



Agenda Item #6

LDCT-2023-15

Mine and Mill Aggregate Text Amendment

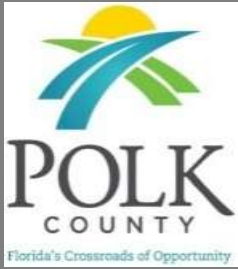
Text Amendment to add additional legal description to Appendix E, Parcel Specific Comprehensive Plan Amendments with Conditions

FLU	Industrial (IND) & Business Park Center-2 (BPC-2) Transit Supportive Development Area (TSDA)
Parcel #	242827-000000-014022 (Approximately 22.04 acres)

- Applicant-initiated text amendment to Appendix E, Parcel Specific Comprehensive Plan Map adding additional property to allow for Construction Aggregate Processing and Storage as a Conditional Use
- A 2016 Comprehensive Plan Map Amendment was approved to change a portion of the property from BPC-2 to Industrial. As part of the approval, staff recommended a condition that Construction Aggregate, Processing and Storage Conditional Uses be limited to a specific portion of the property.
- Consistent with Comprehensive Plan & Land Development Code
- Staff finds Request is Compatible with Surrounding Area & Recommends Approval



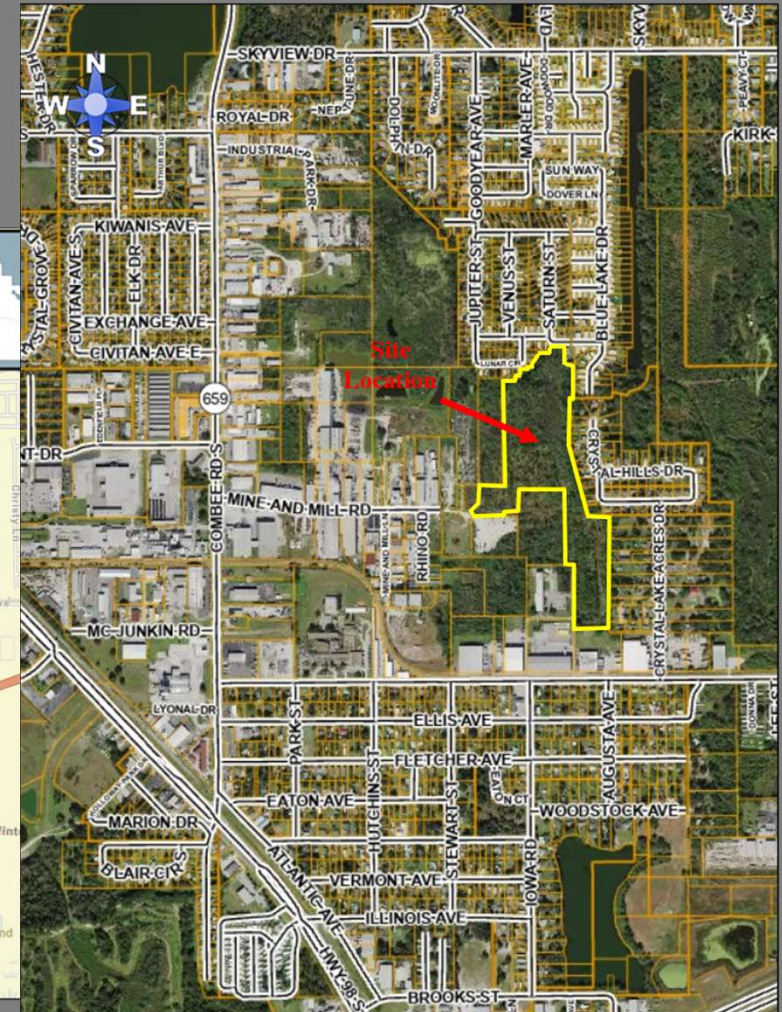
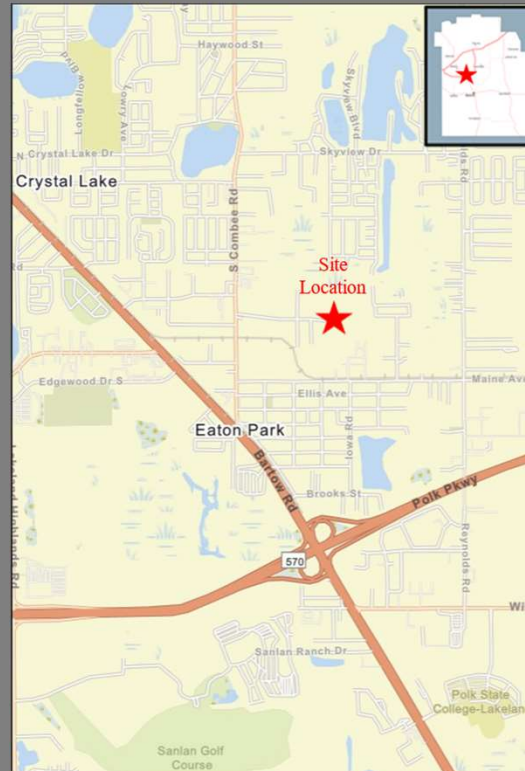
BoCC Dates:
 First Reading – January 23, 2024
 Adoption Hearing – February 6, 2024



MINE AND MILL AGGREGATE TEXT AMENDMENT

LDCT-2023-15

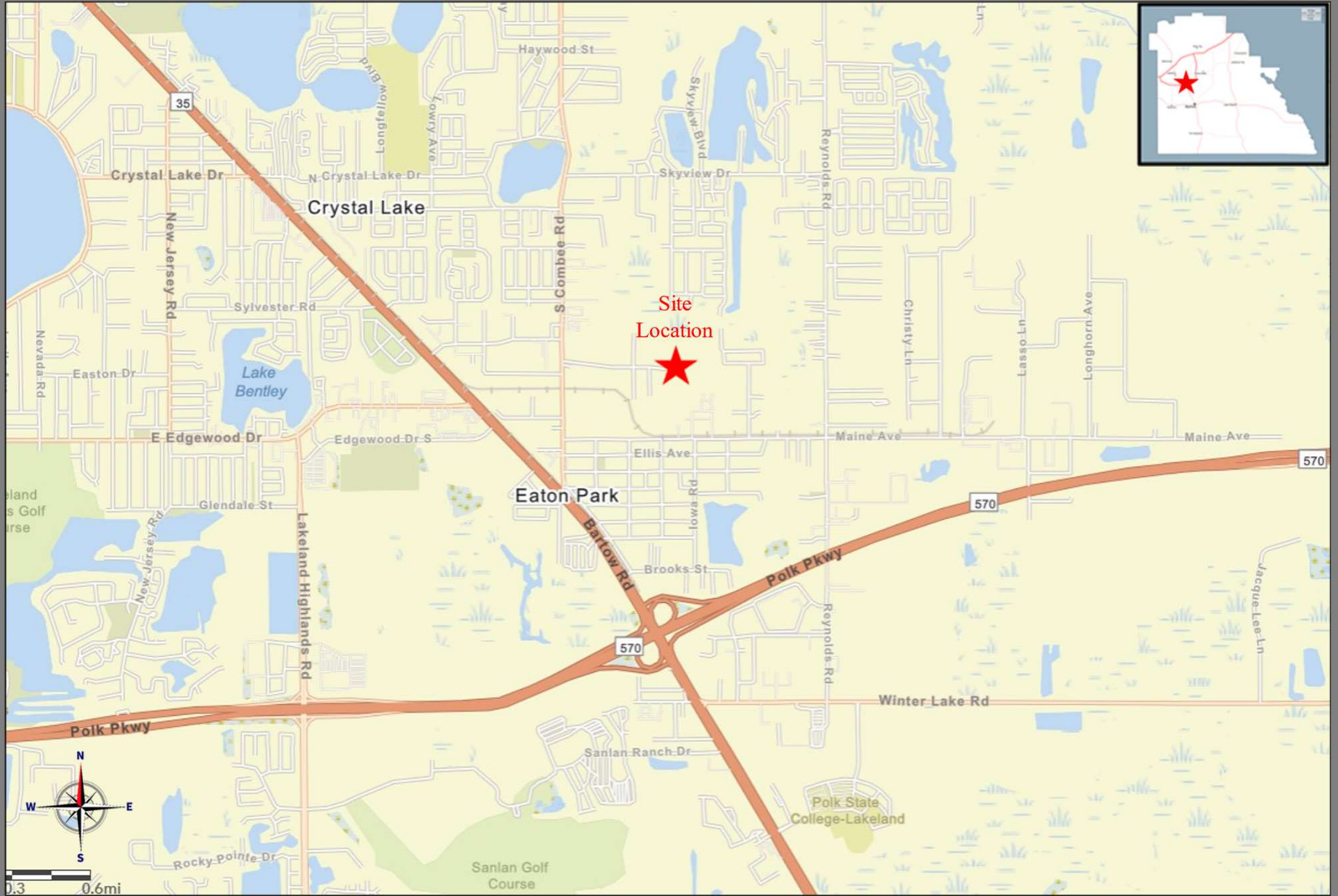
The Request: Applicant-initiated text amendment to add legal description to Appendix E, Parcel Specific Comprehensive Plan Amendments with Conditions.



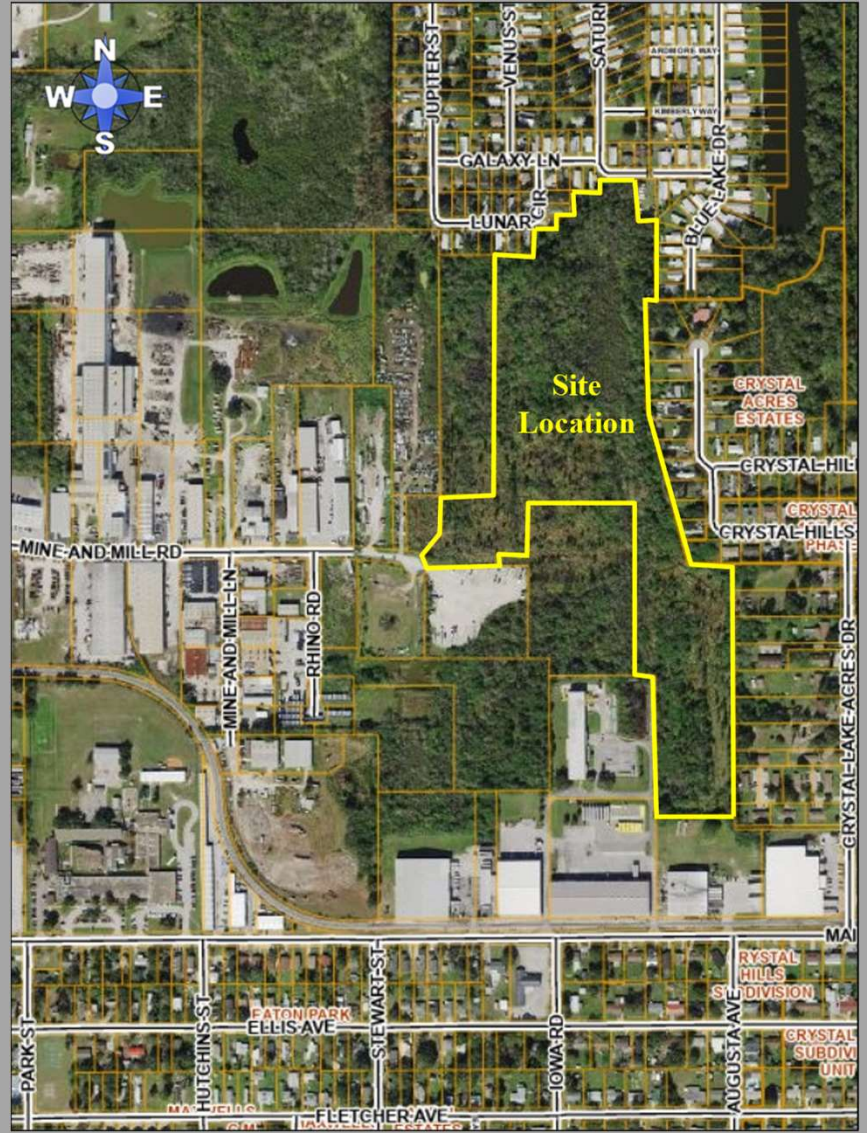
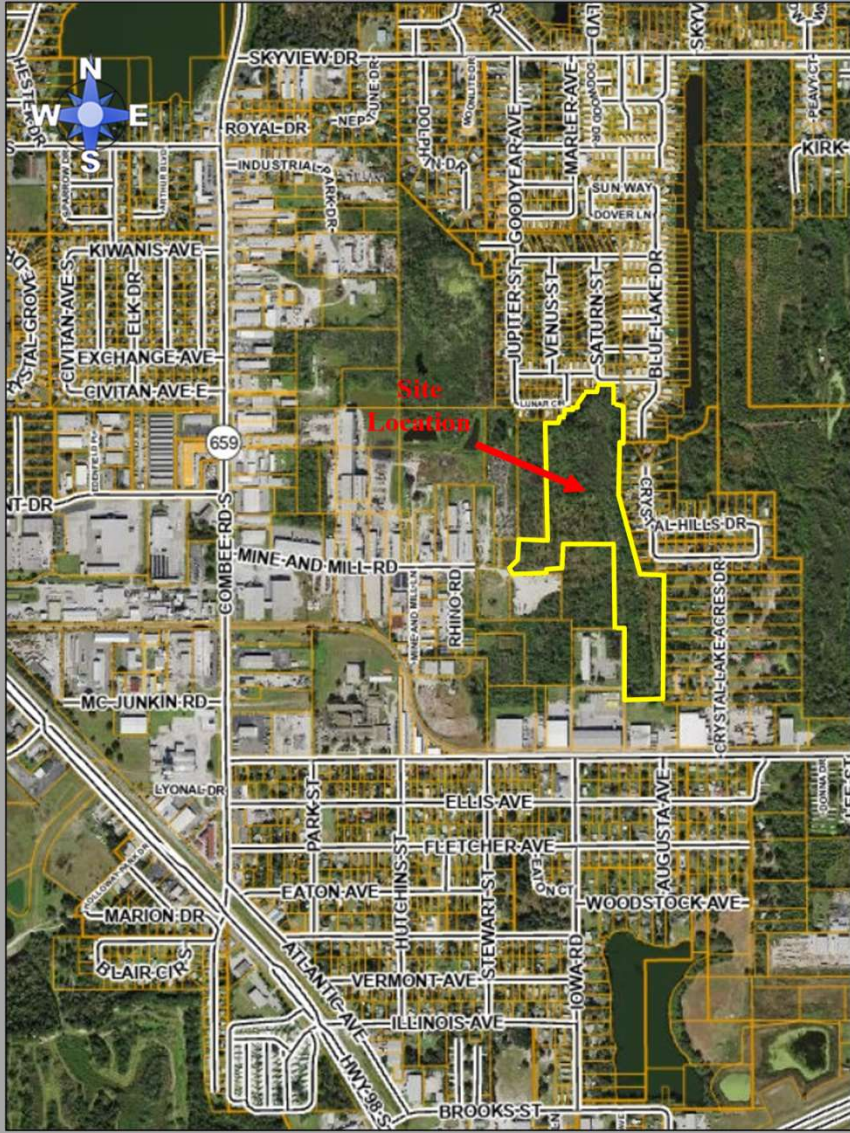
Submitted into the record:

- ✓ Staff Report
 - ✓ Application
 - ✓ Impact Assessment Statement
 - ✓ Ordinance
- Staff Recommends Approval**

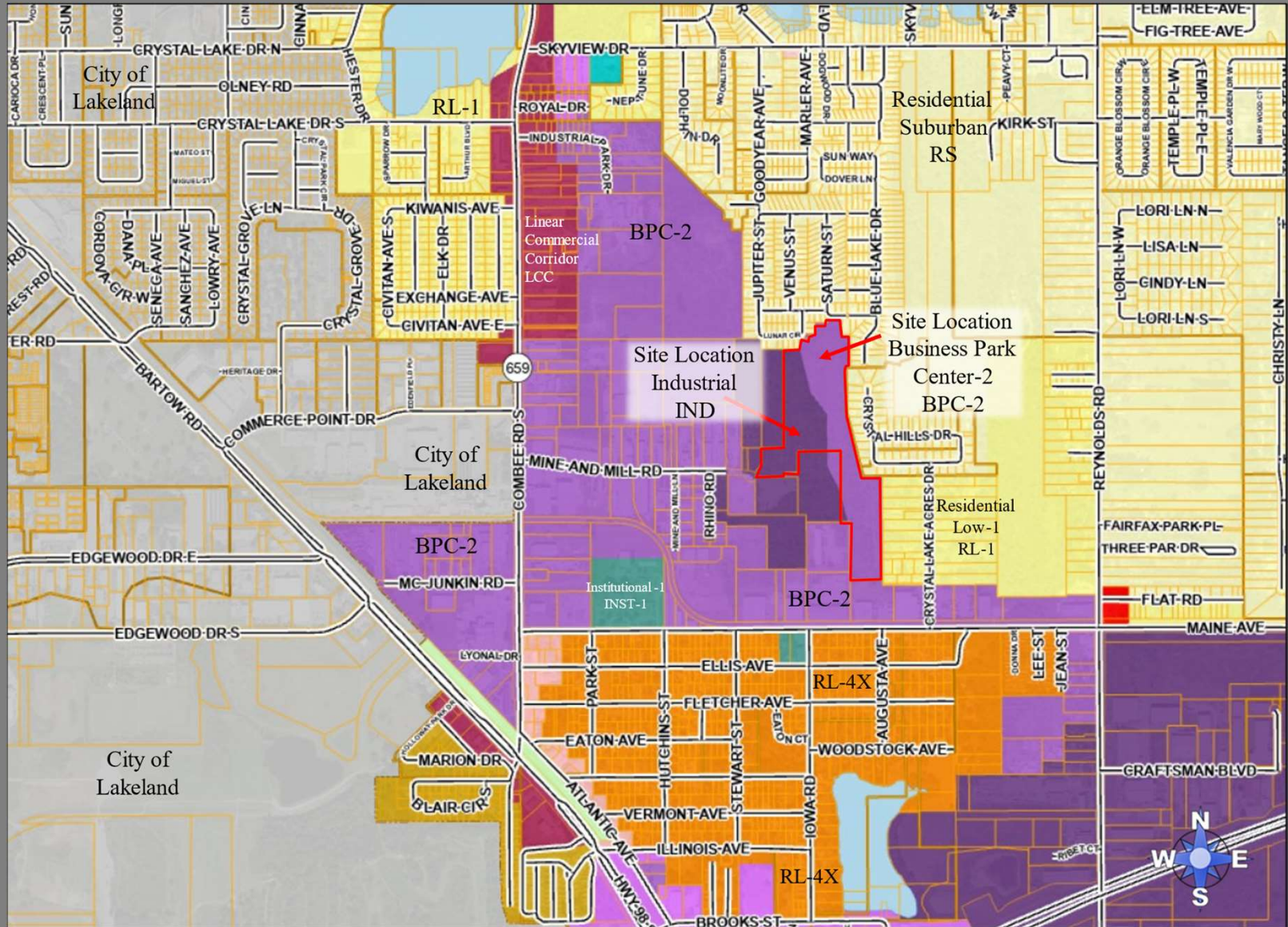
LOCATION



AERIAL

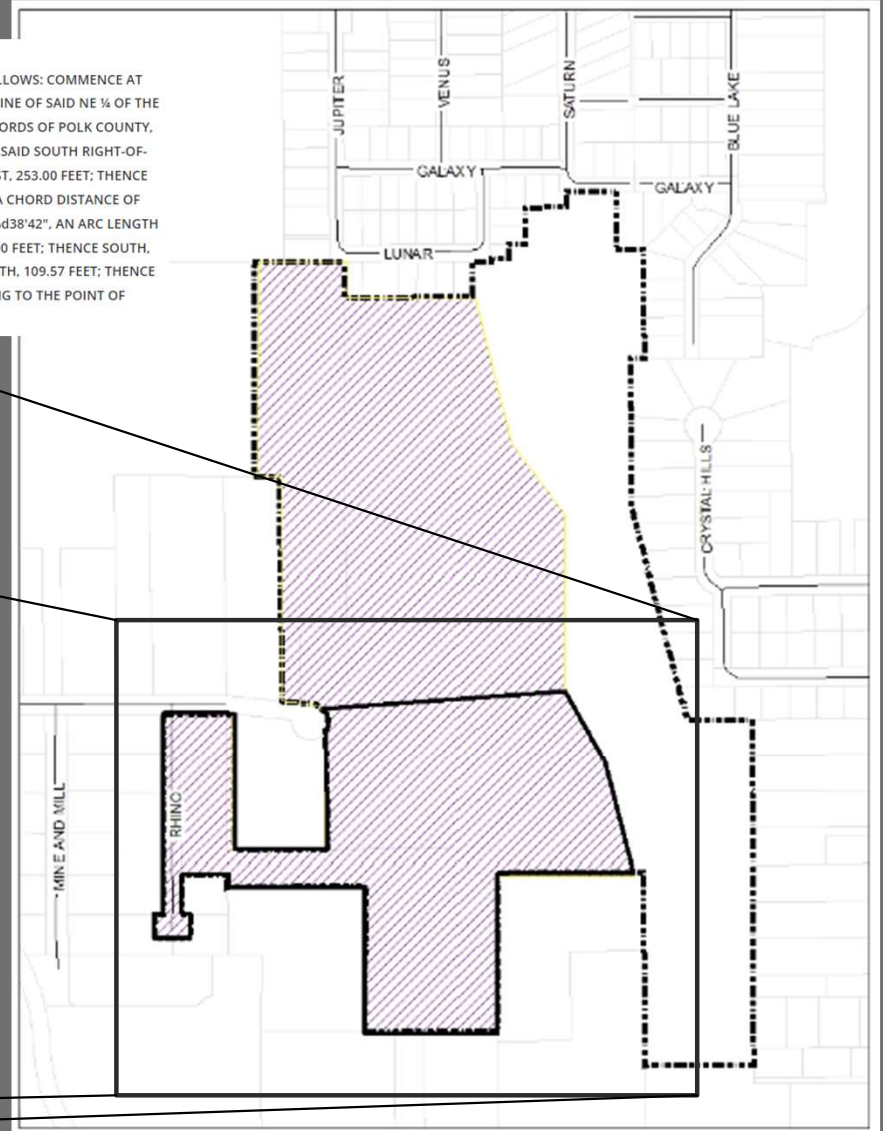
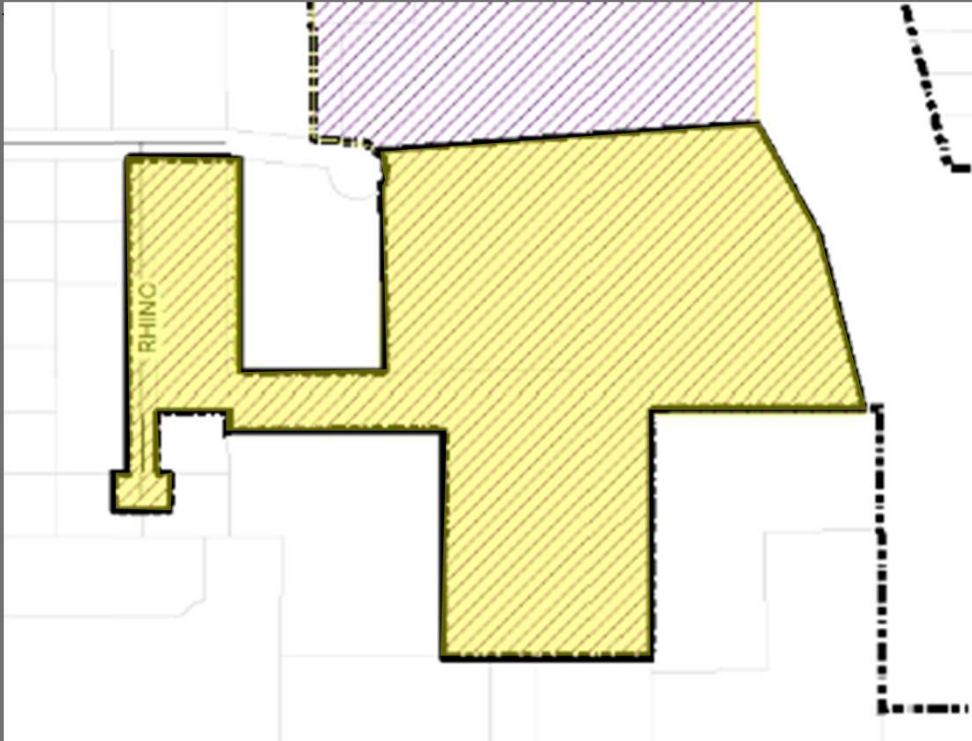


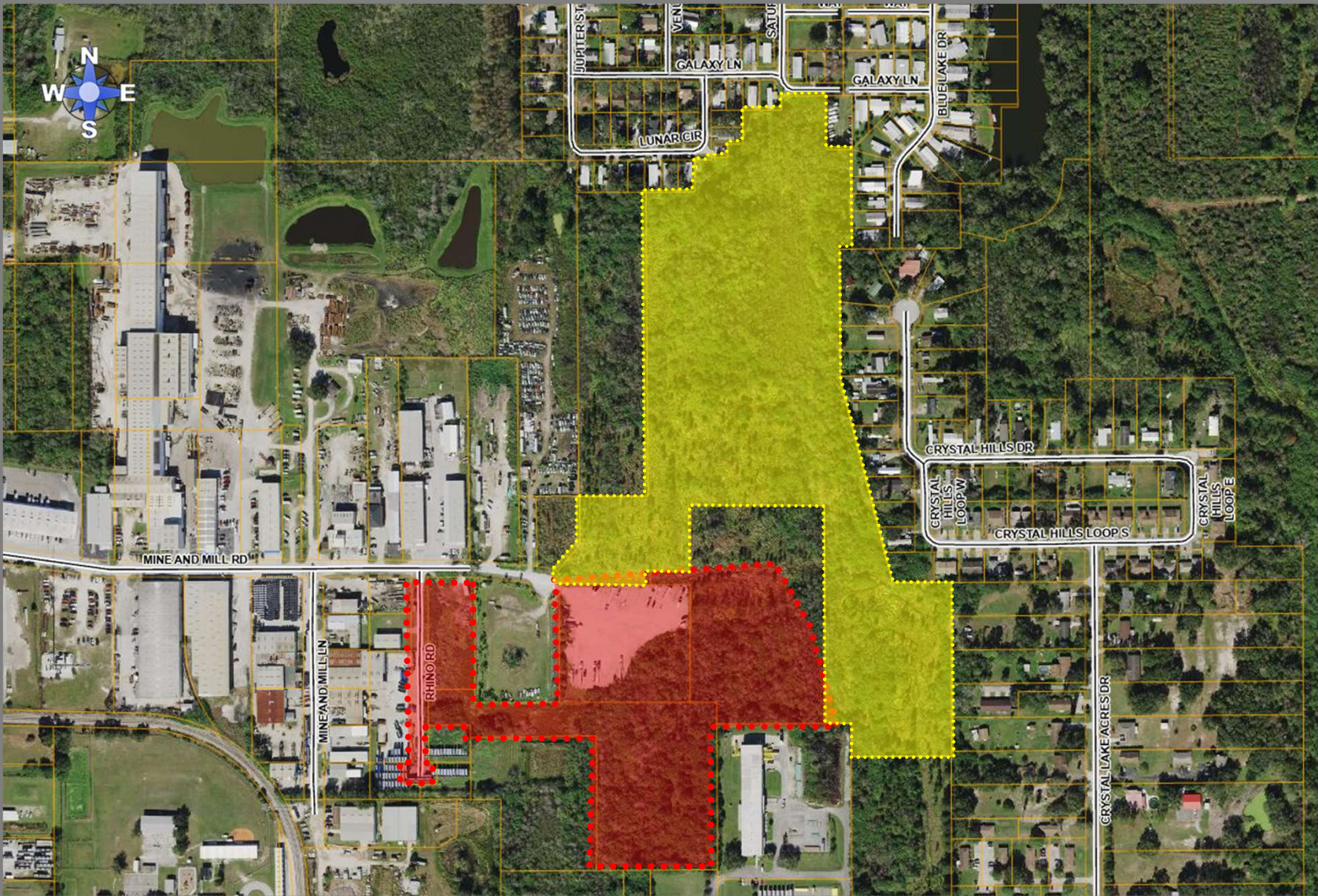
FUND USES



3. Construction Aggregate, Processing and Storage shall be limited to a defined area as described by legal description and map depicted below:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST ¼ OF SECTION 27, TOWNSHIP 28 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS: COMMENCE AT THE SW CORNER OF THE NE ¼ OF THE SW ¼ OF SECTION 27, TOWNSHIP 28 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA; THENCE N 00°00'00" E, ALONG THE WEST LINE OF SAID NE ¼ OF THE SW ¼, A DISTANCE OF 96.13 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF MINE AND MILL ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 2009, PAGE 846, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE N 89°56'52" E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 395.47 FEET TO THE POINT OF BEGINNING; CONTINUE N 89°56'52" E, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF MINE AND MILL ROAD, 174.82; THENCE S83°46'29"E, ALONG SAID SOUTH RIGHT-OF- WAY LINE, 15.08 FEET; THENCE S00°05'29"W, 375.36 FEET; THENCE EAST, 253.00 FEET; THENCE N00°05'29"E, 325.24 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVED WESTERLY HAVING A RADIUS OF 50.00 FEET, CHORD BEARING OF N07°15'39"W AND A CHORD DISTANCE OF 65.37 FEET, SAID POINT BEING ON THE RIGHT-OF-WAY LINE OF SAID MINE AND MILL ROAD; THENCE NORTHERLY ALONG SAID CURVE THRU A CENTRAL ANGLE OF 81°38'42", AN ARC LENGTH OF 71.25 FEET TO THE END OF SAID CURVE; THENCE N85°58'05"E, 664.44 FEET; THENCE S28°59'30"E, 219.88 FEET; THENCE S14°41'53"E, 323.86 FEET; THENCE WEST, 375.00 FEET; THENCE SOUTH, 430.78 FEET; THENCE WEST 360.52 FEET; THENCE NORTH, 399.50 FEET; THENCE WEST 375.65 FEET; THENCE NORTH, 36.67 FEET; THENCE WEST, 125.01 FEET; THENCE SOUTH, 109.57 FEET; THENCE EAST, 25.09 FEET; THENCE SOUTH, 65.00 FEET; THENCE WEST, 100.00 FEET; THENCE NORTH 65.00 FEET; THENCE EAST 25.09 FEET; THENCE NORTH, 549.68 FEET RETURNING TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 651,972 SQUARE FEET OR 14.97 ACRES, MORE OR LESS.







PARCEL
242827-000000-041033
OWNER:
NATRANSUSA CORP.
O.R.B. 9698, PAGE 222

N90°00'00"E

123.11'

N00°00'00"E
80.00'

110.87'

N90°00'00"E 205.07'

PARCEL:
242827-000000-041032
OWNER:
NATRANSUSA CORP.
O.R.B. 9756, PAGE 1283

N00°00'00"E
149.02'

PORTION OF PARCEL:
242827-000000-014022
OWNER:
WILLIAM & PAULA MIMS

CONTAINS 2.23 ACRES

S00°05'29"W 305.20'

194.33'

N41°54'11"E
104.42'

S00°05'29"W
40.00'

S89°56'52"W

118.00'

MINE & MILL ROAD

S83°43'08"E 177.25'

R/W PER
O.R.B. 2429,
PAGE 1553

S89°56'52"W 263.11'

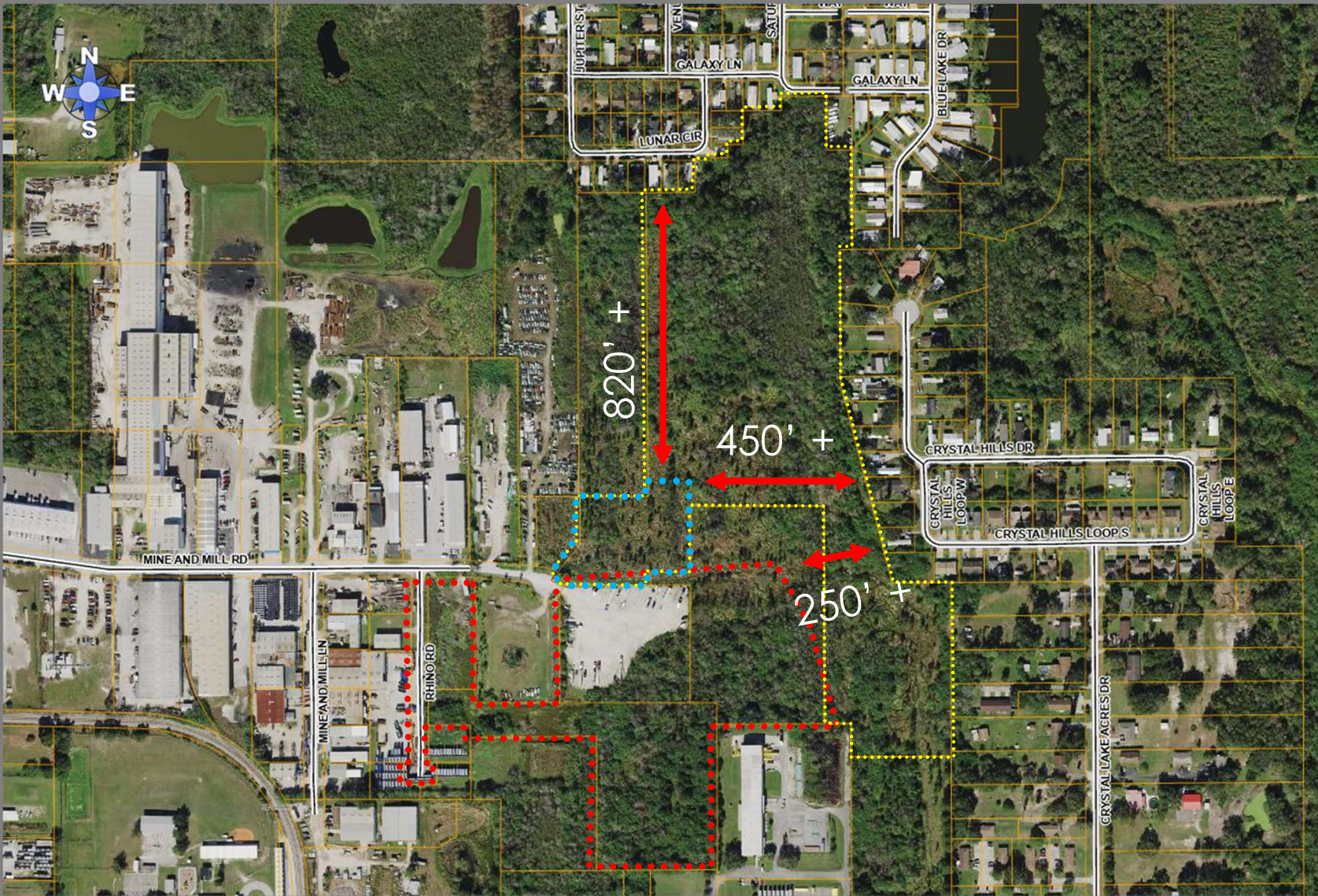
POINT OF
BEGINNING

PARCEL:
242827-000000-042028
OWNER:
CADAK TRANSPORTATION INC.
O.R.B. 10543, PAGE 749

S. LINE NE 1/4 OF SW 1/4

C1

C2



Justification for Approval:

- The request is consistent with the Comprehensive Plan and LDC.
- The operation of Construction Aggregate Processing and Storage Facility on this site does not present any apparent incompatibilities and will not foreseeably place a strain on existing infrastructure or emergency services.
- The location is close to Highway 98, making it an ideal location for such a use.
- Truck traffic is expected in the area with the surrounding uses.
- If approved, the applicant will be required to gain Conditional Use approval for the use, which will come back in front of the Planning Commission for approval.
- All conditions from Section 303 must be met when the binding site plan is submitted.

