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parcels**

7-10 Land Maps off Appraiser website.

11-15 DEP Certification of wetlands.



4305 Austin Philip Lane, Bartow, FL 33830

Phone: 863 287 8460

Email: Ronnie@organicmatters.com

Date: March 3, 2026

Polk County Land Development Division Growth Management Department

330 W. Church St. Bartow, FL 33830

RE: Zoning Reclassification Request – BPC to IND (Industrial)

Parcels:

- **25-30-29-430450-000100 – 48.37 acres (0 Old Homeland Rd)**
- **25-30-29-430450-000110 – 22.89 acres (0 US Hwy 17 S)**
- **Total Acreage: 71.26 acres**

Applicant:

Organic Matters Inc.

To Whom It May Concern:

Organic Matters Inc. respectfully submits this request for a zoning reclassification from BPC to IND (Industrial) for the above-referenced 71.26 acres located along Old Homeland Road and US Highway 17 South in Bartow, Florida. The subject properties are currently undeveloped and positioned along a major regional transportation corridor that is already heavily zoned for IND and well-suited for further industrial development.

Enclosed is the Impact Assessment Statement and Zoning Justification, prepared in accordance with Section 910 of the Polk County Land Development Code. The analysis demonstrates that the requested Industrial zoning is appropriate based on:

- **Direct proximity to US Highway 17, a designated freight and industrial corridor**
- **Compatibility with surrounding development patterns and long-term growth trends**
- **Suitability of the land for industrial use, given its size, configuration, and physical characteristics**
- **Alignment with Polk County's Comprehensive Plan and economic development objectives**
- **Availability of infrastructure and ability to serve future industrial uses**
- **Minimal impact on residential, environmental, and public service systems**

The reclassification will support orderly, planned growth and provide opportunities for employment, investment, and economic expansion within the Bartow area.

We appreciate your review of this request and look forward to working with staff throughout the evaluation process. Please contact us if additional information or clarification is needed.

Sincerely,



Chris Reko

President/Owner

Organic Matters Inc.

Impact Assessment Statement & Zoning Justification

Zoning Reclassification Request: DOR → IND (Industrial) Applicant: Organic Matters Inc. Parcels: 25-30-29-430450-000100 & 25-30-29-430450-000110 Total Acreage: 71.26 acres Location: Bartow, Polk County, Florida Existing Condition: Undeveloped land

1. Land and Neighborhood Characteristics

The 71.26-acre site consists of two contiguous undeveloped parcels located along Old Homeland Road and US Highway 17 South. The surrounding area includes agricultural lands, rural homesteads, scattered commercial uses along US 17, and large tracts of undeveloped property. This portion of Bartow is a transitional growth area where development is expanding outward from the urban core.

The location is well-suited for Industrial zoning due to its direct proximity to US Highway 17, a major regional freight corridor that supports heavy-vehicle access and employment-based uses. The land is generally flat, lightly vegetated, and free of physical constraints that would prevent industrial development. The parcels' size and configuration allow for efficient site planning, internal circulation, and buffering.

Potential incompatibilities with adjacent agricultural or rural residential uses can be mitigated through required setbacks, landscape buffers, fencing, and site-design standards. Industrial uses will be oriented toward US 17, with buffering along Old Homeland Road to protect existing rural residences.

Reclassification to IND will support orderly, planned growth and encourage compatible infill development along a major transportation corridor. This aligns with Polk County's long-term economic development goals and the evolving land-use pattern in the Bartow area.

2. Access to Roads and Highways

The properties benefit from direct or near-direct access to US Highway 17, a major north-south arterial roadway with substantial capacity for industrial traffic. Old Homeland Road provides secondary local access.

Because this application is for zoning reclassification only, no traffic is generated at this stage. Trip generation will depend on the specific industrial use proposed and will be evaluated during site plan review. A full ITE-based traffic analysis will be provided at that time.

No immediate transportation system modifications are required as part of the reclassification. Any necessary improvements—such as turn lanes, driveway spacing, deceleration lanes, or signal adjustments—will be determined once a specific industrial development proposal is submitted.

Parking requirements will be established during site plan review based on the proposed industrial use.

3. Sewage (Wastewater)

The reclassification itself does not generate wastewater. Wastewater impacts will be determined when a specific industrial development proposal is submitted.

Central sewer service is expected to be available through the City of Bartow or Polk County Utilities, depending on the final service boundary. Sewer lines exist within the broader US 17 corridor, and availability will be confirmed during development review.

If central sewer is not immediately available, interim on-site wastewater treatment may be permitted subject to County and State regulations.

Any required system improvements—such as line extensions or lift station upgrades—will be addressed at the time of development.

4. Water Supply

Potable and industrial water demand will depend on the future use of the property. The reclassification does not create water consumption.

Water service is expected to be provided by the City of Bartow or Polk County Utilities. Potable water lines are located within the general vicinity of US 17 and may be extended as needed.

If central water is not immediately available, an interim well may be used subject to permitting requirements.

Provider capacity and connection timing will be evaluated during the development review process.

5. Surface Water Management and Drainage

The properties drain naturally toward the surrounding watershed typical of the Bartow region. No significant flooding issues have been documented based on general topography.

Any future industrial development will require a full stormwater management plan meeting SWFWMD and Polk County standards. Alterations to natural drainage features will be minimized, and any impacts to wetlands or floodplains will be addressed through permitting and mitigation.

6. Environmental Analysis

The 71.26-acre site consists primarily of upland vegetation and previously disturbed land. No known critical habitat or environmentally sensitive features have been identified based on general site conditions.

Wetland presence has been confirmed through a recent formal environmental assessment (see attached). Any impacts will be avoided or mitigated per County and State requirements.

The properties are not located within a public wellfield protection zone. No adverse impacts to potable water supplies or private wells are anticipated.

The parcels are not within an airport buffer zone associated with Bartow Executive Airport.

Soils in the area are typical of central Polk County and are generally suitable for industrial development with standard engineering practices. (Soil analysis survey available upon request)

7. Infrastructure Impact Information

- Parks & Recreation — Industrial zoning does not generate residential population; no impact is expected.**
- Schools — Industrial uses do not generate students; no impact is expected.**
- Health Care — The nearest hospital and emergency facilities in Bartow and Winter Haven have adequate capacity for long-term growth.**
- Fire Protection — Served by Polk County Fire Rescue; response times are consistent with County standards. Industrial development will be required to meet fire-flow and access standards.**
- Police Protection — Served by the Polk County Sheriff's Office; no capacity issues anticipated.**
- EMS — EMS response is available within the Bartow service area.**

- **Solid Waste — Industrial solid waste will be handled by the County’s franchise hauler or private commercial haulers as permitted.**
- **Neighborhood Needs — Industrial zoning supports employment opportunities, economic development, and tax-base expansion along the US 17 corridor.**

8. Zoning Justification for IND Industrial

Reclassifying the 71.26 acres from BPC to IND is justified based on:

- **Strategic location along US Highway 17, a designated freight corridor**
- **Compatibility with surrounding development patterns**
- **Suitability of the land for industrial use**
- **Support for economic development and job creation**
- **Availability of infrastructure**
- **Alignment with the Comprehensive Plan**
- **Reduction of pressure to place industrial uses near residential neighborhoods**

The request represents a logical, appropriate, and beneficial land-use transition for this portion of Bartow.

9. Required Maps

- **Map A – Location map**
- **Map B – Boundary map**
- **DEP Certification of wetlands**



Polk County Property Appraiser

Interactive Map

Help

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Parcel ID: 253029430450000110

Zoom to Help: Docking

Property Sales Value Links

Data last updated on 3/3/2026

Parcel Details:	253029430450000110
Owner1:	ORGANIC MATTERS INC
Physical Addr/Postal City & Zip:	US HIGHWAY 17 S BARTOW 33830
Short Legal Desc:	HOMELAND INDUSTRIAL COMPLEZ PB 145 PGS 23-29 LOT 11
DOR Code:	1000 (Vacant Commercial)





020

EXAMPLE: SMITH JER...



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1029

2530

Parcel ID: 253029430450000110

Zoom to Help: Docking

Property Sales Value Links

Data last updated on 3/3/2026

Parcel Details:	<u>253029430450000110</u>
Owner1:	ORGANIC MATTERS INC
Physical Addr/Postal City & Zip:	US HIGHWAY 17 S BARTOW 33830
Short Legal Desc:	HOMELAND INDUSTRIAL COMPLEZ PB 145 PGS 23-29 LOT 11
DOR Code:	1000 (Vacant Commercial)

HWY 17 S

CSX RAILROAD

AUSTIN PHILIP LN

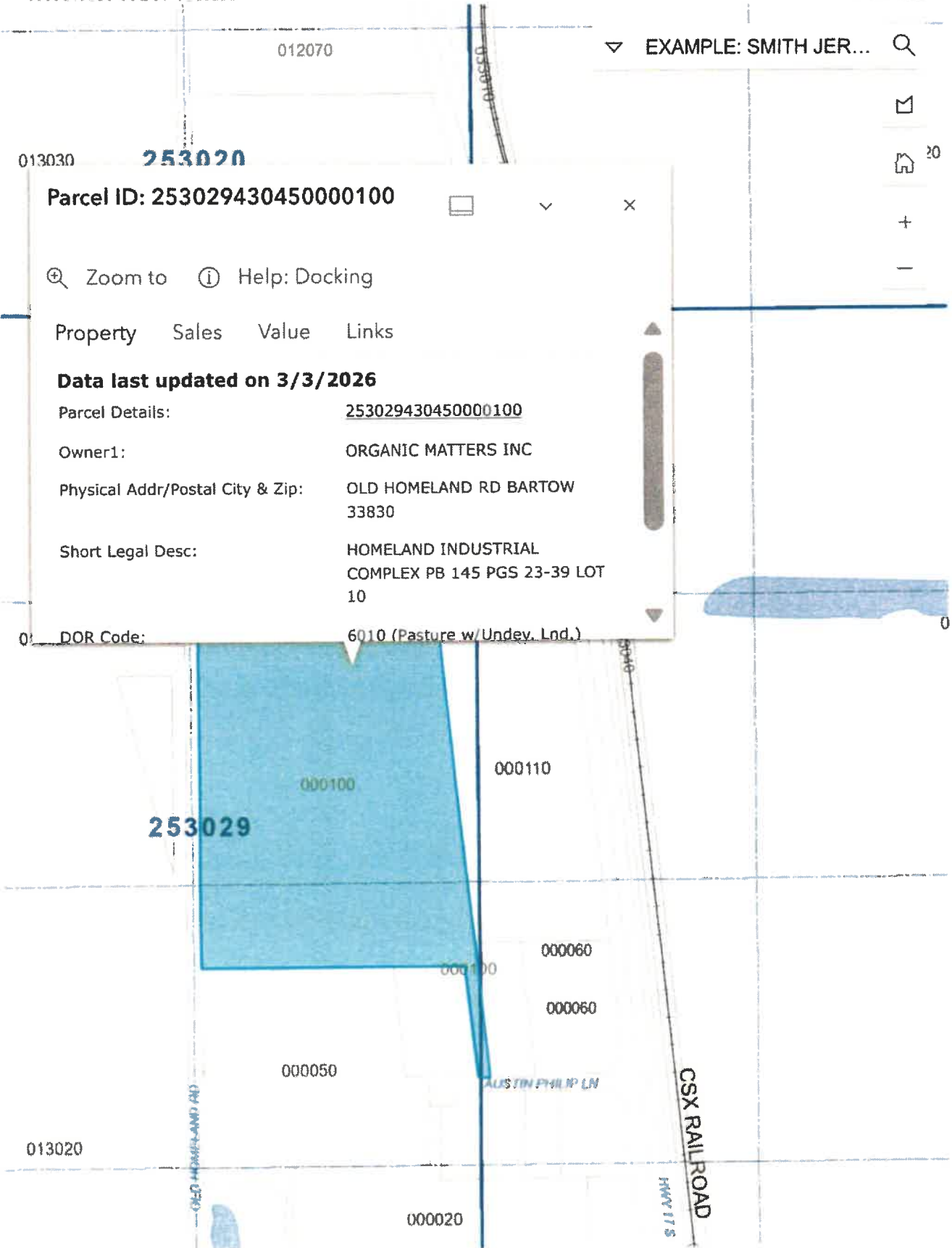




Polk County Property Appraiser

Interactive Map

Help



EXAMPLE: SMITH JER...

013030 **253020**

Parcel ID: 253029430450000100

Zoom to Help: Docking

Property Sales Value Links

Data last updated on 3/3/2026

Parcel Details: [253029430450000100](#)

Owner1: ORGANIC MATTERS INC

Physical Addr/Postal City & Zip: OLD HOMELAND RD BARTOW 33830

Short Legal Desc: HOMELAND INDUSTRIAL COMPLEX PB 145 PGS 23-39 LOT 10

DOR Code: 6010 (Pasture w/Undev. Lnd.)





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Parcel ID: 253029430450000100



Zoom to Help: Docking

Property Sales Value Links

Data last updated on 3/3/2026

Parcel Details:	<u>253029430450000100</u>
Owner1:	ORGANIC MATTERS INC
Physical Addr/Postal City & Zip:	OLD HOMELAND RD BARTOW 33830
Short Legal Desc:	HOMELAND INDUSTRIAL COMPLEX PB 145 PGS 23-39 LOT 10
DOR Code:	6010 (Pasture w/Undev. Lnd.)



FLORIDA DEPARTMENT OF Environmental Protection

Southwest District
13051 North Telecom Parkway #101
Temple Terrace, Florida 33637-0926

Ron DeSantis
Governor

Jay Collins
Lt. Governor

Alexis A. Lambert
Secretary

In the Matter of a Petition for Formal Determination of the Landward Extent of Wetlands and Other Surface Waters by:

PETITIONER:
Organic Matters, Inc.
% Chris Reko
4305 Austin Phillip Lane
Bartow, Florida 33830

PROJECT NAME: Organic Matters Parcels FD

File No: 53-0458588-001-FD
Polk County

Date of Issue: November 24, 2025
Expiration Date: November 23, 2030

AGENT:
Lodestar Environmental
Consulting
% Wes Dillon
3103 Chitty Road
Plant City, Florida 33565

FORMAL DETERMINATION OF THE LANDWARD EXTENT OF WETLANDS AND OTHER SURFACE WATERS

This Formal Determination of the Landward Extent of Wetlands and Other Surface Waters (File No. 53-0458588-001-FD) is issued pursuant to Section 373.421, Florida Statutes (F.S.), and Rule 62-330.201, Florida Administrative Code (F.A.C.). This determination is strictly for purposes of establishing the landward extent of wetlands and other surface waters and does not relieve you from the responsibility of obtaining any federal, state, or local permits.

The Formal Determination of the Landward Extent of Wetlands and Other Surface Waters is shown on the approved final certified survey (attached). The bold black line delineates the boundaries of the area inspected on the aerial images and specific purpose survey or certified survey. The red hatched areas on the certified survey delineate the wetlands and other surface waters.

The aerial images and specific purpose survey are available online at:

[https://depedms.dep.state.fl.us:443/Oculus/servlet/shell?command=hitlist&\[freeText=\]&\[folderName=\]&\[profile=Permitting_Authorization\]&\[creator=\]&\[entityType=any\]&\[createdDateTo=\]&\[catalog=23\]&\[searchBy=Profile\]&\[sortBy=Document+Date\]&\[createdDate=\]&\[County=EQ_POLK\]&\[District=EQ_SWD\]&\[Facility-Site+ID=EQ_ERP_458588\]](https://depedms.dep.state.fl.us:443/Oculus/servlet/shell?command=hitlist&[freeText=]&[folderName=]&[profile=Permitting_Authorization]&[creator=]&[entityType=any]&[createdDateTo=]&[catalog=23]&[searchBy=Profile]&[sortBy=Document+Date]&[createdDate=]&[County=EQ_POLK]&[District=EQ_SWD]&[Facility-Site+ID=EQ_ERP_458588])

Determination Location

COUNTY: Polk
SEC/TWP/RGE: S29/T30S/R25E, S28/T30S/R25E
PROJECT ACRES: 71.26
WETLAND AND OTHER SURFACE WATER ACRES: 3.53
SITE LOCATION: Parcel IDs: 25-30-29-430450-000100, 25-30-29-430450-000110

Determination Description

The petitioner, Organic Matters, Inc., % Chris Reko, % Wes Dillon, Lodestar Environmental Consulting, 3103 Chitty Road, Plant City, Florida 33565, requested a Formal Determination of the Landward Extent of Wetlands and Other Surface Waters for a 71.26-acre tract/parcel resulting in the delineation of 3.53 acres of wetlands and other surface waters.

The petitioner elected to have the formal determination line surveyed and has provided the Department with an electronic copy of the survey properly certified in accordance with Chapter 472, Florida Statutes.

This Formal Determination of the Landward Extent of Wetlands and Other Surface Waters is binding for a period of five (5) years from the date of this determination provided physical conditions on the property do not change so as to alter wetland boundaries during this time.

This determination does not in any way establish boundaries of sovereign submerged lands.


The Department may revoke this formal determination if it finds that the petitioner has submitted inaccurate information in the petition.

Judicial Review

Any party to this action has the right to seek judicial review pursuant to Section 120.68, Florida Statutes, by filing a Notice of Appeal pursuant to Rules 9.110 and 9.190, Florida Rules of Appellate Procedure, with the Clerk of the Department in the Office of General Counsel, 3900 Commonwealth Boulevard, M.S. 35, Tallahassee, Florida 32399-3000; and by filing a copy of the Notice of Appeal accompanied by the applicable filing fees with the appropriate District Court of Appeal. The Notice of Appeal must be filed within 30 days from the date this action is filed with the Clerk of the Department.

Executed in Hillsborough County, Florida.

STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION



Shannon Herbon
Permitting Program Administrator
Permitting and Waste Cleanup Programs
Southwest District

Attachments:

1. Certified Survey, 1 page
2. Aerial Map, 1 page
3. Staff Report, 44 pages

Copies furnished to:

ERP Permitting, Southwest DEP, SW_ERP@FloridaDEP.gov
Allana Crawford, Southwest DEP, Allana.G.Crawford@FloridaDEP.gov
Chris Reko, Petitioner, Chris@organicmatters.com
Wes Dillon, Agent, Fl.ecologist@gmail.com

CERTIFICATE OF SERVICE

The undersigned duly designated deputy agency clerk hereby certifies that this **Formal Determination of the Landward Extent of Wetlands and Other Surface Waters** (File No. 53-0458588-001-FD), including all copies, was e-mailed before the close of business on November 24, 2025, to the above listed persons.

FILING AND ACKNOWLEDGMENT

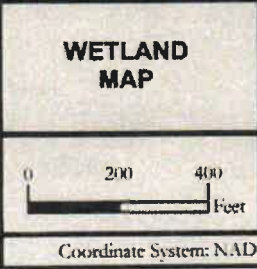
FILED, on this date with the designated Department Clerk, pursuant to Section 120.52, Florida Statutes, receipt of which is hereby acknowledged.



Clerk

November 24, 2025

Date



WETLAND DELINEATION
ORGANIC MATTERS, INC.

POLK COUNTY

Coordinate System: NAD 1983 HARN StatePlane Florida West FIPS 0902 Feet





Cover Sheet/Index

Plea for reclassification to IND. Parcels 25-30-29-430450-000100 (48.37 acres) and 25-30-29-430450-000110 (22.89 acres)

Section 1 Requests for rezoning/reclassification.

Section 2 Justification

Section 3 Suitability for IND Reclassification.

Section 4 Future Land Use Designations in the City of Bartow.

Section 5 Demonstration of need.

Section 6 Compliance with Flood Plain Policies

Section 7 Access to Roads and Highways (2 Pgs)

Section 8 Water Use (2 Pages)

Section 9 Sewage

Section 10 Wetlands Review and Maps (5 Pages)

Date:

March 20, 2026

Subject:

Follow-Up Responses to Planning Commission Questions

Dear Ms. Bennett,

On behalf of Organic Matters Inc., please find enclosed responses to questions raised by the Planning Commission regarding the proposed Future Land Use Map amendment to the Industrial (IND) designation. The responses are provided for clarification at a planning level only and do not modify the request or seek additional approvals. All information is consistent with the legislative nature of the amendment and preserves full County review authority at subsequent development stages.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Ronnie Barron". The signature is stylized and cursive.

Ronnie Barron

863 287 8460

To Whom It May Concern:

Organic Matters Inc. respectfully submits this request for a zoning reclassification from BPC to IND (Industrial) for the above-referenced 71.26 acres located along Old Homeland Road and US Highway 17 South in Bartow, Florida. The subject properties are currently undeveloped and positioned along a major regional transportation corridor that is already heavily zoned for IND and well-suited for further industrial development.

Enclosed is the Impact Assessment Statement and Zoning Justification, prepared in accordance with Section 910 of the Polk County Land Development Code. The analysis demonstrates that the requested Industrial zoning is appropriate based on:

- **Direct proximity to US Highway 17, a designated freight and industrial corridor**
- **Compatibility with surrounding development patterns and long-term growth trends**
- **Suitability of the land for industrial use, given its size, configuration, and physical characteristics**
- **Alignment with Polk County's Comprehensive Plan and economic development objectives**
- **Availability of infrastructure and ability to serve future industrial uses**
- **Minimal impact on residential, environmental, and public service systems**

The reclassification will support orderly, planned growth and provide opportunities for employment, investment, and economic expansion within the Bartow area.

We appreciate your review of this request and look forward to working with staff throughout the evaluation process. Please contact us if additional information or clarification is needed.

Sincerely,



Chris Reko

President/Owner

Organic Matters Inc.

Justification for Zoning Reclassification to IND – Industrial

Parcels: 25-30-29-430450-000100 (48.37 acres) and 25-30-29-430450-000110 (22.89 acres) **Total Acreage:** 71.26 acres **Current Zoning:** DOR **Requested Zoning:** IND – Industrial **Location:** 0 Old Homeland Rd & 0 US Hwy 17 S, Bartow, FL

1. Consistency With Surrounding Development Patterns

The subject properties are located along the US Highway 17 corridor, a major regional arterial that supports freight movement, industrial traffic, and commercial activity. The surrounding area includes agricultural lands, rural homesteads, scattered commercial uses, and large undeveloped tracts. This corridor has historically transitioned toward employment-based uses due to its transportation capacity and strategic location between Bartow, Fort Meade, and the broader Central Florida logistics network.

Industrial zoning is appropriate in this location because it aligns with the evolving development pattern and supports the County's long-term economic development objectives.

2. Appropriateness of Industrial Zoning Along US Highway 17

US Highway 17 is a designated freight corridor with the roadway width, traffic capacity, and regional connectivity necessary to support industrial operations. The parcels' direct or near-direct access to this corridor makes them well-suited for uses involving distribution, manufacturing, warehousing, or other industrial activities.

Industrial zoning in this location reduces pressure to place industrial uses deeper into rural or residential areas, concentrating them instead along a major transportation spine where impacts can be effectively managed.

3. Compatibility With Adjacent Uses

The properties are bordered by agricultural and rural residential uses, which are typically low-intensity and low-density. Industrial zoning can be made compatible with these uses through:

- Landscape buffers
- Increased setbacks
- Screening and fencing
- Orientation of buildings and loading areas away from residences
- Traffic routing toward US 17 rather than Old Homeland Rd

These measures will be addressed during site plan review and ensure that industrial development does not create adverse impacts on neighboring properties.

4. Suitability of the Land for Industrial Development

The combined 71.26 acres are:

- Undeveloped
- Generally flat
- Free of major environmental constraints
- Large enough to support internal circulation, stormwater management, and buffering
- Configured in a way that supports efficient industrial site planning

The parcels' size and shape allow for flexible industrial layouts, including multi-building campuses, distribution centers, or manufacturing facilities.

5. Support for Economic Development

Reclassifying the property to IND directly supports Polk County's goals of:

- Expanding employment opportunities
- Increasing the industrial tax base
- Attracting logistics and manufacturing investment
- Leveraging regional transportation assets

Industrial land supply is limited in the Bartow area, and these parcels represent a strategically located opportunity to accommodate future economic growth.

6. Infrastructure Feasibility

The properties are located within reasonable proximity to:

- Central water and sewer service areas
- Electrical and telecommunications infrastructure
- Fire and EMS response zones
- Major transportation corridors

Any required utility extensions or system improvements can be addressed during the development review process. No infrastructure limitations prevent the parcels from supporting industrial zoning.

7. Consistency With the Comprehensive Plan

The request supports the Comprehensive Plan by:

- Encouraging development along major transportation corridors
- Promoting economic development and job creation
- Directing growth to areas with existing or planned infrastructure
- Supporting efficient land use patterns

The IND zoning district is consistent with the County's long-term vision for the US 17 corridor.

Conclusion

Reclassifying the 71.26 acres from **DOR** to **IND Industrial** is justified based on:

- Strategic location along US Highway 17
- Compatibility with surrounding development patterns
- Suitability of the land for industrial use
- Support for economic development goals
- Availability of infrastructure
- Alignment with the Comprehensive Plan

The request represents a logical, appropriate, and beneficial land-use transition for this portion of Bartow.

Section 910.A.1 Narrative — Suitability for IND Reclassification

The subject property is suitable for reclassification to the Industrial (IND) district due to its location, physical characteristics, and compatibility with the surrounding development pattern. The site consists of large, contiguous acreage with direct access to established transportation corridors, making it appropriate for industrial operations that require separation from residential areas and proximity to regional mobility routes. The land is generally flat, cleared, and free of environmental or topographic constraints that would limit industrial development, allowing the property to accommodate the building footprints, circulation areas, and infrastructure typical of IND-zoned uses.

The surrounding area is transitioning toward more intensive non-residential activity, and the proposed reclassification aligns with the County's long-range vision for employment-supportive growth in this corridor. The site's location near existing industrial and agricultural operations minimizes the potential for land-use conflicts and supports a logical extension of the County's industrial land inventory. Reclassifying the property to IND will reinforce an orderly development pattern by placing industrial uses in an area already characterized by low residential density and compatible rural or employment-oriented uses.

The request also supports economic development objectives by positioning the site for future job-creating uses in a location that can be efficiently served by transportation, utility, and emergency services. No incompatible adjacent uses would be adversely affected by the reclassification, and any potential impacts can be mitigated through site design, buffering, and compliance with the Land Development Code at the time of site plan review.

For these reasons, the site is appropriate for IND zoning and represents a logical, compatible, and policy-supported reclassification consistent with Section 910.A.1 of the Polk County Land Development Code.

k 🍷 Narrative – Future Land Use Designations in the City of Bartow (East and West of the Site)

The properties located immediately east and west of the subject site lie within the municipal limits of the City of Bartow and are regulated under the City's adopted Future Land Use Map. Based on the City of Bartow's Future Land Use designations, the lands to both the east and west of the subject parcels are designated **Industrial (IND)** or **Agriculture/Rural Residential (A/RR)** depending on the specific tract. These designations support a range of employment-oriented, utility-intensive, and low-density rural uses that are compatible with the proposed Industrial (IND) classification for the subject property.

The presence of Industrial and Agriculture/Rural Residential designations on adjacent City-controlled lands demonstrates that the surrounding area is already planned for non-residential, low-intensity, or employment-supportive uses. This pattern reinforces the suitability of the proposed reclassification by ensuring that the subject property will be consistent with the long-term development vision on both sides of the site. The City's Future Land Use designations in this corridor do not include incompatible residential densities or urban commercial intensities that would conflict with industrial activity.

Accordingly, the proposed IND reclassification aligns with the existing and planned land-use framework of the City of Bartow on both the east and west sides of the property and supports a cohesive, compatible development pattern across jurisdictional boundaries.

Demonstration of Need

(As requested in Pre-Application Comments – LDDRC-2026-24)

There is a demonstrated need for additional Industrial (IND)-designated land in this area of unincorporated Polk County due to the continued growth of employment-oriented uses, the County's expanding logistics and agricultural-support sectors, and the limited availability of appropriately located industrial parcels. The subject property provides a unique opportunity to expand the County's industrial land inventory in a location that is physically suitable, strategically positioned, and compatible with surrounding land-use patterns.

Industrial demand in Polk County continues to increase as the region experiences sustained population growth, expansion of distribution-based industries, and rising demand for processing, storage, and support facilities tied to agriculture and regional commerce. Much of the existing IND-designated land in the area is already developed, encumbered, or fragmented into smaller parcels that cannot accommodate modern industrial operations. The subject property, by contrast, consists of large, contiguous acreage capable of supporting industrial uses that require adequate separation, circulation space, and operational flexibility.

The site's location near existing agricultural, rural, and employment-oriented uses further supports the need for its reclassification. This corridor is already transitioning toward more intensive non-residential activity, and the addition of IND-designated land will reinforce a cohesive development pattern while avoiding conflicts with residential neighborhoods. The property's access to established transportation routes enhances its suitability for industrial operations and supports the County's economic development objectives by positioning the site for future job-creating uses.

Reclassifying the property to IND will help meet the County's long-term need for strategically located industrial land, ensure an adequate supply of employment-supportive sites, and implement the intent of the Comprehensive Plan to direct industrial growth to areas with appropriate access, compatibility, and development capacity.

For these reasons, the request satisfies the Demonstration of Need requirement identified in the Pre-Application comments for LDDRC-2026-24.

Narrative – Compliance with Floodplain Policies (Section 2.123-B, Future Land Use Element)

Portions of the subject property are located within a Zone “A” 100-year floodplain, as identified on the Polk County GIS Data Viewer. The proposed reclassification to the Industrial (IND) district is consistent with the floodplain policies of Section 2.123-B of the Comprehensive Plan Future Land Use Element because the request does not authorize development and does not alter the physical characteristics, function, or extent of the floodplain. Any future development will be required to comply with all applicable floodplain management regulations, ensuring that flood storage capacity, natural drainage patterns, and public safety are protected.

Section 2.123-B emphasizes minimizing adverse impacts to floodplains, directing development away from sensitive areas, and ensuring that any permitted activity maintains or enhances the natural floodplain function. The proposed reclassification meets these objectives by preserving the County’s ability to apply full floodplain development standards at the time of site plan review. Industrial zoning does not exempt the property from elevation, compensatory storage, stormwater, or flood hazard mitigation requirements. Instead, it ensures that any future development must be designed to avoid encroachment into flood-prone areas or mitigate impacts consistent with County and FEMA regulations.

The site contains sufficient upland area to accommodate industrial development outside of the mapped floodplain, and any improvements proposed within or adjacent to the floodplain will be subject to detailed engineering review. This includes compliance with the County’s floodplain ordinance, stormwater management criteria, and best practices for maintaining natural hydrologic function. As a result, the reclassification itself does not increase flood risk, reduce flood storage, or create adverse off-site impacts.

For these reasons, the request is consistent with the floodplain protection policies of Section 2.123-B and maintains the County’s ability to ensure that future development is appropriately designed, mitigated, and regulated within the Zone “A” floodplain.

U.S. Energy Information Administration (EIA)

EIA: [CBECS 2012 Water consumption in large buildings summary](#)

<https://www.eia.gov/consumption/commerci>

Narrative – Impact Statement: Access to Roads and Highways (Section 910.B.1 – Trip Estimate)

The Impact Assessment Statement requires an estimate of vehicle trips based on the maximum development potential of the site. While a specific site plan has not been prepared at this time, a conceptual development scenario has been evaluated using the maximum Floor Area Ratio (FAR) permitted for Industrial uses, consistent with Section 910.B.1 of the Land Development Code.

For purposes of this Impact Statement, the subject property is assumed to be developed to the maximum allowable Industrial FAR, resulting in a conceptual building area that reflects a “worst-case” traffic generation scenario. Standard trip generation rates for general industrial and related uses, as published by the Institute of Transportation Engineers (ITE), are applied to this conceptual floor area to estimate average daily trips and peak-hour trips. This methodology provides a conservative estimate of traffic impacts based on the highest reasonable intensity of industrial development allowed by the requested zoning.

Under this maximum-FAR scenario, the site is expected to generate vehicle trips at levels that can be evaluated in relation to the capacity and functional classification of the surrounding roadway network. Final trip generation, distribution, and access design will be refined at the time of site plan review, when specific uses, building sizes, and access points are known. At that stage, a detailed traffic analysis will be prepared as required, and any necessary improvements or mitigation measures will be identified in coordination with Polk County and other applicable agencies.

Accordingly, the conceptual trip estimate based on maximum Industrial FAR satisfies the requirement of Section 910.B.1 of the LDC by demonstrating that traffic impacts have been considered at the comprehensive plan amendment stage, with full, project-specific analysis to occur during subsequent development review.

★ **Maximum Industrial FAR = 0.35**

(Polk County's Industrial Future Land Use category allows up to **0.35 FAR**.)

With that confirmed, here is your **official trip estimate**.

🚗 **Estimated Vehicle Trips (Using Max FAR 0.35)**

1. Convert acreage to square feet

$$71.2 \text{ acres} \times 43,560 = 3,101,472 \text{ sq ft}$$

2. Apply max FAR (0.35)

$$3,101,472 \times 0.35 = 1,085,515 \text{ sq ft GFA}$$

3. Apply ITE Trip Rate (General Light Industrial – 6.97 trips / 1,000 sq ft)

$$\frac{1,085,515}{1,000} = 1,085.5$$

$$1,085.5 \times 6.97 = 7,566 \text{ average daily trips (ADT)}$$

✅ **Final Trip Estimate for IAS**

The 71.2-acre site, developed at the maximum Industrial FAR of 0.35, is estimated to generate approximately **7,566 average daily vehicle trips (ADT)**, based on ITE General Light Industrial trip generation rates.

Step 1 – Floor area at max FAR

- Site area: 71.2 acres
- Sq ft: $71.2 \times 43,560 = 3,101,472$ sq ft
- Industrial FAR (max): 0.35
- Conceptual GFA:

$$3,101,472 \times 0.35 = 1,085,515 \text{ sq ft}$$

Step 2 – Apply a planning-level water use rate

Using a generalized large-building rate of about 55.6 gallons per 1,000 sq ft per day :

$$\frac{1,085,515}{1,000} \approx 1,085.5 \text{ (thousand sq ft)}$$

$$1,085.5 \times 55.6 \approx 60,300 \text{ gallons per day}$$

One sentence for the IAS

Based on a conceptual industrial development of approximately 1,085,500 square feet at the maximum Industrial FAR of 0.35, and using a generalized water use rate of about 55.6 gallons per 1,000 square feet per day, the site is estimated to consume approximately 60,000 gallons of water per day at full build-out.

U.S. Energy Information Administration (EIA)

EIA: CBECs 2012 Water consumption in large buildings summary

<https://www.eia.gov/consumption/commerci>

Step 1 – Floor area at max FAR

- **Site area:** 71.2 acres
- **Sq ft:** $71.2 \times 43,560 = 3,101,472$ sq ft
- **Industrial FAR (max):** 0.35
- **Conceptual GFA:**

$$3,101,472 \times 0.35 = 1,085,515 \text{ sq ft}$$

Step 2 – Apply a planning-level water use rate

Using a generalized large-building rate of **about 55.6 gallons per 1,000 sq ft per day** :

$$\frac{1,085,515}{1,000} \approx 1,085.5 \text{ (thousand sq ft)}$$

$$1,085.5 \times 55.6 \approx 60,300 \text{ gallons per day}$$

One sentence for the IAS

Based on a conceptual industrial development of approximately **1,085,500 square feet** at the maximum Industrial FAR of **0.35**, and using a generalized water use rate of **about 55.6 gallons per 1,000 square feet per day**, the site is estimated to consume approximately **60,000 gallons of water per day** at full build-out.

1. Floor area at max Industrial FAR

- **Site area:** 71.2 acres
- **Land area:**

$$71.2 \times 43,560 = 3,101,472 \text{ sq ft}$$

- **Max Industrial FAR:** 0.35
- **Conceptual building area (GFA):**

$$3,101,472 \times 0.35 = 1,085,515 \text{ sq ft}$$

2. Planning-level sewage generation

For planning and Impact Statement purposes, it is standard to assume **wastewater \approx water use** at full build-out.

From your prior water estimate:

- **Estimated water demand:** \approx 60,000 gallons per day

So:

Estimated sewage flow: At maximum Industrial FAR (0.35) and a conceptual building area of approximately **1,085,500 square feet**, the site is estimated to generate on the order of **60,000 gallons per day of wastewater**, assuming sewage generation is approximately equal to potable water demand at full build-out.



FLORIDA DEPARTMENT OF Environmental Protection

Southwest District
13051 North Telecom Parkway #101
Temple Terrace, Florida 33637-0926

Ron DeSantis
Governor

Jay Collins
Lt. Governor

Alada A. Lambert
Secretary

In the Matter of a Petition for Formal Determination of the Landward Extent of Wetlands and Other Surface Waters by:

PETITIONER:
Organic Matters, Inc.
% Chris Reko
4305 Austin Phillip Lane
Bartow, Florida 33830

PROJECT NAME: Organic Matters Parcels FD

File No: 53-0458588-001-FD
Polk County

Date of Issue: November 24, 2025
Expiration Date: November 23, 2030

AGENT:
Lodestar Environmental
Consulting
% Wes Dillon
3103 Chitty Road
Plant City, Florida 33565

FORMAL DETERMINATION OF THE LANDWARD EXTENT OF WETLANDS AND OTHER SURFACE WATERS

This Formal Determination of the Landward Extent of Wetlands and Other Surface Waters (File No. 53-0458588-001-FD) is issued pursuant to Section 373.421, Florida Statutes (F.S.), and Rule 62-330.201, Florida Administrative Code (F.A.C.). This determination is strictly for purposes of establishing the landward extent of wetlands and other surface waters and does not relieve you from the responsibility of obtaining any federal, state, or local permits.

The Formal Determination of the Landward Extent of Wetlands and Other Surface Waters is shown on the approved final certified survey (attached). The bold black line delineates the boundaries of the area inspected on the aerial images and specific purpose survey or certified survey. The red hatched areas on the certified survey delineate the wetlands and other surface waters.

The aerial images and specific purpose survey are available online at:
[https://depdms.dep.state.fl.us:443/Oculus_serv.\[et/shell\]?command=hitlist&\[freeText=\]&\[folderName=\]&\[profile=Permitting_Authorization\]&\[creator=\]&\[entityType=any\]&\[createdDateTo=\]&\[catalog=23\]&\[searchBy=Profile\]&\[sortBy=Document+Date\]&\[createdDate=\]&\[County=EQ_POLK\]&\[District=EQ_SWD\]&\[Facility-Site-ID=EQ_ERP_458588\]](https://depdms.dep.state.fl.us:443/Oculus_serv.[et/shell]?command=hitlist&[freeText=]&[folderName=]&[profile=Permitting_Authorization]&[creator=]&[entityType=any]&[createdDateTo=]&[catalog=23]&[searchBy=Profile]&[sortBy=Document+Date]&[createdDate=]&[County=EQ_POLK]&[District=EQ_SWD]&[Facility-Site-ID=EQ_ERP_458588])

Determination Location

COUNTY: Polk
SEC/TWP/RGE: S29/T30S/R25E, S28/T30S/R25E
PROJECT ACRES: 71.26
**WETLAND AND OTHER
SURFACE WATER ACRES:** 3.53
SITE LOCATION: Parcel IDs: 25-30-29-430450-000100, 25-30-29-
430450-000110

Determination Description

The petitioner, Organic Matters, Inc., % Chris Reko, % Wes Dillon, Lodestar Environmental Consulting, 3103 Chitty Road, Plant City, Florida 33565, requested a Formal Determination of the Landward Extent of Wetlands and Other Surface Waters for a 71.26-acre tract/parcel resulting in the delineation of 3.53 acres of wetlands and other surface waters.

The petitioner elected to have the formal determination line surveyed and has provided the Department with an electronic copy of the survey properly certified in accordance with Chapter 472, Florida Statutes.

This Formal Determination of the Landward Extent of Wetlands and Other Surface Waters is binding for a period of five (5) years from the date of this determination provided physical conditions on the property do not change so as to alter wetland boundaries during this time.

This determination does not in any way establish boundaries of sovereign submerged lands.

The Department may revoke this formal determination if it finds that the petitioner has submitted inaccurate information in the petition.

Judicial Review

Any party to this action has the right to seek judicial review pursuant to Section 120.68, Florida Statutes, by filing a Notice of Appeal pursuant to Rules 9.110 and 9.190, Florida Rules of Appellate Procedure, with the Clerk of the Department in the Office of General Counsel, 3900 Commonwealth Boulevard, M.S. 35, Tallahassee, Florida 32399-3000; and by filing a copy of the Notice of Appeal accompanied by the applicable filing fees with the appropriate District Court of Appeal. The Notice of Appeal must be filed within 30 days from the date this action is filed with the Clerk of the Department.

Petitioner: Organic Matters, Inc.
File Number: 53-0458588-001-FD
Page 3 of 3

Petition Expiration: November 23, 2030

Executed in Hillsborough County, Florida.

STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION



Shannon Herbon
Permitting Program Administrator
Permitting and Waste Cleanup Programs
Southwest District

Attachments:

1. Certified Survey, 1 page
2. Aerial Map, 1 page
3. Staff Report, 44 pages

Copies furnished to:

ERP Permitting, Southwest DEP. SW_ERP@FloridaDEP.gov
Allana Crawford, Southwest DEP. Allana.G.Crawford@FloridaDEP.gov
Chris Reko, Petitioner, Chris@organicmatters.com
Wes Dillon, Agent. FLecologist@gmail.com

CERTIFICATE OF SERVICE

The undersigned duly designated deputy agency clerk hereby certifies that this **Formal Determination of the Landward Extent of Wetlands and Other Surface Waters** (File No. 53-0458588-001-FD), including all copies, was e-mailed before the close of business on November 24, 2025, to the above listed persons.

FILING AND ACKNOWLEDGMENT

FILED, on this date with the designated Department Clerk, pursuant to Section 120.52, Florida Statutes, receipt of which is hereby acknowledged.



Clerk

November 24, 2025

Date



Figure 6 – Site Location Map

Figure 6 (Site Location Map), provided pursuant to Section 910.H of the Polk County Land Development Code, illustrates the general location of the subject property within Polk County and its relationship to the surrounding regional context. The map depicts the subject parcels in relation to major roadways and nearby activity areas and is intended to orient the reviewer to the site setting.

This figure supports Comprehensive Plan consistency review by establishing the site's context for evaluating efficient service provision and mobility considerations, including how the subject property relates to the surrounding transportation network at a planning level.

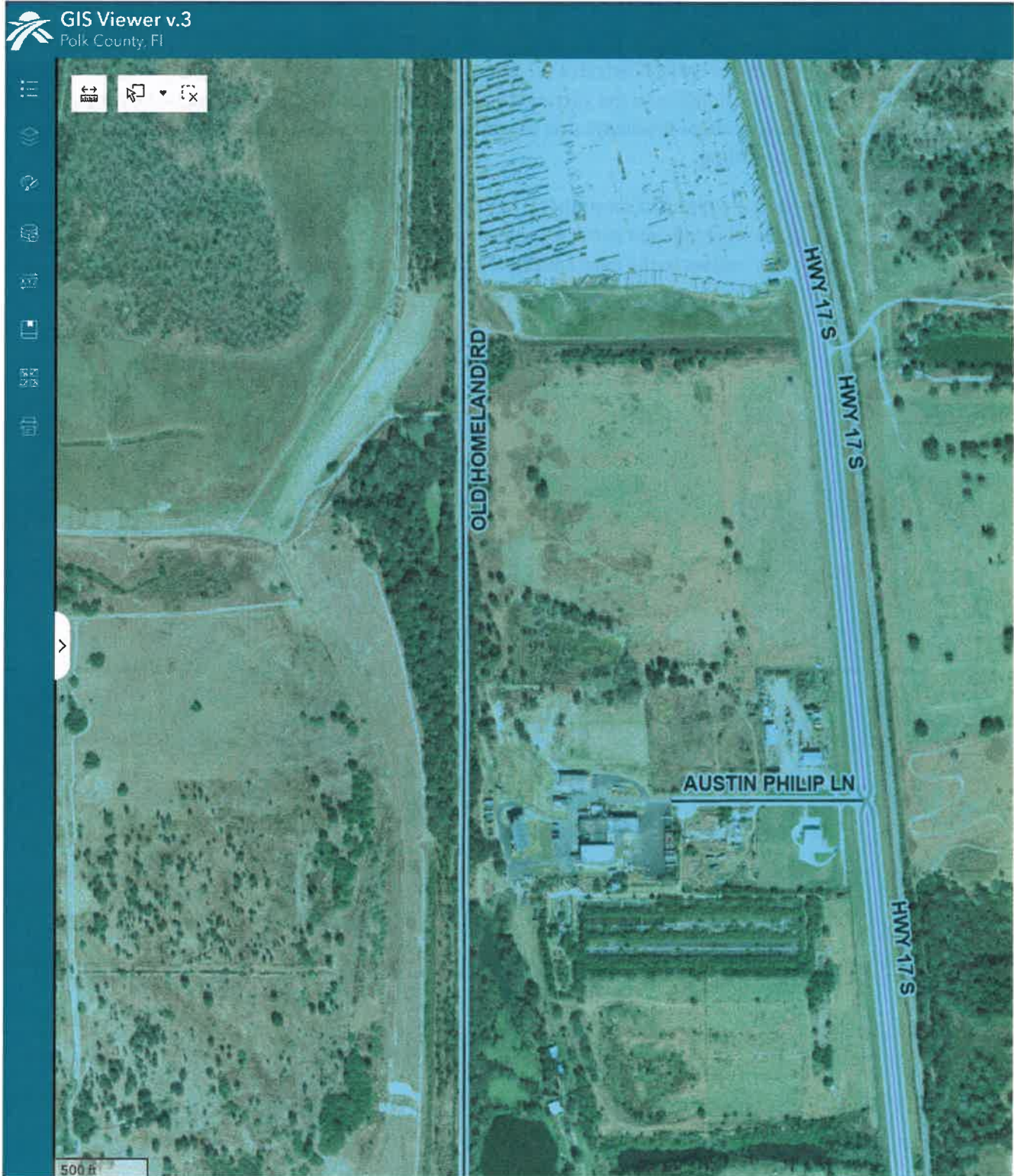


Figure 6. Site Location Map

Figure 7 – Existing Land Use Map

Figure 7 (Existing Land Use Map) summarizes the existing land use pattern on and around the subject property using currently available data and aerial interpretation. The map identifies the general character of nearby development and undeveloped areas to provide a baseline for compatibility considerations.

This figure supports Future Land Use Element compatibility review by documenting the surrounding development pattern that informs planning-level considerations such as transitions, buffering, access orientation, and potential sensitivity to adjacent uses.

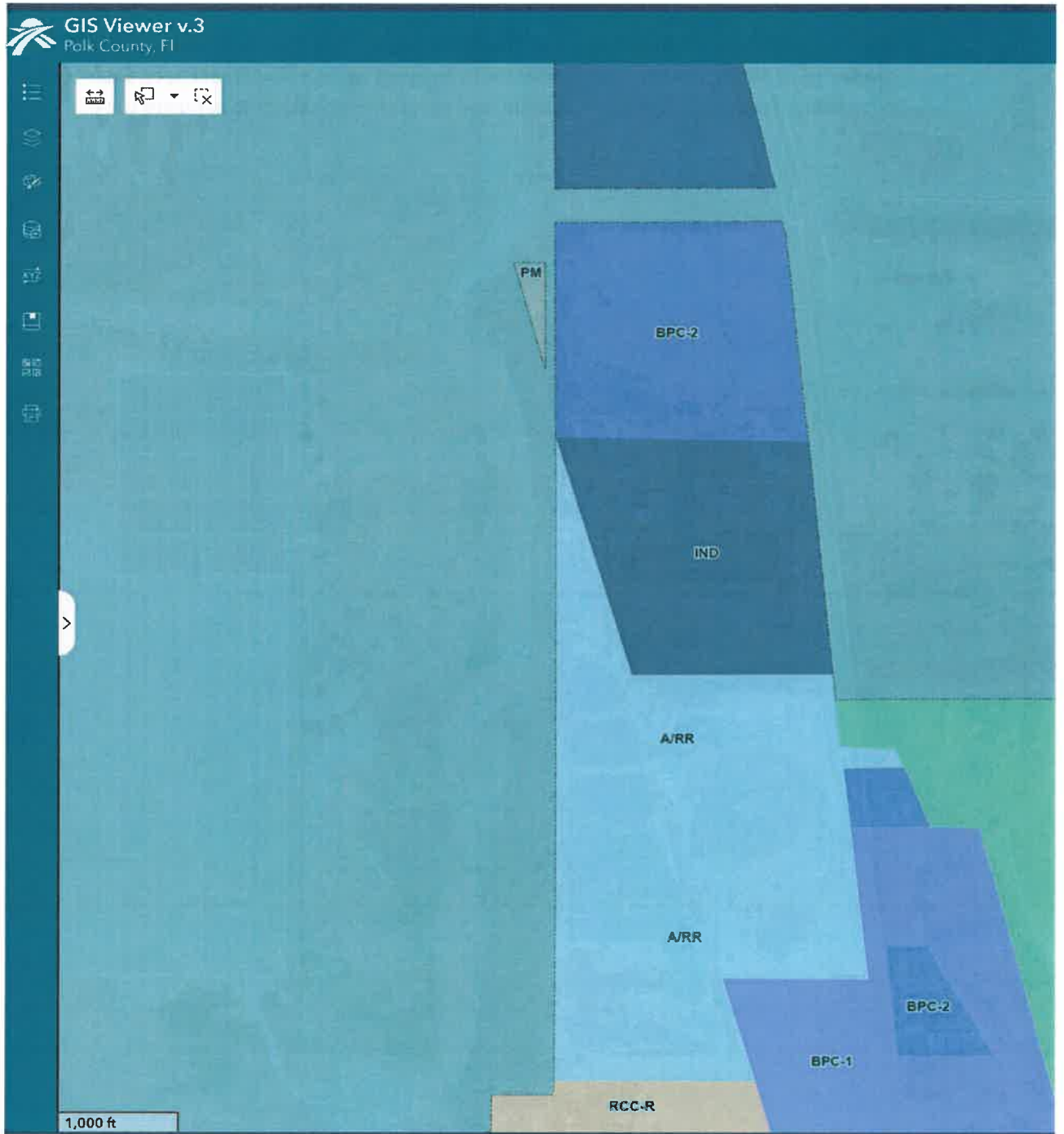


Figure 7. Existing Land Use Map

Figure 8 – Future Land Use Map

Figure 8 (Future Land Use Map) depicts the adopted Future Land Use designations for the subject property and surrounding parcels as established in the Polk County Comprehensive Plan. Where the subject property is near municipal limits, the map may also depict the adopted future land use framework on adjacent municipal lands to provide complete context for inter-jurisdictional consistency review.

This figure supports Future Land Use Element policies that direct industrial and employment-generating development to appropriate locations and provides the Comprehensive Plan context for evaluating the proposed use and intensity at full build-out.

Figure 8. Future Land Use Map

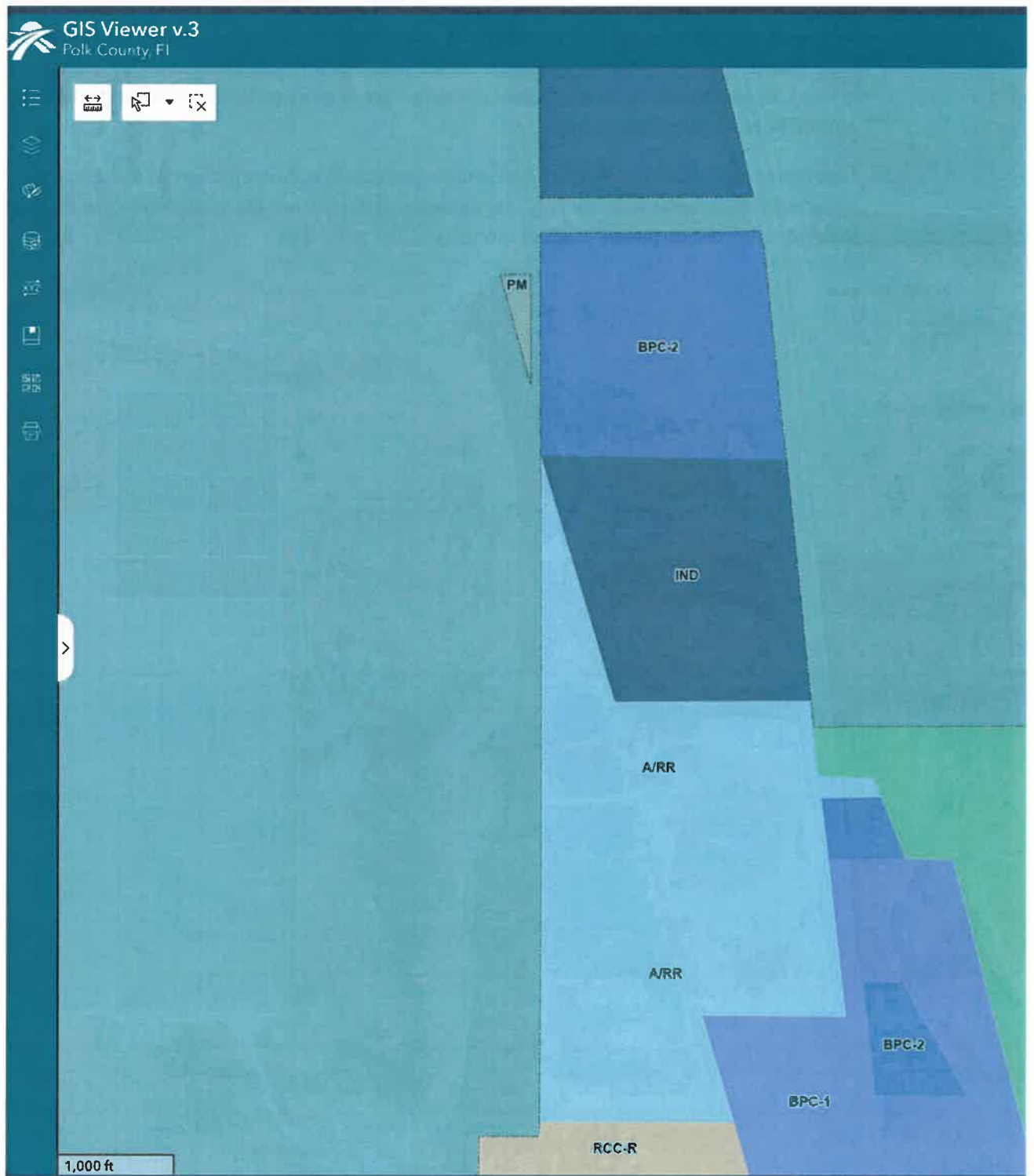


Figure 9 – Zoning Map

Figure 9 (Zoning Map) illustrates the existing zoning classifications applicable to the subject property and surrounding lands, including adjoining parcels, consistent with the map set required by Section 910.H. The map provides the regulatory context for the proposed development and supports evaluation of consistency between zoning districts and the adopted Future Land Use Map.

This figure supports Comprehensive Plan implementation review by documenting the current zoning framework that will guide future entitlement actions and site design standards, as applicable.

Figure 9. Zoning Map

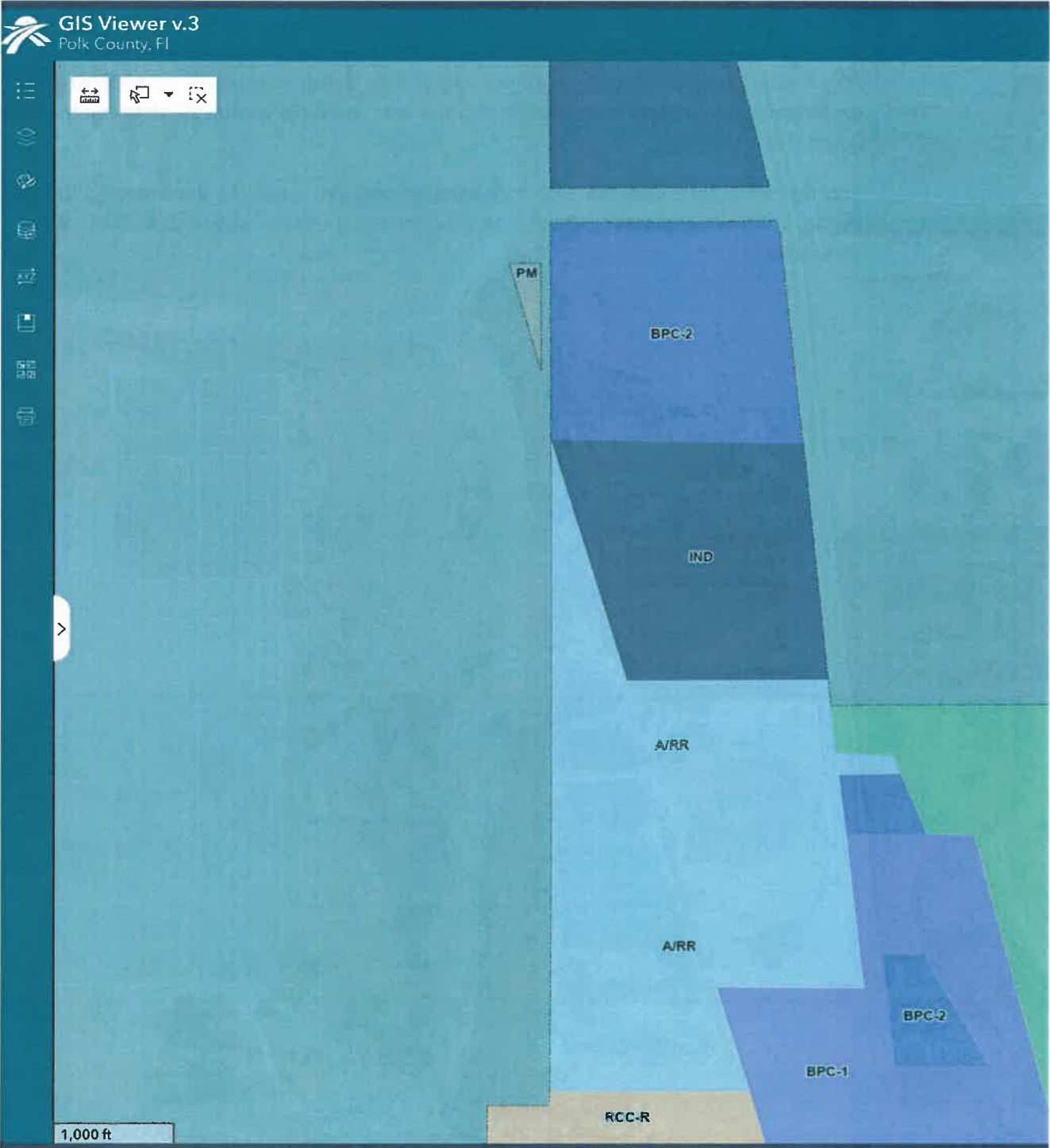


Figure 10 – Transportation and Roadway Network Map

Figure 10 (Transportation and Roadway Network Map), provided pursuant to Section 910.H, identifies the roadway network serving the subject property and illustrates connections to the broader collector and arterial system within Polk County. The map is intended to provide a planning-level understanding of access opportunities, circulation patterns, and proximity to major transportation corridors.

This figure supports Transportation Element review considerations, including connectivity and access management context, and establishes a framework for evaluating transportation impacts associated with potential full build-out.

Figure 10. Transportation and Roadway Network Map



Figure 11 – Utilities and Services Map

Figure 11 (Utilities and Services Map) illustrates the general location and availability of public utilities serving or near the subject property, including potable water and wastewater infrastructure, consistent with Section 910.H map requirements. The figure is provided to document the site's service context and to support planning-level evaluation of utility demand and facility availability.

This figure supports Infrastructure and Capital Improvements Element concurrency and level-of-service considerations by demonstrating the relationship of the subject property to existing utility service areas and infrastructure corridors.

Figure 11. Utilities and Services Map



Figure 12 – Environmental Features Map

Figure 12 (Environmental Features Map), provided pursuant to Section 910.H, identifies mapped environmental features on and near the subject property, including wetlands, surface waters, floodplain areas and/or FEMA flood zones (as applicable), conservation areas, and other potential environmental constraints. The map is intended to highlight potential resource areas that may influence future site design, infrastructure placement, and stormwater management concept development.

This figure supports Conservation Element review by documenting resource constraints at a planning level and establishing a basis for avoidance and minimization strategies during subsequent development review. Environmental features shown are based on currently available mapping and are provided for planning purposes only; detailed jurisdictional determinations, delineations, and permitting requirements will be addressed during site-specific engineering and applicable agency review, including coordination with the Southwest Florida Water Management District and other relevant state and federal programs.

Figure 12. Environmental Features Map

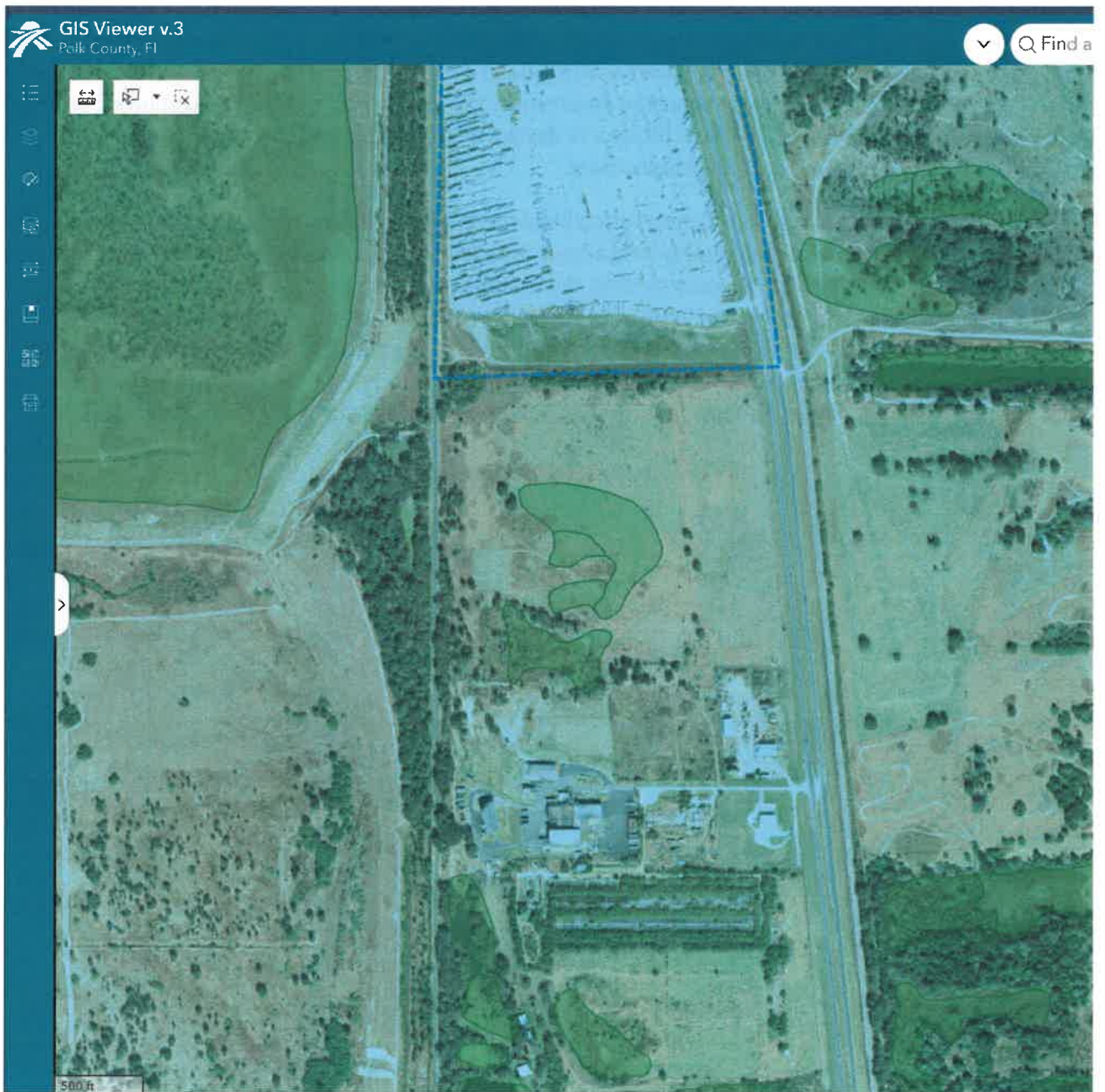


Figure 13 – Soils Map (USDA NRCS)

Figure 13 (Soils Map) depicts the soil classifications on the subject property and surrounding area based on data from the United States Department of Agriculture Natural Resources Conservation Service (USDA NRCS). The map is provided pursuant to Section 910.H of the Polk County Land Development Code to identify general soil conditions that may influence future site planning and engineering considerations.

The Soils Map supports planning-level review by identifying soil characteristics that may affect drainage, stormwater management, and foundation design. Soil data are provided for general reference purposes only; detailed geotechnical investigations and site-specific analyses will be conducted during subsequent engineering and development review phases, as applicable.

Figure 13. Soils Map (USDA NRCS)



Demonstration of Need

1. **Could the proposed amendment promote substantial amounts of low-density, low intensity, or single use development in excess of demonstrated need?**
2. **Will passage of the proposed amendment allow a significant amount of urban development to occur in rural areas?'**
3. **Does the proposed amendment create or encourage urban development in radial, strip, isolated, or ribbon patterns emanating from existing urban development?**
4. **Does the proposed amendment fail to adequately protect adjacent agriculture areas?**
5. **Could the proposed amendment fail to maximize existing public facilities and services?**
6. **Could the proposed amendment fail to minimize the need for future public facilities and services?**
7. **Will the proposed amendment allow development patterns that will disproportionately increase the cost of providing public facilities and services?**
8. **Does the proposed amendment fail to provide clear separation between urban and rural uses?**
9. **Will the proposed amendment discourage infill development or redevelopment of existing neighborhoods?**

ORGANIC MATTERS INC.

Bartow, Florida

REZONING APPLICATION

Request to Rezone Property to Industrial (IND)

Parcel ID: 25-30-29-430450-000100
0 Old Homeland Road
48.37 Acres

Parcel ID: 25-30-29-430450-000110
0 U.S. Highway 17 South
22.89 Acres

Submitted to Polk County Planning & Development Department

Date Submitted: March 25, 2026

Demonstration of Need

1. The proposed amendment does not promote substantial amounts of low-density, low-intensity, or single-use development in excess of demonstrated need. The amendment facilitates industrial land use in a location characterized by large, contiguous acreage, access to established transportation corridors, and surrounding uses that are compatible with employment-oriented development. The proposed designation aligns with the County's long-range vision for industrial growth and represents a logical extension of the existing industrial land inventory without resulting in inefficient land use patterns or an over-allocation of low-intensity development.

2. Passage of the proposed amendment will not allow a significant amount of urban development to occur in rural areas. The amendment is limited in scope and applies to a specific site that is suitable for industrial development based on its size, configuration, and access to regional transportation infrastructure. The proposed designation is consistent with surrounding land uses and does not extend urban-scale development into areas characterized by rural residential or agricultural patterns.

3. The proposed amendment does not create or encourage urban development in radial, strip, isolated, or ribbon patterns emanating from existing urban development. The amendment applies to a single, contiguous property and does not promote linear expansion along roadways or scattered development in disconnected locations. The proposed designation supports an orderly and compact development pattern that is consistent with surrounding land uses and existing growth trends.

4. The proposed amendment does not fail to adequately protect adjacent agricultural areas. The subject property is located in an area characterized by existing industrial and agricultural uses, and the proposed designation is compatible with those surrounding land use patterns. Potential impacts to nearby agricultural operations can be addressed through site design, buffering, and compliance with applicable Land Development Code standards at the time of development review.

5. The proposed amendment will not fail to maximize existing public facilities and services. The subject property is located in an area that can be efficiently served by existing and planned transportation infrastructure, utilities, and emergency services. The proposed industrial designation supports a land use pattern that allows for more efficient utilization of public facilities compared to lower-intensity development, with adequacy evaluated at the time of site plan review.

6. The proposed amendment will not fail to minimize the need for future public facilities and services. By directing development to a location that is already suitable for employment-oriented industrial use, the amendment reduces the potential for dispersed development patterns that would require unnecessary or premature expansion of infrastructure and public services.

7. The proposed amendment will not allow development patterns that disproportionately increase the cost of providing public facilities and services. The amendment does not promote scattered, linear, or inefficient development and instead supports a compact pattern that can be served in a cost-effective manner using existing and planned infrastructure systems.

8. The proposed amendment does not fail to provide clear separation between urban and rural uses. The proposed designation is compatible with existing land use patterns in the surrounding area and does not introduce urban-scale development into established rural residential areas. Appropriate buffering, site design, and Land Development Code standards will ensure compatibility and maintain a

clear transition between land use types.

9. The proposed amendment will not discourage infill development or redevelopment of existing neighborhoods. The amendment applies to a specific site intended for industrial use and does not divert development pressure from established urban areas. By accommodating employment-oriented development in an appropriate location, the amendment complements infill and redevelopment efforts rather than competing with them.

Submitted by:
Organic Matters Inc.

Authorized Representative:

Title: General Manager

Date: March 25, 2026