LARGE SCALE CPA AND TEXT AMENDMENT

Prepared For:

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Project:

Mims Crossing

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THIS ITEM HAS BEEN DIGITALLY SIGNED BY KRISS Y. KAYE, PE ON THE DATE INDICATED HERE.

June 24, 2025

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1. EXECUTIVE SUMMARY

This application for the Mims Crossing requests a Comprehensive Plan Amendment to modify the Future Land Use designation of the subject property from Phosphate Mining (PM), Industrial (IND), Agricultural Rural Residential (A/RR) and Leisure Recreation (L/R) to a coordinated mix of Residential Suburban (RS), Industrial (IND), and Rural Cluster Center (RCC), together with an eventual transition of appropriate portions of the property from the Rural Development Area (RDA) to the Suburban Development Area (SDA), excluding the proposed Rural Cluster Center (RCC) area. Please refer to Exhibit A for the location map and Exhibit B for the Existing Future Land Use Map.

This request reflects the natural and foreseeable progression of land use patterns within this portion of Polk County, where former extractive lands are transitioning into productive economic and residential uses supported by regional infrastructure corridors.

Please refer to Exhibit C for the Proposed FLU/Conceptual Land Use Exhibit. The amendment formalizes and organizes an existing trend of industrial expansion and associated residential demand. The proposed framework aligns with surrounding development patterns, supports employment growth, introduces residential uses proximate to jobs, and allows infrastructure to be delivered in a phased and efficient manner that achieves the following objectives:

1. Aligns with surrounding industrial development patterns
2. Provides residential opportunities in proximity to employment centers
3. Introduces limited commercial services to support internal demand
4. Allows infrastructure to be delivered in a phased and efficient manner

The proposed amendment is consistent with the Comprehensive Plan in that it promotes coordinated growth, efficient infrastructure utilization, and compatibility of land uses while avoiding fragmented and inefficient rural development patterns.

EXISTING FLU	PROPOSED FLU	AREA (AC)	% OF SITE
PM	IND	1,261	50.9%
PM	RS	1,185	47.9%
PM	RCC	5	0.2%
IND	RCC	5	0.2%
A/RR	RS	14.3	0.6%
L/R	RCC	5	0.2%
	TOTAL	**2,475**	**100.0%**

2. IMPACT ASSESSMENT STATEMENT

2.1 Land and Neighborhood Characteristics

The subject property represents a uniquely situated tract within Polk County just south of Mulberry, distinguished by its size, configuration, and history of phosphate mining activity. As a result of this prior use, the site has been substantially altered and no longer functions as part of the traditional rural landscape contemplated under the Rural Development Area designation.

In contrast, the surrounding area has evolved to include a growing concentration of industrial uses, supported by proximity to State Road 37 and other regional transportation facilities. This evolution reflects broader economic trends within the County, including increased demand for logistics, warehousing, manufacturing operations, and residential housing needs.

The proposed amendment recognizes this transition and provides a framework to guide it in an organized manner. Rather than allowing incremental and potentially incompatible development to occur under existing rural entitlements, the amendment establishes a coordinated land use pattern that integrates industrial, residential, and supporting commercial uses.

Compatibility is addressed through both spatial organization and design. Industrial uses are oriented toward major transportation corridors, while residential areas are located in positions that allow for buffering and transition. The inclusion of a Rural Cluster Center provides an internal focal point for limited commercial services, reducing reliance on external trips and enhancing overall functionality.

This approach does not introduce new incompatibilities; rather, it resolves existing and potential conflicts by providing structure and predictability for future development.

2.2 Transportation

The subject property is strategically located with access to State Road 37 (Minor Arterial) and County Road 640 (Rural Major Collector), both of which serve as critical components of the County's transportation network. These corridors are designed to accommodate regional traffic and support industrial activity, making them appropriate for the proposed land use mix. Refer to Exhibit K for the Traffic Circulation Map.

These corridors currently support a mix of industrial, agricultural, residential, and freight-related traffic and provide regional connectivity between southern Polk County and surrounding employment centers. The location of the subject property along these facilities makes it particularly well suited for the coordinated mix of industrial, residential, and supporting commercial uses contemplated by the amendment.

The integration of residential, industrial, and commercial uses within a single, coordinated framework provides an opportunity to reduce overall transportation impacts through internal trip capture. Employees residing within the development may commute internally, and daily service needs can be met within the RCC, thereby reducing external trip generation.

The proposed amendment establishes a land use pattern that is inherently more efficient than dispersed rural development. The concentration of uses within a defined area allows for more effective planning and implementation of transportation improvements as needed.

The integration of land uses within the subject property also supports internal trip capture, whereby a portion of trips generated by the development are accommodated within the site itself. This reduces demand on the external transportation network and contributes to overall system efficiency.

This integrated approach to land use and transportation is consistent with Comprehensive Plan policies that promote internal trip capture and the efficient use of the transportation network.

A Traffic Memorandum has been prepared and is included as Appendix A to this resubmittal package. The memorandum provides planning-level trip generation and transportation impact information associated with the proposed Future Land Use framework.

2.3 Sewage

The subject property is currently located outside of centralized wastewater service areas, which is consistent with its designation within the Rural Development Area. The proposed transition to the Suburban Development Area acknowledges the need for a phased approach to infrastructure provision.

Utility infrastructure is anticipated to be provided in a phased manner consistent with the intensity and timing of development. The proposed framework allows for the coordinated expansion of wastewater infrastructure as development progresses.

As development progresses and intensities increase, the project will transition toward centralized wastewater solutions. The phased delivery of infrastructure allows development to occur in a coordinated and efficient manner consistent with long-term planning objectives.

This approach supports the orderly and efficient provision of infrastructure consistent with long-term growth management objectives.

This phased approach to wastewater infrastructure is consistent with Comprehensive Plan policies that require infrastructure to be provided in a manner that is coordinated with

development intensity and timing. Details and final utility engineering are anticipated to occur during subsequent development review, utility coordination, and permitting processes with the County and the FDEP.

2.4 Water Supply

Potable water will be provided to support the proposed development through a phased and scalable approach that is consistent with the overall development framework and anticipated timing of buildout.

At the initial stages of development, potable water service may be provided through localized or private systems designed to meet the demands of early-phase development.

As development progresses, the water supply system is expected to expand in a coordinated manner to support increasing demand. The phased nature of this approach ensures that infrastructure is developed in a manner that is both economically efficient and consistent with the timing of development.

This approach is consistent with Comprehensive Plan objectives that promote the efficient provision of infrastructure and the coordination of development with available services.

The provision of potable water in a phased manner is consistent with Comprehensive Plan policies that promote the efficient and sustainable delivery of utility services. Detailed potable water system design, permitting, utility coordination, and infrastructure engineering are anticipated to occur during subsequent development review and permitting processes with Polk County and the FDEP.

Water infrastructure is anticipated to expand in a coordinated manner as development progresses, consistent with applicable regulatory requirements and the timing of development intensity.

The proposed framework allows water infrastructure to be expanded incrementally as development occurs, thereby reducing the potential for oversized facilities or premature infrastructure investments. This phased approach promotes efficient utilization of capital resources while maintaining flexibility for future utility coordination and service provider participation.

2.4.a Planning-Level Utility Demand Assessment

For planning purposes, a preliminary utility demand assessment was prepared utilizing the proposed Residential Suburban (RS), Industrial (IND), and Rural Cluster Center (RCC) land use categories. The estimates are intended solely to provide a planning-level evaluation of potential

potable water and wastewater demands associated with the proposed Future Land Use framework. Actual demands, development intensities, utility providers, phasing schedules, and infrastructure requirements will be determined during future development review, utility coordination, concurrency review, and permitting processes.

Planning-Level Utility Demand Summary
FAR/density values are based on Polk County LDC Table 2.1; estimates are for CPA-level planning only.

Land Use	Acres	Density/FAR	Sq. Ft./Ac	Units	Total Sq. Ft.	Industrial Sq. ft./Emp	Estimated People	Water Factor	Total Water (GPD)	Wastewater Factor	Total Wastewater (GPD)
Residential (RS)	1,199.3	3 DU/ac		3,597				250 GPD/DU	899,250	200 GPD/DU	719,400
Industrial (IND)	1,266.0	0.50	21,780		27,573,480	1,525	18,081	20 GPCD	361,619	16 GPCD	271,215
RCC Commercial	15.0	0.30	13,068		196,020			0.25 GPD/SF	49,005	0.20 GPD/SF	39,204
TOTAL	**2,480.3**			**3,597**	27,769,500		18,081		1,309,874		1,029,819

Footnotes / Source Basis: All estimates are planning-level only and do not establish development entitlements, concurrency approvals, utility allocations, treatment capacity reservations, or final engineering design criteria.

As demonstrated by the foregoing analysis, the proposed development framework can be evaluated at a planning level with respect to anticipated utility demands. Utility infrastructure is anticipated to be provided in a phased manner consistent with development timing and intensity. Future development approvals will require demonstration of adequate potable water supply, wastewater treatment capacity, transmission facilities, and distribution infrastructure consistent with applicable County, FDEP, and other regulatory requirements. Estimated wastewater generation is anticipated to generally correspond with potable water demand and will be further evaluated during future utility planning and concurrency review."

2.5 Surface Water Management

The subject property will incorporate comprehensive stormwater management systems designed to meet or exceed the requirements of Polk County and the Southwest Florida Water Management District (SWFWMD).

Due to the previously mined condition of the site, existing drainage patterns have been substantially altered from natural conditions. This characteristic allows for the implementation of engineered stormwater management systems that are specifically designed to control both the quantity and quality of runoff in a predictable and efficient manner. Refer to Exhibit H for the Drainage Map. Refer to Exhibit G for the Topographic Map.

Stormwater management for the project is anticipated to utilize wet detention systems, which are well-suited to the site's physical characteristics and provide effective treatment of stormwater prior to discharge. These systems will be designed to accommodate the anticipated runoff associated with the proposed mix of industrial, residential, and commercial uses.

The design of stormwater facilities will ensure that post-development discharge rates do not exceed pre-development conditions, thereby preventing adverse downstream impacts. In

addition, water quality treatment will be provided in accordance with applicable regulatory standards to protect receiving water bodies.

The proposed development framework allows for the integration of stormwater systems into the overall site design, including the use of open space areas, buffers, and other features to enhance both functionality and aesthetics. This integrated approach supports efficient land use while maintaining compliance with regulatory requirements.

Overall, the stormwater management strategy reflects a comprehensive and coordinated approach that is consistent with accepted engineering practices and applicable regulatory standards.

These measures are consistent with adopted stormwater management policies intended to protect downstream systems and maintain water quality standards. Detailed hydrologic and hydraulic modeling, ERP permitting, pond sizing, grading design, discharge calculations, and final stormwater engineering are anticipated to occur with the County and SWFWMD during subsequent engineering and permitting review processes

2.6 Environmental Analysis

The environmental characteristics of the subject property are largely influenced by its history of phosphate mining activity. As a result, the site has been substantially altered from its native condition and exhibits limited environmental sensitivity relative to undisturbed lands.

Wetlands and surface waters, where present, will be identified and addressed in accordance with applicable federal, state, and local regulations. The proposed development framework has been designed to avoid or minimize impacts to these features to the extent practicable, with any unavoidable impacts to be mitigated in accordance with regulatory requirements.

Floodplain areas will be evaluated as part of subsequent development approvals, and all development will be designed to comply with applicable floodplain management regulations.

The previously mined condition of the site significantly reduces the presence of intact natural systems, allowing for more efficient land use planning while minimizing environmental disruption. In addition, stormwater management systems will incorporate water quality treatment measures to protect downstream receiving waters.
No adverse impacts to potable water supplies, aquifer recharge, or regionally significant ecological resources are anticipated as a result of the proposed amendment.

The proposed approach is consistent with Comprehensive Plan environmental policies that encourage the protection of natural resources while allowing for the productive use of previously disturbed lands. Detailed environmental evaluation and permitting activities, including wetland

delineation will occur during subsequent development review and agency coordination processes.

2.7 Infrastructure and Public Facilities Analysis

The proposed amendment has been evaluated with respect to its potential impact on public facilities and services, including emergency services, schools, parks, and utilities. The subject property is currently served by regional providers, including Polk County Fire Rescue, the Polk County Sheriff's Office, and emergency medical services. These services are available to the area and are expected to continue serving the site as development progresses. The phased nature of the proposed development ensures that impacts to public facilities will occur incrementally and can be addressed in coordination with service providers. This approach allows for the efficient allocation of resources and avoids sudden or disproportionate demands on existing systems.

Residential components of the development may generate demand for educational facilities and recreational amenities. These impacts will be evaluated during subsequent development approvals, and appropriate mitigation measures will be implemented as required.

Solid waste services will be provided through private collection systems consistent with existing practices in the area.

The proposed amendment does not result in an overextension of public services. Instead, it promotes a coordinated pattern of development that allows infrastructure and services to be provided in a timely and efficient manner. See the table below listing distances and times to public services from the site.

PUBLIC FACILITY	DISTANCE	TRAVEL TIME
Bartow Regional Medical Center - 2000 Osprey Blvd, Bartow, FL 33830	15 miles	20 minutes
HCA Florida Lakeland Emergency - 3526 South Florida Ave, Lakeland, FL 33803	12 miles	20 minutes
Purcell Elementary School - 305 NE 1st Ave, Mulberry, FL 33860	4 miles	9 minutes
Mulberry Middle School - 500 Dr. MLK Jr. Ave, Mulberry, FL 33860	4.5 miles	8 minutes
Mulberry High School - 1 Panther PL, Mulberry, FL 33860	5 miles	11 minutes
Mulberry Police Department - 104 S Church Ave, Mulberry FL 33860	4 miles	7 minutes
PC Fire EMS Mulberry - 109 NW 9th Ave, Mulberry FL 33860	4.5 miles	9 minutes
Spence Park - 1100 NE 1st Street, Mulberry, FL 33860	4.5 miles	7 minutes

Final infrastructure design, utility system coordination, public facility concurrency review, and engineering implementation details are anticipated to occur with the County and other agencies during future Level 2 review and engineering plan review processes.

2.8 Population Analysis

The proposed amendment is intended to accommodate a portion of the anticipated residential and employment growth projected to occur within Polk County and the southern Polk County corridor over the coming decades. The amendment establishes a framework for residential development integrated with employment-generating industrial uses and supporting commercial services.

Specific population projections cannot be accurately determined at the Comprehensive Plan Amendment stage because future development intensity, residential product types, market conditions, phasing, and subsequent approvals have not yet been finalized. However, the proposed framework provides opportunities for housing and employment growth within a coordinated development pattern that promotes transportation efficiency, infrastructure coordination, and compatibility between land uses.

Future population impacts, school impacts, public facility demands, and concurrency considerations will be further evaluated during subsequent development review processes as development intensity and phasing become more refined. For planning purposes, estimated residential dwelling unit yields and associated utility demands are presented in Section 2.4.1.

2.9 Community Benefit

The project will provide employment opportunities, housing near jobs, and efficient land reuse, supporting economic growth and reducing development pressure on undeveloped lands.

2.10 Integrated Infrastructure and Phasing Strategy

A key component of the proposed amendment is the integration of land use planning with infrastructure delivery through a phased development approach.

Early phases of development will be supported by available infrastructure and systems appropriate for lower intensity uses. As development progresses, wastewater infrastructure is anticipated to expand in a coordinated manner consistent with development intensity and long-term planning objectives.

The phased delivery of infrastructure allows development to occur in a coordinated and efficient manner consistent with long-term planning objectives.

The integration of industrial, residential, and commercial uses within a single framework further enhances efficiency by allowing for shared infrastructure systems and reduced external demand.

This approach directly supports Comprehensive Plan objectives related to concurrency, infrastructure efficiency, and coordinated growth management. Subsequent development review processes are anticipated to address detailed implementation elements including transportation improvements, and final engineering coordination.

2.11 Compatibility and Land Use Transition

The proposed amendment has been designed to ensure compatibility between differing land uses through both spatial organization and development standards.

Industrial uses are concentrated in areas with direct access to major transportation corridors, thereby minimizing impacts to surrounding properties. Residential uses are located in areas that allow for appropriate separation and buffering from higher intensity uses. Transitional elements, including open space, roadway corridors, and buffering, will be utilized to further reduce potential conflicts.

The inclusion of a Rural Cluster Center provides localized commercial and personal services that support both residential and employment uses while reducing the need for off-site travel.

This coordinated land use pattern represents an improvement over existing entitlements by establishing a predictable and compatible framework for future development.

This coordinated approach to land use transition is consistent with Comprehensive Plan policies that promote compatibility and the orderly arrangement of land uses. Detailed site development standards, including setbacks, buffering, landscaping, lighting, signage, and architectural requirements, are anticipated to be established through future approvals and Land Development Code implementation processes.

3. DEMONSTRATION OF NEED

The proposed amendment is supported by clear and ongoing market demand for industrial land within Polk County, particularly in areas with access to major transportation corridors. Over the past decade, numerous properties in the vicinity have transitioned from Phosphate Mining to industrial uses, reflecting a sustained trend in land use conversion.

Despite this activity, the supply of available industrial land remains limited. Existing sites are either developed, under contract, or constrained by site conditions, leaving few opportunities for new industrial development. This condition has been confirmed through both market observation and direct inquiry from prospective users.

The subject property represents one of the few remaining large tracts capable of accommodating industrial uses at a meaningful scale. Its location, size, and access characteristics make it uniquely suited to meet this demand.

At the same time, residential demand within Polk County continues to increase due to population growth and regional economic expansion. The integration of residential uses within the subject property provides an opportunity to address this demand while also supporting the industrial component of the project.

By providing housing in proximity to employment, the proposed amendment reduces commuting distances, supports workforce needs, and enhances overall development efficiency.

The need for this amendment is therefore twofold:

1. To provide additional industrial land in response to demonstrated market demand
2. To provide residential opportunities that support and complement employment uses

This combination represents a more efficient and sustainable land use pattern than either use alone.

The proposed amendment is therefore consistent with Comprehensive Plan policies that support economic development, employment generation, and the provision of housing in proximity to jobs.

4. CONSISTENCY WITH THE COMPREHENSIVE PLAN

The proposed amendment is consistent with the goals, objectives, and policies of the Polk County Comprehensive Plan, particularly those related to growth management, land use compatibility, and infrastructure coordination.

The amendment supports the orderly and efficient development of land by directing growth to a location that is well-suited for transition based on its size, configuration, and proximity to existing infrastructure and development patterns. This is consistent with Policy 2.1-A of the Polk County Comprehensive Plan, which promotes the efficient use of land and coordination of development with available infrastructure.

The integration of industrial, residential, and commercial uses within a unified framework promotes a balanced land use pattern that supports economic development while providing housing opportunities in proximity to employment centers. This coordinated land use pattern is further consistent with Objective 2.110-B, which supports the development of clustered activity centers to serve surrounding areas and reduce external trip demand.

The phased infrastructure strategy ensures that development is coordinated with the availability of services, consistent with Comprehensive Plan policies that discourage premature or inefficient infrastructure expansion. This approach is consistent with adopted concurrency and growth management policies, including Policy 2.1-F, which discourages urban sprawl and promotes efficient and compact development patterns.

Furthermore, the amendment avoids the continuation of low-density rural subdivision patterns that would result in fragmented development and increased infrastructure demands. Instead, it establishes a coordinated and predictable framework that aligns with long-term planning objectives.

Concurrency and Public Facility Coordination

The proposed amendment is consistent with concurrency management requirements in that it establishes a framework for development that aligns with the availability of public facilities and services. The phased development approach ensures that infrastructure, including transportation, potable water, wastewater, and public services, will be provided in a manner that maintains adopted levels of service. Impacts to public facilities will be evaluated and addressed at subsequent stages of development review, consistent with Polk County concurrency management procedures. By coordinating development intensity with infrastructure availability, the amendment avoids the premature demand on public facilities and supports long-term service sustainability.

5. ADDITIONAL COMPREHENSIVE PLAN POLICY ANALYSIS

5.1 Policy 2.102-A8 – Soils

The subject property consists primarily of former phosphate mining lands that have been substantially altered through historical mining and reclamation activities. As a result, the site no longer functions as an undisturbed rural landscape and is uniquely suited for redevelopment and productive reuse. The proposed amendment directs future growth toward lands that have previously experienced significant disturbance rather than encouraging development pressure on agricultural lands, natural systems, or other undeveloped portions of the County. Refer to Exhibit F for the Soils Map.

Detailed geotechnical evaluations, engineering design, grading plans, and construction methodologies will be prepared during subsequent development review and permitting processes. The proposed amendment establishes the long-term land use framework while allowing site-specific soil conditions to be addressed through accepted engineering practices and applicable regulatory requirements. Accordingly, the proposed amendment is consistent with Policy 2.102-A8 by promoting the efficient and productive reuse of previously disturbed lands

while ensuring that site-specific engineering considerations are addressed during subsequent development approvals.

5.2 Policy 2.102-A10 – Location Criteria

The subject property represents one of the largest remaining former phosphate mining tracts within southern Polk County capable of accommodating a coordinated mix of residential, industrial, and supporting commercial development. The property benefits from frontage and access to SR 37 and proximity to CR 640, both of which serve as important regional transportation corridors.

The surrounding area has experienced a continued transition toward industrial, logistics, employment-generating, and residential development. The proposed amendment recognizes and organizes this transition by establishing a coordinated framework that integrates housing, employment opportunities, and supporting commercial services within a single planning area. The location, size, transportation access, and prior disturbance of the property make it uniquely suited for the proposed land use framework. The amendment therefore satisfies the intent of Policy 2.102-A10 by directing growth toward lands capable of supporting future development while minimizing pressure on less suitable rural areas.

5.3 Policy 2.102-A11 – Urban Sprawl Criteria

The proposed amendment has been evaluated against the Urban Sprawl Criteria contained within Policy 2.102-A11 of the Comprehensive Plan.

The proposed amendment establishes a coordinated framework of residential, industrial, and supporting commercial uses organized around a planned Rural Cluster Center and phased infrastructure strategy. The proposal represents the transition of previously mined lands to productive residential, employment-generating, and supporting commercial uses in a manner that promotes coordinated growth, transportation efficiency, environmental stewardship, and efficient utilization of public facilities.

a. The proposed amendment does not promote low-density, low-intensity, or single-use development patterns. Instead, it establishes a coordinated framework consisting of Residential Suburban (RS), Industrial (IND), and Rural Cluster Center (RCC) land uses.

b. The amendment does not promote isolated development. The property is located along SR 37 and CR 640 within an area experiencing continued residential, industrial, and transportation-related growth.

c. The amendment does not encourage strip, ribbon, or leapfrog development. Commercial uses are concentrated within a planned Rural Cluster Center rather than dispersed throughout the corridor.

d. The amendment does not fail to protect natural resources. Environmental resources will continue to be evaluated through future permitting and development review processes, and the proposed 200-foot buffer provides additional protection adjacent to conservation and environmentally sensitive areas.

e. The amendment does not adversely impact significant agricultural resources. The property consists primarily of former phosphate mining lands and is not utilized as a major agricultural production area.

f. The amendment maximizes the use of existing transportation corridors and regional infrastructure systems by concentrating development near SR 37 and CR 640.

g. The amendment promotes efficient future infrastructure expansion through phased implementation of transportation, potable water, wastewater, and supporting public facilities.

h. The amendment reduces the cost of providing public facilities and services by concentrating residential, industrial, and commercial uses within a coordinated development framework.

i. The amendment establishes an organized transition between differing land use intensities through buffering, open space, transportation corridors, and coordinated land use planning.

j. The amendment supports redevelopment of previously disturbed phosphate mining lands and therefore promotes efficient land utilization.

k. The amendment promotes a functional mix of residential, industrial, and supporting commercial uses.

l. The amendment promotes accessibility between related land uses through coordinated planning, internal circulation systems, and the establishment of the RCC as a centralized activity node.

m. The amendment does not result in the loss of significant functional open space. Conservation areas, environmental buffers, stormwater systems, and open space features will continue to provide ecological and functional benefits.

Based upon the foregoing analysis, the proposed amendment is consistent with Policy 2.102-A11 and does not promote urban sprawl.

5.4 Section 2.106 – Suburban Development Areas

Refer to Exhibit J for the Proposed Development Area Map. As depicted, the proposed SDA boundary applies to the Residential Suburban and Industrial portions of the amendment, while the proposed RCC is addressed separately through the Activity Center provisions of the Comprehensive Plan.

The proposed amendment supports the long-term transition of portions of the property from the Rural Development Area (RDA) to the Suburban Development Area (SDA). The subject property is uniquely suited for this transition due to its size, prior disturbance, transportation access, and proximity to existing and planned development.

The amendment establishes a coordinated framework that integrates residential development, employment-generating industrial uses, and supporting commercial services while allowing infrastructure improvements to occur in a phased and efficient manner. This approach promotes orderly growth patterns, supports concurrency objectives, and avoids the continuation of fragmented rural development. Accordingly, the proposed amendment is consistent with the intent of Section 2.106 by providing a logical and infrastructure-supported framework for future suburban development.

The proposed SDA framework applies to the Residential Suburban and Industrial components of the amendment, while the proposed RCC is addressed separately through the Activity Center provisions of the Comprehensive Plan.

5.5 Section 2.113A – Industrial

The proposed Industrial designation supports Polk County's economic development objectives by providing opportunities for employment-generating uses within an area already influenced by industrial activity, transportation infrastructure, and former mining operations.

Industrial areas have been strategically located adjacent to major transportation corridors, thereby supporting efficient goods movement while minimizing potential land use conflicts. Compatibility is further enhanced through buffering, land use transitions, conservation areas, and the proposed 200-foot buffer requirement. The proposed Industrial designation is therefore consistent with Section 2.113A and supports long-term economic development and employment opportunities within southern Polk County.

5.6 Section 2.120-A – Residential Suburban

The proposed Residential Suburban designation provides opportunities for housing within a coordinated development framework that integrates employment opportunities, transportation access, supporting commercial services, and environmental considerations.

The proposed residential areas are positioned to benefit from proximity to employment-generating industrial uses while also being supported by the proposed Rural Cluster Center. This relationship creates opportunities for internal trip capture, reduced commuting distances, and improved transportation efficiency. Infrastructure improvements are anticipated to occur in a phased manner consistent with development intensity and concurrency requirements. Accordingly, the proposed Residential Suburban designation is consistent with Section 2.120-A and supports the creation of well-planned residential neighborhoods within a coordinated growth framework.

6. EVALUATION OF EXISTING ENTITLEMENTS AND ALTERNATIVE DEVELOPMENT PATTERNS

Under the existing Rural Development Area and Agricultural/Residential-Rural Future Land Use designation, development of the subject property would be limited to low-density rural patterns characterized by large lot subdivision.

Such development would:

1. Result in fragmented and inefficient land use
2. Require extensive infrastructure to serve dispersed units
3. Fail to support employment-generating uses
4. Increase vehicle miles traveled and transportation inefficiencies

Given the size, location, and prior disturbance of the site, continuation of rural development patterns would not represent an efficient or appropriate use of the property.

The proposed amendment provides a more logical and sustainable alternative by allowing for coordinated development that integrates employment, residential, and supporting commercial uses within a unified framework. To implement this coordinated development framework and ensure long-term compatibility and environmental protection, site-specific development standards are proposed through the following text amendments.

7. RURAL CLUSTER CENTER DESIGNATION AND ACTIVITY CENTER PLAN

The amendment establishes a Rural Cluster Center (RCC) within the southeast portion of the subject property at the intersection of State Road 37 and County Road 640. Please refer to Exhibit D for the RCC Activity Center Plan (ACP). Additional RCC and ACP policy support information is provided within Attachment A and Attachment B.

The RCC is intended to:

1. Provide localized commercial and personal service uses
2. Support surrounding residential and industrial development
3. Reduce external trip demand through internal service provision
4. Function as a centralized node within the overall development framework

Development within the RCC will be guided by an Activity Center Plan (ACP), which conceptually establishes:

1. Conceptual land use organization
2. Conceptual access locations and circulation patterns
3. Connectivity between parcels and adjacent roadways
4. Design Criteria specific to the ACP

The ACP is conceptual in nature and allows flexibility in design, with final configurations to be determined during subsequent development approvals.

Detailed implementation elements, including final access locations, roadway configurations, utility design, stormwater engineering, and site development standards, are anticipated to be addressed during subsequent Level II County and other agency permitting processes.

8. PROPOSED TEXT AMENDMENTS

As part of this Comprehensive Plan Amendment, site-specific text amendments to the Land Development Code are proposed to establish additional development standards and ensure consistency with the overall land use framework.

These amendments include:

1. Establishment of a 200-ft. buffer area within conservation and environmentally sensitive lands adjacent to the proposed Industrial Land Use. See Exhibit E for the proposed 200-ft. buffer.
2. Designation of a Rural Cluster Center (RCC) at the intersection of State Road 37 and County Road 640
3. Implementation of an Activity Center Plan (ACP) to guide development within the RCC

These text amendments provide clarity, predictability, and long-term protection of key site features while supporting the coordinated development of the property. These provisions establish clear, enforceable standards that ensure the long-term implementation of the proposed land use framework in a manner consistent with the Comprehensive Plan.

The proposed amendment includes the establishment of a 200-ft. buffer area along portions of the site within conservation and environmentally sensitive lands adjacent to the proposed Industrial Land Use. Policy 2.113-A4 requires Industrial districts be separated from existing residential areas through physical separation or buffering, consistent with the standards in the County's Land Development Code.

This buffer is intended to:

1. Preserve natural habitat and ecological function
2. Provide separation between the proposed Industrial areas and Residential development.
3. Establish a consistent development edge

Development within this buffer will be prohibited, and the area will remain in a natural and undisturbed condition, with only limited environmental management activities permitted.

9. CONDITIONS OF APPROVAL (PROPOSED)

These conditions are intended to ensure compliance with the Polk County Comprehensive Plan and Land Development Code at the time of development.

The following conditions are proposed to ensure that the development of the subject property is consistent with the Comprehensive Plan Amendment:

1. A minimum 200-ft. buffer shall be provided adjacent to conservation areas and environmentally sensitive lands and shall remain undisturbed except for approved environmental management activities.
2. A Rural Cluster Center (RCC) shall be established at the intersection of State Road 37 and County Road 640, consistent with the Future Land Use Map and supporting exhibits.
3. Development within the RCC shall be guided by an Activity Center Plan (ACP), which shall establish conceptual land use organization, access, and circulation.
4. The ACP shall remain conceptual in nature, with final design and layout to be determined at the time of subsequent review, e.g. Level 2.
5. All development shall provide cross-access and internal connectivity, consistent with the ACP and applicable Land Development Code requirements.
6. Infrastructure improvements, including potable water and wastewater systems, shall be coordinated with development intensity and concurrency requirements at the time of subsequent development review.
7. Future expansion of the RCC shall require a Comprehensive Plan Amendment demonstrating consistency with applicable policies.

10. CONCLUSION

The proposed Comprehensive Plan Amendment represents a logical and appropriate transition of the subject property from legacy mining use to a coordinated and productive land use framework.

The amendment:

1. Aligns with established development patterns
2. Responds to demonstrated market demand
3. Promotes efficient land use and infrastructure delivery
4. Reduces the potential for fragmented rural development
5. Supports both economic development and housing needs

The requested changes are consistent with the goals, objectives, and policies of the Polk County Comprehensive Plan and represent a responsible and implementable approach to long-term growth.

EXHIBITS

Exhibit A - Location Map
Exhibit B - Existing Future Land Use Map
Exhibit C - Proposed FLU/Conceptual Land Use Exhibit
Exhibit D - RCC Activity Center Plan (ACP)
Exhibit E - 200 ft Buffer Text Amendment Exhibit
Exhibit F - Soils Map
Exhibit G - Topographic Map
Exhibit H - Drainage Map
Exhibit I - Existing Development Area Map
Exhibit J - Proposed Development Area Map
Exhibit K - Traffic Circulation Map
Exhibit M - Mims Crossing CPA Text Amendment (LDCPAL-2025-7) - LDCT-2025-15
Exhibit L - Mims Crossing - Rural Cluster Center (RCC) Activity Center Plan Policy Support

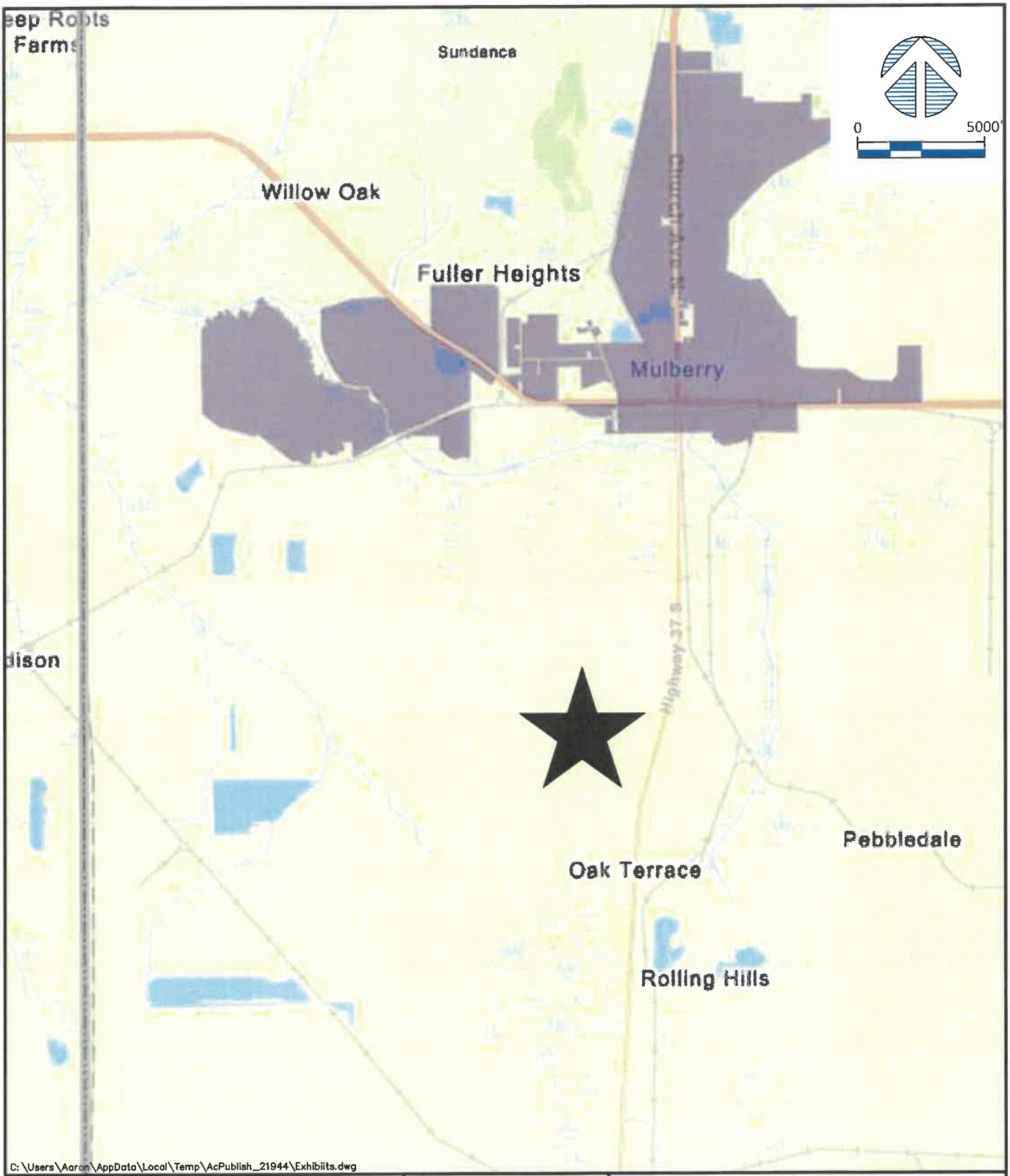
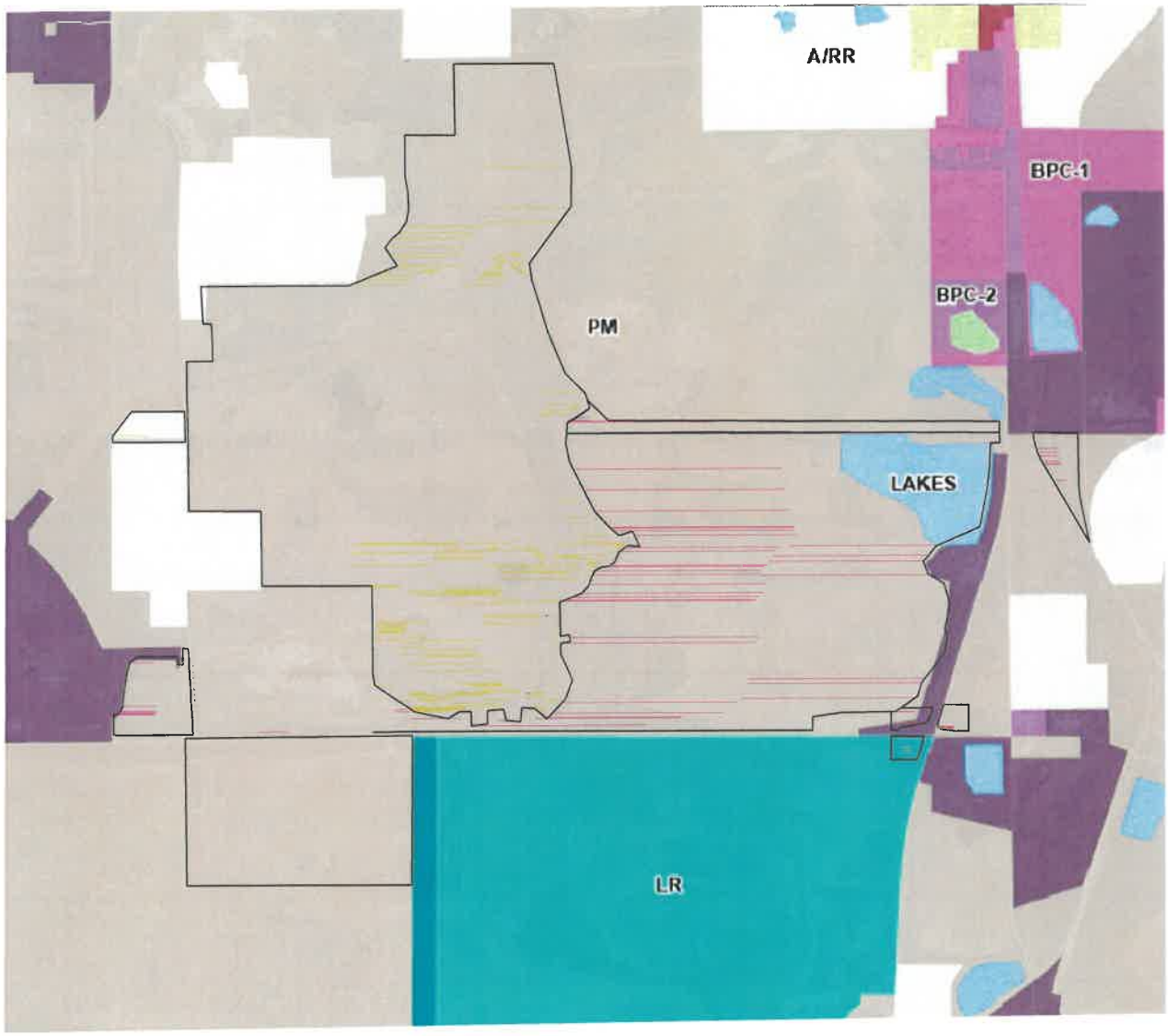


EXHIBIT A - LOCATION MAP

T. MIMS CORP.
MIMS CROSSING
SECTION: 21-24, 14-16, 28, TWP: 30, RGE: 23

SOURCE: AERIAL: MICROSOFT
PROJECT No.: MIMSC 26001
Plot Date: May 07, 2026 -- 11:42am

CARTER|KAYE ENGINEERING
137 5th Street N.W. • Winter Haven, FL 33881
T: (863) 294-6965 • Web: www.carterkaye.com



0 3000'

C: \Users\Aaron\AppData\Local\Temp\AcPublish_21944\Exhibits.dwg

EXHIBIT B - EXISTING FUTURE LAND USE	SOURCE: AERIAL: MICROSOFT	CARTER|KAYE ENGINEERING
T. MIMS CORP. MIMS CROSSING SECTION: 21-24, 14-16, 28, TWP: 30, RGE: 23	PROJECT No.: MIMSC 26001 Plot Date: May 07, 2026 – 11:42am	137 5th Street N.W. • Winter Haven, FL 33881 T: (863) 294-6965 • Web: www.carterkaye.com

THIS IS A CONCEPTUAL PLAN WHICH HAS BEEN PREPARED WITHOUT THE BENEFIT OF ANY ENGINEERING OR SURVEYING ANALYSIS.

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MIMS CROSSING

PROPOSED FLU EXHIBIT

SHEET NO.

EXHIBIT C

LEGEND

DEVELOPMENT CRITERIA

1. USES PERMITTED WITHIN THE BOUNDARIES OF THIS RCC SHALL CONFORM TO THOSE FOUND IN TABLE 2.1 USE TABLE FOR STANDARD LAND USE DISTRICTS IN THE LAND DEVELOPMENT CODE.
2. RESIDENTIAL DEVELOPMENT WITHIN THE RURAL-CLUSTER CENTER SHALL BE PERMITTED AT A DENSITY OF UP TO TWO DWELLING UNITS PER ACRE (2 DU/AC).
3. COMMERCIAL USES SHALL BE LIMITED TO AN INTENSITY AND SCALE NECESSARY TO PROVIDE TO THE IMMEDIATE RURAL POPULATION WITH RETAIL AND PERSONAL SERVICES.
4. THE MAXIMUM FLOOR AREA RATIO SHALL NOT EXCEED 0.30.
5. NON-RESIDENTIAL USES SHOULD BE CONCENTRATED AT THE CENTER OF THE CLUSTER, WITH DIRECT ACCESS TO A COLLECTOR OR ARTERIAL INTERSECTION.
6. THERE SHALL BE NO EASEMENTS OR DIVISIONS OF LAND CREATED THAT PREVENT ACCESS TO CR 640 OR SR 37.
7. DEVELOPMENT SHALL ADHERE TO THE LANDSCAPE AND BUFFERING REQUIREMENTS OF SECTION 720 OF THE LAND DEVELOPMENT CODE.
8. ALL GROUND SIGNAGE SHALL BE LIMITED TO MONUMENT SIGNS.

THIS IS A CONCEPTUAL PLAN WHICH HAS BEEN PREPARED WITHOUT THE BENEFIT OF ANY ENGINEERING OR SURVEYING ANALYSIS.

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MIMS CROSSING

RCC ACTIVITY CENTER PLAN

SHEET NO

EXHIBIT D

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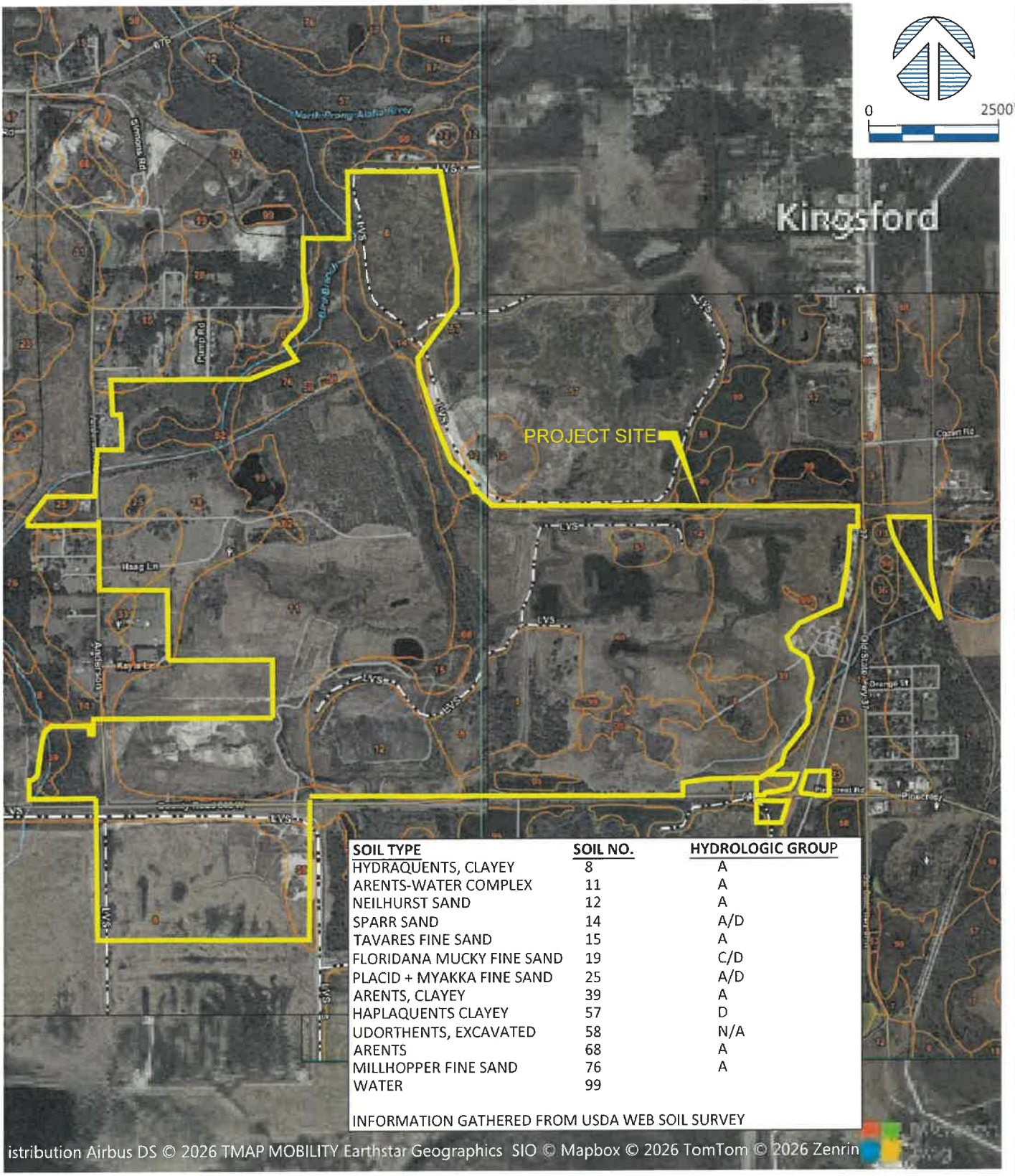
NO	DATE	REVISION	BY
1	-	-	-
2	-	-	-

Sunshine 811

MIMS CROSSING
T. MIMS CORP.

200' BUFFER TEXT AMENDMENT

SHEET NO
EXHIBIT E



SOIL TYPE	SOIL NO.	HYDROLOGIC GROUP
HYDRAQUENTS, CLAYEY	8	A
ARENTS-WATER COMPLEX	11	A
NEILHURST SAND	12	A
SPARR SAND	14	A/D
TAVARES FINE SAND	15	A
FLORIDANA MUCKY FINE SAND	19	C/D
PLACID + MYAKKA FINE SAND	25	A/D
ARENTS, CLAYEY	39	A
HAPLAQUENTS CLAYEY	57	D
UDORTHENTS, EXCAVATED	58	N/A
ARENTS	68	A
MILLHOPPER FINE SAND	76	A
WATER	99	

INFORMATION GATHERED FROM USDA WEB SOIL SURVEY

K:\Clients\MIMSC – Tom Mims Corp\MIMSC26001 640 CPA\ACAD\EXHIBITS\SOIL MAP.dwg

EXHIBIT F - SOILS MAP

T. MIMS CORP.
640 CPA

SOURCE:
AERIAL: MICROSOFT

PROJECT No.:
MIMSC26001

Plot Date:
Jun 10, 2026 – 1:54pm

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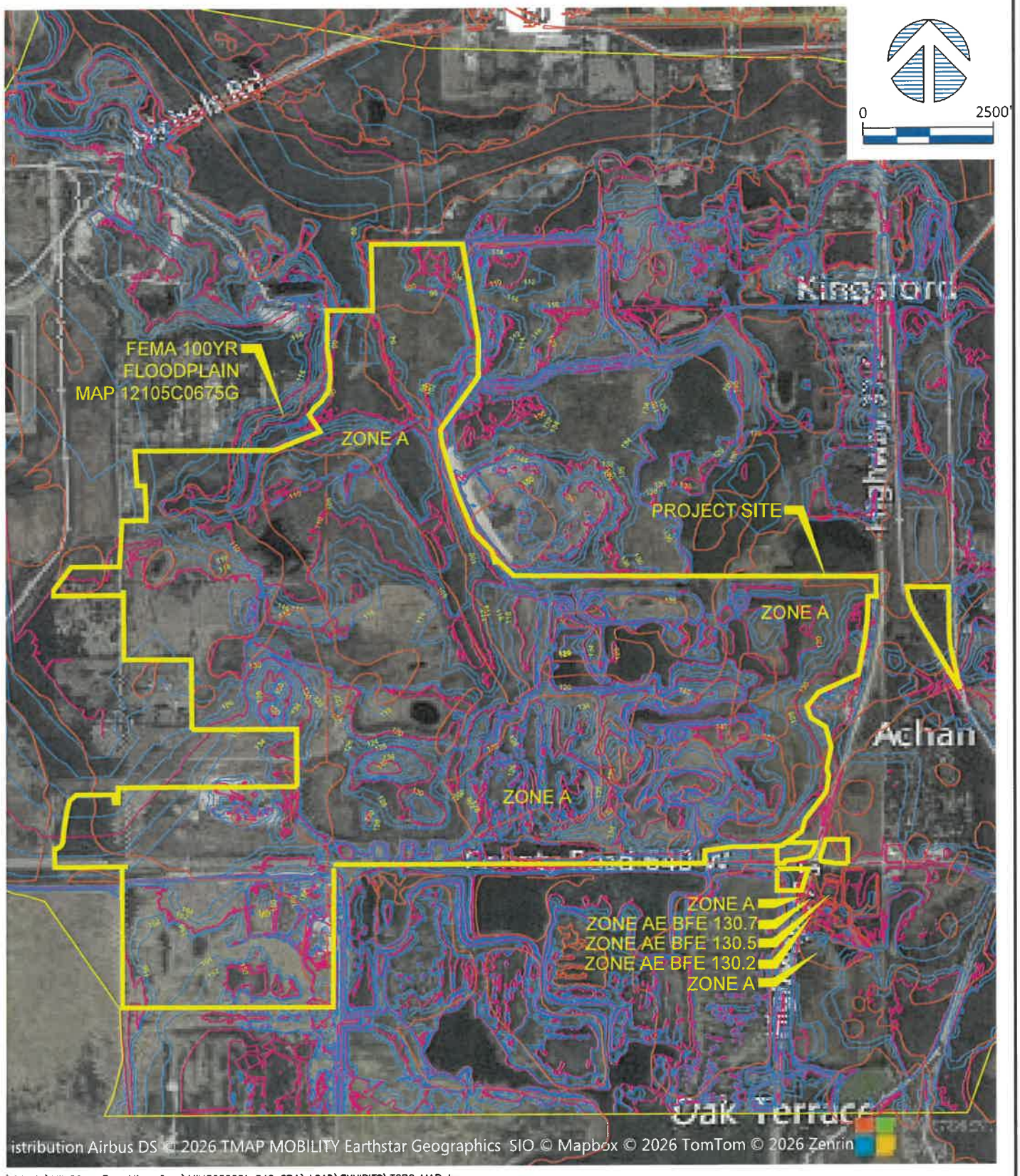

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EXHIBIT G - TOPOGRAPHIC MAP

T. MIMS CORP.
640 CPA

SOURCE:
AERIAL: MICROSOFT

PROJECT No.:
MIMSC26001

Plot Date:
Jun 10, 2026 – 1:53pm

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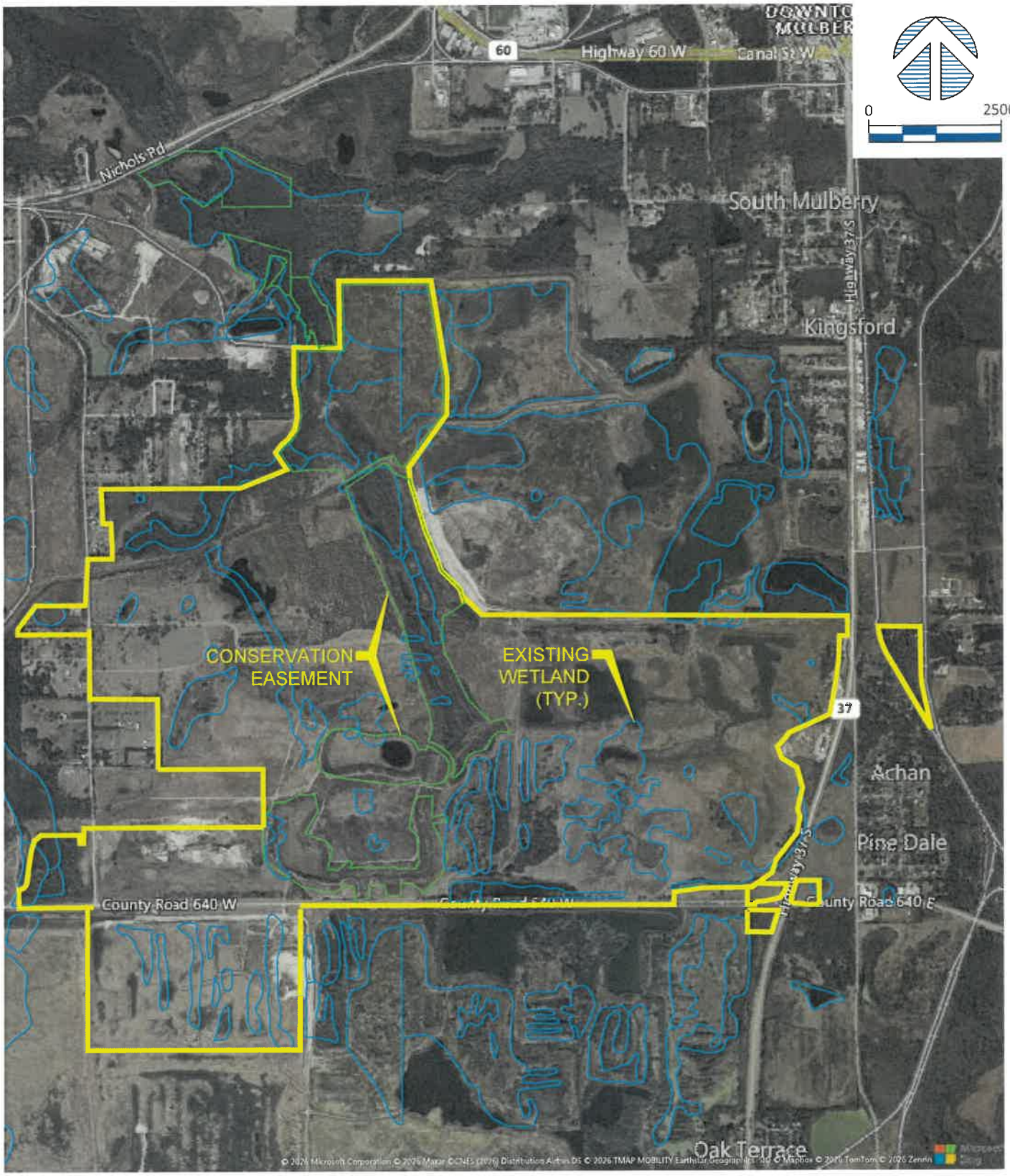

K:\Clients\MIMSC – Tom Mims Corp\MIMSC26001 640 CPA\ACAD\EXHIBITS\DRAINAGE MAP.dwg

EXHIBIT H - DRAINAGE MAP

T. MIMS CORP.
640 CPA

SOURCE: AERIAL: MICROSOFT

PROJECT No.: MIMSC26001

Plot Date: Jun 10, 2026 – 4:15pm

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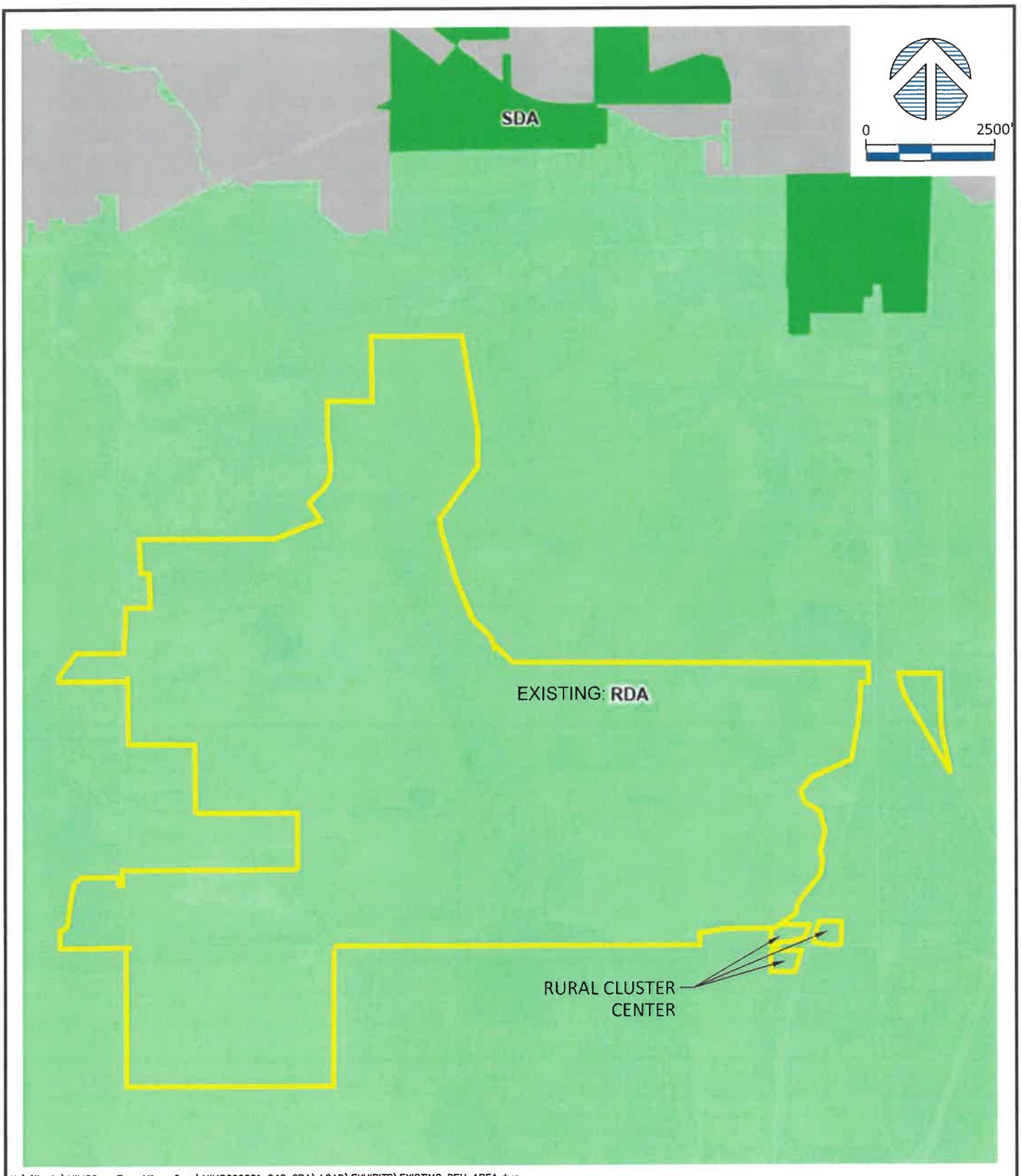

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EXHIBIT I
EXISTING DEVELOPMENT AREA MAP
T. MIMS CORP.
640 CPA

SOURCE:
AERIAL: MICROSOFT

PROJECT No.:
MIMSC26001

Plot Date:
Jun 10, 2026 – 4:08pm

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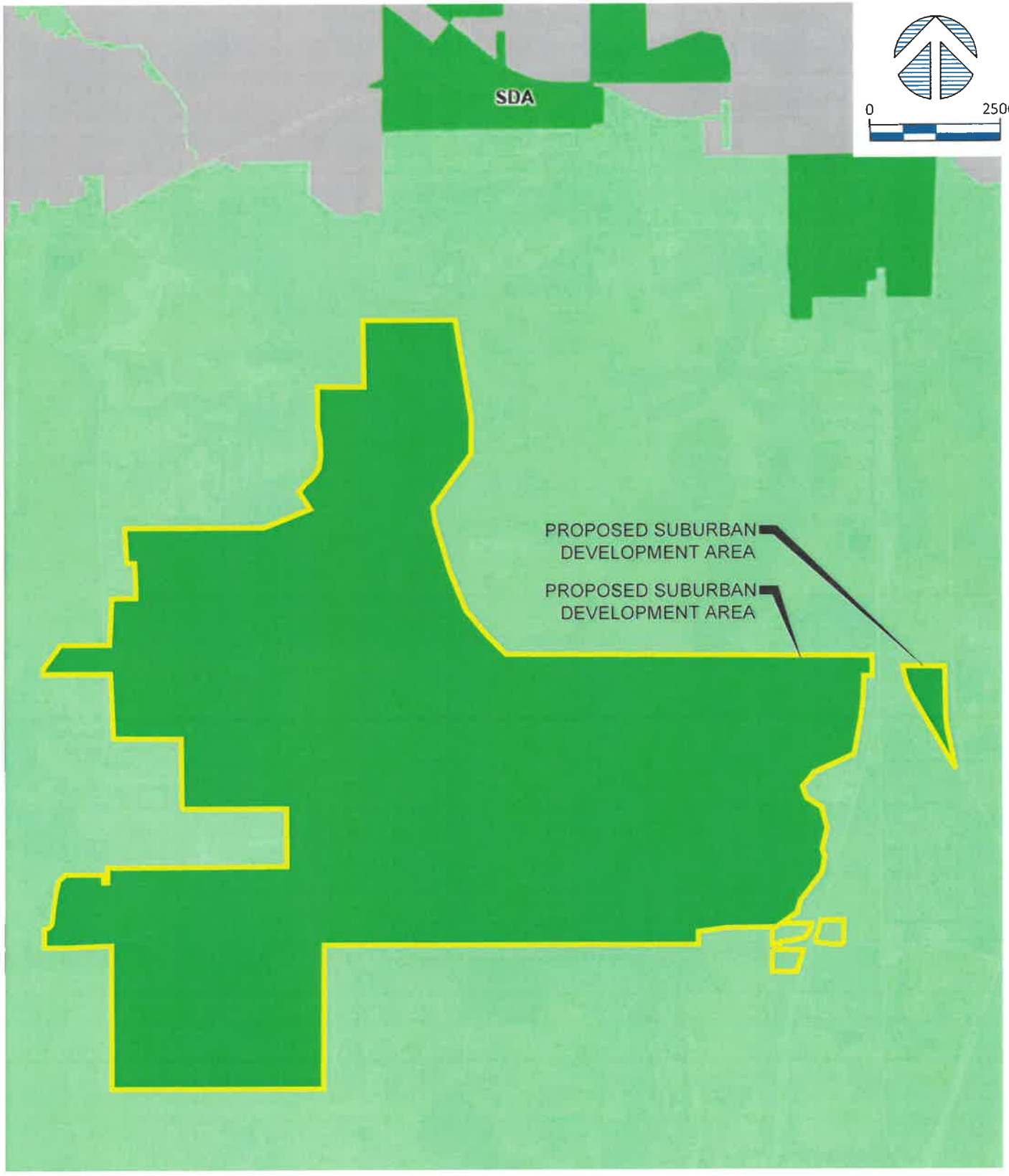

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EXHIBIT J
PROPOSED DEVELOPMENT AREA MAP

T. MIMS CORP.
640 CPA

SOURCE:
AERIAL: MICROSOFT

PROJECT No.:
MIMSC26001

Plot Date:
Jun 10, 2026 – 4:12pm

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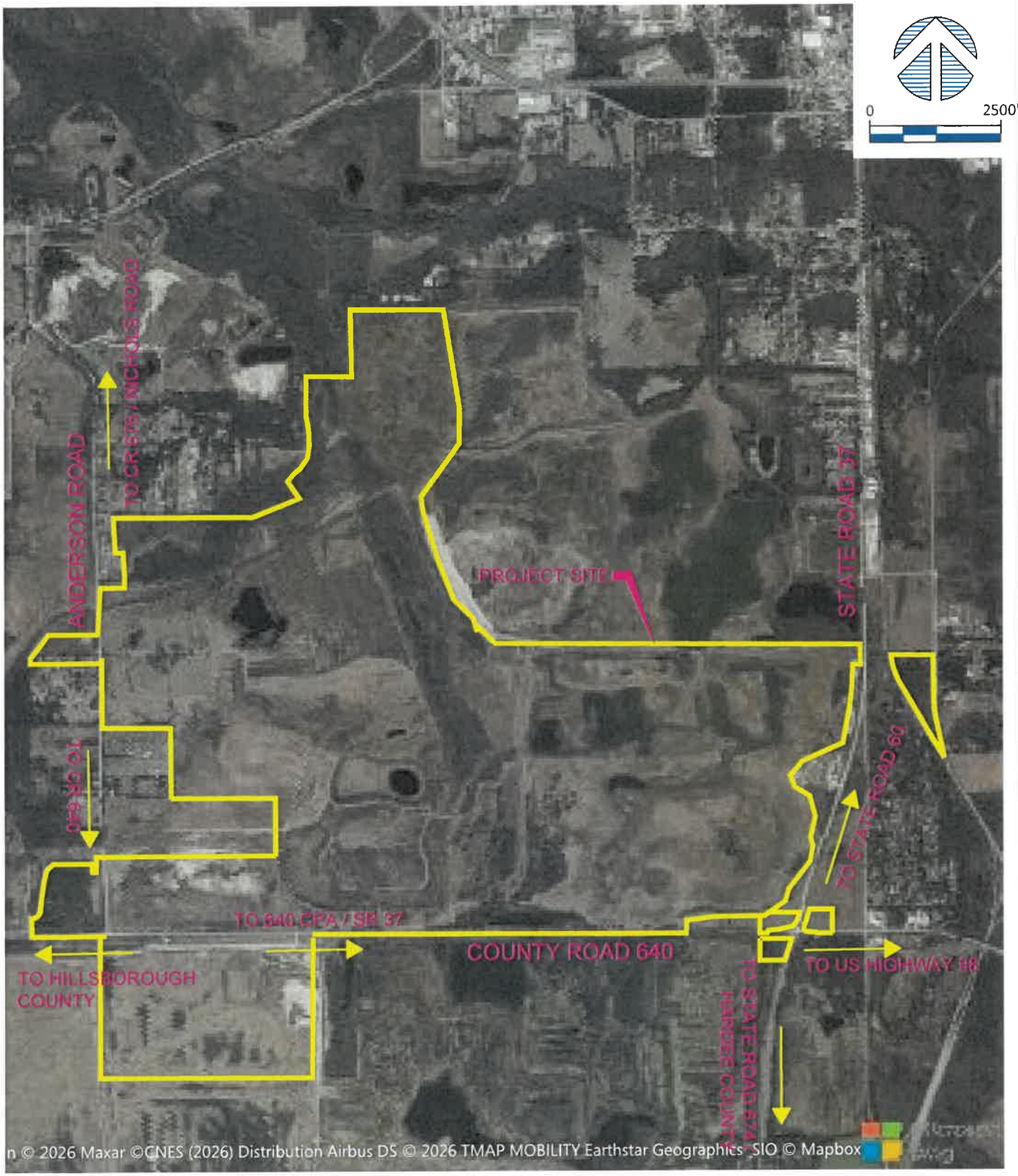

K:\Clients\MIMSC - Tom Mims Corp\MIMSC26001 640 CPA\ACAD\EXHIBITS\TRAFFIC CIRCULATION.dwg

EXHIBIT K
TRAFFIC CIRCULATION MAP

T. MIMS CORP.
640 CPA

SOURCE:
AERIAL: MICROSOFT

PROJECT No.:
MIMSC26001

Plot Date:
Jun 10, 2026 - 1:47pm

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EXHIBIT L

Mims Crossing CPA Text Amendment (LDCPAL-2025-7) - LDCT-2025-15

1. Applicability – The provisions and requirements of this section shall apply to the properties covered by LDCPAL-2025-7.

   A) 200-ft Wide Buffer. See Exhibit E.

   B) Rural (RCC) Activity Center Plan (ACP) – LDCT-2025-15

   200-ft Wide Buffer

   1) The provisions and requirements of this subsection apply to a 200-ft-wide strip within the subject site within a portion of the conservation easement and more particularly that area legally described as:

      A parcel of land in Sections 15, 21 & 22, Township 30 South, Range 23 East, Polk County, Florida, described as follows:

      Commence at the southeast corner of said Section 21; thence N 00°53'01" W along the east line of said Section 21 a distance of 448.96 feet to the Point of Beginning being on the boundary of proposed Conservation Area 'D'; thence along said boundary for the following four courses; (1) N 56°26'14" W, 788.41 feet; (2) N 10°38'55" W, 200.54 feet; (3) N 00°02'50" E, 448.96 feet; (4) N 09°27'32" E, 14.46 feet; thence N 00°00'00" E a distance of 137.89 feet; thence N 90°00'00" E a distance of 200.00 feet; thence S 00°00'00" E a distance of 597.08 feet; thence S 10°38'55" E a distance of 82.58 feet; thence S 56°26'14" E a distance of 743.53; thence S 78°21'24" E a distance of 466.13 feet; thence N 57°59'41" E a distance of 206.54 feet; thence N 89°59'06" E a distance of 292.22 feet; thence N 86°19'02" E a distance of 963.00 feet; thence S 84°32'16" E a distance of 402.51 feet; thence N 42°32'48" E a distance of 125.45 feet; thence N 20°31'29" E a distance of 243.29 feet; thence N 23°57'16" W a distance of 462.01 feet; N 00°53'43" W a distance of 1184.21 feet; thence N 85°36'35" E a distance of 350.59 feet; thence N 52°45'23" E a distance of 225.69 feet; thence N 17°30'48" E a distance of 347.43 feet; thence N 73°07'25" E a distance of 361.82 feet; thence N 26°00'46" E a distance of 231.89 feet; thence N 45°09'51" W a distance of 600.29 feet; thence N 26°52'25" W a distance of 1158.04 feet; thence N 03°04'00" W a distance of 757.34 feet; thence N 58°13'35" E a distance of 685.05 feet to a point on the boundary

of Conservation Area 'B' as described in Official Records Book 11887, page 2277 of the public records of Polk County, Florida; thence along said boundary for the following fourteen courses (1) S 17°07'22" E, 206.72 feet; (2) S 58°13'35" W, 514.27 feet; (3) S 03°04'00" E, 596.68 feet; (4) S 26°52'25" E, 1083.68 feet; (5) S 45°09'51" E, 579.16 feet; (6) N 71°53'24" E, 251.66 feet; (7) S 25°08'57" E, 145.08 feet; (8) S 01°10'29" W, 136.19 feet; (9) N 84°47'46" W, 163.57 feet; (10) S 45°46'21" W, 215.83 feet; (11) S 26°00'46" W, 204.22 feet; (12) S 73°07'25" W, 343.54 feet; (13) S 17°30'48" W, 305.49 feet; (14) S 52°45'23" W, 256.18 feet; thence S 61°21'02" W a distance of 121.48 feet to a point on the boundary of Conservation Area 'C' as described in Official Records Book 11887, page 2277 of the public records of Polk County, Florida; thence S 85°36'37" W along the boundary of said Conservation Area 'C' a distance of 187.93 feet to the intersection with the east line of the Southwest 1/4 of said Section 22; thence S 00°53'43" E along said east line a distance of 637.68 feet to the boundary of proposed Conservation Easement Area 'D'; thence along said boundary for the following three courses; (1) N 79°57'21" E, 155.13 feet; (2) S 10°02'31" E, 126.94 feet; (3) S 79°58'22" W, 175.57 feet to the intersection with the east line of said Southwest 1/4; thence S 00°53'43" E along said east line a distance of 189.04 feet to a point on the boundary of said proposed Conservation Easement Area 'D'; thence along said boundary for the following sixteen courses; (1) thence S 23°57'16" E, 502.99 feet; (2) S 20°31'29" W, 363.99 feet; (3) S 42°32'48" W, 463.41 feet; (4) N 51°03'38" W, 288.53 feet; (5) N 84°32'16" W, 220.06 feet; (6) S 05°40'22" W, 255.63 feet; (7) N 84°31'22" W, 254.63 feet; (8) N 12°34'04" W, 198.98 feet; (9) S 86°19'02" W, 283.56 feet; (10) S 00°01'43" W, 231.55 feet; (11) S 81°28'09" W, 280.89 feet; (12) N 02°41'33" W, 257.28 feet; (13) S 89°59'06"W, 203.19 feet; (14) S 57°59'41" W, 229.30 feet; (15) N 78°21'24" W, 584.95; (16) N 56°26'14" W, 78.31 feet to the Point of Beginning.

2) Any development within the area described above is prohibited. The area is to remain undisturbed and preserve the natural habitat, with only limited environmental management activities permitted.

Mims Crossing CPA- Rural (RCC) Activity Center Plan (ACP) – LDCT-2025-15

1. The provisions and requirements of this Subsection apply to the parcels located south of Mulberry at the intersection of State Road 37 and CR 640,

as shown in the ACP. It is intended to apply to those parcels within the existing RCC boundary and serve as a guide for future expansions and access management.

2. This RCC are shown on the Future Land Use Map Series and Land Use District maps, more particularly those depicted in the panel showing Range 29, Township 30, Sections 23 and 26. and legally described as:

NE Parcel

A parcel of land in Section 23, Township 30 South, Range 23 East, Polk County, Florida, described as follows:

Commence at the southeast corner of said Section 23; thence N 89°51'46" W along the south line of said Section 23 a distance of 667.88 feet; thence N 00°00'00" E a distance of 34.98 feet to the Point of Beginning on the north right of way line of State Road 640 as shown on Right of Way Map Project 16720-2150; thence N 89°51'53" W along said right of way a distance of 254.21 feet to a point on a right of way parcel described in Official Records Book 13436, page 39 of the public records of Polk County, Florida; thence along said parcel for the following three courses; (1) N 71°55'36" W a distance of 52.30 feet; (2) N 84°28'45" W a distance of 183.16 feet to the beginning of a curve concave to the northeast and having a radius of 60.00 feet; (3) along said curve to the right through a central angle of 101°39'19" an arc distance of 106.45 feet (chord bearing = N 33°39'05" W, chord = 93.03 feet) to the east right of way of State Road 37 per Map Project No. 1625-5687; thence N 17°14'04" E along said right of way a distance of 360.49 feet; thence N 90°00'00" E a distance of 431.00 feet; thence S 00°00'00" E a distance of 456.18 feet to the Point of Beginning.

NW Parcel

A parcel of land in Section 23, Township 30 South, Range 23 East, Polk County, Florida, described as follows:

Commence at the southeast corner of said Section 23; thence N 89°51'46" W along the south line of said Section 23 a distance of 2041.32 feet; thence N 00°00'00" E a distance of 37.91 feet to the Point of Beginning on the north right of way line of State Road 640 as shown on Right of Way Map Project 16720-2150; thence N 00°00'00" E a distance of 329.85 feet to a point on the boundary of a parcel of land described in Official Records Book

9164, page 2068 of the public records of Polk County, Florida; thence along said boundary for the following two courses; (1) N 89°12'31" E a distance of 82.07 feet; (2) N 55°03'11" E a distance of 112.67 feet; thence N 90°00'00" E a distance of 574.18 feet to the westerly right of way line of State Road 37 per Map Project No. 1625-5687; thence S 17°13'55" W along said right of way line a distance of 154.56 feet to a point on the boundary of a right of way parcel described in Official Records Book 13436, page 33 of the public records of Polk County, Florida; thence along said right of way parcel boundary for the following five courses; (1) S 32°36'35" W, 142.09 feet; (2) S 77°26'58" W, 277.59 feet; (3) S 86°50'28" W, 150.33 feet; (4) S 71°50'14" W, 53.55 feet; (5) S 19°24'00" W, 46.05 feet to a point on aforesaid north right of way of County Road 640; thence N 89°47'05" W a distance of 139.00 feet to the Point of Beginning.

SW Parcel

A parcel of land in Section 26, Township 30 South, Range 23 East, Polk County, Florida, described as follows:

Commence at the northeast corner of said Section 26; thence N 89°51'46" W along the north line of said Section 26 a distance of 2041.32 feet; thence S 00°00'00" W a distance of 67.10 feet to the Point of Beginning on the south right of way line of State Road 640 as shown on Right of Way Map Project 16720-2150; thence S 89°47'05" E along said south line distance of 591.96 feet to the westerly right of way line of State Road 37 per Map Project No. 1625-5687; thence S 17°13'17" W along said right of way line a distance of 431.64 feet to a point on the south line of the north 480.50 feet of said Section 26; thence N 89°51'46" W along said South line a distance of 464.17 feet; thence N 00°00'00" E a distance of 413.40 feet to the Point of Beginning.

3. Permitted Uses - Uses permitted within the boundaries of this RCC shall conform to those found in Table 2.1 Use Table for Standard Land Use Districts.

4. Transportation

   (a) Access: This ACP shows the general locations of access points to the existing CR 640 and SR 37 rights-of-way. They are conceptual and non-binding, with the exact driveway and cross-access location being determined at Level 2 review. In addition:

1) There shall be no easements or divisions of land created that prevent access to CR 640 or SR 37.

2) Development shall be designed to allow cross-access to adjacent parcels.

3) All development shall ensure cross-access and connectivity to these roadways are maintained.

5) Mass Transit locations: Future transit service and stop locations shall be implemented by the transit provider at locations optimum for safe and effective operations.

6) Landscaping: Development shall adhere to the landscape and buffering requirements of Section 720 of the Land Development Code.

7) Signage: All ground signage shall be limited to monument signs.

EXHIBIT M

Mims Crossing - Rural Cluster Center (RCC) Activity Center Plan Policy Support

This application requests an LDC Text Amendment to accompany Large-Scale Comprehensive Plan Amendment LDCPAL-2025-7 to modify the Future Land Use designation of the subject property from Agricultural/Rural Residential and Phosphate Mining (PM) to Rural Cluster Center (RCC) within the Rural Development Area. Please refer to Exhibit D for the RCC Activity Center Plan (ACP).

The purpose of the proposed RCC designation is to allow for commercial and service uses including retail, grocery, restaurant, medical, and personal service establishments intended to support the surrounding area. The proposed RCC is intended to support the proposed mixed-use framework consisting of Residential Suburban and Industrial uses together with existing residential development within the surrounding corridor area.

Policy 2.110-B1: Characteristics

The proposed RCC is intended to provide a localized commercial and service node supporting the surrounding rural area, the proposed mixed-use development framework, and increasing transportation activity along the SR 37 and CR 640 corridor. With continued residential growth and anticipated employment-generating uses within the area, the proposed RCC is appropriate to support existing and future residents, employees, and corridor-related traffic activity.

Policy 2.110-B2: Designation and Mapping

The proposed RCC is intended to support the proposed mixed-use framework together with existing residential development within the surrounding area, including the Pinedale Subdivision and residential development along the SR 37 corridor. The RCC designation is further supported by the concentration of existing and proposed residential development, employment-generating uses, and transportation activity within the immediate vicinity.

Policy 2.110-B3: Location Criteria

The proposed RCC is located at the intersection of CR 640 (Rural Major Collector) and SR 37 (Minor Arterial) and is positioned to serve seasonal, tourist, employment-related, and permanent residential traffic within the corridor area. Consistent with Comprehensive Plan Policy 2.110-B3, the nearest existing RCC is located more than three miles to the south near Bradley Junction.

Policy 2.110-B4: Development Criteria

The proposed RCC is intended to provide commercial and personal service uses at an intensity and scale appropriate to support the surrounding rural population, anticipated residential development, employment-generating uses, and corridor-related traffic activity associated with the SR 37 and CR 640 corridor area. Typical uses may include retail, grocery, restaurant, medical, and personal service establishments intended to serve existing and future residents, employees, and travelers within the area.

Policy 2.110-K1 Establishment and Mapping Requirement

The proposed RCC is located at the intersection of CR 640 (Rural Major Collector) and SR 37 (Minor Arterial) and is positioned to support seasonal, tourist, employment-related, and permanent residential activity within the corridor area. Consistent with Comprehensive Plan Policy 2.110-B3, the nearest existing RCC is located more than three miles to the south near Bradley Junction.

The proposed RCC therefore satisfies the establishment criteria for additional Activity Centers by meeting the applicable location criteria for the Rural Development Area and by supporting the general characteristics of the proposed classification through the continued growth of surrounding residential development, employment-generating uses, and transportation activity within the corridor area.

The proposed RCC is intended to function as a logical commercial support node serving both the proposed mixed-use framework and surrounding rural and corridor-related activity consistent with the intent of the Comprehensive Plan.

Policy 2.110-L4 and L5: Activity Center Plan Requirements

Please refer to Sheet C2.0 for the Activity Center Plan. An ACP has been submitted for the proposed Activity Center consistent with the requirements of Policies 2.110-L4 and 2.110-L5 of the Polk County Comprehensive Plan. The ACP establishes the conceptual framework for land use organization, circulation planning, access coordination, conceptual buffering, and compatibility relationships within the proposed activity center area. The ACP exhibit is intended to provide a conceptual planning framework for future development coordination and implementation within the proposed RCC area.

Detailed implementation elements, including final access locations, roadway configurations, utility design, stormwater engineering, and site development standards, are anticipated to be addressed during subsequent development review and permitting processes.

The ACP is intended to serve as the long-range planning and implementation framework for the RCC and is anticipated to be incorporated into the Land Development Code consistent with Policy

2.110-L1 of the Comprehensive Plan. The submitted ACP exhibit conceptually depicts the general land use organization, circulation relationships, buffering concepts, and access framework supporting the proposed RCC designation.

Filename: 491- FLU Buffer.doc

A parcel of land in Sections 15, 21 & 22, Township 30 South, Range 23 East, Polk County, Florida, described as follows:

Commence at the southeast corner of said Section 21; thence N 00°53'01" W along the east line of said Section 21 a distance of 448.96 feet to the Point of Beginning being on the boundary of proposed Conservation Area 'D'; thence along said boundary for the following four courses; (1) N 56°26'14" W, 788.41 feet; (2) N 10°38'55" W, 200.54 feet; (3) N 00°02'50" E, 448.96 feet; (4) N 09°27'32" E, 14.46 feet; thence N 00°00'00" E a distance of 137.89 feet; thence N 90°00'00" E a distance of 200.00 feet; thence S 00°00'00" E a distance of 597.08 feet; thence S 10°38'55" E a distance of 82.58 feet; thence S 56°26'14" E a distance of 743.53; thence S 78°21'24" E a distance of 466.13 feet; thence N 57°59'41" E a distance of 206.54 feet; thence N 89°59'06" E a distance of 292.22 feet; thence N 86°19'02" E a distance of 963.00 feet; thence S 84°32'16" E a distance of 402.51 feet; thence N 42°32'48" E a distance of 125.45 feet; thence N 20°31'29" E a distance of 243.29 feet; thence N 23°57'16" W a distance of 462.01 feet; N 00°53'43" W a distance of 1184.21 feet; thence N 85°36'35" E a distance of 350.59 feet; thence N 52°45'23" E a distance of 225.69 feet; thence N 17°30'48" E a distance of 347.43 feet; thence N 73°07'25" E a distance of 361.82 feet; thence N 26°00'46" E a distance of 231.89 feet; thence N 45°09'51" W a distance of 600.29 feet; thence N 26°52'25" W a distance of 1158.04 feet; thence N 03°04'00" W a distance of 757.34 feet; thence N 58°13'35" E a distance of 685.05 feet to a point on the boundary of Conservation Area 'B' as described in Official Records Book 11887, page 2277 of the public records of Polk County, Florida; thence along said boundary for the following fourteen courses (1) S 17°07'22" E, 206.72 feet; (2) S 58°13'35" W, 514.27 feet; (3) S 03°04'00" E, 596.68 feet; (4) S 26°52'25" E, 1083.68 feet; (5) S 45°09'51" E, 579.16 feet; (6) N 71°53'24" E, 251.66 feet; (7) S 25°08'57" E, 145.08 feet; (8) S 01°10'29" W, 136.19 feet; (9) N 84°47'46" W, 163.57 feet; (10) S 45°46'21" W, 215.83 feet; (11) S 26°00'46" W, 204.22 feet; (12) S 73°07'25" W, 343.54 feet; (13) S 17°30'48" W, 305.49 feet; (14) S 52°45'23" W, 256.18 feet; thence S 61°21'02" W a distance of 121.48 feet to a point on the boundary of Conservation Area 'C' as described in Official Records Book 11887, page 2277 of the public records of Polk County, Florida; thence S 85°36'37" W along the boundary of said Conservation Area 'C' a distance of 187.93 feet to the intersection with the east line of the Southwest 1/4 of said Section 22; thence S 00°53'43" E along said east line a distance of 637.68 feet to the boundary of proposed Conservation Easement Area 'D'; thence along said boundary for the following three courses; (1) N 79°57'21" E, 155.13 feet; (2) S 10°02'31" E, 126.94 feet; (3) S 79°58'22" W, 175.57 feet to the intersection with the east line of said Southwest 1/4; thence S 00°53'43" E along said east line a distance of 189.04 feet to a point on the boundary of said proposed Conservation Easement Area 'D'; thence

along said boundary for the following sixteen courses; (1) thence S 23°57'16" E, 502.99 feet; (2) S 20°31'29" W, 363.99 feet; (3) S 42°32'48" W, 463.41 feet; (4) N 51°03'38" W, 288.53 feet; (5) N 84°32'16" W, 220.06 feet; (6) S 05°40'22" W, 255.63 feet; (7) N 84°31'22" W, 254.63 feet; (8) N 12°34'04" W, 198.98 feet; (9) S 86°19'02" W, 283.56 feet; (10) S 00°01'43" W, 231.55 feet; (11) S 81°28'09" W, 280.89 feet; (12) N 02°41'33" W, 257.28 feet; (13) S 89°59'06"W, 203.19 feet; (14) S 57°59'41" W, 229.30 feet; (15) N 78°21'24" W, 584.95; (16) N 56°26'14" W, 78.31 feet to the Point of Beginning.

Filename: 491- FLU IND.doc

A parcel of land in Sections 14, 15, 21, 22 & 23, Township 30 South, Range 23 East, Polk County, Florida, described as follows:

Commence at the southeast corner of said Section 21; thence N 00°53'01" W along the east line of said Section 21 a distance of 59.73 feet to the Point of Beginning on the north right of way line of County Road 640 as shown on State Road Department Right of Way Map Section 16720-2150; thence along said north right of way for the following three courses; (1) S 89°34'11" W a distance of 2771.82 feet; (2) N 00°14'22" W a distance of 5.00 feet; (3) S 89°34'08" W a distance of 1093.22 feet to the centerline of Anderson Road; thence N 03°04'10" W along said centerline a distance of 1503.01 feet to the intersection with the south line of the North 1107.00 feet of the South 1/2 of said Section 21; thence N 89°50'57" E along said south line a distance of 3248.17 feet to a point on the boundary of proposed Conservation Easement Area 'D' parcel; thence along said parcel boundary for the following nineteen courses; (1) S 09°27'32" W, 14.46 feet; (2) S 00°02'50" W, 448.96 feet; (3) S 10°38'55" E, 200.54 feet; (4) S 56°26'14" E, 866.72 feet; (5) S 78°21'24" E, 584.95 feet; (6) N 57°59'41" E, 229.30 feet; (7) N 89°59'06" E, 203.19 feet; (8) S 02°41'33" E, 257.28 feet; (9) N 81°28'09" E, 280.89 feet; (10) N 00°01'43" E, 231.55 feet; (11) N 86°19'02" E, 283.56 feet; (12) S 12°34'04" E, 198.98 feet; (13) S 84°31'22" E, 254.63 feet; (14) N 05°40'22" E, 255.63 feet; (15) S 84°32'16" E, 220.06 feet; (16) S 51°03'38" E, 288.53 feet; (17) N 42°32'48" E, 463.41 feet; (18) N 20°31'29" E, 363.99 feet; (19) N 23°57'16" W, 502.99 feet to the east line of the Southwest 1/4 of said Section 22; thence N 00°53'43" W along said east line a distance of 189.04 feet to a point on the boundary of said proposed Conservation Easement Area 'D' Parcel; thence along said parcel for the following three courses; (1) N 79°58'22" E, 175.57 feet; (2) N 10°02'31" W, 126.94 feet; (3) S 79°57'21" W, 155.13 feet to the east line of said Southwest 1/4; thence N 00°53'43" W along said east line a distance of 637.68 feet to a point on the boundary of Conservation Easement Area 'C' as described in Official Records Book 11887, page 2277 of the public records of Polk County, Florida; thence N 85°36'37" E along said boundary a distance of 187.93 feet; thence N 61°21'02" E a distance of 121.48 feet to a point on the boundary of Conservation Easement Area 'B' as described in Official Records Book 11887, page 2277 of the public records of Polk County, Florida; thence along said parcel boundary for the following fourteen courses; (1) N 52°45'23" E, 256.18 feet; (2) N 17°30'48" E, 305.49 feet; (3) N 73°07'25" E, 343.54 feet; (4) N 26°00'46" E, 204.22 feet; (5) N 45°46'21" E, 215.83 feet; (6) S 84°47'46" E, 163.57 feet; (7) N 01°10'29" E, 136.19 feet; (8) N 25°08'57" W, 145.08 feet; (9) S 71°53'24" W, 251.66 feet; (10) N 45°09'51" W, 579.16 feet; (11) N 26°52'25" W, 1083.68 feet; (12) N 03°04'00" W, 596.68 feet; (13) N 58°13'35" E, 514.27 feet; (14) N 17°07'22" W, 206.72 feet; thence S 45°03'29" E a distance of 587.20 feet to a point on the north line of the South 200.00 feet of said Section 15; thence N 89°42'25" E along said north line a distance of 1689.92 feet to the west line of said Section 14; thence S 89°39'25" E along the north line of the south 200.00 feet of said Section 14 a distance of 5222.95 feet to the west right of way line of State Road 37 as shown on Map Project 1625-5687; thence S 00°24'01" E along said right of way a distance of 381.85 feet to the northeast corner of a parcel of land described in Official

Records Book 8515, page 2 of the public records of Polk County, Florida; thence along said parcel for the following five courses; (1) N 89°29'32" W, 156.42 feet; (2) S 02°13'55" W, 439.56 feet; (3) S 06°56'01" W, 371.57 feet; (4) S 10°41'04" W, 687.25 feet; (5) S 65°18'38" W, 674.04 feet to a point on the boundary of a parcel of land described in Official Records Book 12048, page 1724 of the public records of Polk County, Florida; thence along said parcel for the following four courses; (1) S 68°22'18" W, 167.06 feet; (2) S 38°58'34" W, 205.25 feet; (3) S 43°58'48" W, 139.94 feet; (4) S 20°30'33" E, 234.21 feet to the point on the boundary of a parcel of land described in Official Records Book 8118, page 546 of the public records of Polk County, Florida; thence along said parcel for the following five courses; (1) S 58°43'51" E, 335.59 feet; (2) S 15°03'45" E, 401.26 feet; (3) S 12°57'31" W, 415.38 feet; (4) S 17°08'19" E, 150.26 feet; (5) S 09°28'48" W, 305.87 feet to a point on the boundary of a parcel of land described in Official Records Book 9164, page 2068 of the public records of Polk County, Florida; thence along said parcel for the following seven courses; (1) S 38°18'58" W, 659.73 feet; (2) S 16°09'37" W, 243.56 feet; (3) S 55°00'15" W, 476.92 feet; (4) S 89°12'31" W, 950.01 feet; (5) S 81°33'47" W, 456.48 feet; (6) S 86°41'46" W, 73.57 feet; (7) S 00°17'53" W, 241.38 feet to aforesaid north right of way line of County Road 640; thence along said right of way for the following four courses; (1) N 89°47'06" W, 1830.63 feet to the west line of said Section 23; (2) N 89°47'12" W, 617.63 feet; (3) N 89°58'16" W, 3901.10 feet; (4) S 89°34'26" W, 733.84 feet to the Point of Beginning.

AND

A parcel of land in Section 21, Township 30 South, Range 23 East, Polk County, Florida, described as follows

Begin at the southwest corner of said Section 21; thence North 89°51'07" East along the south line thereof a distance of 1450.35 feet to the centerline of Anderson Road; thence North 03°04'10" W along said centerline a distance of 1548.45 feet; thence S 88°39'42" W a distance of 153.85 feet; thence S 00°29'53" W a distance of 282.43 feet; thence N 89°40'15" W a distance of 67.67 feet; thence N 05°58'32" W a distance of 154.61 feet; thence N 90°00'00' W a distance of 717.97 feet; thence S 48°57'16" W a distance of 166.60 feet; thence S 16°01'14" W a distance of 137.09 feet to a point on the westerly boundary of Parcel Q as described in Official Records Book 5193, page 183 of the public records of Polk County, Florida; thence along said westerly boundary for the following seven courses; (1) S 12°11'01" W a distance of 90.71 feet; (2) S 08°18'48" W a distance of 313.80 feet; (3) S 06°03'00" W a distance of 237.47 feet to the beginning of a curve concave to the northwest and having a radius of 170.00 feet; (4) thence along said curve to the right through a central angle of 63°01'12" an arc distance of 186.98 feet (chord bearing = S 37°33'39" W, chord = 177.70 feet; (5) S 69°04'19" W a distance of 27.67 feet; (6) N 82°23'20" W a distance of 23.55 feet to the west line of said Section 21; (7) S 00°09'45" E a distance of 394.01 feet to the Point of Beginning.
LESS: Right-of-way for Anderson Road;
LESS: Right-of-way for County Road 640;

AND

A parcel of land in Section 24, Township 30 South, Range 23 East, Polk County, Florida, described as follows:

Commence at the NW corner of Section 24; thence S 89°40'18" E, along the North boundary of said Section 24, a distance of 502.50 feet the East boundary of the CSX Railroad right-of-way (Formerly Atlantic Coast Line R.R. Co.) Map V.31-Fla 4 and to the Point of Beginning; thence S 89°40'18" E along the North boundary of Section 24 a distance of 793.02 feet to the intersection with the Westerly boundary of the CSX Railroad right-of-way (Formerly Charlotte Harbor & Northern Railway) Map V.11-Fla L-2 24; thence S 00°59'36" E along said boundary, 844.97 feet to a point of curve; thence continue along said boundary the following two courses and distances; thence along the arc of a curve to the left having a radius of 2,133.69 feet, a central angle of 10°59'39", a chord distance of 408.79 feet, a chord bearing of S 06°29'26" E, and an arc distance of 409.42 feet to the point of tangent; thence S 11°59'15" E, 704.14 feet to the intersection of the East boundary of the CSX Railroad right-of-way (formerly Atlantic Coast Line R.R. Co.) Map V.31-Fla 4; thence N 30°35'54" W along said boundary, 1,599.85 feet to a point of curve; thence continue along said boundary and along the arc of a curve to the right having a radius of 1,382.69 feet, a central angle of 24°55'50", a chord distance of 596.90 feet, a chord bearing of N 18°07'59" W, and an arc distance of 601.64 feet to the point of tangent and to the Point of Beginning.

AND

A parcel of Land in Section 28, Township 30 South, Range 23 East, Polk County, Florida, described as follows:

The North 2645.00 feet LESS the right of way of County Road 640

LESS

Commence at the northwest corner of said Section 28; thence S 00°16'22" E along the west line thereof a distance of 35.00 feet to the South right of way line of County Road S-640 (Lithia Rad) as per right of way Map Book 4, pages 767-770, public records of Polk County, Florida and the Point of Beginning; thence N 89°46'36" E along said right of way line a distance of 341.67 feet to right of way change station 120+00.00; thence S 00°14'24" E along said right of way line a distance of 5.00 feet; thence N 89°45'36" E along said right of way line a distance of 100.17 feet to the point on intersection station 121+00.00; thence N 89°34'13" E along said right of way line a distance of 819.00 feet; thence S 00°38'40" E a distance of 2825.04 feet; thence S 04°22'10" E a distance of 2460.05 feet to the south line

of the southwest quarter of said Section 28; thence S 89°58'03" W along said south line a distance of 1454.90 feet to the Southwest corner of said Section 28; thence N 00°16'22" W along the west line of said Section 28 a distance of 5275.66 feet to the Point of Beginning.

Filename: 491- FLU RCC.doc

NE Parcel

A parcel of land in Section 23, Township 30 South, Range 23 East, Polk County, Florida, described as follows:

Commence at the southeast corner of said Section 23; thence N 89°51'46" W along the south line of said Section 23 a distance of 667.88 feet; thence N 00°00'00" E a distance of 34.98 feet to the Point of Beginning on the north right of way line of State Road 640 as shown on Right of Way Map Project 16720-2150; thence N 89°51'53" W along said right of way a distance of 254.21 feet to a point on a right of way parcel described in Official Records Book 13436, page 39 of the public records of Polk County, Florida; thence along said parcel for the following three courses; (1) N 71°55'36" W a distance of 52.30 feet; (2) N 84°28'45" W a distance of 183.16 feet to the beginning of a curve concave to the northeast and having a radius of 60.00 feet; (3) along said curve to the right through a central angle of 101°39'19" an arc distance of 106.45 feet (chord bearing = N 33°39'05" W, chord = 93.03 feet) to the east right of way of State Road 37 per Map Project No. 1625-5687; thence N 17°14'04" E along said right of way a distance of 360.49 feet; thence N 90°00'00" E a distance of 431.00 feet; thence S 00°00'00" E a distance of 456.18 feet to the Point of Beginning.

NW Parcel

A parcel of land in Section 23, Township 30 South, Range 23 East, Polk County, Florida, described as follows:

Commence at the southeast corner of said Section 23; thence N 89°51'46" W along the south line of said Section 23 a distance of 2041.32 feet; thence N 00°00'00" E a distance of 37.91 feet to the Point of Beginning on the north right of way line of State Road 640 as shown on Right of Way Map Project 16720-2150; thence N 00°00'00" E a distance of 329.85 feet to a point on the boundary of a parcel of land described in Official Records Book 9164, page 2068 of the public records of Polk County, Florida; thence along said boundary for the following two courses; (1) N 89°12'31" E a distance of 82.07 feet; (2) N 55°03'11" E a distance of 112.67 feet; thence N 90°00'00" E a distance of 574.18 feet to the westerly right of way line of State Road 37 per Map Project No. 1625-5687; thence S 17°13'55" W along said right of way line a distance of 154.56 feet to a point on the boundary of a right of way parcel described in Official Records Book 13436, page 33 of the public records of Polk

County, Florida; thence along said right of way parcel boundary for the following five courses; (1) S 32°36'35" W, 142.09 feet; (2) S 77°26'58" W, 277.59 feet; (3) S 86°50'28" W, 150.33 feet; (4) S 71°50'14" W, 53.55 feet; (5) S 19°24'00" W, 46.05 feet to a point on aforesaid north right of way of County Road 640; thence N 89°47'05" W a distance of 139.00 feet to the Point of Beginning.

SW Parcel

A parcel of land in Section 26, Township 30 South, Range 23 East, Polk County, Florida, described as follows:

Commence at the northeast corner of said Section 26; thence N 89°51'46" W along the north line of said Section 26 a distance of 2041.32 feet; thence S 00°00'00" W a distance of 67.10 feet to the Point of Beginning on the south right of way line of State Road 640 as shown on Right of Way Map Project 16720-2150; thence S 89°47'05" E along said south line distance of 591.96 feet to the westerly right of way line of State Road 37 per Map Project No. 1625-5687; thence S 17°13'17" W along said right of way line a distance of 431.64 feet to a point on the south line of the north 480.50 feet of said Section 26; thence N 89°51'46" W along said South line a distance of 464.17 feet; thence N 00°00'00" E a distance of 413.40 feet to the Point of Beginning.

Filename: 491- FLU RS.doc

A parcel of land in Sections 10, 15, 16, 21 & 22, Township 30 South, Range 23 East, Polk County, Florida, described as follows:

Commence at the southeast corner of said Section 21; thence N 00°53'01" W along the east line of said Section 21 a distance of 448.96 feet to the Point of Beginning being on the boundary of proposed Conservation Area 'D'; thence along said boundary for the following four courses; (1) N 56°26'14" W, 788.41 feet; (2) N 10°38'55" W, 200.54 feet; (3) N 00°02'50" E, 448.96 feet; (4) N 09°27'32" E, 14.46 feet; thence N 00°00'00" E a distance of 1107.00 feet to a point on the north line of the South 1/2 of said Section 21; thence S 89°50'57" W along said north line a distance of 1982.84 feet to the southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 21; thence N 00°31'17" W along the east line of said Southeast 1/4 of the Northwest 1/4 a distance of 1326.76 feet; thence S 89°51'04" W along the north line of said Southeast 1/4 of the Northwest 1/4 a distance of 1315.90 feet; thence N 00°20'19" W along the west line of the Northeast 1/4 of the Northwest 1/4 of said Section 21 a distance of 1326.47 feet to the southwest corner of the Southeast 1/4 of the Southwest 1/4 of said Section 16; thence N 00°21'40" W along the west line of said Southeast 1/4 of the Southwest 1/4 a distance of 1321.99 feet to the northwest corner of said Southeast 1/4 of the Southwest 1/4; thence N 89°51'12" E along the north line of said Southeast 1/4 of the Southwest 1/4 a distance of 477.07 feet to the intersection with the southerly extension of the east boundary of a parcel of land described in Official Records Book 7377, page 1034 of the public records of Polk County, Florida; thence N 02°56'23" W along said boundary a distance of 663.33 feet to the northeast corner of said parcel; thence S 89°39'03" W along the north line of said parcel a distance of 178.85 feet; thence N 00°10'30" W along the east boundary of parcels described in Official Records Book 11721, page 1301, Official Records Book 11719, page 899 and Official Records Book 13652, page 1933, all of the public records of Polk County, Florida, a distance of 660.00 feet to the north line of the South 1/2 of said Section 21; thence N 89°52'03" E along said north line a distance of 2661.41 feet to the southwest corner of the East 3/4 of the Southeast 1/4 of the Northeast 1/4 of said Section 16; thence N 67°46'05" E a distance of 922.34 feet to a point on the Boundary of Conservation Easement Area 'A' as described in Official Records Book 11887, page 2277 of the public records of Polk County, Florida; thence along said parcel boundary for the following five courses; (1) N 33°50'42" W, 377.21 feet; (2) N 38°43'21" E, 653.55 feet; (3) N 04°24'02" W, 754.59 feet; (4) N 00°46'29" W, 720.17 feet to a point being 50.00 feet east of the northwest corner of said Section 15; (5) N 89°29'46 E and the easterly extension thereof a distance of 883.29 feet; thence N 00°52'34" W a distance of 317.13 feet to a point on the boundary of said Conservation Area 'A'; thence along the boundary of said Conservation Area 'A' for the following six courses; (1) N 00°52'34" W, 938.55 feet; (2) S

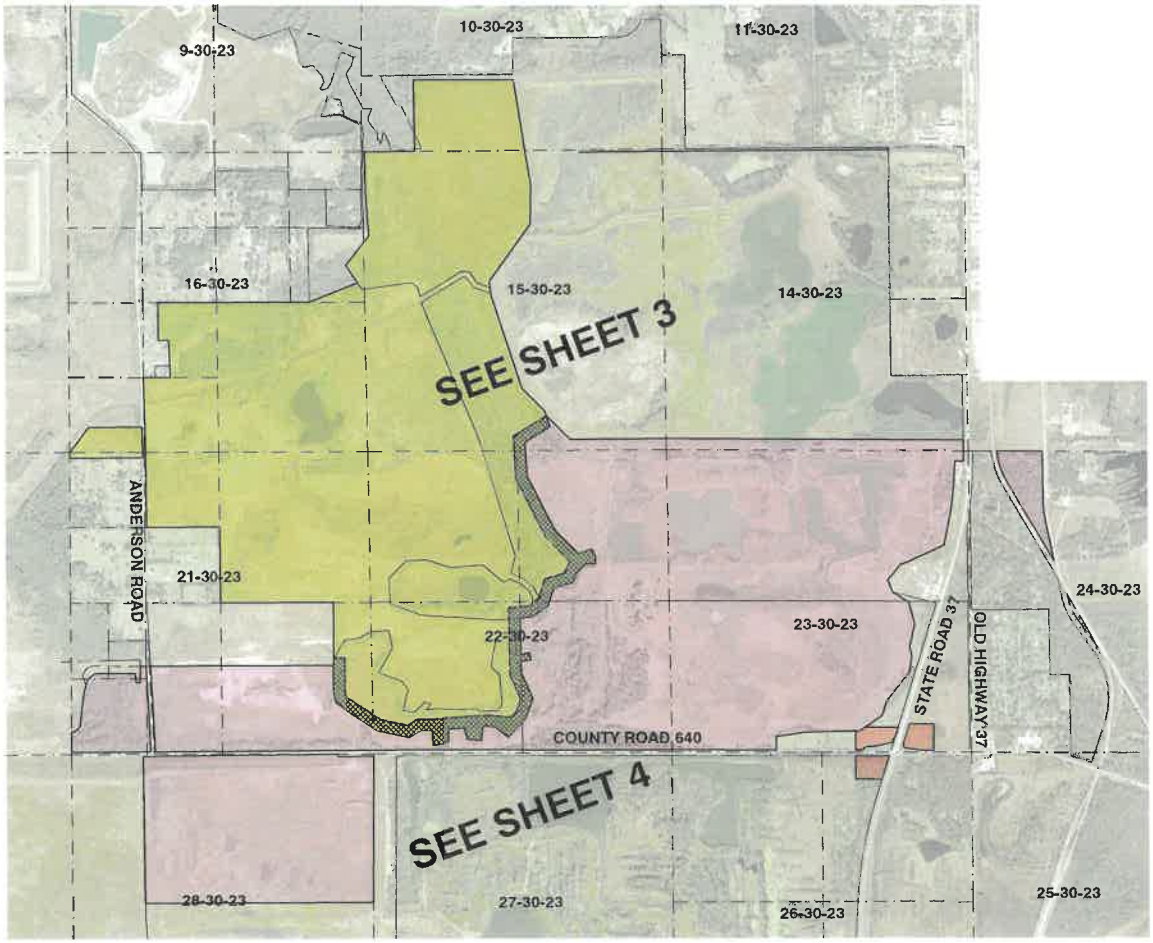
89°52'23" E, 1755.99 feet; (3) S 09°12'24" E, 1858.83 feet; (4) S 00°34'22" W, 692.30 feet; (5) S 36°08'58" W, 1237.66 feet; (6) S 07°38'57" E, 116.65 feet; thence S 06°06'04" E a distance of 109.94 feet to a point on the boundary of Conservation Area 'B' as described in Official Records Book 11887, page 2277 of the public records of Polk County, Florida; thence along the boundary of said Conservation Area 'B' for the following sixteen courses; (1) S 18°01'18" E, 1772.98 feet; (2) S 45°35'14" E, 552.34 feet; (3) S 17°07'22" E, 297.44 feet; (4) S 58°13'35" W, 514.27 feet; (5) S 03°04'00" E, 596.68 feet; (6) S 26°52'25" E, 1083.68 feet; (7) S 45°09'51" E, 579.16 feet; (8) N 71°53'24" E, 251.66 feet; (9) S 25°08'57" E, 145.08 feet; (10) S 01°10'29" W, 136.19 feet; (11) N 84°47'46" W, 163.57 feet; (12) S 45°46'21" W, 215.83 feet; (13) S 26°00'46" W, 204.22 feet; (14) S 73°07'25" W, 343.54 feet; (15) S 17°30'48" W, 305.49 feet; (16) S 52°45'23" W, 256.18 feet; thence S 61°21'02" W a distance of 121.48 feet to a point on the boundary of Conservation Area 'C' as described in Official Records Book 11887, page 2277 of the public records of Polk County, Florida; thence S 85°36'37" W along the boundary of said Conservation Area 'C' a distance of 187.93 feet to the intersection with the east line of the Southwest 1/4 of said Section 22; thence S 00°53'43" E along said east line a distance of 637.68 feet to the boundary of proposed Conservation Easement Area 'D'; thence along said boundary for the following three courses; (1) N 79°57'21" E, 155.13 feet; (2) S 10°02'31" E, 126.94 feet; (3) S 79°58'22" W, 175.57 feet to the intersection with the east line of said Southwest 1/4; thence S 00°53'43" E along said east line a distance of 189.04 feet to a point on the boundary of said proposed Conservation Easement Area 'D'; thence along said boundary for the following sixteen courses; (1) thence S 23°57'16" E, 502.99 feet; (2) S 20°31'29" W, 363.99 feet; (3) S 42°32'48" W, 463.41 feet; (4) N 51°03'38" W, 288.53 feet; (5) N 84°32'16" W, 220.06 feet; (6) S 05°40'22" W, 255.63 feet; (7) N 84°31'22" W, 254.63 feet; (8) N 12°34'04" W, 198.98 feet; (9) S 86°19'02" W, 283.56 feet; (10) S 00°01'43" W, 231.55 feet; (11) S 81°28'09" W, 280.89 feet; (12) N 02°41'33" W, 257.28 feet; (13) S 89°59'06"W, 203.19 feet; (14) S 57°59'41" W, 229.30 feet; (15) N 78°21'24" W, 584.95; (16) N 56°26'14" W, 78.31 feet to the Point of Beginning, LESS right of way of Anderson Road.

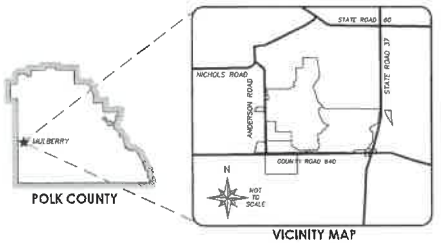
AND

A parcel of land in Sections 16 and 21, Township 30 South, Range 23 East; Polk County, Florida, described as follows:

Begin at the southwest corner of said Section 16; thence N 36°46'06" E a distance of 557.65 feet along the boundary of a parcel of land described in Official Records Book 6963, page 2244 of the public records of Polk County, Florida to a point on the boundary of Parcel 'A' as described in Official Records Book 5193, page 183 of the public records of Polk County, Florida; thence along said parcel for the following three courses; (1) N 89°44'19" E, 964.26 feet to the centerline of Anderson Road; (2) S 01°44'56" E along said centerline,

447.64 feet to the south line of said Section 16; (3) S 89°50'22" W along said south line a distance of 1311.72 feet to the Point of Beginning, LESS Right of Way of Anderson Road.
AND
The North 100.00 feet of the Northwest 1/4 of the Northwest 1/4 of said Section 21 lying west of the right of way of Anderson Road.





SURVEYOR's NOTES:

1.) North shown hereon is referenced to the West Zone of the Florida State Plane Coordinate System, North American Datum of 1983 (NAD 83) CORS 2011.

2.) This Exhibit was prepared without the benefit of a title search. Easements and/or encumbrances, if any, that may be made known by a title search are not shown hereon.

3.) The Legal descriptions shown on Sheet 2 were prepared by 30 South, LLC, and are based on deeds and maps of record, client provided survey data, in-house survey data, survey data taken from the public record, and parcel division lines as directed by the client. The described parcels are intended to account for FUTURE LAND USE AREAS within the Mims Crossing project site.

4.) No improvements were located as a part of preparing this Exhibit. THIS IS NOT A BOUNDARY SURVEY.

5.) Any parcel information shown hereon is taken from the Polk County Property Appraiser website and is shown for informational purposes only.

6.) The imagery shown hereon is taken from the Florida Department of Transportation A-Plus web site and is based on photography taken in 2023. The image is shown for general reference only and may not reflect current ground conditions.

LEGEND: (ACREAGE IS SUBJECT TO CHANGE PENDING THE RESULTS OF A FIELD SURVEY)

- PROPOSED FLU: IND — CONTAINS 1261.6± ACRES
- PROPOSED FLU: RS — CONTAINS 1197.5± ACRES
- PROPOSED FLU: RCC — CONTAINS 15.0± ACRES
- BUFFER — CONTAINS 34.48 ACRES

No.	DATE	APPROVED	REVISION
2	5/02/24	EMP	PER ISSUE
1	3/13/24	EMP	PER FLU-RS Interaction

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF THE ELECTRONIC SIGNATURE AND CONFORMED TO BE THE SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

30 SOUTH, LLC
PROFESSIONAL SURVEYING
BARTOW, FLORIDA 33830
PHONE: (863)-500-3539
LICENSED BUSINESS No. LB 6494

30 SOUTH SURVEYING

491-2 MIMS FLU DWG

HORIZ. SCALE:	1"=1000'	DRAWING NAME:
CONTOUR INTERVAL:	N/A	
FIELD BOOK(S):	N/A	
PAGE(S):	N/A	
CHECKED BY:	EMP	
DRAWN BY:	EMP	

MIMS CROSSING FLU AREAS

LOCATED IN SECTIONS 10,14,15,16,21,22,23, 24 & 28, TOWNSHIP 30 SOUTH, RANGE 23 EAST POLK COUNTY, FLORIDA

PROJECT No. 491-2

DRAWING No. 951

No. 1 of 2

PLOTTED: Friday, May 10, 2024

LEGAL DESCRIPTION (FLU: IND):

A parcel of land in Sections 14, 15, 21, 22 & 23, Township 30 South, Range 23 East, Polk County, Florida, described as follows:

Commence at the southeast corner of said Section 21; thence N 00°53'01" W along the east line of said Section 21 a distance of 59.23 feet to the Point of Beginning on the north right of way line of County Road 640 as shown on State Road Department Right of Way Map Section 16720-2150; thence along said north right of way for the following three courses: (1) S 89°24'11" W a distance of 2771.82 feet; (2) N 00°14'22" W a distance of 5.00 feet; (3) S 89°34'08" W a distance of 1093.22 feet to the centerline of Anderson Road; thence N 03°04'10" W along said centerline a distance of 1503.01 feet to the intersection with the south line of the North 1107.50 feet of the South 1/2 of said Section 21; thence N 89°50'57" E along said south line a distance of 1248.17 feet to a point on the boundary of proposed Conservation Easement Area 'D' parcel; thence along said parcel boundary for the following nineteen courses; (1) S 09°27'32" W, 14.46 feet; (2) S 00°02'50" W, 448.95 feet; (3) S 10°38'55" E, 200.54 feet; (4) S 59°26'14" E, 868.72 feet; (5) S 78°21'24" E, 584.95 feet; (6) N 57°59'41" E, 229.30 feet; (7) N 89°59'06" E, 203.19 feet; (8) S 02°41'33" E, 257.28 feet; (9) N 81°28'09" E, 280.89 feet; (10) N 00°01'43" E, 231.55 feet; (11) N 86°19'02" E, 283.56 feet; (12) S 12°34'04" E, 198.98 feet; (13) S 84°31'22" E, 254.63 feet; (14) N 05°40'22" E, 253.63 feet; (15) S 84°32'16" E, 220.06 feet; (16) S 51°03'38" E, 288.53 feet; (17) N 42°32'48" E, 463.41 feet; (18) N 20°31'29" E, 363.99 feet; (19) N 23°57'16" W, 502.99 feet to the east line of the Southwest 1/4 of said Section 22; thence N 00°53'43" W along said east line a distance of 189.04 feet to a point on the boundary of said proposed Conservation Easement Area 'D' Parcel; thence along said parcel for the following three courses: (1) N 79°58'22" E, 175.57 feet; (2) N 10°02'31" W, 128.94 feet; (3) S 79°57'21" W, 155.13 feet to the east line of said Southwest 1/4; thence N 00°53'43" W along said east line a distance of 537.86 feet to a point on the boundary of Conservation Easement Area 'C' as described in Official Records Book 11887, page 2277 of the public records of Polk County, Florida; thence N 85°38'37" E along said boundary a distance of 187.93 feet; thence N 61°21'02" E a distance of 121.46 feet to a point on the boundary of Conservation Easement Area 'B' as described in Official Records Book 11887, page 2277 of the public records of Polk County, Florida; thence along said parcel boundary for the following fourteen courses; (1) N 52°45'23" E, 258.19 feet; (2) N 17°30'48" E, 303.49 feet; (3) N 73°07'25" E, 343.54 feet; (4) N 26°00'46" E, 204.22 feet; (5) N 45°46'21" E, 215.83 feet; (6) S 84°47'46" E, 163.57 feet; (7) N 01°10'29" E, 136.19 feet; (8) N 25°06'57" W, 145.08 feet; (9) S 71°53'24" W, 251.86 feet; (10) N 45°09'51" W, 579.16 feet; (11) N 26°53'25" W, 1083.68 feet; (12) N 03°10'29" E, 596.68 feet; (13) N 58°13'35" E, 514.27 feet; (14) N 17°07'22" W, 206.72 feet; thence S 45°03'29" E a distance of 587.20 feet to a point on the north line of the South 200.00 feet of said Section 15; thence N 89°42'25" E along said north line a distance of 1686.92 feet to the west line of said Section 14; thence S 89°39'25" E along the north line of the south 200.00 feet of said Section 14 a distance of 5222.95 feet to the west right of way line of State Road 37 as shown on Map Project 1625-5687; thence S 00°24'01" E along said right of way a distance of 1858.57 feet to the northeast corner of a parcel of land described in Official Records Book 8315, page 2 of the public records of Polk County, Florida; thence along said parcel for the following five courses: (1) N 89°39'32" W, 156.42 feet; (2) S 02°13'55" W, 439.56 feet; (3) S 89°37'01" W, 157.09 feet; (4) S 10°41'04" W, 687.25 feet; (5) S 65°18'38" W, 674.04 feet to a point on the boundary of a parcel of land described in Official Records Book 12048, page 1724 of the public records of Polk County, Florida; thence along said parcel for the following four courses; (1) S 89°37'21" W, 157.09 feet; (2) S 38°36'34" W, 205.25 feet; (3) S 43°58'48" W, 139.94 feet; (4) S 20°30'33" E, 234.21 feet to the point on the boundary of a parcel of land described in Official Records Book 8118, page 546 of the public records of Polk County, Florida; thence along said parcel for the following two courses; (1) S 56°43'51" E, 335.59 feet; (2) S 15°03'45" E, 401.26 feet, (3) S 12°57'31" W, 415.36 feet; (4) S 17°08'19" E, 150.26 feet; (5) S 09°28'48" W, 305.87 feet to a point on the boundary of a parcel of land described in Official Records Book 9164, page 2068 of the public records of Polk County, Florida; thence along said parcel for the following seven courses: (1) S 38°18'58" W, 659.73 feet; (2) S 16°09'37" W, 243.58 feet; (3) S 55°00'15" W, 476.92 feet; (4) S 89°12'31" W, 950.01 feet; (5) S 81°33'47" W, 456.48 feet; (6) S 85°41'48" W, 73.57 feet; (7) S 04°47'51" E, 241.38 feet to a point on aforesaid north right of way line of County Road 640; thence along said right of way for the following four courses; (1) N 89°47'06" W, 1830.63 feet to the west line of said Section 23; (2) N 89°47'12" W, 517.63 feet; (3) N 89°58'16" W, 3901.10 feet; (4) S 89°34'26" W, 733.84 feet to the Point of Beginning.

AND

A parcel of land in Section 21, Township 30 South, Range 23 East, Polk County, Florida, described as follows

Begin at the southwest corner of said Section 21; thence North 89°51'07" East along the south line thereof a distance of 1450.35 feet to the centerline of Anderson Road; thence North 03°04'10" W along said centerline a distance of 1540.45 feet; thence S 88°39'42" W a distance of 153.85 feet; thence S 00°29'51" W a distance of 262.43 feet; thence N 89°40'15" W a distance of 67.67 feet; thence N 05°56'32" W a distance of 154.61 feet; thence N 90°00'00" W a distance of 717.97 feet; thence S 48°57'16" W a distance of 166.60 feet; thence S 16°01'14" W a distance of 137.09 feet to a point on the westerly boundary of Parcel Q as described in Official Records Book 5193, page 183 of the public records of Polk County, Florida; thence along said westerly boundary for the following seven courses: (1) S 13°11'01" W a distance of 90.71 feet; (2) S 08°18'48" W a distance of 313.80 feet; (3) S 08°03'06" W a distance of 227.47 feet to the beginning of a curve concave to the northwest and having a radius of 170.00 feet; (4) thence along said curve to the right through a central angle of 63°01'12" an arc distance of 186.98 feet (chord bearing = S 37°33'39" W, chord = 177.70 feet); (5) S 89°04'19" W a distance of 27.62 feet; (6) N 82°23'20" W a distance of 23.55 feet to the west line of said Section 21; (7) S 00°09'45" E a distance of 394.01 feet to the Point of Beginning.
LESS: Right-of-way for Anderson Road;
LESS: Right-of-way for County Road 640.

AND

A parcel of land in Section 24, Township 30 South, Range 23 East, Polk County, Florida, described as follows:

Commence at the NW corner of Section 24; thence S 89°40'18" E, along the North boundary of said Section 24, a distance of 502.50 feet the East boundary of the CSX Railroad right-of-way (Formerly Atlantic Coast Line R.R. Co.) Map V.31-Fla 4 and to the Point of Beginning; thence S 89°40'18" E along the North boundary of Section 24 a distance of 793.02 feet to the intersection with the Westerly boundary of the CSX Railroad right-of-way (Formerly Charlotte Harbor & Northern Railway) Map V.11-Fla L-2 24; thence S 00°59'36" E along said boundary, 844.97 feet to a point of curve; thence continue along said boundary the following two courses and distances; thence along the arc of a curve to the left having a radius of 2,133.69 feet, a central angle of 10°59'39", a chord distance of 408.79 feet, a chord bearing of S 06°29'26" E, and an arc distance of 409.42 feet to the point of tangent; thence S 11°59'15" E, 704.14 feet to the intersection of the East boundary of the CSX Railroad right-of-way (formerly Atlantic Coast Line R.R. Co.) Map V.31-Fla 4; thence N 30°35'34" W along said boundary, 1,599.85 feet to a point of curve; thence continue along said boundary and along the arc of a curve to the right having a radius of 1,382.69 feet, a central angle of 24°55'50", a chord distance of 596.90 feet, a chord bearing of N 18°07'39" W, and an arc distance of 601.64 feet to the point of tangent and to the Point of Beginning.

AND

A parcel of land in Section 28, Township 30 South, Range 23 East, Polk County, Florida, described as follows:

The North 2645.00 feet LESS the right of way of County Road 640.

LESS

Commence at the northwest corner of said Section 28; thence S 00°18'22" E along the west line thereof a distance of 35.00 feet to the South right of way line of County Road 5-640 (Lithia Rad) as per right of way Map Book 4, pages 767-770, public records of Polk County, Florida and the Point of Beginning; thence N 89°45'36" E along said right of way line a distance of 341.67 feet to right of way change station 120+00.00; thence S 00°14'24" E along said right of way line a distance of 5.00 feet; thence N 89°45'36" E along said right of way line a distance of 100.17 feet to the point on intersection station 121+00.00; thence N 89°34'13" E along said right of way line a distance of 819.00 feet; thence S 00°38'40" E a distance of 2825.04 feet; thence S 04°22'10" E a distance of 2460.05 feet to the south line of the southwest quarter of said Section 28; thence S 89°58'03" W along said south line a distance of 1454.90 feet to the Southwest corner of said Section 28; thence N 00°16'22" W along the west line of said Section 28 a distance of 5275.66 feet to the Point of Beginning.

LEGAL DESCRIPTION (FLU: RS):

A parcel of land in Sections 10, 15, 16, 21 & 22, Township 30 South, Range 23 East, Polk County, Florida, described as follows:

Commence at the southeast corner of said Section 21; thence N 00°53'01" W along the east line of said Section 21 a distance of 448.96 feet to the Point of Beginning being on the boundary of proposed Conservation Area 'D'; thence along said boundary for the following four courses: (1) N 56°26'14" W, 788.41 feet; (2) N 10°38'55" W, 200.54 feet; (3) N 00°02'50" E, 448.95 feet; (4) N 09°27'32" E, 14.46 feet; thence N 00°00'00" E a distance of 1107.00 feet to a point on the north line of the South 1/2 of said Section 21; thence S 89°50'57" W along said north line a distance of 1982.84 feet to the southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 21; thence N 00°31'17" W along the east line of said Southeast 1/4 of the Northwest 1/4 a distance of 1326.76 feet; thence S 89°51'04" W along the north line of said Southeast 1/4 of the Northwest 1/4 a distance of 1315.90 feet; thence N 00°20'19" W along the west line of the Northeast 1/4 of the Northwest 1/4 of said Section 21 a distance of 1326.47 feet to the southwest corner of the Southeast 1/4 of the Southwest 1/4 of said Section 16; thence N 00°21'49" W along the west line of said Southeast 1/4 of the Southwest 1/4 a distance of 1321.89 feet to the northwest corner of said Southeast 1/4 of the Southwest 1/4; thence N 89°51'12" E along the north line of said Southeast 1/4 of the Southwest 1/4 a distance of 477.07 feet to the intersection with the southerly extension of the east boundary of a parcel of land described in Official Records Book 7377, page 1034 of the public records of Polk County, Florida; thence N 02°56'23" W along said boundary a distance of 863.33 feet to the northeast corner of said parcel; thence S 89°39'05" W along the north line of said parcel a distance of 178.85 feet; thence N 00°10'30" W along the east boundary of parcels described in Official Records Book 11721, page 1301, Official Records Book 11719, page 899 and Official Records Book 13652, page 1933, all of the public records of Polk County, Florida, a distance of 660.09 feet to the north line of the South 1/2 of said Section 21; thence N 89°52'03" E along said north line a distance of 2851.41 feet to the southwest corner of the East 3/4 of the Southeast 1/4 of the Northeast 1/4 of said Section 16; thence N 87°46'05" E a distance of 922.34 feet to a point on the Boundary of Conservation Easement Area 'A' as described in Official Records Book 11887, page 2277 of the public records of Polk County, Florida; thence along the boundary of said Conservation Area 'A' for the following sixteen courses; (1) S 12°01'15" E, 1722.86 feet; (2) S 45°39'14" E, 533.34 feet; (3) S 17°07'22" E, 297.44 feet; (4) S 58°13'35" W, 514.27 feet; (5) S 03°04'00" E, 596.68 feet; (6) S 28°53'25" E, 1083.68 feet; (7) S 45°09'51" E, 579.16 feet; (8) N 71°53'24" E, 251.86 feet; (9) S 25°06'57" E, 145.08 feet; (10) S 26°10'29" E, 136.19 feet; (11) N 84°47'46" W, 163.57 feet; (12) S 45°46'21" W, 215.83 feet; (13) S 26°00'46" W, 204.22 feet; (14) S 73°07'25" W, 343.54 feet; (15) S 17°30'48" W, 305.49 feet; (16) S 52°45'23" W, 258.18 feet; thence S 61°21'02" W a distance of 121.46 feet to a point on the boundary of Conservation Area 'C' as described in Official Records Book 11887, page 2277 of the public records of Polk County, Florida; thence S 85°36'37" W along the boundary of said Conservation Area 'C' a distance of 187.93 feet to the intersection with the east line of the Southwest 1/4 of said Section 22; thence S 00°53'43" E along said east line a distance of 537.68 feet to the boundary of proposed Conservation Easement Area 'D'; thence along said boundary for the following three courses: (1) N 79°57'21" E, 155.13 feet; (2) S 10°02'31" E, 128.94 feet; (3) S 79°58'22" W, 175.57 feet to the intersection with the east line of said Southwest 1/4; thence S 00°53'43" E along said east line a distance of 189.04 feet to a point on the boundary of said proposed Conservation Easement Area 'D'; thence along said boundary for the following sixteen courses; (1) S 79°57'21" E, 155.13 feet; (2) S 10°02'31" E, 128.94 feet; (3) S 79°58'22" W, 175.57 feet; (4) S 00°53'43" E, 537.86 feet; (5) S 85°36'37" W, 187.93 feet; (6) S 61°21'02" E, 121.46 feet; (7) S 52°45'23" W, 258.18 feet; (8) N 17°30'48" E, 303.49 feet; (9) N 73°07'25" E, 343.54 feet; (10) N 26°00'46" E, 204.22 feet; (11) N 45°46'21" E, 215.83 feet; (12) S 84°47'46" E, 163.57 feet; (13) N 01°10'29" E, 136.19 feet; (14) N 25°06'57" W, 145.08 feet; (15) S 71°53'24" W, 251.86 feet; (16) N 45°09'51" W, 579.16 feet; thence N 26°53'25" W a distance of 1083.68 feet; thence N 03°10'29" E a distance of 596.68 feet; thence N 58°13'35" E a distance of 514.27 feet; thence N 17°07'22" W a distance of 206.72 feet; thence N 57°59'41" E a distance of 229.30 feet; thence N 89°59'06" E a distance of 203.19 feet; thence S 02°41'33" E a distance of 257.28 feet; thence N 81°28'09" E a distance of 280.89 feet; thence N 00°01'43" E a distance of 231.55 feet; thence N 86°19'02" E a distance of 283.56 feet; thence S 12°34'04" E a distance of 198.98 feet; thence S 84°31'22" E a distance of 254.63 feet; thence N 05°40'22" E a distance of 253.63 feet; thence S 84°32'16" E a distance of 220.06 feet; thence S 51°03'38" E a distance of 288.53 feet; thence N 42°32'48" E a distance of 463.41 feet; thence N 20°31'29" E a distance of 363.99 feet; thence N 23°57'16" W a distance of 502.99 feet to the east line of the Southwest 1/4 of said Section 22; thence N 00°53'43" W along said east line a distance of 189.04 feet to a point on the boundary of said proposed Conservation Easement Area 'D'; thence along said boundary for the following sixteen courses: (1) thence S 23°57'16" E, 502.99 feet; (2) S 20°31'29" W, 363.99 feet; (3) S 42°32'48" W, 463.41 feet; (4) N 51°03'38" W, 288.53 feet; (5) N 84°32'16" W, 220.06 feet; (6) S 05°40'22" W, 255.63 feet; (7) N 84°31'22" W, 254.63 feet; (8) N 12°34'04" W, 198.98 feet; (9) S 86°19'02" W, 283.56 feet; (10) S 00°01'43" W, 231.55 feet; (11) S 81°28'09" W, 280.89 feet; (12) N 02°41'33" W, 257.28 feet; (13) S 89°59'06" W, 203.19 feet; (14) S 57°59'41" W, 229.30 feet; (15) N 78°21'24" W, 584.95; (16) N 56°26'14" W, 78.31 feet to the Point of Beginning, LESS right of way of Anderson Road.

AND

A parcel of land in Sections 15 and 21, Township 30 South, Range 23 East, Polk County, Florida, described as follows:

Begin at the southwest corner of said Section 15; thence N 36°46'06" E a distance of 557.65 feet along the boundary of a parcel of land described in Official Records Book 6884, page 2244 of the public records of Polk County, Florida to a point on the boundary of Parcel 'A' as described in Official Records Book 5193, page 183 of the public records of Polk County, Florida; thence along said parcel for the following three courses: (1) N 89°44'19" E, 964.26 feet to the centerline of Anderson Road; (2) S 01°44'36" E along said centerline, 447.64 feet to the south line of said Section 15; (3) S 89°50'22" W along said south line a distance of 1311.72 feet to the Point of Beginning, LESS Right of Way of Anderson Road.
AND
The North 100.00 feet of the Northwest 1/4 of the Northwest 1/4 of said Section 21 lying west of the right of way of Anderson Road.

LEGAL DESCRIPTION (FLU: RCC):

NC Parcel
A parcel of land in Section 23, Township 30 South, Range 23 East, Polk County, Florida, described as follows:
Commence at the southeast corner of said Section 23; thence N 89°51'48" W along the south line of said Section 23 a distance of 667.08 feet; thence N 00°00'00" E a distance of 34.98 feet to the Point of Beginning on the north right of way line of State Road 640 as shown on Right of Way Map Project 16720-2150; thence N 89°51'53" W along said right of way a distance of 254.21 feet to a point on a right of way parcel described in Official Records Book 13436, page 39 of the public records of Polk County, Florida; thence along said parcel for the following three courses, (1) N 71°55'36" W a distance of 52.30 feet; (2) N 84°28'45" W a distance of 183.18 feet to the beginning of a curve concave to the northeast and having a radius of 80.00 feet; (3) along said curve to the right through a central angle of 101°39'19" an arc distance of 158.45 feet (chord bearing = N 33°39'05" W, chord = 93.03 feet) to the east right of way of State Road 37 per Map Project No. 1825-5687; thence N 17°14'04" E along said right of way a distance of 360.49 feet; thence N 90°00'00" E a distance of 431.03 feet; thence S 00°00'00" E a distance of 458.16 feet to the Point of Beginning.

NW Parcel
A parcel of land in Section 23, Township 30 South, Range 23 East, Polk County, Florida, described as follows:
Commence at the southeast corner of said Section 23; thence N 89°51'48" W along the south line of said Section 23 a distance of 2041.32 feet; thence N 00°00'00" E a distance of 37.91 feet to the Point of Beginning on the north right of way line of State Road 640 as shown on Right of Way Map Project 16720-2150; thence N 00°00'00" E a distance of 329.85 feet to a point on the boundary of a parcel of land described in Official Records Book 9164, page 2068 of the public records of Polk County, Florida; thence along said boundary for the following two courses; (1) N 89°12'31" E a distance of 82.07 feet; (2) N 55°03'11" E a distance of 112.67 feet; thence N 90°00'00" E a distance of 574.16 feet to the westerly right of way line of State Road 37 per Map Project No. 1525-5687; thence S 17°33'55" W along said right of way a distance of 154.58 feet to a point on the boundary of a right of way parcel described in Official Records Book 13436, page 33 of the public records of Polk County, Florida; thence along said right of way boundary for the following five courses: (1) S 32°36'35" W, 142.09 feet; (2) S 77°28'58" W, 277.59 feet; (3) S 88°50'28" W, 150.33 feet; (4) S 71°50'14" W, 53.55 feet; (5) S 19°24'00" W, 46.05 feet to a point on aforesaid north right of way of County Road 640; thence N 89°47'05" W a distance of 139.00 feet to the Point of Beginning.

SW Parcel
A parcel of land in Section 26, Township 30 South, Range 23 East, Polk County, Florida, described as follows:
Commence at the northeast corner of said Section 28; thence N 89°51'48" W along the north line of said Section 26 a distance of 2041.32 feet; thence S 00°00'00" W a distance of 87.10 feet to the Point of Beginning on the south right of way line of State Road 640 as shown on Right of Way Map Project 16720-2150; thence S 89°47'05" E along said south line distance of 591.98 feet to the westerly right of way line of State Road 37 per Map Project No. 1525-5687; thence S 17°13'17" W along said right of way line a distance of 437.64 feet to a point on the south line of the north 480.60 feet of said Section 26; thence N 89°51'48" W along said South line a distance of 454.17 feet; thence N 00°00'00" E a distance of 413.40 feet to the Point of Beginning.

LEGAL DESCRIPTION (FLU: BUFFER):

A parcel of land in Sections 15, 21 & 22, Township 30 South, Range 23 East, Polk County, Florida, described as follows:

Commence at the southeast corner of said Section 21; thence N 00°53'01" W along the east line of said Section 21 a distance of 448.96 feet to the Point of Beginning being on the boundary of proposed Conservation Area 'D'; thence along said boundary for the following four courses; (1) N 56°26'14" W, 788.41 feet; (2) N 10°38'55" W, 200.54 feet; (3) N 00°02'50" E, 448.96 feet; (4) N 09°27'32" E, 14.46 feet; thence N 00°00'00" E a distance of 137.89 feet; thence N 90°00'00" E a distance of 200.00 feet; thence S 00°00'00" E a distance of 597.08 feet; thence N 10°38'55" E a distance of 82.58 feet; thence S 56°26'14" E a distance of 743.53; thence S 78°21'24" E a distance of 468.13 feet; thence N 57°59'41" E a distance of 208.54 feet; thence N 89°59'06" E a distance of 292.22 feet; thence N 86°19'02" E a distance of 963.00 feet; thence S 84°32'16" E a distance of 462.51 feet; thence N 42°32'48" E a distance of 125.45 feet; thence N 20°31'29" E a distance of 243.29 feet; thence N 23°57'16" W a distance of 462.01 feet; thence N 00°53'43" W a distance of 1184.21 feet; thence N 85°36'35" E a distance of 350.59 feet; thence N 52°45'23" E a distance of 225.69 feet; thence N 17°30'48" E a distance of 347.43 feet; thence N 73°07'25" E a distance of 361.82 feet; thence N 26°00'46" E a distance of 231.89 feet; thence N 45°09'51" W a distance of 600.29 feet; thence N 26°53'25" W a distance of 1158.04 feet; thence N 03°04'00" W a distance of 757.34 feet; thence N 58°13'35" E a distance of 685.05 feet to a point on the boundary of Conservation Area 'B' as described in Official Records Book 11887, page 2277 of the public records of Polk County, Florida; thence along said boundary for the following fourteen courses (1) S 17°07'22" E, 206.72 feet; (2) S 58°13'35" W, 514.27 feet; (3) S 03°04'00" E, 596.68 feet; (4) S 28°53'25" E, 1083.68 feet; (5) S 45°09'51" E, 579.16 feet; (6) N 71°53'24" E, 251.86 feet; (7) S 25°06'57" E, 145.08 feet; (8) S 01°10'29" W, 136.19 feet; (9) N 84°47'46" W, 163.57 feet; (10) S 45°46'21" W, 215.83 feet; (11) S 26°00'46" W, 204.22 feet; (12) S 73°07'25" W, 343.54 feet; (13) S 17°30'48" W, 305.49 feet; (14) S 52°45'23" W, 258.18 feet; thence S 61°21'02" W a distance of 121.46 feet to a point on the boundary of Conservation Area 'C' as described in Official Records Book 11887, page 2277 of the public records of Polk County, Florida; thence S 85°36'37" W along the boundary of said Conservation Area 'C' a distance of 187.93 feet; thence N 00°53'43" E along said east line of the Southwest 1/4 of said Section 22; thence S 00°53'43" E along said east line a distance of 537.68 feet to the boundary of proposed Conservation Easement Area 'D'; thence along said boundary for the following three courses; (1) N 79°57'21" E, 155.13 feet; (2) S 10°02'31" E, 128.94 feet; (3) S 79°58'22" W, 175.57 feet to the intersection with the east line of said Southwest 1/4; thence S 00°53'43" E along said east line a distance of 189.04 feet to a point on the boundary of said proposed Conservation Easement Area 'D'; thence along said boundary for the following sixteen courses; (1) N 79°57'21" E, 155.13 feet; (2) S 10°02'31" E, 128.94 feet; (3) S 79°58'22" W, 175.57 feet; (4) S 00°53'43" E, 537.86 feet; (5) S 85°36'37" W, 187.93 feet; (6) S 61°21'02" E, 121.46 feet; (7) S 52°45'23" W, 258.18 feet; (8) N 17°30'48" E, 303.49 feet; (9) N 73°07'25" E, 343.54 feet; (10) S 00°01'43" W, 231.55 feet; (11) S 81°28'09" W, 280.89 feet; (12) N 02°41'33" W, 257.28 feet; (13) S 89°59'06" W, 203.19 feet; (14) S 57°59'41" W, 229.30 feet; (15) N 78°21'24" W, 584.95; (16) N 56°26'14" W, 78.31 feet to the Point of Beginning.

NO.	DATE	REVISION
1	5/06/26	FIRST ISSUE
2	5/15/26	revise FLU-RS description

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CHRISTOPHER M. ANDERSON ON THE DATE ADJACENT TO THE SEAL OR STAMP. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. STATE OF FLORIDA LICENSED SURVEYOR AND MAPPER

30 SOUTH, LLC
435 27TH AVENUE
BRADENTON, FLORIDA 34205
PHONE: (941)-800-3838
LICENSED BUSINESS No. LB 8474

30 SOUTH SURVEYING

PARCEL SCALE:	1"=600'	DRAWING NAME:	491-2 MIMS FLU.DWG
CONTOUR INTERVAL:	N/A		
FIELD BOOK(S):	N/A		
PAGE(S):			
CHECKED BY:	CMA		
DRAWN BY:	CMA		

MIMS CROSSING FLU AREAS

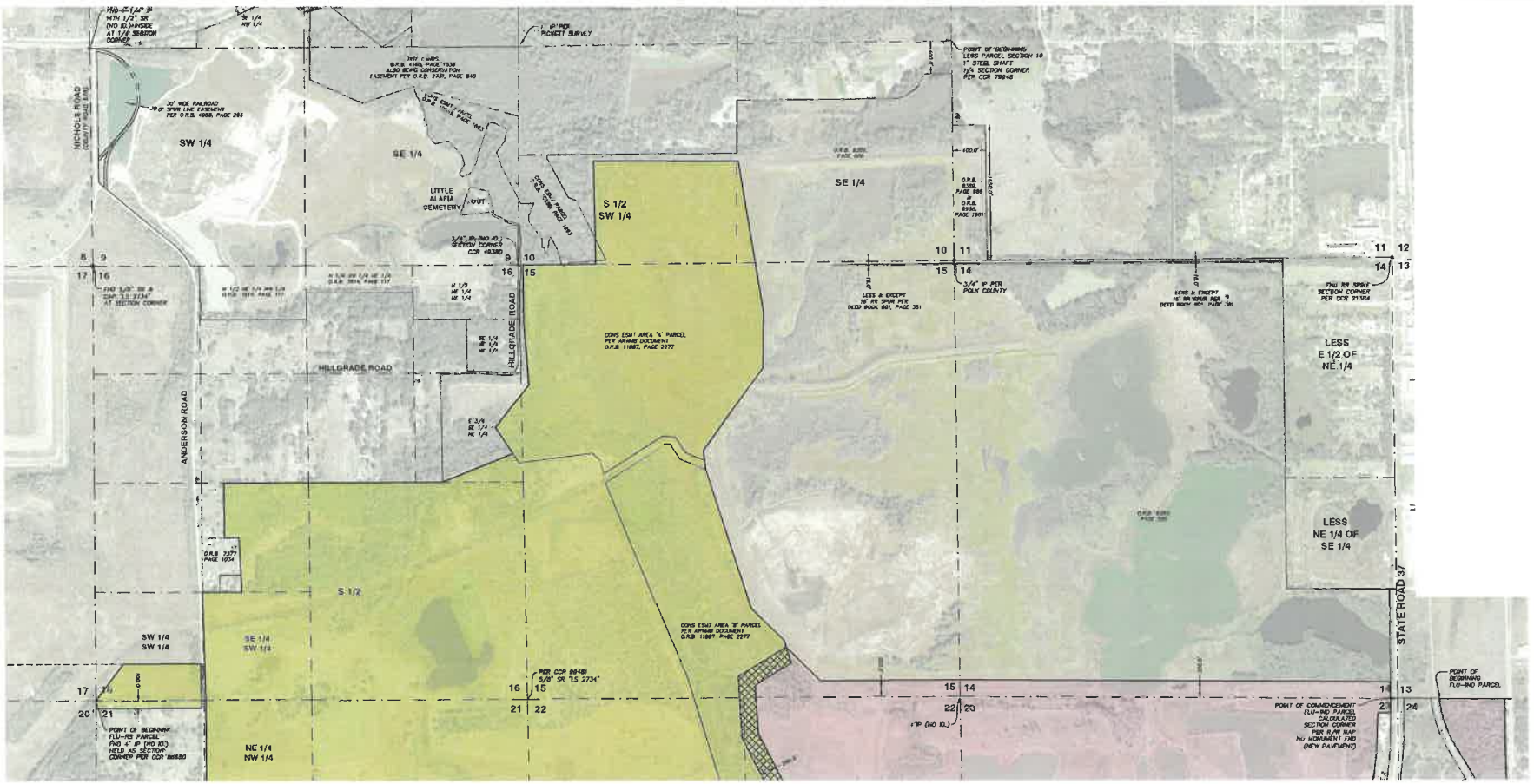
LOCATED IN SECTIONS 10,14,15,16,21,22,23, 24 & 28, TOWNSHIP 30 SOUTH, RANGE 23 EAST POLK COUNTY, FLORIDA

PROJECT No. 491-2

DRAWING No. 951

No. 2 of 4 pgs

PLOTTED: Tuesday, May 19, 2026


NICHOLE ROAD
ANDERSON ROAD
HILLGRADE ROAD
STATE ROAD 37
SW 1/4
SE 1/4
NE 1/4
NW 1/4
S 1/2
S 1/2 SW 1/4
LITTLE ALAFIA CEMETERY
LESS E 1/2 OF NE 1/4
LESS NE 1/4 OF SE 1/4
POINT OF BEGINNING LESS PARCEL SECTION 10
POINT OF BEGINNING FLU-RS PARCEL
POINT OF BEGINNING FLU-IND PARCEL
POINT OF COMMENCEMENT FLU-IND PARCEL
30' WIDE RAILROAD EASEMENT PER O.R.B. 4986, PAGE 286
CONS ESM'T AREA 'A' PARCEL PER ARMS DOCUMENT O.R.B. 11887, PAGE 2277
CONS ESM'T AREA 'B' PARCEL PER ARMS DOCUMENT O.R.B. 11887, PAGE 2277
LESS & EXCEPT 16' RR SPUR PER DEED BOOK 681, PAGE 381
LESS & EXCEPT 16' RR SPUR PER DEED BOOK 681, PAGE 381
3/4" IP PER POLK COUNTY
FND RR SPIKE SECTION CORNER PER COR 21384
PER COR 88481 5/8" SR "LS 2734"
3/4" IP FND (NO ID) SECTION CORNER COR 48380
FND 5/8" SR & CAP "LS 2734" AT SECTION CORNER
FND 4" IP (NO ID) HELD AS SECTION CORNER PER COR 88680
FND 4" IP (NO ID) NO MONUMENT FND (NEW PAVEMENT)
O.R.B. 2377 PAGE 1054
O.R.B. 4140, PAGE 1938 ALSO BEING CONSERVATION EASEMENT PER O.R.B. 7331, PAGE 840
O.R.B. 8300, PAGE 986 & O.R.B. 8956, PAGE 7891
O.R.B. 8300, PAGE 986
O.R.B. 8956, PAGE 7891
O.R.B. 8956, PAGE 7891
O.R.B. 11887, PAGE 2277
O.R.B. 11887, PAGE 2277
O.R.B. 8956, PAGE 7891
O.R.B. 8956, PAGE 7891
O.R.B. 11887, PAGE 2277
O.R.B. 11887, PAGE 2277
O.R.B. 11887, PAGE 2277

N

GRAPHIC & INTENDED DISPLAY SCALE

600 0 300 600 1200 2400

(IN FEET)

1 inch = 600 feet.

LEGEND:

FND	FOUND	O.R.B.	OFFICIAL RECORDS BOOK
SR	STEEL ROD	N&D	NAIL & DISK
CM	CONCRETE MONUMENT	CCR	CERTIFIED CORNER RECORD
R/W	RIGHT OF WAY	CONS ESMT	CONSERVATION EASEMENT
IP	IRON PIPE		
⊙	IDENTIFYING ∅		

(ACREAGE IS SUBJECT TO CHANGE PENDING THE RESULTS OF A FIELD SURVEY)

PROPOSED FLU: IND — CONTAINS 1281.0± ACRES

PROPOSED FLU: RS — CONTAINS 1197.5± ACRES

PROPOSED FLU: RCC — CONTAINS 15.0± ACRES

BUFFER — CONTAINS 54.48 ACRES

REVISION			
NO.	DATE	APPROVED	
1	5/01/26	EMP	revise FLU-RS description

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER

30 SOUTH, LLC
LAND PLANNING & SURVEYING
434 3RD AVE. WEST, BRADENTON, FLORIDA 34205
PHONE: (863)-800-3938
LICENSED BUSINESS No. LB 8471

30 SOUTH SURVEYING

HORIZ. SCALE:	1"=600'	DRAWING NAME:	491-2 MIMS FLUDWG
CONTOUR INTERVAL:	N/A		
FIELD BOOK(S):	N/A		
PAGE(S):	N/A		
CHECKED BY:	EMP		
DRAWN BY:	EMP		

MIMS CROSSING FLU AREAS

LOCATED IN SECTIONS 10,14,15,16,21,22,23, 24 & 28, TOWNSHIP 30 SOUTH, RANGE 23 EAST POLK COUNTY, FLORIDA

PROJECT No. 491-2

DRAWING No. 951

No. 4 OF 4

PLOTTED: Tuesday, May 19, 2026

AGENT OF RECORD LETTER

TO THE POLK COUNTY LAND DEVELOPMENT DIVISION, AND THE POLK COUNTY BOARD OF COUNTY COMMISSIONERS:

I (We), William T. Mims, hereby designate and appoint Stantec Consulting Services, Inc. and Carter and Kaye Engineering, LLC. as my (our) Agents of Record for the purposes of representing me (us) for the following applications: Comprehensive Plan Map and Text Amendment and Land Development Code Text Amendment including the public hearing processes.

My (Our) Agent of Record is hereby vested with authority to make any representations, agreements, or promises which are necessary or desirable in conjunction with the above referenced applications and hearing processes. My (Our) Agent of Record is also authorized to accept or reject any conditions imposed by any reviewing board or entity.

Dated this 4th day of June, 2025.

William T Mims
Applicant(s)/Owner(s)

William T Mims
Printed Name(s) of Applicant(s)/Owner(s)

Matt Lewis, AICP
Applicant's(s') Representative

Stantec Consulting Services Inc.
Printed Name of Representative

777 S Harbour Island Blvd, Suite 600
Representative's Address

Tampa, FL 33602 / (813) 746-3804
City, State, Zip Code / Phone

Kriss Kaye, PE, CFM
Applicant's(s') Representative

Carter and Kaye Engineering, LLC.
Printed Name of Representative

137 5th Street NW
Representative's Address

Winter Haven, 33881 / (863) 294-6965
City, State, Zip Code / Phone

STATE OF FLORIDA COUNTY OF
The foregoing instrument was acknowledged before me this 4th day of June, 2025 by William T. Mims who is personally known to me or who has produced _____(type of identification), as identification.

NOTARAY'S SEAL: Erin K. Gray
NOTARY PUBLIC, STATE OF FLORIDA
(Signature of Notary taking Acknowledgement)

Notary Public State of Florida
Erin K. Gray
My Commission HH 574036
Expires 7/26/2028

(Name of Acknowledger Typed, Printed or Stamped)
My Commission Expires: 7/26/2028

STATE OF FLORIDA COUNTY OF
The foregoing instrument was acknowledged before me this _____ day of _____, 2025 by _____ who is personally known to me or who has produced _____(type of identification), as identification.

NOTARAY'S SEAL: _____
NOTARY PUBLIC, STATE OF FLORIDA
(Signature of Notary taking Acknowledgement)

_____
(Name of Acknowledger Typed, Printed or Stamped)
My Commission Expires: _____

CARTER|KAYE ENGINEERING

137 5th Street NW
Winter Haven FL 33881
T: (863) 294-6965
carterkaye.com

June 11, 2026

Ms. Lyndsay Rathke
Development Coordinator II
Polk County Land Development Division
330 W. Church St.
Bartow, Florida 33830

RE: Response to Request for Additional Information – LDCPAL-2025-7 and LDCT-2025-15
Mims Crossing

Dear Ms. Rathke:

This letter is in response to Polk County's request for additional information regarding the above-referenced project:

General Comments:

Comment 14: Development Area Map – Please include maps showing the current and proposed development areas. Please note that the proposed map will need to exclude the proposed RCC from the proposed Suburban Development Area.

Response 14: The requested Development Area Maps have been revised and included within the resubmittal package. The revised exhibits depict both the existing and proposed Development Area boundaries. Consistent with County staff comments, the proposed Rural Cluster Center (RCC) has been excluded from the proposed Suburban Development Area (SDA) boundary and is depicted separately in accordance with the proposed RCC designation and Activity Center Plan (ACP). Please refer to Exhibit I, Existing Development Area Map, and Exhibit J Proposed Development Area Map.

Comment 15: Impact Statement Maps – Please provide the following maps, as required by Section 910 (Impact Assessment Statements) of the Land Development Code: Map B: A Topographical Map with contour intervals of no greater than five feet, the identification of the property boundaries, and a delineation of the areas of special flood hazard (100 year flood plain) as shown on the Flood Insurance Rate Maps issued by the Federal Emergency Management Agency (FEMA) for Polk County. Map D: A Soils Map with soils designated according to Natural Resources Conservation Service classifications. If available, USDA Natural Resources Conservation Service (NRCS) soil surveys are preferable. Map E: A Traffic Circulation Map identifying any existing roads on or adjacent to the proposed development and indicating the name of the roads, maintenance jurisdiction, and pavement and right-of-way widths. Map G: A Drainage Map delineating existing and proposed drainage areas, water retention areas, drainage structures, drainage easements, canals, wetlands, watercourses, and other major drainage features.

Response 15: **The requested exhibits have been added to the revised CPA document and exhibit package. Please refer to Exhibits F through K.**

Comment 17: Policy Analysis: Please provide a narrative to demonstrate compliance with the following policies, similar to what was done with the Rural Cluster Center policies: 2.102-A8 – Soils 2.102-A10 – Location Criteria 2.102-A11 – Urban Sprawl Criteria (Note – while Demonstration of Need is mentioned in the Impact Statement, a specific breakdown of each of the 13 criteria is needed. Section 2.106 – Suburban Development Areas Section 2.113A – Industrial Section 2.120-A – Residential-Suburban

Response 17: **Please refer to the revised attached Large Scale CPA and Text Amendment document which has been revised to include a new Section 5, "Additional Comprehensive Plan Policy Analysis," which provides detailed discussion of Policies 2.102-A8 (Soils), 2.102-A10 (Location Criteria), 2.102-A11 (Urban Sprawl Criteria), Section 2.106 (Suburban Development Areas), Section 2.113A (Industrial), and Section 2.120-A (Residential Suburban). Please refer to Section 5 of the revised attached Large Scale CPA and Text Amendment document.**

Comment 16: Impact Statement: Please provide more specific information as outlined in Items B (Transportation), D (Water Supply), and F (Population) of the impact Assessment Statement per Section 910 of the LDC. It is understood that a Traffic Impact Analysis is forthcoming, and that there is not a binding site plan, but the information outlined in the Impact Statement is needed to ensure that the application is a complete and sufficient document.

Response 16: **The Impact Assessment Statement has been revised to expand the Transportation, Water Supply, and population sections of the attached Large Scale CPA and Text Amendment document. Additional discussion has been provided regarding regional transportation access, internal trip capture, phased utility implementation, future infrastructure expansion, anticipated population growth, and subsequent development review and permitting processes. Please refer to Sections 2.2, 2.4, and 2.8 of the revised attached Large Scale CPA and Text Amendment document.**

Comment 11: No Level 2 site development plan, infrastructure plan, or construction plan shall be approved by Polk County Land Development for any portion of the project until final school site siting has been coordinated with Polk County Public Schools. Coordination shall include district review of proposed site boundaries, access, phasing, and utility availability, and shall result in written confirmation from the School District indicating that the proposed school site(s) are acceptable or conditionally acceptable for future school development. Malissa C.

Response 11: **Thank you for your comment.**

Comment 13: Resubmittal - Please provide comments by Thursday, June 4th, so the requests can stay on track for an August 5th, 2026 Planning Commission meeting.

Response 13: **Thank you for your comment.**

We appreciate your cooperation and assistance with this project. If there is anything further you need, please let us know.

KRISS Y. KAYE, P.E., CFM, MS ENV.E.
STATE OF FLORIDA,
PROFESSIONAL ENGINEER
LICENSE NO. 50607

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY KRISS Y. KAYE, P.E., CFM ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

JUNE 11, 2026

Carter and Kaye Engineering, LLC

Kriss Y. Kaye, P.E., CFM
P.E. License No. 50607

KRISS Y. KAYE, P.E., MS ENV, CFM, EOR
FL. P.E. LIC. NO. 50607

xc: Tom and Patrick Mims, T. Mims, Corp.

CARTER|KAYE ENGINEERING

137 5th Street NW
Winter Haven FL 33881
T: (863) 294-6965
carterkaye.com

June 24, 2026

Mr. Mark Bennett
Office of Planning and Development
Polk County Land Development Division
330 W. Church St.
Bartow, Florida 33813-9005

RE: Response to Request for Additional Information – LDCPAL-2025-7 & LDCT2025-15 Mims Crossing

Dear Mr. Bennett:

General Comments:

Population Criteria for RCCs – The location criteria policy for RCCs requires a minimum population standard of 2,500 persons within 3 miles (see below). Please provide data/analysis/information showing that the proposed RCC meets this standard. Given that Mulberry within 3 miles of the intersection, this standard should be easily met.

Comment 1: Policy 2.110-B3: LOCATION CRITERIA - The establishment of new RCCs intended for both residential and commercial uses shall be located at the intersections of arterial and/or collector roads and shall be guided by the criteria established within Section 2.110-K Activity Center Establishment. The establishment of new RCCs, subject to Section 2.110-K, intended for rural commercial-support activity, shall be located at:

1.The intersections of arterial and/or collector roads whereby the intersection is central to seasonal, tourist, migratory population, or permanent residential population vehicle trips, this may include "t" intersections with safe access creating the appearance of a full intersection; or

2.On an intersection of arterials and collector roads that serve as part of the main vehicle trip route for clusters of neighborhoods and in areas with 2,500 people in a three (3) mile radius.

Response 1: The proposed Rural Cluster Center (RCC) is located at the intersection of SR 37 and CR 640 approximately 2.75± miles from the municipal boundary of the City of Mulberry. According to the 2020 U.S. Census, the City of Mulberry has a population exceeding 3,900 persons. As such, the area within a three-mile radius of the proposed RCC exceeds the minimum population threshold of 2,500 persons established by Policy 2.110-B3.

In addition, the intersection of SR 37 and CR 640 serves as a principal transportation corridor for existing residential areas, future residential development, industrial employment centers,

agricultural operations, and regional traffic movements. Accordingly, the proposed RCC satisfies the location and service area criteria of Policies 2.110-B3 and 2.110-K and provides a logical location for rural commercial support services.

Comment 2: Map K – Traffic Circulation Map – Didn't find this in the resubmittal.

Response 2: **Map K – Traffic Circulation Map was submitted previously and is in this resubmittal package as Exhibit K. The exhibit depicts the existing and planned roadway network serving the project area and surrounding transportation corridors.**

Comment 3: Impact Statement – More Specific Information – More detailed information is needed for transportation, water, and sewer. Information such as estimated trip generation rates, water generation rates, and expected sewage flows are examples of what is needed. As previously stated, it is understood that a Traffic Impact Analysis is forthcoming, and that there is not a binding site plan, but the information outlined in the Impact Statement is needed to ensure that the application is a complete and sufficient document..

Response 3: **The Impact Statement has been revised to include additional planning-level transportation, potable water, and sanitary sewer information. A Traffic Memorandum has been prepared and is included with this resubmittal package. In addition, planning-level utility demand estimates have been added to the Impact Statement utilizing anticipated residential, commercial, and industrial development yields associated with the proposed Future Land Use framework.**

The utility analysis includes estimated potable water demands and wastewater generation rates for the Residential-Suburban (RS), Industrial (IND), and Rural Cluster Center (RCC) land use categories. The analysis is intended to provide a planning-level assessment of anticipated utility demands recognizing that actual development patterns, site plans, utility providers, and final development intensities will be determined through subsequent development review and permitting processes.

The Impact Statement and supporting exhibits have been revised accordingly.

Comment 4: Traffic Impact Analysis - Please advise as to the status.

Please forward a response to me directly via email so I can then proceed with the case review and then submit in Accela when available. We'll keep the cases on schedule for an August PC for now, but we'll need this information in the next couple of weeks to continue moving forward.

Response 4: **A Traffic Memorandum has been completed and is included with this resubmittal package. The memorandum provides planning-level trip generation estimates and transportation impact information based upon the proposed Future Land Use framework. Detailed traffic analyses, roadway improvements, access management requirements, and final mitigation measures will be evaluated as part of subsequent development review and permitting processes.**

We appreciate your cooperation and assistance with this project. If there is anything further you need, please let us know.

Carter and Kaye Engineering, LLC

Kriss Y. Kaye, P.E., CFM
P.E. License No. 50607

KRISS Y. KAYE, PE, CFM, STATE OF FLORIDA PROFESSIONAL ENGINEER, LICENSE NO. 50607

THIS ITEM HAS BEEN DIGITALLY SIGNED BY KRISS Y. KAYE, PE ON THE DATE INDICATED HERE.

June 24, 2025

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

KRISS Y. KAYE LICENSE No 50607 STATE OF FLORIDA PROFESSIONAL ENGINEER

KRISS Y. KAYE, P.E., MS ENV, CFM, EOR
FL. P.E. LIC. NO. 50607

Xc: T. Mims, Corp.

K:\Clients\MIMSC - Tom Mims Corp\MIMSC26001 640 CPA\PERMITTING\COUNTY\ZONING\4-Zoning Application\CPA\RAI 2\260617 RAI2LetterMBennett BR.docx