



FDOT District One

Freight Mobility and Trade Study

Technical Memo 3
Freight Assets Inventory (Final)

Contents

1	INTRODUCTION AND PURPOSE OF TECHNICAL MEMO 3	1
2	DATA COLLECTION METHODOLOGY	2
2.1	Freight Activity Centers	2
2.2	Freight Mobility Corridors	2
3	County Summaries	4
3.1	Charlotte County	4
3.2	Collier County	4
3.3	DeSoto County	4
3.4	Glades County	5
3.5	Hardee County	5
3.6	Hendry County	5
3.7	Highlands County	5
3.8	Lee County	6
3.9	Manatee County	6
3.10	Okeechobee County	6
3.11	Polk County	7
3.12	Sarasota County	7

Figures

- Figure 3-1: Freight Activity Centers - Charlotte County
- Figure 3-2: Freight Mobility Corridors - Charlotte County
- Figure 3-3: Freight Activity Centers - Collier County
- Figure 3-4: Freight Mobility Corridors - Collier County
- Figure 3-5: Freight Activity Centers – DeSoto County
- Figure 3-6: Freight Mobility Corridors – DeSoto County
- Figure 3-7: Freight Activity Centers – Glades County
- Figure 3-8: Freight Mobility Corridors – Glades County
- Figure 3-9: Freight Activity Centers – Hardee County
- Figure 3-10: Freight Mobility Corridors – Hardee County
- Figure 3-11: Freight Activity Centers – Hendry County
- Figure 3-12: Freight Mobility Corridors – Hendry County
- Figure 3-13: Freight Activity Centers – Highlands County
- Figure 3-14: Freight Mobility Corridors – Highlands County
- Figure 3-15: Freight Activity Centers – Lee County
- Figure 3-16: Freight Mobility Corridors – Lee County
- Figure 3-17: Freight Activity Centers – Manatee County
- Figure 3-18: Freight Mobility Corridors – Manatee County
- Figure 3-19: Freight Activity Centers – Okeechobee County
- Figure 3-20: Freight Mobility Corridors – Okeechobee County
- Figure 3-21: Freight Activity Centers – Polk County
- Figure 3-23: Freight Activity Centers – Sarasota County
- Figure 3-24: Freight Mobility Corridors – Sarasota County

1 INTRODUCTION AND PURPOSE OF TECHNICAL MEMO 3

The Florida Department of Transportation (FDOT) District One Office was tasked to conduct a districtwide Freight Mobility and Trade Study. This report will define an integrated and connected regional freight transportation network, identify regional freight investment priorities needed to sustain economic growth in the region, provide input to the Florida Freight Mobility and Trade Plan Investment Element, and may be used to petition and secure federal and state funding for enhancements to the existing regional freight network system. In completing the study, District One is undertaking multiple smaller tasks for which results will be documented in a series of memoranda.

As part of the initial work effort for this study, freight-related data was collected on a districtwide level and documented in Technical Memo 2. Technical Memo 3 uses the information in Technical Memo 2 to expand upon the database to include several other critical items such as freight activity centers and freight mobility corridors. The compilation and summary of that information is documented within this memo.

To provide a clear understanding of conditions affecting freight, this memo is divided into different sections. The first section is a general discussion of data collection methodology techniques, assumptions, sources, etc. The remaining section provides a county-by county summary of the data collected, including the results of the findings. The results provided in this memo may be incorporated in later tasks as building blocks for freight movement evaluation within the region.

2 DATA COLLECTION METHODOLOGY

As stated above, this section provides information regarding the methodology and sources used in the data collection activities of freight-related data to determine freight activity centers and freight mobility corridors within District One.

2.1 Freight Activity Centers

Freight activity centers (FACs) are generally defined as large geographical areas with elevated levels of industrial, warehousing, and distribution uses although the amount of truck traffic may vary depending upon specific freight activity types. This also includes the large areas of agricultural land where freight is being moved everyday. In addition, the FACs can include multi-modal hubs such as rail terminals, seaports, airports, and intermodal logistics centers (ILCs). The FACs can also comprise of areas with sufficient capacity for growth, such as open and developable industrial-zoned property, and are consistent with the region's vision for economic growth.

For the purposes of this memo, only regional (or higher category type such as national/international) FACs were identified because these types of FACs tend to extend economic impacts beyond a smaller, isolated area and into a regional presence, at a minimum. To determine the regional (or above) FACs, multiple sources were used. The primary source used to identify the FACs in three of the counties within District One (Manatee, Polk, and Sarasota Counties) was the previously approved Tampa Bay Goods Movement Study. Other resources, such as aerial photography, field investigation, discussions with county officials and private operators, and information from state and local agencies were used to determine the FACs on a county by county basis. As part of this process, existing industrial land uses and employment, proposed industrial growth areas found in Developments of Regional Impact (DRIs), and Future Land Use Maps (FLUMs) in the counties' comprehensive plans were also considered.

In addition, the regional FACs were divided into two categories: existing and emerging or new. An existing FAC is defined as an area which has significant industrial-based uses already built and may have contiguous land available for expansion and growth. An emerging or new FAC is considered an area which may have relatively few existing businesses but is designated for industrial growth with nearby available vacant land. This type of FAC may include current businesses which are shifting from a local focus to a regional or national perspective.

Using the above sources, the FACs were illustrated on individual county maps. These maps are provided in the next section of this memo. In addition, profiles of the FACs within each county were compiled and included in this memo.

2.2 Freight Mobility Corridors

Freight mobility corridors are components of the transportation network which are essential for moving goods within a region. This system can be divided into three transportation modes: highway corridors, rail corridors and waterways. For the purposes of this memo, the freight mobility corridors will focus only on the highway corridors because of its significant impact to the overall transportation network in District One. In addition, this memo will further breakdown and identify the three major types of freight corridors, including limited-access facilities, regional freight corridors, and freight distribution routes. A description of each type is provided below.

Limited-access facilities are typically roadways on the state's Strategic Intermodal System (SIS) and provide uninterrupted flows for high volumes of traffic and serve as primary trade corridors connecting certain regions of the state to the rest of the state and country. The limited-access facilities include all Interstate highways and tolled roadways within District One: I-75, I-275, I-4, Polk Parkway, and the Florida Turnpike. These facilities also serve as major commuter corridors.

Regional freight corridors provide high capacity connections between limited-access facilities and regional freight activity centers. These corridors, which may be part of the SIS network, serve regional through movements for long-haul truck trips and can accommodate high volumes of truck traffic. In addition, these facilities typically traverse through multiple counties within District One. These facilities play a significant role of distributing freight to commercial and other local destinations as well as serve as important corridors for commuters traveling to major employment centers.

Freight distribution routes may include both state roadways and other local roadways designated in local truck route ordinances at the county and city levels. These "localized" routes provide connection from the regional freight corridors to the local streets/delivery areas and typically consist of facilities that originate and end within a county. In addition, these routes provide an adequate network for trucks to deliver goods, while minimizing truck traffic on other local roads within populated areas. Based upon current law, trucks must remain on distribution routes until they reach the closest point to their final destination before turning onto local streets for delivery.

The above definitions were supplemented by information from both FDOT and local sources, such as SIS network, daily truck traffic and/or percentages, and designation of truck routes. This was used as criteria to identify freight mobility corridors for each county within District One. These corridors are illustrated on individual maps provided in the next section of this memo.

3 County Summaries

Based upon the information described in Section 2.0, detailed summaries of the data collected and the resulting findings regarding freight activity centers and freight mobility corridors are provided in this section on a county-by-county basis, including maps illustrating these attributes.

3.1 Charlotte County

The freight activity centers or FACs within Charlotte County consist of one existing FAC (Charlotte Municipal Airport) and two emerging/new FACs (including the Punta Gorda Interstate Airport Park), all located off of I-75. The name and approximate location of each FAC are provided in Figure 3-1. In addition, profile information of each FAC is provided in this memo.

The freight mobility corridors within Charlotte County consist of all three categories previously identified: limited-access facilities, regional corridors, and local distribution routes. Examples of each type of corridor are I-75 (limited-access), US 17 (regional), and SR 776 (local distribution). All of these corridors are illustrated in Figure 3-2.

3.2 Collier County

The FACs within Collier County consist of one existing FAC (Immokalee State Farmer's Market) and one emerging/new FAC to be located off of I-75. The name and approximate location of each FAC are provided in Figure 3-3. In addition, profile information of each FAC is provided within this document.

The freight mobility corridors within Collier County consist of all three categories previously identified: limited-access facilities, regional corridors, and local distribution routes. Examples of each type of corridor are I-75 (limited-access), US 41 (regional), and SR 951 (local distribution). All of these corridors are illustrated in Figure 3-4.

3.3 DeSoto County

The FACs within DeSoto County consist of three existing FACs (including the Walmart Distribution Center). The name and approximate location of each FAC are provided in Figure 3-5. In addition, profile information of each FAC is provided in this memo.

The freight mobility corridors within DeSoto County consist of only regional corridors such as SR 70 and US 17. All of these corridors are illustrated in Figure 3-6.

3.4 Glades County

The FACs within Glades County consist of one existing FAC and one emerging/new FAC. The name and approximate location of each FAC are provided in Figure 3-7. In addition, profile information of each FAC is provided within this document.

The freight mobility corridors within Glades County consist of only regional corridors such as US 27, SR 29, and SR 78. All of these corridors are illustrated in Figure 3-8.

3.5 Hardee County

The FACs within Hardee County consist of only one emerging/new FAC (near Wauchula). The name and approximate location of the FAC are provided in Figure 3-9. In addition, profile information of the FAC is provided in this memo.

The freight mobility corridors within Hardee County consist of only regional corridors such as US 17, SR 64, and SR 66. All freight corridors are illustrated in Figure 3-10.

3.6 Hendry County

The FACs within Hendry County consist of three existing FACs (including U.S. Sugar Corporation) and two emerging/new FACs (near Clewiston). The name and approximate location of each FAC are provided in Figure 3-11. In addition, profile information of each FAC is provided within this document.

The freight mobility corridors within Hendry County consist of only regional corridors such as US 27, SR 29, and SR 80. All freight corridors are illustrated in Figure 3-12.

3.7 Highlands County

The FACs within Highlands County consist of two existing FACs (Avon Park Municipal Airport) and one emerging/new FAC (south of Sebring). The name and approximate location of each FAC are provided in Figure 3-13. In addition, profile information of each FAC is provided in this memo.

The freight mobility corridors within Highlands County consist of regional corridors, such as US 27 and SR 70, and distribution routes, including SR 17. All freight corridors are illustrated in Figure 3-14.

3.8 Lee County

The FACs within Lee County consist of two existing FACs (including Southwest Florida International Airport) and one emerging/new FAC (adjacent to the airport). The name and approximate location of each FAC are provided in Figure 3-15. In addition, profile information of each FAC is provided within this document.

The freight mobility corridors within Lee County consist of all three categories previously identified: limited-access facilities, regional corridors, and local distribution routes. Examples of each type of corridor are I-75 (limited-access), US 41 (regional), and Daniels Parkway (local distribution). All freight corridors are illustrated in Figure 3-16.

3.9 Manatee County

The FACs within Manatee County consist of five existing FACs (including Port Manatee/Commerce Park Area) and two emerging/new FACs (including Florida International Gateway). The name and approximate location of each FAC are provided in Figure 3-17. In addition, profile information of each FAC is provided in this memo.

The freight mobility corridors within Manatee County consist of all three categories previously identified: limited-access facilities, regional corridors, and local distribution routes. Examples of each type of corridor are I-75 (limited-access), SR 70 (regional), and Cortez Road (local distribution). All of these corridors are illustrated in Figure 3-18.

3.10 Okeechobee County

The FACs within Okeechobee County consist of one existing FAC (Walpole, Inc.) and two emerging/new FACs (near Okeechobee). The name and approximate location of each FAC are provided in Figure 3-19. In addition, profile information of each FAC is provided within this document.

The freight mobility corridors within Okeechobee County consist of a limited-access facility, the Florida Turnpike, and regional corridors, such as US 441 and SR 70. All of these corridors are illustrated in Figure 3-20.

3.11 Polk County

The FACs within Polk County consist of seventeen (17) existing FACs (including the Central Florida ILC) and six emerging/new FACs (including the Central Florida Industrial Park). The name and approximate location of each FAC are provided in Figure 3-21. In addition, profile information of each FAC is provided in this memo.

The freight mobility corridors within Polk County consist of all three categories previously identified: limited-access facilities, regional corridors, and local distribution routes. Examples of each type of corridor are I-4 (limited-access), US 27 (regional), and SR 17 (local distribution). All freight corridors are illustrated in Figure 3-22.

3.12 Sarasota County

The FACs within Sarasota County consist of five existing FACs (including the South Manatee/North Sarasota Area) and two emerging/new FACs (both near I-75). Since the FAC associated with the South Manatee/North Sarasota Area divides both Manatee and Sarasota Counties, this FAC was previously shown in Figure 3-17 for Manatee County and again in this map for Sarasota County in this section. The name and approximate location of each FAC are provided in Figure 3-23. In addition, profile information of each FAC is provided within this document.

The freight mobility corridors within Sarasota County consist of all three categories previously identified: limited-access facilities, regional corridors, and local distribution routes. Examples of each type of corridor are I-75 (limited-access), US 41 (regional), and University Parkway (local distribution). All freight corridors are illustrated in Figure 3-24.

Florida Department of Transportation

FDOT District One
Freight Mobility and Trade Study

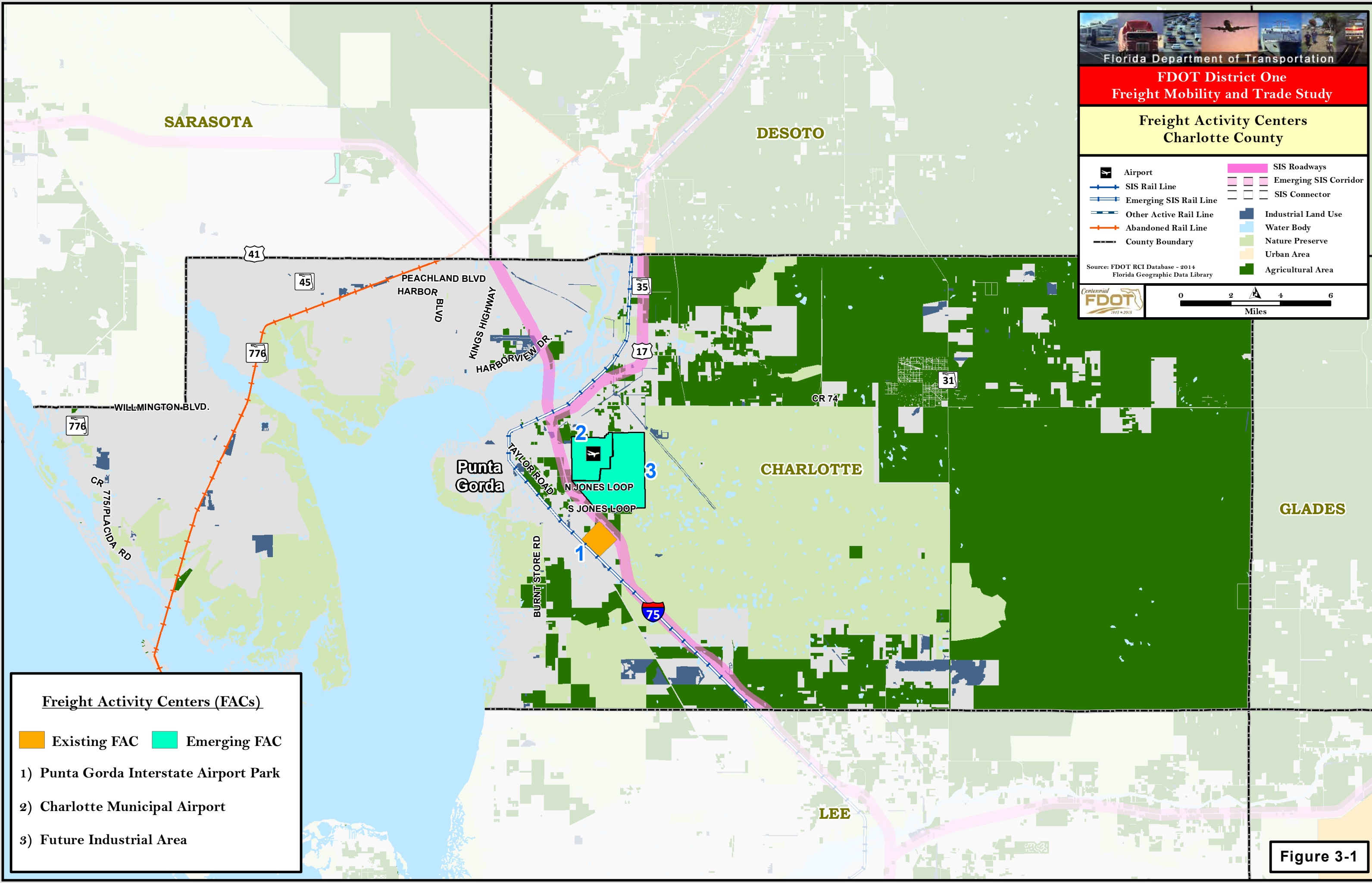
Freight Activity Centers
Charlotte County

Airport	SIS Roadways
SIS Rail Line	Emerging SIS Corridor
Emerging SIS Rail Line	SIS Connector
Other Active Rail Line	Industrial Land Use
Abandoned Rail Line	Water Body
County Boundary	Nature Preserve
	Urban Area
	Agricultural Area

Source: FDOT RCI Database - 2014
Florida Geographic Data Library

Centennial FDOT 1915-2015

0 2 4 6
Miles



Freight Activity Centers (FACs)

Existing FAC Emerging FAC

1) Punta Gorda Interstate Airport Park

2) Charlotte Municipal Airport

3) Future Industrial Area

Figure 3-1

Charlotte County FAC Profiles

FAC Map ID	1
County	Charlotte
FAC Name	Charlotte Municipal Airport
General Location	Along I-75, South of US 17
Type of FAC	Existing
Area of Influence	Regional, National
Total Area (acres)	1,900+
Existing Land Use	Industrial
Adjacent Land Use	Nature Preserve/Industrial
Future Land Use	Industrial
Existing Adjacent Road AADT	48,200 on I-75 Adjacent to FAC; 6,300 on North Jones Loop, South of FAC
Existing Adjacent Road Truck Percentages	12% on I-75 Adjacent to FAC; 11.4% on North Jones Loop, South of FAC
Example: Existing Freight Businesses/Operations	This area is zoned as future industrial/commercial use and is positioned adjacent to or in close proximity of a freight mobility corridor, making its location advantageous as a potential/emerging FAC.
Transportation Access	Excellent truck
Nearest SIS/Regional Freight Corridor	US 41, I-75
Intermodal Facility	No
Rail Available	No
Distance to Nearest Freight Corridor	1 Mile from US 41; 0 Miles from I-75

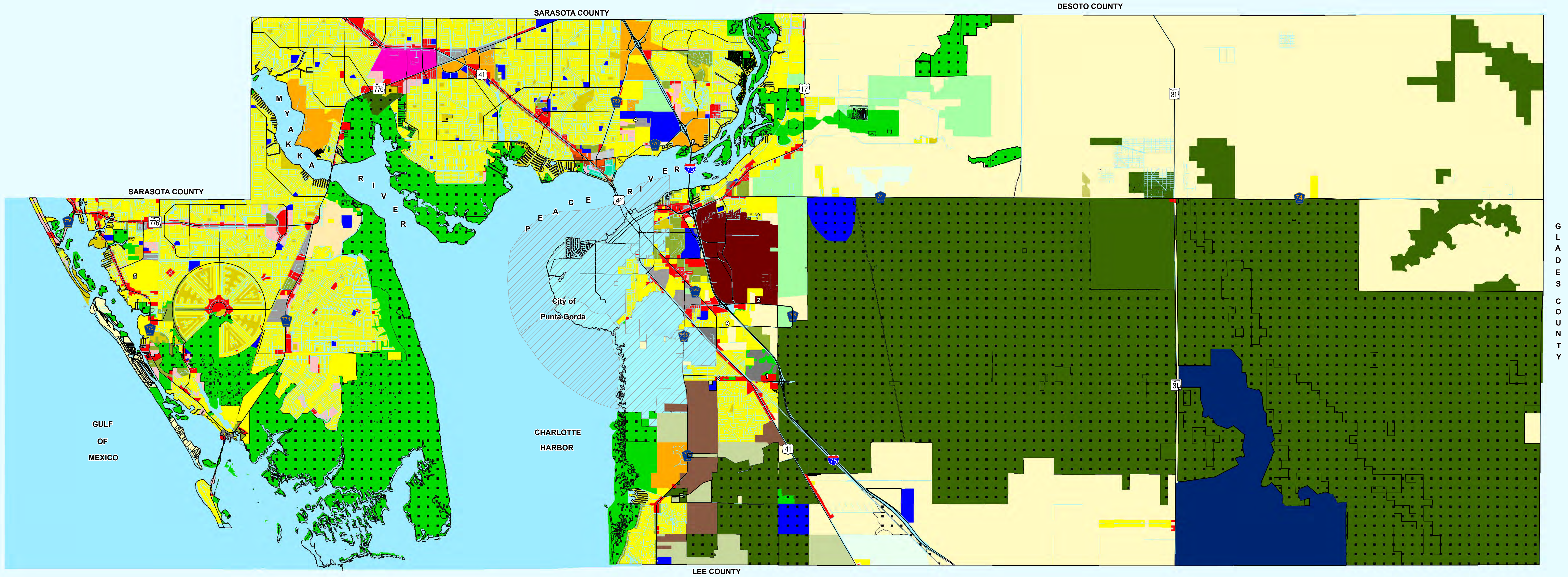
FAC Map ID	2
County	Charlotte
FAC Name	Punta Gorda Interstate Commerce Park
General Location	Along I-75 South, Adjacent to US 41
Type of FAC	Emerging
Area of Influence	Unknown
Total Area (acres)	300+
Existing Land Use	Industrial
Adjacent Land Use	Nature Preserve/Industrial
Future Land Use	Industrial
Existing Adjacent Road AADT	44,500 on I-75, Adjacent to FAC
Existing Adjacent Road Truck Percentages	8.9% on I-75, Adjacent to FAC
Example: Existing Freight Businesses/Operations	Punta Gorda Airport, Walmart Distribution Center, Cheney Brothers Distribution Center (Under Construction)
Transportation Access	Excellent truck
Nearest SIS/Regional Freight Corridor	US 41, I-75
Intermodal Facility	No
Rail Available	Yes, but limited
Distance to Nearest Freight Corridor	0 Miles from I-75; 0 Miles from US 41

FAC Map ID	3
County	Charlotte
FAC Name	Future Industrial Area
General Location	Along I-75 South, Adjacent to US 41
Type of FAC	Emerging
Area of Influence	Unknown
Total Area (acres)	300+
Existing Land Use	Industrial/Commercial
Adjacent Land Use	Nature Preserve/Industrial
Future Land Use	Industrial
Existing Adjacent Road AADT	44,500 on I-75, Adjacent to FAC
Existing Adjacent Road Truck Percentages	8.9% on I-75, Adjacent to FAC
Example: Existing Freight Businesses/Operations	This area is zoned as future industrial/commercial use and is positioned adjacent to or in close proximity of a freight mobility corridor, making its location advantageous as a potential/emerging FAC.
Transportation Access	Excellent truck
Nearest SIS/Regional Freight Corridor	US 41, I-75
Intermodal Facility	Yes; Rail and Truck
Rail Available	Yes
Distance to Nearest Freight Corridor	0 Miles from I-75; 0 Miles from US 41



Land Information
Section

CHARLOTTE COUNTY Future Land Use



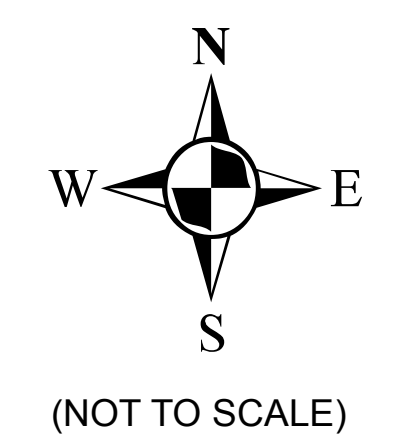
LEGEND

Stateplane Projection
Datum: NAD83
Units: Feet

Source: Community Development,
CCGIS

Metadata available upon request

- | | | | | |
|---------------------------------|-----------------------------------|---------------------------|--------------------------------------|--|
| Conservation Overlay | Office & Residential | High Intensity Industrial | Resource Conservation | Charlotte Harbor Neighborhood Business/Residential |
| Agriculture | Enterprise Charlotte Airport Park | Murdock Village Mixed Use | Rural Community Mixed Use | Charlotte Harbor Industrial (inactive) |
| Babcock Mixed Use | Mineral Resource Extraction | DRI Mixed Use | US 41 Mixed Use | Recreational Vehicle Park (inactive) |
| Burnt Store Limited Development | Low Density Residential | Compact Growth Mixed Use | Charlotte Harbor Coastal Residential | Coastal Residential (inactive) |
| Burnt Store Village Residential | Medium Density Residential | Parks & Recreation | Charlotte Harbor Tourist | Rural Estate Residential (inactive) |
| City | High Density Residential | Preservation | Charlotte Harbor Mixed Use | #S See Related Map Appendix for Conditions |
| Commercial | Low Intensity Industrial | Public Lands & Facilities | Charlotte Harbor Commercial | |





**FDOT District One
Freight Mobility and Trade Study**

**Freight Mobility Corridors
Charlotte County**

Legend

- Limited Access Facility
- Regional Corridor
- Distribution Route

- Airport
- SIS Rail Line
- Emerging SIS Rail Line
- Other Active Rail Line
- Abandoned Rail Line
- County Boundary
- SIS Roadways
- Emerging SIS Corridor
- SIS Connector

Source: FDOT RCI Database - 2014
Florida Geographic Data Library

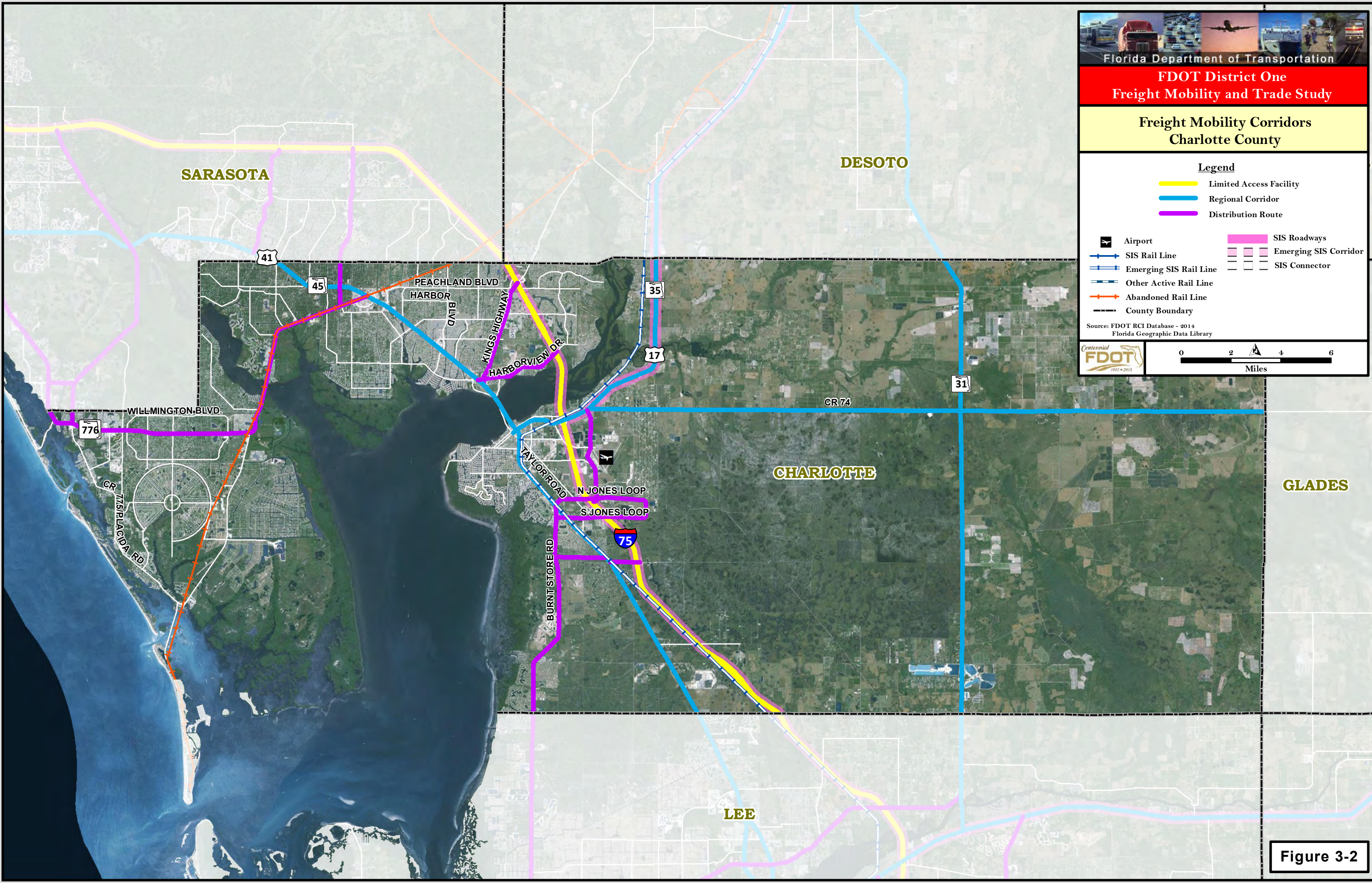
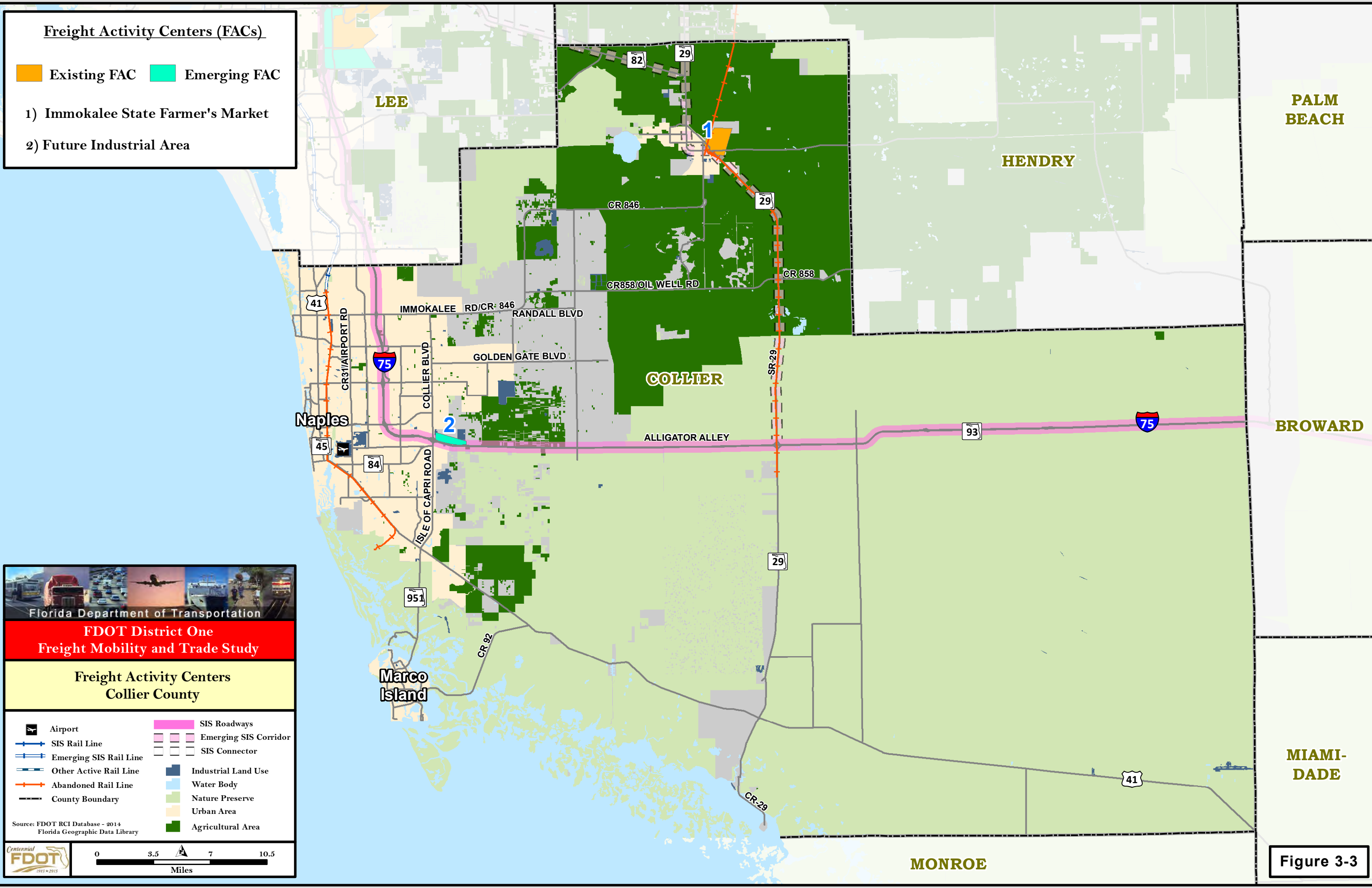


Figure 3-2

Freight Activity Centers (FACs)

Existing FAC **Emerging FAC**

- 1) Immokalee State Farmer's Market
- 2) Future Industrial Area



Florida Department of Transportation

**FDOT District One
Freight Mobility and Trade Study**

**Freight Activity Centers
Collier County**

Airport	SIS Roadways
SIS Rail Line	Emerging SIS Corridor
Emerging SIS Rail Line	SIS Connector
Other Active Rail Line	Industrial Land Use
Abandoned Rail Line	Water Body
County Boundary	Nature Preserve
	Urban Area
	Agricultural Area

Source: FDOT RCI Database - 2014
Florida Geographic Data Library

Centennial **FDOT** 1915-2015

0 3.5 7 10.5
Miles

PALM BEACH

HENDRY

COLLIER

BROWARD

Naples

Marco Island

MIAMI-DADE

MONROE

Figure 3-3

Collier County FAC Profiles

FAC Map ID	1
County	Collier
FAC Name	Immokalee State Farmer's Market
General Location	Adjacent to SR 29, North of CR 846
Type of FAC	Existing
Area of Influence	Regional
Total Area (acres)	200+
Existing Land Use	Industrial/Agriculture
Adjacent Land Use	Nature Preserve/Industrial
Future Land Use	Industrial
Existing Adjacent Road AADT	6,200 on SR 29, Adjacent to FAC
Existing Adjacent Road Truck Percentages	4.5% on SR 29, Adjacent to FAC
Example: Existing Freight Businesses/Operations	Fruits and vegetables
Transportation Access	Excellent rail and truck
Nearest SIS/Regional Freight Corridor	SR 29
Intermodal Facility	Yes; Rail and Truck
Rail Available	Yes
Distance to Nearest Freight Corridor	0 Miles from SR 29

FAC Map ID	2
County	Collier
FAC Name	Future Industrial Area
General Location	Adjacent to Alligator Alley/Collier Blvd.
Type of FAC	Emerging
Area of Influence	Unknown
Total Area (acres)	400+
Existing Land Use	Industrial/Agriculture
Adjacent Land Use	Nature Preserve/Industrial
Future Land Use	Industrial
Existing Adjacent Road AADT	40,000 Adjacent on Collier Blvd, West of FAC
Existing Adjacent Road Truck Percentages	5.9% Adjacent on Collier Blvd, West of FAC
Example: Existing Freight Businesses/Operations	This area is zoned as future industrial/commercial use and is positioned adjacent to or in close proximity of a freight mobility corridor, making its location advantageous as a potential/emerging FAC.
Transportation Access	Excellent truck
Nearest SIS/Regional Freight Corridor	SR 90 and I-75
Intermodal Facility	No
Rail Available	No
Distance to Nearest Freight Corridor	11 Miles from SR 90; 0 Miles from I-75

R 25 E R 26 E R 27 E R 28 E R 29 E R 30 E R 31 E R 32 E R 33 E R 34 E

2012 - 2025 FUTURE LAND USE MAP Collier County Florida

DETAILS OF THE RLSA OVERLAY AREA ARE SHOWN ON THE FUTURE LAND USE MAP TITLED: "COLLIER COUNTY RURAL & AGRICULTURAL AREA ASSESSMENT STEWARDSHIP OVERLAY MAP"

URBAN DESIGNATION MIXED USE DISTRICT

- URBAN RESIDENTIAL SUBDISTRICT
- RESIDENTIAL DENSITY BANDS
- URBAN COASTAL FRINGE SUBDISTRICT
- URBAN RESIDENTIAL FRINGE SUBDISTRICT

BUSINESS PARK SUBDISTRICT

- OFFICE AND INFILL COMMERCIAL SUBDISTRICT
- PUD NEIGHBORHOOD VILLAGE CENTER SUBDISTRICT
- RESIDENTIAL MIXED USE NEIGHBORHOOD SUBDISTRICT

ORANGE BLOSSOM MIXED USE SUBDISTRICT

- VANDERBILT BEACH / COLLIER BLVD. COMMERCIAL SUBDISTRICT
- HENDERSON CREEK MIXED USE SUBDISTRICT

RESEARCH AND TECHNOLOGY PARK SUBDISTRICT

- BUCKLEY MIXED USE SUBDISTRICT
- COMMERCIAL MIXED USE SUBDISTRICT
- LIVINGSTON ROAD / RADIO ROAD COMMERCIAL INFILL SUBDISTRICT
- VANDERBILT BEACH ROAD NEIGHBORHOOD COMMERCIAL SUBDISTRICT
- COLLIER BOULEVARD COMMUNITY FACILITY SUBDISTRICT

INDUSTRIAL DISTRICT

- BUSINESS PARK SUBDISTRICT
- RESEARCH AND TECHNOLOGY PARK SUBDISTRICT

COMMERCIAL DISTRICT

- MIXED USE ACTIVITY CENTER SUBDISTRICT
- INTERCHANGE ACTIVITY CENTER SUBDISTRICT
- LIVINGSTON / PINE RIDGE COMMERCIAL INFILL SUBDISTRICT
- LIVINGSTON ROAD COMMERCIAL INFILL SUBDISTRICT
- COMMERCIAL MIXED USE SUBDISTRICT
- LIVINGSTON ROAD / VETERAN'S MEMORIAL BLVD. COMMERCIAL INFILL SUBDISTRICT
- GOODLETTE / PINE RIDGE COMMERCIAL INFILL SUBDISTRICT
- ORANGE BLOSSOM / AIRPORT CROSSROADS COMMERCIAL SUBDISTRICT

AGRICULTURAL / RURAL DESIGNATION

- AGRICULTURAL/RURAL MIXED USE DISTRICT
- RURAL COMMERCIAL SUBDISTRICT
- CORKSCREW ISLAND NEIGHBORHOOD COMMERCIAL SUBDISTRICT
- RURAL FRINGE MIXED USE DISTRICT
- RECEIVING LANDS
- SENDING LANDS
- NEUTRAL LANDS

ESTATES DESIGNATION

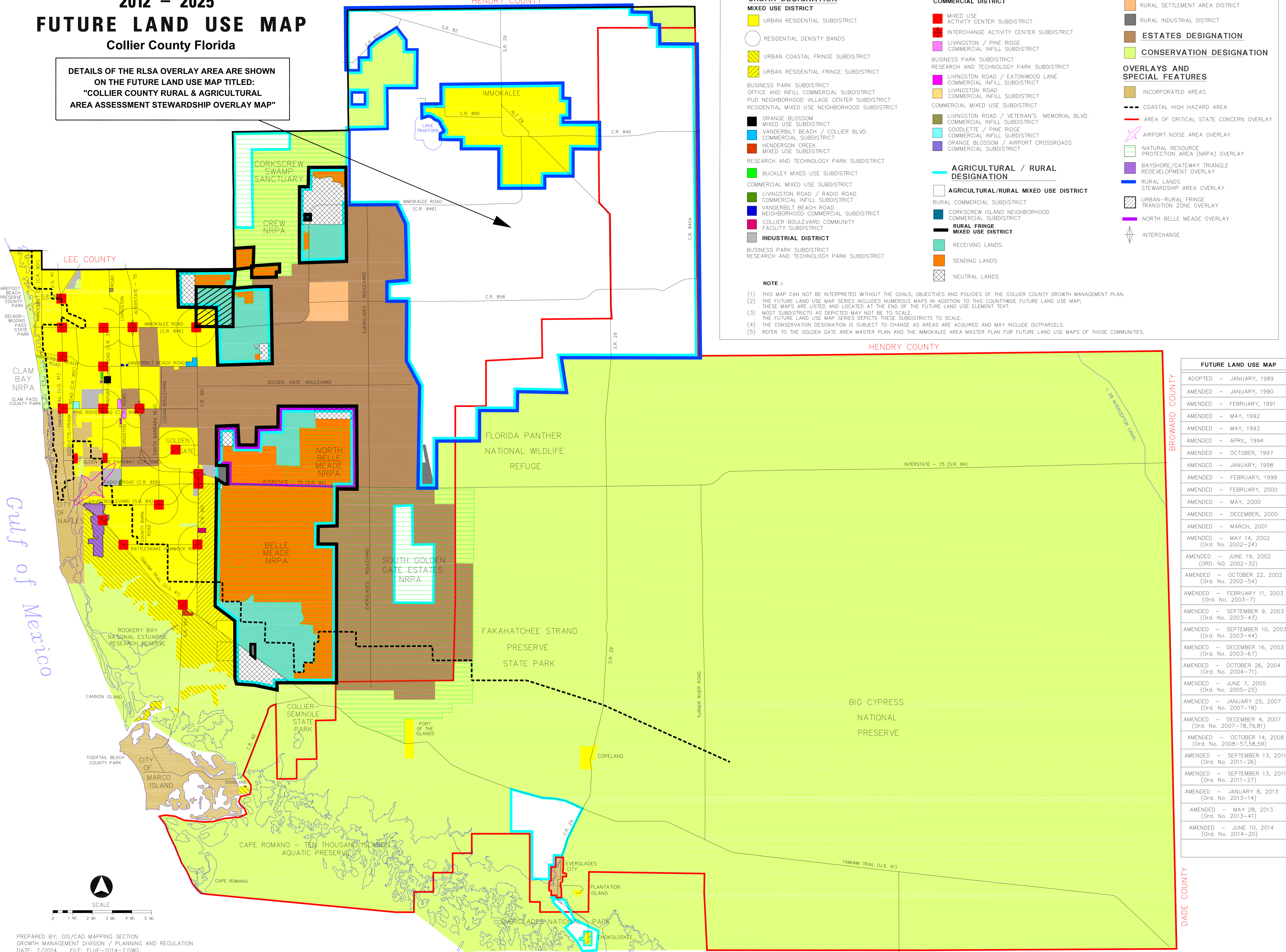
- CONSERVATION DESIGNATION

OVERLAYS AND SPECIAL FEATURES

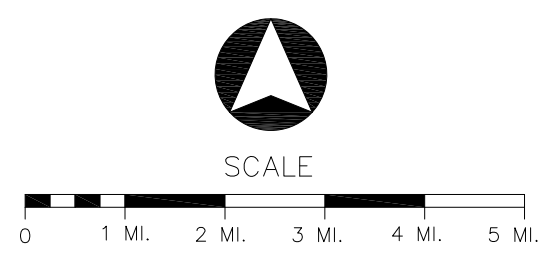
- INCORPORATED AREAS
- COASTAL HIGH HAZARD AREA
- AREA OF CRITICAL STATE CONCERN OVERLAY
- AIRPORT NOISE AREA OVERLAY
- NATURAL RESOURCE PROTECTION AREA (NRPA) OVERLAY
- BAYSHORE/GATEWAY TRIANGLE REDEVELOPMENT OVERLAY
- RURAL LANDS STEWARDSHIP AREA OVERLAY
- URBAN-RURAL FRINGE TRANSITION ZONE OVERLAY
- NORTH BELLE MEADE OVERLAY
- INTERCHANGE

NOTE :

- (1) THIS MAP CAN NOT BE INTERPRETED WITHOUT THE GOALS, OBJECTIVES AND POLICIES OF THE COLLIER COUNTY GROWTH MANAGEMENT PLAN.
- (2) THE FUTURE LAND USE MAP SERIES INCLUDES NUMEROUS MAPS IN ADDITION TO THIS COUNTYWIDE FUTURE LAND USE MAP. THESE MAPS ARE LISTED AND LOCATED AT THE END OF THE FUTURE LAND USE ELEMENT TEXT.
- (3) MOST SUBDISTRICTS AS DEPICTED MAY NOT BE TO SCALE. THE FUTURE LAND USE MAP SERIES DEPICTS THESE SUBDISTRICTS TO SCALE.
- (4) THE CONSERVATION DESIGNATION IS SUBJECT TO CHANGE AS AREAS ARE ACQUIRED AND MAY INCLUDE OUTPARCELS.
- (5) REFER TO THE GOLDEN GATE AREA MASTER PLAN AND THE IMMOKALEE AREA MASTER PLAN FOR FUTURE LAND USE MAPS OF THOSE COMMUNITIES.



FUTURE LAND USE MAP	
ADOPTED	- JANUARY, 1989
AMENDED	- JANUARY, 1990
AMENDED	- FEBRUARY, 1991
AMENDED	- MAY, 1992
AMENDED	- MAY, 1993
AMENDED	- APRIL, 1994
AMENDED	- OCTOBER, 1997
AMENDED	- JANUARY, 1998
AMENDED	- FEBRUARY, 1999
AMENDED	- FEBRUARY, 2000
AMENDED	- MAY, 2000
AMENDED	- DECEMBER, 2000
AMENDED	- MARCH, 2001
AMENDED	- MAY 14, 2002 (Ord. No. 2002-24)
AMENDED	- JUNE 19, 2002 (ORD. NO. 2002-32)
AMENDED	- OCTOBER 22, 2002 (Ord. No. 2002-54)
AMENDED	- FEBRUARY 11, 2003 (Ord. No. 2003-7)
AMENDED	- SEPTEMBER 9, 2003 (Ord. No. 2003-43)
AMENDED	- SEPTEMBER 10, 2003 (Ord. No. 2003-44)
AMENDED	- DECEMBER 16, 2003 (Ord. No. 2003-67)
AMENDED	- OCTOBER 26, 2004 (Ord. No. 2004-71)
AMENDED	- JUNE 7, 2005 (Ord. No. 2005-25)
AMENDED	- JANUARY 25, 2007 (Ord. No. 2007-18)
AMENDED	- DECEMBER 4, 2007 (Ord. No. 2007-78,79,81)
AMENDED	- OCTOBER 14, 2008 (Ord. No. 2008-57,58,59)
AMENDED	- SEPTEMBER 13, 2011 (Ord. No. 2011-26)
AMENDED	- SEPTEMBER 13, 2011 (Ord. No. 2011-27)
AMENDED	- JANUARY 8, 2013 (Ord. No. 2013-14)
AMENDED	- MAY 28, 2013 (Ord. No. 2013-41)
AMENDED	- JUNE 10, 2014 (Ord. No. 2014-20)



PREPARED BY: GIS/CAD MAPPING SECTION
GROWTH MANAGEMENT DIVISION / PLANNING AND REGULATION
DATE: 7/2014 FILE: FLUE-2014-2.DWG

R 25 E R 26 E R 27 E R 28 E R 29 E R 30 E R 31 E R 32 E R 33 E R 34 E

T 46 S
T 47 S
T 48 S
T 49 S
T 50 S
T 51 S
T 52 S
T 53 S

T 46 S
T 47 S
T 48 S
T 49 S
T 50 S
T 51 S
T 52 S
T 53 S

BROWARD COUNTY

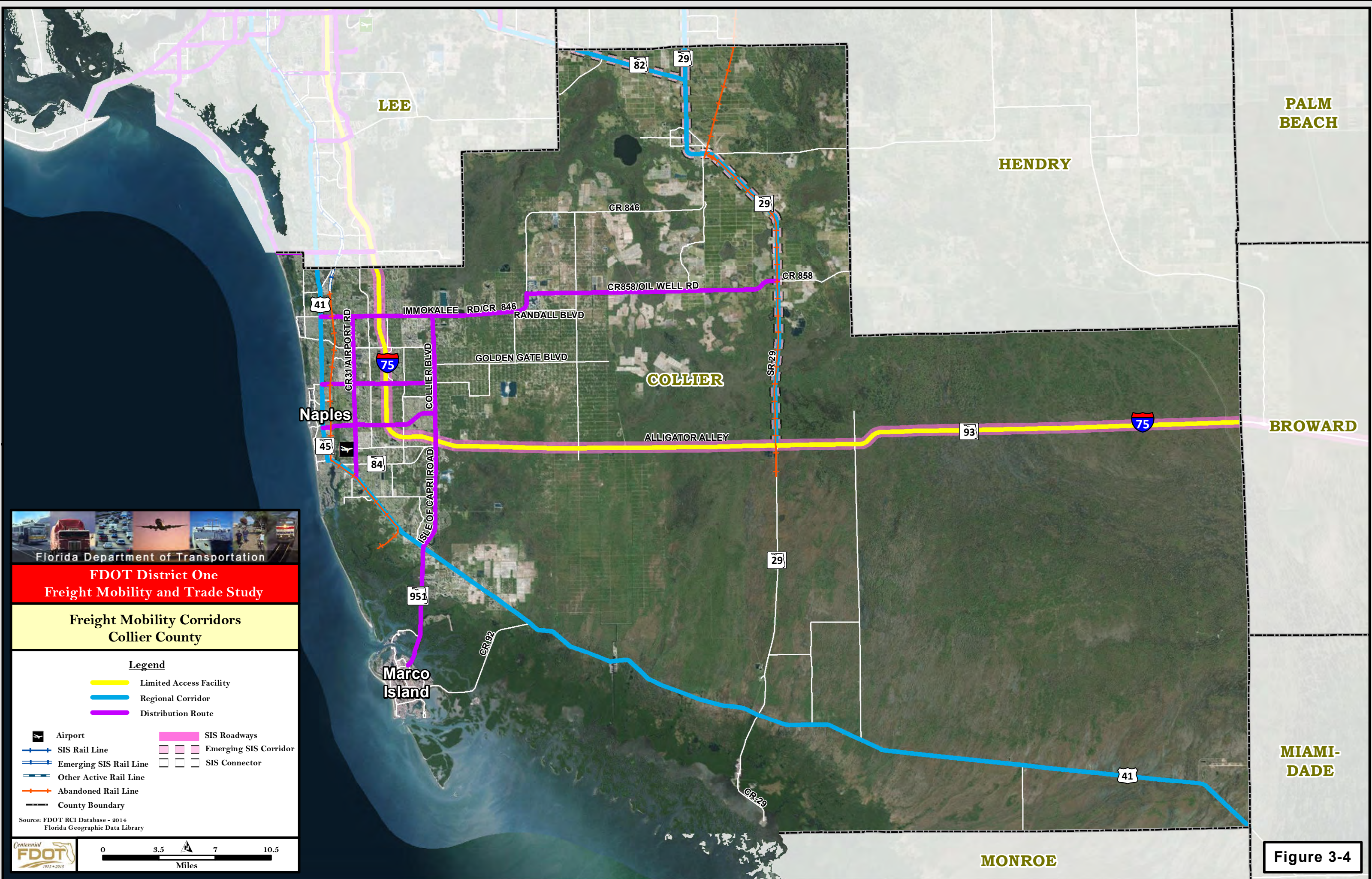
DADE COUNTY

MONROE COUNTY

HENDRY COUNTY

HENDRY COUNTY

Gulf of Mexico



Florida Department of Transportation

FDOT District One
Freight Mobility and Trade Study

Freight Mobility Corridors
Collier County

Legend

- Limited Access Facility
- Regional Corridor
- Distribution Route
- Airport
- SIS Roadways
- SIS Rail Line
- Emerging SIS Corridor
- Emerging SIS Rail Line
- SIS Connector
- Other Active Rail Line
- Abandoned Rail Line
- County Boundary

Source: FDOT RCI Database - 2014
Florida Geographic Data Library

Centennial **FDOT** 1915-2015

0 3.5 7 10.5
Miles

Figure 3-4

Florida Department of Transportation

**FDOT District One
Freight Mobility and Trade Study**

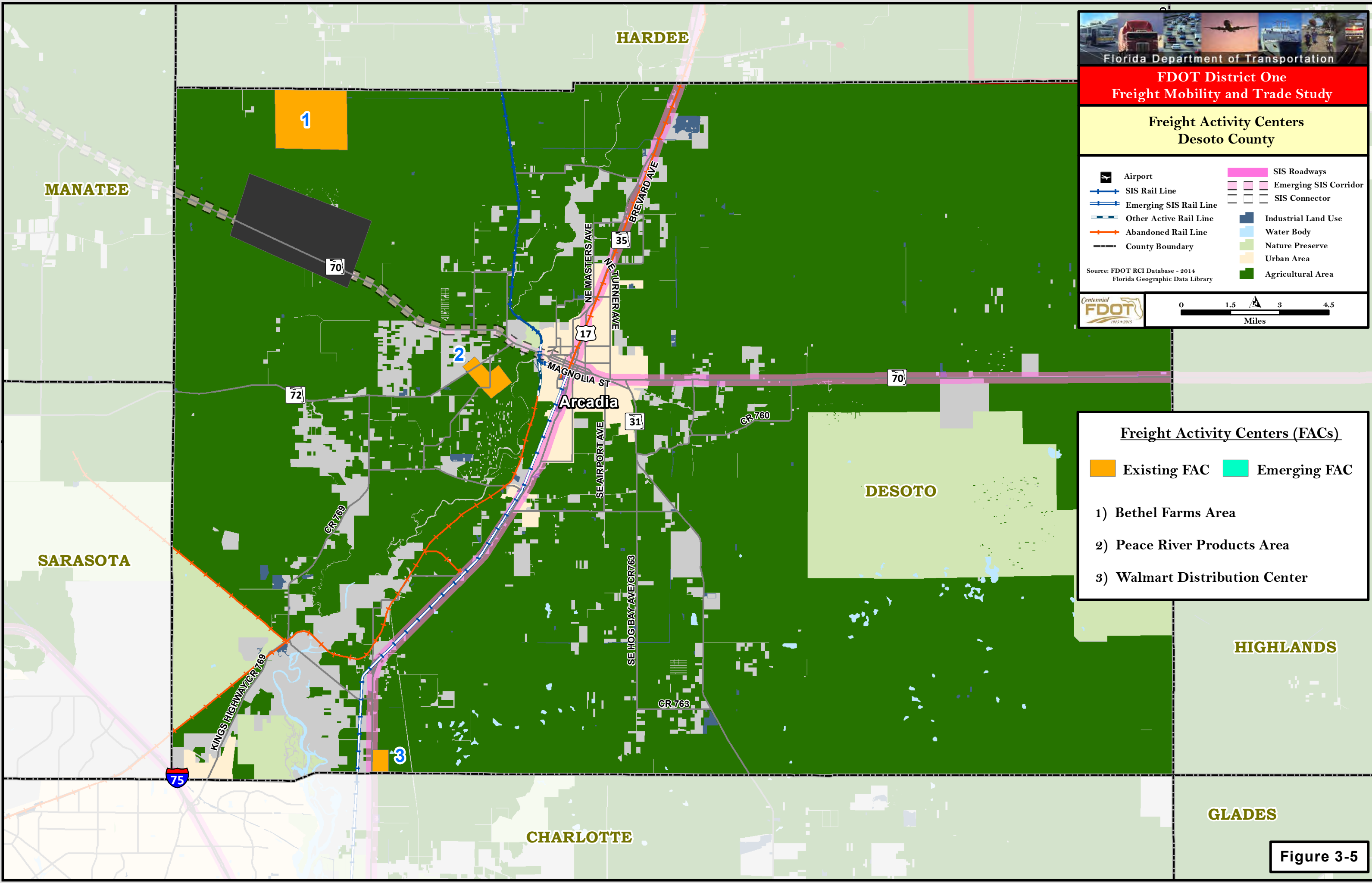
**Freight Activity Centers
Desoto County**

Airport	SIS Roadways
SIS Rail Line	Emerging SIS Corridor
Emerging SIS Rail Line	SIS Connector
Other Active Rail Line	Industrial Land Use
Abandoned Rail Line	Water Body
County Boundary	Nature Preserve
	Urban Area
	Agricultural Area

Source: FDOT RCI Database - 2014
Florida Geographic Data Library

Centennial FDOT 1911-2015

0 1.5 3 4.5
Miles



Freight Activity Centers (FACs)

Existing FAC Emerging FAC

- 1) Bethel Farms Area
- 2) Peace River Products Area
- 3) Walmart Distribution Center

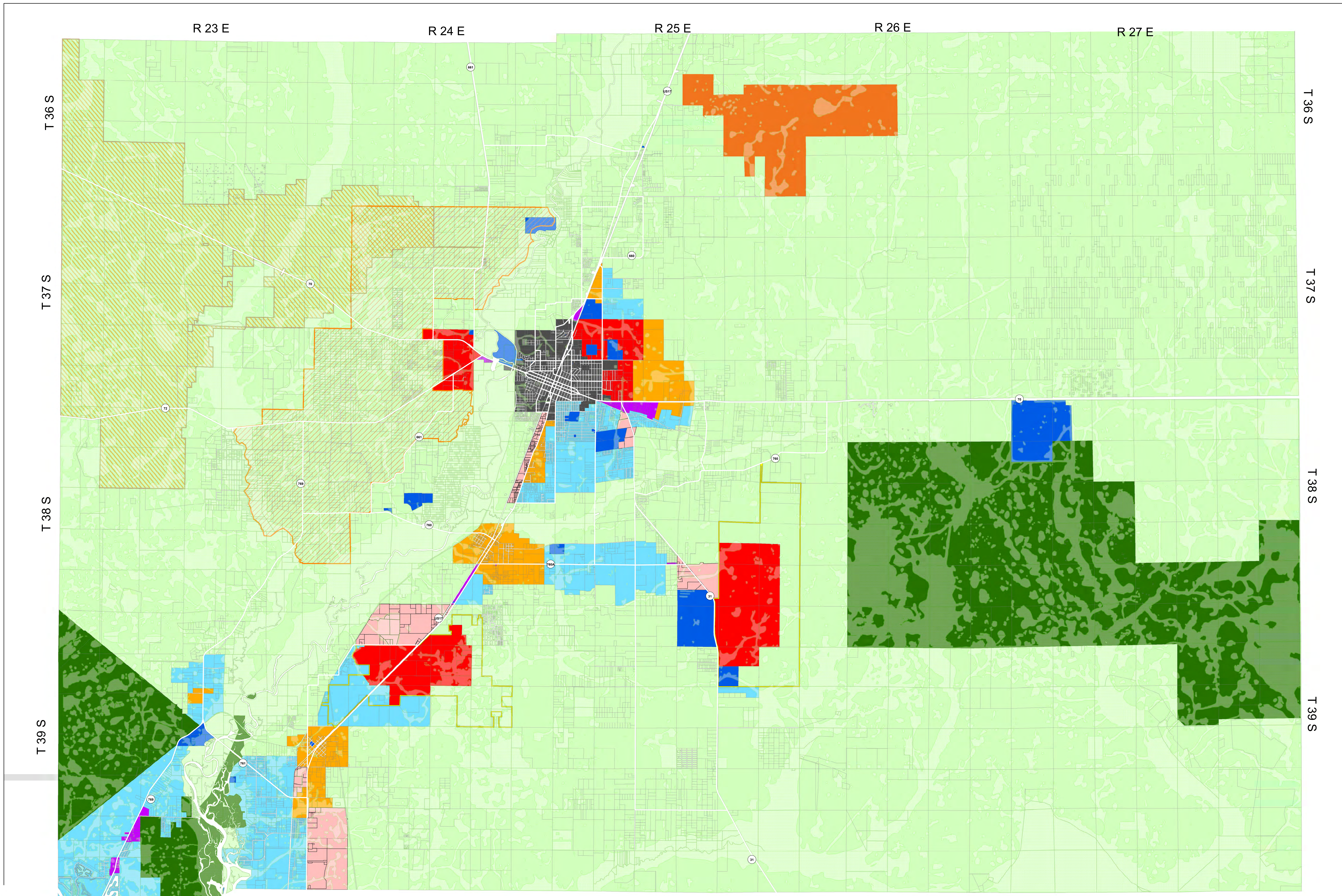
Figure 3-5

Desoto County FAC Profiles

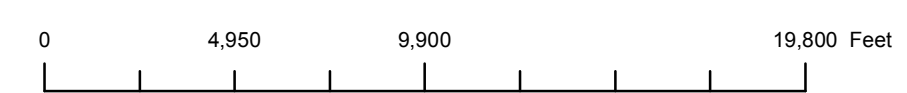
FAC Map ID	1
County	DeSoto
FAC Name	Bethel Farms Area
General Location	10 Miles West of SR 35, Adjacent to Hardee CR Line
Type of FAC	Existing
Area of Influence	Regional, National
Total Area (acres)	2,000+
Existing Land Use	Industrial
Adjacent Land Use	Nature Preserve/Industrial
Future Land Use	Industrial
Existing Adjacent Road AADT	3,400 on SR 70, 5 Miles South of FAC
Existing Adjacent Road Truck Percentages	25% on SR 70, 5 Miles South of FAC
Example: Existing Freight Businesses/Operations	Sod and grass plugs
Transportation Access	Excellent truck
Nearest SIS/Regional Freight Corridor	SR 35
Intermodal Facility	No
Rail Available	No
Distance to Nearest Freight Corridor	10 Miles from SR 35

FAC Map ID	2
County	DeSoto
FAC Name	Peace River Citrus Products, Inc.
General Location	Adjacent to SR 35, 2 Miles S of SR 60
Type of FAC	Existing
Area of Influence	Regional, National
Total Area (acres)	100+
Existing Land Use	Industrial
Adjacent Land Use	Nature Preserve/Industrial
Future Land Use	Industrial
Existing Adjacent Road AADT	5,500 Adjacent to SR 72, 1 Mile South of SR 70
Existing Adjacent Road Truck Percentages	10.8% Adjacent to SR 72, 1 Mile South of SR 70
Example: Existing Freight Businesses/Operations	Citrus products (oranges, lemons, grapefruits), citrus cattle feed
Transportation Access	Excellent truck
Nearest SIS/Regional Freight Corridor	5 miles to SR 35
Intermodal Facility	No
Rail Available	No
Distance to Nearest Freight Corridor	0 Miles from SR 72

FAC Map ID	3
County	DeSoto
FAC Name	Walmart Distribution Center
General Location	Adjacent to SR 35, South of CR 761
Type of FAC	Existing
Area of Influence	Regional, National
Total Area (acres)	200+
Existing Land Use	Industrial
Adjacent Land Use	Nature Preserve/Industrial
Future Land Use	Industrial
Existing Adjacent Road AADT	6,300 Adjacent to SR 35
Existing Adjacent Road Truck Percentages	19.7% Adjacent to SR 35
Example: Existing Freight Businesses/Operations	Distribution center, housing various types of retail products
Transportation Access	Excellent truck
Nearest SIS/Regional Freight Corridor	SR 35
Intermodal Facility	No
Rail Available	No
Distance to Nearest Freight Corridor	0 Miles from SR 35



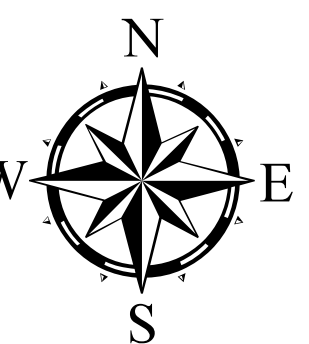
Desoto County Florida
 Board of County Commissioners
 201 E. Oak Street
 Arcadia, FL 34266
 (863) 993-4806



Revised 01/05/2010 by Ordinance 2009-26
 Revised 10/28/2010 by Ordinance 2010-26

DESOTO COUNTY 2030 FUTURE LAND USE MAP

- | | | |
|----------------------------|--------------------------------|--------------------------------------|
| City of Arcadia | Employment Center | Generalized Phosphate Mining Overlay |
| Preservation | Commercial | West River Study Area |
| Rural/Agriculture | Urban Center Mixed Use | Master Planned Area Overlay |
| Low Density Residential | Public Land/Institutional | |
| Medium Density Residential | Electrical Generating Facility | |
| Neighborhood Mixed Use | Conservation Overlay | |



Disclaimer: This map is a representation of compiled public information. It is believed to be an accurate and true depiction for the stated purpose, but Desoto County and its employees make no guarantees, implied or otherwise as to its use. This is not a survey nor is it to be used for design.



**FDOT District One
Freight Mobility and Trade Study**

**Freight Mobility Corridors
Desoto County**

Legend

- Limited Access Facility
- Regional Corridor
- Distribution Route

- Airport
- SIS Rail Line
- Emerging SIS Rail Line
- Other Active Rail Line
- Abandoned Rail Line
- County Boundary
- SIS Roadways
- Emerging SIS Corridor
- SIS Connector

Source: FDOT RCI Database - 2014
Florida Geographic Data Library

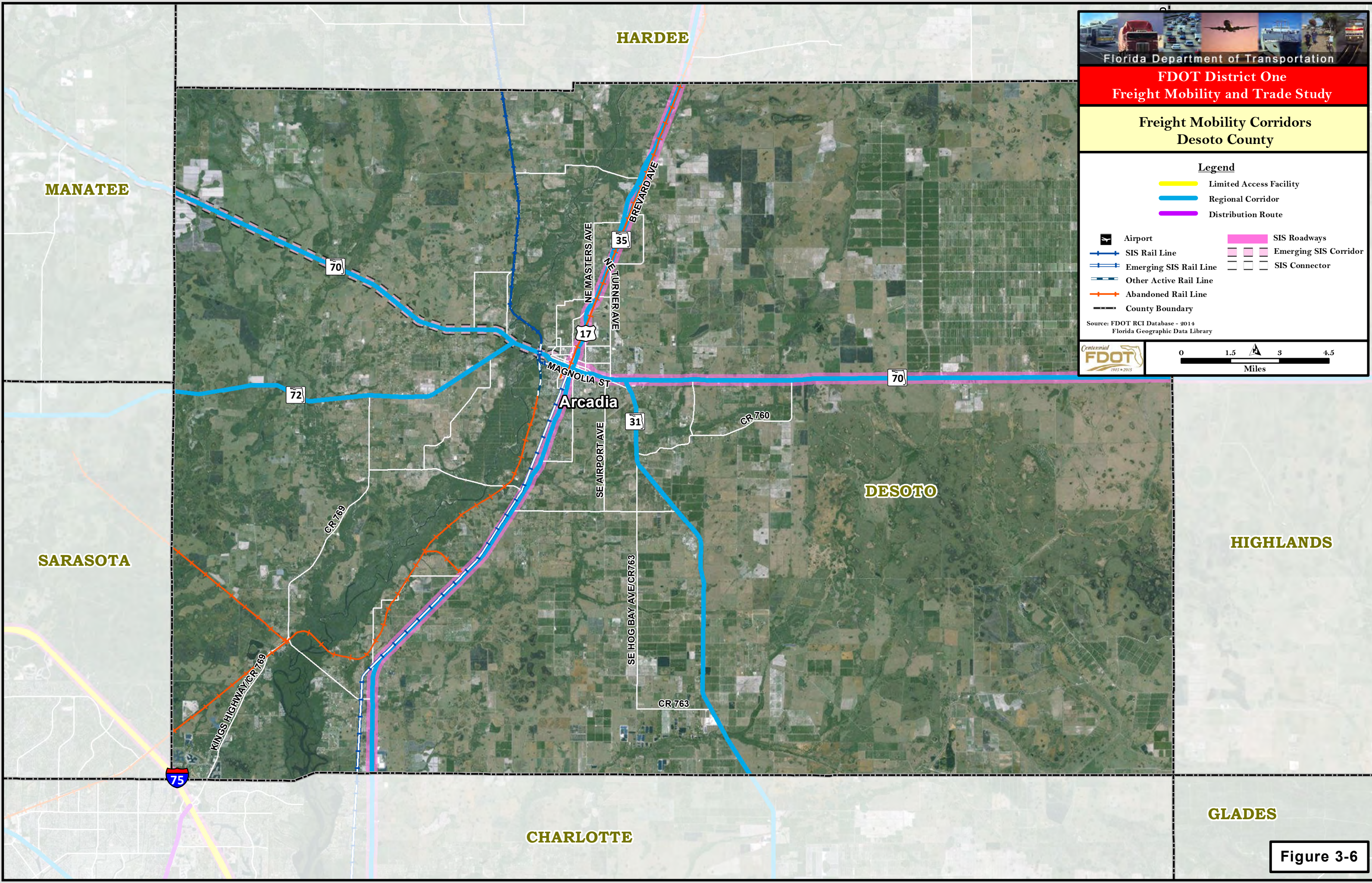


Figure 3-6

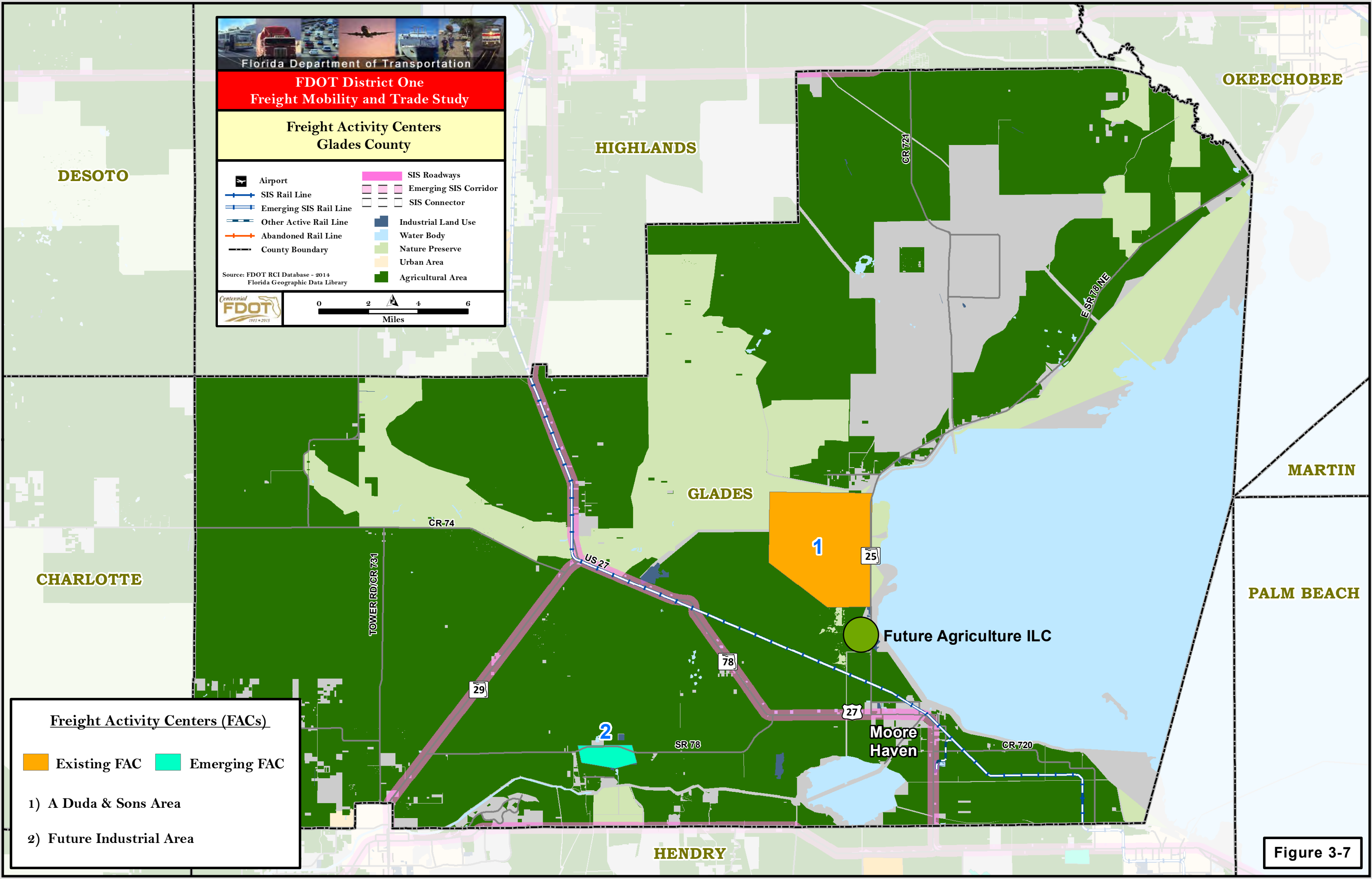
Florida Department of Transportation

FDOT District One
Freight Mobility and Trade Study

Freight Activity Centers
Glades County

Airport	SIS Roadways
SIS Rail Line	Emerging SIS Corridor
Emerging SIS Rail Line	SIS Connector
Other Active Rail Line	Industrial Land Use
Abandoned Rail Line	Water Body
County Boundary	Nature Preserve
	Urban Area
	Agricultural Area

Source: FDOT RCI Database - 2014
Florida Geographic Data Library



Freight Activity Centers (FACs)

Existing FAC Emerging FAC

1) A Duda & Sons Area

2) Future Industrial Area

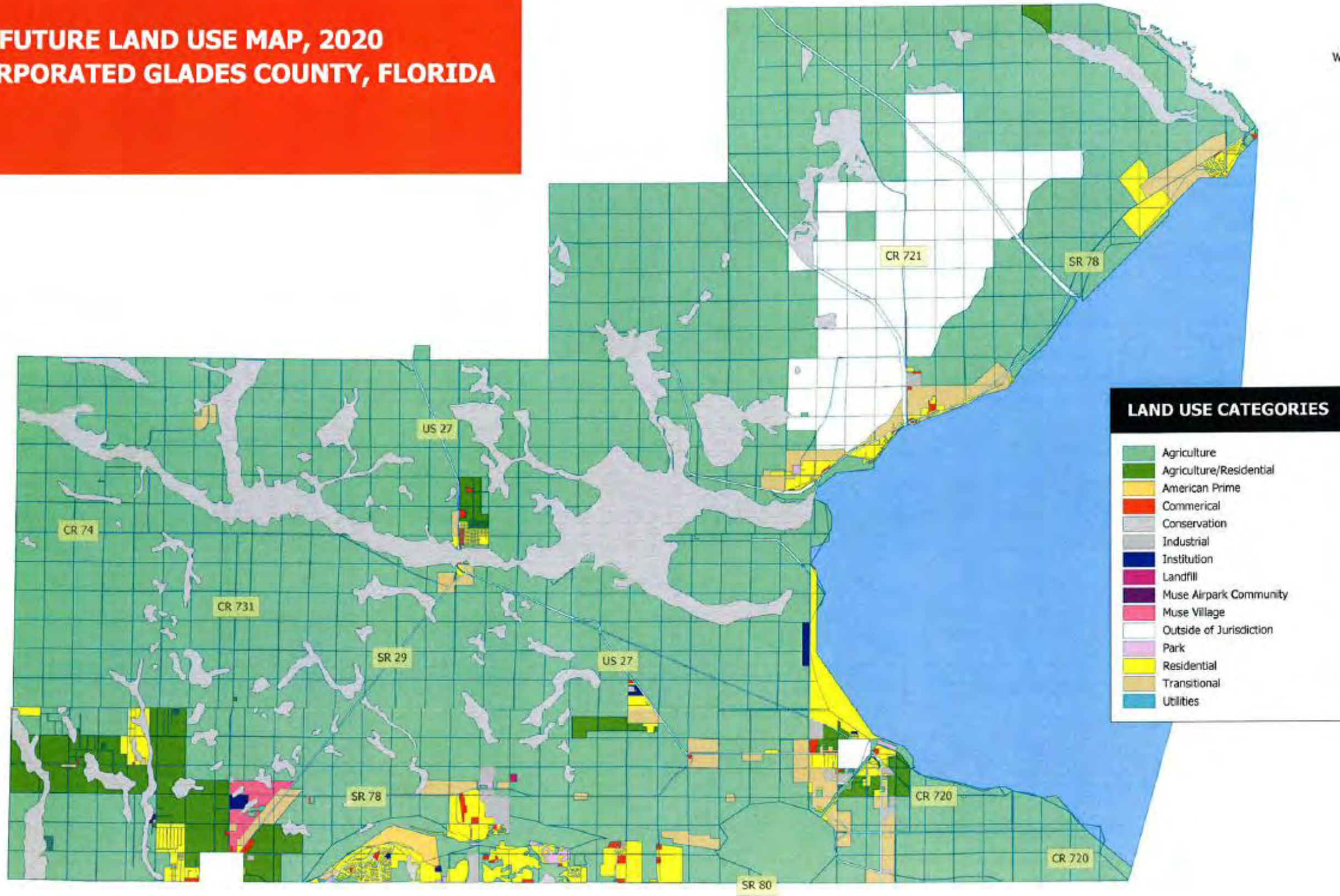
Figure 3-7

Glades County FAC Profiles

FAC Map ID	1
County	Glades
FAC Name	A Duda & Sons
General Location	Adjacent to SR 25, 4 Miles North of US 27
Type of FAC	Existing
Area of Influence	Regional, National
Total Area (acres)	10,000+
Existing Land Use	Industrial/Agriculture
Adjacent Land Use	Nature Preserve/Industrial
Future Land Use	Industrial
Existing Adjacent Road AADT	2,900 on SR 25, Adjacent to FAC
Existing Adjacent Road Truck Percentages	25.8% on SR 25, Adjacent to FAC
Example: Existing Freight Businesses/Operations	Sod, cattle, sugarcane, and citrus
Transportation Access	Excellent truck
Nearest SIS/Regional Freight Corridor	SR 25, SR 27
Intermodal Facility	No
Rail Available	No
Distance to Nearest Freight Corridor	0 Miles from SR 25; 4 Miles from SR 27

FAC Map ID	2
County	Glades
FAC Name	Future Industrial Area
General Location	Along I-75 South, Adjacent to US 41
Type of FAC	Emerging
Area of Influence	Unknown
Total Area (acres)	500+
Existing Land Use	Industrial/Commercial
Adjacent Land Use	Nature Preserve/Industrial
Future Land Use	Industrial
Existing Adjacent Road AADT	2,200 on SR 78, Adjacent to FAC
Existing Adjacent Road Truck Percentages	20.8% on SR 78, Adjacent to FAC
Example: Existing Freight Businesses/Operations	This area is zoned as future industrial/commercial use and is positioned adjacent to or in close proximity of a freight mobility corridor, making its location advantageous as a potential/emerging FAC.
Transportation Access	Excellent truck
Nearest SIS/Regional Freight Corridor	SR 78, US 27, SR 29
Intermodal Facility	Yes
Rail Available	No
Distance to Nearest Freight Corridor	4 Miles from SR 78; 4 Miles from US 27; 3 Miles from SR 29

**FUTURE LAND USE MAP, 2020
UNINCORPORATED GLADES COUNTY, FLORIDA**



Florida Department of Transportation

FDOT District One
Freight Mobility and Trade Study

Freight Mobility Corridors
Glades County

Legend

- Limited Access Facility
- Regional Corridor
- Distribution Route
- Airport
- SIS Rail Line
- Emerging SIS Rail Line
- Other Active Rail Line
- Abandoned Rail Line
- County Boundary
- SIS Roadways
- Emerging SIS Corridor
- SIS Connector

Source: FDOT RCI Database - 2014
Florida Geographic Data Library

0 2 4 6
Miles

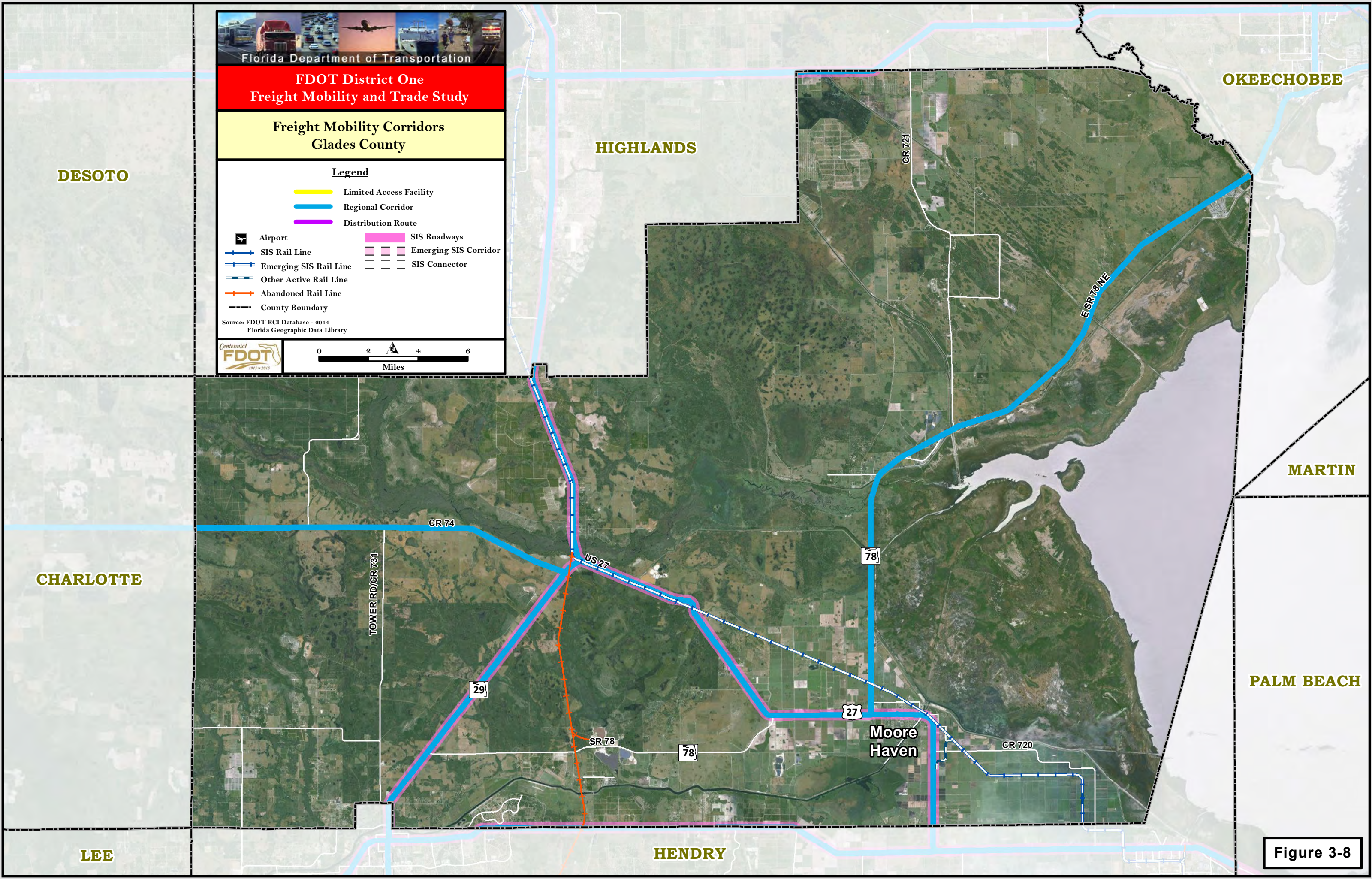


Figure 3-8

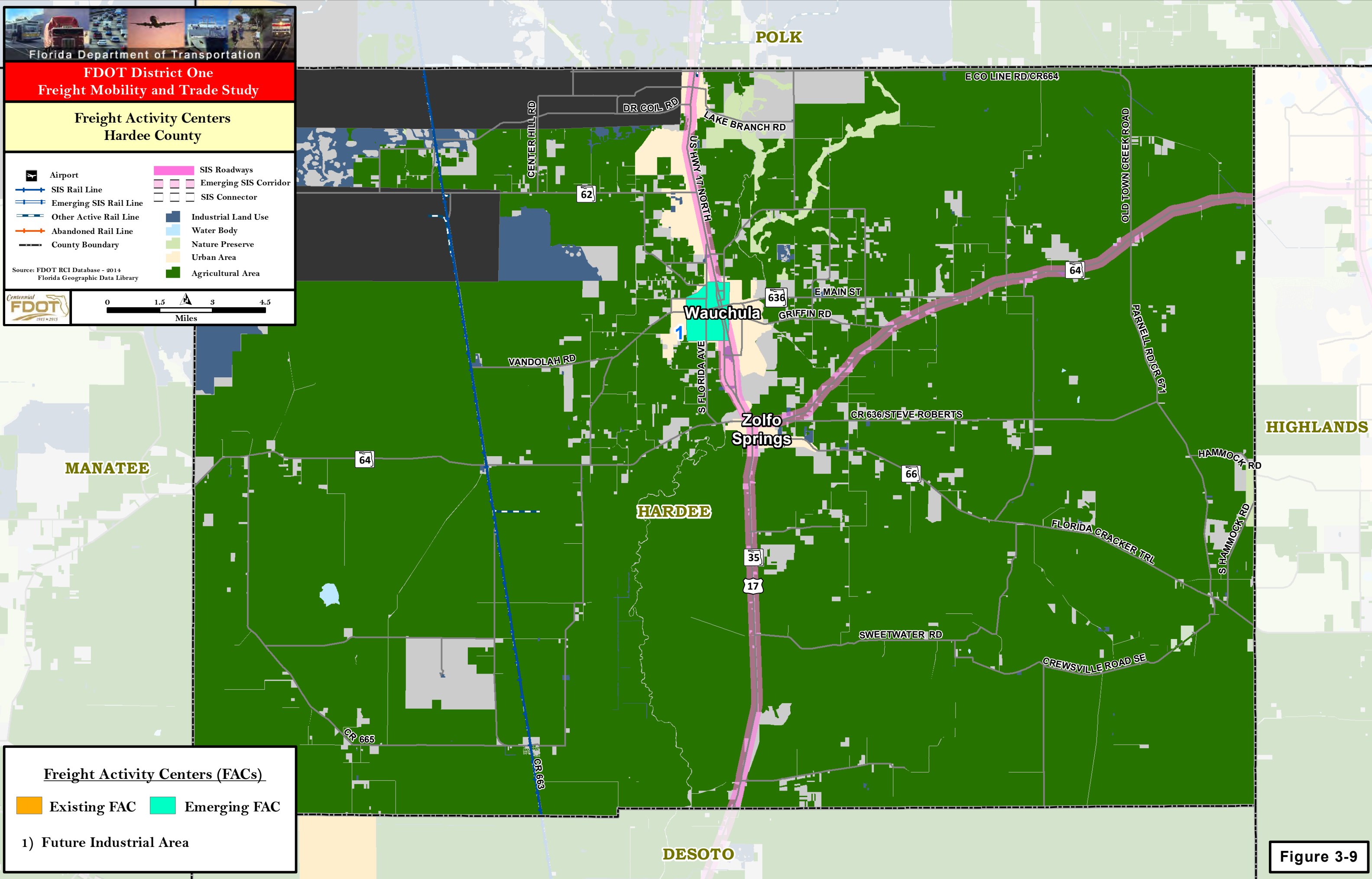


**FDOT District One
Freight Mobility and Trade Study**

**Freight Activity Centers
Hardee County**

- | | |
|------------------------|-----------------------|
| Airport | SIS Roadways |
| SIS Rail Line | Emerging SIS Corridor |
| Emerging SIS Rail Line | SIS Connector |
| Other Active Rail Line | Industrial Land Use |
| Abandoned Rail Line | Water Body |
| County Boundary | Nature Preserve |
| | Urban Area |
| | Agricultural Area |

Source: FDOT RCI Database - 2014
Florida Geographic Data Library



Freight Activity Centers (FACs)

Existing FAC Emerging FAC

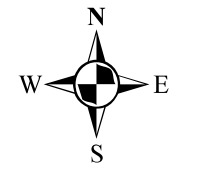
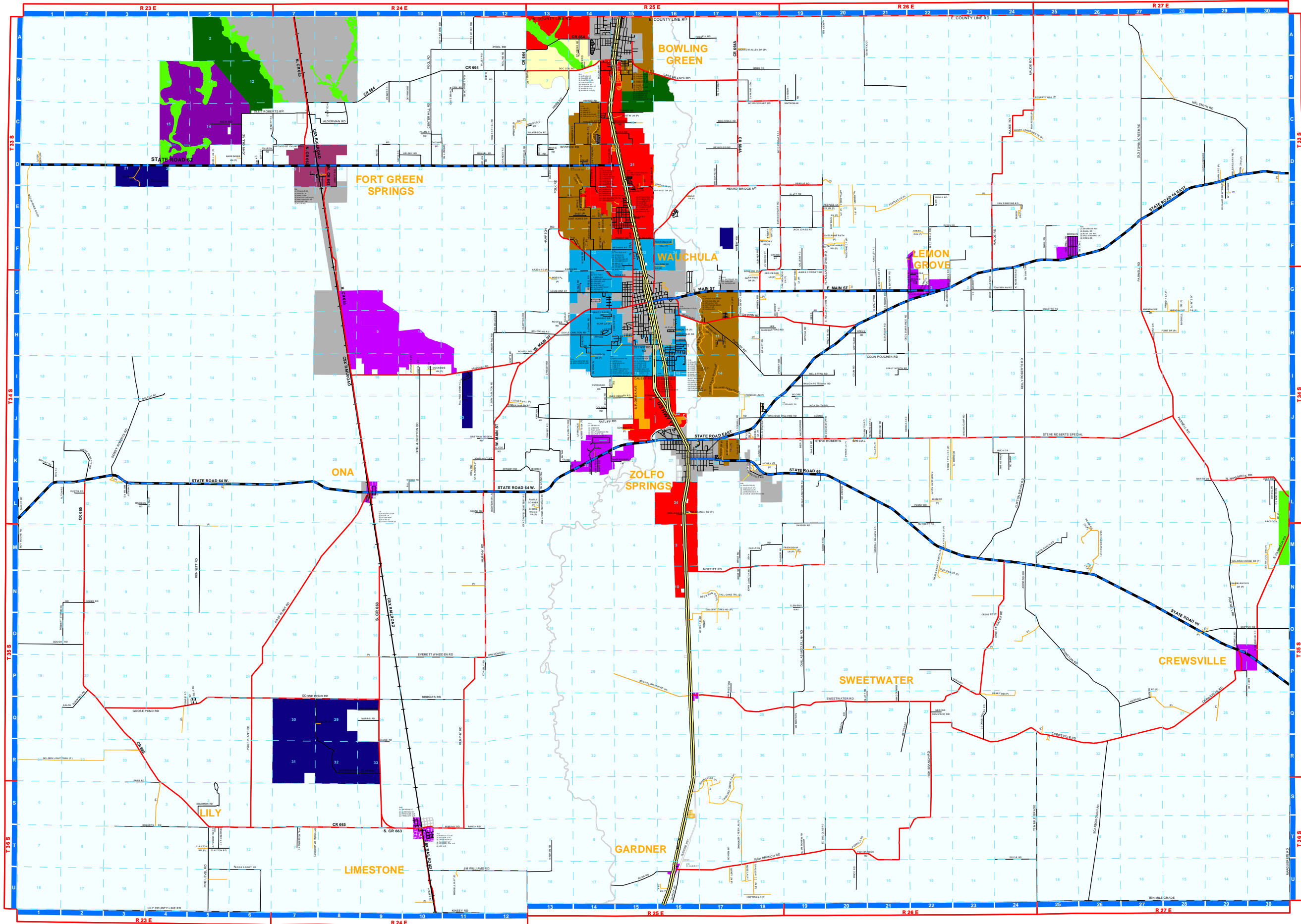
1) Future Industrial Area

Figure 3-9

Document Path: E:\Data\FDOT_Dist_1_Freight_Study\Map_Docs\2015\Freight Activity Centers\Hardee_FACs_2015_1x17.mxd

Hardee County FAC Profile

FAC Map ID	1
County	Hardee
FAC Name	Future Industrial Area
General Location	Adjacent to South Florida Ave/SR 636
Type of FAC	Emerging
Area of Influence	Unknown
Total Area (acres)	1,200+
Existing Land Use	Industrial
Adjacent Land Use	Agriculture/Industrial
Future Land Use	Industrial
Existing Adjacent Road AADT	9,900 on US SR 35, Adjacent to FAC
Existing Adjacent Road Truck Percentages	15% on US SR 35, Adjacent to FAC
Example: Existing Freight Businesses/Operations	This area is zoned as future industrial/commercial use and is positioned adjacent to or in close proximity of a freight mobility corridor, making its location advantageous as a potential/emerging FAC.
Transportation Access	Excellent truck
Nearest SIS/Regional Freight Corridor	SR 64, SR 35, SR 66, SR 62
Intermodal Facility	No
Rail Available	No
Distance to Nearest Freight Corridor	0 Miles from SR 35; 7 Miles from SR 64; 4 Miles from SR 66; 2 Miles from SR 62



Scale in Miles



Legend

- Section Lines
- City Boundary
- Roads
- Agriculture
- Commerce Park
- Conservation
- Highway Mixed Use
- Industrial
- Public Institutional
- Recreation
- Residential Low
- Residential Medium
- Residential High
- Residential Mixed Use
- Rural Center
- Rural Village
- Town Center

HARDEE COUNTY FUTURE LAND USE (Excluding Incorporated Cities)

(for planning purposes only)



HARDEE COUNTY - GIS DEPT.

FILE: \arcm\planning\luse11x17
DATE: 18 November 2013



**FDOT District One
Freight Mobility and Trade Study**

**Freight Mobility Corridors
Hardee County**

Legend

- Limited Access Facility
- Regional Corridor
- Distribution Route
- Airport
- +— SIS Rail Line
- - - Emerging SIS Rail Line
- - - Other Active Rail Line
- - - Abandoned Rail Line
- - - County Boundary
- SIS Roadways
- - - Emerging SIS Corridor
- - - SIS Connector

Source: FDOT RCI Database - 2014
Florida Geographic Data Library

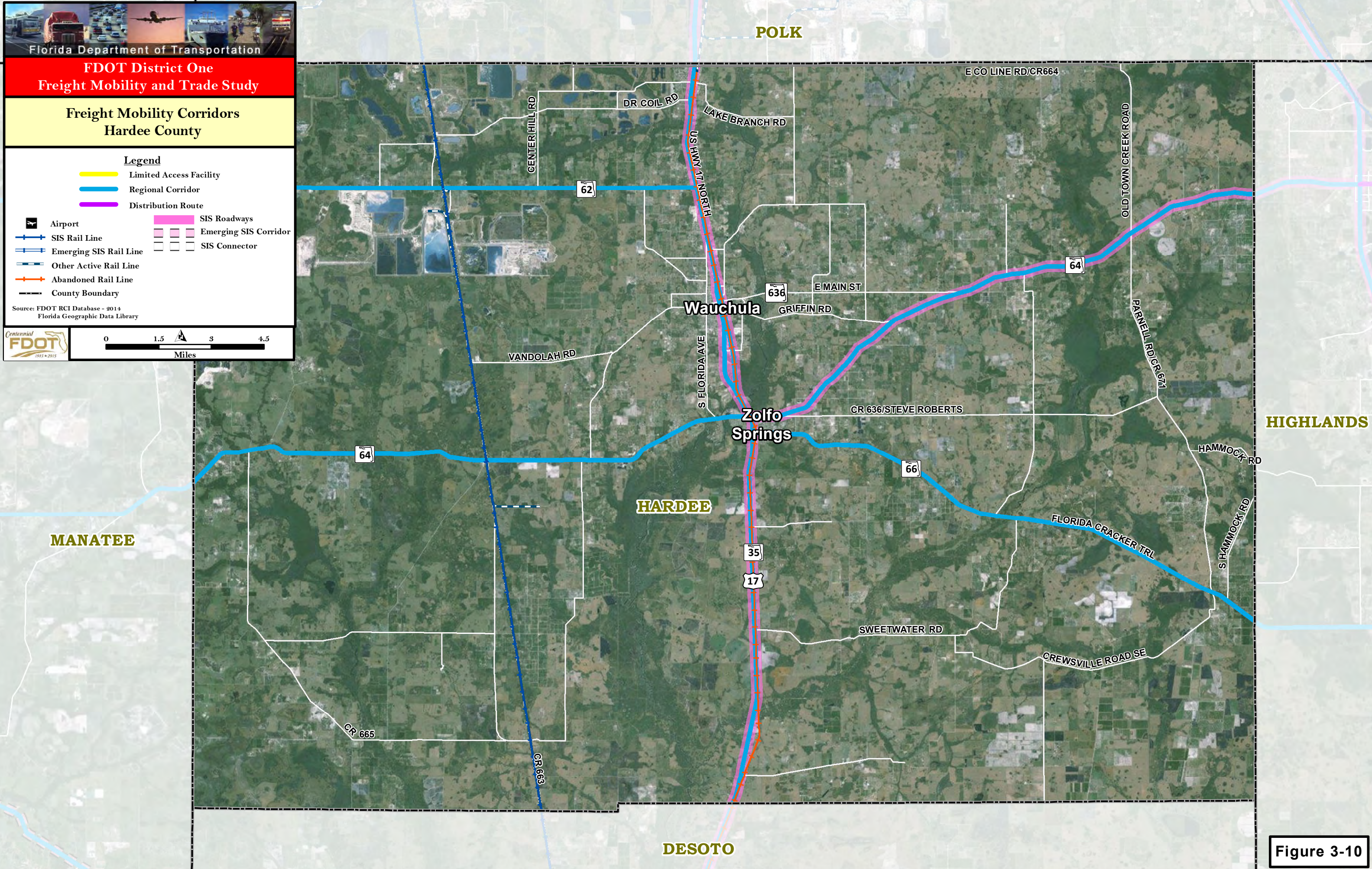
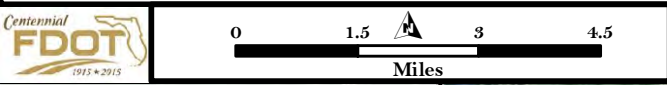


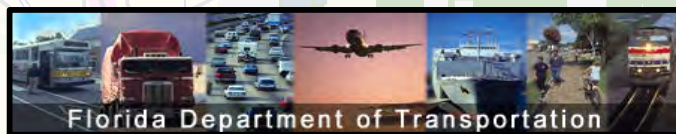
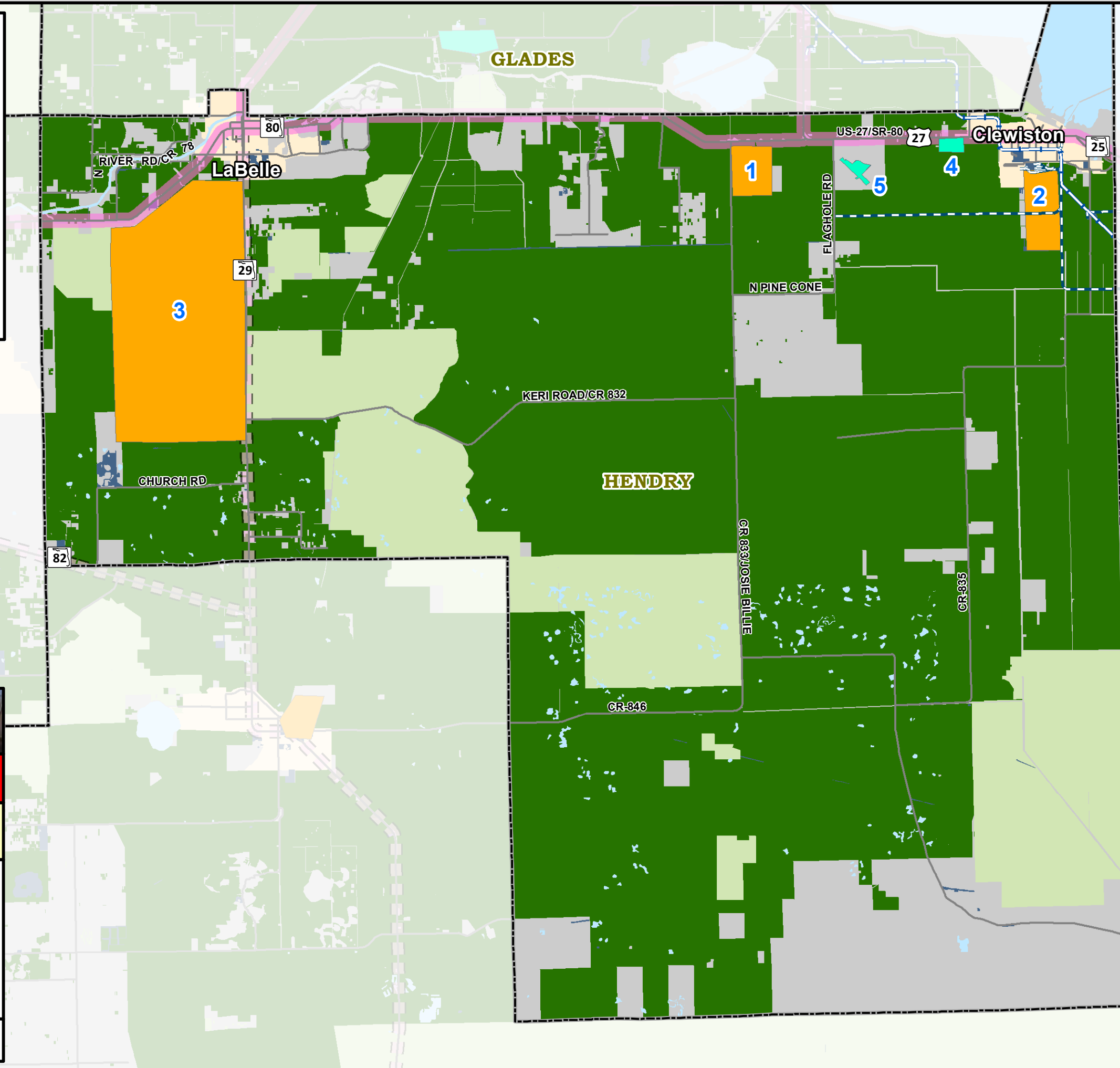
Figure 3-10

Document Path: E:\Data\FDOT_Dist_1_Freight_Study\Map_Docs\2015\Freight_Mobility_Corridors\Map_Docs\Freight_Mobility_Corridors_2015_11x17.mxd

Freight Activity Centers (FACs)

Existing FAC Emerging FAC

- 1) Southern Gardens Citrus
- 2) U.S. Sugar Corporation
- 3) A Duda & Sons Area
- 4) Future Industrial Area
- 5) Airglades Airport



Florida Department of Transportation

**FDOT District One
Freight Mobility and Trade Study**

**Freight Activity Centers
Hendry County**

- | | |
|------------------------|-----------------------|
| Airport | SIS Roadways |
| SIS Rail Line | Emerging SIS Corridor |
| Emerging SIS Rail Line | SIS Connector |
| Other Active Rail Line | Industrial Land Use |
| Abandoned Rail Line | Water Body |
| County Boundary | Nature Preserve |
| | Urban Area |
| | Agricultural Area |

Source: FDOT RCI Database - 2014
Florida Geographic Data Library



BROWARD

Figure 3-11

Hendry County FAC Profiles

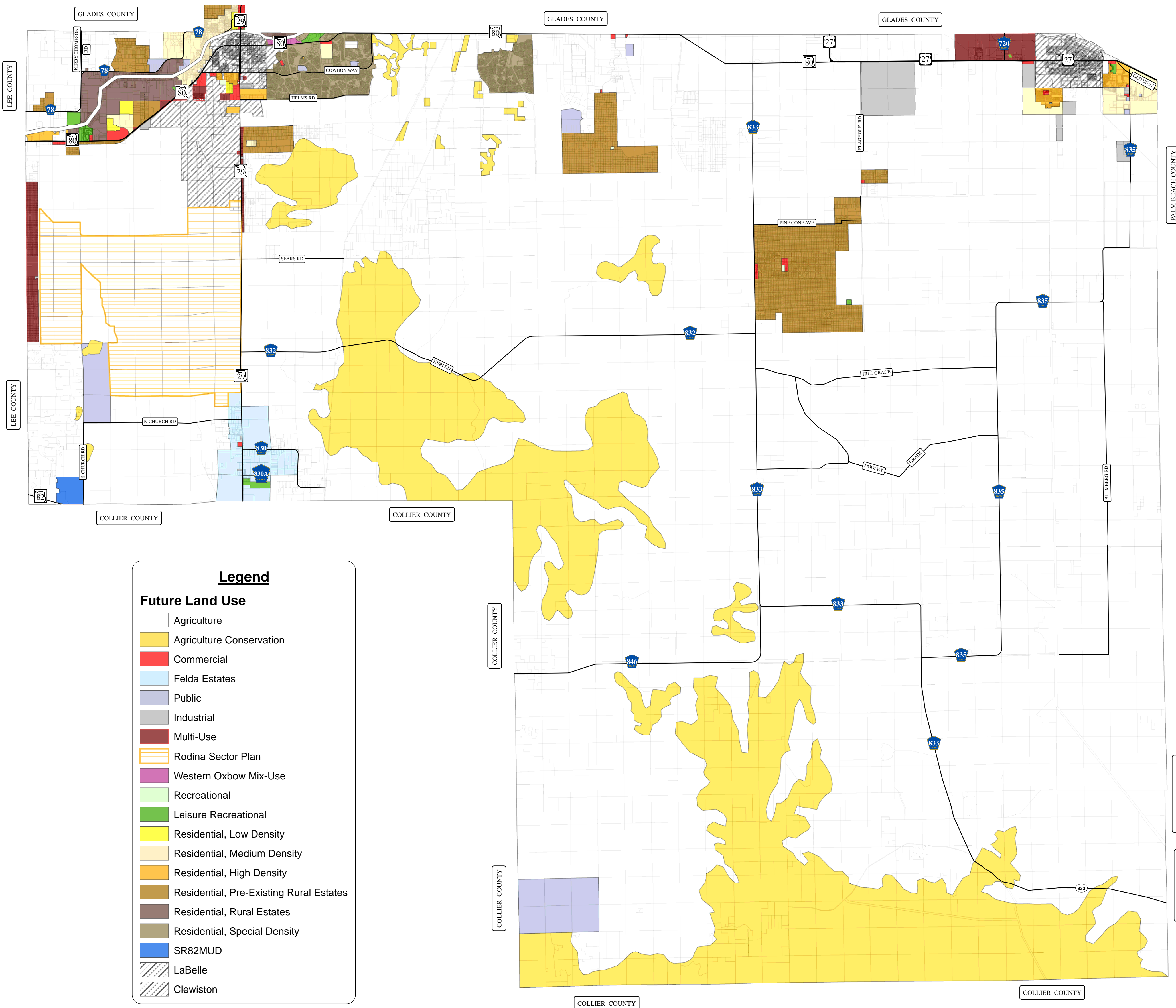
FAC Map ID	1
County	Hendry
FAC Name	Southern Gardens Citrus
General Location	Adjacent to US 27/CR 833
Type of FAC	Existing
Area of Influence	Regional, National
Total Area (acres)	1,000+
Existing Land Use	Industrial/Agriculture
Adjacent Land Use	Nature Preserve
Future Land Use	Industrial/Agriculture
Existing Adjacent Road AADT	13,000 on US 27, Adjacent to FAC
Existing Adjacent Road Truck Percentages	27.4% on US 27, Adjacent to FAC
Example: Existing Freight Businesses/Operations	Citrus products
Transportation Access	Excellent truck and rail
Nearest SIS/Regional Freight Corridor	US 27
Intermodal Facility	Yes; Rail and Truck
Rail Available	Yes
Distance to Nearest Freight Corridor	0 Miles from US 27

FAC Map ID	2
County	Hendry
FAC Name	U.S. Sugar Corporation
General Location	Adjacent to US 27/Lake Okeechobee
Type of FAC	Existing
Area of Influence	Regional, National, International
Total Area (acres)	2,000+
Existing Land Use	Industrial/Agriculture
Adjacent Land Use	Nature Preserve
Future Land Use	Industrial/Agriculture
Existing Adjacent Road AADT	13,600 on US 27, Adjacent to FAC
Existing Adjacent Road Truck Percentages	21.2% on US 27, Adjacent to FAC
Example: Existing Freight Businesses/Operations	Sugar and citrus
Transportation Access	Excellent rail and truck
Nearest SIS/Regional Freight Corridor	US 27, SR 29
Intermodal Facility	Yes; Rail and Trucking
Rail Available	Yes
Distance to Nearest Freight Corridor	0 Miles from US 27; 2 Miles from SR 29

FAC Map ID	3
County	Hendry
FAC Name	A Duda & Sons Area
General Location	Adjacent to SR 29, South of SR 80
Type of FAC	Existing
Area of Influence	Regional, National
Total Area (acres)	2,000+
Existing Land Use	Industrial/Agriculture
Adjacent Land Use	Nature Preserve
Future Land Use	Industrial/Agriculture
Existing Adjacent Road AADT	4,700 on SR 29, Adjacent to FAC
Existing Adjacent Road Truck Percentages	20.4% on SR 29, Adjacent to FAC
Example: Existing Freight Businesses/Operations	Sod, cattle, sugarcane, and citrus
Transportation Access	Excellent truck
Nearest SIS/Regional Freight Corridor	US 27, SR 29
Intermodal Facility	No
Rail Available	No
Distance to Nearest Freight Corridor	0 Miles from SR 29; 0 Miles from US 27

FAC Map ID	4
County	Hendry
FAC Name	Future Industrial Area
General Location	Adjacent to US 27, South of Glades County Line
Type of FAC	Emerging
Area of Influence	Unknown
Total Area (acres)	2,000+
Existing Land Use	Industrial/Agriculture
Adjacent Land Use	Nature Preserve
Future Land Use	Industrial/Agriculture
Existing Adjacent Road AADT	13,000 on US 27 Adjacent to FAC
Existing Adjacent Road Truck Percentages	21.2% on US 27 Adjacent to FAC
Example: Existing Freight Businesses/Operations	This area is zoned as future industrial/commercial use and is positioned adjacent to or in close proximity of a freight mobility corridor, making its location advantageous as a potential/emerging FAC.
Transportation Access	Excellent truck
Nearest SIS/Regional Freight Corridor	US 27, SR 29
Intermodal Facility	No
Rail Available	No
Distance to Nearest Freight Corridor	0 Miles from US 27; 22 Miles from SR 29

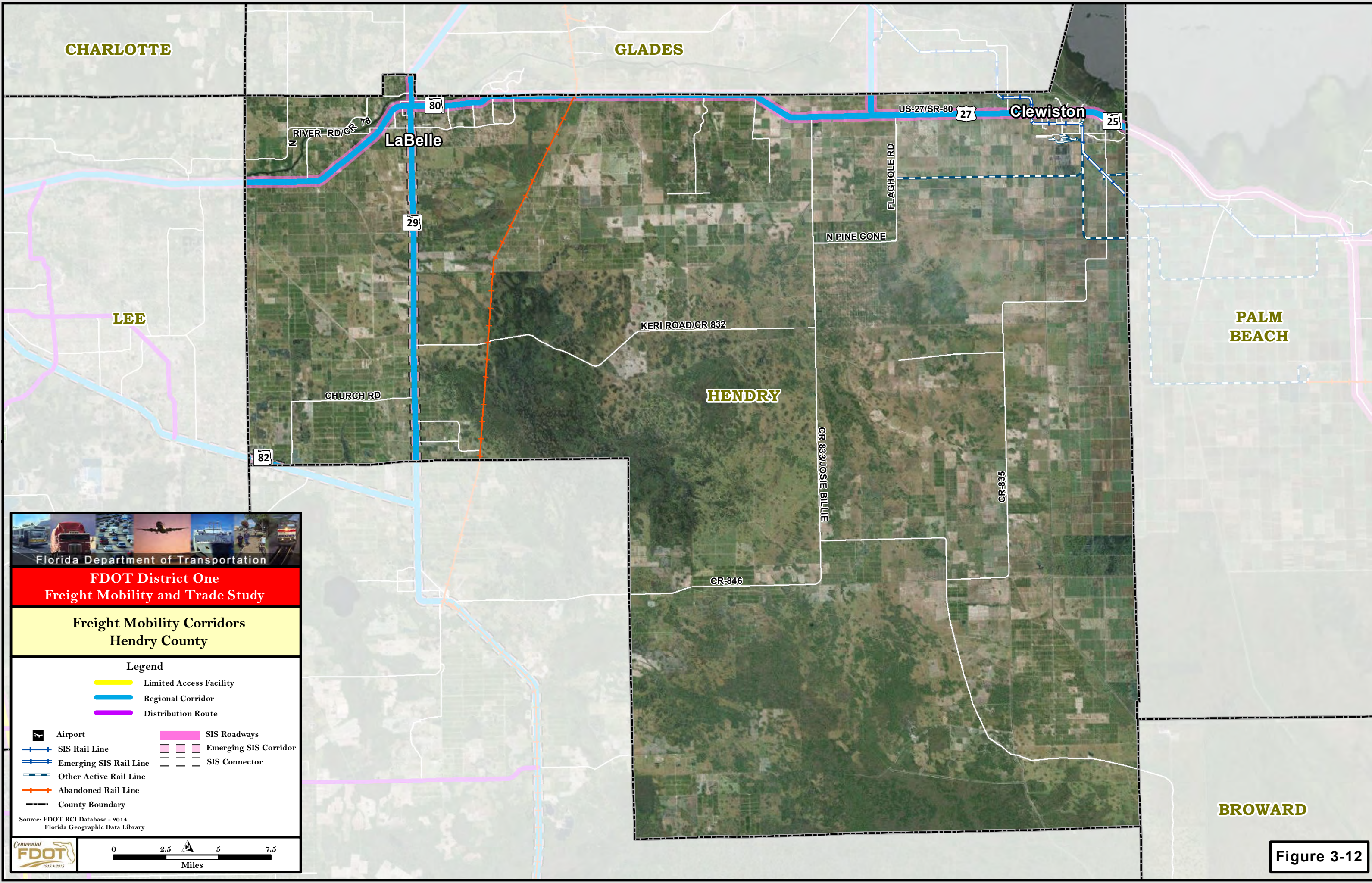
FAC Map ID	5
County	Hendry
FAC Name	Airglades Airport
General Location	Adjacent to Airglades Blvd, South of US 27
Type of FAC	Emerging
Area of Influence	Regional
Total Area (acres)	300+
Existing Land Use	Industrial/Agriculture
Adjacent Land Use	Nature Preserve
Future Land Use	Industrial/Agriculture
Existing Adjacent Road AADT	13,000 on US 27, South of FAC
Existing Adjacent Road Truck Percentages	21.2% on US 27, South of FAC
Example: Existing Freight Businesses/Operations	There are future plans to divert cargo from MIA International Airport to Airglades Airport.
Transportation Access	Excellent truck, limited rail access
Nearest SIS/Regional Freight Corridor	US 27, SR 29
Intermodal Facility	Yes
Rail Available	Yes but limited
Distance to Nearest Freight Corridor	0 Miles from US 27; 20 Miles from SR 29



Legend

Future Land Use

- Agriculture
- Agriculture Conservation
- Commercial
- Felda Estates
- Public
- Industrial
- Multi-Use
- Rodina Sector Plan
- Western Oxbow Mix-Use
- Recreational
- Leisure Recreational
- Residential, Low Density
- Residential, Medium Density
- Residential, High Density
- Residential, Pre-Existing Rural Estates
- Residential, Rural Estates
- Residential, Special Density
- SR82MUD
- LaBelle
- Clewiston



CHARLOTTE

GLADES

LEE

HENDRY

PALM BEACH

BROWARD

LaBelle

Clewiston

RIVER RD/CR 78

US-27/SR-80

29

27

25

FLAGHOLE RD

N PINE CONE

KERI ROAD/CR 832

CHURCH RD

82

CR 833/JOSIE BILLIE

CR-935

CR-846

Florida Department of Transportation

FDOT District One
Freight Mobility and Trade Study

Freight Mobility Corridors
Hendry County

Legend

- Limited Access Facility
- Regional Corridor
- Distribution Route
- Airport
- SIS Rail Line
- Emerging SIS Rail Line
- Other Active Rail Line
- Abandoned Rail Line
- County Boundary
- SIS Roadways
- Emerging SIS Corridor
- SIS Connector

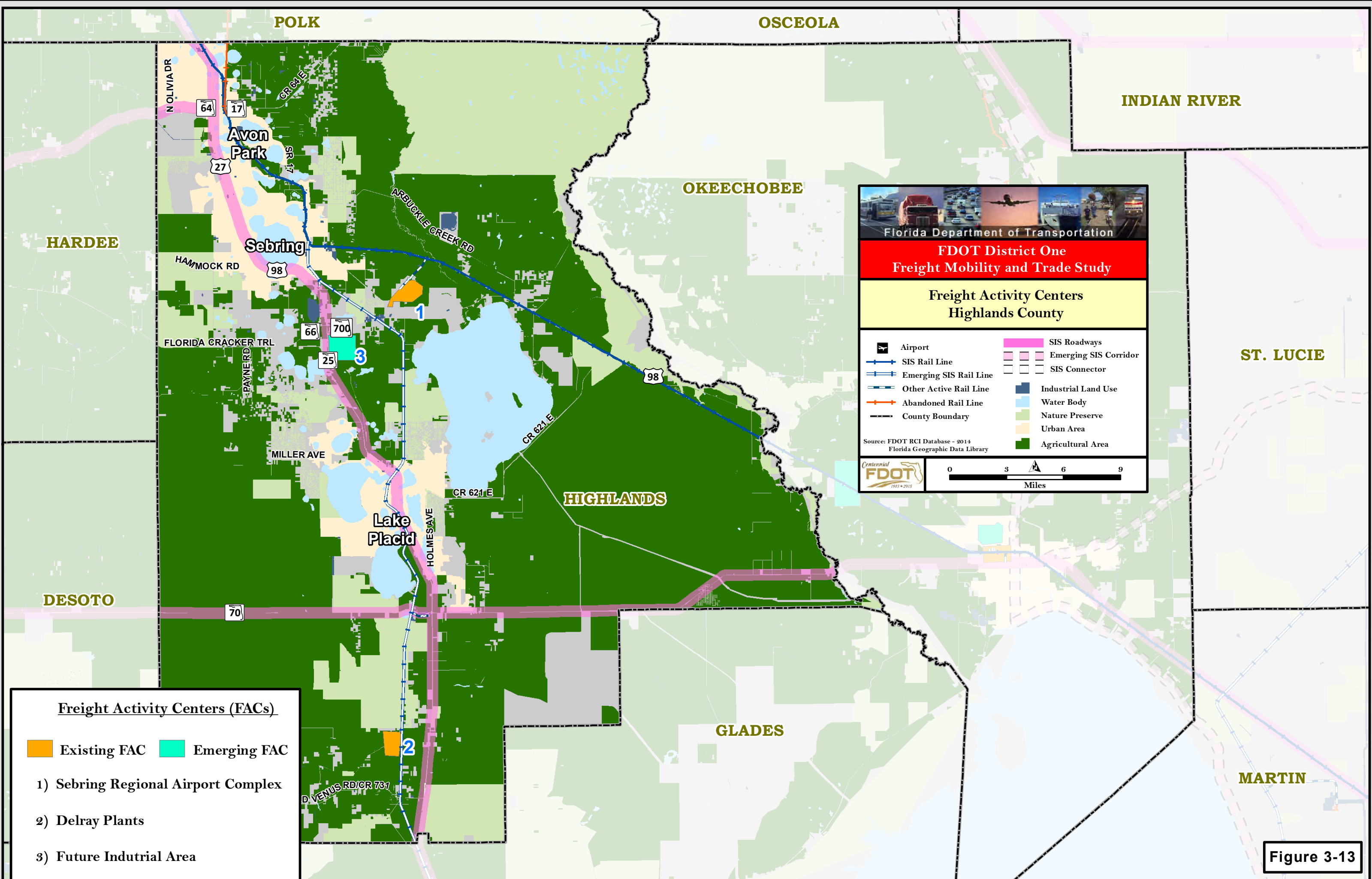
Source: FDOT RCI Database - 2014
Florida Geographic Data Library

Centennial **FDOT** 1915-2015

0 2.5 5 7.5
Miles

Figure 3-12

Document Path: E:\Data\FDOT_Dist_1_Freight_Study\Map_Docs\2015\Freight_Mobility_Corridors_Hendry_Freight_Mobility_Corridors_2015_11x17.mxd



Florida Department of Transportation

FDOT District One
Freight Mobility and Trade Study

Freight Activity Centers
Highlands County

Airport	SIS Roadways
SIS Rail Line	Emerging SIS Corridor
Emerging SIS Rail Line	SIS Connector
Other Active Rail Line	Industrial Land Use
Abandoned Rail Line	Water Body
County Boundary	Nature Preserve
	Urban Area
	Agricultural Area

Source: FDOT RCI Database - 2014
Florida Geographic Data Library

Centennial FDOT 1917-2017

0 3 6 9
Miles

Freight Activity Centers (FACs)

Existing FAC Emerging FAC

1) Sebring Regional Airport Complex

2) Delray Plants

3) Future Industrial Area

Figure 3-13

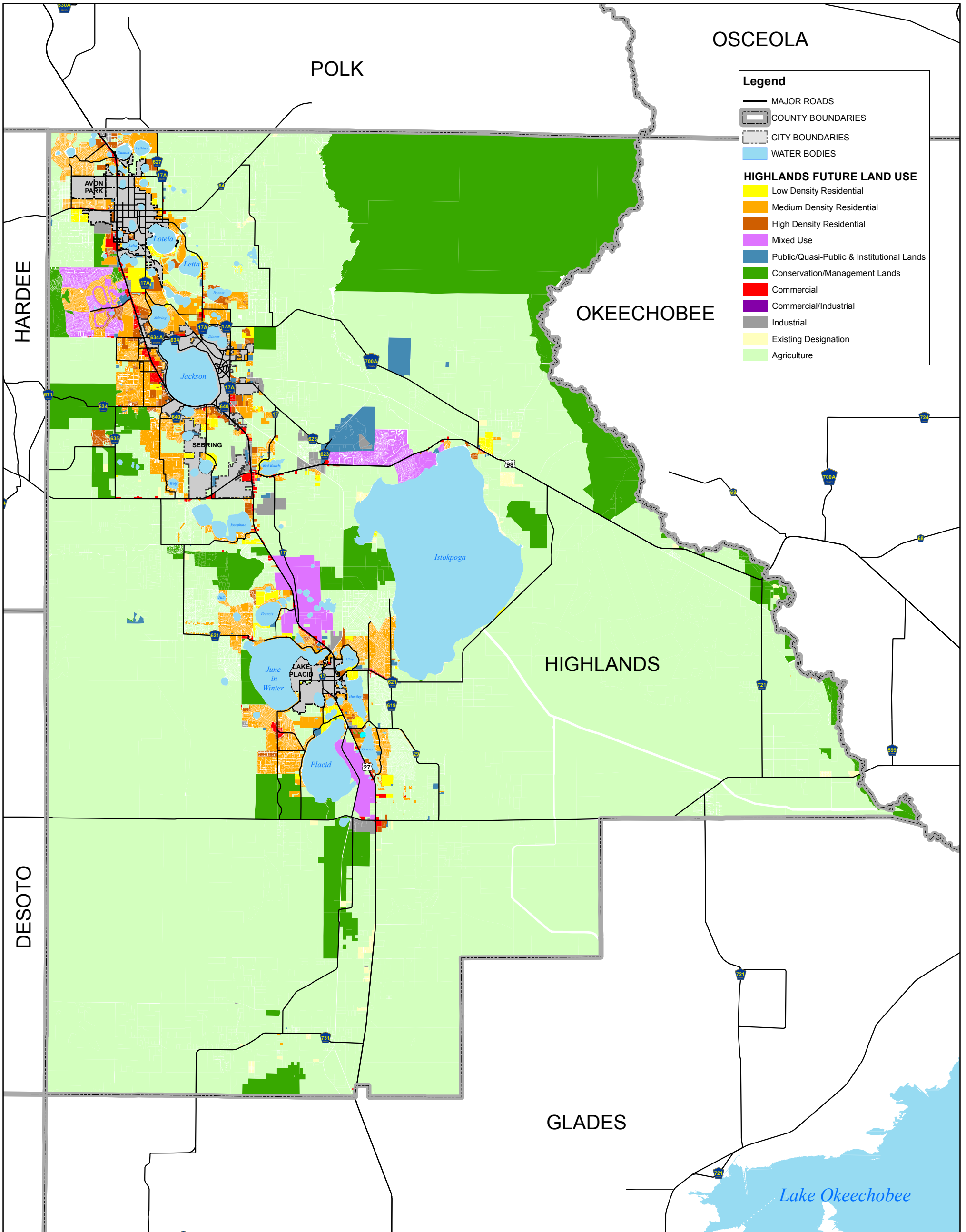
Highlands County FAC Profiles

FAC Map ID	1
County	Highlands
FAC Name	Seabring Regional Airport Complex
General Location	Adjacent to CR 623, 1 Mile North of US 98,
Type of FAC	Existing
Area of Influence	Regional
Total Area (acres)	200+
Existing Land Use	Industrial, (Foreign Trade Zone)
Adjacent Land Use	Nature Preserve/Industrial
Future Land Use	Industrial
Existing Adjacent Road AADT	7,000 on US 98 North of FAC
Existing Adjacent Road Truck Percentages	12.8% on US 98 North of FAC
Example: Existing Freight Businesses/Operations	Various aircraft and maintenance products
Transportation Access	Excellent truck and limited rail
Nearest SIS/Regional Freight Corridor	US 98
Intermodal Facility	Yes; Rail and Truck
Rail Available	Yes
Distance to Nearest Freight Corridor	1 Mile from US 98

FAC Map ID	2
County	Highlands
FAC Name	Delray Plants
General Location	1.5 Miles West of SR 25
Type of FAC	Existing
Area of Influence	Regional, National
Total Area (acres)	200+
Existing Land Use	Industrial
Adjacent Land Use	Nature Preserve/Industrial
Future Land Use	Industrial
Existing Adjacent Road AADT	6,838 on US 25, West of FAC
Existing Adjacent Road Truck Percentages	30.8% on US 25, West of FAC
Example: Existing Freight Businesses/Operations	Plants, flowers, and associated products
Transportation Access	Good truck and excellent rail
Nearest SIS/Regional Freight Corridor	SR 25
Intermodal Facility	Yes; Rail and Truck
Rail Available	Yes
Distance to Nearest Freight Corridor	1.5 Miles from SR 25

FAC Map ID	3
County	Highlands
FAC Name	Future Industrial Area
General Location	Adjacent to SR 66/US 27
Type of FAC	Emerging
Area of Influence	Unknown
Total Area (acres)	300+
Existing Land Use	Industrial
Adjacent Land Use	Nature Preserve/Industrial
Future Land Use	Industrial
Existing Adjacent Road AADT	18,000 on SR 25, Adjacent to FAC; 450 on SR 700, Adjacent to FAC
Existing Adjacent Road Truck Percentages	16.4% on SR 25, Adjacent to FAC; 10.9% on SR 700, Adjacent to FAC
Example: Existing Freight Businesses/Operations	This area is zoned as future industrial/commercial use and is positioned adjacent to or in close proximity of a freight mobility corridor, making its location advantageous as a potential/emerging FAC.
Transportation Access	Excellent truck
Nearest SIS/Regional Freight Corridor	US 27, SR 66
Intermodal Facility	No
Rail Available	No
Distance to Nearest Freight Corridor	0 Miles from US 27; 0 Miles from SR 66

FLU Map 1 Highlands County 2030 Future Land Use



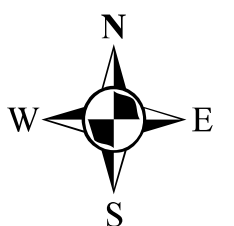
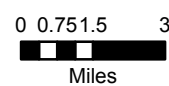
DISCLAIMER:
The information on this map should be considered conceptual and subject to change. This map is not a survey.

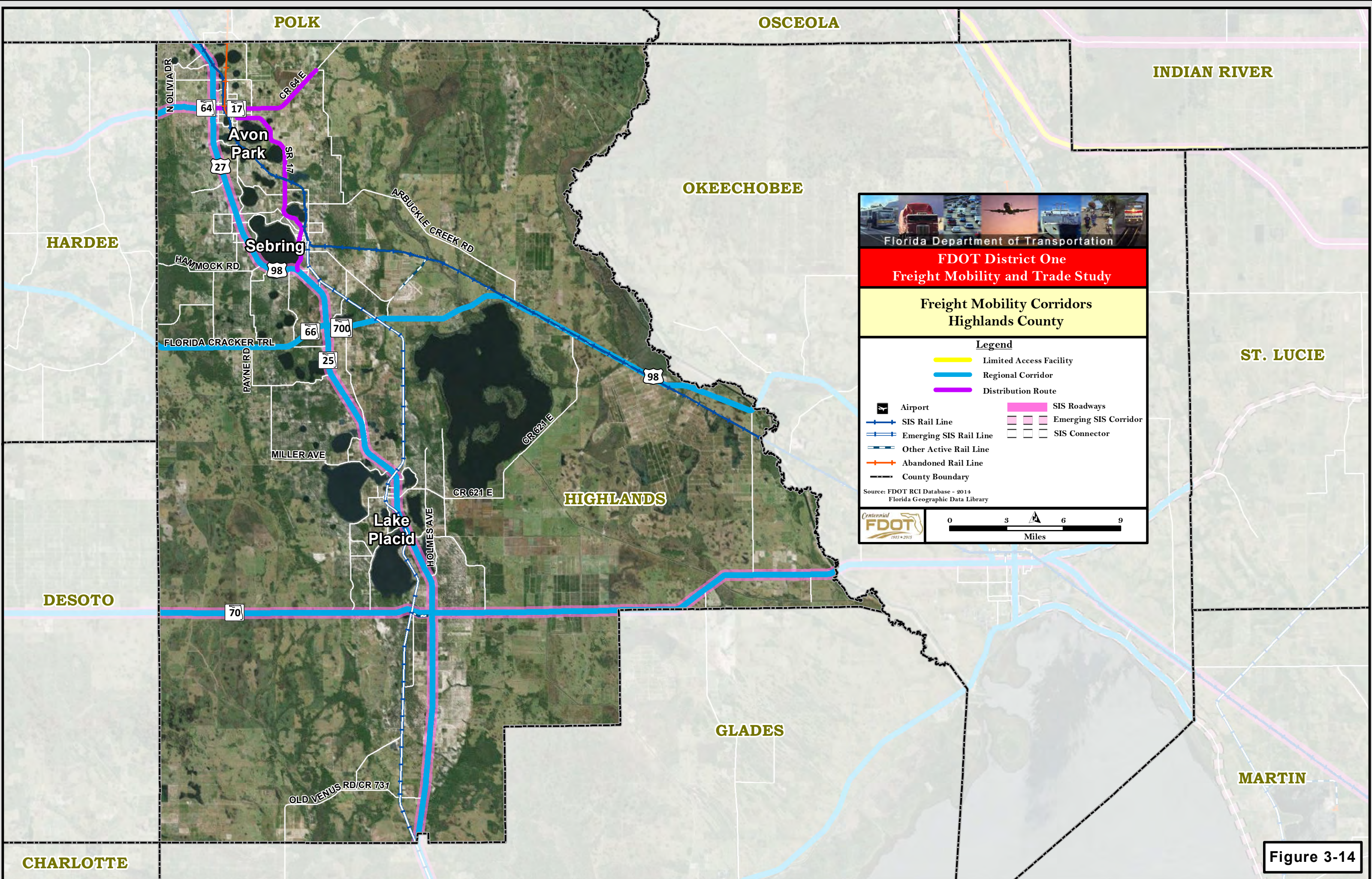
Data Sources:
Central Florida Regional Planning Council
Florida Department of Transportation
Highlands County Property Appraiser
Highlands County BoCC

Amended through:
February 2013



1:253,440
1 in = 4 miles





Florida Department of Transportation
FDOT District One
Freight Mobility and Trade Study

Freight Mobility Corridors
Highlands County

Legend

- Limited Access Facility
- Regional Corridor
- Distribution Route
- Airport
- +— SIS Rail Line
- - - Emerging SIS Rail Line
- +— Other Active Rail Line
- +— Abandoned Rail Line
- County Boundary
- SIS Roadways
- Emerging SIS Corridor
- SIS Connector

Source: FDOT RCI Database - 2014
 Florida Geographic Data Library

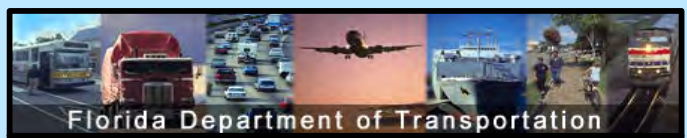
0 3 6 9
 Miles

Figure 3-14

Freight Activity Centers (FACs)

Existing FAC Emerging FAC

- 1) Ft. Myers State Farmers Market
- 2) Southwest Florida International Airport
- 3) Future Tradeport Area



**FDOT District One
Freight Mobility and Trade Study**

**Freight Activity Centers
Lee County**

<ul style="list-style-type: none"> Airport SIS Airport SIS Rail Line Emerging SIS Rail Line Other Active Rail Line Abandoned Rail Line County Boundary 	<ul style="list-style-type: none"> SIS Roadways Emerging SIS Corridor SIS Connector Industrial Land Use Water Body Nature Preserve Urban Area Agricultural Area 	
--	---	--

Source: FDOT RCI Database - 2014
Florida Geographic Data Library

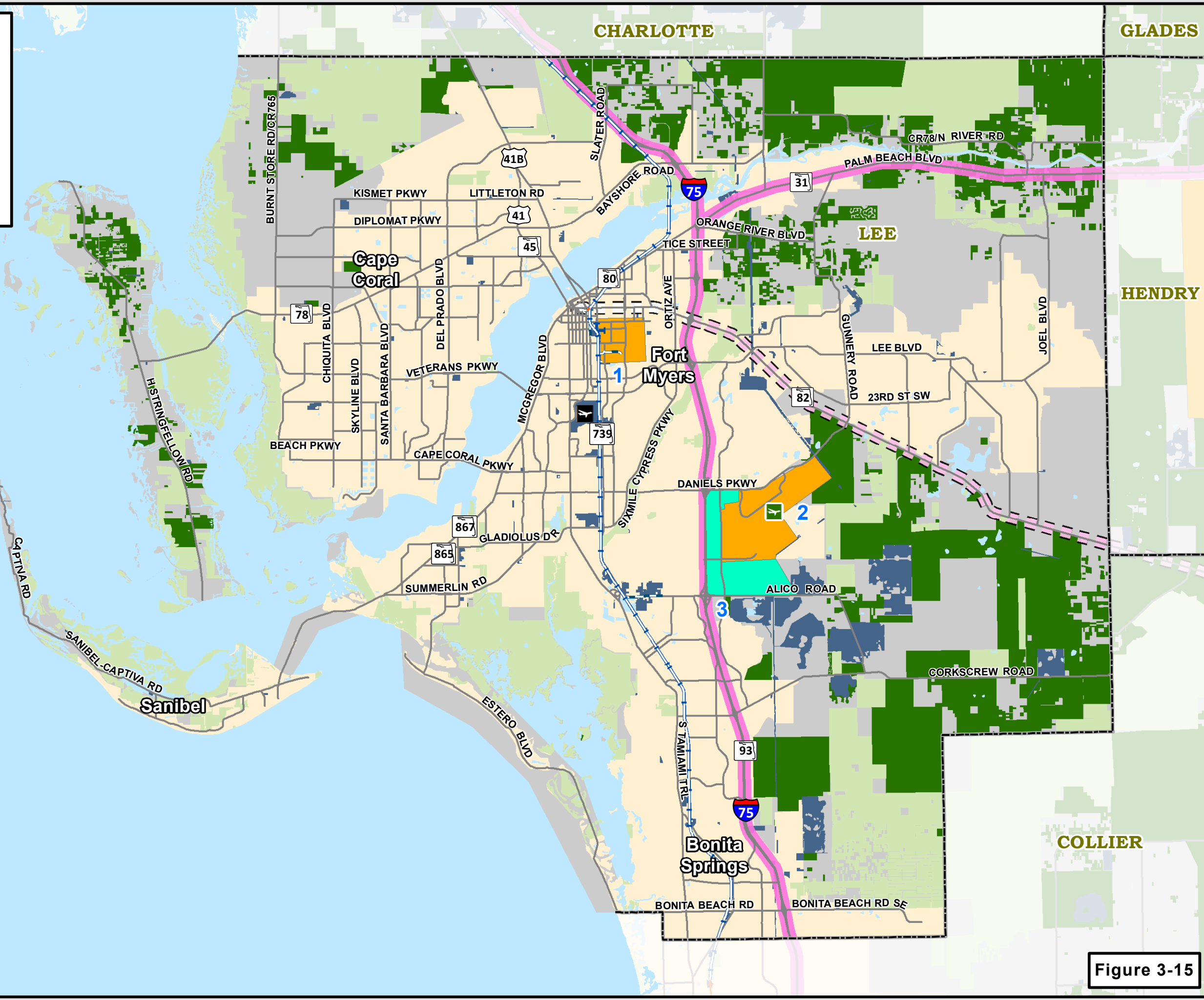


Figure 3-15

Lee County FAC Profiles

FAC Map ID	1
County	Lee
FAC Name	Ft. Myers State Farmers Market
General Location	Adjacent to CR 739, South of SR 82
Type of FAC	Existing
Area of Influence	Regional
Total Area (acres)	200+
Existing Land Use	Industrial/Agriculture
Adjacent Land Use	Nature Preserve/Industrial
Future Land Use	Industrial
Existing Adjacent Road AADT	6,200 on SR 82, Adjacent to FAC
Existing Adjacent Road Truck Percentages	4.5% on SR 82, Adjacent to FAC
Example: Existing Freight Businesses/Operations	Fruits and vegetables
Transportation Access	Excellent truck
Nearest SIS/Regional Freight Corridor	SR 82
Intermodal Facility	No
Rail Available	Yes, but limited
Distance to Nearest Freight Corridor	1 Mile from SR 82

FAC Map ID	2
County	Lee
FAC Name	SW Florida International Airport (SIS)
General Location	Along I-75 South, North of Alico Rd
Type of FAC	Existing
Area of Influence	Regional, National, International
Total Area (acres)	4,000+
Existing Land Use	Industrial
Adjacent Land Use	Trade Port/Agriculture
Future Land Use	Industrial
Existing Adjacent Road AADT	76,500 on I-75, West of FAC
Existing Adjacent Road Truck Percentages	8.5% on I-75, West of FAC
Example: Existing Freight Businesses/Operations	Various types of air cargo, aircraft maintenance equipment
Transportation Access	Excellent rail and truck
Nearest SIS/Regional Freight Corridor	I-75, SR 82, US 41
Intermodal Facility	Yes; Rail and Truck
Rail Available	No
Distance to Nearest Freight Corridor	0 Miles from I-75; 4 Miles from SR 82; 3 Miles from US 41

FAC Map ID	3
County	Lee
FAC Name	Future TradePort Area
General Location	Surrounding SW Florida International Airport along I-75
Type of FAC	Emerging
Area of Influence	Unknown
Total Area (acres)	3,000+
Existing Land Use	Industrial (Foreign Trade Zone)
Adjacent Land Use	Nature Preserve/Industrial
Future Land Use	Industrial
Existing Adjacent Road AADT	76,500 on I-75, West of FAC
Existing Adjacent Road Truck Percentages	8.5% on I-75, West of FAC
Example: Existing Freight Businesses/Operations	This area is zoned as future industrial/commercial use and is positioned adjacent to or in close proximity of a freight mobility corridor, making its location advantageous as a potential/emerging FAC. The area is designated as "Trade Port."
Transportation Access	Excellent truck
Nearest SIS/Regional Freight Corridor	I-75, SR 82, US 41
Intermodal Facility	Yes; Air and Truck
Rail Available	No
Distance to Nearest Freight Corridor	0 Miles from I-75; 4 Miles from SR 82; 3 Miles from US 41

FUTURE LAND USE MAP

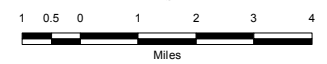
1. This map is a general representation of the Future Land Use Map as adopted by the Board of County Commissioners On: September 17, 1990

Revised By:

ADOPTING ORDINANCE	DATE OF ADOPTION	EFFECTIVE DATE
88-02	1/31/1989	3/1/1989
90-09	3/7/1990	3/14/1990
90-43	9/6/1990	9/17/1990
90-44	9/12/1990	9/17/1990
91-10	4/3/1991	4/10/1991
91-19	7/9/1991	7/16/1991
92-35	8/7/1992	8/18/1992
92-41	9/15/1992	9/21/1992
92-47	10/27/1992	11/8/1992
92-48	10/27/1992	11/8/1992
92-51	12/9/1992	12/21/1992
93-05	2/22/1993	2/26/1993
93-25	9/20/1993	1/24/1994
94-23	8/28/1994	11/14/1994
94-29	10/28/1994	1/9/1995
94-30	11/1/1994	7/25/1996
95-27	12/20/1995	1/20/1996
96-19	10/2/1996	11/21/1996
97-05	3/5/1997	4/2/1997
97-17	8/26/1997	9/30/1997
97-13	6/24/1997	7/25/1997
97-22	11/25/1997	12/28/1997
98-02	1/13/1998	2/13/1998
98-09	8/3/1998	7/30/1998
99-02	4/13/1999	2/4/2000
99-26	11/24/1998	12/25/1998
99-15	11/22/1999	1/19/2000
99-16	11/22/1999	1/19/2000
99-17	11/22/1999	1/19/2000
99-18	11/22/1999	1/19/2000
99-19	11/22/1999	12/23/1999
00-08	5/4/2000	6/26/2000
00-16	8/8/2000	9/8/2000
00-22	11/1/2000	12/28/2000
01-24	12/13/2001	1/13/2002
02-02, 03, 04, 05, 06	7/10/2002	3/27/2002
02-29	10/21/2002	1/9/2003
03-01, 02, 03, 04, 05, 06, 07	1/9/2003	4/1/2003
03-12	5/6/2003	6/9/2003
03-19, 03-20, 03-21	10/29/2003	1/21/2004
03-26	12/15/2003	3/12/2004
04-14	9/20/2004	12/7/2004
04-15	9/22/2004	10/22/2004
05-19, 05-21	10/12/2005	9/10/2006
05-20	10/12/2005	11/15/2006
07-07	4/24/2007	5/24/2007
07-06	4/24/2007	5/24/2007
07-09 thru 07-18	5/16/2007	8/13/2007
08-04	3/11/2008	4/11/2008
08-05	3/11/2008	4/11/2008
09-06 thru 09-17	2/25/2009	5/15/2009
10-10, 11, 12, 16	3/3/2010	6/4/2010
10-19	3/3/2010	10/19/2011 partial
10-27	6/16/2010	7/19/2010
10-34 thru 10-39	10/20/2010	1/5/2011
10-33	10/18/2010	1/11/2011
10-40	10/20/2010	3/14/2011
11-15, 11-17	9/28/2011	11/11/2011
14-14	6/18/2014	7/19/2014

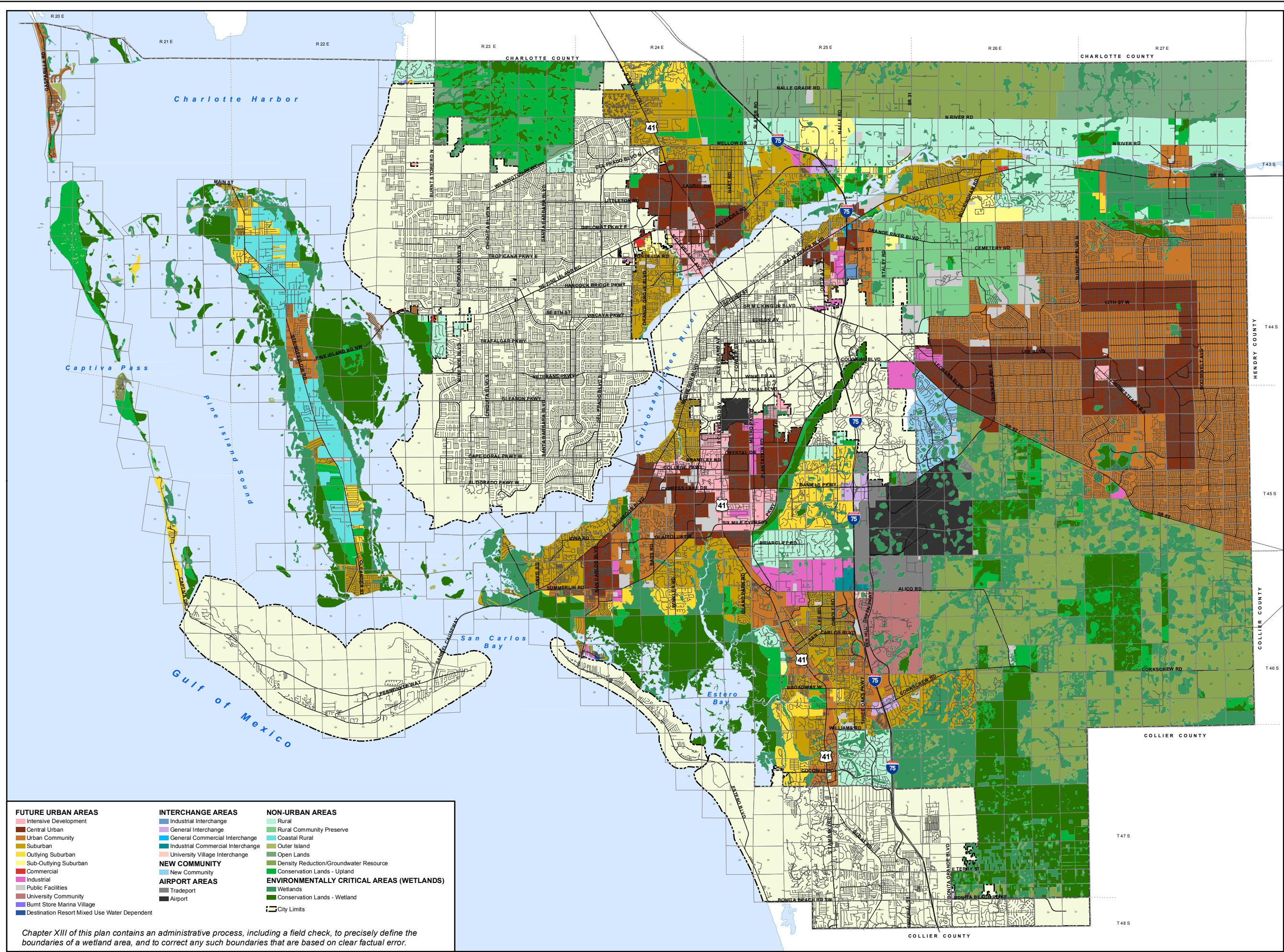
2. Please see the Lee Plan for additional information regarding special restrictions, overlays, or allowances in addition to the requirements of the land use categories.

3. The Planning Communities Map and Acreage Allocation Table (see Map 16 and Table 1(b) and Policies 1.1.1 and 2.2.2) depicts the proposed distribution, extent, and location of generalized land uses for the year 2030. Acreage totals are provided for land in each Planning Community in unincorporated Lee County.



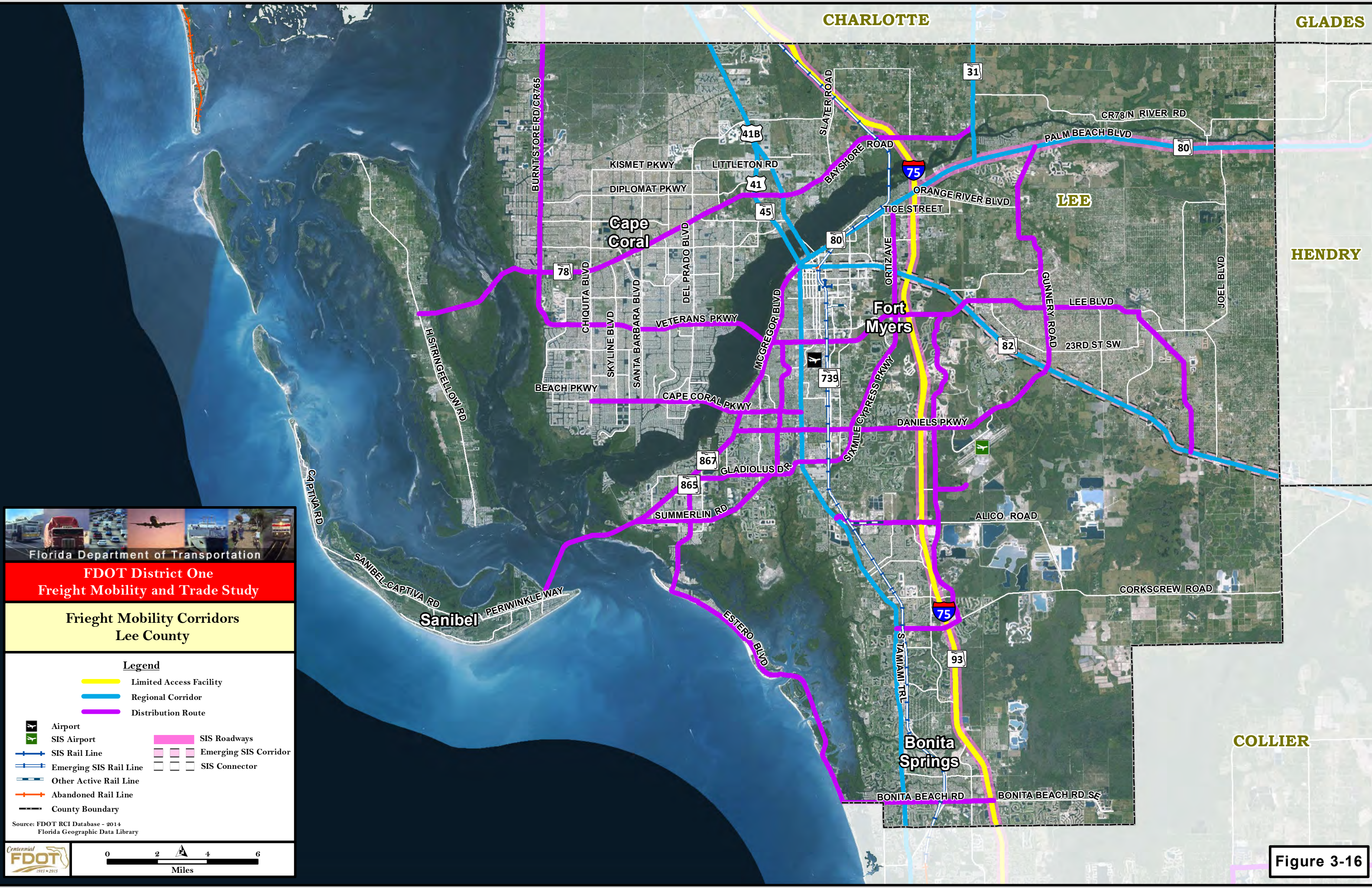
Map Generated: July 18, 2014

Lee Plan Map 1
Page 1 of 8



FUTURE URBAN AREAS	INTERCHANGE AREAS	NON-URBAN AREAS
Intensive Development	Industrial Interchange	Rural
Central Urban	General Interchange	Rural Community Preserve
Urban Community	General Commercial Interchange	Coastal Rural
Suburban	Industrial Commercial Interchange	Outer Island
Outlying Suburban	University Village Interchange	Open Lands
Sub-Outlying Suburban		Density Reduction/Groundwater Resource
Commercial		Conservation Lands - Upland
Industrial		Conservation Lands - Wetland
Public Facilities		Wetlands
University Community		
Burnt Store Marina Village		
Destination Resort Mixed Use Water Dependent		
	AIRPORT AREAS	
	Tradeport	
	Airport	
		ENVIRONMENTALLY CRITICAL AREAS (WETLANDS)
		Wetlands
		Conservation Lands - Wetland
		City Limits

Chapter XIII of this plan contains an administrative process, including a field check, to precisely define the boundaries of a wetland area, and to correct any such boundaries that are based on clear factual error.



Florida Department of Transportation

**FDOT District One
Freight Mobility and Trade Study**

**Freight Mobility Corridors
Lee County**

Legend

- Limited Access Facility (Yellow line)
- Regional Corridor (Blue line)
- Distribution Route (Purple line)
- Airport (Green icon)
- SIS Airport (Green icon)
- SIS Rail Line (Blue line with cross-ticks)
- Emerging SIS Rail Line (Blue line with cross-ticks)
- Other Active Rail Line (Blue line with cross-ticks)
- Abandoned Rail Line (Orange line with cross-ticks)
- County Boundary (Black dashed line)
- SIS Roadways (Pink shaded area)
- Emerging SIS Corridor (Light pink shaded area)
- SIS Connector (White shaded area)

Source: FDOT RCI Database - 2014
Florida Geographic Data Library

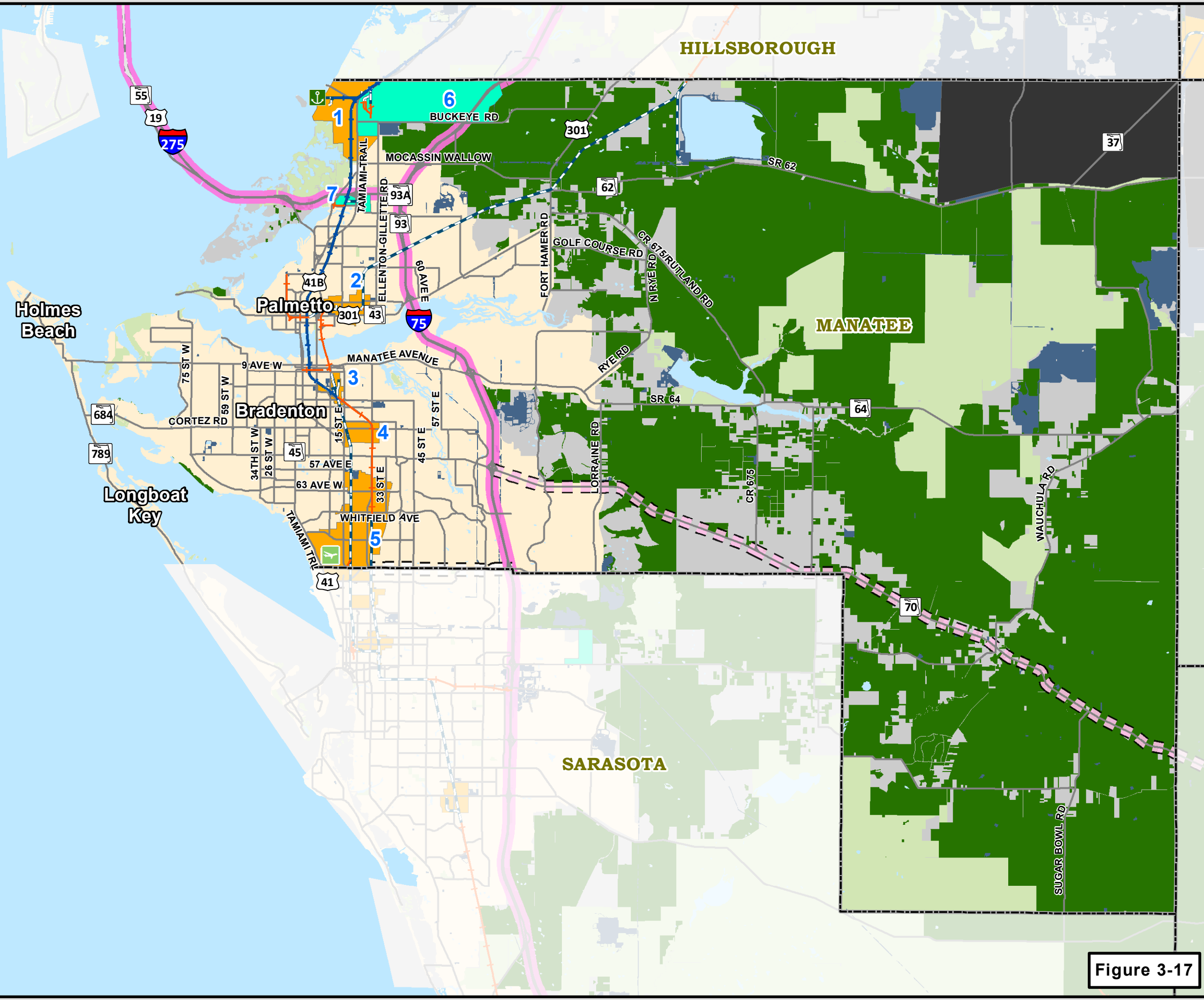
0 2 4 6
Miles

Figure 3-16

Freight Activity Centers (FACs)

Existing FAC Emerging FAC

- 1) Port Manatee/Commerce Park Area
- 2) North Central Manatee Area
- 3) Tropicana Products, Inc.
- 4) Central Manatee Area
- 5) South Manatee/North Sarasota Area
- 6) Florida International Gateway
- 7) Gulf Coast Corporate Park



Florida Department of Transportation

FDOT District One

Freight Mobility and Trade Study

Freight Activity Centers

Manatee County

Airport	SIS Roadways
SIS Rail Line	Emerging SIS Corridor
Emerging SIS Rail Line	SIS Connector
Other Active Rail Line	Industrial Land Use
Abandoned Rail Line	Water Body
County Boundary	Nature Preserve
	Urban Area
	Agricultural Area

Source: FDOT RCI Database - 2014
Florida Geographic Data Library

Figure 3-17

Manatee County FAC Profiles

FAC Map ID	1
County	Manatee
FAC Name	Port Manatee/Commerce Park Area
General Location	Adjacent to US 41 N of I 275 and W of I-75
Type of FAC	Existing
Area of Influence	Regional, National, International
Total Area (acres)	2,000+
Existing Land Use	Industrial Port facilities, light industrial and commercial office
Adjacent Land Use	Nature Preserve/Industrial
Future Land Use	Industrial
Existing Adjacent Road AADT	10,000 on US 41, East of FAC
Existing Adjacent Road Truck Percentages	11.1% on US 41, East of FAC
Example: Existing Freight Businesses/Operations	Breakbulk commodities include vehicles, lumber, steel coils, ingots, rebar, fruits, and vegetables
Transportation Access	Excellent truck, rail (available to docks), water
Nearest SIS/Regional Freight Corridor	US 41, I-275, I-75
Intermodal Facility	Yes; Port, Rail, Truck
Rail Available	Yes
Distance to Nearest Freight Corridor	0 Miles from US 4; 5 Miles from I-275 5 Miles from I-75

FAC Map ID	2
County	Manatee
FAC Name	North Central Manatee Area
General Location	US 301 at US 41, immediately north of the Manatee River
Type of FAC	Existing
Area of Influence	Local, Regional
Total Area (acres)	700+
Existing Land Use	Industrial with mostly local and regional construction materials and building products
Adjacent Land Use	Urban Area
Future Land Use	Industrial
Existing Adjacent Road AADT	32,000 on US 301, Adjacent to FAC
Existing Adjacent Road Truck Percentages	7.3% on US 301, Adjacent to FAC
Example: Existing Freight Businesses/Operations	Manufacturing, produce distribution
Transportation Access	Good truck and rail (available)
Nearest SIS/Regional Freight Corridor	US 41, US 301
Intermodal Facility	Yes; Port, Rail, Truck
Rail Available	Yes
Distance to Nearest Freight Corridor	Zero; bounded by US 301 and US 41. I-75 is 2 Miles east via US 301

FAC Map ID	3
County	Manatee
FAC Name	Tropicana Products, Inc.
General Location	Southeast Bradenton East of US 41 and North of US 301
Type of FAC	Existing
Area of Influence	Regional and National
Total Area (acres)	300+
Existing Land Use	Industrial
Adjacent Land Use	Urban Area/Industrial
Future Land Use	Industrial
Existing Adjacent Road AADT	10,400 on 15 St., East of FAC
Existing Adjacent Road Truck Percentages	4.4% on 15 St., East of FAC
Example: Existing Freight Businesses/Operations	Citrus products
Transportation Access	Excellent rail and truck
Nearest SIS/Regional Freight Corridor	US 301
Intermodal Facility	No
Rail Available	Yes (Mostly outbound freight by rail to NE US 301)
Distance to Nearest Freight Corridor	0 Miles; bounded by US 301 immediately south of entrance

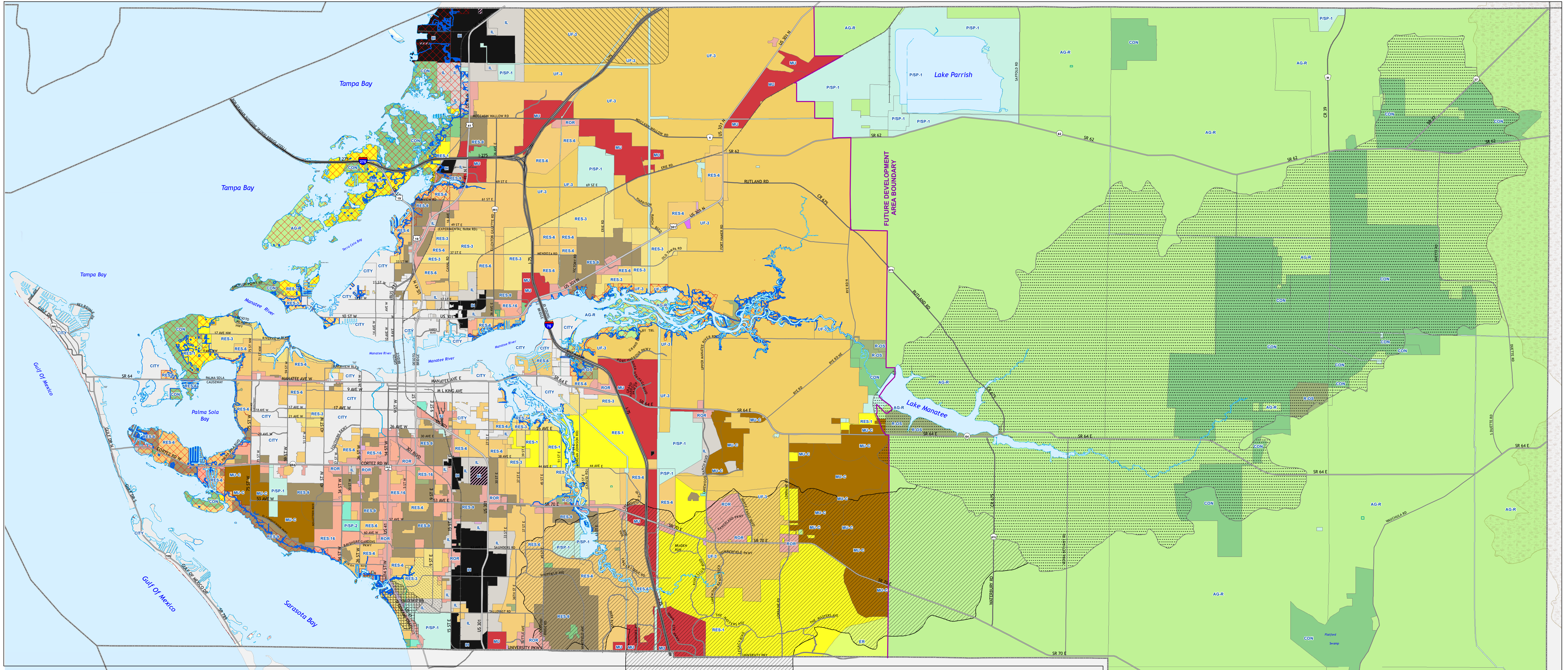
FAC Map ID	4
County	Manatee
FAC Name	Central Manatee Area
General Location	SE Bradenton 0.75 Miles south of Tropicana and 0.75 Miles west of US 301
Type of FAC	Existing
Area of Influence	Regional, National
Total Area (acres)	700+
Existing Land Use	Industrial Retail Distribution Center, manufacturing and bulk distribution (cement)
Adjacent Land Use	Urban Area
Future Land Use	Industrial
Existing Adjacent Road AADT	6,400 on 30 th Ave W, North of FAC
Existing Adjacent Road Truck Percentages	4.1 % on 30 th Ave W, North of FAC
Example: Existing Freight Businesses/Operations	Bealls Department Store, American Aldes Ventilation, Pierce Fire Truck manufacturing
Transportation Access	Excellent rail and truck
Nearest SIS/Regional Freight Corridor	US 301
Intermodal Facility	No
Rail Available	Yes
Distance to Nearest Freight Corridor	0.6 mile north on 15 th St. E or 0.75 mile east on 38 th Ave. E

FAC Map ID	5
County	Manatee/Sarasota
FAC Name	South Manatee/North Sarasota Area
General Location	Northeast of the Sarasota-Bradenton International Airport Adjacent to US 301
Type of FAC	Existing
Area of Influence	Local and Regional
Total Area (acres)	4,000+
Existing Land Use	Industrial Small and medium sized distribution facilities and trucking operations, small to medium local and regional manufacturing companies.
Adjacent Land Use	Industrial/Agriculture
Future Land Use	Industrial
Existing Adjacent Road AADT	21,000 on US 301, Adjacent to FAC
Existing Adjacent Road Truck Percentages	2.8% on US 301, Adjacent to FAC
Example: Existing Freight Businesses/Operations	Commercial sales, various types of equipment distribution
Transportation Access	Good Truck with Rail present
Nearest SIS/Regional Freight Corridor	US 301, I-75
Intermodal Facility	No
Rail Available	Yes
Distance to Nearest Freight Corridor	0 Miles to US 301

FAC Map ID	6
County	Manatee
FAC Name	Florida International Gateway
General Location	Along East of US 41 N of I 275 and W of I-75
Type of FAC	Existing
Area of Influence	Regional
Total Area (acres)	5,000+
Existing Land Use	Industrial Warehouse/Distribution
Adjacent Land Use	Industrial
Future Land Use	Industrial
Existing Adjacent Road AADT	60,000 on SR 93, Adjacent to FAC
Existing Adjacent Road Truck Percentages	12.2% on SR 93, Adjacent to FAC
Example: Existing Freight Businesses/Operations	Air products and chemicals, FedEx distribution center
Transportation Access	Good truck, rail, water (via Adjacent port facilities)
Nearest SIS/Regional Freight Corridor	US 41, SR 93 I-275 and I-75
Intermodal Facility	No
Rail Available	Yes
Distance to Nearest Freight Corridor	0 Miles from US 41; 0 Miles from SR 933; 5 Miles from I-275; 5 Miles from I-75

FAC Map ID	7
County	Manatee
FAC Name	Gulf Coast Corporate Park
General Location	Immediately south of I-275 US 41 interchange; I-75 less than 3 mi. east via I-275; Approx. 2 mi south of Port Manatee
Type of FAC	Emerging
Area of Influence	Regional
Total Area (acres)	300+
Existing Land Use	Industrial distribution and light manufacturing
Adjacent Land Use	Industrial
Future Land Use	Industrial
Existing Adjacent Road AADT	1,400 on US 41, South of FAC
Existing Adjacent Road Truck Percentages	9.9% on US 41, South of FAC
Example: Existing Freight Businesses/Operations	SYSCO Foods, Chicago Pickle, Manasota Flooring
Transportation Access	Good truck
Nearest SIS/Regional Freight Corridor	US 41, I-275
Intermodal Facility	No
Rail Available	Yes
Distance to Nearest Freight Corridor	Less than 0.5 Miles; Direct access to I-275, US 41 and I 75 via I 275. The Port Manatee, a deep water facility, is located approximately 2-Miles to the north

FUTURE LAND USE



Manatee County, FL

Future Land Use Districts

	AG-R		MU		RES-1
	ER		MU-C		RES-3
	CITY		OL		RES-6
	CON		OM		RES-9
	IH		P/SP-1		RES-16
	IL		P/SP-2		ROR
	IU		R-OS		UF-3
			ICR		

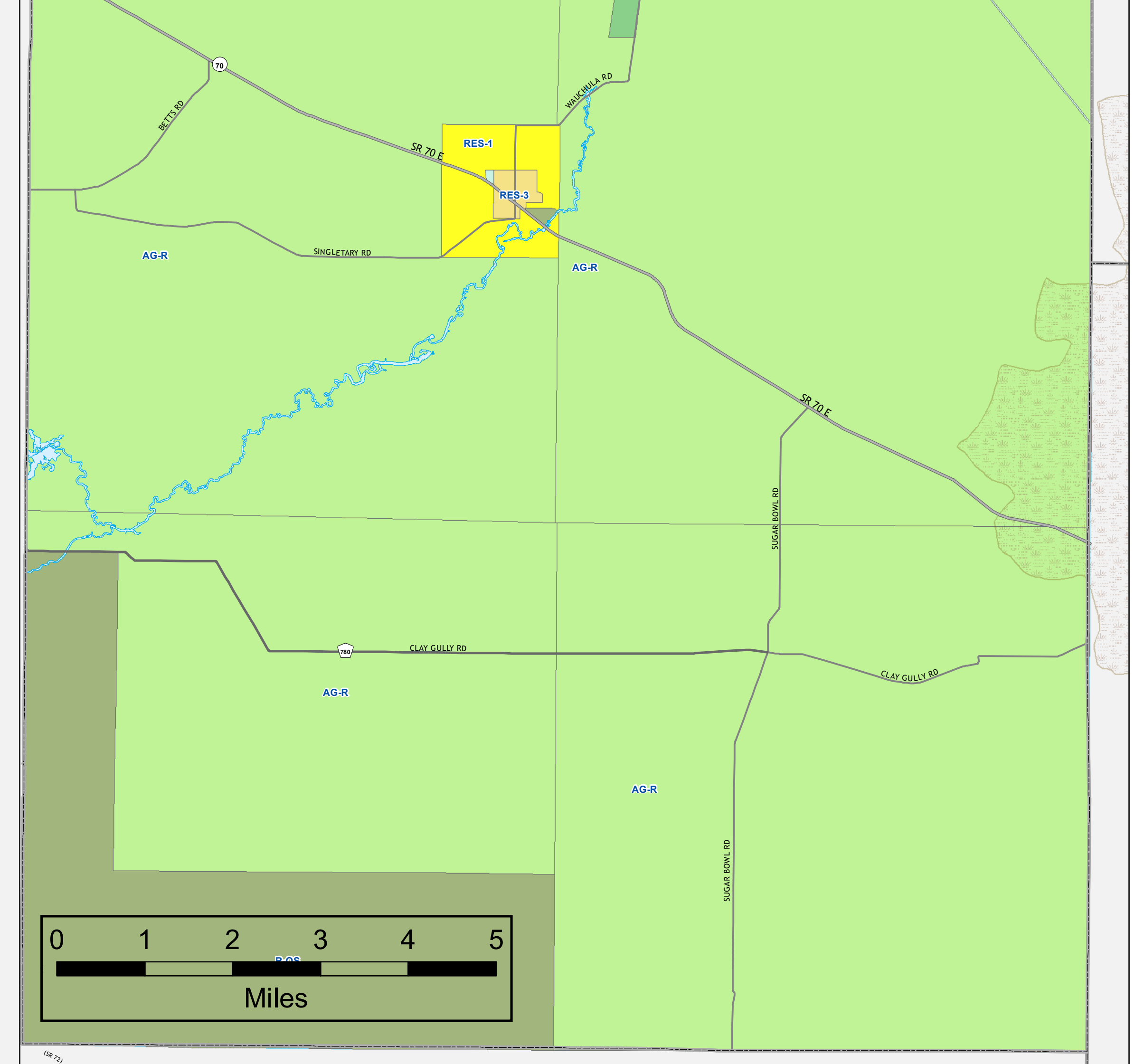
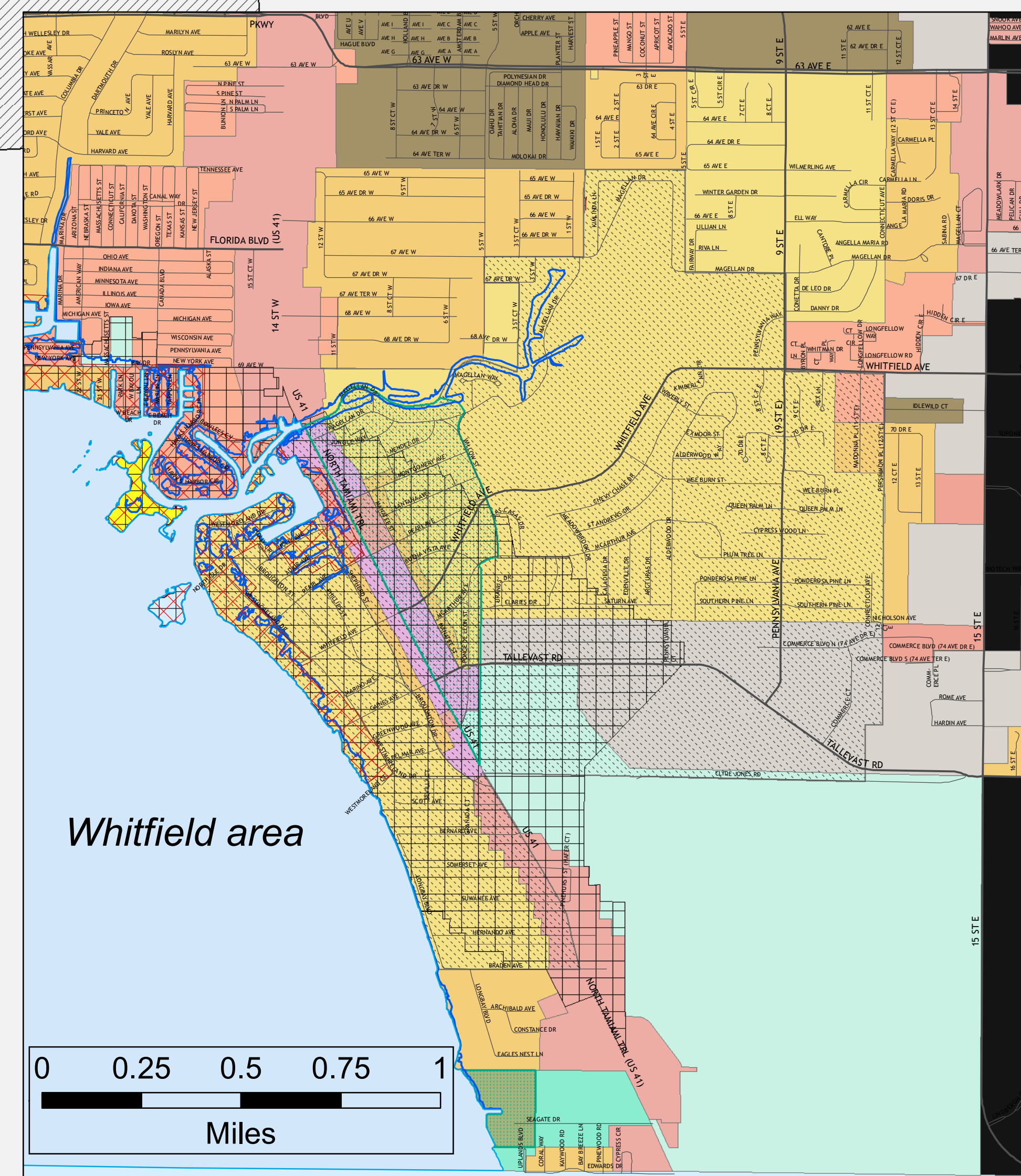
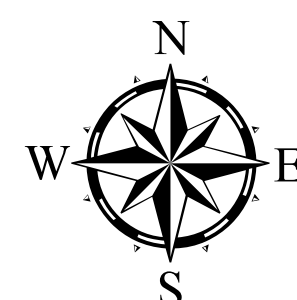
Overlay Districts

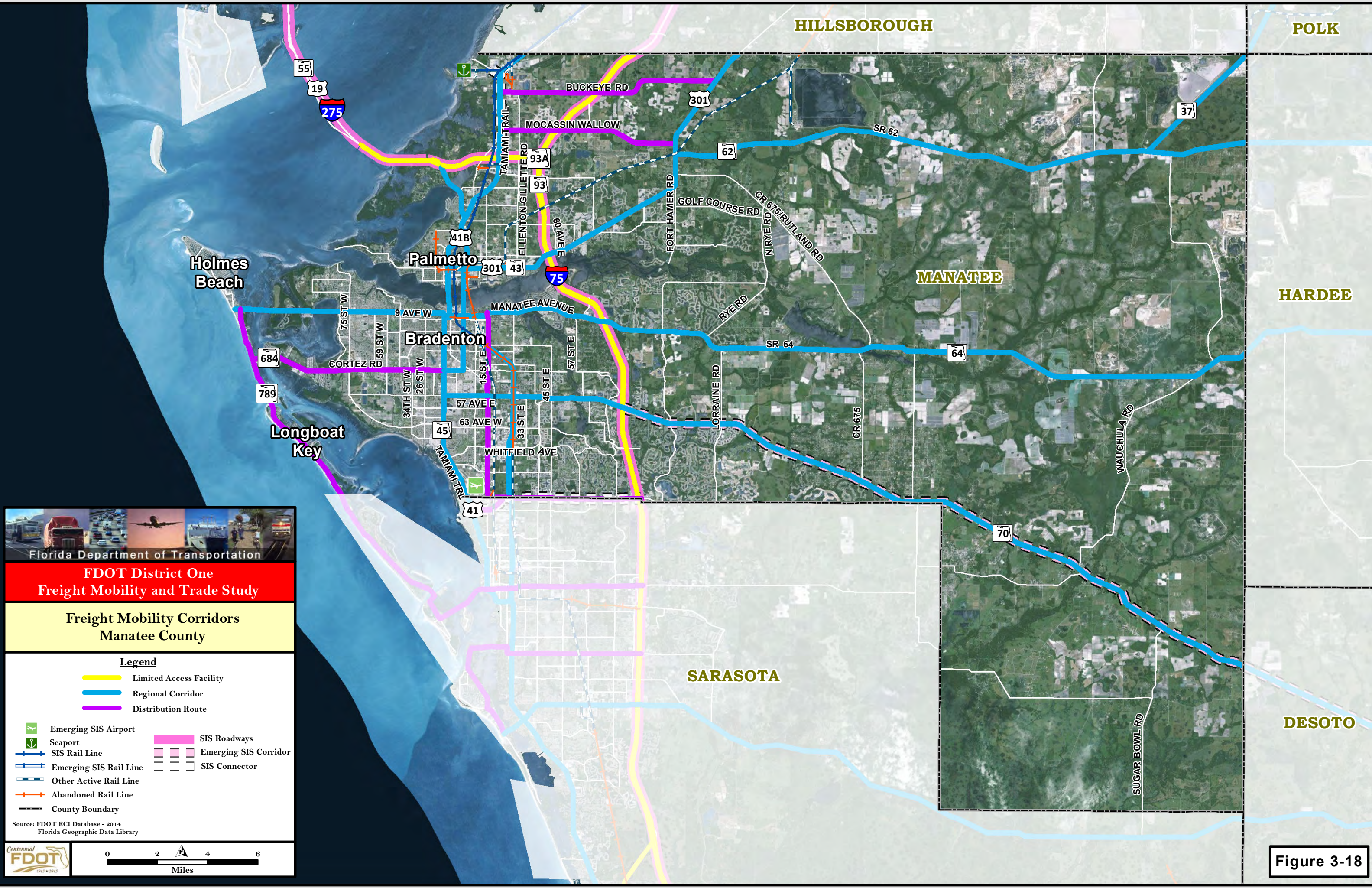
	Historical/Archaeological
	Peace River Watershed
	Manatee Watershed
	Evers Watershed
	Whitfield Residential
	Airport Impact
	Coastal Evacuation Area (Hurricane Evac Zone A)
	CHHA (Coastal High Hazard Area)

MAP UPDATED: MARCH 2015



This map was developed by the Manatee County Geographic Information Systems Division. It is provided for general reference and is not warranted in any way. Errors from non-coincidence of features from different sources may exist. The Manatee County BOCC shall be held harmless for inappropriate or unintended uses of the information.





Florida Department of Transportation

**FDOT District One
Freight Mobility and Trade Study**

**Freight Mobility Corridors
Manatee County**

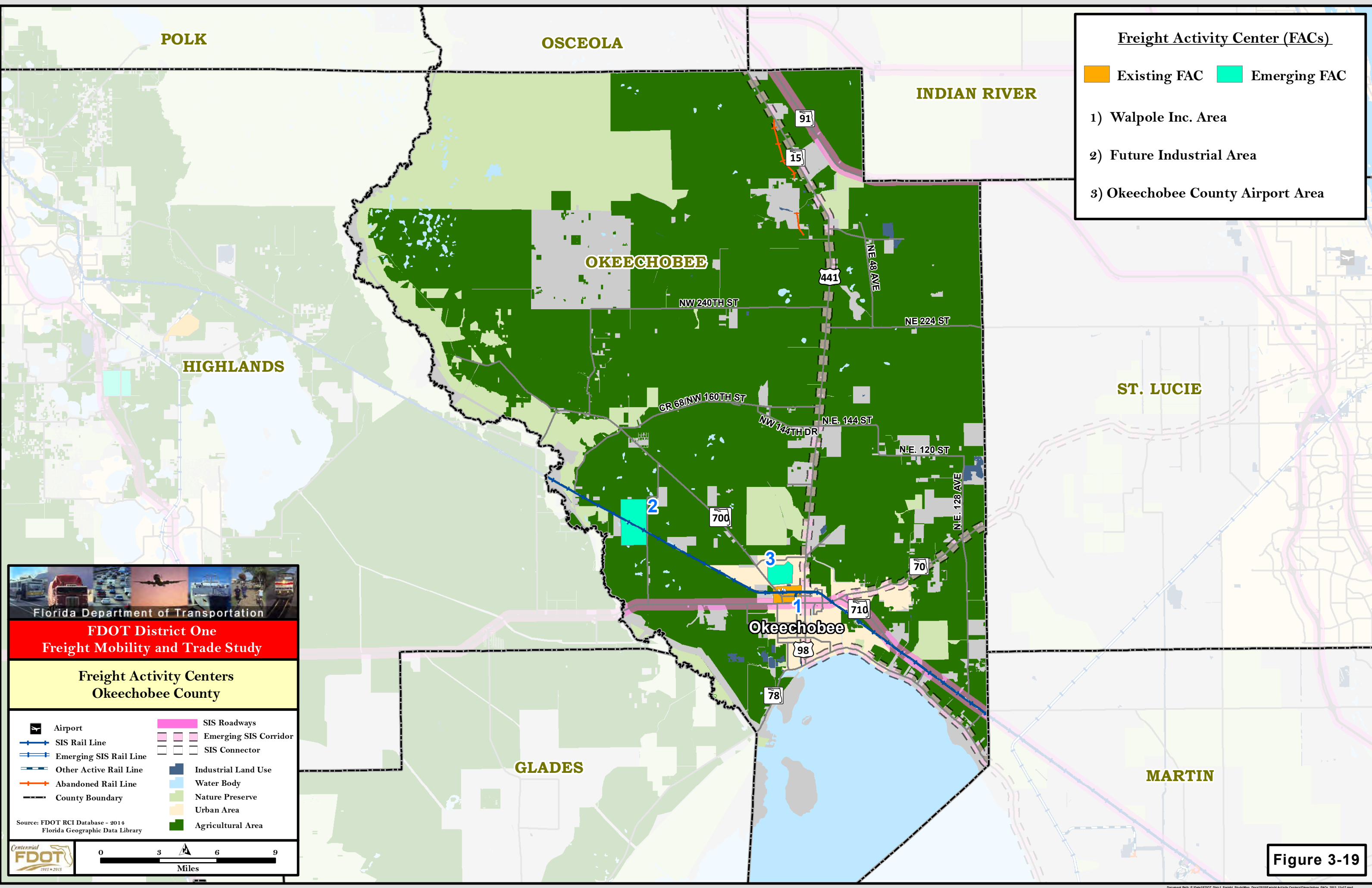
Legend

- Limited Access Facility
- Regional Corridor
- Distribution Route
- Emerging SIS Airport
- Seaport
- SIS Rail Line
- Emerging SIS Rail Line
- Other Active Rail Line
- Abandoned Rail Line
- County Boundary
- SIS Roadways
- Emerging SIS Corridor
- SIS Connector

Source: FDOT RCI Database - 2014
Florida Geographic Data Library

0 2 4 6
Miles

Figure 3-18



Freight Activity Center (FACs)

Existing FAC Emerging FAC

- 1) Walpole Inc. Area
- 2) Future Industrial Area
- 3) Okeechobee County Airport Area

Florida Department of Transportation

**FDOT District One
Freight Mobility and Trade Study**

**Freight Activity Centers
Okeechobee County**

Airport	SIS Roadways
SIS Rail Line	Emerging SIS Corridor
Emerging SIS Rail Line	SIS Connector
Other Active Rail Line	Industrial Land Use
Abandoned Rail Line	Water Body
County Boundary	Nature Preserve
	Urban Area
	Agricultural Area

Source: FDOT RCI Database - 2014
Florida Geographic Data Library

Centennial FDOT 1915-2015

0 3 6 9
Miles

Figure 3-19

Okeechobee County FAC Profiles

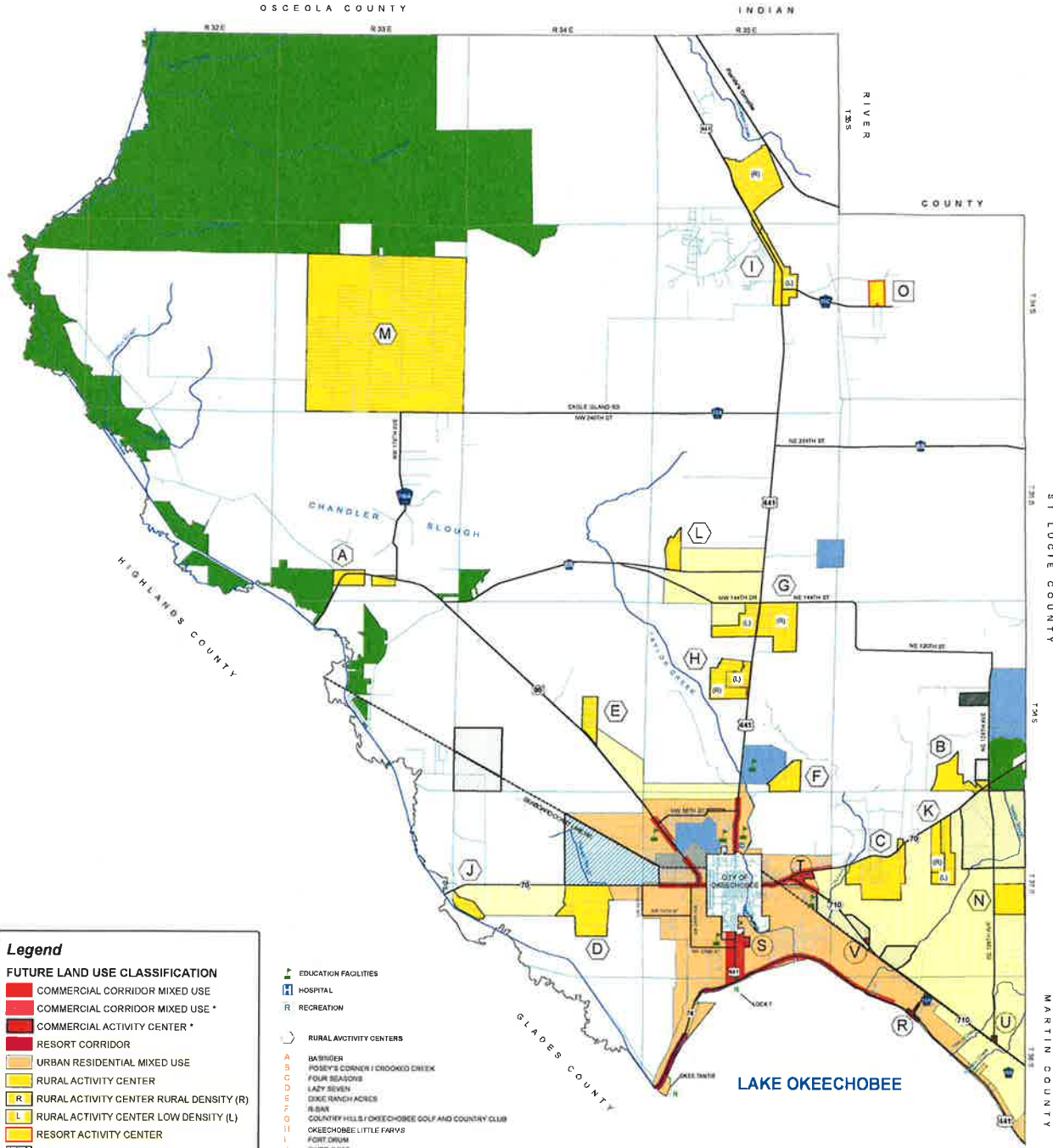
FAC Map ID	1
County	Okeechobee
FAC Name	Walpole, Inc. Area
General Location	Adjacent to US 441, N of SR 70 and S of NW 36 th St.
Type of FAC	Existing
Area of Influence	Regional
Total Area (acres)	800+
Existing Land Use	Industrial
Adjacent Land Use	Agriculture
Future Land Use	Industrial
Existing Adjacent Road AADT	26,000 on SR 70, South of FAC
Existing Adjacent Road Truck Percentages	6.9% on SR 70, South of FAC
Example: Existing Freight Businesses/Operations	General freight, grain feed hay, agricultural farm supplies
Transportation Access	Good truck and rail
Nearest SIS/Regional Freight Corridor	US 441, US 98, SR 70
Intermodal Facility	Yes; Rail and Truck
Rail Available	Yes
Distance to Nearest Freight Corridor	0 Miles to US 441, 0 Miles to US 98, 0 Miles to SR 70

FAC Map ID	2
County	Okeechobee
FAC Name	Future Industrial Area
General Location	4 Miles East of CR 721 and 3.5 Miles North of SR 70
Type of FAC	Emerging
Area of Influence	Unknown
Total Area (acres)	2,000+
Existing Land Use	Industrial distribution and light manufacturing
Adjacent Land Use	Agriculture
Future Land Use	Industrial
Existing Adjacent Road AADT	400 on NW 128 th Ave, South of FAC
Existing Adjacent Road Truck Percentages	22.5% on NW 128 th Ave, South of FAC
Example: Existing Freight Businesses/Operations	This area is zoned as future industrial/commercial use and is positioned adjacent to or in close proximity of a freight mobility corridor, making its location advantageous as a potential/emerging FAC.
Transportation Access	Good truck and excellent rail
Nearest SIS/Regional Freight Corridor	US 98, SR 70
Intermodal Facility	Yes; Truck and Rail
Rail Available	Yes
Distance to Nearest Freight Corridor	2 Miles from US 98, 5 Miles to SR 70

FAC Map ID	3
County	Okeechobee
FAC Name	Okeechobee County Airport
General Location	Adjacent to US 441; N of SR 70 and S of NW 36 th St.
Type of FAC	Emerging
Area of Influence	Regional
Total Area (acres)	800+
Existing Land Use	Industrial distribution and light manufacturing
Adjacent Land Use	Agriculture
Future Land Use	Industrial
Existing Adjacent Road AADT	20,400 on US 441, East of FAC
Existing Adjacent Road Truck Percentages	15.6% on US 441, East of FAC
Example: Existing Freight Businesses/Operations	This area is zoned as future industrial/commercial use and is positioned adjacent to or in close proximity to a freight mobility corridor, making its location advantageous as a potential/emerging FAC.
Transportation Access	Good truck and limited rail
Nearest SIS/Regional Freight Corridor	US 441, US 98, SR 70
Intermodal Facility	Yes; Rail and Truck
Rail Available	Yes
Distance to Nearest Freight Corridor	0.5 Miles to US 441, 0 Miles to US 98, 0 Miles to SR 70

OKEECHOBEE COUNTY

CONCEPTUAL FUTURE LAND USE 2020



Legend

FUTURE LAND USE CLASSIFICATION

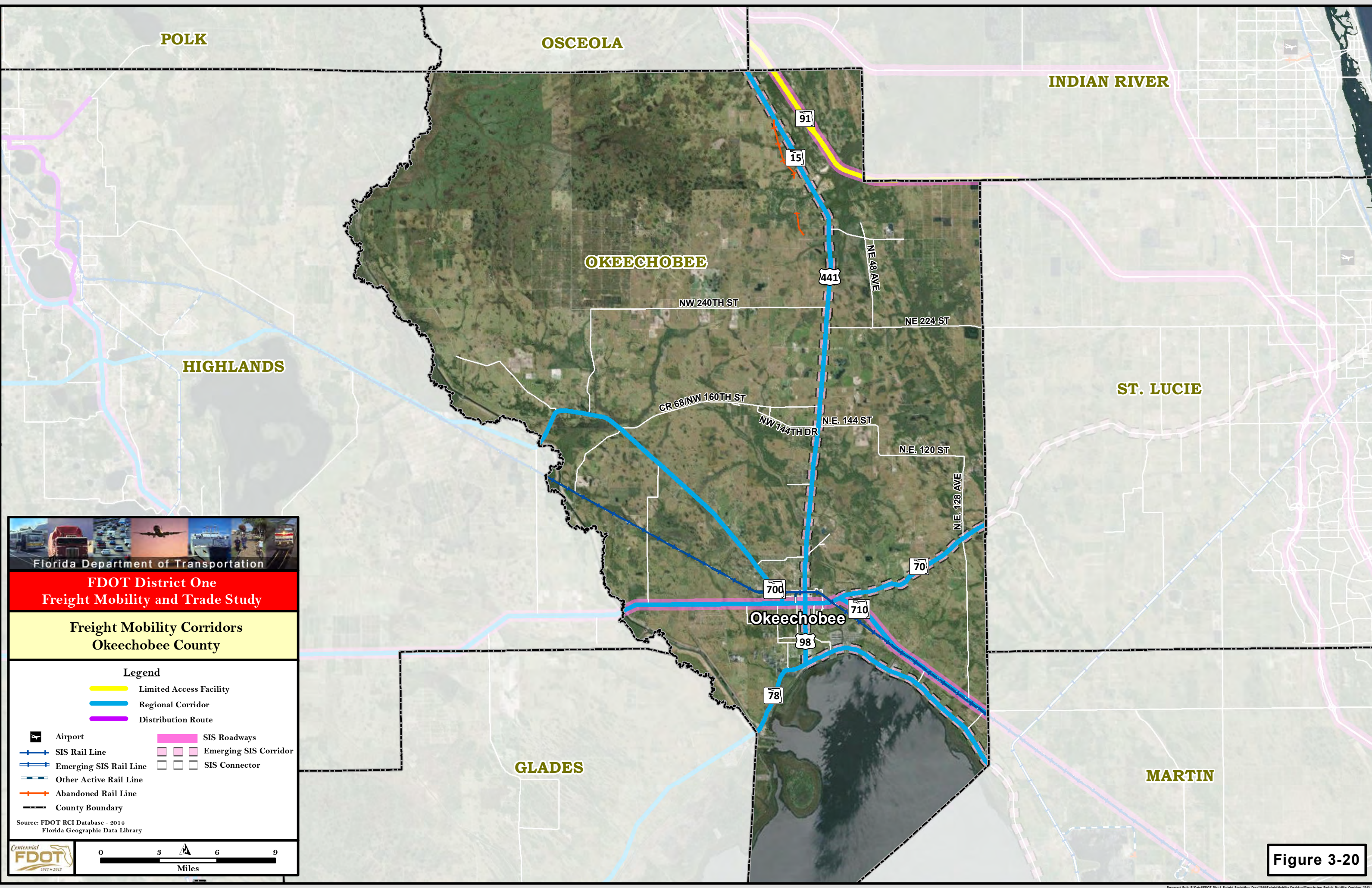
- COMMERCIAL CORRIDOR MIXED USE
- COMMERCIAL CORRIDOR MIXED USE *
- COMMERCIAL ACTIVITY CENTER *
- RESORT CORRIDOR
- URBAN RESIDENTIAL MIXED USE
- RURAL ACTIVITY CENTER
- RURAL ACTIVITY CENTER RURAL DENSITY (R)
- RURAL ACTIVITY CENTER LOW DENSITY (L)
- RESORT ACTIVITY CENTER
- INDUSTRIAL
- INDUSTRIAL *
- INDUSTRIAL OVERLAY
- INDUSTRIAL OVERLAY *
- RURAL ESTATE
- PUBLIC / SEMI-PUBLIC FACILITIES
- AGRICULTURE
- CONSERVATION 1
- MAJOR ROADS
- OTHER ROADS
- SEABOARD COAST LINE RR
- TOWNSHIP RANGE

- EDUCATION FACILITIES
- HOSPITAL
- RECREATION
- RURAL ACTIVITY CENTERS
- A BASINIER
- B POSEY'S CORNER / CROOKED CREEK
- C FOUR REASONS
- D LADY SEVEN
- E DIKE RANCH ACRES
- F R/BAN
- G COUNTRY HILLS / OKEECHOBEE GOLF AND COUNTRY CLUB
- H OKEECHOBEE LITTLE FARMS
- I FORT DRUM
- J RIVER OAKS
- K SPOT IN THE SUN / STAIRCASE LOOP
- L EDWARDS / OTTER CREEK
- M WAKING
- N AMISTAD
- RESORT ACTIVITY CENTERS
- O RUCK'S RV RESORT
- COMMERCIAL ACTIVITY CENTERS
- CR 15A
- SR 70 718
- T
- SR 710 / BERMAN ROAD
- V SR 718 *

*See Comprehensive Plan Policies for Specific Development Criteria



This Conceptual Future Land Use Map is a graphic representation of the Okeechobee County Comprehensive Plan Future Land Use Element, and is not intended to be interpreted without the goals, objectives and policies contained within the element.



Florida Department of Transportation

**FDOT District One
Freight Mobility and Trade Study**

**Freight Mobility Corridors
Okeechobee County**

- Legend**
- Limited Access Facility
 - Regional Corridor
 - Distribution Route
 - Airport
 - SIS Rail Line
 - Emerging SIS Rail Line
 - Other Active Rail Line
 - Abandoned Rail Line
 - County Boundary
 - SIS Roadways
 - Emerging SIS Corridor
 - SIS Connector

Source: FDOT RCI Database - 2014
Florida Geographic Data Library

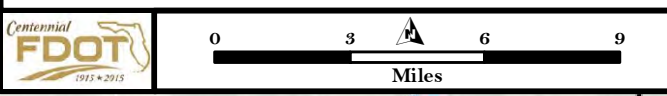


Figure 3-20

Freight Activity Centers FACs

Existing FAC Emerging FAC

- 1) Davenport Industrial Area
- 2) Northeast Lakeland Area
- 3) North Combee Road Area
- 4) Kathleen Road Area
- 5) West Lakeland Area
- 6) Auburndale Area
- 7) Lakeland Regional Industrial Area
- 8) Mulberry Area
- 9) SR 60 (Mosaic/Babcock)
- 10) Central Florida Intermodal Logistics Center
- 11) West Bartow Area
- 12) Frostproof Area
- 13) Lucerne Park
- 14) Haines City Industrial Area
- 15) Lakeland Linder Regional Airport Area
- 16) Bartow Airport Industrial Area
- 17) Winter Haven Industrial Area
- 18) Future Industrial Area
- 19) South Bartow Area
- 20) Dundee Area
- 21) Lake Wales North
- 22) Lake Wales East
- 23) SR 37 (Mosaic)

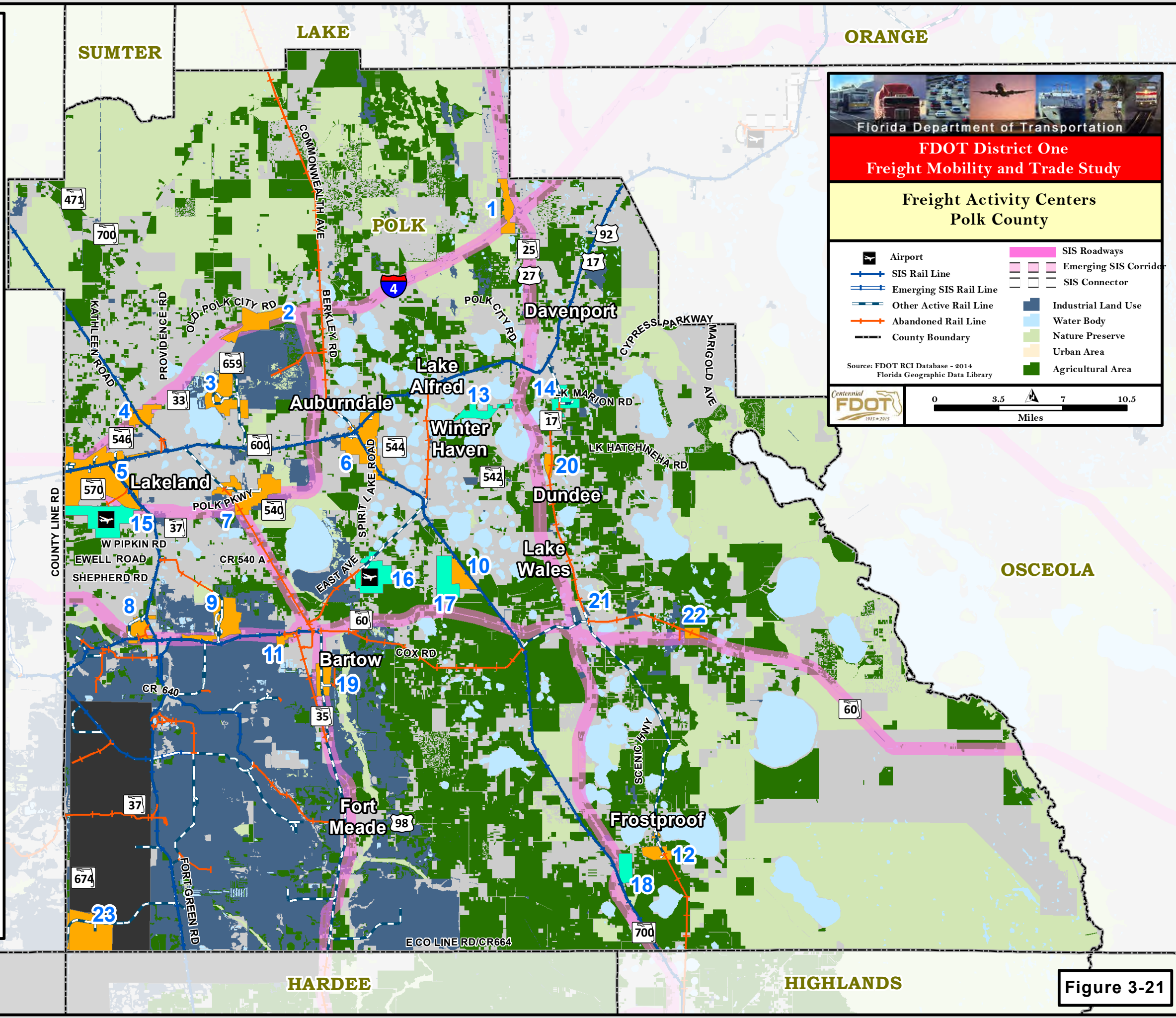


Figure 3-21

Polk County FAC Profiles

FAC Map ID	1
County	Polk
FAC Name	Davenport Industrial
General Location	NW quadrant of I-4 and US 27 and Dean Still Road, Davenport
Type of FAC	Existing
Area of Influence	Regional
Total Area (acres)	900+
Existing Land Use	Industrial warehousing/distribution centers
Adjacent Land Use	Regional Activity Center (RAC)
Future Land Use	Industrial
Existing Adjacent Road AADT	25,500 on US 27 to east of FAC. 5,500 along south side of FAC.
Existing Adjacent Road Truck Percentages	12.2 % through FAC
Example: Existing Freight Businesses/Operations	US Aluminum Corp., Best Buy Distribution, Mattress Giant Distribution
Transportation Access	Good truck
Nearest SIS/Regional Freight Corridor	US 27 and I-4
Intermodal Facility	No
Rail Available	No
Distance to Nearest Freight Corridor	0 Miles to US 27; 2 Miles to I-4

FAC Map ID	2
County	Polk
FAC Name	Northeast Lakeland
General Location	I-4 at SR 33 NE and SW quadrants (Speedway Area)
Type of FAC	Existing
Area of Influence	Regional
Total Area (acres)	1,000+
Existing Land Use	Business Park Center/Industrial/Warehouse/Distribution
Adjacent Land Use	Industrial/Agriculture
Future Land Use	Activity Center/Business Park Center/Industrial
Existing Adjacent Road AADT	10,550 Adjacent on I-4; 11,259 West of FAC on I-4
Existing Adjacent Road Truck Percentages	10.8% Adjacent on I-4; 13.8% West of FAC on I-4
Example: Existing Freight Businesses/Operations	Warehouse/distribution facilities with room to expand to approximately 2 million square feet including some light manufacturing sites.
Transportation Access	Good truck
Nearest SIS/Regional Freight Corridor	I-4
Intermodal Facility	No
Rail Available	No
Distance to Nearest Freight Corridor	0 Miles to I-4

FAC Map ID	3
County	Polk
FAC Name	North Combee Road
General Location	NE of Lake Parker Adjacent to SR 659 (Combee Rd) and north and south of Saddle Creek Rd east of SR 659.
Type of FAC	Existing
Area of Influence	Regional and National
Total Area (acres)	2,000+
Existing Land Use	Activity Center/Business park/Industrial Warehouse
Adjacent Land Use	Industrial/Agriculture
Future Land Use	Activity Center/Business Park/Industrial
Existing Adjacent Road AADT	1,900 on SR 659 though FAC
Existing Adjacent Road Truck Percentages	14.6% on SR 659 though FAC
Example: Existing Freight Businesses/Operations	Saddle Creek Industries (Freight warehousing and shipping for various types of products)
Transportation Access	Good truck and rail
Nearest SIS/Regional Freight Corridor	I-4
Intermodal Facility	Yes (Cross docking rail to truck)
Rail Available	Yes (Coal to power plant)
Distance to Nearest Freight Corridor	5 Miles to I-4 EB Ramp; 6 Miles to I-4 WB ramp via SR 33

FAC Map ID	4
County	Polk
FAC Name	Kathleen Road Area
General Location	Kathleen Road and I-4
Type of FAC	Existing
Area of Influence	Regional
Total Area (acres)	900+
Existing Land Use	Activity Center/Business Park/Industrial
Adjacent Land Use	Agriculture
Future Land Use	Activity Center/Business Park/Industrial
Existing Adjacent Road AADT	81,000 on I-4, Adjacent to FAC
Existing Adjacent Road Truck Percentages	14.5% on I-4, Adjacent to FAC
Example: Existing Freight Businesses/Operations	Manufacturing, warehouse/distribution, National and world-wide package distribution
Transportation Access	Good rail and truck
Nearest SIS/Regional Freight Corridor	I-4
Intermodal Facility	Yes; Rail and Truck
Rail Available	Yes
Distance to Nearest Freight Corridor	0 Miles to I-4

FAC Map ID	5
County	Polk
FAC Name	West Lakeland
General Location	North Of I-4 from County Line Rd to the Polk Parkway interchange and South of I-4 from County Line Road east along US 92 to S. Wabash Ave. and South to the Polk Parkway
Type of FAC	Existing
Area of Influence	Regional and National
Total Area (acres)	6,000+
Existing Land Use	Industrial/Business Park
Adjacent Land Use	Agriculture
Future Land Use	Industrial/Business Park
Existing Adjacent Road AADT	23,000 on I-4, Adjacent to FAC
Existing Adjacent Road Truck Percentages	9.2% on I-4, Adjacent to FAC
Example: Existing Freight Businesses/Operations	Publix, Rooms To Go, Plastipak, Continental Plastic Containers, Amazon
Transportation Access	Excellent rail and truck
Nearest SIS/Regional Freight Corridor	I-4 and Polk Parkway
Intermodal Facility	No
Rail Available	Yes
Distance to Nearest Freight Corridor	0-3 Miles depending on location within the FAC

FAC Map ID	6
County	Polk
FAC Name	Auburndale Area
General Location	SR 600 and US 17
Type of FAC	Existing
Area of Influence	Regional
Total Area (acres)	2,000+
Existing Land Use	Industrial
Adjacent Land Use	Agriculture
Future Land Use	Industrial
Existing Adjacent Road AADT	7,000 on US 92, Adjacent to FAC
Existing Adjacent Road Truck Percentages	11.3% on US 92, Adjacent to FAC
Example: Existing Freight Businesses/Operations	Bulk materials, trucking, small to medium manufacturing
Transportation Access	Excellent rail and truck
Nearest SIS/Regional Freight Corridor	US 92
Intermodal Facility	Yes; Rail and Truck
Rail Available	Yes
Distance to Nearest Freight Corridor	0 Miles to US 92

FAC Map ID	7
County	Polk
FAC Name	Lakeland Regional Industrial Area
General Location	Polk Parkway and US 98
Type of FAC	Existing
Area of Influence	Regional
Total Area (acres)	2,000+
Existing Land Use	Industrial
Adjacent Land Use	Agriculture
Future Land Use	Industrial
Existing Adjacent Road AADT	18,200 on SR 570 (Polk Pkwy), South of FAC
Existing Adjacent Road Truck Percentages	10.3% on SR 570 (Polk Pkwy), South of FAC
Example: Existing Freight Businesses/Operations	Hestor Transport, Lakeland Granite, Hudson Pumps and Equipment, Frito-Lay
Transportation Access	Excellent truck
Nearest SIS/Regional Freight Corridor	SR 570 (Polk Pkwy) and US 98 both Adjacent
Intermodal Facility	No
Rail Available	No
Distance to Nearest Freight Corridor	0.5 Miles to SR 570 and US 98; 10 Miles to WB I-4

FAC Map ID	8
County	Polk
FAC Name	Dundee Area
General Location	Adjacent to SR 17 and CR 542
Type of FAC	Existing
Area of Influence	Regional
Total Area (acres)	500+
Existing Land Use	Nature Preserve
Adjacent Land Use	Agriculture
Future Land Use	Agriculture
Adjacent Road AADT	20,500 on CR 542, West of FAC
Adjacent Road Truck Percentages	9.1% on CR 542, West of FAC
Example: Existing Freight Businesses/Operations	Agricultural ILC - Citrus products
Transportation Access	Good rail and truck
Nearest SIS/Regional Freight Corridor	SR 17
Intermodal Facility	Yes; Rail and Truck
Rail Available	Yes
Distance to Nearest Freight Corridor	0 Miles to SR 17

FAC Map ID	9
County	Polk
FAC Name	Central Florida Intermodal Logistics Center
General Location	North of SR 60 Adjacent to CSX "S" Line, Auburndale Subdivision. E of Bartow Airport near Wahneta
Type of FAC	Existing
Area of Influence	Regional, National
Total Area (acres)	800+
Existing Land Use	Industrial/Agriculture
Adjacent Land Use	Industrial
Future Land Use	Industrial
Existing Adjacent Road AADT	5,300 on CR 559, West of FAC
Existing Adjacent Road Truck Percentages	8.2% CR 559, West of FAC
Example: Existing Freight Businesses/Operations	CSX Intermodal container yard
Transportation Access	Good rail and truck
Nearest SIS/Regional Freight Corridor	SR 60
Intermodal Facility	Yes
Rail Available	Yes
Distance to Nearest Freight Corridor	2 Miles to SR 60

FAC Map ID	10
County	Polk
FAC Name	SR 60 Mosaic-Babcock
General Location	SR 60 between Mulberry and Bartow
Type of FAC	Existing
Area of Influence	Local and Regional
Total Area (acres)	2,000+
Existing Land Use	Industrial Furniture Distribution and Phosphate product manufacturing
Adjacent Land Use	Industrial
Future Land Use	Industrial
Existing Adjacent Road AADT	17,700 on SR 60, South of FAC
Existing Adjacent Road Truck Percentages	14.8% on SR 60, South of FAC
Example: Existing Freight Businesses/Operations	Babcock Furniture, Mosaic Company (Mining)
Transportation Access	Excellent rail and truck
Nearest SIS/Regional Freight Corridor	SR 60
Intermodal Facility	No
Rail Available	Yes; Rail and Truck
Distance to Nearest Freight Corridor	0 Miles to FAC

FAC Map ID	11
County	Polk
FAC Name	Mulberry Area
General Location	NW quadrant SR 60 and SR 37
Type of FAC	Existing
Area of Influence	Local
Total Area (acres)	900+
Existing Land Use	Industrial Rail transport, truck transport, manufacturing
Adjacent Land Use	Industrial/Agriculture
Future Land Use	Industrial
Existing Adjacent Road AADT	17,700 on SR 37, West of FAC
Existing Adjacent Road Truck Percentages	15.1% on SR 37, West of FAC
Example: Existing Freight Businesses/Operations	Purina Mills, UAP Distribution, Willis Agricultural Storage
Transportation Access	Excellent truck and rail
Nearest SIS/Regional Freight Corridor	SR 60
Intermodal Facility	No
Rail Available	Yes
Distance to Nearest Freight Corridor	0 Miles to FAC

FAC Map ID	12
County	Polk
FAC Name	West Bartow Area
General Location	SR 60 at Agricola Road
Type of FAC	Existing
Area of Influence	Local
Total Area (acres)	300+
Existing Land Use	Industrial
Adjacent Land Use	Industrial/Agriculture
Future Land Use	Industrial
Existing Adjacent Road AADT	18,900 on SR 60, Adjacent to FAC
Existing Adjacent Road Truck Percentages	11.9 % on SR 60, Adjacent to FAC
Example: Existing Freight Businesses/Operations	USS Commercial Park, Bartow Industrial Center and Citrus processing
Transportation Access	Excellent rail and truck
Nearest SIS/Regional Freight Corridor	SR 60
Intermodal Facility	No
Rail Available	Yes
Distance to Nearest Freight Corridor	0 Miles to SR 60

FAC Map ID	13
County	Polk
FAC Name	Lake Wales North
General Location	Adjacent to SR 17 and SR 60
Type of FAC	Existing
Area of Influence	Regional
Total Area (acres)	500+
Existing Land Use	Nature Preserve
Adjacent Land Use	Agriculture
Future Land Use	Agriculture
Adjacent Road AADT	29,500 on SR 17, Adjacent to FAC
Adjacent Road Truck Percentages	11.4% on SR 17, Adjacent to FAC
Example: Existing Freight Businesses/Operations	Florida's Natural Grower - Citrus and by-products
Transportation Access	Good rail and truck
Nearest SIS/Regional Freight Corridor	SR 17, SR 60
Intermodal Facility	Yes; Rail and Truck
Rail Available	Yes
Distance to Nearest Freight Corridor	0 Miles to SR 17 and 0 Miles to SR 60

FAC Map ID	14
County	Polk
FAC Name	Lake Wales/SR 60
General Location	Adjacent to SR 60, 7 Miles East of SR 17
Type of FAC	Existing
Area of Influence	Regional
Total Area (acres)	500+
Existing Land Use	Nature Preserve
Adjacent Land Use	Agriculture
Future Land Use	Agriculture
Adjacent Road AADT	29,500 on SR 60, Adjacent to FAC
Adjacent Road Truck Percentages	19.5% on SR 60, Adjacent to FAC
Example: Existing Freight Businesses/Operations	Citrosuco - Oranges and by-products
Transportation Access	Good rail and truck
Nearest SIS/Regional Freight Corridor	SR 17, SR 60
Intermodal Facility	Yes; Rail and Truck
Rail Available	Yes
Distance to Nearest Freight Corridor	0 Miles to SR 60, 7 Miles East of SR 17

FAC Map ID	15
County	Polk
FAC Name	South Bartow Area
General Location	Adjacent to SR 35 and 1 Mile South of SR 60
Type of FAC	Existing
Area of Influence	Regional, National
Total Area (acres)	400+
Existing Land Use	Industrial
Adjacent Land Use	Nature Preserve
Future Land Use	Industrial
Adjacent Road AADT	14,800 on SR 35, Adjacent to FAC
Adjacent Road Truck Percentages	8.2% on SR 35, Adjacent to FAC
Example: Existing Freight Businesses/Operations	Valmont Industries - irrigation equipment and infrastructure products for agriculture
Transportation Access	Good rail and truck
Nearest SIS/Regional Freight Corridor	SR 60 and SR 35
Intermodal Facility	Yes; Rail and Truck
Rail Available	Yes
Distance to Nearest Freight Corridor	0 Miles to SR 60 and 1 Mile to SR 35

FAC Map ID	16
County	Polk
FAC Name	SR 37 (Mosaic)
General Location	Southwest corner of Polk County, South of CR 674
Type of FAC	Existing
Area of Influence	Regional
Total Area (acres)	400+
Existing Land Use	Industrial/Mining
Adjacent Land Use	Industrial
Future Land Use	Industrial/Mining
Adjacent Road AADT	2,300 on SR 37, Adjacent to FAC
Adjacent Road Truck Percentages	34.6% on SR 37, Adjacent to FAC
Example: Existing Freight Businesses/Operations	Mosaic (Phosphate Mining)
Transportation Access	Good rail and truck
Nearest SIS/Regional Freight Corridor	SR 37
Intermodal Facility	Yes; Rail and Truck
Rail Available	Yes
Distance to Nearest Freight Corridor	0 Miles to SR 37

FAC Map ID	17
County	Polk
FAC Name	Frostproof Area
General Location	SR 17 north and south of CR 630A. West of CSX Rail Line
Type of FAC	Existing
Area of Influence	Local and Regional
Total Area (acres)	400+
Existing Land Use	Distribution, manufacturing and mining
Adjacent Land Use	Industrial
Future Land Use	Industrial
Existing Adjacent Road AADT	2,500 on SR 17, South of FAC
Existing Adjacent Road Truck Percentages	13.4% on SR 17, South of FAC
Example: Existing Freight Businesses/Operations	Ferguson Enterprises, Ben Hill Griffin
Transportation Access	Excellent rail and truck
Nearest SIS/Regional Freight Corridor	US 27
Intermodal Facility	No
Rail Available	Yes
Distance to Nearest Freight Corridor	3 Miles to US 27

FAC Map ID	18
County	Polk
FAC Name	Lucerne Park
General Location	On SR 544 Winter Haven
Type of FAC	Emerging
Area of Influence	Regional
Total Area (acres)	800+
Existing Land Use	Industrial distribution, concrete pipes and small businesses
Adjacent Land Use	Nature Preserve/Industrial
Future Land Use	City (Winter Haven)
Existing Adjacent Road AADT	10,400 on SR 544, South of FAC
Existing Adjacent Road Truck Percentages	9.7% on SR 544, South of FAC
Example: Existing Freight Businesses/Operations	FedEx Distribution Center, Pepperidge Farm, Williams Sonoma Distribution
Transportation Access	Excellent truck access
Nearest SIS/Regional Freight Corridor	US 27
Intermodal Facility	No
Rail Available	No
Distance to Nearest Freight Corridor	2 Miles to US 2; 4 Miles to I-4 via US 27; 13 Miles to SR 60

FAC Map ID	19
County	Polk
FAC Name	Haines City Industrial Area
General Location	SR 17 at SR 544 SE Haines City
Type of FAC	Emerging
Area of Influence	Regional and Local
Total Area (acres)	900+
Existing Land Use	Industrial
Adjacent Land Use	Industrial/Agriculture
Future Land Use	Industrial
Existing Adjacent Road AADT	7,100 on SR 17, Adjacent to FAC
Existing Adjacent Road Truck Percentages	7.9% on SR 17, Adjacent to FAC
Example: Existing Freight Businesses/Operations	Cellynne Corp. (Paper products), Paver Module, Inc. (Paving materials)
Transportation Access	Good rail and truck
Nearest SIS/Regional Freight Corridor	US 27
Intermodal Facility	No
Rail Available	No
Distance to Nearest Freight Corridor	2.5 Miles to US 27

FAC Map ID	20
County	Polk
FAC Name	Lakeland Linder Regional Airport FAC
General Location	Drane Field Road at Airport Road
Type of FAC	Emerging
Area of Influence	Local
Total Area (acres)	2,000+
Existing Land Use	Light manufacturing and aircraft related businesses. Local small business operations.
Adjacent Land Use	Agriculture
Future Land Use	Industrial/Business Park
Existing Adjacent Road AADT	11,000 on Polk Pkwy, Adjacent to FAC
Existing Adjacent Road Truck Percentages	10.6% on Polk Pkwy, Adjacent to FAC
Example: Existing Freight Businesses/Operations	Aircraft maintenance and manufacturing
Transportation Access	Good truck
Nearest SIS/Regional Freight Corridor	I-4 via Airport Road and Polk Parkway
Intermodal Facility	No
Rail Available	No
Distance to Nearest Freight Corridor	3.5 Miles via Airport Road and Polk Parkway

FAC Map ID	21
County	Polk
FAC Name	Bartow Airport Industrial Area FAC
General Location	US 17 at CR 559
Type of FAC	Emerging
Area of Influence	Local and Regional
Total Area (acres)	2,000+
Existing Land Use	Business Park/Industrial
Adjacent Land Use	Agriculture
Future Land Use	Business Park
Existing Adjacent Road AADT	15,600 on US 17, Adjacent to FAC
Existing Adjacent Road Truck Percentages	11.3% on US 17, Adjacent to FAC
Example: Existing Freight Businesses/Operations	Local manufacturing and shops associated with aircraft repairs
Transportation Access	Good rail an truck
Nearest SIS/Regional Freight Corridor	US 17
Intermodal Facility	No
Rail Available	Yes (including chemical cars and compressed gas)
Distance to Nearest Freight Corridor	2 Miles to US 17

FAC Map ID	22
County	Polk
FAC Name	Winter Haven Industrial Area
General Location	Adjacent to Central Florida Intermodal Logistics Center
Type of FAC	Emerging
Area of Influence	Unknown
Total Area (acres)	800+
Existing Land Use	Industrial
Adjacent Land Use	Agriculture/Industrial
Future Land Use	Industrial
Existing Adjacent Road AADT	5,300 on CR 655, West of FAC
Existing Adjacent Road Truck Percentages	8.2% on CR 655, West of FAC
Example: Existing Freight Businesses/Operations	Agriculture ILC
Transportation Access	Good rail and truck
Nearest SIS/Regional Freight Corridor	SR 60
Intermodal Facility	Yes
Rail Available	Yes
Distance to Nearest Freight Corridor	2 Miles to SR 60

FAC Map ID	23
County	Polk
FAC Name	Future Industrial Area
General Location	Frostproof/CR 700 & US 17
Type of FAC	Emerging
Area of Influence	Unknown
Total Area (acres)	300+
Existing Land Use	Industrial
Adjacent Land Use	Agriculture
Future Land Use	Industrial/Business Park
Existing Adjacent Road AADT	15,100 on SR 700, Adjacent to FAC
Existing Adjacent Road Truck Percentages	22.2% on SR 700, Adjacent to FAC
Example: Existing Freight Businesses/Operations	This area is zoned as future industrial/commercial use and is positioned adjacent to or in close proximity of a freight mobility corridor, making its location advantageous as a potential/emerging FAC.
Transportation Access	Good rail and truck
Nearest SIS/Regional Freight Corridor	SR 700
Intermodal Facility	No
Rail Available	Yes
Distance to Nearest Freight Corridor	0 Miles to SR 700

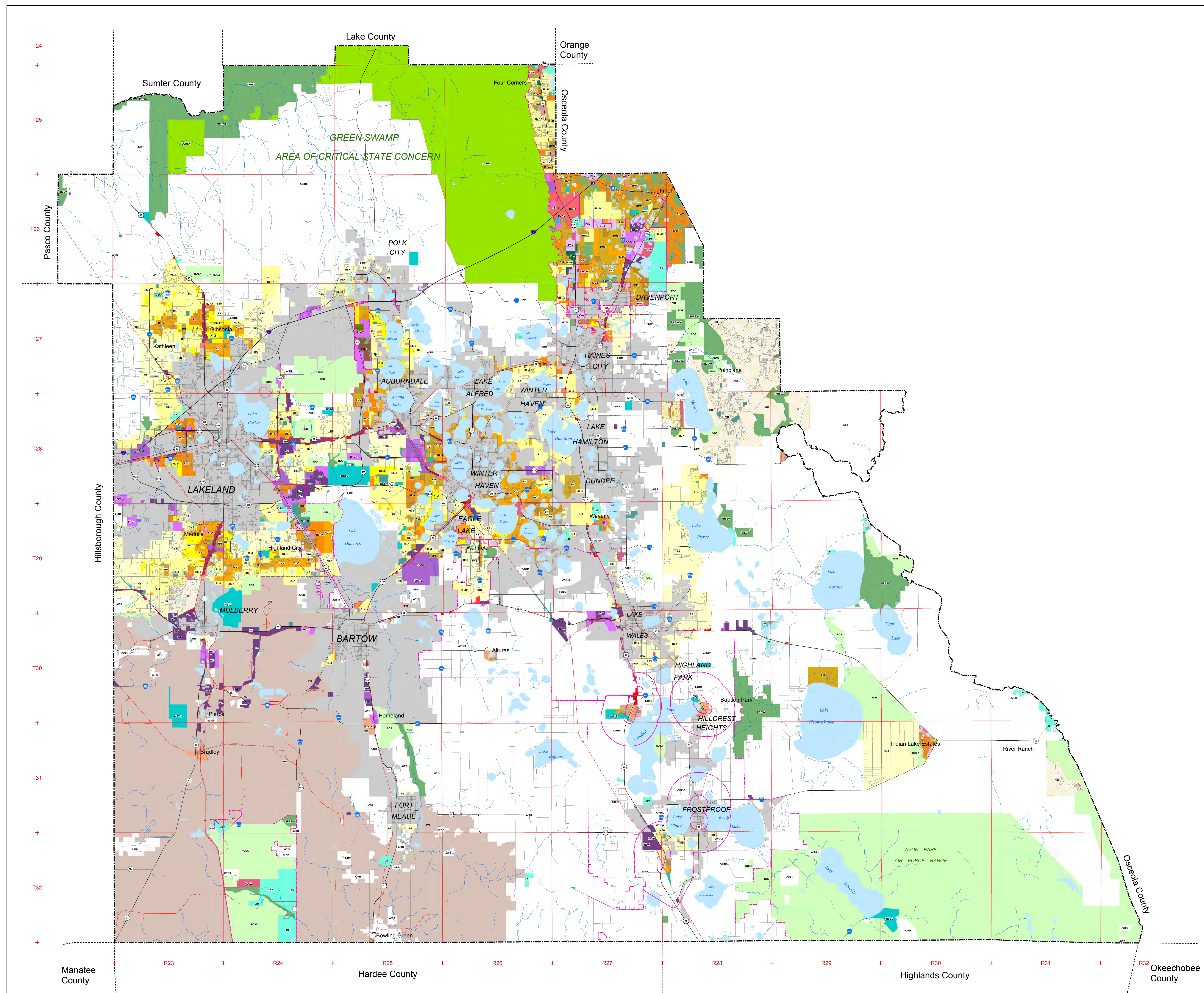
2030 COMPREHENSIVE PLAN MAP SERIES Future Land Use

- CC - Convenience Center
- NAC - Neighborhood Activity Center
- CAC - Community Activity Center
- TC - Town Center
- RAC - Regional Activity Center
- HIC - High-Impact Commercial Center
- TCC - Tourism Commercial Center
- LCC - Linear Commercial Corridor
- CE - Commercial Enclave
- OC - Office Center
- EC - Employment Center
- BPC-1 - Business Park Center-1
- BPC-2 - Business Park Center-2
- IND - Industrial
- PM - Phosphate Mining
- LR - Leisure Recreation
- PI - Professional Institutional
- INST-1 - Institutional-1
- INST-2 - Institutional-2
- IAC - Interchange Activity Center
- ROS - Recreation and Open Space
- PRESV - Preservation
- CORE - Conservation Core
- MU - Mixed Use
- RCC - Rural Cluster Center (Non-Residential)
- RCC-R - Rural Cluster Center (Residential)
- RS - Residential-Suburban
- RL-1 - Residential Low-1
- RL-2 - Residential Low-2
- RL-3 - Residential Low-3
- RL-4 - Residential Low-4
- RM - Residential Medium
- RH - Residential High
- ARR - Agriculture/Residential-Rural
- PRE-DRI & DRI - Development of Regional Impact
- SAP - Selected Area Plan

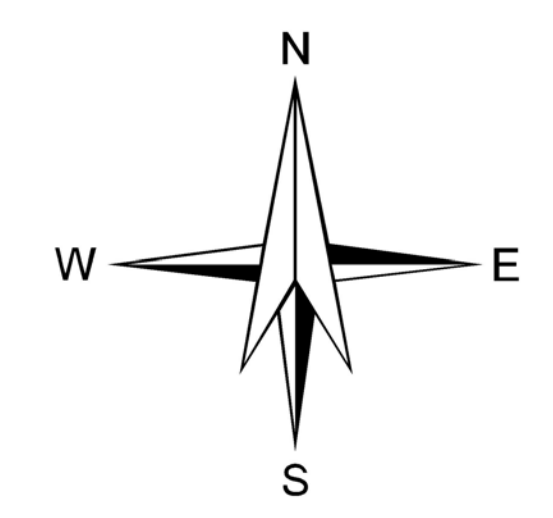
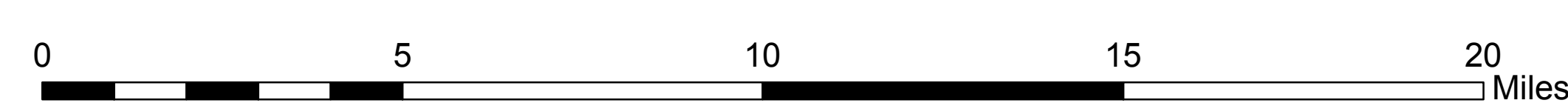
- Green Swamp Areas**
- GSACSC - Green Swamp Area of Critical State Concern
 - RIDGE-SPA - Ridge Special Protection Area
 - RURAL-SPA - Rural Special Protection Area
 - PC-SPA - Polk City Special Protection Area

General Map Legend

- Interstate
- US
- State Road
- County
- Local Roads
- Proposed Roads
- Railroads
- Streams
- Municipalities
- County_Boundary
- TownshipRange

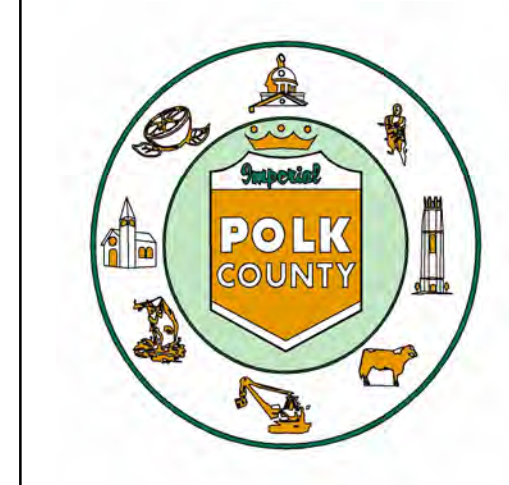


CPMS Disclaimer:
THIS IS ONE MAP OF THE "POLK COUNTY COMPREHENSIVE PLAN MAP SERIES". IT MUST BE INTERPRETED IN CONJUNCTION WITH THE OTHER MAPS OF THE SERIES AND THE OBJECTIVES AND POLICIES OF THE "POLK COUNTY COMPREHENSIVE PLAN" AS ADOPTED AND AMENDED BY THE POLK COUNTY BOARD OF COUNTY COMMISSIONERS.



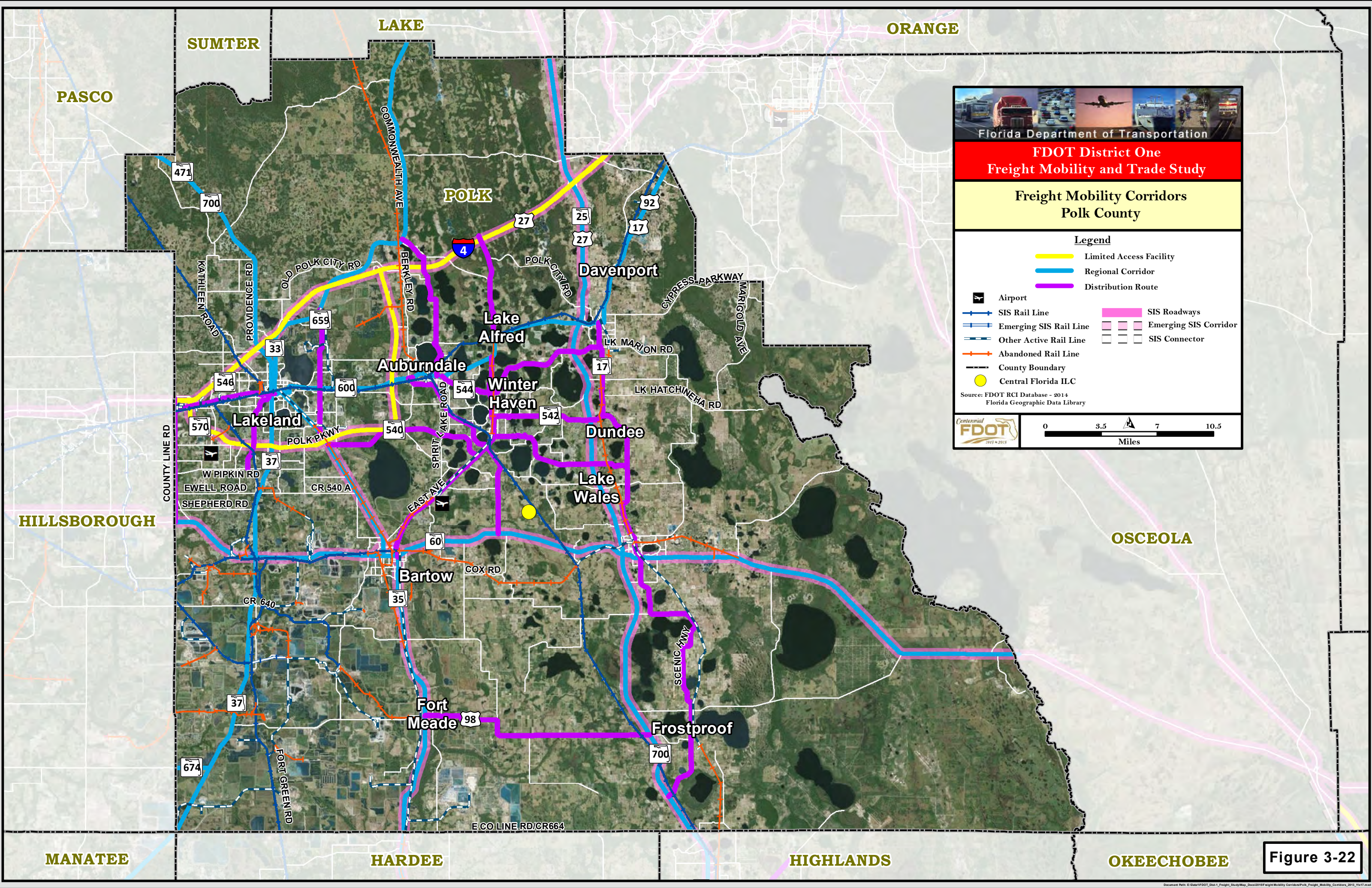
GIS Mapping Disclaimer:
This GIS map is a resource of general information. The Polk County BoCC makes no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. Accordingly, use of this information is at the user's own risk. The Polk County BoCC explicitly disclaims any representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. The Polk County BoCC shall assume no liability for:
1) Any errors, omissions, or inaccuracies in the information provided regardless of how caused;
2) Any decision made or action taken or not taken by any person in reliance upon any information or data furnished hereunder; or
3) Any other actions or inactions that may arise that were not contemplated by this disclaimer.

COMPREHENSIVE PLAN POLK COUNTY, FLORIDA March 4, 2015 GENERALIZED FUTURE LAND USE



**POLK COUNTY
BOARD OF COUNTY COMMISSIONERS**

Prepared by: IT/GIS Division
CPMS Managed by: Office of Planning and Development



Florida Department of Transportation

FDOT District One
Freight Mobility and Trade Study

Freight Mobility Corridors
Polk County

Legend

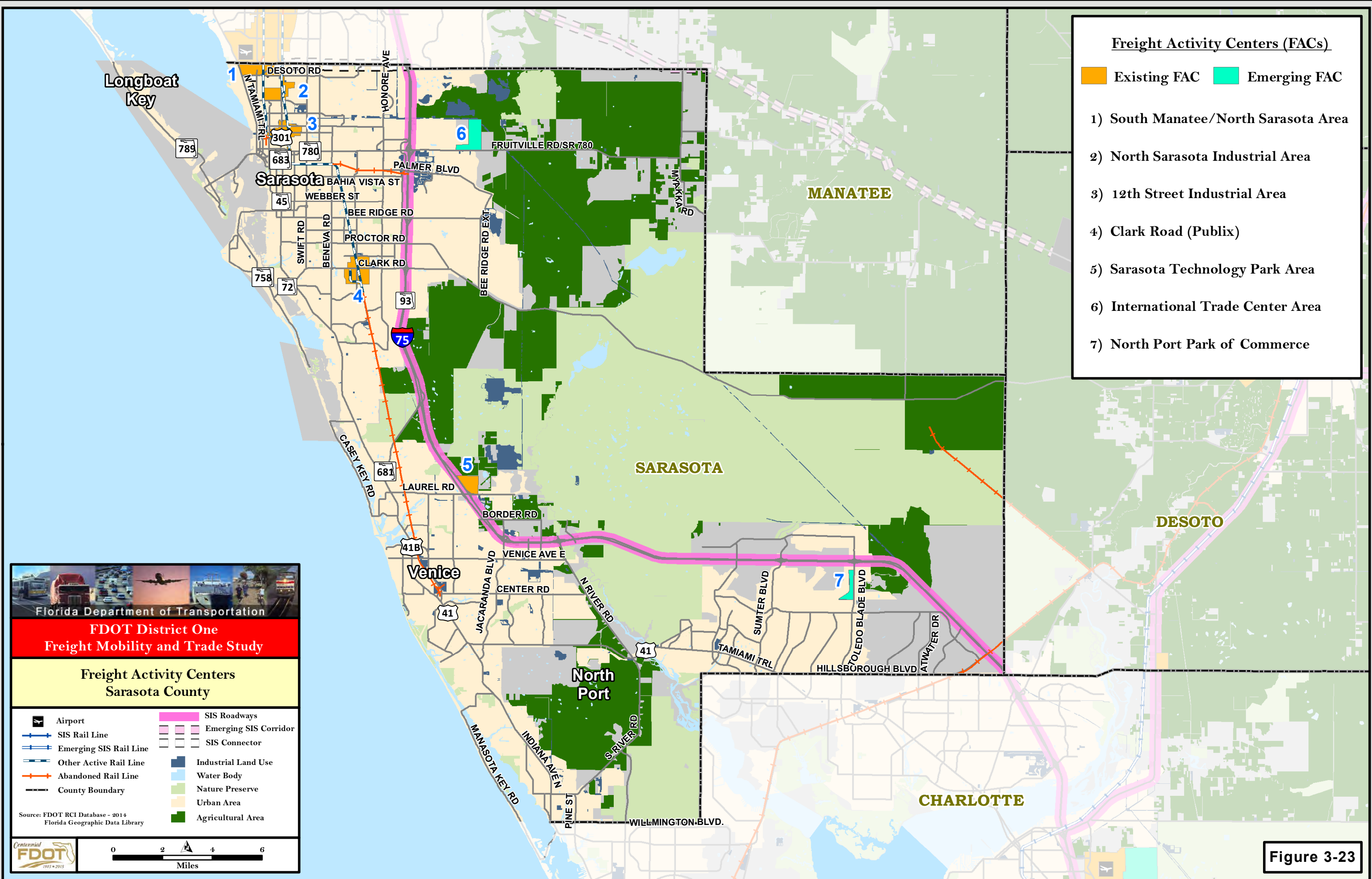
- Limited Access Facility (Yellow line)
- Regional Corridor (Blue line)
- Distribution Route (Purple line)
- Airport (Black square with 'A')
- SIS Rail Line (Blue line with cross-ticks)
- Emerging SIS Rail Line (Blue line with diagonal ticks)
- Other Active Rail Line (Blue line with vertical ticks)
- Abandoned Rail Line (Orange line with vertical ticks)
- County Boundary (Dashed black line)
- Central Florida ILC (Yellow circle)
- SIS Roadways (Pink line)
- Emerging SIS Corridor (Pink line with diagonal ticks)
- SIS Connector (Pink line with vertical ticks)

Source: FDOT RCI Database - 2014
Florida Geographic Data Library


Centennial FDOT 1915-2015

0 3.5 7 10.5 Miles

Figure 3-22

















- Freight Activity Centers (FACs)**
- Existing FAC
 - Emerging FAC
- 1) South Manatee/North Sarasota Area
 - 2) North Sarasota Industrial Area
 - 3) 12th Street Industrial Area
 - 4) Clark Road (Publix)
 - 5) Sarasota Technology Park Area
 - 6) International Trade Center Area
 - 7) North Port Park of Commerce



FDOT District One
Freight Mobility and Trade Study

Freight Activity Centers
Sarasota County

 Airport	 SIS Roadways
 SIS Rail Line	 Emerging SIS Corridor
 Emerging SIS Rail Line	 SIS Connector
 Other Active Rail Line	 Industrial Land Use
 Abandoned Rail Line	 Water Body
 County Boundary	 Nature Preserve
	 Urban Area
	 Agricultural Area

Source: FDOT RCI Database - 2014
Florida Geographic Data Library






Figure 3-23

Sarasota County FAC Profiles

FAC Map ID	1
County	Manatee/Sarasota
FAC Name	South Manatee/North Sarasota Area
General Location	South of the Sarasota-Bradenton International Airport. Adjacent to US 41
Type of FAC	Existing
Area of Influence	Local and Regional
Total Area (acres)	4,000+
Existing Land Use	Industrial Small and medium sized distribution facilities and trucking operations
Adjacent Land Use	Industrial/Agriculture
Future Land Use	Industrial
Existing Adjacent Road AADT	21,000 on US 41, Adjacent to FAC
Existing Adjacent Road Truck Percentages	2.8% on US 41, Adjacent to FAC
Example: Existing Freight Businesses/Operations	Tile, Plastic products, Other types of manufacturing and distribution
Transportation Access	Good truck with rail
Nearest SIS/Regional Freight Corridor	US 41, I-75
Intermodal Facility	No
Rail Available	Yes
Distance to Nearest Freight Corridor	0 Miles to US 41

FAC Map ID	2
County	Sarasota
FAC Name	North Sarasota Industrial Area
General Location	Along US 301 south of University Pkwy and Sarasota-Bradenton International Airport
Type of FAC	Existing
Area of Influence	Local and Regional
Total Area (acres)	400+
Existing Land Use	Industrial. Mostly local businesses and a few larger manufacturers and distribution and bulk materials distributors.
Adjacent Land Use	Agriculture
Future Land Use	Industrial
Existing Adjacent Road AADT	7,300 on US 301, Adjacent to FAC
Existing Adjacent Road Truck Percentages	2.8% on US 301, Adjacent to FAC
Example: Existing Freight Businesses/Operations	Suntech Doors, Seaboard Steel Corporation, Coastal Granite and Marble
Transportation Access	Good truck and rail
Nearest SIS/Regional Freight Corridor	US 301
Intermodal Facility	No
Rail Available	No
Distance to Nearest Freight Corridor	US 301 Adjacent to FAC and I-75 is 6 Miles via University Parkway

FAC Map ID	3
County	Sarasota
FAC Name	12 th Street Industrial Area
General Location	US 301 at 12 th Street north of SR 780 (Fruitville Road)
Type of FAC	Existing
Area of Influence	N/A
Total Area (acres)	500+
Existing Land Use	Industrial Mostly local small businesses, manufacturing, warehouse/distribution
Adjacent Land Use	Manufacturing
Future Land Use	Industrial
Existing Adjacent Road AADT	6,800 along 17 th St., East of FAC
Existing Adjacent Road Truck Percentages	3.3% along 17 th St., East of FAC
Example: Existing Freight Businesses/Operations	Alro Steel, Gulf Coast Metals, Valencia Stone, Berta Ironworks,
Transportation Access	Good rail and truck
Nearest SIS/Regional Freight Corridor	US 301
Intermodal Facility	No
Rail Available	Yes
Distance to Nearest Freight Corridor	US 301 Adjacent to FAC and I-75 is 6 Miles via SR 780

FAC Map ID	4
County	Sarasota
FAC Name	Clark Road
General Location	On Clark Road west of I-75
Type of FAC	Existing
Area of Influence	Regional and Local
Total Area (acres)	600+
Existing Land Use	Industrial/Retail Office
Adjacent Land Use	Retail/Commercial
Future Land Use	Industrial and Retail Office
Existing Adjacent Road AADT	41,500 on Clark Road through middle of FAC
Existing Adjacent Road Truck Percentages	5.7% on Clark Road through middle of FAC
Example: Existing Freight Businesses/Operations	Publix Distribution Center, Bealls, United Natural Foods
Transportation Access	Excellent truck with rail available
Nearest SIS/Regional Freight Corridor	I-75
Intermodal Facility	No
Rail Available	Yes
Distance to Nearest Freight Corridor	2 Miles via Clark Road

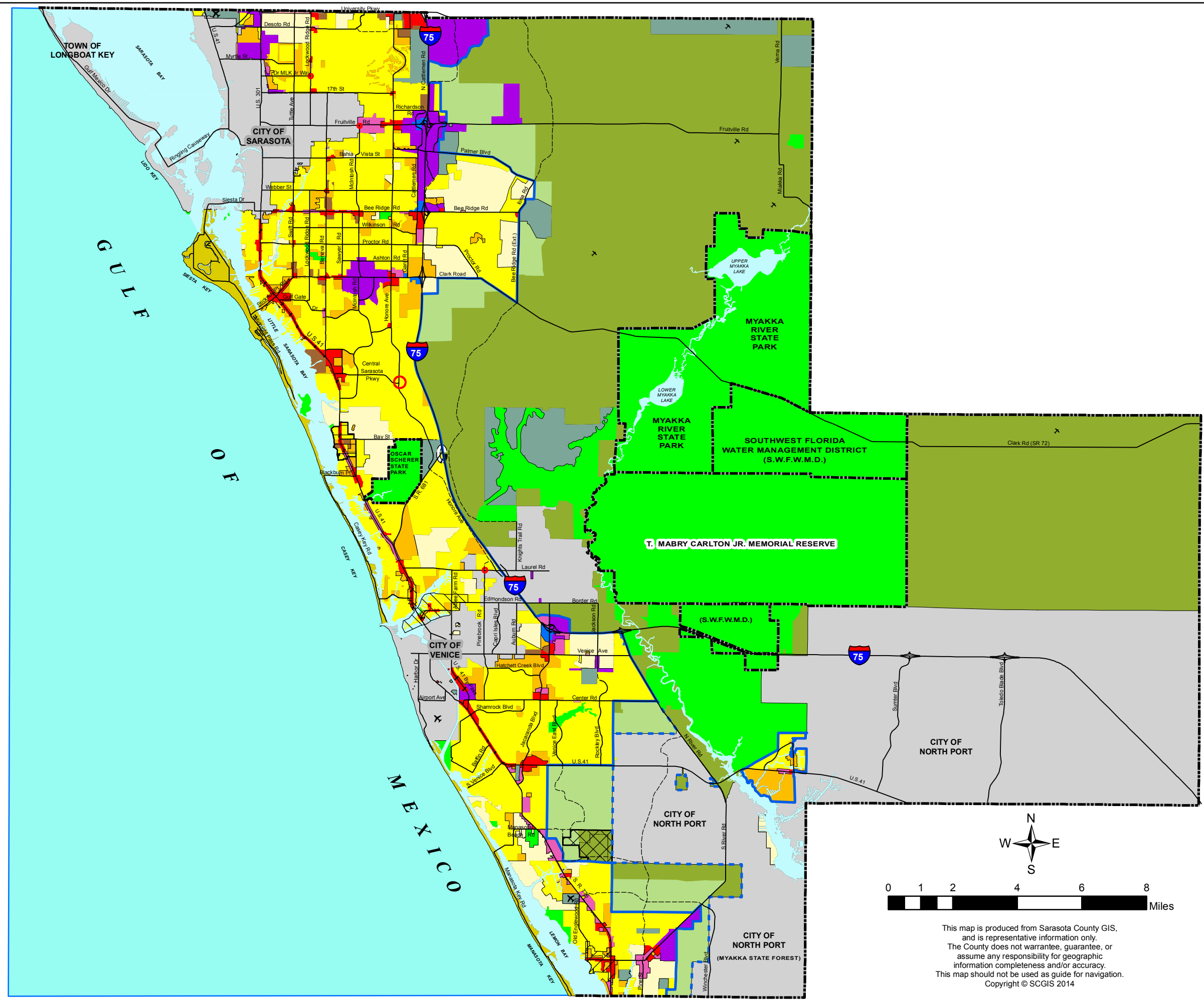
FAC Map ID	5
County	Sarasota
FAC Name	Sarasota Technology Park Area
General Location	NE quadrant of I-75 and Laurel Road Interchange
Type of FAC	Existing
Area of Influence	Regional and Local
Total Area (acres)	200+
Existing Land Use	Industrial/Manufacturing
Adjacent Land Use	Commercial
Future Land Use	Industrial
Existing Adjacent Road AADT	12,600 on Laurel Road, Adjacent to FAC
Existing Adjacent Road Truck Percentages	6.9% on Laurel Road, Adjacent to FAC
Example: Existing Freight Businesses/Operations	PGT Industries, Fi-Di machine, Inc., Counter Balance Corp.
Transportation Access	Good truck
Nearest SIS/Regional Freight Corridor	I-75
Intermodal Facility	No
Rail Available	No
Distance to Nearest Freight Corridor	0.5 Miles via Laurel Road

FAC Map ID	6
County	Sarasota
FAC Name	International Trade Center Area
General Location	SR 780 east of I-75
Type of FAC	Emerging
Area of Influence	Regional and National
Total Area (acres)	400+
Existing Land Use	Mixed office, industrial (Mostly High Tech) and public
Adjacent Land Use	Commercial/Retail
Future Land Use	Industrial and vacant non-residential
Existing Adjacent Road AADT	4,800 on Fruitville Road/SR 780, South of FAC
Existing Adjacent Road Truck Percentages	2.6% on Fruitville Road/SR 780, South of FAC
Example: Existing Freight Businesses/Operations	Pepsi Bottling Co., Salco Industries, Balpack, Inc.
Transportation Access	Excellent truck
Nearest SIS/Regional Freight Corridor	I-75
Intermodal Facility	No
Rail Available	No
Distance to Nearest Freight Corridor	2.5 Miles via SR 780

FAC Map ID	7
County	Sarasota
FAC Name	North Port Park of Commerce
General Location	Northport south of I-75 at Toledo Blade Boulevard
Type of FAC	Emerging
Area of Influence	Local
Total Area (acres)	100+
Existing Land Use	Industrial; mostly small local businesses and storage facilities.
Adjacent Land Use	Commercial Retail
Future Land Use	Industrial
Existing Adjacent Road AADT	13,100 on Toledo Blade Boulevard, East of FAC
Existing Adjacent Road Truck Percentages	5.8% on Toledo Blade Boulevard, East of FAC
Example: Existing Freight Businesses/Operations	This area is zoned as future industrial/commercial use and is positioned adjacent to or in close proximity of a freight mobility corridor, making its location advantageous as a potential/emerging FAC.
Transportation Access	Excellent Truck
Nearest SIS/Regional Freight Corridor	I-75
Intermodal Facility	No
Rail Available	No
Distance to Nearest Freight Corridor	0.25 Miles to I-75

FUTURE LAND USE MAP

SARASOTA COUNTY
NOVEMBER 2014



LEGEND

- LOW DENSITY RESIDENTIAL (< 2 DUs/ACRES)
- MODERATE DENSITY RESIDENTIAL (≥ 2 AND < 5 DUs/ACRE)
- MEDIUM DENSITY RESIDENTIAL (≥ 5 AND ≤ 9 DUs/ACRE)
- HIGH DENSITY RESIDENTIAL (> 9 AND ≤ 13 DUs/ACRE)
- SEMI-RURAL
- RURAL
- BARRIER ISLAND
- COMMERCIAL CENTER
- COMMERCIAL CORRIDOR
- LIGHT OFFICE
- OFFICE/MULTI-FAMILY RESIDENTIAL
- COMMERCIAL HIGHWAY INTERCHANGE
- MAJOR EMPLOYMENT CENTER - MEC
- MAJOR GOVERNMENT USES
- PUBLIC CONSERVATION/PRESERVATION
- INCORPORATED AREA
- WATER

AREA NAME

- COMMERCIAL CENTER UNDEFINED BOUNDARIES
- ENGLEWOOD TOWN CENTER
- NOKOMIS VILLAGE CENTER
- OSPREY VILLAGE CENTER
- SETTLEMENT AREA OVERLAY (ORD. NO. 2003-012)
- FUTURE FULL ACCESS INTERCHANGE
- URBAN SERVICE AREA BOUNDARY
- FUTURE URBAN SERVICE AREA BOUNDARY
- FUTURE THOROUGHFARES

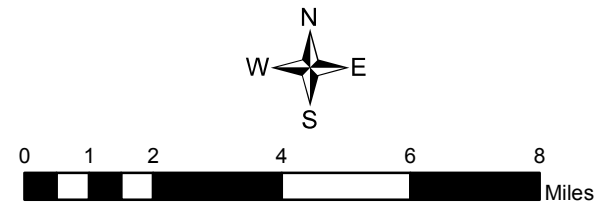
AIRPORT FACILITY

- Public
- Private

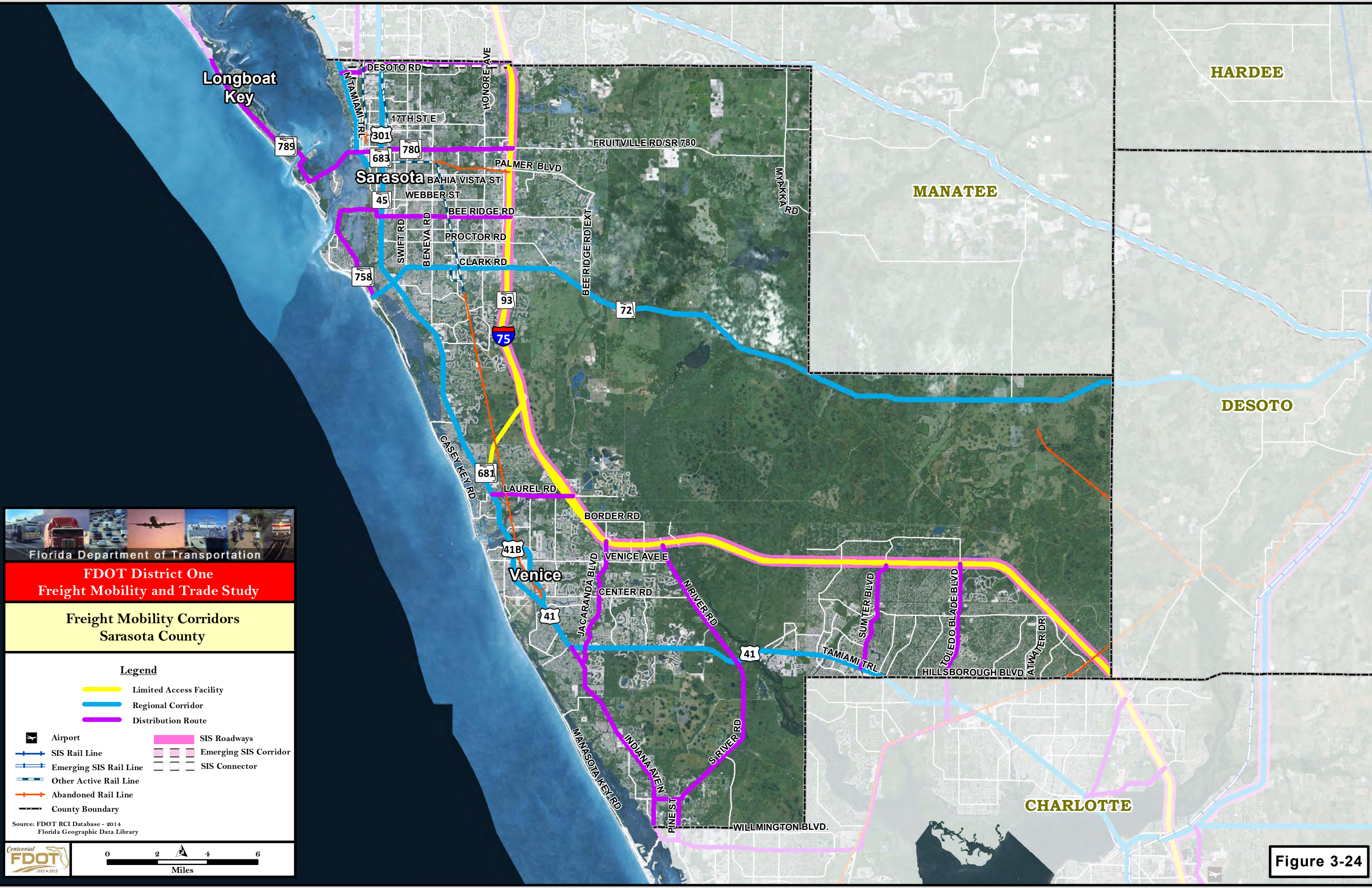
NOTE: THIS MAP CANNOT BE CORRECTLY INTERPRETED INDEPENDENT OF THE SARASOTA COUNTY COMPREHENSIVE PLAN AS ADOPTED BY SARASOTA COUNTY ORDINANCE NO. 89-18, AS THE SAME MAY BE AMENDED FROM TIME TO TIME. THE BOUNDARIES OF LAND USE DESIGNATIONS, WHERE THEY HAVE BEEN ESTABLISHED, MAY BE REVIEWED AT SARASOTA COUNTY PLANNING SERVICES, 1660 RINGLING BOULEVARD, SARASOTA, FLORIDA.

PREPARED BY SARASOTA COUNTY GIS

Map published using ArcGIS 10.x on Wednesday, October 29, 2014



This map is produced from Sarasota County GIS, and is representative information only. The County does not warrant, guarantee, or assume any responsibility for geographic information completeness and/or accuracy. This map should not be used as guide for navigation. Copyright © SCGIS 2014



**FDOT District One
Freight Mobility and Trade Study**

**Freight Mobility Corridors
Sarasota County**

Legend

- Limited Access Facility
- Regional Corridor
- Distribution Route
- Airport
- SIS Rail Line
- Emerging SIS Rail Line
- Other Active Rail Line
- Abandoned Rail Line
- County Boundary
- SIS Roadways
- Emerging SIS Corridor
- SIS Connector

Source: FDOT RCI Database - 2014
Florida Geographic Data Library



Figure 3-24

Document Path: E:\Data\FDOT_Dist1_Freight_Study\Map_Docs\2015\Freight_Mobility_Corridors_Sarasota_Freight_Mobility_Corridors_2013_1x17.mxd