



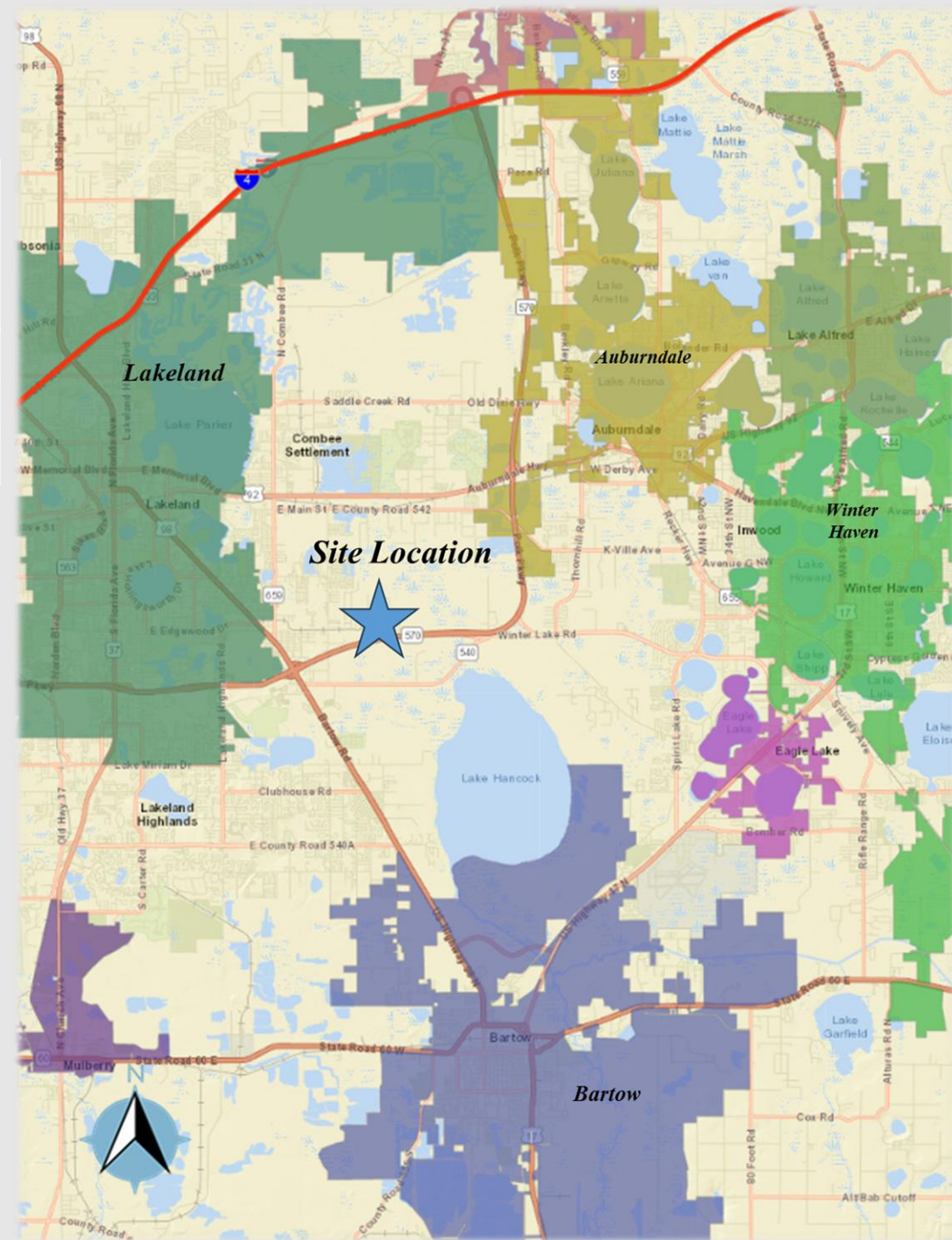
LDCU-2025-21

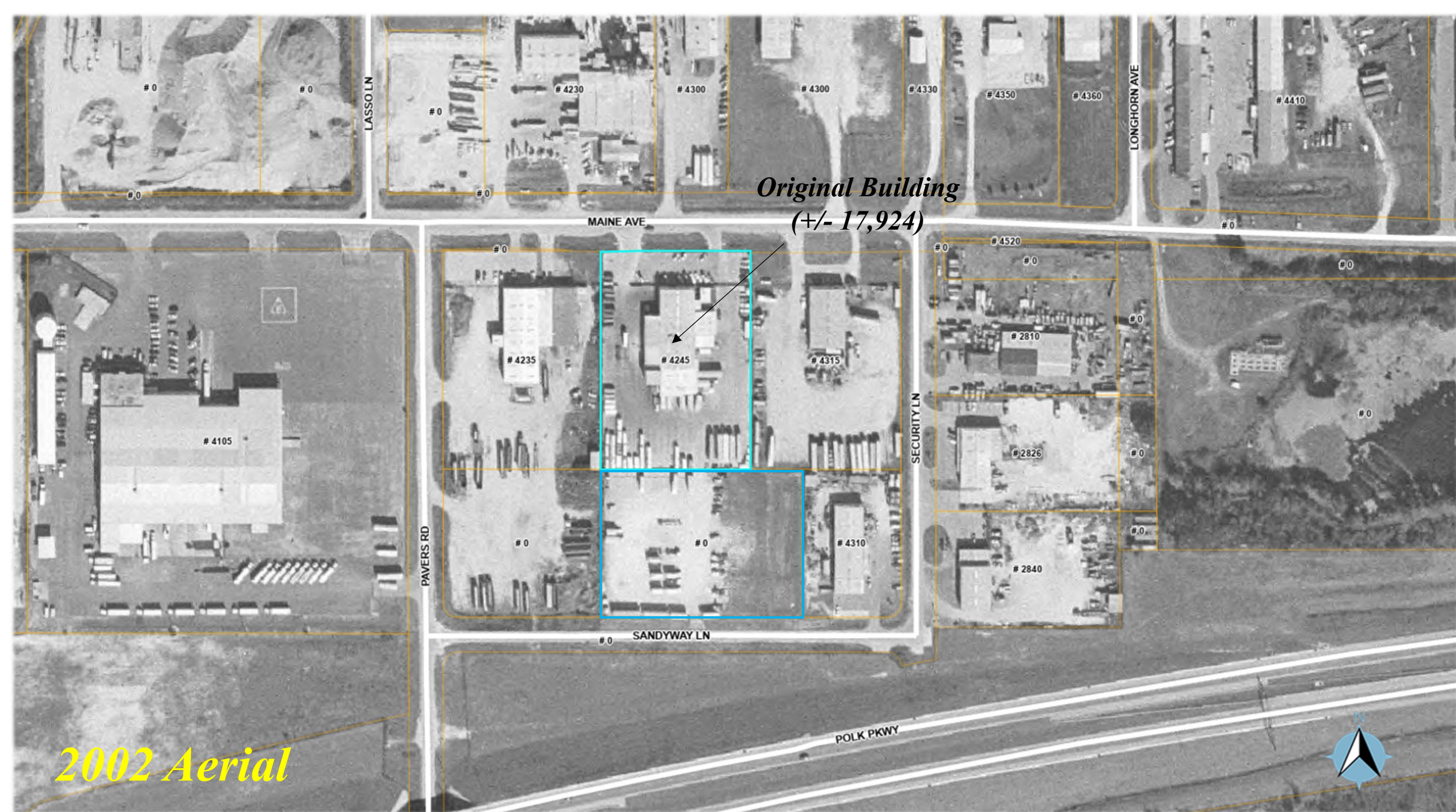
Stericycle Expansion of Non-Conforming SWMF

Conditional Use request for an expansion of a non-conforming Solid Waste Management Facility (SWMF) to include a new operations building and additional parcels. This application also includes a request for a permit in accordance with the SWMF Siting and Operation Ordinance No. 2014-14.

BoCC Date	January 20, 2026
FLUM	Industrial (IND)
DRC	Recommends Approval

- *Stericycle has been onsite since 1999 as a processor of Regulated Medical Waste and approved through prior zoning ordinance.*
- *Request includes a new processing facility (38,000 sq. ft.), transportation office (6,200 sq. ft.), and two new parcels for vehicle parking and stormwater improvements.*
- *Expansion is to modernize site and improve efficiency.*
- *Non-conformity is that SWMFs are to be sited in Institutional-2 (INST-2) Future Land Use District.*
- *Application is consistent with the Comprehensive Plan, LDC, and Polk County Solid Waste Management Facility Siting and Operation Ordinance.*
- *Site Plan demonstrates Compatibility with Surrounding Uses.*





*Original Building
(+/- 17,924)*

2002 Aerial



*Aggregate Processing/
Outdoor Storage*

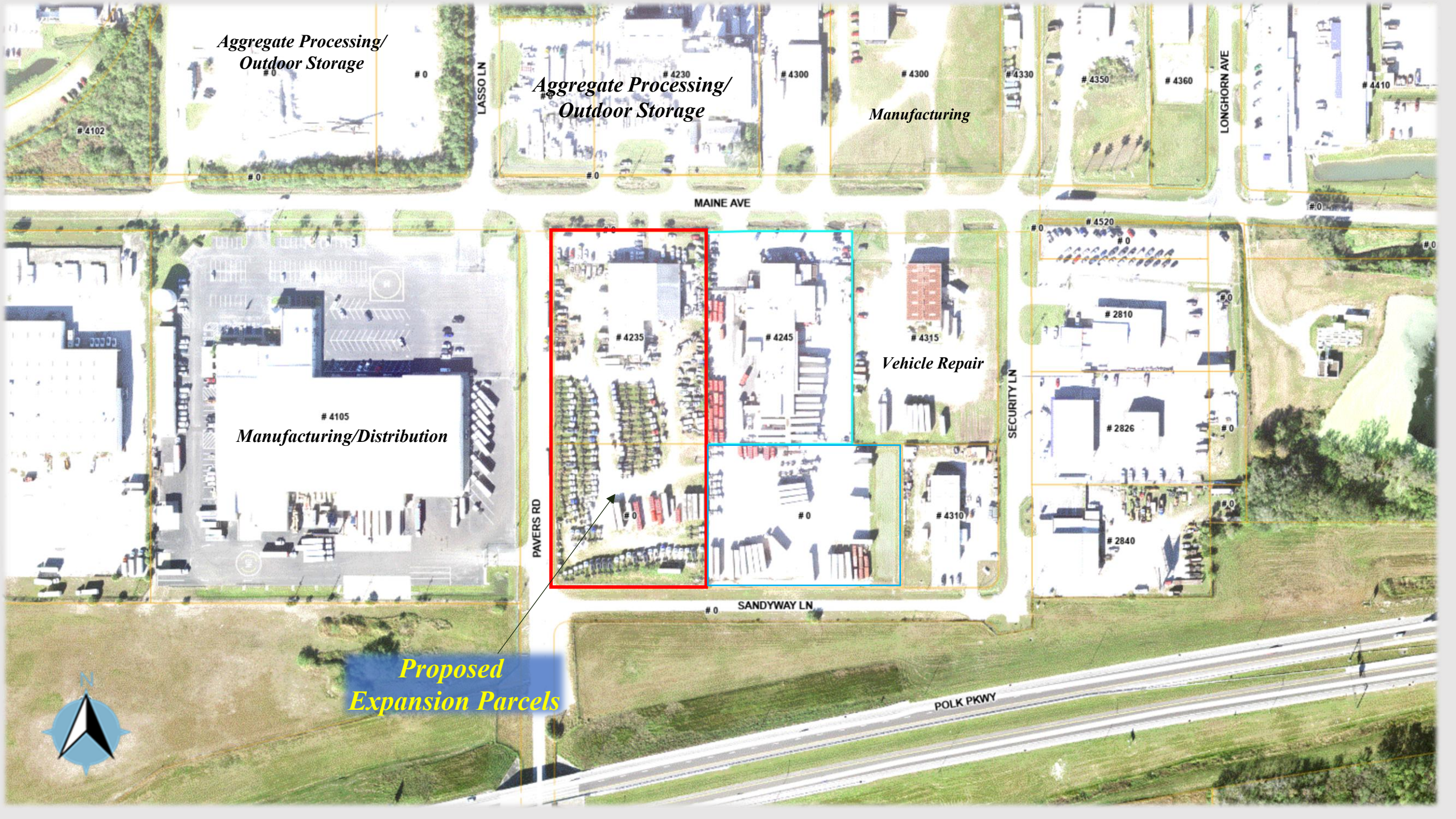
*Aggregate Processing/
Outdoor Storage*

Manufacturing

Manufacturing/Distribution

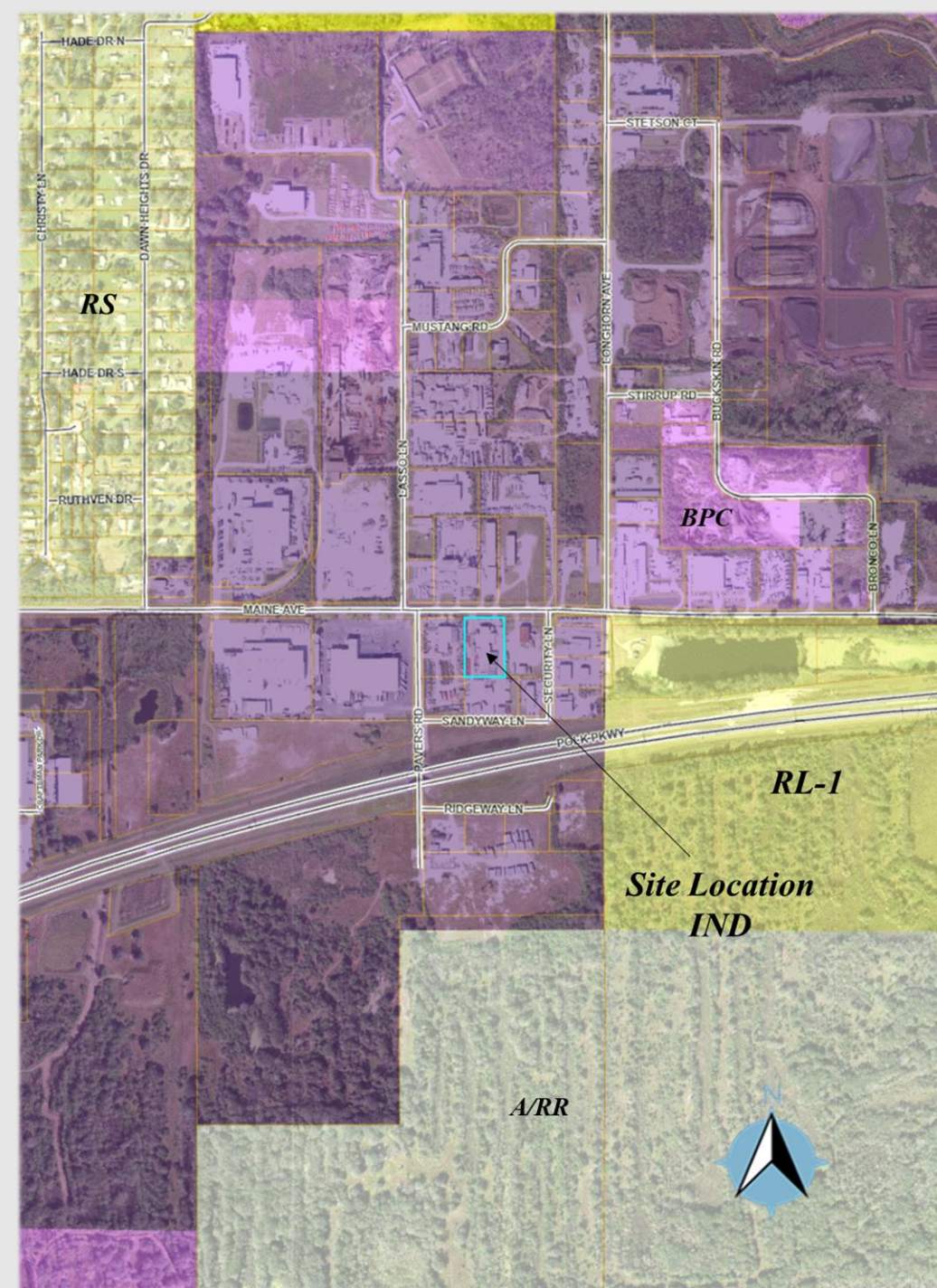
Vehicle Repair

*Proposed
Expansion Parcels*



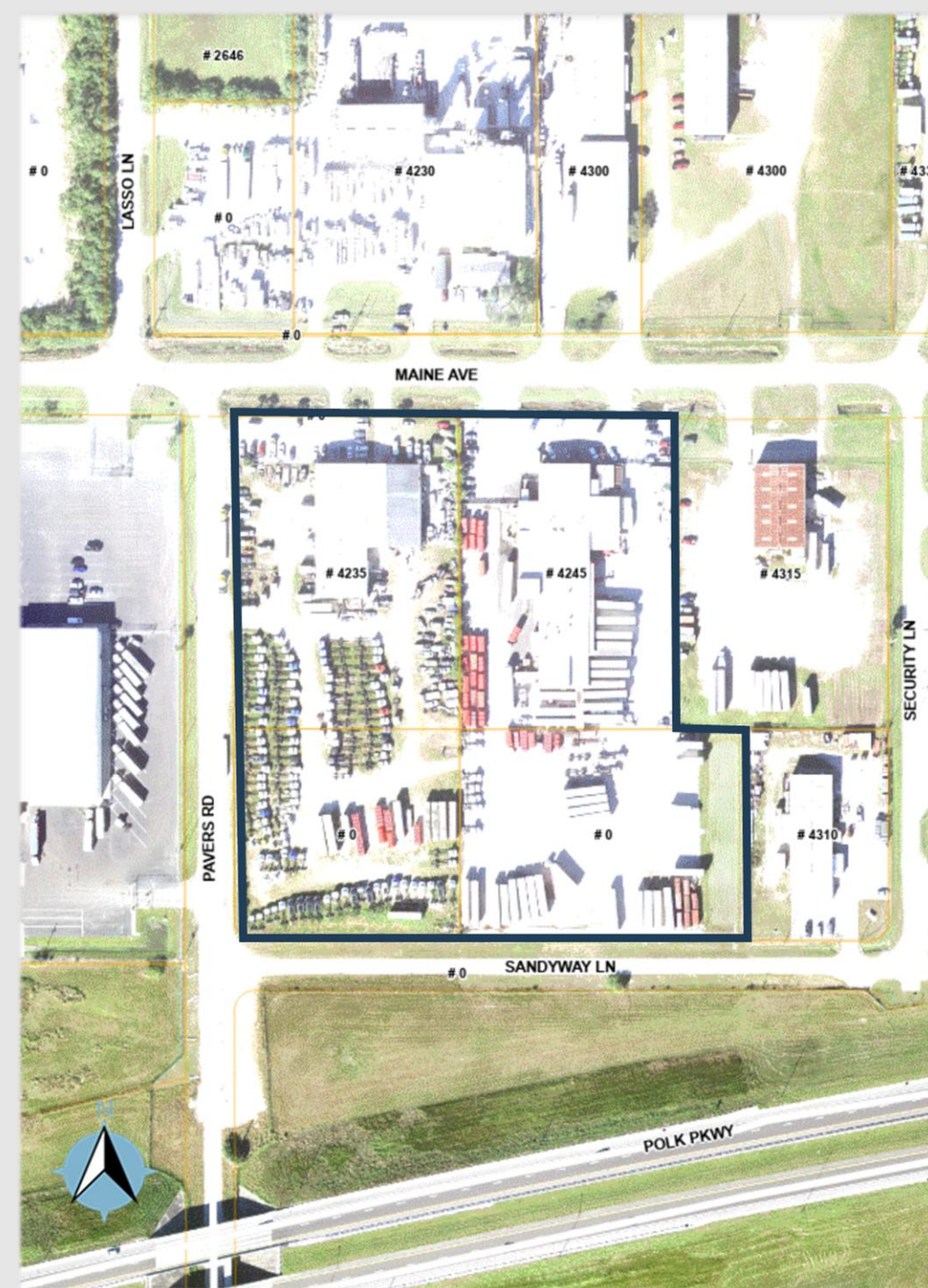
Solid Waste Management Facilities

- *Policy regarding SWMF adopted in 2014 through the creation of the use and adoption of the Solid Waste Management Facility Siting and Operation Ordinance.*
- *Defined as any solid waste disposal facility, solid waste transfer station, materials recovery facility, volume reduction facility, other facility, or combination thereof, the purpose of which is resource recovery or the disposal, recycling, processing or storage of solid waste.*
- *New SWMFs must be located within the Institutional-2 (INST-2) future land use district.*
- *Existing facilities are allowed to expand under the SWMF Ordinance pursuant to LDC guidelines.*
- *All require BoCC approval.*



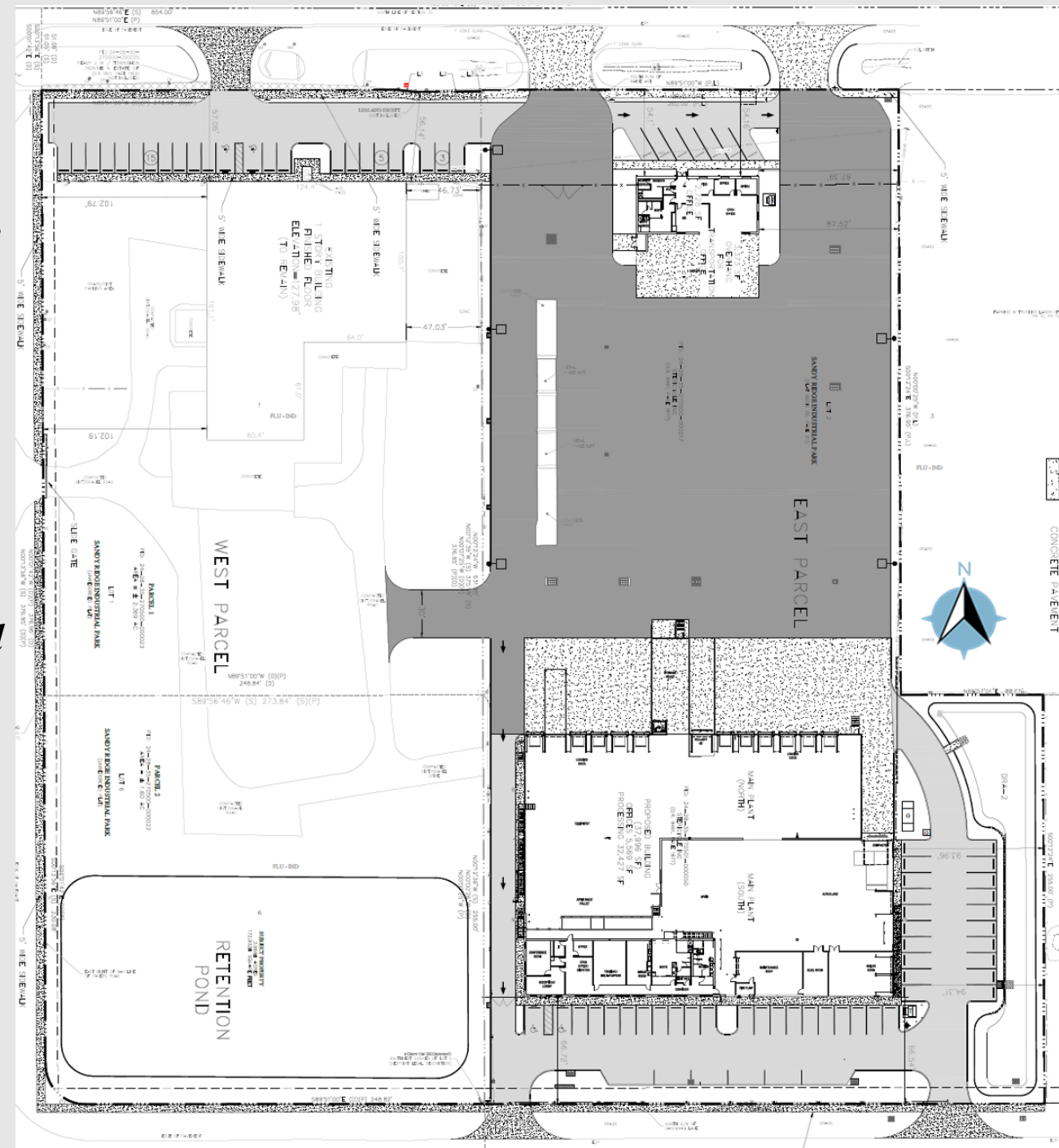
LDC Section 120 – Non-Conforming Uses

- *Development that does not conform to the Polk County Comprehensive Plan and the development design and improvement standards in this Code.*
- *LDC Section 120.J.2 states, “The addition of land to support an addition or expansion of structures, storage, or activity of a legally non-conforming use shall require a Level 4 Review.”*
- *The Planning Commission shall evaluate expansions based on:*
 - i. The degree to which the non-conformity can become more conforming;*
 - ii. The extent of a government's obligation or liabilities including, but not limited to, infrastructure improvement, infrastructure maintenance, and public safety;*
 - iii. The potential impact that the expansion may pose to neighboring properties;*
 - iv. The extent of the use's longevity (i.e., how long has it been there and how long is it to continue at its location);*
 - v. The applicant's future plans for the property relative to the County's plans; and,*
 - vi. The improved development standards or infrastructure that may result from expansion of the use.*



Site Plan & Request

- *Stericycle onsite since 1999 as processor Regulated Medical Waste (RMW).*
- *RMW received for processing is generated from hospitals, physicians' offices, blood banks, veterinary hospitals/clinics, dental practices, medical research facilities and laboratories.*
- *Waste arrives at the site in bulk and non-bulk packaging on trucks and trailers, is processed, and disposed at landfill.*
- *All processing is in indoors with no externalities such as odor. Operations typically begin on Sunday at 11 p.m. and run continually until Friday at 11:00 p.m. Saturday and Sunday hours vary but typically 4 - 8 hours.*
- *Replace existing 17,924 sq. ft. facility with new 38,000 sq. ft. building. New 6,200 sq. ft. transportation office.*
- *Add new parcels for parking and improved stormwater management.*
- *No anticipated significant increase in traffic or intensity on site. Provides a modernization of operations and organized parking of vehicles.*



*Aggregate Processing/
Outdoor Storage*

*Aggregate Processing/
Outdoor Storage*

Manufacturing

*# 4105
Manufacturing/Distribution*

Vehicle Repair

*Proposed
Expansion Parcels*



LA SSO LN

MAINE AVE

LONGHORN AVE

PAVERS RD

SECURITY LN

SANDYWAY LN

POLK PKWY

LDCU-2025-21

Stericycle Expansion of Non-Conforming SWMF

Staff Recommends Approval:

- **Compatible with surrounding uses** – Industrial-type use in an Industrial future land use district and platted industrial park
- **Meets LDC Criteria for Solid Waste Management Facilities and Expansions of Non-Conforming Uses** (Staff Report Pages 11-14)
- **Sufficient public services available to the site.** (Staff Report Pages 14-18)
- **Consistent with Comprehensive Plan & LDC, and Solid Waste Management Facility Siting and Operation Ordinance.**



SITE DATA TABLE

SITE ADDRESS:	4235 & 4245 MAINE AVE LAKELAND FL 33801		
PARCEL ID:	24-28-35-270500-000017 & 24-28-35-270501-000050 (EAST PARCEL) 24-28-35-270500-000022 & 24-28-35-270500-000023 (WEST PARCEL)		
PROPOSED USE:	REDEVELOPMENT OF STERICYCLE SITE WITH NEW BUILDING		
DEVELOPMENT AREA:	URBAN GROWTH AREA		
FUTURE LAND USE MAP DESIGNATION:	IND – INDUSTRIAL		
TOTAL LAND AREA:	±359,791 SF (±8.2597 AC)		
SITE DATA TOTALS	EXISTING	PROPOSED	MIN/MAX REQUIRED
BUILDING:	35,142 SF	56,860 SF	
PAVEMENT/CONC:	98,463 SF	150,519 SF	
IMPERVIOUS:	209,482 SF (58.22%)	207,379 SF (57.64%)	75% MAX
OPEN SPACE:	15,240 SF (8.15%)	152,412 SF (42.36%)	25% MIN
LOT AREA TOTAL:	359,791 SF	359,791 SF	
LOT WIDTH	622.63'	622.63'	
LOT DEPTH	631.95'	631.95'	
F.A.R.	.10	0.16	0.75 MAX
PARKING SPACES	39 SPACES	77 SPACES (INC 4 HDCP SPACES)	
BUILDING HEIGHT (E PARCEL)	35 FEET	37.5 FEET	N/A
BUILDING SETBACKS:			
FRONT (NORTH)	56.14'	54.10'	35 FT MIN
FRONT (SOUTH)	304.08'	66.54'	35 FT MIN
SIDE (EAST)	50.76'	87.39'	15 FT MIN
FRONT (WEST)	102.19'	102.19'	15 FT MIN

FLOOD_ZONE:
PROJECT LIES WITHIN FLOOD_ZONE X AS DELINEATED IN FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12105C0320G, INDEX DATED DECEMBER 22, 2016.