



AGENDA

**FORT MEADE PLANNING AND ZONING BOARD MEETING
MONDAY, MAY 12, 2025
5:30 PM
COMMISSION CHAMBERS
8 W BROADWAY STREET
FORT MEADE, FLORIDA 33841**

1. **CALL TO ORDER - CHAIRMAN**
2. **ROLL CALL – CLERK**
3. **APPROVAL OF MINUTES:**
4. **NEW BUSINESS:**
 - A. Consider a Future Land Use Map Amendment for three (3) parcels, +/-26.70 acres located in the Northwest quadrant of the City, West of US Highway 17/98 from Unassigned to Industrial.
 - B. Consider a Zoning Map Amendment for eight (8) parcels, +/-1,163.67 acres located in the Northwest quadrant of the City, West of US Highway 17/98 from Unassigned to Industrial Planned Unit Development.
5. **STAFF COMMENTS:**
6. **PLANNING BOARD COMMENTS:**
7. **ADJOURNMENT**

NOTE: *If any person decides to appeal any decision made by the Planning and Zoning Board with respect to any matter considered at this meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (F.S. §286.0105)*



**CITY OF FORT MEADE, FLORIDA
STAFF REPORT
FOR MEETING OF MAY 12, 2025
AGENDA ITEM 4-A**

SUBJECT:

Consider a Future Land Use Map Amendment for three (3) parcels, +/-26.70 acres located in the Northwest quadrant of the City, West of US Highway 17/98 from Unassigned to Industrial

BACKGROUND:

The applicant, Bohler PLACES, LLC. ('Authorized Agent') is requesting a Future Land Use Map Amendment to change the Future Land Use of three (3) parcels of land comprising +/-26.70 acres from the Future Land Use of Unassigned to Industrial (IND) located in the Northwest Quadrant of the City, West of US Hwy 17/98.

The purpose of the request is to update the City's Future Land Use and Zoning maps to assign designations that will accommodate the opportunity to support industrial development. The subject property is currently vacant.

The proposed future land use and zoning are consistent with the surrounding properties.

RECOMMENDATIONS:

Staff recommends that the Planning and Zoning Board forward to the City Commission a recommendation of approval.

<u>MOTION:</u> Move to forward a recommendation of approval to the City Commission.



CITY OF FORT MEADE
**PROPOSED FUTURE LAND USE MAP AMENDMENT
AND REZONING**

OVERVIEW REPORT

May 12, 2025

TO: City of Fort Meade, Planning and Zoning Board

FROM: Central Florida Regional Planning Council

SUBJECT: **FUTURE LAND USE MAP AMENDMENT**

Applicant-initiated request to amend the Future Land Use map of the City of Fort Meade, Florida, amending three (3) parcels of land comprising +/-26.70 acres, on property located west of US 98, Fort Meade, Florida (parcel numbers 25-31-16-000000-022010, 25-31-17-000000-022010 and 25-31-16-000000-012060) from the Future Land Use of Unassigned to Industrial (IND).

REZONING:

Applicant-initiated request to amend the Official Zoning map of the City of Fort Meade, Florida, amending eight (8) parcels of land comprising approximately +/-1,163.67 acres of land located northwest quadrant of the city, west of US Highway 98, Fort Meade, Florida (Parcel Identification Numbers: 25-31-08-000000-021010, 25-31-08-000000-022010, 25-31-09-000000-024010, 25-31-16-000000-012040, 25-31-16-000000-012060, 25-31-16-000000-022010, 25-31-17-000000-011020 and 25-31-17-000000-022010) from City Unassigned to Industrial Planned Unit Development to allow for a 4,400,000 square foot data center facility, including data center operation buildings, electrical power substations, communication and utility facilities, and other appurtenant structures.

AGENDA & HEARING DATES:

- **May 12, 2025 at 5:30 PM:** **Planning and Zoning Board (Public Hearing)**
- **May 13, 2025 at 6:00 PM:** City Commission Meeting (First Reading)
- **June 10, 2025 at 6:00 PM:** City Commission Meeting (Adoption Public Hearings)

ATTACHMENTS:

- Aerial Photo Map
- Existing Future Land Use Map
- Proposed Future Land Use Map
- Existing Zoning Map
- Proposed Zoning Map Master Development Plan (Site Plan)
- Future Land Use Application
- Zoning Application
- Advertising Proof
- Owner Authorization
- Surrounding Property Owner Notifications
 - Adjacent Property Owners within 300 Feet
 - Polk County
 - City of Bartow

PLANNING AND ZONING BOARD MOTION OPTIONS:

Future Land Use Map Amendment Motion Options:

1. I move the Planning and Zoning Board forward the proposed Future Land Use Map Amendment to the City Commission with a recommendation of **approval**.
2. I move the Planning and Zoning Board forward the proposed Future Land Use Map Amendment to the City Commission with a recommendation of **approval with changes**.
3. I move the Planning and Zoning Board forward the proposed Future Land Use Map Amendment to the City Commission with a recommendation of **denial**.

Rezoning Motion Options:

1. I move the Planning and Zoning Board forward the proposed Rezoning to the City Commission with a recommendation of **approval**.
2. I move the Planning and Zoning Board forward the proposed Rezoning to the City Commission with a recommendation of **approval with changes**.
3. I move the Planning and Zoning Board forward the proposed Rezoning to the City Commission with a recommendation of **denial**.

OVERVIEW:

Applicant	Bohler Places, LLC
Property Owners	Florida Eco Park, LLC and Polk Industrial Park, LLC
Parcel IDs	25-31-08-000000-021010 25-31-08-000000-022010 25-31-09-000000-024010 25-31-16-000000-012040 25-31-17-000000-011020 25-31-16-000000-012060 25-31-16-000000-022010 25-31-17-000000-022010 } +/-26.70 acres
Are Subject to Future Land Use Change	+/-26.70 acres
Are Subject to Zoning Change	+/-1,163.67 acres
Existing Future Land Use	Industrial and Unassigned
Proposed Future Land Use	Industrial (+/-26.70 acres)
Existing Zoning	Unassigned
Proposed Zoning	PUD, Planned Unit Development (+/-1,163.67 acres) to allow for a 4,400,000 square foot data center facility, including data center operation buildings, electrical power substations, communication and utility facilities, and other appurtenant structures.
Previous Hearings	None

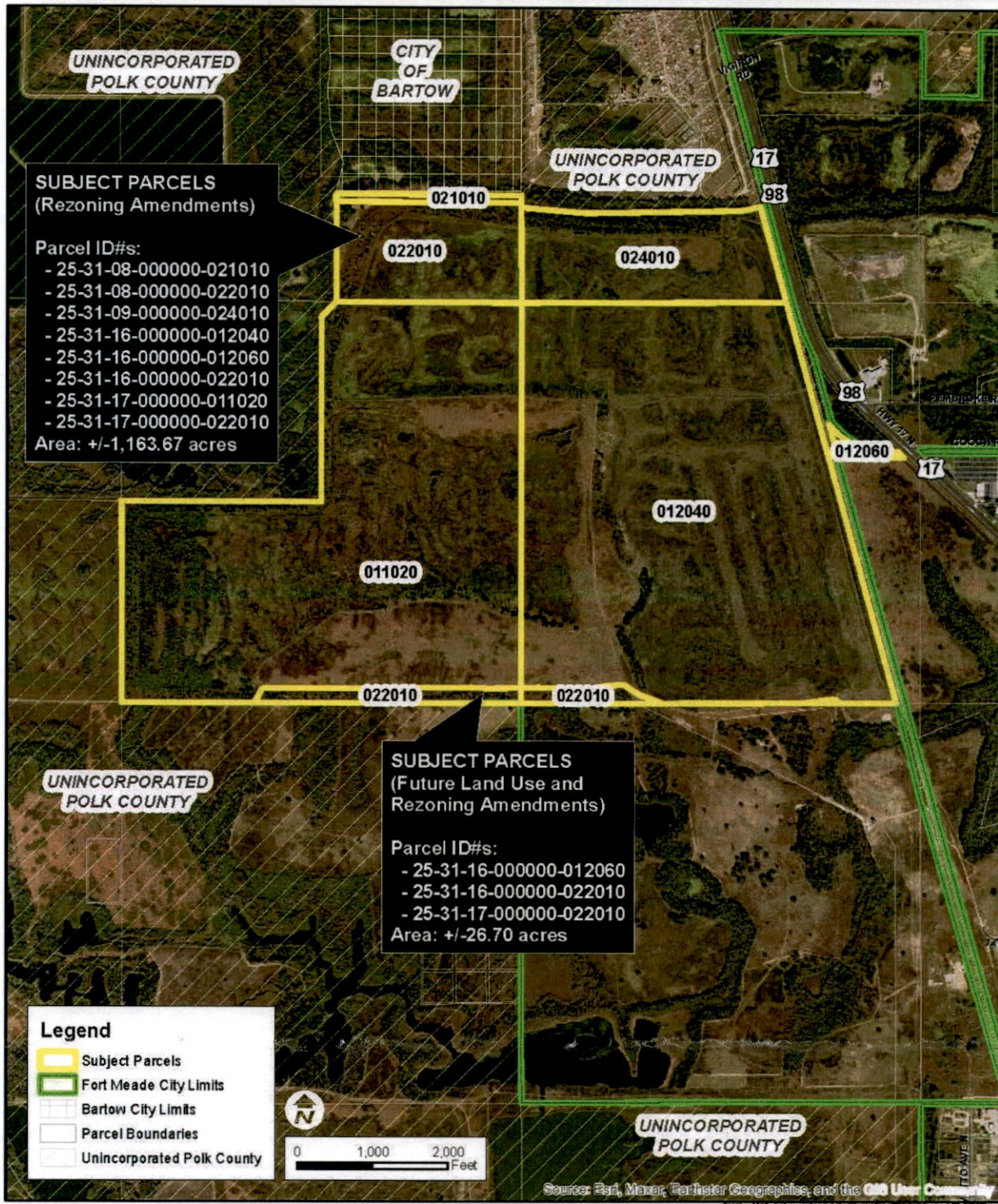
SUMMARY OF REQUEST:

Bohler Places, LLC ("applicant") is requesting a Future Land Use Map Amendment, specifically amending three (3) parcels of land comprising +/-26.70 acres from City Unassigned to Industrial (IND) and a rezoning, specifically amending eight (8) parcels of land comprising +/-1,163.67 acres from City Unassigned to PUD, Planned Unit Development.

The subject parcels are generally located in the northwest quadrant of the city, west of US Highway 98. See location on attached Aerial Photo Map.

The purpose of the applicant's request is to support the construction of a 4,400,000 square foot data center facility, including data center operation buildings, electrical power substations, communication and utility facilities, and other appurtenant structures.

CITY OF FORT MEADE AERIAL PHOTO MAP



STANDARDS FOR EVALUATING FUTURE LAND USE AND ZONING CHANGES:

The City of Fort Meade Planning and Zoning Board will provide recommendations, and the City Commission will make a final motion to accept, reject, modify, return, or continue to seek additional information on all proposed Future Land Use Map Amendments and zoning changes. The review of Future Land Use and zoning changes shall be considered and evaluated against the following criteria:

- *Consistency with the City's Comprehensive Plan.*
- *Land Use Compatibility.*
- *Availability and Impact on Public Facilities and Services.*

Consistency with the City's Comprehensive Plan:

The applicant's request is to amend the Future Land Use of three (3) parcels of land comprising +/-26.70 acres from City Unassigned to Industrial.

The applicant is also requesting to rezone eight (8) parcels of land, inclusive of the three (3) subject to the Future Land Use Map Amendment, comprising +/-1,163.67 acres from City Unassigned to PUD, Planned Unit Development to allow for the construction of a 4,400,000 square foot data center facility, including data center operation buildings, electrical power substations, communication and utility facilities, and other appurtenant structures.

Descriptions for both the existing and proposed Future Land Use and zoning designations are provided below for reference.

- **Existing – Future Land Use:**

City Unassigned

- **Proposed – Future Land Use:**

City of Fort Meade Comprehensive Plan, Future Land Use Element Policy 2.2 (e): Industrial: Permitted uses include large-scale manufacturing or processing activities. Also permitted are public facilities, industrial development shall not exceed a floor area ratio of 0:7 and maximum impervious surface not to exceed 85% of the site.

- **Existing – Zoning:**

City Unassigned

- **Proposed –Zoning:**

City of Fort Meade Land Development Code, Section 7.04.00 – Planned Unit Development:

The purpose of these districts is to provide for well-planned and orderly mixed-use development on a large scale in any area of the City and are intended to:

- Promote flexibility in development design;
- Promote the efficient use of land;
- Preserve, as much as possible, existing landscape features and amenities;
- Provide for more usable and suitably located recreation facilities and other public and

- common facilities than would otherwise be provided;
- Combine and coordinate architectural styles, building forms and building relationships within the planned development;
- Lessen the burden of traffic conflict on streets and highways;
- Provide for a balanced land use mixture;

The Table of Land Uses, in the City's Land Development Code, which outlines use permission within the City's zoning districts does not specifically recognize "data center facilities." As such, to facilitate the opportunity to allow a data center facility on the subject parcels, the applicant is proposing a PUD zoning which allows the City to consider the proposed use, while giving the applicant flexibility and the City, control, in how a data center facility may be constructed on the site.

The proposed Future Land Use and PUD zoning meet a number of goals, objectives and policies in the City's Comprehensive Plan, as outlined below.

Future Land Use Element:

In accordance with Future Land Use Element Policy 1.1, the proposed use is anticipated to meet the City's adopted minimum levels of service standards for public facilities and services, with all necessary infrastructure available concurrent with the development's impact.

Consistent with Policy 2.2e, the proposed PUD zoning, recognizing a data center facility use, is consistent with the existing and proposed Industrial Future Land Use assignments on the subject parcels. The project will also comply with industrial use criteria, maintaining a floor area ratio below 0.7 and impervious surface coverage under 85%.

The site does not fall within a historic district or overlay zone, thus complying with Policy 2.8 regarding electric substations.

In compliance with Policy 5.2, the development is anticipated to meet drainage, stormwater, parking, open space, and right-of-way standards. It also supports Policy 8.1 by preserving open space, regulating land use compatibility, and adopting innovative design standards.

The project aims to fulfill Policy 8.11 by contributing significantly to the tax base due to its high-intensity industrial nature and supporting Policy 10.3, promoting business expansion in partnership with regional economic development entities.

Transportation Element:

Development of the proposed use shall comply with Transportation Element Policy 2.7 requiring coordination with the Florida Department of Transportation (FDOT) to ensure safe and efficient access along US 17/98. The proposed use also supports Policies 3.7, 6.1, and 7.4 as it will provide transit-accessibility in support of public transportation expansion, via potential future bus stops to serve future workforce and to accommodate any new bus routes. This would promote reduced vehicle use and improving mobility for non-drivers.

Conservation Element:

The proposed use will support Conservation Element Policy 1.4 by integrating water conservation techniques like stormwater retention and potential connections to city re-use mains, where available. In compliance with Policy 2.1, the site intends to meet all applicable wetland protection regulations. The project also intends to preserve native vegetation buffers as mandated by Policy 4.2.

Capital Improvements Element:

In accordance with Conservation Element Objective 3, the proposed use aims to generate significant impact fees and proportionate share contributions to fund new public facilities that may be required as a result of this project. Compliance with this objective ensures the project not only support the City's vision for growth but also enhance quality of life, environmental stewardship, and economic resilience.

Land Use Compatibility:

The subject parcels are located in the northwest quadrant of the City of Fort Meade, west of the US 17 corridor. The subject parcels, including surrounding properties, in the City of Fort Meade, the City of Bartow and in unincorporated Polk County are comprised of lands that were previously mined as part of phosphate mining operations. All of the subject parcels and surrounding lands are currently vacant.

See *Land Use Matrix* below which further outlines the Future Land Use and zoning assignments of properties surrounding the subject parcels. Future Land Use and zoning maps are also shown below (and attached) for reference.

Land Use Matrix

Northwest	North	Northeast
Future Land Use: Polk County – Phosphate Mining Zoning: Polk County – Phosphate Mining Existing Land Use: Vacant Land	Future Land Use: City of Bartow and Polk County Zoning: City of Bartow Existing Land Use: Vacant land	Future Land Use: City Industrial Zoning: City M-2 Industrial Park Existing Land Use: Vacant, Commercial, and CSX Railway
West	Subject Parcel	East
Future Land Use: Polk County – Phosphate Mining Zoning: Polk County – Phosphate Mining Existing Land Use: Vacant land	Future Land Use: <u>Existing:</u> Industrial and City Unassigned <u>Proposed:</u> City Industrial Zoning: <u>Existing:</u> City Unassigned <u>Proposed:</u> City PUD Existing Land Use: Vacant Land	Future Land Use: City Unassigned Zoning: City Unassigned Existing Land Use: Vacant land and CSX Railway
Southwest	South	Southeast
Future Land Use: Polk County – Phosphate Mining Zoning: Polk County – Phosphate Mining Existing Land Use: Vacant land	Future Land Use: City Unassigned Zoning: City Unassigned Existing Land Use: Vacant land	Future Land Use: City Unassigned Zoning: City Unassigned Existing Land Use: Vacant land and CSX Railway

Compatibility is defined as “the characteristics of different uses or activities that permit them to be located near each other in harmony and without conflict.” The subject parcels and surrounding lands are characterized by lands that were previously mined and have no current compatibility concerns. Furthermore, the absence of any adjacent or nearby residential uses, including Future Land Use and zoning assignments to support residential uses alleviates potential incompatibilities associated with the proposed use, including nuisances that could be presented by noise, odors, lighting, traffic or other potential impacts.

Availability and Impact on Public Facilities and Services:

A review of impacts on public facilities and services is required to ensure development as a result of the proposed Future Land Use and PUD zoning will meet the City’s adopted level of service (LOS) standards. The following is a summary analysis of potential impacts on existing public facilities and services.

Potable Water: The City of Fort Meade has three potential locations that may supply water to the site. The City will decide on the best option for all parties. The applicant estimates that approximately 40,600 gallons of water per day will be used for the facilities. The applicant estimates the facilities will support approximately 1,160 employees will be on-site. Water line extensions costs will be determined and included in a development agreement.

Wastewater: The City of Fort Meade will supply the wastewater service. There are two 4” inch force mains that may be extended to the site. The City will decide on the best option for all parties. Wastewater line extensions costs will be determined and included in a development agreement.

According to City Utilities staff reuse water could be available to the site but negotiations with the City Manager will be required prior to contracts being let.

Solid Waste: The proposed Future Land Use, zoning changes and proposed development will not adversely impact the City’s ability to provide solid waste removal.

Stormwater Management: The Southwest Florida Water Management District (SWFWMD) regulates water quality and is responsible for issuing Environmental Resource Permits (ERPs) which ensure that new development properly treats stormwater runoff to remove pollutants, protect wetlands and floodplains and reduce the risk of flooding. Rule 62-330, Florida Administrative Code, and amendments thereto, provide conditions for which a permit is required by the SWFWMD, as well as activities which are exempt from SWFWMD permitting.

The applicant will be required to coordinate with the SWFWMD regarding stormwater design and permitting at time of subdivision plat/development review.

Traffic/Transportation:

The applicant has submitted a traffic study which is attached to this document. Additional analysis will be required at time development review to determine required roadway and operation improvements. The estimated traffic generation is 4,356 trips per day.

Public School & Recreational Facilities: The proposed amendments do not serve residential development opportunities As such, there are no impacts on public school or recreational facilities.

REVIEW OF PLANNED UNIT DEVELOPMENT REQUIREMENTS:

The following provides an overview for consistency with the City’s Planned Unit Development Zoning District requirements, outlined in Section 7.04.00 of the City’s Land Development Code.

The Planning and Zoning Board shall hear the request at a regularly scheduled public hearing and recommend to the City Commission whether the proposed rezoning be approved, approve with modifications or conditions, or denied. The official minutes of the meeting shall include a summary of the reasons for the Board’s advisory recommendation. In support of its recommendation, the Board shall make findings as to the following. Information on how the application addresses each of these is provided in **bold** below.

- (1) The suitability of the area for the type and pattern of development proposed in relation to the physical characteristics of the land, relation to surrounding areas, concurrency, and other requirements of this Code.

Response:

The subject property is located in the northwest quadrant of the City, west of US 17.

The subject site and adjacent areas to the north, south and west have been mined. The City of Bartow is to the north. Unincorporated Polk County is to the north, east and south.

Prior to development approval, the applicant shall provide documentation of site reclamation indicating land stability for development. The applicant shall also provide geotechnical reporting indicating land stability.

The proposed use is for a data center and associated uses. Power generation facilities are not proposed. Electrical substations are proposed.

The City has adequate potable water and wastewater capacity to serve the subject site; however, utility lines are not currently extended to the property. The extension of such lines shall be the responsibility of the developer and must be constructed in accordance with all applicable City standards and specifications.

The transportation network is operating at an acceptable level of service to support the proposed development. US 17 northbound and southbound are currently operating at a Level of Service C.

(2) Conformity of the proposed development with the Comprehensive Plan of the City of Fort Meade.

Response:

A Future Land Use Map Amendment from Unassigned to Industrial is proposed on three parcels totaling approximately 26.70 acres. The remainder of the project area currently has Industrial Future Land Use. The Industrial Future Land Use is consistent with the proposed zoning of Industrial Planned Unit Development.

(3) Conformity with these regulations, or as to desirable modification of such regulations in the particular case, based on determination that such modifications are justified as meeting public purposes.

Response:

The application provides for consistency with all applicable regulations.

(4) Compatibility with surrounding land uses.

Response:

The subject property is located on +/-1,266 acres of previously mined land. No residential uses are nearby and most of the surrounding land is previously mined. The subject site and

the surrounding properties are not suitable for residential uses due to the condition of the soils.

- (5) All such other review criteria as may be appropriate.

Response:

Recommended conditions of approval are proposed to mitigate potential development impacts. In addition, all applicable requirements of the City of Fort Meade Unified Land Development Code also apply to this development.

FINDINGS OF FACT

- The request is for an applicant-initiated request for a Large-Scale Future Land Use designation change from Unassigned to Industrial on three (3) parcels comprising +/- 26.70 acres.
- The applicant is requesting a zoning change from Unassigned to Planned Unit Development (PUD) on +/- 1,163.67 acres.
- The proposed use is for a 4,400,000 square foot data center facility, including data center operation buildings, electrical power substations, communication and utility facilities, and other appurtenant structures
- The Fort Meade Land Development Code does list data centers in the Table of Uses; therefore, staff recommends a Planned Unit Development.
- The subject site was previously mined for phosphate and is currently being used for cattle grazing. A detailed soils and environmental report is attached. A geotechnical report indicating soil stability to support development is required prior to any development approvals including site plan approval.
- The site contains wetlands on the west and east sides.
- The subject site is adjacent to mined land to the, north, south and west, by previously mined land. The City of Bartow is to the north. Unincorporated Polk County is to the north, east and south.
- A CSX railway line runs north-south along the eastern boundary of the site.
- Access to the site is proposed from U.S. 17; however, this will require traversing an active CSX railway corridor. Two alternatives to traversing the tracks are under evaluation: 1) the construction of an at-grade crossing; or 2) the development of a grade-separated overpass. Both options must be reviewed and approved by CSX.
- Water consumption is estimated by the applicant to be at least 40,600 gallons per day. Calculations of wastewater generation will require further coordination with the City.
- Duke Power may potentially provide electricity to the site. This shall require additional coordination with the City and Duke Power.
- An ecological assessment has been submitted indicating that no endangered species were observed during the site survey; however, the area may provide suitable habitat for several listed species.

Further coordination with the appropriate environmental regulatory agencies may be required to determine whether additional studies, permitting, or mitigation measures are necessary prior to site development.

RECOMMENDED CONDITIONS OF DEVELOPMENT APPROVAL:

With a PUD zoning, conditions may be established specific to the permitted types of uses on a site, expiration of uses on a site, and any other conditions as may be necessary to ensure compliance with the City's Comprehensive Plan, the City's Land Development Code and any other requirements to ensure compatibility between the subject property, surrounding properties and other lands and features for purposes of reducing or preventing adverse impacts that may be associated with future development on the site. Conditions for consideration, specific to this request are provided below:

1. All development within the Planned Unit Development (PUD) project area shall be established in substantial conformance with the approved PUD Master Development Plan PUD, Planned Unit Development (+/-1,163.67 acres) to allow for a 4,400,000 square foot data center facility, including data center operation buildings, electrical power substations, communication and utility facilities, and other appurtenant structures.
2. Development within the PUD project area shall be limited to primary and accessory buildings and structures that serve the proposed data center use, including but not limited to data center operation buildings, electrical substations, communications facilities and utility facilities, as conceptually illustrated on the PUD Master Development Plan.
3. Development within the PUD project area shall be in accordance with the City's land use intensity standards established in Section 7.04.07(B) of the City's Land Development Code and as depicted on the approved PUD Master Development Plan.
4. The following setbacks are required consistent with the Master Development Plan.
 - a. Front Yard Setback: 400 feet
 - b. Rear Yard Setback: 50 feet
 - c. Side Yard Setback: 50 feet
5. A minimum of 30 percent of the site shall be reserved for open space.
6. Electrical power shall be provided in coordination with the City of Fort Meade. For electrical power generation greater than an agreed upon baseline electrical power, a power generation facility serving the data center may be a permitted use within the PUD project area. A power generation facility would constitute a major amendment to the approved PUD. As such the proposal would require public hearings before the City's Planning and Zoning Board and City Commission for approval.
7. The PUD project area may be developed in phases subject to the requirements of Section 7.04.08(D) of the City's Land Development Code. Any phased development shall be coordinated,

reviewed and approved by the City. A detailed phasing plan and schedule shall be submitted with corresponding infrastructure improvements.

8. All development within the PUD project area shall be connected to the City of Fort Meade's potable water and central sewer utility systems. Alternative water and wastewater utility systems may be utilized only if agreed upon and approved by the City, if the City is unable to provide the services necessary to support development. All provisions of utilities, including potable water and central sewer, shall be consistent with Policy 1.5 of the Future land Use element of the City's Comprehensive Plan. See Policy 1.5 below.

Future Land Use Element – Objective 1, Policy 1.5: Approval of development proposals will be conditioned on the availability of public facilities and services necessary to serve the proposed development and that the facilities meet the City's established level of service standards provided within all elements of the City of Fort Meade Comprehensive Plan, including the level of service standards listed within the following elements:

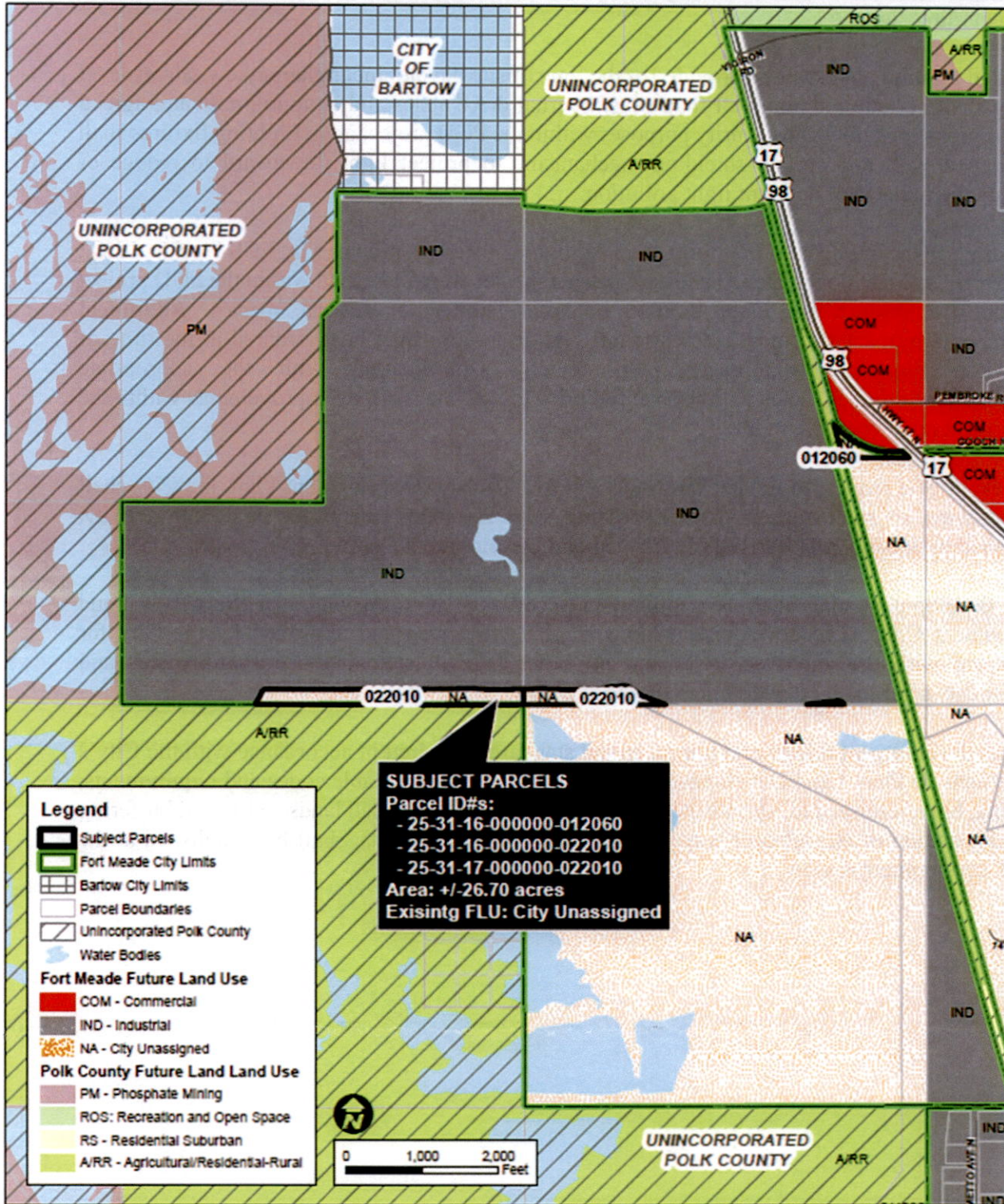
- Infrastructure Element
- Transportation Element
- Capital Improvements Element

9. The applicant shall enter into a development agreement with the City for the extension of all required infrastructure improvements including water and wastewater utility line extensions.
10. All utility facilities, including electrical power and telecommunication facilities serving the PUD project area shall be constructed underground. Where electrical power transmission lines are proposed, such lines may be established above ground subject to review and approval by the City.
11. Any off-site improvements required to serve the PUD project area shall be coordinated with the City. Such improvements shall be reviewed and approved by the City subject to all federal, state and local codes, regulations and permitting requirements.
12. All development activity within the PUD project area shall meet the standards of and be in compliance with the City's Wetlands Protection requirements established in Section 5.03.00 of the City's Land Development Code, including all other applicable federal, state and local regulating agency requirements.
13. Prior to development approval, the applicant shall provide documentation of site reclamation indicating land stability for development. The applicant shall also provide geotechnical reporting indicating land stability.
14. Stormwater management systems shall be owned, managed and maintained by the property owner in accordance with all design, engineering and permitting requirements of the City of Fort Meade, the Southwest Florida Water Management District (SWFWMD) and any other regulating agency. Where any phased development is proposed, stormwater management system(s) for each phase of development shall be capable of functioning independently.

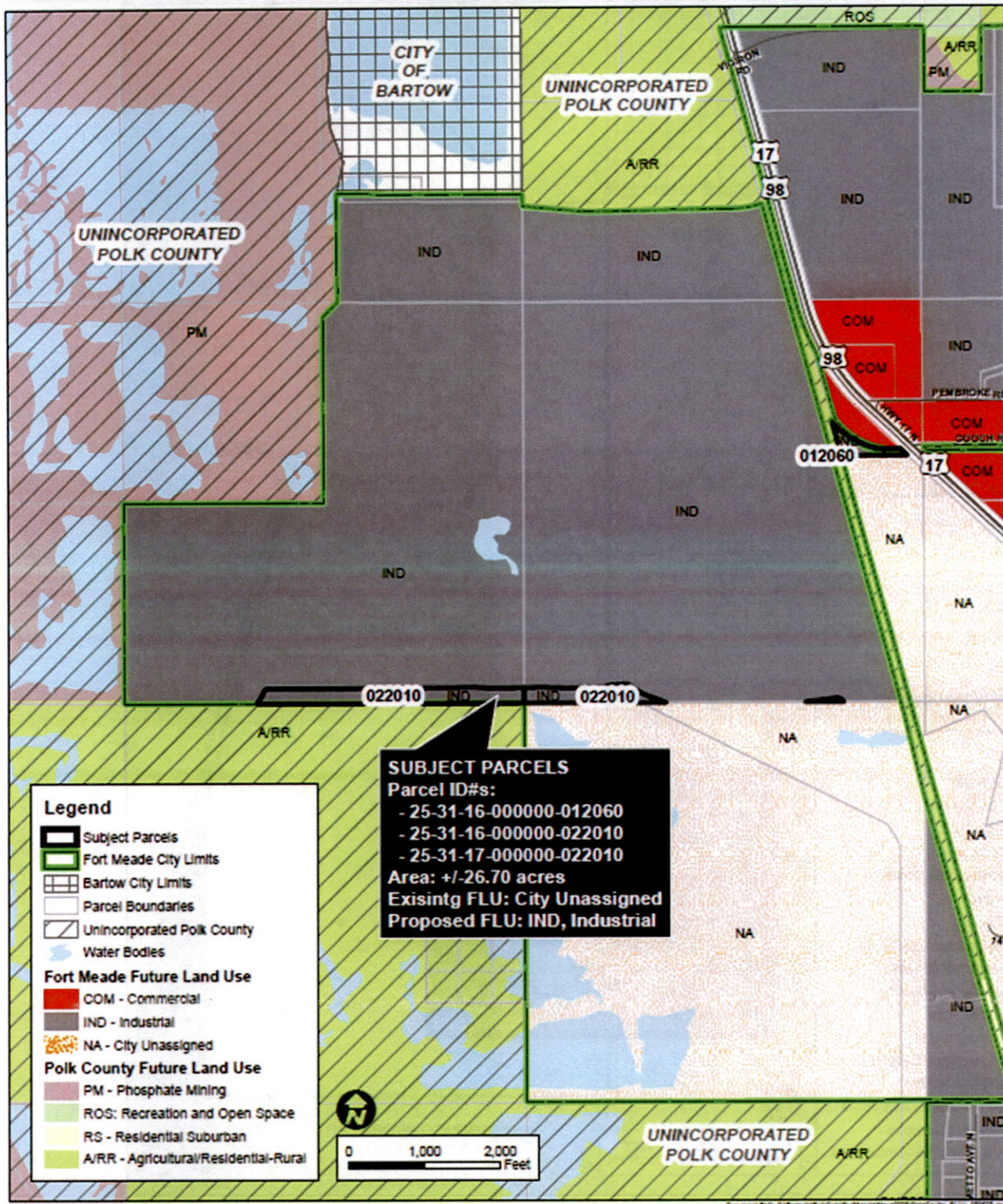
15. As access to the site is proposed across private property owned and operated by the CSX Railroad Corporation (CSX), written approval acknowledging the use and crossing of said property shall be obtained from CSX and submitted to the City. Any required improvements requested by CSX shall be reviewed and considered in conjunction with all access and roadway improvement requirements by the City at the time of development review. Should CSX deny the location of the site access, the applicant shall resubmit a traffic impact statement with a revised site access plan.
16. Coordination with the Florida Department of Transportation (FDOT) shall be required at the time of site development plan review.
17. The City reserves the right to require the submittal of additional traffic studies at the time of development review.
18. Security fencing not to exceed eight feet (8 ft.) in height shall be constructed around electrical substations, communications facilities, utility facilities and the like where such fencing is required by federal, state or local law or as required by the utility. Temporary security fencing may be utilized during construction with approval by the City. All temporary fencing shall be removed upon completion of construction activity.
19. Where any gated access is established, a Knox box (or similar) access system shall be provided. Such systems must be coordinated with public safety (*e.g.*, fire and law enforcement) authorities.
20. All Solid waste collection shall be accommodated through the use of dumpsters located within enclosures, accessible by the City's refuse collector. Dumpster enclosures shall be constructed of similar style and materials as is applied to primary structures on the development site.
21. Landscaping – Installation, Buffer Yards, Irrigation and Maintenance:
 - a. Prior to the issuance of any Certificate of Occupancy, all landscaping must be approved and in place.
 - b. A landscape plan is required per Section 3.07.00. The plan will show tree canopy and buffer yard information. The landscape plan must be drawn to scale and submitted separately but shall be part of the Site Development Plan.
 - c. A minimum fifteen-foot (15 ft.) landscape buffer shall be established within a common area tract along the entrance road off US 17.
 - d. A combination of canopy/small trees and shrubs shall be planted along the roadway into the site.
 - e. Tree plantings shall be provided at a rate of four trees per acres, credits for existing trees shall be given according to the tree size as provided in Table 3.07.02.02 (B)
 - f. Grass areas may be sodded, plugged, sprigged or seeded except that solid sod shall be used in swales/drainage areas and other areas subject to erosion (generally slopes steeper than 10:1). Grassed areas that are installed by methods other than sod shall attain a full coverage within three (3) months of the date of installation.

- g. Installation of all plants, including irrigation and maintenance of landscaped areas shall meet requirements of Section 3.07.00 of the City's Land Development Code.
- 22. Signage: All development must adhere to the regulations in Article 4 of the Land Development Code regarding signage.
- 23. A detailed lighting plan shall be provided at the time of site development plan review. Street-level lighting shall be required along all roadways, internal drive aisles and at appropriate and agreed upon locations for safety and security purposes within the PUD project area. Lighting fixtures shall be equipped with appropriate shielding mechanisms to project light downward to reduce or eliminate the impacts of ambient light pollution.
- 24. Per findings in the applicant's Environmental Assessment Report, prepared by ECS Florida, LLC., dated April 18, 2025, no threatened and endangered species were identified within the PUD project area, but the project area does contain potential habitat for several species. Additional environmental impact statements, assessments and/or surveys may be warranted at the time of subdivision plat/site development plan review. Coordination with the appropriate regulating/permitting agencies will be required prior to any site work or improvements within the PUD project area.
- 25. In the event of a request to deviate from the approved Master Development Plan, the City shall require review of such request(s) in accordance with the requirements for amending a PUD, established in Section 7.04.08(I) of the City's Land Development Code.
- 26. A site development plan shall be required in accordance with Article 7 of the City's Land Development Code. The development plans shall be reviewed and approved by the City for compliance with the approved PUD and all other federal, state and local ordinances and requirements prior to any development on the site.
- 27. All other development design and improvement standards required in accordance with the City's Comprehensive Plan, Land Development Code and any other applicable codes and requirements, including, but not limited to, stormwater management systems, detailed landscaping and buffering plans, disposition of all rights-of-way, common areas and easements, shall be established at the time of development review.

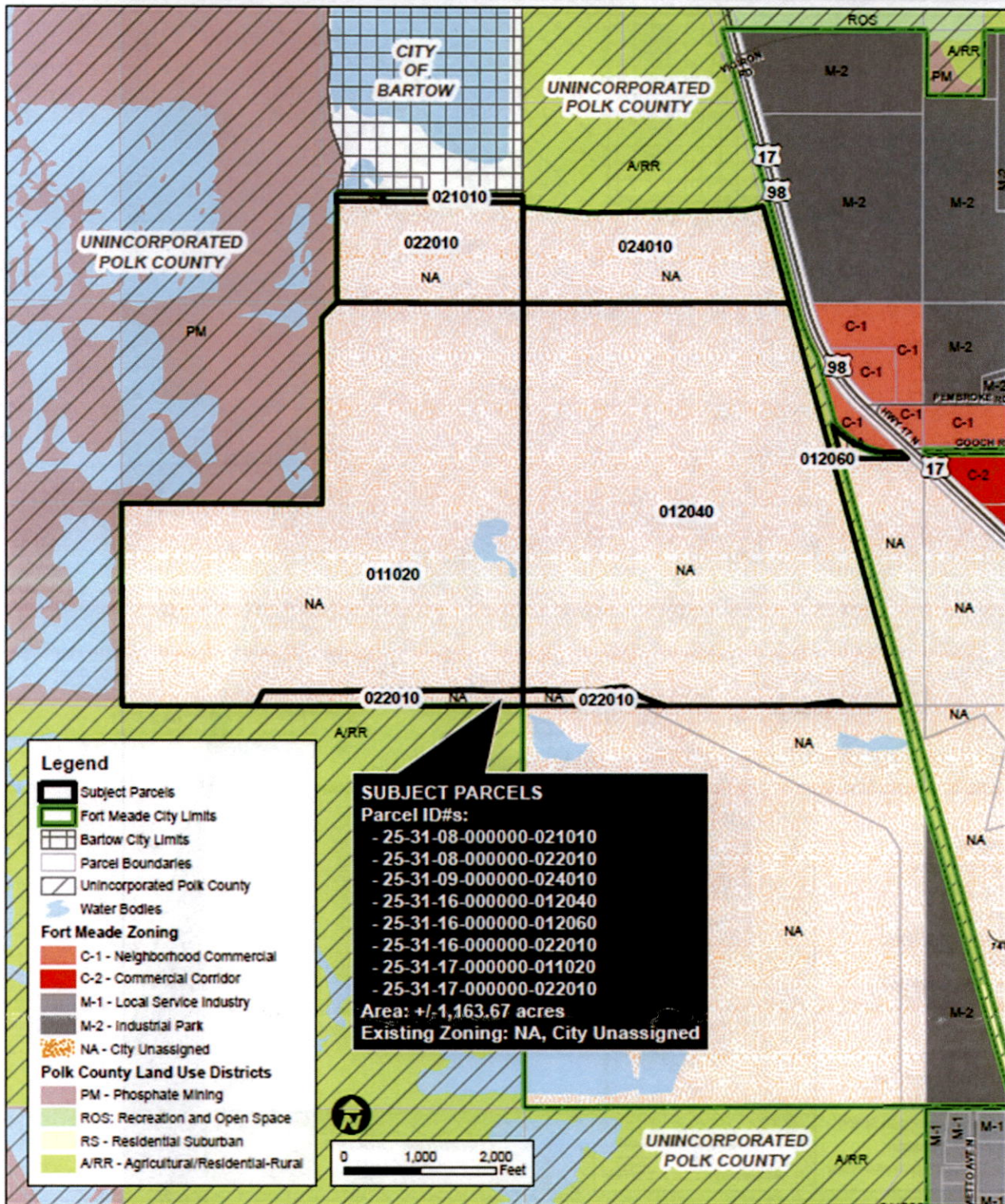
CITY OF FORT MEADE EXISTING FUTURE LAND USE MAP



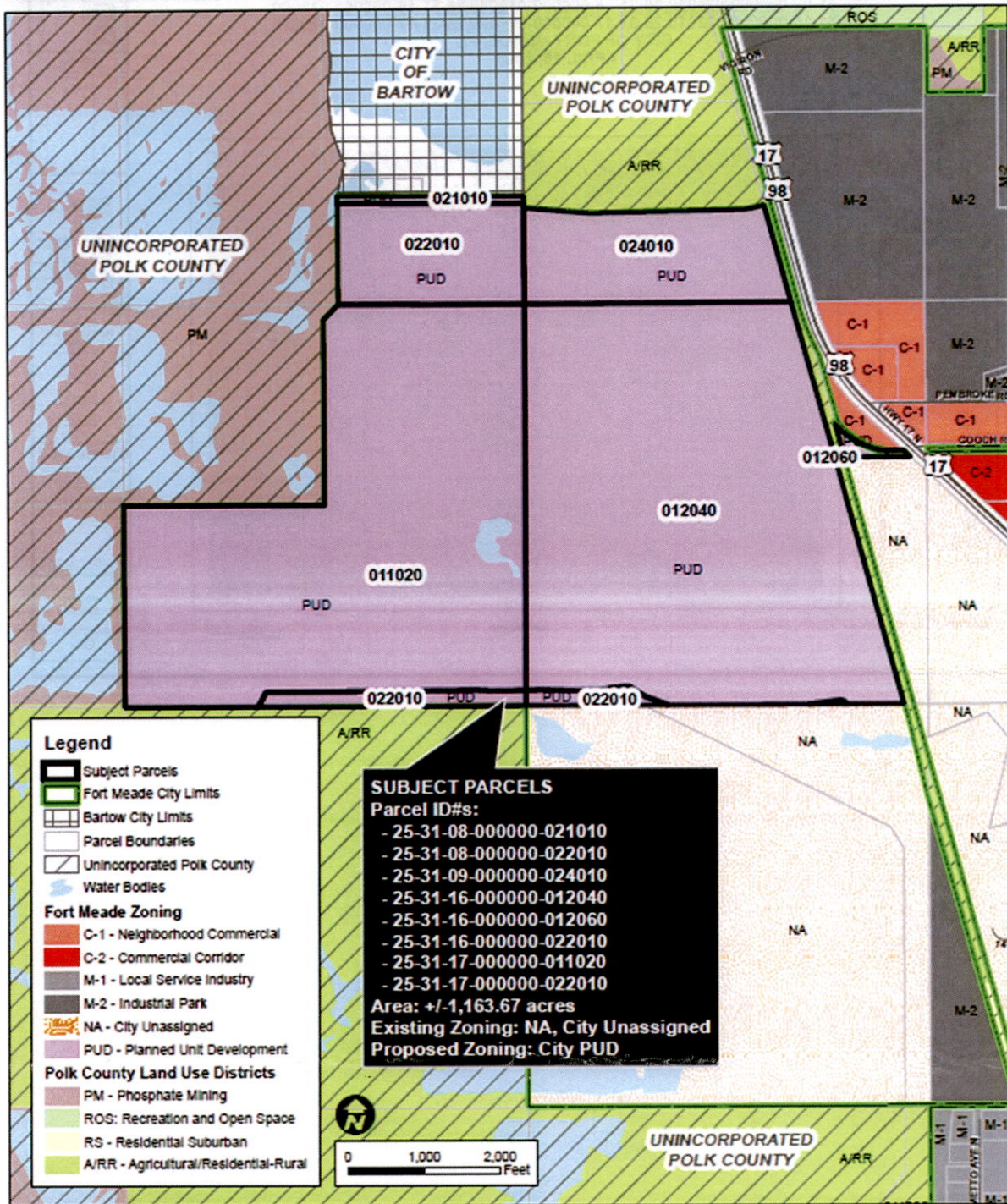
CITY OF FORT MEADE PROPOSED FUTURE LAND USE MAP



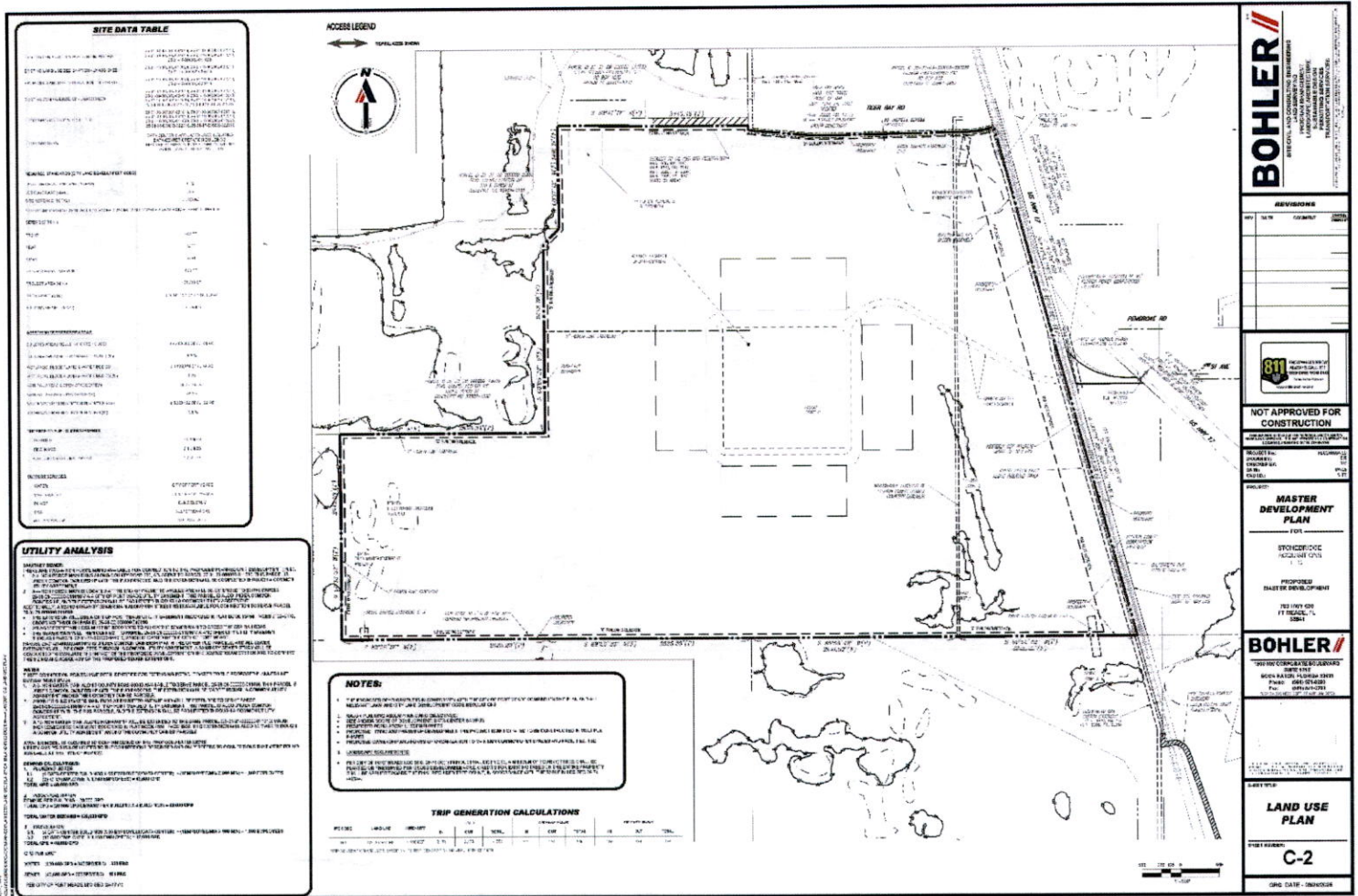
CITY OF FORT MEADE EXISTING ZONING MAP



CITY OF FORT MEADE PROPOSED ZONING MAP



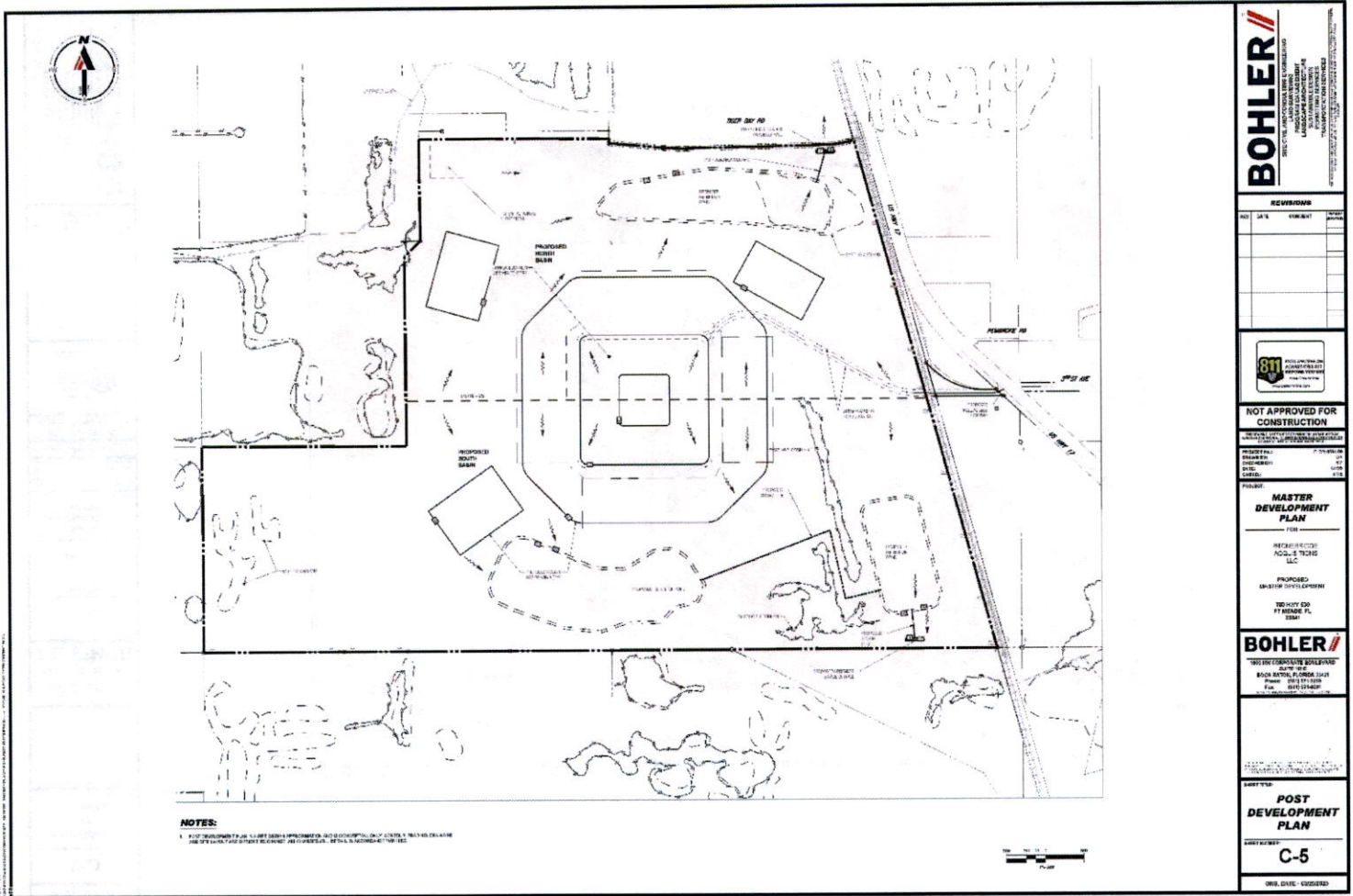
MASTER DEVELOPMENT PLAN (SITE PLAN):



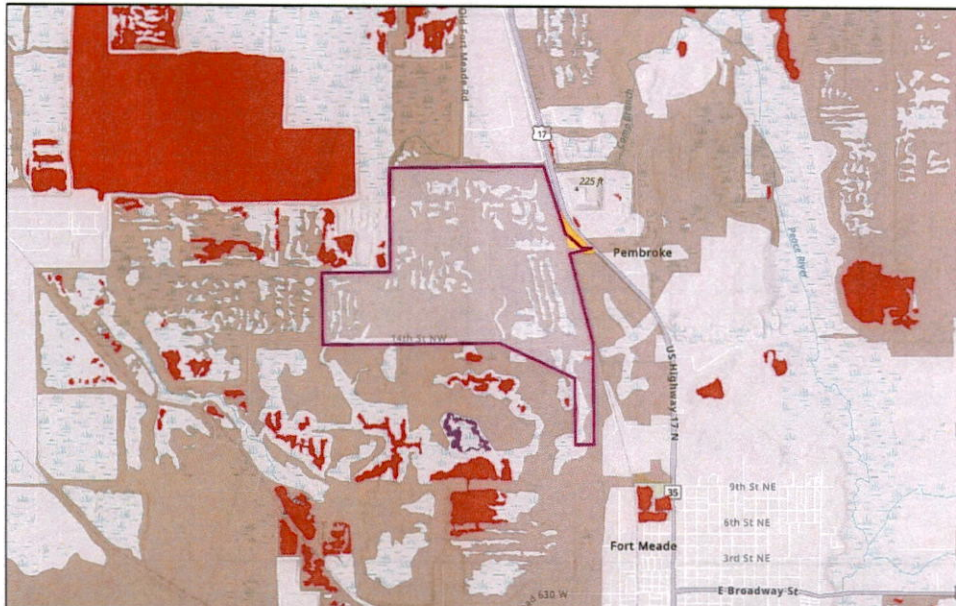
SITE DATA TABLE	
PROJECT NAME	FLU MAP AMENDMENT & REZONING
PROJECT LOCATION	FLU MAP AMENDMENT & REZONING
PROJECT OWNER	FLU MAP AMENDMENT & REZONING
PROJECT ENGINEER	FLU MAP AMENDMENT & REZONING
PROJECT DATE	FLU MAP AMENDMENT & REZONING
PROJECT SCALE	FLU MAP AMENDMENT & REZONING
PROJECT AREA	FLU MAP AMENDMENT & REZONING
PROJECT PERMITS	FLU MAP AMENDMENT & REZONING
PROJECT NOTES	FLU MAP AMENDMENT & REZONING

UTILITY ANALYSIS	
UTILITY ANALYSIS	FLU MAP AMENDMENT & REZONING
UTILITY ANALYSIS	FLU MAP AMENDMENT & REZONING
UTILITY ANALYSIS	FLU MAP AMENDMENT & REZONING
UTILITY ANALYSIS	FLU MAP AMENDMENT & REZONING
UTILITY ANALYSIS	FLU MAP AMENDMENT & REZONING
UTILITY ANALYSIS	FLU MAP AMENDMENT & REZONING
UTILITY ANALYSIS	FLU MAP AMENDMENT & REZONING
UTILITY ANALYSIS	FLU MAP AMENDMENT & REZONING
UTILITY ANALYSIS	FLU MAP AMENDMENT & REZONING
UTILITY ANALYSIS	FLU MAP AMENDMENT & REZONING

TRIP GENERATION CALCULATIONS	
TRIP GENERATION CALCULATIONS	FLU MAP AMENDMENT & REZONING
TRIP GENERATION CALCULATIONS	FLU MAP AMENDMENT & REZONING
TRIP GENERATION CALCULATIONS	FLU MAP AMENDMENT & REZONING
TRIP GENERATION CALCULATIONS	FLU MAP AMENDMENT & REZONING
TRIP GENERATION CALCULATIONS	FLU MAP AMENDMENT & REZONING
TRIP GENERATION CALCULATIONS	FLU MAP AMENDMENT & REZONING
TRIP GENERATION CALCULATIONS	FLU MAP AMENDMENT & REZONING
TRIP GENERATION CALCULATIONS	FLU MAP AMENDMENT & REZONING
TRIP GENERATION CALCULATIONS	FLU MAP AMENDMENT & REZONING
TRIP GENERATION CALCULATIONS	FLU MAP AMENDMENT & REZONING



LAND COVER MAP



4/9/2025
 Statewide Land Use Land Cover
 5300: Reservoirs
 6210: Cypress
 6300: Wetland Forested Mixed
 1650: Reclaimed Lands
 World_Hillshade
 0 0.35 0.7 1.4 mi
 0 0.5 1 2 km
 Esri, NASA, NOAA, USGS, FEMA, Sources: Esri, Terraform, Garmin, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User

BOHLER

BOHLER & ASSOCIATES
 1000 N. 10th St., Suite 100
 Fort Meade, MD 20745
 Phone: (301) 261-1000
 Fax: (301) 261-1001
 Email: info@bohler.com

REVISIONS		
REV	DATE	DESCRIPTION

811

NOT APPROVED FOR CONSTRUCTION
 THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY
 IT DOES NOT REPRESENT A COMMITMENT TO ANY ACTION
 NOR DOES IT GUARANTEE THE ACCURACY OF THE INFORMATION

MASTER DEVELOPMENT PLAN

FOR THE
 6TH STREET
 DEVELOPMENT
 PROJECT
 MASTER DEVELOPMENT
 PLAN
 1000 N. 10th St., Suite 100
 Fort Meade, MD 20745
 Phone: (301) 261-1000
 Fax: (301) 261-1001
 Email: info@bohler.com

BOHLER

BOHLER & ASSOCIATES
 1000 N. 10th St., Suite 100
 Fort Meade, MD 20745
 Phone: (301) 261-1000
 Fax: (301) 261-1001
 Email: info@bohler.com

EXHIBIT LAND COVER MAP

C-5
 DATE: 4/9/2025



Map Unit Symbol	Map Unit Name	Acres in ACR	Percent of ACR
9	Hydrocarbon, clayey	101.4	65.1
10	Arvicola (fossil) complex	3.1	2.0
12	Hydrocarbon, 1 to 5 percent sand	108.6	71.2
20	Part (fossil) sand, 7 to 10 percent sand	20.9	13.7
25	Arvicola, clayey to silty	0.7	0.4
26	Arvicola, 0 to 10 percent siltstone	0.6	0.4
TOTAL BY ACRES OF FORMATION		1,116.8	100.0

BOHLER 

WITTE GÖTTE AG • GÖTTSCHE LOWE • 72073 BADEN (BADEN)
VERTRIEBSSCHNITTSTELLE
LERNHOFSTR. 10 • 40225 DÜSSELDORF
TELEFON 0211 3000-1 • FAX 0211 3000-200
E-MAIL boehler@boehler.de

REVIEWS			
NO.	DATE	COMMENT	BY



NOT APPROVED FOR
CONSTRUCTION

CONSTRUCTION

WILLIAMS, 1000 W. 10TH ST., SUITE 100, DENVER, CO 80202
616-222-2222 FAX 616-222-2222
WWW.WILLIAMS.COM

PROJECT No.	7-0422400
PROJECT	7
DELIVERY	00

880-5	4870
100-100	175
880-100	

MASTER DEVELOPMENT

**DEVELOPMENT
PLAN**

STOYEN, DOE

ACOL SIT 0-15
JG

PREPARED BY KATELYN DEWOLFE

705 HAVY 429
FT MEADE, FL

33641

BOHLER//

THE INCORPORATE SOLUTION
SERIES 1000
POWER RATED FLUORENCE 1000

© 2013 by the author(s). All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage or retrieval system, without permission in writing from the publisher, Cambridge University Press.

10

1	2
3	4
5	6
7	8
9	10
11	12
13	14
15	16
17	18
19	20
21	22
23	24
25	26
27	28
29	30
31	32
33	34
35	36
37	38
39	40
41	42
43	44
45	46
47	48
49	50
51	52
53	54
55	56
57	58
59	60
61	62
63	64
65	66
67	68
69	70
71	72
73	74
75	76
77	78
79	80
81	82
83	84
85	86
87	88
89	90
91	92
93	94
95	96
97	98
99	100

1997年12月15日

RECEIVED 12/1/99

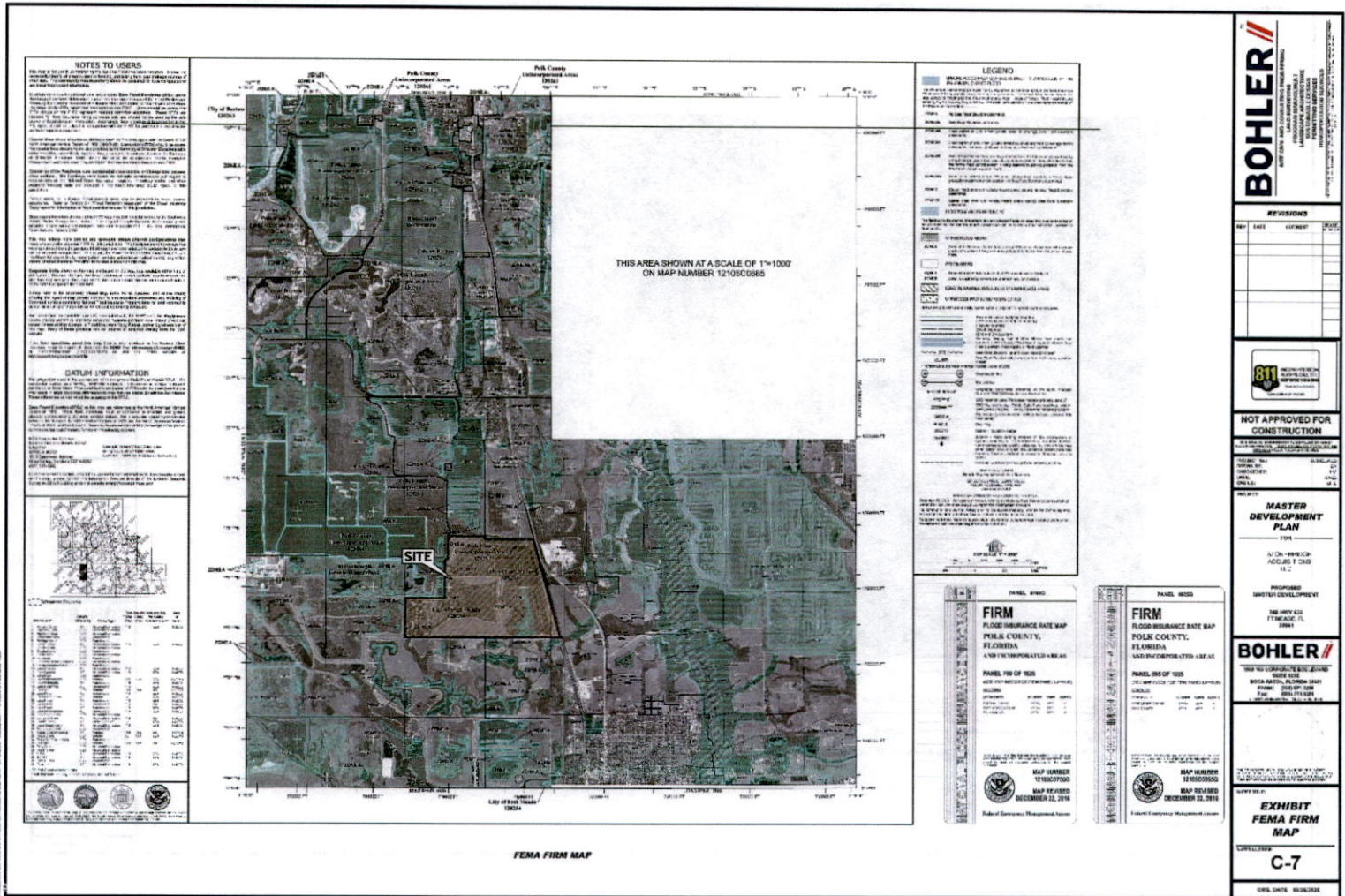
EXHIBIT

SOIL CLASSIFICATION

LET'S TALK.

C-6

DATE - 03-25-2015



APPLICATIONS



APPLICATION FOR MAP ADMENDMENT

FOR OFFICE USE ONLY

APPLICATION NO. _____ DATE: _____
FEE PAID: _____ RECEIPT NO.: _____
DATE OF HEARING ADVERTISED: _____
DATE SET FOR PUBLIC HEARING: _____
THE OWNER OR THE AGENT HAS _____, HAS NOT _____, SUBMITTED A
PETITION REGARDING THE SUBJECT PROPERTY WITHIN THE LAST YEAR.

(I) (WE) FLORIDA ECOPARK, LLC OF 1000 N US HWY 1, SUITE 902 JUPITER, FL 33477
Name of Owner or Authorized Representative Mailing Address

**REQUEST THE PLANNING BOARD AND CITY COMMISSION OF THE CITY
OF FORT MEADE TO GRANT THE FOLLOWING REQUEST (check one):**

A ZONE CHANGE: ☐ (requested zoning district): _____

SMALL SCALE FUTURE LAND USE MAP AMENDMENT ☒ (Less than 10
acres)

LARGE SCALE FUTURE LAND USE MAP AMENDMENT ☐ (More than 10
acres)

PLANNED UNIT DEVELOPMENT: ☐ (specify type): _____

MODIFICATION TO A PLANNED UNIT DEVELOPMENT:

Major Modification: ☐ Minor Modification: ☐

THE DESCRIPTION OF THE SUBJECT PROPERTY IS AS FOLLOWS:

IT IS LOCATED AT 0 US HIGHWAY, 17 N
(STREET NUMBER LOCATION)

THE LEGAL DESCRIPTION IS AS FOLLOWS:

SECTION: _____ TOWNSHIP: _____ RANGE: _____ SUBDIVISION: _____
PARCEL: SEE ATTACHED

OR (IF OTHERWISE LEGALLY DESCRIBED): _____

PLEASE ATTACH COPY OF DEED.

Fort Meade PUD Applications Parcel Listing

Parcels Included in Application:

6. 25-31-16-000000-012060
7. 25-31-16-000000-022010
8. 25-31-17-000000-022010



PROPERTY SIZE: +/- 26 ACRES PRESENT ZONING CLASS: UNASSIGNED
Acres/Square Feet

PRESENT USE: VACANT

APPLICATION FOR A ZONING ADMENDMENT

PRESENT STRUCTURES (TYPE AND IMPROVEMENTS UPON THE LAND):

NO STRUCTURES ON SITE

THE PROPOSED USE WILL BE:

FUTURE LAND USE - INDUSTRIAL

ATTACH IMPACT ASSESSMENT IF REQUIRED: YES ☒ NO ☐ N/A

(I) (We), owners of the property, understand that this petition becomes a part of the permanent record of the City Commission. (I) (We) hereby certify the above statement and the statements or drawings made on/in any paper or plans submitted herewith are true and correct to the best of (my) (our) knowledge and belief.

The owner has hereby designated BOHLER PLACES, LLC, to act as our agent in regard to this petition (To be executed when the owner designates another to act on his behalf.)

SIGNATURE OF OWNER:

PRINT THE NAME OF THE OWNER:

Joachim Berg, manager

CONTACT INFORMATION AS TO WHERE YOU WANT INFORMATION SENT TO:

Contact Name: ROBERT MORGADO - BOHLER PLACES, LLC

1900 NW CORPORATE BOULEVARD, SUITE 101E BOCA RATON FL 33431
Mailing Address: City State Zip

561-571-0280
Telephone Number

Fax Number

APPLICATION FOR A MAP ADMENDMENT

(THIS APPLICATION MUST BE NOTARIZED IN ORDER TO BE PROCESSED.)

STATE OF FLORIDA:
COUNTY OF POLK:

THE CONTENTS OF THIS PETITION ARE SWORN AND SUBSCRIBED BEFORE ME THIS 29 DAY OF April, 2025, WHO ARE PERSONALLY KNOWN TO ME OR PRODUCED _____ AS IDENTIFICATION.

SIGNATURE OF NOTARY PUBLIC: [Signature]
PRINTED NAME: RICHARD C. TURNER
COMMISSION NUMBER: _____ COMMISSION EXPIRES: _____

NOTARY SEAL:





APPLICATION FOR MAP ADMENDMENT

FOR OFFICE USE ONLY

APPLICATION NO. _____ DATE: _____
FEE PAID: _____ RECEIPT NO.: _____
DATE OF HEARING ADVERTISED: _____
DATE SET FOR PUBLIC HEARING: _____
THE OWNER OR THE AGENT HAS _____, HAS NOT _____, SUBMITTED A
PETITION REGARDING THE SUBJECT PROPERTY WITHIN THE LAST YEAR.

(I) (WE) FLORIDA ECOPARK, LLC AND POLK INDUSTRIAL PARK, LLC OF 1000 N US Hwy 1, Suite 902, Jupiter FL 33477
Name of Owner or Authorized Representative Mailing Address

**REQUEST THE PLANNING BOARD AND CITY COMMISSION OF THE CITY
OF FORT MEADE TO GRANT THE FOLLOWING REQUEST (check one):**

A ZONE CHANGE: ☐ (requested zoning district): _____

SMALL SCALE FUTURE LAND USE MAP AMENDMENT ☐ (Less than 10
acres)

LARGE SCALE FUTURE LAND USE MAP AMENDMENT ☐ (More than 10
acres)

PLANNED UNIT DEVELOPMENT: ☒ (specify type): Industrial

MODIFICATION TO A PLANNED UNIT DEVELOPMENT:

Major Modification: ☐ Minor Modification: ☐

THE DESCRIPTION OF THE SUBJECT PROPERTY IS AS FOLLOWS:

IT IS LOCATED AT 0 US HIGHWAY 17 N
(STREET NUMBER LOCATION)

THE LEGAL DESCRIPTION IS AS FOLLOWS:

SECTION: _____ TOWNSHIP: _____ RANGE: _____ SUBDIVISION: _____

PARCEL: 25-31-08-000000-021010, 25-31-08-000000-022010, 25-31-09-000000-024010,
25-31-16-000000-012040, 25-31-16-000000-012060, 25-31-16-000000-022010, 25-31-17-000000-011020,
25-31-17-000000-022010, 25-31-21-000000-011010,

OR (IF OTHERWISE LEGALLY DESCRIBED): _____

PLEASE ATTACH COPY OF DEED.

PRESENT USE: vacant

No structures on site

Industrial

APPLICATION FOR A ZONING ADMENDMENT

(THIS APPLICATION MUST BE NOTARIZED IN ORDER TO BE PROCESSED.)

STATE OF FLORIDA:
COUNTY OF POLK:

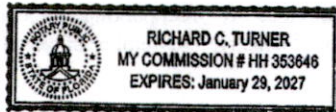
THE CONTENTS OF THIS PETITION ARE SWORN AND SUBSCRIBED BEFORE ME THIS 11 DAY OF April, 2025, WHO ARE
✓ PERSONALLY KNOWN TO ME OR PRODUCED _____ AS IDENTIFICATION.

SIGNATURE OF NOTARY PUBLIC: _____

PRINTED NAME: Richard Turner

COMMISSION NUMBER: _____ COMMISSION EXPIRES: _____

NOTARY SEAL:



DOCUMENTS TO BE PROVIDED:

1. Detailed site development plan drawn to scale showing:
 - a. The dimensions of the property.
 - b. The existing and proposed location of structures on the property including signage, vehicular access-ways and circulation areas, off-street parking and loading areas, sidewalks, refuse and service areas, required yard and other open spaces and landscaping or buffer areas.
 - c. The measurements of existing and proposed adjacent rights-of-way, setbacks, distances between buildings, widths of access-ways and driveways and sidewalks.
 - d. A tabular summary describing the proposed use of the property including:
 - i. Existing and proposed use of property.
 - ii. Conditions on the use, such as hours of operation, number of residents, number of employees, number of vehicles, etc.
 - iii. Area of the property, pervious and impervious areas and existing and proposed structures.
 - iv. Number of required and provided off-street parking and loading spaces, existing and proposed density, and number of existing and proposed units.

Proof of Advertisement

AFFIDAVIT OF PUBLICATION

Winter Haven Sun

Published Weekly

Winter Haven, Polk County, Florida

Case No. FLU MAP TRANSMITTAL

STATE OF FLORIDA COUNTY OF POLK

Before the undersigned authority personally appeared Anita Swain, who on oath says that she is the Legal Clerk of Winter Haven Sun, a newspaper published at Winter Haven in Polk County, Florida, and that the attached copy of advertisement, being a Public Notice, was published in a newspaper by print in the issues of Polk Sun on:

April 30, 2025

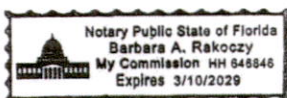
Affiant further says that the newspaper complies with the legal requirements for publication in Chapter 50, Florida Statutes.

Sworn to and subscribed before me this 30th day of April 2025 by Anita Swain, who is personally known to me or who has produced as identification


Barbara Rakoczy, Clerk, Notary Number: #HH 646846
Notary expires: March 10, 2029

00024175 00183426 863-285-1124

CITY OF FORT MEADE (LGL)
PO BOX 856
FORT MEADE, FL 33841



NOTICE OF PUBLIC HEARINGS

CITY OF FORT MEADE CITY COMMISSION

Please take notice that the City of Fort Meade City Commission will hold a public hearing on Tuesday, May 13, 2025, at 6:00 pm, in the City of Fort Meade, Commission Chambers, 8 West Broadway Street, Fort Meade, Florida. The City Commission will consider the Ordinance listed below.

ORDINANCE 2025-08

AN ORDINANCE OF THE CITY OF FORT MEADE, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE CITY OF FORT MEADE, FLORIDA, SPECIFICALLY AMENDING FOUR (4) PARCELS OF LAND COMPRISING +/-129.73 ACRES, ON PROPERTY LOCATED IN THE NORTHWEST QUADRANT OF THE CITY, WEST OF US HIGHWAY 90, FORT MEADE, FLORIDA (PARCEL IDENTIFICATION NUMBERS: 25-31-21-000000-011010, 25-31-16-000000-022010, 25-31-17-000000-022010, AND 25-31-16-000000-023000), FROM THE FUTURE LAND USE OF CITY UNASSIGNED TO INDUSTRIAL; TRANSMITTING SAID AMENDMENT TO FLORIDA COMMERCE FOR FINDING OF COMPLIANCE; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

The map below reflects the location of properties subject to the Future Land Use Amendment - Ordinance 2025-08



The public hearing will be held on the date and time noted above or as soon thereafter as possible, and if necessary, will be continued to a date certain. The meeting will be held in the City of Fort Meade, Commission Chambers, 8 West Broadway Street, Fort Meade, Florida and will also be available virtually. Any interested persons who feel they are affected by these changes are encouraged to attend the public hearings and be heard.

Copies of the Ordinance are available for review at City Hall with the City Clerk at 8 West Broadway, Fort Meade, Florida 33841. City Hall is open between 8 am and 5 pm, Monday through Friday, excluding holidays. Comments may also be submitted in writing to the City Clerk prior to or during the meeting.

Persons are advised that if they decide to appeal any decision made at these meetings/hearings, they will need a record of these proceedings and for such purpose, they may need to ensure that a verbatim record of the proceedings is made at their own expense and effort, which record includes the testimony and evidence upon which the appeal is to be based per Section 286.0105, Florida Statutes.

Any person with disabilities requiring accommodations in order to participate should contact the City Clerk prior to the meeting at mcannon@cityoffortmeade.com or at (863) 285-1173. 4/30/25 183426

AFFIDAVIT OF PUBLICATION

Winter Haven Sun

Published Weekly

Winter Haven, Polk County, Florida

Case No. P&Z STONEBDG ORD-25-08,25-09

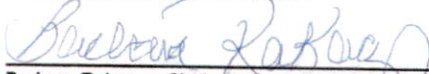
STATE OF FLORIDA
COUNTY OF POLK

Before the undersigned authority personally appeared Anita Swain, who on oath says that she is the Legal Clerk of Winter Haven Sun, a newspaper published at Winter Haven in Polk County, Florida, and that the attached copy of advertisement, being a Public Notice, was published in a newspaper by print in the issues of Polk Sun on:

April 30, 2025

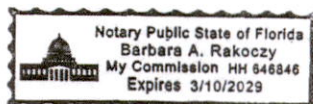
Affiant further says that the newspaper complies with the legal requirements for publication in Chapter 50, Florida Statutes.

Sworn to and subscribed before me this 30th day of April 2025 by Anita Swain, who is personally known to me or who has produced as identification


Barbara Rakoczy, Clerk, Notary Number: #HH 646846
Notary expires: March 10, 2029

00024175 00183433 863-285-1124

CITY OF FORT MEADE (LGL)
PO BOX 856
FORT MEADE, FL 33841



**NOTICE OF PUBLIC
HEARINGS**

**CITY OF FORT MEADE
PLANNING AND ZONING BOARD**

Please take notice that the City of Fort Meade Planning and Zoning Board will hold public hearing on Monday, May 12, 2025, at 5:30 pm, in the City of Fort Meade, Commission Chambers, 8 West Broadway Street, Fort Meade, Florida. The Planning and Zoning Board will consider the Ordinances listed below.

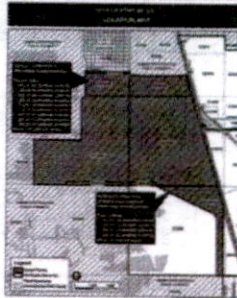
ORDINANCE 2025-08

AN ORDINANCE OF THE CITY OF FORT MEADE, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE CITY OF FORT MEADE, FLORIDA, SPECIFICALLY AMENDING FOUR (4) PARCELS OF LAND COMPRISING +/-129.73 ACRES, ON PROPERTY LOCATED IN THE NORTHWEST QUADRANT OF THE CITY, WEST OF US HIGHWAY 96, FORT MEADE, FLORIDA (PARCEL IDENTIFICATION NUMBERS: 25-31-21-000000-011010, 25-31-16-000000-022010, 25-31-17-000000-022010, AND 25-31-16-000000-012060), FROM THE FUTURE LAND USE OF CITY UNASSIGNED TO INDUSTRIAL; TRANSMITTING SAID AMENDMENT TO FLORIDA COMMERCE FOR FINDING OF COMPLIANCE; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

**AND
ORDINANCE 2025-09**

AN ORDINANCE OF THE CITY OF FORT MEADE, FLORIDA, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF FORT MEADE, FLORIDA, SPECIFICALLY AMENDING NINE (9) PARCELS OF LAND COMPRISING +/-1,266.79 ACRES, ON PROPERTY LOCATED IN THE NORTHWEST QUADRANT OF THE CITY, WEST OF US HIGHWAY 96, FORT MEADE, FLORIDA (PARCEL IDENTIFICATION NUMBERS: 25-31-08-000000-021010, 25-31-08-000000-022010, 25-31-09-000000-022010, 25-31-16-000000-012040, 25-31-16-000000-012060, 25-31-16-000000-022010, 25-31-17-000000-011020, 25-31-17-000000-022010, AND 25-31-21-000000-011010), FROM THE ZONING OF CITY UNASSIGNED TO INDUSTRIAL PLANNED UNIT DEVELOPMENT.

The map below reflects the location of properties subject to Ordinance 2025-08 and Ordinance 2025-09.



The public hearing will be held on the date and time noted above or as soon thereafter as possible, and if necessary, will be continued to a date certain. The meeting will be held in the City of Fort Meade, Commission Chambers, 8 West Broadway Street, Fort Meade, Florida and will also be available virtually. Any interested persons who feel they are affected by these changes are encouraged to attend the public hearings and be heard.

Copies of the Ordinance are available for review at City Hall with the City Clerk at 8 West Broadway, Fort Meade, Florida 33841. City Hall is open between 8 am and 5 pm, Monday through Friday, excluding holidays. Comments may also be submitted in writing to the City Clerk prior to or during the meeting.

Persons are advised that if they decide to appeal any decision made at these meetings/hearings, they will need a record of these proceedings and for such purpose, they may need to ensure that a verbatim record of the proceedings is made at their own expense and effort, which record includes the testimony and evidence upon which the appeal is to be based per Section 286.0105, Florida Statutes.

Any person with disabilities requiring accommodations in order to participate should contact the City Clerk prior to the meeting at mcannon@cityoffortmeade.com or at (863) 285-1173. 4/30/25 183426 4/30/25, 183433

LETTER OF AUTHORIZATION

To Whom It May Concern:

1. This letter authorizes Bohler PLACES, LLC to act on behalf of FLORIDA ECOPARK, LLC and POLK INDUSTRIAL PARK, LLC, in regard to permits and applications for site plan approval through City of Fort Meade, SWFWMD, FDOT, and FDEP as well as but not limited to all regulatory agencies, departments and governmental agencies, necessary for the construction and development of a proposed data center master development upon Tax Parcels 25-31-08-000000-021010, 25-31-08-000000-022010, 25-31-09-000000-024010, 25-31-17-000000-011020, 25-31-16-000000-012040, 25-31-16-000000-012060, 25-31-16-000000-022010, 25-31-17-000000-022010, 25-31-21-000000-011010

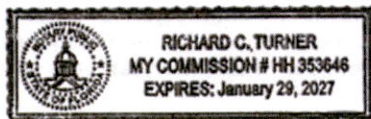
Signature: _____

Joachim Borg, manager
Name (printed)

STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of ☒ physical presence or
_____ online notarization, this 29 day of APRIL, 2025, by Joachim Borg
_____ as MANAGER of FLORIDA ECOPARK LLC &
POLK INDUSTRIAL PARK LLC, on behalf of the corporation. They are personally known to me or have
produced _____ as identification and (did/did not) take oath.

Notary Public



Richard C. Turner
Print Name
Commission No. _____
Expiration Date: _____



PUBLIC HEARING NOTICE

April 29, 2025

Dear Property Owner:

The City of Fort Meade is notifying you of public hearings due to the fact that property you own or have an interest in is located within 300 feet of a property subject to a proposed Future Land Use map amendment and rezoning. This request does not include any changes to property you own. The public hearings will address the following:

Applicant/Property Owner: Bohler Places, LLC / Florida Eco Park LLC and Polk Industrial Park, LLC

Property Address: Multiple Parcels — US Highway 17 North, Fort Meade, FL 33841

Request: **FUTURE LAND USE MAP AMENDMENT**

Applicant-initiated request to amend the Future Land Use map of the City of Fort Meade, Florida, amending four (4) parcels of land comprising +/- 129.72 acres, on property located in the northwest quadrant of the City, west of US 98, from the Future Land Use of City Unassigned to Industrial (IND).

REZONING

An applicant-initiated request to amend the zoning map of the City of Fort Meade, Florida, specifically amending nine (9) parcels of land comprising +/- 1,266 acres, located in the northwest quadrant of the City, west of US 98, from the zoning of City Unassigned to Industrial Planned Unit Development (PUD).

Location: See map on reverse side.

The requests are scheduled to be heard by the City of Fort Meade Planning and Zoning Board on **Monday, May 12, 2025, at 5:30 PM**, or soon thereafter. The Planning and Zoning Board will provide recommendations to the Fort Meade City Commission.

The Fort Meade City Commission will hold a Transmittal Public Hearing on the proposed Future Land Use Map Amendment on **Tuesday May 13, 2025, at 6:00 P.M.** or soon thereafter.

The Fort Meade City Commission will hold Adoption Public Hearings on the proposed Future Land Use Map Amendment and rezoning in June 2025 or soon thereafter. A follow-up letter will be mailed notifying you of the adoption public hearing date and time.

All public hearings will be held in the City of Fort Meade, Commission Chambers, 8 West Broadway, Fort Meade, Florida, and are open for public comment. The public hearings may also be attended virtually via Zoom. Please join us from your computer, tablet or smartphone at:

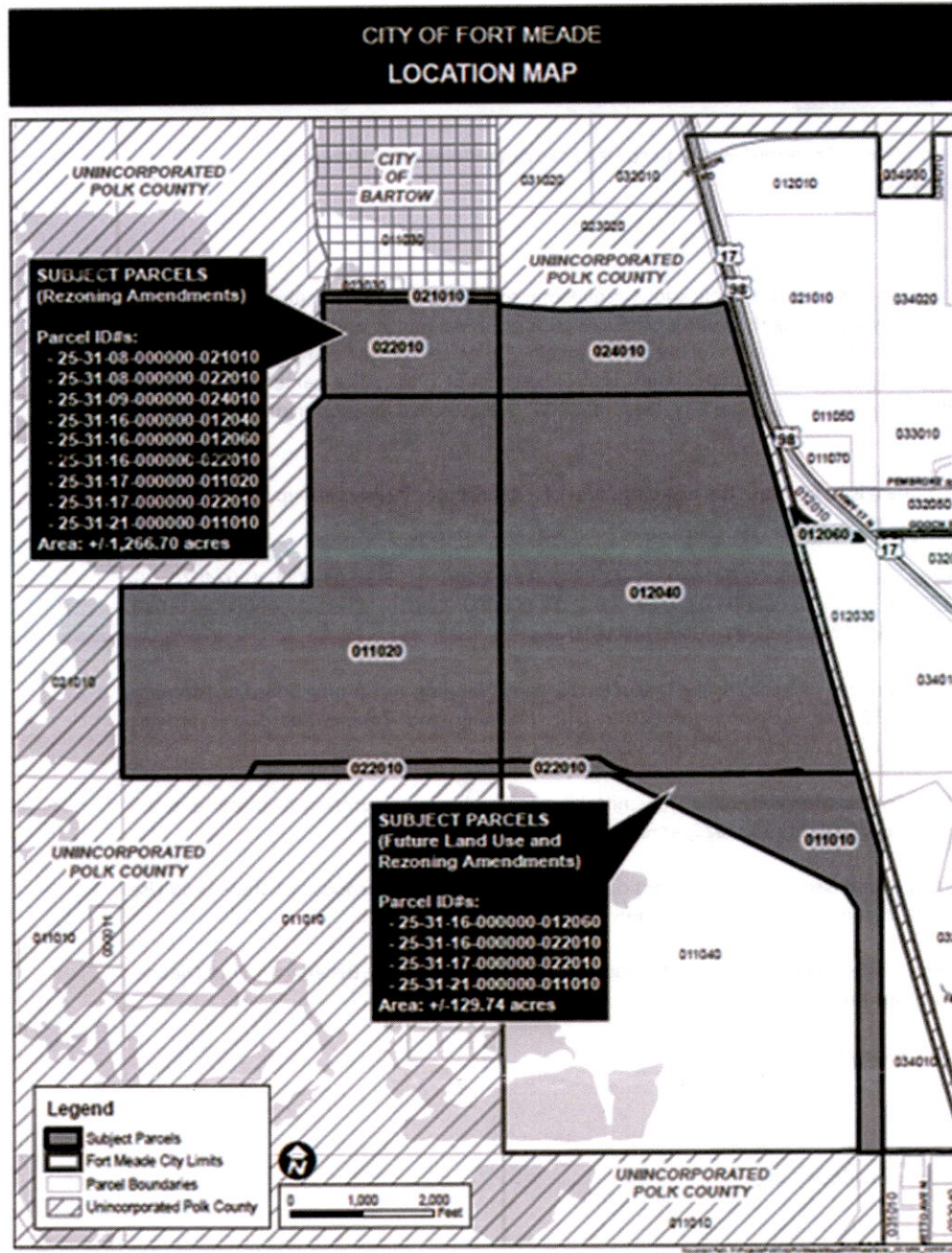
<https://zoom.us/j/5993092787>

Click "Join a Meeting"
And enter the Meeting ID # below

599-309-2787



Copies of the proposal are available for public inspection weekdays between 8:00 A.M. and 5:00 P.M. at the Fort Meade City Hall, 8 West Broadway, Fort Meade, Florida 33841. For more information, contact Stefanie von Paleske-Bush at the Central Florida Regional Planning Council at (863)-534-7130 ext. 128 or via email at svonpaleskebush@cfrpc.org. Any person with disabilities requiring accommodations in order to participate should contact the City Clerk prior to the meeting at mcannon@cityoffortmeade.com or at (863)-285-1173.





April 29, 2025

Mr. Benjamin Ziskal, AICP, CEC
Director, Land Development Division
Polk County
330 West Church Street
Bartow, Florida 33831-9005
benjaminziskal@polk-county.net

via Email:

**RE: City of Fort Meade: Proposed Future Land Use Map Amendment and Rezoning
(Proposed Data Center)**

Dear Mr. Ziskal:

The City of Fort Meade has received applications requesting to amend the City's Future Land Use and zoning maps, specifically amending the Future Land Use on four (4) parcels of land comprising +/-129.72 acres from City Unassigned to Industrial and the zoning on nine (9) parcels of land comprising +/-1,266.70 acres from City Unassigned to Industrial Planned Unit Development (PUD). The parcels are generally located in the northwest quadrant of the City, west of US 17. See attached location map on the reverse side.

The intent of the request is to facilitate the establishment of a data center facility with up to +/-4,000,000 square feet of building area.

Subject Parcel ID#s: 25-31-08-000000-021010, 25-31-08-000000-022010, 25-31-09-000000-024010, 25-31-16-000000-012040, 25-31-16-000000-012060, 25-31-16-000000-022010, 25-31-17-000000-011020, 25-31-17-000000-022010, AND 25-31-21-000000-011010

The requests are scheduled to be heard by the **City of Fort Meade Planning and Zoning Board** on **Monday, May 12, 2025, at 5:30 PM**, or soon thereafter. The Planning and Zoning Board will provide recommendations to the Fort Meade City Commission.

The **Fort Meade City Commission** will hold a Transmittal Public Hearing on the proposed Future Land Use Map Amendment on **Tuesday May 13, 2025, at 6:00 P.M.** or soon thereafter.

The **Fort Meade City Commission** will hold Adoption Public Hearings on the proposed Future Land Use Map Amendment and rezoning in **June 2025** or soon thereafter.

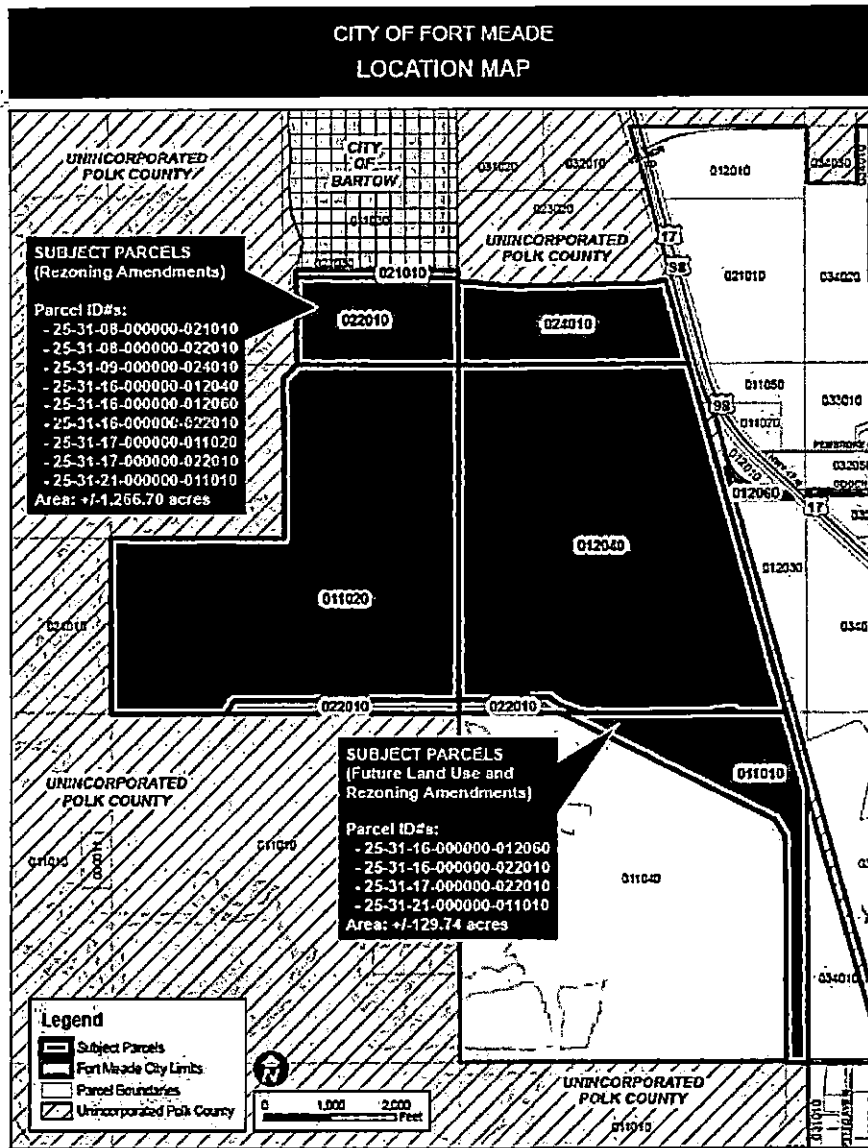
The public hearings will be held in the City Commission Chambers, 8 West Broadway, Fort Meade, Florida and are open for public comment.

Please contact me with any questions or concerns.

Sincerely,

Stefanie von Paleske-Bush, AICP
Senior Planner

CENTRAL FLORIDA REGIONAL PLANNING COUNCIL
555 EAST CHURCH STREET, BARTOW, FL 33830-3931; P.O. BOX 2089 BARTOW, FL 33831-2089
(863) 534-7130 • FAX (863) 534-7138 • TOLL FREE (800) 297-8041 • WEBSITE WWW.CFRPC.ORG





April 29, 2025

Mr. Bob Wiegers, AICP, CPM
Planning Director
City of Bartow
450 North Wilson Avenue
Bartow, FL 33830
bwiegers.planning@cityofbartow.net

via Email:

**RE: City of Fort Meade: Proposed Future Land Use Map Amendment and Rezoning
(Proposed Data Center)**

Dear Mr. Wiegers:

The City of Fort Meade has received applications requesting to amend the City's Future Land Use and zoning maps, specifically amending the Future Land Use on four (4) parcels of land comprising +/-129.72 acres from City Unassigned to Industrial and the zoning on nine (9) parcels of land comprising +/-1,266.70 acres from City Unassigned to Industrial Planned Unit Development (PUD). The parcels are generally located in the northwest quadrant of the City, west of US 17. See attached location map on the reverse side.

The intent of the request is to facilitate the establishment of a data center facility with up to +/-4,000,000 square feet of building area.

Subject Parcel ID#s: 25-31-08-000000-021010, 25-31-08-000000-022010, 25-31-09-000000-024010, 25-31-16-000000-012040, 25-31-16-000000-012060, 25-31-16-000000-022010, 25-31-17-000000-011020, 25-31-17-000000-022010, AND 25-31-21-000000-011010

The requests are scheduled to be heard by the **City of Fort Meade Planning and Zoning Board** on **Monday, May 12, 2025, at 5:30 PM**, or soon thereafter. The Planning and Zoning Board will provide recommendations to the Fort Meade City Commission.

The **Fort Meade City Commission** will hold a Transmittal Public Hearing on the proposed Future Land Use Map Amendment on **Tuesday May 13, 2025, at 6:00 P.M.** or soon thereafter.

The **Fort Meade City Commission** will hold Adoption Public Hearings on the proposed Future Land Use Map Amendment and rezoning in **June 2025** or soon thereafter.

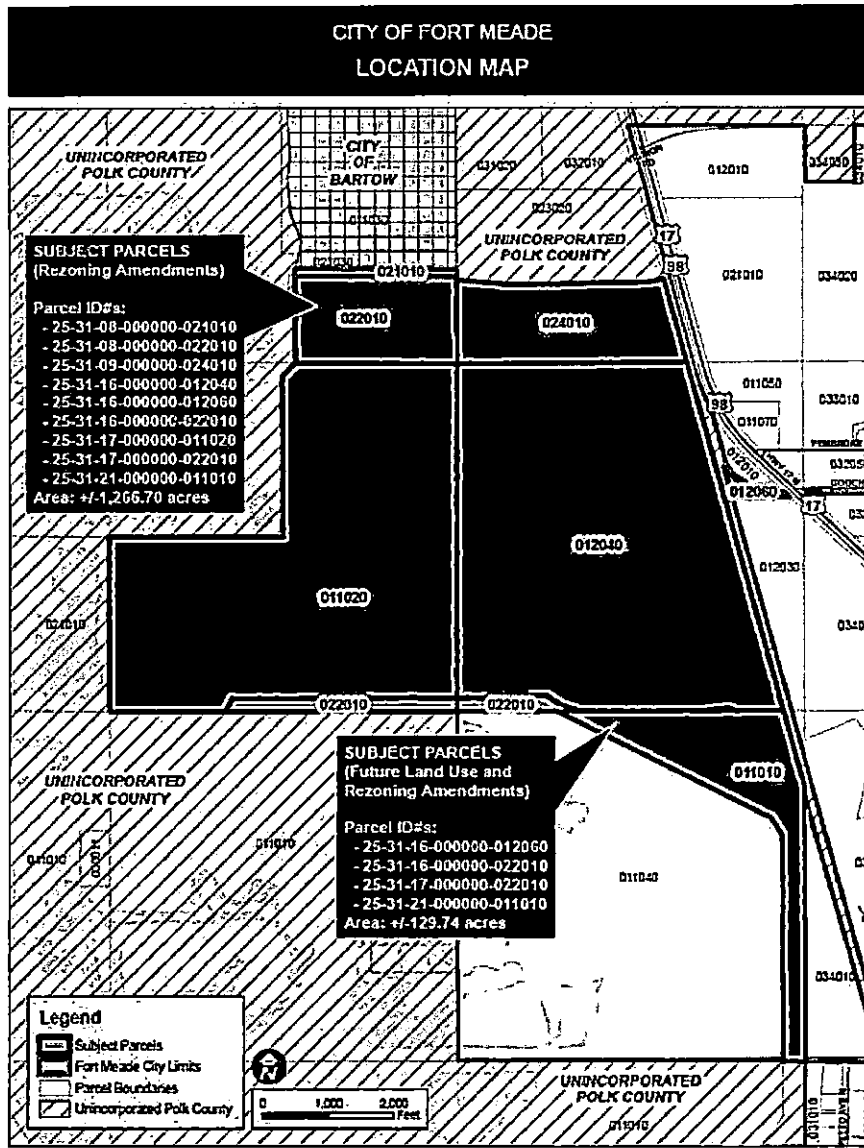
The public hearings will be held in the City Commission Chambers, 8 West Broadway, Fort Meade, Florida and are open for public comment.

Please contact me with any questions or concerns.

Sincerely,

Stefanie von Paleske-Bush, AICP
Senior Planner

CENTRAL FLORIDA REGIONAL PLANNING COUNCIL
555 EAST CHURCH STREET, BARTOW, FL 33830-3931; P.O. BOX 2089 BARTOW, FL 33831-2089
(863) 534-7130 • FAX (863) 534-7138 • TOLL FREE (800) 297-8041 • WEBSITE WWW.CFRPC.ORG





**CITY OF FORT MEADE, FLORIDA
STAFF REPORT
FOR MEETING OF MAY 12, 2025
AGENDA ITEM 4-B**

SUBJECT:

Consider a Zoning Map Amendment for eight (8) parcels, +/-1,163.67 acres located in the Northwest quadrant of the City, West of US Highway 17/98 from Unassigned to Industrial Planned Unit Development.

BACKGROUND:

The applicant, Bohler PLACES, LLC (Authorized Agent) is requesting rezoning to change the zoning for eight (8) properties located in the Northwest quadrant of the city, west of US Hwy 17/98, totaling approximately +/-1,163.67 acres from the Zoning of Unassigned to Industrial Planned Unit Development.

The purpose of the request is to update the City's Future Land Use and Zoning maps to assign designations that will accommodate the opportunity to support industrial development. The subject property is currently vacant.

The proposed future land use and zoning are consistent with the surrounding properties.

RECOMMENDATIONS:

Staff recommends the Planning and Zoning Board forward to the City Commission a recommendation of approval.

MOTION: Move to forward a recommendation of approval to the City Commission