

**POLK COUNTY
DEVELOPMENT REVIEW COMMITTEE
STAFF REPORT**

DRC Date: April 6, 2024	Level of Review: 4
PC Date: June 5, 2024	Type: Comprehensive Plan Amendment
BoCC Date: August 6, 2024	Case Numbers: LDCPAL-2024-3
October 1, 2024	Case Name: CR 640 Industrial Park CPA
Applicant: David Carter, Carter & Kaye Engineering, LLC	Case Planner: Johnathan Sims, Planner II

Request:	Future Land Use Designation for a Large-Scale Comprehensive Plan Map Amendment change from Phosphate Mining (PM) to Industrial (IND).
Location:	North of County Road 640, west of State Road 37, south of State Road 60, east of New Wales Road. It is south of the City of Mulberry in Section 21, Township 30, Range 23.
Property Owner:	Mims Properties LLC, Agrifos Mining LLC, Nichols Ranch LLC
Parcel Size/number:	380 +/- acres (233020-000000-014010, 233021-000000-042010, 233020-000000-011010, 233021-000000-043030)
Development Area:	Rural Development Area (RDA)
Nearest Municipality:	Mulberry
DRC Recommendation:	Approval
Planning Commission Vote:	Approval (7-0)
Public Comment:	None
Florida Commerce*	This staff report will be updated when the ORC is received

Location Map



Current Future Land Use Map



Summary

This is an Applicant-Initiated request for a Future Land Use designation change from Phosphate Mining (PM) to Industrial (IND), on 380 acres of a total 586 acres in the Rural Development Area (RDA). The subject site is part of the now released Agrifos Phosphate Mine.

Compatibility Summary

The subject site is bordered by Phosphate Mining (PM) designation to the west, south, and north. To the east and northeast is Agricultural/Rural Residential (A/RR). The A/RR is partially developed with residential uses. The Rural Development Area (RDA) is highlighted by providing areas for rural activities, such as agricultural uses, mining activities, areas to be available for future long-range urban expansion activities, and rural residential uses. The Industrial usage that is being pursued by the applicant is an allowed land use category for the RDA. The area is a collection of unincorporated parcels within the County with a scattered development of residential northeast of the subject site, but not immediately abutting.

Infrastructure Summary

The proposed CPA is not anticipated to degrade the Level-of-Service (LOS) standards for transportation, schools, and public safety facilities. The subject site will utilize the same public safety facilities as the existing PM FLU designation. School service will not be impacted as Industrial does not allow residential development, however, there is not capacity in the zoned middle and elementary schools at this time. The proposed Industrial (IND) Future Land Use (FLU) designation will generate less trips than phosphate mining use. However, the additional trips are not anticipated to degrade the level-of-service and final concurrency will be established during the later development stage and will limit the intensity of the development. The biggest limitation the site has is that it does not fall within a service area for utilities, so water and wastewater will need to be addressed before any development can occur.

Environmental Summary

The nearest lake to the parcel is Scott Lake to the northeast at over eight (8) miles away. There is a flood basin that runs through the northeast corner of the subject site. The soil available in this area is a large mixture of different types of soil and sand. The closest park to the site is Rolling Hills Park 4.7 miles to the southeast. There is an environmental land 1.69 miles to the north of the subject site in the North Prong of the Alafia River. The subject site is in a flood zone and wetland. There have been no sightings of protected species on the subject site, and the Species Evaluation Map does not show it to be a primary habitat area for any of the protected species of Florida. No historical or archaeological sites have been identified on the subject site. A thorough review of the environmentally sensitive areas will take place at the Level 2 Review.

Comprehensive Plan

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

- Policy 2.102(A1-A15): Growth Management Policies
- Policy 2.102-A10: Location Criteria
- Policy 2.108 (A1-A6): RDA Development Criteria
- Policy 2.113A (A1-A5): Industrial
- Policy 2.114A (A4) – Future Development of PM Land

Findings of Fact

Request and Legal Status

- LDCPAL-2024-3 is an applicant-initiated request for a Future Land Use designation change from Phosphate Mining (PM) to Industrial (IND) on 380 +/- acres.
- The subject site resides within the Rural Development Area (RDA).
- The subject site will be changing 380 +/- acres of a total 586 acres on the parcel.
- The subject site is part of a released phosphate mine called Agrifos.

Compatibility

- The existing uses surrounding the site are;
 - North – PM; Mosaic Fertilizer
 - West – PM; Mosaic Fertilizer.
 - East – A/RR; single-family housing
 - South – PM; Mosaic New Wales facility
- Staff is coordinating with the Phosphate Review Group to obtain any comments per Policy 2.114-A4, any comments received may result in updates to the Staff Report.

Infrastructure

- The zoned schools for the site are Purcell Elementary, Mulberry Middle, and Mulberry Senior High School.
- Fire and Ambulance responses are from Polk County Fire Rescue Station 4, located at 6949 Old Highway 37 in Bradley Junction, which is approximately 7.1 miles away with an estimated 14-minute response.

- The subject site is within the Southwest District Command Area for the Sheriff's office which is located at 4120 US Highway 98 South, Lakeland.
- The subject site is not in a water or wastewater utility provider. There are no lines built along County Road 640.
- A new water and wastewater facility is considered a Class III Utility which is a conditional use Level 2 Review in Phosphate Mining (PM) and Industrial (IND). However, the infrastructure element of the Comprehensive Plan requires any new wastewater facilities to have a design capacity of 100,000 gallons per day.
- The applicant stated in the Impact Assessment Statement that there will be a private water and wastewater facility constructed on site.
- The closest mass transit stop is 0.18 miles away on State Road 37, south of Mulberry, northeast of the subject site at Stop 1209. It is serviced by Citrus Connection on Line 21X.
- The nearest regional park is Rolling Hills Park 4.7 miles southeast of the subject site near the Jamison Road area. The closest environmental site is the North Prong of the Alafia River 1.69 miles northeast of the subject site.

Environmental

- The subject site's elevations have a wide variety starting from County Road 640 to the north end of the subject site. The southeast corner of the site has an elevation of about 105 feet at Anderson Road, and it slopes upwards moving west along the road to a high elevation of 140 feet in the southwest corner. Moving north, the elevation slopes up and down to a low of 109 feet at the northwest corner of the site. The northeast corner of the site goes to an overall low of 100 feet.
- The site is not located in a wetland or floodplain. There is a drainage basin that runs through the northeast corner of the site, and there is a small portion of wetland on the overall site, but it is not part of the subject site.
- The soil type for the subject site includes Pomona Fine Sand, Hydraquents (clayey), Arents-Water complex, Sparr sand (0 to 5 percent slopes), Urban land (0 to 2 percent slopes), Kendrick fine sand (0 to 5 percent slopes), Basinger mucky fine sand (frequently ponded, 0 to 1 percent slopes), Arents (clayey substratum), and Arents (0 to 5 percent slopes).
- Per the Polk Species Observation Map, there have not been any endangered species sightings on the subject site.
- There are no known archeological or historical resources on the subject site per data from the Florida State Historical Commission.
- There are no wells on the subject site and it is not located in a wellfield.

- The site is not within an Airport Impact District.

Comprehensive Plan Policies

- POLICY 2.102-A1 Development Location states that Polk County shall promote contiguous and compact growth patterns through the development process to minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where tracts of land are by-passed in favor of development more distant from services and existing communities.
- POLICY 2.102-A2 Compatibility states that land shall be developed so that adjacent uses are compatible with each other, pursuant to the requirements of other Policies in this Future Land Use Element, so that one or more of the following provisions are accomplished: a. there have been provisions made which buffer incompatible uses from dissimilar uses; b. incompatible uses are made to be more compatible to each other through limiting the intensity and scale of the more intense use; c. uses are transitioned through a gradual scaling of different land use activities through the use of innovative development techniques such as a Planned Unit Development.
- POLICY 2.102-A3 Distribution states that development shall be distributed throughout the County consistently with this Future Land Use Element so that the public utility, other community services, and public transit and transportation systems can be efficiently utilized; and compact, high-density and intensity development is located where urban services can be made available.
- POLICY 2.102-A4 Timing states that development of land shall be timed and staged in conjunction with the cost-effective and efficient provision of supporting community services which, at a minimum, shall require compliance with the Plan's Level of Service requirements and the County's concurrency management system.
- POLICY 2.102-A10 Location Criteria states the following factors shall be taken into consideration when determining the appropriateness of establishing or expanding any land use or development area:
 - a. nearness to incompatible land uses and future land uses, unless adequate buffering is provided.
 - b. nearness to agriculture-production areas;
 - c. distance from populated areas;
 - d. economic issues, such as minimum population support and market-area radius (where applicable);
 - e. adequacy of support facilities or adequacy of proposed facilities to be provided by the time of development, including, but are not limited to:
 1. transportation facilities, including but not limited to, mass transit, sidewalks, trails and bikeways;
 2. sanitary sewer and potable water service;

3. storm-water management;
 4. solid waste collection and disposal;
 5. fire protection with adequate response times, properly trained personnel, and proper fire-fighting equipment;
 6. emergency medical service (EMS) provisions; and
 7. other public safety features such as law enforcement;
 8. schools and other educational facilities
 9. parks, open spaces, civic areas and other community facilities
- f. environmental factors, including, but not limited to:
1. environmental sensitivity of the property and adjacent property;
 2. surface water features, including drainage patterns, basin characteristics, and flood hazards;
 3. wetlands and primary aquifer recharge areas;
 4. soil characteristics;
 5. location of potable water supplies, private wells, public well fields; and
 6. climatic conditions, including prevailing winds, when applicable.

- **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-A2: DESIGNATION AND MAPPING** - The Future Land Use Map Series shall designate and map Rural-Development Area base areas for those areas of the County meeting the general characteristics of this Section.
- **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, Agri-related Business-Park Centers, Office Centers, Phosphate Mining, Leisure/Recreation, Agricultural/Residential-Rural, Recreation and Open Space, Preservation, Institutional.
- **POLICY 2.108-A4: OVERLAY DISTRICTS** - All Overlay Districts shall be permitted within RDAs in accordance with applicable criteria.
- **POLICY 2.108-A5: DEVELOPMENT CRITERIA** - Development within RDAs shall be guided by the following criteria:

- a. The detailed criteria listed for each land use category permitted within the Rural-Development Area;
 - b. Elementary, middle and high schools and other community facilities and essential services will be allowed as conditional use, in accordance with the guidelines of the County's Land Development Code; and
 - c. Be designed to facilitate the provision of public safety services (i.e., fire, EMS and law enforcement).
- **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.
 - 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 2.114-A4: FUTURE DEVELOPMENT OF PM LAND - Polk County shall promote the redevelopment of PM lands by encouraging master planned developments incorporating land uses permitted within Rural Development Areas. Applications for land use amendments will be reviewed by the "Phosphate Mining Review Group." The applicant will be required to submit appropriate data and analysis as required by the amendment process, a copy of the reclamation plan including the subject site(s), and narrative establishing how the proposed land use(s) follows or conforms to the reclamation plan. The proposal shall demonstrate consistency with the goals, objectives, and policies of the Plan, including, county-wide land use needs, compatibility with adjacent uses, and protection of existing natural resources.
 - The "Phosphate Mining Review Group" will be composed of a representative from each of the following agencies:
 - Department of Environmental Protection, Bureau of Mine Reclamation
 - Central Florida Regional Planning Council
 - Phosphate Mining Industry
 - Florida Institute of Phosphate Mining Research
 - Florida Fish and Wildlife Conservation Commission
 - Polk County Planning
 - Polk County Natural Resources
 - Polk County Cooperative Extension Services, Soils Conservation
 - These applications for land use amendments shall be reviewed by the Group prior to application being accepted by the County.
- POLICY 2.308-A1: Polk County shall use a combination of the best available information to develop a wetlands database and shall revise that database regularly as additional information becomes available.
- POLICY 2.308-A2: Polk County shall, to the greatest extent that is financially feasible, enhance degraded wetland systems found on the site of any County public works project undertaken.
- POLICY 2.308-A3: Polk County's development regulations shall encourage wetland species diversification and re-vegetation by natural or cultural means.
- POLICY 2.308-A4: Polk County shall enforce its existing wetlands regulations through the implementation of the land development code.

- POLICY 2.308-A5: Development within wetlands shall be limited in accordance to the policies stated in the Future Land Use Element "Wetland-Protection Areas" Section 2.123-C.
- POLICY 2.308-A6: Application for development near wetlands shall include a wetland delineation report to identify if a wetland is either isolated or within a wetlands system and provide for a mitigation strategy.

Development Review Committee Recommendation: Based on the information provided by the applicant, recent site visits, and the analysis conducted within this staff report, the Development Review Committee finds that with the proposed conditions, the proposed request **IS COMPATIBLE** with the surrounding land uses and general character of the area, **IS CONSISTENT** with the Polk County Comprehensive Plan and Land Development Code, and therefore, the Development Review Committee (DRC) recommends **APPROVAL of LDCPAL 2024-3**.

Planning Commission Recommendation: On June 5th, 2024, in an advertised public hearing, the Planning Commission voted (7:0) to recommend Approval of **LDCPAL-2024-3**.

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

NOTE: All written comments made in the application and subsequent submissions of information made during the application review process, which are on file with the Land Development Division, shall be considered to be binding upon the applicant, provided such comments are not at variance with the Comprehensive Plan, LDC or other development regulations in effect at the time of development.

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

Analysis

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

Surrounding Uses

Table 1 identifies the Future Land Use (FLU) designations and the existing uses surrounding the subject site that are immediately adjacent.

Table 1 Surrounding Uses

Northwest PM; Mosaic Fertilizer	North PM; Mosaic Fertilizer	Northeast A/RR; residential development, single family detached
West PM; Mosaic Fertilizer	Subject Site PIX; undeveloped grove land	East A/RR; residential development, single family detached
Southwest PM; Mosaic Fertilizer	South PM; Mosaic New Wales facility	Southeast PM; Mosaic Fertilizer

Source: Polk County Geographical Information System and site visit by County staff

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

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.

The subject site is 380 acres in the Phosphate Mining (PM) Future Land Use (FLU) designation. The site is mostly surrounded by other phosphate mining industries through Mosaic’s New Wales Facility and Mosaic Fertilizer. There is a small area of residential single-family homes to the northeast and east of the site with access off of Anderson Road.

B. Infrastructure

The subject site has no access to water and wastewater, as there is no service provider available in this area of the County. However, the applicant has stated in their Impact Assessment Statement that a private water and wastewater servicer will be constructed in this area in the coming future. This is considered as a Class III Utility as a conditional use Level 2 Review in Industrial and Phosphate Mining. The infrastructure element requires any new wastewater facility to have a plant design capacity of 100,000 gallons per day.

Nearest Elementary, Middle, and High School

The schools zoned for the subject property are the zoned schools listed in Table 2 below.

Table 2 School Information

Name of School	Annual Estimated Demand	% Capacity 2022-2023 School Year	Average driving distance from subject site
Purcell Elementary	0 students	110%	5.7 ± miles driving distance
Mulberry Middle School	0 students	115%	6 ± miles driving distance
Mulberry Senior High	0 students	82%	6.7 ± miles driving distance

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

There is capacity in the high school zoned for the subject site, but the elementary and middle schools are currently over capacity. However, Industrial does not allow for Residential development, so no students should be generated from this change.

Nearest Sheriff, Fire, and EMS Station

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

Table 3 Public Safety Information

	Name of Station	Distance Response Time*
Sheriff	Polk County Sheriff’s Office Southwest District 4120 US Highway 98 South, Lakeland	20.7 +/- miles Priority 1 – 9:49 Priority 2 – 19:06
Fire/ EMS	Fire Rescue Station 4 6949 Old Highway 37 in Bradley Junction	7.1 +/- miles

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

Water and Wastewater

A. Estimated Demand and Service Provider

Table 4 displays estimated water needs and wastewater generation rates at full buildout. Phosphate Mining (PM) and Industrial (IND) can allow equal square footage of uses. The main difference is uses in PM have to be phosphate related, whereas IND uses can be wide open. In addition, the Floor Area Ratio (FAR) in PM is 75%, but in IND it is 50%.

Table 4 Estimated Water and Sewer Impact Analysis

Permitted Intensity	Maximum Permitted in Existing Land Use PM	Maximum Permitted in Proposed IND
380 +/- acres	380 +/- acres 16,552,800 sq ft X 0.75 FAR = 12,414,600 sq ft	380 +/- acres 16,552,800 sq ft X 0.5 FAR = 8,276,400 sq ft
Potable Water Consumption	12,414,600 sq ft X 0.24 = 2,979,504 GPD	8,276,400 sq ft X 0.24 = 1,986,336 GPD
Wastewater Generation	2,979,504 GPD X 80% = 2,383,603 GPD	1,986,336 GPD X 80% = 1,589,069 GPD

Source: Estimating Maximum Feasible Buildout for Comprehensive Plan Amendment Evaluation, PM in the RDA 0.75 FAR and 0.24 GPD Water, 80% Wastewater for Warehouse; IND in the RDA 0.5 FAR and 0.24 GPD Water, 80% Wastewater for Warehouse.

B. Available Capacity

Since water and wastewater are not available in this area, there is no capacity information to report. Table 4 provides a scenario of the maximum buildout project of the subject site, as well as the impacts it may have on water and wastewater services based upon the maximum development potential in the current land use designation PM, and the proposed land use classification IND.

Per the Polk County Utilities GIS, the nearest fire hydrant is 3.4 miles to the southeast of the subject site.

C. Planned Improvements

There are no planned improvements scheduled for this area of the County.

Roadways/Transportation Network

A. Estimated Demand

Table 5 following this paragraph shows the Average Annual Daily Trip (AADT) rate and the PM Peak hour trip rate. The proposed request will generate less traffic than the current Future Land Use designation.

Table 5 Estimated Transportation Impact Analysis

Permitted Intensity	Maximum Permitted in Existing Land Use PM	Maximum Permitted in Proposed IND
380 +/-acres	380 +/- acres 16,552,800 sq ft sq ft X 0.75 FAR = 12,414,600 sq ft / 1,000 = 12,415 sq ft	380 +/- acres 16,552,800 sq ft sq ft X 0.5 FAR = 8,276,400 sq ft / 1,000 = 8,276 sq ft
Average Annual	12,415 sq ft X 4.87 AADT (92% New Trips) = 60,459 Trips	8,276 sq ft X 4.87 AADT (92% New Trips)= 37,880 Trips
PM Peak	12,415 sq ft X 0.65 PM Peak Hour AADT = 8,070 Trips	8,276 sq ft X 0.65 PM Peak Hour AADT = 5,380 Trips

Source: Polk County Concurrency Manual, BPC-Warehouse, Institute of Transportation Engineers (ITE) Code 150, General Light Industrial for PM and IND, 4.87 AADT and 0.65 PM Peak Hours (92% new trips).

B. Available Capacity

The roads surrounding the subject site all have sufficient capacity availability for about 490,750 square feet of development. State Road 37 to the east is a Minor Arterial Road with a “B” Level of Service. County Road 640, which the subject site directly accesses, is a Minor Arterial Road that also has a “B” Level of Service. It is important to note that the PM Peak Hour Traffic in either PM or IND is more than what is available as displayed in Table 6, following this paragraph. The applicant has provided a traffic study (attached separately).

Table 6 Road Links

Link #	Road Name	Current Level of Service (LOS)	Available Peak Hour Capacity	Minimum LOS Standard	5-Year Peak Hr Projected LOS
4069E	CR 640 (PINECREST RD)	B	622	C	B
4069W	CR 640 (PINECREST RD)	B	611	C	B
5802N	SR 37 (CR 640 to Alafia River North Prong)	B	755	D	B
5802S	SR 37 (CR 640 to Alafia River North Prong)	B	773	D	B

Source: 2023 Roadway Network Database

C. Roadway Conditions

County Road 640 is currently in Good condition.

D. Sidewalk Network

There are no sidewalks on County Road 640. The closest sidewalk connection is over three (3) miles away to the northeast on State Road 37, just south of Mulberry.

E. Planned Improvements:

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

F. Mass Transit

The closest mass transit stop is 0.18 miles away on State Road 37, south of Mulberry, northeast of the subject site at Stop 1209. It is serviced by Citrus Connection on Line 21X

Park Facilities:

The nearest regional park is Rolling Hills Park 4.7 miles southeast of the subject site near the Jamison Road area.

A. Location:

The nearest regional park is Rolling Hills Park 4.7 miles southeast of the subject site near the Jamison Road area.

B. Services:

Rolling Hills Park has a picnic area and an open field that can be used for various activities.

C. Multi-use Trails:

The closest free hiking trail is the Alafia River Reserve which is 10.4 miles away from the subject site.

D. Environmental Lands:

The subject site is southeast of the Alafia River's North Prong, which are the closest environmental lands to the site.

E. Planned Improvements:

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

Environmental Conditions

The subject site does not contain any surface water. The elevation does have many changes across the entirety of the site. There are wetlands and flood zones to be aware of on the subject site. The soils on site are a wide variety. There are no wells, protected species, or archeological issues on the subject site.

A. Surface Water:

There are no surface waters on the subject site. The subject site's elevations have a wide variety from County Road 640 to the north end of the subject site. The southeast corner of the site has an elevation of about 105 feet, and it slopes upwards moving west along the road to a high elevation of 140 feet in the southwest corner. Moving north, the elevation slopes up and down to a low of 109 feet at the northwest corner of the site. The northeast corner of the site goes to an overall low of 100 feet.

B. Wetlands/Floodplains:

There are floodplains on the subject site. There is Flood Zone A on the north to eastern edges and a small portion of the site. Also, there is a portion of wetlands on the overall parcels on the north, east, and southeast areas. Finally, there is a flood basin that runs along the northeast to east corners of the subject site. The fingers of proposed IND extending to the northeast and east cross a flood area with wetlands. Since the property has access to County Road 630, impacts to the wetlands will most likely not be consistent with the Comprehensive Plan.

C. Soils:

Table 7, which follows, lays out the various types of soil and sand that are available on this subject site.

Table 7 Soil Types (Per the Applicant's IAS)

Soil Name	Septic Tank Absorption Field Limitations	Limitations to Dwellings w/o Basements	% of Site (approximate)
Pomona Fine Sand	Severe: wetness, percs slowly	Severe: wetness	3.4%
Hydraquents, clayey	Severe: ponding, percs slowly	Severe: ponding, shrink-well	0.1%
Arents-Water complex	None	None	35.3%
Sparr sand, 0 to 5 percent slopes	Severe: wetness, poor filter	Moderate: wetness	3.6%
Urban land, 0 to 2 percent slopes	None	None	5.1%
Kendrick fine sand, 0 to 5 percent slopes	Slight	Slight	1.8%
Basinger mucky fine sand, frequently ponded, 0 to 1 percent slopes	Severe: ponding, poor filter	Severe: ponding	3.5%
Arents, clayey substratum	None	None	0.4%
Arents, 0 to 5 percent slopes	None	None	46.3%

Source: Soil Survey of Polk County, Florida

The subject site does not have acceptable soils for septic systems. The applicant has indicated they will be constructing a private water and wastewater facility in this area.

D. Protected Species

According to the Florida Biodiversity Matrix GIS application, 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.

E. Archeological Resources:

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

F. Wells (Public/Private)

The subject site is not located on a wellfield and does not have a well on site. There is no water or wastewater on site, but the applicant has indicated they will be constructing a private water and wastewater facility in this area.

G. Airports:

The site is not within an Airport Impact District.

Economic Factors:

No Economic Factors will be impacted by this request.

Consistency with the Comprehensive Plan

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

Table 8 Comprehensive Plan and Land Development Code

Comprehensive Plan Policy	Consistency Analysis
<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; 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.</p>	<p>The Comprehensive Plan permits Industrial uses within the Rural Development Area, and Industrial is an allowable use next to Phosphate Mining which is the majority of what surrounds the site. Agricultural/Rural Residential (A/RR) is a permissible neighboring use to Phosphate Mining in the Rural Development Area (RDA). Therefore, this request is compatible with the surrounding area.</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 bypassed in favor of development more distant from services and existing Communities.</p>	<p>The lands surrounding the subject site are primarily being used by Mosaic for various Phosphate Mining uses. County Road 640 is primarily used for mining and industrial purposes. Per the applicant, they will be constructing a private water and wastewater facility to serve this area. The subject site is not at an intersection which limits the developability of the site.</p>

Comprehensive Plan Policy	Consistency Analysis
<p>POLICY 2.102-A4: TIMING - The development of land shall be timed and staged in conjunction with the cost-effective and efficient provision of supporting community services which, at a minimum, shall require compliance with the Plan's Level of Service requirements and the County's concurrency management system.</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, 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.</p>	<p>The timing of this request is consistent in that as land finishes the reclamation process, it becomes suitable for other development. Industrial is one of the top suggestions for converted phosphate mining land since the uses are similar in intensity. The applicant has stated that they are planning on constructing private water and wastewater facilities in this area of the County in the future, but no connections are currently available for either. Fire and Sheriff are available but with higher-than-average response times. Schools that are zoned for the site are anticipated to have capacity issues, but Industrial does not generate students so that will not be an issue. The subject site directly accesses onto County Road 640.</p>

Comprehensive Plan Policy	Consistency Analysis
<p>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.</p> <p>POLICY 2.108-A2: DESIGNATION AND MAPPING - The Future Land Use Map Series shall designate and map Rural-Development Area base areas for those areas of the County meeting the general characteristics of this Section.</p> <p>POLICY 2.108-A3: LAND USE CATEGORIES - The following land use categories shall be permitted within Rural-Development Areas:</p> <p>a. ACTIVITY CENTERS: Rural-Cluster Centers, and Tourism Commercial Centers shall be permitted within RDAs in accordance with applicable criteria.</p> <p>b. RESIDENTIAL: Rural Residential Districts (Section 2.121) and Rural Cluster Center (RCC) shall be permitted within RDA's in accordance with applicable criteria.</p> <p>c. OTHER: Linear Commercial Corridors, Commercial Enclaves, Industrial, Agri-related Business-Park Centers, Office Centers, Phosphate Mining, Leisure/Recreation, Agricultural/Residential-Rural, Recreation and Open Space, Preservation, Institutional.</p> <p>POLICY 2.108-A4: OVERLAY DISTRICTS - All Overlay Districts shall be permitted within RDAs in accordance with applicable criteria.</p> <p>POLICY 2.108-A5: DEVELOPMENT CRITERIA - Development within RDAs shall be guided by the following criteria:</p>	<p>Utilities are not readily available for this site, as is common in Rural Development Areas. Industrial is an allowable use in the RDA. Public safety services are available.</p>

Comprehensive Plan Policy	Consistency Analysis
<p>a. The detailed criteria listed for each land use category permitted within the Rural-Development Area;</p> <p>b. Elementary, middle and high schools and other community facilities and essential services will be allowed as conditional use, in accordance with the guidelines of the County's Land Development Code; and</p> <p>c. Be designed to facilitate the provision of public safety services (i.e., fire, EMS and law enforcement).</p>	
<p>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.</p> <p>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.</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> <p>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.</p>	<p>The subject site is 380 acres of a total 586 acres of land, so it is a sizeable allotment of land for Industrial uses. However, this means it will also be able to provide ample buffering and setbacks from any neighboring developments, such as the scattering of houses to the northeast of the site. This will help with mitigating any odor, sounds, or lights that emanate from the development. It directly accesses County Road 640, a Minor Arterial Road, which is appropriate for Industrial uses.</p>

Comprehensive Plan Policy	Consistency Analysis
<p>b. Accessibility to major air and ground transportation, including but not limited to arterial roadways, rail lines, and cargo airport terminals.</p> <p>c. The locational criteria enumerated in Policy 2.102-A9 and Policy 2.102-A10.</p> <p>d. Industrial facilities should group together in planned industrial districts on sites capable of being expanded and developed in stages.</p> <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:1.arterial roads;2.collector roads, if the subject parcel is within 2 miles of an intersecting arterial road; or3.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.</p> <p>g. Applications for establishment of an Industrial district shall include a plan consistent with Policy 2.110-L5.</p> <p>POLICY 2.113-A4: DEVELOPMENT CRITERIA - Development within an Industrial area shall conform to the following criteria:</p> <p>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</p>	

Comprehensive Plan Policy	Consistency Analysis
<p>uses also include any use found within a Business-Park Center.</p> <p>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.</p> <p>c. Industrial sites shall be designed to provide for:</p> <ul style="list-style-type: none"> <input type="checkbox"/> 1.adequate parking to meet the demands of the use; and <input type="checkbox"/> 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. <p>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.</p> <p>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.</p> <p>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.</p> <p>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</p>	

Comprehensive Plan Policy	Consistency Analysis
<p>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.</p> <p>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.</p> <p>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.</p>	
<p>POLICY 2.114-A4: FUTURE DEVELOPMENT OF PM LAND - Polk County shall promote the redevelopment of PM lands by encouraging master planned developments incorporating land uses permitted within Rural Development Areas. Applications for land use amendments will be reviewed by the "Phosphate Mining Review Group." The applicant will be required to submit appropriate data and analysis as required by the amendment process, a copy of the reclamation plan including the subject site(s), and narrative establishing how the proposed land use(s) follows or conforms to the reclamation plan. The proposal shall demonstrate consistency with the goals, objectives, and policies of the Plan, including, county-wide land use needs, compatibility with adjacent uses, and protection of existing natural resources.</p> <p>o The "Phosphate Mining Review Group" will be composed of a representative from each of the following agencies:</p>	<p>Phosphate Mining lands that have been reclaimed should be used for uses that are allowable in the RDA. Industrial is allowable in the RDA and is the primary suggested use for converted Phosphate Mining land.</p>

Comprehensive Plan Policy	Consistency Analysis
<ul style="list-style-type: none"> <input type="checkbox"/> Department of Environmental Protection, Bureau of Mine Reclamation <input type="checkbox"/> Central Florida Regional Planning Council <input type="checkbox"/> Phosphate Mining Industry <input type="checkbox"/> Florida Institute of Phosphate Mining Research <input type="checkbox"/> Florida Fish and Wildlife Conservation Commission <input type="checkbox"/> Polk County Planning <input type="checkbox"/> Polk County Natural Resources <input type="checkbox"/> Polk County Cooperative Extension Services, Soils Conservation <input type="checkbox"/> These applications for land use amendments shall be reviewed by the Group prior to application being accepted by the County. 	
<p>POLICY 2.308-A1: Polk County shall use a combination of the best available information to develop a wetlands database and shall revise that database regularly as additional information becomes available.</p> <p>POLICY 2.308-A2: Polk County shall, to the greatest extent that is financially feasible, enhance degraded wetland systems found on the site of any County public works project undertaken.</p> <p>POLICY 2.308-A3: Polk County's development regulations shall encourage wetland species diversification and re-vegetation by natural or cultural means.</p> <p>POLICY 2.308-A4: Polk County shall enforce its existing wetlands regulations through the implementation of the land development code.</p> <p>POLICY 2.308-A5: Development within wetlands shall be limited in accordance to the policies stated</p>	<p>Development on this site will not be allowed to infringe upon or disturb any wetlands. Wetlands run along the northern to eastern edge of the subject site in its entirety.</p>

Comprehensive Plan Policy	Consistency Analysis
<p>in the Future Land Use Element "Wetland-Protection Areas" Section 2.123-C.</p> <p>POLICY 2.308-A6: Application for development near wetlands shall include a wetland delineation report to identify if a wetland is either isolated or within a wetlands system and provide for a mitigation strategy.</p>	

Urban Sprawl Analysis

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

Table 9 Urban Sprawl Criteria

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

Comments from other agencies

No comments

Exhibits:

- Exhibit 1 Location Map
- Exhibit 2 2023 Aerial Context Map
- Exhibit 3 2023 Aerial Close Up
- Exhibit 4 Current Future Land Use Map
- Exhibit 5 Proposed Future Land Use Map
- Exhibit 6 PM and IND Conditional Uses

Applicant's submitted documents and ordinance as separate files



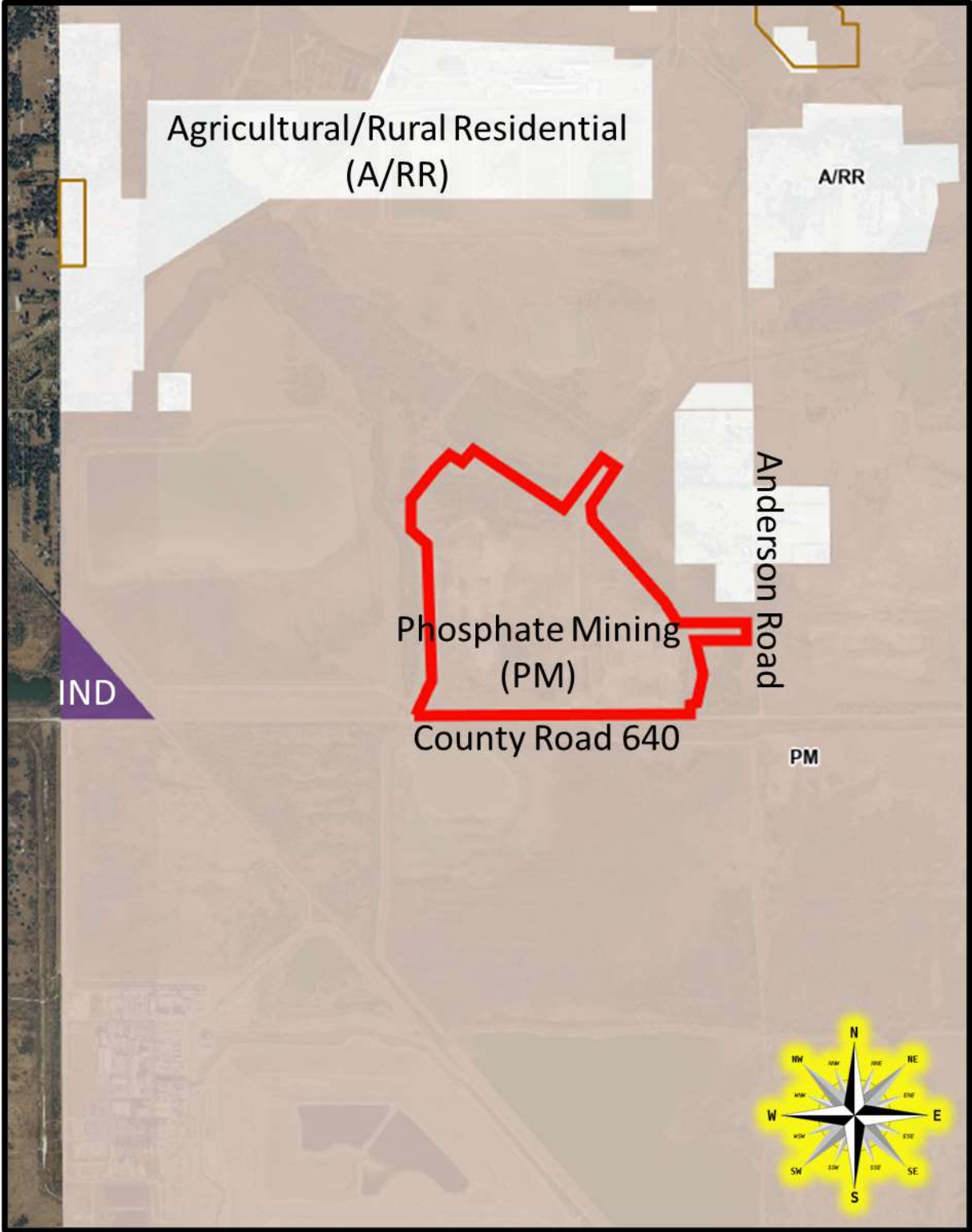
LOCATION MAP



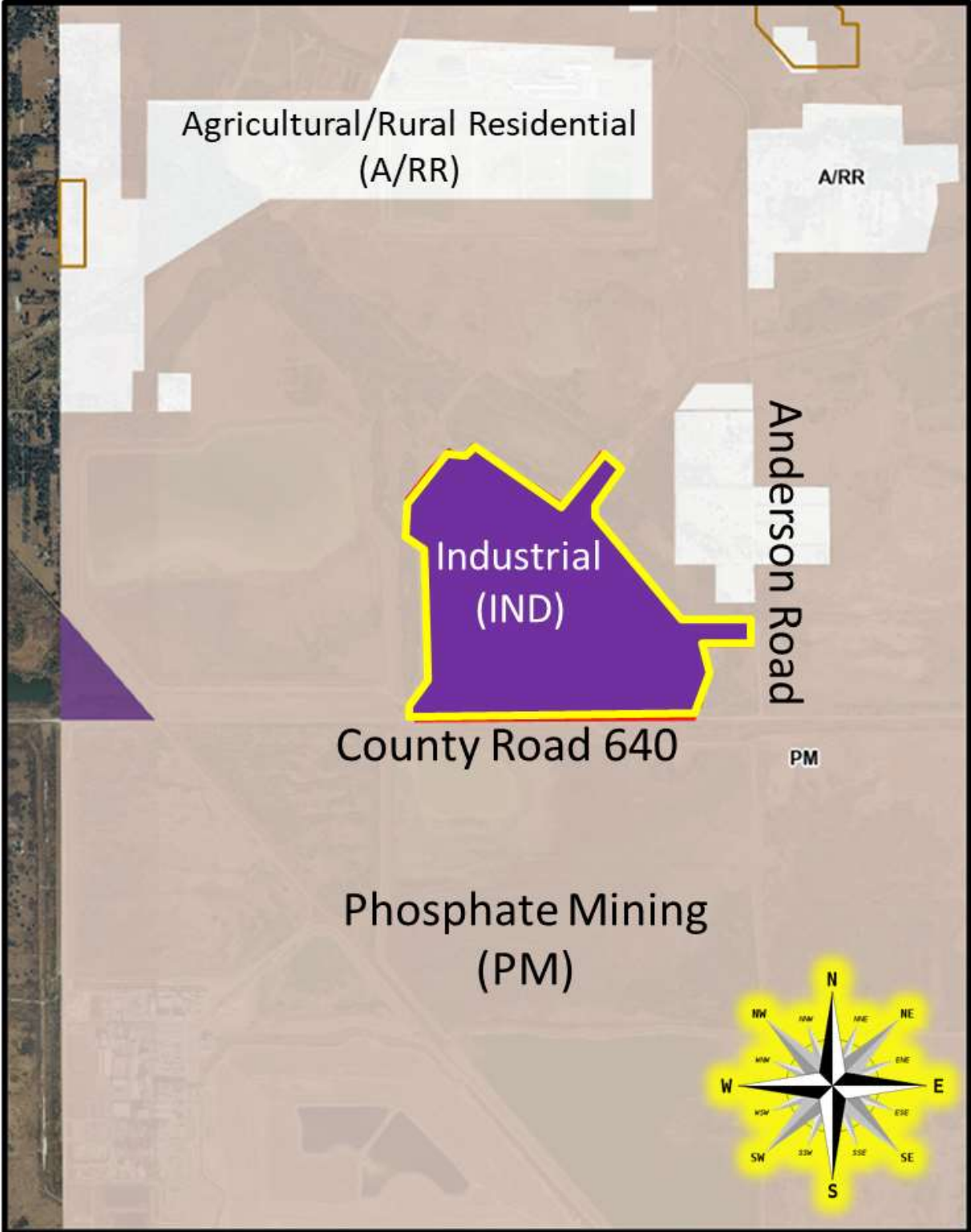
2023 AERIAL PHOTO CONTEXT



2023 AERIAL PHOTO CLOSE UP



CURRENT FLUM Phosphate Mining (PM)



PROPOSED FLUM Industrial (IND)

FLU	PERMITTED (By Right)	CONDITIONAL USE Level 1 or 2 Review (Technical Staff Review)	CONDITIONAL USE Level 3 or 4 Review (Public Hearing)
PM	Animal Farm- Intensive, Farming General, Kennels- Boarding and Breeding, Livestock Sale- Auction, Nurseries and Greenhouses, Utilities- Class I, Utilities- Class II, Veterinary Service	Family Farm, Recreation- Passive, Riding Academies, Farm Worker Dormitory- Apartment Style, Communication Tower- Monopole, Communication Towers- Guyed and Lattice, Community Center, Convenience Stores- Isolated, Cultural Facility, Heavy Machinery Equipment Sales and Services, Heliports, Helistops, Manufacturing- Explosives/ Volatile Material, Manufacturing- General, Manufacturing- Light, Motor Freight Terminal, Recreation- Low Intensity, Religious Institution, Research & Development, School- Technical/Vocational/Trade & Training, Solar Electric-Power Generation Facility, Utilities- Class III	Farm Worker Dormitory- Barrack Style, Planned Development, Agricultural Support- Off-Site, Breeding- Boarding- and Rehabilitation Facility- Wild or Exotic, Government Facility, Lime Stabilization Facility, Mining- Non-phosphate, Railroad Yard, Recreation- High Intensity, School- Leisure/Special Interest, Water Ski Schools, Airport, Gypsum Stack, Hazardous Waste Transfer- Storage, Hazardous Waste Treatment Facilities, Mining- Phosphate, Power Generation- Certified, Power Plants- Non-Certified- High, Power Plants Non-Certified- Low

PM CONDITIONAL USES

FLU	PERMITTED (By Right)	CONDITIONAL USE Level 1 or 2 Review (Technical Staff Review)	CONDITIONAL USE Level 3 or 4 Review (Public Hearing)
IND	Agricultural Support- Off-Site, Animal Farm- Intensive, Commercial Vehicle Parking, Crematorium, Farming General, Government Facility, Heavy Machinery Equipment Sales and Services, Kennels- Boarding and Breeding, Livestock Sale- Auction, Manufacturing- Explosives/ Volatile Material, Manufacturing- General, Manufacturing- Light, Motor Freight Terminal, Nurseries and Greenhouses, Office, Personal Service, Printing & Publishing, Research & Development, School- Technical/Vocational/Trade & Training, Studio- Production, Transit- Commercial, Transit-Facility, Utilities- Class I, Utilities- Class II, Vehicle Repair- Auto Body, Vehicle Service- Mechanical, Warehousing/Distribution	Alcohol Package Sales, Bars- Lounges- and Taverns, Golf Course, Recreation- Passive, Farm Worker Dormitory- Barrack Style, Breeding- Boarding- and Rehabilitation Facility- Wild or Exotic, Communication Tower- Monopole, Communication Towers- Guyed and Lattice, Community Center, Convenience Stores- Isolated, Cultural Facility, Financial Institution, Financial Institution- Drive Through, Gas Station, Heliports, Helistops, Hotels and Motels, Medical Marijuana Dispensaries, Nurseries- Retail, Recreational Vehicle Storage, Religious Institution, Restaurant- Drive-thru/Drive-in, Restaurant- Sit-down/Take-out, Retail- 10-000 – 34-999 sq. ft., Retail- 35-000 - 64-999 sq. ft, Retail- Less than 10-000 sq. ft., Self-storage Facility, Solar Electric-Power Generation Facility, Utilities- Class III, Vehicle Recovery Service/Agency, Veterinary Service	Planned Development, Construction Aggregate Processing, Construction Aggregate Storage, Lime Stabilization Facility, Mining- Non-phosphate, Railroad Yard, Retail- More than 65-000 sq. ft., Salvage Yard, School- Leisure/Special Interest, School- University/College, Seaplane Base, Water Ski Schools, Airport, Hazardous Waste Transfer- Storage, Power Plants- Non-Certified- High, Power Plants Non-Certified- Low

IND CONDITIONAL USES