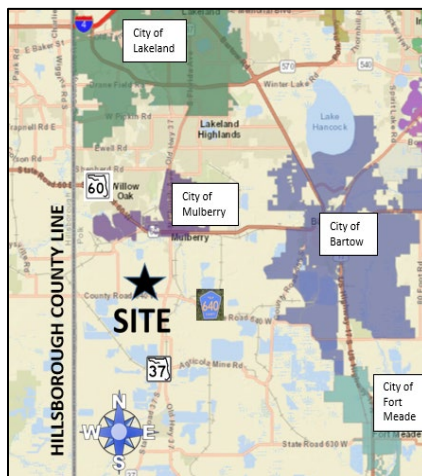
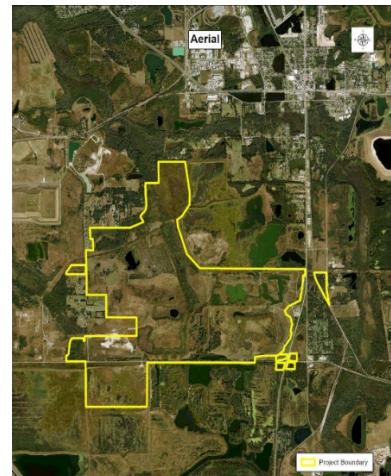


# POLK COUNTY DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

|                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
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| <b>DRC Date:</b>                 | July 17, 2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Planning Commission Date:</b> | August 5, 2026                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>BoCC Dates:</b>               | September 15, 2026 (Transmittal), December 1, 2026 (Adoption)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Applicant:</b>                | Kriss Kaye, PE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Level of Review:</b>          | Level 4 Review, Large-Scale Comprehensive Plan Amendment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Case Number and Name:</b>     | LDCPAL-2025-7 (Mims Crossing CPA)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Request:</b>                  | Applicant-initiated Comprehensive Plan Amendment to change from Rural Development Area (RDA) to Suburban Development Area (SDA); change from Phosphate Mining (PM), Agricultural/Residential-Rural (A/RR), Industrial (IND), and Leisure/Recreation (L/R) to Rural Cluster Center (RCC), Residential-Suburban (RS), and Industrial (IND); and amend Section 2.135 of the Comprehensive Plan to provide for the establishment of the Mims Crossing RCC 640 Activity Center Plan, and the establishment of a 200-ft. wide buffer area within the proposed (RS) district adjacent to the proposed IND district. This case is related to LDCT-2025-15, an LDC text amendment for the same property. |
| <b>Location:</b>                 | North and south of County Road 640, primarily west of State Road 37 and east of Anderson Road, and south of the City of Mulberry in Sections 10, 14, 15, 16, 21, 22, 23, 24, 26, & 28, Township 30, Range 23.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Property Owner:</b>           | T. Mims Corporation and others                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Parcel Size:</b>              | 2,475 acres                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Development Area:</b>         | Rural Development Area (RDA)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Future Land Use:</b>          | Phosphate Mining (PM), Agricultural/Residential-Rural (A/RR), Industrial (IND), and Leisure/Recreation (L/R)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Nearest Municipality:</b>     | Mulberry                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>DRC Recommendation:</b>       | Approval                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Planning Commission Vote:</b> | Pending                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Florida Commerce:</b>         | Pending                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Case Planner(s):</b>          | Mark J. Bennett, AICP, FRA-RA, CNU-A, Senior Planner                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |



**Location Map**



**Aerial Photo**

## **Summary:**

This is an applicant-initiated Comprehensive Plan Amendment to change from Rural Development Area (RDA) to Suburban Development Area (SDA); change from Phosphate Mining (PM), Agricultural/Residential-Rural (A/RR), Industrial (IND) and Leisure/Recreation (L/R) to Rural Cluster Center (RCC) (15 acres), Residential-Suburban (RS) (1,200 acres), and Industrial (IND) (1,261 acres); and amend Section 2.135 of the Comprehensive Plan to provide for the establishment of the Mims Crossing RCC Activity Center Plan, and the establishment of a 200-ft. wide buffer area within the proposed (RS) district adjacent to the proposed IND district. This case is related to LDCT-2025-15, an LDC text amendment for the same property.

## **Compatibility Summary**

There are several reasons why this request is considered to be compatible and consistent with the Comprehensive Plan and Land Development Code. In considering the change to Industrial, the location of transportation facilities, such as arterial highways, is a factor in determining the appropriateness of industrial lands. This site has access to an arterial highway and is located adjacent to or near existing industrial uses, so this request is consistent and compatible.

Based on documentation from the applicant demonstrating the ability to provide water service from the applicant, the proposed designation of Residential-Suburban (RS) is consistent with the applicable policies in the Comprehensive Plan. The proposed RS area will have a 200-foot-wide buffer next to the proposed Industrial areas for this amendment, and is compatible with the existing residential uses along Anderson Road.

The proposed Rural-Cluster Center (RCC) at the SR 37 and the County Road 640 intersection complies with the policy requirements for both RCCs and activity centers and is therefore consistent with the application policies in the Comprehensive Plan.

Overall, this request represents a significant change in the use of land in the area. Designating the property as a Suburban Development Area (SDA) will allow for the transition of the site for higher-density residential and non-residential (industrial and commercial at CR 37 & SR 640) uses. However, development of the site will be limited until such time as more public water service is made available.

## **Infrastructure Summary**

Due to the size and scale of the project, there is the potential for certain infrastructure to be adversely impacted by this project. Mulberry Middle is currently at 106% capacity. Although the applicant has a Water Use Permit from the Southwest Florida Water Management District, there is not sufficient capacity to provide water service for the entire site at full buildout. If the site is developed at the maximum potential buildout, then there will be significant impacts to adjacent roads and intersections.

## **Environmental Summary**

Portions of the site are within the 100-year floodplain and contain wetlands, due primarily to previous mining. There are surface waters on the site, including a creek bisecting the site and flowing from south to north. Most of the site's soils are related to previous phosphate mining activities and have severe suitability for septic tank usage and slight limitations for dwellings without basements. The site is within one mile of a rookery, protected species of animals, and

eagle nests, and is identified on the PolkGreen Map as being near a potential connection of an overall natural network. The property is not in the Florida Wildlife Corridor. The applicant has indicated that a conservation easement exists throughout the central portion of the property, generally following a creek that merges with Bird Branch and the North Prong of the Alafia River. No adverse environmental impacts are expected due to the development of this site, subject to compliance with applicable floodplain and wetland regulations.

### **Comprehensive Plan**

Listed below are the relevant sections of the Comprehensive Plan that are applicable to this request:

- Policy 2.102(A1-A15): Growth Management Policies
- Section 2.106(A1-A7): Suburban Development Areas
- Section 2.108(A1-A6): Rural Development Areas
- Objective 2.110-B: Rural-Cluster Centers (RCC)
- Policy 2.110-K1: Activity Center Establishment
- Objective 2.110-L1: Activity Center Plans
- Policy 2.113(A1-A5): Industrial (IND)
- Section 2.115 (A1-A5): Leisure/Recreation (L/R)
- Section 2.120-A: Residential-Suburban (RS)
- Section 2.123B(B1-B5): Floodplain-Protection Areas
- Section 2.123C(C1-C6): Wetland-Protection Areas

## **Findings of Fact**

### **Request and Legal Status**

- LDCPAL-2025-7 is an applicant-initiated request for a Comprehensive Plan Amendment (CPA) to change 2,475 acres from Rural Development Area (RDA) to Suburban Development Area (SDA); change from Phosphate Mining (PM), Agricultural/Residential-Rural (A/RR), Industrial (IND), and Leisure/Recreation (L/R) to Rural Cluster Center (RCC), Residential-Suburban (RS), and Industrial (IND); and amend Section 2.135 of the Comprehensive Plan to provide for the establishment of the Mims Crossing RCC Activity Center Plan, and the establishment of a 200-ft. wide buffer area within the proposed (RS) district adjacent to the proposed IND district.
- This case is related to LDCT-2025-15, an LDC text amendment for the same property.
- Policy 2.120-A1 describes the characteristics of the Residential-Suburban (RS) districts as having densities up to, and including, 1 DU/5 AC, unless permitted through SPD, RRD, RMD or the criteria established within the SR 17 Ridge Scenic Highway Provision of Section 2.124-H. The Residential-Suburban classification is characterized by single-family and duplex dwelling units.
- The property is vacant and was previously used for phosphate mining, was part of the Nichols mine, and was previously owned by Mosaic. According to the Florida Department of Environmental Protection website and the Polk GIS Viewer, the Mining Status is that it is permanently shut down, and that reclamation is in progress.

### **Compatibility**

- The Comprehensive Plan defines Compatibility in Section 4.400 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 proposed request is a change from the Rural Development Area (RDA) to Suburban Development Area (SDA).
- The proposed request is also for Industrial (IND), Residential-Suburban (RS) and Rural-Cluster Center (RCC) Future Land Use designations.
- This area of Polk County is characterized by previously mined lands. Both this site and most of the surrounding area is vacant. There are industrial uses along SR 37 with some industrial activities next to the site. Residential uses are located along Anderson Road (west of the site). The Pinedale community is east of the site, across SR 37.
- Policy 2.106-A1: Description of SDAs, states that they are areas within the County which are, in most cases, located between municipalities, TSDA or UGA and the Rural Development Areas (RDAs), are predominately residential with potable-water systems, but without centralized sewer facilities and limited public facilities and non-residential uses.

- This site is on the fringe of a municipality (City of Mulberry), and has access to a potable - water system.
- Policy 2.106-A3: Land Use Categories (for Suburban Development Areas (SDAs)) list Industrial and Residential-Suburban as permitted uses in the SDA.
- Policy 2.110-B2: Designation and Mapping, states that Rural-Cluster Centers shall be designated and mapped on the Future Land Use Map Series for those clusters of residential parcels located within the "Rural-Development Area" of the County, which also have a concentration of non-residential uses located within the immediate area.

## **Infrastructure**

- The property is zoned for Purcell Elementary, Mulberry Middle, and Mulberry Senior High.
- Fire response is provided by Polk County Fire Station 15, located at 300 Kid Ellis Road, Mulberry. The station is 7.1 miles from the site, and the estimated response time from this station is about 12 to 14 minutes.
- Emergency Medical Service (EMS) is provided by Polk County Fire Rescue Station 15, located at 300 Kid Ellis Road, Mulberry. The station is 7.1 miles from the site, and the estimated response time from this station is about 12 to 14 minutes.
- Sheriff's response to the site is served by the Southwest District, located at 4120 US 98 South, Lakeland, 15 miles from the site. The responses time are as follows: Priority One: 8:05 minutes; Priority Two: 20:54 minutes.
- The subject property is next to State Road (SR) 37 and County Road (CR) 640. SR 37 is an Urban Minor Arterial, and CR 640 is a Rural Major Collector, according to the Polk County TPO Roadway Network Database.
- The subject parcel also has frontage on Anderson Road, a County-maintained collector road.
- The site is not in a utility service area.
- The applicant's Southwest Florida Water Management District Water Use Permit, which has an authorized annual average permit of 316,300 gallons per day, does not have sufficient capacity to serve the entire project.
- A wastewater treatment plant has not been approved for this site.

## **Environmental**

- There are wetlands and floodplains on the site, based on information provided on the Polk GIS Viewer.
- Based on the Polk County Soil Survey, the site is comprised of 16 different soil types. Most of these soils are related to previous phosphate mining activities, has severe suitability for septic tank usage and slight limitations for dwellings without basements.

- According to the Polk County Protected Species Observations Map dated July 22, 2021, the site is within one mile of a rookery, protected species of animals, and eagle nests.
- The PolkGreen Map displays this parcel as being near a potential connection of an overall natural network.
- The property is not in the Florida Wildlife Corridor, according to the Florida Wildlife Corridor Interactive Map.
- The Polk County Property Appraiser does not show any conservation easements on the site.
- The applicant has indicated that a conservation easement exists throughout the central portion of the property, generally following an unnamed creek that flows south to north, eventually merging with Bird Branch and the North Prong of the Alafia River.
- This property is not within an Airport Impact District, based on the Polk County Airport-Impact District Map.
- The site is not within a Wellfield Protection District, based on the Polk GIS Viewer.
- Based on information received from the Secretary of State's Department of Historical Resources office, there are no archeological or historic resources on the site.

### **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-A8 Soils, states that Polk County shall evaluate all development within unincorporated Polk County with regard for, and for impacts on, soils. The County's Land Development Code shall specify development/construction standards necessary to protect against soil erosion, provide for sound engineering construction techniques, and/or mitigate adverse impacts due to soil conditions. These development standards shall be guided by DEP's best management practices cited in Florida Development Manual, Chapter Six, and the Polk County Soil and Water Conservation District's Best Management Practices manual. Criteria for Polk County's inspection of development sites during construction activities shall include erosion-control standards.
- 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.
- **POLICY 2.106-A1: DESCRIPTION** - SDAs shall be those areas within the County which are, in most cases, located between municipalities, TSDA or UGA and the Rural Development Areas (RDAs). In the SDA, agricultural activities coexist alongside low density developed areas in the fringes of municipalities and other urban centers. These areas have developed predominately residential, in a suburban pattern with County-owned, municipal or County-franchised potable-water systems, but without centralized sewer facilities and very little, if any, supporting public facilities and non-residential uses. Other urban services typically found to accompany a suburban area include, but are not limited to multimodal transportation facilities, public safety, recreational and educational services.
  - **POLICY 2.106-A3: LAND USE CATEGORIES** - The following land use categories shall be permitted within the Suburban Development Areas:
    - a. **ACTIVITY CENTERS:** Community Activity Centers, Neighborhood Activity Centers, Convenience Centers, Tourism Commercial Centers, and High-Impact Commercial Centers shall be permitted within SDAs in accordance with applicable criteria.
    - b. **RESIDENTIAL:** Residential-Suburban.
    - c. **OTHER:** Linear Commercial Corridors, Commercial Enclaves, Industrial, Business-Park Centers, Office Centers, Leisure/Recreation, Institutional, Recreation and Open Space, and Preservation.

Note: Some land use categories are only allowed in adopted Selected Area Plans, special areas or neighborhood plans as specified in Section 2.109.

- **POLICY 2.108-A1: DESCRIPTION** - Rural-Development Areas (RDA) shall be all unincorporated areas within the County that are not located within a Transit Supportive Development Area, Urban-Growth Area, Suburban-Development Area, or Utility-Enclave Area. Development in these areas 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.
- **POLICY 2.108-A3: LAND USE CATEGORIES** - The following land use categories shall be permitted within Rural-Development Areas:
  - a. **ACTIVITY CENTERS:** Rural-Cluster Centers, and Tourism Commercial Centers shall be permitted within RDAs in accordance with applicable criteria.



- b. RESIDENTIAL: Rural Residential Districts (Section 2.121) and Rural Cluster Center (RCC) shall be permitted within RDA's in accordance with applicable criteria.
- c. OTHER: Linear Commercial Corridors, Commercial Enclaves, Industrial, Business Park Centers, Office Centers, Phosphate Mining, Leisure/Recreation, Agricultural/Residential-Rural, Recreation and Open Space, Preservation, Institutional.

Note: Some land use categories are only allowed in adopted Selected Area Plans, special areas or neighborhood plans as specified in Section 2.109.

- POLICY 2.110-B1: CHARACTERISTICS - At the adoption of the Comprehensive Plan in 1991 the Rural-Cluster Center (RCC) was to serve as a focus for the County's rural communities and was to generally contains public services, such as fire stations and schools, and retail-commercial uses at a level to serve the surrounding population that may or may not be included in the RCC. As rural uses have changed since the Comprehensive Plan adoption, there is a need based on the County's seasonal population and more trips on the County's regional roads to allow commercial nodes of RCC separate from the historical RCC communities designated at the time of the initial adoption of the Comprehensive Plan, including, but not limited to Alturas, Babson Park, Bowling Green, Bradley Junction, Crooked Lake Park, and Homeland. One commercial node of RCC exists at the intersection of Boy Scout Road and SR 60. This node does not include any residential. It is intended to allow some additional commercial nodes of RCC without any initial residential consistent with the location criteria listed in Policy 2.110-B3 at the time of application for a Future Land Use Map amendment.
- POLICY 2.110-B2: DESIGNATION AND MAPPING - Rural-Cluster Centers shall be designated and mapped on the Future Land Use Map Series for those clusters of residential parcels located within the "Rural-Development Area" of the County, which also have a concentration of non-residential uses located within the immediate area. These centers shall be shown on the Future Land Use Map Series as "Rural-Cluster Center" (RCC). RCCs can also be designated for commercial nodes without any initial residential to serve a surrounding existing, tourist, or seasonal population in A/RR areas with significant traffic counts on the fronting roadways.
- POLICY 2.110-B3: LOCATION CRITERIA - The establishment of new RCCs intended for both residential and commercial uses shall be located at the intersections of arterial and/or collector roads and shall be guided by the criteria established within Section 2.110-K Activity Center Establishment. The establishment of new RCCs, subject to Section 2.110-K, intended for rural commercial-support activity, shall be located at:
  - 1. The intersections of arterial and/or collector roads whereby the intersection is central to seasonal, tourist, migratory population, or permanent residential population vehicle trips, this may include "t" intersections with safe access creating the appearance of a full intersection; or
  - 2. On an intersection of arterials and collector roads that serve as part of the main vehicle trip route for clusters of neighborhoods and in areas with 2,500 people in a three (3) mile radius.
  - 3. Not within 3 miles of another Activity Center or other RCC;

4. Can be at the same intersection with a developed CE;
  5. The expansion of these isolated commercial nodes, in situations when the 80% developed standard cannot be met may be permitted according to the following:
    - a. Up to the size of a Neighborhood Activity Center (NAC) with an Activity Center Plan (ACP) to be incorporated into Appendix E of the Land Development Code
    - b. To ensure the increase of the node on as many corners as possible, and to ensure consistency with Policy 2.110-A5.
- **POLICY 2.110-B4: DEVELOPMENT CRITERIA** - Development within Rural-Cluster Centers shall conform to the following standards:
    - a. Residential development within the Rural-Cluster Center shall be permitted at a density of up to two dwelling units per acre (2 DU/AC).
    - b. Non-residential development in the RCCs within the communities listed in Policy 2.110-B1, shall be permitted within a Rural Cluster as follows:
      1. Commercial uses shall be limited to an intensity and scale necessary to provide the immediate rural population with retail and personal services. Such determination should be based on the market-area radius and minimum population support criteria established for Convenience, Neighborhood, or Community Activity Centers. The maximum floor area ratio shall not exceed 0.30.
      2. Non-residential uses should be concentrated at the center of the cluster, with direct access to a collector or arterial intersection.
      3. Typical non-residential uses are grocery, pharmacy, medical offices, and personal services.
      4. The amount of non-residential uses for any cluster shall be based on the location and minimum population support criteria established for the applicable Activity Center.
    - c. Farmworker housing under specific design parameters listed in the Land Development Code not to exceed an intensity of sixteen (16) workers per acre.

**POLICY 2.110-K1:** Additional Activity Centers shall be established and mapped on the Future Land Use Map Series in accordance with the following criteria:

- a. An additional Activity Center may be established, subject to approval by the Board of County Commissioners, through a comprehensive plan amendment when it is demonstrated that the proposed center will, at a minimum:
  1. meet the Activity Center "location criteria" for the applicable Development Area in which the property is located; and

2. currently meet the "general characteristics" for the proposed classification, or will meet those attributes within the next five (5) years - particularly the minimum population support within the market-area/service-area radius.
- b. An additional Activity Center may be established, subject to approval by the Board of County Commissioners, when it is demonstrated that there are adequate facilities to support the establishment of the proposed center, or adequate facilities will be provided concurrently with the center's development.
  - c. Activity center establishment review criteria shall include, but are not limited to, the locational criteria enumerated in Policy 2.102-A9; Policy 2.102-A10, and an Activity Center Plan required by the Land Development Director or his designee.
  - d. The Board of County Commissioners may require that a "Selected-Area Study" be submitted by the property owners requesting the establishment of an additional Activity Center.
- **POLICY 2.110-L1: ACTIVITY-CENTER PLANS** - An Activity-Center Plan (ACP) is a special, detailed land use plan for a specific Activity Center. An ACP shall include a land use map and accompanying objective and policies to provide special conditions, restrictions, or requirements for activities within the ACP. ACPs shall be incorporated into the Land Development Code with reference to the Comprehensive Plan.
  - **POLICY 2.110-L2: INITIATED BY THE COUNTY** - An Activity-Center Plan may be adopted for an Activity Center and become incorporated into the Future Land Use Element by a Comprehensive Plan Amendment for all new Activity Centers proposed. The ACP, shall at a minimum, include land use, traffic, and market studies, or other appropriate studies to support the requested ACP.
  - **POLICY 2.110-L3: INITIATED BY A PROPERTY OWNER** - Any property owner applying for a new Activity Center shall prepare and submit an ACP for consideration by the Board of County Commissioners for inclusion within the Future Land Use Element through a Comprehensive Plan Amendment. The ACP can also be used as supporting documentation for a proposed expansion or reclassification. The Board may require that such submittal of a requested ACP include land use, traffic, and market studies, or other appropriate studies to support the requested ACP as outlined in L5 below.
  - **POLICY 2.110-L4: PLAN REQUIRED** - A developer shall be required to prepare and submit an ACP for the following:
    - a. Development of Regional Impact (DRI) within an Activity Center;
    - b. a request to develop a residential development with a "Special Residential" classification (15 DU/AC or more) within an Activity Center; or
    - c. any new Activity Center proposed.
  - **POLICY 2.110-L5: PLAN REQUIREMENTS** - ACPs, at a minimum, shall include a map, or maps, and policies which establish:

- a. Land uses designations for all property within the center;
  - b. development criteria;
  - c. development restrictions, if appropriate;
  - d. a traffic circulation plan for the activity center; and
  - e. special transportation restrictions, if appropriate.
  - f. identify environmentally sensitive lands and endangered natural communities and outline proposals for the preservation and/or conservation of these areas; and
  - g. any other information that the Land Development Director or his designee may request.
- **POLICY 2.113-A1: CHARACTERISTICS** - Industrial lands are characterized by facilities for the processing, fabrication, manufacturing, recycling, and distribution of goods, and may contain any use also found within a Business-Park Center. However, land use activities that operate externally to enclosed structures may be permitted within an Industrial Future Land Use designation. Industrial districts are also the appropriate location for land use activities that produce significant amount of noise, odor, vibration, dust, and lighting on and off-site that do not produce a physical product.
  - **POLICY 2.113-A2: DESIGNATION AND MAPPING** - Industrial areas shall be designated and mapped on the Future Land Use Map Series as "Industrial" (IND); shall include all major existing industrial areas; and shall provide for the projected future industrial development needs of the County.
  - **POLICY 2.113-A3: LOCATION CRITERIA** - Industrial development within the County shall occur within lands designated as Industrial on the Future Land Use Map Series. The following factors shall be taken into consideration when determining the appropriateness of establishing new Industrial areas:
    - a. Industrial development shall be located within an Transit Supportive Development Area Urban-Growth Area, Suburban-Development Area, Rural-Development Area, or Utility-Enclave Area.
    - b. Accessibility to major air and ground transportation, including but not limited to arterial roadways, rail lines, and cargo airport terminals.
    - c. The locational criteria enumerated in Policy 2.102-A9 and Policy 2.102-A10.
    - d. Industrial facilities should group together in planned industrial districts on sites capable of being expanded and developed in stages.
    - e. Industrial districts shall be separated significant distances from schools and developed residential areas through a combination of physical separation and screening and/or buffering in accordance with standards in the County's Land Development Code.

f. The location criteria for Industrial Districts shall serve to maximize access to the arterial road system and minimize the routing of commercial traffic through residential areas by requiring access be limited to:

1. arterial roads;
2. collector roads, if the subject parcel is within 2 miles of an intersecting arterial road; or
3. local commercial roads or private roads under the following conditions:
  - (a) the road has full median access onto to an arterial road;
  - (b) the road does not serve existing or expected future residential traffic from the surrounding area;
  - (c) the road has a structural integrity and design characteristics suitable for truck traffic.

g. Applications for establishment of an Industrial district shall include a plan consistent with Policy 2.110-L5.

- **POLICY 2.113-A4: DEVELOPMENT CRITERIA** - Development within an Industrial area shall conform to the following criteria:
  - a. Permitted uses include facilities for the processing, fabrication, manufacturing, recycling, bulk material storage, and distribution of goods, disposal yards, and limited retail commercial in accordance with Policy 2.113-A4.b. Other non-residential uses that produce significant amounts of noise, odor, vibration, dust, and lighting on and off-site may be permitted within an industrial district through conditional approval. Permitted uses also include any use found within a Business-Park Center.
  - b. Retail commercial uses within an industrial area shall be sized for the purpose of serving just the employees of, and visitors to, the industrial area, and shall be limited to a scale appropriate for that purpose. The maximum floor area ratio for commercial uses within an industrial area shall not exceed 0.25.
  - c. Industrial sites shall be designed to provide for:
    1. adequate parking to meet the demands of the use; and
    2. buffering where the effects of lighting, noise, odors, and other such factors would adversely affect adjacent land uses. Parking lots, loading areas, dumpsters, utilities and air conditioning units, signage, etc., are examples of facilities which may require special buffering provisions.
  - d. The maximum floor area ratio for non-commercial uses within an Industrial area shall not exceed 0.75 in the TSDA, 0.65 in the UGA, 0.50 in the SDA, and 0.50 in the RDA, unless developed as a Planned Development.

- e. Retail sale of goods manufactured on the site of a business located within an Industrial area is allowed provided the operation is incidental and subordinate to the manufacturing activity conducted on site and does not exceed eight percent (8%) of the total floor area or 15,000 square feet, whichever is the lesser.
  - f. Where centralized water or wastewater services are not available, the maximum impervious surface ratio shall be reduced to afford better protection and function of well and septic tank systems and as required if within a Nutrient Restoration Plan Overlay.
  - g. Planned Developments within the Industrial district may be permitted a maximum floor area ratio up to 1.5 for innovative and attractive employment centers. Intensity increases shall be reserved for those uses that provide substantial economic income opportunities for the County and its residents. Intensity increases shall only be granted to parcels within the TSDA and UGA. The Land Development Code shall establish development standards and criteria for Planned Developments within the Industrial district.
  - h. Industrial districts shall be separated from existing schools and developed residential areas through physical separation, screening, buffering, or a combination thereof, consistent with the standards in the County's Land Development Code.
  - i. Workforce housing for unaccompanied workers in barrack, dormitory, or apartment units under specific design parameters listed in the Land Development Code not to exceed an intensity of thirty-two (32) workers per acre or the limitations established by the Department of Health for water and wastewater usage, whichever allowed intensity is the lesser.
- **POLICY 2.115-A1: CHARACTERISTICS** - Leisure/Recreation (L/R) areas are grounds and facilities oriented primarily toward providing recreational-related services for residents and short-term visitors to Polk County. These include, but are not limited to: fish camps, lodges and retreats, recreational-vehicle (RV) parks, retirement mobile home parks, golf courses, and accessory minor commercial uses necessary to support these facilities, such as bait shops and convenience stores.
  - **POLICY 2.120-A1: CHARACTERISTICS** - Densities up to, and including, 1 DU/5 AC, unless permitted through SPD, RRD, RMD or the criteria established within the SR 17 Ridge Scenic Highway Provision of Section 2.124-H. The Residential-Suburban classification is characterized by single-family dwelling units and duplex units.
  - **POLICY 2.120-A3: LOCATION CRITERIA** - Residential-Suburban areas shall be located only within the SDA and new Residential-Suburban development shall not be located within Activity Centers.
  - **POLICY 2.120-A4: DEVELOPMENT CRITERIA** - Development within designated RS areas shall be limited to:
    - a. Residential development containing single-family dwelling units, duplex units, and family-care homes, at a density of up to, and including, one dwelling unit per five acres (1 DU/5 AC). Density may be adjusted based on the actual size of the section. A property outside of the Green Swamp Area of Critical State of Concern, may be considered five acres if it is one one-hundred and twenty-eighth (1/128) the section size for sections less than six

hundred forty acres (640 acres). This includes counting to the centerline of local and collector roads.

b. The "permitted uses" of Suburban Planned Development (SPD), Rural-Residential Development (RRD), or Rural Mixed-Use Development (RMD). (See Sections 2.120-B, 2.121-B, and 2.121-C.)

c. Properties adjacent to SR 17 shall be allowed densities and/or intensities up to the maximum allowed in this land use category (3 dwelling units per acre) as a permitted use without requiring a public hearing provided the development meets all the criteria established in Section 2.124-H for Scenic Highways and the Scenic Highway development regulations within the Land Development Code. At a minimum, all development shall:

1. Connect to a centralized potable water supply, and
2. Provide no less than 30% open space throughout the development with at least 70% of that open space dedicated to scenic vista preservation, either along the highway or through the property to a distant view beyond the property boundary. This open space shall be set aside as conservation in perpetuity via a binding legal instrument which prohibits future development within the established boundaries.

d. Community Facilities, in accordance with policies of this Plan and the provisions of the Land Development Code.

e. Residential Infill Development (RID) that contains single-family or duplex-style development and is located amongst an existing residential community (See Section 2.125-N).

f. Farmworker housing under specific design parameters listed in the Land Development Code not to exceed an intensity of sixteen (16) workers per acre.

NOTE: All SDA policies also apply.

- POLICY 2.123-B1: DESIGNATION AND MAPPING - The Future Land Use Map Series shall designate and map as the "Floodplain-Protection Area" overlay the Special Flood Hazard Areas and Regulatory Floodways identified by the Federal Emergency Management Agency in the Flood Insurance Study (FIS) for Polk County, originally dated January 19, 1983, with the accompanying maps and other supporting data, and any subsequent revisions thereto, are adopted by the reference and declared to be a part of this ordinance.
- POLICY 2.123-B2: DEVELOPMENT CRITERIA - Development within a "Floodplain-Protection Area" shall conform to the following criteria:
  - a. Development shall be encouraged to locate on the non-floodplain portions of a development site and density may be transferred from undeveloped floodplain areas to contiguous non-floodplain areas per the Land Development Code.
  - b. Development or redevelopment shall meet the requirements of the Polk County Land Development Code, and shall not:
    1. enlarge the off-site floodplain;

2. alter the natural function of the floodplain; nor
  3. result in post development run-off rates which exceed pre-development run-off rates for storm frequencies at least as stringent as those rates established by the applicable Water Management District pursuant to Titles 40D and 40E, F.A.C.
- POLICY 2.123-C2: Development Criteria within a wetland, as determined by appropriate regulatory agencies having the authority to designate areas as wetlands and exercise jurisdiction over the wetlands so designated shall conform to the following criteria:
    - a. Every reasonable effort shall be required to avoid or minimize adverse impacts on wetlands through the clustering of development and other site planning techniques. Mitigation will only be permitted in accordance with applicable state standards.
    - b. Wetland impacts where unavoidable and where properly mitigated, as determined by agencies having jurisdiction, shall be permitted for:
      1. Resource-Based Recreational Uses as defined by this Plan that are compatible with wetland functions;
      2. access to the site;
      3. necessary internal traffic circulation, where other alternatives do not exist, or for purposes of public safety;
      4. utility transmission and collection lines;
      5. pre-treated storm-water management;
      6. mining that meets state and federal regulations; or
      7. expansion of an existing use or a new use where upon consultation with the appropriate regulatory agency (prior to permitting) it is determined that the proposed mitigation implements all or part of an agency or jurisdiction's plan and provides greater long term ecological value than the impact.
    - c. Commercial and industrial development shall locate on the non-wetland portion of a development site.
    - d. If a site is such that all beneficial use of the property is precluded due to wetland restrictions, then the parcel shall be allowed to develop as follows:
      1. a maximum of one dwelling unit per Lot of Record; or
      2. at a gross density of one dwelling unit per ten acres (1 DU/10 AC). No parcel shall be created after December 1, 1992, which consists entirely of wetlands, unless accompanied by a deed restriction which prohibits future development on the parcel.
    - e. Development shall be required to locate on the non-wetland portions of a development site. The Land Development Code shall permit residential densities to be transferred from wetland areas to contiguous non-wetland areas within the same development subject to the provisions of Policy 2.123-C3.



- f. In accordance with Section 163.3184(6)(c), F.S., the County shall defer the delineation of jurisdictional wetland limits and wetland mitigation amounts to the applicable federal, state or regional permitting agency.
- g. All permits from an agency with jurisdiction shall be approved prior to, or concurrently with, the County issuing a final development order.
- h. Polk County will coordinate with regulatory agencies to identify and implement procedures to support compliance with permit terms and conditions as part of the County's building inspection and code enforcement activities.

**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 (DRC) finds that the request **IS compatible** with the surrounding land uses and general character of the area and **IS consistent** with the Polk County Comprehensive Plan and Land Development Code. Therefore, the DRC recommends **APPROVAL of LDCPAL-2025-7**.

### **GENERAL NOTES**

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

## 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."

### A. Land Uses

The site is within a Rural Development Area (RDA). RDAs are those unincorporated areas within the County that are not located within a Transit Supportive Development Area, Urban-Growth Area, Suburban-Development Area, or Utility-Enclave Area. Development in these areas 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.

With the exception of 15 acres proposed to be a Rural-Cluster Center (RCC) at the SR 37/CR 640 intersection and the isolated industrial parcel south of Cozart Road, the subject property is proposed to change from a RDA to a Suburban Development Area (SDA). SDAs shall be those areas within the County which are, in most cases, located between municipalities, TSDA or UGA and the Rural Development Areas (RDAs). In the SDA, agricultural activities coexist alongside low density developed areas in the fringes of municipalities and other urban centers. These areas have developed predominately residential, in a suburban pattern with County-owned, municipal or County-franchised potable-water systems, but without centralized sewer facilities and very little, if any, supporting public facilities and non-residential uses. Other urban services typically found to accompany a suburban area include, but are not limited to multimodal transportation facilities, public safety, recreational and educational services.

Currently, the site has the following Future Land Use designations:

Phosphate Mining (PM) - Phosphate Mining areas are generally characterized by existing or proposed phosphate-mining operations, phosphate-mining support facilities, and non-reclaimed phosphate-mined areas.

Agricultural Residential/Rural (A/RR) – Section 2.121-A, Agriculture/Residential-Rural, states that Polk County recognizes the importance of the agriculture industry as a healthy and competitive force in the national and international marketplace and, therefore, shall encourage the continuation of productive agricultural uses and provide for the placement of low-density residential development within unincorporated rural areas through:

- a. the establishment and mapping of Agriculture/Residential-Rural (A/RR), and
- b. the establishment of policies to govern the development of land within the A/RR land use category.

Industrial & Leisure/Recreation - Small portions of the subject property (5 acres each) that are proposed to be part of the Rural Cluster Center are currently designated as Industrial (IND) and Leisure/Recreation (L/R). The IND Future Land Use is further described in this report. Leisure/Recreation (L/R) areas are grounds and facilities oriented primarily toward providing recreational-related services for residents and short-term visitors to Polk County. These include, but are not limited to: fish camps, lodges and retreats, recreational-vehicle (RV) parks, retirement mobile home parks, golf courses, and accessory minor commercial uses necessary to support these facilities, such as bait shops and convenience stores.

The proposed Future Land Use designations include the following:

Industrial (IND) - Generally, Industrial districts contain more intensive uses and activities than contemplated in a Business-Park Center. The Comprehensive Plan describes Industrial Lands as characterized by facilities for the processing, fabrication, manufacturing, recycling, and distribution of goods, and may contain any use also found within a Business-Park Center. However, land use activities that operate externally to enclosed structures may be permitted within an Industrial Future Land Use designation. Industrial districts are also the appropriate location for land use activities that produce significant amounts of noise, odor, vibration, dust, and lighting on and off-site that do not produce a physical product.

Residential-Suburban (RS) - Residential-Suburban areas are only located within the SDA and new Residential-Suburban development shall not be located within Activity Centers. The allowable densities in RS are up to, and including, 1 DU/5 AC, unless permitted through SPD, RRD, RMD or the criteria established within the SR 17 Ridge Scenic Highway Provision of Section 2.124-H. Development within designated RS areas shall be limited to single-family dwelling units, duplex units, and family-care homes, at a density of up to, and including, one dwelling unit per five acres (1 DU/5 AC). With the Suburban Planned Development (SPD) provision, it is possible for an applicant to obtain a Planned Development (PD) approval and achieve a maximum density of 3 units per acre. This is subject to the requirement that the transfer of density out of wetland areas can only occur at a density of 1 unit per acre.

Rural Cluster Center (RCC) – RCCs serve as a focus for the County's rural communities and was to generally contains public services, such as fire stations and schools, and retail-commercial uses at a level to serve the surrounding population that may or may not be included in the RCC. They are designated and mapped on the Future Land Use Map Series for clusters of residential parcels located within the "Rural-Development Area" of the County, which also have a concentration of non-residential uses located within the immediate area. RCCs can also be designated for commercial nodes without any initial residential to serve a surrounding existing, tourist, or seasonal population in A/RR areas with significant traffic counts on the fronting roadways.

As shown on the Future Land Use Map, adjacent properties are primarily designated as Phosphate Mining (PM), with Agriculture/Residential-Rural (A/RR) and Industrial (IND). Property south of the site, across County Road 640, is designated as Institutional (INST) and Leisure/Recreation (L/R).

Generally, the predominant uses in this area of the county are vacant, undeveloped property and industrial uses, with much of the land in this area having been previously mined. There are also isolated residential areas along Anderson Road, and the Pinedale community is east of the site, across State Road 37. Light industrial uses are located along the SR 37 corridor. The City of Mulberry is about 3 miles north of the site.

The site is vacant. A review of aerial photos between 1941 to the present shows that the land has been used primarily for phosphate mining and related reclamation activities. This property was part of the Nichols Mine, previously owned by Mosaic. According to the Florida Department of Environmental Protection website and the Polk GIS Viewer, the Mining Status is that it is permanently shut down, and that reclamation is in progress.

There are several reasons why this request is considered to be compatible, and consistent with the Comprehensive Plan and Land Development Code.

When determining the appropriateness of proposed industrial lands, the location of transportation facilities, such as arterial highways, is a factor. This site has access to an arterial highway (SR 37). There are also industrial uses located along SR 37, east of the site. Because of the similarity in current uses and Future Land Use designations, designating this site as Industrial will be compatible. Therefore, this request is consistent with the applicable policies in the Comprehensive Plan.

The proposed designation of Residential-Suburban (RS) is consistent with the applicable policies in the Comprehensive Plan, due to the provision of water service based on the applicant Water Use Permit. The proposed RS area will have a 200-foot-wide buffer next to industrial areas and is compatible with the existing residential uses along Anderson Road. Therefore, the RS portion of this request is consistent with the applicable Comprehensive Plan policies.

The proposed Rural-Cluster Center at the SR 37 and the County Road 640 intersection complies with the applicable policy requirements for both RCCs and activity centers and is therefore consistent with the application policies in the Comprehensive Plan.

Overall, while this request represents a significant change in the use of land in the area, designating the property as a Suburban Development Area (SDA) will allow for the transition of the site for higher-density residential and non-residential (industrial and commercial at CR 37 & SR 640) uses. However, development of the site will be limited until such time as more public water service is made available.

#### B. Infrastructure:

According to Comprehensive Plan 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 site is located in the Rural Development Area (RDA), where connections to water and sewer service are not required. With the proposed change to Suburban Development Area (SDA), connection to public water will be required.

The following table provides a reference point for notable and pertinent Future Land Use Map districts and existing land uses upon them.

**Table 1 Future Land Use Map Districts and Existing Uses**

|                                                                                                                                                     |                                                                                                                                    |                                                                                                                                                                    |
|-----------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Northwest</b><br>Agriculture/Residential-Rural (A/RR) & Phosphate Mining (PM)<br>Vacant, rural residential                                       | <b>North</b><br>Agriculture/Residential-Rural (A/RR) & Phosphate Mining (PM)<br>Vacant, rural residential                          | <b>Northeast</b><br>Business-Park Center (BPC), Industrial (IND)<br>Light Manufacturing, low-density residential                                                   |
| <b>West</b><br>Agriculture/Residential-Rural (A/RR), Phosphate Mining (PM), & Industrial (IND)<br>Vacant, undeveloped, pasture, & rural residential | <b>Subject Site</b><br>Agriculture/Residential-Rural (A/RR), Phosphate Mining (PM), Industrial (IND), and Leisure/Recreation (L/R) | <b>West</b><br>Agriculture/Residential-Rural (A/RR), Phosphate Mining (PM), & Industrial (IND)<br>Vacant, light industrial, and low-density residential (Pinedale) |
| <b>Southwest</b><br>Phosphate Mining (PM)<br>Vacant                                                                                                 | <b>South</b><br>Phosphate Mining (PM) and Leisure/Recreation (L/R), and Institutional (INST)<br>Vacant                             | <b>Southeast</b><br>Agriculture/Residential-Rural (A/RR), Phosphate Mining (PM), & Industrial (IND)<br>Vacant and light industrial                                 |

### Nearest and Zoned Elementary, Middle, and High School

The schools zoned for the subject property are listed in Table 2 below. While the proposed Industrial and Rural-Cluster Center changes will not impact school concurrency, any development in the proposed Residential-Suburban area will have an impact on school capacity. Assuming a worst-case scenario of 3,600 single-family residential units (based on 1,200 acres \* 3 units per acre), the following estimated demands are shown below:

**Table 2 Schools**

| School             | Annual Estimated Demand | Capacity 2024-2025 School Year | Distance from subject site |
|--------------------|-------------------------|--------------------------------|----------------------------|
| Purcell Elementary | 518 students            | 97%                            | 3.3 miles                  |
| Mulberry Middle    | 299 students            | 106%                           | 3.5 miles                  |
| Mulberry Senior    | 421 students            | 93%                            | 3.5 miles                  |

*Source: Polk County School Board website*

The Polk County Public Schools Facilities Planning staff has provided the following comments regarding this project:

“No Level 2 site development plan, infrastructure plan, or construction plan shall be approved by Polk County Land Development for any portion of the project until final school site siting has been coordinated with Polk County Public Schools. Coordination shall include district review of proposed site boundaries, access, phasing, and utility availability, and shall result in written confirmation from the School District indicating that a proposed K-8 (approximately 35 acres) school site are acceptable or conditionally acceptable for future school development.”

### Nearest Sheriff, Fire, and EMS Station

Polk County Fire Rescue provides Advanced Life Support transport to all residents and visitors of Polk County. Emergency response is considered effective if response times are within eight (8) minutes in rural and suburban areas and 13 minutes in urban areas.

Sheriff response times are not as much a function of the distance to the nearest sheriff's substation rather more a function of the overall number of patrol officers within the County. Priority 1 Calls are considered true emergencies, in-progress burglary, robbery, injuries, etc. Priority 2 Calls refer

to events that have already occurred, such as a burglary that occurred while the homeowner was on vacation and had just been discovered.

Table 3 provides a breakdown of response times and travel distances for emergency services.

**Table 3 Public Safety Information**

|         | <b>Name of Station</b>                                    | <b>Distance</b> | <b>Response Time*</b>                 |
|---------|-----------------------------------------------------------|-----------------|---------------------------------------|
| Sheriff | Southwest District, located at 4120 US 98 South, Lakeland | 15 miles        | P1: 8:05 minutes<br>P2: 20:54 minutes |
| Fire    | Polk County Fire Station 15, Kid Ellis Road, Mulberry.    | 7.1 miles       | 12-14 minutes                         |
| EMS     | Polk County Fire Station 15, Kid Ellis Road, Mulberry.    | 7.1 miles       | 12-14 minutes                         |

*Source: Polk County Sheriff's Office and Public Safety. \* Response time are based on when the station received the call and not from when the call is made to 911.*

Fire Department staff offered additional comments regarding this request: “Without knowing the type and configuration of internal streets, it is difficult to project response times for a project of this scale. Both Polk County Fire Rescue Station 8, (currently at 4210 Willis Rd, Mulberry) and Polk County Fire Rescue Station 4 (currently at 6949 Old Hwy 37, Bradley Junction) are scheduled to be rebuilt in the vicinity of their existing locations and would most likely also serve this area as well. These new stations will have the capacity to house additional apparatus and crews as growth in service demands increase.”

## Water and Wastewater

The subject property is currently in a Rural Development Area (RDA), where connection to public water and sewer is not required. Part of the requested amendment is to change the development-area designation from Rural to Suburban Development Area (SDA), where connection to public water service is required if available.

### A. Estimated Demand

The development of the property under the proposed land use designations has the potential to exceed the applicant's current permitted water use capacity. The following tables summarize the estimated demand for this project at buildout (by Future Land Use), based on a worst-case scenario. This worst-case scenario does not account for any environmental constraints, such as wetlands and floodplains, that would affect the ultimate unit count for the site.

**Table 4A Estimated Water and Sewer Impact Analysis – Residential Suburban**

|                                                                                                                  |                                                                                                                                              |                                                   |
|------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|
| <b>Maximum Allowable Use:</b><br><b>A/RR – 11.4 AC @ 1 DU/5 AC = 2 DU</b><br><b>PM – 1188.6 * 0DU/AC = 0 DUs</b> | Estimated Impact Analysis Agriculture/Residential-Rural (A/RR) & Phosphate Mining (PM) to Residential-Suburban (RS)<br>Development Area: SDA |                                                   |
|                                                                                                                  | <b>Current Land Use designation(s)</b><br><b>A/RR, PM</b>                                                                                    | <b>Proposed Land Use designation</b><br><b>RS</b> |
| <b>Current Maximum Allowable Use</b>                                                                             | 2 DU                                                                                                                                         | 1,200 AC * 3 DU/AC =<br>3,600 DUs                 |
| <b>Potable Water Consumption</b>                                                                                 | 2 DU * 250 GPD/DU =<br><b>500 GPD</b>                                                                                                        | 3,600 DU * 250 GPD/DU =<br><b>900,000 GPD</b>     |
| <b>Wastewater Generation</b>                                                                                     | 2 DU * 200 GPD/DU =<br><b>400 GPD</b>                                                                                                        | 3,600 DU * 200 GPD/DU =<br><b>720,000 GPD</b>     |

*GPD – Gallons Per Day*

*Source: Polk County Concurrency Manual and Polk County Utilities Industrial @ .24 GPD/SF (water) & .18 GPD/SF (sewer)*

**Table 4B Estimated Water and Sewer Impact Analysis – Industrial**

|                                                                                                                                                                                                                                |                                                                                                 |                                                      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|------------------------------------------------------|
| <b>Maximum Allowable Use:</b><br><b>PM – 1,261 AC * .75 FAR =</b><br><b>945.75 – 946 AC * 43,560 SF =</b><br><b>41,207,760 SF</b><br><b>IND – 1,261 AC * .50 FAR =</b><br><b>631 AC * 43,560 SF/AC</b><br><b>27,486,360 SF</b> | Estimated Impact Analysis<br>Phosphate Mining (PM) to Industrial (IND)<br>Development Area: SDA |                                                      |
|                                                                                                                                                                                                                                | <b>Current Land Use designation(s)</b><br><b>PM</b>                                             | <b>Proposed Land Use designation</b><br><b>IND</b>   |
| <b>Current Maximum Allowable Use</b>                                                                                                                                                                                           | 41,207,760 SF                                                                                   | 27,486,360 SF                                        |
| <b>Potable Water Consumption</b>                                                                                                                                                                                               | 41,207,760 SF * .24 GPD/SF =<br><b>9,889,863 GPD</b>                                            | 27,486,360 SF * .24 GPD/SF =<br><b>6,596,726 GPD</b> |
| <b>Wastewater Generation</b>                                                                                                                                                                                                   | 41,207,760 SF * .18 GPD/SF =<br><b>7,417,397 GPD</b>                                            | 27,486,360 SF * .18 GPD/SF =<br><b>4,947,545 GPD</b> |

GPD – Gallons Per Day

Source: Polk County Concurrency Manual and Polk County Utilities PM & Industrial @ .24 GPD/SF (water) & .18 GPD/SF (sewer)

**Table 4C Estimated Water and Sewer Impact Analysis – Rural-Cluster Center**

|                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                          |                                                      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|
| <b>Maximum Allowable Use:</b><br><b>PM – 7 AC * .75 FAR = 5.25 AC * 43,560 SF/AC = 228,690 SF</b><br><b>L/R =</b><br><b>Res: 4.65 AC * 4 DU/AC = 18.6 = 19 DU/AC</b><br><b>Com: .07 * 5 AC = .35 AC * 43,560 SF = 15,246 SF</b><br><b>IND – 3 AC * .50 FAR * 1.5 AC * 43,560 SF = 65,340 SF</b> | Estimated Impact Analysis<br>Phosphate Mining (PM), Leisure/Recreation (L/R) and Industrial (IND)<br>To Rural-Cluster Center (RCC)<br>Development Area: SDA/RDA                                                                                          |                                                      |
|                                                                                                                                                                                                                                                                                                 | <b>Current Land Use designation(s)</b><br><b>PM, L/R, IND</b>                                                                                                                                                                                            | <b>Proposed Land Use designation</b><br><b>RCC</b>   |
| <b>Current Maximum Allowable Use</b>                                                                                                                                                                                                                                                            | PM = 228,690 SF<br>L/R (Res) = 19 DU/AC<br>L/R (Com) = 15,246 SF<br>IND = 65,340 SF                                                                                                                                                                      | 15 AC * .30 FAR = 4.5 AC *<br>43,560 SF = 196,020 SF |
| <b>Potable Water Consumption</b>                                                                                                                                                                                                                                                                | PM = 228,690 SF * .24/GPD =<br><b>54,886 GPD</b><br>L/R (Res) = 19 DU/AC * 250<br>GPD/DU = <b>4,700 GPD</b><br>L/R (Com) = 15,246 SF *<br>.22 GPD/SF = <b>3,355 GPD</b><br>IND = 65,340 SF * .24 GPD =<br><b>15,682 GPD</b><br><b>TOTAL = 78,623 GPD</b> | 196,020 SF * .22 GPD/SF =<br><b>43,125 GPD</b>       |
| <b>Wastewater Generation</b>                                                                                                                                                                                                                                                                    | PM = 228,690 SF * .18/GPD =<br><b>41,165 GPD</b><br>L/R (Res) = 19 DU/AC * 200<br>GPD/DU = <b>3,800 GPD</b><br>L/R (Com) = 15,246 SF *<br>.18 GPD/SF = <b>2,745 GPD</b><br>IND = 65,340 SF * .18 GPD =<br><b>11,762 GPD</b><br><b>TOTAL = 59,472 GPD</b> | 196,020 SF * .18 GPD/SF =<br><b>35,824 GPD</b>       |

GPD – Gallons Per Day Industrial @ .24 GPD/SF (water) & .18 GPD/SF (sewer); RCC rates @ 0.22 per sq ft and 80% for wastewater

**Table 4D Estimated Water and Sewer Impact Analysis – Totals**

|                                  | Estimated Impact Analysis<br>Phosphate Mining (PM), Leisure/Recreation (L/R) and Industrial (IND)<br>To Rural-Cluster Center (RCC)<br>Development Area: SDA/RDA               |                                                                                                                  |
|----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|
|                                  | Current Land Use designation(s)<br>PM, L/R, IND                                                                                                                               | Proposed Land Use designation(s)<br>RS, IND, RCC                                                                 |
| <b>Potable Water Consumption</b> | PM = <b>9,974,749 GPD</b><br>A/RR = <b>500 GPD</b><br>L/R (Res) = <b>4,700 GPD</b><br>L/R (Com) = <b>3,355 GPD</b><br>IND = <b>15,682 GPD</b><br><b>TOTAL = 9,998,986 GPD</b> | RS = <b>900,000 GPD</b><br>IND = <b>6,596,726 GPD</b><br>RCC = <b>43,125 GPD</b><br><b>TOTAL = 7,539,851 GPD</b> |
| <b>Wastewater Generation</b>     | PM = <b>7,472,283 GPD</b><br>A/RR = <b>400 GPD</b><br>L/R (Res) = <b>3,800 GPD</b><br>L/R (Com) = <b>2,745 GPD</b><br>IND = <b>11,762 GPD</b><br><b>TOTAL = 7,490,990 GPD</b> | RS = <b>720,000 GPD</b><br>IND = <b>4,947,545 GPD</b><br>RCC = <b>35,824 GPD</b><br><b>TOTAL = 5,703,369 GPD</b> |

GPD – Gallons Per Day Industrial @ .24 GPD/SF (water) & .18 GPD/SF (sewer); RCC rates @ 0.22 per sq ft and 80% for wastewater  
Source: Polk County Concurrency Manual and Polk County Utilities Industrial @ .24 GPD/SF (water) & .18 GPD/SF (sewer)

The applicant also presented an analysis, based on different estimates of an anticipated buildout of this project:

| Planning-Level Utility Demand Summary                                                                                                                                                                                             |                |             |            |              |                   |                        |                  |              |                   |                   |                        |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|-------------|------------|--------------|-------------------|------------------------|------------------|--------------|-------------------|-------------------|------------------------|
| FAR/density values are based on Polk County LDC Table 2.1; estimates are for CPA-level planning only.                                                                                                                             |                |             |            |              |                   |                        |                  |              |                   |                   |                        |
| Land Use                                                                                                                                                                                                                          | Acres          | Density/FAR | Sq. Ft./Ac | Units        | Total Sq. Ft.     | Industrial Sq. ft./Emp | Estimated People | Water Factor | Total Water (GPD) | Wastewater Factor | Total Wastewater (GPD) |
| Residential (RS)                                                                                                                                                                                                                  | 1,199.3        | 3 DU/ac     |            | 3,597        |                   |                        |                  | 250 GPD/DU   | 899,250           | 200 GPD/DU        | 719,400                |
| Industrial (IND)                                                                                                                                                                                                                  | 1,266.0        | 0.50        | 21,780     |              | 27,573,480        | 1,525                  | 18,081           | 20 GPCD      | 361,619           | 16 GPCD           | 271,215                |
| RCC Commercial                                                                                                                                                                                                                    | 15.0           | 0.30        | 13,068     |              | 196,020           |                        |                  | 0.25 GPD/SF  | 49,005            | 0.20 GPD/SF       | 39,204                 |
| <b>TOTAL</b>                                                                                                                                                                                                                      | <b>2,480.3</b> |             |            | <b>3,597</b> | <b>27,769,500</b> |                        | <b>18,081</b>    |              | <b>1,309,874</b>  |                   | <b>1,029,819</b>       |
| Footnotes / Source Basis: All estimates are planning-level only and do not establish development entitlements, concurrency approvals, utility allocations, treatment capacity reservations, or final engineering design criteria. |                |             |            |              |                   |                        |                  |              |                   |                   |                        |

Source: Applicant's Support Documentation



## B. Available Capacity:

The applicant has provided documentation of a water use permit from the Southwest Florida Water Management District. This permit is for the Mims Laurel Lake Park, south of the site, and is for an annual average flow of 316,300 gallons per day. Based on the demand analysis presented in Table 4, along with the applicant's Utility Demand Summary, **there is not sufficient capacity to provide water service for the entire site at buildout.** As a result, development on the site will be limited until more water capacity and sewer capacity is made available.

The applicant acknowledges the need for additional capacity based on the following statement included in the support documentation for this amendment:

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

## C. Planned Improvements:

No information is known currently about any planned improvements to utilities in this area.

## Roadways/ Transportation Network

The Polk County Transportation Planning Organization (TPO) monitors traffic congestion on over 425 roadway segments (950 directional links). The data identifies both daily and peak hour traffic volumes. The peak hour traffic volumes are used to estimate the level-of-service for each roadway, in each direction. Level-of-service refers to the quality of traffic flow. It is the primary measure of traffic congestion. Level-of-service (LOS) is measured on a scale of 'A' to 'F' with LOS 'A' being the best (free-flow traffic) and LOS 'F' being the worst (severe traffic congestion).

The proposed Comprehensive Plan Amendment with the proposed land use designations have the potential to affect the surrounding transportation network and change the LOS below the minimum established standards.

## A. Estimated Demand

The following tables summarize the estimated demand for this project at buildout (by Future Land Use), based on a worst-case scenario. This worst-case scenario does not account for any environmental constraints, such as wetlands and floodplains, that would affect the ultimate unit count for the site.

**Table 5A Estimated Transportation Impact Analysis – Residential Suburban**

|                                                                                                                   |                                                                                                                                              |                                                                  |
|-------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|
| <b>Maximum Allowable Use:</b><br><b>A/RR – 11.4 AC @ 1 DU/ 5 AC = 2 DU</b><br><b>PM – 1188.6 * 0DU/AC = 0 DUs</b> | Estimated Impact Analysis Agriculture/Residential-Rural (A/RR) & Phosphate Mining (PM) to Residential-Suburban (RS)<br>Development Area: SDA |                                                                  |
|                                                                                                                   | <b>Current Land Use designation(s)</b><br><b>A/RR, PM</b>                                                                                    | <b>Proposed Land Use designation</b><br><b>RS</b>                |
| <b>Current Maximum Allowable Use</b>                                                                              | 2 DU                                                                                                                                         | 1,200 AC * 3 DU/AC = 3,600 DUs                                   |
| <b>Average Annual Daily Trips (AADT)</b>                                                                          | 2 DU * 7.81 trips/DU * 1 (new trips) =<br><b>16 AADT</b>                                                                                     | 3,600 DU * 7.81 trips/DU * 1 (new trips) =<br><b>28,116 AADT</b> |
| <b>PM Peak Hour Trips</b>                                                                                         | 2 DU * 1 trip/DU * 1 (new trips) =<br><b>2 AADT</b>                                                                                          | 3,600 DU * 1 trip/DU * 1 (new trips) =<br><b>3,600 AADT</b>      |

Source: Concurrency Manual and Table for Minor Traffic Study – Single Family Detached Housing– 7.81 AADT/1 DU, 1 peak-hour trips/1 DU 100% new trips

**Table 5B Estimated transportation Impact Analysis – Industrial**

|                                                                                                                                                                                        |                                                                                                 |                                                                              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|
| <b>Maximum Allowable Use:</b><br><b>PM – 1,261 AC * .75 FAR = 945.75 – 946 AC * 43,560 SF = 41,207,760 SF</b><br><b>IND – 1,261 AC * .50 FAR = 631 AC * 43,560 SF/AC 27,486,360 SF</b> | Estimated Impact Analysis<br>Phosphate Mining (PM) to Industrial (IND)<br>Development Area: SDA |                                                                              |
|                                                                                                                                                                                        | <b>Current Land Use designation(s)</b><br><b>PM</b>                                             | <b>Proposed Land Use designation</b><br><b>IND</b>                           |
| <b>Current Maximum Allowable Use</b>                                                                                                                                                   | 41,207,760 SF                                                                                   | 27,486,360 SF                                                                |
| <b>Average Annual Daily Trips (AADT)</b>                                                                                                                                               | 41,207,760 SF/1,000<br>41,208 * 3.93 * .92 (new trips)<br><b>148,992 AADT</b>                   | 27,486,360 SF/1,000<br>13,743 * 3.93 * .92 (new trips)<br><b>49,689 AADT</b> |
| <b>PM Peak Hour Trips</b>                                                                                                                                                              | 41,207,760 SF/1,000<br>41,208 * .67 * .92 (new trips)<br><b>25,402 AADT</b>                     | 27,486,360 SF/1,000<br>13,743 * .67 * .92 (new trips)<br><b>8,471 AADT</b>   |

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

**Table 5C Estimated Transportation Impact Analysis – Rural-Cluster Center**

| <b>Maximum Allowable Use:</b><br><b>PM – 7 AC * .75 FAR = 5.25 AC *</b><br><b>43,560 SF/AC = 228,690 SF</b><br><b>L/R =</b><br><b>Res: 4.65 AC * 4 DU/AC = 19</b><br><b>DU/AC</b><br><b>Com: .07 * 5 AC = .35 AC * 43,560</b><br><b>SF = 15,246 SF</b><br><b>IND – 3 AC * .50 FAR * 1.5 AC *</b><br><b>43,560 SF = 65,340 SF</b> | <b>Estimated Impact Analysis</b><br><b>Phosphate Mining (PM), Leisure/Recreation (L/R) and Industrial (IND)</b><br><b>To Rural-Cluster Center (RCC)</b><br><b>Development Area: SDA/RDA</b>                                                                                                                                                    |                                                                                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                  | <b>Current Land Use designation(s)</b><br><b>PM, L/R, IND</b>                                                                                                                                                                                                                                                                                  | <b>Proposed Land Use designation</b><br><b>RCC</b>                              |
| <b>Current Maximum Allowable Use</b>                                                                                                                                                                                                                                                                                             | PM = 228,690 SF<br>L/R (Res) = 19 DU/AC<br>L/R (Com) = 15,246 SF<br>IND = 65,340 SF                                                                                                                                                                                                                                                            | 15 AC * .30 FAR = 4.5 AC = *<br>43,560 SF = 196,020 SF                          |
| <b>Average Annual Daily Trips (AADT)</b>                                                                                                                                                                                                                                                                                         | PM = 228,690 SF/1,000<br>229 * 3.93 * 92 (new trips)<br><b>828 AADT</b><br>L/R (Res) = 19 DU<br>7.81 trips/DU * 1 (new trips) =<br><b>148 AADT</b><br>L/R (Com) = 15,246 SF/1,000<br>15 * 212.23 * .76 (new trips)<br><b>2,459 AADT</b><br>IND = 65,340 SF/1,000<br>65 * 3.93 * 92 (new trips)<br><b>235 AADT</b><br><b>TOTAL = 3,668 AADT</b> | 196,020 SF * 212.23 trips/1,000 SF<br>* .76 (new trips) =<br><b>31,617 AADT</b> |
| <b>PM Peak Hour Trips</b>                                                                                                                                                                                                                                                                                                        | PM = 228,690 SF<br>229 * .67 * .92 (new trips)<br><b>141 AADT</b><br>L/R (Res) = 19 DU * 1 (new trips)<br><b>19 AADT</b><br>L/R (Com) = 15,246 SF *<br>15 * 48.48 * .76 (new trips)<br><b>553 AADT</b><br>IND = 65,340 SF<br>65 * .67 * .92 (new trips)<br><b>40 AADT</b><br><b>TOTAL = 753 AADT</b>                                           | 196,020 SF * 48.48 trips/1,000 SF<br>* 76% new trips =<br><b>7,222 AADT</b>     |

Source: Concurrency Manual and Table for Minor Traffic Study –IND & 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 Detached Housing– 7.81 AADT/1 DU, 1 peak-hour trips/1 DU 100% new trips Free Standing Discount Store (ITE 815) – 44.72 AADT/1,000 SF, 64 peak-hour trips/1,000 SF;

**Table 5D Estimated Transportation Impact Analysis – Totals**

|                                              | Estimated Impact Analysis<br>Phosphate Mining (PM), Leisure/Recreation (L/R) and Industrial (IND)<br>To Rural-Cluster Center (RCC)<br>Development Area: SDA/RDA |                                                                                           |
|----------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|
|                                              | <b>Current Land Use designation(s)<br/>PM, L/R, IND</b>                                                                                                         | <b>Proposed Land Use<br/>designation(s)<br/>RS, IND, RCC</b>                              |
| <b>Average Annual Daily Trips<br/>(AADT)</b> | PM = 149,820 AADT<br>A/RR = 16 AADT<br>L/R (Res) = 148 AADT<br>L/R (Com) = 2,459 AADT<br>IND = 235 AADT<br><b>TOTAL = 152,530 AADT</b>                          | RS = 28,116 AADT<br>IND = 49,689 AADT<br>RCC = 31,617 AADT<br><b>TOTAL = 109,422 AADT</b> |
| <b>PM Peak Hour Trips</b>                    | PM = 25,543 AADT<br>A/RR = 2 AADT<br>L/R (Res) = 19 AADT<br>L/R (Com) = 553 AADT<br>IND = 40 AADT<br><b>TOTAL = 26,157 AADT</b>                                 | RS = 3,600 AADT<br>IND = 8,471 AADT<br>RCC = 7,222 AADT<br><b>TOTAL = 19,293 AADT</b>     |

The applicant also presented an analysis in their Traffic Impact Analysis (TIA) study, based on different estimates of an anticipated buildout of this project:

| <b>Table 4<br/>Net Trip Generation</b> |                         |                   |              |              |                |            |            |               |           |            |                        |              |              |
|----------------------------------------|-------------------------|-------------------|--------------|--------------|----------------|------------|------------|---------------|-----------|------------|------------------------|--------------|--------------|
| Time<br>Period                         | Land<br>Use             | Total Gross Trips |              |              | Internal Trips |            |            | Pass-by Trips |           |            | New Net External Trips |              |              |
|                                        |                         | Enter             | Exit         | Total        | Enter          | Exit       | Total      | Enter         | Exit      | Total      | Enter                  | Exit         | Total        |
| AM<br>Peak<br>Hour                     | Industrial Park         | 4,652             | 1,389        | 6,041        | 0              | 0          | 0          | 0             | 0         | 0          | 4,652                  | 1,389        | 6,041        |
|                                        | Single Family Detached  | 653               | 1,766        | 2,419        | 9              | 18         | 27         | 0             | 0         | 0          | 644                    | 1,748        | 2,392        |
|                                        | Shopping Center (>150K) | 107               | 65           | 172          | 18             | 9          | 27         | 0             | 0         | 0          | 89                     | 56           | 145          |
|                                        | <b>Totals:</b>          | <b>5,412</b>      | <b>3,220</b> | <b>8,632</b> | <b>27</b>      | <b>27</b>  | <b>54</b>  | <b>0</b>      | <b>0</b>  | <b>0</b>   | <b>5,385</b>           | <b>3,193</b> | <b>8,578</b> |
| PM<br>Peak<br>Hour                     | Industrial Park         | 1,262             | 3,246        | 4,508        | 0              | 0          | 0          | 0             | 0         | 0          | 1,262                  | 3,246        | 4,508        |
|                                        | Single Family Detached  | 1,613             | 989          | 2,602        | 85             | 31         | 116        | 0             | 0         | 0          | 1,528                  | 958          | 2,486        |
|                                        | Shopping Center (>150K) | 313               | 326          | 639          | 31             | 85         | 116        | 74            | 77        | 151        | 208                    | 164          | 372          |
|                                        | <b>Totals:</b>          | <b>3,188</b>      | <b>4,561</b> | <b>7,749</b> | <b>116</b>     | <b>116</b> | <b>232</b> | <b>74</b>     | <b>77</b> | <b>151</b> | <b>2,998</b>           | <b>4,368</b> | <b>7,366</b> |

Source: Applicant's Support Documentation

In the Conclusions section of this report, the applicant's TIA states that:

*The property's proposed maximum development potential consists of 27,460,224 square-feet of industrial, 3,602 residential dwelling units, and 196,020 square-feet of commercial. The property's proposed maximum development potential would generate 93,294 daily trips, 8,578 AM peak hour trips, and 7,366 PM peak hour trips. Please note that the development scenario is based on maximum development potential of the proposed FLU designations and may not reflect the final development plan proposed for the site. If/when the applicant decides to file for transportation concurrency, a Traffic Impact Study (TIS) will need to be conducted and submitted.*

#### B. Available Capacity:

The subject property is next to State Road (SR) 37 and County Road (CR) 640. SR 37 is an Urban Minor Arterial, and CR 640 is a Rural Major Collector, according to the Polk County TPO

Roadway Network Database. These are the closest roads to the site that are monitored for concurrency.

The subject parcel also has frontage on Anderson Road, a County-maintained rural minor collector with a pavement width of 20 feet.

Table 6, charts the generalized available capacity of the most-affected links.

**Table 6 Available Capacity**

| Link # | Road Name                                                       | Current Level of Service (LOS) | Available PM Peak Hour Capacity | Minimum LOS Standard | 5-Year Peak Hour Projected LOS |
|--------|-----------------------------------------------------------------|--------------------------------|---------------------------------|----------------------|--------------------------------|
| 5802N  | SR 37 From CR 640 to Alafia River (North Prong)                 | B                              | 708                             | D                    | B                              |
| 5802S  | SR 37 From CR 640 to Alafia River (North Prong)                 | B                              | 728                             | D                    | B                              |
| 4069E  | CR 640 (Pinecrest Road) From: Hillsborough County Line to SR 37 | B                              | 587                             | C                    | B                              |
| 4069W  | CR 640 (Pinecrest Road) From: Hillsborough County Line to SR 37 | B                              | 574                             | C                    | B                              |

*Source: Polk County Transportation Planning Organization, Concurrency Roadway Network Database April 13, 2026*

The TIA indicates a maximum peak hour trip rate of 8,578 AM peak hour trips, and 7,366 PM peak hour trips. Therefore, **The potential exists for this project to exceed the minimum LOS standard.** In the Conclusion Section of the TIA, the applicant identifies potential transportation improvements, including the following:

#### *2051 Future Conditions*

- All study area intersections, with the exception of Nichols Road at Anderson Road, are anticipated to operate outside the adopted LOS and with v/c ratios greater than 1.000.*
- CR 640 from Hillsborough County Line to US 17/98, SR 37 from CR 640 to Alamo Drive, SR 37 from SR 570 to Main Street, SR 60 from Hillsborough County Line to 12th Avenue, Carter Road from SR 37 to CR 540A, and County Line Road from Pipkin Road to I-4 are anticipated to operate outside the directional peak hour capacities.*

*This analysis indicates there are multiple potential roadway deficiencies associated with the addition of potential trips associated with the proposed CPA. Transportation concurrency and any mitigation strategies required to offset anticipated impacts due to buildout of the project will be assessed at the time of the final site plan application.*

Polk TPO staff also reviewed the applicant's TIA and concur with their comments.

#### **C. Roadway Conditions**

County Road 640 and Anderson Road have Pavement Condition Index ratings of "fair." No data is available for State Road 37, as it is a state-maintained road.

D. Planned Improvements:

There are no known improvements for this portion of SR 37 or CR 640 at this time.

E. Mass Transit

Route 21X West– Bartow/Mulberry/Fort Meade traverses this portion of SR 37. There are no bus stops along the project frontage.

F. Sidewalks

There are no sidewalks in front of the subject property, nor along adjacent streets.

**Park Facilities and Environmental Lands:**

The closest County Park is Pinedale Park, located .5 mile east of the site, within the Pinedale community.

A. Location:

Pinedale Park is located on Temple Street (no address available).

B. Services:

Pinedale Park is a County Park is a vacant lot with no special service or equipment.

C. Multi-use Trails:

There are no multi-use trails in the immediate area. According to the Polk GIS Viewer, the closest trails can be found at the Lakeland Highlands Scrub, 5.75 miles Northeast of the site.

**Environmental Lands**

The PolkGreen Map displays this parcel as being near to a potential connection of an overall natural network. The site has a conservation easement. The property is not in the Florida Wildlife Corridor.

**Environmental Conditions**

There are wetlands and floodplains on this site. Because of these conditions, any development of the site will have to take these conditions into account and comply with the applicable requirements of Section 620 (Wetland Protection) and Section 630 (Flood Hazard Management and Floodplain Protection) of the Land Development Code.

A. Surface Water:

There are numerous surface waters on the site, primarily due to previous mining activities. An unnamed creek is located on the central portion of the site. It flows south to north, eventually merging with Bird Branch and the North Prong of the Alafia River. Elevations on the site range from 95 to 145 feet.

B. Wetlands/Floodplains:

The site contains a significant amount of Zone “A” floodplains (1,125 acres) and wetlands (415 acres). These features have occurred to a large extent because of previous mining activities. Any site alteration will be required to comply with the development criteria policies for floodplains (2.123-B2) and wetlands (2.123-C2) on the Future Land Use element, plus Section 620 (Wetland Protection) and Section 630 (Flood Hazard Management and Floodplain Protection) of the Land Development Code.

C. Soils:

The site contains 16 different soil types, according to the U.S. Department of Agriculture, Soil Conservation Service, Polk County Survey. Table 7, below, lists the soils associated with the subject site.

**Table 7 Soils**

| <b>Soil Name</b>                                                    | <b>Septic Tank Absorption Field Limitations</b> | <b>Limitations to Dwellings Without Basements</b> | <b>% of Site (approximate)</b> |
|---------------------------------------------------------------------|-------------------------------------------------|---------------------------------------------------|--------------------------------|
| Pomona fine sand                                                    | Severe: wetness, percs slowly                   | Severe: wetness                                   | 7.70                           |
| Hydraquents, clayey                                                 | Severe: ponding, percs slowly                   | Severe: ponding, shrink-swell                     | 22.0                           |
| Arents-Water complex                                                | N/A                                             | N/A                                               | 22.3                           |
| Neilhurst sand, 1 to 5 percent slopes                               | Slight                                          | Severe: wetness                                   | 4.25                           |
| Sparr sand, 0 to 5 percent slopes                                   | Severe: wetness, poor filter                    | Severe: wetness                                   | 1.61                           |
| Tavares fine sand, 0 to 5 percent slopes                            | Moderate: wetness                               | Moderate: wetness                                 | 2.33                           |
| Smyrna and Myakka fine sands                                        | Severe: wetness, poor filter                    | Severe: wetness                                   | 0.07                           |
| Floridana mucky fine sand, frequently ponded, 0 to 1 percent slopes | Severe: ponding, percs slowly, poor filter      | Severe: ponding                                   | 0.03                           |
| Placid and Myakka fine sands, depressional                          | Severe: ponding, poor filter                    | Severe: ponding                                   | 0.31                           |
| Arents, clayey                                                      | N/A                                             | N/A                                               | 9.23                           |
| Haplaquents clayey                                                  | Severe: ponding, percs slowly                   | Severe: ponding, shrink-swell                     | 1.17                           |
| Udorthents, excavated                                               | N/A                                             | N/A                                               | 0.11                           |
| Arents, 0 to 5 percent slopes                                       | N/A                                             | N/A                                               | 23.0                           |
| Millhopper fine sand, 0 to 5 percent slopes                         | Moderate: wetness                               | Moderate: wetness                                 | 1.67                           |
| Felda fine sand, 0 to 2 percent slopes, frequently flooded          | Severe: flooding, wetness                       | Severe: flooding, wetness                         | 1.13                           |
| Basinger fine sand, 0 to 2 percent slopes                           | Severe: wetness, poor filter                    | Severe: wetness                                   | 0.02                           |

*Source: Soil Survey of Polk County, Florida 1985, USDA, Soil Conservation Service*

*NOTES: 1) Soil site percentages do not equal 100% due to water bodies on the site.*

*2) N/A – Information not available in Soil Survey*

Any 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.

#### D. Protected Species, Polk Green, Conservation Easements and Wildlife Corridor

According to the Polk County Protected Species Observations Map dated July 22, 2021, the site is located within one mile of a rookery, protected species of animals, and eagle nests. Prior to site clearing or grubbing, the applicant shall hire a qualified professional to conduct a site survey/walkover to ensure that no threatened or endangered plant or animal species exist on the site. If any are discovered, the applicant shall properly protect the specie(s) or mitigate any impacts consistent with federal, state, and local law.

The PolkGreen Map displays this parcel as being near to a potential connection of an overall natural network.

The Polk County Property Appraiser does not show any conservation easements on the site. The applicant has indicated that a conservation easement exists throughout the central portion of the property, generally following an unnamed creek that flows south to north, eventually merging with Bird Branch and the North Prong of the Alafia River.

There are no wildlife corridors, based on the Florida Wildlife Corridor Interactive Map.

#### E. Archeological Resources:

There are no historic or archeological resources based on the Florida Master Site File inventory.

#### F. Wells (Public/Private)

The site is not within a Wellfield Protection District. The closest wellfield district is in the City of Mulberry, 3 miles north of the SR 37 & CR 640 intersection.

#### G. Airports:

This property is not within the Airport Impact District, based on the Polk County Airport-Impact District Map.

#### **Economic Factors:**

Construction of buildings and site development activities create temporary jobs. Any new business activity that occurs at this site will need more goods and services, thereby generating more economic activity.

The proximity of this site next to existing industrial areas along SR 37 provides an opportunity for new businesses to locate on this site, thereby also providing jobs to support the Mulberry community and Polk County.



## 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**

| Comprehensive Plan Policy                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Consistency Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>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;</p> <p>b. incompatible uses are made to be more compatible to each other through limiting the intensity and scale of the more intense use;</p> <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p>A 200-foot buffer is in the Residential-Suburban (RS) area as a buffer to the Industrial (IND) land use district to ensure compatibility.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <p>The proposed industrial portion of the site is next to an existing industrial area.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <p>POLICY 2.102-A10: LOCATION CRITERIA - The following factors shall be taken into consideration when determining the appropriateness of establishing or expanding any land use or development area:</p> <p>a. nearness to incompatible land uses and future land uses, unless adequate buffering is provided,</p> <p>b. nearness to agriculture-production areas;</p> <p>c. distance from populated areas;</p> <p>d. economic issues, such as minimum population support and market-area radius (where applicable);</p> <p>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"> <li>1. transportation facilities, including but not limited to, mass transit, sidewalks, trails and bikeways;</li> <li>2. sanitary sewer and potable water service;</li> <li>3. storm-water management;</li> <li>4. solid waste collection and disposal;</li> <li>5. fire protection with adequate response times, properly trained personnel, and proper fire-fighting equipment;</li> <li>6. emergency medical service (EMS) provisions; and</li> <li>7. other public safety features such as law enforcement;</li> <li>8. schools and other educational facilities</li> <li>9. parks, open spaces, civic areas and other community facilities,</li> </ol> | <p>The proposed Residential-Suburban land use district will serve as a transition between the more intensive planned and existing industrial uses along the SR 37 corridor, and the rural residential uses along Anderson Road.</p> <p>The proposed Industrial land use district is near existing uses along SR 37. area. This feature makes the site appropriate for more intensive industrial uses.</p> <p>The Rural Cluster Center (RCC) proposed for the SR 37 &amp; CR 640 intersection complies with not only these location criteria, but also the specific location criteria for RCCs in Policy 2.110-B3.</p> |

| Comprehensive Plan Policy                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Consistency Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
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| <p>f. environmental factors, including, but not limited to: 1. environmental sensitivity of the property and adjacent property;</p> <p>2. surface water features, including drainage patterns, basin characteristics, and flood hazards;</p> <p>3. wetlands and primary aquifer recharge areas;</p> <p>4. soil characteristics;</p> <p>5. location of potable water supplies, private wells, public well fields; and</p> <p>6. climatic conditions, including prevailing winds, when applicable.</p>                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <p>POLICY 2.106-A1: DESCRIPTION - SDAs shall be those areas within the County which are, in most cases, located between municipalities, TSDA or UGA and the Rural Development Areas (RDAs). In the SDA, agricultural activities coexist alongside low density developed areas in the fringes of municipalities and other urban centers. These areas have developed predominately residential, in a suburban pattern with County-owned, municipal or County-franchised potable-water systems, but without centralized sewer facilities and very little, if any, supporting public facilities and non-residential uses. Other urban services typically found to accompany a suburban area include, but are not limited to multimodal transportation facilities, public safety, recreational and educational services.</p> | <p>The applicant has provided documentation that demonstrates that there is the ability to provide potable water for this project. This permit (Southwest Florida Water Management District Water Use Permit 20 021061.000) has an annual average quantity permit of 316,300 gallons per day. While this permit demonstrates that water is available, and thereby demonstrates consistency with this policy, it is not expected to provide sufficient capacity to serve the entire project at buildout.</p> |
| <p>POLICY 2.106-A3: LAND USE CATEGORIES - The following land use categories shall be permitted within the Suburban Development Areas:</p> <p>a. ACTIVITY CENTERS: Community Activity Centers, Neighborhood Activity Centers, Convenience Centers, Tourism Commercial Centers, and High-Impact Commercial Centers shall be permitted within SDAs in accordance with applicable criteria.</p> <p>b. RESIDENTIAL: Residential-Suburban.</p> <p>c. OTHER: Linear Commercial Corridors, Commercial Enclaves, Industrial, Business-Park Centers, Office Centers, Leisure/Recreation, Institutional, Recreation and Open Space, and Preservation.</p> <p>Note: Some land use categories are only allowed in adopted Selected Area Plans, special areas or neighborhood plans as specified in Section 2.109.</p>                | <p>The Residential-Suburban and Industrial land use categories are permitted in the Suburban Development Area (SDA).</p>                                                                                                                                                                                                                                                                                                                                                                                    |
| <p>POLICY 2.110-B3: LOCATION CRITERIA - The establishment of new RCCs intended for both residential and commercial uses shall be located at the intersections of arterial and/or collector roads and shall be guided by the criteria established within Section 2.110-K Activity Center Establishment. The establishment of new RCCs, subject to Section 2.110-K, intended for rural commercial-support activity, shall be located at:</p> <p>1. The intersections of arterial and/or collector roads whereby the intersection is central to seasonal, tourist, migratory population, or permanent residential population</p>                                                                                                                                                                                           | <p>The applicant has indicated that the proposed Rural Cluster Center (RCC), located at the intersection of SR 37 and CR 640, is approximately 2.75± miles from the municipal boundary of the City of Mulberry. According to the 2020 U.S. Census, the City of Mulberry has a population exceeding 3,900 persons. As such, the area within a three-mile radius of the proposed RCC exceeds the minimum population threshold of 2,500 people established by Policy 2.110-B3.</p>                             |

| Comprehensive Plan Policy                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Consistency Analysis                                                                                                                                                                                   |
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| <p>vehicle trips, this may include "t" intersections with safe access creating the appearance of a full intersection; or</p> <p>2. On an intersection of arterials and collector roads that serve as part of the main vehicle trip route for clusters of neighborhoods and in areas with 2,500 people in a three (3) mile radius.</p> <p>3. Not within 3 miles of another Activity Center or other RCC;</p> <p>4. Can be at the same intersection with a developed CE;</p> <p>5. The expansion of these isolated commercial nodes, in situations when the 80% developed standard cannot be met may be permitted according to the following:</p> <p>a. Up to the size of a Neighborhood Activity Center (NAC) with an Activity Center Plan (ACP) to be incorporated into Appendix E of the Land Development Code</p> <p>b. To ensure the increase of the node on as many corners as possible, and to ensure consistency with Policy 2.110-A5.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                        |
| <p>POLICY 2.110-K1: Additional Activity Centers shall be established and mapped on the Future Land Use Map Series in accordance with the following criteria:</p> <p>a. An additional Activity Center may be established, subject to approval by the Board of County Commissioners, through a comprehensive plan amendment when it is demonstrated that the proposed center will, at a minimum:</p> <ol style="list-style-type: none"> <li>1. meet the Activity Center "location criteria" for the applicable Development Area in which the property is located; and</li> <li>2. currently meet the "general characteristics" for the proposed classification or will meet those attributes within the next five (5) years - particularly the minimum population support within the market-area/service-area radius.</li> </ol> <p>b. An additional Activity Center may be established, subject to approval by the Board of County Commissioners, when it is demonstrated that there are adequate facilities to support the establishment of the proposed center, or adequate facilities will be provided concurrently with the center's development.</p> <p>c. Activity center establishment review criteria shall include, but are not limited to, the locational criteria enumerated in Policy 2.102-A9; Policy 2.102-A10, and an Activity Center Plan required by the Land Development Director or his designee.</p> <p>d. The Board of County Commissioners may require that a "Selected-Area Study" be submitted by the property owners requesting the establishment of an additional Activity Center.</p> | <p>The requested Activity Center, which is a Rural-Cluster Center, complies with the location and general characteristics criteria for this type of activity center, as listed in Policy 2.110-B3.</p> |

| Comprehensive Plan Policy                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Consistency Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
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| <p>POLICY 2.110-L3: INITIATED BY A PROPERTY OWNER - Any property owner applying for a new Activity Center shall prepare and submit an ACP for consideration by the Board of County Commissioners for inclusion within the Future Land Use Element through a Comprehensive Plan Amendment. The ACP can also be used as supporting documentation for a proposed expansion or reclassification. The Board may require that such submittal of a requested ACP include land use, traffic, and market studies, or other appropriate studies to support the requested ACP as outlined in L5 below.</p> <p>POLICY 2.110-L4: PLAN REQUIRED - A developer shall be required to prepare and submit an ACP for the following:</p> <ul style="list-style-type: none"> <li>a. a Development of Regional Impact (DRI) within an Activity Center;</li> <li>b. a request to develop a residential development with a "Special Residential" classification (15 DU/AC or more) within an Activity Center; or</li> <li>c. any new Activity Center proposed.</li> </ul> <p>POLICY 2.110-L5: PLAN REQUIREMENTS - ACPs, at a minimum, shall include a map, or maps, and policies which establish:</p> <ul style="list-style-type: none"> <li>a. Land uses designations for all property within the center;</li> <li>b. development criteria;</li> <li>c. development restrictions, if appropriate;</li> <li>d. a traffic circulation plan for the activity center; and</li> <li>e. special transportation restrictions, if appropriate.</li> <li>f. identify environmentally sensitive lands and endangered natural communities and outline proposals for the preservation and/or conservation of these areas; and</li> <li>g. any other information that the Land Development Director or his designee may request.</li> </ul> | <p>The proposed Rural Cluster Center at the SR 37 &amp; CR 640 is a new activity center, so an Activity Center Plan is required. The applicant has submitted an ACP that complies with the criteria outlined in Policy 2.110-L5.</p>                                                                                                                                                                                                                                                                                                                                                                                       |
| <p>POLICY 2.113-A3: LOCATION CRITERIA - Industrial development within the County shall occur within lands designated as Industrial on the Future Land Use Map Series. The following factors shall be taken into consideration when determining the appropriateness of establishing new Industrial areas:</p> <ul style="list-style-type: none"> <li>a. Industrial development shall be located within an Transit Supportive Development Area Urban-Growth Area, Suburban-Development Area, Rural-Development Area, or Utility-Enclave Area.</li> <li>b. Accessibility to major air and ground transportation, including but not limited to arterial roadways, rail lines, and cargo airport terminals.</li> <li>c. The locational criteria enumerated in Policy 2.102-A9 and Policy 2.102-A10.</li> <li>d. Industrial facilities should group together in planned industrial districts on sites capable of being expanded and developed in stages.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <p>This request can be considered to be part of an expansion of an existing industrial district that is already located on SR 37.</p> <p>The site is located near an arterial road (SR 37).</p> <p>The proposed 200-foot buffer is proposed to serve as a mechanism to ensure compatibility between residential and industrial development. The 200-foot standard is derived from a similar requirement in Section 303 of the Land Development Code for Construction Aggregate Processing Portions of the buffer are located in a conservation easement, thereby allowing for the maximum utilization of the property.</p> |

| Comprehensive Plan Policy                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Consistency Analysis                                                                                                                                                                                                                                                                                      |
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| <p>e. Industrial districts shall be separated significant distances from schools and developed residential areas through a combination of physical separation and screening and/or buffering in accordance with standards in the County's Land Development Code.</p> <p>f. The location criteria for Industrial Districts shall serve to maximize access to the arterial road system and minimize the routing of commercial traffic through residential areas by requiring access be limited to:</p> <ol style="list-style-type: none"> <li>1. arterial roads;</li> <li>2. collector roads, if the subject parcel is within 2 miles of an intersecting arterial road; or</li> <li>3. local commercial roads or private roads under the following conditions: <ol style="list-style-type: none"> <li>(a) the road has full median access onto to an arterial road;</li> <li>(b) the road does not serve existing or expected future residential traffic from the surrounding area;</li> <li>(c) the road has a structural integrity and design characteristics suitable for truck traffic.</li> </ol> </li> </ol> <p>g. Applications for establishment of an Industrial district shall include a plan consistent with Policy 2.110-L5.</p> |                                                                                                                                                                                                                                                                                                           |
| <p>POLICY 2.123-B2: DEVELOPMENT CRITERIA - Development within a "Floodplain-Protection Area" shall conform to the following criteria:</p> <p>a. Development shall be encouraged to locate on the non-floodplain portions of a development site and density may be transferred from undeveloped floodplain areas to contiguous non-floodplain areas per the Land Development Code.</p> <p>b. Development or redevelopment shall meet the requirements of the Polk County Land Development Code, and shall not:</p> <ol style="list-style-type: none"> <li>1. enlarge the off-site floodplain;</li> <li>2. alter the natural function of the floodplain; nor</li> <li>3. result in post development run-off rates which exceed pre-development run-off rates for storm frequencies at least as stringent as those rates established by the applicable Water Management District pursuant to Titles 40D and 40E, F.A.C.</li> </ol>                                                                                                                                                                                                                                                                                                           | <p>Significant portions of the site (1,125 acres) are in the 100-year floodplain. This is due primarily to previous mining activities. Compliance with this policy will be determined as part of a Level 2/site plan review.</p>                                                                          |
| <p>POLICY 2.123-C2: Development Criteria within a wetland, as determined by appropriate regulatory agencies having the authority to designate areas as wetlands and exercise jurisdiction over the wetlands so designated shall conform to the following criteria:</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <p>There are numerous wetlands (415 acres) located throughout the site. While some of the wetlands are part of the riverine system on the site, most were created because of previous mining activities. Careful site planning will need to occur to ensure that development of the site is done in a</p> |

| Comprehensive Plan Policy                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Consistency Analysis                                             |
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| <ul style="list-style-type: none"> <li>i. Every reasonable effort shall be required to avoid or minimize adverse impacts on wetlands through the clustering of development and other site planning techniques. Mitigation will only be permitted in accordance with applicable state standards.</li> <li>j. Wetland impacts where unavoidable and where properly mitigated, as determined by agencies having jurisdiction, shall be permitted for:</li> <li>8. Resource-Based Recreational Uses as defined by this Plan that are compatible with wetland functions;</li> <li>9. access to the site;</li> <li>10. necessary internal traffic circulation, where other alternatives do not exist, or for purposes of public safety;</li> <li>11. utility transmission and collection lines;</li> <li>12. pre-treated storm-water management;</li> <li>13. mining that meets state and federal regulations; or</li> <li>14. expansion of an existing use or a new use where upon consultation with the appropriate regulatory agency (prior to permitting) it is determined that the proposed mitigation implements all or part of an agency or jurisdiction's plan and provides greater long term ecological value than the impact.</li> <li>k. Commercial and industrial development shall locate on the non-wetland portion of a development site.</li> <li>l. If a site is such that all beneficial use of the property is precluded due to wetland restrictions, then the parcel shall be allowed to develop as follows: <ul style="list-style-type: none"> <li>3. a maximum of one dwelling unit per Lot of Record; or</li> <li>4. at a gross density of one dwelling unit per ten acres (1 DU/10 AC). No parcel shall be created after December 1, 1992, which consists entirely of wetlands, unless accompanied by a deed restriction which prohibits future development on the parcel.</li> </ul> </li> <li>m. Development shall be required to locate on the non-wetland portions of a development site. The Land Development Code shall permit residential densities to be transferred from wetland areas to contiguous non-wetland areas within the same development subject to the provisions of Policy 2.123-C3.</li> <li>n. In accordance with Section 163.3184(6)(c), F.S., the County shall defer the delineation of jurisdictional wetland limits and wetland mitigation</li> </ul> | <p>manner that minimizes impacts to environmental resources.</p> |

| Comprehensive Plan Policy                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Consistency Analysis                                                                                                                                                                                   |
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| <p>amounts to the applicable federal, state or regional permitting agency.</p> <p>o. All permits from an agency with jurisdiction shall be approved prior to, or concurrently with, the County issuing a final development order.</p> <p>Polk County will coordinate with regulatory agencies to identify and implement procedures to support compliance with permit terms and conditions as part of the County's building inspection and code enforcement activities.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                        |
| <p><b><u>POLICY 2.123-C3: TRANSFER OF RESIDENTIAL DENSITIES</u></b> - Residential densities may be transferred from wetland areas to contiguous non-wetland areas within the same development subject to the following:</p> <p>a. Residential densities shall be transferred from the wetland areas to non-wetland areas based on the wetland density of one unit per ten acres (1 DU/10 AC) where any development occurs within the wetland area of the project.</p> <p>b. Residential densities shall be transferred from wetland areas to non-wetland areas at a density of one dwelling unit per acre (1 DU/AC), or at the underlying land use density if the underlying density is less than 1 DU/AC, only when there has been no disturbance to wetlands. Portions of lots may be platted into wetland areas and shall not be construed as having disturbed wetland areas for this density-transfer provision so long as that portion of the lot does not include any fill, construction, improvements, or other development, and a restriction is placed upon the plat to prohibit such future actions within wetland areas.</p> <p>c. All such transfers of density shall:</p> <ol style="list-style-type: none"> <li>1. be to contiguous property under the same ownership or control;</li> <li>2. only be permitted within a subdivision platted and developed in accordance to the County's Land Development Code;</li> <li>3. not result in lot sizes, or areas per dwelling unit, less than 65% of that required by the County's Land Development Code (the minimum lot/area size shall be exclusive of the wetland area); and</li> <li>4. be noted on the face of the final plat as a restrictive covenant enforceable by the Board of County Commissioners.</li> </ol> | <p>The residential density transfer requirement of one dwelling unit per acre (1 DU/AC) will result in a lower potential maximum unit count, based on the presence of 415 of wetlands on the site.</p> |

## Urban Sprawl Analysis

After analyzing the primary indicators of Urban Sprawl per *Policy 2.109-A10* of the Polk County Comprehensive Plan, the proposed request is not considered to be urban sprawl.

Table 9 (below) depicts the Urban Sprawl Criteria used by staff as indicators of Urban Sprawl.

**Table 9 Urban Sprawl Criteria**

| <b>Urban Sprawl Criteria: The following criteria are the primary indicators of urban sprawl per Florida Statutes</b>                |                                                               |
|-------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|
| <b>Urban Sprawl Criteria</b>                                                                                                        | <b>Sections where referenced in this report</b>               |
| 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 |

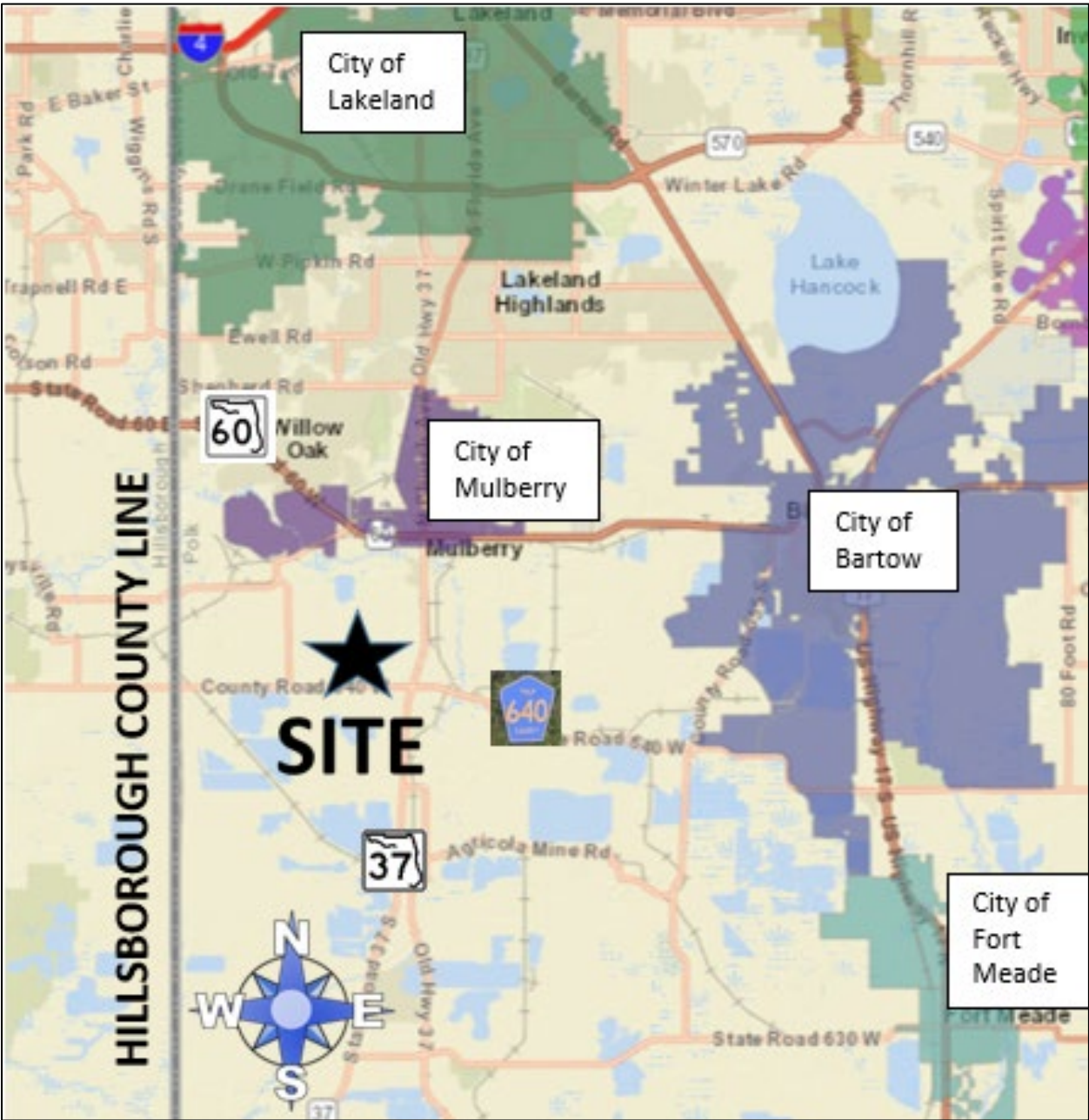
## Comments From Other Agencies:

An e-mail was sent to the City of Mulberry staff on Monday, July 6, with supporting documentation sent on July 8. No response was received.



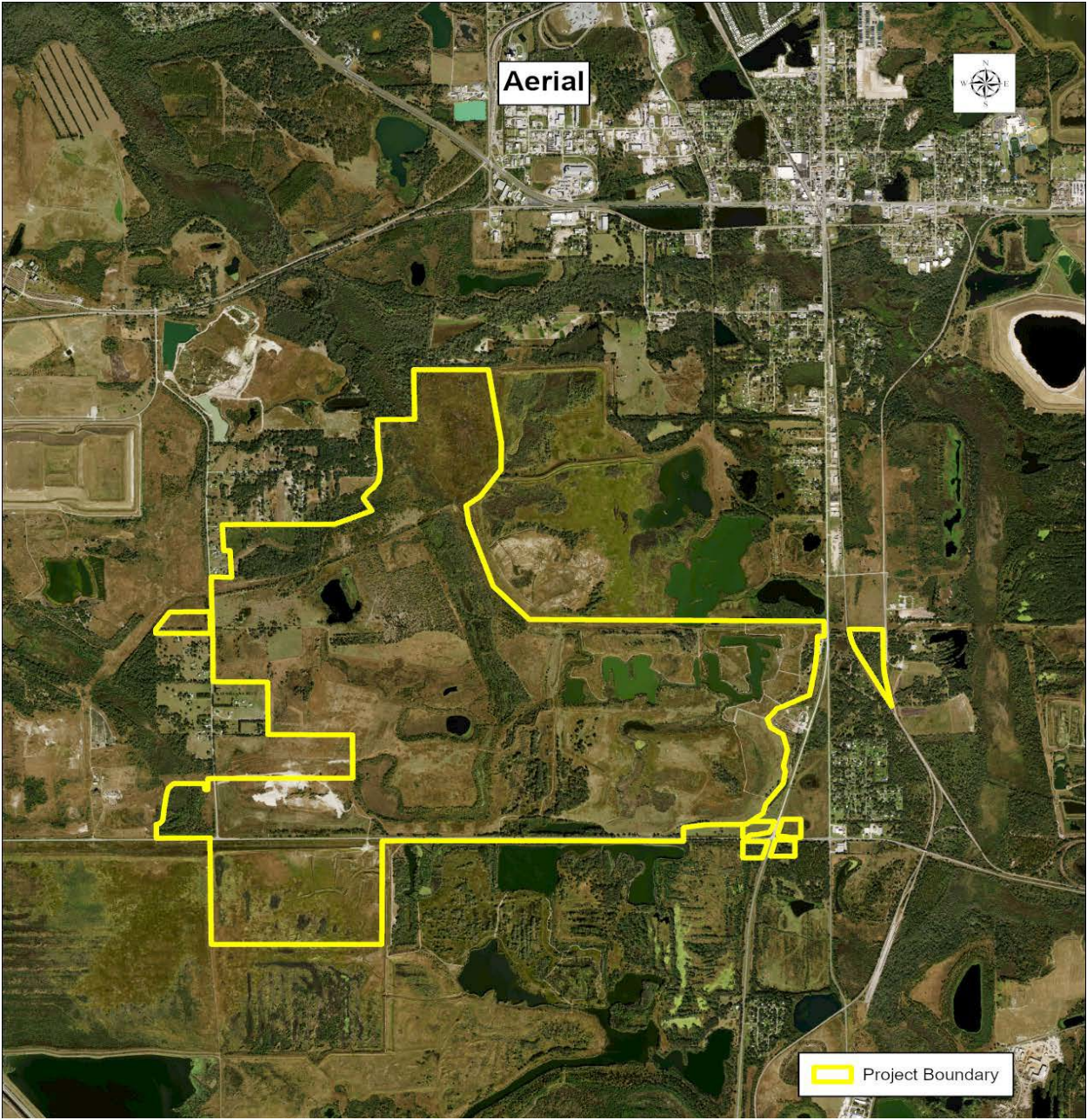
**Exhibits:**

- Exhibit – 1      Location Map
- Exhibit – 2      2023 Aerial Photo
- Exhibit – 3      Current Development Area Map
- Exhibit – 4      Proposed Development Area Map
- Exhibit – 5      Current Future Land Use Map
- Exhibit – 6      Proposed Future Land Use Map
- Exhibit – 7      Proposed Text Amendment
- Exhibit – 8      Applicant’s SWFWMD Water Use Permit (Page 1)
- Exhibit – 9      List of Uses



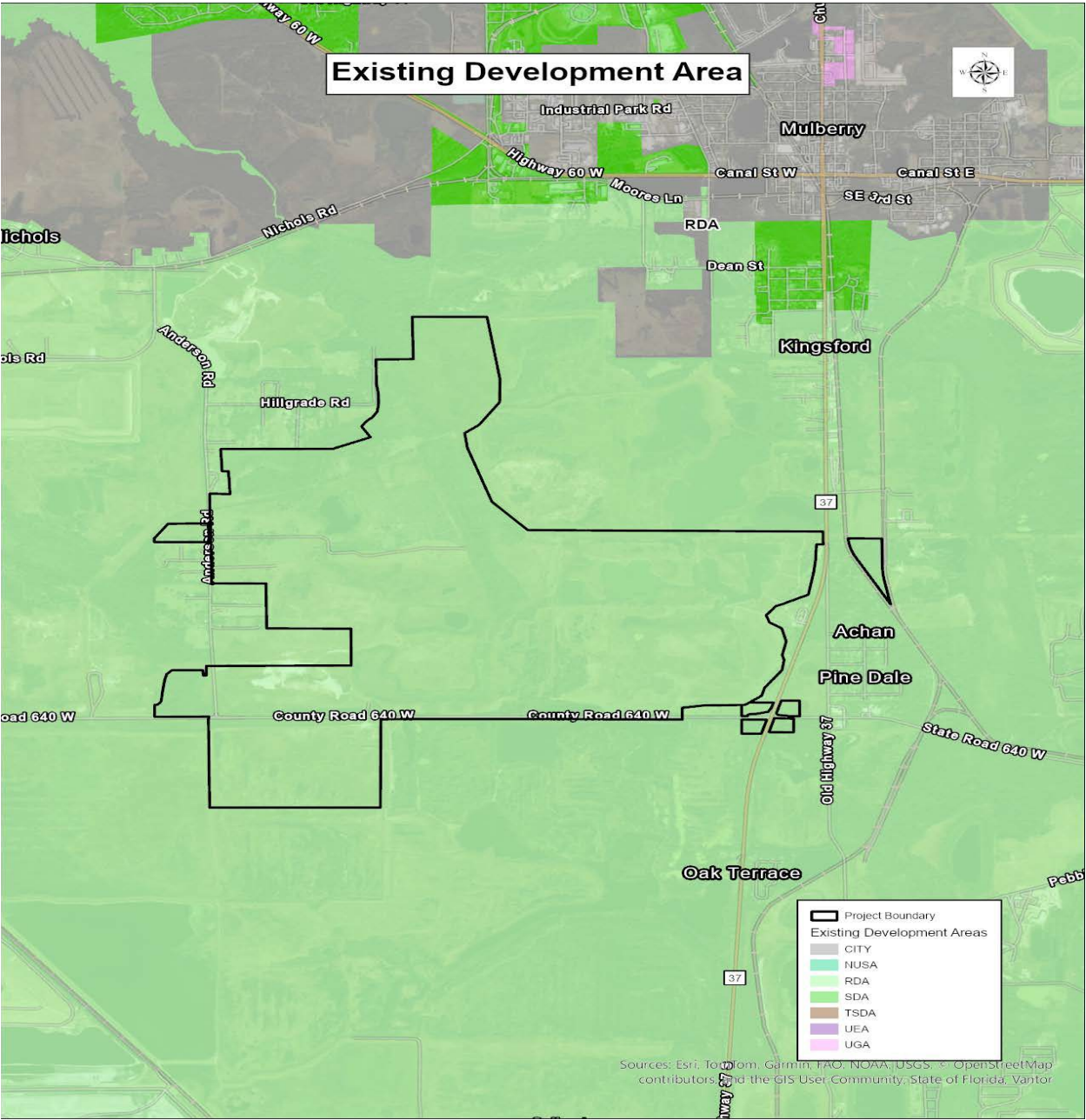
Location Map



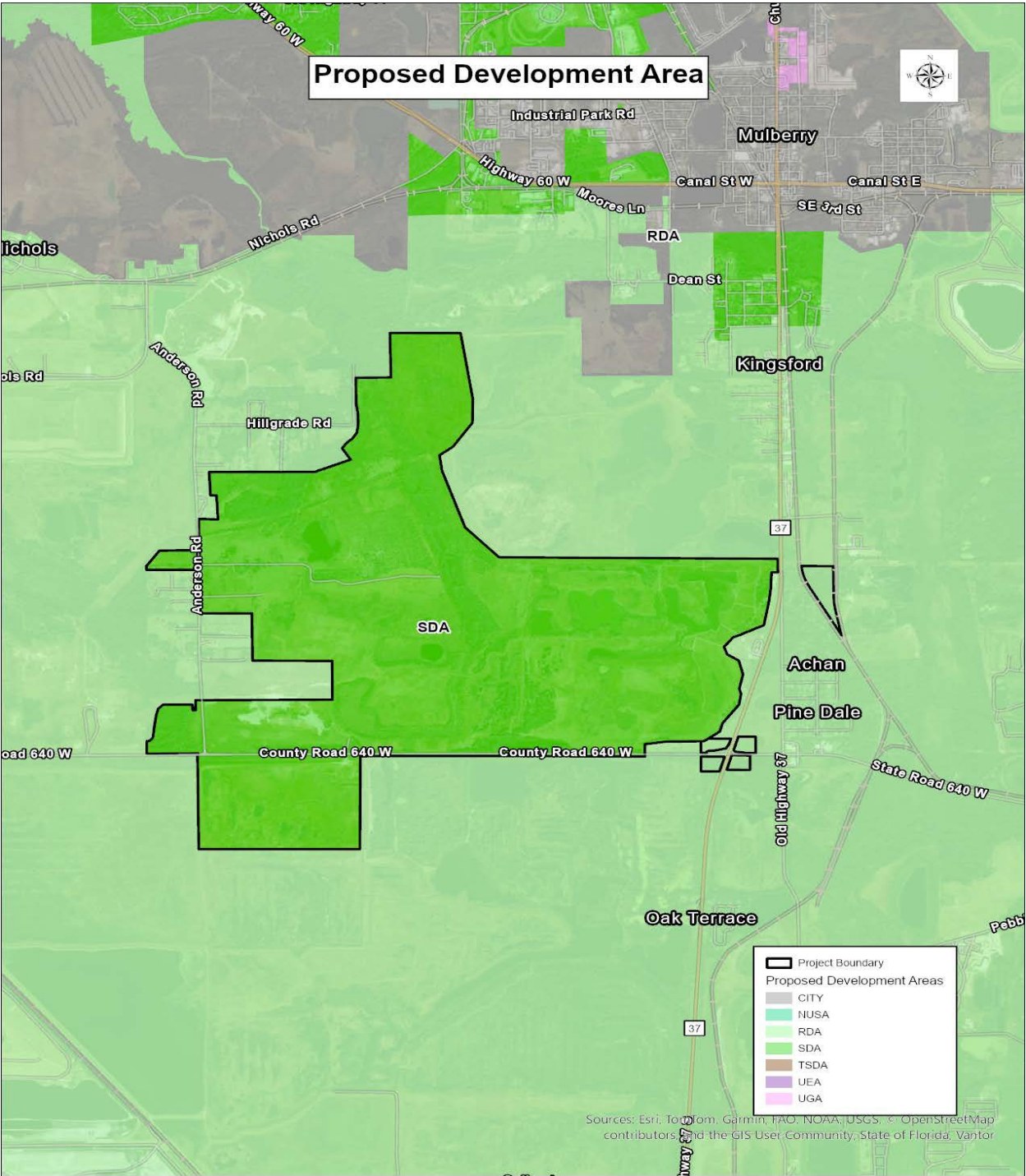


2023 Aerial Photo



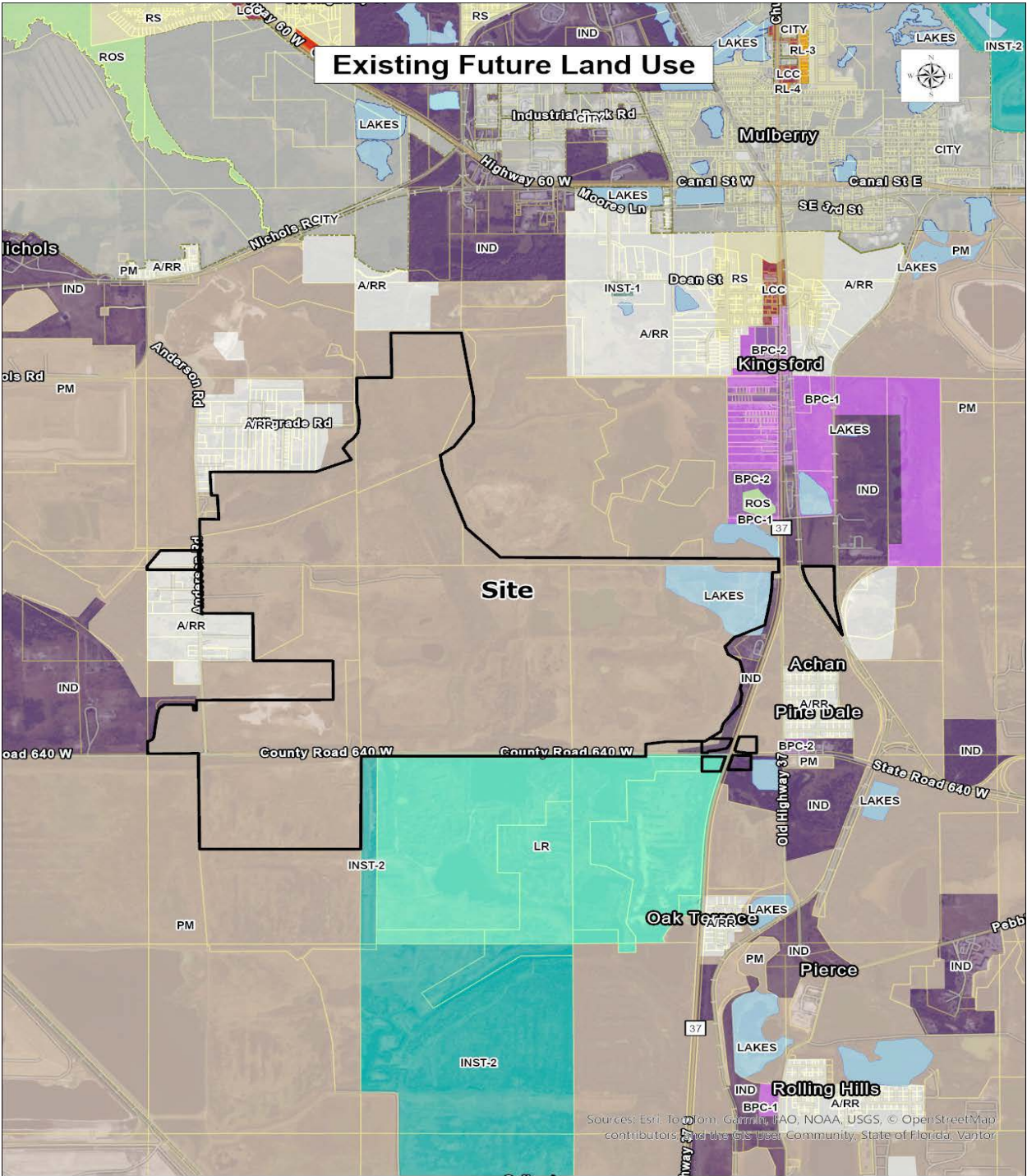


Current Development Area Map

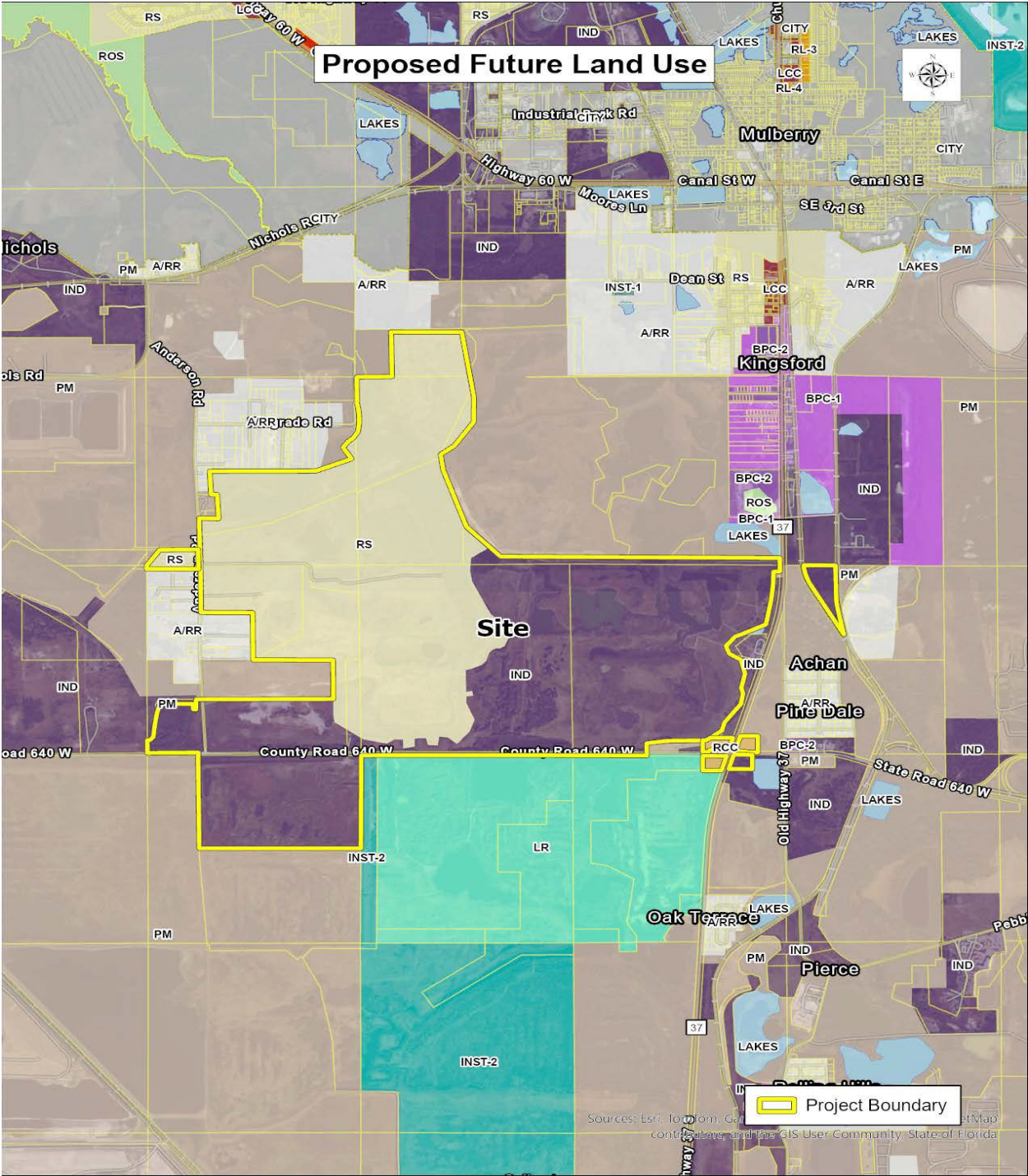


Proposed Development Area Map





Current Future Land Use Map



Proposed Future Land Use Map



# Proposed Text Amendment

## APPENDIX 2.135 PARCEL SPECIFIC FUTURE LAND USE MAP AMENDMENTS WITH CONDITIONS

### SECTION 2.135-Z - Development Guidelines for the Mims Crossing Property.

OBJECTIVE 2.135-Z: Through the adoption of LDCPAL 2025-7, this section of the plan establishes additional development restrictions for specific property to be developed in this amendment based on the policies listed below and in a limited fashion as established in the Polk County Land Development Code with conditions adopted into the Land Development Code through LDCT-2025-15.

POLICY 2.135-Z1: APPLICABILITY: The provisions and requirements of this section shall apply to the properties covered by LDCPAL-2025-7.

POLICY 2.135-Z2: MIMS CROSSING RCC ACTIVITY CENTER PLAN: Through the adoption of LDCPAL-2025-7, the Mims Crossing Rural Cluster Center (RCC) Activity Center Plan is hereby established, with conditions adopted into the Land Development Code through LDCT-2025-15.

### POLICY 2.135-Z3: CONSERVATION BUFFER:

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

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

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



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

- b. Any development within the area described above is prohibited. The area is to remain undisturbed and preserve the natural habitat, with only limited environmental management activities permitted.
- c. The Conservation Buffer area can retain any development rights within the RS land use district per the requirements of the Land Development Code.

**POLICY 2.135-Z4: DEVELOPMENT CRITERIA** - Development within this RS area shall conform to the criteria established in Section 2.120-A of this Comprehensive Plan consistent with the development standards adopted for this parcel in the Polk County Land Development Code.

**SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT  
WATER USE PERMIT  
Individual  
PERMIT NO. 20 021061.000**

**PERMIT ISSUE DATE:** December 02, 2022

**EXPIRATION DATE:** December 02, 2032

The Permittee is responsible for submitting an application to renew this permit no sooner than one year prior to the expiration date, and no later than the end of the last business day before the expiration date, whether or not the Permittee receives prior notification by mail. Failure to submit a renewal application prior to the expiration date and continuing to withdraw water after the expiration date is a violation of Chapter 373, Florida Statutes, and Chapter 40D-2, Florida Administrative Code, and may result in a monetary penalty and/or loss of the right to use the water. Issuance of a renewal of this permit is contingent upon District approval.

**TYPE OF APPLICATION:** New

**GRANTED TO:** T. Mims Corp/Attn: Tom Mims  
439 S Florida Avenue, Suite 202  
Lakeland, FL 33801

**PROJECT NAME:** Mims Laurel Lake Park

**WATER USE CAUTION AREA(S):** SOUTHERN WATER USE CAUTION AREA

**COUNTY:** Polk

**TOTAL QUANTITIES AUTHORIZED UNDER THIS PERMIT (in gallons per day)**

|                                     |             |
|-------------------------------------|-------------|
| ANNUAL AVERAGE                      | 316,300 gpd |
| PEAK MONTH <sup>1</sup>             | 667,400 gpd |
| DROUGHT ANNUAL AVERAGE <sup>2</sup> | 337,900 gpd |

1. Peak Month: Average daily use during the highest water use month.
2. Drought Annual Average: Annual average limit when less than historical average rainfall if sufficient Water Conservation credits exist in the Permittee's account.

**ABSTRACT:**

This is a new water use permit for public supply use. The project repurposes former phosphate mining land for a mobile home park, with potable demand met by groundwater withdrawals and irrigation demand met exclusively by surface water withdrawals from man-made lakes within the project area. Quantities for public supply use are based on a per capita rate of 50 gallons per person per day (gpcd) and a functional population of 3,124 persons by the Year 2025. Quantities for irrigation demand are based on the District's irrigation allotment calculation program, AGMOD. This permit is located within both the Southern Water Use Caution Area (SWUCA), and the Central Florida Water Initiative (CFWI) area and relies exclusively on a source of alternative water supply (AWS) to meet irrigation demand.

Special conditions include that those require the Permittee to report monthly meter readings, to comply with the authorized quantities, to perform meter accuracy checks every five years, maintain a per capita rate of 50 gpcd, to provide offsets for any groundwater demands beyond those projected for 2025, to submit the Public Supply Annual Report by April 1 each year, to implement and maintain the Annual Conservation Goal Implementation Plan, and to construct the proposed wells per the approved specifications.

## Applicant's SWFWMD Water Use Permit (Page 1)

|                | Technical Staff Review – Level 1 & 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Public Hearing (s) Required – Level 3 & 4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Mixed Uses     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Planned Development, C3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| All Other Uses | <p>Agricultural Support, On-site P; Alcohol Package Sales, C1; Animal Farm, Intensive, P; Bed and Breakfast, C2; Car Wash, Incidental, C2; Clinics and Medical Offices, C2; Childcare Center, P; Convenience Stores, Isolated, C2; Community Center, C2; Cultural Facility, C2; Farm Worker Dormitory, Apartment Style, C2; Farming General, P; Financial Institution, P; Financial Institution, Drive Through, C2; Funeral Homes &amp; Related Facilities, C2; Gas Station, C2; Government Facility, P; Hospitals, P; Livestock Sale, Auction, P; Lodges and Retreats, P; Medical Marijuana Dispensaries, C2; Nurseries, Retail, P; Nurseries and Greenhouses, P; Office, C2; Personal Service, C2; Recreation Passive, C1; Recreation &amp; Amusement, General, C2; Vehicle Storage C2; Religious Institution, C2; Restaurant, Drive-thru/Drive-in, C2; Restaurant, Sit-down/Take-out, C2; Retail, Less than 10,000 sq. ft., P; Riding Academies, P; School, Elementary, C2; Studio, Production, P; Transit Facility; P; Utilities Class I, P; Utilities Class II, C1; Vehicle Recovery Service/Agency, C2; Vehicle Repair, Auto Body, C2; Vehicle Service, Mechanical, P; Vehicle Sales, Leasing, C2; Veterinary Service, C1</p> | <p>Duplex/Two Family Attached, C3: Multifamily, C3; Breeding, Boarding and Rehabilitation Facility, Wild or Exotic, C3; Cemetery, C3; Commercial Vehicle Parking, C3; Communication Towers, Monopole, C3; Helistops, C3; Farm Worker Dormitory, Barrack Style, C3; Golf Course, C3; Lime Stabilization Facility C3; Marina and Related Facilities, C3; Non-phosphate Mining C3; Residential Treatment Facility, C4; Retail, 10,000 – 34, 999 sq. ft., C3; School, Middle, C3; Schools, Leisure/Special Interest, C2; School, Technical/Vocational/ Trade &amp; Training, C3; School, University/College, C3; Self-Storage Facility, C3; Utilities, Class III, C3; Water Ski Schools, C4</p> |

## List of Uses – Rural-Cluster Center (RCC)

|                      | Technical Staff Review – Level 1 & 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Public Hearing (s) Required<br>– Level 3 & 4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
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| Mixed<br>Uses        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Planned Development, C3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| All<br>Other<br>Uses | <p>Farm Worker Dormitory, Barracks Style, C2; Ag-Support, Off-Site, P; Farming General, P; Alcohol Parking Sales, C1; Animal Farm, Intensive, P; Bars, Luges, and Taverns, C1; Breeding, Boarding, and Rehabilitation Facility, Wild or Exotic, C2; Cardboard &amp; Shredded Paper Collection, C1; Commercial Vehicle Parking, P; Communication Towers, Guyed and Lattice, C2; Communication Towers, Monopole, C2; Convenience Store, Isolated, C2; Crematorium, P; Cultural Facility, C2; Financial Institution, C2; Financial Institution, Drive Through, C2; Gas Station, C2; Golf Course, C1; Government Facility, P; Heavy Machinery Equipment Sales and Services, P; Heliports, C2; Helistops, C2; Hotels and Motels, C2; Kennels, Boarding and Breeding, P; Livestock Sale, Auction, P; Manufacturing, Explosives/Volatile Material, P; Manufacturing General, P; Manufacturing Light, P; Medical Marijuana Dispensaries, C2; Nurseries, Retail, C2; Nurseries and Greenhouses, P; Office, P; Personal Service, P; Printing and Publishing, P; Recreation Passive, C1; Recreational Vehicle Storage, C2; Research and Development, P; ; Religious Institution, C2; Restaurant, Drive-thru/Drive-in, C2; Restaurant, Sit-down/Take-out, C2; Retail, 10,000 – 34, 999 sq. ft., C2; Retail, 35,000 – 64, 999 sq. ft., C2; Retail Home Sales Office, P; Retail, Less than 10,000 sq. ft., C2; School, Technical/Vocational/Trade &amp; Training, P; Self-Storage Facility, C2; Studio, Production, P; Solar Electric Power Generation Facility,C2; Transit, Commercial, P; Transit Facility; P; Utilities Class I, P; Utilities Class II, P; Utilities Class III, C2; Vehicle Recovery Service/Agency, C2; Vehicle Repair, Auto Body, P; Vehicle Service, Mechanical, P; Veterinary Service, C2; Warehousing/Distribution, P</p> | <p>Airport, C4; Construction Aggregate Processing, C3; Construction Aggregate Storage, C3; Hazardous Waste Transfer, Storage, C4; Hazardous Waste Treatment Facilities, C4; Lime Stabilization Facility C3; Railroad Yard, C3; Non-phosphate Mining C3; Power Plants, Non-Certified, Low, C4; Power Plants, Non-Certified, High, C4; Railroad Yard, C3; Retail, More than 65, 999 sq. ft., C3; Salvage Yard, C3; Schools, Leisure/Special Interest, C33; School University/College, C3; Self-Storage, C3; Water Ski Schools, C3</p> |

## List of Uses – Industrial (IND)

| Technical Staff Review – Level 1 & 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Public Hearing (s) Required – Level 3 & 4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
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| Family Farm, C1; Farm Worker Dormitory, Apartment Style, C2; Animal Farm, Intensive, P; Communication Towers, Guyed and Lattice, C2; Communication Towers, Monopole, C2; Community Center, C2; Convenience Store, 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, P; Manufacturing General, C2; Manufacturing Light, C2; Motor Freight Terminal, C2; Nurseries and Greenhouses, P; Recreation Passive, C1; Recreation, Low-Intensity, C2; Religious Institution, C2; Research and Development, P; Riding Academies, C1; School, Technical/Vocational/ Trade & Training, P; Self-Storage Facility, C2; Solar Electric Power Generation Facility, C2; Transit Facility; P; Utilities Class I, P; Utilities Class II, P; Utilities Class III, C2; Veterinary Service, P | Farm Worker Dormitory, Apartment Style, C3; Ag-Support, Off-Site, C3; Airport, C4; Breeding, Boarding, and Rehabilitation Facility, Wild or Exotic, C3; Government Facility, C3; Gypsum Stack, C4; Hazardous Waste Transfer, Storage. C4; Hazardous Waste Treatment Facilities, C4; Lime Stabilization Facility, C3; Non-phosphate Mining C3; Phosphate Mining, C4; Power Plants, Non-Certified, Low, C4; Power Plants, Non-Certified, High, C4; Power Plants, Certified, C4; Railroad Yard, C3; Recreation, High-Intensity, C3; Schools, Leisure/Special Interest, C3; Water Ski Schools, C3 |

## List of Uses – Phosphate Mining (PM)