

POLK COUNTY DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

DRC Date: January 23, 2014

LEVEL: 3

PC Date: April 2, 2014

TYPE: Planned Development

BOCC Date: N/A

CASE #: PD 14-03

Project Number: 56864 (Winslow Estates)

Request: The request is for a 275 unit single-family subdivision with short-term rental status.

Applicant: Hanover Capital Partners, LLC
Mark E. Wilson, Kimley-Horn and Associates, Inc.

Property Owner: Platinum Highway 27 Orlando, Inc.

Location: North of Interstate 4, on the west side of U.S. Highway 27, approximately 0.5 miles north of Deen Still Road, in Section 36, Township 25, and Range 26.

Size: 85.4 ± acres

Land Use Designation: Residential Low-1X (RL-1X), North US 27 Selected Area Plan, Ridge Special Protection Area of the Green Swamp Area of Critical State Concern

Development Area: Transit Supportive Development Area (TSDA)

Case Planner: Todd Vargo, AICP

Summary of Analysis:

This site was originally approved by the Planning Commission as a 272 unit short-term rental single-family subdivision in December of 2004 (PD 04-35). However, the developer never began construction and the approval of the development plans expired. The current request (PD 14-03) increases the overall unit count slightly to 275 and keeps the general layout and site characteristics consistent with the previously approved site plans for PD 04-35.

The property is within several areas of the Transit Supportive Development Area (see Table 1). The acreage of the subject site for each sub-area and the suggested minimum and maximum densities for the Residential Low Future Land Use district can be found in the table below, which is taken from Table 2.104.1 of the Polk County Comprehensive Plan:

Table 1

TSDA Area or Future Land Use District	Minimum Density	Maximum Density	Acreage	Maximum Number of Dwelling Units
Transit Supportive Development Area	3 d.u./acre	7 d.u./acre	19 acres	133
Transit Corridor	4 d.u./acre	10 d.u./acre	2.5 acres	25
Transit Center	6 d.u./acre	12 d.u./acre	15.3 acres	183
Transit Center within a Transit Corridor	8 d.u./acre	15 d.u./acre	34.4 acres	516
CORE Future Land Use	1 d.u./20 acres	1 d.u./ 20 acres	14.2 acres	0
Total				857

The proposed net density (minus areas with a Future Land Use designation of CORE-X) of 4 dwelling units per acre is consistent with the Comprehensive Plan and Land Development Code policies, which allow between 0-15 units per acre. The proposed plan illustrates 32% open space, in excess of the 30% required for projects in the Green Swamp Area of Critical State Concern.

The proposed planned development is not anticipated to have an adverse impact upon the demand for services within this area. The site is located within the Northeast Regional Utility Service Area which has sufficient capacity to serve the project, U.S. Highway 27 is currently under construction to widen the highway to increase capacity, and adequate public safety services (such as Fire, EMS, and Polk County Sheriff) are available to serve this site. Also, the North Ridge Trail, which is a two lane collector road with bicycle and pedestrian pathways planned for this area, will provide a viable alternative to keep north- and southbound traffic off of U.S. Highway 27.

This case is located within the TSDA. The applicant for this case intends to construct lower densities than those allowed by the TSDA in the current land use. The Selected Area Plans in the northeast were adopted in the 1990s (North US 27, and Ronald Reagan Parkway) and in 2001 (North Ridge). The TSDA was created in 2010 along with the Transit Corridors and Centers Overlay (TCCO), where densities and intensities approved through an administrative review include the construction of transit oriented design and appropriate public transportation levels. The TSDA and the TCCO encourage mixed use development to support bus routes with more than an hour headway, bus rapid transit, and the extension of Sunrail.

Findings of Fact

- The request is for a Planned Development (PD) for a 275-lot single family subdivision with short-term rental use. The subject site is approximately 85.4 acres in size and is within the Residential Low-1X and CORE Future Land Use districts within the North US 27 Selected Area Plan (SAP) and the Ridge Special Protection Area (SPA) of the Green Swamp Area of Critical State Concern. Planned Developments are Level 3 Conditional Uses in the North US 27 SAP, according to Table 4.8 of the Polk County Land Development Code (LDC).*

2. *The subject site is also within the Transit Supportive Development Area (TSDA). Portions of the site are within the "Transit Corridor," "Transit Center," and "Transit Corridor within a Transit Center" sub-areas of the TSDA.*
3. *The proposed development consists of 275 lots on 85.4 acres, only 68.7 acres of which are in the Residential Low-1X Future Land Use designation which equates to an overall density of 4 dwelling units per acre. The TSDA allows a density between three (3) and fifteen (15) units per acre within the Residential Low Future Land Use district per Table 2.104.1 of the Polk County Comprehensive Plan, depending on which sub-category of the TSDA the project falls within.*
4. *The Ridge SPA requires residential developments with densities up to 4 units per acre to set aside 30% open space. The site plan conserves 32% open space.*
5. *The applicant proposes the following setbacks: 15' from the right-of-way (10' from the right-of-way on the exterior side for double frontage lots only), 15' from the rear, and 5' from the interior side.*
6. *The site is located on the west side of U.S. Highway 27, approximately 1,800 feet north of Deen Still Road. The surrounding property is either wooded or has been developed with single-family homes or warehouses.*
7. *U.S. Highway 27 (Link 5112) between CR 54 (Ronald Reagan Parkway) and Sand Mine Road will be the impacted link for this development. U.S. Highway 27 is classified as a Principal Arterial roadway and is currently operating at a Level of Service (LOS) of "A" with an adopted LOS of "D" in the northbound direction. In the southbound direction, U.S. Highway 27 is currently operating at a LOS of "B" with an adopted LOS of "D." U.S. Highway 27 has 2,532 PM Peak hour trips available in the northbound direction and has 2,253 PM Peak hour trips available southbound.*
8. *The proposed subdivision would add 2,148 Average Annual Daily Trips (AADT) and 278 PM Peak Hour trips to the existing roadway network.*
9. *The subject site is in the Polk County Northeast Regional Service Area. The development of 275 single-family residential units would require 99,000 gallons per day of potable water and generate 74,250 gallons per day of wastewater.*
10. *According to the most recent Utilities Capacity Summary Report dated December 31, 2012, the Northeast Regional Service Area has 1,070,000 gallons per day of uncommitted potable water capacity and no current wastewater capacity. However, another 3 million gallons per day (mgd) of capacity are under construction. If the level of "firm commitments" for wastewater use remain steady, when construction is finished there would be approximately 2.4 mgd of capacity to serve future developments, including Winslow Estates.*
11. *The nearest county park is the Northeast Regional Park located at 50901 U.S. Highway 27, approximately 4.3 miles away. The site plan also shows 2 park areas internal to the subdivision for the use of residents. These internal parks are approximately 3.2 acres in size.*

12. *The portion of the site which will be developed is comprised of Candler Sand/0 to 5 percent slopes, Tavares Sand/0 to 5 percent slopes, and Adamsville Fine Sand. These sands have slight to moderate limitations on the development of dwellings without basements. Other soil types found on that portion of the site which will not be developed (west of the North Ridge Trail right-of-way) are Basinger Mucky Fine Sand/Depressional, Hontoon Muck, and Ona Fine Sand.*
13. *The site is not located within a one-mile radius of an endangered plant or animal habitat, according to the Florida Natural Areas Inventory of 2011.*
14. *There are no water bodies on the property. There are no wetlands or floodplains either.*
15. *The site is not within an airport buffer zone.*
16. *Fire response to this project is from Fire Station 210 located at 6525 Ronald Reagan Parkway. The travel distance is approximately 0.8 miles and response times should average 2 minutes. Ambulance response to this project is from Polk County Fire Station 220 located at 126 Cottonwood Drive in Davenport. The travel distance is 4.6 miles and response times should average 8 minutes. The nearest Sheriff facility is the Northeast District Command Center located at Dunson Road and North U.S. Highway 27. The travel distance is approximately 1.5 miles.*

Development Review Committee Recommendation: Based upon the findings of fact, the information provided by the applicant, and a recent site visit, the Development Review Committee finds that the proposed request **IS COMPATIBLE** with the surrounding land uses and general character of the area and **IS CONSISTENT** with the Polk County Comprehensive Plan and Polk County Land Development Code and recommends **APPROVAL of PD 14-03** with the following conditions:

*On April 2, 2014, in an advertised public hearing, the Planning Commission voted 7:0 to **APPROVE PD 14-03** with the following conditions:*

1. This Planned Development shall not exceed 275 single-family short-term rental units. Building setbacks shall be as follows: 15 feet from rights-of-way except corner lots are allowed 10 feet for the non-garage entrance secondary right-of-way setback; 5 foot side yard setbacks; and, 15 foot rear yard setbacks. Accessory structures are allowed 5 foot side and rear setbacks. [PLG]
2. At a minimum, the developer shall install four foot wide sidewalks on both sides of all interior roads of the development. These sidewalks shall extend, and connect, to sidewalks along the North Ridge Trail. [PLG]
3. The applicant shall submit a revised binding site plan reflecting all conditions of approval herein prior to Level 2 Review approvals. [PLG]
4. The 1 acre park shall be constructed prior to the issuance of the Certificate of Occupancy for the 110th unit. The 2.2 acre park shall be constructed prior to the issuance of the Certificate of Occupancy for the 200th unit. [PLG]

5. All open space, retention, and other common areas provided within this subdivision shall be placed in a tract and deeded or dedicated to the homeowner's association or a similar responsible entity. This shall be noted on the plat. [PLG]
6. All landscaping shall consist entirely of Florida-native species. [PLG]
7. A path to the isolated gazebo shall be provided between lots 26 and 27. [PLG]
8. Prior to Level 2 Review approval, the applicant shall provide certification from a registered professional engineer that adequate water pressure and capacity exist to maintain fire flow as determined by the Polk County Fire Marshal. [FM]

GENERAL NOTES

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: Approval of this request shall not constitute a waiver or variance from any applicable development requirement unless specifically noted in the conditions of approval and consistent with LDC Section 930 D.

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.

Surrounding Land Use Designations and Current Land Use Activity:

Table 2

Northwest: CORE; undeveloped land.	North: RL-4X; Tuscan Ridge (single-family dwellings approved for short term rentals)	Northeast: RL-1X; Planted pines
West: CORE; undeveloped land.	Subject Property: RL-1X; undeveloped land	East: RL-1X; undeveloped land
Southwest: CORE; undeveloped land.	South: BPC-1X, RACX, CORE; warehouses	Southeast: RACX; undeveloped land, commercial strip center
<i>Source: Polk County GIS Data-Viewer and Staff Site Visit</i>		

Compatibility with the Surrounding Land Uses:

While the US 27 SAP attempted to accommodate an anticipated high level of urbanization over a twenty year period with expanded density ranges across multiple land use districts, most of the land has developed with moderate densities such as single-family detached subdivisions and mobile home parks around four units per acre. Development surrounding this project site primarily consists of single-family short-term rental subdivisions at around four units per acre with non-residential uses (warehousing) along Deen Still Road.

Nearest Elementary, Middle, and High School

Table 3

Name of School	Approximate Distance From Subject Site	Existing % Capacity
Loughman Oaks Elementary	9 ± miles	90 %
Lake Alfred-Addair Middle	15 ± miles	79 %
Ridge Community Senior High	10 ± miles	98 %
Tenoroc High School	24 ± miles	61%

Source: Polk County School Board

While the proposed development is requesting short-term rental status, the School Board has reported that these developments still generate school children. Currently there is capacity available at all the schools when re-locatable classrooms are included, although the School Board indicated that Loughman Oaks Elementary has generated some capacity concerns and has become increasingly reliant upon portable classrooms to supplement its available capacity (currently portables constitute 28% of the available capacity at this elementary school). Actual capacity and anticipated impacts will be evaluated during the Level 2 Review process to ensure that school concurrency is met.

Nearest Sheriff, Fire, and EMS Station

While the site is located within close proximity to the necessary emergency services, the Fire Marshal has stated that the developer will be required to provide water for fire protection, which meets the requirements for water pressure and flow by the Polk County Fire Marshal. At a minimum, the developer will be required to provide fire hydrants that flow a minimum of 1000 gallons-per-minute within 500 feet of all structures.

Table 4

	Name of Station	Response Time	Approximate Distance
Sheriff	Northeast District Command Center	varies by call	7 ± miles
Fire	Davenport (6525 Ronald Reagan Pkwy)	5 ± minutes	2 ± miles
EMS	Davenport (50945 US Hwy 27)	8 ± minutes	5 ± miles

Source: PCSO Sheriff's Office and Polk County Fire Services

Water and Sewer Capacity and Service Provider:

The subject site is within a Transit Supportive Development Area (TSDA). The TSDA requires connection to centralized water and sewer systems. This development is within the Polk County Northeast Utility Service Area, where sufficient capacity for potable water exists to serve the proposed development. There are no improvements to the water system planned for the immediate area; however, the wastewater treatment facility is undergoing an expansion for an additional 3.0 million gallons per day of capacity.

Table 5

Proposed Site 85.4 ± Acres @ (see Table 1)	Estimated Impact Analysis (Residential / Commercial)		
	<i>(Existing Land Use Designation)</i>	<i>(Maximum Density / usage)</i>	<i>(Proposed Site Plan)</i>
Permitted Density/ Maximum # of Lots	857 multi-family units (See Table 1)	857 multi-family units (See Table 1)	275 single-family units
Potable Water Consumption	169,686 GPD	169,686 GPD	99,000 GPD
Wastewater Generation	154,260 GPD	154,260 GPD	74,250 GPD

Source: Polk County Concurrency Manual. Potable Water rate for multi-family development is 198 GPD per unit; and the wastewater rate is 180 GPD per unit.

Potable Water rate for single-family development is 360 GPD per unit; and the wastewater rate is 270 GPD per unit.

Roadways/Transportation Network:

The proposed development site fronts the right-of-way of U.S. Highway 27 and contains right-of-way for the proposed North Ridge Trail collector road. Tables 6 and 7, below, illustrate that available capacity exists on U.S. Highway 27 to support the proposed development without creating an LOS deficiency on this link. The North Ridge Trail, when constructed, will travel through the western portion of this subdivision.

A. Capacity:

U.S. Highway 27 is the primary roadway tracked by the County for concurrency that will be impacted by the development of this site. Sufficient capacity exists to support the proposed 275 unit development.

Table 6

Link #	Direction	Road Name	Current LOS	Available Capacity*	Minimum LOS Standard
5112	N	U.S. Highway 27 from Sand Mine Road to CR 54 (Ronald Reagan Parkway)	A	2,532	D
5112	S	U.S. Highway 27 from Sand Mine Road to CR 54 (Ronald Reagan Parkway)	B	2,253	D

* PM/Peak Hour Capacity

Source: Polk Transportation Planning Organization Concurrency Network Database

B. Roadway Conditions:

U.S. Highway 27 is a four-lane principal arterial roadway. The road is currently operating within the adopted level-of-service. The additional trips are not anticipated to adversely impact this link, however, a major traffic study, including an evaluation of mass transit, will be required during the Level 2 Review approval and should identify any deficiencies in the roadway network. In addition, the applicant will be required to obtain approval through the Florida Department of Transportation (FDOT).

Table 7

Proposed Site 85.4 ± Acres @ (see Table 1)	Estimated Impact Analysis (Residential / Commercial)		
	(Existing Land Use Designation)	(Maximum Density / usage)	(Proposed Site Plan)
Permitted Density/ Maximum # of Lots	857 multi-family units (See Table 1)	857 multi-family units (See Table 1)	275 single-family units
Average Annual Daily Trips (AADT)	5,520 AADT	5,520 AADT	2,148 AADT
PM/Peak Hour Trips	532 PM/Peak	532 PM/Peak	278 PM/Peak

Source: Polk County Concurrency Manual and Polk TPO: Single-family rates of 7.81 AADT and 1.01 PM Peak trips per unit. Apartment rates of 6.44 AADT and 0.62 PM Peak trips per unit

C. Planned Improvements:

The following table lists the projects currently funded in the CIP and the Transportation Planning Organization's (TPO) current work program.

Table 8

Road	Fiscal Year CIP (Construction)	Project Description
North Ridge Trail		Construct a new 2 lane road from Sand Mine Road (at Highlands Reserve Subdivision near Berry Town Center) to Deen Still Road (approx. 4.1 miles). New roadway is intended to separate local residential traffic from regional (truck) thru-traffic to help maintain an acceptable level of service on US 27. As an alternate route for local traffic, new roadway will enhance safety. Cross connections to the east side of US 27 already exist at several adjoining subdivisions. Linear park concept of aesthetic enhancements (roundabouts, sidewalks, recreational path, stamped concrete, ornamental lighting, and irrigated landscaping) included in design. Posted speed to be 30 MPH on mainline and lowered to 20 MPH at medians and 15 MPH at traffic circles (roundabouts).
U.S. Highway 27	2012-2020	Widen from four to six lanes

The FDOT is currently widening U.S. Highway 27, from Berry Road to U.S. 192, from four to six lanes to increase capacity.

Environmental Conditions:

A. Surface Water:

There is no surface water on the site because the site is located on the well-drained sandy soil of the Lake Wales Ridge.

B. Wetlands/Floodplains:

There are neither wetlands nor floodplains on the site.

C. Wells (Public/Private):

According to the applicant, there is an agricultural well on site. This well will most likely be abandoned since the subdivision will have to connect to County utilities.

D. Airports:

The site is not within an airport buffer zone.

E. Soils:

The site is located within adjacent to the Green Swamp CORE wetland areas and is comprised of soils with some development challenges. Most of the soil types found on this site have innate limitations for residential development. Most likely amendments to the soil will be necessary to accommodate development of the site.

Table 9

Soil Name	Limitations for Dwellings w/o Basements	Septic Tank Limitations	Percent of Site
Candler Sand/0 to 5 percent slopes	Slight	Slight	60%
Taveres Sand/0 to 5 percent slopes	Moderate: wetness	Slight	15%
Basinger Mucky Fine Sand/Depressional	Severe: Ponding	Severe: ponding, poor filter	10%
Adamsville Fine Sand	Moderate: wetness	Severe: wetness, poor filter	5%
Hontoon Muck	Severe: subsides, ponding, low strength	Severe: subsides, ponding, poor filter	5%
Ona Fine Sand	Severe: Wetness	Severe: wetness, poor filter	5%

Source: United States Department of Agriculture, *Soil Survey of Polk County, Florida*

F. Protected Species:

The site is not located within a one-mile buffer area for endangered or threatened plant and animal species according to the 2006-2011 Florida Natural Areas Inventory Map.

Park Facilities:

This development is proposed as a time-share short-term rental development. Because the inhabitants of the proposed development are expected to spend most of their time visiting the theme parks in the vicinity (LEGOLAND, Walt Disney World and Orlando-metro area, and Busch Gardens or Tampa-metro area), local park facilities are not expected to be adversely impacted. However, the area is served by the new 83 acre Northeast Regional Park in the Four Corners area on U.S. Highway 27 on the south shore of Lake Davenport, approximately 4.3 miles to the north. This park provides ball fields, playgrounds, walking trails, fishing, a boat dock and restrooms.

Economic Factors:

The inhabitants of this short-term rental development will most likely spend a majority of their time and money at tourist and shopping destinations in adjacent counties. As a result, the most measurable direct economic impact will be associated with the up-front construction jobs, bed-tax revenue of the short-term rental units, and some tourism-related revenue generated by the proposed use.

Consistency with Comprehensive Plan:

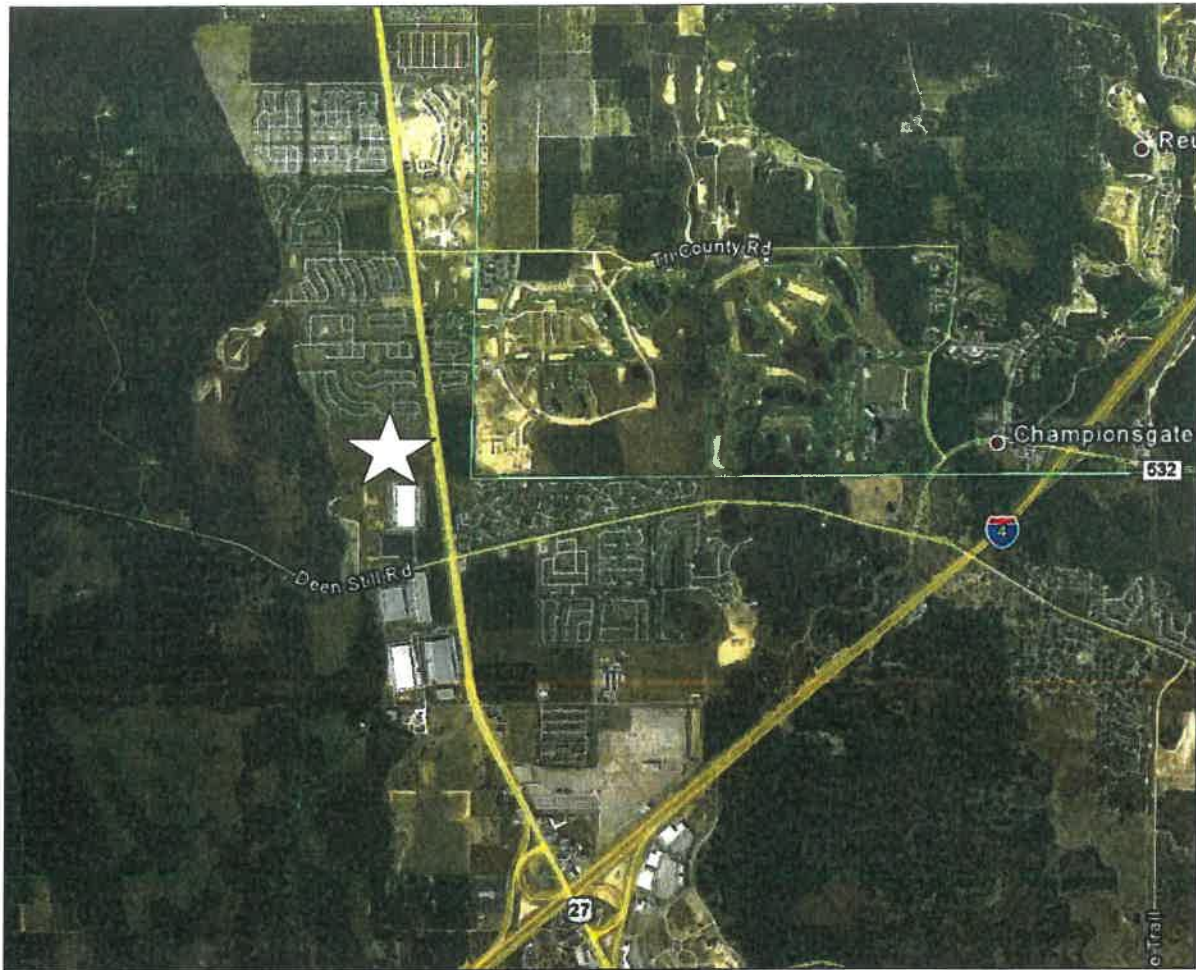
The purpose of the Residential Low District in the North US 27 SAP is to accommodate single and multi-family residential developments near activity centers, schools, public institutions, and retail centers in order to create an efficient and highly desirable urban growth pattern. The maximum permitted density in the TSDA is seven (7) dwelling units per acre and the minimum residential density is three (3) dwelling units per acre. A portion of this subject site is also within the "Transit Corridor within a Transit Center," which allows a maximum of 15 dwelling units per acre. Another portion of the site is within the "Transit Center," which allows a maximum of 12 dwelling units per acre.

Comments from other Agencies:

The comments and conditions from other agencies are incorporated into this report.

Exhibits:

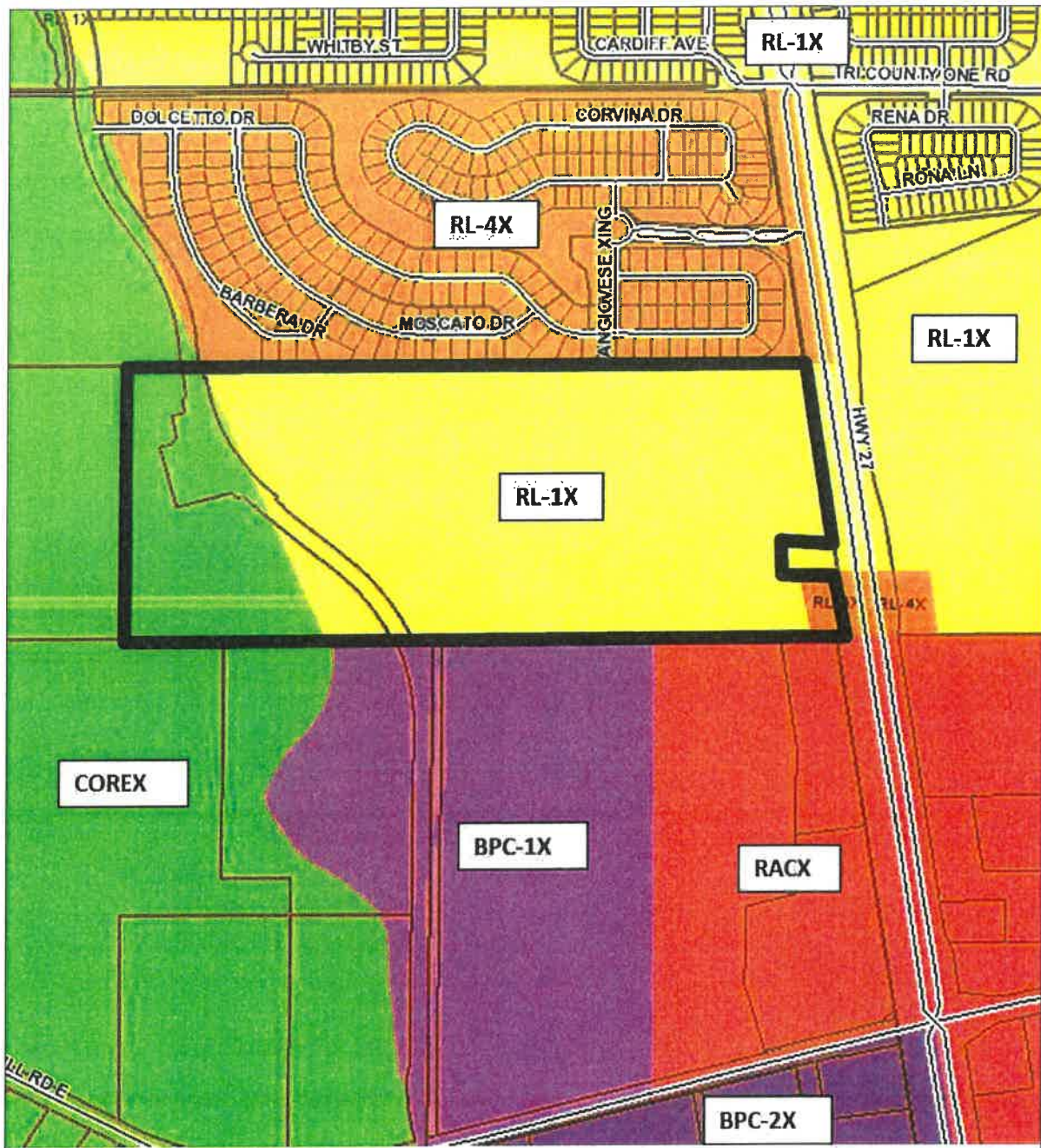
Exhibit 1	Location Map
Exhibit 2	Aerial Photograph
Exhibit 3	Future Land Use Map
Exhibit 4	Site Plan



Location Map



Aerial Photograph



Future Land Use Map



Site Plan

INSTR # 201
BK 159 Pgs 40-43 PG(s)
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CLERK OF COURT POLK COU.
RECORDING FEES \$75.00
RECORDED BY tonyscar

Plat Name: LAUREL ESTATES PHASE I

Section 36
Township 25 South
Range 26 East

STATE OF FLORIDA
COUNTY OF POLK

FILED FOR RECORD

Recorded in Plat Book: 159
Page(s) 40-43

Record verified 3/22/16 this 22nd day of March 2016

Stacy M. Butterfield
Clerk of Circuit Court

By:


Marcella Perkins
Deputy Clerk





INSTR # 2016049557

BK 159 Pgs 40-43 PG(s) 4
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STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES \$75.00
RECORDED BY tonyscar

Plat Name: LAUREL ESTATES PHASE I

Section	36
Township	25 South
Range	26 East

STATE OF FLORIDA
COUNTY OF POLK

FILED FOR RECORD this 22nd day of March 2016

Recorded in Plat Book: **159**
Page(s) ----- **40-43**

Record verified 3/22/16

Stacy M. Butterfield
Clerk of Circuit Court

By: 
Marcella Perkins
Deputy Clerk



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POLK COUNTY, FLORIDA

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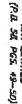
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SURVEYING AND MAPPING, LLC
CERTIFICATE OF AUTHORIZATION NUMBER LB 7800

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808
2100 Meadows Trail, Suite 203 • Gemini, Florida 32705 • 407-342-4887

1	LEADERS	STATE OF CALIFORNIA
2	ROLE	PLAYING
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LYING IN SECTION 36, TOWNSHIP 25 SOUTH, RANGE 26 EAST
POLK COUNTY, FLORIDA

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Year	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403
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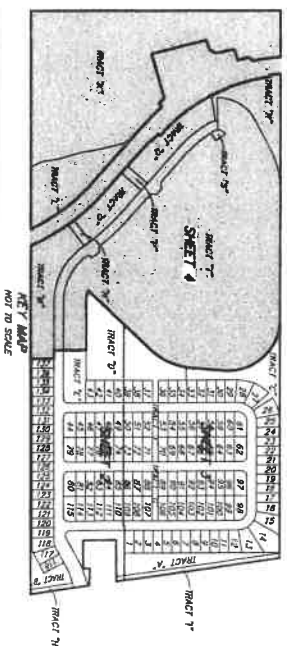
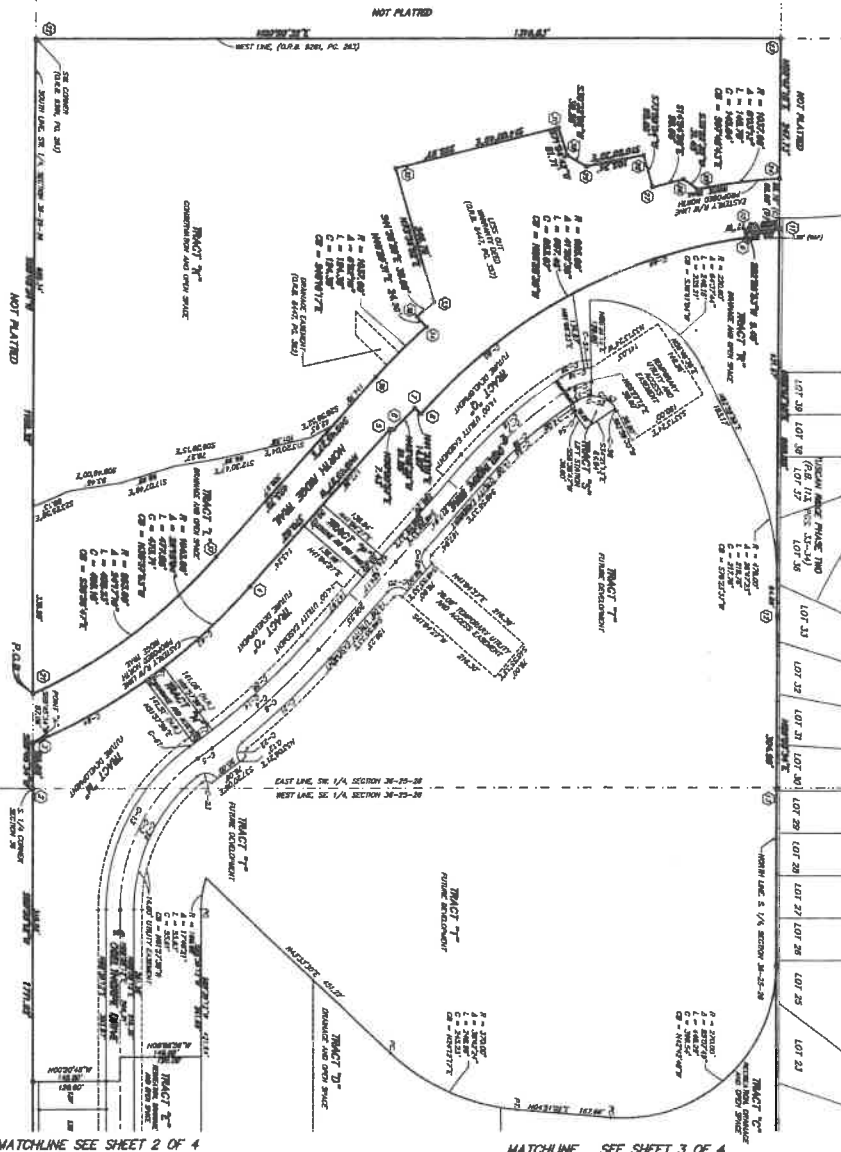
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POLK COUNTY, FLORIDA

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年份	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
人口	115.0	115.5	116.0	116.5	117.0	117.5	118.0	118.5	119.0	119.5	120.0	120.5	121.0	121.5	122.0	122.5	123.0	123.5	124.0	124.5	125.0	125.5	126.0	126.5	127.0	127.5	128.0	128.5	129.0	129.5	130.0	130.5	131.0	131.5	132.0	132.5	133.0	133.5	134.0	134.5	135.0	135.5	136.0	136.5	137.0	137.5	138.0	138.5	139.0	139.5	140.0	140.5	141.0	141.5	142.0	142.5	143.0	143.5	144.0	144.5	145.0	145.5	146.0	146.5	147.0	147.5	148.0	148.5	149.0	149.5	150.0	150.5	151.0	151.5	152.0	152.5	153.0	153.5	154.0	154.5	155.0	155.5	156.0	156.5	157.0	157.5	158.0	158.5	159.0	159.5	160.0	160.5	161.0	161.5	162.0	162.5	163.0	163.5	164.0	164.5	165.0	165.5	166.0	166.5	167.0	167.5	168.0	168.5	169.0	169.5	170.0	170.5	171.0	171.5	172.0	172.5	173.0	173.5	174.0	174.5	175.0	175.5	176.0	176.5	177.0	177.5	178.0	178.5	179.0	179.5	180.0	180.5	181.0	181.5	182.0	182.5	183.0	183.5	184.0	184.5	185.0	185.5	186.0	186.5	187.0	187.5	188.0	188.5	189.0	189.5	190.0	190.5	191.0	191.5	192.0	192.5	193.0	193.5	194.0	194.5	195.0	195.5	196.0	196.5	197.0	197.5	198.0	198.5	199.0	199.5	200.0	200.5	201.0	201.5	202.0	202.5	203.0	203.5	204.0	204.5	205.0	205.5	206.0	206.5	207.0	207.5	208.0	208.5	209.0	209.5	210.0	210.5	211.0	211.5	212.0	212.5	213.0	213.5	214.0	214.5	215.0	215.5	216.0	216.5	217.0	217.5	218.0	218.5	219.0	219.5	220.0	220.5	221.0	221.5	222.0	222.5	223.0	223.5	224.0	224.5	225.0	225.5	226.0	226.5	227.0	227.5	228.0	228.5	229.0	229.5	230.0	230.5	231.0	231.5	232.0	232.5	233.0	233.5	234.0	234.5	235.0	235.5	236.0	236.5	237.0	237.5	238.0	238.5	239.0	239.5	240.0	240.5	241.0	241.5	242.0	242.5	243.0	243.5	244.0	244.5	245.0	245.5	246.0	246.5	247.0	247.5	248.0	248.5	249.0	249.5	250.0	250.5	251.0	251.5	252.0	252.5	253.0	253.5	254.0	254.5	255.0	255.5	256.0	256.5	257.0	257.5	258.0	258.5	259.0	259.5	260.0	260.5	261.0	261.5	262.0	262.5	263.0	263.5	264.0	264.5	265.0	265.5	266.0	266.5	267.0	267.5	268.0	268.5	269.0	269.5	270.0	270.5	271.0	271.5	272.0	272.5	273.0	273.5	274.0	274.5	275.0	275.5	276.0	276.5	277.0	277.5	278.0	278.5	279.0	279.5	280.0	280.5	281.0	281.5	282.0	282.5	283.0	283.5	284.0	284.5	285.0	285.5	286.0	286.5	287.0	287.5	288.0	288.5	289.0	289.5	290.0	290.5	291.0	291.5	292.0	292.5	293.0	293.5	294.0	294.5	295.0	295.5	296.0	296.5	297.0	297.5	298.0	298.5	299.0	299.5	300.0	300.5	301.0	301.5	302.0	302.5	303.0	303.5	304.0	304.5	305.0	305.5	306.0	306.5	307.0	307.5	308.0	308.5	309.0	309.5	310.0	310.5	311.0	311.5	312.0	312.5	313.0	313.5	314.0	314.5	315.0	315.5	316.0	316.5	317.0	317.5	318.0	318.5	319.0	319.5	320.0	320.5	321.0	321.5	322.0	322.5	323.0	323.5	324.0	324.5	325.0	325.5	326.0	326.5	327.0	327.5	328.0	328.5	329.0	329.5	330.0	330.5	331.0	331.5	332.0	332.5	333.0	333.5	334.0	334.5	335.0	335.5	336.0	336.5	337.0	337.5	338.0	338.5	339.0	339.5	340.0	340.5	341.0	341.5	342.0	342.5	343.0	343.5	344.0	344.5	345.0	345.5	346.0	346.5	347.0	347.5	348.0	348.5	349.0	349.5	350.0	350.5	351.0	351.5	352.0	352.5	353.0	353.5	354.0	354.5	355.0	355.5	356.0	356.5	357.0	357.5	358.0	358.5	359.0	359.5	360.0	360.5	361.0	361.5	362.0	362.5	363.0	363.5	364.0	364.5	365.0	365.5	366.0	366.5	367.0	367.5	368.0	368.5	369.0	369.5	370.0	370.5	371.0	371.5	372.0	372.5	373.0	373.5	374.0	374.5	375.0	375.5	376.0	376.5	377.0	377.5	378.0	378.5	379.0	379.5	380.0	380.5	381.0	381.5	382.0	382.5	383.0	383.5	384.0	384.5	385.0	385.5	386.0	386.5	387.0	387.5	388.0	388.5	389.0	389.5	390.0	390.5	391.0	391.5	392.0	392.5	393.0	393.5	394.0	394.5	395.0	395.5	396.0	396.5	397.0	397.5	398.0	398.5	399.0	399.5	400.0	400.5	401.0	401.5	402.0	402.5	403.0	403.5	404.0	404.5	405.0	405.5	406.0	406.5	407.0	407.5	408.0	408.5	409.0	409.5	410.0	410.5	411.0	411.5	412.0	412.5	413.0	413.5	414.0	414.5	415.0	415.5	416.0	416.5	417.0	417.5	418.0	418.5	419.0	419.5	420.0	420.5	421.0	421.5	422.0	422.5	423.0	423.5	424.0	424.5	425.0	425.5	426.0	426.5	427.0	427.5	428.0	428.5	429.0	429.5	430.0	430.5	431.0	431.5	432.0	432.5	433.0	433.5	434.0	434.5	435.0	435.5	436.0	436.5	437.0	437.5	438.0	438.5	439.0	439.5	440.0	440.5	441.0	441.5	442.0	442.5	443.0	443.5	444.0	444.5	445.0	445.5	446.0	446.5	447.0	447.5	448.0	448.5	449.0	449.5	450.0	450.5	451.0	451.5	452.0	452.5	453.0	453.5	454.0	454.5	455.0	455.5	456.0	456.5	457.0	457.5	458.0	458.5	459.0	459.5	460.0	460.5	461.0	461.5	462.0	462.5	463.0	463.5	464.0	464.5	465.0	465.5	466.0	466.5	467.0	467.5	468.0	468.5	469.0	469.5	470.0	470.5	471.0	471.5	472.0	472.5	473.0	473.5	474.0	474.5	475.0	475.5	476.0	476.5	477.0	477.5	478.0	478.5	479.0	479.5	480.0	480.5	481.0	481.5	482.0	482.5	483.0	483.5	484.0	484.5	485.0	485.5	486.0	486.5	487.0	487.5	488.0	488.5	489.0	489.5	490.0	490.5	491.0	491.5	492.0	492.5	493.0	493.5	494.0	494.5	495.0	495.5	496.0	496.5	497.0	497.5	498.0	498.5	499.0	499.5	500.0	500.5	501.0	501.5	502.0	502.5	503.0	503.5	504.0	504.5	505.0	505.5	506.0	506.5	507.0	507.5	508.0	508.5	509.0	509.5	510.0	510.5	511.0	511.5	512.0	512.5	513.0	513.5	514.0	514.5	515.0	515.5	516.0	516.5	517.0	517.5	518.0	518.5	519.0	519.5	520.0	520.5	521.0	521.5	522.0	522.5	523.0	523.5	524.0	524.5	525.0	525.5	526.0	526.5	527.0	527.5	528.0	528.5	529.0	529.5	530.0	530.5	531.0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PEC / **SURVEYING AND MAPPING, LLC**
 CERTIFICATE OF AUTHORIZATION NUMBER LB 7008
 2100 Anthony Trk, Suite 203 • Omaha, Nebraska 68105 • 402-548-0897