

POLK COUNTY DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

DRC Date:	March 26, 2026	Level of Review:	4
PC Date:	June 3, 2026	Type:	LDC Text Amendment
BoCC	July 7, 2026	Case Numbers:	LDCT-2026-7
Date:	July 21, 2026	Case Name:	GrayLineX LDC Text Amendment
Applicant:	Tom Wodrich, AICP	Case Planner:	Mark J. Bennett, AICP, FRA-RA, CNU-A, Senior Planner

Request:	Change the text of the Land Development Code Appendix E, Section E105, Parcel Specific Comprehensive Plan Amendments with Conditions, to limit the intensity of the proposed Industrial (IND) activity on the site. This case is related to LDCPAS-2026-10, Future Land Use Change from RS to IND and the corresponding text amendment.
Location:	West of State Road 60, south of Poley Creek, and north of the City of Mulberry, in Section 32, Township 29, Range 23.
Property Owner:	GrayLineX LLC
Parcel Size (Number):	3.81 acres
Development Area:	Suburban Development Area (SDA)
Nearest Municipality:	Mulberry
DRC Recommendation:	Approval
Planning Commission Vote:	Approval (7:0)
Florida Commerce:	N/A

Proposed Change to the LDC:

Change Appendix E Section E105 Parcel Specific Comprehensive Plan Amendments with Conditions to limit the intensity of the proposed Industrial activity on the site.

Summary:

The applicant seeks a change to the Land Development Code Appendix E, Section E105, to limit the intensity of proposed Industrial activities. The specific limitations are as follows:

- Prohibition of Certain Uses
- Restrictions on Outdoor Activities
- Signage
- Landscaping
 - Additional Site Development Standards
 - Building Height
 - Loading/Unloading Areas
 - Lighting Requirements
- Conceptual Site Plan

Findings of Fact

- *LDCT-2026-7 is an applicant-initiated request to amend Appendix E, Section E105, Parcel Specific Comprehensive Plan Amendments with Conditions, to limit the intensity of the proposed Industrial activity on the site.*
- *The location of the subject property is west of SR 60, south of Poley Creek, and north of the City of Mulberry, in Section 32, Township 29, Range 23.*
- *This case is related to LDCPAS-2026-10. That request is for a Comprehensive Plan Amendment to change 3.81 acres from Residential-Suburban (RS) to Industrial (IND).*
- *LDCPAS-2026-10 also includes a text change to Appendix 2.135 - Parcel Specific Future Land Use Map Amendments with Conditions to allow for the adoption of requirements to limit the intensity of the proposed industrial activity.*
- *The subject property contains wetlands and Zone “AE” Floodplains.*
- *The site is within the South Lakeland Airpark Height Notification Zone and the In-Flight Visual Interference Zone.*

Development Review Committee Recommendation:

The Land Development Division, based on the Findings of Fact, 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-2026-7.

Planning Commission Recommendation:

On June 3, 2026, The Planning Commission recommended **APPROVAL** of this request (7:0).

Analysis:

This amendment was submitted currently with LDCPAS-2026-10. That request is for a Comprehensive Plan Amendment to change 3.81 acres from Residential-Suburban (RS) to DRI to Industrial (IND). The same Plan Amendment also includes a text change to Appendix 2.135 - Parcel Specific Future Land Use Map Amendments with Conditions. The changes to the text of both the Comprehensive Plan and the Land Development Code are necessary to limit the intensity of the proposed Industrial (IND) activity on the site. These restrictions will ensure that development is compatible with the nearby residential uses.

The specific limitations proposed as are follows:

Text:

- Applicability
- Permitted Uses – All uses currently allowed in the IND land use per Table 2.1 of the Land Development Code are allowed, except those specifically prohibited in this text, and provided that those uses have a composite Daily Trip Rate (with pass by reduction) of 4.27 trips per 1,000 square feet or less, and a PM Peak Hour Trip Rate of .63 trips per 1,000 square feet or less.

- Prohibited Uses – Certain uses that are intensive, conducted outdoors, and/or produce significant impacts are prohibited.
- Outdoor Activities – A Testing Operations Plan for any materials produced at this facility is required prior to any Level 2 approval.
- Signage –A prohibition on pole-mounted ground signage is proposed, with only monument signs allowed for ground signage.
- Landscaping – A provision requiring that development conserve and utilize existing trees and vegetation where possible is included.
- Additional Site Development Standards – These standards include the following:
 - The maximum structure height for any building shall be 50 feet.
 - All loading and unloading areas shall be at least fifty (50) feet from all residentially designated property lines.
 - All doors and loading bays shall remain closed except while being accessed for loading and/or unloading.
 - All outdoor lighting shall be oriented to minimize light projection off-site. All outdoor lighting fixtures shall be of the fully shielded type.

Site Plan:

- Conceptual Site Plan for parcel 232932000000013180

Benefit-Cost Analysis of the Amendment

Who does it help?

This amendment directly benefits the affected landowner by minimizing any potential adverse impacts on adjoining properties, thereby ensuring compatible development. Careful site design, as contemplated in the conceptual site plan contained in this amendment, will also minimize any environmental concerns. By allowing certain types of industrial uses, this text amendment and the corresponding Comprehensive Plan Amendment will promote economic development opportunities. The location of this site across SR 60 from the Willow Oak Redevelopment District could also potentially provide a source of jobs for residents in this area.

Who does it hurt?

There is the potential for existing residents living next to the affected properties to deal with impacts caused by new non-residential development. However, because of the restrictions of certain types of industrial uses, additional site development standards, proposed requirements for the use of existing vegetation in the landscape buffers, and the compatibility provisions in Section 220 of the Land Development Code must still be met, the potential for any adverse impacts should be minimized. Additionally, less intrusive signage by only allowing monument signs will minimize potential impacts.

What is the cost?

Any new development on this property will be restricted to only ground-mounted free-standing and monument signage. Also, potential wetland mitigation due to limitations on the project access point will be necessary. These requirements may result in additional land development costs.

Limits of the Proposed Ordinance

The focus of this amendment is to restrict the allowable uses within the Leisure/Recreation (L/R) land use district to limit the intensity of the Industrial activity to ensure the proposed on-site development is consistent with the levels of existing and planned infrastructure, as well as ensure compatibility with surrounding uses and activities.

Consistency with the Comprehensive Plan

This change is in conjunction with LDCPAS-2026-10. This amendment will designate a 3.81-acre tract as IND. The proposed text change to limit the intensity of the proposed Industrial (IND) activity on the site is consistent with the applicable Objectives and Policies in the Plan's Future Land Use Element.

Comments from Other Agencies:

On April 24, 2026, Florida Department of Transportation (FDOT) staff expressed concerns about this site. Specifically, their concerns are related to access, with their comments listed below:

We recently had the GraylineX CPA group come in for a pre-app and have concerns with their proposed access point at our full median opening just east of Polley Creek / Bridge. This was previously a residential site taking access from a private roadway to which they say they don't have access anymore or an access easement to allow them access. We would prefer to have them upgrade the current drive that has been used previously but if there isn't an access easement in place, we will have to provide them with reasonable and adequate access to SR60. This could potentially create safety and operational issues if approved at the full median. See below for current roadway classification criteria.

The Access Classification for this particular section of SR60 is:

*Access Class 3 (Restrictive)
Context Class C3C*

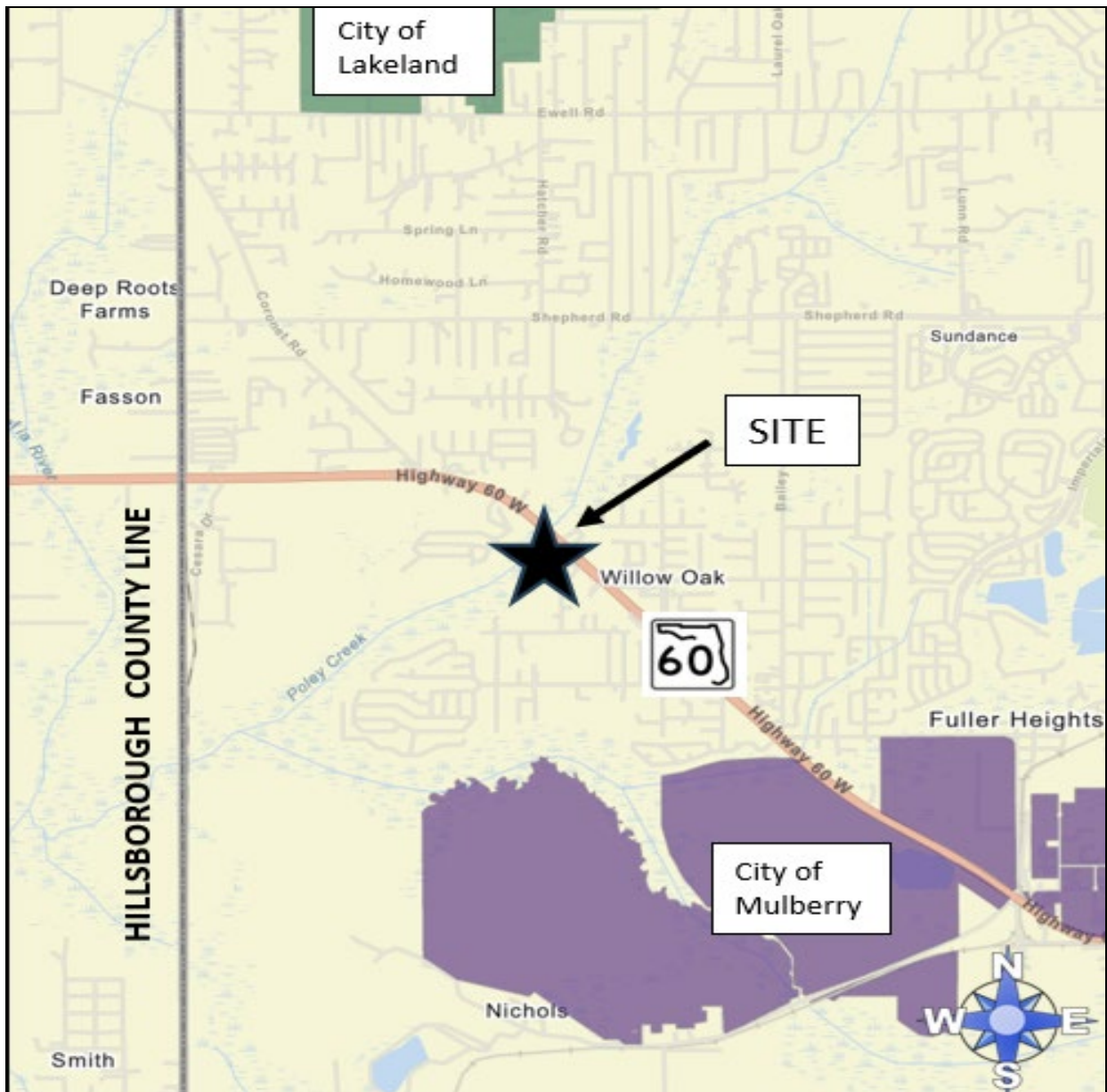
*Spacing Standards:
Full Median Opening: 2640'
Directional: 1320
Signal: 2640'
Connection: 660'*

*Tim Funk
Traffic Specialist IV
Access Management
F.D.O.T. District 1
801 N. Broadway Ave.
Bartow, FL 33830
863.519.2258 (Office)
timothy.funk@dot.state.fl.us*

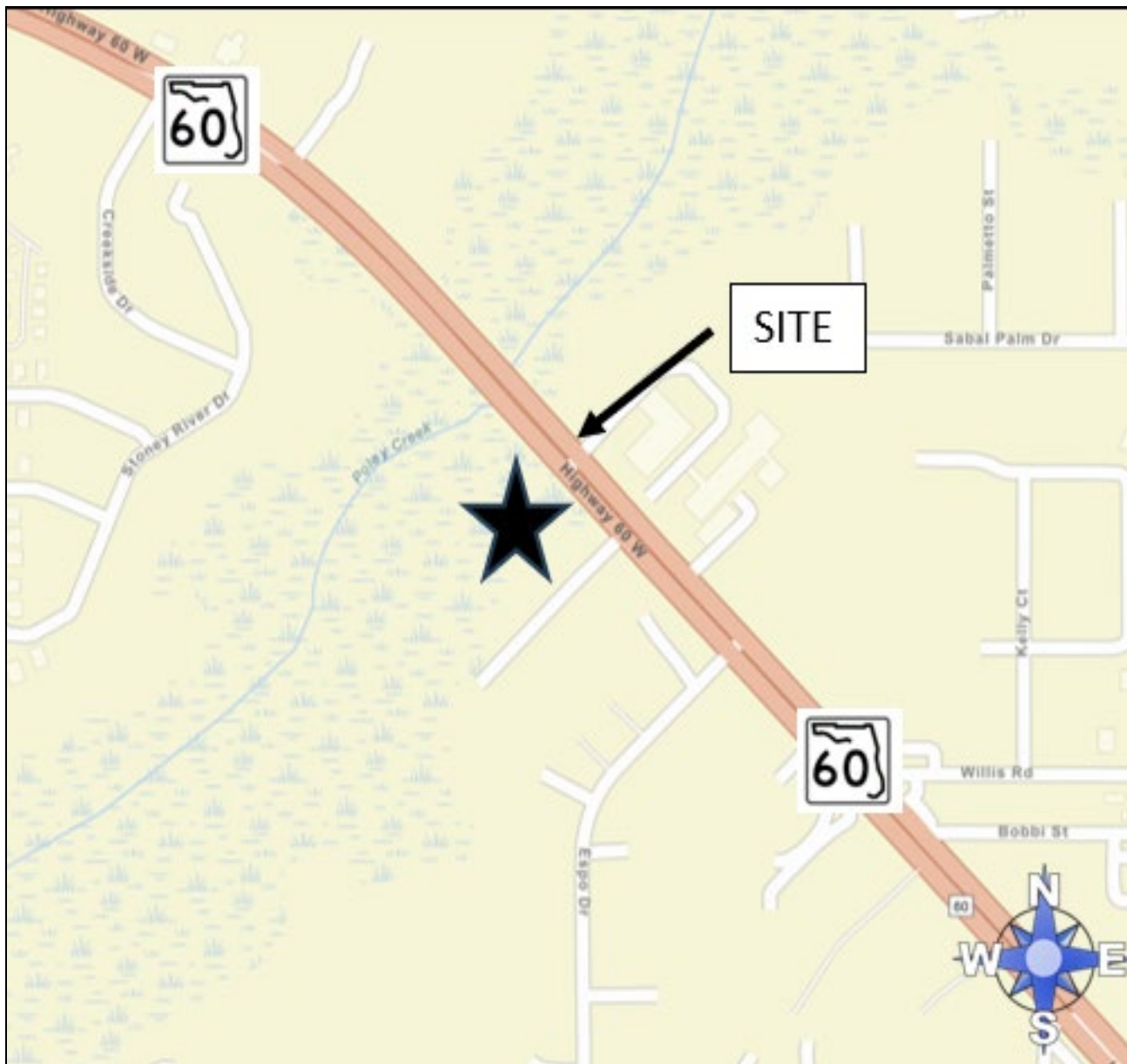
Draft Ordinance: Under separate attachment

Exhibits:

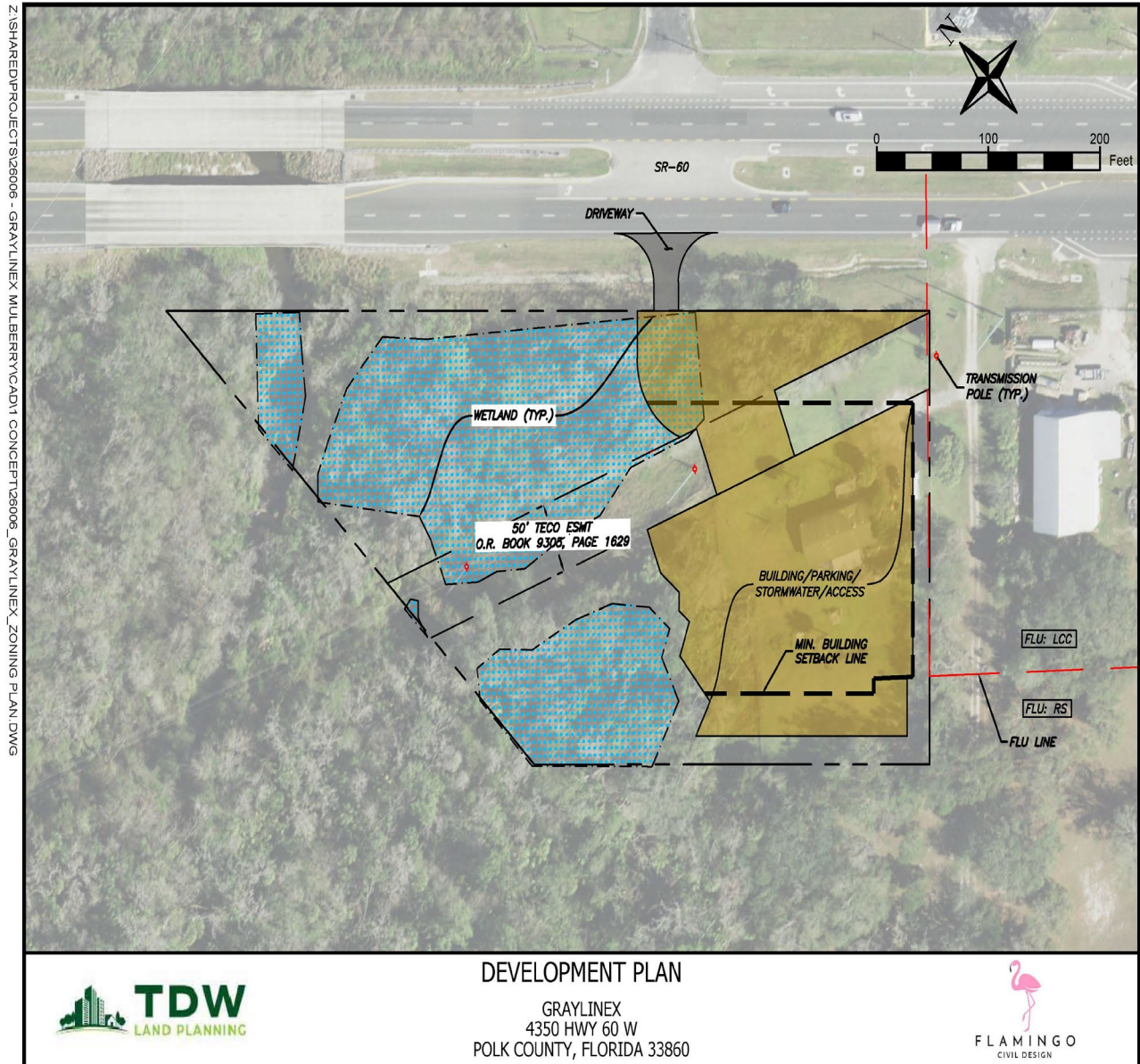
- Exhibit – 1 Location Map
- Exhibit – 2 Location Map (Detailed)
- Exhibit – 3 Proposed Conceptual Site Plan
- Exhibit – 4 Proposed Text Change



Location Map



Location Map (Detailed)



Proposed Conceptual Site Plan

SECTION 1: APPENDIX E, Parcel Specific Future Land Use Designation with Conditions, of the Polk County Land Development Code, Polk County Ordinance No. 00-09, as amended, shall be amended in the following manner:

V. LDCPAS-2026-10 Parcel number 232932-000000-013180:

1. Applicability

The provisions and requirements of this Subsection apply to the subject site, the boundaries of which are shown on the Future Land Use Map Series and Land Use District maps, more particularly those depicted in the panel showing Range 23, Township 29, Section 32. The site is legally described as:

COMM SW COR OF SW1/4 OF NE1/4 RUN N 2093.05 FT FOR POB CONT N 459.69 FT TO S-R/W SR 60 SELY ALONG R/W 684.63 FT SWLY 320 FT NWLY 354 FT TO POB BEING TRACTS I & J OF UNRE WILLOW HGTS.

2. Permitted Uses

The uses permitted on this parcel shall conform to those found in Table 2.1 Use Table for Standard Land Use Districts for Industrial (IND) uses, except those as listed below in Section 3, and provided that those uses have a composite Daily Trip Rate (with pass by reduction) of 4.27 trips per 1,000 square feet or less, and a PM Peak Hour Trip Rate of .63 trips per 1,000 square feet or less.

3. Prohibited Uses

The following uses are prohibited on this subject parcel:

- a. Construction Aggregate Processing
- b. Construction Aggregate Storage
- c. Crematorium
- d. Salvage Yards
- e. Vehicle Repair, Auto Body
- f. Hazardous Waste Transfer & Storage
- g. Hazardous Waste Treatment Facilities
- h. General Manufacturing
- i. Any use/activity with a composite Daily Trip Rate (with pass by reduction) of 4.28 trips per 1,000 square feet or greater, and a PM Peak Hour Trip Rate of .64 trips per 1,000 square feet or greater is prohibited on this site.

4. Outdoor Activities

The outside testing of materials or equipment assembled, fabricated, manufactured, or otherwise originating from the site shall be limited to prevent any adverse impacts on adjoining properties or operations at the South Lakeland Airpark. The applicant shall submit a Testing Operations Plan for review and approval by the County prior to any Level 2 approvals.

Proposed Text Change

5. Signage

Signage shall be Monument Signage and shall meet the requirements of Section 760 of the Land Development Code.

6. Landscaping:

To the greatest extent practicable, development shall conserve and utilize existing on-site vegetation to meet the landscape and buffering requirements of Section 720 of the Land Development Code.

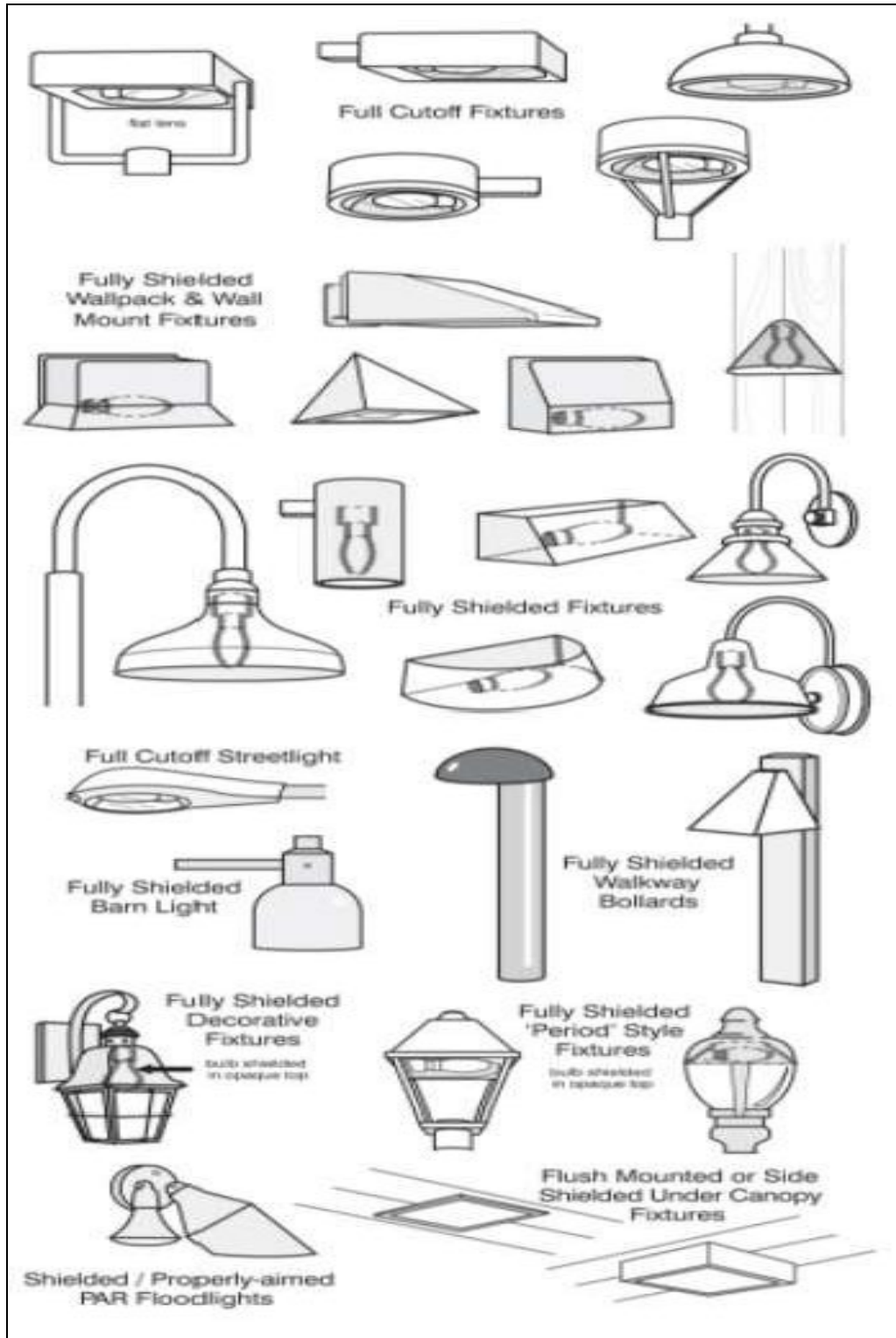
7. Additional Site Development Standards

In addition to all applicable standards of this Code, any development on the subject site shall comply with the following site development standards prior to site alteration or development:

- a. The maximum structure height for any building shall be 50 feet.
- b. All loading and unloading areas shall be at least fifty (50) feet from all residentially designated property lines.
- c. All doors and loading bays shall remain closed except while being accessed for loading and/or unloading.
- d. All outdoor lighting shall be located, aimed or shielded in order to minimize light projection off-site. All outdoor lighting fixtures shall be of the fully shielded type. Examples of the fully shielded lights are set forth in Figure "A" below. Light fixtures shall be aimed downward to avoid off-site glare. Prohibited lights include flashing, revolving, or intermittent lights visible from any property line, and high intensity light beams such as but not limited to searchlights, laser lights, or strobe lights visible from any property line.

Proposed Text Change

FIGURE "A"
Examples of Fully Shielded Lights



Proposed Text Change