

INTEROFFICE MEMORANDUM

Date: 01-Nov-1999 11:17am
From: Abdul Hatim TAL 850/487-2231
HATIM_A@a1.epic5.dep.state.fl.us
Dept:
Tel No:

To: Karen Skinner TAL 850/487-0472 (SKINNER_K@A1)

Subject: Re: Comments re City of Fort Mead Plan Amendment

RECEIVED

NOV 03 1999

BUREAU OF AIR REGULATION

Thanks for reviewing the comp plan amendment package. I would appreciate if you forward the documents to the Air Division for comments. However, I am going to mention in my comments that the applicant must contact the FDEP, Air Division, regarding the permit requirements for this project.

~~To: Al Skinner~~

Ki:n - Start File.

Just call it "Decker-Polk Co."

No PSD # yet. Put in that request from the citizen who wants to be copied on

everything (but not this). I think his name is David Ayes. Al

INTEROFFICE MEMORANDUM

Date: 29-Oct-1999 03:18pm
From: Karen Skinner TAL
SKINNER_K
Dept: Office Siting Coordination
Tel No: 850/487-0472

To: Abdul Hatim TAL (HATIM_A @ A1 @ EPIC5)

Subject: Comments re City of Fort Mead Plan Amendment

After a cursory review of the documentation, we note that the amendment is to allow the construction of a simple cycle combustion turbine facility. Simple cycle equipment does not fall under the threshold of the Power Plant Siting Act (PPSA) unless it is to be constructed at a previously PPSA certified site, which this does not appear to be. However, it would, at a minimum, receive air permits. Do you wish me to forward the document to the Air Division for comment?

**OFFICE OF INTERGOVERNMENTAL PROGRAMS
LOCAL GOVERNMENT COMPREHENSIVE PLAN REVIEW**

TO: Dianne McCommons-Beck, DEP Southwest District
Karen Skinner, Siting, Mail Station 48 ✓

FROM: Abdul Hatim, Mail Station 47, Room 914, Douglas Bldg.

DATE: 10-18-99

AMENDMENT: City of Fort Mead Plan Amendment, 99-2

COMMENT DUE DATE: 11-08-99

The *Office of Intergovernmental Programs* has received the attached amendment package, and requests your review and response. Comments should address the following:

- General comments, concerns, recommendations, or requests for additional information necessary for your review.
- Comments on the project in the context of your program's responsibilities in the *Florida Water Plan* and DEP's *Ecosystem Management Implementation Strategy*. Please note any related ecosystem management area (EMA) activities or initiatives.
- Possible permit requirements, applicable statutory rules, necessary proprietary authorizations, and contact persons. For activities regulated under Chapter 373, please note whether this activity has been delegated to a water management district or local government for permitting.
- Conflicts with your program's statutory authorities. If you are recommending that the Department object to the amendment, please explain the basis of your objection and identify the specific statutory and rule provisions with which it conflicts. Please also identify any interdivisional conflicts which may arise in response to your comments. Objection letters should be approved by Division or District Directors.
- Recommendations that will bring the project into compliance with identified statutory provisions.
- The following specific issues: _____

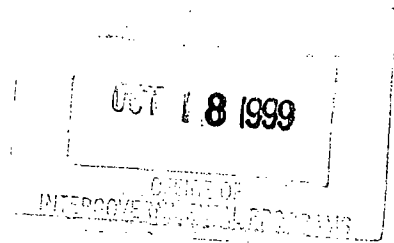
Please call me at 487-2231 (sc 277-2231) if you have any questions or need more time for your review. You may also reply by e-mail or fax at 850-922-5380 (sc 292-5380). Thank you.



CENTRAL FLORIDA REGIONAL PLANNING COUNCIL

October 14, 1999

Abdul Hatim, Environmental Specialist
DEP Mail Station 47
3900 Commonwealth Blvd.
Tallahassee, FL 32399-3000



RE: City of Fort Meade 99-2
One large scale Future Land Use Map Amendment

Dear Mr. Hatim:

In accordance with the regulations for submittal of comprehensive plan amendments, enclosed is one large scale Future Land Use Map amendment for the City of Fort Meade, prepared by my agency.

City #99-15: Amend the Future Land Use Map of the *City of Fort Meade Comprehensive Plan* to assign future land use classifications of Industrial and Conservation for 32.5 acres to a newly annexed parcel owned by Glawson Investments, Inc. The parcel will be split with two land uses: 21.5 acres of Industrial and 11 acres of Conservation.

This agency does not have any objections or comments on the amendment, nor do we find it inconsistent with our April 1997 Strategic Regional Policy Plan.

Sincerely,

Lynee' Rodriguez
Plan Amendment Coordinator

Enclosures

cc: John Czerpak, FDOT District 1 Bartow Office
Sonny Vergara, Executive Director, SWFWMD



ORDINANCE NO. 99-30

AN ORDINANCE OF THE CITY OF FORT MEADE, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN OF THE CITY, SAID AMENDMENT BEING KNOWN AS "AMENDMENT #99-15"; SPECIFICALLY, TO ASSIGN LAND USE OF INDUSTRIAL AND CONSERVATION TO A 32.5 ACRE PARCEL OWNED BY GLAWSON INVESTMENTS, INC.; HAVING TRANSMITTED SAID AMENDMENT TO THE FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS (DCA) FOR A COMPLIANCE FINDING; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Sections 163.3161 through 163.3215, Florida Statutes, the Local Government Comprehensive Planning and Land Development Regulation Act, empowers and mandates the City of Fort Meade, Florida, to plan for future development and growth and to adopt and amend comprehensive plans, or elements or portions thereof, to guide the future growth and development of the City; and

WHEREAS, pursuant to Section 163.3184, Florida Statutes, the City Commission held meetings and hearings on Map Amendment 99-15, with due public notice having been provided, to obtain public comment, and considered all written and oral comments received during public hearings, including support documents; and

WHEREAS, in exercise of its authority the City Commission has determined it necessary to adopt this Map Amendment 99-15 to the Comprehensive Plan, which is marked as Exhibit "A" and attached and made a part hereof, to insure that the Plan is in full compliance with the Laws of the State of Florida; to preserve and enhance present advantages; encourage the most appropriate use of land, water and resources consistent with the public interest; and deal effectively with future problems that may result from the use and development of land within the City of Fort Meade; and

NOW, THEREFORE BE IT ORDAINED that the Commission of the City of Fort Meade, Florida, amends its Comprehensive Plan in the following specific manner: the Future Land Use Map is amended to assign future land use of Industrial to 21.5 acres plus the future land use of Conservation to 11 acres for a total of 32.5 acres, to a parcel of land adjacent to the City and annexed September 1999, such parcel owned by Glawson Investments, Inc.; the map is amended as shown in Exhibit "A".

Severability: If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

A certified copy of this enacting ordinance and certified copy of the City of Fort Meade Comprehensive Plan shall be located in the Office of the City Clerk of Fort Meade. The City Clerk shall also make copies available to the public for a reasonable publication charge.

This Ordinance shall be codified in the Code of Ordinances of the City of Fort Meade, Florida.

The effective date of this plan amendment shall be: The date a final order is issued by the Department of Community Affairs finding the amendment to be in compliance in accordance with Chapter 163.3184, F.S., or the date a final order is issued by the Administration Commission finding the amendment to be in compliance in accordance with Chapter 163.3184, F.S.

INTRODUCED AND PASSED on First Reading the 12th day of October, 1999.

PASSED AND DULY ADOPTED, on Second Reading with a quorum present and voting, by the City Commission of _____, Florida, this ____ day of _____, 1999.

[DATE AND SIGNATURES AS ARE NORMALLY PLACED ON AN ORDINANCE.]

Fort Meade Future Land Use Annexation

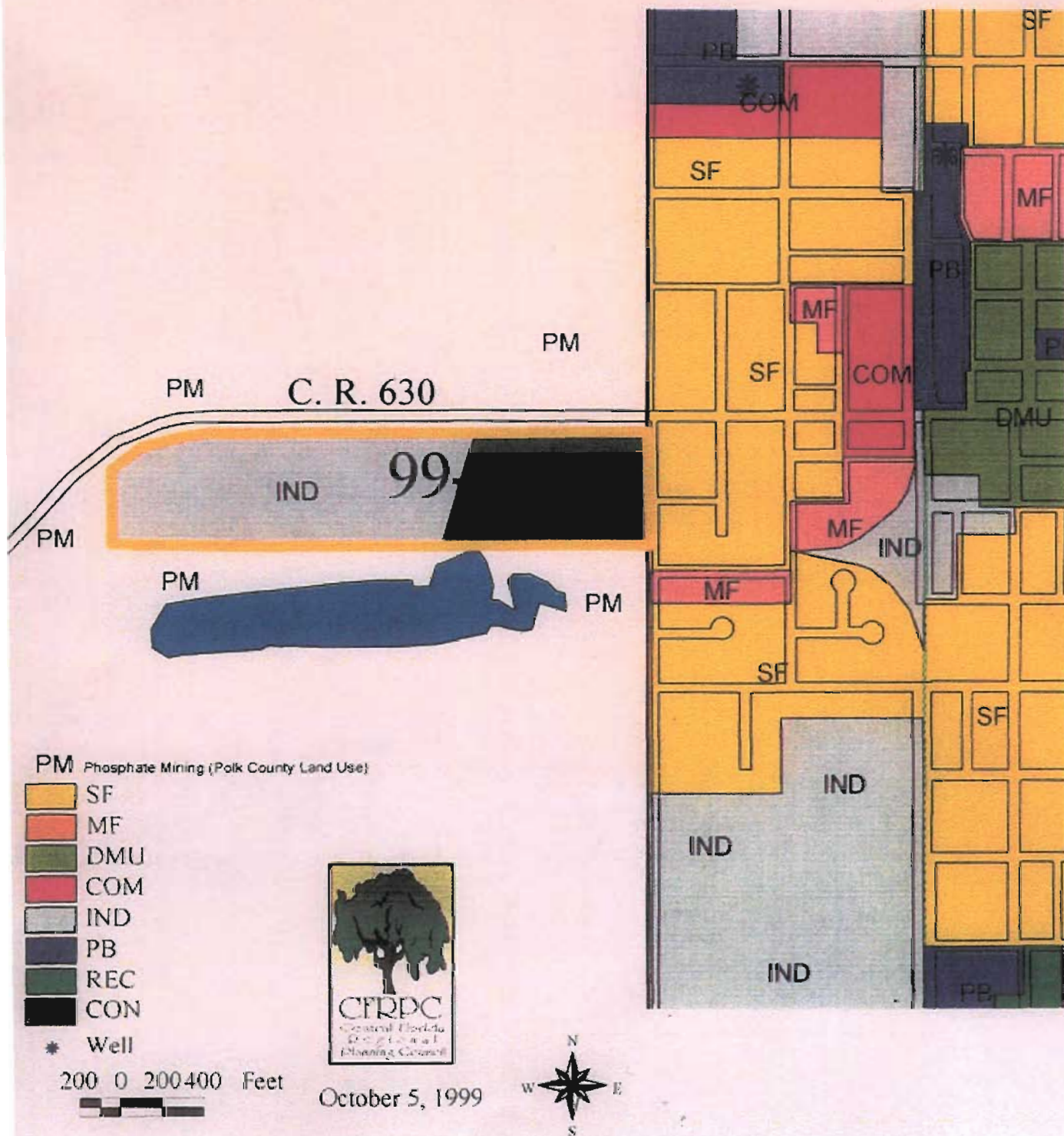


EXHIBIT "A"
FUTURE LAND USE MAP

Golder Associates Inc.

5405 West Cypress Street, Suite 215
Tampa, FL 33607
Telephone (813) 287-1717
Fax (813) 287-1716



October 6, 1999

Mr. Bill Ward
Director of Development
City of Fort Meade
20 Langford Street
Fort Meade, Florida 33841

**RE: Comprehensive Land Use Plan Amendment Package
Glawson Investments, Inc. Case 99-15**

Dear Mr. Ward:

Enclosed for your review and consideration is Comprehensive Land Use Plan Amendment Package Glawson Investments, Inc. Case 99-15. The package includes the Comprehensive Land Use Plan Amendment Evaluation and Appraisal Report (EAR) prepared in a manner consistent with the Central Florida Regional Planning Council (CFRPC) requirements. It is attached as Exhibit A. The contents of the report were coordinated with your consultant, the CFRPC, and are submitted in the requested format. This letter and Exhibit A (the EAR) are included in Word and Word Perfect on an enclosed computer disc.

The following paragraphs state specific requested information in the Fort Meade Land Development Code (UDC) and identify the location of data in the EAR as well additional information and attachments for your use with Glawson Investment, Inc. Case 99-15 to fully meet the requirements of the UDC, Section 7.02.02.

Section 7.02.02 (B) of the LDC states, *Application Contents for Amendments Effecting Land Use, Developments, Standards & Maps. The application shall contain the following items, as applicable:*

- 1. A description of the proposed Plan Amendment, specifying the goals, objectives and policies of the Comprehensive Plan that are to be modified.*

A parcel of land, owned by Glawson Investments Inc., adjacent to Sand Mountain Road on the western most point of the City of Fort Meade is the subject parcel. The Comprehensive Plan Amendment, Glawson Investments Inc. Case No. 99-15 requests Future Land Use categories of Conservation (11 acres) and Industrial (21.55 acres) for the eastern and western portions, respectively, of the 32.55-acre parcel annexed into the City of Fort Meade in September of 1999. A site location plat map is attached as Exhibit B. Details are in Section I. *Description of the Parcel*. No goals, objectives or policies of the Comprehensive Plan are being modified with this amendment. The Future Land Use Map is being altered and submitted with the EAR by the CFRPC.

2. ***Where the Plan Amendment proposed will change the Future Land Use Map, a legal description of the property.***

This is attached as Exhibit C, Legal Description.

3. ***A concurrency analysis of all public facilities and services for which a Level of Service has been established in the Comprehensive Plan.***

A concurrency analysis of all public facilities and services for which a Level of Service has been established in the Comprehensive Plan has been completed. The concurrency analysis of roadways, potable water, and sanitary sewer is discussed in the EAR in Section III, *Analysis of Level of Service Considerations, 99-15*. Solid Waste, Stormwater Management, and Parks and Recreation are discussed below.

Parks have excess capacity in the City of Fort Meade and are able to accommodate the added demand placed on the facilities by the 14 additional employees projected for the facility. The residential standards outlined in the Comprehensive Plan would only be applicable if the new employees reside in Fort Meade. If all 14 employees reside in Fort Meade, the demand for additional recreational lands is estimated to be .23 acre. The Land Use Amendment's request for the Conservation Land Use category adds 11 acres to the total conservation acreage. Conservation land is accepted in the Comprehensive Plan Recreation and Open Space Element's Objective 4 as a *"Measurable Target: Any Addition to base year acres of 676.11 permanently classified as Conservation or Recreation."*

The proposed development will contain an independent stormwater management system that will be designed to contain the 25-year, 24-hour storm event. Offsite discharge will be conveyed to McCullough Draw, which drains to McCullough Creek. Stormwater will not be conveyed into the City of Fort Meade's stormwater management system.

Solid wastes generated by the proposed plant are characterized as typical office waste from approximately 14 employees. Solid waste generated in the City of Fort Meade is collected by Florida Refuse Corporation, Lakeland, Florida. This company will provide for collection of this waste and transfer it to the permitted disposal facility in Polk County referred to as 540 Landfill.

- (4.) ***An Evaluation and Appraisal Report (EAR Report), the format of which is outlined in (C) below.***

- (C) ***Plan Amendment Evaluation and Appraisal (EAR Report) Required from the Applicant. Based on the data found in the Comprehensive Plan Data and Analysis sections, the evaluation and appraisal report shall contain the following, as applicable.***

(I) *Inventory and Analysis of Site Characteristics*

- a. *A description of the terrain; type of vegetation on the site; statement regarding the existence of surface water or wetlands or both; and existence of any flood plains on the site.*

The parcel is disturbed from phosphate mining operations and is not in its natural state. There is a reforested creek/drainage ditch flowing from the north to the southwest in the eastern portion of the site. It comprises approximately 2.3 acres and is fed by flow through a culvert under CR 630. Tree species in the community include slash pine (*Pinus elliotti*), cypress (*Taxodium distichum*), laurel oak, and coastal plain willow. There is an understory of wax myrtle, elderberry, and cogon grass. A small portion of the parcel is designated as part of the 100-year flood (Zone A) in the area near the creek according to the Flood Insurance Rate Map Panels 700 and 900.

- b. *The type of soils present at the site and in the area, an analysis of the limitations for construction for each type of soil; and analysis of absorption rate for septic fields. Identification of habitats present on the site as indicated by the soil types.*

The Soil Survey of Polk County, Florida (U.S. Department of Agriculture, Soil Conservation Service) depicts several soils in the subject parcel area. A soils map is attached as Exhibit D. The information below is a summary of soils properties from this document. The soils in the area of the parcel include:

- Arents-Hydraquents-Neilhurst – soils that have been strip-mined for phosphate or silica sand
- Zolfo-Tavares – nearly level and gently sloping, moderately well-drained, and somewhat poorly drained soils that are sandy throughout.

Soils specific to the parcel include:

- Neilhurst sand, 1 to 5 percent slopes – occupies the majority of the parcel (90+%). This soil has a fair potential for wild herbaceous plants.
- Hydraquents, clayey – This soil has a fair chance for wetland plant growth and associated wetland wildlife (occupies <10%).
- Arents, 0 to 5 percent slopes – habitat analysis was not available for this soil (occupies 1-2%).

- c. *An Inventory of endangered plant and animal species on the site; an inventory of plant and animal species (mammals, birds and reptiles) common to this site.*

A preliminary wildlife survey was conducted on the property during the August 24, 1999 site visit. Several species and signs of wildlife utilization were observed. Bird species identified from either direct observation or vocalization include white-eyed vireo (*Vireo griseus*), mockingbird (*Mimus polyglottus*), blue jay (*Cyanocitta cristata*), black vulture (*Coryagyps atratus*), and red-shouldered hawk (*Buteo lineatus*). Along the transmission line right-of-way, rabbit scat was observed, while a marsh rabbit (*Sylvilagus floridanus*) was found within the reforestation area alongside the creek.

The inventory of listed species that could potentially occur on the site is attached as Exhibit E. No endangered plant or animal species were observed on the subject parcel.

- d. A list of trees with an estimate of canopy that they provide; a list of herbaceous plants and vines; a list of grasses and grasslike plants.*

The list is provided in Exhibit F, Plant Species.

- (2) ***Inventory and Analysis of Land Use: location in the City; former use; existing surrounding land uses; and, analysis of type of buffer needed between proposed project site and existing trees.***

The subject parcel location is adjacent to Sand Mountain Road on the western municipal city limits as shown on Exhibit B. The parcel was used for phosphate mining operations. Existing land uses are described in the attached EAR under Section II, Surrounding and adjacent land use and zoning. The reasons for a Land Use Request of Conservation of the eastern portion of the parcel are discussed in the EAR and included below:

Conservation is requested for 11.00 acres of the eastern portion of the parcel abutting Sand Mountain Road. The intent of the request for the Fort Meade Future Land Use category of Conservation on the eastern portion of the property is to preserve the reforested creek near the western boundary and provide a transitional buffer for the residential area east of Sand Mountain Road.

The FLUM for the City of Fort Meade includes large industrial areas in the northwestern and southwestern sections of the city. The subject industrial portion is between these two areas and separated from the western boundary of the city by the requested Conservation portion of the parcel. By requesting a land use category

of Conservation for the portion of the parcel contiguous to the city limits and residential land use category, a compatible transitional area is created between two land uses. The city promotes the move to use infill to create an industrial area west of the western city limits with transitional areas for the residents in the central region of the western edge of the city.

Designating additional industrial areas to infill the area west of the large existing industrial areas on the western side of the city is further indication that the city understands the concept of nodes versus strip or radial patterns of development. The city does not promote that concept as stipulated in the Unified Development Code.

(3) **Inventory of Public Facilities: location of existing sewer service**

An analysis of water and wastewater availability is discussed in Section III, Analysis of Level of Service Considerations 99-15, of the EAR. The water demand for the project can be met by City of Fort Meade utilities, but new wells on site may be constructed. The City of Fort Meade's municipal wellfield is located approximately 0.2-mile northeast of the proposed site. A six-inch water pipe is located at Sand Mountain Road and Broadway.

The city could also receive the industrial and domestic (sanitary) wastewater effluents from the project for treatment and disposal. A six-inch city sewer line is located at Sand Mountain Road and Broadway. It is only able to serve existing residents west of the parcel. Connection to the city's wastewater facility requires a force main and lift station. Additional details for utility connections will be provided in the site application plan.

Golder appreciates your interest in the proposed LUPA. Please do not hesitate to call if you have any questions or need additional information.

Sincerely,

Golder Associates Inc.



Susan Patton, AICP
Environmental Planner

Cc: Mike Whiting, Decker Energy
Jon Pomerleau, Decker Energy
Rich Rapagnani, Nations Energy

List of Exhibits

**Comprehensive Land Use Plan Amendment Package
Glawson Investments, Inc. Case 99-15**

Exhibit A	Comprehensive Land Use Plan Amendment Evaluation and Appraisal Report (EAR)
Exhibit B	Site Location Plat Map
Exhibit C	Legal Description
Exhibit D	Soil Survey of Polk County
Exhibit E	Potentially Occurring Listed Species
Exhibit F	Plant Species

EXHIBIT A

**COMPREHENSIVE LAND USE PLAN
AMENDMENT EVALUATION AND
APPRAISAL REPORT (EAR)**

**Evaluation and Appraisal Report
City of Fort Meade**

**Comprehensive Plan Amendment
99-15 Glawson Investments, Inc.**

I. Description of the Parcel

The parcel is undeveloped with approximately 32.55 total acres. It was annexed in September of 1999 and future land use categories of Industrial and Conservation are requested. The area lies adjacent to the west side of the municipal limits of the City of Fort Meade abutting Sand Mountain Road. Access to the property is from County Road 630 to the north or Sand Mountain Road to the east.

Conservation is requested for 11.00 acres of the eastern portion of the parcel abutting Sand Mountain Road. The frontage on County Road 630 for this portion of the parcel is about 770 feet. The intent of the request for the future land use category of Conservation on the eastern portion of the property is to preserve the reforested creek near the western boundary and provide a transitional buffer for the residential area east of Sand Mountain Road.

The future land use category of Industrial is requested for 21.55 acres of the western portion of the property. The frontage to County Road 630 for this portion of the parcel is about 1246.87 feet. The proposed use for this portion of the parcel is a (nominal) 500 MW peaking electric power facility comprised of three F-class combustion turbine generator units (CT's) that will operate in simple-cycle configuration. The CT's will be fired with natural gas as the primary fuel with the capacity to utilize number two-distillate fuel oil as backup fuel.

The water demand for the project can be met by the City of Fort Meade utilities, but new wells on site may be constructed. The city would also receive the industrial and domestic (sanitary) wastewater effluents from the project for treatment and disposal.

II. Surrounding and adjacent land use and zoning of 99-15:

North: County Road 630 right-of-way is the northern boundary of the parcel. North of County Road 630 is extensive vacant land, owned by Glawson Investment, Inc., in unincorporated Polk County. It has a future land use category of Phosphate Mining. Polk County zoning for this area is Rural Conservation (RC).

East: Sand Mountain Road is adjacent to the eastern boundary of the parcel and is part of the municipal limits of Fort Meade. The property east of Sand Mountain Road in Fort Meade has a land use category of Single-family residential. The City of Fort Meade assigned the area zoning as Single Family Residential (R-1C on the northern portion of the eastern boundary and R1-B on the southern portion of the eastern boundary).

West: Immediately west and adjacent to the subject property is a parcel with a mobile home in unincorporated Polk County with a land use category of Phosphate Mining. It is zoned RC by Polk County. County Road 630 is adjacent to this triangular-shaped parcel on the north and the west as the roadway curves from its east-west direction and turns southwest. On the west side across from County Road 630 is vacant land with a land use category of Phosphate Mining and zoning district of RC from Polk County.

South: The area immediately south of the parcel is an abandoned CSX railroad line with Florida Power Corporation electric transmission lines. South of this linear parcel is vacant property, owned by Glawson Investments Inc., and with a land use category of Phosphate Mining and zoning district of RC. A bermed settling pond associated with previous phosphate mining operations dominates this 20-acre parcel. The Florida Power Corporation "Fort Meade" Substation is located southwest of the southwest corner of the subject parcel and has the Polk County Future Land Use category Phosphate Mining and a zoning district of RC.

III. Analysis of Level of Service Considerations, 99-15:

The Conservation portion of the parcel, approximately 11 acres, abuts a paved two-lane collector maintained by the city, Sand Mountain Road to the east, and County Road 630 on the north. Development is not intended for the eastern portion of the property and would not effect Sand Mountain Road, water or wastewater level of service.

The Industrial portion of the parcel, approximately 21.55 acres, abuts County Road 630 on the north. The Existing Transportation Circulation for the City of Fort Meade designates this roadway as a two-lane collector from the current western municipal boundary 3000 feet east. The remainder of the roadway is designated as a two-lane, east-west principal arterial roadway through the city. Polk County's Comprehensive Plan Traffic Circulation Element Section 3.204 Level of Service Standards and Access Control's Policy 3.204-A-1 gives the future minimum acceptable level of service for county arterial and collectors as level of service "D" at peak hour. The existing level of service for the roadway in both directions is "B" according to the Polk County Transportation Planning Organization (TPO). The roadway's future level of service will not meet or exceed level of service "D." Trip generation from the addition of 13 to 14 total employees (with a maximum of five to seven people working at one time on weekdays) will not substantially degrade existing level of service "B".

The Concurrency Management System Status Report Form for October 1, 1999 and spreadsheets from the Central Florida Regional Planning Council (CFRPC) are attached. These show the probable maximum effect the extension of water and sewer service to the Industrial portion of the parcel has on the usage of city water and sewer service. The addition of this parcel into the City will not degrade current levels of service.

The City of Fort Meade's municipal wellfield is located approximately 0.2-mile northeast of the proposed site. A six-inch water pipe is located at Sand Mountain Road and Broadway.

The city could also receive the industrial and domestic (sanitary) wastewater effluents from the project for treatment and disposal. A six-inch city sewer line is located at Sand Mountain Road and Broadway. Connection to the city's wastewater facility requires a force main and lift station.

IV. Justification of Future Land Use Classification, 99-15:

The current Future Land Use category from Polk County for the subject parcel is Phosphate Mining. (The current zoning district for the parcel is RC.) The land use classifications, as requested by the property owner, are compatible with surrounding land uses and activities and furthers the City's Comprehensive Plan. The designation of the Conservation for the eastern portion of the property (11 acres) provides a transitional/buffer zone to the single-family residential land use. The Industrial Land Use category is requested for the western portion (21.55 acres). The parcel is northeast of an electrical sub-station and adjacent to transmission lines on the southern boundary.

V. Analysis of Consistency with the Adopted Comprehensive Plan, 99-15:

This Future Land Use Map change is consistent with the Goals, Objectives and Policies contained in the adopted Comprehensive Plan of the City of Fort Meade. The Industrial Future Land Use category is the best fit for the proposed site: "Permitted uses include large-scale manufacturing or processing activities."

VI. Need for Modification of Goals, Objections and Policies, 99-15:

No modifications are needed.

VII. Analysis of Urban Sprawl: An analysis of the FLUM in terms of the urban sprawl indicators in 9J-5.006(5):

9J-5.006(5)(g) 1. Promotes, allows or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses in excess of demonstrated need.

The requested land use categories for the parcel do not promote low-intensity, low-density, or single-use development or uses in excess of demonstrated need. The requested use is for the placement of utilities in an area of existing utilities, that are south and west of the site, as well as other industrial and utility facilities further to the east.

9J-5.006(5)(g) 2. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while leaping over undeveloped lands which are available and suitable for development.

No urban development "occurred in rural areas at substantial distances from the urban areas while leaping over undeveloped lands." The FLUM for the City of Fort Meade include large industrial areas in the northwestern and southwestern sections of the city. The subject industrial portion is between these two areas and separated from the western boundary of the City by the requested Conservation portion of the parcel. By requesting a land use category of Conservation for the portion of the parcel contiguous to the city limits and residential land use category, a compatible transitional area is created between two land uses. The City promotes the move to use infill to create an industrial area west of the western city limits with transitional areas for the residents in the central region of the western edge of the city.

9J-5.006(5)(g) 3. Promotes, allows or designates urban development in radial, strip, isolated or ribbon patterns generally emanating from existing urban developments.

Designating additional industrial areas to infill the area west of the large existing industrial areas on the western side of the city is further indication that the City understands the concept of nodes versus strip or radial patterns of development. The City does not promote that concept as stipulated in the Unified Development Code.

9J-5.006(5)(g) 4. As a result of premature or poorly planned conversion of rural land to other uses, fails adequately to protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays estuarine system, and other significant natural systems.

The FLUM mapping designates the only significant natural resource, the Peace River and its associated floodplains, as Conservation on the eastern side of the City. Only recreational uses of the river are allowed. Conservation land had increased from 62 acres in 1990 to over 511 acres including the subject parcel request for Conservation on the western side of the City. The area is a former phosphate mine with minimal natural resources.

9J-5.006(5)(g) 5. Fails adequately to protect adjacent agricultural areas and activities, including silviculture, and including active agricultural and silvicultural activities as well as passive agricultural activities and dormant, unique and prime farmlands and soils.

There are few agricultural activities adjacent to the City, because the City is surrounded by previously mined phosphate land. There are a few pastures and some citrus production on land held by individuals. There is no silviculture in the area nor are there unique or prime farmlands or soils. The subject parcel and the surrounding land uses do not contain significant silviculture or agricultural uses, prime farmland or soils, and are not applicable to 9J-5.006(5)(g) 5.

9J-5.006(5)(g) 6. Fails to maximize use of existing public facilities and services.

The FLUM indicates areas with public facilities. The proposed project on the parcel will connect to and use available public services. It is expected that future employees will maximize available public facilities in the City.

9J-5.006(5)(g) 7. Fails to maximize use of future public facilities and services.

Future land use categories allow development of public facilities and services in almost every category. There was no reservation of capacity issues with 99-15 except for the Conservation Land Use category.

9J-5.006(5)(g) 8. Allows for land use patterns or timing which disproportionately increase the cost in time, money and energy, of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

In effect, the land use requested under 99-15 for this parcel will increase revenues for the City by purchasing available potable water and sewer facilities rather than increase costs for services. Twelve to fifteen new jobs will be created for the area enhancing economic growth without burdening existing public infrastructure or community services.

9J-5.006(5)(g) 9. Fails to provide clear separation between rural and urban uses.

The City is surrounded by land that has been mined for phosphates. It may be considered rural. Some of it has been re-claimed. The subject parcel was used during mining operations. The creek area was re-forested and is part of the Conservation land use area. There will be a clear separation between uses (urban residential and the requested Industrial) with the Conservation land use category on the eastern portion of the parcel.

9J-5.006(5)(g) 10. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

The Conservation land use category for the subject parcel's eastern portion will encourage infill in existing neighborhoods near the area. The site represents redevelopment of former phosphate land.

9J-5.006(5)(g) 11. Fails to encourage an attractive and functional mix of uses.

The request for the designation of two separate land use categories encourages a mix of uses. Mixed land uses are especially attractive when land use categories include Conservation in an area.

9J-5.006(5)(g) 12. Results in poor accessibility among linked or related land uses.

Accessibility is not applicable to the conservation category.

The western portion of the property will have adequate access for employees to County Road 630. The proposed project will connect to the electrical grid at the existing Florida Power Corporation (FPC) "Fort Meade" Substation located southwest of the southwestern corner of the proposed site. The proposed project will likely connect to an existing natural gas pipeline lateral from the Florida Gas Transmission Company (FGT) transmission pipeline near the site.

9J-5.006(5)(g) 13. Results in the loss of significant amount of functional open space.

The requested designations for 99-15 will not result in the loss of a significant amount of open space. The Future Land Use designation of Conservation will preserve 11 acres of open space from industrial development. Conceptual site plans will be developed, in part, to minimize visual effects with perimeters of pleasant landscaping and buffering for motor vehicles or pedestrians and bicyclists.

CFRPC

Concurrency Management System Status Report Form

TO:

Janice Thompson, Interim City Manager
City of Ft. Meade
Reporting Period: through December 31, 1998
cc: Bill Ward, Building Official

POTABLE WATER CAPACITY:

Total Plant Capacity:	1,440,000 GALLONS PER DAY
Remaining Plant Capacity:	608,992 GALLONS PER DAY
Percentage of Remaining Capacity:	42.29%

SANITARY SEWER CAPACITY:

Total Plant Capacity:	1,000,000 GALLONS PER DAY
Remaining Plant Capacity:	327,780 GALLONS PER DAY
Percentage of Remaining Capacity:	32.78%

TRAFFIC INFORMATION:

Road segments(s) operating in violation of the minimum LOS: NONE.

NOTES:

Date: March 16, 1999

Prepared by: Robert Wiedrich, Senior Planner
Planning Advisory Services

Signature: _____

J. Proaugus 10/1/99

**CITY OF FORT MEADE - COMPREHENSIVE PLAN AMENDMENT 99-15
CURRENT WATER AND SEWER CAPACITY ANALYSIS**

CITY OF FORT MEADE														
POTABLE WATER SUPPLY CAPACITY ANALYSIS														
DATE	PERMIT NO.	PROJECT NAME OR TYPE OF USE	TYPE	TOTAL SQUARE FEET	TOTAL DWELLING UNITS	PRIMARY CAPACITY			RESERVED CAPACITY			AVAILABLE SYSTEM CAPACITY (GPD) (1.44 MGD)	TOTAL REMAINING SYSTEM CAPACITY** (GPD)	PERCENT SYSTEM CAPACITY REMAINING
						PERMITTED DWELLING UNITS	PERMITTED INDOOR (S.F.)	PERMITTED CAPACITY (GPD)	RESERVED D.U. OR S.F.	RESERVED RES. (D.U.) TOTAL	RESERVED INDOOR SQUARE FEET (S.F.) TOTAL			
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
		System status - 6/30/99										606,992	606,992	42.29%
10/05/99		Amendment 99-15 Clawson	C				95,000	95,000				606,992	513,992	35.69%

CITY OF FORT MEADE														
SEWER SYSTEM TREATMENT CAPACITY ANALYSIS														
DATE	PERMIT NO.	PROJECT NAME OR TYPE OF USE	TYPE	TOTAL SQUARE FEET	TOTAL DWELLING UNITS	PRIMARY CAPACITY			RESERVED CAPACITY			AVAILABLE SYSTEM CAPACITY (GPD) (1.0 MGD)	TOTAL REMAINING SYSTEM CAPACITY** (GPD)	PERCENT SYSTEM CAPACITY REMAINING
						PERMITTED DWELLING UNITS	PERMITTED INDOOR (S.F.)	PERMITTED CAPACITY (GPD)	RESERVED D.U. OR S.F.	RESERVED RES. (D.U.) TOTAL	RESERVED INDOOR SQUARE FEET (S.F.) TOTAL			
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
		System status - 6/30/99										327,780	327,780	32.78%
10/05/99		Amendment 99-15 Clawson	C				14,000	14,000				327,780	313,780	31.38%

NOTE: GENERATION RATES FOR WATER AND SEWER FOR THIS PROPSAL WERE PROVIDED BY THE APPLICANT'S CONSULTANT.

Water:

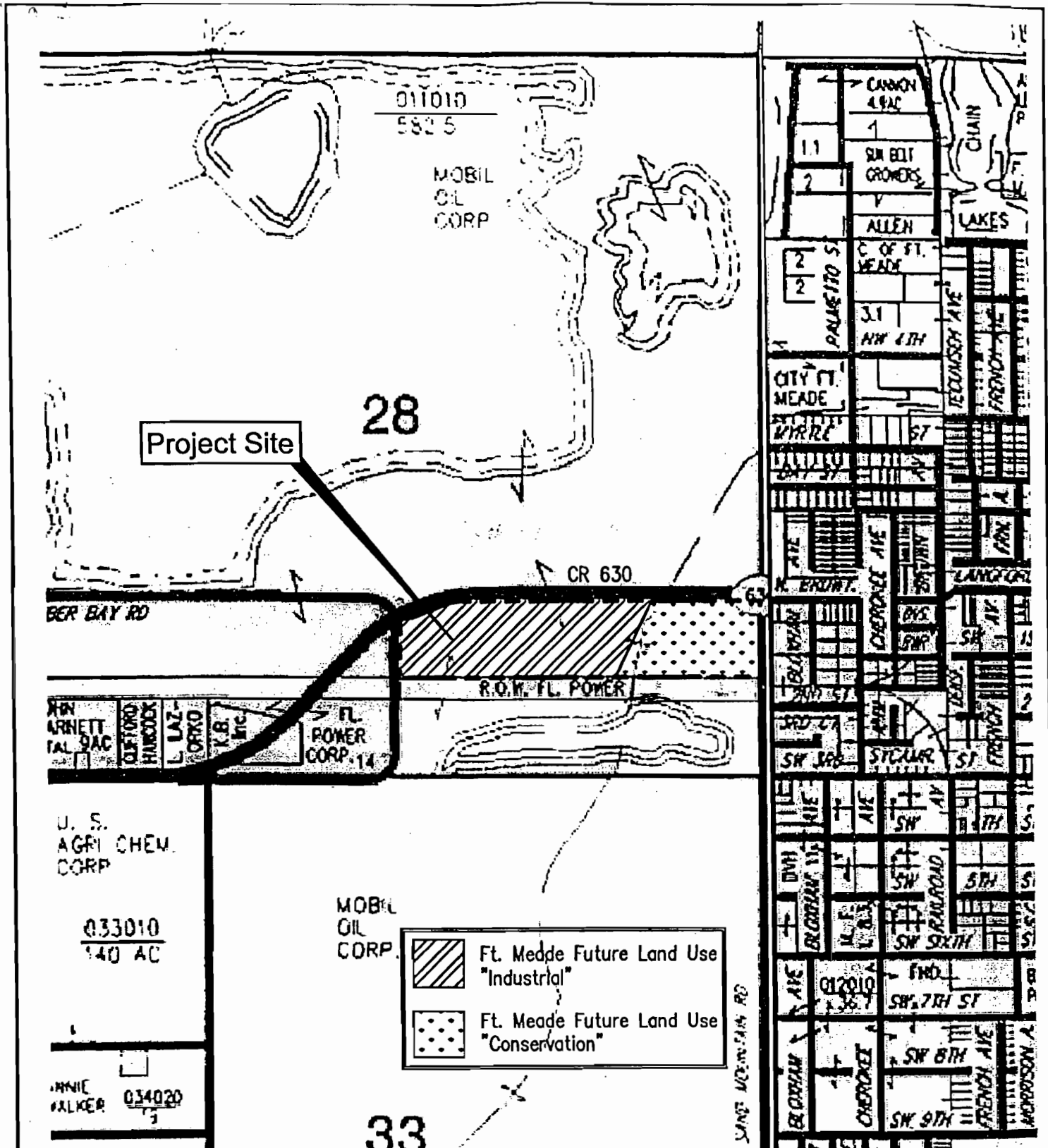
Persons Per Household: From the Comprehensive Plan, the average of 2.77 is used.
 Water use per square feet: for development other than residential, 315 gpd per 2,000 s.f. is used.
 From the Evaluation and Appraisal Report: the Level of Service for Water is 112 gallons per day per person.

Sewer:

Persons Per Household: From the Comprehensive Plan, the average of 2.77 is used.
 Sanitary Sewer use per square feet: for development other than residential, 85% of 315 gpd per 2,000 s.f. is used.
 From the Evaluation and Appraisal Report: the Level of Service for Sewer is 125 gallons per day per person.

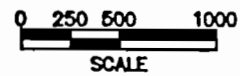
EXHIBIT B

SITE LOCATION PLAN MAP



REFERENCE

Polk County Plat Directory, Florida



JOB No.:	993-9562	SCALE:	As Shown
CAD BY:	CDT	DATE:	10/4/99
CHK BY:		FILE No.:	Site-vcinity.dwg
REV BY:		DR SUBTITLE:	-

Fort Meade Comprehensive
Plan Amendment
99-15 Glawson Investments, Inc.

Golder Associates

Site Plat Map

FIGURE

EXHIBIT C

LEGAL DESCRIPTION

PICKETT & ASSOCIATES, INC.

Date: October 1, 1999
File: 11049OL

LEGAL DESCRIPTION

That part of the Southeast quarter of Section 28, Township 31 South, Range 25 East, Polk County, Florida, lying South of County Road S-630 and North of abandoned CSX Railroad Right-of Way Corridor (60' width) according to Tract Map V.3i, Fla., Sheets 6, 7, & S-7, public records of Polk County, Florida;

Less road right-of-way for Sand Mountain Road.

Containing 32.55 acres

PICKETT & ASSOCIATES, INC.

Date: October 1, 1999
File: 11049IL

LEGAL DESCRIPTION

That part of the Southeast quarter of Section 28, Township 31 South, Range 25 East, Polk County, Florida, lying South of County Road S-630 and North of abandoned CSX Railroad Right-of Way Corridor (60' width) according to Tract Map V.3i, Fla., Sheets 6, 7, & S-7, and West of the following described divisional line; commence at the Southeast corner of said Section 28; thence North $00^{\circ}15'36''$ West along the East line of said Southeast quarter a distance of 719.49 feet to the intersection with the North right-of-way line of said abandoned CSX Railroad Right-of Way Corridor; thence North $89^{\circ}51'57''$ West along said North right-of-way line a distance of 992.00 feet to the POINT OF BEGINNING of said divisional line; thence North $19^{\circ}18'55''$ East along said divisional line a distance of 585.52 feet to the South right-of-way line of County Road S-630 and the Point of Termination of divisional line.

Containing 21.55 acres.

PICKETT & ASSOCIATES, INC.

Date: October 1, 1999
File: 11049CL

LEGAL DESCRIPTION

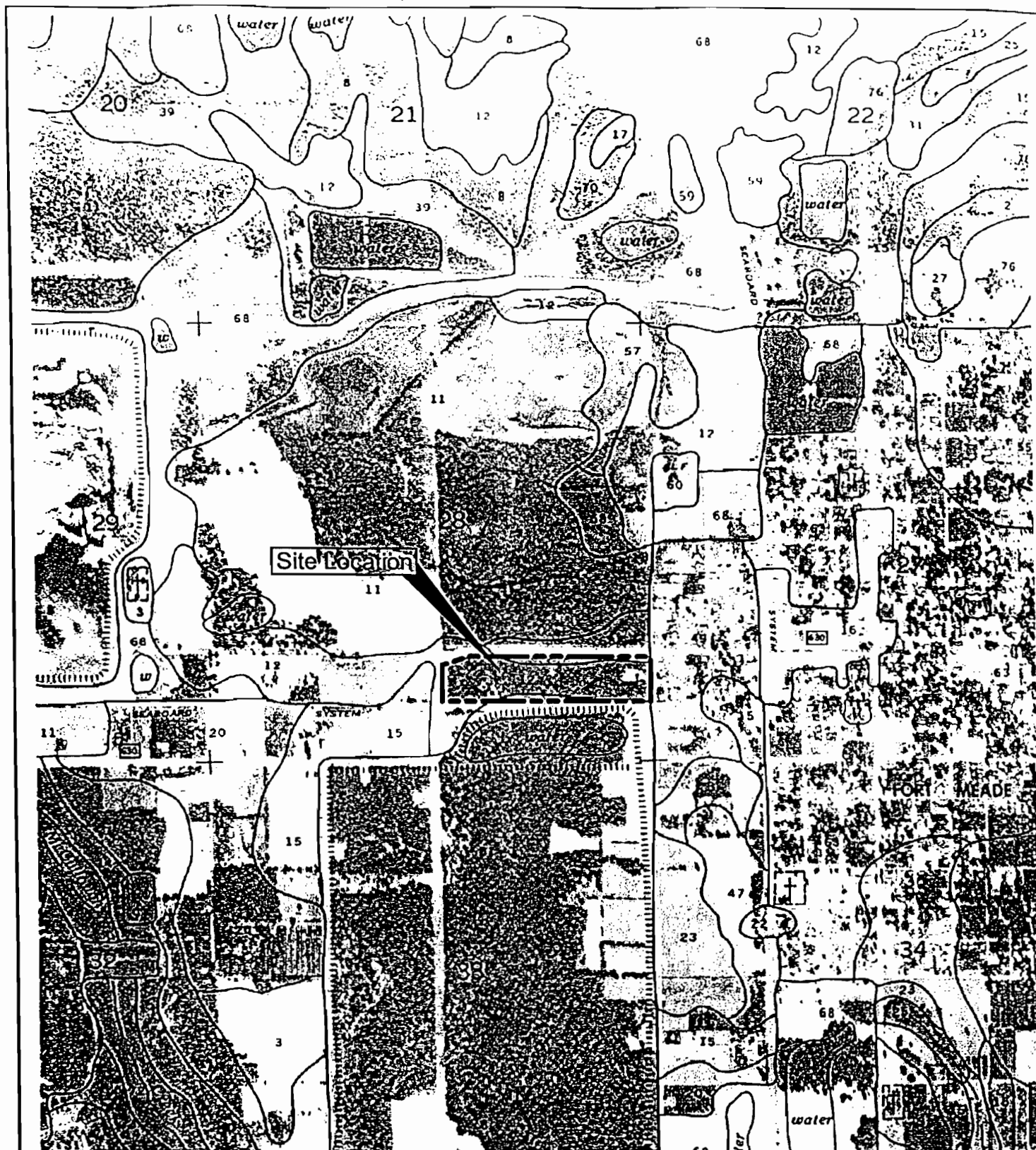
That part of the Southeast quarter of Section 28, Township 31 South, Range 25 East, Polk County, Florida, lying South of County Road S-630 and North of abandoned CSX Railroad Right-of Way Corridor (60' width) according to Tract Map V.3i, Fla., Sheets 6, 7, & S-7, and East of the following described divisional line; commence at the Southeast corner of said Section 28; thence North $00^{\circ}15'36''$ West along the East line of said Southeast quarter a distance of 719.49 feet to the intersection with the North right-of-way line of said abandoned CSX Railroad Right-of Way Corridor; thence North $89^{\circ}51'57''$ West along said North right-of-way line a distance of 992.00 feet to the POINT OF BEGINNING of said divisional line; thence North $19^{\circ}18'55''$ East along said divisional line a distance of 585.52 feet to the South right-of-way line of County Road S-630 and the Point of Termination of divisional line.

Less road right-of-way for Sand Mountain Road.

Containing 11.00 acres.

EXHIBIT D

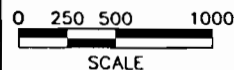
SOIL SURVEY OF POLK COUNTY



REFERENCE

Soil Survey of Polk County Florida, 1986

No.	Soil Type
8	Hydroquents, clayey
12	Neilhurst Sand, 1 to 5 percent slopes
68	Arents, 1 to 5 percent slopes



JOB No.:	993-9562	SCALE:	1"=1000'
CAD BY:	CDT	DATE:	1-/6/99
CHK BY:		FILE No.:	soils.dwg
REV BY:		DR SUBTITLE:	-

Soils Map

EXHIBIT E

POTENTIALLY OCCURRING LISTED SPECIES

Threatened, endangered, and species of special concern occurring in Polk County and their probability of occurrence on the Fort Meade Site

Scientific Name	Common Name	Status (T, E, SSC)		Observed (Yes/No)	Probability of Occurrence		
		Federal	State		High	Moderate	Low
Amphibians							
<i>Rana capito</i>	Gopher frog	N	SSC	No			X
Reptiles							
<i>Alligator mississippiensis</i>	American alligator	T	SSC	Yes	X		
<i>Drymarchon corais couperi</i>	Eastern indigo snake	T	T	No			X
<i>Eumeces egregius lividus</i>	Blue-tailed mole skink	T	T	No			X
<i>Gopherus polyphemus</i>	Gopher tortoise	N	SSC	No			X
<i>Neoseps reynoldsi</i>	Sand skink	T	T	No			X
<i>Pituophis melanoleucus mugitus</i>	Florida pine snake	N	SSC	No			X
<i>Pseudemys concinna suwanniensis</i>	Suwanee cooter	N	SSC	No		X	
<i>Stilosoma extenuatum</i>	Short-tailed snake	N	T	No			X
Birds							
<i>Ajaia ajaja</i>	Roseate spoonbill	N	SSC	No			X
<i>Ammodramus savannarum floridanus</i>	Florida grasshopper sparrow	E	E	No			X
<i>Aphelocoma coerulescens</i>	Florida scrub-jay	T	T	No			X
<i>Aramus guarauna</i>	Limpkin	N	SSC	No		X	
<i>Caracara plancus</i>	Crested caracara	T	T	No			X
<i>Egretta caerulea</i>	Little blue heron	N	SSC	No	X		
<i>Egretta thula</i>	Snowy egret	N	SSC	No	X		
<i>Egretta tricolor</i>	Tricolored heron	N	SSC	No	X		
<i>Eudocimus albus</i>	White ibis	N	SSC	No	X		
<i>Falco peregrinus</i>	Peregrine falcon	E	E	No			X
<i>Falco sparverius paulus</i>	Southeastern American kestrel	N	T	No			X
<i>Grus canadensis pratensis</i>	Florida sandhill crane	N	T	No		X	
<i>Haliaeetus leucocephalus</i>	Bald eagle	T	T	No		X	
<i>Mycteria americana</i>	Wood stork	E	E	No		X	
<i>Picoides borealis</i>	Red-cockaded woodpecker	E	T	No			X
<i>Rostrhamus sociabilis plumbeus</i>	Snail kite	E	E	No			X
<i>Rynchops niger</i>	Black skimmer	N	SSC	No			X
<i>Speotyto cunicularia floridana</i>	Florida burrowing owl	N	SSC	No			X

Mammals

<i>Podomys floridanus</i>	Florida mouse	N	SSC	No		X
<i>Sciurus niger shermanii</i>	Sherman's fox squirrel	N	SSC	No		X
<i>Ursus americanus floridanus</i>	Florida black bear	N	T	No		X

Plants

<i>Asclepias curtissii</i>	Curtiss' milkweed	N	E	No		X
<i>Bonamia grandiflora</i>	Florida bonamia	T	E	No		X
<i>Calamintha ashei</i>	Ashe's savory	N	T	No		X
<i>Cheiroglossa palmata</i>	Hand fern	N	E	No		X
<i>Chionanthus pygmaeus</i>	Pygmy fringe tree	E	E	No		X
<i>Clitoria fragrans</i>	Pigeon-wing	T	E	No		X
<i>Conradina brevifolia</i>	Short-leaved rosemary	E	E	No		X
<i>Crotolaria avonensis</i>	Avon Park rabbit-bells	E	E	No		X
<i>Dicerandra frutescens</i>	Scrub mint	E	E	No		X
<i>Drosera intermedia</i>	Spoon-leaved sundew	N	T	No	X	
<i>Eriogonum longifolium</i>	Scrub buckwheat	T	E	No		X
<i>Eryngium cuneifolium</i>	Wedge-leaved button-snakeroot	E	E	No		X
<i>Hartwrightia floridana</i>	Hartwrightia	N	T	No		X
<i>Hypericum cumulicola</i>	Highlands scrub hypericum	E	E	No		X
<i>Hypericum edisonianum</i>	Edison's ascyrum	N	E	No		X
<i>Illicium parviflorum</i>	Star anise	N	E	No		X
<i>Lechea cernua</i>	Nodding pinweed	N	T	No		X
<i>Lechea divaricata</i>	Pine pinweed	N	E	No		X
<i>Liatris ohlingerae</i>	Florida blazing star	E	E	No		X
<i>Lupinus westianus</i> var. <i>aridorum</i>	Scrub lupine	E	E	No		X
<i>Matelea floridana</i>	Florida spiny-pod	N	E	No		X
<i>Nemastylis floridana</i>	Fall-flowering ixia	N	E	No		X
<i>Nolina brittonia</i>	Britton's beargrass	E	E	No		X
<i>Panicum abscissum</i>	Cutthroat grass	N	E	No		X
<i>Paronychia chartacea</i>	Paper-like nailwort	T	E	No		X
<i>Platanthera integra</i>	Yellow fringeless orchid	N	E	No		X
<i>Polygala lewtonii</i>	Lewton's polygala	E	E	No		X
<i>Polygonella basiramaia</i>	Hairy jointweed	E	E	No		X
<i>Polygonella myriophylla</i>	Small's jointweed	E	E	No		X
<i>Prunus geniculata</i>	Scrub plum	E	E	No		X

<i>Pteroglossaspis ecristata</i>	Wild coco	N	T	No	X
<i>Salix floridana</i>	Florida willow	N	E	No	X
<i>Stylisma abdita</i>	Scrub stylisma	N	E	No	X
<i>Warea amplexifolia</i>	Clasping warea	E	E	No	X
<i>Warea carteri</i>	Carter's warea	E	E	No	X
<i>Zephyranthes simpsonii</i>	Rain lily	N	T	No	X
<i>Ziziphus celata</i>	Scrub ziziphus	E	E	No	X

Modified from Florida Natural Areas Inventory Polk County Occurrence Summary

EXHIBIT F

PLANT SPECIES

Plant Species Observed at the Fort Meade Site, Polk County, Florida

Scientific Name	Common Name	Quarry (FLUCFCS 533)	Pasture (FLUCFCS 211)	Forested Creek (FLUCFCS 615)	Wet Prairie (FLUCFCS 643)	Ditches/Swales (FLUCFCS 616)
TREES						
<i>Acer rubrum</i>	Red Maple	X		X		X
<i>Cinnamomum camphora</i>	Camphor Tree	X				
<i>Diospyros virginiana</i>	Persimmon	X				
<i>Fraxinus sp.</i>	Ash					X
<i>Liquidambar styraciflua</i>	Sweetgum			X		X
<i>Pinus elliotii</i>	Slash Pine			X		
<i>Prunus serotina</i>	Black Cherry	X				
<i>Quercus hemisphaerica</i>	Laurel Oak	X	X	X		X
<i>Quercus virginiana</i>	Live Oak		X			
<i>Sabal palmetto</i>	Cabbage Palm	X			X	X
<i>Taxodium distichum</i>	Bald Cypress			X		
SHRUBS						
<i>Baccharis halimifolia</i>	Sea Myrtle	X			X	X
<i>Lantana camara</i>	Lantana	X				X
<i>Myrica cerifera</i>	Wax Myrtle	X		X	X	X
<i>Salix caroliniana</i>	Coastal Plain Willow	X	X	X	X	X
<i>Sambucus canadensis</i>	Elderberry	X		X	X	X
<i>Schinus terebinthifolius</i>	Brazilian Pepper Tree					X
HERBACEOUS						
<i>Aeschynomene sp.</i>	Joint Vetch	X	X		X	

<i>Alternanthera philoxeroides</i>	Alligator Weed	X				X
<i>Ambrosia artemisiifolia</i>	Ragweed	X	X			
<i>Aster</i> sp.	Aster	X	X			
<i>Bidens bipinnata</i>	Spanish Needles	X				
<i>Crotolaria</i> sp.	Rattlebox	X	X			
<i>Eriocaulon</i> sp.	Hatpins				X	
<i>Eupatorium capillifolium</i>	Dogfennel	X	X			
<i>Hydrocotyle umbellata</i>	Coinwort	X				X
<i>Ludwigia octovalvis</i>	Primrose Willow	X				X
<i>Ludwigia peruviana</i>	Primrose Willow	X		X	X	X
<i>Parthenocissus quinquefolia</i>	Virginia Creeper					
<i>Passiflora</i> sp.	Passionflower		X			
<i>Peltandra</i> sp.	Spoonflower	X		X		X
<i>Phyla nodiflora</i>	Capeweed	X	X			
<i>Phytolacca americana</i>	Pokeweed					X
<i>Pluchea</i> sp.	Camphor-weed				X	
<i>Polygonum</i> sp.	Smartweed	X		X		X
<i>Rhexia mariana</i>	Pale Meadow Beauty				X	
<i>Rhus coppalina</i>	Shining Sumac				X	
<i>Rubus</i> sp.	Blackberry	X	X		X	X
<i>Saururus cernuus</i>	Lizard's Tail			X		X
<i>Sesbania punicea</i>	Sesban	X				X
<i>Solidago</i> sp.	Goldenrod				X	
<i>Thelypteris</i> sp.	Shield Fern					X
<i>Triadenum virginicum</i>	Marsh St. John's Wort				X	
<i>Typha latifolia</i>	Cattail	X				X

<i>Urena lobata</i>	Ceasar Weed	X	X	X	X	X
<i>Woodwardia virginica</i>	Virginia Chain Fern	X		X		X
GRASSES						
<i>Cyperus</i> sp.	Sedge	X		X	X	X
<i>Digitaria</i> sp.	Crabgrass	X				
<i>Imperata cylindrica</i>	Cogon Grass	X	X	X	X	X
<i>Juncus</i> sp.	Rush			X	X	X
<i>Paspalum notatum</i>	Bahia Grass		X			
<i>Sporobolus poiretii</i>	Smut Grass	X			X	X
<i>Zizania aquatica</i>	Annual Wild Rice	X				X

**Approximate canopy cover for tree species: First overall canopy (tree) cover for each FLUCFCS code, then breakdown of overall % by species (should equal 100%)

Scientific Name	Common Name	Quarry (FLUCFCS 533)	Pasture (FLUCFCS 211)	Forested Creek (FLUCFCS 615)	Wet Prairie (FLUCFCS 643)	Ditches/Swales (FLUCFCS 616)
TREES	OVERALL CANOPY COVER	10%	5%	85%	5%	50%
<i>Acer rubrum</i>	Red Maple	X (20%)		X (10%)		X (10%)
<i>Cinnamomum camphora</i>	Camphor Tree	X (10%)				
<i>Diospyros virginiana</i>	Persimmon	X (15%)				
<i>Fraxinus</i> sp.	Ash					X (5%)
<i>Liquidambar styraciflua</i>	Sweetgum			X (10%)		X (30%)
<i>Pinus elliotii</i>	Slash Pine			X (50%)		
<i>Prunus serotina</i>	Black Cherry	X (10%)				
<i>Quercus hemisphaerica</i>	Laurel Oak	X (30%)	X (40%)	X (10%)		X (40%)
<i>Quercus virginiana</i>	Live Oak		X (60%)			
<i>Sabal palmetto</i>	Cabbage Palm	X (15%)			X (100%)	X (15%)
<i>Taxodium distichum</i>	Bald Cypress			X (20%)		

Animal Species Observed at the Fort Meade Site, Polk County, Florida

Scientific Name	Common Name	Quarry (FLUCFCS 533)	Pasture (FLUCFCS 211)	Forested Creek (FLUCFCS 615)	Wet Prairie (FLUCFCS 643)	Ditches/Swales (FLUCFCS 616)
BIRDS						
<i>Anhinga anhinga</i>	Anhinga	X				
<i>Bubulbus ibis</i>	Cattle Egret	X	X			
<i>Buteo lineatus</i>	Red-shouldered Hawk		X			
<i>Colinus virginianus</i>	Northern Bobwhite Quail	X				
<i>Coryagyps atratus</i>	Black Vulture			X		
<i>Cyanocitta cristata</i>	Bluejay					X
<i>Mimus polyglottus</i>	Mockingbird	X	X	X	X	X
<i>Vireo griseus</i>	White-eyed Vireo					X
MAMMALS						
<i>Sylvilagus floridanus</i>	Marsh Rabbit			X	X	
REPTILES						
<i>Alligator mississippiensis</i>	American Alligator	X				