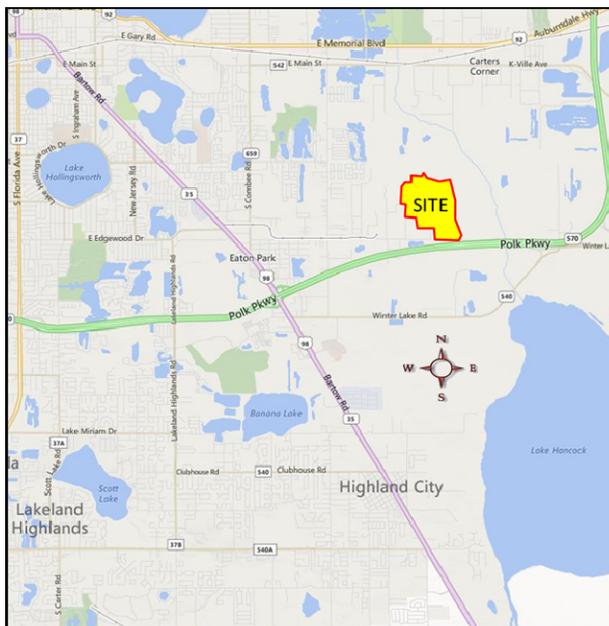


POLK COUNTY DEVELOPMENT REVIEW COMMITTEE CASE OVERVIEW

DRC Date:	December 4, 2014	Level of Review:	4
PC Date:	November 2, 2016	Type:	Conditional Use
BoCC Date:	December 6, 2016	Case Numbers:	CU 16-23/DMS #58909
		Case Name:	B S Ranch Soil Manufacturing
Applicant:	George F. Young Inc.	Case Planner:	Erik Peterson, AICP

Request:	The request is to allow a manufacturing facility that combines stabilized septage sludge with organic debris to create soil and soil amendments known as Soil Manufacturing.
Location:	4630 Maine Avenue, east of Reynolds Road, north of the Polk Parkway, West of the County's north Central Landfill.
Property Owner:	BS Ranch and Farm
Parcel Size (Number):	300 ± acres (242825-000000-023020, 014020, 034060, 043030, 034030, 034050, 034020, 023020, 042090, 034040, and 034070; 242826-242500-001601, 001702, 003201, 003202, 003203, 003308,)
Future Land Use	Industrial (IND)
Special District	none
Development Area:	Urban Growth Area (UGA)
Nearest Municipality:	The City of Lakeland over two miles from the site.
DRC Recommendation:	Approval
Planning Commission Vote:	Pending Hearing

Location



2015 Aerial



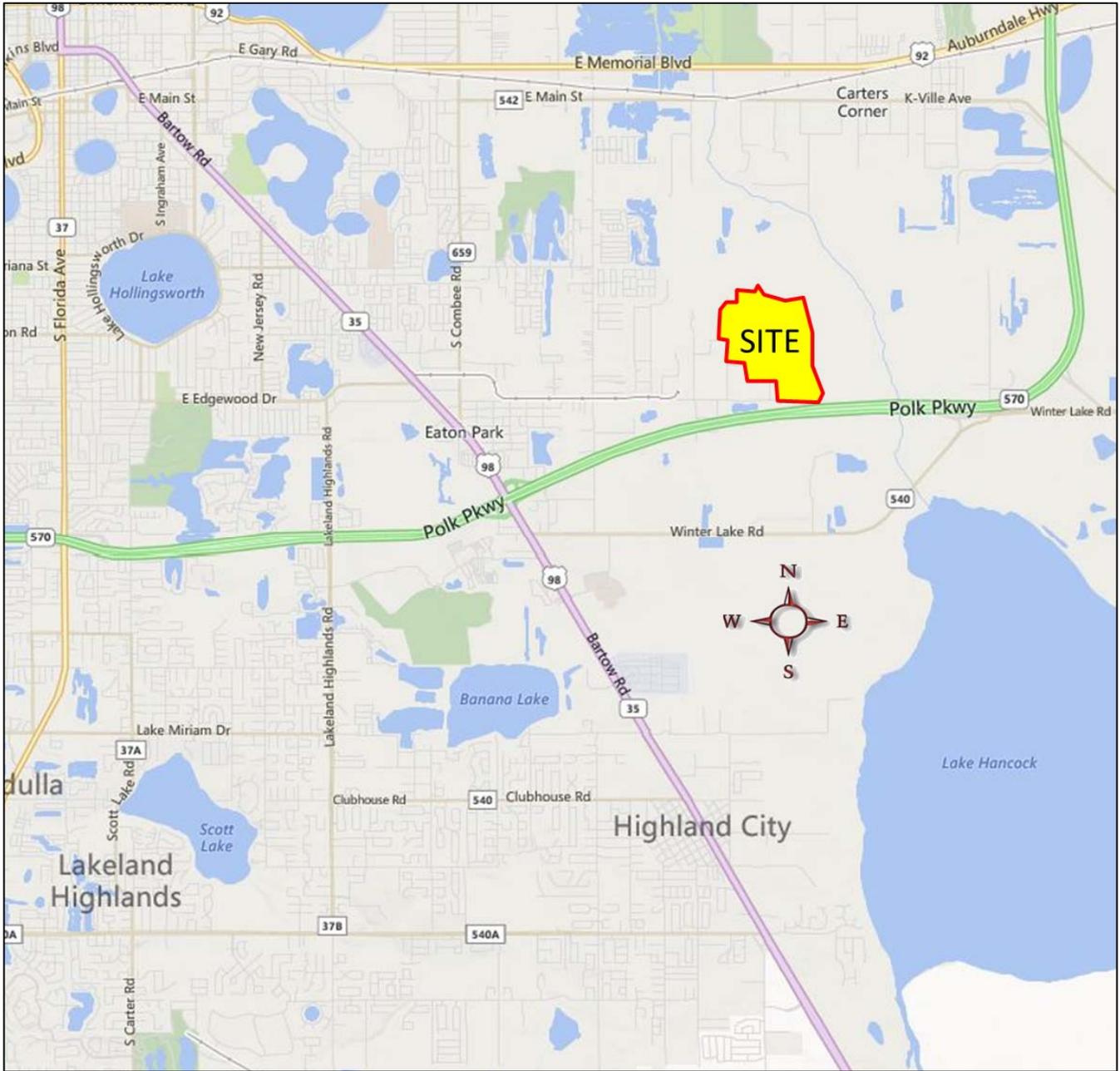
Summary:

The applicant is requesting approval of a composting facility that produces high quality soil and soil amendments using only organic feed material via the natural decomposition process. The facility will accept only organic material such as yard trimmings, pre-consumer fruits and vegetables, bio-solids, septage, and post-consumer vegetative material.

The Land Development Code (LDC) was amended On August 16, 2016, to permit this type of use under a special category called “Soil Manufacturing” and only in the Industrial (IND) districts. This use was only considered as a Solid Waste Management Facility prior to the amendment. Solid Waste Management Facilities may only locate in Institutional-2 (INST-2) districts and with Board of County Commissioner approval after undergoing a siting process to determine need. Like Salvage Yards, Construction Aggregate Storage and Processing, Soil Manufacturing has been separated from Solid Waste Management Facility use category to enable them to be located in an IND district rather than INST-2..

Exhibits:

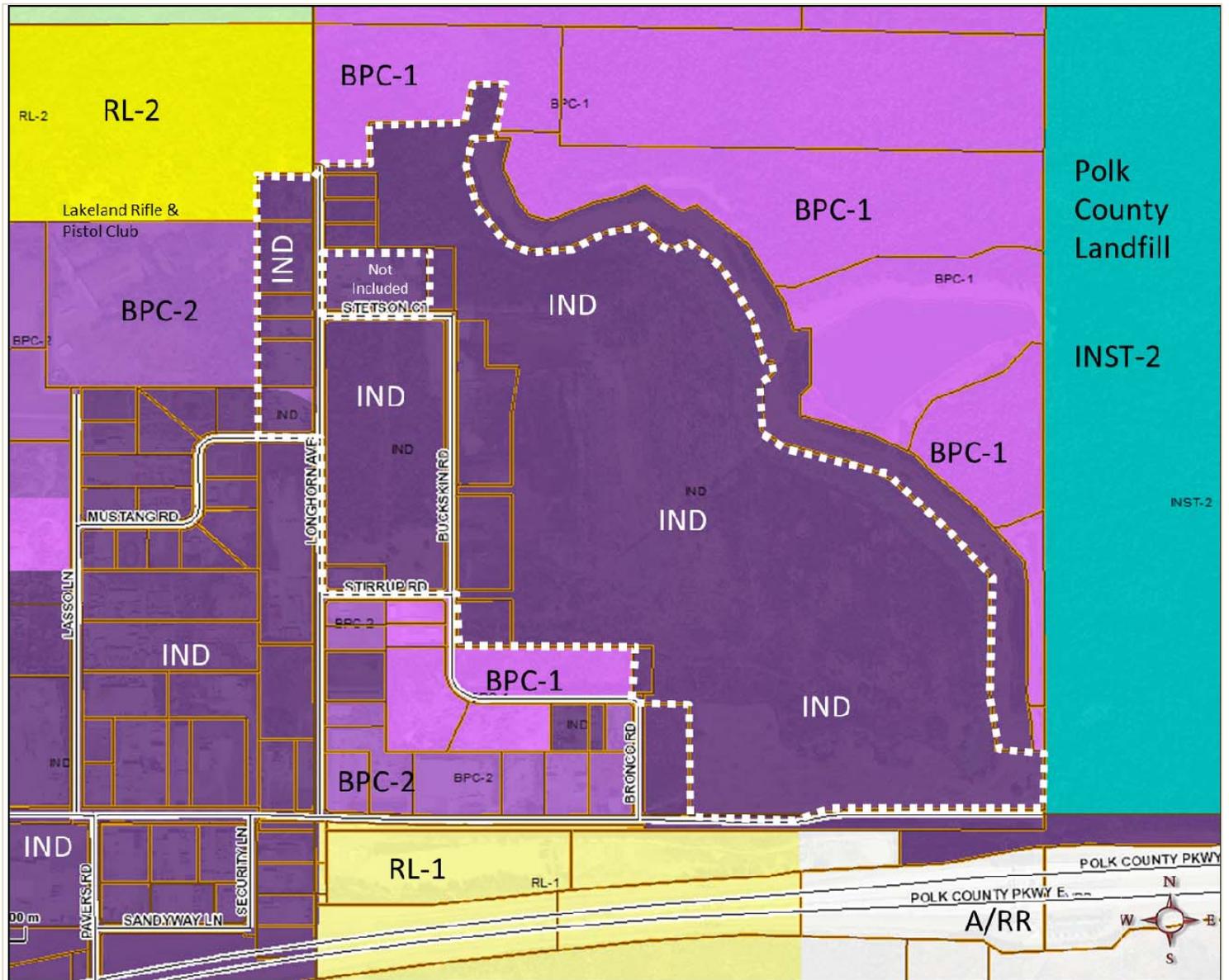
Exhibit 1	Location Map	Exhibit 4	Site Plan
Exhibit 2	2014 Aerial Photo	Exhibit 5	Recent Aerial Photos
Exhibit 3	Future Land Use map	Exhibit 6	Recent Ground Photos



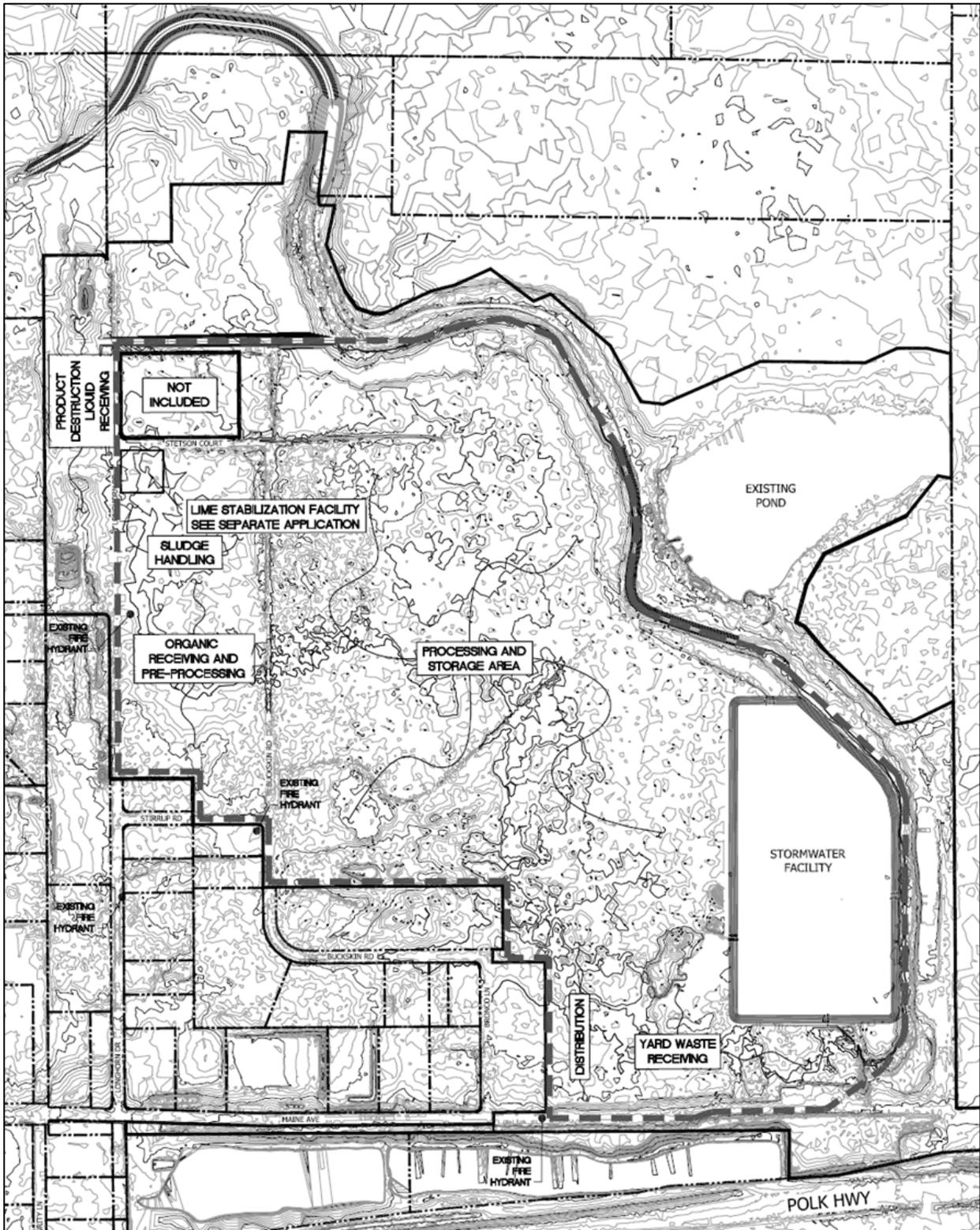
LOCATION MAP



2014 AERIAL PHOTO



FUTURE LAND USE MAP



SITE PLAN



RECENT AERIAL PHOTOS





RECENT GROUND PHOTOS

