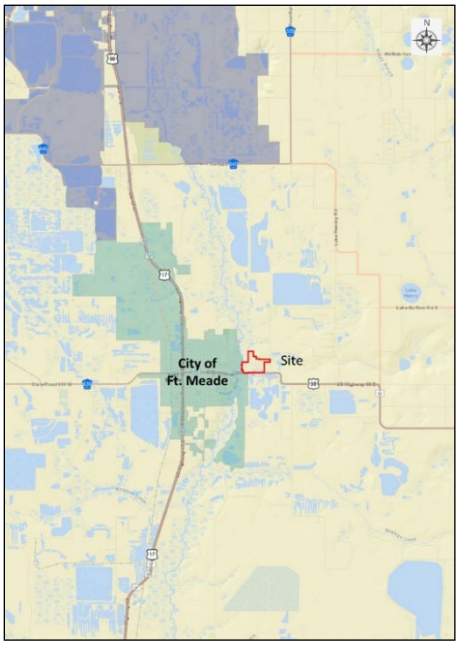
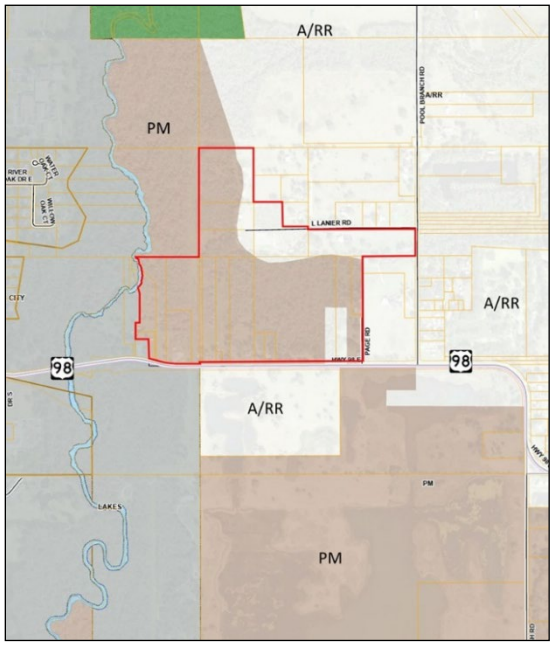
POLK COUNTY DEVELOPMENT REVIEW COMMITTEE CASE OVERVIEW

DRC Date:	**May 15, 2025**
Planning Commission Date:	July 8, 2026
BoCC Dates:	August 18, 2026, Transmittal; October 6, 2026, Adoption
Applicant:	Polk County
Level of Review:	Level 4 Review, Comprehensive Plan Map Amendment
Case Number and Name:	LDCPAL-2025-2 US 98 Ft Meade ARR CPA
Request:	Large Scale Comprehensive Plan Future Land Use map amendment from Phosphate Mining (PM) to Agricultural/Residential Rural (A/RR) on 116.5± acres in the Rural Development Area (RDA).
Location:	The subject property is located on the north side of US Highway 98 (SR 700), east of the Peace River, west of Poole Branch Road, and south of L Lanier Road, east of Fort Meade city limits, in Sections 25 and 26, Township 31 and Range 25
Property Owner:	17 separate owners
Parcel Size:	20 parcels totaling 116.5± acres
Development Area/Overlays:	Rural Development Area (RDA)
Future Land Use:	Phosphate Mining (PM)
Nearest Municipality	Fort Meade
DRC Recommendation:	Approval
Planning Commission Vote:	Approval (7:0)
Case Planner:	Robert Bolton, Planner III



Location



Current Future Land Use

Summary

A County-initiated request for a Comprehensive Plan Map amendment to change the Future Land Use designation from Phosphate Mining (PM) to Agricultural Residential Rural (A/RR) in the Rural Development Area (RDA). The subject property is located on the north side of US Highway 98 (SR 700), east of the Peace River, west of Poole Branch Road, and south of L Lanier Road, east of the city of Fort Meade. The site is 116.5± acres and consists of twenty (20) lots of record in the subject site area with fourteen (14) of the twenty (20) lots currently improved with residential dwellings. The dwellings in the sites were constructed beginning in the 1960's. The site has not been owned by a mining company, nor been in a mine plan.

This land use change request is consistent with Policy 2.114-A2 that provides if a property designated PM was not owned by a mining company or in a mine plan, the future land use after PM can be A/RR or other recreation and institutional land uses. In addition, this policy allows for the subject site to be developed as if it was already designated A/RR and requiring that the County initiated a Future Land Use designation change to A/RR. This request is consistent with that policy and in line with the other A/RR in the RDA. This request is also part of Board of County Commission request to research, locate and initiate Land Use Changes from Phosphate Mining (PM) to Agricultural/Residential Rural (A/RR) for parcels within the PM that have historically been utilized as residential use with residential dwellings.

Compatibility Summary

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

Infrastructure Summary

The infrastructure is rural in nature. The Agricultural/Residential Rural (A/RR) allows for a density of one dwelling unit per five acres or 23 potential five-acre residential lots, there are 20 lots of record. There is available capacity on US 98 E and public safety services are available nearby.

Environmental Summary

There are a few environmental limitations to the development of this site for single-family residences, but they can be easily overcome with one dwelling unit per five acres within the A/RR. The site has surface waters, wetland and floodplains associated with the Peace River. The site has eight (8) types of soils, onsite investigation is recommended for use stability.

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

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

Findings of Fact

Request and Legal Status

- This is a County-initiated request for a Comprehensive Plan Map amendment to change the Future Land Use designation from Phosphate Mining (PM) to Agricultural Residential Rural (A/RR) in the Rural Development Area (RDA) on 116.5± acres.

- The County is initiating this request is consistent with Comprehensive Plan Policy 2.114-A2 which states that if property in the PM district that was not under a conceptual mining plan and owned by a phosphate mining company "may be developed residentially but the County must initiate a Comprehensive Plan amendment soon after to recognize the new land use."

- This request is also part of Board of County Commission request to research, locate and initiate Land Use Changes from Phosphate Mining (PM) to Agricultural/Residential Rural (A/RR) for parcels within the PM that have historically been utilized as residential use with residential dwellings.

Compatibility

- The existing uses surrounding the site are
  - North – A/RR and PM, Residential Use and Vacant Land. Properties never mined
  - East – A/RR, Residential Use and Vacant Land. Properties never mined
  - South – A/RR, Former (reclaimed) phosphate mining
  - West – City of Ft Meade, and the Peace River

- The subject site was not formerly phosphate mined land and was not owned by a mining company.

- Residential dwelling have been constructed on the site since the 1960's.

Infrastructure

- The property fronts L Lanier Road, Branch Pool Road, and US Highway 98 E.

- The site has no access to centralized potable water or wastewater services. The closest water line is on the west side of the Peace River in the city of Fort Meade.

- The subject property is zoned for Lewis Anna Woodbury Elementary, Fort Meade Middle/Senior, and Fort Meade Senior High School.

- The Sheriff's Regional Command that serves the area is the Polk County Sheriff's Southwest Command Center at 4120 US Hwy 98 South near Lakeland approximately 21 miles to the northeast.

- Fire rescue response from Polk County Fire Rescue Station #10 at 1235 9th St NE, Fort Meade. It is approximately 1.3 miles driving distance.

- There are is a sidewalk along the bridge over the Peace River along US 98 E, to the west of the site.

- The nearest transit route is Route 25 that stops in Fort Meade and has a transfer point in Bartow.

- The nearest neighborhood park is the Fort Meade Park. The Bone Valley ATV Park is about eleven (11) miles away.

Environmental

- There are surface waters on the western boundary associated with the Peace River as well as a few ponds that appear to be man-made.

- The subject site does contain wetlands and floodplains.

- The subject is comprised of eight (8) soil types: Bradenton fine sand, Nittaw sandy clay loam, Sparr sand, Candler sand, Lochloosa fine sand, Arents, Millhopper fine sand, and Zolfo fine sand, with variable conditions an onsite investigation is recommended for use stability.

- There are no endangered species sighting near the property. (Source: Florida Natural Areas Inventory 2002, 2006, 2011, & 2015).

- The site is located within the Potential Network Connections area of the Polk Green District Comprehensive Plan Map Series. Approximately 1.6 mile south of the site has over 500 acres in a Conservation Easement as recorded in OR Book 10740, Page 2012.

- There are no known archeological or historical resources on the subject site per data from the Florida State Historical Commission.

- There are no public wells on the subject site and it is not located in a wellfield. The residential dwellings use private wells for their potable water supply.

- The site is not within an Airport Impact District.

Comprehensive Plan Policies

- POLICY 2.102-A1 Development Location states that Polk County shall promote contiguous and compact growth patterns through the development process to minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where tracts of land are by-passed in favor of development more distant from services and existing communities.

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

- POLICY 2.102-A3 Distribution states that development shall be distributed throughout the County consistently with this Future Land Use Element so that the public utility, other community services, and public transit and transportation systems can be efficiently utilized; and compact, high-density and intensity development is located where urban services can be made available.

- POLICY 2.102-A4 Timing states that development of land shall be timed and staged in conjunction with the cost-effective and efficient provision of supporting community services which, at a minimum, shall require compliance with the Plan's Level of Service requirements and the County's concurrency management system.

- POLICY 2.102-A10 Location Criteria states the following factors shall be taken into consideration when determining the appropriateness of establishing or expanding any land use or development area:
  a. nearness to incompatible land uses and future land uses, unless adequate buffering is provided;
  b. nearness to agriculture-production areas;
  c. distance from populated areas;
  d. economic issues, such as minimum population support and market-area radius (where applicable);
  e. adequacy of support facilities or adequacy of proposed facilities to be provided by the time of development, including, but are not limited to:
    1. transportation facilities, including but not limited to, mass transit, sidewalks, trails and bikeways;
    2. sanitary sewer and potable water service;
    3. storm-water management;
    4. solid waste collection and disposal;
    5. fire protection with adequate response times, properly trained personnel, and proper fire-fighting equipment;
    6. emergency medical service (EMS) provisions; and
    7. other public safety features such as law enforcement;

8. schools and other educational facilities
9. parks, open spaces, civic areas and other community facilities

f. environmental factors, including, but not limited to:
1. environmental sensitivity of the property and adjacent property;
2. surface water features, including drainage patterns, basin characteristics, and flood hazards;
3. wetlands and primary aquifer recharge areas;
4. soil characteristics;
5. location of potable water supplies, private wells, public well fields; and
6. climatic conditions, including prevailing winds, when applicable.

- According to POLICY 2.108-A1 of the Comprehensive Plan, the subject property is in a Rural Development Area (RDA). The RDA "is characterized by large open areas, agricultural use, with scattered development and rural centers. Services are limited and mostly found in the rural centers and clustered developments."

- The subject property is in a Phosphate Mining (PM) Future Land Use Map district. The Comprehensive Plan permits only Phosphate mining and allied industries, land reclamation, agriculture, and Farmworker housing.

- Policy 2.114-A3: Permitted Activities allows for redevelopment of lands formerly utilized for phosphate mining operation to change to the Agricultural/Residential Rural (A/RR) district.

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-2025-2.**

Planning Commission Recommendation: On July 8, 2026, in an advertised public hearing, the Planning Commission voted 7:0 to **recommend APPROVAL-2025-2.**

Department of Florida Commerce (Florida Commerce) Objections, Recommendations, and Comments (ORC Report): With an Approval for Transmittal to The Florida Commerce, by the Polk County Board of County Commissioners at the scheduled Transmittal hearing date of August 18, 2026, a report from The Florida Commerce is expected near the beginning of October 2026.

This report will be updated when comments are received and prior to the agenda review. Their report will be provided under separate cover.

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. The subject site has not been owned by a mining company nor in a mine plan and with residential development dating back to the 1960's and 1970's.

Table 1

Northwest: PM Unplatted vacant land	**North:** PM / A/RR Unplatted vacant land	**Northeast:** A/RR Residential Use and Vacant Land. Properties never mined and not owned by a mining company
West: City of Ft Meade Single Family Residential and the Peace River	**Subject Property:** PM ±116.5-acre parcels Residential Use and Vacant Land. Properties never mined and not owned by a mining company	**East:** A/RR Residential Use and Vacant Land. Properties never mined and not owned by a mining company
Southwest: City of Ft Meade Fort Meade Outdoor Recreation Area with the Peace River	**South:** A/RR Former (reclaimed) phosphate mining Land Use change 10/15/24	**Southeast:** PM Former (reclaimed) phosphate mining owned by Sun Grown Citrus LLC
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."

The subject property has not been owned by a mining company, nor in a mining plan. The lands to the northeast, east and south of the site have been mined and reclaimed over the past several decades. The site is on the east side of the Peace River and the city of Fort Meade. The area to the south of the site, approximately 40 acres and formerly mined, was changed from PM to A/RR on approximately 40 acres. The area east of the city of Fort Meade has been developed in a rural manner with lots that are typically an acre or larger.

A. Land Uses

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

B. Infrastructure

The infrastructure is rural in nature. Of the 20 subject parcels, 14 are currently developed with residential dwellings, with all of the remaining six (6) vacant parcels owned by existing residents. The Agricultural/Residential Rural (A/RR) allows for a density of one dwelling unit per five acres or an addition of 11 potential five-acre residential lots. There is available capacity on US 98 E and public safety services are available nearby.

Nearest Elementary, Middle, and High School

The schools zoned for the subject property are the zoned schools listed in Table 2 below. The site, 20 parcels, is currently developed with 14 residential dwellings, with all of the vacant lots owned by existing residents. The six (6) vacant parcels have the potential for 11 lots which has the potential to produce the following student counts to the school system.

Table 2 School Information

Name of School	**Annual Estimated Demand**	**% Capacity 2024-2025 School Year**	**Average driving distance from subject site**
Lewis Anna Woodbury Elementary	2 students	87%	1.2 ± miles driving distance
Ft Meade Middle/Sr	2 students	64%	1.1 ± miles driving distance
Fort Meade Senior High	1 students	61%	1.1 ± miles driving distance

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

Nearest Sheriff, Fire, and EMS Station

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

Table 3 Public Safety Information

	Name of Station	**Distance Response Time***
Sheriff	Southw**est** Command Center (4150 US 98 South, Lakeland)	21± miles Priority 1 – 7:20 Priority 2 – 21:42
Fire/ EMS	**Station #10** (1235 9th Street NE, Ft. Meade)	1.3± miles 7-9 minutes

Source: Polk County Sheriff's Office & Polk County Fire Rescue. Response times for June 2026.

Water and Wastewater

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

A. Estimated Demand

Table 4, following this paragraph, shows the potable water needs and the wastewater generation rates being less for the proposed request. However, it is not automatic and not even common that the alternative use for PM is industrial. In fact, most of the land use changes from PM are to A/RR, which is the context of the request. The changes to IND have been along railroad lines. The subject site is not along a railroad and is adjacent to the city limits of Fort Meade, with the Peace River on the western side of the site.

The site has been developed with residential dwellings. Of the 20 subject parcels, 14 are currently developed with residential dwellings, with the remaining six (6) vacant parcels owned by existing residents. The analysis below is for the site as if vacant; however, the potential future water and wastewater demand would come from the six (6) vacant parcels being built out. With a buildout of the vacant parcels potable water consumption would increase by 1,500 gpd, with wastewater consumption at 1,200 gpd. It is also noted that water and wastewater is provided by private wells and septic tanks.

The table below analyzes the subject site as if vacant.

Table 4 Estimated Water and Sewer Impact Analysis

Permitted Intensity **116.5± TTL acres** **82.22± upland acres** **3,581,503 sq ft** **@0.75 FAR = 2,686,127**	**Current PM**	**Maximum Permitted in A/RRX**
	2,686,127 sf	Upland 88.22/5 = 17 units Wetland 16.6/5 = 3 units **20 units**
Potable Water Consumption	2,686,127* 0.24 = **644,671 GPD**	20 X 250 = **5,000 GPD**
Wastewater Generation	**644,671** * 80% Water **= 515,737 GPD**	13 X 200 = **4,000 GPD**

Source: Concurrency Manual: PM@ IND rates @ 0.24 per sq ft and 80% for wastewater, single family @ 250 GPD Potable water and 200 Wastewater.

B. Service Provider

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

C. Available Capacity

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

D. Planned Improvements

There are no utility improvements near the subject site.

Roadways/Transportation Network

A. Estimated Demand

Table 5, following this paragraph, shows the Average Annual Daily Trip (AADT) rate and the PM Peak hour trip rate being less for the proposed request. However, it is not automatic and not even common that the alternative use for PM is industrial. In fact, most of the land use changes from PM are to A/RR. The changes to IND have been along railroad lines. The subject site is not along a railroad and historically been utilized for residential dwelling. However, IND uses tend to be more impactive in terms of noise, vibrations, and odors. So, the traffic analysis below is based on PM having industrial uses.

The table below analyzes the subject site as if vacant; however, the 14 of the 20 parcels are currently improved with single-family dwellings. The analysis below is for the site as if vacant; however, the potential future ADDT and PM Peak Hour demand would come from the six (6) vacant parcels being built out. With a buildout of the vacant parcels ADDT would increase by 47 trips, with PM Peak Hour would increase by 6 trips.

Table 5 Estimated Transportation Impact Analysis

Permitted Intensity 116.5± TTL acres 82.22± upland acres 3,581,503 sq ft @0.75 FAR = 2,686,127	**Current PM**	**Maximum Permitted in A/RRX**
	2,686,127 / 1,000 = 2,686 sf	20 units
Average Annual Daily Trips (AADT)	2,686 * 3.93 * 92% new trips = **9,712 AADT**	20 X 7.81 AADT = **157 AADT**
PM Peak Hour Trip	2,686 * 0.67 * 92% new trips = **1,656 AADT**	20 X 1 = **20 PM Peak Hour**

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

B. Available Capacity

US Highway 98 extends east out of Fort Meade. The current Level of Service (LOS) through this part of the County is "B". The minimum LOS on the eastern portion of US 98 is "C" from Edgewood Dr North to Avon Park Cutoff Road. As if vacant analysis of the site with a density of one (1) house per five acres could generate 20 homes and this is expected to generate a total of 157 AADT and 20 PM Peak Hour Trips. This will not have any significant impact on the roadway capacity.

Table 6

Table 6					
Link #	**Road Name**	**Current LOS**	**Available Capacity**	**Minimum LOS Standard**	**Projected Five Year LOS**
5400N	US 98 (Edgewood Dr N to US 17)	B	867	D	B
5400S		B	855	D	B
5401N	US 98 (Edgewood Dr N to Avon Park Cutoff Road)	B	547	C	B
5401S		B	535	C	B
Source: Polk Transportation Planning Organization, Roadway network Database April 2026					

C. Roadway Conditions

The subject site has access to US Highway 98 E, L Lanier Road and Pool Branch Road. L Lanier and Pool Branch Roads are not monitored by TPO; however, Pool Branch Road has a Pavement Condition Index (PCI) condition rating by Polk County Roads and Drainage. Pool Branch Road is a two-lane rural minor collector road with a PCI rating of Poor. L Lanier Road is a two-lane local residential road with no PCI rating. US Highway 98 is a Florida Department of Transportation (FDOT) road and no PCI rating; however just west of the site FDOT recently completed construction of a new bridge over the Peace River and roadway improvements in the area. The condition of the roadways and the LOS change over time. The conditions are addressed when development access a road during the Level 2 Review. LOS is a tool that can limit the intensity of development in the short run.

D. Sidewalk Network

US 98 E does not have any sidewalks. The subject site is in the Rural Development Area (RDA) which does not require sidewalks within the right of way on a public road.

E. Planned Improvements:

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

F. Mass Transit

The nearest transit route is Route 25 that stops at S. Hendry Avenue and E. Broadway Street. This stop is approximately 0.6 miles northwest of the site.

Park Facilities:

The following analysis is based on public recreation facilities. The nearest neighborhood park is the Fort Meade Park. The Bone Valley ATV Park is about eleven (11) miles away.

A. Location:

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

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

C. Environmental Lands:

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

D. Planned Improvements:

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

Environmental Conditions

The subject site has historically been a residential area with 20 lots of record. The area does not have access to municipal water and sewer, historically relying on well and septic for water and sewer. While the lots are lots of record and would be able to be developed with single-family residences they would require to receive approval from the Polk County Health Department for any septic tank installation for the site.

A. Surface Water:

The highest point is 99 feet above mean sea level (MSL); the lowest is 73 feet MSL along the edge of the Peace River. The site drains to the westerly into a flood plain and floodway system associated with the Peace River. There are several ponds that by historical aerials appear to be man made.

B. Wetlands/Floodplains:

OF the subject's 116.5± acres approximately 85.8 acres are flood zone approximately 57 acres are flood zone AE and approximately 29 acres are flood zone A. Along the western side is approximately 29 acres of flood way, adjacent to the Peace River.

C. Soils:

The subject site is comprised of a mix of soil types as listed in Table 8 following this paragraph. According to the soil survey of Polk County, the soil types range from Slight to Severe. The site is currently developed with single-family residential.

Table 8

Soil Name	**Septic Tank Absorption Field Limitations**	**Limitations to Dwellings w/o Basements**	**% of Site** *(approximate)*
Bradenton fine sand	Severe: wetness	Severe: wetness	48%
Nittaw sandy clay loam, **frequently flooded**	Severe: flooding	Severe: flooding	24%
Sparr sand, **0 to 5 percent slopes**	Moderate: wetness	Severe: wetness	17%
Candler sand, **5 to 8 percent slopes**	Slight	Slight	3%
Lochloosa fine sand	Slight	Severe: wetness	2%
Arents, **0 to 5% slope**	Severe: wetness	Severe: wetness	2%
Millhopper fine sand, **0 to 5 percent slopes**	Slight	Moderate: wetness	2%
Zolfo fine sand, **0 to 2 percent slopes**	Moderate: wetness	Severe: wetness	2%

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

D. Protected Species:

Portions of the subject site are located within a one-mile radius of a protected animal species sighting since 2006 (Source: Florida Natural Areas Inventory 2002, 2006, 2011, & 2015).

E: Polk Green Districts and Conservation Easements:

The site is located within the Potential Network Connections area of the Polk Green District Comprehensive Plan Map Series. Approximately 2.3 miles south of the site has over 500 acres in a Conservation Easement as recorded in OR Book 10740, Page 2012.

F. Archeological and Historical Resources:

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

G. Wells (Public/Private)

The subject site is not located on a wellfield. The nearest Wellfield is about 1.5 miles west, in Fort Meade. The current improved subject parcels as well as other improved properties use wells for their water source.

H. Airports:

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

Economic Factors:

The subject site is 116.5± acres. Most phosphate mines are thousands of acres. The subject property has not been owned by a mining company, nor in a mining plan. The site consists of 20 lots of record, 14 are currently developed with residential dwellings, with all of the remaining six (6) vacant parcels owned by existing residents. Residential development began in the 1960's. This change in land use will provide for a conforming use on the subject site.

Consistency with the Comprehensive Plan

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

Table 8 Comprehensive Plan and Land Development Code

Comprehensive Plan Policy	Consistency Analysis
POLICY 2.102-A2: COMPATIBILITY - Land shall be developed so that adjacent uses are compatible with each other, pursuant to the requirements of other Policies in this Future Land Use Element, so that one or more of the following provisions are accomplished: a. there have been provisions made which buffer incompatible uses from dissimilar uses; b. incompatible uses are made to be more compatible to each other through limiting the intensity and scale of the more intense use; c. uses are transitioned through a gradual scaling of different land use activities through the use of innovative development techniques such as a Planned Unit Development.	The neighboring Future Land Use Map designations are predominantly A/RR. Adjacent to the south is aa A/RR district that was an applicant-initiated request from PM to A/RR and was adopted in January 2024. The subject site and surrounding area has residential lots that are typically 5+ acres To the west is the Peace River.

Comprehensive Plan Policy	Consistency Analysis
POLICY 2.102-A1: DEVELOPMENT LOCATION – Polk County shall promote contiguous and compact growth patterns through the development process to minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where tracts of land are by-passed in favor of development more distant from services and existing Communities.	The requested Agricultural/Residential Rural (A/RR) Future Land Use is intended for low-density use and is consistent with services available in the Rural Development Area (RDA).
POLICY 2.102-A4: TIMING - The development of land shall be timed and staged in conjunction with the cost-effective and efficient provision of supporting community services which, at a minimum, shall require compliance with the Plan's Level of Service requirements and the County's concurrency management system.	One home per five acres does not need many services at all other than the potential need for public safety services and access for visitors. Future homeowners' expectations for urban services should be low this far from the nearest municipality. A/RR is the main residential and agricultural designation in the RDA. Therefore, this request is consistent with these policies.
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: 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.	

Comprehensive Plan Policy	Consistency Analysis
POLICY 2.114-A3: PERMITTED ACTIVITIES - The following activities shall be permitted within the Phosphate Mining land use category as mapped pursuant to Policy 2.114-A2: a. Phosphate mining and allied industries; b. Land reclamation; c. Agriculture and Farmworker housing under specific design parameters listed in the Land Development Code not to exceed an intensity of sixteen (16) workers per acre; d. Other land uses with conditional approval which are compatible and related with the extraction and processing of phosphate; and e. Subject to the adoption of a Comprehensive Plan amendment, any activities permitted within the following land use designations, which are appropriate for the redevelopment of lands formally utilized for phosphate mining operations and which demonstrate compliance with the Comprehensive Plan criteria for each use: 1. Preservation. 2. Recreation and Open Space. 3. Leisure/Recreation. 4. Institutional. 5. Rural Cluster Centers. 6. Tourism Commercial Centers. 7. Business Park Centers. 8. Industrial. 9. Rural Mixed-Use Developments. 10. New Communities. 11. Agricultural/Residential Rural only.	The site was not previously mined and not formerly owned by a mining company. This Policy allows for the reclaimed land to be remapped for several different Future Land Use districts, A/RR is one of the uses and therefore meets the policy.

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

Comments from other agencies

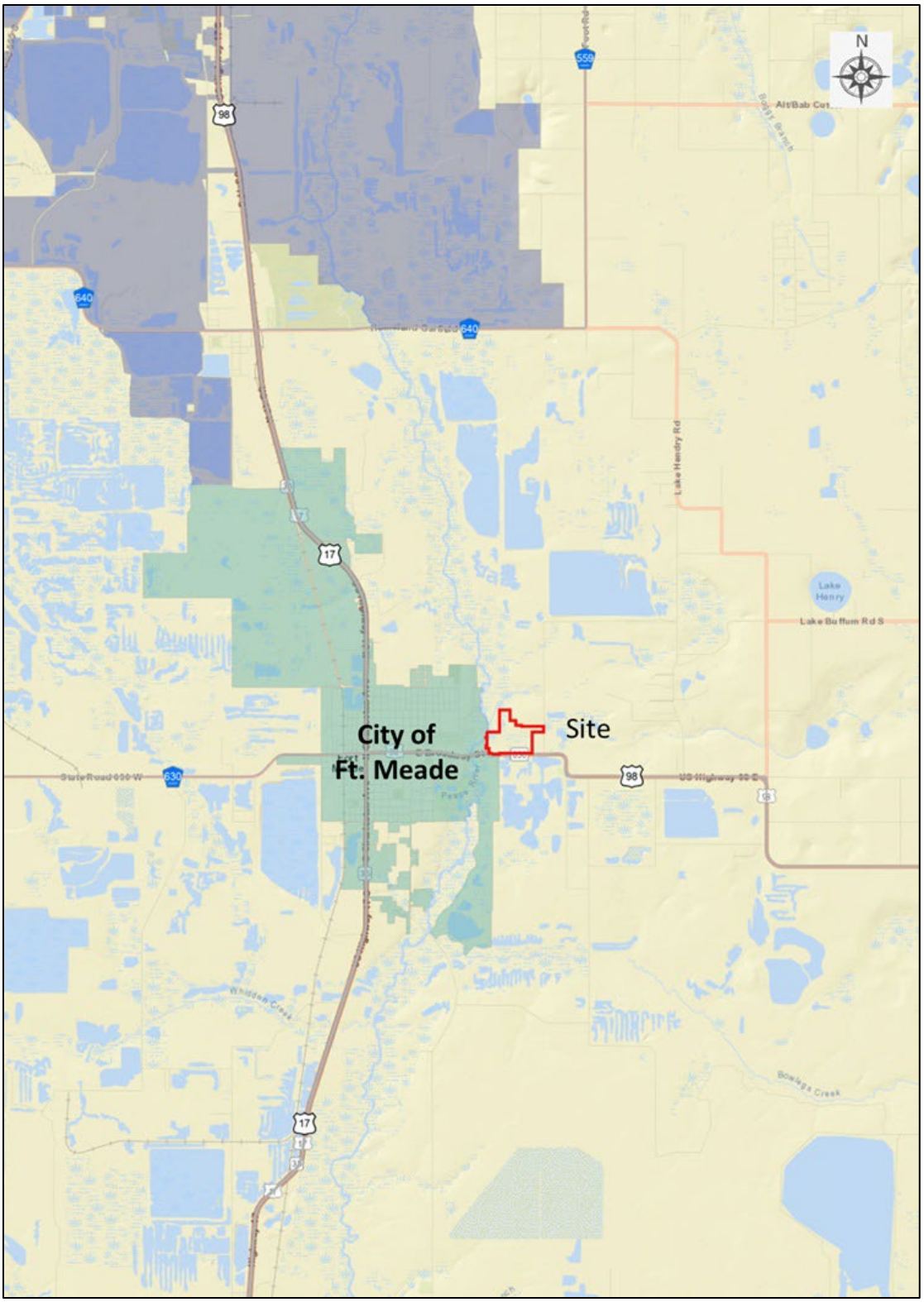
No comments

Exhibits

Exhibit 1	Location Map
Exhibit 2	Aerial Map – Context (2023)
Exhibit 3	Aerial Map – Close-up (2023)
Exhibit 4	Current Future Land Use Map
Exhibit 5	Proposed Future Land Use Map
Exhibit 6	Wetland Map
Exhibit 7	Floodplain Map
Exhibit 8	Property Owner List
Exhibit 9a&b	Permitted and Conditional Uses in PM and A/RR

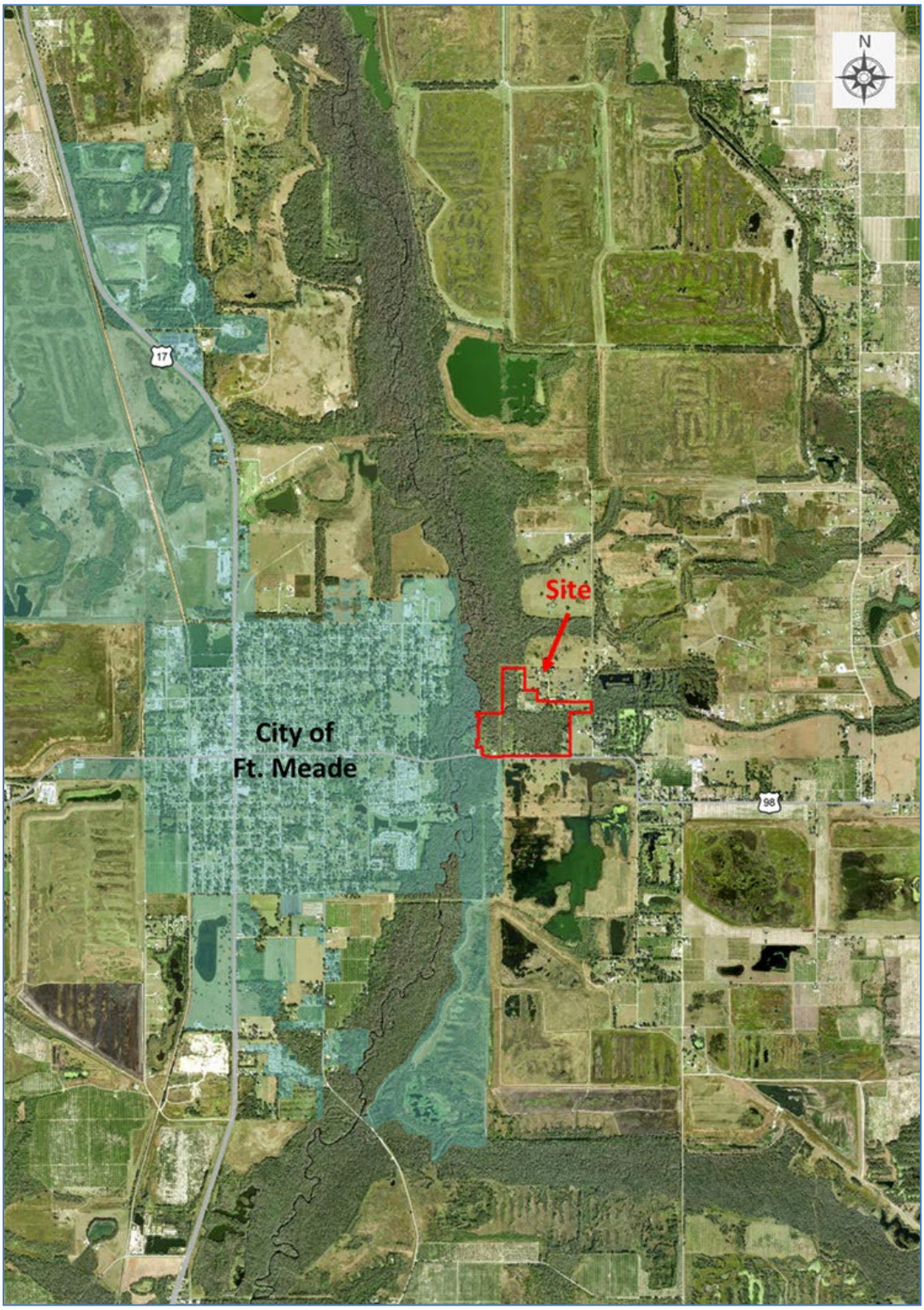
Applicant's submitted documents and ordinance as separate files

Exhibit 1



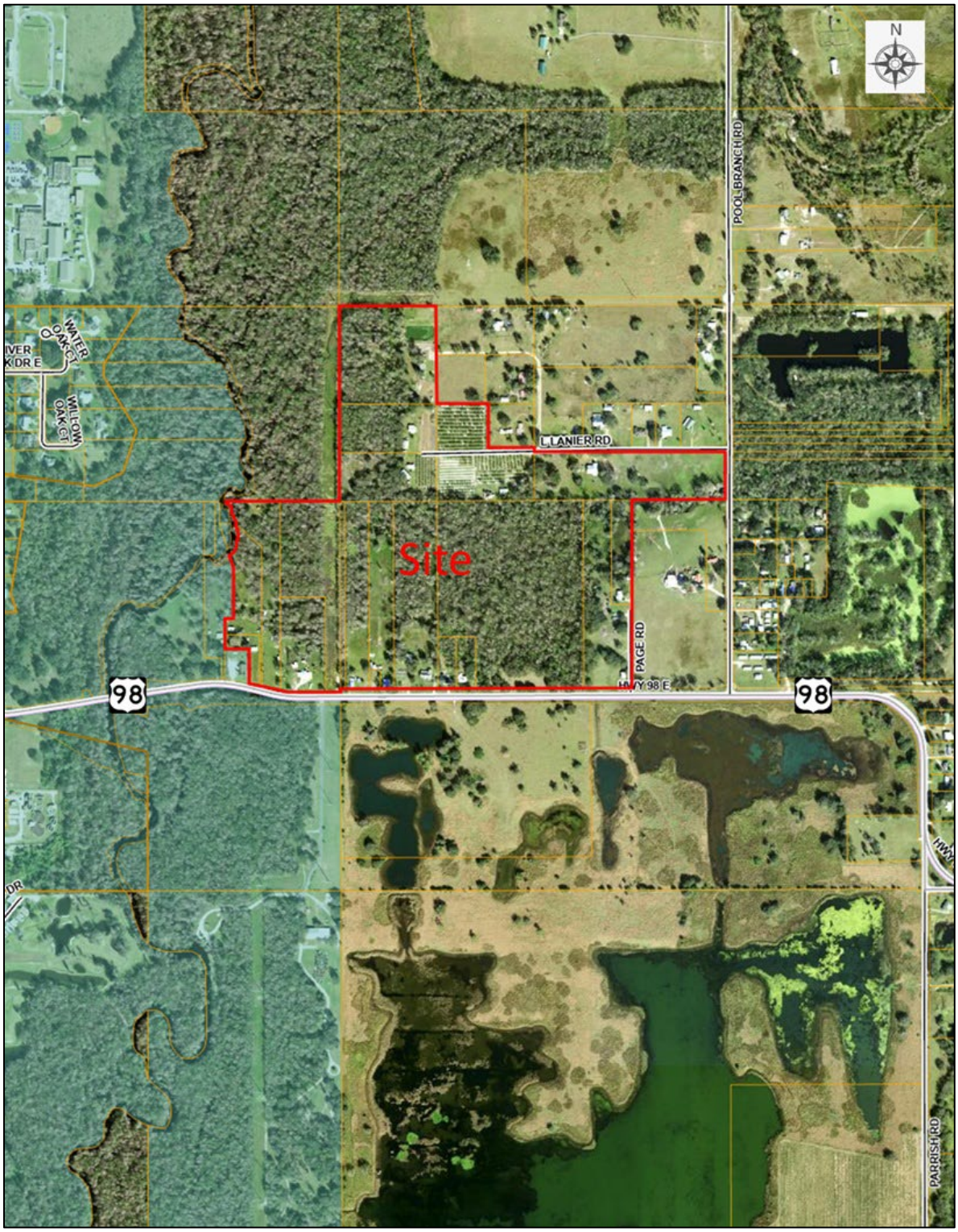
LOCATION MAP

Exhibit 2



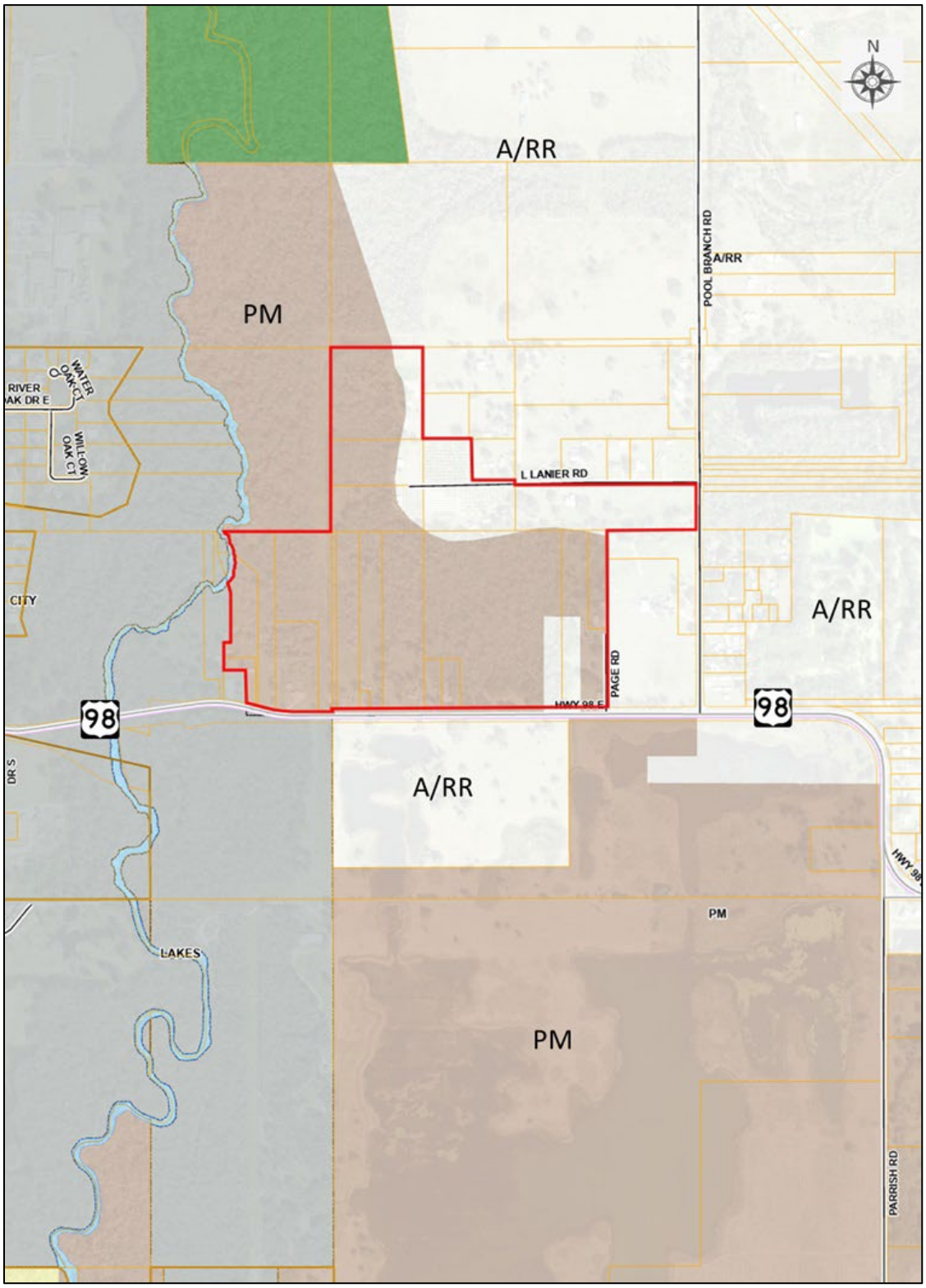
AERIAL MAP CONTEXT 2023

Exhibit 3



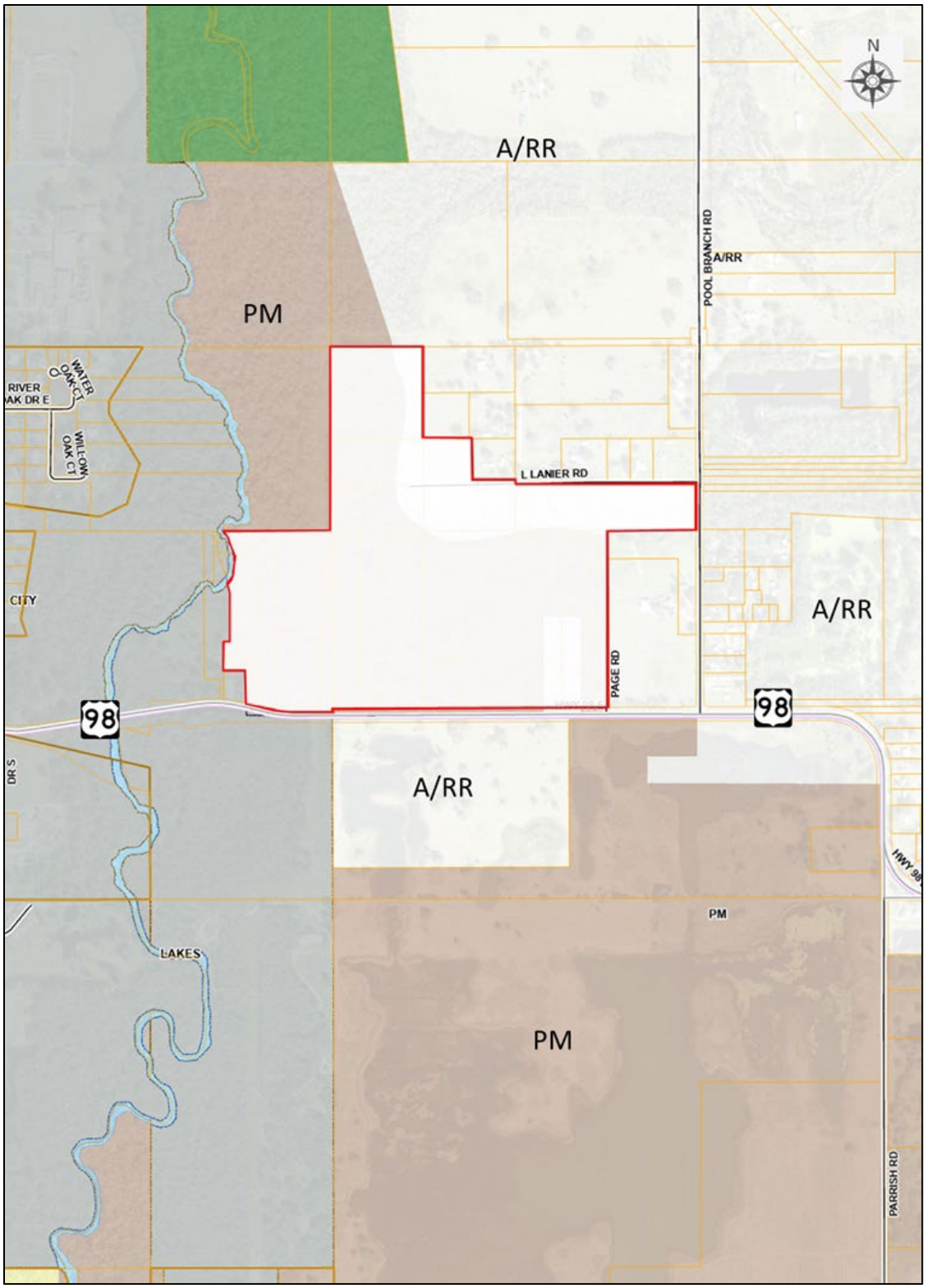
AERIAL MAP – CLOSE UP 2023

Exhibit 4



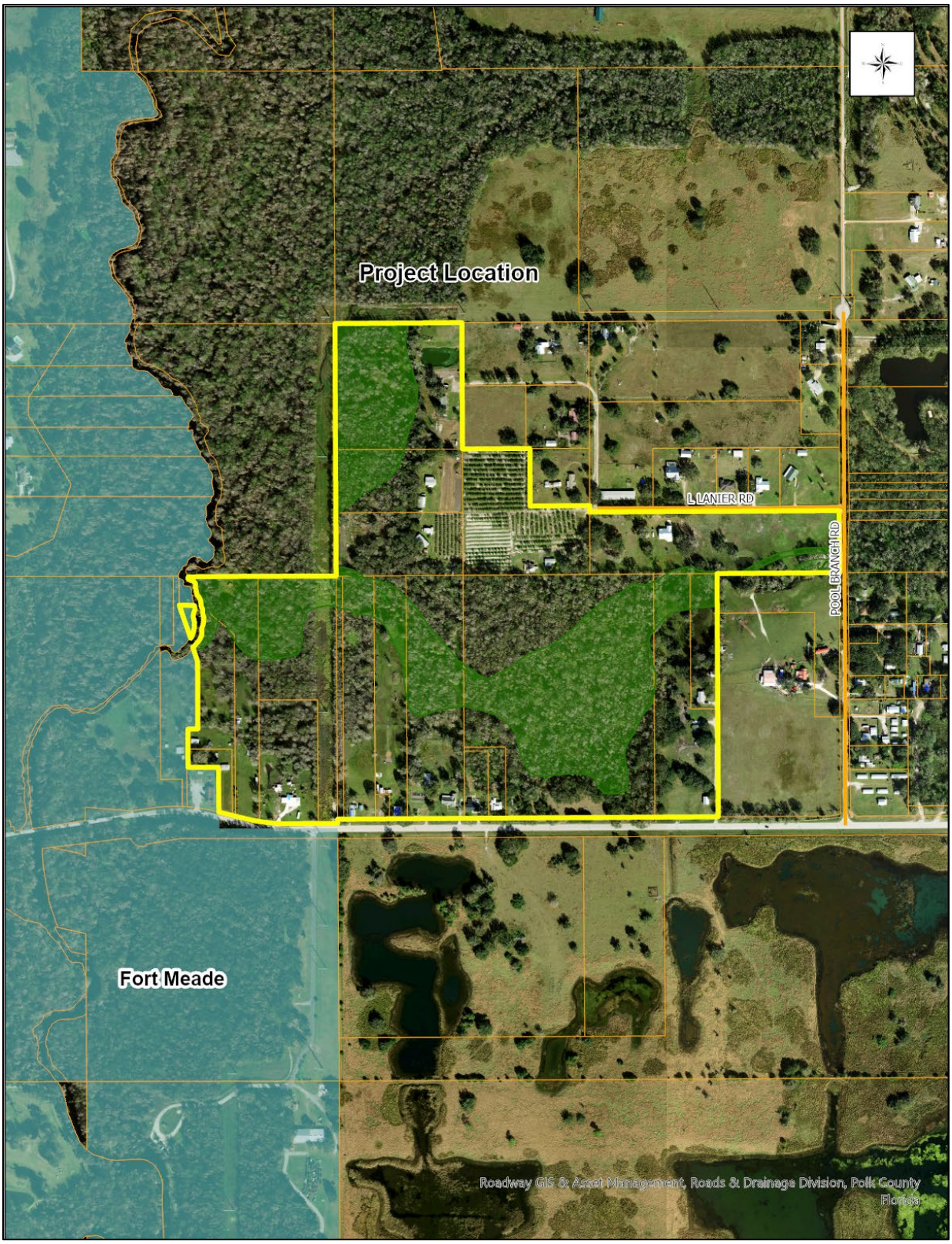
CURRENT FUTURE LAND USE MAP

Exhibit 5



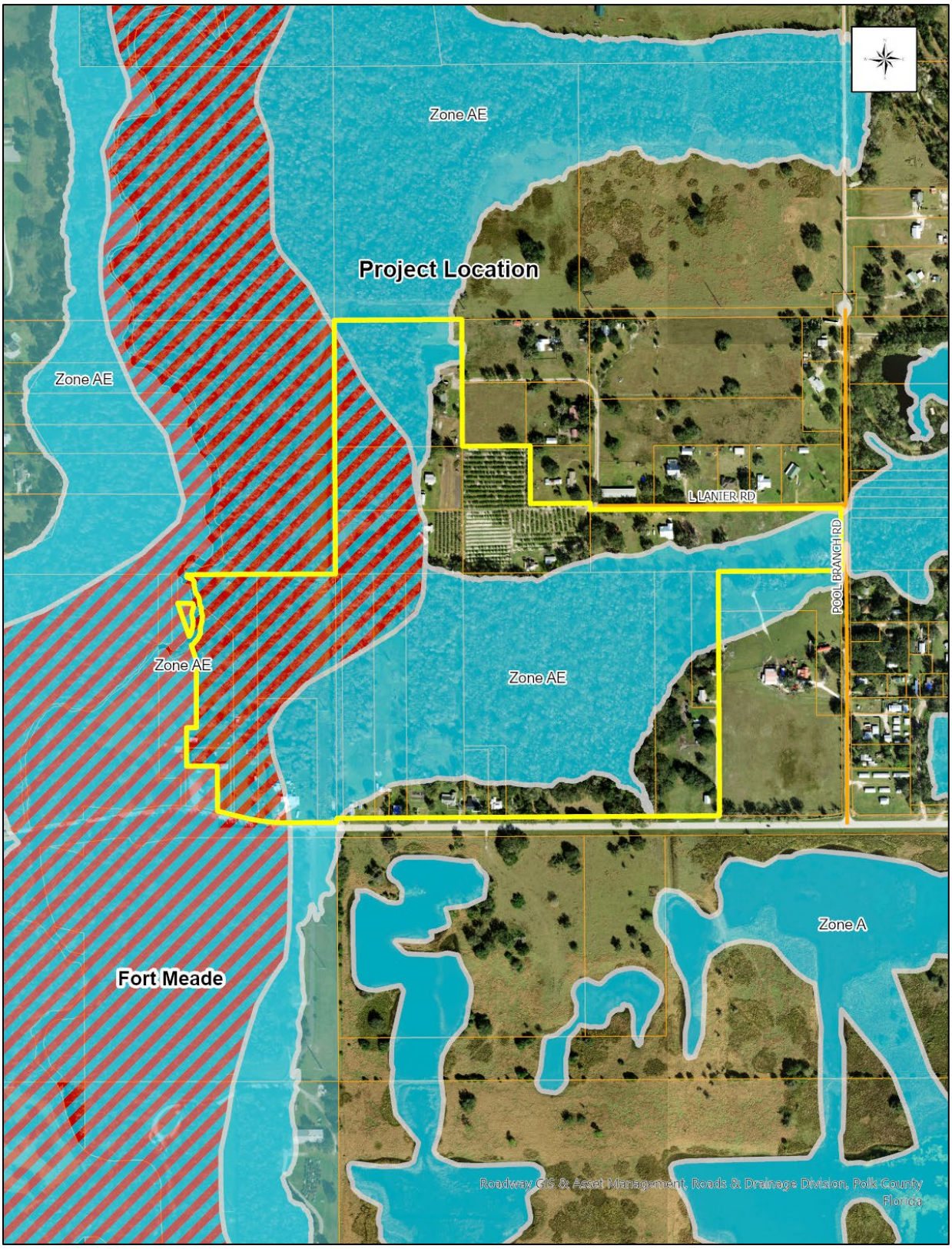
PROPOSED FUTURE LAND USE MAP

Exhibit 6



WETLAND MAP

Exhibit 7



FLOODPLAIN MAP

PARCEL	OWNER	ADDRESS
25-31-25-000000-032120	CHESTNUT JESSE J	400 L LANIER RD
25-31-25-000000-034010	LANIER DOYLE LEON	472 L LANIER RD
25-31-25-000000-034030	LANIER JAMES DEWEY ESTATE OF	448 L LANIER RD
25-31-25-000000-034040	LANIER STEVEN KEITH	475 L LANIER RD
25-31-25-000000-034050	EDMUND CHAD THOMAS	435 L LANIER RD
25-31-25-000000-041020	ZINK EDITH L	3414 SE 18TH AVE
25-31-25-000000-041030	HANDLEY JASON MICHAEL	155 PAGE RD
25-31-25-000000-041040	ACKERLY GRANT T	175 PAGE RD
25-31-25-000000-043010	WALKER TIMOTHY E & WALKER SUSAN S	1655 US HIGHWAY 98 E
25-31-25-000000-043020	BROGLIN MARVIN	1625 US HIGHWAY 98 E
25-31-25-000000-043030	HERNANDEZ SERGIO	4934 HIDDEN HILLS DR
25-31-25-000000-043040	LANIER DOYLE LEON	472 L LANIER RD
25-31-25-000000-043050	ZINK EDITH L	3414 SE 18TH AVE
25-31-25-000000-043060	COLE REVOCABLE TRUST	1675 US HIGHWAY 98 E
25-31-25-000000-043070	BROGLIN MARVIN	1625 US HIGHWAY 98 E
25-31-26-000000-021010	STAKER KARLA J	757 LAKEWORTH CIR
25-31-26-000000-021040	VAUGHN RICHARD TRUMAN	104 2ND ST NE
25-31-26-000000-021050	CORTES MERITA	1475 US HIGHWAY 98 E
25-31-26-000000-021070	VAUGHN JERRELL	501 9TH ST SE
25-31-26-000000-021130	VAUGHN RICHARD TRUMAN JR	22 2ND ST NE

OWNER LIST

Exhibit 9a

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

PERMITTED AND CONDITIONAL USES IN PM

Exhibit 9b

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

PERMITTED AND CONDITIONAL USES IN A/RR