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LEVEL 4
LAND DEVELOPMENT CODE
COMPREHENSIVE PLAN
AMENDMENT APPLICATION

Growth Management Department
Land Development Division
330 W. Church St.
P.O. Box 9005, Drawer GM03
Bartow, FL 33831-9005
Phone (863)534-6792
FAX (863) 534-6407

TYPE OF AMENDMENT

Land Development Code ( ) Text ( ) Sub-district

Comprehensive Plan ( ) Text (✓) Large Scale Map ( ) Small Scale Map

Is property in a Selected Area Plan (SAP) ( ) Yes (✓) No

SAP Name

RECEIVED

SEP 08 2009

LAND DEVELOPMENT

Pre Application Project # 54361 (Required)

Table with 4 columns: Owner, Applicant, Contact Person, and rows for Name, Work Number, Fax Number, Mailing Address, Email.

If additional contacts, please list on a separate sheet and submit with application.

Brief Description Request (No more than 250 characters):

This project is proposed as an Environmental Park to process & dispose of non-hazardous solid waste; includes processing & disposal of non-hazardous solid waste, inspection, transportation, sorting, recycling, resource recovery & placement in a permitted landfill.

Request From: PM Land Use/Sub-District

To: Inst Land Use/Sub-District

Acreage: 1,741

	Range - Township - Section	Subdivision #	-	Parcel #
Parcel ID Number(s):	<u>R T S</u>		-	<u>SEE ATTACHED LIST.</u>
		<i>(Include others on a separate attachment)</i>		
	<u>R T S</u>		-	
	<u>R T S</u>		-	
	<u>R T S</u>		-	

**Address and Location of Property:**

South of CR 640, west of SR 37 and north of Bradley Junction, in Un-incorporated

Polk County, FL.

Water Provider Name and Phone Number: None

Sewer Provider Name and Phone Number: None

( ) Yes (✓) No Is the property located in the Green Swamp Area of Critical State Concern? *(If yes, a Green Swamp Impact Assessment Statement must be submitted with this application.)*

Identify existing uses and structures on subject and surrounding properties (e.g. vacant, residential # du/ac, commercial approx. square feet, etc.):

<p>PM Land Use, mined and reclaimed clay settling areas</p> <p style="text-align: center;">NW</p>	<p>County Rd. 640 PM, IND, BPC, Light Manufacturing, mined lands. Pinedale Community is approx. 1,000 ft. to the north</p> <p style="text-align: center;">N</p>	<p>SR 37 Oak Terrace Residential Enclave in A/RR FLU district.</p> <p style="text-align: center;">NE</p>
<p>PM Land Use, including New Wales Chemical Plant Complex, Gypsum stacks &amp; water control areas.</p> <p style="text-align: center;">W</p>	<p>1,741 application area consisting of mined and reclaimed PM</p> <p style="text-align: center;">Subject Property</p>	<p>SR 37, east of SR 37 is PM Land Use and CSX main line Railroad.</p> <p style="text-align: center;">E</p>
<p>PM Land Use, un-claimed clay settling areas</p> <p style="text-align: center;">SW</p>	<p>PM Land Use, 200' Power Transmission Corridor, RCC-R Land Use approx. 400 ft. to the south.</p> <p style="text-align: center;">S</p>	<p>PM Land Use, mine entrance, 200' Power Transmission Corridor, RCC-R Land Use approx. 800 ft. to the south</p> <p style="text-align: center;">SE</p>

*Approval of this application does not waive any other applicable provisions of the Polk County Land Development Code, the Polk County Comprehensive Plan, the Polk County Utility Code which are not part of the request for this application, nor does approval waive any applicable Florida Statutes, Florida Building Code, Florida Fire Prevention Code, or any other applicable laws, rules, or ordinances, whether federal, state or local. The applicant has the obligation and responsibility to be informed of and be in compliance with all applicable laws, rules, codes and ordinances.*

I, William T. Mims (print name), the owner of the property which is the subject of this application, or the authorized representative of owner of the property which is the subject of this application, hereby authorize representatives of Polk County to enter onto the property which is the subject of this application to perform any inspections or site visits necessary for reviewing this application. I understand that representatives of Polk County are not authorized to enter any structures dwellings which may be on the property.

  
 \_\_\_\_\_  
 Property owner or property owner's authorized representative.

9-1-09  
 \_\_\_\_\_  
 Date:



————— Project Boundary



**NEW WALES  
ENVIRONMENTAL PARK**

POLK COUNTY, FLORIDA

**LOCATION  
MAP**

SEC. 27, TWP. 30 S., RGE. 23 E., SEC. 34, TWP. 30 S., RGE. 23 E.  
 SEC. 35, TWP. 30 S., RGE. 23 E., SEC. 02, TWP. 31 S., RGE. 23 E.  
 SEC. 03, TWP. 31 S., RGE. 23 E., SEC. 10, TWP. 31 S., RGE. 23 E.  
 SEC. 11, TWP. 31 S., RGE. 23 E.,

David C. Carter  
Consulting Engineers, LLC

Drafted: TLG

Revised:

Project Number

192

Figure

1



Project Boundary



**NEW WALES  
ENVIRONMENTAL PARK**

POLK COUNTY, FLORIDA

**AERIAL MAP**

SEC. 27, TWP. 30 S., RGE. 23 E., SEC. 34, TWP. 30 S., RGE. 23 E.  
 SEC. 35, TWP. 30 S., RGE. 23 E., SEC. 02, TWP. 31 S., RGE. 23 E.  
 SEC. 03, TWP. 31 S., RGE. 23 E., SEC. 10, TWP. 31 S., RGE. 23 E.  
 SEC. 11, TWP. 31 S., RGE. 23 E.,

David C. Carter  
 Consulting Engineers, LLC

Drafted: TLG  
 Revised:

Project Number  
 192

Figure  
 2

## Property Appraiser's Parcel Numbers

The following table lists the ownership entity, Polk County Property Appraiser's parcel identification numbers, and the acreage of each parcel in the application:

**Application Parcel Numbers**

Ownership	Parcel Number	Area in Acres
Mims Investments, LLC	233027-000000-033010	48.77
Nichols Ranch, LLC	233034-000000-033010	1.41
Nichols Ranch, LLC	233034-000000-011050	43.55
Mims/Alafia, LLC	233034-000000-011040	579.68
Nichols Ranch, LLC	233035-000000-031020	2.59
Mims/Alafia, LLC	Part of 233035-000000-031010	324.75
Mims/Alafia, LLC	233102-000000-013020	334.65
Mims/Alafia, LLC	233103-000000-011020	244.80
Mims/Alafia, LLC	233110-000000-011020	65.93
Mims/Alafia, LLC	233111-000000-031010	97.17
	Total Area:	1,740.71

## Ownership Documents

Ownership is demonstrated for each parcel by copies of deeds recorded in the public records of Polk County, Florida. The three instruments that record ownership of the project area are attached and described in the following table:

**Ownership Documents**

Instrument	Parcel Number
Mims Investments, LLC Book 05193 Pages 0211 to 0214	233027-000000-033010
Nichols Ranch, LLC Book 06963 Pages 2271 to 2274	233034-000000-033010
	233034-000000-011050
	233035-000000-031020
Mims/Alafia, LLC Book 07614 Pages 0066 to 0071	233034-000000-011040
	233035-000000-031010
	233102-000000-013020
	233103-000000-011020
	233110-000000-011020
	233111-000000-031010



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No Name History

## Detail by Entity Name

### Florida Limited Liability Company

MIMS INVESTMENTS, LLC

### Filing Information

Document Number L02000030688

FEI/EIN Number 020686834

Date Filed 11/15/2002

State FL

Status ACTIVE

### Principal Address

100 SOUTH KENTUCKY AVENUE, SUITE 215  
LAKELAND FL 33801

### Mailing Address

100 SOUTH KENTUCKY AVENUE, SUITE 215  
LAKELAND FL 33801

### Registered Agent Name & Address

T. MIMS CORP.  
100 S. KENTUCKY AVE., STE. 215  
LAKELAND FL 33801 US

Name Changed: 04/27/2004

Address Changed: 06/09/2003

### Manager/Member Detail

#### Name & Address

Title MGRM

T. MIMS CORP.  
100 S. KENTUCKY AVE., STE. 215  
LAKELAND FL 33810

### Annual Reports

#### Report Year Filed Date

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## Detail by Entity Name

### Florida Limited Liability Company

NICHOLS RANCH, LLC

### Filing Information

Document Number L02000004558

FEI/EIN Number 113648773

Date Filed 02/26/2002

State FL

Status ACTIVE

### Principal Address

100 SOUTH KENTUCKY AVE., STE. 215  
LAKELAND FL 33801

### Mailing Address

100 SOUTH KENTUCKY AVE., STE. 215  
LAKELAND FL 33801

### Registered Agent Name & Address

MIMS, WILLIAM T  
1524 EASTON DR.  
LAKELAND FL 33803 US

Name Changed: 04/20/2009

### Manager/Member Detail

#### Name & Address

Title MGRM

US TELESYSTEMS, INC.  
100 SOUTH KENTUCKY AVE., STE. 215  
LAKELAND FL 33801

### Annual Reports

#### Report Year Filed Date

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No Name History

## Detail by Entity Name

### Florida Limited Liability Company

MIMS/ALAFIA, LLC

### Filing Information

Document Number L02000030690

FEI/EIN Number 542101102

Date Filed 11/15/2002

State FL

Status ACTIVE

### Principal Address

100 SOUTH KENTUCKY AVE., SUITE 215  
LAKELAND FL 33801

### Mailing Address

100 SOUTH KENTUCKY AVE., SUITE 215  
LAKELAND FL 33801

### Registered Agent Name & Address

T. MIMS CORP.  
100 S. KENTUCKY AVE., STE. 215  
LAKELAND FL 33801 US

Name Changed: 04/27/2004

Address Changed: 04/27/2004

### Manager/Member Detail

#### Name & Address

Title MGRM

T. MIMS CORP.  
100 S. KENTUCKY AVE., SUITE  
LAKELAND FL 33801

### Annual Reports

#### Report Year Filed Date

2007 04/26/2007


2008 03/21/2008

2009 04/20/2009

### Document Images

Ref: 3688.02

## TECHNICAL MEMORANDUM

**To:** Tim Mims, President, T. MIMS CORP.  
**From:** Colleen Nicoulin, AICP   
**Subject:** New Wales Environmental Park – Comprehensive Plan Amendment (CPA)  
**Date:** September 8, 2009

### INTRODUCTION

Lassiter Transportation Group, Inc. (LTG) was retained on behalf of T. MIMS CORP. (the Developer) to prepare a trip generation comparison analysis for a Large Scale Comprehensive Plan Amendment to change the Future Land Use Map (FLUM) of the Polk County Comprehensive Plan. The proposed Amendment would change the FLUM designation of a 1,741-acre property from Phosphate Mining (PM) to Institutional (I). The developer proposes to operate the New Wales Environmental Park, consisting of a Landfill and Recycling Facility. The property is located in Polk County, west of SR 37, south of CR 640.

In addition to the subject Comprehensive Plan Amendment, the developer is concurrently processing a Sub-District change to Institutional – 2 and a Conditional Use Permit to allow a Landfill and Recycling Facility on the subject property. Since these companion applications will limit the development on the property to the specific uses of landfill and recycling, the assessment of traffic generation for the proposed future land use will be based on these specific uses.

### TRIP GENERATION FOR THE EXISTING FLUM DESIGNATION

According to the Polk County Comprehensive Plan, the existing FLUM designation of Phosphate Mining permits phosphate mining and allied industries, land reclamation, agriculture, and other land uses compatible and related with the extraction and processing of phosphate. The Comprehensive Plan allows a maximum FAR of 0.75 for property designated as PM on the Future Land Use Map. Table 1 lists the maximum development potential under the existing FLUM designation of Phosphate Mining at an FAR of 0.75.

Table 1  
Maximum Development Potential – Existing FLUM Designation  
New Wales Environmental Park - CPA

Total Acres	FLUM Designation	Development Intensity	KSF
1,741	Phosphate Mining	0.75 FAR	56,878.47

It is recognized that utilizing the maximum FAR of 0.75 established in the Phosphate Mining designation of the County's Comprehensive Plan on the 1,741-acre property yields an improbable 56,878,470 square feet of development. However, without any limiting factors, this represents the theoretical maximum development scenario under the existing FLUM designation.

Since the use Phosphate Mining is not defined in the Institute of Transportation Engineers (ITE) document, *Trip Generation, 8<sup>th</sup> Edition*, no trip generation data is provided for this use. In order to determine the least potential traffic impact of the existing FLUM designation, the lowest equivalent trip generator - Manufacturing Land Use, as defined by ITE Land Use Code 140, was used to calculate trip generation based on a maximum FAR of 0.75. The total daily and p.m. peak-hour trip generation for this maximum development scenario of the existing FLUM designation is listed in Table 2.

**TECHNICAL MEMORANDUM**

Tim Mims  
 September 8, 2009  
 Page 2

**Table 2  
 P.M. Peak-Hour Trip Generation – Existing FLUM Designation  
 New Wales Environmental Park - CPA**

Time Period	Land Use	Land Use Code	Trip Rate Equation	KSF	Total Trips	% In	% Out	Trips In	Trips Out
Daily	Manufacturing	140	$T = 3.88(X) - 20.70$	56,878.47	220,668	50%	50%	110,338	110,338
P.M. Peak-Hour	Manufacturing	140	$T = 0.78(X) - 15.97$	56,878.47	44,349	36%	64%	15,966	28,383

**TRIP GENERATION FOR THE SPECIFIC USE OF THE PROPOSED FLUM DESIGNATION**

The developer is processing two concurrent applications: a Sub-District Change and a Conditional Use Permit, both which will limit the development under the proposed FLUM designation. As such, maximum development of the proposed FLUM designation is assessed based on the proposed development program of the New Wales Environmental Park, a Landfill and Recycling Facility. In order to determine the maximum daily and p.m. peak-hour impacts of development under the proposed FLUM designation, the trip generation is based on the maximum projected operation of the facility. The proposed land use facility will accommodate up to 400 trucks per day, yielding 800 one-way daily truck trips. In addition to the truck traffic, the facility will accommodate up to 250 employees. Assuming the worst case (highest) trip generation, employees will drive separately to and from work and that they will drive separately off-site for lunch, 250 employees will generate 1,000 daily trips (four one-way trips per day per employee). Miscellaneous deliveries, including postal service, garbage collection, package delivery, etc., will also contribute to the trip generation. In order to provide a conservative analysis, five percent of the total truck and employee trip generation was added to account for miscellaneous deliveries. The estimated total daily trip generation of 1,890 trips for the proposed facility is shown in Table 3.

**Table 3  
 Total Maximum Daily Trip Generation – Proposed Development Program  
 New Wales Environmental Park - CPA**

Time Period	Type	Trips
Daily	Trucks	800
	Employees	1,000
	Deliveries	90
<b>Total:</b>		<b>1,890</b>

The p.m. peak-hour trip generation of the proposed development was determined by assuming ten percent of the truck trips occur after 4:00 p.m., all 250 employees leave the site for the day after 4:00 p.m. and that ten percent of the daily deliveries occur after 4:00 p.m. (approximately ten percent of daily traffic on roads occurs during the p.m. peak-hour). This assumption of 10% of daily trip generation occurring during the p.m. peak-hour is conservative since standard landfill operations typically end before 4:00 p.m. while the traditional p.m. peak-hour typically occurs after 4:00 p.m. The directional split during the p.m. peak-hour was estimated at 10 percent entering the site and 90 percent exiting the site. Utilizing these figures, the p.m. peak-hour trip generation is estimated in Table 4.

TECHNICAL MEMORANDUM

Tim Mims  
 September 8, 2009  
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**Table 4**  
**P.M. Peak-Hour Trip Generation – Anticipated Development Program**  
**New Wales Environmental Park - CPA**

Time Period	Type	Trips	% In	% Out	Trips In	Trips Out
P.M. Peak-Hour	Trucks	80	10%	90%	8	72
	Employees	250	10%	90%	25	225
	Deliveries	9	10%	90%	1	8
<b>Total:</b>		<b>339</b>			<b>34</b>	<b>305</b>

**CHANGE IN TRIP GENERATION BETWEEN PROPOSED AND EXISTING FLUM DESIGNATION**

Table 5 compares the difference in trips between the existing FLUM designation, and the New Wales Environmental Park development program under the proposed FLUM designation.

**Table 5**  
**Trip Generation Comparison**  
**New Wales Environmental Park - CPA**

	Existing Phosphate Mining FLUM Designation	Proposed Institutional FLUM Development	Percent of Proposed vs Existing Trips
	(a)	(b)	(b)/(a)
<b>Daily</b>	220,668	1,890	0.85%
<b>P.M. Peak-Hour</b>	44,349	339	0.76%
<b>P.M. Peak-Hr Entering</b>	15,966	34	0.21%
<b>P.M. Peak-Hr Exiting</b>	28,383	305	1.07%

While it is recognized that the estimated trip generation under the existing FLUM designation is improbable, it does represent the theoretical maximum development potential of the property. The trips associated with the specific development allowed within the proposed FLUM designation represent one percent or less of the trips associated with the existing FLUM scenario for both the daily and p.m. peak-hour time periods.

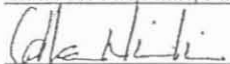
**CONCLUSION**

This study was conducted to compare the change in trip generation for a Future Land Use Map Amendment to the Polk County Comprehensive plan. Comparison of the specific development proposal of the proposed FLUM designation to the Existing FLUM designation results in a decrease in trip generation potential for the property. As such, this Comprehensive Plan is recommended for adoption.

c: Dave Carter, PE                      Augustine M. Fragala, Jr., AICP  
 Mike Cotter, PE                         Robert J. Stanz, Esq.  
 Ana Wood

---

I affirm, by affixing my signature below, that the findings contained herein are, to my knowledge, accurate and truthful and were developed using current procedures standard to the practice of professional planning.

Name: Colleen Nicoulin, AICP  
 Signature:   
 Date: September 8, 2009

# New Wales Environmental Park

## IMPACT ASSESSMENT STATEMENT

### *Land and Neighborhood Characteristics*

Assess the compatibility of the requested land use with adjacent properties and evaluate the suitability of the site for development. At a minimum, address the following specific questions in your response:

1. How and why is the location suitable for the proposed uses?

**This site is suitable for the INST FLU designation because of the isolation from surrounding residential uses and minimal disruption of natural resources. The site has excellent access to the County roadway network, on CR 640. Public safety resources are reasonably close, and the site is within a modest distance to the county's population centers. The existing FLU designation is PM, and much of the area has seen significant intensity from the Phosphate industry through the years.**

**For this request, the proposed use, INST, is actually a lighter duty use than the existing PM use. Any number of intensive PM development scenarios are currently allowed by right; no public hearings would be required to develop with the current FLU. For example, clay settling areas, gypsum stacks, and heavy industrial/processing uses are all allowed under the current FLU.**

2. What are, if any, the incompatibility and special efforts needed to minimize the differences in the proposed use with adjacent uses?

**The proposed INST FLU designation is not incompatible with the surrounding PM FLU use. However, given the exposure of the site to SR 37, buffering will be provided along that road. Also significant setbacks will be provided between any internal use and the surrounding property. All property surrounding the subject site is owned by either the applicant or Mosaic.**

3. How will the request influence future development of the area?

**The proposed request may stimulate the surrounding areas by providing much needed jobs. No other changes to future development patterns would be expected because of the nearby mining and rail operations.**

## ***Access to Roads and Highways***

Assess the impact of the proposed development on the existing, planned and programmed road system. At a minimum, address the following specific questions in your response:

1. What is the number of vehicle trips to be generated daily and at PM peak hour based on the latest Institute of Traffic Engineers (ITE)? Please provide a detailed<sup>1</sup> methodology and calculations.

**Please see the attached trip generation analysis prepared by Lassiter Transportation Group, Inc.**

2. What modifications to the present transportation system will be required as a result of the proposed development?

**The proposed use of INST would generate fewer trips than the existing use of PM as explained in the attached trip generation analysis; therefore, no modification to the present transportation system is anticipated. Entrance improvements meeting the LDC will be provided.**

3. What are the total number of parking spaces required pursuant to Section 708 of the Land Development Code?

**The number of required parking spaces cannot be determined at this stage. This calculation will be determined at Level 2 review.**

4. What are the proposed methods of access to existing public roads (e.g., direct frontage, intersecting streets, frontage roads)?

**Primary access for hauling waste into the facility will be directly onto County Road 640. The applicant proposes to install entrance improvements on County Road 640 as required per code.**

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## ***Sewage***

Determine the impact caused by sewage generated from the proposed development. At a minimum, address the following specific questions in your response:

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<sup>1</sup> A minor traffic study will suffice for a detailed methodology and calculations for most applications.

1. What is the amount of sewage in gallons per day (GPD) expected to be generated by the proposed development? *(Response may be based on Section 703 of the LDC)*

**450 estimated employees are proposed for this facility, including accessory uses. This includes 250 on-site employees and estimated 200 trucking industry employees. There are no Institutional GPD criteria listed in the State of Florida Dept. of Health Chapter 64E-6, Florida Administrative Code Standards for Onsite Sewage Treatment and Disposal, Table 1 for System Design that reflects the proposed use. For estimated calculations, the criteria for Factories, Office Building, and Warehouse criteria of 15 GPD per employee was used to calculate an estimated overall GPD of 6,750.**

2. If on-site treatment is proposed, what are the proposed methods, level of treatment, and the method of effluent disposal for the proposed sewage?

**Proposed method of treatment is septic tanks with drain fields.**

3. Of off-site treatment, who is the service provider?

**No off-site treatment is proposed.**

4. Where is the nearest sewer line (in feet) to the proposed development (*Sanitary sewer shall be considered available if a gravity line, force main, manhole, or lift station is located within an easement or right-of-way under certain conditions listed in Section 702E.3 of the Land Development Code*)?

**The closest wastewater provider is the City of Mulberry. No existing wastewater treatment utility services are available or are planned to service this project.**

5. What is the provider's general capacity at the time of application?

**N/A See answer above.**

6. What is the anticipated date of connection?

**Since the proposed wastewater treatment is an on-site septic tank and drain-field installation, no connection to Polk County Utilities is proposed.**

7. What improvements to the providers system are necessary to support the proposed request (e.g. lift stations, line extensions/expansions, interconnects, etc.)?

**N/A See answer above.**

## ***Water Supply***

Determine the amount of water to be used, how it will be distributed, and the impact on the surrounding area. At a minimum, address the following specific questions in your response:

1. What is the proposed source of water supply and/or who is the service provider?

**The proposed water source is an on-site well.**

2. What is the estimated volume of consumption in gallons per day (GPD)? (*Response may be based on Section 703 of the LDC*)

**Based on standard protocol of using the estimated sewer generation and multiplying by 1.25, the estimated overall water generation is 8,438 GPD.**

3. Where is the nearest potable water connection and re-claimed water connection, including the distance and size of the line?

**The nearest water pipeline is several hundred feet from the project boundary and is located on the opposite side of a main power transmission easement and SR 37. No known re-claimed water connections are nearby.**

4. Who is the service provider?

**The service provider for the above mentioned water pipeline is Polk County Utilities.**

5. What is the anticipated date of connection?

**Since the proposed water source is an on-site well, no connection to Polk County Utilities is proposed.**

6. Is there an existing well on the property(ies)?

**There are no existing wells on the proposed site.**

Yes What type:

Permit Capacity:



No

Location: N/A

Water Use permit #: N/A

### ***Surface Water Management and Drainage***

Determine the impact of drainage on the groundwater and surface water quality and quantity caused by the proposed development. At a minimum, address the following specific questions in your response:

1. Discuss the surface water features, including drainage patterns, basin characteristics, and flood hazards, *(describe the drainage of the site and any flooding issues)*;

**The majority of the site currently drains to the south via a series of existing retention areas and conveyances. The flow will continue in the direction, although significant onsite storage will be provided in the developed condition. Post development flows will be at or below the current flow rate.**

**The site has had significant development through the previous mining process. Reclamation for that activity includes SWFWMD permits 4002613.000 & .001, 40006155.000 & .001 & .002, 40002595.001 & .002 & .003, DER/DNR Permit #IO53-20852, and released mandatory reclamation areas.**

**The existing FEMA map depiction of floodplain is believed to be significantly in error. A Flood Study/LOMR is being conducted to address the true floodplain conditions, which will be submitted upon completion.**

**Review of the NWI maps indicates that the previously mining altered many of the wetland systems. The onsite wetlands post mining were determined through the various permit processes listed above.**

1. What alterations to the site's natural drainage features, including wetlands, would be necessary to develop the project?

**Very little of the natural wetlands still exist because of the extensive mining operations. To the extent possible, any natural wetland impacts will be avoided.**

## *Environmental Analysis*

Provide an analysis of the character of the subject property and surrounding properties, and further assess the site's suitability for the proposed land use classification based on soils, topography, and the presence of wetlands, floodplain, aquifer recharge areas, scrub or other threatened habitat, and historic resources, including, but not limited to:

1. Discuss the environmental sensitivity of the property and adjacent property in basic terms by identifying any significant features of the site and the surrounding properties.

**Basic site features are the four reclaimed clay-settling areas and the surrounding lake and upland reclamation. Most of the site consists of previously mined and reclaimed lands, which do not contain any threatened habitat types. A preliminary Listed Species Assessment and review of a site specific Florida Natural Areas Inventory does not indicate the presence of any Listed Species on the project site.**

2. What are the wetland and floodplain conditions? Discuss the changes to these features that would result from development of the site.

**The site has had significant development through the previous mining process. Reclamation for that activity includes SWFWMD permits 4002613.000 & .001, 40006155.000 & .001 & .002, 40002595.001 & .002 & .003, DER/DNR Permit #IO53-20852, and released mandatory reclamation areas.**

**The existing FEMA map depiction of floodplain is believed to be significantly in error. A Flood Study/LOMR is being conducted to address the true floodplain conditions, which will be submitted upon completion.**

**Review of the NWI maps indicates that the previously mining altered many of the wetland systems. The onsite wetlands post mining were determined through the various permit processes listed above.**

3. Discuss location of potable water supplies, private wells, public well fields (*discuss the location, address potential impacts*), and;

**No on-site wells. The nearest county potable wells are located 4,200 feet east of the property. Based on preliminary investigation of the ground water flows in the vicinity of the site, those wells are located up-gradient from the site.**

4. Discuss the location of Airport Buffer Zones (if any) (*discuss the location and address, potential impacts*).

South Lakeland Airpark (grass strip), Zone 7, is over six miles away to the northwest of site. This project is not located within an Airport Zone. See attached Polk County Airport Zoning Regulations map.

5. Provide an analysis of the soil types and percentage of coverage on site and what affect it will have on development.

**Reclaimed soils include sand tailings; overburden spoils, and consolidated waste phosphatic clay cover the entire site. Geotechnical investigations to evaluate appropriate foundation type and design will be completed for each structure on-site. The investigations and evaluations are typical of development in south Lakeland on reclaimed soils. The evaluation and design for the landfill footprint will be similar to work completed for North Central Landfill Phase 3, which is partially located on mined out ground and in a floodplain.**

### ***Infrastructure Impact Information***

What is the nearest location (travel distance), provider, capacity or general response time, and estimated demand of the provision for the following services:

1. Parks and Recreation:

**N/A The project does not propose any residential units.**

2. Educational Facilities (e.g. schools):

**N/A The project does not propose any residential units.**

3. Health Care (e.g. emergency, hospital):

**Polk County EMS provides rescue services in the unincorporated area of Polk County. The City of Mulberry provides back up rescue services to Polk County. The closest Polk County Hospital is the Bartow Regional Medical Center, 2200 Osprey Blvd., Bartow FL 33831, which is approximately 15 miles from the site.**

4. Fire Protection:

**Emergency pumping is proposed from either an on-site well or a surface impoundment within the project boundary. Polk County Fire Station #4 is located in Bradley Junction, approximately 3 miles from the site. The City of Mulberry provides back up fire services to Polk County.**

5. Police Protection:

Polk County Sherriff's Office provides police protection in the unincorporated area of Polk County.

6. Emergency Medical Services (EMS):

**Polk County EMS provides rescue services in the unincorporated area of Polk County. The City of Mulberry provides back up rescue services to Polk County.**

7. Solid Waste (collection and waste generation):

**N/A Proposed use will take care of its' own solid waste generation.**

8. How may this request contribute to neighborhood needs?

**Proposed use will be utilized by the nearby neighborhoods for solid waste disposal and recycling services. Addition jobs will be brought to the area. Proximity will save neighbors time and money due to less travel / hauling to a similar facility.**

### **Maps**

Maps shall be used to give the public agencies a clear graphic illustration and visual understanding of the proposed development and the potential positive and negative impacts resulting from the development. Maps shall be of sufficient type, size, and scale to facilitate complete understanding of the elements of the proposed development. Scale shall be clearly indicated on each map and the dates of preparation and revisions shall be included. The project boundaries shall be overlaid on all maps. The following maps shall accompany Impact Assessment Statements:

Map A: A location map showing the relationship of the development to cities, highways, and natural features.

**See attached location map.**

Map B: Map depicting the site boundary (properties included in the request).

**See attached project boundary map.**

Map C: Site plan – **not required for CPA request.**

# New Wales Environmental Park

## DEMONSTRATION OF NEED

### *Demonstrated Need*

Provide a narrative discussing how the need for the proposed Future Land Use meets market demands and outweighs adverse impacts upon existing public facilities, public services, and environmental resources. Also, address the amount of excess vacant land in the County that has the same Future Land Use as proposed. Most of all, discuss why the change is needed now and at the proposed location.

No other site in Polk County currently incorporates a combination of recycling/separation, construction and demolition debris, yard debris, and solid waste disposal as envisioned here, at one location. The land necessary for this type of facility with a FLU of Institutional is between 1,000 and 2,000 acres. No other Institutional FLU area exists in Polk County to support this type of state of the art operation.

Using Phosphate mined land with a current FLU of PM for this use is reasonable, as the land disturbances of the natural systems for the mining have already occurred on the site. Other industrial type uses which could be incorporated in the current PM FLU would cause the same or more intense impacts to the surrounding roadway network. Little demand on other public facilities is likely, as the Institution use is largely self contained.

The following tables have been reprinted from the Polk County Comprehensive Plan:

### **DIVISION 1.400 POPULATION PROJECTIONS — RESIDENT AND SEASONAL**

<b>POLK COUNTY POPULATION</b>			
<b>YEAR</b>	<b>UNINCORPORATED POPULATION</b>	<b>TOTAL POPULATION</b>	<b>SOURCE</b>
1994	267,742	437,204	BEBR ESTIMATE
1995	271,653	443,153	BEBR ESTIMATE
1996	279,542	452,707	BEBR ESTIMATE
2000	310,183	515,069	INTERPRETATION**
2010	370,674	612,897	INTERPRETATION
2020	441,565	721,601	INTERPRETATION

Source: Polk County Board of County Commissioners, Planning Div. 1989; and the University of Florida, \*Bureau of Economic and Business Research (BEBR), "Pop. Studies", Vol.22, Num.2, Bul.88, \*\*Polk County Transportation Organization and the Planning Division, 1997. [Revised by CPA-99B-34 (Ord. 99-82); Adopted by BoCC 15 DEC 99]

**SECTION 3.103 SOLID WASTE**

YEAR	COUNTY AVERAGE (lbs/capita/day)	FACILITY*
		NORTH-CENTRAL LANDFILL (lbs/capita/day)
1990	5.63	5.81
1996	5.50	6.35
2000	12.66	12.66
2010	8.00	8.0
2020	8.25	8.26

\*Note: the Northeast Landfill stopped receiving solid waste in 1995.  
 [Revised by CPA-2001A-06 (Ord. 01-41); Adopted by BoCC 11 JUL 2001]

Using the year 2020 projections for total population average per capita solid waste generation, the County is estimated to generate 5,953,208.25 lbs (2,976 tons/day) per day of solid waste. Assuming waste is collected and disposed of an average of 4.5 days per week, 4,629 tons of waste processing and disposal capacity per day will be required to meet the goals and objectives of the Comprehensive Plan.

It should be noted that these projections of solid waste processing capacity do not include many forms of non-hazardous solid waste generated in the County such as yard waste, construction and demolition debris, and class III debris.

In addition to the statistics from the Comprehensive Plan it should be noted that there is growing demand for alternative methods of processing and disposing of solid waste. Alternative methods of processing and disposal may require additional space to segregate, process, store, and dispose of the waste materials. There is only one facility in the County that is currently permitted to receive and dispose of class I solid waste. The County's North Central Landfill has no disposal capacity for Class III or construction and demolition debris.

For Text Amendments, please provide a narrative discussing why the text amendment is needed and what other alternatives besides the request have been or could be sought as a remedy?

**This request is not for a Text Amendment.**

An *Analysis of Economic Issues* [Minimum population support and market area radius (where applicable)] is required when requesting a Land Use amendment from Residential to a Non-Residential Land Use designation.

**This request is not requesting a Land Use amendment from Residential to a Non-Residential Land Use designation. Existing Land Use is Phosphate Mining.**

**Urban Sprawl Analysis** (Only for CPA Map Amendments)

Address the following statements with regard to the proposed land amendment:

1. Could the proposed amendment promote substantial amounts of low-density, low-intensity, or single use development in excess of demonstrated need?

**No, the proposal is not for a residential use.**

2. Will passage of the proposed amendment allow a significant amount of urban development to occur in rural areas?

**The site has a FLU of Phosphate Mining, and has been previously mined. The surrounding area has significant mining/rail activity.**

3. Does the proposed amendment create or encourage urban development in radial, strip, isolated, or ribbon patterns emanating from existing development?

**No, again the surrounding land uses are heavily developed already. The proposed use and its' accessory uses will be mostly self sustaining.**

4. Does the proposed amendment fail to adequately protect adjacent agriculture areas?

**No, the only nearby A/RR area is approximately 1,350 linear feet north-east of the property and is on the opposite side of SR 37. The rest of the adjoining lands are Phosphate Mining Land Use.**

5. Could the proposed amendment fail to maximize existing public facilities and services?

**No, other than the surrounding rail and roadway network, the public facilities are limited to the utility system currently serving the Bradley area. The proposed amendment will compliment existing waste disposal facilities and have little affect on other public services.**

6. Could the proposed amendment fail to minimize the need for future public facilities and services?

**No, the proposed amendment will actually minimize the need for other public waste disposal facilities to be built and funded with county taxes and or grants. No significant other public facilities would be needed to serve the project.**

7. Will the proposed amendment allow development patterns that will disproportionately increase the cost of providing public facilities and services?

**On the contrary, this facility will most likely lower the cost of solid waste disposal across the county due to the recycling technology proposed, which will reduce the cost and amount of solid waste being disposed of at other county locations.**

8. Does the proposed amendment fail to provide clear separation between urban and rural uses?

**No, the project is surrounded by Phosphate mining and rail uses.**

9. Will the proposed amendment discourage infill development or redevelopment or redevelopment of existing neighborhoods?

**No, there are plenty of open areas surrounding nearby existing neighborhoods.**

10. Does the proposed amendment fail to encourage an attractive and functional mixture of land uses?

**No, the majority of the adjoining land use is Phosphate Mining.**

11. Could the proposed amendment result in poor accessibility among linked or related land uses?

**No, cross access is not necessary for the project; the majority of the adjoining land use is Phosphate Mining.**

12. As a result of approval of this amendment, how much open space will be lost?

**The entire landfill footprint will be considered nearly impervious (1,044 acres) due to the liner and closure system, however, 697 acres within the application boundary is not within the landfill footprint. There will be also some impervious areas due to accessory structures, parking areas, etc., and will be detailed for Level 2 review.**



