground vibration
- Early morning and long-hour operations

This is completely incompatible with a senior retirement community.

5. Highway 60 Safety — 536 Trucks a Day Will Increase Accidents and Fatalities

Highway 60 just east of Lake Wales is already known by residents as a dangerous, high-accident stretch of road. Many of us have witnessed serious crashes, emergency responses, and multi-vehicle accidents along this corridor for years. The proposed mining operation plans to add approximately 268 heavy trucks per day entering and exiting Highway 60. These trucks will be pulling out onto a fast-moving highway where vehicles often travel over 60 mph.

Heavy trucks:

- Accelerate slowly
- Restrict visibility

- Create dangerous merging points
- Require long stopping distances

For a senior community where many drivers are cautious, slower, or have mobility or vision limitations, this presents an unacceptable risk. Adding hundreds of industrial trucks daily will almost certainly lead to more crashes — and potentially more fatalities.

Highway 60 is not designed for this level of industrial traffic near residential zones.

6. Serious Threats to the health of our water supply.

This issue is critical. Saddlebag Lake Resort operates its own private well-water and sewer systems. We do not have access to city water. A borrow pit of this size adjacent to our homes risks:

- Lowering the water table, reducing or cutting off well-water availability
- Contaminating the aquifer with fuel, oils, sediment, or subsurface materials
- Altering underground water flow, pulling contaminants toward our community wells
- Permanent damage to our drinking-water supply

If our well water becomes unsafe or depleted, all 800 homes lose safe drinking water — with no alternative source. For seniors, this could quickly become a life-threatening crisis for which Polk County MUST bear the cost of remediation.

7. Loss of Property Value for Land-Owning Seniors

Since we own our homes and the land beneath them, any decrease in property value directly harms us. A borrow pit next door will significantly reduce home values. Many residents here live on fixed incomes and cannot afford to lose the equity they worked decades to build. If home values drop, many of us will be trapped financially, unable to relocate or recover. The lost tax revenues to the county from this dynamic will be irrevocable.

8. Industrial Mining is Not Compatible With Our Area

Even considering the mix of Agricultural/Residential Rural and Industrial zoning surrounding us, approving this Conditional Use directly beside a large, permanent 55+ residential neighborhood is simply not appropriate. No set of conditions can make a massive industrial mining operation compatible with a senior lakeside community.

What We Are Asking

We respectfully request that the County:

1. Deny the Conditional Use request
2. Recognize the application’s zoning misclassification
3. Protect the health and safety of elderly residents
4. Safeguard our well-water supply and lake environment
5. Prevent dangerous increases in truck traffic on Highway 60
6. Protect the property values and financial stability of our community
7. Ensure Saddlebag residents have opportunity for input at public hearings

Saddlebag Lake Resort is our home. We worked our whole lives to retire in a safe, peaceful place. A borrow pit of this size, in this location, poses serious risks to our health, safety, water supply, property values, and way of life. We respectfully ask that you protect our community by denying this Conditional Use request. **Also, please ensure this emailed letter is included in the public record regarding discussion of this topic.**

Sincerely,

Randolph & Geraldine Boileau

One Saddlebag Trail
Lake Wales, FL 33898

Yannone, Lyndsay

From: Grohowski, Andrew
Sent: Monday, December 1, 2025 2:10 PM
To: Yannone, Lyndsay
Subject: Fw: [EXTERNAL]: Fwd: LDCU-2025-29 Formal Opposition to Proposed Wet-Mining Borrow Pit Along SR 60 Adjacent to Saddlebag Lake Resort.

From: Call, Planner On <PlannerOnCall@polk-county.net>
Sent: Monday, December 1, 2025 2:07 PM
To: Grohowski, Andrew <andrewgrohowski@polkfl.gov>
Subject: Fw: [EXTERNAL]: Fwd: LDCU-2025-29 Formal Opposition to Proposed Wet-Mining Borrow Pit Along SR 60 Adjacent to Saddlebag Lake Resort.

From: Mike Syrett <mdsyrett@gmail.com>
Sent: Friday, November 28, 2025 10:09 AM
To: Call, Planner On <PlannerOnCall@polk-county.net>
Subject: [EXTERNAL]: Fwd: LDCU-2025-29 Formal Opposition to Proposed Wet-Mining Borrow Pit Along SR 60 Adjacent to Saddlebag Lake Resort.

You don't often get email from mdsyrett@gmail.com. [Learn why this is important](#)

Subject: Formal Opposition to Proposed Wet-Mining Borrow Pit Along SR 60 Adjacent to Saddlebag Lake Resort.
Email transmission dated November 27, 2025

Dear Mr. Grohowski, andrewgrohowski@pok-county.gov

I am submitting this letter to formally express my **strong opposition** to the proposed **wet-mining borrow pit** identified as **LDCU-2025-29**, located approximately **500 meters from Saddlebag Lake Resort** along **State Road 60** in unincorporated Polk County. As a resident and stakeholder, I am deeply concerned about the serious and long-term hazards this project poses to public safety, environmental integrity, and the quality of life for my family, neighbours and hundreds of residents in the surrounding area.

1. Traffic Safety Hazards on SR 60

State Road 60 is a high-speed, high-volume freight corridor with a long history of major accidents. Introducing constant heavy-truck ingress and egress from a borrow pit will:

- Increase the likelihood of severe rear-end and side-impact crashes
- Create dangerous slow-downs on a 60+ mph highway
- Add road slickness from mud, sand, and wet clay tracked onto SR 60
- Reduce visibility due to dust and water spray from mining operations

These hazards directly threaten not only local residents but all motorists traveling the corridor.

2. Groundwater and Lake Impacts

A wet-mining pit excavates below the water table, allowing groundwater to flow freely into the excavation. This threatens the hydrology of nearby lakes, including Saddlebag Lake, by:

- Altering water levels
- Changing water chemistry and clarity
- Increasing the potential for contamination from fuel, hydraulic fluids, and sediment
- Creating new pathways for pollutants into the aquifer system

The proximity of the proposed pit to residential lakes makes these risks especially concerning.

3. Air Quality, Noise, and Public-Health Concerns

Residents within Saddlebag Lake Resort and surrounding neighbourhoods will be exposed to:

- **Silica dust** and fine particulates from excavation operations
- **Diesel exhaust** from heavy trucks and equipment
- **Chronic noise** from pumps, draglines, loaders, and trucks

These impacts are incompatible with nearby residential living—especially in a community with many retirees and individuals with respiratory conditions.

4. Wildlife and Environmental Disruption

The SR 60 corridor functions as a wildlife movement route. Wet mining creates:

- Habitat loss and fragmentation
- Increased animal-vehicle collisions
- Attraction of nuisance wildlife to newly formed, deep open-water pits
- Long-term ecological degradation that cannot be fully mitigated

This location is ecologically sensitive and unsuited to mining operations.

5. Permanent Land-Use Conflicts

Wet pits create long-term problems, including:

- Deep, unfenced water bodies that pose safety hazards
- Reduced property values for nearby homeowners
- Unknown long-term water-quality consequences
- Reclamation challenges that often leave land unusable or unsafe

The lasting footprint of a wet borrow pit is incompatible with nearby residential and recreational land uses.

6. Conclusion and Request

For these reasons, I strongly urge the Polk County Planning Commission to **deny the Conditional Use Application LDCU-2025-29**. At minimum, I request that the County require:

- A full Environmental Impact Assessment

- A comprehensive traffic study specific to SR 60 truck ingress/egress
- A groundwater connectivity analysis
- Extended buffers of at least 1,500 meters from all residences
- A detailed reclamation plan with bonding

The risks to public safety, the environment, and the local community are significant, foreseeable, and avoidable. This site is **not appropriate** for wet-mining operations.

Thank you for your attention and for considering the serious concerns of the residents who will be directly affected by this proposal. I respectfully request that this letter be entered into the public record for the December 3, 2025 hearing.

Sincerely,

Michael D Syrett
96 Silversides Street

Lake Wales FL 33898

Saddlebag Resort - A 55+ Community

56

Yannone, Lyndsay

From: Call, Planner On
Sent: Monday, December 1, 2025 2:17 PM
To: Yannone, Lyndsay
Subject: Fw: [EXTERNAL]: Case#LDCU-2025-29

From: Brent Buxton <brentbuxton1961@gmail.com>
Sent: Friday, November 28, 2025 1:24 PM
To: Call, Planner On <PlannerOnCall@polk-county.net>
Subject: [EXTERNAL]: Case#LDCU-2025-29

You don't often get email from brentbuxton1961@gmail.com. [Learn why this is important](#)

I vote NO on the Borrow Pit proposal that is planned near Saddlebag Lake Resort.

Thank you,

Saddlebags Lake Resort Homeowner
31 Silversides Lake Wales FL 33898

November 28, 2025

Land Development Division
Drawer GM03, P.O. Box 9005
Bartow, Florida

Attention: Polk County Planning Commission
Andrew Grohowski, Planner II

Re: Opposition to Mammoth Grove Mine, Case Number LDCU-2025-29

Dear Commissioners,

My name is Betty Malburg, and I am a resident and homeowner in Saddlebag Lake Resort, a 55+ retirement community in Lake Wales. I'm writing to strongly oppose the Conditional Use request for a large Non-Phosphate Mining (Borrow Pit) operation on approximately 855 acres immediately next to our neighborhood.

Saddlebag Lake Resort includes nearly 800 homes, and unlike many retirement communities, we each own the land our homes sit on. We are a peaceful, residential community built around a lake. This proposed borrow pit threatens the safety, health, property value, and environment of our residents.

1. Major Error in the Application: Our Community Is Residential, NOT "Leisure Recreation"

One of the most serious problems with the applicant's submission is the incorrect description of our community's zoning. The Conditional Use application refers to Saddlebag Lake Resort as "Leisure Recreation." This is factually incorrect.

Our properties — including my own — are classified as Residential on our Polk County property tax records. Saddlebag Lake Resort is not a campground, a part-time leisure park, or a transient recreational area. It is a fully established, permanent residential neighborhood where seniors live year-round.

Mislabeled our community as “Leisure Recreation” minimizes the fact that the proposed mining operation would be placed directly beside hundreds of full-time residential homes, not a recreational park. This misclassification has a direct impact on land-use compatibility assessments and should be considered a serious flaw in the application.

We ask that the County recognize this mistake and evaluate the proposal using the correct and legally accurate zoning classification: Residential.

2. Air Quality and Health Concerns for Seniors

Many residents are older adults living with COPD, asthma, emphysema, and other breathing issues. Dust and fine particulate matter from a borrow pit — even with controls — can drift directly into our community.

For seniors, this is not a small inconvenience; it is a serious health threat. Poor air quality can trigger respiratory distress, worsen chronic illnesses, and lead to emergency medical situations.

3. Our Lake and Outdoor Lifestyle Will Be Harmed

Our homes and social life revolve around Saddlebag Lake. Dust, noise, and vibration from mining will disrupt:

- Fishing and boating
- Water quality
- Wildlife and bird habitat
- Outdoor activities
- Peaceful enjoyment of our lakefront environment

We moved here for quiet, clean outdoor living — not industrial activity.

4. Noise, Vibration, and Industrial Disturbance

A major borrow pit would bring:

2

- Constant heavy machinery
- Backup alarms
- Engines and digging equipment
- Ground vibration
- Early morning and long-hour operations

This is completely incompatible with a senior retirement community.

5. Highway 60 Safety — 536 Trucks a Day Will Increase Accidents and Fatalities

Highway 60 just east of Lake Wales is already known by residents as a dangerous, high-accident stretch of road. Many of us have witnessed serious crashes, emergency responses, and multi vehicle accidents along this corridor for years.

The proposed mining operation plans to add approximately 268 heavy trucks per day entering and exiting Highway 60. These trucks will be pulling out onto a fast-moving highway where vehicles often travel over 60 mph.

Heavy trucks:

- Accelerate slowly
- Restrict visibility
- Create dangerous merging points
- Require long stopping distances

For a senior community where many drivers are cautious, slower, or have mobility or vision limitations, this presents an unacceptable risk. Adding hundreds of industrial trucks

daily will almost certainly lead to more crashes — and potentially more fatalities.

Highway 60 is not designed for this level of industrial traffic near residential zones.

3

6. Serious Threats to Our Private Well-Water Supply

This issue is critical.

Saddlebag Lake Resort operates its own private well-water and sewer systems. We do not have access to city water. A borrow pit of this size adjacent to our homes risks:

- Lowering the water table, reducing or cutting off well-water availability
- Contaminating the aquifer with fuel, oils, sediment, or subsurface materials •
- Altering underground water flow, pulling contaminants toward our community wells •
- Permanent damage to our drinking-water supply

If our well water becomes unsafe or depleted, all 800 homes lose safe drinking water — with no alternative source. For seniors, this could quickly become a life-threatening crisis.

7. Loss of Property Value for Land-Owning Seniors

Since we own our homes and the land beneath them, any decrease in property value directly harms us.

A borrow pit next door will significantly reduce home values. Many residents here live on fixed incomes and cannot afford to lose the equity they worked decades to build. If home values drop, many of us will be trapped financially, unable to relocate or recover.

8. Borrow Pit is Not Compatible With Our Area

Even considering the mix of Agricultural/Residential Rural and Industrial zoning surrounding us, approving this Conditional Use directly beside a large, permanent 55+ residential neighborhood is simply not appropriate.

No set of conditions can make a massive industrial mining operation compatible with a senior lakeside community.

4

What We Are Asking

We respectfully request that the County:

1. Deny the Conditional Use request
2. Recognize the application's zoning misclassification
3. Protect the health and safety of elderly residents
4. Safeguard our well-water supply and lake environment
5. Prevent dangerous increases in truck traffic on Highway 60
6. Protect the property values and financial stability of our community
7. Ensure Saddlebag residents have opportunity for input at public

hearings In Closing

Saddlebag Lake Resort is our home. We worked our whole lives to retire in a safe, peaceful place. A borrow pit of this size, in this location, poses serious risks to our health, safety, water supply, property values, and way of life.

We respectfully ask that you protect our community by denying this Conditional Use

request. Thank you for your time and consideration.

Sincerely,

Daniel and Adela Casey

Resident, Saddlebag Lake Resort

13 Pink Lady Lane (physical address)

5303 Saddlebag Lake Road (mailing address)

Lake Wales, Florida 33898

Yannone, Lyndsay

From: Call, Planner On
Sent: Monday, December 1, 2025 2:18 PM
To: Yannone, Lyndsay
Subject: Fw: [EXTERNAL]:

From: Chris Dunkel <cdunkel2015@gmail.com>
Sent: Friday, November 28, 2025 9:11 PM
To: Call, Planner On <PlannerOnCall@polk-county.net>
Subject: [EXTERNAL]:

November 27, 2025

Land Development Division
Drawer GM03, P.O. Box 9005
Bartow, Florida

Attention: Polk County Planning Commission
Andrew Grohowski, Planner II

Re: Opposition to Mammoth Grove Mine, Case Number LDCU-2025-29

Dear Commissioners,

My name is June Ringle, and we are resident and homeowner in Saddlebag Lake Resort, a 55+ retirement community in Lake Wales. I'm writing to strongly oppose the Conditional Use request for a large Non-Phosphate Mining (Borrow Pit) operation on approximately 855 acres immediately next to our neighborhood.

Saddlebag Lake Resort includes nearly 800 homes, and unlike many retirement communities, we each own the land our homes sit on. We are a peaceful, residential community built around a lake. This proposed borrow pit threatens the safety, health, property value, and environment of our residents.

1. Major Error in the Application: Our Community Is Residential, NOT "Leisure Recreation"

One of the most serious problems with the applicant's submission is the incorrect description of our community's zoning. The Conditional Use application refers to Saddlebag Lake Resort as "Leisure Recreation." This is factually incorrect.

Our properties — including my own — are classified as Residential on our Polk County property tax records. Saddlebag Lake Resort is not a campground, a part-time leisure park, or a transient recreational area. It is a fully established, permanent residential neighborhood where seniors live year-round.

Mislabeled our community as "Leisure Recreation" minimizes the fact that the proposed mining operation would be placed directly beside hundreds of full-time residential homes, not a recreational park. This misclassification has a direct impact on land-use compatibility assessments and should be considered a serious flaw in the application.

We ask that the County recognize this mistake and evaluate the proposal using the correct and legally accurate zoning classification: Residential.

2. Air Quality and Health Concerns for Seniors

Many residents are older adults living with COPD, asthma, emphysema, and other breathing issues. Dust and fine particulate matter

from a borrow pit — even with controls — can drift directly into our community.

For seniors, this is not a small inconvenience; it is a serious health threat. Poor air quality can trigger respiratory distress, worsen chronic illnesses, and lead to emergency medical situations.

3. Our Lake and Outdoor Lifestyle Will Be Harmed

Our homes and social life revolve around Saddlebag Lake. Dust, noise, and vibration from mining will disrupt:

- Fishing and boating
- Water quality
- Wildlife and bird habitat
- Outdoor activities
- Peaceful enjoyment of our lakefront environment

We moved here for quiet, clean outdoor living — not industrial activity.

4. Noise, Vibration, and Industrial Disturbance

A major borrow pit would bring:

- Constant heavy machinery
- Backup alarms
- Engines and digging equipment
- Ground vibration
- Early morning and long-hour operations

This is completely incompatible with a senior retirement community.

5. Highway 60 Safety — 536 Trucks a Day Will Increase Accidents and Fatalities

Highway 60 just east of Lake Wales is already known by residents as a dangerous, high-accident stretch of road. Many of us have witnessed serious crashes, emergency responses, and multi-vehicle accidents along this corridor for years.

The proposed mining operation plans to add approximately 268 heavy trucks per day entering and exiting Highway 60. These trucks will be pulling out onto a fast-moving highway where vehicles often travel over 60 mph.

Heavy trucks:

- Accelerate slowly
- Restrict visibility
- Create dangerous merging points
- Require long stopping distances

For a senior community where many drivers are cautious, slower, or have mobility or vision limitations, this presents an unacceptable risk. Adding hundreds of industrial trucks daily will almost certainly lead to more crashes — and potentially more fatalities.

Highway 60 is not designed for this level of industrial traffic near residential zones.

6. Serious Threats to Our Private Well-Water Supply

This issue is critical.

Saddlebag Lake Resort operates its own private well-water and sewer systems. We do not have access to city water. A borrow pit of this size adjacent to our homes risks:

- Lowering the water table, reducing or cutting off well-water availability
- Contaminating the aquifer with fuel, oils, sediment, or subsurface materials
- Altering underground water flow, pulling contaminants toward our community wells
- Permanent damage to our drinking-water supply

If our well water becomes unsafe or depleted, all 800 homes lose safe drinking water — with no alternative source. For seniors, this could quickly become a life-threatening crisis.

7. Loss of Property Value for Land-Owning Seniors

Since we own our homes and the land beneath them, any decrease in property value directly harms us.

A borrow pit next door will significantly reduce home values. Many residents here live on fixed incomes and cannot afford to lose the equity they worked decades to build. If home values drop, many of us will be trapped financially, unable to relocate or recover.

8. Borrow Pit is Not Compatible With Our Area

Even considering the mix of Agricultural/Residential Rural and Industrial zoning surrounding us, approving this Conditional Use directly beside a large, permanent 55+ residential neighborhood is simply not appropriate.

No set of conditions can make a massive industrial mining operation compatible with a senior lakeside community.

What We Are Asking

We respectfully request that the County:

1. Deny the Conditional Use request
2. Recognize the application's zoning misclassification
3. Protect the health and safety of elderly residents
4. Safeguard our well-water supply and lake environment
5. Prevent dangerous increases in truck traffic on Highway 60
6. Protect the property values and financial stability of our community
7. Ensure Saddlebag residents have opportunity for input at public hearings

In Closing

Saddlebag Lake Resort is our home. We worked our whole lives to retire in a safe, peaceful place. A borrow pit of this size, in this location, poses serious risks to our health, safety, water supply, property values, and way of life.

We respectfully ask that you protect our community by denying this Conditional Use request.

Thank you for your time and consideration.

Sincerely,
June Ringle
Resident, Saddlebag Lake Resort
69 Saddlebag Trail
Lake Wales, Florida 33898

You need to send this email ASAP. Unless you are thinking about selling them you should do that ASAP because if this is approved you will lose \$\$\$.

[Show quoted text](#)

Yannone, Lyndsay

From: Call, Planner On
Sent: Monday, December 1, 2025 2:18 PM
To: Yannone, Lyndsay
Subject: Fw: [EXTERNAL]: Case Number LDCU-2025-29

From: Owen Decker <oddtaz@gmail.com>
Sent: Saturday, November 29, 2025 10:21 AM
To: Call, Planner On <PlannerOnCall@polk-county.net>
Subject: [EXTERNAL]: Case Number LDCU-2025-29

You don't often get email from oddtaz@gmail.com. [Learn why this is important](#)

Attention: Polk County Planning Commission
Andrew Grohowski, Planner II

Re: Opposition to Mammoth Grove Mine, Case Number LDCU-2025-29

Dear Commissioners,

I/We, the undersigned resident(s) of Saddlebag Lake Resort, are writing to express my/our strong opposition to the proposed Sand Mine/Borrow Pit. We are a 55 plus community located at 499 Saddlebag Lake Road.

Thanks
Owen & Jackie Decker
5646 Saddlebag Lake Rd
10 Grayhackle
Lake Wales Fl 33898
606-922-6520

Yannone, Lyndsay

From: Call, Planner On
Sent: Monday, December 1, 2025 2:19 PM
To: Yannone, Lyndsay
Subject: Fw: [EXTERNAL]: Opposition to the Mammoth Grove Mine, Case Number LDCU-2025-29

From: Bob Dubay <bobdubay3@gmail.com>
Sent: Saturday, November 29, 2025 11:52 AM
To: Call, Planner On <PlannerOnCall@polk-county.net>
Subject: [EXTERNAL]: Opposition to the Mammoth Grove Mine, Case Number LDCU-2025-29

[You don't often get email from bobdubay3@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Attention: Polk County Planning Commission
Andrew Grohowski, Planner II

Re: Opposition to Mammoth Grove Mine, Case Number LDCU-2025-29

Dear Commissioner,

I, the undersigned resident of Saddlebag Lake Resort, am writing to express my strong opposition to the proposed Sand Mine/Borrow Pit. We are a 55 plus community located at 499 Saddlebag Lake Road.

Robert Dubay
1 Saddlebag Trail South
248-860-4871

Yannone, Lyndsay

From: Call, Planner On
Sent: Monday, December 1, 2025 2:20 PM
To: Yannone, Lyndsay
Subject: Fw: Case Nur LDCU-2025-29

From: brandie pendleton <brandieyafg68@outlook.com>
Sent: Saturday, November 29, 2025 12:10 PM
To: Call, Planner On <PlannerOnCall@polk-county.net>
Subject: [EXTERNAL]: Case Nur LDCU-2025-29

You don't often get email from brandieyafg68@outlook.com. [Learn why this is important](#)

Attention: Polk County Planning Commission
Andrew Grohowski, Planner II

Re: Opposition to Mammoth Grove Mine, Case Nur LDCU-2025-29

Dear Commissioners,

I/We, the undersigned resident(s) of Saddlebag Lake Resort, are writing to express my/our strong opposition to the proposed Sand Mine/Borrow Pit. We are a 55 plus community located at 499 Saddlebag Lake Road.

Thank you
Brandie Pendleton
Shannon Carroll
31 Blue Quill Circle
Lake Wales Florida
Saddlebag Lake Resort

Get [Outlook for iOS](#)

Yannone, Lyndsay

From: Call, Planner On
Sent: Monday, December 1, 2025 2:20 PM
To: Yannone, Lyndsay
Subject: Fw: [EXTERNAL]: Opposition to Mammoth Grove Mine

From: Laurie Jacobs <ljacobs.medishield@gmail.com>
Sent: Saturday, November 29, 2025 12:29 PM
To: Call, Planner On <PlannerOnCall@polk-county.net>
Subject: [EXTERNAL]: Opposition to Mammoth Grove Mine

You don't often get email from ljacobs.medishield@gmail.com. [Learn why this is important](#)

Attention: Polk County Planning Commission
Andrew Grohowski, Planner II
Re: Opposition to Mammoth Grove Mine, Case Number LDCU-2025-29

Dear Commissioners,

We, the undersigned residents of Saddlebag Lake Resort are writing to express our strong opposition to the proposed Sand Mine/Borrow Pit. We are a 55 plus community located at 499 Saddlebag Lake Road.

Laurie and David Jacobs
33 Blue Quill Circle
Saddlebag Lake Resort
Lake Wales, FL

www.medishieldinc.com

Laurie Jacobs, President
Medishield, Inc.
1598 Rector Lane
New Albany, IN 47150
502-939-9903

Yannone, Lyndsay

From: Call, Planner On
Sent: Monday, December 1, 2025 2:20 PM
To: Yannone, Lyndsay
Subject: Fw: [EXTERNAL]: Mammoth Grove Mine case number LDCU-2025-29

From: Bill Moss <bmosbill2@gmail.com>
Sent: Saturday, November 29, 2025 12:02 PM
To: Call, Planner On <PlannerOnCall@polk-county.net>
Subject: [EXTERNAL]: Mammoth Grove Mine case number LDCU-2025-29

You don't often get email from bmosbill2@gmail.com. [Learn why this is important](#)

Attention: Polk County Planning Commission
Andrew Grohowski, Planner II

Re: Opposition to Mammoth Grove Mine, Case Number LDCU-2025-29

Dear Commissioners,
I/We, the undersigned resident(s) of Saddlebag Lake Resort, are writing to express my/our strong opposition to the proposed Sand Mine/Borrow Pit. We are a 55 plus community located at 499 Saddlebag Lake Road.

William and Angela Moss
Owners @ 11 Parson Tom Circle
Saddlebag Lake

Yannone, Lyndsay

From: Call, Planner On
Sent: Monday, December 1, 2025 2:22 PM
To: Yannone, Lyndsay
Subject: Fw: [EXTERNAL]: Mammoth Grove Mine, Case Number LDCU-2025-29

From: Sue Teague <movinsue@gmail.com>
Sent: Saturday, November 29, 2025 10:10 AM
To: Call, Planner On <PlannerOnCall@polk-county.net>
Subject: [EXTERNAL]: Mammoth Grove Mine, Case Number LDCU-2025-29

PlannerOnCall@polk-county.net

Attention: Polk County Planning Commission
Andrew Grohowski, Planner II

Re: Opposition to Mammoth Grove Mine, Case Number LDCU-2025-29

Dear Commissioners,

I/We, the undersigned resident(s) of Saddlebag Lake Resort, are writing to express my/our strong opposition to the proposed Sand Mine/Borrow Pit. We are a 55 plus community located at 499 Saddlebag Lake Road.

Susan Teague 4 Stonefly Circle, Lake Wales, FL

Yannone, Lyndsay

From: Call, Planner On
Sent: Monday, December 1, 2025 2:22 PM
To: Yannone, Lyndsay
Subject: Fw: [EXTERNAL]:

From: B H Booth <bhbooth46@gmail.com>
Sent: Saturday, November 29, 2025 10:13 AM
To: Call, Planner On <PlannerOnCall@polk-county.net>
Subject: [EXTERNAL]:

You don't often get email from bhbooth46@gmail.com. [Learn why this is important](#)

Attention: Polk County Planning Commission
Andrew Grohowski, Planner II

Re: Opposition to Mammoth Grove Mine, Case Number LDCU-2025-29

Dear Commissioners,
I/We, the undersigned resident(s) of Saddlebag Lake Resort, are writing to express my/our strong opposition to the proposed Sand Mine/Borrow Pit. We are a 55 plus community located at 499 Saddlebag Lake Road.

Belinda Harrison Booth
5026 Saddlebag Lake Rd
1 Grayhackle
Lake Wales, Florida 33896

Yannone, Lyndsay

From: Call, Planner On
Sent: Monday, December 1, 2025 2:22 PM
To: Yannone, Lyndsay
Subject: Fw: [EXTERNAL]: Proposal LCDU-2025-29

From: Kathy ODom <kjppo2004@yahoo.com>
Sent: Saturday, November 29, 2025 10:32 AM
To: Call, Planner On <PlannerOnCall@polk-county.net>
Subject: [EXTERNAL]: Proposal LCDU-2025-29

You don't often get email from kjppo2004@yahoo.com. [Learn why this is important](#)

Hello, we are opposed LCDU-2025-29. We have just purchased our home here in "Saddlebag lake Resort". We have been visiting many friends here for the last several years. This is a community of 55 and over residents. Our community contributes almost \$800,000 to the Polk County tax base. Our voices should be considered as much as any other resident of Polk county. If this proposal is passed, our beautiful community will be put in jeopardy. Our own sustainable sewer system, water supply and lake will be affected by this. Not to mention our property values! We ask that you visit our community to see what would be destroyed if this proposal is passed. We have all worked very hard to make SLR a beautiful contributing area of Lake Wales. A place that the County can be proud of. Do Not Pass Proposal #LDCU-2025-29

Sincerely, Jack & Kathy O'Dom

[Yahoo Mail: Search, Organize, Conquer](#)

Yannone, Lyndsay

From: Call, Planner On
Sent: Monday, December 1, 2025 2:27 PM
To: Yannone, Lyndsay
Subject: Fw: [EXTERNAL]: Attention: Polk County Planning Commission

From: Charlotte <charlottesweb27@aol.com>
Sent: Saturday, November 29, 2025 11:24 AM
To: Call, Planner On <PlannerOnCall@polk-county.net>
Subject: [EXTERNAL]: Attention: Polk County Planning Commission

You don't often get email from charlottesweb27@aol.com. [Learn why this is important](#)

Attention: Polk County Planning Commission
Andrew Grohowski, Planner II

Re: Opposition to Mammoth Grove Mine, Case Number LDCU-2025-29

Dear Commissioners,
I/We, the undersigned resident(s) of Saddlebag Lake Resort, are writing to express my/our strong opposition to the proposed Sand Mine/Borrow Pit. We are a 55 plus community located at 499 Saddlebag Lake Road.

[Sent from AOL on Android](#)

Thank you,

Charlotte Blazer
32 Saddlebag Trl.
Lake Wales,FL.

Yannone, Lyndsay

From: Call, Planner On
Sent: Monday, December 1, 2025 2:27 PM
To: Yannone, Lyndsay
Subject: Fw: [EXTERNAL]:

From: lewis5004 <lewis5004@gmail.com>
Sent: Saturday, November 29, 2025 1:29 PM
To: Call, Planner On <PlannerOnCall@polk-county.net>
Subject: [EXTERNAL]:

You don't often get email from lewis5004@gmail.com. [Learn why this is important](#)

Sent from my T-Mobile 5G Device

PlannerOnCall@polk-county.net

Attention: Polk County Planning Commission
Andrew Grohowski, Planner II

Re: Opposition to Mammoth Grove Mine, Case Number LDCU-2025-29

Dear Commissioners,
I/We, the undersigned resident(s) of Saddlebag Lake Resort, are writing to express my/our strong opposition to the proposed Sand Mine/Borrow Pit. We are a 55 plus community located at 499 Saddlebag Lake Road.

Wallace Lewis
#3 Stonefly Circle
Lake Wales FL

Yannone, Lyndsay

From: Call, Planner On
Sent: Monday, December 1, 2025 2:28 PM
To: Yannone, Lyndsay
Subject: Fw: Case # LDCU-2025-29

From: steve bruner <brundog2020@hotmail.com>
Sent: Saturday, November 29, 2025 5:07 PM
To: Call, Planner On <PlannerOnCall@polk-county.net>
Subject: [EXTERNAL]: Case # LDCU-2025-29

You don't often get email from brundog2020@hotmail.com. [Learn why this is important](#)

ATTN: Polk County Planning Commission Andrew Grohowski, planner 2 ,I'm writing in opposition to the Mammoth grove mine case # LDCU-2025-29. I live at 15 Silver Dr ln in Saddlebag Lake Resort lake Wales 33898. This proposed site will cause irreparable harm to the area if allowed. Steve and Reva Bruner Get [Outlook for iOS](#)

Yannone, Lyndsay

From: Call, Planner On
Sent: Monday, December 1, 2025 2:28 PM
To: Yannone, Lyndsay
Subject: Fw: Mammoth Grove Mine, Case Number LDCU-2025-29

From: niteshift1@comcast.net <niteshift1@comcast.net>
Sent: Saturday, November 29, 2025 11:39 PM
To: Call, Planner On <PlannerOnCall@polk-county.net>
Subject: [EXTERNAL]: Mammoth Grove Mine, Case Number LDCU-2025-29

You don't often get email from niteshift1@comcast.net. [Learn why this is important](#)

Attention: Polk County Planning Commission
 Andrew Grohowski, Planner II
 Re: Opposition to Mammoth Grove Mine, Case Number LDCU-2025-29

Dear Commissioners,

We are writing to express our strong opposition to the proposed Conditional Use request - Sand Mine/Borrow Pit, Case # LDCU-2025-29.

Saddlebag Lake Resort is a 55 plus community located at 499 Saddlebag Lake Road adjacent to the proposed Sand Mine Pit. We feel that the proposed mine pit could have a significant negative impact on our water supply and air quality, in addition to the traffic concerns brought on by this proposal.

Saddlebag Lake Resort is not a part-time leisure campground. It is a neighborhood where residents own their homes and live here full-time. This proposal will negatively impact the value of our homes.

The proposed Sand Mine / Borow Pit would not only impact our water supply and foul our air, the long hours of daily pit mining operation along with hundreds of heavy trucks entering and exiting along Rt 60 would potentially cause serious traffic issues on a road that is already too dangerous.

Saddlebag Lake Resort runs a private well-water and private sewer system that already has challenges. The Mine/Borrow pit proposal running right beside our homes could cause the contamination of our water supply and the lowering of the water table adding to those challenges.

Finally, the speed at which this proposal was sent to the residents of the Saddlebag Lake Resort has resulted in very little time to consider and formulate an appropriate response. We have had a very limited timeframe to meet, consider, discuss the impacts, and coordinate a community response. Considering that our community has 800 homes, and that the notification/proposal was sent to merely a fraction of our residents, most residents are learning about this notification through word of mouth and on Facebook. We find ourselves panicking just to get our voices heard.

We urge you to deny this proposal.

Thank you for your consideration of this matter.

William & Karen Morrison

47 Saddlebag Trail

Saddlebag Lake Resort

Lake Wales, FL 33898

(603)680-0551

Yannone, Lyndsay

From: Call, Planner On
Sent: Monday, December 1, 2025 2:29 PM
To: Yannone, Lyndsay
Subject: Fw: [EXTERNAL]: Opposition to Mammoth Grove Mine, Case Number LDCU-2025-29

From: Debra Isenhower <disenhower2458@gmail.com>
Sent: Sunday, November 30, 2025 3:19 PM
To: Call, Planner On <PlannerOnCall@polk-county.net>
Subject: [EXTERNAL]: Opposition to Mammoth Grove Mine, Case Number LDCU-2025-29

You don't often get email from disenhower2458@gmail.com. [Learn why this is important](#)

Attention: Polk County Planning Commission

Andrew Grohowski, Planner II

Dear Commissioners,

We, the undersigned residents of Saddlebag Lake Resort, are writing to express our strong opposition to the proposed Sand Mine/Borrow Pit. We have several family members and friends who live here and am concerned about health issues that can arise from something like this.

We are a 55+ community located at 499 Saddlebag Lake Road, Lake Wales, Florida. We ask you this, would you want something like this in your back yard?

Sincerely,

Bruce & Deb Isenhower
5700 Saddlebag Lake Road
Lake Wales, FL 33898

Yannone, Lyndsay

From: Call, Planner On
Sent: Monday, December 1, 2025 2:30 PM
To: Yannone, Lyndsay
Subject: Fw: Opposition to Mammoth Grove Mine, Case # LDCU-2025-29

From: Kris Bender <Kris@benderrealtyllc.com>
Sent: Sunday, November 30, 2025 5:07 PM
To: Call, Planner On <PlannerOnCall@polk-county.net>
Subject: [EXTERNAL]: Opposition to Mammoth Grove Mine, Case # LDCU-2025-29

Dear Planner On Call:

I am a licensed real estate broker whose office is in Lake Wales. The majority of my sales come from the community of Saddlebag Lake Resort, which is adjacent to the proposed borrow pit mining operation noted above.

Saddlebag Lake Resort is a 55 plus community. Many of the property owners in the community live there year round, while the majority are winter residents. I have been selling homes and lots in Saddlebag for over eleven years. A lot of people buy homes in the resort after visiting with family or friends who own there; they see the well maintained grounds and enjoy the many amenities that are offered. There are families who have owned a home or winter residence there for decades, forming a part of the legacy of their ancestors.

As a Realtor who is in the resort practically daily throughout the winter season, and who goes there regularly year round, I am very concerned about the safety, quality of life and property values of the owners, which I believe would be negatively impacted if the mining project is allowed to commence.

My biggest concern is for the safety of the residents. All of them are in the senior category, living out the remaining years of their lives in what has been a safe environment. However, the only road out of the resort is Highway 60, and with the significantly heavier truck traffic associated with the mining operation, I believe these seniors would be put in harms way while simply trying to go to the grocery store, or a doctor's appointment.

There is of course the concern for an increased noise level from the truck traffic as well, while on the proposed mine property,

in addition to the very real possibility of air pollution and dust formed by mining operations, all of which would affect the quality of life in the resort.

Studies show that the closer a property is to a borrow pit, the greater the reduction in value. This effect is not linear: values decrease more sharply the nearer the property is to the source. The percentage of value loss has been known to be as much as 30% for homes located less than a mile away. Saddlebag Lake Resort is adjacent to the proposed borrow pit property.

For all of these reasons, I respectfully request the borrow pit mining operation not be allowed to take place at the proposed site.

Kris Bender, Broker
Bender Realty, LLC
234 E. Bullard Ave.
Lake Wales, FL 33853
863-223-8708 Office
863-521-9421 Cell

Yannone, Lyndsay

From: Call, Planner On
Sent: Monday, December 1, 2025 2:31 PM
To: Yannone, Lyndsay
Subject: Fw: Opposition to Mammoth Grove Mine Case Number LDCU-2025-29

From: Tamara Breeden <tamara@breedencpa.com>
Sent: Sunday, November 30, 2025 8:18 PM
To: Call, Planner On <PlannerOnCall@polk-county.net>
Subject: [EXTERNAL]: Opposition to Mammoth Grove Mine Case Number LDCU-2025-29

[You don't often get email from tamara@breedencpa.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Attention: Polk County Planning Commission
Andrew Grohowski, Planner II

Re: Opposition to Mammoth Grove Mine, Case Number LDCU-2025-29

Dear Commissioners,
I/We, the undersigned resident(s) of Saddlebag Lake Resort, are writing to express my/our strong opposition to the proposed Sand Mine/Borrow Pit. We are a 55 plus community located at 499 Saddlebag Lake Road.

Stuart & Tamara Breeden
5066 Saddlebag Lake Road
37 Queen of Waters
Lake Wales, FL 33898

Yannone, Lyndsay

From: Call, Planner On
Sent: Monday, December 1, 2025 2:32 PM
To: Yannone, Lyndsay
Subject: Fw: [EXTERNAL]: Opposition to LDCU 2025-29

From: Sheila <ladypokemom1@gmail.com>
Sent: Sunday, November 30, 2025 8:53 PM
To: Call, Planner On <PlannerOnCall@polk-county.net>
Subject: [EXTERNAL]: Opposition to LDCU 2025-29

[You don't often get email from ladypokemom1@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear Sir:

Re: Opposition to LDCU 2025-29

I am vehemently opposed to the “borrow site” being planned along Rt. 60 in Lake Wales. This will directly abutt an extreme number of properties in SaddleBag Lake Resort. We are an almost 800 unit retirement community in which there are plenty of year round residents. We are not a seasonal campground. We have a majority of manufactured homes, or remodeled units for year round living, on lots owned by the residents. There are only a minority of lots for drive-in trailers.

Have any planning people actually looked at the site and how close our adjacent community is before proposing this location?

Reasons to be against this dig site:

- 1) Environmental concerns about breathing in harmful & potentially toxic dust for every resident in Saddlebag, all who are over 55 years.
- 2) Concerns with disruption to our water table. This will be permanent and unfixable for our residents.
- 3) Truck traffic - adding 500-600 trucks daily to an already congested Rt. 60 is not safe. We have trouble getting out of our only community road now because of speeding vehicles. Also, just down the road, we already have a commercial business with many long trailers & heavy trucks entering Rt. 60. That already makes for very hazardous driving. And there is an incline in our part of Rt. 60 that makes decreased visibility a factor.
- 4) Noise - a commercial borrow site next door to people's homes defy logic.
- 5) Decreased property value: The 800 residents own their property at Saddlebag. We not adverse to developing this property, but perhaps with houses, not a dig site.

Please don't put this proposed borrow site in this location for the above reasons. Thank you.

Sheila Montanti
 23 Woodruff Way
 Saddlebag Lake Resort
 Lake Wales, FL.

Yannone, Lyndsay

From: Call, Planner On
Sent: Monday, December 1, 2025 2:32 PM
To: Yannone, Lyndsay
Subject: Fw: [EXTERNAL]: Re: Case LDCU-2025-29

From: Susan Eubank <12baltimoreravens@gmail.com>
Sent: Sunday, November 30, 2025 11:23 PM
To: Call, Planner On <PlannerOnCall@polk-county.net>
Subject: [EXTERNAL]: Re: Case LDCU-2025-29

You don't often get email from 12baltimoreravens@gmail.com. [Learn why this is important](#)

On Fri, Nov 28, 2025 at 5:46 PM Susan Eubank <12baltimoreravens@gmail.com> wrote:
My letter to the Polk County Planning Commission:

November 28, 2025

Land Development Division

Drawer GM03, P.O. Box 9005

Bartow, Florida

Attention: Polk County Planning Commission

Andrew Grohowski, Planner II

Re: Opposition to Mammoth Grove Mine, Case Number LDCU-2025-29

Dear Commissioners,

My name is Susan Eubank, and I am a resident and homeowner in Saddlebag Lake Resort, a 55+

retirement community in Lake Wales. I'm writing to strongly oppose the Conditional Use request for a large Non-Phosphate Mining (Borrow Pit) operation on approximately 855 acres immediately next to our neighborhood.

Saddlebag Lake Resort includes nearly 800 homes, and unlike many retirement communities, we each own the land our homes sit on. We are a peaceful, residential community built around a lake. This proposed borrow pit threatens the safety, health, property value, and environment of our residents.

1. Major Error in the Application: Our Community Is Residential, NOT "Leisure Recreation"

One of the most serious problems with the applicant's submission is the incorrect description of our community's zoning. The Conditional Use application refers to Saddlebag Lake Resort as "Leisure Recreation." This is factually incorrect.

Our properties — including my own — are classified as Residential on our Polk County property tax records. Saddlebag Lake Resort is not a campground, a part-time leisure park, or a transient recreational area. It is a fully established, permanent residential neighborhood where seniors live year-round.

Mislabeling our community as "Leisure Recreation" minimizes the fact that the proposed mining operation would be placed directly beside hundreds of full-time residential homes, not a recreational park. This misclassification has a direct impact on land-use compatibility assessments and should be considered a serious flaw in the application.

We ask that the County recognize this mistake and evaluate the proposal using the correct and legally accurate zoning classification: Residential.

2. Air Quality and Health Concerns for Seniors

Many residents are older adults living with COPD, asthma, emphysema, and other breathing issues. Dust and fine particulate matter from a borrow pit — even with controls — can drift directly into our community.

For seniors, this is not a small inconvenience; it is a serious health threat. Poor air quality can trigger respiratory distress, worsen chronic illnesses, and lead to emergency medical situations.

3. Our Lake and Outdoor Lifestyle Will Be Harmed

Our homes and social life revolve around Saddlebag Lake. Dust, noise, and vibration from mining will disrupt:

- Fishing and boating
- Water quality
- Wildlife and bird habitat
- Outdoor activities
- Peaceful enjoyment of our lakefront environment

We moved here for quiet, clean outdoor living — not industrial activity.

4. Noise, Vibration, and Industrial Disturbance

A major borrow pit would bring:

- Constant heavy machinery
- Backup alarms
- Engines and digging equipment
- Ground vibration
- Early morning and long-hour operations

This is completely incompatible with a senior retirement community.

5. Highway 60 Safety — 536 Trucks a Day Will Increase Accidents and Fatalities

Highway 60 just east of Lake Wales is already known by residents as a dangerous, high-accident stretch of road. Many of us have witnessed serious crashes, emergency responses, and multi-vehicle accidents along this corridor for years.

The proposed mining operation plans to add approximately 268 heavy trucks per day entering and exiting Highway 60. These trucks will be pulling out onto a fast-moving highway where vehicles often travel over 60 mph.

Heavy trucks:

- Accelerate slowly
- Restrict visibility
- Create dangerous merging points
- Require long stopping distances

For a senior community where many drivers are cautious, slower, or have mobility or vision limitations, this presents an unacceptable risk. Adding hundreds of industrial trucks daily will almost certainly lead to more crashes — and potentially more fatalities.

Highway 60 is not designed for this level of industrial traffic near residential zones.

6. Serious Threats to Our Private Well-Water Supply

This issue is critical.

Saddlebag Lake Resort operates its own private well-water and sewer systems. We do not have access to city water. A borrow pit of this size adjacent to our homes risks:

- Lowering the water table, reducing or cutting off well-water availability
- Contaminating the aquifer with fuel, oils, sediment, or subsurface materials
- Altering underground water flow, pulling contaminants toward our community wells
- Permanent damage to our drinking-water supply

If our well water becomes unsafe or depleted, all 800 homes lose safe drinking water — with no alternative source. For seniors, this could quickly become a life-threatening crisis.

7. Loss of Property Value for Land-Owning Seniors

Since we own our homes and the land beneath them, any decrease in property value directly harms us.

A borrow pit next door will significantly reduce home values. Many residents here live on fixed incomes and cannot afford to lose the equity they worked decades to build. If home values drop, many of us will be trapped financially, unable to relocate or recover.

8. Borrow Pit is Not Compatible With Our Area

Even considering the mix of Agricultural/Residential Rural and Industrial zoning surrounding us, approving this Conditional Use directly beside a large, permanent 55+ residential neighborhood is simply not appropriate.

No set of conditions can make a massive industrial mining operation compatible with a senior lakeside

community.

What We Are Asking

We respectfully request that the County:

1. Deny the Conditional Use request
2. Recognize the application's zoning misclassification
3. Protect the health and safety of elderly residents
4. Safeguard our well-water supply and lake environment
5. Prevent dangerous increases in truck traffic on Highway 60
6. Protect the property values and financial stability of our community
7. Ensure Saddlebag residents have opportunity for input at public hearings

In Closing

Saddlebag Lake Resort is our home. We worked our whole lives to retire in a safe, peaceful place. A borrow pit of this size, in this location, poses serious risks to our health, safety, water supply, property values, and way of life.

We respectfully ask that you protect our community by denying this Conditional Use request.

Thank you for your time and consideration.

Sincerely,
Susan Eubank

Resident, Saddlebag Lake Resort

28 Saddlebag Trail South

Lake Wales, Florida

Yannone, Lyndsay

From: Call, Planner On
Sent: Monday, December 1, 2025 2:32 PM
To: Yannone, Lyndsay
Subject: Fw: [EXTERNAL]: Strong Opposition to Proposed Borrow Pit LDCU-2025-29

From: Lyn Larson <chuckalyn55@gmail.com>
Sent: Monday, December 1, 2025 5:50 AM
To: Call, Planner On <PlannerOnCall@polk-county.net>
Subject: [EXTERNAL]: Strong Opposition to Proposed Borrow Pit LDCU-2025-29

You don't often get email from chuckalyn55@gmail.com. [Learn why this is important](#)
Polk County Planning Commissioners:

I am a 91 year-old resident of Saddlebag Lake Resort. This has been my permanent home since 1994. My parents bought here and became Florida residents in 1976. I have two children that love our community and are now permanent residents in Saddlebag also.

It is extremely upsetting and frightening to me that Polk County would even consider approving a sand mine/borrow pit and all it entails within 200 feet of our beautiful community.

I strongly request that you reject this proposal immediately.

Lynette M Larson
3 Catskill Circle
Lake Wales, FL 33898

Yannone, Lyndsay

From: Call, Planner On
Sent: Monday, December 1, 2025 2:37 PM
To: Yannone, Lyndsay
Subject: Fw: Case # LDCU-2025-29

From: Reves, Lisa <LReves@beckerlawyers.com>
Sent: Monday, December 1, 2025 12:09 PM
To: Call, Planner On <PlannerOnCall@polk-county.net>
Cc: Manning, Kimberly <KManning@beckerlawyers.com>
Subject: [EXTERNAL]: Case # LDCU-2025-29

You don't often get email from lreves@beckerlawyers.com. [Learn why this is important](#)

Good afternoon,

Our Firm represents Saddlebag Lake Owner Association who received notice on the above referenced application. Would you please advise how to access the meeting via zoom or conference call?

Thank you,

Lisa Reves
Senior Attorney

Becker

Becker & Poliakoff
625 N. Flagler Drive
7th Floor
West Palm Beach, FL 33401

☎ 561.820.2878
📠 561.832.8987
✉ LReves@beckerlawyers.com
🌐 www.beckerlawyers.com



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Yannone, Lyndsay

From: Call, Planner On
Sent: Monday, December 1, 2025 2:37 PM
To: Yannone, Lyndsay
Subject: Fw: [EXTERNAL]: Proposed Borrow mine

From: Elaine Snell <elaines8243@gmail.com>
Sent: Monday, December 1, 2025 12:16 PM
To: Call, Planner On <PlannerOnCall@polk-county.net>
Subject: [EXTERNAL]: Proposed Borrow mine

You don't often get email from elaines8243@gmail.com. [Learn why this is important](#)

Attention: Polk County Planning Commission
Andrew Grohowski, Planner II

Re: Opposition to Mammoth Grove Mine, Case Number LDCU-2025-29

Dear Commissioners,
I/We, the undersigned resident(s) of Saddlebag Lake Resort, are writing to express my/our strong opposition to the proposed Sand Mine/Borrow Pit. We are a 55 plus community located at 499 Saddlebag Lake Road.

Elaine Snell
25 Blue Quill Circle
Lake Wales, FL

Yannone, Lyndsay

From: Call, Planner On
Sent: Monday, December 1, 2025 2:38 PM
To: Yannone, Lyndsay
Subject: Fw: Case No.LDCU-2025-29

From: Barbara Marksbury <BarbaraMarksbury@hotmail.com>
Sent: Monday, December 1, 2025 1:10 PM
To: Call, Planner On <PlannerOnCall@polk-county.net>
Subject: [EXTERNAL]: Case No.LDCU-2025-29

As a full-time resident of Saddlebag Lake Resident, I oppose the approval of the referenced case.

We are a manufactured home community of almost 800 homes who pay taxes in Polk County. Many of us volunteer in the community and support local businesses.

We feel our quality of life as well as our property values will be impacted by the approval of the borrow pit.

Barbara Marksbury
34 Beaverkill Drive
23 Blue Quill Circle
Saddlebag Lake Resort

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Yannone, Lyndsay

From: Call, Planner On
Sent: Monday, December 1, 2025 2:39 PM
To: Yannone, Lyndsay
Subject: Fw: [EXTERNAL]: LDCU-2025-29

From: Call, Planner On <PlannerOnCall@polk-county.net>
Sent: Monday, December 1, 2025 11:28 AM
To: Grohowski, Andrew <andrewgrohowski@polkfl.gov>
Subject: Fw: [EXTERNAL]: LDCU-2025-29

MUNI CODE: https://library.municode.com/fl/polk_county

From: Alana Payne <alanapayne1960@gmail.com>
Sent: Thursday, November 27, 2025 12:02 PM
To: Call, Planner On <PlannerOnCall@polk-county.net>
Subject: [EXTERNAL]: LDCU-2025-29

[You don't often get email from alanapayne1960@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

My email to Polk County . Please send yours

Dear Mr Grohowski:

I have grave concerns about the proposed sand mine bordering on our community off highway 60. I am a resident and owner in Saddlebag Lake Resort for over 30 years. We are a community of 700 plus homes. We have been surrounded by orange groves since the 1970's and that was a great selling point when we decided to purchase in the over 55 community at Saddlebag and being Canadian this is what we have looked forward to every winter that we have come back to support our Lake Wales community stores and restaurants not to mention the county with our tax dollars.

Many of the orchards around us have been removed and now the last orange groves that border our properties are being looked at for mining purposes.

Our concerns include noise, the existing water table and the impact on our aquaduct system, on the amount of sand and dust engulfing our community. The environmental impact ia also huge.

I have read the Polk County Development Review and am appalled that this proposal even be considered.

Hauling activity would be from 5am to 7 pm. Mining operation itself would be 24/7. The noise and blowing sand impact impact to neighboring homes cannot be denied or even make living there tolerable.

There would be approximately 536 trucks per day 60 % going westbound and 40% going eastbound on a highway

that has been continually riddled by accident after accident. The impact on highway 60 itself would be deadly.

Potable water to the site has not been established yet. We are already having huge water and sewer issues in our community. The implications of changing water tables, ground water run off and aqueduct systems we now have in place could be disastrous to our community.

The LDC defines compatibility 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.

Environmentally , the land and lakes around us are abundant with wildlife. The impact of this proposal on our birds, fish and animals is disastrous. There is no compatibility between this proposal and the people or the wildlife.

We do not support this proposal and will do everything in our power to voice our opinions and to stop this proposal from going forward.

Freda Ward

25 Saddlebag Trail North

Saddlebag Lake Resort.
Sent from my iPhone

Yannone, Lyndsay

From: Call, Planner On
Sent: Monday, December 1, 2025 2:39 PM
To: Yannone, Lyndsay
Subject: Fw: [EXTERNAL]: Fwd: LDCU-2025-29

From: Call, Planner On <PlannerOnCall@polk-county.net>
Sent: Monday, December 1, 2025 11:29 AM
To: Grohowski, Andrew <andrewgrohowski@polkfl.gov>
Subject: Fw: [EXTERNAL]: Fwd: LDCU-2025-29

From: Janet Edwards-Tomaselli <edwardsbooks@yahoo.com>
Sent: Thursday, November 27, 2025 12:25 PM
To: Call, Planner On <PlannerOnCall@polk-county.net>
Subject: [EXTERNAL]: Fwd: LDCU-2025-29

Sent from my iPad

Begin forwarded message:

From: Janet Edwards-Tomaselli <edwardsbooks@yahoo.com>
Date: November 27, 2025 at 10:32:25 AM EST
To: andrewgrohowski@polk-county.gov
Subject: LDCU-2025-29

RE: LDCU-2025-29
Dear Mr. Grohowski,

Happy Thanksgiving to you and your family.

As is customary on this day, what is on my mind is remembering and giving thanks for all of the blessings that fill my life.

In particular, this morning, I have in mind how very fortunate my husband and I are to be part of our beautiful Saddlebag Lake Community. Unfortunately, only yesterday, Wednesday, November 26, 2025, our community owners began receiving letters advising them of LDCU 2026-29, the proposed borrow pit mining operation directly abutting our SLR community.

While letters were sent only to owners with property lines within 500 feet of the proposed

mining operation, this proposed borrow pit puts our entire community of 800 homes in immediate danger of being irreparably harmed. And yet, we are only given 7 days over Thanksgiving weekend to respond.

According to the plan document, the proposal has already been advanced to the Third Stage of Review, with the next step being approval.

I write to you with a respectful message stating my concern and opposition to this proposal based on the many well documented negative impacts a borrow pit mining operation is known to create.

The full plan document is chilling. Continuous operations of the mine are to be continual, suggesting 24-7 365 days a year with haulage, trucks and traffic, Monday thru Saturday, 5am to 7pm for the next 65 years.

It is a wet mine, using millions of gallons of water and a slurry technique creating enormous amounts of waste, all while Polk County has planned a multi-million dollar desalination operation to fill the need for water to accommodate the explosive growth in Polk County.

In the plan document, Saddlebag Lake Resort is described as a recreational vehicle park, but this misrepresents the many permanent manufactured homes and the year round residents that call Saddlebag Lake Resort their home.

Among the very troubling aspects of this proposal are the well known and documented negative impacts borrow pit mines have on the surrounding ground water supplies. Water is provided in Saddlebag Lake Resort by operating our own water well and treatment facilities. No analysis is provided as to how the proposed mining operation will affect our ground water supply quantity or quality.

It is not hypothetical to imagine an environmental disaster, destruction of property values and complete disruption of the lives of 800 tax paying Saddlebag Lake Resort property owners with this proposed borrow pit mining operation directly abutting our properties.

At an average of \$1000 in real estate property taxes for each of 800 owners, that's \$800,000 that SLR homeowners contribute to the Polk County tax base without sending a single student to a public school. That's as it should be, supporting our community, but our voices should also be heard and our property values and homes protected.

I sincerely thank you for your consideration of my position of opposition to LDCU-2025-29.

Janet Edwards
7 Grayhackle St
Saddlebag Lake Resort
Lake Wales, FL 33898
413-433-5091

Yannone, Lyndsay

From: Call, Planner On
Sent: Monday, December 1, 2025 2:39 PM
To: Yannone, Lyndsay
Subject: Fw: [EXTERNAL]: Fwd: LDCU-2025-29 Formal Opposition to Proposed Wet-Mining Borrow Pit Along SR 60 Adjacent to Saddlebag Lake Resort.

From: Mike Syrett <mdsyrett@gmail.com>
Sent: Thursday, November 27, 2025 2:11 PM
To: Call, Planner On <PlannerOnCall@polk-county.net>
Subject: [EXTERNAL]: Fwd: LDCU-2025-29 Formal Opposition to Proposed Wet-Mining Borrow Pit Along SR 60 Adjacent to Saddlebag Lake Resort.

You don't often get email from mdsyrett@gmail.com. [Learn why this is important](#)

Subject: Formal Opposition to Proposed Wet-Mining Borrow Pit Along SR 60 Adjacent to Saddlebag Lake Resort.

Email transmission dated November 27, 2025

Dear Mr. Grohowski, andrewgrohowski@polk-county.gov

I am submitting this letter to formally express my **strong opposition** to the proposed **wet-mining borrow pit** identified as **LDCU-2025-29**, located approximately **500 meters from Saddlebag Lake Resort** along **State Road 60** in unincorporated Polk County. As a resident and stakeholder, I am deeply concerned about the serious and long-term hazards this project poses to public safety, environmental integrity, and the quality of life for my family, neighbours and hundreds of residents in the surrounding area.

1. Traffic Safety Hazards on SR 60

State Road 60 is a high-speed, high-volume freight corridor with a long history of major accidents. Introducing constant heavy-truck ingress and egress from a borrow pit will:

- Increase the likelihood of severe rear-end and side-impact crashes
- Create dangerous slow-downs on a 60+ mph highway
- Add road slickness from mud, sand, and wet clay tracked onto SR 60
- Reduce visibility due to dust and water spray from mining operations

These hazards directly threaten not only local residents but all motorists traveling the corridor.

2. Groundwater and Lake Impacts

A wet-mining pit excavates below the water table, allowing groundwater to flow freely into the excavation. This threatens the hydrology of nearby lakes, including Saddlebag Lake, by:

- Altering water levels
- Changing water chemistry and clarity
- Increasing the potential for contamination from fuel, hydraulic fluids, and sediment
- Creating new pathways for pollutants into the aquifer system

The proximity of the proposed pit to residential lakes makes these risks especially concerning.

3. Air Quality, Noise, and Public-Health Concerns

Residents within Saddlebag Lake Resort and surrounding neighbourhoods will be exposed to:

- **Silica dust** and fine particulates from excavation operations
- **Diesel exhaust** from heavy trucks and equipment
- **Chronic noise** from pumps, draglines, loaders, and trucks

These impacts are incompatible with nearby residential living—especially in a community with many retirees and individuals with respiratory conditions.

4. Wildlife and Environmental Disruption

The SR 60 corridor functions as a wildlife movement route. Wet mining creates:

- Habitat loss and fragmentation
- Increased animal-vehicle collisions
- Attraction of nuisance wildlife to newly formed, deep open-water pits
- Long-term ecological degradation that cannot be fully mitigated

This location is ecologically sensitive and unsuited to mining operations.

5. Permanent Land-Use Conflicts

Wet pits create long-term problems, including:

- Deep, unfenced water bodies that pose safety hazards
- Reduced property values for nearby homeowners
- Unknown long-term water-quality consequences
- Reclamation challenges that often leave land unusable or unsafe

The lasting footprint of a wet borrow pit is incompatible with nearby residential and recreational land uses.

6. Conclusion and Request

For these reasons, I strongly urge the Polk County Planning Commission to **deny the Conditional Use Application LDCU-2025-29**. At minimum, I request that the County require:

- A full Environmental Impact Assessment
- A comprehensive traffic study specific to SR 60 truck ingress/egress
- A groundwater connectivity analysis
- Extended buffers of at least 1,500 meters from all residences
- A detailed reclamation plan with bonding

The risks to public safety, the environment, and the local community are significant, foreseeable, and avoidable. This site is **not appropriate** for wet-mining operations.

Thank you for your attention and for considering the serious concerns of the residents who will be directly affected by this proposal. I respectfully request that this letter be entered into the public record for the December 3, 2025 hearing.

Sincerely,

Michael D Syrett
96 Silversides Street

Lake Wales FL 33898

Saddlebag Resort - A 55+ Community

Yannone, Lyndsay

From: Call, Planner On
Sent: Monday, December 1, 2025 2:39 PM
To: Yannone, Lyndsay
Subject: Fw: [EXTERNAL]: LDCU-2025-29

From: Edward Narvid <edward.narvid@gmail.com>
Sent: Thursday, November 27, 2025 5:29 PM
To: Call, Planner On <PlannerOnCall@polk-county.net>
Subject: [EXTERNAL]: LDCU-2025-29

Dear Mr Grohowski:

My wife and I have grave concerns about the proposed sand mine bordering on our community off highway 60. We are residents and owners in Saddlebag Lake Resort. We are a community of 700 plus homes. We have been surrounded by orange groves since the 1970's.

Many of the orchards around us have been removed and now the last orange groves that border our properties are being looked at for mining purposes.

Our concerns include noise, the existing water table and the impact on our aquaduct system, and on the amount of sand and dust engulfing our community. The environmental impact is also huge.

I have read the Polk County Development Review and am appalled that this proposal even be considered.

Hauling activity would be from 5am to 7 pm. Mining operation itself would be 24/7. The noise and blowing sand impact to neighboring homes cannot be denied or even make living there tolerable.

There would be approximately 536 trucks per day 60 % going westbound and 40% going eastbound on a highway that has been continually riddled by accident after accident. The impact on highway 60 itself would be deadly.

Potable water to the site has not been established yet. We are already having huge water and sewer issues in our community. The implications of changing water tables, ground water run off and aqueduct systems we now have in place could be disastrous to our community.

The LDC defines compatibility 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.

Environmentally , the land and lakes around us are abundant with wildlife. The impact of this proposal on our birds, fish and animals is disastrous. There is no compatibility between this proposal and the people or the wildlife.

We do not support this proposal and will do everything in our power to voice our opinions and to stop this proposal from going forward.

Edward F Narvid Jr
Jeanette T Hughes

6 Red Quill Circle
Saddlebag Lake Resort.

Sent from my iPad

Yannone, Lyndsay

From: Linda Schultz <lmschultz21@gmail.com>
Sent: Monday, December 1, 2025 4:13 PM
To: Yannone, Lyndsay
Subject: [EXTERNAL]: Fwd: For Immediate Attention: Opposition to Mammoth Grove Mine, Case Number LDCU-2025-29

----- Forwarded message -----

From: Pamela Larson <pamlarson567@gmail.com>
Date: Mon, Dec 1, 2025, 4:07 PM
Subject: For Immediate Attention: Opposition to Mammoth Grove Mine, Case Number LDCU-2025-29
To: <PlannerOnCall@polk-county.net>, <BeckyTroutman@polk-county.net>, <rickwilson@polk-county.net>, <rickwilson@polk-county.net>, <BillBraswell@polk-county.net>, <MarthaSantiago@polk-county.net>, <MichaelScott@polk-county.net>, <rgibson@lakewalesfl.gov>, <jhillgoss@lakewalesfl.gov>, <andrewgrohowski@polk-county.gov>, <mike@hickmanhomes.net>, <lmschultz21@gmail.com>, <olecowpoke@gmail.com>, <robertbeltran@polk-county.net>

Attention: Polk County Planning Commissioners and Elected Officials

Re: Opposition to Mammoth Grove Mine, Case Number LDCU-2025-29

Dear Commissioners and Elected Officials,

I ask for your urgent attention on behalf of residents of your area. My name is Pamela Larson, and I am a permanent resident and homeowner in Saddlebag Lake Resort. My family has lived in Saddlebag for 3 generations since the community was established in the 70's. My husband works at Florida's Natural, a key employer in Lake Wales. My family and countless others in Saddlebag have been productive citizens, working, paying taxes, supporting countless businesses while the document pertaining to this proposal quickly made our community irrelevant, not even noting that we are actual homes and residents.

I'm writing to strongly oppose the Conditional Use request for a large Non-Phosphate Mining (Borrow Pit) operation on approximately 855 acres immediately next to my home and the homes of my neighbors.

Saddlebag Lake Resort includes nearly 800 homes, and unlike many 55+ communities, we each own the land our homes sit on. This proposed borrow pit threatens the safety, health, property value, and environment of our residents and community.

The applicant's submission is the incorrect description of our community's zoning. The Conditional Use application refers to Saddlebag Lake Resort as "Leisure Recreation." This is factually incorrect. Our properties — including my own — are classified as Residential on our Polk County property tax records. Saddlebag Lake Resort is not a campground, a part-time leisure park, or a transient recreational area. It is a fully established, permanent residential neighborhood where myself at the age of 57 live year-round, We have residents from 55 and up living here and we place a massive amount of tax dollars, votes, support of local businesses and events, as do our numerous guests, into the community for decades.

Mislabeled our community as "Leisure Recreation" minimizes the fact that the proposed mining operation would be placed directly beside hundreds of full-time residential homes, not a recreational park. This misclassification has a direct impact on land-use compatibility assessments and should be considered a serious flaw in the application. I ask that the County recognize this mistake and evaluate the proposal using the correct and legally accurate zoning classification: Residential.

I'm also completely surprised how the Story Rd. facility is somehow used as a comparable to this proposal. If you drive the Story Rd. surrounding areas, it is not at all comparable and back when that was approved, far less information was available about what these sites cause. Placing the proposal up against hundreds of homes is not whatsoever a comparable.

Just because one exists does not make another one one **NEXT TO ALMOST 800 HOMES** a good idea, because they are completely opposite.

My mother-in-law is 91 as a Saddlebag permanent resident for over 30 years and has COPD. I have asthma. Dust and fine particulate matter from a borrow pit — even with controls — WILL drift directly into our community. **I can't imagine any of you would have that placed next to your mom, your wife, your sister, where your grandkids play.**

These borrow pits have endless research with proven, terminal, non-reversible life-threatening conditions. This list includes lung cancer, TB, chronic COPD. Please research it yourself. **Look up silicosis.** It is frightening. And the proposal would do that to each and every one of us. Poor air quality triggers respiratory distress, worsens chronic illnesses, and leads to emergency medical situations. **We WON'T have the PPE equipment that the slated 7-10 employees working right next to our property lines. They are required to wear it but we have NO safety protocols or mention of health in this proposal. Zero.** Do you know how that feels to be completely discounted when we are a community that has supported your growth, your elections, for decades?

The operating hours of this proposal is to run 24/7. Can you imagine that in your backyard? And to layer in the dust that the prevailing winds will bring in? **And a report that does not cover at all air quality effects, health effects, health safety for actual residents?** That is ALARMING that it has gotten to this stage.

There are further discrepancies throughout the document such as what operating hours start time is and on wetlands being present.

In addition to the grave health concerns and blatant disregard for us as tax paying, permanent, year-round Florida residents of almost 800 homes – larger than many communities in Lake Wales and surrounding areas- the are documented issues of:

- Water quality
- Wildlife and bird habitat -Did you note that the proposed site will interfere with 1 of only 3 special lands in all of Florida and there is a documented threatened plant?
- Noise pollution from constant heavy machinery engines and digging equipment
- Constant sleep disruption from backup alarms, ground vibration and early morning and long-hour operations

I was in complete shock to read that a traffic study for a short period of time did not assess the reality of driving on Highway 60. Now add 536 Trucks a Day that will that will

increase accidents and fatalities. It is already a constant source of accidents, fatalities, and emergency response. We know. We drive it daily. The proposed mining operation plans to add approximately 268 heavy trucks per day entering and exiting Highway 60. These trucks will be pulling out onto a fast-moving highway where vehicles travel well over 65 mph. These trucks, as evident all day at the Story Rd facility, accelerate slowly, damage cars, restrict visibility, create dangerous merging points and require long stopping distances.

The serious Ttreats to Our private well-water supply is real. This issue is critical.

Saddlebag Lake Resort operates its own private well-water and sewer systems. We do not have access to city water. A borrow pit of this size adjacent to our homes WILL put in jeopardy: Lowering the water table, reducing or cutting off well-water availability, contaminating the aquifer with fuel, oils, sediment, or subsurface materials, altering underground water flow, pulling contaminants toward our community wells and permanent damage to our drinking-water supply.

If our well water becomes unsafe or depleted, all 800 homes lose safe drinking water — with no alternative source.

Two well respected local real estate agents have noted various ways this will hurt property values. I hope this is not the intention all along was to gain our land hopefully as some have wondered.

I most urgently and respectfully ask EACH OF YOU to do what you know is RIGHT.

1. Deny the Conditional Use request
2. Recognize the application's zoning misclassification
3. Protect the health and safety of residents – **almost 800 homes are WELL OVER 1,000+ residents**
4. Safeguard our well-water supply and lake environment
5. Prevent dangerous increases in truck traffic on Highway 60
6. Protect the property values and financial stability of our community

I implore you to not force us to live in these inevitable conditions.

I emphatically request that proposal LDCU-2025-29 is rejected immediately.

Please protect my neighbors. Please protect my family and friends. **Please do what you would want others to do for your family.**

Thank you in advance for placing the residents of Lake Wales **as our most valuable resource**

Sincerely,

Pamela Larson

[5 Catskill Circle](#)

[Lake Wales, FL 33898](#)

Yannone, Lyndsay

From: Nance, Ivan
Sent: Monday, December 1, 2025 8:27 AM
To: Karen Schuiteman
Cc: Yannone, Lyndsay
Subject: RE: [EXTERNAL]: New mining East of Lake Wales

Good morning,

Thank you for your email. More information regarding this will be made available at the Planning Commission hearing.

I will make sure this is submitted into the record for consideration of the Commission.

Ian Nance
Land Development

From: Karen Schuiteman <kschuiteman@outlook.com>
Sent: Sunday, November 30, 2025 10:59 AM
To: Nance, Ivan <IvanNance@polkfl.gov>
Subject: [EXTERNAL]: New mining East of Lake Wales

You don't often get email from kschuiteman@outlook.com. [Learn why this is important](#)

With regards to the planned new mining operation on hwy 60 East of Lake Wales.

We would absolutely need traffic lights at Intersections such as Walk In Water Rd and Doherty Rd and I'm sure other Intersections.

There are already too many accidents at these Intersections.

I hope this is made a requirement for approval of this new mining operation.

Sincerely,

Karen Schuiteman

Walden Shores resident.

White, Margo

From: Scott, Michael
Sent: Monday, December 1, 2025 8:48 AM
To: White, Margo
Subject: FW: [EXTERNAL]: URGENT: Inaccurate Reporting by Development Review Committee puts 800 Senior Homes at RISK
Attachments: visual of property.pdf

Good morning,

Received on behalf of Commissioner Scott.

Thanks,
Ana



Ana C. Pereira
Executive Assistant to the Board
Polk County Board of County Commissioners
330 West Church St. , P.O. Box 9005, Drawer BC01
Bartow, FL 33831-9005
863.534.6422; 863.534.6049
AnaPereira@PolkFL.gov www.PolkFL.gov

Please Note: Florida has a very broad Public Records Law. Most written communications to or from state and local officials regarding state or local business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.

From: Kathy Pratt <kpratt.the.bratt@gmail.com>
Sent: Friday, November 28, 2025 2:25 PM
To: Troutman, Becky <beckytroutman@polkfl.gov>; Wilson, Rick <RickWilson@polkfl.gov>; Braswell, Bill <BillBraswell@polkfl.gov>; Santiago, Martha <MarthaSantiago@polkfl.gov>; Scott, Michael <michaelscott@polkfl.gov>
Subject: [EXTERNAL]: URGENT: Inaccurate Reporting by Development Review Committee puts 800 Senior Homes at RISK

You don't often get email from kpratt.the.bratt@gmail.com. [Learn why this is important](#)

Dear Polk County Commissioners,

I am writing for your urgent assistance with a Polk County Conditional Use proposal, LDCU-2025-29 Mammoth Grove Mine, which is **slated for approval at a Public Hearing on DECEMBER 3.**

I strongly oppose the Conditional Use approval of a sand mine on property which abuts our Residential community of nearly 800 residential homes (Saddlebag Lake Resort). The Polk County Development Review Committee claims that "the request is compatible with the surrounding area as the residential density in this area is very sparse". They have inaccurately assessed the surrounding area land use, as the county Zoning Maps incorrectly call out our community as "Leisure/Recreation". We are NOT Leisure/Recreation land use. We are Residential. We pay Residential Property Taxes on each and every one of our homes. **Sand mines are not compatible with Residential areas and we are requesting that the Conditional Use application be denied.**

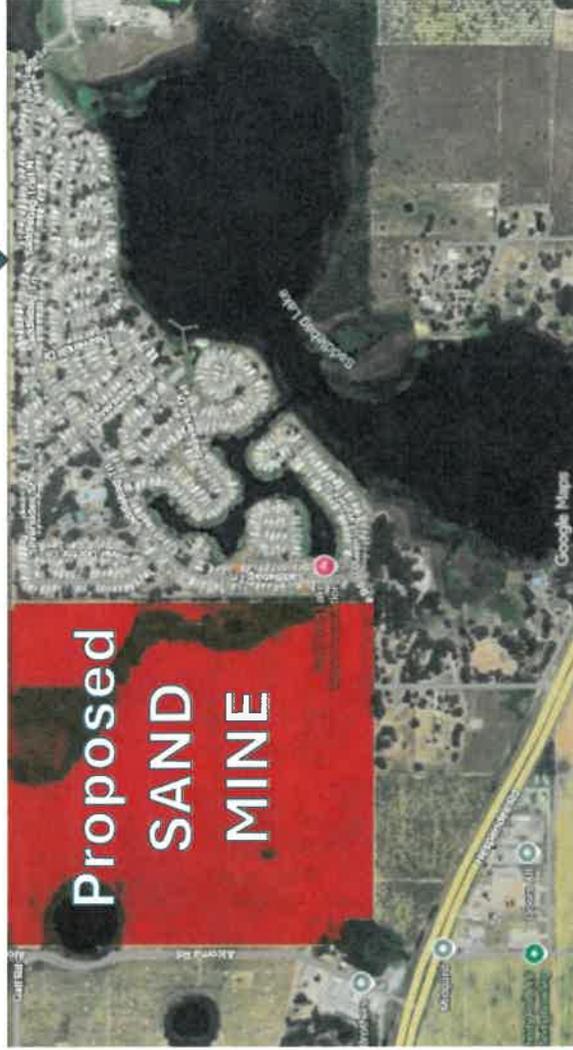
Please see the attached file for a visual of the proposed sand mine and its abutment to our residential community.

I thank you for your timely assistance in this matter. If you need clarification in any aspect of this matter, please call my cell at 905-440-5121.

Sincerely

Katherine Pratt
Saddlebag Lake Resort Owner and Resident
6 Saddlebag Trail South
Lake Wales, Florida

**Saddlebag Lake Resort
RESIDENTIAL
COMMUNITY
787 Homes**



White, Margo

From: Scott, Michael
Sent: Monday, December 1, 2025 9:08 AM
To: White, Margo
Subject: FW: [EXTERNAL]: PROPOSED BORROW PIT HEARING WEDS December 3, 2025

Thanks,
 Ana



Ana C. Pereira
 Executive Assistant to the Board
 Polk County Board of County Commissioners
 330 West Church St. , P.O. Box 9005, Drawer BC01
 Bartow, FL 33831-9005
 863.534.6422; 863.534.6049
AnaPereira@PolkFL.gov www.PolkFL.gov

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From: Chris Yust LaClaire <cryust@gmail.com>
Sent: Saturday, November 29, 2025 2:05 PM
To: Troutman, Becky <beckytroutman@polkfl.gov>; Wilson, Rick <RickWilson@polkfl.gov>; Braswell, Bill <BillBraswell@polkfl.gov>; Santiago, Martha <MarthaSantiago@polkfl.gov>; Scott, Michael <michaelscott@polkfl.gov>
Subject: [EXTERNAL]: PROPOSED BORROW PIT HEARING WEDS December 3, 2025

You don't often get email from cryust@gmail.com. [Learn why this is important](#)

URGENT, ATTENTION POLK COUNTY COMMISSIONERS

Re: Opposition to Mammoth Grove Mine, Case Number LDCU-2025-29 Proposed Borrow Pit on 855 acres next to our homes

Dear Commissioners,

My name is Christine LaClaire and my husband Perry and I are full time residents and homeowners in Saddlebag Lake Resort, a 55+ retirement community in Lake Wales. I'm writing to strongly oppose the Conditional Use request for a large Non-Phosphate Mining (Borrow Pit) operation on approximately 855 acres immediately next to our neighborhood. We received a letter from Polk County regarding this last Weds, one week before the hearing and at the start of a holiday weekend! This was not even a fair warning that this was happening to our neighborhood! We are beyond upset!

Saddlebag Lake Resort includes nearly 900 homes, and unlike many retirement communities, we each own the land our homes sit on. Therefore we are Polk County Property Owners and Taxpayers. Many of us are over 70 and deal with health issues prevalent in our age group. This proposed borrow pit threatens the safety, health, property value, and environment of our residents.

Major Error in the Application: Our Community Is Residential, NOT "Leisure Recreation"

One of the most serious problems with the applicant's submission is the incorrect description of our community's zoning. The Conditional Use application refers to Saddlebag Lake Resort as "Leisure Recreation." This is factually incorrect.

Our properties — including my own — are classified as Residential on our Polk County property tax records. Saddlebag Lake Resort is not a campground, a part-time leisure park, or a transient recreational area. It is a fully established, permanent residential neighborhood where seniors live year-round. THIS IS OUR HOME! I own a 3 bedroom, 2 bath modular home and Pay right at \$2000 per year in property taxes that keep escalating year after year!

Mislabeling our community as "Leisure Recreation" minimizes the fact that the proposed mining operation would be placed directly beside hundreds of full-time residential homes, not a recreational park. This misclassification has a direct impact on land-use compatibility assessments and should be considered a serious flaw in the application.

We ask that the County recognize this mistake and evaluate the proposal using the correct and legally accurate zoning classification: Residential.

Air Quality and Health Concerns for Seniors

Most residents are older adults living with COPD, asthma, emphysema, and other breathing issues. Dust and fine particulate matter from a borrow pit will be in the air that we breathe 24/7. This is not acceptable! My husband has cancer and can not tolerate poor air quality! No one can!

For seniors, this is not a small inconvenience; it is a serious health threat. Poor air quality can trigger respiratory distress, worsen chronic illnesses, and lead to emergency medical situations.

Our Lake and Outdoor Lifestyle Will Be Harmed

Our homes and social life revolve around Saddlebag Lake. Dust, noise, and vibration from mining will disrupt:

- Fishing and boating
- Water quality
- Wildlife and bird habitat

- Outdoor activities
- Peaceful enjoyment of our lakefront environment

We moved here for quiet, clean outdoor living — not industrial activity. I can't imagine having to live next door to this.

Noise, Vibration, and Industrial Disturbance

A major borrow pit would bring:

- Constant heavy machinery
 - Backup alarms
 - Engines and digging equipment
 - Ground vibration
 - Early morning and long-hour operations
- along with constant noise and heavy truck traffic from 5 am to 7 pm with over 1000 more trucks on Hwy 60 that is already traffic heavy and dangerous!

This is completely incompatible with a senior retirement community. We have a huge part of our life savings in our homes and we certainly don't want to move from our chosen retirement home. With this pit, who would buy our home? No one! Our property values will plummet and we would be stuck.

Highway 60 Safety — 536 Trucks a Day Will Increase Accidents and Fatalities

Highway 60 just east of Lake Wales is already known by residents as a dangerous, high-accident stretch of road. Many of us have witnessed serious crashes, emergency responses, and multi-vehicle accidents along this corridor for years.

The proposed mining operation plans to add approximately huge number of heavy trucks per day entering and exiting Highway 60. These trucks will be pulling out onto a fast-moving highway where vehicles often travel over 60 mph.

For a senior community where many drivers are cautious, slower, or have mobility or vision limitations, this presents an unacceptable risk. Adding hundreds of industrial trucks daily will almost certainly lead to more crashes — and potentially more fatalities.

Highway 60 is not designed for this level of industrial traffic near residential zones.

Serious Threats to Our Private Well-Water Supply

This issue is critical!

Saddlebag Lake Resort operates its own private well-water and sewer systems. We do not have access to city water. A borrow pit of this size adjacent to our homes risks:

- Lowering the water table, reducing or cutting off well-water availability
- Contaminating the aquifer with fuel, oils, sediment, or subsurface materials
- Altering underground water flow, pulling contaminants toward our community wells
- Permanent damage to our drinking-water supply

If our well water becomes unsafe or depleted, all of our homes lose safe drinking water — with no alternative source. For seniors, this could quickly become a life-threatening crisis.

Loss of Property Value for Land-Owning Seniors

Since we own our homes and the land beneath them, any decrease in property value directly harms us.

A borrow pit next door will significantly reduce home values. Many residents here live on fixed incomes and cannot afford to lose the equity they worked decades to build. If home values drop, many of us will be trapped financially, unable to relocate or recover.

Borrow Pit is Not Compatible With Our Area

Even considering the mix of Agricultural/Residential Rural and Industrial zoning surrounding us, approving this Conditional Use directly beside a large, permanent 55+ residential neighborhood is simply not appropriate. Please reconsider this and the impact it will have on our community!

No set of conditions can make a massive industrial mining operation compatible with a senior lakeside community.

What We Are Asking

We respectfully request that the County:

1. Deny the Conditional Use request
2. Recognize the application's zoning misclassification
3. Protect the health and safety of elderly residents. Our lives matter!
4. Safeguard our well-water supply and lake environment
5. Prevent dangerous increases in truck traffic on Highway 60
6. Protect the property values and financial stability of our community
7. Ensure Saddlebag residents have opportunity for input at public hearings

In Closing

Saddlebag Lake Resort is our home. We worked our whole lives to retire in a safe, peaceful place. A borrow pit of this size, in this location, poses serious risks to our health, safety, water supply, property values, and way of life.

We respectfully ask that you protect our community by denying this Conditional Use request.

Thank you for your time and consideration.

Sincerely,

Christine and Perry LaClaire
Resident, Saddlebag Lake Resort
72 Saddlebag Trail

White, Margo

From: Scott, Michael
Sent: Monday, December 1, 2025 9:07 AM
To: White, Margo
Subject: FW: [EXTERNAL]: Opposition to Mammoth Grove Mine, Case Number LDCU-2025-29

Thanks,
Ana



Ana C. Pereira
Executive Assistant to the Board
Polk County Board of County Commissioners
330 West Church St. , P.O. Box 9005, Drawer BC01
Bartow, FL 33831-9005
863.534.6422; 863.534.6049
AnaPereira@PolkFL.gov www.PolkFL.gov

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From: William Mussaw <overallsre@gmail.com>
Sent: Saturday, November 29, 2025 10:58 AM
To: Call, Planner On <PlannerOnCall@polk-county.net>; Troutman, Becky <beckytroutman@polkfl.gov>; Wilson, Rick <RickWilson@polkfl.gov>; Braswell, Bill <BillBraswell@polkfl.gov>; Santiago, Martha <MarthaSantiago@polkfl.gov>; Scott, Michael <michaelscott@polkfl.gov>; pamlarson567@gmail.com; Robin Mussaw <ramwem2@gmail.com>
Subject: [EXTERNAL]: Opposition to Mammoth Grove Mine, Case Number LDCU-2025-29

You don't often get email from overallsre@gmail.com. [Learn why this is important](#)

Polk County Planning Commission
Attn: Andrew Grohowski, Planner II

I, the undersigned resident of Saddlebag Lake Resort, am writing to express my strong opposition to the proposed Sand Mine/Borrow Pit. We are a 55 Plus community located at 499 Saddlebag Lake Rd.

Please when considering your vote(s) on this proposed project, think about if you would want this project to be up and running, if your 55 Plus year old parents, grandparents, siblings, aunts or uncles lived in Saddlebag Lake Resort, would you vote to approve this project !

Thank You
William E Mussaw
56 Silversides
Lake, Wales Florida 33898
978-799-9867

White, Margo

From: Scott, Michael
Sent: Monday, December 1, 2025 9:07 AM
To: White, Margo
Subject: FW: [EXTERNAL]: URGENT: Inaccurate Reporting by Development Review Committee puts 800 Senior Homes at RISK
Attachments: Sadlebag Lake Proposed Sand Mine.jpg

Thanks,
 Ana

**Ana C. Pereira**

Executive Assistant to the Board
 Polk County Board of County Commissioners
 330 West Church St. , P.O. Box 9005, Drawer BC01
 Bartow, FL 33831-9005
 863.534.6422; 863.534.6049
AnaPereira@PolkFL.gov www.PolkFL.gov

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From: Kathleen Henderson <shoeaholic427@gmail.com>
Sent: Saturday, November 29, 2025 10:57 AM
To: Troutman, Becky <beckytroutman@polkfl.gov>; Wilson, Rick <RickWilson@polkfl.gov>; Braswell, Bill <BillBraswell@polkfl.gov>; Santiago, Martha <MarthaSantiago@polkfl.gov>; Scott, Michael <michaelscott@polkfl.gov>
Subject: [EXTERNAL]: URGENT: Inaccurate Reporting by Development Review Committee puts 800 Senior Homes at RISK

You don't often get email from shoeaholic427@gmail.com. [Learn why this is important](#)

Dear Polk County Commissioners,

I hope this email finds you well. I am writing for your urgent assistance with a Polk County Conditional Use proposal, LDCU-2025-29 Mammoth Grove Mine, which is slated for approval at a Public Hearing on DECEMBER 3.

I strongly oppose the Conditional Use approval of a sand mine on property which abuts our Residential community of nearly 800 residential homes (Saddlebag Lake Resort). The Polk County Development Review

Committee claims that "the request is compatible with the surrounding area as the residential density in this area is very sparse". They have inaccurately assessed the surrounding area land use, as the county Zoning Maps incorrectly calls out our community as "Leisure/Recreation". We are NOT Leisure/Recreation land use. We are Residential. We pay Residential Property Taxes on each and every one of our homes. Sand mines are not compatible with Residential areas and we are requesting that the Conditional Use application be denied. This approval would be detrimental to the park as a whole but specifically affect my home due to the proximity of the proposed mine in accordance with my home's location in the park.

Please see the attached file for a visual of the proposed sand mine and its abutment to our residential community.

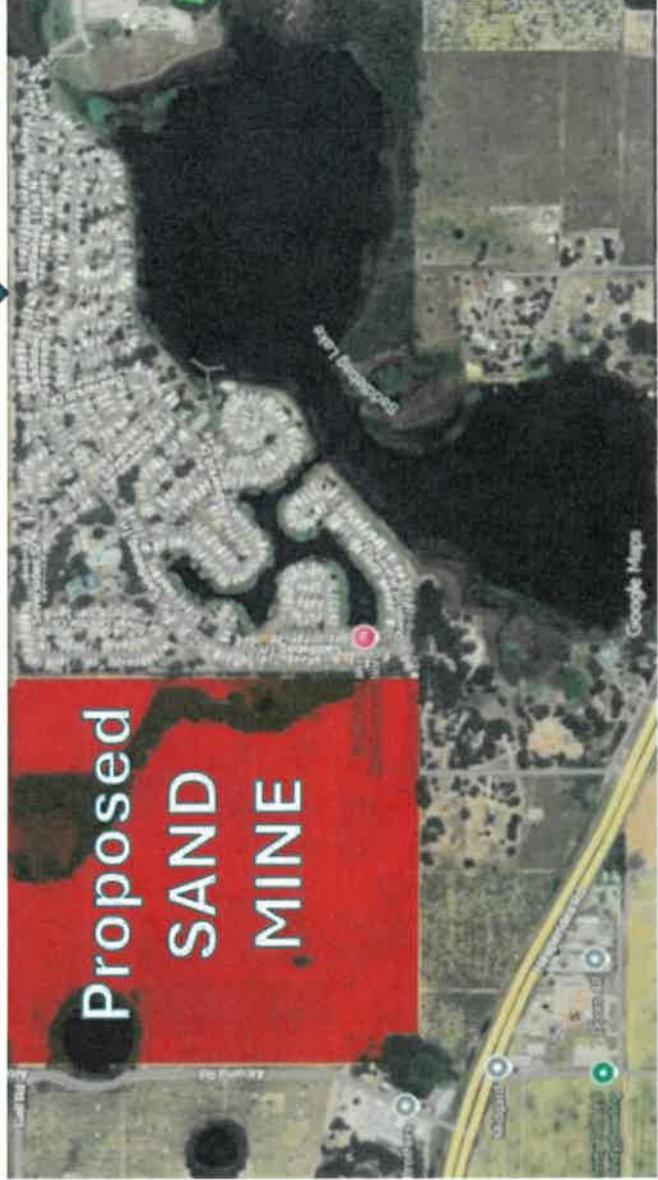
I sincerely thank you for your timely assistance in this matter. If you need clarification in any aspect of this matter, please call my cell at 317-965-0399.

Sincerely,

Kathleen Henderson
Saddlebag Lake Resort Owner and Resident
20 Pink Lady Lane

Reference LDCU-2025-29

Saddlebag Lake Resort RESIDENTIAL COMMUNITY 787 Homes



White, Margo

From: Scott, Michael
Sent: Monday, December 1, 2025 9:05 AM
To: White, Margo
Subject: FW: [EXTERNAL]: FW: Proposed Mine site beside our community LDCU2025 -29

Thanks,
 Ana



Ana C. Pereira
 Executive Assistant to the Board
 Polk County Board of County Commissioners
 330 West Church St. , P.O. Box 9005, Drawer BC01
 Bartow, FL 33831-9005
 863.534.6422; 863.534.6049
AnaPereira@PolkFL.gov www.PolkFL.gov

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From: ksherwin <ksherwin@rogers.com>
Sent: Friday, November 28, 2025 4:25 PM
To: Troutman, Becky <beckytroutman@polkfl.gov>; Wilson, Rick <RickWilson@polkfl.gov>; Braswell, Bill <BillBraswell@polkfl.gov>; Santiago, Martha <MarthaSantiago@polkfl.gov>; Scott, Michael <michaelscott@polkfl.gov>
Subject: [EXTERNAL]: FW: Proposed Mine site beside our community LDCU2025 -29

You don't often get email from ksherwin@rogers.com. [Learn why this is important](#)

Subject: Proposed Mine site beside our community

To whom it concerns:

I have grave concerns about the proposed sand mine bordering on our community off highway 60. I am a resident and owner in Saddlebag Lake Resort. We are a community of 700 plus homes. We have been surrounded by orange groves since the 1970's.

Many of the orchards around us have been removed and now the last orange groves that border our properties are being looked at for mining purposes.

Our concerns include noise, the existing water table and the impact on our aquaduct system, on the amount of sand and dust engulfing our community. The environmental impact is also huge.

I have read the Polk County Development Review and am appalled that this proposal even be considered.

Hauling activity would be from 5am to 7 pm. Mining operation itself would be 24/7. The noise and blowing sand impact impact to neighboring homes cannot be denied or even make living there tolerable. There would be approximately 536 trucks per day 60 % going westbound and 40% going eastbound on a highway that has been continually riddled by accident after accident. The impact on highway 60 itself would be deadly.

Potable water to the site has not been established yet. We are already having huge water and sewer issues in our community. The implications of changing water tables, ground water run off and aquaduct systems we now have in place could be disastrous to our community.

The LDC defines compatibility 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.

Environmentally , the land and lakes around us are abundant with wildlife. The impact of this proposal on our birds, fish and animals is disastrous. There is no compatibility between this proposal and the people or the wildlife.

We do not support this proposal and will do everything in our power to voice our opinions and to stop this proposal from going forward.

Kim Sherwin
2 Beaverkill
Saddlebag Lake Resort.

Sent from my Bell Samsung device over Canada's largest network.

22
2 signatures

White, Margo

From: Scott, Michael
Sent: Monday, December 1, 2025 9:05 AM
To: White, Margo
Subject: FW: [EXTERNAL]: Inaccurate Reporting by Development Review Committee puts 780 plus Senior homes at Risk - LDCU-2025-29

Thanks,
Ana



Ana C. Pereira

Executive Assistant to the Board
Polk County Board of County Commissioners
330 West Church St. , P.O. Box 9005, Drawer BC01
Bartow, FL 33831-9005
863.534.6422; 863.534.6049
AnaPereira@PolkFL.gov www.PolkFL.gov

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From: KIM WAGLER <darkay@rogers.com>
Sent: Friday, November 28, 2025 3:36 PM
To: beckytroutman@polk-county.net; Wilson, Rick <RickWilson@polkfl.gov>; Braswell, Bill <BillBraswell@polkfl.gov>; Santiago, Martha <MarthaSantiago@polkfl.gov>; Scott, Michael <michaelscott@polkfl.gov>
Subject: [EXTERNAL]: Inaccurate Reporting by Development Review Committee puts 780 plus Senior homes at Risk - LDCU-2025-29

You don't often get email from darkay@rogers.com. [Learn why this is important](#)

Dear Polk County Commissioners:

Inaccurate Reporting by Development Review Committee puts 780 plus senior homes at Risk – LDCU-2025-29

We strongly oppose the Conditional Use approval of a sand mine on the property which abuts our residential community of 780 plus homes (Saddlebag Lake resort). The Polk County Development review Committee claims that “the request is compatible with the surrounding area as the residential density in this area is very sparse. This is not true, our community has approximately 1500 residents bigger than towns such as Babson Park, Indian Lakes, Waverly and Bradley Junction to new a few. We are NOT a Leisure/Recreation land use. We pay residential taxes on each and every one of our homes. **Sand mines are not compatible with Residential areas and we are requesting that the Conditional Use application be denied.**

We have many concerns which include noise, the existing water table and the impact on our aqua duct system, the amount of sand and dust engulfing our community. Silica dust can cause severe health issues - when these particles enter the lungs it makes it difficult to take in oxygen and for those who develop Silicosis there is no cure.

We do not and will not support this proposal and we will do everything in our power to voice our opinions and work to stop this proposal from going forward.

WE ARE SADDLEBAG STRONG.

Thank you
Kim and Bill Wagler
48 Silversides
Saddlebag Lake Resort

White, Margo

From: Scott, Michael
Sent: Monday, December 1, 2025 8:48 AM
To: White, Margo
Subject: FW: LDCU-2025-29

Thanks,
 Ana



Ana C. Pereira
 Executive Assistant to the Board
 Polk County Board of County Commissioners
 330 West Church St. , P.O. Box 9005, Drawer BC01
 Bartow, FL 33831-9005
 863.534.6422; 863.534.6049
AnaPereira@PolkFL.gov www.PolkFL.gov

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From: Lucy Lucy <lucy_lucy3@msn.com>
Sent: Friday, November 28, 2025 2:41 PM
To: Troutman, Becky <beckytroutman@polkfl.gov>; Wilson, Rick <RickWilson@polkfl.gov>; billbrasswell@polk-county.net; Santiago, Martha <MarthaSantiago@polkfl.gov>; Scott, Michael <michaelscott@polkfl.gov>
Subject: [EXTERNAL]: LDCU-2025-29

Some people who received this message don't often get email from lucy_lucy3@msn.com. [Learn why this is important](#)

Good afternoon Commissioners. My name is Christine Humber, and I am a resident and homeowner in Saddlebag Lake Resort, a 55+ retirement community with nearly 800 homes. I am here today to strongly urge you to deny the Conditional Use request for the Mammoth Grove borrow pit.

This mine would sit **directly beside a full-time residential neighborhood of seniors**—not a campground, not a leisure park, not a seasonal area. Yet the applicant incorrectly labeled our community as “Leisure Recreation.” This is a **serious factual error**. Polk County property records clearly show that Saddlebag Lake Resort is zoned

Residential. Misclassifying us minimizes the real impact on hundreds of permanent homes and calls into question the accuracy of the entire application.

First, this project threatens the health of our residents. Many of us live with COPD, asthma, emphysema, and other chronic respiratory conditions. Dust and fine particulate matter from a borrow pit will drift into our community, regardless of controls. For seniors, this isn't an inconvenience; it's a **serious and predictable health danger** that can trigger emergency medical events.

Second, our lake and outdoor environment will be permanently harmed. Our lives revolve around Saddlebag Lake—fishing, boating, wildlife, peaceful outdoor living. Noise, vibration, and airborne dust from mining will damage the lake ecosystem and destroy the quiet environment we intentionally chose for our retirement.

Third, Highway 60 will become far more dangerous. This roadway already experiences frequent accidents. The mine proposes **268 heavy truck trips per day** entering and exiting a high-speed highway. Slow-moving trucks, limited visibility, and long stopping distances create a dangerous combination—especially for older drivers. Adding this traffic will almost certainly increase collisions and fatalities.

Fourth, our water supply is at risk. Saddlebag Lake Resort relies entirely on private wells. We have no city water backup. A borrow pit of this size threatens to lower the water table, contaminate the aquifer, and permanently disrupt underground water flow. If our wells fail, over 800 homes lose their only source of drinking water. This alone should make the proposal unacceptable.

Finally, a large industrial mining operation is simply incompatible with a permanent senior residential community. Property values will fall, quality of life will be damaged, and seniors on fixed incomes will bear the financial consequences.

For all these reasons—health, safety, water, property value, environmental harm, and the applicant's zoning misclassification—I respectfully urge you to deny this Conditional Use request.

Thank you for your time and for protecting the residents of Saddlebag Lake Resort.

20

with 2 signatures

Yannone, Lyndsay

From: Linda Schultz <lmschultz21@gmail.com>
Sent: Monday, December 1, 2025 8:00 AM
To: Yannone, Lyndsay
Subject: [EXTERNAL]: Fwd: Case#LDCU-2025-29; Conditional Approval of Proposed Sand Mining Operation

----- Forwarded message -----

From: Diane Sawyer <kittywo9@yahoo.com>
Date: Sun, Nov 30, 2025, 3:34 PM
Subject: Re: Case#LDCU-2025-29; Conditional Approval of Proposed Sand Mining Operation
To: lmschultz21@gmail.com <lmschultz21@gmail.com>

I am the owner of a home in Saddlebag Lake Resort, and I am writing to express my strong disagreement with the Planning and Development Review Commission's "Conditional Approval" of the proposed sand mine that will abut our Resort's property and to ask the Planning Commission to reverse their decision.

First of all, the Commission states in its review packet that all activities at the mine "shall be conducted in a manner that will minimize adverse effects on water quality, fish and wildlife and adjacent sites."

Further, "the decision to permit the activity shall be based on an evaluation of compatibility of use with surrounding land uses and the ability to mitigate adverse impacts, including noise, airborne and water pollutants and traffic impacts."

"Compatibility" (as defined in Section 4.400 of the Polk County Land Development Code) with surrounding land uses means "land uses can coexist in relative proximity to each other in a stable fashion."

Production facts in the approval documents:

1. The mine will operate seven days a week, 24 hours a day. Product will be shipped six days a week (312 days per year), 14 hours per day by an average of 536 trucks per day.
2. An estimate of 1,000,000 TONS of product will be produced each year, an average of 2,740 TONS per day.
3. Each TON of product will contain 10 gallons of water, a total of 27,400 gallons of water per day and 10,001,000 gallons per year which will need to be replenished by the Floridian aquifer.

My reasons for opposing the final approval of this application are:

1. By definition, it is not "compatible" with our Resort's "coexistence" in a "stable fashion" with the mine operation. Our property values will plummet in an already rough economy. No one will want to either rent or buy in our community if we are adjacent to clouds of silica dust, intense noise pollution,

soil contamination, threats to flora and fauna, endangered or not, and the disruption of a harmonious ecosystem.

2. Water table depletion: why should every resident that relies on the lake/water/aquifer system suffer the pollution and depletion that is bound to be a consequence of removing 10+million gallons of water each year?

3. The application cites as support a similar approval in 1991 for a similar operation. 36 years have passed since then, with a sharpened awareness of the environment and our responsibility to maintain it. In addition, our Resort has changed during that time from an RV-type “park” to a community in which most residents are either full-time residents or six-months-plus residents.

4. Endangered species: The project has identified one endangered plant species, but apparently has not investigated further, since the document states that “Prior to the commencement of mining activities, the applicant shall hire a qualified professional to conduct a site survey/walkover to ensure that no threatened or endangered plant or animal species exist on the site.” Please note that this “site survey/walkover” will occur after approval.

5. Our Board and some residents received less than a week’s notice about this approval and the final hearing.

6. With 800 homes in our Resort, and over 1,000 residents, I wonder how the Commissioners could state that “residential density is very sparse.”

7. As a Commissioner, elected or appointed, I doubt very much you would want this operation next door to where you live.

I urge you to deny final approval for this project. Thank you for listening.

Scott and Diane Sawyer

8 Saddlebag Trail

Saddlebag Lake Resort

[Yahoo Mail: Search, Organize, Conquer](#)

[Yahoo Mail: Search, Organize, Conquer](#)

[Yahoo Mail: Search, Organize, Conquer](#)

19
With 2 signatures

Yannone, Lyndsay

From: Linda Schultz <lmschultz21@gmail.com>
Sent: Monday, December 1, 2025 8:00 AM
To: Yannone, Lyndsay
Subject: [EXTERNAL]: Fwd: Case # LDCU-2025-29 Mammoth Grove Mine Opposition Letter

----- Forwarded message -----

From: Lori Garcia <sunbirdsx2@hotmail.com>
Date: Sun, Nov 30, 2025, 3:50 PM
Subject: Case # LDCU-2025-29 Mammoth Grove Mine Opposition Letter
To: PlannerOnCall@polk-county.net <PlannerOnCall@polk-county.net>, andrewgrohowski@polk-county.net <andrewgrohowski@polk-county.net>, robertbeltran@polk-county.net <robertbeltran@polk-county.net>, mike@hitmanhomes.com <mike@hitmanhomes.com>, lmschultz21@gmail.com <lmschultz21@gmail.com>, olecowpoke@gmail.com <olecowpoke@gmail.com>

Land Development Division

Andrew Grohowski Planer on call

Members of the Polk County Planning Commission and Development Review Commission , Mike Hickman, Linda Schultz and Mike Schmidt

Chair of the Polk County Planning Commission and Development Review Commission Robert Beltran

November 30, 2025

Land Development Division

Drawer GM03, P.O. Box 9005

Bartow, Florida

Attention: Polk County Planning Commission

Andrew Grohowski, Planner II

Dear Commissioners,

My name is Loretta Garcia and I am a resident and homeowner in Saddlebag Lake Resort, a 55+ retirement community in Lake Wales. I'm writing to strongly oppose the Conditional Use request for a large Non-Phosphate Mining (Borrow Pit) operation on approximately 855 acres immediately next to our neighborhood.

Saddlebag Lake Resort includes nearly 800 homes, and unlike many retirement communities, we each own the land our homes sit on. We are a peaceful, residential community built around a lake. This proposed borrow pit threatens the safety, health, property value, and environment of our residents.

1. Major Error in the Application: Our Community Is Residential, NOT "Leisure Recreation"

One of the most serious problems with the applicant's submission is the incorrect description of our community's zoning. The Conditional Use application refers to Saddlebag Lake Resort as "Leisure Recreation." This is factually incorrect.

Our properties — including my own — are classified as Residential on our Polk County property tax records. Saddlebag Lake Resort is not a campground, a part-time leisure park, or a transient recreational area. It is a fully established, permanent residential neighborhood where seniors live year-round.

Mislabeling our community as "Leisure Recreation" minimizes the fact that the proposed mining operation would be placed directly beside hundreds of full-time residential homes, not a recreational park. This misclassification has a direct impact on land-use compatibility assessments and should be considered a serious flaw in the application.

We ask that the County recognize this mistake and evaluate the proposal using the correct and legally accurate zoning classification: Residential.

2. Air Quality and Health Concerns for Seniors

Many residents are older adults living with COPD, asthma, emphysema, and other breathing issues. Dust and fine particulate matter from a borrow pit — even with controls — can drift directly into our community.

For seniors, this is not a small inconvenience; it is a serious health threat. Poor air quality can trigger respiratory distress, worsen chronic illnesses, and lead to emergency medical situations.

3. Our Lake and Outdoor Lifestyle Will Be Harmed

Our homes and social life revolve around Saddlebag Lake. Dust, noise, and vibration from mining will disrupt:

- Fishing and boating
- Water quality
- Wildlife and bird habitat
- Outdoor activities
- Peaceful enjoyment of our lakefront environment

We moved here for quiet, clean outdoor living — not industrial activity.

4. Noise, Vibration, and Industrial Disturbance

A major borrow pit would bring:

- Constant heavy machinery
- Backup alarms

- Engines and digging equipment
- Ground vibration
- Early morning and long-hour operations

This is completely incompatible with a senior retirement community.

5. Highway 60 Safety — 536 Trucks a Day Will Increase Accidents and Fatalities

Highway 60 just east of Lake Wales is already known by residents as a dangerous, high-accident stretch of road. Many of us have witnessed serious crashes, emergency responses, and multi-vehicle accidents along this corridor for years.

The proposed mining operation plans to add approximately 568 heavy trucks per day entering and exiting Highway 60. These trucks will be pulling out onto a fast-moving highway where vehicles often travel over 60 mph.

Heavy trucks:

- Accelerate slowly
- Restrict visibility
- Create dangerous merging points
- Require long stopping distances

For a senior community where many drivers are cautious, slower, or have mobility or vision limitations, this presents an unacceptable risk. Adding hundreds of industrial trucks daily will almost certainly lead to more crashes — and potentially more fatalities.

Highway 60 is not designed for this level of industrial traffic near residential zones.

6. Serious Threats to Our Private Well-Water Supply

This issue is critical.

Saddlebag Lake Resort operates its own private well-water and sewer systems. We do not have access to city water. A borrow pit of this size adjacent to our homes risks:

- Lowering the water table, reducing or cutting off well-water availability
- Contaminating the aquifer with fuel, oils, sediment, or subsurface materials
- Altering underground water flow, pulling contaminants toward our community wells
- Permanent damage to our drinking-water supply

If our well water becomes unsafe or depleted, all 800 homes lose safe drinking water — with no alternative source. For seniors, this could quickly become a life-threatening crisis.

7. Loss of Property Value for Land-Ownning Seniors

Since we own our homes and the land beneath them, any decrease in property value directly harms us.

A borrow pit next door will significantly reduce home values. Many residents here live on fixed incomes and cannot afford to lose the equity they worked decades to build. If home values drop, many of us will be trapped financially, unable to relocate or recover.

8. Borrow Pit is Not Compatible With Our Area

Even considering the mix of Agricultural/Residential Rural and Industrial zoning surrounding us, approving this Conditional Use directly beside a large, permanent 55+ residential neighborhood is simply not appropriate.

No set of conditions can make a massive industrial mining operation compatible with a senior lakeside community.

What We Are Asking

We respectfully request that the County:

1. Deny the Conditional Use request
2. Recognize the application's zoning misclassification
3. Protect the health and safety of elderly residents
4. Safeguard our well-water supply and lake environment
5. Prevent dangerous increases in truck traffic on Highway 60
6. Protect the property values and financial stability of our community
7. Ensure Saddlebag residents have opportunity for input at public hearings

In Closing

Saddlebag Lake Resort is our home. We worked our whole lives to retire in a safe, peaceful place. A borrow pit of this size, in this location, poses serious risks to our health, safety, water supply, property values, and way of life.

We respectfully ask that you protect our community by denying this Conditional Use request.

Thank you for your time and consideration.

Sincerely,

Lauro Garcia
Loretta Garcia

Resident, Saddlebag Lake Resort

[5005 Saddlebag Lake Road](#)
29 Silversides

Lake Wales, Florida 33898

Get [Outlook for iOS](#)

Yannone, Lyndsay

From: Grohowski, Andrew
Sent: Monday, December 1, 2025 11:42 AM
To: Call, Planner On; Yannone, Lyndsay
Subject: Re: [EXTERNAL]: Proposed mining operation in Lake Wales

For record keeping, please forward the last 5 emails that were only sent to me over to Lyndsay.

Thanks!

Andrew

From: Call, Planner On <PlannerOnCall@polk-county.net>
Sent: Monday, December 1, 2025 11:24 AM
To: Yannone, Lyndsay <LyndsayRathke@polkfl.gov>; Grohowski, Andrew <andrewgrohowski@polkfl.gov>
Subject: Fw: [EXTERNAL]: Proposed mining operation in Lake Wales

From: Dennis Breitigan <802dennis@gmail.com>
Sent: Thursday, November 27, 2025 10:55 AM
To: Call, Planner On <PlannerOnCall@polk-county.net>
Subject: [EXTERNAL]: Proposed mining operation in Lake Wales

You don't often get email from 802dennis@gmail.com. [Learn why this is important](#)
Reference: Case Overview Hearing LDCU-2025-29

--My name is Dennis Breitigan, my wife and I are retired residents of the Saddlebag Lake community just off Route 60 in Lake Wales. We have been made aware of the review of a proposal by the adjacent land owner to convert existing agricultural land into a open pit strip mining operation.

I have serious concerns regarding this proposal and am dead set against this proposal for reasons outlined in the attached letter.

I am surprised that Polk County would even entertain such a proposal, which puts Florida seniors in harms way!

Dennis Breitigan

802-989-0812

Yannone, Lyndsay

From: Pereira, Ana on behalf of Santiago, Martha
Sent: Monday, December 1, 2025 9:31 AM
To: White, Margo; Yannone, Lyndsay
Subject: FW: LDCU-2025-29

Thanks,
 Ana



Ana C. Pereira
 Executive Assistant to the Board
 Polk County Board of County Commissioners
 330 West Church St. , P.O. Box 9005, Drawer BC01
 Bartow, FL 33831-9005
 863.534.6422; 863.534.6049
AnaPereira@PolkFL.gov www.PolkFL.gov

Please Note: Florida has a very broad Public Records Law. Most written communications to or from state and local officials regarding state or local business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.

From: Lucy Lucy <lucy_lucy3@msn.com>
Sent: Saturday, November 29, 2025 12:45 PM
To: Troutman, Becky <beckytroutman@polkfl.gov>; Wilson, Rick <RickWilson@polkfl.gov>; billbrasswell@polk-county.net; Santiago, Martha <MarthaSantiago@polkfl.gov>; Scott, Michael <michaelscott@polkfl.gov>
Subject: [EXTERNAL]: Fw: LDCU-2025-29

You don't often get email from lucy_lucy3@msn.com. [Learn why this is important](#)

From: Lucy Lucy <lucy_lucy3@msn.com>
Sent: November 28, 2025 12:22 PM
To: andrewgrohowski@polk-county.gov <andrewgrohowski@polk-county.gov>; planneroncall@polk-county.com <planneroncall@polk-county.com>
Subject: LDCU-2025-29

Re: Opposition to Mammoth Grove Mine — Case No. LDCU-2025-29

Dear Commissioners,

My name is Ricky Humber, and I am a resident and homeowner in Saddlebag Lake Resort, a 55+ retirement community in Lake Wales. I am writing to express my strong opposition to the Conditional Use request for a large Non-Phosphate Mining (Borrow Pit) operation on approximately 855 acres directly adjacent to our neighborhood.

Saddlebag Lake Resort consists of nearly 800 homes. Unlike many retirement communities, our residents own both their homes and the land beneath them. We are a quiet, permanently established residential community centered around a lake. The proposed borrow pit threatens the safety, health, property values, and environment of our residents.

1. Serious Error in the Application: Our Community *Is Residential*, Not “Leisure Recreation”

The applicant incorrectly identifies Saddlebag Lake Resort as “Leisure Recreation.” This is factually inaccurate.

Our properties—including my own—are zoned **Residential** according to Polk County property tax records. We are not a campground, recreational park, or transient-use community. We are a permanent, year-round senior neighborhood.

This misclassification minimizes the impact of placing a large mining operation directly beside hundreds of full-time homes and undermines the validity of the land-use compatibility evaluation. We ask the County to recognize this error and evaluate the application using the correct zoning classification: **Residential**.

2. Air Quality and Health Risks for Senior Residents

Many of our residents live with COPD, asthma, emphysema, and other respiratory conditions. Dust and fine particulate matter generated by a borrow pit—even with mitigation efforts—can drift into our community.

For seniors, this is a serious health hazard, not an inconvenience. Degraded air quality can trigger respiratory distress, worsen chronic illnesses, and lead to emergency medical situations.

3. Harm to Saddlebag Lake and Our Outdoor Lifestyle

Our community’s daily life revolves around Saddlebag Lake. Dust, noise, and vibration from mining will disrupt:

- Fishing and boating
- Lake water quality
- Wildlife and bird habitats
- Outdoor activities
- Peaceful enjoyment of our lakeside environment

We chose this community for clean, quiet outdoor living—not for proximity to an industrial operation.

4. Noise, Vibration, and Industrial Disturbance

A mining operation of this scale would bring:

- Continuous heavy-equipment noise
- Backup alarms and engine activity
- Ground vibration
- Early-morning and extended-hour operations

This is wholly incompatible with a senior residential neighborhood.

5. Highway 60 Safety: Hundreds of Truck Trips Daily

Highway 60 east of Lake Wales is already known for frequent accidents. Many residents have personally witnessed serious collisions along this stretch.

The proposal adds approximately **268 heavy-truck trips per day** entering and exiting Highway 60. These trucks must merge into a high-speed traffic corridor where vehicles commonly exceed 60 mph. Heavy trucks accelerate slowly, reduce visibility, and require longer stopping distances—all factors that increase crash risk.

For a senior community with many cautious or mobility-limited drivers, this level of industrial traffic presents an unacceptable danger. Highway 60 is not designed to support hundreds of additional truck movements near residential areas.

6. Significant Risk to Our Private Well-Water System

This is one of our most urgent concerns.

Saddlebag Lake Resort relies entirely on its own private well-water and sewer systems; we have no access to city water. A borrow pit this large, located immediately next to our homes, threatens to:

- Lower the water table and reduce well-water availability
- Contaminate the aquifer with fuel, oils, sediments, or subsurface materials
- Alter underground water flow, potentially pulling contaminants toward our wells
- Cause permanent damage to our drinking-water supply

If our wells are compromised, all 800 homes lose access to safe drinking water—with no alternative source. For elderly residents, this could quickly become a life-threatening crisis.

7. Loss of Property Value for Land-Owning Seniors

Because we own our homes and land, any decline in property value directly harms us. A borrow pit next door will significantly reduce home values. Many residents live on fixed incomes; they cannot absorb the loss of equity they spent decades building. This leaves seniors financially trapped and unable to relocate if needed.

8. Borrow Pit Is Not Compatible With Our Area

Even with surrounding Agricultural/Residential Rural and Industrial zoning, placing a large-scale mining operation directly beside a permanent 55+ lakeside community is inappropriate and incompatible. No conditions can reasonably offset the risks posed to our residents.

We Respectfully Request That the County:

- 1. Deny the Conditional Use request**
 - 2. Correct the zoning misclassification in the application**
 - 3. Protect the health and safety of elderly residents**
 - 4. Safeguard the well-water supply and Saddlebag Lake environment**
 - 5. Prevent dangerous increases in truck traffic on Highway 60**
 - 6. Protect property values and financial stability for land-owning seniors**
 - 7. Ensure that Saddlebag residents have full opportunity for input at public hearings**
-

In Closing

Saddlebag Lake Resort is our home. We worked our entire lives to retire in a safe, peaceful place. This proposed borrow pit endangers our health, safety, water supply, property values, and quality of life.

I respectfully ask that you protect our community by denying this Conditional Use request.

Thank you for your time and consideration.

Sincerely,

Ricky Humber

Resident, Saddlebag Lake Resort
51 Red Quill Circle
Lake Wales, Florida

Yannone, Lyndsay

From: Pereira, Ana on behalf of Santiago, Martha
Sent: Monday, December 1, 2025 9:26 AM
To: White, Margo; Yannone, Lyndsay
Subject: FW: [EXTERNAL]: Case#LDCU-2025-29; Conditional Approval of Proposed Sand Mining Operation

Thanks,
 Ana

**Ana C. Pereira**

Executive Assistant to the Board
 Polk County Board of County Commissioners
 330 West Church St. , P.O. Box 9005, Drawer BC01
 Bartow, FL 33831-9005
 863.534.6422; 863.534.6049
AnaPereira@PolkFL.gov www.PolkFL.gov

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From: K Graff <kegraff@gmail.com>
Sent: Sunday, November 30, 2025 5:57 PM
To: lmschultz21@gmail.com; mike@hicmanhomes.net; olecowpoke@gmail.com; RobertBeltran@polk-county.net; andrewgroholski@polk-county.net; Santiago, Martha <MarthaSantiago@polkfl.gov>
Subject: [EXTERNAL]: Case#LDCU-2025-29; Conditional Approval of Proposed Sand Mining Operation

You don't often get email from kegraff@gmail.com. [Learn why this is important](#)

Dear Planning Board Commissioners,

As an owner of a home in Saddlebag Lake Resort, I am writing to request that you rescind the Planning and Development Review Commission's "Conditional Approval" of the proposed sand mine that would flank our Resort's property.

It is clear that you had insufficient and inaccurate information when granting conditional approval.

You now have the facts as to how many densely packed people live right there, rely on the water table, and that almost 800 homeowners pay residential taxes to Polk County on homes and lots that are ever increasing in value.

It should be clear to you at this point that heavy industrial noise, traffic, water depletion, and all the other environmental impacts of this project would completely destroy the economic value and quality of life at Saddlebag Lake Resort. I anticipate most would move, abandoning their homes or lots, dismantling a community that has thrived for more than 50 years. It is obvious that there is no chance of coexistence.

That is a lot of damage for an ill placed project.

Please say no to this project.

Thank you,

Karen E Graff
121 Saddlebag Trail
Saddlebag Lake Resort

Yannone, Lyndsay

With 3
14
Signatures

From: Pereira, Ana on behalf of Santiago, Martha
Sent: Monday, December 1, 2025 9:26 AM
To: White, Margo; Yannone, Lyndsay
Subject: FW: [EXTERNAL]: Case#LDCU-2025-29; OPPOSE the Conditional Approval of proposed sand mining operation

Thanks,
Ana

Ana C. Pereira
Executive Assistant to the Board
Polk County Board of County Commissioners
330 West Church St. , P.O. Box 9005, Drawer BC01 Bartow, FL 33831-9005 863.534.6422; 863.534.6049
AnaPereira@PolkFL.gov www.PolkFL.gov

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-----Original Message-----

From: Paul Wilke <pjtmwilke@att.net>
Sent: Sunday, November 30, 2025 4:38 PM
To: Mike@hickmanhomes.net; Imschultz21@gmail.com; olecowpoke@gmail.com; RobertBeltran@polk-county.net; Grohowski, Andrew <andrewgrohowski@polkfl.gov>
Cc: janehein@new.rr.com; Molly.oconnell1501@yahoo.com; Santiago, Martha <MarthaSantiago@polkfl.gov>
Subject: [EXTERNAL]: Case#LDCU-2025-29; OPPOSE the Conditional Approval of proposed sand mining operation

[You don't often get email from pjtmwilke@att.net. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear Mr. Mike Hickman, Ms. Linda Schultz, Mr. Mike Schmidt, Mr. Robert Beltran, Mr. Andrew Grohowski, and Ms. Martha Santiago:

I am writing to you on behalf of my two sisters, Jane E. (Park) Hein, Molly S. (Park) O'Connell, and myself, Jill L.(Park) Wilke and our families. We are writing to very strongly disagree with the Planning and Development Review Commissions's "Conditional Approval" of the proposed Mammoth Grove sand mine that will abut Saddlebag Lake Resort and respectfully request that the Planning Commission reverse their decision.

Our grandfather purchased properties in the Saddlebag Lake Resort back in the 1970's. Our father inherited those properties and now, with the death of our father in January, 2025, we three girls have inherited the properties, making us third generation Saddlebag Lake Resort owners. Over the roughly 45 years of our family ownership, we girls have

visited Saddlebag many times, and have made friends and enjoyed the amenities that Saddlebag and Lake Wales offer. Now that my husband and I are retired, we are looking forward to traveling to Florida in the month of December to begin our "snowbird" living in the 55+ gated residential retirement community that is Saddlebag Lake Resort.

We very much regret that we cannot be at the December 3rd meeting in person to express our strong opposition to this sand mine.

We oppose this sand mine for many reasons, not the least of which include:

1. The mine is not at all 'compatible' with our Resort's "coexistence" in a "stable fashion." Our community boasts 800 homes with over 1,000 senior citizen residents, hardly sparse population density. Saddlebag is misrepresented in the proposal as a 'leisure recreation' area. We are not. We are a gated, 55+ retirement residential area. We own our property and pay residential property taxes. Our community is well maintained, friendly, and well established in the area. Now, however, our comfortable way of life will be negatively affected because of the noise pollution, silica dust clouds, soil contamination, and additional traffic that will be added to an already overly congested highway 60 thoroughfare.
2. The community relies on its own lake/water/aquifer system. My sisters, our families, and I are very concerned about the effects that this water guzzling sand mine operation will have on the water table. Pollution and water depletion are obvious negative consequences to a mine that is estimated to remove 10+ million gallons of water each year.
3. The mine will have a negative effect on property values. While we Saddlebag Lake Resort owners pay residential property taxes, HOA fees, and add to the economy of Lake Wales and surrounding communities, who will want to purchase or rent properties in a community whose once quiet existence is now threatened by the issues listed in #1 above?
4. My husband and I are birders. Clearly, the ecology of the area will be negatively affected by the mine's development. Over the years, we have enjoyed watching the migratory birds around Saddlebag. Destroying the surrounding area with mining will certainly affect the local ecosystem. We understand that one endangered plant has already been identified on the proposed site. It seems counterintuitive to approve the proposed mine first, even if that approval is 'conditional', and then require a site survey for additional such issues after the fact of approval. Why the rush?
5. We fail to see how a huge, 65-year operational sand mine will help to further develop the Lake Wales and Saddlebag Lake Resort areas in a positive manner as it seems residential development in Florida is moving into the middle of the state and more people are migrating to Florida from the north. If development must occur, residential development, while affecting the ecosystem in different ways, is certainly more compatible with the residential development already in place at Saddlebag Lake Resort.
6. The timing of the notice (less than one week with Thanksgiving falling within that time table) of this December 3rd approval vote meeting was made to only a small percentage of our residents. Again, we have to wonder, why the rush? Why now? From the documents reviewed, it appears this mining process has been going on for quite a while; yet this appears to be the first formal notice being given to Saddlebag residents. Given that the nature of our property was misrepresented in the mining proposal, I believe more time and consideration to this issue is needed.

Please DENY the final approval for Case#LDCU-2025-29. Oppose the conditional approval of the proposed sand mining operation.

Saddlebag Strong!

Sincerely,

Jill L Wilke

Molly S. O'Connell
Jane E. Hein

Yannone, Lyndsay

From: Pereira, Ana on behalf of Santiago, Martha
Sent: Monday, December 1, 2025 9:24 AM
To: White, Margo; Yannone, Lyndsay
Subject: FW: Letter Opposing Approval of Sand Mine (Case# LDCU-2025-29)

Thanks,
Ana



Ana C. Pereira
Executive Assistant to the Board
Polk County Board of County Commissioners
330 West Church St. , P.O. Box 9005, Drawer BC01
Bartow, FL 33831-9005
863.534.6422; 863.534.6049
AnaPereira@PolkFL.gov www.PolkFL.gov

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From: Ann Mullen <ann.c.mullen@gmail.com>
Sent: Sunday, November 30, 2025 1:51 PM
To: mike@hickmanhomes.com; mschultz21@gmail.com; olecowpoke@gmail.com; RobertBeltran@polk-county.net; Grohowski, Andrew <andrewgrohowski@polkfl.gov>
Cc: Santiago, Martha <MarthaSantiago@polkfl.gov>; ann.c.mullen@gmail.com
Subject: [EXTERNAL]: Letter Opposing Approval of Sand Mine (Case# LDCU-2025-29)

You don't often get email from ann.c.mullen@gmail.com. [Learn why this is important](#)

To: Mike Hickman (mike@hickmanhomes.com), Linda Schultz (mschultz21@gmail.com), Mike Schmidt (olecowpoke@gmail.com), Members of the Polk County Planning Commission and Development Review Commissions)
Robert Beltran (RobertBeltran@polk-county.net) Chair of the Polk County Planning and Development Review Commissions
Andrew Grohowski, Planner II, Polk County (andrewgrohowski@polk-county.net)

CC: Martha Santiago, Ed.D. (MarthaSantiago@polk-county.net), Chair of the Polk County Board of Commissioners

Re: Case#LDCU-2025-29; Conditional Approval of Proposed Sand Mining Operation

I am the owner of a home in Saddlebag Lake Resort, and I am writing to express my strong disagreement with the Planning and Development Review Commission's "Conditional Approval" of the proposed sand mine that will abut our Resort's property and to ask the Planning Commission to reverse their decision.

First of all, the Commission states in its review packet that all activities at the mine "shall be conducted in a manner that will minimize adverse effects on water quality, fish and wildlife and adjacent sites."

Further, "the decision to permit the activity shall be based on an evaluation of compatibility of use with surrounding land uses and the ability to mitigate adverse impacts, including noise, airborne and water pollutants and traffic impacts."

"Compatibility" (as defined in Section 4.400 of the Polk County Land Development Code) with surrounding land uses means "land uses can coexist in relative proximity to each other in a stable fashion."

Production facts in the approval documents:

1. The mine will operate seven days a week, 24 hours a day. Product will be shipped six days a week (312 days per year), 14 hours per day by an average of 536 trucks per day.
2. An estimate of 1,000,000 TONS of product will be produced each year, an average of 2,740 TONS per day.
3. Each TON of product will contain 10 gallons of water, a total of 27,400 gallons of water per day and 10,001,000 gallons per year which will need to be replenished by the Floridian aquifer.

My reasons for opposing the final approval of this application are:

1. By definition, it is not "compatible" with our Resort's "coexistence" in a "stable fashion" with the mine operation. Our property values will plummet in an already rough economy. No one will want to either rent or buy in our community if we are adjacent to clouds of silica dust, intense noise pollution, soil contamination, threats to flora and fauna, endangered or not, and the disruption of a harmonious ecosystem.
2. Water table depletion: why should every resident that relies on the area's lake/water/aquifer system suffer the pollution and depletion that is bound to be a consequence of removing 10+million gallons of water each year?
3. The application cites as support a similar approval in 1991 for a similar operation. 36 years have passed since then, with a sharpened awareness of the environment and our responsibility to maintain it. In addition, our Resort has changed during that time from an RV-type "park" to a community in which most residents are either full-time residents or six-months-plus residents.
4. Endangered species: The project has identified one endangered plant species, but apparently has not investigated further, since the document states that "Prior to the commencement of mining activities, the applicant shall hire a qualified professional to conduct a site survey/walkover to ensure that no threatened or endangered plant or animal species exist on the site." Please note that this "site survey/walkover" will occur **after** approval.
5. Our Board and some residents received less than a week's notice about this approval and the final hearing.
6. With 800 homes in our Resort, and over 1,000 residents, I wonder how the Commissioners could state that "residential density is very sparse."

7. As a Commissioner, elected or appointed, I doubt very much you would want this operation next door to where you live.

I urge you to deny final approval for this project. Thank you for listening.

Ann Mullen

121 Saddlebag Trail

Saddlebag Lake Resort

Tim Breitigan
26 Silversides
Saddlebag Lake Resort
Lake Wales FL 33898

To: Polk County Office of Planning and Development
P.O. Box 9005, Drawer GM01
Bartow, FL 33831

Attention: Sheranda Robinson - Planning Technician
Reference: Case Overview Hearing LDCU 2025-29

My wife (Deb) and I are retired senior citizens who chose to purchase and reside in the Saddlebag Lake community. This community is situated on 180+ acres in Polk county east of Lake Wales on US Rt 60. There are approximately 787 home and 1500+ socially, politically, and financially active seniors that have chosen to make and call Saddlebag Lake their home. It is here that we all hope to enjoy and make these "Golden Years" some of the best years of our remaining lives.

Open Pit or Strip mining is a very invasive and potentially damaging process that could endanger these hopes and dreams. This project will be noisy, invasive to all SLR residents, and invasive to the natural environment including the natural wildlife of this area. This project will most certainly cause necessary and sometimes unplanned inconveniences to the neighboring community of SLR.

In my letter of protest and objection to Open Pit mining I will not emphasize the many negative aspects of this type of project, as many of my fellow residents have or will in their letters of protest. However I will only ask that this convening board act on 3 very simple principals. These basic life principals include 1) Common Sense 2) Respect 3) Decency.

1. Common Sense tells me that no project which could have such potentially dangerous and hazardous effects on our environment, our safety, health and financial well being, be allowed in such close proximity to an existing community. This mining operation will literally be in my back yard and could harm not only my health, but my financial holdings by lowering property values, but also effect my general well being. Not to mention the dangers and destruction to the local environment which could contaminate our water supply and cause the extinction of local wildlife.

2. Respect: One of man's greatest and strongest needs is the desire to be respected by others. Many of the SLR residents are full-time year round residents of Florida, Polk County, and Lake Wales. Most of us are part-time residents who spend 4-7 months in Florida. Many of us register our vehicles and have Florida State Drivers Licences. All of the landowners pay Polk County property taxes and spend part of their retirement incomes at local businesses and help support local activities. We are members of local churches and other organizations and use local doctors, hospitals and have local bank accounts. For these obvious reasons we have certain rights that should be observed.

1. The right to be heard. 2. The right to live a quiet, peaceful, safe and healthy life. 3. The right to live in a good neighborhood of our choice. 4. The right to protect our homes and our rights.

I only hope that the Polk County Office of of Planning and Development will recognize and respect those rights.

3. Decency: As a former US History teacher I can recall several dark moments in our country's past that we allowed Government and Big Business to act out of greed, love of money, and the desire for power to make terrible decisions that destroyed the environment, forced people from their homes and stole their lands. I only hope that in 2025 & 2026 that we do not make the same mistakes. Many of our residents are quite elderly and many are 3rd or 4th generation land owners. All came to SLR looking to live out their lives in a safe, healthy, peaceful environment. The decent thing to do is to prohibit any open pit mining this close to an already established community. SLR has been here for over 50 years. I can call on a Higher Power that asks us to treat others like we would like others to treat us. I ask the Planning Commission to put yourself in our shoes and ask who of you would not fight to protect your community, your homes and even your very lives if an open pit mine began operating in your back yard. Do the Decent thing and vote no to Open Pit Mining at this location.

In closing; Will Common Sense, Respect, and Decency win out over the wants of Big Money ????? We will see.

I am very strongly opposed to the land adjacent of Saddlebags Lake Resort being used for the proposed mining operations.

Sincerely
Tim Breitigan
Saddlebag Lake Resident
26 Silversides.

2 Signatures

Yannone, Lyndsay

From: Troutman, Becky
Sent: Monday, December 1, 2025 9:08 AM
To: Yannone, Lyndsay
Subject: FW: [EXTERNAL]: Conditional Use Permit LDCU-2025-29 Mammoth Grove Mine

From: Darla Stauffer <jdstauffer1917@gmail.com>
Sent: Saturday, November 29, 2025 4:49 PM
To: Troutman, Becky <beckytroutman@polkfl.gov>
Subject: [EXTERNAL]: Conditional Use Permit LDCU-2025-29 Mammoth Grove Mine

You don't often get email from jdstauffer1917@gmail.com. [Learn why this is important](#)

Dear Ms. Troutman:

We strongly oppose Use Permit LDCU 2025-20. We are residents, land owners, and tax payers in Saddlebag Lake Resort off Highway 60. This proposed mine abuts to our resort just north of the Highway. Saddlebag Lake Resort is not a "recreational" campground or a transient recreational area as described in the permit documentation. Rather, our properties are classified as Residential on our Polk County tax records. In fact, Saddlebag Lake Resort comprises 800 individually owned tax properties and is a well-established 55+ community where seniors live year round.

In the Use Permit documentation, it states, "The decision to permit the mining activity shall be based on an evaluation of the compatibility of the use with surrounding land uses..." How was Saddlebag Lake and other residential areas evaluated and by what criteria was compatibility established? How does a mine in the backyard of a vibrant 55+ community make sense? Additionally it states that your decision is based on "the ability to mitigate adverse impacts, including noise, visual, airborne and waterborne pollutants, and traffic impacts." How exactly will these all-important, visual, audial, and above and below ground pollutants be monitored in order to be compatible with the mine's neighbors?

The Use Permit also states that "mineral extraction activities shall be conducted in a manner which will *minimize* adverse effects to water quality, fish and wildlife, and adjacent land uses." So admittedly, there will be adverse effects to water quality. Saddlebag Lake Resort relies upon their own water and sewer systems. We do not have city water or sewage systems. What considerations and evaluations of "compatibility" were made for our wells and groundwater tables and that of Cypress and Thomas Lakes, and how will the mining and slurry process "protect the existing wetlands as much as possible?"

In the "Notes" section at the end of the proposal it states, "This staff report was prepared without the benefit of testimony and evidence submitted by the public and other parties at a public hearing." We became aware of this Use Permit proposal for the first time just a few days ago. Forgotten were the people, the taxpayers who live, work, shop and worship in Lake Wales. We are speaking and we are asking for you to protect us and the surrounding environment, we are asking that you deny this Use Permit.

James and Darla Stauffer

5675 Saddlebag Lake Road
Lake Wales, FL 33989

Yannone, Lyndsay

From: Troutman, Becky
Sent: Monday, December 1, 2025 9:08 AM
To: Yannone, Lyndsay
Subject: FW: [EXTERNAL]: Urgent: inaccurate reporting by development review committee

From: Diane Sawyer <kittywo9@yahoo.com>
Sent: Friday, November 28, 2025 5:38 PM
To: Troutman, Becky <beckytroutman@polkfl.gov>; Wilson, Rick <RickWilson@polkfl.gov>; Call, Planner On
 <PlannerOnCall@polk-county.net>; Scott, Michael <michaelscott@polkfl.gov>; Braswell, Bill <BillBraswell@polkfl.gov>
Subject: [EXTERNAL]: Urgent: inaccurate reporting by development review committee

You don't often get email from kittywo9@yahoo.com. [Learn why this is important](#)

Dear Polk County Commissioners,

I am writing for your urgent assistance with a Polk County Conditional Use proposal, LDCU-2025-29 Mammoth Grove Mine, which is slated for approval at a Public Hearing on DECEMBER 3.

We were notified by mail received on Wednesday afternoon on the 26th! Thanksgiving 27th and most places closed until Monday December 1st, giving us exactly 2 days to respond!

I strongly oppose the Conditional Use approval of a sand mine on property which abuts our Residential community of nearly 800 residential homes (Saddlebag Lake Resort). The Polk County Development Review Committee claims that "the request is compatible with the surrounding area as the residential density in this area is very sparse". They have inaccurately assessed the surrounding area land use, as the county Zoning Maps incorrectly call out our community as "Leisure/Recreation". We are NOT Leisure/Recreation land use. We are Residential. We pay Residential Property Taxes on each and every one of our homes. Sand mines are not compatible with Residential areas and we are requesting that the Conditional Use application be denied.

I thank you for your timely assistance in this matter.

Diane Sawyer
 Saddlebag lake owner at 8 Saddlebag Trail

[Yahoo Mail: Search, Organize, Conquer](#)

Yannone, Lyndsay

From: Troutman, Becky
Sent: Monday, December 1, 2025 9:07 AM
To: Yannone, Lyndsay; White, Margo
Subject: FW: [EXTERNAL]: Fw: Borrow Pit next to Saddlebag Lake Resort

From: Diane Sawyer <kittywo9@yahoo.com>
Sent: Friday, November 28, 2025 5:13 PM
To: Troutman, Becky <beckytroutman@polkfl.gov>
Cc: Scott, Michael <michaelscott@polkfl.gov>
Subject: [EXTERNAL]: Fw: Borrow Pit next to Saddlebag Lake Resort

You don't often get email from kittywo9@yahoo.com. [Learn why this is important](#)

[Yahoo Mail: Search, Organize, Conquer](#)

— Forwarded Message —

From: "Diane Sawyer" <kittywo9@yahoo.com>
To: "planneroncall@polk-county.net" <planneroncall@polk-county.net>
Cc: "BillBraswell@polk-county.net" <BillBraswell@polk-county.net>
Sent: Fri, Nov 28, 2025 at 5:04 PM
Subject: Borrow Pit next to Saddlebag Lake Resort

Land Development Division
Drawer GM03, P.O. Box 9005
Bartow, Florida

Attention: Polk County Planning Commission
Andrew Grohowski, Planner II

Re: Opposition to Mammoth Grove Mine, Case Number LDCU-2025-29

Dear Commissioners,

My name is Diane Sawyer and I am a resident and homeowner in Saddlebag Lake Resort, a 55+ retirement community in Lake Wales. I'm writing to strongly oppose the Conditional Use request for a large Non-Phosphate Mining (Borrow Pit) operation on approximately 855 acres immediately next to our neighborhood.

Saddlebag Lake Resort includes nearly 800 homes, and unlike many retirement communities, we each own the land our homes sit on. We are a peaceful, residential community built around a lake. This proposed borrow pit threatens the safety, health, property value, and environment of our residents.

1. Major Error in the Application: Our Community Is Residential, NOT “Leisure Recreation”

One of the most serious problems with the applicant’s submission is the incorrect description of our community’s zoning. The Conditional Use application refers to Saddlebag Lake Resort as “Leisure Recreation.” This is factually incorrect.

Our properties — including my own — are classified as Residential on our Polk County property tax records. Saddlebag Lake Resort is not a campground, a part-time leisure park, or a transient recreational area. It is a fully established, permanent residential neighborhood where seniors live year-round.

Mislabeling our community as “Leisure Recreation” minimizes the fact that the proposed mining operation would be placed directly beside hundreds of full-time residential homes, not a recreational park. This misclassification has a direct impact on land-use compatibility assessments and should be considered a serious flaw in the application.

We ask that the County recognize this mistake and evaluate the proposal using the correct and legally accurate zoning classification: Residential.

2. Air Quality and Health Concerns for Seniors

Many residents are older adults living with COPD, asthma, emphysema, and other breathing issues. Dust and fine particulate matter from a borrow pit — even with controls — can drift directly into our community.

For seniors, this is not a small inconvenience; it is a serious health threat. Poor air quality can trigger respiratory distress, worsen chronic illnesses, and lead to emergency medical situations.

3. Our Lake and Outdoor Lifestyle Will Be Harmed

Our homes and social life revolve around Saddlebag Lake. Dust, noise, and vibration from mining will disrupt:

- Fishing and boating
- Water quality
- Wildlife and bird habitat
- Outdoor activities
- Peaceful enjoyment of our lakefront environment

We moved here for quiet, clean outdoor living — not industrial activity.

4. Noise, Vibration, and Industrial Disturbance

A major borrow pit would bring:

- Constant heavy machinery
- Backup alarms
- Engines and digging equipment
- Ground vibration
- Early morning and long-hour operations

This is completely incompatible with a senior retirement community.

5. Highway 60 Safety — 536 Trucks a Day Will Increase Accidents and Fatalities

Highway 60 just east of Lake Wales is already known by residents as a dangerous, high-accident stretch of road. Many of us have witnessed serious crashes, emergency responses, and multi-vehicle accidents along this corridor for years.

The proposed mining operation plans to add approximately 268 heavy trucks per day entering and exiting Highway 60. These trucks will be pulling out onto a fast-moving highway where vehicles often travel over 60 mph.

Heavy trucks:

- Accelerate slowly
- Restrict visibility
- Create dangerous merging points
- Require long stopping distances

For a senior community where many drivers are cautious, slower, or have mobility or vision limitations, this presents an unacceptable risk. Adding hundreds of industrial trucks daily will almost certainly lead to more crashes — and potentially more fatalities.

Highway 60 is not designed for this level of industrial traffic near residential zones.

6. Serious Threats to Our Private Well-Water Supply

This issue is critical.

Saddlebag Lake Resort operates its own private well-water and sewer systems. We do not have access to city water. A borrow pit of this size adjacent to our homes risks:

- Lowering the water table, reducing or cutting off well-water availability
- Contaminating the aquifer with fuel, oils, sediment, or subsurface materials
- Altering underground water flow, pulling contaminants toward our community wells
- Permanent damage to our drinking-water supply

If our well water becomes unsafe or depleted, all 800 homes lose safe drinking water — with no alternative source. For seniors, this could quickly become a life-threatening crisis.

7. Loss of Property Value for Land-Owning Seniors

Since we own our homes and the land beneath them, any decrease in property value directly harms us.

A borrow pit next door will significantly reduce home values. Many residents here live on fixed incomes and cannot afford to lose the equity they worked decades to build. If home values drop, many of us will be trapped financially, unable to relocate or recover.

8. Borrow Pit is Not Compatible With Our Area

Even considering the mix of Agricultural/Residential Rural and Industrial zoning surrounding us, approving this Conditional Use directly beside a large, permanent 55+ residential neighborhood is simply not appropriate.

No set of conditions can make a massive industrial mining operation compatible with a senior lakeside community.

What We Are Asking

We respectfully request that the County:

1. Deny the Conditional Use request
2. Recognize the application's zoning misclassification
3. Protect the health and safety of elderly residents
4. Safeguard our well-water supply and lake environment
5. Prevent dangerous increases in truck traffic on Highway 60
6. Protect the property values and financial stability of our community
7. Ensure Saddlebag residents have opportunity for input at public hearings

In Closing

Saddlebag Lake Resort is our home. We worked our whole lives to retire in a safe, peaceful place. A borrow pit of this size, in this location, poses serious risks to our health, safety, water supply, property values, and way of life.

We respectfully ask that you protect our community by denying this Conditional Use request.

Thank you for your time and consideration.

Sincerely,
Diane Sawyer
Resident, Saddlebag Lake Resort
8 Saddlebag Trail
Lake Wales, Florida

[Yahoo Mail: Search, Organize, Conquer](#)

Yannone, Lyndsay

From: Cristian Mendez <cristian.mendez@cphcorp.com>
Sent: Monday, December 1, 2025 8:51 AM
To: Irons, Chrissy; Karacson, Rita; Bustos, Juana
Subject: [EXTERNAL]: LDNON-2025-41: Bond

Good morning,

Chrissy I just left you a voicemail regarding this, please give me a call if you want to discuss. We received the below comment on LDNON-2025-41 from Rebecca Spangler and the comment has not been closed out on the subsequent two reviews.

As of April 1, 2024, to proceed with construction of infrastructure improvements on County property or public rights-of-way, an applicant shall provide a financial security prior to the pre-construction meeting to assure the improvement(s) are completed (LDC section 909). Please create a Performance Surety Project in Accela and upload a signed and sealed Engineer's Cost Estimate, which should be 110% of the estimated total construction costs for improvements. Make sure your surety application is submitted prior to County Engineer Approval.

Can you please advise whether a bond will be required for this project? Improvements within the County right of way are being permitted under LDROW-2025-40. A bond for those improvements will be provided prior to the pre-construction meeting for that permit.

Also, can someone please advise on the status of LDSUR-2025-143?

Thank you!

Cristian Mendez, E.I.

Project Engineer

Cristian.Mendez@cphcorp.com

o 407.322.6841 ext.1068



BUILDING STRONGER COMMUNITIES TOGETHER



Yannone, Lyndsay

From: Grohowski, Andrew
Sent: Monday, December 1, 2025 8:32 AM
To: Yannone, Lyndsay
Subject: Fw: [EXTERNAL]: Case #LDCU-2025-29 Borrow Pit protest email

From: Thad Schafer <tspaws64@gmail.com>
Sent: Saturday, November 29, 2025 6:48 PM
To: Grohowski, Andrew <andrewgrohowski@polkfl.gov>
Subject: [EXTERNAL]: Case #LDCU-2025-29 Borrow Pit protest email

You don't often get email from tspaws64@gmail.com. [Learn why this is important](#)

Dear Andrew Grohowski,

My wife and I are residents in the SaddleBag Lake Resort and we are writing to formally express our concerns regarding Case #LDCU-2025-29, the proposed borrow pit near my community. After reviewing the available information, we believe this project poses significant risks to the surrounding environment, nearby residents, and long-term property values. While we understand the need for responsible development, the location and nature of this operation raise issues that we hope the county will carefully reconsider approving a borrow pit.

The introduction of a borrow pit in such close proximity to established neighborhoods has the potential to fundamentally alter the character and safety of our community. Residents are already voicing apprehension about the environmental degradation, traffic impacts, and diminished quality of life that may accompany this project. Given these concerns, We respectfully request that the county conduct a more thorough review and consider alternative sites.

Key Concerns:

- Increased dust, sediment, and airborne particulates that may harm air quality and public health
- Disruption of local wildlife habitats and potential long-term ecological damage
- Elevated noise levels from heavy machinery and truck traffic affecting nearby homes and communities
- Significant wear on local roads and increased safety hazards due to high-volume truck traffic
- Potential for groundwater contamination or altered drainage patterns

- Decreased property values for surrounding neighborhoods due to industrial activity
- Loss of natural landscape and open space that residents currently enjoy
- Reduced overall quality of life for homeowners due to visual, environmental, and safety impacts

Thank you for your attention to this matter. We appreciate the county's efforts to ensure responsible land use and hope you will take these concerns into account as you evaluate the proposed borrow pit.

Sincerely,
Thad & Ruth Schafer

39 Queen of Waters

--

Thad Schafer
(269)569-0298
tspaws64@gmail.com

Yannone, Lyndsay

From: Grohowski, Andrew
Sent: Monday, December 1, 2025 8:31 AM
To: Yannone, Lyndsay
Subject: Fw: [EXTERNAL]: Opposition to LDCU 2025-29

From: Sheila <ladypokemom1@gmail.com>
Sent: Sunday, November 30, 2025 8:58 PM
To: Grohowski, Andrew <andrewgrohowski@polkfl.gov>
Subject: [EXTERNAL]: Opposition to LDCU 2025-29

You don't often get email from ladypokemom1@gmail.com. [Learn why this is important](#)

Dear Sir:

Re: Opposition to LDCU 2025-29

I am vehemently opposed to the “borrow site” being planned along Rt. 60 in Lake Wales. This will directly abutt an extreme number of properties in SaddleBag Lake Resort. We are an almost 800 unit retirement community in which there are plenty of year round residents. We are not a seasonal campground. We have a majority of manufactured homes, or remodeled units for year round living, on lots owned by the residents. There are only a minority of lots for drive-in trailers.

Have any planning people actually looked at the site and how close our adjacent community is before proposing this location?

Reasons to be against this dig site:

- 1) Environmental concerns about breathing in harmful & potentially toxic dust for every resident in Saddlebag, all who are over 55 years.
- 2) Concerns with disruption to our water table. This will be permanent and unfixable for our residents.
- 3) Truck traffic - adding 500-600 trucks daily to an already congested Rt. 60 is not safe. We have trouble getting out of our only community road now because of speeding vehicles. Also, just down the road, we already have a commercial business with many long trailers & heavy trucks entering Rt. 60. That already makes for very hazardous driving. And there is an incline in our part of Rt. 60 that makes decreased visibility a factor.
- 4) Noise - a commercial borrow site next door to people’s homes defy logic.
- 5) Decreased property value: The 800 residents own their property at Saddlebag. We not adverse to developing this property, but perhaps with houses, not a dig site.

Please don’t put this proposed borrow site in this location for the above reasons. Thank you.

Sheila Montanti

23 Woodruff Way
Saddlebag Lake Resort
Lake Wales, Fl. 33853

Sent from my iPhone

Yannone, Lyndsay

From: Grohowski, Andrew
Sent: Monday, December 1, 2025 8:31 AM
To: Yannone, Lyndsay
Subject: Fw: [EXTERNAL]: Proposed Mining Operaton

From: eileen baker <feelgr08@gmail.com>
Sent: Sunday, November 30, 2025 8:20 PM
To: Grohowski, Andrew <andrewgrohowski@polkfl.gov>; Call, Planner On <PlannerOnCall@polk-county.net>
Subject: [EXTERNAL]: Proposed Mining Operaton

[You don't often get email from feelgr08@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Re: Concerns regarding Proposed Mining Operation Behind Saddlebag Lake Resort 11/31/25

Dear Polk County Planner,

My name is Eileen Douglas-Baker and I am a resident and new owner at Saddlebag Lake Resort in Lake Wales. I am writing regards to the upcoming hearing for the proposed non-phosphate mining operation that is in extremely close to our community. I ask that this email be included in the public record. I also note that insufficient notice was given to resident of Saddlebag Lake Resort. The notice may be within legal limits, but was short enough to suspect foul play in trying to push this heinous plan through.

Along with my neighbors, I am deeply concerned about the potential impacts this mining operation will have on our neighborhood regarding dust, noise, truck traffic, water usage, water quality, and impact of the serene environment. Saddlebag Lake Resort is located immediately adjacent to the proposed mine area, and seems to hold very little regard by the developer as noted in the 113 page proposal. Here are my concerns:

Dust and air-quality will be poor. I just moved down here full-time to escape the horrific air quality, noise, poor environmental decisions, and polluted drinking water in New Jersey. Why would I want a plant in my back yard? It has ZERO benefit to the quality, health, or environment in our community.

Dust will be settling on roofs, plants, the pool, etc. Dust will force people with respiratory issues to stay inside. I am not satisfied that the dust-control plan is adequate. Have you taken baseline air monitoring tests and what will happen when future tests deviate from baseline? What will be shutdown criteria? Will these tests be made public? I am not convinced that air quality will not deteriorate.

I love the beautiful, active, and serene community. This is why I chose to retire here. Noise and vibration will negatively impact daily living, starting at 5a.m. no less! There is already a lot of road noise from Route 60. Isn't that bad enough?

Water is huge concern. I expect stable groundwater levels. Saddlebag Lake participates with The University of Florida Lake Watch monitoring program. Our lake has been recognized as one of the cleanest bodies of water in Florida. We are committed to maintaining our lake's integrity. There is no outlet to our lake as it is directly connected to the Florida Aquifer. Dredging nearby will adversely affect the lake levels and water quality. Changing in levels can make our boat

docks unusable and compromise waterfront properties. Changes in water quality will negatively impact our fish,

bird, and amphibian populations and habitat. More time is needed to assess these impacts and confirm in detail a review by the Southwest Florida Water Management District and State of Florida Fisheries. What are the limits to be imposed on water quality and levels and what steps will be taken if water quality/levels diminish? What would be a shutdown level? There is no doubt that this operation would significantly reduce our property values. We are a senior living community where people are on fixed incomes and should have the comfort of knowing that their physical assets are safe and protected from decline. I implore you to ELIMINATE THE PARCEL ADJACENT TO SADDLEBAG LAKE RESORT property line. Or establish a 750-ft setback from the Saddlebag Lake Resort property line and establish a sound barrier and reforested buffer in the buffer.

Thank you for your time. I do support responsible development in Lake Wales, and this IS NOT RESPONSIBLE DEVELOPMENT due to the proximity of this operation to our vibrant community.

Please confirm that this email will be included in the official hearing record.

I would appreciate any updates or follow-up documentation regarding this reckless project.

Eileen Douglas-Baker
5620 Saddlebag Lake Road
Lake Wales, FL 33898
Cell- 973-713-9475
Feelgr08@gmail.com

Sent from my iPhone

Yannone, Lyndsay

From: Grohowski, Andrew
Sent: Monday, December 1, 2025 8:31 AM
To: Yannone, Lyndsay
Subject: Fw: [EXTERNAL]: Case #LDCU-2025-29

From: Tomi Blackburn <blackburntomi@gmail.com>
Sent: Sunday, November 30, 2025 8:13 PM
To: Grohowski, Andrew <andrewgrohowski@polkfl.gov>
Subject: [EXTERNAL]: Case #LDCU-2025-29

You don't often get email from blackburntomi@gmail.com. [Learn why this is important](#)
 December 1, 2025

Dear Polk County Planning Commission,

I strongly oppose LDCU-2025-29 Mammoth Grove Mine which is slated for approval at a Public Hearing on December 3. This use is not compatible with an adjacent 55+ community.

The approval of the Mammoth Grove Mine would have disastrous implications on Saddlebag Lake Resort, a residential community of nearly 800 households that has been a thriving part of East Polk County since its grand opening in 1973.

The Polk County Development Review Committee claims the request is compatible with the surrounding area that is very sparse. Really? Nearly 800 households that have existed and paid county taxes for over 50 years is considered sparse? Did anyone from the Development Review Committee do a site inspection? Apparently not or they would have seen an active adult retirement community with residents enjoying an exceptional quality of life that's a legacy of previous Saddlebaggers for 50+ years. This isn't something to cast aside because of a request for a borrow pit that offers nothing but negatives in every aspect of its existence.

A quick Google search of open pit mining is a litany of woes; noise, air pollution contributing to respiratory problems, water pollution and water table depletion, negative affect on the environment and endangered species, an astonishing amount of increased heavy truck traffic on Highway 60 in the amount of a daily average of 1,072 would obviously increase traffic accidents, and all of these factors would certainly lower home values in Saddlebag Lake Resort. Is this abundance of negative components of open pit mining contributing to a diminished quality of life for senior citizens so insignificant to Dick Crockett, the applicant, and to Polk County Commissioners?

Opposition to the Mammoth Grove Mine isn't an example of "not in my backyard." In 2005, Saddlebag residents came to a Polk County Commission meeting to support the zoning change that would have allowed residential development on our northern perimeter by the Berry Corporation. Last year, we were sad to see the orange groves on our western perimeter bulldozed down and burned but accept

the reasons for change. And, we know residential development is inevitable on that same western border and probably won't be opposed. But a sand mining operation bringing a multitude of problems is not compatible with a 55+ residential community recently celebrating its 50th anniversary as a part of Polk County.

Considering our community demographic is retired senior adults seeking the quiet enjoyment of a healthy, safe environment, I ask the applicant, Dick Crockett, and all Polk County Commissioners the following question? Would you want your parents or grandparents retirement lives to be adversely impacted by the addition of an open pit sand mining operation? Of course you wouldn't. A sand mining pit next to nearly 800 homes in a long established senior retirement community is not compatible so a decision to deny this request is not really that difficult.

Please, I urge the Polk County Commission to deny the request LDCU-2025-29 that allows the Mammoth Grove Mine adjacent to Saddlebag Lake Resort.

Tomi Blackburn
21 Woodruff Way, Saddlebag Lake Resort

1

Re: Concerns regarding Proposed Mining Operation Behind Saddlebag Lake Resort 11/30/25

Dear Polk County Planner,

My name is Patricia Douglas-Jarvis, and I am a resident and owner of two properties at Saddlebag Lake Resort in Lake Wales. I am writing regards of the upcoming hearing for the proposed non-phosphate mining operation located ridiculously close to our community. I ask that this email be included in the public record. I also note that insufficient notice was given to resident of Saddlebag Lake Resort. The notice may be within legal limits, but was short enough to suspect foul play in trying to push this heinous plan through.

Along with my neighbors, I am deeply concerned about the potential impacts this mining operation may have on our neighborhood regarding dust, noise, truck traffic, water usage, and impact of the serene environment. Saddlebag Lake Resort is located immediately adjacent to the proposed mine area, and seems to hold very little regard by the developer as noted in the 113 page proposal. Here are my concerns:

Dust and air-quality will be poor. I get migraines from poor air quality and when the wind is the right way, I get dust from the plant down the road. Why would I want a plant in my back yard? Dust will be settling on roofs, plants, the pool, etc. Dust will force people with respiratory issues to stay inside. I am not satisfied that the dust-control plan is adequate. Have you taken baseline air monitoring tests and what will happen when future tests deviate from baseline? What will be shutdown criteria? Will these tests be made public? I am not convinced that air quality will not deteriorate.

I live in a beautiful, active, and serene community. This is why I retired here. Noise and vibration will negatively impact daily living, starting at 5a.m. no less! There is already a lot of road noise from Route 60. Isn't that bad enough?

Water is huge concern. I expect stable groundwater levels. Saddlebag Lake participates with The University of Florida Lake Watch monitoring program. Our lake has been recognized as one of the cleanest bodies of water in Florida. We are committed to maintaining our lake's integrity. There is no outlet to our lake as it is directly connected to the Florida Aquifer. Dredging nearby will adversely affect the lake levels and water quality. Changing in levels can make our boat dock unusable and compromise waterfront properties. Changes in water quality will negatively impact our fish, bird, and amphibian populations and habitat. More time is needed to assess these impacts and confirm in detail a review by the Southwest Florida Water Management District and State of Florida Fisheries. What are the limits to be imposed on water quality and levels and what steps will be taken if water quality/levels diminish? What would be a shutdown level?

As a 40 year veteran of emergency services, I am appalled to think that you have no problem putting over 500 trucks a day on the already over burdened Route 60. There are serious accidents on that road every day.

There is no doubt that this operation would significantly reduce our property values. We are a senior living community where people are on fixed incomes and should have the comfort of knowing that their physical assets are safe and protected from decline.

I implore you to ELIMINATE THE PARCEL ADJACENT TO SADDLEBAG LAKE RESORT property line. Or establish a 750-ft setback from the Saddlebag Lake Resort property line and establish a sound barrier and reforested buffer in the buffer.

Thank you for your time. I do support responsible development in Lake Wales, and this IS NOT RESPONSIBLE DEVELOPMENT due to the proximity of this operation to our vibrant community.

Please confirm that this email will be included in the official hearing record.
I would appreciate any updates or follow-up documentation regarding this wretched project.

Sincerely,

Patricia Douglas-Jarvis
5744 Saddlebag Lake Resort
Lake Wales, FL 33898
908-256-6957
Lymeez418@gmail.com

Yannone, Lyndsay

From: Pereira, Ana on behalf of Santiago, Martha
Sent: Tuesday, December 2, 2025 1:42 PM
To: White, Margo; Yannone, Lyndsay
Subject: FW: [EXTERNAL]: Opposition to Mammoth Grove Mine, Case Number LDCU-2025-29

Thanks,
Ana



Ana C. Pereira

Executive Assistant to the Board
Polk County Board of County Commissioners
330 West Church St. , P.O. Box 9005, Drawer BC01
Bartow, FL 33831-9005
863.534.6422; 863.534.6049
AnaPereira@PolkFL.gov www.PolkFL.gov

Please Note: Florida has a very broad Public Records Law. Most written communications to or from state and local officials regarding state or local business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.

From: Grant Powell <grant0414@gmail.com>
Sent: Tuesday, December 2, 2025 1:10 PM
To: Call, Planner On <PlannerOnCall@polk-county.net>; Troutman, Becky <beckytroutman@polkfl.gov>; Wilson, Rick <RickWilson@polkfl.gov>; Braswell, Bill <BillBraswell@polkfl.gov>; Santiago, Martha <MarthaSantiago@polkfl.gov>; Scott, Michael <michaelscott@polkfl.gov>; rgibson@lakewalesfl.gov; jhilligoss@lakewalesfl.gov; Grohowski, Andrew <andrewgrohowski@polkfl.gov>; mike@hickmanhomes.net; lmschultz21@gmail.com; olecowpoke@gmail.com; Yannone, Lyndsay <LyndsayRathke@polkfl.gov>; White, Margo <MargoWhite@polkfl.gov>
Subject: [EXTERNAL]: Opposition to Mammoth Grove Mine, Case Number LDCU-2025-29

You don't often get email from grant0414@gmail.com. [Learn why this is important](#)

My name is Grant Powell, and I am a resident and homeowner of two properties in Saddlebag Lake Resort, a 55+ retirement community in Lake Wales. I'm writing to strongly oppose the Conditional Use request for a large Non-Phosphate Mining (Borrow Pit) operation on approximately 855 acres immediately next to our neighborhood.

We were given notice on November 26 2025, (one day before Thanksgiving) on this matter. This case is going to council to be decided on Dec 3 2025. This is a very urgent matter, with the welfare of 800 residential homeowners at stake.

Saddlebag Lake Resort includes nearly 800 homes, and unlike many retirement communities, we each own the land our homes sit on. We are a peaceful, residential community built around a lake. This proposed borrow pit threatens the safety, health, property value, and environment of our residents.

1. Major Error in the Application: Our Community Is Residential, NOT “Leisure Recreation”

One of the most serious problems with the applicant’s submission is the incorrect description of our community’s zoning. The Conditional Use application refers to Saddlebag Lake Resort as “Leisure Recreation.” This is factually incorrect.

Our properties — including my own two properties— are classified as Residential on our Polk County property tax records. Saddlebag Lake Resort is not a campground, a part-time leisure park, or a transient recreational area. It is a fully established, permanent residential neighborhood where seniors live year-round.

Mislabeling our community as “Leisure Recreation” minimizes the fact that the proposed mining operation would be placed directly beside hundreds of full-time residential homes, not a recreational park. This misclassification has a direct impact on land-use compatibility assessments and should be considered a serious flaw in the application.

We ask that the County recognize this mistake and evaluate the proposal using the correct and legally accurate zoning classification: Residential.

2. Air Quality and Health Concerns for Seniors

Many residents are older adults living with COPD, asthma, emphysema, and other breathing issues. Dust and fine particulate matter from a borrow pit — even with controls — can drift directly into our community.

For seniors, this is not a small inconvenience; it is a serious health threat. Poor air quality can trigger respiratory distress, worsen chronic illnesses, and lead to emergency medical situations.

3. Our Lake and Outdoor Lifestyle Will Be Harmed

Our homes and social life revolve around Saddlebag Lake. Dust, noise, and vibration from mining will disrupt:

- Fishing and boating
- Water quality
- Wildlife and bird habitat
- Outdoor activities
- Peaceful enjoyment of our lakefront environment

We moved here for quiet, clean outdoor living — not industrial activity.

4. Noise, Vibration, and Industrial Disturbance

A major borrow pit would bring:

- Constant heavy machinery
- Backup alarms
- Engines and digging equipment
- Ground vibration
- Early morning and long-hour operations

This is completely incompatible with a senior retirement community.

5. Highway 60 Safety — 536 Trucks a Day Will Increase Accidents and Fatalities

Highway 60 just east of Lake Wales is already known by residents as a dangerous, high-accident stretch of road. Many of us have witnessed serious crashes, emergency responses, and multi-vehicle accidents along this corridor for years.

The proposed mining operation plans to add approximately 268 heavy trucks per day entering and exiting Highway 60. These trucks will be pulling out onto a fast-moving highway where vehicles often travel over 60 mph.

Heavy trucks:

- Accelerate slowly
- Restrict visibility
- Create dangerous merging points
- Require long stopping distances

For a senior community where many drivers are cautious, slower, or have mobility or vision limitations, this presents an unacceptable risk. Adding hundreds of industrial trucks daily will almost certainly lead to more crashes — and potentially more fatalities.

Highway 60 is not designed for this level of industrial traffic near residential zones.

6. Serious Threats to Our Private Well-Water Supply

This issue is critical.

Saddlebag Lake Resort operates its own private well-water and sewer systems. We do not have access to city water. A borrow pit of this size adjacent to our homes risks:

- Lowering the water table, reducing or cutting off well-water availability
- Contaminating the aquifer with fuel, oils, sediment, or subsurface materials
- Altering underground water flow, pulling contaminants toward our community wells
- Permanent damage to our drinking-water supply

If our well water becomes unsafe or depleted, all 800 homes lose safe drinking water — with no alternative source. For seniors, this could quickly become a life-threatening crisis.

7. Loss of Property Value for Land-Owning Seniors

Since we own our homes and the land beneath them, any decrease in property value directly harms us.

A borrow pit next door will significantly reduce home values. Many residents here live on fixed incomes and cannot afford to lose the equity they worked decades to build. If home values drop, many of us will be trapped financially, unable to relocate or recover.

8. Borrow Pit is Not Compatible With Our Area

Even considering the mix of Agricultural/Residential Rural and Industrial zoning surrounding us, approving this Conditional Use directly beside a large, permanent 55+ residential neighborhood is simply not appropriate.

No set of conditions can make a massive industrial mining operation compatible with a senior lakeside community.

We are also home of many endangered plants and animals, including the scrub pigeon-wing.

What We Are Asking

We respectfully request that the County:

1. Deny the Conditional Use request
2. Recognize the application's zoning misclassification
3. Protect the health and safety of elderly residents
4. Safeguard our well-water supply and lake environment
5. Prevent dangerous increases in truck traffic on Highway 60
6. Protect the property values and financial stability of our community
7. Ensure Saddlebag residents have opportunity for input at public hearings

In Closing

Saddlebag Lake Resort is our home. We worked our whole lives to retire in a safe, peaceful place. A borrow pit of this size, in this location, poses serious risks to our health, safety, water supply, property values, and way of life.

We respectfully ask that you protect our community by denying this Conditional Use request.

Thank you for your time and consideration.

Sincerely,

Grant Powell
Resident, Saddlebag Lake Resort
13 Blue Quill Circle and 8 Blue Quill Circle
Lake Wales, Florida 33898

Sent from my iPad

Yannone, Lyndsay

From: Barbara Sherman <bardar42@gmail.com>
Sent: Tuesday, December 2, 2025 1:31 PM
To: Yannone, Lyndsay
Subject: [EXTERNAL]: Mine pit concerns

You don't often get email from bardar42@gmail.com. [Learn why this is important](#)

Attention Lyndsay Yannone

Darwin Sherman, and I his wife, Barbara have serious reservations on the proposed non phosphate mining operation. We are extremely concerned , and opposed to the conditional use request for this mining operation on about 855 acres of our immediate neighbouring land. We are residents of Saddlebag Lake Resort, which is a Seniors residential Community, where we own our own land for the past 34 years , and on which we pay taxes. Our community is classified as Residential, and has 800 homes within.

The proposal of a “borrow pit” so close to our community threatens our safety, our health, our environment, the value of our property , and the lifestyle of our residents . We also are concerned about a sink hole developing ,and the quality and quantity of our water supply.

Thank you for your attention to this serious and unwanted proposal.

**Respectfully submitted, Darwin & Barbara Sherman
51 Royal Coachman
Saddlebag Lake Resort
Lake Wales, FL
33898**

Sent from my iPhone

Yannone, Lyndsay

From: Pereira, Ana on behalf of Santiago, Martha
Sent: Tuesday, December 2, 2025 12:30 PM
To: White, Margo; Yannone, Lyndsay
Subject: FW: [EXTERNAL]: Opposition to Mammoth Grove Mine, Case Number LDCU-2025-29

Received on behalf of the Chair.

Thanks,
Ana



Ana C. Pereira

Executive Assistant to the Board
Polk County Board of County Commissioners
330 West Church St. , P.O. Box 9005, Drawer BC01
Bartow, FL 33831-9005
863.534.6422; 863.534.6049
AnaPereira@PolkFL.gov www.PolkFL.gov

Please Note: Florida has a very broad Public Records Law. Most written communications to or from state and local officials regarding state or local business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.

From: Becky Powell <becky0527@gmail.com>
Sent: Tuesday, December 2, 2025 11:48 AM
To: Santiago, Martha <MarthaSantiago@polkfl.gov>
Subject: [EXTERNAL]: Opposition to Mammoth Grove Mine, Case Number LDCU-2025-29

You don't often get email from becky0527@gmail.com. [Learn why this is important](#)

My name is Rebecca Powell, and I am a resident and homeowner of two properties in Saddlebag Lake Resort, a 55+ retirement community in Lake Wales. I'm writing to strongly oppose the Conditional Use request for a large Non-Phosphate Mining (Borrow Pit) operation on approximately 855 acres immediately next to our neighborhood.

We were given notice on November 26 2025, (one day before Thanksgiving) on this matter. This case is going to council to be decided on Dec 3 2025. This is a very urgent matter, with the welfare of 800 residential homeowners at stake.

Saddlebag Lake Resort includes nearly 800 homes, and unlike many retirement communities, we each own the land our homes sit on. We are a peaceful, residential community built around a lake. This proposed borrow pit threatens the safety, health, property value, and environment of our residents.

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Our properties — including my own two properties— are classified as Residential on our Polk County property tax records. Saddlebag Lake Resort is not a campground, a part-time leisure park, or a transient recreational area. It is a fully established, permanent residential neighborhood where seniors live year-round.

Mislabeling our community as “Leisure Recreation” minimizes the fact that the proposed mining operation would be placed directly beside hundreds of full-time residential homes, not a recreational park. This misclassification has a direct impact on land-use compatibility assessments and should be considered a serious flaw in the application.

We ask that the County recognize this mistake and evaluate the proposal using the correct and legally accurate zoning classification: Residential.

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- Wildlife and bird habitat
- Outdoor activities
- Peaceful enjoyment of our lakefront environment

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A major borrow pit would bring:

- Constant heavy machinery
- Backup alarms
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- Early morning and long-hour operations

This is completely incompatible with a senior retirement community.

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Heavy trucks:

- Accelerate slowly
- Restrict visibility
- Create dangerous merging points
- Require long stopping distances

For a senior community where many drivers are cautious, slower, or have mobility or vision limitations, this presents an unacceptable risk. Adding hundreds of industrial trucks daily will almost certainly lead to more crashes — and potentially more fatalities.

Highway 60 is not designed for this level of industrial traffic near residential zones.

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This issue is critical.

Saddlebag Lake Resort operates its own private well-water and sewer systems. We do not have access to city water. A borrow pit of this size adjacent to our homes risks:

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8. Borrow Pit is Not Compatible With Our Area

Even considering the mix of Agricultural/Residential Rural and Industrial zoning surrounding us, approving this Conditional Use directly beside a large, permanent 55+ residential neighborhood is simply not appropriate.

No set of conditions can make a massive industrial mining operation compatible with a senior lakeside community.

We are also home of many endangered plants and animals, including the scrub pigeon-wing.

What We Are Asking

We respectfully request that the County:

1. Deny the Conditional Use request
2. Recognize the application's zoning misclassification
3. Protect the health and safety of elderly residents

Yannone, Lyndsay

From: Ann Mullen <ann.c.mullen@gmail.com>
Sent: Tuesday, December 2, 2025 10:56 AM
To: White, Margo; Yannone, Lyndsay
Subject: [EXTERNAL]: FW: Letter Opposing Approval of Sand Mine (Case# LDCU-2025-29)

You don't often get email from ann.c.mullen@gmail.com. [Learn why this is important](#)

Dear Margo White and Lyndsay Yannone:

Attached is a letter I sent to the Planning Commission of Polk County urging them to deny final approval of the proposed sand mining project that will be adjacent to our community.

Thank you for listening.

Ann Mullen

From: Ann Mullen <ann.c.mullen@gmail.com>
Date: Sunday, November 30, 2025 at 1:50 PM
To: mike@hickmanhomes.com <mike@hickmanhomes.com>, lmschultz21@gmail.com <lmschultz21@gmail.com>, olecowpoke@gmail.com <olecowpoke@gmail.com>, RobertBeltran@polk-county.net <RobertBeltran@polk-county.net>, andrewgrohowski@polk-county.net <andrewgrohowski@polk-county.net>
Cc: MarthaSantiago@polk-county.net <MarthaSantiago@polk-county.net>, ann.c.mullen@gmail.com <ann.c.mullen@gmail.com>
Subject: Letter Opposing Approval of Sand Mine (Case# LDCU-2025-29)

To: Mike Hickman (mike@hickmanhomes.com), Linda Schultz (lmschultz21@gmail.com), Mike Schmidt (olecowpoke@gmail.com), Members of the Polk County Planning Commission and Development Review Commissions)
Robert Beltran (RobertBeltran@polk-county.net) Chair of the Polk County Planning and Development Review Commissions
Andrew Grohowski, Planner II, Polk County (andrewgrohowski@polk-county.net)
CC: Martha Santiago, Ed.D. (MarthaSantiago@polk-county.net), Chair of the Polk County Board of Commissioners
Re: Case#LDCU-2025-29; Conditional Approval of Proposed Sand Mining Operation

I am the owner of a home in Saddlebag Lake Resort, and I am writing to express my strong disagreement with the Planning and Development Review Commission's "Conditional Approval" of the proposed sand mine that will abut our Resort's property and to ask the Planning Commission to reverse their decision.

First of all, the Commission states in its review packet that all activities at the mine "shall be conducted in a manner that will minimize adverse effects on water quality, fish and wildlife and adjacent sites."

Further, "the decision to permit the activity shall be based on an evaluation of compatibility of use with surrounding land uses and the ability to mitigate adverse impacts, including noise, airborne and water pollutants and traffic impacts."

“Compatibility” (as defined in Section 4.400 of the Polk County Land Development Code) with surrounding land uses means “land uses can coexist in relative proximity to each other in a stable fashion.”

Production facts in the approval documents:

1. The mine will operate seven days a week, 24 hours a day. Product will be shipped six days a week (312 days per year), 14 hours per day by an average of 536 trucks per day.
2. An estimate of 1,000,000 TONS of product will be produced each year, an average of 2,740 TONS per day.
3. Each TON of product will contain 10 gallons of water, a total of 27,400 gallons of water per day and 10,001,000 gallons per year which will need to be replenished by the Floridian aquifer.

My reasons for opposing the final approval of this application are:

1. By definition, it is not “compatible” with our Resort’s “coexistence” in a “stable fashion” with the mine operation. Our property values will plummet in an already rough economy. No one will want to either rent or buy in our community if we are adjacent to clouds of silica dust, intense noise pollution, soil contamination, threats to flora and fauna, endangered or not, and the disruption of a harmonious ecosystem.
2. Water table depletion: why should every resident that relies on the area's lake/water/aquifer system suffer the pollution and depletion that is bound to be a consequence of removing 10+million gallons of water each year?
3. The application cites as support a similar approval in 1991 for a similar operation. 36 years have passed since then, with a sharpened awareness of the environment and our responsibility to maintain it. In addition, our Resort has changed during that time from an RV-type “park” to a community in which most residents are either full-time residents or six-months-plus residents.
4. Endangered species: The project has identified one endangered plant species, but apparently has not investigated further, since the document states that “Prior to the commencement of mining activities, the applicant shall hire a qualified professional to conduct a site survey/walkover to ensure that no threatened or endangered plant or animal species exist on the site.” Please note that this “site survey/walkover” will occur after approval.
5. Our Board and some residents received less than a week’s notice about this approval and the final hearing.
6. With 800 homes in our Resort, and over 1,000 residents, I wonder how the Commissioners could state that “residential density is very sparse.”
7. As a Commissioner, elected or appointed, I doubt very much you would want this operation next door to where you live.

I urge you to deny final approval for this project. Thank you for listening.

Ann Mullen

121 Saddlebag Trail

Saddlebag Lake Resort

Yannone, Lyndsay

From: Leslie <qtrhorse@execulink.com>
Sent: Tuesday, December 2, 2025 10:33 AM
To: Yannone, Lyndsay
Subject: [EXTERNAL]: Mining pit

[You don't often get email from qtrhorse@execulink.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Attention Lyndsay Yannone:

I am a resident and homeowner in Saddlebag Lake Resort, a 55+ retirement community in Lake Wales. I'm writing to strongly oppose the Conditional Use request for a large Non-Phosphate Mining (Borrow Pit) next to our neighborhood. I do believe that there are a number of health concerns that need to be considered with this type of mining. I am concerned about the noise and the increase in the number of trucks on hwy 60. There are already a great number of accidents.

Saddlebag Lake Resort operates its own private well-water and sewer systems. A borrow pit of this size adjacent to our homes risks lowering the water table, reducing or cutting off well-water availability. Our family owns five properties and we are concerned that this will decrease our property values.

How will we be compensated for lower property values, lack of water supply, and medical conditions that may occur?

I do hope that you will oppose the application for the mine and protect our community by denying this Conditional Use request.

Steve & Leslie Wilson
55 Royal Coachman
Saddlebag Lake Resort
Sent from my iPhone

Sent from my iPhone

Yannone, Lyndsay

From: Call, Planner On
Sent: Tuesday, December 2, 2025 10:10 AM
To: Yannone, Lyndsay
Subject: Fw: [EXTERNAL]: Opposition to Mammoth Grove Mine CaseNumber LDCU-2025-29

From: don greulich <greulichauto@yahoo.ca>
Sent: Tuesday, December 2, 2025 8:50 AM
To: Call, Planner On <PlannerOnCall@polk-county.net>
Subject: [EXTERNAL]: Opposition to Mammoth Grove Mine CaseNumber LDCU-2025-29

You don't often get email from greulichauto@yahoo.ca. [Learn why this is important](#)

December 3, 2025

Land Development Division
Drawer GM03, P.O. Box 9005
Bartow, Florida

Re: Opposition to Mammoth Grove Mine, Case Number LDCU-2025-29

My name is Susan Greulich, and I am a resident and homeowner in Saddlebag Lake Resort, a 55+ retirement community in Lake Wales. I'm writing to strongly oppose the Conditional Use request for a large Non-Phosphate Mining (Borrow Pit) operation on approximately 855 acres immediately next to our neighborhood.

Saddlebag Lake Resort includes nearly 800 homes, and unlike many retirement communities, we each own the land our homes sit on. We are a peaceful, residential community built around a lake. This proposed borrow pit threatens the safety, health, property value, and environment of our residents.

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Since we own our homes and the land beneath them, any decrease in property value directly harms us.

A borrow pit next door will significantly reduce home values. Many residents here live on fixed incomes and cannot afford to lose the equity they worked decades to build. If home values drop, many of us will be trapped financially, unable to relocate or recover.

8. Borrow Pit is Not Compatible With Our Area

Even considering the mix of Agricultural/Residential Rural and Industrial zoning surrounding us, approving this Conditional Use directly beside a large, permanent 55+ residential neighborhood is simply not appropriate.

No set of conditions can make a massive industrial mining operation compatible with a senior lakeside community.

December 1, 2025

Polk County Planning Commission

330 W. Church Street

Bartow, FL 33830

RE: Opposition to Conditional Use Application LDCU-2025-29 (Mammoth Grove Mine)

Submitted by: Greg Pratt, Saddlebag Lake Resort

Dear Commissioners,

This letter provides a clear, factual, and policy-based explanation of why this application is inconsistent with the Polk County Comprehensive Plan, violates essential elements of the Land Development Code, and poses unacceptable risks to public health, safety, and environmental quality.

I. INTRODUCTION

Saddlebag Lake Resort is one of Polk County's longest-established 55+ residential communities. For more than fifty years, our community has relied on the quiet, safe, recreational environment surrounding Saddlebag Lake—an environment now threatened by the proposed Mammoth Grove Mine.

The mine would operate for up to 65 years, within a few hundred feet of our homes and only 200 feet from our lake shoreline. The scale, duration, and intensity of this operation are fundamentally incompatible with the character and function of our community.

II. THE PROPOSED MINE IS FUNDAMENTALLY INCOMPATIBLE WITH A HIGH-DENSITY SENIOR COMMUNITY

Saddlebag Lake Resort is a 50-year-old, established 55+ residential community with 1,267 residents and 787 homes. This is not a “sparsely populated rural area,” as described in the staff report—it is one of the largest senior communities in eastern Polk County.

Our density is equivalent to Polk County’s Residential-Medium category, which permits up to 10 dwelling units per acre. The Leisure/Recreation (L/R) designation allows similar intensities, especially for Type B/C L/R communities like ours.

Placing an 855-acre industrial mining operation directly beside a high-density retirement community violates the Comprehensive Plan’s core policies on compatibility, including:

- Policy 2.102-A10: Nearness to incompatible land uses
- Policy 2.115-A5: Adjacent development to L/R must be Residential, Institutional, or Open Space

An industrial mine is none of these. It is categorically incompatible.

III. PROPOSED MINE HEALTH IMPACTS ON SENIOR COMMUNITY

Our senior population has elevated vulnerability to:

- COPD
- Asthma
- Chronic bronchitis
- Cardiovascular disease
- Heat and air-quality sensitivity

Diesel exhaust, particulate matter, and airborne silica dust pose serious documented health risks to aging populations. No health impact assessment was submitted.

IV. MAJOR TRAFFIC SAFETY RISKS TO SENIORS

Our community has a single entrance/exit that connects directly to U.S. Highway 60—a location already dangerous because of a bend and a hill crest that severely limit visibility.

The mine would add heavy truck traffic (536 daily truck trips) to this already hazardous point. Seniors would face increased conflict with haul trucks, turning movements, and dust-reduced visibility; all compounded by seniors' slower reaction times.

No traffic safety assessment was submitted.

V. THREATS TO OUR TWO COMMUNITY DRINKING-WATER WELLS

Saddlebag Lake Resort is served by two potable water wells. The mine's wet excavation area lies approximately 4,000 feet away.

Yet the application provides:

- No groundwater modeling
- No drawdown analysis
- No hydrogeologic cross-sections
- No turbidity migration modeling
- No wellhead protection plan

The claim that "all water will be retained on-site" is unsupported and scientifically implausible for a saturated-sand excavation pit adjacent to residential wells. Another portion of the report contradicts this statement and suggests 30,000 GPD will be removed from the site as moisture in the final product.

VI. ENVIRONMENTAL IMPACTS ON SADDLEBAG LAKE

Saddlebag Lake is one of the cleanest freshwater bodies in the State of Florida.

Our community participates in the University of Florida's LAKEWATCH Program, a statewide water-quality monitoring initiative. Years of LAKEWATCH data show that Saddlebag Lake maintains exceptionally low nutrient levels, high clarity, and stable ecological health. This pristine condition makes the lake uniquely vulnerable to external disturbance.

Saddlebag Lake is a closed-basin freshwater system. Unlike flowing rivers, a closed-basin lake has no natural flushing mechanism. Any introduced contaminant—sediment, turbidity,

nutrient loading, diesel residue, hydraulic fluids, or chemical runoff—accumulates over time.

Industrial mining within 200 feet of such a sensitive lake poses extraordinary risks:

- Turbidity plumes migrating through connected sandy soils into the lake
- Sediment deposition damaging fish-spawning grounds and aquatic vegetation
- Fuel, hydraulic fluid, and diesel leaks infiltrating groundwater and entering the lake
- Groundwater gradient shifts destabilizing lake levels
- Shoreline collapse risks from excavation near unconsolidated sand lake edges
- Wildlife and habitat disruption over 65 years of noise, lighting, and vibration

The applicant submitted no lake-protection plan, no hydrologic modeling, no spill-prevention analysis, no turbidity migration study, and no environmental risk assessment.

For a mine directly beside a closed, high-quality freshwater system—documented through UF LAKEWATCH to be one of the cleanest in Florida—this omission is scientifically indefensible.

Additionally, a change in lake level, turbidity, or shoreline stability would irreversibly damage the environmental and recreational heart of our community.

VII. PROTECTED WILDLIFE & ENDANGERED SPECIES IMPACTS

Saddlebag Lake Resort and its surrounding habitat support multiple **state and federally protected species**, several of which have been **photographically documented by residents** on and adjacent to the proposed mining boundary.

1. Federally Threatened Species Observed

Wood Stork (*Mycteria americana*) — Federally Threatened

Wood Storks have been photographed feeding along the Saddlebag Lake shoreline and foraging in wetland areas adjacent to the mine property. Wood Storks depend on **stable water levels** and **undisturbed shallow foraging habitat**. Hydrologic disruption from wet excavation mining—including groundwater drawdown, turbidity, or water-level fluctuations—would directly impair this species' survival functions.

Little Blue Heron (*Egretta caerulea*) — State Threatened

Little Blue Herons, also documented at Saddlebag Lake, rely on clear, shallow waters for hunting. Mining adjacent to a closed-basin lake risks increasing turbidity and sedimentation, degrading essential feeding habitat.

2. Raptors: Bald Eagles and Owls Observed at the Property Line

Residents have repeatedly documented **Bald Eagles, Great Horned Owls, and Barred Owls** roosting and nesting in the tall trees along the Saddlebag–Mammoth Grove property line. Raptors are highly sensitive to prolonged noise, vibration, nighttime lighting, and tree disturbance.

Federal Bald and Golden Eagle Protection Act (BGEPA) guidance requires maintaining buffer zones from nesting and roosting sites — yet **no raptor survey or mitigation plan** was included in the application.

3. Long-Term Habitat Disruption from a 65-Year Industrial Operation

A 65-year industrial mining operation will introduce:

- Persistent noise
- Continuous vibration from excavation equipment
- Floodlighting during early morning or late operations
- Habitat removal and fragmentation
- Decline in water clarity affecting aquatic food sources

- Increased human disturbance and traffic

These impacts would make the Saddlebag Lake shoreline **inhospitable for foraging wading birds, raptors, and other wildlife** that have used this area for generations.

4. The Applicant Submitted No Required Wildlife Surveys or Mitigation Plans

Despite documented presence of:

- Wood Stork (federally threatened)
- Little Blue Heron (state threatened)
- Bald Eagle
- Great Horned Owl
- Barred Owl
- A wide range of wading birds and migratory species

The application includes no species survey, no habitat mapping, no avoidance plan, and no mitigation plan.

This is a substantial omission in violation of both **County environmental protection policies** and **state/federal guidance** for development adjacent to the habitat of threatened species.

5. The Comprehensive Plan Requires Protection of Existing Wildlife Resources

Under multiple environmental policies, Polk County is obligated to:

- Protect wildlife habitat
- Preserve water bodies supporting threatened species
- Prevent developments that jeopardize ecological integrity

The mine application does not satisfy these standards.

Additionally, the federally threatened Scrub Pigeon-wing has been documented within the project area. No mitigation plan, relocation plan, or habitat evaluation was submitted.

Given the scale of land disturbance, this is a significant violation of environmental protection requirements.

VIII. SIGNIFICANT NEGATIVE IMPACTS TO PROPERTY VALUES

Borrow pit mining has been repeatedly shown to cause **substantial declines in surrounding residential property values**, with the most severe losses occurring closest to the mining operation. Independent research confirms:

- Homes less than one mile from a borrow pit can lose up to 30% of their market value
- At one mile, homes experience an average 14.5% reduction
- At two miles, an 8.9% reduction
- At three miles, a 4.9% reduction

Saddlebag Lake Resort is **directly adjacent** to the proposed mine boundary—meaning our 787 homes fall into the **highest-impact zone** where property value losses are most severe. The decline is also **non-linear**, with values dropping sharply as distance decreases. Many Saddlebag properties could see **equity erased entirely**, placing seniors at financial risk.

Factors driving these reductions include:

- Heavy truck traffic
- Dust and airborne particulates
- Noise and vibration
- Environmental stigma associated with large-scale mining
- Increased road hazard conditions
- Perceived long-term decline in neighborhood quality

Local real estate professionals confirm these risks. In a formal statement, **Bender Realty of Lake Wales**, the leading brokerage serving Saddlebag, warned that:

“The safety, quality of life, and property values of the owners... would be negatively impacted if the mining project is allowed to commence.”

“[There is] the very real possibility of air pollution and dust formed by mining operations... Studies show that the closer a property is to a borrow pit, the greater the reduction in value... as much as 30% for homes located less than a mile away. Saddlebag Lake Resort is adjacent to the proposed borrow pit property.”

These impacts are especially concerning given that Saddlebag is a **55+ community**, where many residents rely on fixed incomes, home equity, and long-term financial stability. A 30% devaluation would not only destroy personal wealth—it would destabilize a senior community that has existed for over 50 years.

The Polk County Comprehensive Plan requires careful consideration of impacts on existing residential development, especially where economic harm and neighborhood destabilization are likely. Allowing an 855-acre mining operation immediately beside a long-established senior residential community would cause **irreversible economic damage** and violate the County’s responsibility to protect the welfare of its residents.

IX. CONCLUSION: THIS CONDITIONAL USE CANNOT BE APPROVED

The proposed 855-acre Mammoth Grove Mine is incompatible with Comprehensive Plan policies, violates multiple provisions of LDC §303, poses significant risks to the health and safety of 1,267 senior residents, threatens two potable water wells, endangers one of Florida’s cleanest lakes, and would irreversibly alter the character of a long-established retirement community.

For these reasons, I respectfully request that the Planning Commission deny Conditional Use Application LDCU-2025-29.

Thank you for your time and your responsibility to protect the health, safety, and welfare of Polk County residents.

Sincerely,

Greg Pratt

Saddlebag Lake Resort Resident

Lake Wales, Florida

Yannone, Lyndsay

From: Call, Planner On
Sent: Monday, December 1, 2025 4:35 PM
To: Yannone, Lyndsay
Subject: Fw: [EXTERNAL]: Saddlebag Lake mining proposal

From: Dianne Gillies <sdgillies@rogers.com>
Sent: Monday, December 1, 2025 4:23 PM
To: Call, Planner On <PlannerOnCall@polk-county.net>
Subject: [EXTERNAL]: Saddlebag Lake mining proposal

You don't often get email from sdgillies@rogers.com. [Learn why this is important](#)

Our names are Dianne and Steve Gillies and we live at 77 Royal Coachman Street in the Saddlebag Lake Resort. Last Thursday my husband and I were made aware of the meeting to be held this Wednesday regarding a proposed mining operation next to the Saddlebag Lake property. We are vehemently opposed to this application. We fear the serious deleterious effects this operation will have on our water supply, our health, our enjoyment of our home and on property values. Our association looks after our drinking water and our waste water facilities. We fear that the mining company's use of the ground water at the level (35,000 gallons a day) will impact the availability of water for our use and the water level of our lake. There is documented proof that there are toxic wastes associated with this type of mining. Since the predominant wind direction is from the north to the west, we are in the direct path of any noxious elements. We have been told that the facility will run 24-7. The noise will make it impossible for us to enjoy sitting outside at our house or at any common area of the park. Since the facility will run all night, it will seriously impact the ability of many people to sleep. We know that living this close to a mining operation will adversely affect the value of our home. We ask that you vote against this mining operation. We feel that the timing of this meeting has seriously impaired our ability to mobilize a concerted opposition to this operation.

Yours truly, Dianne and Steve Gillies

Yannone, Lyndsay

From: Grohowski, Andrew
Sent: Tuesday, December 2, 2025 8:03 AM
To: Yannone, Lyndsay
Subject: Fw: [EXTERNAL]: For Immediate Attention: Opposition to Mammoth Grove Mine, Case Number LDCU-2025-29

From: Pamela Larson <pamlarson567@gmail.com>
Sent: Monday, December 1, 2025 5:18 PM
To: Grohowski, Andrew <andrewgrohowski@polkfl.gov>
Subject: [EXTERNAL]: For Immediate Attention: Opposition to Mammoth Grove Mine, Case Number LDCU-2025-29

You don't often get email from pamlarson567@gmail.com. [Learn why this is important](#)

Attention: Polk County Planning Commissioners and Elected Officials

Re: Opposition to Mammoth Grove Mine, Case Number LDCU-2025-29

Dear Commissioners and Elected Officials,

I ask for your urgent attention on behalf of residents of your area. My name is Pamela Larson, and I am a permanent resident and homeowner in Saddlebag Lake Resort. My family has lived in Saddlebag for 3 generations since the community was established in the 70's. My husband works at Florida's Natural, a key employer in Lake Wales. My family and countless others in Saddlebag have been productive citizens, working, paying taxes, supporting countless businesses while the document pertaining to this proposal quickly made our community irrelevant, not even noting that we are actual homes and residents.

I'm writing to strongly oppose the Conditional Use request for a large Non-Phosphate Mining (Borrow Pit) operation on approximately 855 acres immediately next to my home and the homes of my neighbors. Saddlebag Lake Resort includes nearly 800 homes, and unlike many 55+ communities, we each own the land our homes sit on. This proposed borrow pit threatens the safety, health, property value, and environment of our residents and community.

The applicant's submission is the incorrect description of our community's zoning. The Conditional Use application refers to Saddlebag Lake Resort as "Leisure Recreation." This is factually incorrect. Our properties — including my own — are classified as Residential on our Polk County property tax records. Saddlebag Lake Resort is not a campground, a part-time leisure park, or a transient recreational area. It is a fully established, permanent residential neighborhood where myself at the age of 57 live year-round, We have residents from 55 and up living here and we place a massive amount of tax dollars, votes, support of local businesses and events, as do our numerous guests, into the community for decades. Not to mention letters arrived with a weeks notice before the long holiday weekend.

Mislabeled our community as "Leisure Recreation" minimizes the fact that the proposed mining operation would be placed directly beside hundreds of full-time residential homes, not a recreational park. This misclassification has a direct impact on land-use compatibility assessments and should be considered a serious flaw in the application. I ask that the County recognize this mistake and evaluate the proposal using the correct and legally accurate zoning classification: Residential.

I'm also completely surprised how the Story Rd. facility is somehow used as a comparable to this proposal. If you drive the Story Rd. surrounding areas, it is not at all comparable and back when that was approved, far less information was available about what these sites cause. Placing the proposal up against hundreds of homes is not whatsoever a comparable. Just because one exists does not make another one one **NEXT TO ALMOST 800 HOMES** a good idea, because they are completely opposite.

My mother-in-law is 91 as a Saddlebag permanent resident for over 30 years and has COPD. I have asthma. Dust and fine particulate matter from a borrow pit — even with controls — WILL drift directly into our community. **I can't imagine any of you would have that placed next to your mom, your wife, your sister, where your grandkids play.**

These borrow pits have endless research with proven, terminal, non-reversible life-threatening conditions. This list includes lung cancer, TB, chronic COPD. Please research it yourself. **Look up silicosis.** It is frightening. And the proposal would do that to each and every one of us. Poor air quality triggers respiratory distress, worsens chronic illnesses, and leads to emergency medical situations. **We WON'T have the PPE equipment that the slated 7-10**

employees working right next to our property lines. They are required to wear it but we have NO safety protocols or mention of health in this proposal. Zero. Do you know how that feels to be completely discounted when we are a community that has supported your growth, your elections, for decades?

The operating hours of this proposal is to run 24/7. Can you imagine that in your backyard? And to layer in the dust that the prevailing winds will bring in? **And a report that does not cover at all air quality effects, health effects, health safety for actual residents?** That is ALARMING that it has gotten to this stage.

There are further discrepancies throughout the document such as what operating hours start time is and on wetlands being present.

In addition to the grave health concerns and blatant disregard for us as tax paying, permanent, year-round Florida residents of almost 800 homes – larger than many communities in Lake Wales and surrounding areas- the are documented issues of:

- Water quality
- Wildlife and bird habitat -Did you note that the proposed site will interfere with 1 of only 3 special lands in all of Florida and there is a documented threatened plant?
- Noise pollution from constant heavy machinery engines and digging equipment
- Constant sleep disruption from backup alarms, ground vibration and early morning and long-hour operations

I was in complete shock to read that a traffic study for a short period of time did not assess the reality of driving on Highway 60. Now add 536 Trucks a Day that will that will increase accidents and fatalities. It is already a constant source of accidents, fatalities, and emergency response. We know. We drive it daily. The proposed mining operation plans to add approximately 268 heavy trucks per day entering and exiting Highway 60. These trucks will be pulling out onto a fast-moving highway where vehicles travel well over 65 mph. These trucks, as evident all day at the Story Rd facility, accelerate slowly, damage cars, restrict visibility, create dangerous merging points and require long stopping distances.

The serious Ttreats to Our private well-water supply is real. This issue is critical. Saddlebag Lake Resort operates its own private well-water and sewer systems. We do not have access to city water. A borrow pit of this size adjacent to our homes WILL put in jeopardy: Lowering the water table, reducing or cutting off well-water availability, contaminating the aquifer with fuel, oils, sediment, or subsurface materials, altering underground water flow, pulling contaminants toward our community wells and permanent damage to our drinking-water supply.

If our well water becomes unsafe or depleted, all 800 homes lose safe drinking water — with no alternative source.

Two well respected local real estate agents have noted various ways this will hurt property values. I hope this is not the intention all along was to gain our land hopefully as some have wondered.

I most urgently and respectfully ask EACH OF YOU to do what you know is RIGHT.

1. Deny the Conditional Use request
2. Recognize the application's zoning misclassification
3. Protect the health and safety of residents – **almost 800 homes are WELL OVER 1,000+ residents**
4. Safeguard our well-water supply and lake environment
5. Prevent dangerous increases in truck traffic on Highway 60
6. Protect the property values and financial stability of our community

I implore you to not force us to live in these inevitable conditions.

I emphatically request that proposal LDCU-2025-29 is rejected immediately.

Please protect my neighbors. Please protect my family and friends. **Please do what you would want others to do for your family.**

Thank you in advance for placing the residents of Lake Wales **as our most valuable resource**

Sincerely,

Pamela Larson
5 Catskill Circle
Lake Wales, FL 33898

Yannone, Lyndsay

From: Call, Planner On
Sent: Tuesday, December 2, 2025 10:09 AM
To: Yannone, Lyndsay
Subject: Fw: Case number LDCU-2025-29 Mammoth Grove Open Pit Sand Mining

From: cheryl brown <cbrown3445@hotmail.com>
Sent: Monday, December 1, 2025 7:26 PM
To: Call, Planner On <PlannerOnCall@polk-county.net>
Subject: [EXTERNAL]: Case number LDCU-2025-29 Mammoth Grove Open Pit Sand Mining

You don't often get email from cbrown3445@hotmail.com. [Learn why this is important](#)

Hello,

I, Cheryl Brady, am the co-owner of 4 Silverside Street, in the Saddlebag Lake Resort (SLR), and I strongly oppose LDCU-2025-29 Mammoth Grove Mine which is slated for approval at a Public Hearing on December 3, 2025. I have concerns over some questionable events that have occurred, along with the impact this open pit mining will have on my home.

Questionable Events

1. I live within 500 feet of the proposed burrow mining pit, and I have **NOT** received notice of the December 3, 2025 public hearing. I learned of this hearing from the Saddlebag Lake Homeowners Associations (SLR - HOA) and I find it concerning that all people living within 500 feet of the proposed site were not notified.
2. The notices were received by some residents on Wednesday November 26, 2025. With Thursday being a holiday, and many businesses being closed on Friday, followed by a weekend, leaving 2 business days to consult in preparation of the Wednesday December 3, 2025 meeting.
3. Road Posters were located on the south side of Highway 60. There were no road posters located on the north side of Highway 60, nor on Saddlebag Lake Road, to notify the residents of the December 3, 2025 public hearing regarding the adjacent property.
4. In the application, SLR is identified as a Recreational and Leisure property that would be minimally impacted. SLR is a deeded 55+ residential community. I **own** my property/land and have sole and exclusive use of my property/land, with the common areas managed by the SLR - HOA. There are

nearly 800 residential properties, along with the SLR - HOA common grounds. This is larger than some subdivisions.

The above 4 events appear, whether intentional or not, to be an effort to circumvent any resistance to this application. The initial steps have not demonstrated "Good Faith" with impacted residents and demonstrates a greater likelihood of not following terms, conditions or requirements towards engineering, environmental, and local economical impacts and concerns.

Impacts of open pit mining

1. Destabilizes the nearby ground which will have a significant negative impact on SLR, residents and their homes.
2. Negative impact to ground water levels.
3. Negative impact to the water quality.
4. Negative impact to the Saddlebag Lake.
5. Negative impact to the environment and natural flora and fauna habitat. SLR is home to federally protected/endangered animals.
6. Significant increase on Highway 60 traffic, impacting the health and safety of individuals utilizing the highway.
7. Significant health risks to the residents of SLR with the inhalation of airborne dust, dirt, debris, and chemicals.
8. Significant noise increase, inhibiting the peaceful enjoyment of our homes. Application indicates trucks commencing as early as 4 AM. This will disturb the slumber of many residents.
9. Significant increase in air pollution.
10. Decreases the property value and inhibits residents ability to sell our homes.
11. Decrease of property values should result in a decrease of property tax income for Polk County.
12. Decrease in quality of life for seniors.
13. Negative economic impact of SLR, leading to potential dissolution of the resort, resulting in a downward negative economic impact of Lake Wales.

For the above reasons, I urge the Polk County Commission to **DENY the request LDCU-2025-29** Mammoth Grove mine adjacent to SLR.

Regards,
Cheryl Brady
Saddlebag Lake Resort
4 Silversides Street
Lake Wales, Fl

Phone calls in OPPOSITION

CASE # LDCU-2025-29

HEARING DATE 12.3.2025

1. NAME Edward Thompson ADDRESS _____

REASON 239.450.8775

PHONE CALL LETTER () PETITION ()

2. NAME Bessie Miller ADDRESS _____

REASON 863.589.2160

PHONE CALL LETTER () PETITION ()

3. NAME John & Kathleen O'Dom ADDRESS _____

REASON 513-6560-0250

PHONE CALL LETTER () PETITION ()

4. NAME Owen Decker ADDRESS _____

REASON 606-922-6520

PHONE CALL LETTER () PETITION ()

5. NAME Patrica Rigg ADDRESS _____

REASON pmrigg11@gmail.com

PHONE CALL LETTER () PETITION ()

TOTAL RESPONSES

PHONE CALLS 5

LETTERS _____

PETITION _____

Phone calls in OPPOSITION

CASE # LDCU-2025-29 HEARING DATE 12.3.25
ETHgd

1. NAME Ruth Schafer ADDRESS _____
REASON 209.509.0145

PHONE CALL LETTER () PETITION ()

2. NAME Kathreene Pratt ADDRESS _____
REASON 905-440-5121

PHONE CALL LETTER () PETITION ()

3. NAME Shirley Robert ADDRESS _____
REASON 902-207-2611

PHONE CALL LETTER () PETITION ()

4. NAME Richard Clark ADDRESS _____
REASON 803-632-9021

PHONE CALL LETTER () PETITION ()

5. NAME Katy Berkey ADDRESS _____
REASON 239-628-4919

PHONE CALL LETTER () PETITION ()

TOTAL RESPONSES
PHONE CALLS 5
LETTERS _____
PETITION _____

Phone calls in OPPOSITION

CASE # LDCU-2025-29

HEARING DATE 12.3.25

1. NAME Julie Hoy ADDRESS _____

REASON 226-347-9519

PHONE CALL LETTER () PETITION ()

2. NAME Randy Boyleay ADDRESS _____

REASON 416-566-6865

PHONE CALL LETTER () PETITION ()

3. NAME _____ ADDRESS _____

REASON _____

PHONE CALL () LETTER () PETITION ()

4. NAME _____ ADDRESS _____

REASON _____

PHONE CALL () LETTER () PETITION ()

5. NAME _____ ADDRESS _____

REASON _____

PHONE CALL () LETTER () PETITION ()

TOTAL RESPONSES

PHONE CALLS _____

LETTERS _____

PETITION _____



Polk County
Planning Commission

Agenda Item 9.

12/3/2025

SUBJECT

LDCT-2025-24 (Powerline Landscaping Buffers)

DESCRIPTION

Staff requests a LDC text amendment to Chapter 3, Section 303, Solar Electric-Power Generation Facility, to modify landscaping requirements; and amending Chapter 7, Section 720, Landscaping and Buffering, to include a Utility Buffer.

RECOMMENDATION

Approval with conditions.

FISCAL IMPACT

No fiscal impact.

CONTACT INFORMATION

Kyle Rogus, Planner II
Land Development Division
863-534-7553
kylerogus@polkfl.gov

**POLK COUNTY
DEVELOPMENT REVIEW COMMITTEE
STAFF REPORT**

DRC Date: October 10, 2025	Level of Review: 4
PC Date: December 3, 2025	Type: LDC Text Amendment
BoCC Date: January 6, 2026	Case Numbers: LDCT-2025-24
January 20, 2026	Case Name: Powerline Landscaping Buffer
Applicant: Polk County	Case Planner: Kyle Rogus, Planner II

Request:	An LDC text amendment to Chapter 3, Section 303, Solar Electric-Power Generation Facility, to modify landscaping requirements; amending Chapter 7, Section 720, Landscaping and Buffering, to include a Utility Buffer; providing for severability; and providing for an effective date.
Location:	n/a
Property Owner:	n/a
Parcel Size (Number):	n/a
Development Area:	n/a
Nearest Municipality:	n/a
DRC Recommendation:	Approval
Planning Commission Vote:	Pending Hearing

The changes to Chapter 3, Section 303, Solar Electric-Power Generation Facility:

- Modify existing landscape buffering requirements to new Utility Buffer.

The changes to Chapter 7, Section 720, Landscaping and Buffering are:

- Modify Figure 7.3 Buffer Types and Requirements to include new Utility Buffer.
- Clarify that trees planted within 30 feet of existing power line easements shall adhere to the proximity to power line height restrictions (P/L column) in Appendix B.
- Clarify 2:1 planting ratio canopy trees to understory trees.

Summary:

Over the past several years, the County has experienced a substantial increase in overall development, including significant investment in Solar Electric-Power Generation Facilities. As these projects have expanded, staff have seen a reoccurring pattern: nearly every solar facility located adjacent to roadways must request a waiver to avoid planting canopy trees that conflict with both solar panel efficiency and, when present, overhead utility clearance requirements.

At the same time, it is important to recognize the essential role that power line utilities play within our society. Overhead transmission and distribution lines are critical components of the electrical grid, delivering reliable power to homes, businesses, and essential services. Maintaining safe, unobstructed clearance around these lines is not simply a preference of the County, but it is a vital public safety measure that prevents outages, reduces wildfire risks, ensures service reliability, and supports the overall functioning of the community. Landscaping standards that inadvertently require vegetation to grow into utility clearance zones create avoidable safety hazards and maintenance burdens for utility providers.

By updating the Land Development Code (LDC), the County aligns its landscaping requirements with both the operational needs of modern solar facilities and the essential safety standards

governing public utility infrastructure. This amendment will support continued responsible growth while preserving the reliability and integrity of the power systems upon which residents and businesses depend.

Data and Analysis Summary

The current LDC requires a Type “A” Landscape Buffer along roadway frontages. This buffer includes canopy tree, understory tree, and shrub requirements in specific quantities, and it applies regardless of the presence of overhead power lines. Additionally, the Code states that trees planted within 30 feet of power line easements must comply with the mature-height restrictions identified in Appendix B.

In practice, these requirements have led to an increase in waiver requests, primarily because:

1. Canopy trees conflict with the operational needs of solar facilities, as their mature height casts shade on solar arrays and reduce system efficiency.
2. Overhead power lines along roadway frontages prohibit or severely restrict canopy tree plantings due to utility clearance requirements and safety standards.
3. As a result, applicants routinely seek waivers to substitute lower growing species or reduce the number of required plantings within the buffer area.

Given the frequency and predictability of these waivers, the County is pursuing a new landscape requirement specifically for sites with power lines along road frontages. The intent is to establish a buffer standard that is compatible with both solar facility operations and utility clearance requirements, eliminating the need for routine waivers that can cause uncertainty in design and delays in project completion.

The proposed amendment would therefore:

1. Reduce or eliminate the need for waivers under Section 932 by creating a buffer standard inherently compatible with the constraints of Solar Electric-Power Generation Facilities.
2. Remove canopy tree requirements where overhead utility lines exist allowing only understory trees, shrubs, or utility-compatible species.
3. Ensure compliance with Appendix B height restrictions while still maintaining the effective visual screen.

Findings of Fact

1. *The request is a Land Development Code text amendment to Chapter 3, Section 303, Solar Electric-Power Generation Facility, to modify landscaping requirements; amending Section 720, Landscaping and Buffering to include a Utility Buffer.*
2. *This amendment applies to all lots or parcels within the unincorporated areas of the County regardless of the Future Land Use Map district where road frontage is aligned with power lines.*
3. *Section 303, Solar Electric-Power Generation Facility, subsection 1.e.i of the Land Development Code regulates the visual impacts of the solar panels, solar arrays and any solar energy system by requiring a Type A Landscape Buffer along the frontage of all public rights-of-way. If this buffer is determined to affect the functionality of the solar arrays and system, the applicant may apply for a waiver to this requirement. This amendment reduces or eliminates the waiver to landscaping requirements by modifying the Type A Landscape buffer with a new power line landscape buffer.*

4. *Section 720, Landscaping and Buffering addresses guidelines for landscape design, promotes appropriate plant selection and maintenance for mitigating potential conflicts between different land uses. This amendment clarifies the different landscape design and plant selection for uses sharing frontage with overhead utilities compared to the code’s standard roadway Type A Landscape Buffer.*
5. *Section 720, Landscaping and Buffering, subsection E.5.d addresses trees planted within 30 feet of existing power line easements shall adhere to the proximity to power line height restrictions (P/L column) in Appendix B.*
6. *Section 720, Figure 7.3 addresses three landscape buffer types and planting requirements. Landscape buffers requirements are determined by the intensity of the proposed use to the intensity of the abutting uses. Buffer type and intensity are directly correlated. More intense uses abutting less intense uses require higher mitigation strategies through buffer width and planting requirements. This amendment moves to add a Power Line Buffer for more intense roadway frontage.*
7. *Planning staff has reviewed the land development requirements of 13 central Florida counties that bear commonalities with Polk. Staff found that three of the 13 jurisdictions surveyed identify specific power line/overhead utility landscape buffers. Of the remaining jurisdictions, six of the 13 specified tree separation requirements based on classification (maturity height), and four of the 13 jurisdictions only require understory tree and shrub plantings when abutting road frontage. Every jurisdiction regulates landscape buffering along power lines/overhead utilities to a different capacity. This amendment will make Polk County the fourth jurisdiction to utilize a specific power line/overhead utilities buffer, but consistent with all other jurisdictions by removing canopy tree plantings and adhering to proximity to power line height restrictions*

Development Review Committee Recommendation:

The Land Development Division, based on the information provided with the proposed text amendment application, finds that the proposed text change request is **CONSISTENT** with the Polk County Land Development Code and the Polk County Comprehensive Plan. Staff recommends **APPROVAL** of LDCT-2025-24.

Analysis:

This amendment updates the County’s landscaping standards to better address conditions along roadway frontages that contain overhead power lines and solar electric-power generation facilities. Under the current Code, the required Type “A” landscape buffer includes canopy trees that often conflict with utility clearance requirements and solar system functionality creating recurring waiver requests. The amendment introduces a new utility-compatible buffer that replaces canopy trees with understory trees and shrubs in these constrained areas, while retaining the standard Type “A” buffer where overhead utilities are not present. This approach preserves the visual and environmental benefits of landscaping while ensuring compatibility with essential power infrastructure. Overall, the amendment improves safety, reduces administrative waivers, and aligns the Code with real-world site conditions and responsible development practices. The following is a detailed explanation of the changes proposed, benefit-cost analysis, regulatory history, scope, jurisdictional comparison, and review of Comprehensive Plan and Florida statutes.

Section 303 – Solar Electric-Power Generation Facility

Section 301 establishes the fundamental purpose of regulating conditional uses: Conditional uses have unique characteristics that require the imposition of development criteria to ensure they are not harmful to the health, safety, and welfare of residents, surrounding uses, and surrounding properties. These criteria may be applied in relation to use, occupation, location, construction, design,

character, scale, manner of operation, or the necessity of making complex or unusual determinations.

Solar electric-power generation facilities fall within this framework. They present unique operational, locational, and design challenges particularly with respect to how landscaping interacts with solar array efficiency. Section 303 provides specific conditions applicable to solar electric-power generation facilities across the County, including, but not limited to, landscaping and buffering. This section currently mandates canopy trees, understory trees, and shrubs consistent with that of a Type “A” Landscape buffer along roadway frontage. This section also interacts with Section 932, Waivers to Technical Standards, by offering waiver eligibility to the required landscaping buffer along the frontage of all public rights-of-way if it is determined to affect the functionality of the solar arrays and system.

The current Type “A” Landscape buffer does not adequately address these unique characteristics, resulting in adverse impacts on the facility’s operation, uncertainty in design, and delay in project completion by requiring determinations through the waiver process. The proposed amendment to Section 303 is therefore a direct application of Section 301’s purpose and intent: to apply appropriate, use-specific development criteria that protect safety, ensure compatibility, and reduce unnecessary hardship on both surrounding properties and the conditional use itself.

Issue Identified

When solar electric-power generation facilities are located along roadway networks, the current Type “A” buffer creates significant conflicts:

- **Operational Conflicts for Solar Facilities:** Canopy trees cast shade that reduces solar production and interferes with facility efficiency and design.
- **Administrative Burden:** Nearly all solar projects in these contexts request and receive waivers, demonstrating that the Code’s current standards do not reflect the real-world conditions of this conditional use.
- **Misalignment With Section 301 Principles:** The existing buffer requirement fails to account for the unique, location-specific characteristics of solar facilities, forcing repetitive “complex or unusual determinations” through waivers, exactly what Section 301 seeks to avoid.

Proposed Amendment to Section 303

The proposed amendment introduces a utility buffer applicable for properties where solar electric-power generation facilities and overhead power lines exist. This new buffer:

- Eliminates canopy tree requirements in areas constrained by solar facilities.
- Allows only understory trees, large shrubs, or compatible species that meet Appendix B height restrictions.
- Maintains the visual screening intent while avoiding shading of solar arrays.
- Reduces or eliminates the need for waivers under Section 932 by creating a buffer standard inherently compatible with the constraints of Solar Electric-Power Generation Facilities.

Section 720 – Landscaping and Buffering

Section 720 governs the guidelines for landscape design by referencing the need to promote visual quality and aesthetics of a community through mitigating visual impacts, providing aesthetic value, and reducing potential nuisances for surrounding properties. Landscaping and buffering under this section are intended to:

- Reduce noise, airborne sediments, and erosion
- Mitigate heat island and light pollution effects
- Enhance visual quality and aesthetics, supporting economic perception
- Promote appropriate plant selection and maintenance, including water conservation
- Provide separation between land uses to minimize nuisances such as light, glare, dirt, litter, signage, and parking/storage impacts

The existing buffer requirements are guided by the Buffer Matrix (Table 7.12), which assigns buffer types (A, B, C) based on the intensity of development and the nature of adjacent uses, with diagrams provided in Figure 7.3.

The Type “A” landscape buffer is primarily designated along roadway frontages. The Type “A” buffer, as illustrated in Figure 7.3, includes canopy trees, understory trees, and shrubs arranged to provide a continuous visual screen and mitigate noise, glare, dust, and other potential nuisances. While this buffer has historically served to enhance roadway aesthetics and provide environmental benefits, it presents challenges when overhead power lines are present. Canopy trees within the Type “A” buffer may violate utility clearance requirements and create potential safety hazards. Additionally, plantings within 30 feet of power line easements are limited by the height restrictions outlined in Appendix B, further restricting the species and size of landscape materials.

To address these constraints, the proposed amendment introduces a utility-compatible roadway buffer specifically for areas adjacent to overhead power lines, while retaining the Type “A” buffer in areas without utilities. This newly proposed buffer mirrors the visual continuity of Buffer “A”, maintaining shrubs and understory trees to provide effective screening, reduce noise and glare, and preserve the visual quality of the roadway corridor. Canopy trees are replaced with understory trees and or utility-compatible species at a ratio of 2:1 complying with Appendix B height restrictions, ensuring public safety, minimizing conflicts with power lines, and reducing administrative burden associated with waiver requests. By creating a dual-buffer system retaining Type “A” where feasible and implementing a specialized utility-compatible buffer along power line corridors the amendment ensures that landscaping continues to fulfill its intended aesthetic, environmental, and nuisance mitigation functions while accommodating critical overhead utilities. This approach harmonizes the visual intent of the existing buffer with the operational and safety realities of utility infrastructure, providing a clear and practical framework for developers and staff.

Issue Identified

Development adjacent to roadways with overhead power lines face operational and safety constraints:

- Canopy tree requirements within the Type “A” buffer conflict with power line clearance, creating safety risks and potential utility violations.

The current standard does not differentiate between areas with and without overhead utilities, leading to routine requests for waivers under Section 932 to modify plant types or densities.

Proposed Amendment

The proposed text amendment introduces a specific overhead utilities buffer along roadways while retaining the existing Type “A” buffer for other portions of the site:

- **New Utility Buffer:**
- Applied along roadway frontages where overhead power lines exist
- Maintains appropriate visual screening and aesthetics

- Allows only understory trees, large shrubs, or species compatible with utility height restrictions (per Appendix B)
- Eliminate canopy trees to avoid utility conflicts
- **Retention of Type “A” Buffer:**
- In areas not affected by overhead utilities, the standard Type “A” buffer continues to apply, preserving the landscape character and the benefits outlined in the Code.

The amendment to Section 720 creates a dual-buffer approach: a utility-compatible buffer along power line corridors and the standard Type “A” buffer elsewhere. This approach:

- Preserves the overall landscape and aesthetic benefits of the Code
- Addresses unique operational constraints of solar electric-power generation facilities
- Protects essential utility infrastructure
- Reduces administrative burden while maintaining compatibility with surrounding uses

This targeted modification ensures Section 720 remains practical, enforceable, and aligned with the overall goals of landscaping, buffering, and sustainable development within the County.

Benefit-cost Analysis of the Amendment

Who does it help?

The proposed amendment benefits multiple stakeholder groups. Solar electric-power generation facility owners and developers gain the most direct benefit because the new utility-compatible buffer eliminates shading conflicts, reduces the need for waivers, and provides clearer, more predictable design requirements. Utility providers also benefit from improved safety and reduced maintenance issues, as the amendment ensures vegetation remains compatible with overhead power line clearance standards. County staff gain efficiency by no longer processing routine landscape waivers, allowing for more consistent and streamlined review. The general public and adjacent property owners benefit from the continued provision of visual screening, reduced glare, maintained aesthetic quality, and improved safety and reliability of electric infrastructure.

Who does it hurt?

The amendment results in minimal negative impacts. Developments without overhead utilities are still required to provide the full Type A buffer, including canopy trees, but this is not a new burden, only the continuation of existing standards found in Appendix B. Projects that prefer canopy trees for aesthetic reasons in areas with overhead utilities may experience reduced design flexibility, as canopy trees will no longer be allowed where they could interfere with utility infrastructure. However, these limitations are necessary to comply with safety and clearance requirements. Overall, the amendment avoids creating new hardships and instead corrects existing conflicts within the Code.

What is the cost?

Developers may experience lower landscape installation and maintenance costs because understory trees and shrubs are generally less expensive than canopy trees and more compatible with areas constrained by utilities. Eliminating the need for waivers further reduces consulting, engineering, and processing expenses. The County similarly benefits from reduced administrative burden, as staff will no longer need to process routine waiver requests. Utility providers may also see reduced vegetation-management costs due to fewer canopy trees near overhead power lines. Overall, no new financial obligations are created, and the amendment aligns existing requirements with practical site conditions.

Limits of the Proposed Ordinance

While the proposed ordinance effectively resolves conflicts between existing landscape standards, solar facility operations, and overhead utility infrastructure, it does have certain limits. The amendment applies only to areas with overhead power lines or solar electric-power generation facilities, meaning the full Type “A” buffer, including canopy trees, remains required in all other areas, even where developers may prefer a more flexible or lower-maintenance landscape design. The ordinance does not eliminate all height or species limitations, as plantings must still comply with Appendix B and other County landscaping requirements, which may restrict aesthetic options. Additionally, while the ordinance reduces the need for waivers, it cannot fully eliminate unique site-specific situations that may still require administrative review. Finally, the amendment focuses exclusively on frontage buffers; it does not address potential landscaping or screening issues on interior property lines or other parts of a development where similar constraints might occur. Overall, the ordinance is intentionally narrow in scope, addressing a specific and recurring issue but not redesigning the broader landscape framework.

Comparisons to other Jurisdictions:

Staff commonly survey counties on the I-4 corridor for regulatory comparisons because they are most closely similar to Polk. Some of the abutting counties are reviewed. Alachua and Duval are also reviewed because of similar demographic and urban-rural mixture. This method of selection creates a survey of 13 total local jurisdictions.

A review of comparable jurisdictions shows a wide variation in how local governments address landscaping requirements in areas affected by overhead utilities, particularly regarding whether specialized buffers are required, whether canopy trees may be substituted, and how tree spacing is regulated for safety and maintenance compatibility. Of the 13 jurisdictions, the majority do not provide a dedicated overhead utility or power-line buffer; only 3 of the 13 jurisdictions establish a formal, stand-alone utility buffer with defined widths, planting counts, or opacity standards. However, among the 10 jurisdictions that do not require a specific utility buffer, most still address overhead utility constraints through alternative compliance measures. A significant portion of these jurisdictions either prohibit canopy trees entirely within utility corridors or allow substitution of understory trees and shrubs in place of canopy species to ensure compliance with height and clearance limitations. Several also require coordination with utility providers, impose height-based species restrictions, or specify tree spacing standards to avoid conflicts with overhead lines. While only a minority of jurisdictions offer a formal utility-specific buffer, the overwhelming majority recognize the operational and safety conflicts created by overhead lines and respond by modifying plant selection, plant height, spacing, or substitution standards.

Taken together, these jurisdictions demonstrate a common recognition of utility-related planting constraints, but they vary substantially in structure: some rely on substitution rules within standard buffers, others impose explicit overhead-utility buffers with defined planting counts, and others simply require compatibility with utility height limits. This comparison supports the need for a clear, predictable, and utility-compatible buffer standard, such as the one proposed in the amendment.

Staff focused on the overarching themes reflected in Table 1 to follow. Whether jurisdictions provide a dedicated overhead-utility buffer, how they address planting requirements through canopy tree prohibitions or substitutions, and what tree separation or spacing standards they apply in utility-conflict areas. Details of this survey are found in Table 1 to follow.

Table 1

Jurisdiction <i>(Code citation)</i>	Provide power line/overhead utility buffer?	Planting Requirements? <i>Canopy trees prohibited or substitution?</i>	Tree Separation Requirement?
Alachua County <i>Sec. 407.43 Sec. 407.70 Table 407.50.1</i>	Yes. Width: 10' Length: 100 LF Canopy: N/A Understory: 4 Shrubs: Depends on required opacity	No.	Yes. Overhead or underground utility service facilities shall provide utility providers' separations from all trees and landscaping.
Brevard County <i>Sec. 62-4341-42</i>	No.	Yes. To not interfere with utility services or create an unsafe visual clearance or other safety or maintenance hazard. This does not prohibit the appropriate plantings within utility easements.	No.
Duval County <i>Sec.656.1215</i>	No.	No.	Yes. Required trees reaching a mature height greater than 25 feet shall be located at least 20 feet away from the power line
Hardee County <i>Sec. 5.13.07.03 Sec. 5.13.07.08 Table 5.13.07.C Figure 5.3.11.A</i>	No.	Yes. Easements for overhead wires only prohibit the planting of large trees , so understory trees are allowed in narrow buffer yards under power lines.	Yes. Large and medium sized trees should not be planted closer than 15 feet
Highlands County <i>Sec. 12.11.105.2 Sec. 12.11.105.5 Figure 12.11.105.5.A</i>	No.	Yes. No shade tree that exceeds 40 feet in height at maturity shall be placed within 15 feet of any overhead utility.	Yes. Large and medium sized trees should not be planted closer than 15 feet
Hillsborough County <i>Sec. 6.06.06</i>	No.	Yes. Consultation with the local utility representative should occur for assistance on selecting suitable vegetative species.	Vegetation that exceeds 25 feet in height at maturity shall not be planted closer than 30 feet of the vertical plane of an existing power line, excluding service wires.
Lake County <i>Sec. 9.01.05 Sec. 9.01.06</i>	No.	Yes. Special precautions Shall be taken to not locate canopy trees under or near utility easements.	No.
Manatee County <i>Sec. 701.4 Sec. 902.7 Figure 7-2</i>	Yes. Width: 10' Length: 100 LF Canopy: N/A Understory: 5 Shrubs: 50	Yes. For roadway buffers that contain overhead power lines, the requirement for canopy trees may be reduced to allow understory trees	No.
Orange County <i>Sec. 24-4 Sec. 24-5</i>	No.	Yes. When a required buffer lies within 10 feet of an above ground power or other utility line, understory trees may be planted in the affected buffer in lieu of shade trees.	No.
Osceola County <i>Sec. 4.8.3 Sec. 4.8.5</i>	No.	Yes. For local streets, where overhead utilities exist and would be in conflict with required plantings, small trees may be planted in lieu of large trees at a 2:1 ratio.	Yes. Overhead or underground utility service facilities shall be designed to provide clearance from the mature height of trees and landscaping proposed on the landscape plan.
Pasco County <i>Sec. 905.2</i>	No.	Yes. Consultation with the affected utility should occur for assistance with the selection of suitable vegetative species.	Yes. Where interference with overhead utility lines is probable, ornamental trees shall be planted with a

Table 1

Jurisdiction <i>(Code citation)</i>	Provide power line/overhead utility buffer?	Planting Requirements? <i>Canopy trees prohibited or substitution?</i>	Tree Separation Requirement?
			maximum spacing of 20 feet on center.
Seminole County <i>Sec. 30.14.3 Sec. 30.14.4 Sec. 30.14.5 Sec. 30.14.7</i>	Yes. Width: Depends on required opacity Length: 100 LF Canopy: N/A Understory: 5 Shrubs: 16	Yes. Substitution of 3:1 ratio in the event where canopy trees are required.	No.
Volusia County <i>Sec. 72-284</i>	No.	Yes. Tree selection shall be limited to those trees that will not, at mature height, conflict with overhead utilities. Substitution of understory trees or shrubs for required canopy and/or mid-story trees.	Yes. Canopy (height at maturity of greater than 30 feet): 30' Mid-story (height at maturity between 20 and 30 feet): 20' Understory trees (height at maturity of less than 20 feet): No offset.

Consistency with the Comprehensive Plan

POLICY 2.125-D3: PRIVATE UTILITY COORDINATION - The County shall require applicants/developers to submit plans and plats to the power companies at the same time plans are submitted to the county for review to assist in the planning and programming of utility service.

Consistency with the Florida Statutes

The proposed text amendment is consistent with Section 163.3205, Florida Statutes, which authorizes local governments to establish buffering and landscaping requirements for solar facilities provided that such standards are not more restrictive than those applied to comparable uses. The amendment aligns with this statutory direction by creating a utility-compatible buffer that resolves operational conflicts with solar arrays and overhead power lines without imposing additional or more onerous requirements beyond what is already required for similar development types. The modification supports the Legislature’s expressed intent to encourage renewable solar energy production while allowing counties to tailor landscaping standards to protect public safety and surrounding properties.

Comments from Other Agencies: None.

Draft Ordinance: under separate attachment

Exhibits:

Exhibit 1 – Figure 7.3

Exhibit 2 – Utility Buffer

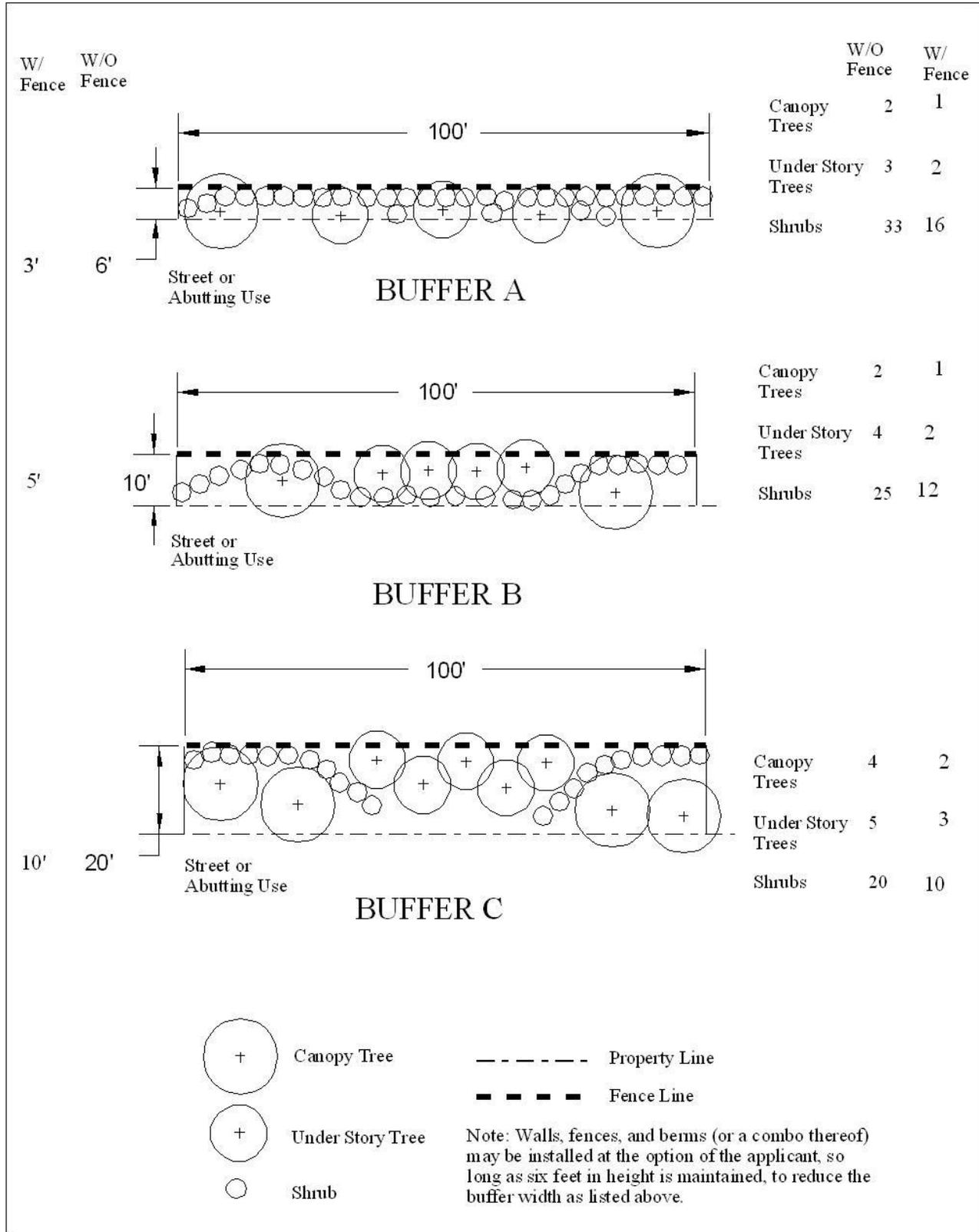
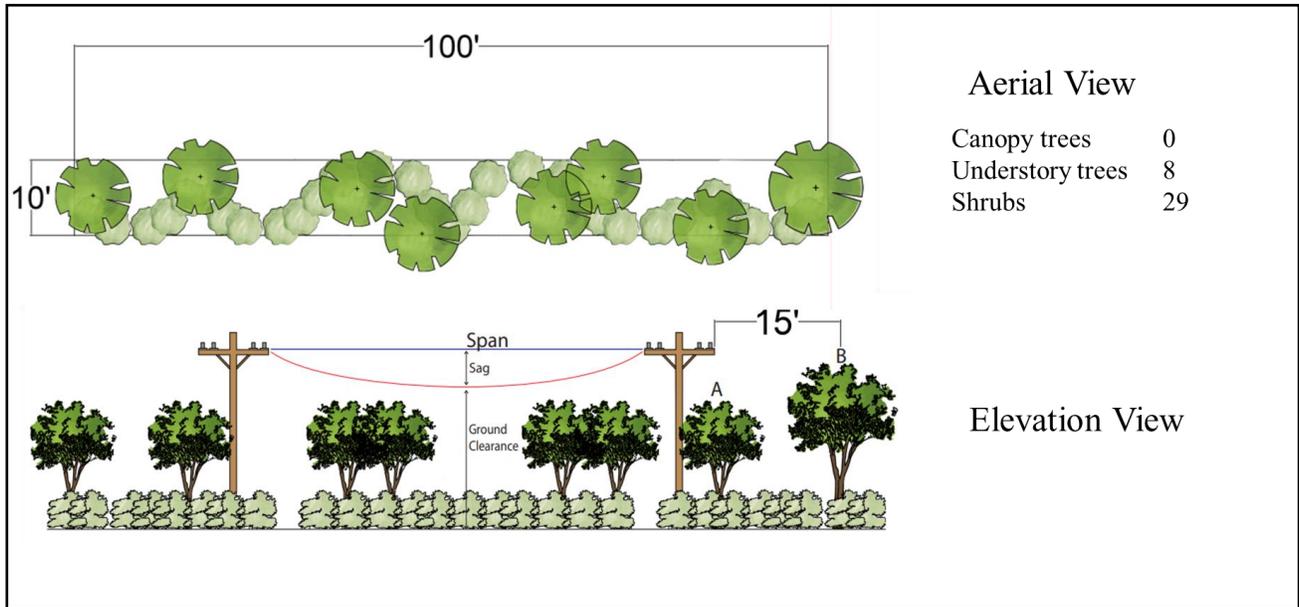


Figure 7.3 Buffer Types and Requirements



Utility Buffer

ORDINANCE NO. 26-_____

AN ORDINANCE OF THE POLK COUNTY BOARD OF COUNTY COMMISSIONERS REGARDING LAND DEVELOPMENT CODE AMENDMENT LDCT-2025-24, AMENDING ORDINANCE NO. 00-09, AS AMENDED, THE POLK COUNTY LAND DEVELOPMENT CODE; AMENDING CHAPTER 3, SECTION 303, SOLAR ELECTRIC-POWER GENERATION FACILITY, TO MODIFY LANDSCAPING REQUIREMENTS; AMENDING CHAPTER 7, SECTION 720, LANDSCAPING AND BUFFERING TO INCLUDE A UTILITY BUFFER; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Article VIII, Section I(g) of the Constitution of the State of Florida and the Community Planning Act, Chapter 163, Part II, Florida Statutes (FS), as amended, (the Act) Polk County is authorized and required to adopt a Land Development Regulations consistent with the Polk County Comprehensive Plan; and

WHEREAS, the Board of County Commissioners adopted said Land Development Regulations on March 1, 2000, titled the Polk County Land Development Code; and

WHEREAS, Chapter 9, Section 903 of the Land Development Code requires Land Development Code Amendments to be a Level 4 Review; and

WHEREAS, Chapter 9, Section 907 sets forth the purpose and review process for Level 4 Reviews; and

WHEREAS, pursuant to Section 125.67 of the Florida Statutes, every ordinance shall embrace but one subject and matter properly connected therewith; and

WHEREAS, pursuant to Section 163.3164 of the Florida Statutes, the Polk County Planning Commission conducted a public hearing, with due public notice having been provided, on the proposed Land Development Code Amendment on December 3, 2025; and

WHEREAS, the proposed text amendment to the Polk County Land Development Code regarding Chapter 3, Section 303, Solar Electric-power Generation Facility, to modify landscaping requirements; amending Chapter 7, Section 720, Landscaping and Buffering, to include a Utility Buffer; and

WHEREAS, the Board of County Commissioners held two public hearings on January 6, 2026 and January 20, 2026 wherein the Board reviewed and considered the Planning Commission's recommendation, the staff report, and all comments received during said public hearings, and provided for necessary revisions; and

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Polk County, Florida that:

NOTE: The underlined text indicates proposed additions to the current language. The ~~strikeout~~ indicates text to be removed from the current ordinance.

SECTION 1: FINDINGS The Board hereby finds and determines that:

- a) The findings set forth in the recitals to this Ordinance are true and correct and hereby adopted.
- b) The Planning Commission, acting in its capacity as the Local Planning Agency for the County, held a public hearing on December 3, 2025, to consider the LDC text amendments contained within Application LDCT-2025-24 and found them to be consistent with the Comprehensive Plan and recommended that the Board adopt the LDC Text Amendment contained within Application LDCT-2025-24.
- c) The adoption of LDCT-2025-24 is consistent with the Comprehensive Plan and LDC.

SECTION 2: Chapter 3, Section 303, Solar Electric-Power Generation Facility, of the Polk County Land Development Code, Polk Ordinance No. 00-09, as amended, is hereby amended in the following manner:

Section 303 Solar Electric-Power Generation Facility

The location, construction, and operation of solar electric-power generating facilities shall comply with the following standards:

1. Siting/location criteria:

- a. Solar Electric-Power Generation Facilities shall be allowed in the A/RR, A/RRX, RS, RCC-R, HIC, BPC-1, BPC-2, IND, INST-1, INST-2 and PM land use districts subject to conditional use approval.
 - b. The minimum property size for a Solar Electric-Power Generation Facility shall be 10 acres.
 - c. All solar panels and associated equipment shall be setback a minimum of 50 feet from all property lines and shall comply with all applicable right-of-way setbacks.
 - d. The height of any solar panels and solar arrays shall not exceed the height limitation for the applicable land use district; otherwise, a variance may be applied for in accordance with Section 930 of this Code.
 - e. Visual impacts of the solar panels, solar arrays and any solar energy system shall be minimized in accordance with the following:
 - i. A ~~Type-A~~ Utility Buffer shall be required along the frontage of all public rights-of-way. If this buffer is determined to affect the functionality of the solar arrays and system, the applicant may apply for a waiver to this requirement in accordance with Section 932 of this Code.
 - ii. Clearing of natural vegetation for the installation of a Solar Electric-Power Generation Facility shall be limited to that which is necessary for the construction, operation, and maintenance of the Facility and as otherwise prescribed by applicable state and federal laws, rules, and regulations.
2. Within the BPC-1, BPC-2, and INST-1 districts, a Solar Electric-Power Generation Facility shall require a Level 3 Review if any of the follow criteria are met:

- a. The proposed facility will be located within one-quarter mile (1,320 feet) from a single-family residence or subdivision consisting of single-family lots;
 - b. The solar panels or any associated equipment is proposed to be closer than 50 feet to the property line.
3. Solar Electric-Power Generation Facilities shall comply with the Florida Electrical Power Plant Siting Act when determined to be a Certified Electric-Power Generation Facility pursuant to Florida Statutes. Polk County shall, at its sole discretion, remain a party to the Electrical Power Plant Siting Act certification process. Solar Electric-Power Generation Facilities that qualify as a Certified Facility shall require a Level 4 Review.
 4. Prior to approval, the applicant shall demonstrate that the Facility complies with all other applicable state and federal laws, rules and regulations pertaining to electric-power generation facilities specific to solar power.
 5. Additional primary uses associated with Solar Power Generation Facilities such as solar-related material and equipment storage, including, without limitation, solar panels, inverters, and battery storage systems (outdoor or enclosed) for onsite and offsite use, administrative offices, and training facilities may be permitted in the INST-1 and INST-2 districts through Level 3 Review.

SECTION 3: Chapter 7, Section 720, Landscaping and Buffering, of the Polk County Land Development Code, Polk Ordinance No. 00-09, as amended, is hereby amended in the following manner:

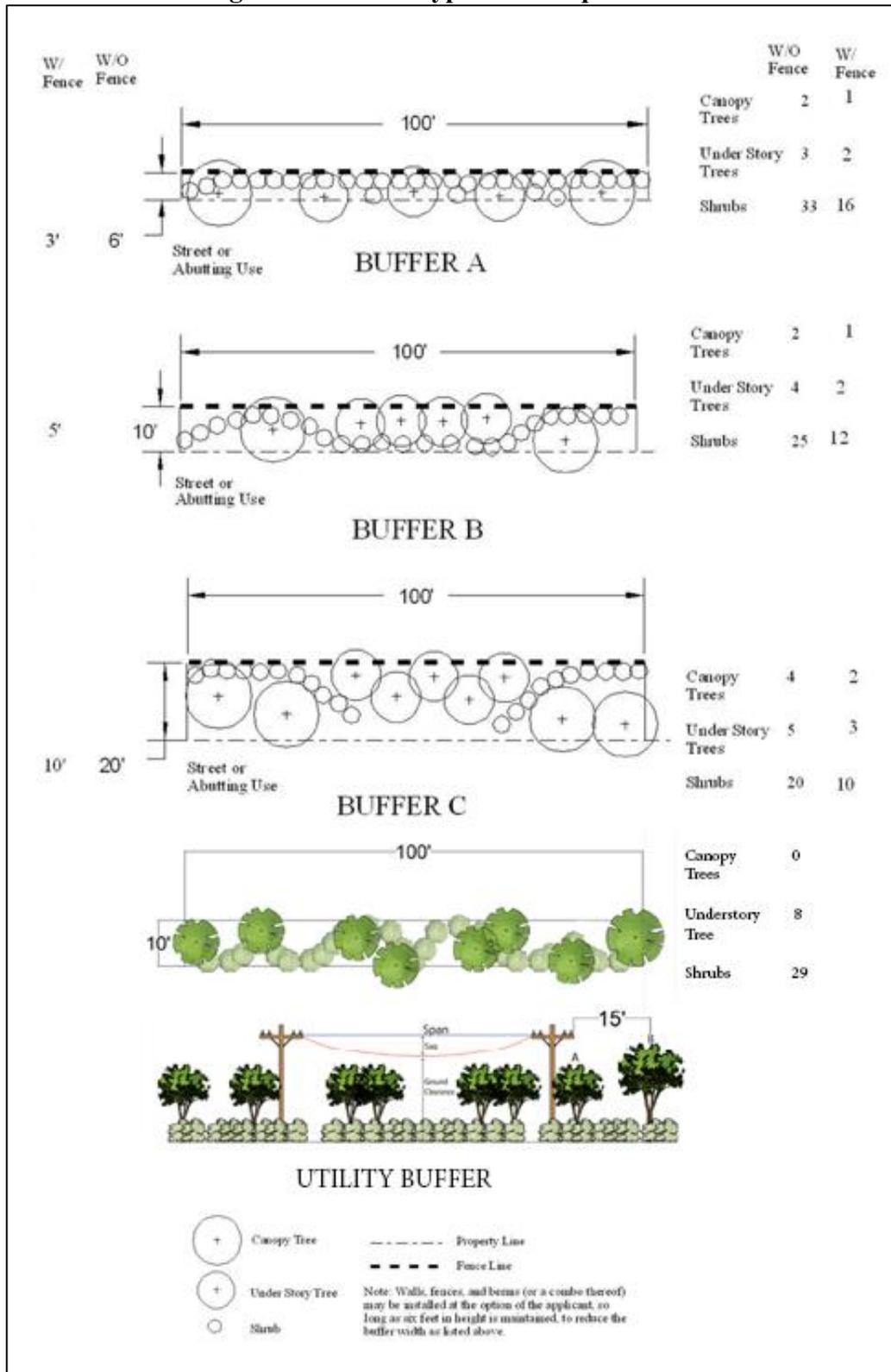
H. Buffering

Landscape buffers are required between certain abutting land uses to mitigate or minimize potential nuisances such as noise, light, glare, dirt and litter, signs, parking or storage areas.

1. The Buffer Matrix, Table 7.12 outlines the requirements for buffers which is based on the intensity of the proposed development or use, and the uses which are developed or intended on all adjacent properties. The letters A, B, C on Table 7.12 refer to specific types of buffers which are illustrated in Figure 7.3. "N" means no buffer is required by this Code. Where an abutting property is vacant, the land use designation of the abutting property shall determine the type of buffer required on that side of the property.
2. Buffers shall be located on the outer perimeter of a lot or parcel extending to the limits of the developed area of the site. They may not occupy any portion of an existing, dedicated, or reserved public or private street or right-of-way, unless a landscape maintenance agreement is approved by the Board of County Commissioners for public right-of-way and maintenance entity is identified on a plat for private streets or rights-of-way.
3. In those instances where a fence or wall is used the requirements of Section 210 shall apply in addition to the following:
 - a. Fences shall be a minimum six feet high, 100 percent opaque wood or PVC.
 - b. Walls shall be brick or masonry, a minimum of six feet in height and designed for proper drainage flow.
 - c. Where fences or walls are used, the landscaping shall be planted along the exterior of the fence or wall as provided in Figure 7.3.
4. Buffers for public or private elementary, middle, and high schools shall include shrubs and canopy trees. The plant selection and landscape design shall be developed in accordance with the Florida Safe Schools Design Guidelines to promote natural surveillance from roads and

surrounding property and to prevent crime through proper environmental design. Alternative landscape buffer designs, developed in accordance with the Florida Safe Schools Design Guidelines, will not be subject to waiver requirements.

Figure 7.3 Buffer Types and Requirements



SECTION 4: SEVERABILITY

If any provision of this Ordinance is held to be illegal, invalid, or unconstitutional by a court of competent jurisdiction the other provisions shall remain in full force and effect.

SECTION 5: EFFECTIVE DATE

This ordinance shall become effective upon filing with the Department of State.

ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF POLK COUNTY, FLORIDA
this 20th day of January 2026.

AN ORDINANCE OF THE POLK COUNTY BOARD OF COUNTY COMMISSIONERS REGARDING LAND DEVELOPMENT CODE AMENDMENT LDCT-2025-24, AMENDING ORDINANCE NO. 00-09, AS AMENDED, THE POLK COUNTY LAND DEVELOPMENT CODE; AMENDING CHAPTER 3, SECTION 303, SOLAR ELECTRIC-POWER GENERATION FACILITY, TO MODIFY LANDSCAPING REQUIREMENTS; AMENDING CHAPTER 7, SECTION 720, LANDSCAPING AND BUFFERING TO INCLUDE A UTILITY BUFFER; AMENDING CHAPTER 9, SECTION 932, WAIVERS TO TECHNICAL STANDARDS, TO MODIFY FOR THE PROPOSED AMENDMENTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

An ordinance of the Polk County Board of County Commissioners regarding Land Development Code Amendment LDCT-2025-23, amending Ordinance No. 00-09, as amended, the Polk County Land Development Code; amending Chapter 3, Section 303, Solar Electric-power Generation Facility, to modify landscaping requirements; amending Chapter 7, Section 720, Landscaping and Buffering, to include a Utility Buffer; amending Chapter 9, Section 932, Waiver to Technical Standards, to modify for the proposed amendments; providing for severability; and providing for an effective date.

LDCT-2025-24 - Powerline Landscaping Buffers

Menu Reports Help

Application Name: [Powerline Landscaping Buffers](#)

File Date: [09/22/2025](#)

Application Type: [BOCC-LDC Text Change](#)

Application Status: [Approved for Hearing](#)

Application Comments: View ID Comment Date

Description of Work: [Powerline Landscaping Buffers](#)

Application Detail: [Detail](#)

Address: [330 W CHURCH ST, BARTOW, FL 33830](#)

Parcel No: [253006393000000172](#)

Owner Name: [POLK COUNTY](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	POLK COUNTY		Applicant	Mailing, 330 W Church ...	Active
	POLK COUNTY		Engineer	Mailing, 330 W Church ...	Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
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Job Value: [\\$0.00](#)

Total Fee Assessed: [\\$850.00](#)

Total Fee Invoiced: [\\$0.00](#)

Balance: [\\$0.00](#)

Custom Fields: **LD_PUBL_HEAR**

PUBLIC HEARINGS	
Development Type	Application Type
Board of County Commissioners	Government Project
Variance Type	Brownfields Request
—	—
Affordable Housing	—

GENERAL INFORMATION

Expedited Review	Number of Lots	—
Will This Project Be Phased	Acres	0
DRC Meeting	DRC Meeting Time	10/09/2025 9:45 AM
Rescheduled DRC Meeting	Rescheduled DRC Meeting Time	—
Number of Units	Green Swamp	No
Is this Polk County Utilities	Case File Number	—
FS 119 Status	One Year Extension	—
Non-Exempt	—	—

ADVERTISING

Legal Advertising Date	BOCC1 Advertising Date	—
BOCC2 Advertising Date	Advertising Board	Board of County Commissioners

MEETING DATES

Community Meeting	Planning Commission Date	12/03/2025
BOA Hearing Date	1st BOCC Date	01/06/2026
2nd BOCC Date		01/20/2026

HEARING

PC Hearing Results	PC Vote Tally	—
BOCC 1st Hearing Results	BOCC 1st Vote Tally	—
BOCC 2nd Hearing Results	BOCC 2nd Vote Tally	—

FINAL LETTER

Denovo Appeal	Denovo Results	—
Denovo Tally		—

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PLAN REVIEW FIELDS

TMPRecordID	DocumentGroupForDPC	RequiredDocumentTypes
POLKCO-REC25-00000-014H0	DIGITAL PROJECTS LD	—
RequiredDocumentTypesComplete	AdditionalDocumentTypes	Activate DPC
No	Applications AutoCad File Binding Site Plans (PDFs, Yes and OUs) CSV Calculations Correspondence Design Drawings Flood/Traffic Studies Impact Statement Inspections Miscellaneous Plans Record Drawings Response Letter Resubmittal Complete Staff Report Approval Letter Survey Title Opinion	Yes
Activate FSA	DigitalSigCheck	Yes
Yes	Yes	

NOR

Neighborhood Organization Registry (NOR)

PUBLIC MAILERS

Posting Board Number of Boards (Number) Number of Mailers (Number) Date Mailed Date Posted NOR

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Submittal	Lyndsay Rathke	Application ...	09/22/2025	Lyndsay Rathke
Engineering Review				
Surveying Review	Mike Benton	Not Required	10/13/2025	Mike Benton
Roads and Drainage Review	Phil Iven	Approve	10/06/2025	Phil Iven
Fire Marshal Review	Kim Turner	Not Required	09/22/2025	Kim Turner
Planning Review	Kyle Rogus	Approve	10/06/2025	Kyle Rogus
School Board Review	School District	Not Required	09/22/2025	School District
Review Consolidation	Lyndsay Rathke	Approved for...	10/13/2025	Lyndsay Rathke
Staff Report				
Public Notice				
Planning Commission				
BOCC Hearing				

Task	Assigned To	Status	Status Date	Action By
Final Letter				
DEO Review				
Second BOCC Hearing				
Archive				

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
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Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments
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Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
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Polk County
Planning Commission

Agenda Item 10.

12/3/2025

SUBJECT

LDCT-2025-23 (Alcohol Separation Requirements & Hours)

DESCRIPTION

Staff requests a LDC Text Amendment amending Chapter 2, Section 224, Alcohol Sales, to modify distance requirements from religious institutions and schools, the method of measurement, and adjust hours of operation for businesses conducting alcohol sales.

RECOMMENDATION

Approval

FISCAL IMPACT

No fiscal impact

CONTACT INFORMATION

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Land Development Division

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**POLK COUNTY
DEVELOPMENT REVIEW COMMITTEE
STAFF REPORT**

DRC Date: October 9, 2025	Level of Review: Level 4
PC Date: December 3, 2025	Type: LDC Text Amendment
BoCC Date: January 6, 2026	Case Numbers: LDCT-2025-23
January 20, 2026	Case Name: Alcohol Separation Requirements & Hours
Applicant: Polk County	Case Planner: Andrew Grohowski, Planner II

Request:	An LDC text amendment to Chapter 2, Section 224, Alcohol Sales, to amend separation distance measurements from property/lease line to shortest legal pedestrian route; to reduce distance separations from religious institutions and schools for 1COP, 2COP, 4COP, and 3PS licenses; and to allow liquor package sales on Sundays and adjust COP Sunday hours. Providing for severability; and providing for an effective date.
Location:	n/a
Property Owner:	n/a
Parcel Size (Number):	n/a
Development Area:	n/a
Nearest Municipality:	n/a
DRC Recommendation:	Approval
Planning Commission Vote:	Pending Hearing

The changes to Chapter 2, Section 224, Table 2.3, Alcohol Sales are:

- Reduce distance from religious institutions and school separation for beer and wine consumption on the premises from 1,000 feet to 500 feet (1COP & 2COP license).
- Reduce distance separation for beer, wine, and liquor consumption on the premises from 2,500 feet to 1,000 feet (4COP license).
- Reduce distance separation for liquor package sales from 2,500 feet to 750 feet (3PS license).
- Permitting hours in which liquor in closed containers (package) can be sold on Sundays from 12:00 P.M. to 12:00 A.M. Monday next.
- Extending the hours in which beer and wine consumption on premises can be sold on Sundays from 12-noon to 11:00 A.M. to 12:00 A.M. Monday next.

The changes to Chapter 2, Section 224, Alcohol Sales are:

- Improve method measurement distance by the shortest route of legal pedestrian travel instead of property line to property line.

Summary:

The objective of Section 224 of the LDC is to prevent potentially conflicting uses from co-locating in close proximity to one another. From a land use and planning standpoint, it is important to maintain a separation in alcohol businesses to religious institutions or schools. Distance and hour regulations have been part of the County regulations since the 1970s. Over the past thirteen years, Staff has found all variance data to reduce these separation distances have been approved. In many instances these distance reductions have become customary, which ultimately defeats the purpose of separation in the first place. This data precipitated further investigation into Section 224 of the Land Development Code (LDC). Based on additional analysis, Staff found inequities in how these regulations have been applied, including operation hours for incorporated and unincorporated portions of the County, and measurement methods, which can cause nuances and a loss in effective implementation. Based on these findings, Staff has recommended the following amendments in Section 224:

Distance

- *Beer & wine consumption on premises (1&2COP) – reduce distance separation from 1,000 feet to 500' feet.*
- *Beer, wine, liquor consumption on premises (4COP) – reduce distance separation from 2,500 feet to 1,000 feet.*
- *Liquor package sales (3PS)– reduce distance separation from 2,500 feet to 750 feet.*

Hours

- *3PS license – permit Sunday sales from 12:00 P.M. to 12:00 A.M. Monday next.*
- *1,2,4COP license – extend time of Sunday sales earlier by one hour to 11:00 A.M. to 12:00 A.M. Monday next.*

Measurement

- *Change distance measurement from property line to property line to legal route of pedestrian travel.*

Polk is large and 83.6%, of the County is unincorporated. Polk County has seen record economic growth since 2013. Generally speaking, businesses conducting package sales on site are typical big box stores with separate liquor store entrances. There are few nuances and inconsistencies to current regulations. Religious and educational facilities within a Commercial Future Land Use Map District and sit-down restaurants are already excluded from distance separation requirements. Public perception changes over time, and many times these uses can co-exist in close proximity without any extra burden on one another. Per LDC Section 121.C.3, if a school or religious institution arrives after a business serving alcohol has been established, the discontinuance of alcohol sales is not necessary, and no extra burden of approval would be placed on either entity.

Staff finds these amendments can help continue to draw economic development for potential tax revenue. It will also provide consistency with other jurisdictions to attract businesses that would otherwise locate elsewhere. Besides these benefits across the board, the intent would also help reduce Staff burden on variances that regularly receive approval and to ensure variances are last resort.

Data and Analysis Summary

An audit of prior variances presented before the Board of Adjustment or Land Use Hearing Officer was conducted dating back to 2012. These variances are relief to the separation requirements between a proposed business and a religious institution or school outlined in Section 224, Table 2.4 of the LDC. Regardless of the type of alcohol license, all sixteen requests in reductions have been approved in the past thirteen years, including one variance this past September (*Exhibits 1 & 2*).

Staff surveyed the counties along the I-4 corridor, abutting counties, similar counties, and all cities in Polk, totaling twenty-three (23) jurisdictions. Research has revealed that Polk is the most restrictive when it comes to package sale distance and hour requirements. Five of the 13 county local governments have no distance regulations, and all counties surveyed permit package sales on Sunday. In terms of consumption on site, Polk and five other jurisdictions lead the pack with the highest separation distances. A major discrepancy discovered is that businesses who conduct package sales in the unincorporated portion are unable to do so but would be able to if they were within almost all city jurisdictions in Polk. A fair assumption is that business owners in unincorporated Polk are losing package sales revenue to competitors that are within city limits on Sunday. Additionally, for separation requirement from schools and churches, Polk is one of four jurisdictions (Brevard, Eagle Lake, Polk City) that measure from property line to property line. The method of measurement is inconsistent from the primary objective: to prevent easy public access. Measuring between property lines is not a real world indicator, and ignores parcel shape and size, internal roads, and structures. The remaining jurisdictions surveyed measure from legal pedestrian routes.

This amendment applies to all lots or parcels within the unincorporated areas of the County including the Green Swamp Area of Critical State Concern, with all schools and religious institutions located outside of a Commercial Future Land Use Map District (CC, NAC, CAC, RAC, HIC, LCC, CE, TCX and TCC). The Department of Economic Opportunity (DEO) requires a 45-day review on all policy changes affecting development in the Green Swamp Area of Critical State Concern regardless of whether it has a direct relationship to the primary purpose of the Critical Area, which is aquifer recharge and protection. There are no conflicts with the Comprehensive Plan or Florida Statutes in the implementation of this amendment.

Findings of Fact

1. *The request is a Land Development Code text amendment to Chapter 2, Section 224, to amend separation distance measurements from property/lease line to shortest legal pedestrian route to reflect a more accurate depiction of real-world implementation.*
2. *The request is a Land Development Code text amendment to Chapter 2, Section 224, Table 2.4, to reduce distance separations for beer and wine consumption on site (1COP & 2COP) at establishments to 500 feet from religious institutions or public and private kindergarten through 12th grade school.*
3. *The request is a Land Development Code text amendment to Chapter 2, Section 224, Table 2.4, to reduce distance separations for liquor consumption on site (4COP) at establishments to 1,000 feet from religious institutions or public and private kindergarten through 12th grade school.*
4. *The request is a Land Development Code text amendment to Chapter 2, Section 224, Table 2.4, to reduce distance separations for beer, wine, and liquor in closed containers (package;3PS) to 750 feet from religious institutions or public and private kindergarten through 12th grade school.*
5. *The request is a Land Development Code text amendment to Chapter 2, Section 224, Table 2.4, to permit Sunday hours in which liquor in closed containers (package) can be sold starting from 12:00 P.M. to 12:00 A.M Monday next.*
6. *The request is a Land Development Code text amendment to Chapter 2, Section 224, to extend the time by one hour in which beer, wine, and liquor consumption on the premises (1COP, 2COP, 4COP) can be sold on Sundays from 11:00 A.M. to 12:00 A.M. Monday next.*
2. *This amendment applies to all commercial establishments within the unincorporated areas of the County and religious institutions and schools located outside of a Commercial Future Land Use Map District.*
3. *Per Section 224 of the LDC, “Commercial Future Land Use Map Districts include the following: CC, NAC, CAC, RAC, HIC, LCC, CE, TCX and TCC.”*
3. *Section 224 of the Land Development Code measures distance separation from property boundaries. This amendment proposes the measurement method instead of the legal route of pedestrian travel (i.e. crosswalks, sidewalks).*
5. *The Comprehensive Plan does not address alcohol beverage sales.*
7. *This amendment changes the regulations of commercially designated properties in the Green Swamp Area of Critical State Concern.*
9. *Planning staff has reviewed the land development requirements of 13 central Florida counties that bear commonalities with Polk and 13 municipalities in the County. Staff found that all of the 26 jurisdictions surveyed have smaller distance separations than Polk for beer wine, and liquor package sales and beer, wine and liquor consumption on premises. Five of the 13 county local governments have no distance regulation. All counties permit package sales on Sunday. Two cities have no regulations depending on the license or if it is a religious institution. Besides Polk, only one county and two cities measure distance from property line. The remaining 22 jurisdictions measure via pedestrian travel.*
12. *The County comprises an area of approximately 2,010 square miles. Based on available County GIS data, about 85% of the County, including Auburndale and Mulberry are losing liquor package sales revenue on Sundays.*

Development Review Committee Recommendation:

The Land Development Division, based on the information provided with the proposed text amendment application, finds that the proposed text change request is **CONSISTENT** with the Polk County Land Development Code and the Polk County Comprehensive Plan. Staff recommends **APPROVAL** of LDCT-2025-23.

Analysis:

Current regulations The Florida Department of Business and Professional Regulation is the agency charged with licensing and regulating businesses and professionals in the State of Florida, such as alcohol beverage sales among others. The Department is under the executive branch of the Governor and is governed by Chapter 120, F.S. The Department is structured according to the requirements of Section 20.165, F.S. Alcohol beverage sales are primarily regulated under Chapter 561 of the Florida Statutes. There are approximately 46 different types of alcohol beverage licenses issued by the Department. Within over 20 of the State license applications is a requirement for a signature from a local zoning official that the request meets local zoning laws.

Based on an internal audit of prior variances from the Land Use Hearing Officer, all variances to reduce distance requirements have been approved. The 1,000-foot and 2,500-foot separation requirements, in addition to the measurement of property lines, typically have alcohol sales and service establishments apply for variance should there be a school or religious institution nearby. It is worth examining these numerical values to ensure that current regulations are appropriate and variances from distances do not become “de-facto” customary standard. Staff has found in recent years that these distances and methods of measurement are not always a “one-size fits all” and can be less effective based on different property characteristics and circumstances, such as size or proximity. Based on city and county comparisons totaling twenty-three jurisdictions, Polk has the most restrictive distance for both liquor package sales and liquor on-premises consumption. Additionally, Polk is the only County that prohibits liquor package sales on Sunday. The County is also one of just three jurisdictions that measure from property line to property line, rather than legal pedestrian movement. The purpose of distance separation is to protect the consumer from schools and religious institutions. Pedestrian travel, rather than property line, is a more accurate method of measurement that depicts real-world phenomena. Staff has recommended the following amendments in Section 224:

Distance

- *1&2COP licenses – reduce distance separation from 1,000 feet to 500’ feet.*
- *4COP license – reduce distance separation from 2,500 feet to 1,000 feet.*
- *3PS license – reduce distance separation from 2,500 feet to 750 feet.*

Hours

- *3PS license – permit Sunday sales from 12:00 P.M. to 12:00 A.M. Monday next.*
- *1,2,4COP license – extend time of Sunday sales from 11:00 A.M. to 12:00 A.M. Monday next.*

Measurement

- *Change distance measurement to legal route of pedestrian travel.*

From a compatibility standpoint, distance and hour regulations are still implemented and comparative with the majority of other districts. These changes will not only reflect surrounding areas and provide businesses economic opportunities but also maintain the purpose of LDC Section 224. The following is a detailed explanation of the changes proposed, benefit-cost analysis, regulatory history, scope, jurisdictional comparison, and review of Comprehensive Plan and Florida statutes.

Section 224, Table 2.4 - Distance Separation

Setbacks are one of the many effective methods planners utilize to regulate where alcohol servicing establishments can be located in proximity to religious institutions and schools. The current distance requirements in unincorporated areas of Polk County do not permit beer and wine consumption on premises within 1,000 feet from any religious institution or school. Liquor consumption on premises and liquor package sales require 2,500 feet of separation. However, sometimes not all factors are considered, and circumstances vary on a case-by-case basis. Since 1983 and per LDC Section 930, a variance to these separation requirements through the Board of Adjustment (BOA), now known as the Land Use Hearing Officer (LUHO), has allowed possible relief from these distances where they might otherwise not be met.

Staff has conducted an audit of prior variances to alcohol separation distance requirements since 2012. The amount of variance requests the LUHO hears for alcohol distance separation varies per year. Eleven (11) variances to reduce package sales (3PS) were identified. Also, five (5) cases to reduce beer, wine, and liquor consumption on premises (1COP, 2COP, 4COP) were identified. Since 2012, all eleven (11) variance cases to reduce the 2,500-foot distance requirement for liquor package sales were approved by the BOA or LUHO (*Exhibit 1*). The average setback reduction approved was about 1,932 feet, which is equivalent to 568 feet of separation from liquor package sales (3PS) and religious institutions, schools, or a combination thereof.

Requests to reduce distance separation for consumption licenses are also significant. Since 2012, all five (5) variance cases to reduce the 1,000-foot distance for beer, wine, and/or liquor consumption on the premises were approved by the BOA or LUHO (*Exhibit 2*). The average setback reduction approved was about 576 feet, which is equivalent to 424 feet of separation from a 1COP, 2COP, or 4COP licensed establishment and religious institutions, schools, or a combination thereof.

In the past thirteen years, Staff found that all alcohol variances for standard retail licenses have been approved, and so an amendment to these distances is worth examining. If many variance cases are approved over a long period of time, then the reduction in distance may begin to take precedent and become customary, rather than the regulation itself. This insight would defeat the purpose of the variance process, as the existing separation requirements do not serve their general intent and purpose. This amendment proposes reductions in standard retail licenses outlined in Table 2.4, which would reduce beer, wine, and liquor package sales from 2,500 feet to 750 feet. This proposed distance is not dissimilar to other counties or cities examined. According to comparisons with other jurisdictions, Polk County has the highest separation distance when it comes to liquor package sales (Tables 1 & 2). The proposal would put the County in line with the majority of other counties, five of which have no distance requirements whatsoever.

Furthermore, this proposal illustrates the uneven nature of alcohol policies in Polk County. It is important to realize that the separation requirements of Section 224 apply to a wide variety of uses that have disparate intensities and effects upon the surrounding area. Bars and lounges, for instance, require a 4COP license for consumption on premises as well as sit-down restaurants with less than 120 seats and 2,000 square feet (F.S. 561.20). Sit-down restaurants that exceed the minimum seat and size requirements are allowed to serve alcohol without having to go through the variance process and can locate adjacent to a religious institution or school (4COP-SRX). Many times these uses can co-exist in close proximity without any extra burden on one another. Per LDC Section 121.C.3, if a school or religious institution arrives after a business serving alcohol has been established, the discontinuance of alcohol sales is not necessary and no extra burden of approval would be placed on either entity. Staff encounters alcohol sales as an administrative type of review (Level 1) in different

instances. However, since a school or religious institution was established first, the applicant must go through a variance process or walk away.

Given prior variances and county and municipal comparisons, Staff has proposed alternatives to distance separation for consumption on premises while preventing potentially conflicting uses from co-locating in close proximity and duly impacting one over the another. This amendment proposes a reduction in distance separation for beer and wine consumption on premises from 1,000 feet to 500 feet (1 & 2COP) and to reduce beer, wine, and liquor consumption on premises from 2,500 feet to 1,000 feet (4COP). There is still adequate separation from the proposed uses where both can function accordingly. Similar to liquor package sales, Polk County has the highest separation distance when it comes to beer, wine, and liquor consumption on premises compared to both other counties and municipalities (Tables 1 & 2). The proposed values reflect typical distances found from other jurisdictions. Including places with no distance restrictions, eight out of thirteen counties have consumption on premise separation requirements less than 1,000 feet, regardless of the type of alcohol being served. This amendment allows a more effective numerical value for separation

Section 224 - Method of Measurement

Current standards to measure separation distance from an alcoholic establishment carrying a retail license to a religious institution or school is from property line to property line. Similar to numerical values for distance separation, the current methodology for measuring is not always the most accurate depiction of real-world phenomenon. Property sizes vary greatly. The business may be located in a large-scale retail plaza. The primary objective for separation is to separate the consumer from the protected use and prohibit public access where it is easily accessible. Pedestrians and vehicles typically travel much further than the property line measurements including crossing major highways, intersections and crossings in order to enter the buildings themselves. The actual distance between an entrance and a property boundary is much greater, and there are typically existing physical barriers between the uses that greatly increase one's perceptual distance.

Therefore, the purpose of measuring can sometimes get lost in translation as to why Staff regulates the distance separation in the first place – to prevent easy public access. From a comparison standpoint, only one out of the thirteen counties analyzed measure from the property line (Table 1). Two of the thirteen municipalities measure from the property line with one not having distance requirements at all (Lake Alfred, Table 2). The remaining twenty-three jurisdictions utilize legal pedestrian travel for distance measurements. This amendment will use the shortest route of legal pedestrian travel from the main entrance of such place of business to the main entrance of a religious institution or school. Staff believes this change reflects a more accurate depiction of real-world phenomena and eliminates arbitrary calculations.

Section 224, Table 2.4 - Sunday Package Sales

The current regulations regarding Sunday alcohol sales in the unincorporated areas of Polk County allow beer and wine package sales between 7 A.M. and 2:00 A.M. Beer, wine, and liquor consumption on premises are permitted between the hours of 12 noon and midnight. Liquor package sales are prohibited on Sunday. Staff has completed an inventory of the times in which alcohol is allowed to be served on Sundays for thirteen counties (Table 1) and thirteen municipalities (Table 2) within Polk. Based on this information, all cities within the County, except Auburndale and Mulberry, permit liquor package sales on Sunday. All thirteen counties except Polk have Sunday hours for liquor package sales.

From an economic perspective, these regulations may affect where new stores decide to locate. Businesses in unincorporated portions of the County are losing potential package sales on Sundays

compared to those within city limits. Including two cities, that is about 85% of the entire County. If most of a business's revenue relies on package sales, the opportunity cost for that store to annex or locate within city limits may be low. For example, Publix may have greater package sales revenue by selling within a city's jurisdiction, rather than the County. In terms of consumption on premises, like package sales, all nearby counties permit Sunday operations, including Polk. However, the majority, or twelve (12), begin prior to 12 noon. Proposed consumption on the premises for a business would increase their Sunday operations by one hour, or 11 A.M. Meanwhile, liquor package sales would begin at 12 noon. This proposal allows the County to maintain competitive advantage for business owners who may find higher revenues in a city or another county that allows Sunday sales where they otherwise may not have in the unincorporated area.

Benefit-cost Analysis of the Amendment

Who does it help?

This proposal provides greater economic opportunities and flexibility to where businesses decide to locate, which allows for more competition and additional options in a commercial area. Allowing an expansion in hours generates additional business revenue in the unincorporated areas where it would not be capable otherwise. Additionally, the hours can generate additional tax revenue through new sales. Greater commercial options with mixed uses are encouraged. And this proposal will more effectively align with real-world phenomena and cater to more unique property circumstances while safeguarding existing uses. The proposal helps maintain the County's competitiveness and consistency when compared to nearby jurisdictions. Lastly, a decrease in Staff burden on variance applications is anticipated.

Who does it hurt?

There may be other homeowners that fear these changes can intensify activity within their neighborhood, detracting from their overall quality of life. The impact to residential uses is unlikely as these commercial uses are still required to locate in non-residential land use districts. Schools and religious institutions are considered non-residential uses as well and can be located adjacent or near other more intensive non-residential uses without any issues. For example, in the appropriate land use district, a manufacturing facility operating 24 hours per day can be located just 20 feet away from a school or church through Level 2 Review. This proposal still requires alcohol separation on a much larger distance compared to other more intensive uses which may be permitted by right. Typically, businesses selling alcohol are among large commercial operations, such as a retail plaza or corridor. The measurement in separation will require a legal pedestrian route, so limiting access is still maintained. Lastly, operating hours during regular church services may overlap but does not present any large conflicts - residents can already purchase beer and wine packages after 7 A.M. on a Sunday. Amending the operating hours for consumption and package sales are on Sundays, so school days will not be affected.

What is the cost?

These changes may help reduce variance applications Staff receives. This provides fewer potential costs an applicant may if they were to submit for a variance. Additionally, providing additional operating hours for businesses may increase their revenue thereby decreasing their overall costs.

Regulatory History

It was not until 1975 after the first zoning ordinance in November 1970 that alcohol beverage regulations took effect in unincorporated portions of the County, which included distance requirements and operation hours. The sale of malt beverages with alcoholic content greater than 1% by weight and wine of any alcoholic content was prohibited within 1,000 feet of any established church and school (1 & 2 COP). Meanwhile any alcoholic beverage with an alcoholic content greater than 1% by weight were prohibited within 2,500 feet from a church or school. In December 1978,

hours of sale were introduced which prohibited Sunday sales of alcohol more than 14% by weight (3PS). In January 1983, a variance process to these distance separation requirements was implemented as an option through the Board of Adjustments. On the effective date of the LDC, distance and hour requirements remained unchanged and Section 224 was part of the original adoption in 2000, which included the illustration table (Table 2.3). It was not until August 2018 that beer and wine package sales (1/2 APS) were permitted on Sundays (*Ord. 18-49*). As part of the ordinance, Table 2.3 was modified and expanded to include distance and hour requirements for various types of alcohol licenses, such as 4COP-SRX (Restaurants) and 11C (Private Clubs). No amendments have been introduced to LDC Section 224 since then.

Limits of the Proposed Ordinance

This amendment applies to all places of commercially designated lots or parcels within the unincorporated areas of the County, located outside of a Commercial Future Land Use Map District (CC, NAC, CAC, RAC, HIC, LCC, CE, TCX and TCC) and including the Green Swamp Area of Critical State Concern. The Department of Economic Opportunity (DEO) requires a 45-day review on all policy changes affecting development in the Green Swamp Area of Critical State Concern regardless of whether it has a direct relationship to the primary purpose of the Critical Area, which is aquifer recharge and protection. Therefore, this request will be reviewed by the DEO Community Planning Department Areas of Critical State Concern Program prior to becoming effective. Most of these businesses are convenience stores that are placed at an economic disadvantage due to their inability to sell these products at the same time as their competitors in the nearby city jurisdictions. Staff believes that this amendment will have no impact on the Critical Area since it does not change the effect of the current code. It only clarifies its intent.

Comparisons to other Jurisdictions:

Staff commonly survey counties on the I-4 corridor for regulatory comparisons because they are most closely similar to Polk. To ensure a thorough analysis, some of the abutting counties are reviewed along with all the cities within the County. Alachua and Duval are also reviewed because of similar demographic and urban-rural mixture. This method of selection creates a survey of 13 counties and 13 cities totaling 26 jurisdictions.

In terms of liquor package licenses, all but three (3) of the twenty-six (26) jurisdictions surveyed permit Sunday sales (Auburndale, Mulberry, & Alachua). While all jurisdictions permit beer and wine consumption on Sundays, more than half (17) permit 1&2COP licensed businesses to serve earlier than noon (11 counties and 6 cities). Additionally, Polk County has the most restrictive separation distance for both liquor package and consumption at 2,500 feet (3PS & 4COP). Five counties, including Alachua, Lake, Manatee, Osceola, and Volusia have no distance requirements from religious institutions or schools whatsoever. Details of this survey are found in Table 1 to follow.

Table 1 - County

Jurisdiction <i>(Code citation)</i>	Sunday Sales		Religious & School Separation Distance			Pedestrian Measure- ment?
	Beer & Wine Consumption	Liquor Package	Beer & Wine Consumption	Liquor Consumption	Liquor Package	
Alachua County <i>Sec. 63.01 thru 63.24</i>	1PM – 11PM	1PM – 11PM	No restrictions	No restrictions	No restrictions	N/A
Brevard County <i>Sec. 62-1906 Sec. 6-1 to 6-4</i>	24 hours	24 hours	300’	300’	No restrictions	No; Property line
Duval County <i>Sec. 154.100 thru 402 Sec. 656.800 thru 809</i>	6AM – 2AM Monday	6AM – 2AM Monday	1,500’	1,500’	500’	Yes; Building to property line

Table 1 - County

Jurisdiction <i>(Code citation)</i>	Sunday Sales		Religious & School Separation Distance			Pedestrian Measurement?
	Beer & Wine Consumption	Liquor Package	Beer & Wine Consumption	Liquor Consumption	Liquor Package	
Hardee County <i>Sec. 2.28.00</i>	12PM – 1AM Monday	12PM – 1AM Monday	500’	500’	500’	Yes; Entrance to property line
Highlands County <i>Sec. 3-1 thru 3-5</i> <i>Sec. 12.08.101</i>	7AM – 2AM Monday	7AM – 2AM Monday	1,500’ (School) 500’ (Church)	1,500’ (School) 500’ (Church)	1,500’ (School) 500’ (Church)	Yes; Entrance to property line
Hillsborough County <i>Sec. 6.11.11</i>	11AM – 3AM Monday	11AM – 3AM Monday	500’	500’	500’	Yes; “Wet-zone area” to property line
Lake County <i>Sec 3-1 thru 3-7</i>	7AM – 2AM Monday	7AM – 12AM Monday	No restrictions	No restrictions	No restrictions	N/A
Manatee County <i>Sec. 2-3-1 thru 2-3-9</i> <i>Sec.531.4</i>	7AM – 2:30AM Monday	7AM – 2:30AM Monday	No restrictions	No restrictions	No restrictions	N/A
Orange County <i>Sec. 38-1414 thru 1415</i> <i>Sec. 4-1 thru 4-5</i>	11AM – 2AM Monday	9AM – 2AM Monday	1,000’	1,000 (Church) 500’ (School)	1,000’	Yes; Entrance to entrance
Osceola County <i>Sec. 3-1 thru 3-5</i>	11AM – 2AM Monday	9AM – 2AM Monday	No restrictions	No restrictions	No restrictions	N/A
Pasco County <i>Sec. 6-26 to 6-30</i> <i>Sec. 503.3, 525.2, 526.2, & 527.3</i>	7AM – 2AM Monday	7AM – 2AM Monday	1,000’	1,000’	1,000’	Yes; Structure to property line
Seminole County <i>Sec. 15.41</i> <i>Sec. 30.6.6</i>	7AM – 2AM Monday	7AM – 2AM Monday	1,000’	1,000’	1,000’	Yes; Entrance to building/property line
Volusia County <i>Sec. 6-1 thru 6-2</i>	7AM – 2AM Monday	2PM – 2AM Monday	No restrictions	No restrictions	No restrictions	N/A

Table 2 - Municipality

Jurisdiction <i>(Code citation)</i>	Sunday Sales		Religious & School Separation Distance			Pedestrian Measurement?
	Beer & Wine Consumption	Liquor Package	Beer & Wine Consumption	Liquor Consumption	Liquor Package	
Auburndale <i>Sec. 4-1 thru 4-5</i>	12PM – 12AM Monday	N/A	750’	750’	500’	Yes;
Bartow <i>Sec. 6-1 thru 6-9</i>	9AM – 12AM Monday	9AM – 12AM Monday	500’ (School) 300’ (Church)	500’ (School) 300’ (Church)	200’	Yes; Entrance to entrance/grounds
Davenport <i>Sec. 3-1 thru 3-9</i>	12PM – 12AM Monday	12PM – 12AM Monday	1,000’	1,000’	500’	Yes
Dundee <i>Sec. 6-1 thru 6-6</i>	12PM – 12AM Monday	12PM – 12AM Monday	500’ (School) No restrictions (Church)	500’ (School) No restrictions (Church)	500’ (School) No restrictions (Church)	Yes; Entrance to entrance/grounds
Eagle Lake <i>Sec. 3-1 thru 3-3</i>	12:01PM – 12AM Monday	12:01PM – 12AM Monday	500’	500’	300’	No; Property line
Haines City <i>Sec. 4-1 thru 4-10</i>	7AM – 12AM Monday	12PM – 12AM Monday	No restrictions	600’	No restrictions	Yes; Entrance to entrance
Lake Alfred <i>Sec. 6-1 thru 6-7</i>	12PM – 12AM Monday	12PM – 12AM Monday	No restrictions	No restrictions	No restrictions	N/A
Lake Hamilton	12PM – 12AM Monday	12PM – 12AM Monday	750’ (School) 500’ (Church)	750’ (School) 500’ (Church)	750’ (School) 500’ (Church)	Yes; Entrance to entrance

Table 2 - Municipality

Jurisdiction <i>(Code citation)</i>	Sunday Sales		Religious & School Separation Distance			Pedestrian Measure- ment?
	Beer & Wine Consumption	Liquor Package	Beer & Wine Consumption	Liquor Consumption	Liquor Package	
<i>Sec. 4-1 thru 4-4</i>						
Lake Wales <i>Sec. 5-1 thru 5-6</i> <i>Sec. 23-342</i>	8AM – 2AM Monday	6AM – 2AM Monday	No restrictions	500’	500’	Yes; Building to property/buil ding
Lakeland <i>Sec. 5-4</i> <i>Sec. 6-5</i>	7AM – 2AM Monday	7AM – 2AM Monday	1,000 <i>(School)</i> 500’ <i>(Church)</i>	1,000 <i>(School)</i> 500’ <i>(Church)</i>	1,000 <i>(School)</i> 500’ <i>(Church)</i>	Yes; Entrance to entrance/gro unds
Mulberry <i>Sec. 4-1 thru 4-7</i>	7AM – 2AM Monday	N/A	300’	300’	300’	Yes; Entrance to entrance/gro unds
Polk City <i>Sec. 6-1 thru 6-106</i>	7AM – 2AM Monday	7AM – 2AM Monday	300’	750’	750’	No; Property line
Winter Haven <i>Sec. 3-1 thru 3-2</i> <i>Sec. 21-96</i>	12PM – 12AM Monday	7AM – 2AM Monday	400’	400’	400’	Yes; Entrance to entrance/gro unds

In terms of distance, four (4) counties and one (1) city have no separation requirements. Haines City requires a distance only for beer, wine, and liquor consumption (4COP). Lakeland, Dundee, Bartow, and Highlands County have different distances for churches and schools. None of the jurisdictions surveyed prohibit liquor package sales on Sunday except Auburndale and Mulberry. For the places that implement distance, only one (1) county and two (2) cities measure separation from property line to property line (Brevard, Eagle Lake, & Polk City).

Consistency with the Comprehensive Plan

There is no reference to alcohol beverage sales in the Future Land Use Element of the Comprehensive Plan, Green Swamp Critical Area Resource Management Plan, any of the Selected Area Plat or the School Facilities Element.

Consistency with the Florida Statutes

The Florida Statutes enforces Beverage Law hours in Chapter 562. It enables all local governments to regulate the time for sale of alcoholic and intoxicating beverages. Otherwise, “no alcoholic beverages may be sold, consumed, served, or permitted to be served or consumed in any place holding a license under the division between the hours of midnight and 7 a.m. of the following day.” No distance separation from schools or religious institutions are mentioned.

Comments from Other Agencies: None.

Draft Ordinance: under separate attachment

Exhibits:

- Exhibit 1 – Land Use Hearing Officer Data (Liquor Package Sales)
- Exhibit 2 – Land Use Hearing Officer Data (Consumption on Premise)

Exhibit 1

Case	BOA/LUHO Date	School(s)/Religious Institution(s)	Requested Setback (measured from property line)
VAR 12-56	7/26/12	Seven Churches & One High School	0 feet
VAR 12-73	8/23/12	Two Churches & One High School	119'
LDVAR-2019-55	8/22/19	One Church	220'
LDVAR-2019-72	9/26/19	Two Churches & One Middle School	1335'
LDVAR-2020-57	6/26/20	One Church	120'
LDLVAR-2021-107	11/15/21	Two Schools & One Church	135'
LDLVAR-2022-36	7/28/22	One Church	2100'
LDLVAR-2024-10	4/25/24	Four Churches	879'
LDLVAR-2024-12	4/25/24	Four Churches & One Elementary School	1000'
LDLVAR-2024-27	7/25/24	Three Churches	150'
LDLVAR-2025-1	3/27/25	Two Churches	200'

Exhibit 2

Case	BOA/LUHO Date	School(s)/Religious Institution(s)	Requested Setback (measured from property line)
LDLVAR-2021-122	1/27/22	Two Churches	2COP 640'
LDLVAR-2022-54	8/25/22	One School & One Church	2COP, 220'
LDLVAR-2023-67	2/22/24	One Church & One School	2COP 340'
LDLVAR-2024-46	11/12/24	One School	2COP, 700'
LDLVAR-2024-31	8/29/24	One School & One Church	4COP, 220'

ORDINANCE NO. 26-_____

AN ORDINANCE OF THE POLK COUNTY BOARD OF COUNTY COMMISSIONERS REGARDING LAND DEVELOPMENT CODE AMENDMENT LDCT-2025-23, AMENDING ORDINANCE NO. 00-09, AS AMENDED, THE POLK COUNTY LAND DEVELOPMENT CODE; AMENDING CHAPTER 2, SECTION 224, ALCOHOL SALES, TO AMEND SEPERATION DISTANCE MEASUREMENTS FROM PROPERTY/LEASE LINE TO SHORTEST LEGAL PEDESTRIAN ROUTE; TO REDUCE DISTANCE SEPARATIONS FOR 1COP, 2COP, 4COP, AND 3PS LICENSES; AND TO ALLOW LIQUOR PACKAGE SALES ON SUNDAYS AND ADJUST COP SUNDAY HOURS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Article VIII, Section I(g) of the Constitution of the State of Florida and the Local Government Comprehensive Plan and Land Development Regulation Act, Chapter 163, Part II, Florida Statutes (FS), as amended, (the Act) Polk County is authorized and required to adopt Land Development Regulations consistent with the Polk County Comprehensive Plan; and

WHEREAS the Board of County Commissioners adopted said Land Development Regulations on March 1, 2000, titled the Polk County Land Development Code; and

WHEREAS, Chapter 9, Section 903 of the Land Development Code requires Land Development Code Amendments to be a Level 4 Review; and

WHEREAS, Chapter 9, Section 907 sets forth the purpose and review process for Level 4 Reviews; and

WHEREAS, pursuant to Section 125.67 of the Florida Statutes, every ordinance shall embrace but one subject and matter properly connected therewith; and

WHEREAS, pursuant to Section 163.3164 of the Florida Statutes, the Polk County Planning Commission conducted a public hearing, with due public notice having been provided, on the proposed Land Development Code Amendment on December 3, 2025; and

WHEREAS the proposed text amendment to the Polk County Land Development Code regarding Chapter 2, Section 224, Alcohol Sales, to modify distance requirements, method of measurement, hours of operation; and

WHEREAS, the Board of County Commissioners held two public hearings on January 6, 2026 and January 20, 2026, wherein the Board reviewed and considered the Planning Commission's recommendation, the staff report, and all comments received during said public hearings, and provided for necessary revisions; and

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Polk County, Florida that:

NOTE: The underlined text indicates proposed additions to the current language. The ~~strikeout~~ indicates text to be removed from the current ordinance.

SECTION 1: FINDINGS The Board hereby finds and determines that:

- a) The findings set forth in the recitals to this Ordinance are true and correct and hereby adopted.
- b) The Planning Commission, acting in its capacity as the Local Planning Agency for the County, held a public hearing on December 3, 2025, to consider the LDC text amendments contained within Application LDCT-2025-23 and found them to be consistent with the Comprehensive Plan and recommended that the Board adopt the LDC Text Amendment contained within Application LDCT-2025-23.
- c) The adoption of LDCT-2025-23 is consistent with the Comprehensive Plan and LDC.

SECTION 2: Chapter 2, Section 224, Alcohol Sales, of the Polk County Land Development Code, Polk County Ordinance No. 00-09, as amended, is hereby amended in the following manner:

Section 224 Alcohol Sales (Revised 08/13/18; Ord. 18-49; 04/17/18; Ord. 18-023; 12/20/11; Ord. 11-042; 3/25/03 - Ord. 3-26; 7/25/01 - Ord. 01-57)

All alcohol sales shall conform to the following:

1. No Certificate of Approval shall be issued, and no place of business shall be established, in the territory lying without the limits of incorporated municipalities in Polk County, Florida, for the sale of malt beverages having an alcoholic content of more than 1 percent by weight, or wine regardless of alcoholic content, for consumption on the premises, which place of business within ~~1,000 feet~~ 500 feet of any established religious institution or public and private kindergarten thru 12th grade school located outside of a Commercial Future Land Use Map District.
2. No Certificate of Approval shall be issued, and no place of business shall be established, in the territory lying without the limits of incorporated municipalities in Polk County, Florida for the sale of alcoholic beverages having an alcoholic content of greater than 1 percent by weight (except malt beverages and wine) which place of business is within ~~2,500 feet~~ 750 feet (package sales) and 1,000 feet (consumption on the premises) of an established religious institution or public and private kindergarten thru 12th grade school located outside of a Commercial Future Land Use Map District.
3. [No longer needed with revised Table 2.4]
4. [No longer needed with revised Table 2.4]
5. The table to follow illustrates the required distance between the business property for which the type of license is applied and religious institutions or kindergarten thru 12th grade schools (public or private) located outside of a Commercial Future Land Use Map District. The distance separation shall be measured ~~so that no point on the property/lease line of the business applying for the Certificate of Approval shall be located closer than the applicable minimum distance from any point on the property/lease line of the church or school~~ by following the shortest legal route of pedestrian travel along or across public roads, alleys, streets, sidewalks, or public thoroughfares from the centerline of the principal entrance of such establishment to the centerline of the principal entrance of the nearest religious

institution or the nearest point of a school ground in use as part of the school facility, located outside of a Commercial Future Land Use Map District.

6. Whenever a vendor of alcoholic beverages has procured a license permitting the sale of alcoholic beverages in a Commercial Future Land Use Map District and, thereafter, a religious institutions or public and private kindergarten thru 12th grade schools is established within a separation distance required herein, the establishment of such religious institutions or kindergarten thru 12th grade schools (public and private) shall not be a cause for the discontinuance or classification as a nonconforming use of the business as a vendor of alcoholic beverages. In the event a vendor ceases to operate at such a location, a new vendor with an equal or lesser series license for the sale of alcoholic beverages may be established within five years of the date when the previous vendor ceased to operate at that location.

NOTE: Commercial Future Land Use Map Districts include the following: CC, NAC, CAC, RAC, HIC, LCC, CE, TCX and TCC.

Table 2.4 (Revised 8/7/18; Ord. 18-50; 8/7//8; Ord. 18-049; 7/25/01 - Ord. 01-57)				
License* <small>(DBPR License Code*)</small>	Description***	Distance****	Hours of Operation	
<i>Standard Retail Licenses</i>				
1APS & 2APS	Beer and Wine package sales	No distance requirement	Monday thru Sunday 7:00 A.M to 2:00 A.M. next day	
3PS	Liquor, beer and wine package sales	2,500 750 feet	Monday thru Saturday 7:00 A.M to 2:00 A.M. next day	No Sunday Sales <u>Sunday 12:00 PM</u> until <u>12:00 AM</u> <u>Monday next*</u>
1COP	Beer package sales and consumption on premises	1,000 500 feet	Monday thru Saturday 7:00 A.M to 2:00 A.M. next day	Sunday 12:00 PM <u>11:00 AM</u> until 12:00 AM Monday next*
2COP	Beer and Wine consumption on premises	1,000 500 feet		
4COP	Liquor, Wine and Beer consumption on premises	2,500 1,000 feet		

...

SECTION 3: SEVERABILITY

If any provision of this Ordinance is held to be illegal, invalid, or unconstitutional by a court of competent jurisdiction the other provisions shall remain in full force and effect.

SECTION 4: EFFECTIVE DATE

This ordinance shall become effective upon filing with the Department of State.

ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF POLK COUNTY, FLORIDA this 20th day of January 2026.

AN ORDINANCE OF THE POLK COUNTY BOARD OF COUNTY COMMISSIONERS REGARDING LAND DEVELOPMENT CODE AMENDMENT LDCT-2025-23, AMENDING ORDINANCE NO. 00-09, AS AMENDED, THE POLK COUNTY LAND DEVELOPMENT CODE; AMENDING CHAPTER 2, SECTION 224, ALCOHOL SALES, TO AMEND SEPERATION DISTANCE MEASUREMENTS FROM PROPERTY/LEASE LINE TO SHORTEST LEGAL PEDESTRIAN ROUTE; TO REDUCE DISTANCE SEPARATIONS FOR 1COP, 2COP, 4COP, AND 3PS LICENSES; AND TO ALLOW LIQUOR PACKAGE SALES ON SUNDAYS AND ADJUST COP SUNDAY HOURS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

An ordinance of the Polk County Board of County Commissioners regarding Land Development Code Amendment LDCT-2025-23, amending Ordinance No. 00-09, as amended, the Polk County Land Development Code; amending Chapter 2, Section 224, Alcohol Sales, to amend separation distance measurements from property/lease line to shortest legal pedestrian route; to reduce distance separations for 1COP, 2COP, 4COP, and 3PS licenses; and to allow liquor package sales on Sundays and adjust COP Sunday hours; Providing for severability; and providing for an effective date.

LDCT-2025-23 - Alcohol Separation Requirements & Hours

Menu Reports Help

Application Name: [Alcohol Separation Requirements & Hours](#)

File Date: [09/22/2025](#)

Application Type: [BOCC-LDC Text Change](#)

Application Status: [Approved for Hearing](#)

Application Comments: View ID Comment Date

Description of Work: [Alcohol Separation Requirements & Hours](#)

Application Detail: [Detail](#)

Address: [330 W CHURCH ST, BARTOW, FL 33830](#)

Parcel No: [25300639300000172](#)

Owner Name: [POLK COUNTY](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	POLK COUNTY		Engineer	Mailing_330 W Church ...	Active
	POLK COUNTY		Contact	Mailing_330 W Church ...	Active

Licensed Professionals Info: Primary License Number License Type Name Business Name Business License #

Job Value: [\\$0.00](#)

Total Fee Assessed: [\\$850.00](#)

Total Fee Invoiced: [\\$0.00](#)

Balance: [\\$0.00](#)

Custom Fields: LD_PUBL_HEAR

PUBLIC HEARINGS	
Development Type	Application Type
Board of County Commissioners	Government Project
Variance Type	Brownfields Request
-	-
Affordable Housing	

GENERAL INFORMATION

Expedited Review	Number of Lots
	-
Will This Project Be Phased	Acreage
	0
DRC Meeting	DRC Meeting Time
10/09/2025	9:45 AM
Rescheduled DRC Meeting	Rescheduled DRC Meeting Time
-	-
Number of Units	Green Swamp
-	No
Is this Polk County Utilities	Case File Number
	-
FS 119 Status	One Year Extension
Non-Exempt	-

ADVERTISING

Legal Advertising Date	BOCC1 Advertising Date
-	-
BOCC2 Advertising Date	Advertising Board
-	Board of County Commissioners

MEETING DATES

Community Meeting	Planning Commission Date
-	12/03/2025
BOA Hearing Date	1st BOCC Date
-	01/06/2026
2nd BOCC Date	
01/20/2026	

HEARING

PC Hearing Results	PC Vote Tally
-	-

BOCC 1st Hearing Results

BOCC 1st Vote Tally

BOCC 2nd Hearing Results

BOCC 2nd Vote Tally

-

-

FINAL LETTER

Denovo Appeal

Denovo Results

-

-

Denovo Tally

-

LD_PUBL_HEAR_EDL

[Opening DigEplan List...](#)

DigEplan Document List

[Open](#)

PLAN REVIEW FIELDS

TMPRecordID

[POLKCO-REC25-00000-014GY](#)

RequiredDocumentTypesComplete

[No](#)

DocumentGroupforDPC

[DIGITAL PROJECTS LD](#)

AdditionalDocumentTypes

[Applications,AutoCad File,Binding Site Plans \(PDs, Yes](#)

[and CUs\),CSV,Calculations,Correspondence,Desig](#)

[n Drawings,Flood/Traffic Studies,Impact Statement,](#)

[Inspections,Miscellaneous,Plats,Record Drawings,](#)

[Response Letter Resubmittal Complete,Staff Repor](#)

[t/Approval Letter,Survey,Title Opinion](#)

[DigitalSigCheck](#)

[Yes](#)

RequiredDocumentTypes

-

Activate DPC

Activate FSA

[Yes](#)

NOR

Neighborhood Organization Registry (NOR)

PUBLIC MAILERS

Posting Board Number of Boards (Number) Number of Mailers (Number) Date Mailed Date Posted NOR

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Submittal	Lyndsay Rathke	Application ...	09/22/2025	Lyndsay Rathke
Engineering Review				
Surveying Review	Mike Benton	Not Required	10/13/2025	Mike Benton
Roads and Drainage Review	Phil Irven	Approve	09/24/2025	Phil Irven
Fire Marshal Review	Kim Turner	Not Required	09/22/2025	Kim Turner
Planning Review	Andrew Grohowski	Approve	10/06/2025	Andrew Grohowski
School Board Review	School District	Not Required	09/22/2025	School District
Review Consolidation	Lyndsay Rathke	Approved for...	10/13/2025	Lyndsay Rathke
Staff Report				
Public Notice				
Planning Commision				
BOCC Hearing				
Final Letter				
DEO Review				
Second BOCC Hearing				
Archive				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By
Scheduled/Pending Inspections: Inspection Type	Scheduled Date	Inspector	Status	Comments	
Resulted Inspections: Inspection Type	Inspection Date	Inspector	Status	Comments	