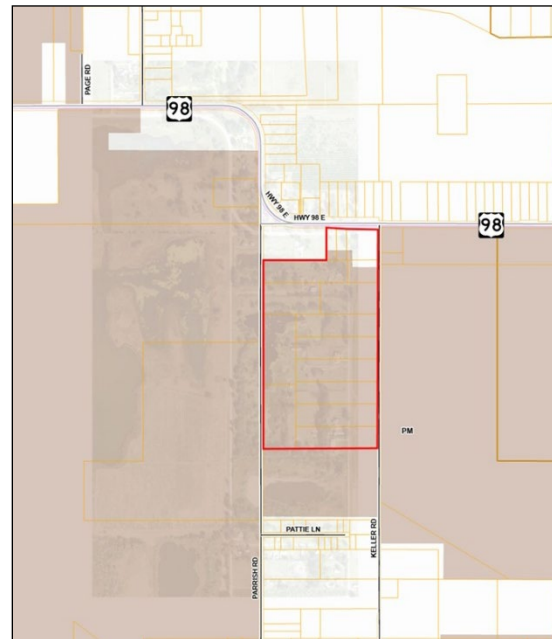


POLK COUNTY DEVELOPMENT REVIEW COMMITTEE CASE OVERVIEW

DRC Date:	May 15, 2025
Planning Commission Date:	July 8, 2026
BoCC Dates:	August 18, 2026, Transmittal; October 6, 2026, Adoption
Applicant:	Polk County
Level of Review:	Level 4 Review, Comprehensive Plan Map Amendment
Case Number and Name:	LDCPAL-2025- 3 Parrish & Keller CPA
Request:	Large Scale Comprehensive Plan Future Land Use map amendment from Phosphate Mining (PM) to Agricultural/Residential Rural (A/RR) on 66.5± acres in the Rural Development Area (RDA).
Location:	The subject property is located on the south side of US 98 (SR700), east side of Parrish Road., West side of Keller Road, and north of Pattie Lane, east of Fort Mead city limits, in Section 36, Township 31 and Range 25
Property Owner:	13 separate owners
Parcel Size:	15 parcels totaling 66.5± acres
Development Area/Overlays:	Rural Development Area (RDA)
Future Land Use:	Phosphate Mining (PM)
Nearest Municipality	Fort Meade
DRC Recommendation:	Approval
Planning Commission Vote:	Pending
Case Planner:	Robert Bolton, Planner III



Location



Current Future Land Use

Summary

A County-initiated request for a Comprehensive Plan Map amendment to change the Future Land Use designation from Phosphate Mining (PM) to Agricultural Residential Rural (A/RR) in the Rural Development Area (RDA). The subject property is located on the south side of US 98 (SR700), east side of Parrish Road., West side of Keller Road, and north of Pattie Lane, east of the city of Fort Meade. The site is 66.5± acres and consists of fifteen (15) lots of record in the subject site area with seven (7) of the 15 lots currently improved with residential dwellings. The dwellings in the sites began development in the 1970's and are lots of record.

This land use change request is consistent with Policy 2.114-A2 that provides if a property designated PM was not owned by a mining company or in a mine plan, the future land use after PM can be A/RR or other recreation and institutional land uses. In addition, this policy allows for the subject site to be developed as if it was already designated A/RR and requiring that the County initiated a Future Land Use designation change to A/RR. This request is consistent with that policy and in line with the other A/RR in the RDA. This request is also part of Board of County Commission request to research, locate and initiate Land Use Changes from Phosphate Mining (PM) to Agricultural/Residential Rural (A/RR) for parcels within the PM that have historically been utilized as residential use with residential dwellings.

Compatibility Summary

Section 2.114 of the Comprehensive Plan lists A/RR as one of the land uses for the conversion of PM lands. The surrounding uses are previously mined lands and are compatible with five-acre residential lots. The A/RR maximum density of one dwelling unit per five acres is typical of the surrounding area.

Infrastructure Summary

The infrastructure is rural in nature. The Agricultural/Residential Rural (A/RR) allows for a density of one dwelling unit per five acres or 13 potential five-acre residential lots, there are 15 lots of record. There is available capacity on US 98 E and public safety services are available nearby.

Environmental Summary

There are a few environmental limitations to the development of this site for single-family residences; however, seven (7) of the 15 lots are currently developed with residential and the remaining eight (8) vacant parcels are owned by existing residents. The site has surface waters as a result of the previous mining operations. The soils are Arents and a typical of soils related to reclaimed mining operation and are of variable conditions and onsite investigation is recommended for use stability.

Comprehensive Plan

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

- Policy 2.102(A1-A15): Growth Management Policies
- Policy 2.102-A10 Location Criteria
- Section 2.114 Phosphate Mining
- Section 121-A Agricultural/Residential Rural

Findings of Fact

Request and Legal Status

- This is a County-initiated request for a Comprehensive Plan Map amendment to change the Future Land Use designation from Phosphate Mining (PM) to Agricultural Residential Rural (A/RR) in the Rural Development Area (RDA) on 66.5± acres.
- The County is initiating this request is consistent with Comprehensive Plan Policy 2.114-A2 which states that if property in the PM district that was not under a conceptual mining plan and owned by a phosphate mining company “may be developed residentially but the County must initiate a Comprehensive Plan amendment soon after to recognize the new land use.”
- This request is also part of Board of County Commission request to research, locate and initiate Land Use Changes from Phosphate Mining (PM) to Agricultural/Residential Rural (A/RR) for parcels within the PM that have historically been utilized as residential use with residential dwellings.

Compatibility

- The existing uses surrounding the site are
 - North – A/RR, Residential Use and Vacant Land. Properties never mined
 - East – PM, Former (reclaimed) phosphate mining
 - South – PM, Former (reclaimed) phosphate mining, with residential farther south
 - West – PM, Former (reclaimed) phosphate mining City of Ft Meade, Fort Meade Outdoor Recreation Area with the Peace River
- The subject site was formerly phosphate mined land and has subsequently been reclaimed and has been developed with residential dwellings since the 1970’s.

Infrastructure

- The property fronts Parrish Road, Keller Road and US Highway 98 E.
- The site has no access to centralized potable water or wastewater services. The closest water line is on the west side of the Peace River in the city of Fort Meade.
- The subject property is zoned for Lewis Anna Woodbury Elementary, Fort Meade Middle/Senior, and Fort Meade Senior High School.

- The Sheriff's Regional Command that serves the area is the Polk County Sheriff's Southwest Command Center at 4150 US Hwy 98 South near Lakeland approximately 22 miles to the northeast.
- Fire rescue response from Polk County Fire Rescue Station #10 at 1235 9th St NE, Fort Meade. It is approximately 1.3 miles driving distance.
- There are no sidewalks, within the county along Parrish Road, Keller Road, or US 98 E.
- The nearest transit route is Route 25 that stops in Fort Meade and has a transfer point in Bartow.
- The nearest neighborhood park is the Fort Meade Park. The Bone Valley ATV Park is about eleven (11) miles away.

Environmental

- There are surface waters on site related to the prior reclamation of the site from phosphate mining.
- The subject site does contain wetlands and floodplains.
- The subject is comprised of Arents (80%), with variable conditions and variable conditions and onsite investigation is recommended for use stability.
- There are no endangered species sighting near the property. (Source: Florida Natural Areas Inventory 2002, 2006, 2011, & 2015).
- The site is located within the Potential Network Connections area of the Polk Green District Comprehensive Plan Map Series. Approximately 1.6 mile south of the site has over 500 acres in a Conservation Easement as recorded in OR Book 10740, Page 2012.
- There are no known archeological or historical resources on the subject site per data from the Florida State Historical Commission.
- There are no public wells on the subject site and it is not located in a wellfield. The residential dwellings use private wells for their potable water supply.
- The site is not within an Airport Impact District.

Comprehensive Plan Policies

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

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

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

2. surface water features, including drainage patterns, basin characteristics, and flood hazards;
 3. wetlands and primary aquifer recharge areas;
 4. soil characteristics;
 5. location of potable water supplies, private wells, public well fields; and
 6. climatic conditions, including prevailing winds, when applicable.
- According to POLICY 2.108-A1 of the Comprehensive Plan, the subject property is in a Rural Development Area (RDA). The RDA “is characterized by large open areas, agricultural use, with scattered development and rural centers. Services are limited and mostly found in the rural centers and clustered developments.”
 - The subject property is in a Phosphate Mining (PM) Future Land Use Map district. The Comprehensive Plan permits only Phosphate mining and allied industries, land reclamation, agriculture, and Farmworker housing.
 - Policy 2.114-A3: Permitted Activities allows for redevelopment of lands formerly utilized for phosphate mining operation to change to the Agricultural/Residential Rural (A/RR) district.

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 LDCPAL-2025-3**.

Planning Commission Recommendation: On July 8, 2026, in an advertised public hearing, the Planning Commission voted 0:0 to **recommend APPROVAL or DENIAL of LDCPAL-2025-2**.

Department of Florida Commerce (Florida Commerce) Objections, Recommendations, and Comments (ORC Report): With an Approval for Transmittal to The Florida Commerce, by the Polk County Board of County Commissioners at the scheduled Transmittal hearing date of August 18, 2026, a report from The Florida Commerce is expected near the beginning of October 2026.

This report will be updated when comments are received and prior to the agenda review. Their report will be provided under separate cover.

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

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

NOTE: Issuance of a development permit by the county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the

part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Analysis

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

Surrounding Uses

Table 1 identifies the Future Land Use (FLU) designations and the existing uses surrounding the subject site that are immediately adjacent. This property was previously owned and mined by Swift Agricultural Chemical Corporation. It has been reclaimed and has been developing as residential, on typically 5 acre parcels, since the 1970's.

Table 1

<p>Northwest: PM Former (reclaimed) phosphate mining owned by Sun Grown Citrus LLC</p>	<p>North: A/RR Residential Use and Vacant Land. Properties never mined and not owned by a mining company</p>	<p>Northeast: A/RR Residential Use and Vacant Land. Properties never mined and not owned by a mining company</p>
<p>West: PM Former (reclaimed) phosphate mining owned by Sun Grown Citrus LLC</p>	<p>Subject Property: PM ±66.5-acre site Portions are former (reclaimed) phosphate mined land</p>	<p>East: PM Former (reclaimed) phosphate mining owned by Sun Grown Citrus LLC</p>
<p>Southwest: PM Former (reclaimed) phosphate mining owned by Sun Grown Citrus LLC</p>	<p>South: PM & A/RR Former (reclaimed) phosphate mining owned by Sun Grown Citrus LLC Residential development dating to the late 1960's</p>	<p>Southeast: PM Former (reclaimed) phosphate mining owned by Sun Grown Citrus LLC</p>
<p><i>Source: Polk County Geographical Information System and site visit by County staff</i></p>		

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."

The portions of the subject property was previously mined by Swift Agricultural Chemical Corporation and subsequently reclaimed. The site has two (2) surface water areas, the result of the reclamation process. The site is located east of the city of Fort Meade, located on the south side of US 98 (SR 700) between Parrish and Keller Roads. Since reclamation of the site in the 1970's, The site was divided and residential development began on sites that are typically 5+ acres. Comprehensive Plan Policy 2.114-A2 states that PM land may be developed residentially but a Comprehensive Plan amendment must be initiated soon after to recognize the new land use. This process was not carried out for this area. This request is intended to rectify this condition.

To the north of the site are several single-family residences on parcels that range in size from one (1) acre and larger, to the south are A/RR districts with parcels ranging from approximately ¼ acre and larger. The area east of the city of Fort Meade has been developed in a rural manner with lots that are typically an acre or larger.

A. Land Uses

Section 2.114-A3 of the Comprehensive Plan lists A/RR as one of the land uses for the conversion of PM lands. The surrounding uses are previously mined lands and are compatible with five-acre residential lots. The A/RR maximum density of one dwelling unit per five acres is typical of the surrounding area.

B. Infrastructure

The infrastructure is rural in nature. Of the 15 subject lots of record, seven (7) are currently developed with residential dwellings, with all of the eight (8) vacant parcels owned by existing residents. The Agricultural/Residential Rural (A/RR) allows for a density of one dwelling unit per five acres or 13 potential five-acre residential lots, if vacant. There is available capacity on US 98 E and public safety services are available nearby.

Nearest Elementary, Middle, and High School

The schools zoned for the subject property are the zoned schools listed in Table 2 below. The site, 15 parcels, is currently developed with seven (7) residential dwellings, with all of the vacant lots owned by existing residents. The eight (8) vacant parcels have the potential for one (1) additional student in Elementary, Middle and High schools.

Table 2 School Information

Name of School	Annual Estimated Demand	% Capacity 2024-2025 School Year	Average driving distance from subject site
Lewis Anna Woodbury Elementary	1 student	87%	2.4 ± miles driving distance
Ft Meade Middle/Sr	1 student	64%	2.2 ± miles driving distance
Fort Meade Senior High	1 student	61%	2.2 ± miles driving distance

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

Nearest Sheriff, Fire, and EMS Station

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

Table 3 Public Safety Information

	Name of Station	Distance Response Time*
Sheriff	Southwest Command Center (4150 US 98 South, Lakeland)	22± miles Priority 1 – 7:20 Priority 2 – 21:42
Fire/ EMS	Station #10 (1235 9 th Street NE, Ft. Meade)	1.3± miles 5-7 minutes

Source: Polk County Sheriff’s Office & Polk County Fire Rescue. Response times for June 2026.

Water and Wastewater

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

A. Estimated Demand

Table 4, following this paragraph, shows the potable water needs and the wastewater generation rates being less for the proposed request. However, it is not automatic and not even common that the alternative use for PM is industrial. In fact, most of the land use changes from PM are to A/RR, which is the context of the request. The changes to IND have been along railroad lines. The subject site is not along a railroad and is east of the city limits of Fort Meade.

As discussed previously, portions of the site have been mined, reclaimed and released. The site was then developed with residential dwellings. Of the 15 subject parcels, seven (7) are currently developed with residential dwellings, with all of the eight (8) vacant parcels owned by existing residents. The analysis below is for the site as if vacant; however, the potential future water and wastewater demand would come from the eight (8) vacant parcels being built out. With a buildout of the vacant parcels potable water consumption would increase by 2,000 gpd, with wastewater consumption at 1,600 gpd. It is also noted that water and wastewater are provided by private wells and septic tanks.

The table below analyzes the subject site as if vacant.

Table 4 Estimated Water and Sewer Impact Analysis

Permitted Intensity 66.5± TTL acres 50.3± upland acres 2,191,068 sq ft @0.75 FAR = 1,643,301	Current PM	Maximum Permitted in A/RRX
	1,643,301 sf	Upland 50.3/5 = 10 units Wetland 16.6/5 = 3 units 13 units
Potable Water Consumption	1,643,301 * 0.24 = 394,393 GPD	13 X 250 = 3,250 GPD
Wastewater Generation	394,393 * 80% Water = 315,514 GPD	13 X 200 = 2,600 GPD

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

B. Service Provider

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

C. Available Capacity

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

D. Planned Improvements

There are no utility improvements near the subject site.

Roadways/Transportation Network

A. Estimated Demand

Table 5, following this paragraph, shows the Average Annual Daily Trip (AADT) rate and the PM Peak hour trip rate being less for the proposed request. However, it is not automatic and not even common that the alternative use for PM is industrial. In fact, most of the land use changes from PM are to A/RR. The changes to IND have been along railroad lines. The subject site is not along a railroad and historically been utilized for residential dwelling. However, IND uses tend to be more impactful in terms of noise, vibrations, and odors. So, the traffic analysis below is based on PM having industrial uses.

As discussed previously, portions of the site have been mined, reclaimed and released. The site was then developed with residential dwellings. Of the 15 subject parcels, seven (7) are currently developed with residential dwellings, with all of the eight (8) vacant parcels owned by existing residents. The analysis below is for the site as if vacant. Analysis of the site with the eight (8) vacant parcels developing with residential indicates 63 AADT and 8 Peak Hour, verses the assumed PM developed intensity, indicating 5,940 AADD and 1,013 Peak Hour.

The table below analyzes the subject site as if vacant.

Table 5 Estimated Transportation Impact Analysis

Permitted Intensity 66.5± TTL acres 50.3± upland acres 2,191,068 sq ft @0.75 FAR = 1,643,301	Current PM	Maximum Permitted in A/RRX
	1,643,301 / 1,000 = 1,643 sf	Upland 50.3/5 = 10 units Wetland 16.6/5 = 3 units 13 units
Average Annual Daily Trips (AADT)	1,643 * 3.93 * 92% new trips = 5,940 AADT	13 X 7.81 AADT = 102 AADT
PM Peak Hour Trip	1,643 * 0.67 * 92% new trips = 1,013 AADT	13 X 1 = 13 PM Peak Hour

Source: Concurrency Manual and Table for Minor Traffic Study –PM @ IND rates ITE Code 140 @ 3.93 AADT per 1,000 square feet and 0.67 PM Peak Hour Trip per 1,000 square feet and 92% new trips, single family @ one house per five acres – 7.81 AADT per unit and 1 PM Peak Hour per unit 100% new trips

B. Available Capacity

US Highway 98 extends east out of Fort Meade. The current Level of Service (LOS) through this part of the County is “B”. The minimum LOS on the eastern portion of US 98 is “C” from Edgewood Dr North to Avon Park Cutoff Road. As if vacant analysis of the site with a density of one (1) house per five acres could generate 13 homes and this is expected to generate a total of 102 AADT and 13 PM Peak Hour Trips. This will not have any significant impact on the roadway capacity.

Table 6

Link #	Road Name	Current LOS	Available Capacity	Minimum LOS Standard	Projected Five Year LOS
5400N	US 98 (Edgewood Dr N to US 17)	B	867	D	B
5400S		B	855	D	B
5401N	US 98 (Edgewood Dr N to Avon Park Cutoff Road)	B	547	C	B
5401S		B	535	C	B

Source: Polk Transportation Planning Organization, Roadway network Database April 2026

C. Roadway Conditions

The subject site has access to US Highway 98 E, Keller Road, and Parrish Road. Keller and Parrish Roads are not monitored by TPO; however, have Pavement Condition Index (PCI) condition ratings from Polk County Roads and Drainage. Keller Road is a two-lane rural minor collector road with a PCI rating of Poor. Parrish Road is a two-lane rural minor collector road with a PCI rating of Fair. US Highway 98 is a Florida Department of Transportation (FDOT) road and no PCI rating from Polk County Roads and Drainage; however just west of the site FDOT recently completed construction of a new bridge over the Peace River and roadway improvements in the area. The condition of the roadways and the LOS change over time. The conditions are addressed when development access a road during the Level 2 Review. LOS is a tool that can limit the intensity of development in the short run.

D. Sidewalk Network

US 98 E, Parrish Road and Keller Road do not have any sidewalks. The subject site is in the Rural Development Area (RDA) which does not require sidewalks within the right of way on a public road.

E. Planned Improvements:

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

F. Mass Transit

The nearest transit route is Route 25 that stops at S. Hendry Avenue and E. Broadway Street. This stop is approximately 1.7 miles northwest of the site.

Park Facilities:

The following analysis is based on public recreation facilities. The nearest neighborhood park is the Fort Meade Park. The Bone Valley ATV Park is about eleven (11) miles away.

A. Location:

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

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

C. Environmental Lands:

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

D. Planned Improvements:

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

Environmental Conditions

There are a few environmental limitations to the development of this site for single-family residences. The site is currently developed with single-family dwellings and have been developed since the reclamation of the land. The site has surface waters as a result of the previous mining operations. The soils are Arents and a typical of soils related to reclaimed mining operation and are of variable conditions and onsite investigation is recommended for use stability.

A. Surface Water:

The site generally slopes toward the waterbodies on the western side of the site, with an elevation of 85 feet above mean sea level (MSL). The western side of the site, along Parrish road slopes downward from the south, at 115 feet MSL to 94 feet MSL, the eastern side of the site, along Keller Road, slopes downward from south to north, at 122 feet MSL to 108 feet MSL. The site is located less than a quarter of a mile east of the Peace River.

B. Wetlands/Floodplains:

The subject site has 16.16± acres of wetlands, predominantly associated with the surface water on the western side of the site. The subject site has 20.94± acres of Zone A flood zone, also predominantly associated with the surface water on the western side of the site.

C. Soils:

The subject site is comprised of a mix of soil types as listed in Table 8 following this paragraph. According to the soil survey of Polk County, the soil types range from Severe to Water. The site is currently developed with single-family residential.

Table 8

Soil Name	Septic Tank Absorption Field Limitations	Limitations to Dwellings w/o Basements	% of Site (approximate)
Arents, 0 to 5% slope	Severe: wetness	Severe: wetness	80%
Water	N/A	N/A	20%

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

D. Protected Species:

The subject property is not located within a one-mile radius of a protected plant or animal species sighting since 2006 (Source: Florida Natural Areas Inventory 2002, 2006, 2011, & 2015).

E: Polk Green Districts and Conservation Easements:

The site is located within the Potential Network Connections area of the Polk Green District Comprehensive Plan Map Series. Approximately 1.6 mile south of the site has over 500 acres in a Conservation Easement as recorded in OR Book 10740, Page 2012.

F. Archeological and Historical Resources:

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

G. Wells (Public/Private)

The subject site is not located on a wellfield. The nearest Wellfield is about 2.3 miles northwest, in Fort Meade. The current improved subject parcels as well as other improved properties use wells for their water source.

H. Airports:

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

Economic Factors:

The subject site is 66.5± acres. Most phosphate mines are thousands of acres. Portions of the site have been mined, reclaimed and released. The site was then developed with residential dwellings. Of the 15 subject parcels, seven (7) are currently developed with residential dwellings, with all of the eight (8) vacant parcels owned by existing residents. The existing residential dwellings have been built between the 1920's and 2022. This change in land use will provide for a conforming use on the subject 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 neighboring Future Land Use Map designations are predominantly PM and previously mined for phosphate. North of the site is A/RR and has never been mined land. The subject site has been predominantly developed with residential dwellings since the 1970's through to the current timeframe. The existing lots are typically 5+ acres in size. To the west is the City of Fort Meade and the Peace River and the Fort Meade Outdoor Recreation Area
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.	The requested Agricultural/Residential Rural (A/RR) Future Land Use is intended for low-density use and is consistent with services available in the Rural Development Area (RDA).

Comprehensive Plan Policy	Consistency Analysis
<p>POLICY 2.102-A4: TIMING - The development of land shall be timed and staged in conjunction with the cost-effective and efficient provision of supporting community services which, at a minimum, shall require compliance with the Plan's Level of Service requirements and the County's concurrency management system.</p>	<p>One home per five acres does not need many services at all other than the potential need for public safety services and access for visitors. Future homeowners' expectations for urban services should be low this far from the nearest municipality. A/RR is the main residential and agricultural designation in the RDA. Therefore, this request is consistent with these policies.</p>
<p>POLICY 2.102-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>POLICY 2.114-A3: PERMITTED ACTIVITIES - The following activities shall be permitted within the Phosphate Mining land use category as mapped pursuant to Policy 2.114-A2:</p> <p>a. Phosphate mining and allied industries; b. Land reclamation; c. Agriculture and Farmworker housing under specific design parameters listed in the Land Development Code not to exceed an intensity of sixteen (16) workers per acre; d. Other land uses with conditional approval which are compatible and related with the extraction and processing of phosphate; and e.</p>	<p>The site was previously mined for phosphate and was subsequently reclaimed. This Policy allows for the reclaimed land to be remapped for several different Future Land Use districts, A/RR is one of the uses and therefore meets the policy.</p>

Comprehensive Plan Policy	Consistency Analysis
<p>Subject to the adoption of a Comprehensive Plan amendment, any activities permitted within the following land use designations, which are appropriate for the redevelopment of lands formally utilized for phosphate mining operations and which demonstrate compliance with the Comprehensive Plan criteria for each use: 1. Preservation. 2. Recreation and Open Space. 3. Leisure/Recreation. 4. Institutional. 5. Rural Cluster Centers. 6. Tourism Commercial Centers. 7. Business Park Centers. 8. Industrial. 9. Rural Mixed-Use Developments. 10. New Communities. 11. Agricultural/Residential Rural only.</p>	

Urban Sprawl Analysis

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

Table 9 Urban Sprawl Criteria

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

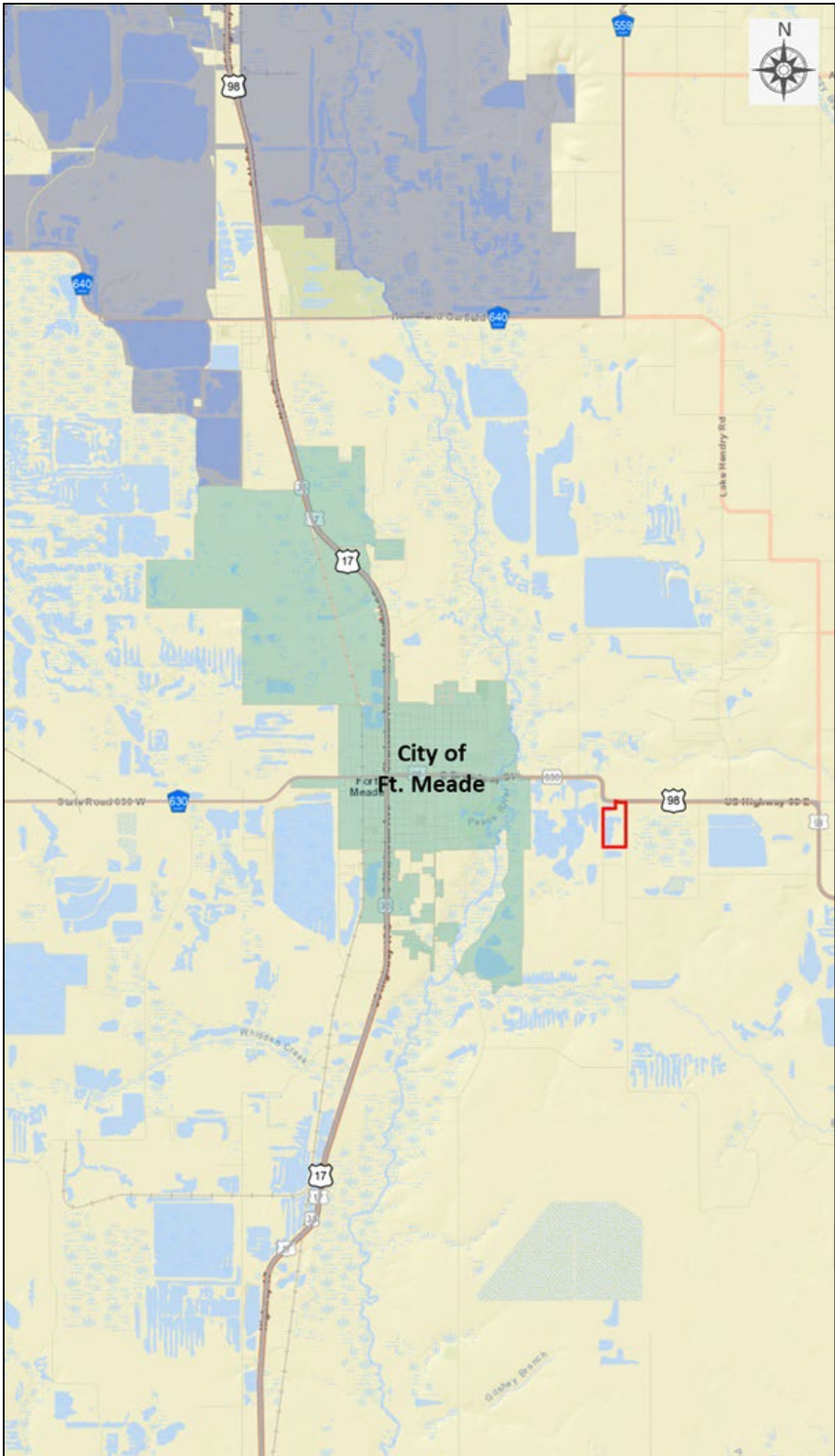
Comments from other agencies

No comments

Exhibits

- Exhibit 1 Location Map
- Exhibit 2 Aerial Map – Context (2023)
- Exhibit 3 Aerial Map – Close-up (2023)
- Exhibit 4 Current Future Land Use Map
- Exhibit 5 Proposed Future Land Use Map
- Exhibit 6 Wetland Map
- Exhibit 7 Floodplain Map
- Exhibit 8 Property Owner List
- Exhibit 8a&b Permitted and Conditional Uses in PM and A/RR

Applicant's submitted documents and ordinance as separate files



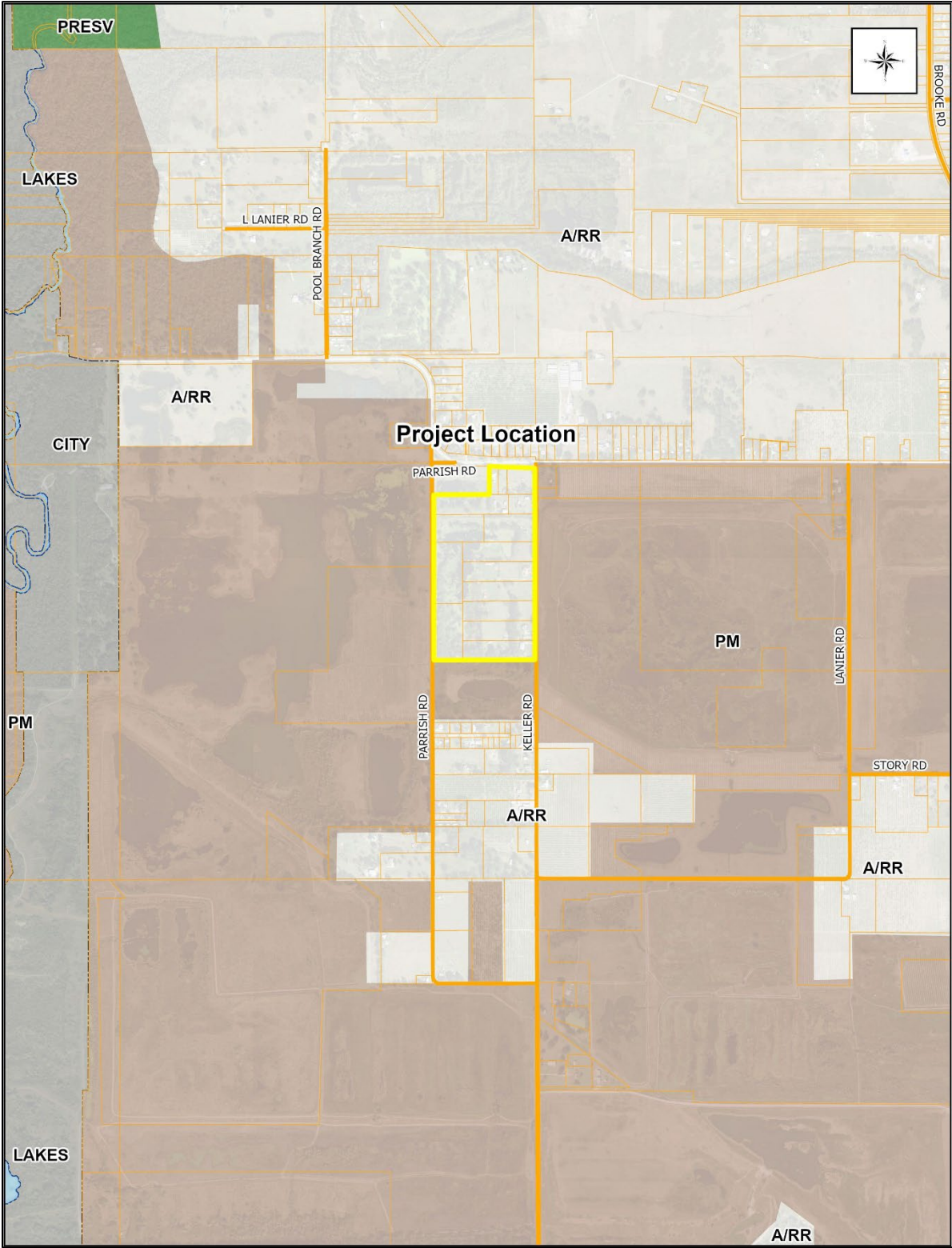
LOCATION MAP



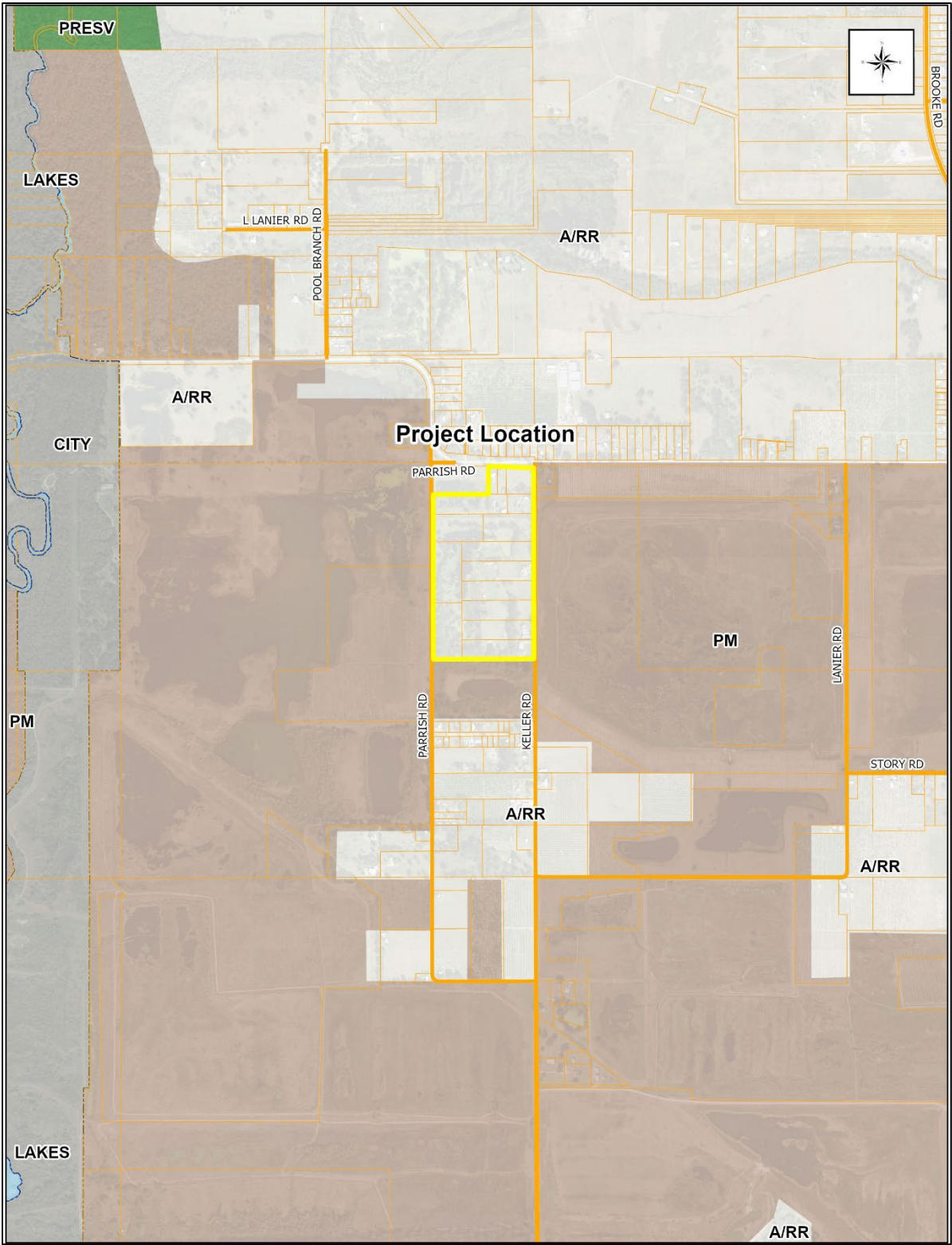
AERIAL MAP CONTEXT 2023



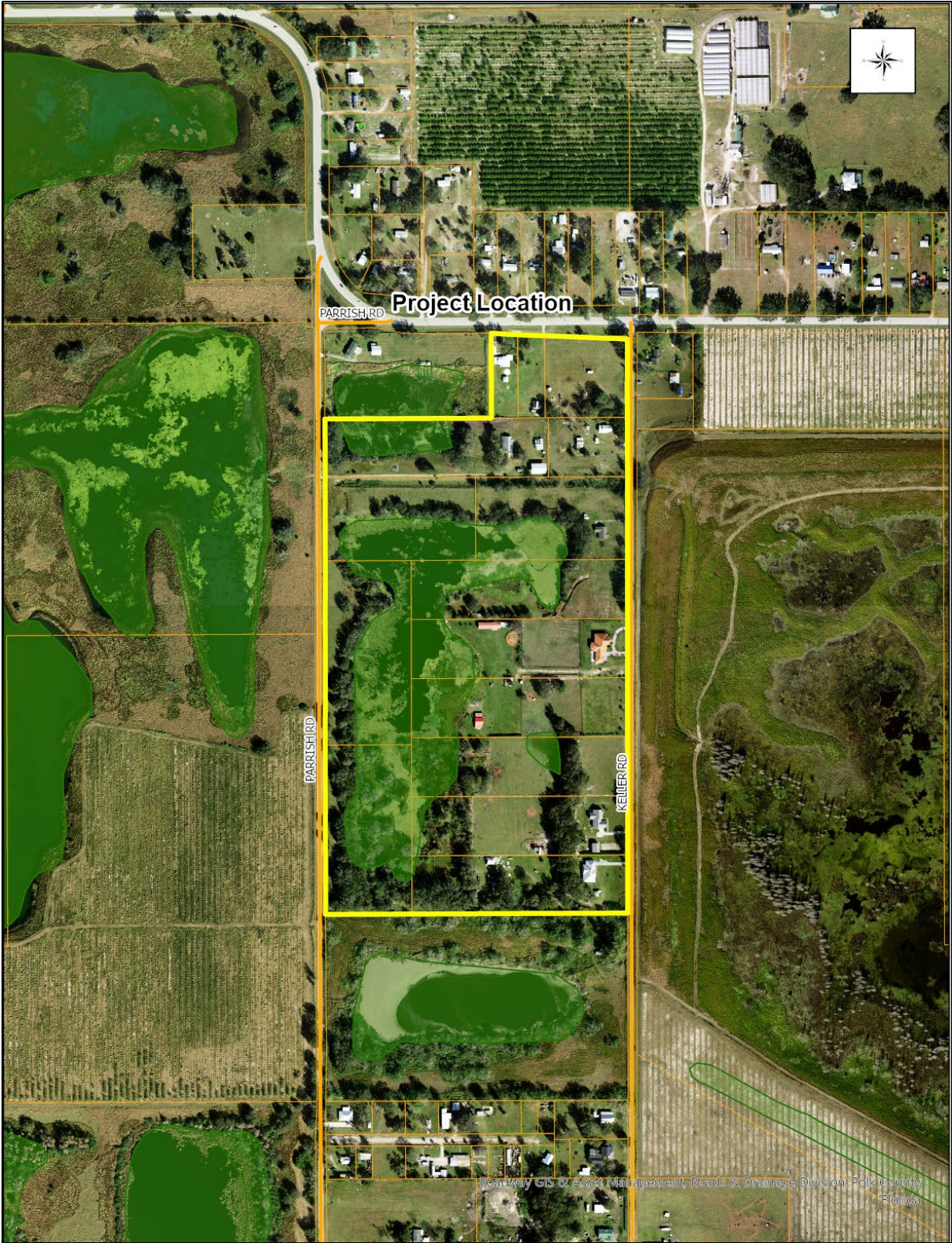
AERIAL MAP – CLOSE UP 2023



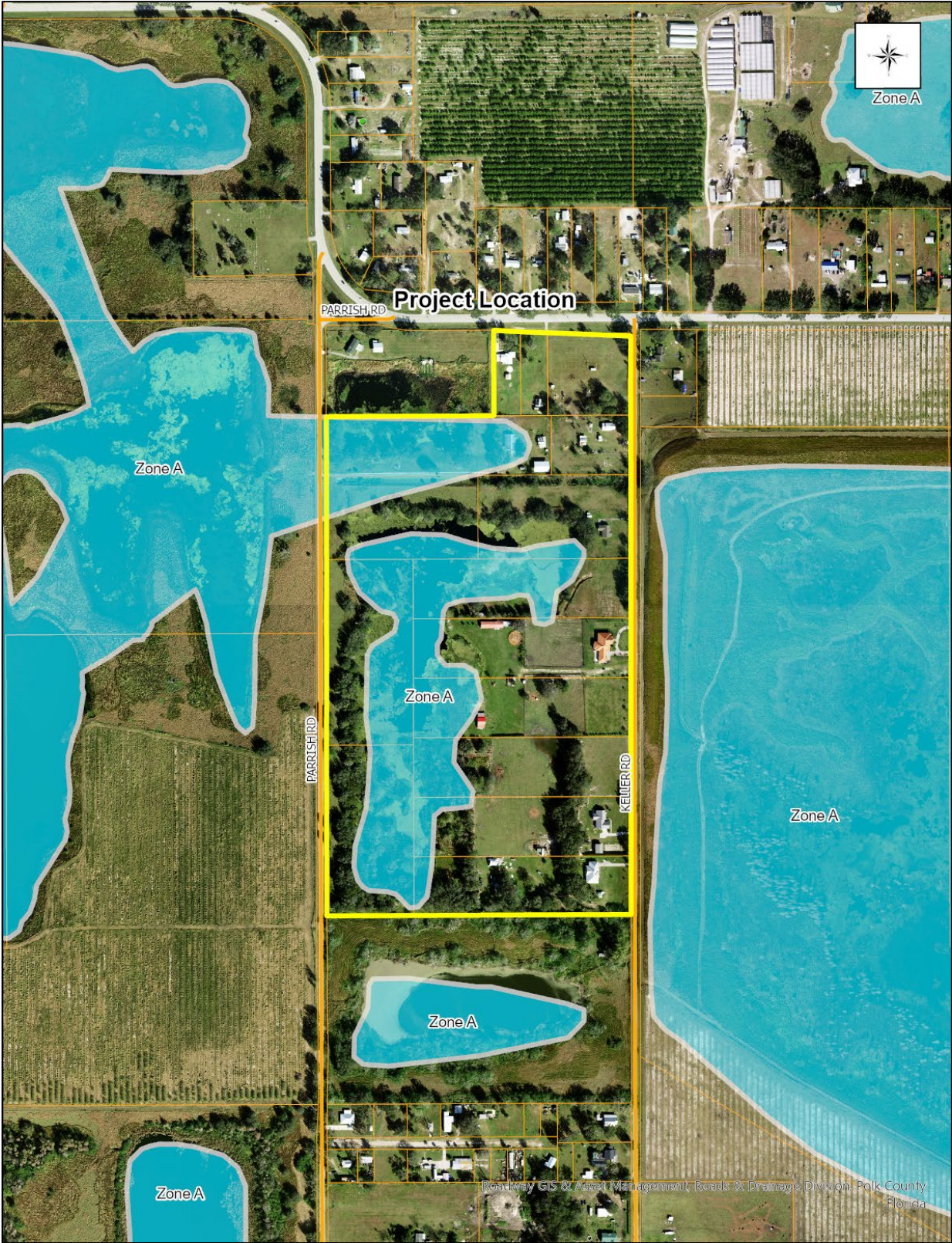
CURRENT FUTURE LAND USE MAP



PROPOSED FUTURE LAND USE MAP



WETLAND MAP



FLOODPLAIN MAP

<u>PARCEL</u>	<u>OWNER</u>	<u>ADDRESS</u>
25-31-36-000000-011150	ALCAZAR HERNANDEZ RAFAEL	680 KELLER RD
25-31-36-000000-011160	ALMANZAN LUKE	660 KELLER RD
25-31-36-000000-011120	COBB GARY R	720 KELLER RD
25-31-36-000000-011130	COBB GARY R	PARRISH RD
25-31-36-000000-011140	DILLON CLEFFEN	PARRISH RD
25-31-36-000000-011080	HERNANDEZ RAFAEL	KELLER RD
25-31-36-000000-011040	KENNEDY LARRY GENE	470 KELLER RD
25-31-36-000000-011070	KENNEDY MICHAEL G	485 PARRISH RD
25-31-36-000000-011090	LANIER ETHEL JANE	480 KELLER RD
25-31-36-000000-011100	MALKEMES RAYMOND G	KELLER RD
25-31-36-000000-012020	PERKINSON CLINTON	710 KELLER RD
25-31-36-000000-012040	PERKINSON CLINTON	KELLER RD
25-31-36-000000-011110	SCHOCH TERRY	KELLER RD
25-31-36-000000-011050	SHIVER CAROL IVEY	2550 US HIGHWAY 98 E
25-31-36-000000-011060	SHIVER CAROL IVEY	2550 US HIGHWAY 98 E

OWNER LIST

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

PERMITTED AND CONDITIONAL USES IN PM

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

PERMITTED AND CONDITIONAL USES IN A/RR