

PLANNING
PROJECT REVIEW NOTIFICATION
LEVEL_4
LEVEL 4 LARGE COMP PLAN AMEND

PROJECT NAME: MIMS ALAFIA LLC

PHASE:

233025-000000-031030

PROJECT NUMBER: 54056 **CASE NUMBER:** CPA 09B-04

CURRENT REQUEST: LARGE SCALE COMPREHENSIVE PLAN TO CHANGE 355.78 ACRES FROM PM TO IND

LOCATION: EAST OF S.R. 37, SOUTH OF C.R. 640, SOUTH OF MULBERRY, FLORIDA

APPLICANT: KIM BOYETT

COMMENTS DUE DATE: 04/10/2009

STAFF DRC DATE: 04/16/2009

APPLICANT DRC DATE: 04/16/2009

BOA HEARING DATE:

PC HEARING DATE: 06/09/2009

BOCC1 HEARING DATE:08/05/2009

BOCC2 HEARING DATE:12/02/2009

PHIL IRVEN (PW06)
MIKE LINKINS (PS05)
BEN DUNN (TS05)
HEALTH DEPARTMENT (HS14)
TODD VARGO/JOHN BOHDE/**AARON FLINT (GM01)**
CHRISSY IRONS (GM03)
UTILITIES ADMINISTRATION (UT01)
POLK COUNTY SHERIFF'S OFFICE, ATTN: MARY SCHIVER
HARVEY CRAVEN (PS04)
DOYLE LASSETER (PW04)

Mims Industrial Parcel

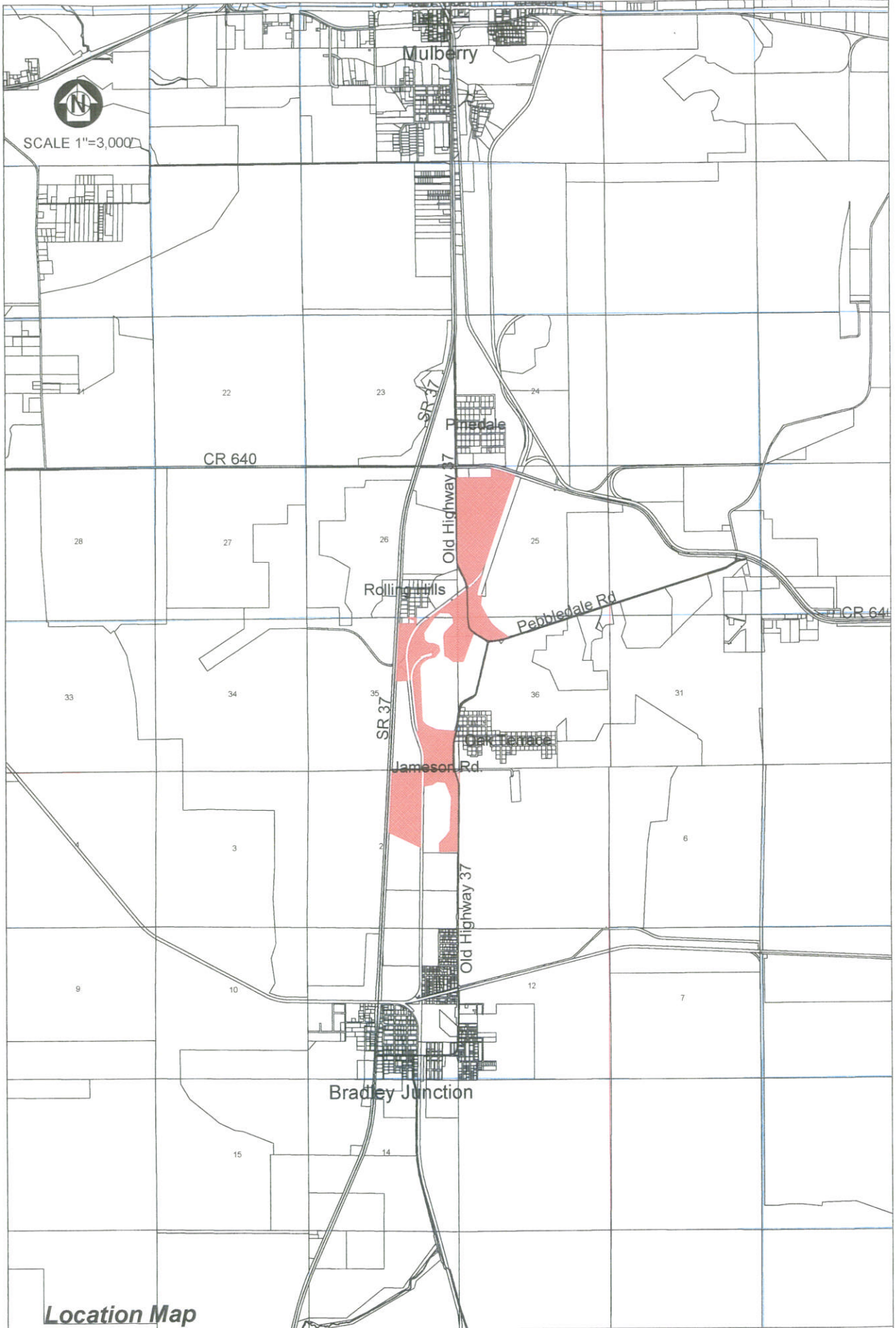
CPA request for Land Use Change From PM to IND

Demonstrated Need:

Polk County is being sought as a major economic center for warehousing and distribution operations. With the county occupying a strategic position, a new major integrated logistics center is being proposed by CSX Corporation which will generate a significant demand for distribution and support operations. As development expands along SR 60, there will be an increased demand for industrial land in the vicinity, especially with rail access. Portions of the area have been utilized for mining operations in the past and now present an opportunity for re-use. The request for a land use change to Industrial recognizes that past Phosphate Mining is no longer applicable. Phosphate mining is no longer of viable land use. However, the Phosphate Mining Land Use supports similar heavy industrial uses found within the Industrial Land Use. The area is transitioning to Industrial Park Use as evidence by the existence of industrial uses in the area and extensive rail distribution networks.

Economic Impact:

The proposed land use change from PM to IND will allow the parcel to be utilized for businesses to expand and create new jobs to help in our sluggish economy. We feel the creation of jobs from this land use change will increase job opportunity within these rural communities, Bradley Junction and Rolling Hills. This will address the long range plan of the commission to provide redevelopment within these districts. The extensive rail system through the site will enable businesses within this area to become more regional and national in nature reducing their economic exposure to the local economy.



Location Map

The Mims Group

Comprehensive Plan Large Scale Map Amendment
Unincorporated Polk County Florida

Mike Cotter, P.E., Inc.

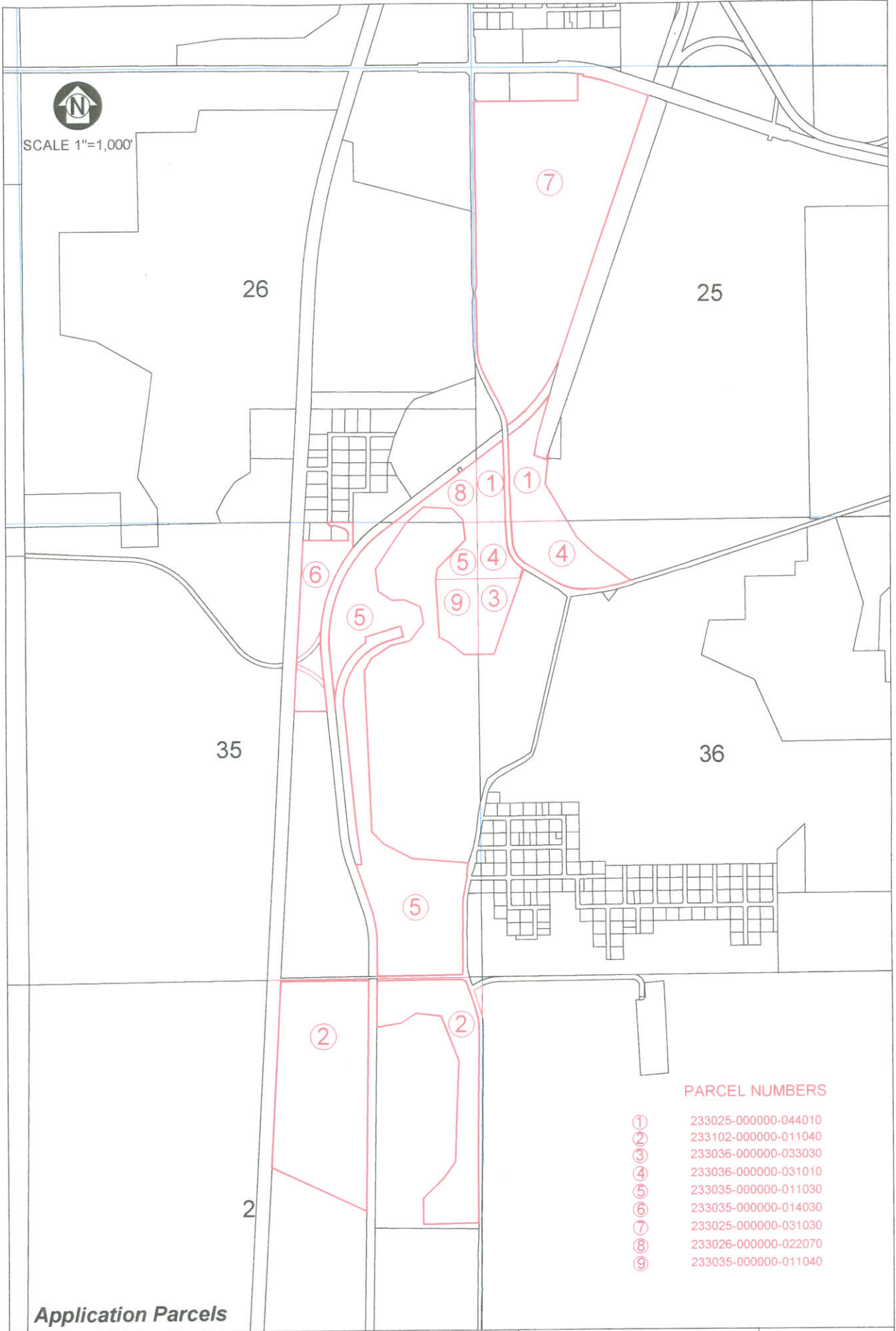
8808 Teacher Lane
Zephyrhills, Florida 33813
Phone 863-370-1467 Fax 813-355-3959

Michael C. Cotter, PE #43251

March 6, 2009



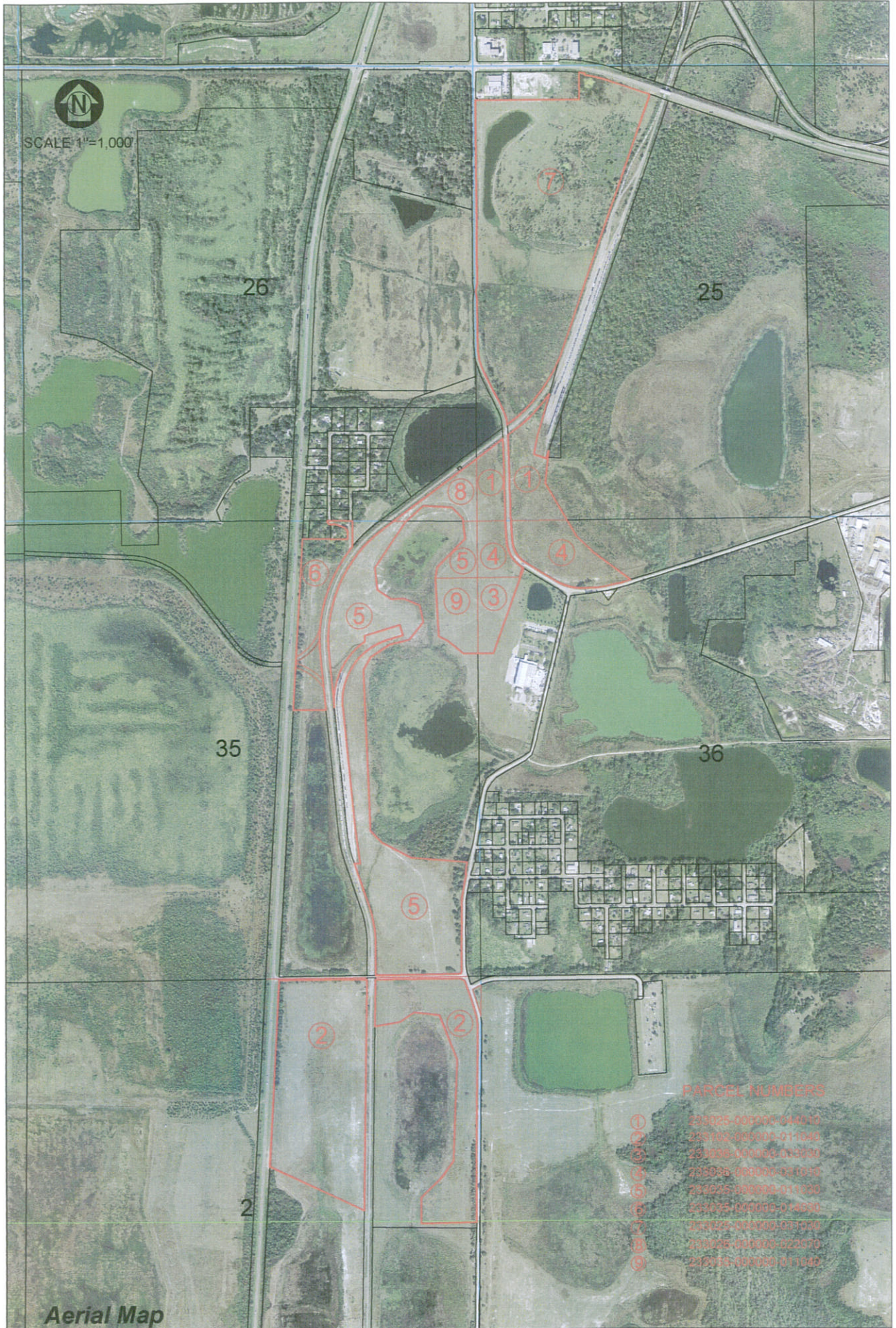
SCALE 1"=1,000'



PARCEL NUMBERS

- ① 233025-000000-044010
- ② 233102-000000-011040
- ③ 233036-000000-033030
- ④ 233036-000000-031010
- ⑤ 233035-000000-011030
- ⑥ 233035-000000-014030
- ⑦ 233025-000000-031030
- ⑧ 233026-000000-022070
- ⑨ 233035-000000-011040

Application Parcels

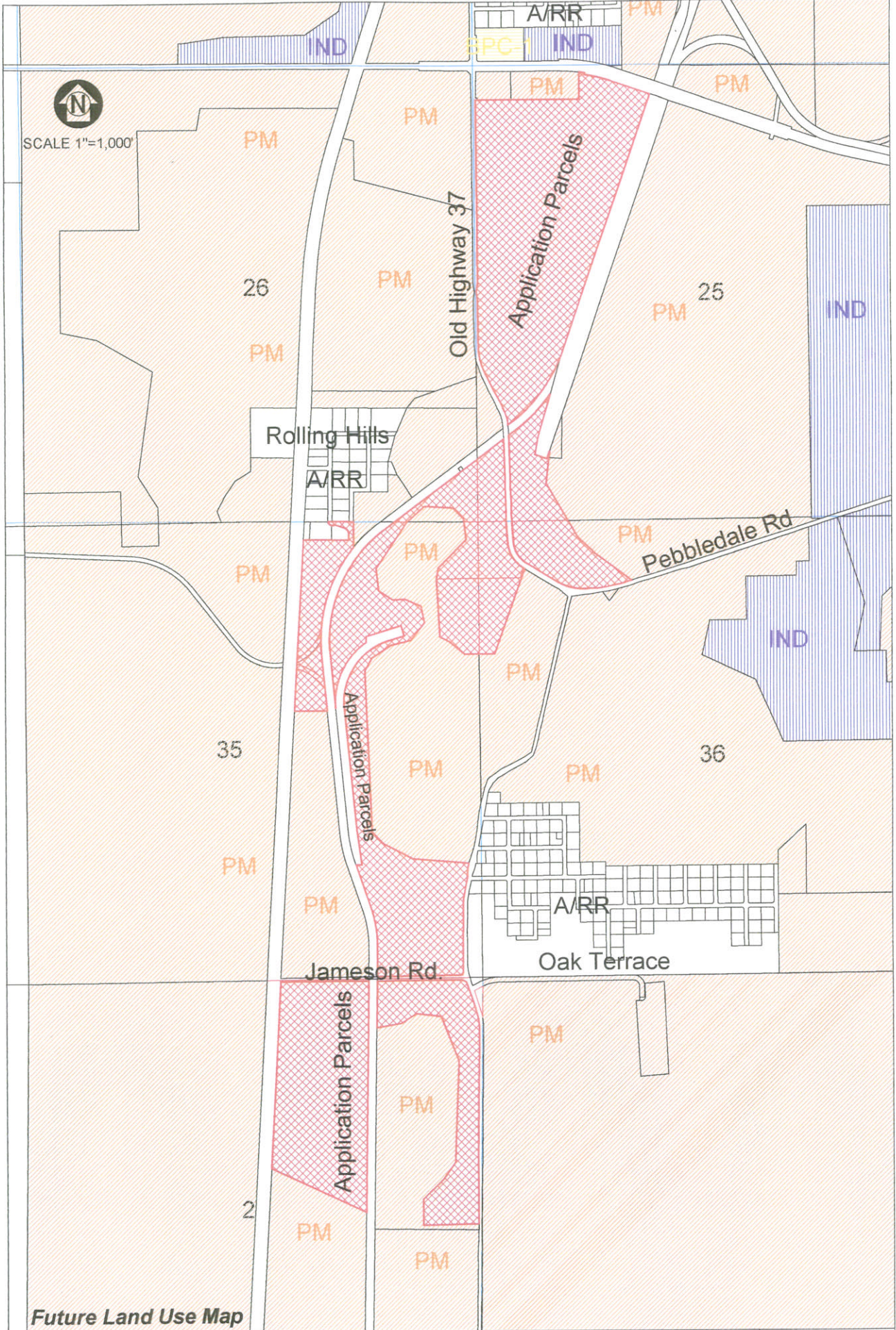



 SCALE 1"=1,000'

PARCEL NUMBERS

- ① 233025-00000-044010
- ② 233025-00000-011000
- ③ 233025-00000-013000
- ④ 233025-00000-011010
- ⑤ 233025-00000-011020
- ⑥ 233025-00000-014000
- ⑦ 233025-00000-021000
- ⑧ 233025-00000-021010
- ⑨ 233025-00000-011000

Aerial Map



Future Land Use Map

The Mims Group

Comprehensive Plan Large Scale Map Amendment
Unincorporated Polk County Florida

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