

POLK COUNTY DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

DRC Date:	July 25, 2024
Planning Commission Date:	October 2, 2024
BoCC Dates:	N/A
Applicant:	Alberto L Negrón
Level of Review:	Level 3 Review, Conditional Use
Case Number and Name:	LDCU-2024-23 Outdoor Shed Sales CU
Request:	The applicant is requesting Conditional Use approval for “Retail, Outdoor Sales & Display.”
Location:	South of State Road 60, east of County Line Road, west of Bailey Road, north of Turner Road, west of the city limits of Mulberry, in Section 32, Township 29, and Range 23.
Property Owner:	Alberto Negrón
Parcel Size:	±3.99 +/- acres (Parcel #232932-000000-012350)
Development Area/Overlays:	Suburban Development Area (SDA)
Future Land Use:	Commercial Enclave (CE), Residential Suburban (RS)
Nearest Municipality	Mulberry
DRC Recommendation:	Approval
Planning Commission Vote:	Pending
Case Planner:	Aleya Inglima, Planner II

Location



2023 Aerial



Summary:

LDCU-2024-23 is an applicant-initiated request to allow “Retail, Outdoor Sales & Display” within a Commercial Enclave (CE) land use district in the County’s Suburban Development Area (SDA) (*Exhibit 2*). In accordance with Chapter 2, Table 2.1 of the Land Development Code (LDC), this use may be achieved in the CE district via a Conditional Level 3 Review and public hearing before the Planning Commission. Outdoor Sales & Display must also be in accordance with Chapter 3, Section 303 of the LDC.

This request will be compatible with the surrounding area as the land use requested by the applicant is relatively similar to the adjacent uses. To the north, west, and east are commercial uses in a gas station, Dollar General, and Contractor’s office. The site is currently developed with shed and used car sales in the front half of the lot, and what looks to be a salvage yard in the rear half. While the Conditional Use would allow the shed sales, this does NOT forgive any codes cases for the salvage yard to the rear as that is not changing, and Salvage Yard is not allowable in CE.

The subject site is within the Southwest Polk County Service Area. The site will have access to water, but there are no wastewater lines in that area. The site accesses State Road 60 directly, so a commercial use would be an appropriate use. Mass transit is available nearby, with the closest stop 0.93 miles away to the southeast of the subject site at the State Road 60 and Bailey Road intersection. Public safety response times are normal for this part of the County, and while two of the schools zoned for the site are over capacity, commercial sites do not typically generate students, so this is not a concern. The request is compatible with the available infrastructure.

The nearest neighborhood park is Fuller Heights Park 1.87 miles east of the site and the nearest regional Park is Loyce E. Harpe Park 3.27 miles to the east of the subject site. The soil types for the site are Tavares fine sand and Sparr sand. There are no wetlands or flood zone on site. Through site design and the conditions of approval, staff finds the request is compatible with the surrounding area and consistent with the LDC and Comprehensive Plan. Staff recommends approval of this application.

Findings of Fact

- *LDCU-2024-23 is a Conditional Use request for a Retail, Outdoor Sales & Display on approximately 3.99 acres associated with Parcel #232932-000000-012350*
- *Future Land Use designation of the site is Commercial Enclave (CE), Residential Suburban (RS) within the County's Suburban Development Area (SDA).*
- *The C-3 zoning designation was approved by the Polk County BoCC with ZCR 88-75 on October 25, 1988.*
- *Chapter 10 of the Land Development Code (LDC) defines Retail, Outdoor Sales/Display "Commercial establishments in which the sales and display of merchandise is conducted outside of enclosed structures. These establishments may include monument sales, outdoor farmers markets, and any use where outside sales or display is the principal use."*
- *Chapter 2, Section 205, Table 2.1 of the Land Development Code (LDC) states Retail, Outdoor Sales/Display may be achieved in the CE district via a Conditional Level 3.*
- *Chapter 3, Section 303 of the LDC states that the following standards shall apply to Retail, Outdoor Sales/Display:
"In addition to other applicable regulations, the following standards shall apply:*
 - 1. All outdoor storage shall be at a minimum of 50 feet from any side lot line, and a minimum of 25 feet from the rear lot line.*
 - 2. Retail establishments shall be required to provide a landscaped buffer equal to a Type A buffer (see Section 720) and screening for all inventory not prepared for immediate sale or lease, merchandise transport vehicles, and any maintenance or refurbishment facility.*
 - 3. All outdoor storage shall not be located within 1,000 feet from other Outdoor Sales/Display Retail establishments, measured from property line to property line, unless there are no more than two (2) Outdoor Sales/Display Retail establishments within 2,000 feet measured from property line to property line along the same road frontage*
- *The property has direct ingress/egress along State Road 60 (Road Number 5900E/W).*
- *Fire and EMS response to this project is from Polk County Fire Rescue Station 8, located at 4210 Willis Rd, Mulberry, FL 33860, approximately 0.7 miles from the site with a response time of 3 minutes.*
- *The site is located within the Polk County Sheriff's Office Southwest District, located at 4120 US 98 S, Lakeland, FL. Response times for SW in July 2024 were: Priority 1 Calls – 9:49 and Priority 2 Calls – 19:06.*
- *The property is comprised of Tavares fine sand and Sparr sand.*
- *There is water but no wastewater services to the subject parcel. A private well and septic tank will be utilized.*
- *The zoned schools for the site are Willow Oak Elementary, Mulberry Middle, and Mulberry High School.*
- *There are wells on the subject site, and it is not located in a wellfield.*
- *According to the Florida Natural Areas Inventory Biodiversity Matrix, the site is not located within a one-mile radius of endangered species.*

- *The subject parcel is not located within one of the County’s Wellhead-Protection Areas.*
- *The property is not located within an Airport Impact Zone.*
- *According to a preliminary report from the Secretary of State’s Department of Historical Resources Florida Master Site File, no archaeological sites are found within the parcel boundaries.*
- *Chapter 2, Section 204.C4 of the LDC states, “The purpose of the CE district is to recognize existing concentrations of commercial and office uses located outside of Activity Centers and Linear Commercial Corridors, whose future development or redevelopment is consistent with the Polk County Comprehensive Plan.”*
- *The according to POLICY 2.106-A1 of the Comprehensive Plan, the Suburban Development Area (SDA) is “areas within the County which are, in most cases, located between municipalities, TSDA or UGA and the Rural Development Areas (RDAs). In the SDA, agricultural activities coexist alongside low density developed areas in the fringes of municipalities and other urban centers. These areas have developed predominately residential, in a suburban pattern with County-owned, municipal or County-franchised potable-water systems, but without centralized sewer facilities and very little, if any, supporting public facilities and non-residential uses. Other urban services typically found to accompany a suburban area include, but are not limited to multimodal transportation facilities, public safety, recreational and educational services.”*
- *POLICY 2.112-A1 of the Comprehensive Plan states that “Commercial Enclaves are those concentrations of commercial/office uses and zoning districts which are located outside of Activity Centers and/or Linear Commercial Corridors and whose future development or redevelopment will not degrade the County’s growth management program. These enclaves are the result of past actions by the County, which may or may not have been previously developed, but are recognized through their designation on the Future Land Use Map Series.”*
- *POLICY 2.112-A4 of the Comprehensive Plan states that “Development within a Commercial Enclave shall conform to the following criteria:*
 - a. Permitted uses include commercial, office, and institutional uses.*
 - b. New development or redevelopment within a Commercial Enclave shall be limited to the intensities of uses at the same or less intensity as adjacent existing uses. New development or redevelopment adjacent to existing uses shall be compatible with each other without allowing a higher intensity of development.*
 - c. Step-down uses shall be encouraged between different intensity uses as in-fill and shall be lower in intensity than the highest existing intensive use. Step-down uses shall be contiguous to an intensive land use and shall not be separated from that use by an arterial or collector road, or a natural or man-made barrier which makes the step-down use unnecessary.*
 - d. Commercial Enclave uses shall have frontage on, or direct access to, a roadway, or a frontage road or service drive which directly serves a roadway.*
 - e. New development within, or the redevelopment of, a Commercial Enclave shall incorporate the use of frontage roads or shared ingress/egress facilities wherever practical.*

f. Adequate parking shall be provided to meet the demands of the uses, and interior traffic circulation shall facilitate safe bicycle and pedestrian movement.

g. Where the CE abuts residential areas, uses should be limited to a size, scale, and intensity necessary to provide the residents of the community and surrounding area with retail, personal, and community services. New development or redevelopment adjacent to residential areas shall be compatible with adjacent existing uses without allowing a higher intensity of development.

h. Buffering shall be provided where the effects of lighting, noise, odors, and other such factors would adversely affect adjacent land uses. Parking lots, loading areas, dumpsters, utilities and air conditioning units, signage, etc., are examples of facilities which may require special buffering provisions.

i. The maximum floor area ratio shall not exceed 0.35.

- *Per Policy 2.102-A2: “COMPATIBILITY - Land shall be developed so that adjacent uses are compatible with each other, pursuant to the requirements of other Policies in this Future Land Use Element, so that one or more of the following provisions are accomplished:
 - a. there have been provisions made which buffer incompatible uses from dissimilar uses;*
 - b. incompatible uses are made to be more compatible to each other through limiting the intensity and scale of the more intense use;*
 - c. uses are transitioned through a gradual scaling of different land use activities through the use of innovative development techniques such as a Planned Unit Development.”**
- *This request has been reviewed for consistency with Tables 2.1 & 2.2 and Section 303 of the LDC.*
- *This request has been reviewed for consistency with SECTION 2.102 GROWTH MANAGEMENT and SECTION 2.106 SUBURBAN-DEVELOPMENT AREA (SDA); of the Comprehensive Plan.*

Development Review Committee Recommendation: Based on the information provided by the applicant, the findings of fact, a recent site visit, and the staff report, the Development Review Committee (DRC) finds that the proposed request **IS COMPATIBLE** with the surrounding land uses and general character of the area, **IS CONSISTENT** with the Polk County Comprehensive Plan; therefore, the DRC recommends **APPROVAL** of **LDCU-2024-23**.

CONDITIONS OF APPROVAL

Based upon the findings of fact the Development Review Committee recommends **APPROVAL** of **LDCU-2024-23** the following Conditions:

1. The property shall be approved for Retail, Outdoor Sales & Display within a Commercial Enclave (CE) land use district as shown on the site plan. Any modifications to LDCU-2024-23, except for those listed in Section 906.E of the LDC, shall constitute a Major Modification to this approval and require a Level 3 Review before the Planning Commission.

GENERAL NOTES

NOTE: This staff report was prepared without the benefit of testimony and evidence submitted by the public and other parties at a public hearing.

NOTE: Approval of this request shall not constitute a waiver or variance from any applicable development requirement unless specifically noted in the conditions of approval and consistent with LDC.

NOTE: All written comments made in the application and subsequent submissions of information made during the application review process, which are on file with the Land Development Division, shall be considered to be binding upon the applicant, provided such comments are not at variance with the Comprehensive Plan, LDC or other development regulations in effect at the time of development.

NOTE: Approval of this request is only for Level 4 Review and only for those development decisions within the Board of County’s Commissioners’ jurisdiction. A Level 2 Review (engineered plans) will be required reflecting the standard conditions listed in Section 303 of the Land Development Code and the development standards listed in Chapter 7 of the Land Development Code. Upon completion of the Level 2 Process, building permits will be required for all structures in accordance with Chapter 553 of the Florida Statutes.

NOTE: Issuance of a development permit by the county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Surrounding Land Use Designations and Current Land Use Activity

Table 1 identifies the Future Land Use (FLU) designations and the existing uses surrounding the subject site that are immediately adjacent.

Table 1

Northwest OC; Contractor Offices.	North LCC; Dollar General	Northeast LCC; Gas Station.
West RS; Residential development	Subject Site RS; Shed and used Car sale lot/Salvage yard	East RS; Mobile Homes
Southwest RS; Residential development	South RS; Mobile Homes	Southeast RS; Mobile Homes

Compatibility with the Surrounding Land Uses and Infrastructure:

A. Land Uses:

Planning staff analyzes a site plan for compatibility by reviewing several factors: the type and intensity of adjacent uses versus the proposed use; how the proposed development interacts with the surrounding area in relation with existing uses; access to roads and where traffic generated from the site will travel; the proximity to retail, employment, emergency services, mass transit, parks, and other public services; and how the applicant addresses possible incompatibilities that might arise from the proposed use by utilizing mitigating strategies found in the Comprehensive Plan or through Conditions of Approval agreed upon by the applicant and staff.

The LDC defines compatibility as “A condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.”

This request will be compatible with the surrounding area as the land use requested by the applicant is relatively similar to the adjacent uses. The site accesses State Road 60 directly, so a commercial use would be an appropriate use. To the north, west, and east are commercial uses in a gas station,

Dollar General, and Contractor’s office. The site is currently developed with shed and used car sales in the front half of the lot, and what looks to be a salvage yard in the rear half. Just the sheds will be under review during Level 2. While the Conditional Use would allow the shed sales, this does NOT forgive any codes cases for the salvage yard to the rear as that is not changing, and Salvage Yard is not allowable in CE. The subject site will be required to meet the 50-foot setbacks from any side lot line and required to provide a landscaped buffer equal to a Type A buffer and screening for all inventory not prepared for immediate sale or lease per Section 303.

B. Infrastructure:

The subject property is located within a Suburban Development Area (SDA), and the area has available for infrastructure and public services. The site is within Southwest Regional Service Area. This request will not require upgrades to any public service. There is available capacity on all major roadways adjacent to the subject property. Public safety facilities and services are nearby. The nearest fire station is approximately 0.7 miles from the subject property. Although the elementary is within three (3) miles, the middle school and high school are located more than five (5) miles away. There are mass transit stops within a reasonable distance. There are no sidewalks in the area. The use is not anticipated to have an adverse effect on any public services.

Nearest and Zoned Elementary, Middle, and High School

The property is zoned for Willow Oak Elementary, Mulberry Middle, and Mulberry Senior High. However, the applicant does not need to address School Board capacity for the anticipated project. The proposed Outdoor Shed Sales is not expected to have any impact on school concurrency as the use will not generate the need for children to attend school. Therefore, the proposed use is not likely to have any adverse impacts upon school operations.

Table 2

Name of School	Distance from subject site
Willow Oak Elementary School	±1.7 miles driving distance
Mulberry Middle School	±5 miles driving distance
Mulberry High School	±5.4 miles driving distance

Source: Polk County GIS

Nearest Sheriff, Fire, and EMS Station

Fire and EMS response to this project is from Polk County Fire Rescue Station 8, located at 210 Willis Rd, Mulberry, FL 33860. The travel distance is approximately 0.7 miles from the site with an average response time of 3 minutes. This is a plus because fire rescue and emergency medical services are the most utilizes services of event facilities. A fire hydrant may be required during Level 2 review based upon site improvement factors.

Sheriff’s response to the site is served by the Northwest District, located at 4120 US 98 S, Lakeland, FL. Response times for SW in July 2024 were: Priority 1 Calls – 9:49 and Priority 2 Calls – 19:06. Priority 1 Calls are considered true emergencies, in-progress burglary, robbery, injuries, etc. Priority 2 Calls refer to events that have already occurred, such as a burglary that occurred while the homeowner was on vacation and had just been discovered. Sheriff’s response times are not as much a function of the distance to the nearest Sheriff’s substation but more a function of the overall number of patrol officers within the County.

Table 3

	Name of Station	Distance	Response Time*
Sheriff	Southwest District Command Unit (4120 US 98 S, Lakeland, FL)	±15.4 miles	P-1: 9:49 P-2: 19:06
Fire EMS	Polk County Fire Rescue Station #8 (4210 Willis Rd, Mulberry, FL 33860)	±0.7 miles	3 minutes

*Source: Polk County Sheriff's Office and Public Safety *Response times are based on when the station receives the call, not from when the call is made to 911.*

Water and Wastewater Demand and Capacity:

A. Estimated Demand and Service Provider:

The subject site is within the Polk County Utilities Southwest Service Area for potable water, but the site will remain on septic as there are no wastewater lines nearby. The closest wastewater line is over one (1) mile away to the northeast.

B. Available Capacity:

The property is located in the Southwest Service Area. Connection to centralized water is available but wastewater is not available.

C. Planned Improvements:

Staff is unaware of any improvements that will provide or alter services to this site.

Roadways/ Transportation Network

The Polk County Transportation Planning Organization (TPO) monitors traffic congestion on over 425 roadway segments (950 directional links). The Roadway Network Database contains current traffic data for all arterial and collector roads and includes information on the current traffic volume and level-of-service for these major roads. The report identifies both daily and peak hour traffic volumes. Daily traffic volumes are reported in Annual Average Daily Traffic (AADT)- the typical traffic volume on a weekday over a 24-hour period. Peak hour traffic represents the highest hourly traffic volume for period between 4-7 p.m. It is reported as both a two-way volume and as directional volumes (east and west or north and south). The peak hour traffic volumes are used to estimate the level-of-service for each roadway, in each direction. Level-of-service refers to the quality of traffic flow. It is the primary measure of traffic congestion. Level-of-service (LOS) is measured on a scale of 'A' to 'F' with LOS 'A' being the best (free-flow traffic) and LOS 'F' being the worst (severe traffic congestion). This project is not expected to have a significant influence on the capacity of the nearest relevant road links.

A. Estimated Demand:

Table 4, to follow, provides the current demands for the parcel with permitted uses and the demand for the proposed use.

Table 4

Subject Property	Demand as Currently Permitted	Proposed Plan
±3.99 acres CE/RS		
Permitted Intensity	Retail, less than 10,000 sq ft	Outdoor Sales/Display
Average Annual Daily Trips (AADT)	24	11
PM Peak Hour Trips	3.40	2

As Table 4 demonstrates, the traffic generated from this project is anticipated to be less than 50 AADT of which 2 trips will take place during the peak hours. A Traffic Study will not be required during the Level 2 Review process.

B. Available Capacity:

State Road 60 is monitored for concurrency by the Transportation Planning Organization. The nearest monitored link is State Road 60 (Hillsborough County Line to Nichols Road). The current levels of service (LOS) of “C” with an acceptable LOS of “D”. There is ample capacity along the monitored segments. Table 5, to follow provides the available information for the closest monitored segments.

Table 5

Link #	Road Name	Current Level of Service (LOS)	Available PM Peak Hour Capacity	Minimum LOS Standard
5900E	State Road 60 (Hillsborough County Line to Nichols Road)	C	972	D
5900W	State Road 60 (Hillsborough County Line to Nichols Road)	C	931	D

Source: Polk County Transportation Planning Organization, Concurrency Roadway Network Database 2023

C. Roadway Conditions:

The condition of State Road 60 is not maintained by Polk County but FDOT, so road conditions information is not available. It is a four lane Principal Arterial Road.

D. Sidewalk Network:

There are no sidewalks on the south side of State Road 60 abutting the subject site, but there are sidewalks on the north side of State Road 60.

E. Planned Improvements:

There are no plans currently in place for this area of the county.

F. Mass Transit

The closest mass transit route is part of the Citrus Connection on line 21X. The closest stop is 0.93 miles away to the southeast of the subject site at the northeast corner of State Road 60 and Bailey Road intersection.

Park Facilities and Environmental Lands:

This event facility is not dependent upon park facilities and is not located in proximity to a park such that it would be disruptive to its function. The following analysis is based on public recreation

facilities.

A. Location

The nearest neighborhood park is Fuller Heights Park 1.87 miles east of the site and the nearest regional Park is Loyce E. Harpe Park 3.27 miles to the east of the subject site.

B. Services

Fuller Heights Park has a basketball court and playground. Loyce E. Harpe Park has a dog park (DiOGi Park), baseball, softball, and soccer fields. There is a skate park, playground, paved walking trails, a boat launching site, picnic tables and a screened-in pavilion that is available to rent.

C. Multi-use Trails

The closest free hiking trail is in the Alafia River Reserve which is 0.44 +/- miles to the west of the subject site.

D. Environmental Lands

This site contains no County owned environmental lands. The closest environmental land to the site is the Alafia Reserve 0.44 miles to the west of the subject site.

Environmental Conditions

The following environmental conditions apply to the subject site.

A. Surface Water:

There is no surface water on the subject site. The site's elevation is almost flat with an elevation of 105 feet on the northwest side, with the elevation dipping to a low of 104 feet on the other three sides.

B. Wetlands/Floodplains:

The site does not sit within a Flood Zone or Wetlands.

C. Soils:

According to the Soil Survey of Polk County, the site consists of approximately 84.2% Sparr sand and 15.8% Tavares fine sand. Table 6, to follow, summarizes the soil type and limitations for development activity on-site.

Table 6

Soil Name	Septic Tank Absorption Field Limitations	% of Site (approximate)
Tavares fine sand, 0-5% slopes (15)	Moderate: wetness	15.8%
Sparr sand, 0 to 5% slopes	Severe: wetness, poor filter	84.2%

Source: Soil Survey of Polk County, Florida, USDA, Soil Conservation Service, 1985

D. Protected Species

According to the Florida Biodiversity Matrix GIS application, no threatened or endangered plant or animal species exist on the site.

E. Archeological Resources:

According to the Florida Department of State, Division of Historical Resources, there are no archeological sites listed in the Florida Master Site File.

F. Wells (Public/Private)

This site is not within any of the County’s Wellhead Protection Districts.

G. Airports:

The site is not within any Airport Buffer Zones.

Economic Factors:

There are no known economic factors that would impact the development of this site. This is a good mid-block development with good visibility from State Road 60.

Consistency with the Comprehensive Plan and Land Development Code:

Table 7, to follow, provides an analysis of the proposed request when compared to typical policies of the Comprehensive Plan selected by staff for evaluation of development proposals. Based upon this analysis, the proposed request is consistent with relevant policies of the Polk County Comprehensive Plan.

Table 7

Comprehensive Plan Policy	Consistency Analysis
<u>POLICY 2.102-A1: DEVELOPMENT LOCATION</u> - <i>Polk County shall promote contiguous and compact growth patterns through the development process to minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where tracts of land are by-passed in favor of development more distant from services and existing communities.</i>	The site is located in the Suburban Development Area (SDA) in an area where urban services are available. The outdoor sales will be required to provide their own sources for potable water and wastewater.
<u>POLICY 2.102-A2: COMPATIBILITY</u> - <i>Land shall be developed so that adjacent uses are compatible with each other, pursuant to the requirements of other Policies in this Future Land Use Element.</i>	Staff finds this CU request is compatible with neighboring properties. The site has a gas station, Dollar General, and a contractor’s office near to the site. There is residential to the immediate north, west, south and east of the site, but it directly accesses State Road 60.
<u>POLICY 2.102-A4: TIMING</u> - <i>The development of land shall be timed and staged in conjunction with the cost-effective and efficient provision of supporting community services which, at a minimum, shall require compliance with the Plan's Level of Service requirements and the County's concurrency management system.</i>	The proposed request is not anticipated to create a Level-of-Services (LOS) deficiency upon existing services provided by the County. Such services were analyzed as part of this report.

Comprehensive Plan Policy	Consistency Analysis
<p>POLICY 2.102-A15: ADEQUATE PUBLIC FACILITIES - <i>The County will direct new growth to areas where adequate public facilities exist or are planned; and ensure that essential services are in place to provide for efficient, cost effective response times from the Fire Department, Sheriff's Department, and Emergency Management Service (EMS).</i></p>	<p>The subject property is located within an area of the County that has adequate public safety services as identified in the staff report. The subject property will provide a private well and septic tank for potable water and wastewater and will be self-sustained for these purposes.</p>

As outlined in the report, this request is consistent with the Land Development Code. However, all development will be reviewed again during the Level 2 process. The Planning Commission, in the review of development plans, shall consider the following factors listed in Table 8 in accordance with Section 906.D.7 of the Land Development Code.

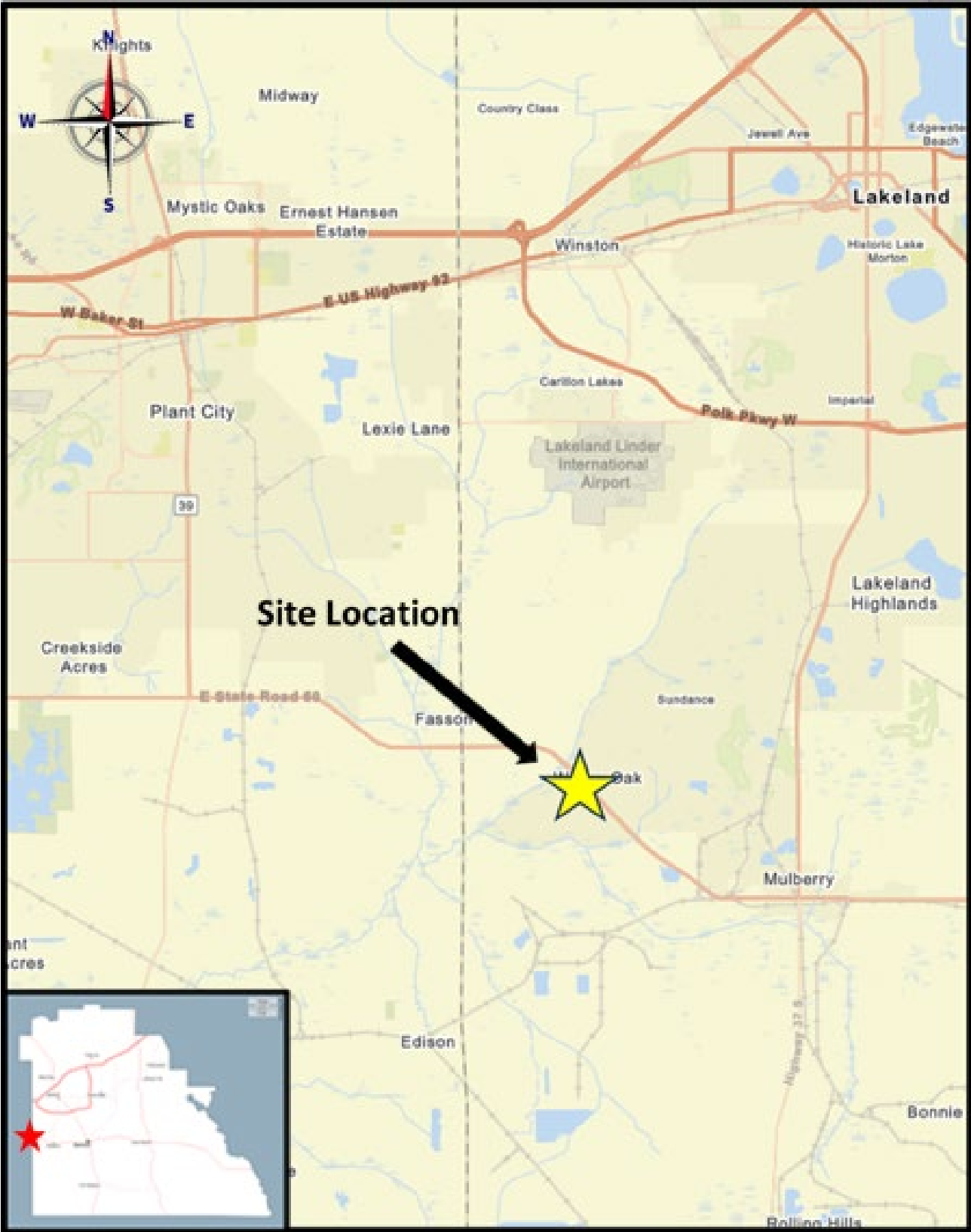
Table 8

The Planning Commission, in the review of development plans, shall consider the following factors in accordance with Section 906.D.7 of the LDC:	
<p>Whether the proposed development is consistent with all relevant requirements of this Code;</p>	<p><i>Yes, this request is consistent with the LDC, specifically Table 2.1 which permits this use upon completion of a Level 3 Review. Many of the conditions required in Section 303 will be enforced after a Level 3 Review. These can be found in the Findings of Fact on Pages 2-4 of the staff report.</i></p>
<p>Whether the proposed development is consistent with all applicable policies of the Comprehensive Plan;</p>	<p><i>Yes, this request is consistent with the Comprehensive Plan, as reviewed in Table 7.</i></p>
<p>Whether the proposed use is compatible with surrounding uses and the general character of the area, including such factors as density, height, bulk, scale, intensity, traffic, noise, and appearance; and</p>	<p><i>Yes, the request is compatible with surrounding uses and the general character of the area, and the site will further be made compatible through the Conditions of Approval. See Pages 6-7 of this staff report for data and analysis on surrounding uses and compatibility.</i></p>
<p>How the concurrency requirements will be met if the development were built.</p>	<p><i>This request will not require concurrency determinations from utilities, the School Board, or TPO. The impact on public services can be found in the analysis found on Pages 6-9 of the staff report.</i></p>

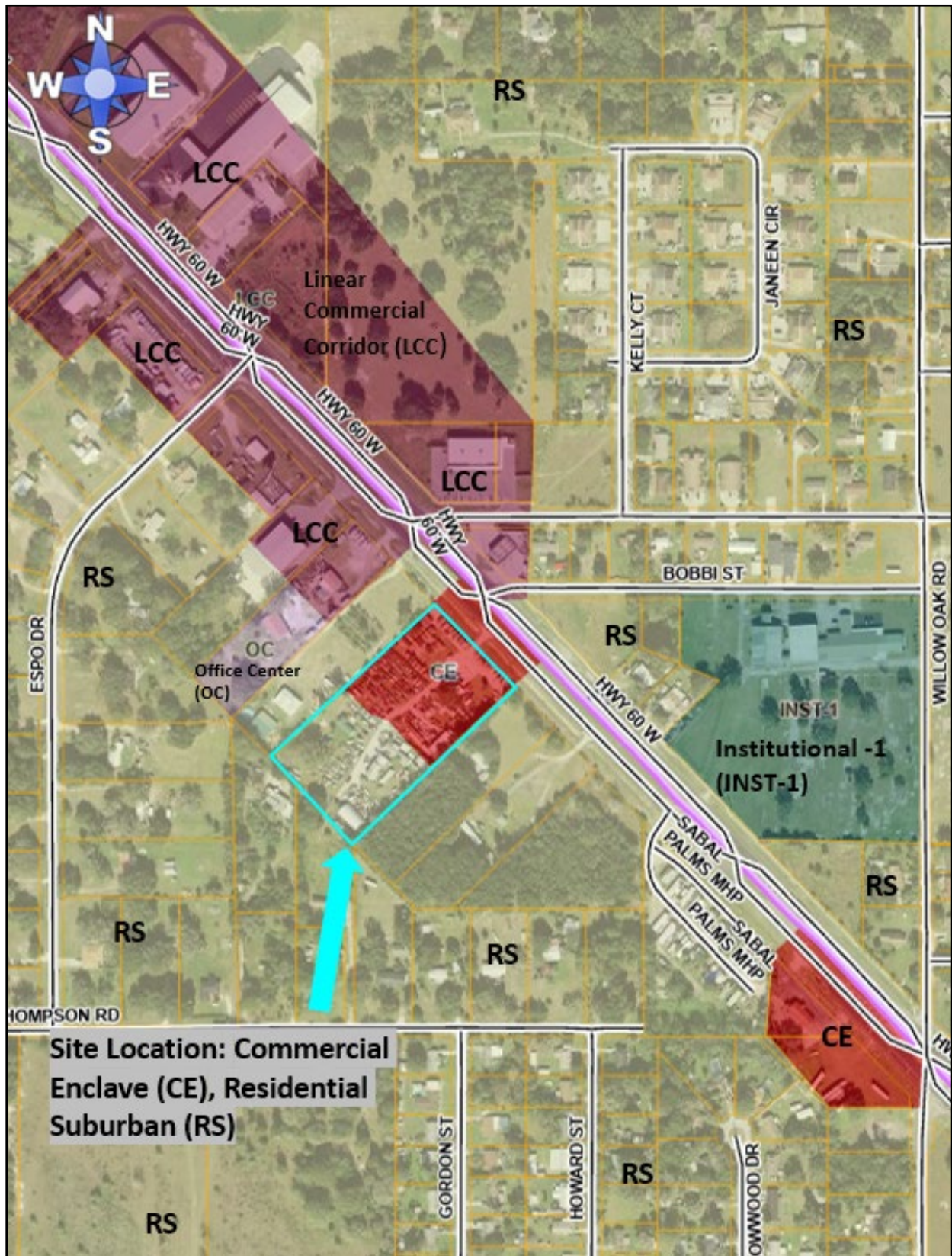
Comments from other Agencies: None.

Exhibits

- Exhibit – 1 Location Map
- Exhibit – 2 Future Land Uses
- Exhibit – 3 2023 Aerial Photo (Context)
- Exhibit – 4 2023 Aerial Photo (Close-Up)
- Exhibit – 5 Site Plan



LOCATION MAP



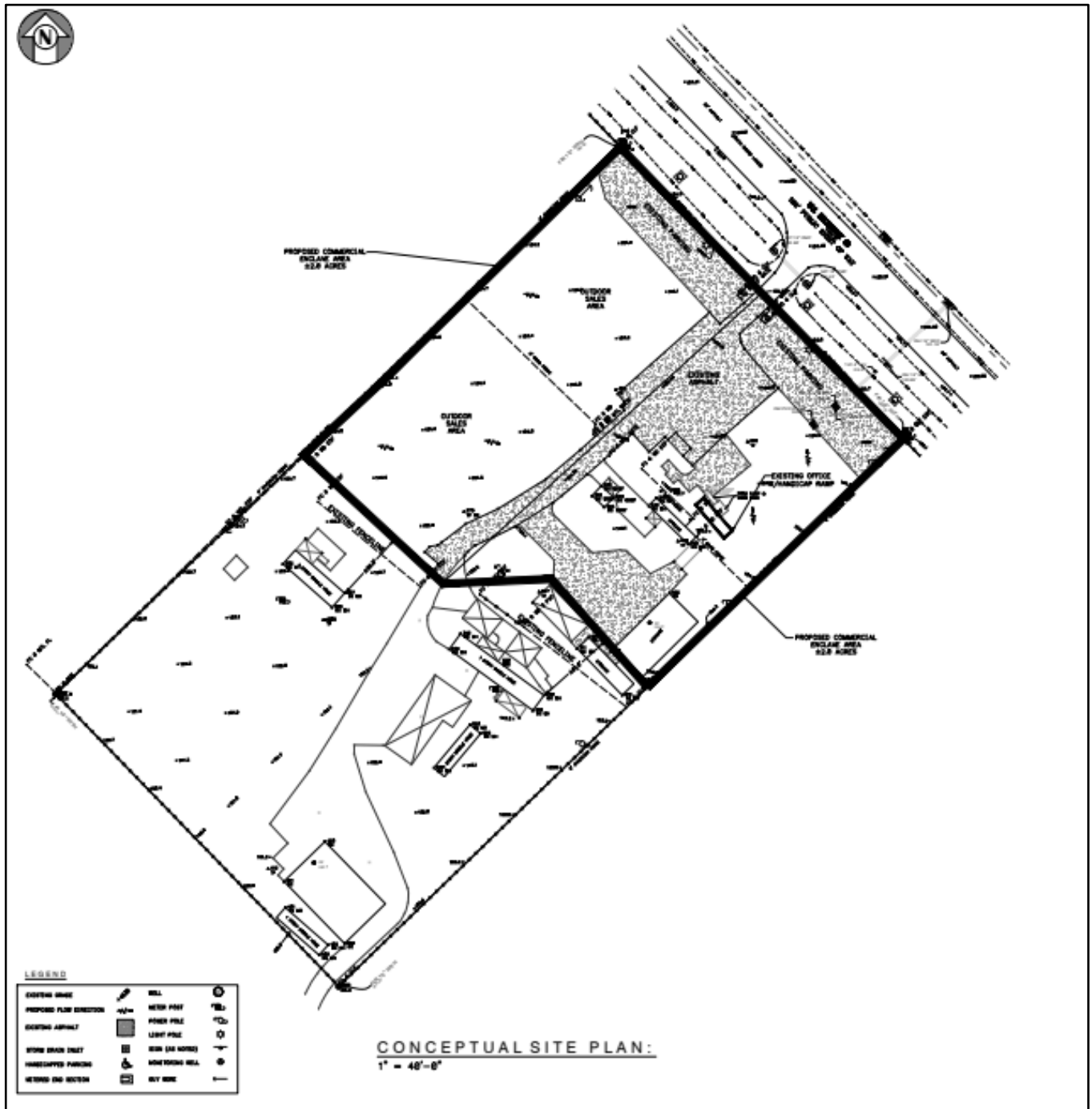
FUTURE LAND USES



2023 AERIAL PHOTO (Context)



2023 AERIAL PHOTO (Close-Up)



SITE PLAN