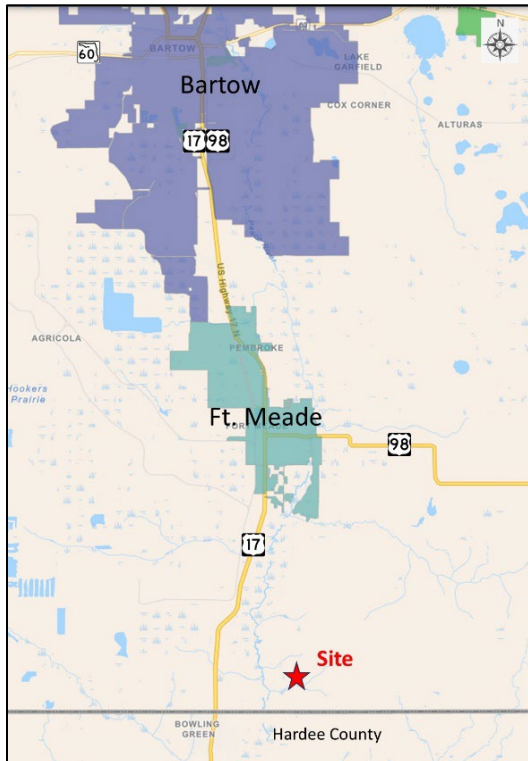


POLK COUNTY DEVELOPMENT REVIEW COMMITTEE CASE OVERVIEW

DRC Date:	August 29, 2024
Planning Commission Date:	November 6, 2024
BoCC Dates:	December 17, 2024
Applicant:	John Paris
Level of Review:	Level 4 Review, Comprehensive Plan Map Amendment
Case Number and Name:	LDCPAS-2024-20 Mt Pisgah Road ARR CPA
Request:	Small Scale Comprehensive Plan map amendment from Phosphate Mining (PM) to Agricultural/Residential Rural (A/RR) on 15.54± acres.
Location:	East side of Mt. Pisgah Road, north of County Line Road E, west of Manley Road, south of Mount Pisgah Cemetery Road, and south of the City of Fort Meade, in Section 35, Township 32, Range 25.
Property Owner:	John & Wilma Kay Paris; May Morgan
Parcel Size:	15.54± acres (253235-000000-031010, 253235-000000-031020)
Development Area/Overlays:	Rural Development Area (RDA)
Future Land Use:	Phosphate Mining (PM)
Nearest Municipality	Fort Meade
DRC Recommendation:	Approval
Planning Commission Vote:	Pending
Case Planner:	Robert Bolton, Planner III



Location



Current Future Land Use

Summary

This is an applicant-initiated request for a Comprehensive Plan Map amendment to change the Future Land Use designation from Phosphate Mining (PM) to Agricultural Residential Rural (A/RR). The subject site is located on the east side of Mt. Pisgah Road, north of County Line Road E, west of Manley Road, south of Mount Pisgah Cemetery Road, and south of the City of Fort Meade, in Section 35, Township 32, Range 25. This property has not been mined and has historically been a citrus grove, with two (2) residential dwellings constructed in the mid 1970's. Ownership of the property has gone back and forth between Mosaic (and its predecessors) and private ownership over the past several decades. The site has been acquired by the applicant and another party. Staff recommends approval.

This land use change request is consistent with Policy 2.114-A3 that allows for the reclaimed PM land to be remapped for several different Future Land Use districts, A/RR is one of the uses and therefore meets the policy. This request is consistent with that policy and in line with the other A/RR in the RDA.

Compatibility Summary

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

Infrastructure Summary

The infrastructure is rural in nature. The Agricultural/Residential Rural (A/RR) allows for a density of one dwelling unit per five acres or three (3) potential five-acre residential lots. Currently two (2) residential dwellings are on the site. There is anticipated available capacity on Mt. Pisgah Road and public safety services are available nearby.

Environmental Summary

There are very few environmental limitations to the development of this site for single-family residences. Any concerns will be handled in accordance with the requirements of the Comprehensive Plan and Land Development Code.

Comprehensive Plan

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

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

Findings of Fact

Request and Legal Status

- This is an applicant-initiated request for a Comprehensive Plan Map amendment to change the Future Land Use designation from Phosphate Mining (PM) to Agricultural Residential Rural (A/RR) on 15.54± acres.
- The applicant initiated this request is consistent with Comprehensive Plan Policy 2.114-A3 which states that activities permitted and appropriate for the redevelopment of lands located within a phosphate mining plan and which demonstrate compliance with the Comprehensive Plan criteria may request a Comprehensive Plan amendment for Agricultural Residential Rural (A/RR)

Compatibility

- The existing uses surrounding the site are
 - North – PM, Agricultural non-phosphate mined land
 - East – PM, Agricultural non-phosphate mined land
 - South – PM, Restricted access to South Ft. Meade Mine & CSX rail line, and agricultural non-phosphate mined land
 - West – PM, Agricultural non-phosphate mined land
- The subject site was not phosphate mined land and has historically been a citrus grove with two (2) residential dwelling constructed in the mid 1970's.
- The subject site has been within the South Fort Meade Mine Plan area as well as the South Fort Meade Mine Development of Regional Impact.

Infrastructure

- The property has enough road frontage to permit three access points for three lots in accordance with Section 705 and Section 822 of the LDC.
- The property fronts Mt. Pisgah Road and no other public roadway facility.
- The site has no access to centralized potable water or wastewater services. The closest water line is on the west side of the Peace River in the city of Fort Meade.
- The subject property is zoned for Purcell Elementary School, Fort Meade Middle/Senior, and Fort Meade Senior High School.
- The Sheriff's Regional Command that serves the area is the Polk County Sheriff's Southwest Command Center at 4120 US Hwy 98 South near Lakeland approximately 26 miles to the northeast.

- Fire rescue response from Polk County Fire Rescue Station #10 at 1235 9th St NE, Fort Meade. It is approximately 8 miles driving distance.
- There are no sidewalks, within the county, along Mt. Pisgah Road.
- The nearest transit route is Rt25 that stops in Fort Meade and has a transfer point in Bartow.
- The nearest neighborhood park is the Fort Meade Park. The Bone Valley ATV Park is about eleven (11) miles away.

Environmental

- The site has historically been a citrus grove with residences constructed in the mid 1970's.
- The subject site does contain wetlands and floodplains.
- The subject is comprised of Tavares fine sand, and Fort Meade sand.
- There are no endangered species sighting near the property. (Source: Florida Natural Areas Inventory 2002, 2006, 2011, & 2015).
- There are no known archeological or historical resources on the subject site per data from the Florida State Historical Commission.
- There are two residential dwellings that have private wells for potable water use. The nearest Wellfield is about six and a half (6½) miles north in Fort Meade.
- The site is not within an Airport Impact District.

Comprehensive Plan Policies

- POLICY 2.102-A1 Development Location states that Polk County shall promote contiguous and compact growth patterns through the development process to minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where tracts of land are by-passed in favor of development more distant from services and existing communities.
- POLICY 2.102-A2 Compatibility states that land shall be developed so that adjacent uses are compatible with each other, pursuant to the requirements of other Policies in this Future Land Use Element, so that one or more of the following provisions are accomplished: a. there have been provisions made which buffer incompatible uses from dissimilar uses; b. incompatible uses are made to be more compatible to each other through limiting the intensity and scale of the more intense use; c. uses are transitioned through a gradual scaling of different land use activities through the use of innovative development techniques such as a Planned Unit Development.

- POLICY 2.102-A3 Distribution states that development shall be distributed throughout the County consistently with this Future Land Use Element so that the public utility, other community services, and public transit and transportation systems can be efficiently utilized; and compact, high-density and intensity development is located where urban services can be made available.
- POLICY 2.102-A4 Timing states that development of land shall be timed and staged in conjunction with the cost-effective and efficient provision of supporting community services which, at a minimum, shall require compliance with the Plan's Level of Service requirements and the County's concurrency management system.
- POLICY 2.102-A10 Location Criteria states the following factors shall be taken into consideration when determining the appropriateness of establishing or expanding any land use or development area:
 - a. nearness to incompatible land uses and future land uses, unless adequate buffering is provided;
 - b. nearness to agriculture-production areas;
 - c. distance from populated areas;
 - d. economic issues, such as minimum population support and market-area radius (where applicable);
 - e. adequacy of support facilities or adequacy of proposed facilities to be provided by the time of development, including, but are not limited to:
 1. transportation facilities, including but not limited to, mass transit, sidewalks, trails and bikeways;
 2. sanitary sewer and potable water service;
 3. storm-water management;
 4. solid waste collection and disposal;
 5. fire protection with adequate response times, properly trained personnel, and proper fire-fighting equipment;
 6. emergency medical service (EMS) provisions; and
 7. other public safety features such as law enforcement;
 8. schools and other educational facilities
 9. parks, open spaces, civic areas and other community facilities
 - f. environmental factors, including, but not limited to:
 1. environmental sensitivity of the property and adjacent property;
 2. surface water features, including drainage patterns, basin characteristics, and flood hazards;
 3. wetlands and primary aquifer recharge areas;
 4. soil characteristics;
 5. location of potable water supplies, private wells, public well fields; and
 6. climatic conditions, including prevailing winds, when applicable.
- According to POLICY 2.108-A1 of the Comprehensive Plan, the subject property is in a Rural Development Area (RDA). The RDA “is characterized by large open areas, agricultural use, with scattered development and rural centers. Services are limited and mostly found in the rural centers and clustered developments.”

- The subject property is in a Phosphate Mining (PM) Future Land Use Map district. The Comprehensive Plan permits only Phosphate mining and allied industries, land reclamation, agriculture, and Farmworker housing.
- POLICY 2.114-A2: DESIGNATION AND MAPPING - Phosphate Mining areas shall be designated and mapped on the Future Land Use Map Series as "Phosphate Mining" (PM), and shall include:
 - a. all existing phosphate-mining areas and support facilities for which a "Conceptual Mine Plan" has been accepted by the County, and
 - b. any non-reclaimed inactive mining areas for which foreseeable development is unlikely, as of the adoption date of the Comprehensive Plan.

Property not meeting the criteria under Policy 2.114-A2 (Designation and Mapping of Phosphate Mining Land) but designated as Phosphate Mining on the Polk County Future Land Use Map Series, may be developed residentially but the County must initiate a Comprehensive Plan amendment soon after to recognize the new land use. Agricultural/Residential-Rural (A/RR) development criteria specified under Section 2.121-A with the exception of Policy 2.121-A2.E.2 (Rural Mixed Use Developments) will be used; and, the applicant must show documentation proving the property was not owned by a phosphate mining company prior to May 1, 1991, the Plan's adoption date. Property purchased from a phosphate company after this date will not be considered an error.

- Policy 2.114-A3: Permitted Activities allows for redevelopment of lands formerly utilized for phosphate mining operation to change to the Agricultural/Residential Rural (A/RR) district.
- Per Table 2.2 of the Land Development Code (LDC), the minimum residential lot size in an A/RR district is five (5) acres. Single-family residences are a permitted use in A/RR.

Development Review Committee Recommendation: Based on the information provided by the applicant, recent site visits, and the analysis conducted within this staff report, the Development Review Committee finds that with the proposed conditions, the proposed request **IS COMPATIBLE** with the surrounding land uses and general character of the area, **IS CONSISTENT** with the Polk County Comprehensive Plan and Land Development Code, and therefore, the Development Review Committee (DRC) recommends **APPROVAL of LDCPAS-2024-20**.

Planning Commission Recommendation: On November 6, 2024, in an advertised public hearing, the Planning Commission voted 0:0 to **recommend APPROVAL or DENIAL of LDCPAS-2024-20**.

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

***NOTE:** All written comments made in the application and subsequent submissions of information made during the application review process, which are on file with the Land Development Division, shall be considered to be binding upon the applicant, provided such comments are not*

at variance with the Comprehensive Plan, LDC or other development regulations in effect at the time of development.

NOTE: Issuance of a development permit by the county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Analysis

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

Surrounding Uses

Table 1 identifies the Future Land Use (FLU) designations and the existing uses surrounding the subject site that are immediately adjacent. This property was previously owned and mined by Mosaic. It has never been mined and has a history of private ownership and phosphate company ownership. The site currently has two (2) residential dwellings that were constructed in the mid 1970’s.

Table 1

<p>Northwest: PM South Ft Meade Partnership LP (Mosaic) Agricultural non-phosphate mined land</p>	<p>North: PM South Ft Meade Partnership LP (Mosaic) Agricultural non-phosphate mined land</p>	<p>Northeast: PM South Ft Meade Partnership LP (Mosaic) Agricultural non-phosphate mined land</p>
<p>West: PM South Ft Meade Partnership LP (Mosaic) Agricultural non-phosphate mined land</p>	<p>Subject Property: PM 15.54±-acre site (2 parcels) Two residential homes</p>	<p>East: PM South Ft Meade Partnership LP (Mosaic) Agricultural non-phosphate mined land</p>
<p>Southwest: PM South Ft Meade Partnership LP (Mosaic) Restricted access to South Ft. Meade Mine and CSX rail line</p>	<p>South: PM South Ft Meade Partnership LP (Mosaic) Restricted access to South Ft. Meade Mine and CSX rail line</p>	<p>Southeast: PM South Ft Meade Partnership LP (Mosaic) Restricted access to South Ft. Meade Mine and CSX rail line</p>
<p><i>Source: Polk County Geographical Information System and site visit by County staff</i></p>		

Compatibility with the Surrounding Uses

According to *Policy 2.102-A2* of Polk County’s Comprehensive Plan, “land shall be developed so that adjacent uses are compatible with each other, pursuant to the requirements of other policies in this Future Land Use Element, so that one or more of the following provisions are accomplished: a. there have been provisions made which buffer incompatible uses from dissimilar uses; b. incompatible uses are made to be more compatible to each other through limiting the intensity and scale of the more intense use; and c. uses are transitioned through a gradual scaling of different land use activities through the use of innovative development techniques such as a Planned Unit

Development.” The “development criteria” and the “density and dimensional regulations” of a land use district are often the measuring tools used by staff to determine compatibility and the appropriateness of locating differentiating uses. Compatibility is defined in the Comprehensive Plan as “a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.”

The subject property, while located in a phosphate mining plan area for the South Fort Meade Mine, it was never mined. The existing two (2) residential dwellings were built in the mid 1970’s with the property historically utilized as citrus groves. The surrounding property is owned by South Ft Meade Partnership LP a Mosaic subsidiary. Approximately a quarter of a mile north of the subject site is the Mt. Pisgah Baptist Church and associated cemetery along with another residential property. Approximately three quarters of a mile west of the site is the Peace River and river basin. The Hardee County/Polk County line is approximately a mile south of the site. Also adjacent to the south of the site is a CSX rail line and restricted access to Mosaic’s South Fort Meade Mine which is approximately 1.5 miles east northeast of the site. The site is generally located northeast of Bowling Green in Hardee County, and is developed with scattered residential properties.

A. Land Uses

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

B. Infrastructure

The infrastructure is rural in nature. The Agricultural/Residential Rural (A/RR) allows for a density of one dwelling unit per five acres or three (3) potential five-acre residential lots, two (2) existing residences currently exist, one (1) possible new residential dwelling is possible. There is assumed available capacity on Mt Pisgah Road and County Line Road (Hardee/Highlands) and public safety services are available nearby.

Nearest Elementary, Middle, and High School

The schools zoned for the subject property are the zoned schools listed in Table 2 below. The additional potential student count would not impact the service level of the zoned schools.

Table 2 School Information

Name of School	Annual Estimated Demand	% Capacity 2023-2024 School Year	Average driving distance from subject site
Lewis Anna Woodbury Elementary	1 students	87%	6.8 ± miles driving distance
Ft Meade Middle/Sr	1 students	66%	8.0 ± miles driving distance
Fort Meade Senior High	1 students	64%	8.0 ± miles driving distance

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

Nearest Sheriff, Fire, and EMS Station

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

Table 3 Public Safety Information

	Name of Station	Distance Response Time*
Sheriff	Southwest Command Center (4120 US Hwy 98 S in Lakeland.)	26± miles Priority 1 – 10:23 Priority 2 – 23:37
Fire/ EMS	Station #10 (1235 9 th Street NE, Ft. Meade)	8.0± miles Response – 13:00

Source: Polk County Sheriff’s Office & Polk County Fire Rescue. Response times for October 2024.

Water and Wastewater

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

A. Estimated Demand

Table 4, following this paragraph, shows the potable water needs and the wastewater generation rates being less for the proposed request. However, it is not automatic and not even common that the alternative use for PM is industrial. In fact, most of the land use changes from PM are to A/RR, which is the context of the request. The changes to IND have been along railroad lines. The subject site is not along a railroad and is adjacent to the city limits of Fort Meade. Therefore, it is more realistic that the proposed use will require more water and generate more wastewater than the historical agricultural use of the subject site. However, IND uses tend to be more impactful in terms of noise, vibrations, and odors. So, the analysis below is based on PM having industrial uses.

Table 4 Estimated Water and Sewer Impact Analysis

Permitted Intensity	Current PM	Maximum Permitted in A/RR
15.54± acres 676,922 sq ft @0.75 FAR = 507,691	507,691 sf	15.54/5 = 3 units
Potable Water Consumption	507,691 * 0.24 = 121,847 GPD	3 X 540 = 1,620 GPD
Wastewater Generation	121,847 * 80% Water = 97,478 GPD	8 X 270 = 810 GPD

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

B. Service Provider

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

C. Available Capacity

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

D. Planned Improvements

There are no utility improvements near the subject site.

Roadways/Transportation Network

A. Estimated Demand

Table 5, following this paragraph, shows the Average Annual Daily Trip (AADT) rate and the PM Peak hour trip rate being less for the proposed request. However, it is not automatic and not even common that the alternative use for PM is industrial. In fact, most of the land use changes from PM are to A/RR. The changes to IND have been along railroad lines. While the subject site is adjacent to a rail line the configuration of the site is not conducive to utilizing the rail. The subject has historically been citrus grove. The subject site is developed with two (2) single-family residential dwellings constructed in 1977 and 1978. Therefore, it is more realistic that the proposed use will generate more traffic than the historical agricultural use of the subject site. However, IND uses tend to be more impactful in terms of noise, vibrations, and odors. So, the traffic analysis below is based on PM having industrial uses.

Table 5 Estimated Transportation Impact Analysis

Permitted Intensity 15.54± acres 676,922 sq ft @0.75 FAR = 507,691	Current PM	Maximum Permitted in A/RRX
	507,692 / 1,000 = 507 sf	15.54/5 = 3 units
Average Annual Daily Trips (AADT)	507 * 3.93 * 92% new trips = 1,834 AADT	3 X 7.81 AADT = 24 AADT
PM Peak Hour Trip	507 * 0.67 * 92% new trips = 313 AADT	3 X 1 = 3 PM Peak Hour

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

B. Available Capacity

Mt. Pisgah Road is a north / south Rural Minor Collector Road that extends north/south 6.8± miles) from County Line Road (Hardee/Highlands) northward to the city limits of Fort Meade at 9th Street SE, extends into the city of Fort Meade as S Orange Avenue. This road is not monitored by the Polk County TPO. County Line Road (Hardee/Highlands) is located approximately ¾ of a mile south of the site via Mt. Pisgah Road. County Line Road (Hardee/Highlands) is an east/west Rural Minor Collector Road located on the southern border of Polk County and is not monitored by the Polk County TPO. The Mt. Pisgah Road and County Line Road (Hardee/Highlands) intersection is approximately 2 miles east of the intersection with US Highway 17 at Bowling Green. US Highway 17 in this and is not monitored by the Polk County TPO. It is noted that the Polk County Roads and Drainage Division does maintain Pavement Condition Index (PCI) for these roads, Mt. Pisgah Road has a PCI rating of Very Poor with County Line Road (Hardee/Highlands) having a PCI rating of Fair to Good. Table 6 is Not Applicable for this analysis.

Table 6 Roadway Link Concurrency, is Not Applicable.

The density of one (1) house per five acres may generate 3 homes, with 2 already existing, and this is expected to generate a total of 24 AADT and 3 PM Peak Hour Trips, or 8 additional AADT Trips and 1 PM Peak Hour Trip. This will not have any significant impact on the roadway capacity.

C. Roadway Conditions

Mt. Pisgah Road and County Line Road (Hardee/Highlands) are two-lane undivided Rural Minor Collector Roads that appear in good condition.

D. Sidewalk Network

Mt. Pisgah Road and County Line Road do not have any sidewalks. The subject site is in the Rural Development Area (RDA) which does not require sidewalks within the right of way on a public road.

E. Planned Improvements

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

F. Mass Transit

The nearest transit route is Rt25 that stops in Fort Meade and has a transfer point in Bartow.

Park Facilities:

The following analysis is based on public recreation facilities. The nearest neighborhood park is the Bradley Junction Park. The Bone Valley ATV Park is about eleven (11) miles away. The closest County Regional Park is Loyce Harpe Park.

A. Location:

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

Loyce E. Harpe Park is located in North Mulberry. Its current hours of operations are from 5 a.m. to 10 p.m. and includes the following amenities:

- Baseball
- Bicycling/Cycling
- Boat Launching Site
- Disc Golf
- Dog Park
- Leagues
- Mountain Biking
- Multi-purpose Fields
- Picnic Shelters
- Picnic Tables
- Playground
- Restrooms
- Skate Park
- Soccer
- Softball

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

B. Environmental Lands:

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

C. Planned Improvements:

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

Environmental Conditions

Any impact to surface water, wetlands, and storm water management will be in accordance with the requirements of the Comprehensive Plan and Land Development Code.

A. Surface Water:

The highest point is 107 feet above sea level, along the northern side of the property; the lowest is 94 feet above MSL along the southern side of the property. The site has no indicated wetlands or floodplains. The subject site has historically been utilized as a citrus grove.

B. Wetlands/Floodplains:

The site has no indicated wetlands or floodplains.

C. Soils:

The subject site is comprised of a mix of soil types as listed in Table 8 following this paragraph. Future development of the site will be subject to Section 2.303: “Soils” of the County’s Comprehensive Plan (in conjunction with the Land Development Code) which requires all development to implement Best Management Practices based on the Department of Environmental Protection’s (DEP) Florida Development Manual. The reported soils are based on the United States Department of Agriculture (USDA) Soils Survey.

Table 8

Soil Name	Septic Tank Absorption Field Limitations	Limitations to Dwellings w/o Basements	% of Site (approximate)
Tavares fine sand, 0 to 5% slopes	Slight	Moderate	62%
Fort Meade sand, 0 to 5% slopes	Severe: flooding, wetness	Slight	38%

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

D. Protected Species

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

E. Archeological and Historical Resources:

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

F. Wells (Public/Private):

The subject site is not located on a wellfield. The two residential dwelling have private wells for potable water use. The nearest Wellfield is about six and a half (6½) miles north in Fort Meade.

G. Airports:

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

Economic Factors:

The subject site is only 15.54± acres, the requested Land Use designation change is to Agricultural/Residential Rural (A/RR) and would have short term economic impact if the site were developed into single-family residential.

Consistency with the Comprehensive Plan

Many policies within the Comprehensive Plan are reviewed for consistency with an application. The most relevant policies for the proposed request are included in this section. The policy is first stated and then an analysis of how the request is provided to state that it may or may not be consistent with the Comprehensive Plan. How the request is **consistent** with the Comprehensive Plan is listed below:

Table 8 Comprehensive Plan and Land Development Code

Comprehensive Plan Policy	Consistency Analysis
POLICY 2.102-A2: COMPATIBILITY - Land shall be developed so that adjacent uses are compatible with each other, pursuant to the requirements of other Policies in this Future Land Use Element, so that one or more of the following provisions are accomplished: a. there have been provisions made which buffer incompatible uses from dissimilar uses; b. incompatible uses are made to be more compatible to each other through limiting the intensity and scale of the more intense use; c. uses are transitioned through a gradual scaling of different land use activities through the use of innovative development techniques such as a Planned Unit Development.	The neighboring Future Land Use Map designations are predominantly PM and A/RR. Phosphate mining in the area has predominantly been generally east of the site and west of US Highway 17. Approximately 1.5 miles east of the site is Mosaic’s South Ft. Meade mine. Southwest of the site, in Hardee County is the town of Bowling Green. Within the site’s general location are a number of residential properties that have A/RR designations.
POLICY 2.102-A1: DEVELOPMENT LOCATION – Polk County shall promote contiguous and compact growth patterns through the development process to minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where tracts of land are by-passed in favor of development more distant from services and existing Communities.	The requested Agricultural/Residential Rural (A/RR) Future Land Use is intended for low-density use and is consistent with services available in the Rural Development Area (RDA).
POLICY 2.102-A4: TIMING - The development of land shall be timed and staged in conjunction with the cost-effective and efficient provision of supporting community services which, at a minimum, shall require compliance with the Plan's Level of Service requirements and the County's concurrency management system.	One home per five acres does not need many services other than the potential need for public safety services and access for visitors. Future homeowners’ expectations for urban services should be low this far from the nearest municipality. A/RR is the main residential and agricultural designation in the

Comprehensive Plan Policy	Consistency Analysis
<p>POLICY 2.102-A10: LOCATION CRITERIA - The following factors shall be taken into consideration when determining the appropriateness of establishing or expanding any land use or development area:</p> <p>a. nearness to incompatible land uses and future land uses, unless adequate buffering is provided, b. nearness to agriculture-production areas; c. distance from populated areas; d. economic issues, such as minimum population support and market-area radius (where applicable);e. adequacy of support facilities or adequacy of proposed facilities to be provided by the time of development, including, but are not limited to:</p> <ol style="list-style-type: none"> 1. transportation facilities, including but not limited to, mass transit, sidewalks, trails and bikeways; 2. sanitary sewer and potable water service; 3. storm-water management; 4. solid waste collection and disposal; 5. fire protection with adequate response times, properly trained personnel, and proper fire-fighting equipment; 6. emergency medical service (EMS) provisions; and 7. other public safety features such as law enforcement; 8. schools and other educational facilities 9. parks, open spaces, civic areas and other community facilities, <p>f. environmental factors, including, but not limited to:</p> <ol style="list-style-type: none"> 1. environmental sensitivity of the property and adjacent property; 2. surface water features, including drainage patterns, basin characteristics, and flood hazards; 3. wetlands and primary aquifer recharge areas; 4. soil characteristics; 5. location of potable water supplies, private wells, public well fields; and 6. climatic conditions, including prevailing winds, when applicable. 	<p>RDA. Therefore, this request is consistent with these policies.</p>
<p>POLICY 2.114-A3: PERMITTED ACTIVITIES - The following activities shall be permitted within the Phosphate Mining land use category as mapped pursuant to Policy 2.114-A2:</p> <p>a. Phosphate mining and allied industries; b. Land reclamation; c. Agriculture and Farmworker housing under specific design parameters listed in the Land Development Code not to exceed an intensity of sixteen (16) workers per acre; d. Other land uses with conditional approval which are compatible and related with the extraction and processing of phosphate; and e. Subject to the adoption of a Comprehensive Plan amendment, any activities permitted within the following land use designations, which are appropriate for the redevelopment of lands formally utilized for phosphate mining operations and which demonstrate compliance with the Comprehensive Plan criteria for each use: 1. Preservation. 2. Recreation and Open</p>	<p>The site was not previously mined for phosphate and has historically been utilized as a citrus grove and residential home sites with the dwelling having been constructed in the mid 1970's. This Policy allows for the land to be remapped for several different Future Land Use districts, A/RR is one of the uses and therefore meets the policy.</p>

Comprehensive Plan Policy	Consistency Analysis
Space. 3. Leisure/Recreation. 4. Institutional. 5. Rural Cluster Centers. 6. Tourism Commercial Centers. 7. Business Park Centers. 8. Industrial. 9. Rural Mixed-Use Developments. 10. New Communities. 11. Agricultural/Residential Rural only.	

Urban Sprawl Analysis

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

Table 9 Urban Sprawl Criteria

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

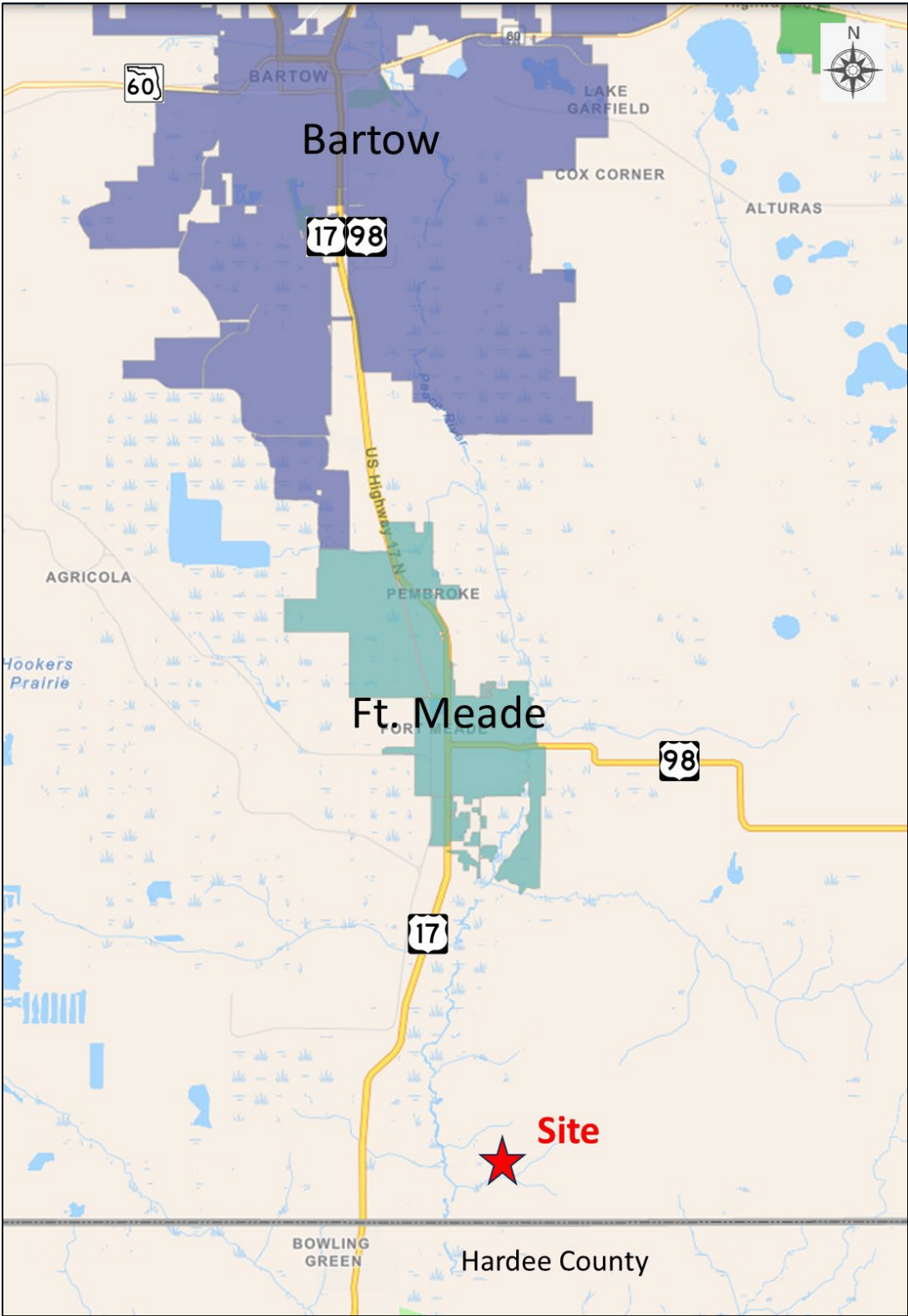
Comments from other agencies

No comments

Exhibits

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

Applicant’s submitted documents and ordinance as separate files



LOCATION MAP



AERIAL MAP CONTEXT 2023



AERIAL MAP – CLOSE UP 2023



CURRENT FUTURE LAND USE MAP



PROPOSED FUTURE LAND USE MAP

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

PERMITTED AND CONDITIONAL USES IN PM

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

PERMITTED AND CONDITIONAL USES IN A/RR