

POLK COUNTY DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

DRC Date:	June 6, 2025
Planning Commission Date:	November 5, 2025
BoCC Dates:	1 st Reading: December 2, 2025; Adoption: December 16, 2025
Applicant:	Bart Allen, Peterson & Myers
Level of Review:	Level 4 Review, Comprehensive Plan Map Amendment
Case Number and Name:	LDCT-2025-19; Berkley & Braddock LDC Text Amendment
Request:	A Land Development Code Text Amendment (LDCT-2025-19) to Appendix E adding conditions of development and limiting allowable uses within the NAC and increased buffering requirements on property subject to the Small Scale Comprehensive Plan Map and Text Amendment (LSCPAS-2025-17) from Residential Low (RL) to Neighborhood Activity Center (NAC) with a Comprehensive Plan Text Amendment to Section 2.135 Parcel Specific Future Land Use Map Amendment with Conditions to reference the subject site has development conditions.
Location:	East of the Polk Parkway (SR 570), north side of Braddock Road, west side of Berkley Road (SR 655), south of Gapway Road and adjacent to the city of Auburndale to the east, with Auburndale in close proximity to the north, west and south in Section 28, Township 27, Range 25.
Property Owner:	J Everett Allen & Sons Inc
Parcel Size:	±7.95 acres (252728-000000-043020, -043180, -043190, -043200, -043210, -043230, -043230, -043240)
Development Area/Overlays:	Urban Growth Area (UGA) and Auburndale Joint Planning Area (JPA)
Future Land Use:	Residential Low (RL)
Nearest Municipality	Auburndale
DRC Recommendation:	Approval
Planning Commission Vote:	Pending
Florida Commerce:	N/A
Case Planner:	Robert Bolton, Planner III



Location



Current Future Land Use

Summary of Analysis

This is an applicant request for a Small Scale Comprehensive Plan Amendment LDCPAL-2025-17) to change the Future Land Use Designation from Residential Low (RL) in the Urban Growth Area (UGA) and Auburndale Joint Planning Area (JPA) to Neighborhood Activity Center (NAC) on 7.95+/- acres. The applicant has a related request for a Land Development Code (LDC) Text Amendment (LDCT-2025-19) to add development restrictions and limitations to the allowable uses as shown in Table 2.1 of the LDC. The site is located in the Urban Growth Area (UGA) and Auburndale Joint Planning Area (JPA) located on the north side of Braddock Road, west side of Berkley Road (SR 655), south of Gapway Road and adjacent to the city of Auburndale to the east, with Auburndale in close proximity to the north, west and south in Section 28, Township 27, Range 25.

Compatibility Summary

The proposed land use change is compatible with the growth that has occurred in this area. The subject site is located within the Urban Growth Area (UGA) and Auburndale Joint Planning Area (JPA), at the intersection for two (2) Urban Collector roads with full public services. The JPA provided for the establishment of a Joint Planning Area as a “guide” to illustrate the desired development patterns within the boundary. Since approval of the JPA the boundary has experienced annexations as well as a new amendment to the City of Auburndale’s Land Development Regulations Chapter 15 providing for a Special Overlay District for The Central Florida Innovation District, which the subject site is not included within. The subject currently has Land Use designation of RL. The adjacent Land Use designations to the subject site are also residential. However, the surrounding other uses within approximately ½ mile include the City of Auburndale’s Youth Baseball Complex, Polk County’s Lake Myrtle Sports Park, TECO Auburndale Trail and the SunTrax facility. The Urban Growth Area (UGA) is meant to be an area where the availability of infrastructure and other community facilities and services, promotes and supports the location of higher density and intensity development. The proposed NAC will provide needed non-residential support to an area with land uses that vary from residential to recreational to employment center. The request is considered to be compatible and consistent with the surrounding area.

Infrastructure and Urban Services Summary

The proposed CPA is not anticipated to degrade the Level-of-service (LOS) standard for transportation, the locally zoned schools, fire, EMS and sheriff public safety resources. Braddock Road was rebuilt and realigned from a 2-lane Local Road to a 4-lane divided Urban Collector Road and was completed in June of 2024. As part of the reconstruction of Braddock Road a new interchange was created with SR 570 (Polk Parkway), providing improved access to the SunTrax facility on the north side of Braddock Road. Braddock Road is currently being reviewed for Available Peak Hour Capacity as well as Level of Service. The subject site will be connected to the City of Auburndale’s water and wastewater. The City of Auburndale reports that there are no capacity issues for potable water; however, they have halted taking new flows to the sanitary system in this area until sewer improvement projects have been completed. There are no wells on the subject site.

Environmental Conditions Summary

The proposed request is not anticipated to have a negative impact upon the environmental features present on site. However, the subject site is not located within the one-mile radius of a protected animal and plant species sighting and has no surface water, wetlands or flood zones. The project

site is not located within an Airport Impact District and is not associated with any historical or archeological sites.

The subject site is not located within an airport height notification zone, there are no historical or archeological resources, and there are no indicated protected species. The subject site has no surface water, wetlands or flood zones, the soils are not of a problematic type.

Comprehensive Plan Policies Considered

- Section 2.102 – General Growth Management policies
- Section 2.105 – Urban Growth Areas (UGA) policies
- Section 2.110-D – Neighborhood Activity Center policies

Findings of Fact

Request and Legal Status

- This is an applicant-initiated request to change the Future Land Use (FLU) designation from Residential Low (RL) to Neighborhood Activity Center (NAC) in the Urban Growth Area (UGA) and a Comprehensive Plan Text Amendment to Section 2.135 Parcel Specific Future Land Use Map Amendment with Conditions.
- LDCT-2025-19 is an applicant-initiated request to add parcel specific development restrictions to the site and limit specific allowable uses within the proposed Neighborhood Activity Center as shown in Table 2.1 of the Land Development Code (LDC) and to provide enhanced buffers.
- The subject site is located on the north side of Braddock Road, west side of Berkley Road (SR 655), with the RL Future Land Use district comprising the site and is located in the UGA.
- The subject site is located within the Urban Growth Area (UGA) and Auburndale Joint Planning Area (JPA). The JPA provided for the establishment of a Joint Planning Area as a “guide” to illustrate the desired development patterns within the boundary.
- The JPA provided for the establishment of a Joint Planning Area as a “guide” to illustrate the desired development patterns within the boundary. (See separate Attachment)
- Since approval of the JPA the boundary has experienced annexations as well as a new amendment to the City of Auburndale’s Land Development Regulations Chapter 15 providing for a Special Overlay District for The Central Florida Innovation District, which the subject site is not included within.
- The proposed FLU change totals approximately 7.95+/- acres. The subject site is located east of the Polk Parkway (SR 570), north side of Braddock Road, west side of Berkley Road (SR 655), south of Gapway Road and adjacent to the city of Auburndale to the east, with Auburndale in close proximity to the north, west and south in Section 28, Township 27, Range 25.

- Within the City of Auburndale there are two Convenience Center Land Use districts approximately 1/3 mile south of the subject site. The Convenience Center on the west side of Berkley Road is associated with the Lake Myrtle Sports Complex and is owned by Polk County. The Convenience Center on the east side of Berkley Road is located within currently developing residential development Summer Lake Estates, as residential homes
- Approximately 1/3 of a mile north of the site at the southeastern corner of Berkley Road (SR 655) and Gapway Road, the City of Auburndale has designated the property as Village Center (VC). The Village Center, is a Zoning category and not a Land Use and having different characteristics form the Neighborhood Activity Center (NAC).
- The site is located within the Joint Planning Area Interlocal Agreement Between The City of Auburndale and Polk County. Provided under separate attachment.

Compatibility

- The subject's surrounding uses are as follows:
 - North of the subject site is Residential Low (RL) with residential development typically 1 acre or larger.
 - East of the subject site is the City of Auburndale residential development.
 - South of the subject site is Residential Low (RL) with residential development typically 1 acre or larger.
 - West of the subject site is Residential Low (RL) with residential development typically 1 acre or larger.
- Much of the area has Future Land Uses of a residential nature, whether in the county or city. However, in the greater surrounding area includes the Lake Myrtle Sports Park, Auburndale Youth Baseball Complex, TECO Auburndale Tral and the SunTrax facility.
- Approximately 1/3 of a mile north of the site at the southeastern corner of Berkley Road (SR 655) and Gapway Road, the City of Auburndale has designated the property as Village Center (VC). The Village Center, is a Zoning category and not a Land Use and having different characteristics form the Neighborhood Activity Center (NAC). The City of Auburndale's Village Center zoning's emphasis is on higher density residential being integrated, as well as urban design characteristics and gathering place design and prohibits gas stations.
- The subject site meets the population support criteria of 5,000 people within a 1½-mile radius as well as the 10,000 people within a 2-mile radius (based on a 12.4 square mile area) compensating for undevelopable areas (water and state park), Exhibit 9.
- The subject site is located within the Urban Growth Area (UGA) and Auburndale Joint Planning Area (JPA). The JPA provided for the establishment of a Joint Planning Area as a "guide" to illustrate the desired development patterns within the boundary.
- The site is at the intersection for two (2) Urban Collector roads with full public services.

- The proposed NAC will provide needed non-residential support to an area with land uses that vary from residential to recreational to employment center.

Infrastructure

- The zoned schools for the site are Lena Vista Elementary, JL Stambaugh Middle School, and Tenoroc High School.
- First responder Fire response Auburndale Fire Dept, 100 Ariana Ave, Auburndale with a travel distance of 5.6+/- miles. First responder EMS response will be from Polk County Fire Rescue Station 7, 200 Commonwealth Ave N SW, Polk City with a travel distance of 5.6+/- miles.
- The subject site is within the Central District Commend Area for the Sheriff's office which is located at 3635 Avenue G N.W., Winter Haven.
- The subject site is within the City of Auburndale's Utility Service Area for potable water and wastewater.
- The site is located at the northwest quadrant of Braddock Road and Berkley Road (SR 559). Berkley Road (SR559) is a 4-lane divided roadway and Braddock Road was rebuilt and realigned from a 2-lane Local Road to a 4-lane divided Urban Collector Road and was completed in June of 2024. Available Peak Hour Capacity as well as Level of Service.
- As part of the rebuild and realignment of Braddock Road a new interchange with SR 570 (Polk Parkway) was created. This interchange provide better access to the SunTrax facility on the north side of Braddock Road.
- The subject site is serviced by the City of Auburndale for water and wastewater. The City of Auburndale reports that there are no capacity issues for potable water; however, they have halted taking new flows to the sanitary system in this area until sewer improvement projects have been completed.
- The subject site currently has sidewalks along the north and south side of the entirety of Braddock Road from the Polk Parkway (SR 570) to Berkley Road and the east and west sides of Berkley Road (SR 655).
- Citrus Connection's nearest route is the Route 50 with the nearest stop approximately two (2) miles south at Old Dixie Highway.
- The nearest parks are the Auburndale Youth Baseball Complex at Lake Myrtle Park and the Polk County Lake Myrtle Sports Park. The Auburndale TECO Trail is also located west of the site. The closest environmental site is the Tenoroc Fish Management Area and Tenoroc Public Use Area.

Environmental

- The subject site is approximately 159 feet above sea level at the center of the site and slopes to the edges to an elevation of approximately 157 feet.
- According to the soil survey by the United States Department of Agriculture the subject site is made up of Tavares fine sand, 0 to 5 percent slopes, and Zolfo fine sands. Future development of the site will be subject to Section 2.303: “Soils” of the County’s Comprehensive Plan (in conjunction with the Land Development Code) which requires all development to implement Best Management Practices based on the Department of Environmental Protection’s (DEP) Florida Development Manual.
- According to Polk County Endangered Habitat Maps, the subject site is not located within a one-mile radius of an observed a protected animal species sighting (Source: Florida Department of Environmental Protection, 2015). However, the applicant will be required to submit a biological walk-over as part of the Level-2 review process.
- The site is located within the Potential Network Connections area of the Polk Green District Comprehensive Plan Map Series. Approximately 2.8 miles east of the site, on the south side of Lake Van is a 79+ acre Conservation Easement recorded in the Plat of Watercrest Estates, Plat Book 169, Page.
- There are no known archeological or historical resources on the subject site per data from the Florida State Historical Commission.
- The subject site is not within a Wellfield Protection district. The nearest public Wellfields are approximately 2 miles south of the site.

Comprehensive Plan Policies

- POLICY 2.102-A1: Development Location states that 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.
- 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.
- POLICY 2.102-A3: Distribution states that development shall be distributed throughout the County consistently with this Future Land Use Element so that the public utility, other

community services, and public transit and transportation systems can be efficiently utilized; and compact, high-density and intensity development is located where urban services can be made available.

- POLICY 2.102-A4: Timing states that 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.
- POLICY 2.105-A5: Development Criteria -- Development within the Urban Growth Areas shall conform to the following criteria as further specified by the Land Development Code:
 - a. connect to centralized potable water;
 - b. connect to centralized sanitary sewer systems if available.
 - c. incorporate design features that promote healthy communities and green building practices, as established in Section 2.1251, Community Design, of this element;
 - d. promote the implementation of "Complete Street" and "Conservation Development" principles as established under Section 2.1251, Community Design, of this element;
 - e. promote the integration of pedestrian-oriented features, including sidewalks, trails, or walkways into every development including appropriate pedestrian shelters or awnings;
 - f. provide access to civic space, parks, green areas, and open space and other amenities;
 - g. be supported by public safety (i.e., fire, EMS and law enforcement);
 - h. have access to public schools;
 - i. be encouraged to provide connectivity with adjacent uses within the TSDA, and facilitate connectivity between the TSDA and other urban centers and the rural development areas;
 - j. encourage the inclusion of a variety of housing choices and mixed uses; and
 - k. additional standards supporting transit if development is within the "Corridor and Center Overlay" (Section 2.124-A);
- POLICY 2.110-D1: CHARACTERISTICS - Neighborhood Activity Centers are intended to accommodate the shopping needs of residents living within the immediate surrounding neighborhood(s). General (approximate) characteristics of Neighborhood Activity Centers are:
 - Usable Area: Over 5 acres to 20 acres
 - Gross Leasable Area (GLA): 20,000 to 150,000 square feet
 - Minimum Population Support: 5,000 to 10,000 people
 - Market-Area Radius: 1½ miles
 - Typical Leading Tenant: Supermarket
 - Other Typical Leading Tenants: Drug Store, Restaurant, Bakery, Office, Convenience Store
- POLICY 2.110-D2: DESIGNATION AND MAPPING - Neighborhood Activity Centers shall be located within UDAs, UGAs, SDAs, and UEAs as designated on the Future Land Use Map Series as "Neighborhood Activity Center" (NAC).

- **POLICY 2.110-D3: LOCATION CRITERIA** - Neighborhood Activity Centers shall be located at the intersections of arterial and/or collector roads. There shall be the following traveling distances, on public roads, between the center of a Neighborhood Activity Center and the center of any other Neighborhood Activity Center, or other higher-level Activity Center, Linear Commercial Corridor, or Commercial Enclave providing for the same neighborhood-shopping needs:
 - a. Two (2) miles within the TSDA and UGA.
 - b. Four (4) miles within the SDA and UEA.
 This required separation may be reduced if:
 - a. The higher-level Activity Center, Linear Commercial Corridor or Commercial Enclave within the required distance separation is over 80% developed; or
 - b. The proposed Neighborhood Activity Center market-area radius, minimum population support is over 10,000 people.

- **POLICY 2.110-D4: DEVELOPMENT CRITERIA** - Development within a Neighborhood Activity Center shall conform to the following criteria:
 - a. Neighborhood Activity Centers shall have frontage on, or direct access to, an arterial or major collector roadway, or a frontage road or service drive which directly serves an arterial or collector roadway.
 - b. Different uses within a Neighborhood Activity Center shall incorporate the use of frontage roads or shared ingress/egress facilities wherever practical.
 - c. Adequate parking shall be provided to meet the demands of the uses, and interior traffic-circulation patterns shall facilitate the safe movement of vehicular, bicycle, and pedestrian traffic.
 - d. Residential uses shall not be permitted in Neighborhood Activity Centers except as part of a mixed use Planned Development.
 - e. Office uses shall not exceed 40 percent of the total area of the Neighborhood Activity center. Commercial uses may constitute 100 percent of the Neighborhood Activity center.
 - f. The maximum floor area ratio shall not exceed 0.25 unless developed as a Planned Development.
 - g. Planned Developments within the Neighborhood Activity Center may be permitted a maximum floor area ratio up to 0.70 and a maximum residential density of 5 dwelling units per acre. Intensity and density increases shall only be awarded to innovative, efficient, and compatible Planned Development proposals that are consistent with the general district characteristics and are located within the TSDA and UGA. The Land Development Code shall establish specific development standards and criteria for Planned Developments within activity centers.

- **POLICY 2.110-D5: ADJACENT DEVELOPMENT** - Subject to the criteria and requirements of Section 2.125-C relating to Transitional Areas, development adjacent to a Neighborhood Activity Center may include the following uses: Office, Residential, Institutional, and Recreation and Open Space.

Development Review Committee (DRC) Recommendation: Based on the information provided by the applicant, recent site visits, and the analysis conducted within this staff report, the DRC finds that with the proposed conditions, the proposed requests **ARE COMPATIBLE** with the

surrounding land uses and general character of the area, **IS CONSISTENT** with the Polk County Comprehensive Plan and Land Development Code, and therefore, the DRC recommends **APPROVAL of LDCPAS-2025-17 and LDCT-2025-19.**

Planning Commission Decision: On February 1, 2023, in an advertised public hearing, the Planning Commission voted ?? to **recommend APPROVAL or DENIAL of LDCPAS-2025-17.**

Planning Commission Decision: On February 1, 2023, in an advertised public hearing, the Planning Commission voted ?? to **recommend APPROVAL or DENIAL of LDCT-2025-19.**

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

***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.*

***NOTE:** Approval of this request is only for Level 4 Review and only for those development decisions within the Board of County Commissioners purview. A Level 2 Review (engineered plans) will be required for all site development and shall implement 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.*

Surrounding Land Use Designations and Current Land Use Activity

Table 1: Surrounding Uses

NW RL-1 Residential Development Lots of Record 1991	N RL-1 Residential Development Lots of Record 1991	NE RS Arieta Shores Plat 12/1/1977
W RL-1, RL-4 Residential Development Lots of Record 1991	Subject Property RL-1, RL-4 Vacant	E City of Auburndale FLU: Low Density Residential Zoning RS-1 Vacant 3.83± ac Tract B Future Development (2/7/19)
SW RL-1 Residential Development Lots of Record 1991	S RL-1 Residential Development Lots of Record 1991	SE RL-1 Vacant

Source: Site Visit and Polk County GIS Data Viewer

The site is located on the northwest quadrant of the intersection of Braddock Road and Berkley Road (SR 655), both 4-lane divided Urban Collector roads. Braddock Road was recently rebuilt and realigned from a 2-lane Local Road to a 4-lane divided Urban Collector Road and was completed in June of 2024. This project included a new interchange with SR 570 (Polk Parkway) approximately ½ mile west of the site and adjacent to the SunTrax facility on the north side of Braddock Road. Just west of the site on the south side of Braddock Road is the Auburndale Youth Baseball Complex. Approximately ½ mile south of the site on the west side of Berkley Road is Polk County’s Lake Myrtle Sports Park. Many of the Future Land Use districts in the area are of a residential nature, approximately 1/3 of a mile to the west, within the city limits of Auburndale is the SunTrax facility, an automotive testing and research facility with significant lands for expansion available. It is noted that within the City of Auburndale there are two Convenience Center Land Use districts approximately 1/3 mile south of the subject site. The Convenience Center on the west side of Berkley Road is associated with the Lake Myrtle Sports Complex and is owned by Polk County. The Convenience Center on the east side of Berkley Road is located within currently developing residential development Summer Lake Estates, as residential homes.

Approximately 1/3 of a mile north of the site at the southeastern corner of Berkley Road (SR 655) and Gapway Road, the City of Auburndale has designated the property as Village Center (VC). This center is located within the city’s Future Land Use district of Lakes District Mixed Use and a Zoning of Village Center. Chapter 15 of the City of Auburndale’s Land Development Regulations, Section 15.202 – Village Center (VC) Guidelines and Standards provide that they are intended to be developed as important destinations for multiple Residential Neighborhoods. The housing within the Village Center is described as Medium Intensity housing within the VC surrounding the commercial area. The development is to be of Urban Design Character. They are to have a central feature or gathering place that shall include a comfortable, centrally located park or plaza with public amenities. The policy provides for a Mix of Uses which include, Grocery, Retail and Services, Restaurants, Professional Offices, Residential, Civic, Park/Plaza, Institutional/ Schools. Other proposed uses may be permitted through the planned development process, and exclude Gas Stations, Car Washes and Drive-Thru’s.

The Comprehensive Plan Policy 2.110-D3: Location Criteria for Neighborhood Activity Center (NAC) provides for separation criteria for Activity Centers. The policy states that there shall be traveling distances, on public roads between the center of a Neighborhood Activity Center (NAC) and other Activity centers providing for the same neighborhood shopping needs. As described above, the City of Auburndale's Village Center, is a Zoning category and not a Land Use and having different characteristics from the Neighborhood Activity Center (NAC). The City of Auburndale's Village Center zoning's emphasis is on higher density residential being integrated, as well as urban design characteristics and gathering place design. While there is some overlap of mix of uses, the Village Center excludes automotive uses including gas stations and restaurants with drive-thru's. The Village Center Urban (vs suburban) design standards also differentiates the shopping and use of the center from that of the Neighborhood Activity Center (NAC). The subject site meets the population support criteria of 5,000 people within a 1½-mile radius as well as the 10,000 people within a 2-mile radius (based on a 12.4 square mile area) compensating for undevelopable areas (water and state park), Exhibit 9.

Berkley Road (SR 559) was formerly CR559 and in approximately 2010 the road was rebuilt and upgraded from a 2-lane Urban Collector road to a 4-lane divided Urban Collector road and corresponds to the development of the Lake Myrtle Sports Complex. SunTrax Auburndale began construction in 2017 with a Grand Opening of the full facility in 2023. In October 2025 Governor Ron DeSantis announced that construction for a new advanced air mobility (AAM) vertiport was underway at the SunTrax facility, creating the nation's first-ever AAM aerial test bed and dedicated airspace.

It is noted that the subject site is located within the area covered by the Joint Planning Area Interlocal Agreement with the City of Auburndale, dated October 7, 2009. Within this Agreement are Exhibit Maps B through F to be used as a “{guide for consideration of Future Comprehensive Plan Amendments within the boundary of the JPA. Map Exhibit E indicates the area considered as Commercial Area “CA”. This “area” is located at the intersection of Berkley Road and Denton Avenue. The proposed Commercial Area is developed with a gas station constructed in 1988 and a Dollar General constructed in 2015. Significant growth, residential, recreational as well as a significant testing facility. Residential and recreational uses utilize commercial supporting uses like those allowed within the Future Land Use Designation of Neighborhood Activity Center (NAC). The LDC Text amendment limits a number of uses allowed in other NAC districts for increased compatibility as well as providing increased development standards, setbacks and buffering from adjacent residential districts. With consideration to the sites location, at the intersection of two (2) 4-lane divided Urban Collector roads, one approximately ½ mile from a new interchange with the Polk Parkway (SR 570) provides for a logical addition location for a non-residential commercial support Land Use.

Compatibility with the Surrounding Land Use:

According to *Policy 2.102-A2* of Polk County's Comprehensive Plan, “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; and 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.” The adopted definition for compatibility states it is “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.”

The subject site is located within the Urban Growth Area (UGA) which is an area where the availability of infrastructure and other community facilities and services, promotes and supports the location of higher density and intensity development. This development includes improving access to employment areas, schools, shopping and recreational facilities, while reducing costs of providing infrastructure and public services. As described previously this area represents a location that, especially since the opening of SR570 the Polk Parkway in 1999, has experienced the growth described in an Urban Growth Area. The limitations proposed by the applicant in the LDCPAS-2025-2025 Comprehensive Plan Text and Map Amendment and LDCT-2025-19 Land Development Code Text Amendment provides enhanced development standards and limitations to the standard list of allowable uses within a Neighborhood Activity Center (NAC) providing for enhanced compatibility beyond the current compatibility proved for by the Land Development Code.

In summary, the subject site is located within the Urban Growth Area (UGA) and Auburndale Joint Planning Area (JPA), at the intersection for two (2) Urban Collector roads with full public services. The proposed NAC will provide needed non-residential support to an area with land uses that vary from residential to recreational to employment center. The request is considered to be compatible and consistent with the surrounding area.

Nearest Elementary, Middle, and High School:

The schools zoned for the subject property, as shown in Table 2, include Lena Vista Elementary, JL Stambaugh Middle School, and Tenoroc Senior High. The requested Neighborhood Activity Center (NAC) is intended for non-residential development and is not intended for residential development. Residential development within the NAC would require a Level 3 Planning Commission approval for multi-family development.

Table 2 School Information

Name of School	Annual Estimated Demand	% Capacity 2024-2025 School Year	Average driving distance from subject site
Lena Vista Elementary	0 students	79%	4.0± miles
JL Stambaugh Middle School	0 students	85%	4.5± miles
Tenoroc Senior High	0 students	62%	4.9± miles

Source: Polk County School Board

Nearest Sheriff, Fire, and EMS Station:

The nearest Sheriff District office is located approximately 7.3 miles from the subject site. Response times vary depending on where the nearest sheriff's deputy patrol car is located rather than the district office. The nearest EMS station is approximately 5.6 miles and Fire station is approximately 4.0 miles EMS station is approximately 2.9 miles from the subject site.

Table 3: Public Safety

	Name of Station	Distance/Response Time *
Sheriff	Central District Command (3635 Avenue G N.W., Winter Haven)	Priority 1 – 8:11 min Priority 2 – 22:25 min
EMS	Polk County Fire Rescue Station 7 200 Commonwealth Ave N SW, Polk City	5.6 ± miles / 10-12 min
Fire	Auburndale Fire Dept, 100 Ariana Ave, Auburndale	4.0 ± miles / 10-12 min

Source: Polk County Sheriff's Office and Public Safety. Response times for October 2025. *Response times are based from when the station receives the call, not from when the call is made to 911.

Water and Sewer Capacity and Service Provider:

Table 4 below details the estimated impact to potable water and wastewater services based upon the buildout for the proposed FLU on the subject site. The subject property is within the City of Auburndale Service area for water and wastewater.

A. Available Capacity:

Table 4: Estimated Water and Sewer Impact Analysis

Permitted Density / Intensity	Maximum Permitted in Existing Land Use RL	Maximum Permitted in Proposed NAC
7.95± acres RL	7.95± acres RL X 7du = 55 du	7.95± acres (346,302 sf) X 0.70 FAR = 242,411 sf
Potable Water Consumption	55 du X 360 gpd = 19,800 GPD	242,411 sf X 0.15 = 36,362 GPD
Wastewater Generation	55 du X 270 gpd = 14,850 GPD	36,362 GPD X 80% = 29,090 GPD

B. Service Provider:

The subject site is serviced by the City of Auburndale for water and wastewater. There are two (2) potable water mains in close proximity to the subject. East of the property across Berkley Rd. is an 8-inch potable water main and approximately 900 feet west of the site is a 12-inch potable water main. There is a 24-inch gravity sanitary sewer main and a 16-inch force sewer main approximately 600 feet west of the site. In the same area is a 16 inch reclaim water main.

East of the property across Berkley Road. is an 8" potable water main. To the far West of the map is a 12" potable water main (blue), 24" gravity sanitary sewer main (dull green), 16" reclaim water main (purple), and a 16" force main (bright green).

C. Available Capacity:

The City of Auburndale reports that there are no capacity issues for potable water. Also reported was that they have halted taking new flows to the sanitary system in this area until sewer improvement projects have been completed. The most significant being the Southern force main re-route. This project consists of two phases, with phase one set to begin Nov. 1, 2025. Upon that date, the contractor has a timeline of 180 days for substantial completion and 210 days for final. They are currently working on easement acquisitions for phase II and have not awarded to any contractor to date. Capacity availability will be needed at the time of a Level 2 Review.

Roadways/Transportation Network:

A. Estimated Demand:

Table 5 following this paragraph shows the Average Annual Daily Trip (AADT) rate and the PM Peak hour trip rate. The proposed Future Land Use designation change to NAC, at maximum density, will generate more than the current combination of the RL land use.

Table 5: Estimated Transportation Impact Analysis

Permitted Density / Intensity	Maximum Permitted in Existing Land Use RL	Maximum Permitted in Proposed NAC
7.95± acres RL	7.95± acres RL X 7du = 55 du	7.95± acres (346,302 sf) X 0.70 FAR = 242,411 sf
Average Annual Daily Trips (AADT)	55 du X 7.81 AADT = 430 Trips	242 X 59.07 AADT X 76% 10,865 Trips
PM Peak Hour Trips	55 du X 1.00 AADT = 55 Trips	242 X 8.79 AADT X 76% = 1,617 Trips

Source: Concurrency Manual: Single-family @ 7.81 AADT per du and 1.00 AADT PM Peak Hour, NAC @ Supermarket 59.07 AADT per 1,000 sf, 8.79 AADT per 1,000 sf PM Peak Hour,

B. Available Capacity:

Table 6, following this paragraph, displays the available capacity for Berkley Road (SR655) and Braddock Road. Braddock Road has not been revaluated for Capacity and LOS after completion of a rebuild and realignment completed in June of 2024. When the reevaluation is completed it is anticipated that the roads will have capacity for maximum buildout.

Table 6: Roadway Link Concurrency

Link #	Road Name	Lane Type*	Current LOS	Available Peak Hour Capacity	Minimum LOS Standard	Project 5 Year LOS
8119E	Berkley Rd (SR 655)	4D	C	1,134	D	C
8119W	Old Dixie Hwy (CR 546) to Pace Rd.	UC		1,107		
8450N	Braddock Rd	2U*	C	675	D	C
8450S	SR 570 (Polk Pkwy) to Berkley Rd (SR 655)	UC		672		

*Source: Polk County Transportation Planning Organization, 2025 Roadway Network Database January 2025. *4D means four-lane divided, 2U means two lane undivided, UC means Urban Collector (Braddock is currently a 4D see description below)*

C. Roadway Conditions:

Berkley Road (SR 559) was transferred from a County (CR559) to a State (SR559) road in October 2019. As the general area has grown. Berkley Road has also experienced considerable growth. Utilizing FDOT's Florida Traffic Online Data Viewer, the estimated AADT for this segment of Berkley Road is 13,000 trips indicating an increase of 30% over the 2020 AADT estimate of 10,000 trips. Berkley Road is a 4-lane divided Urban Collector Road. Braddock Road was rebuilt and realigned from a 2-lane Local Road to a 4-lane divided Urban Collector Road and was completed in June of 2024. As part of the reconstruction of Braddock Road a new interchange was created with SR 570 (Polk Parkway), providing improved access to the SunTrax facility on the north side of Braddock Road. Braddock Road is currently being reviewed for Available Peak Hour Capacity as well as Level's of Service. Table 6: Roadway Link Concurrency shows the most current data for Braddock Road, improvements in LOS as well as Capacity are anticipated with the recent rebuild and realignment.

D. Sidewalk Network:

Currently there are sidewalks along the north and south side of the entirety of Braddock Road from the Polk Parkway (SR 570) to Berkley Road and the east and west sides of Berkley Road (SR 655).

E. Planned Improvements:

There are no road improvements currently planned for this area.

F. Mass Transit:

Citrus Connection runs the Route 50 – Auburndale from US 92 north/south along Berkley Road to Old Dixie Highway turning east toward Lake Ariana and downtown Auburndale. Old Dixie Highway is approximately two (2) miles south of the site.

Environmental Conditions:

Any impact to surface water, wetlands, and storm water management will be in accordance with the requirements of the Comprehensive Plan and Land Development Code.

A. Surface Water:

There are no wetlands on the subject site. The area is relatively flat with the highest points located primarily along the southern border at an elevation of approximately 159 feet, with the lowest parts of the property located near the center and northern area of the property with an elevation of approximately 157 feet.

B. Wetlands/Floodplains:

According to the Polk County Data Viewer the subject site does not indicate any flood zones or wetlands.

C. On-Site Soils:

The subject site is comprised of two (2) different soil types: Tavares fine sand, 0 to 5 percent slopes, and Smyrna and Zolfo fine sands, 0 to 2 percent slopes. Future development of the site will be subject to Section 2.303: “Soils” of the County’s Comprehensive Plan (in conjunction with the Land Development Code) which requires all development to implement Best Management Practices based on the Department of Environmental Protection’s (DEP) Florida Development Manual. The reported soils are based on the United States Department of Agriculture (USDA) Soils Survey.

Table 7

SOIL NAME	SMALL COMMERCIAL BUILDINGS	SEPTIC TANK ABSORPTION FIELDS	PERCENTAGE OF SITE
Tavares fine sand, 0 to 5 percent slopes	Slight	Moderate	96+/-%
Zolfo fine sands, 0 to 2 percent slopes	Moderate	Severe	4+/-%

Source: Soil Survey of Polk County Florida 1990

D. Wells (Public/Private):

The applicant did not indicate any wells located on the property. The subject property is not within a Wellfield Protection District. The closest Wellfield Protection District is approximately 1.5 miles southeast of the site.

E. Protected Species

According to Polk County Protected Species Observation Map and the Florida Fish & Wildlife Conservation Commission (2015), the subject site is located within a one-mile radius of endangered animals. The applicant will submit a biological walk-over as part of the Level-2 review process.

F: Polk Green Districts and Conservation Easements:

The site is located within the Potential Network Connections area of the Polk Green District Comprehensive Plan Map Series. Approximately 2.8 miles east of the site, on the south side of Lake Van is a 79+ acre Conservation Easement recorded in the Plat of Watercrest Estates, Plat Book 169, Page.

G. Archeological Resources

There are no known historical or archeological resources onsite according to the Secretary of the State's Department of Historical Resources Florida Master File.

H. Airports:

The subject site is not located within an Airport Impact District (AID) and Airport Height Notification Zone.

Park Facilities:

The nearest parks are the Auburndale Youth Baseball Complex at Lake Myrtle Park and the Polk County Lake Myrtle Sports Park. The Auburndale TECO Trail is also located west of the site. The closest environmental site is the Tenoroc Fish Management Area and Tenoroc Public Use Area.

A. Location:

Auburndale Youth Baseball Complex at Lake Myrtle Park is located at 876 Braddock Road, Auburndale, approximately 1/4 mile west of the site. Lake Myrtle Sports Park is located at 2701 Lake Myrtle Park Drive, Auburndale, approximately 1/2 mile south of the site.

B. Services:

The park's current hours of operation are from 5 a.m. to 10 p.m. and offers Walking trails, baseball fields and leagues, softball fields, picnic shelters, and pavilions.

C. Multiuse Trails:

The closest free hiking trail is the Auburndale TECO Trail, located approximately 1,000 feet west of the site, crossing Braddock Road.

D. Environmental Lands:

The Tenoroc Fish Management Area and Tenoroc Public Use Area are located on the west side of SR 570 (Polk Parkway) south of Lakeland and is comprised of over 8,000 acres of natural Florida lands and wetland with walking trails, cycling, picnic areas, restrooms, wildlife viewing, and a full range of outdoor activities.

E. Planned Improvements:

There are no further recreation improvements scheduled for this area of Polk County at this time.

Consistency with the Comprehensive

The following policies in Table 8 have been included as being the most relevant policies to the proposed request. The policy is first stated and then an analysis of how the request may or may not be consistent with the County's Comprehensive Plan is provided.

Table 8 Comprehensive Plan Policy

Comprehensive Plan Policy	Consistency Analysis
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.	The existing uses surrounding the site are primarily single family detached. The proposed NAC provides for enhanced buffering and development standard limitations. Approval of the amendment will provide for needed non-residential support needed for this area.
Policy 2.102-A1: Development Location – 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.	The request is at the intersection of two (2) 4-lane divided Urban Collector roads in an area with public water and sewer available. Therefore, the request is consistent with the policy.
Policy 2.102-A3: Distribution states that development shall be distributed throughout the County consistently with this Future Land Use Element so that the public utility, other community services, and public transit and transportation systems can be efficiently utilized; and compact, high-density and intensity development is located where urban services can be made available.	
Policy 2.102-A4: Timing states that 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.	The request is for NAC where all forms of infrastructure are available for commercial development on the subject site. Therefore, the timing of development of the subject site is consistent with the Comprehensive Plan's growth management strategy.
Policy 2.102-A10: Location Criteria - The following factors shall be taken into consideration when determining the appropriateness of establishing or expanding any land use or development area: a. nearness to incompatible land uses and future land uses, unless adequate buffering is provided, b. nearness to agriculture-production areas; c. distance from populated areas; d. economic issues, such as minimum population support and market-area radius (where applicable); e. adequacy of support facilities or adequacy of proposed facilities to be provided by the time of development, including, but are not limited to: 1.	

Comprehensive Plan Policy	Consistency Analysis
transportation facilities, including but not limited to, mass transit, sidewalks, trails and bikeways; 2. sanitary sewer and potable water service; 3. storm-water management; 4. solid waste collection and disposal; 5. fire protection with adequate response times, properly trained personnel, and proper fire-fighting equipment; 6. emergency medical service (EMS) provisions; and 7. other public safety features such as law enforcement; 8. schools and other educational facilities 9. parks, open spaces, civic areas and other community facilities, f. environmental factors, including, but not limited to: 1. environmental sensitivity of the property and adjacent property; 2. surface water features, including drainage patterns, basin characteristics, and flood hazards; 3. wetlands and primary aquifer recharge areas; 4. soil characteristics; 5. location of potable water supplies, private wells, public well fields; and 6. climatic conditions, including prevailing winds, when applicable	
POLICY 2.110-D1: CHARACTERISTICS - Neighborhood Activity Centers are intended to accommodate the shopping needs of residents living within the immediate surrounding neighborhood(s). General (approximate) characteristics of Neighborhood Activity Centers are: Usable Area: Over 5 acres to 20 acres Gross Leasable Area (GLA): 20,000 to 150,000 square feet Minimum Population Support: 5,000 to 10,000 people Market-Area Radius: 1½ miles Typical Leading Tenant: Supermarket Other Typical Leading Tenants: Drug Store, Restaurant, Bakery, Office, Convenience Store	The request meets the Characteristics of a NAC and is consistent with this policy as stated.
POLICY 2.110-D3: LOCATION CRITERIA - Neighborhood Activity Centers shall be located at the intersections of arterial and/or collector roads. There shall be the following traveling distances, on public roads, between the center of a Neighborhood Activity Center and the center of any other Neighborhood Activity Center, or other higher-level Activity Center, Linear Commercial Corridor, or Commercial Enclave providing for the same neighborhood-shopping needs: a. Two (2) miles within the TSDA and UGA. b. Four (4) miles within the SDA and UEA. This required separation may be reduced if: a. The higher-level Activity Center, Linear Commercial Corridor or Commercial Enclave within the required distance separation is over 80% developed; or b. The proposed Neighborhood Activity Center market-area radius, minimum population support is over 10,000 people.	The request is consistent with this policy as the subject site has access to a County maintained road, meets the distance requirements for the UGA. Within the City of Auburndale there are two Convenience Center Land Use districts approximately 1/3 mile south of the subject site. The Convenience Center on the west side of Berkley Road is associated with the Lake Myrtle Sports Complex and is owned by Polk County. The Convenience Center on the east side of Berkley Road is located within currently developing residential development Summer Lake Estates, as residential homes Approximately 1/3 of a mile north of the site at the southeastern corner of Berkley Road (SR 655) and Gapway Road, the City of Auburndale has designated the property as Village Center (VC). The Village Center, is a Zoning category and not a Land Use and having different characteristics form the Neighborhood Activity Center (NAC).

Urban Sprawl Analysis

Polk County's Comprehensive Plan *Policy 2.102-A10* establishes review criteria intended to discourage the proliferation of urban sprawl. Specific characteristics of urban sprawl have been examined throughout this staff report and are summarized in Table 7 (below). Based on the findings of fact and analysis conducted, the proposed request does not meet the criteria to be considered as urban sprawl.

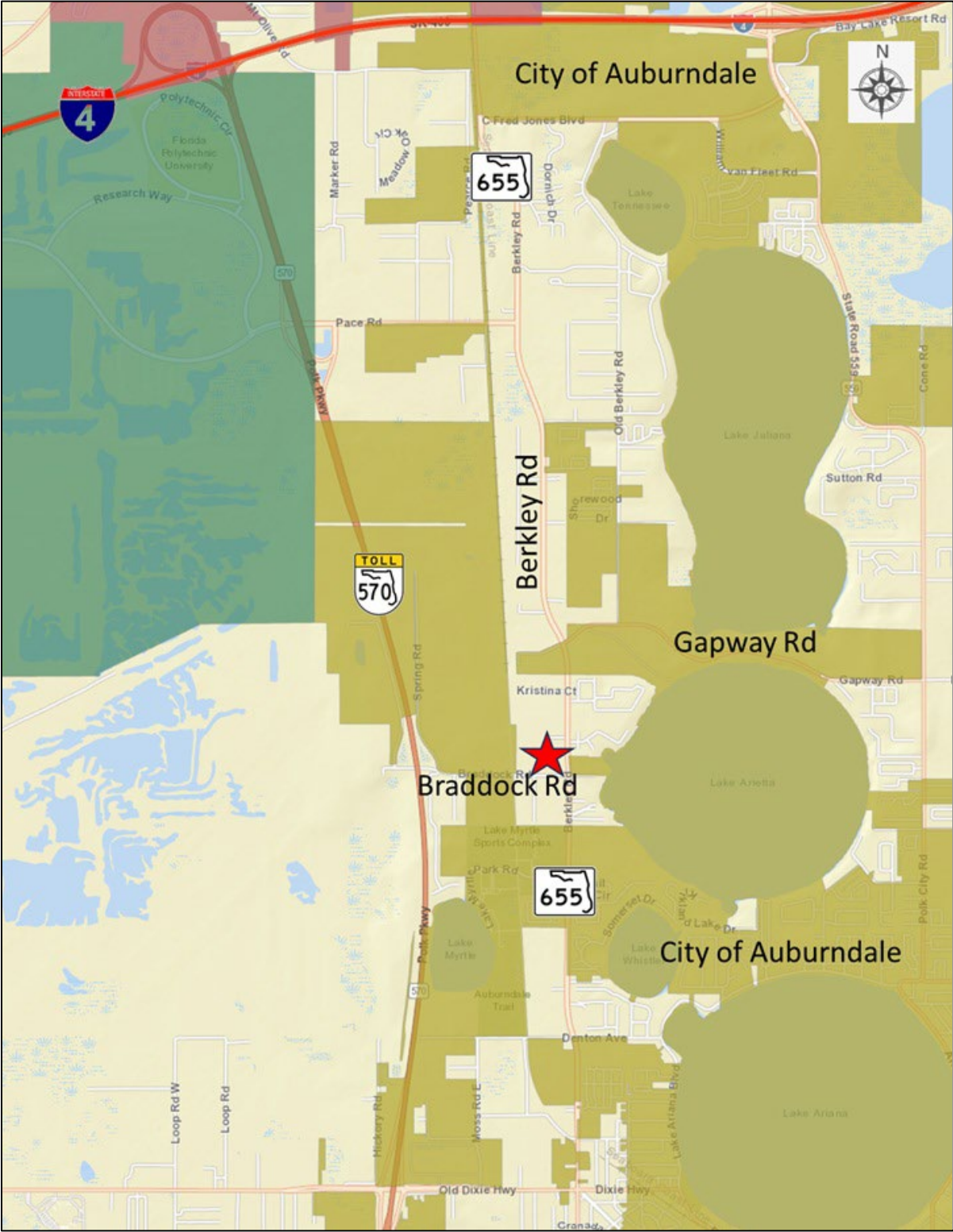
Table 7: Urban Sprawl Criteria

Rule 9J-5 Urban Sprawl Criteria	Page(s) within report
a. <i>Promotes substantial amounts of low-density, low-intensity, or single use development in excess of demonstrated need.</i>	Surrounding Land Uses Section
b. <i>Allows a significant amount of urban development to occur in rural areas.</i>	Surrounding Land Uses Section
c. <i>Designates an urban development in radial, strip isolated, or ribbon patterns emanating from existing urban developments.</i>	Surrounding Land Uses Section
d. <i>Fails to adequately protect and conserve natural resources and other significant natural systems.</i>	Environmental Conditions
e. <i>Fails to adequately protect adjacent agricultural areas.</i>	Surrounding Land Uses Section
f. <i>Fails to maximize existing public facilities and services.</i>	Schools, Public Facilities and Water/Sewer Sections
g. <i>Fails to minimize the need for future facilities and services.</i>	Schools, Public Facilities and Water/Sewer Sections
h. <i>Allows development patterns that will disproportionately increase the cost of providing public facilities and services.</i>	Surrounding Land Uses Section
i. <i>Fails to provide a clear separation between urban and rural uses.</i>	Surrounding Land Uses Section
j. <i>Discourages infill development or redevelopment of existing neighborhoods.</i>	Surrounding Land Uses Section
k. <i>Fails to encourage an attractive and functional mixture of land uses.</i>	Surrounding Land Uses Section
l. <i>Will result in poor accessibility among linked or related land uses.</i>	Surrounding Land Uses Section
m. <i>Results in the loss of a significant amount of open space.</i>	Surrounding Land Uses and Environmental Conditions Sections
Source: The following criteria are the primary indicators of urban sprawl per Rule 9J-5 of the Florida Administrative Code.	

Comments from Other Agencies: See City of Auburndale's letter under separate attachment.

Attachments:

- Exhibit 1 – Location Map
- Exhibit 2 – Aerial Context Map
- Exhibit 3 – 2023 Aerial Map
- Exhibit 4 – Current Future Land Use Map
- Exhibit 5 – Proposed Future Land Use Map
- Exhibit 6 – Auburndale Future Land Use Map
- Exhibit 7 – Current Permitted and Conditional Uses
- Exhibit 8 – Proposed Permitted and Conditional Uses
- Exhibit 9 – Applicant Population Support
- Exhibit 10 – Proposed Activity Center Plan



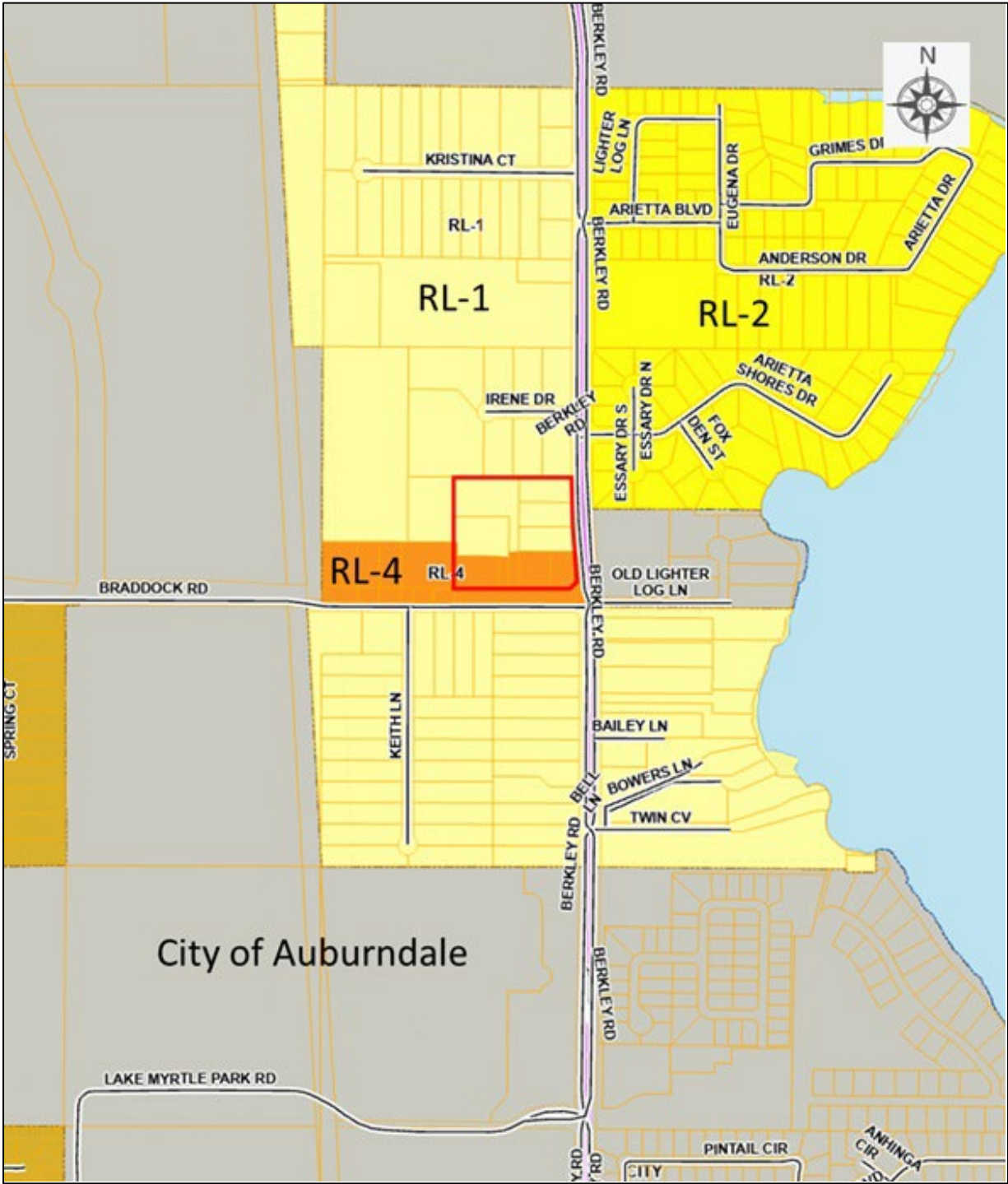
LOCATION MAP



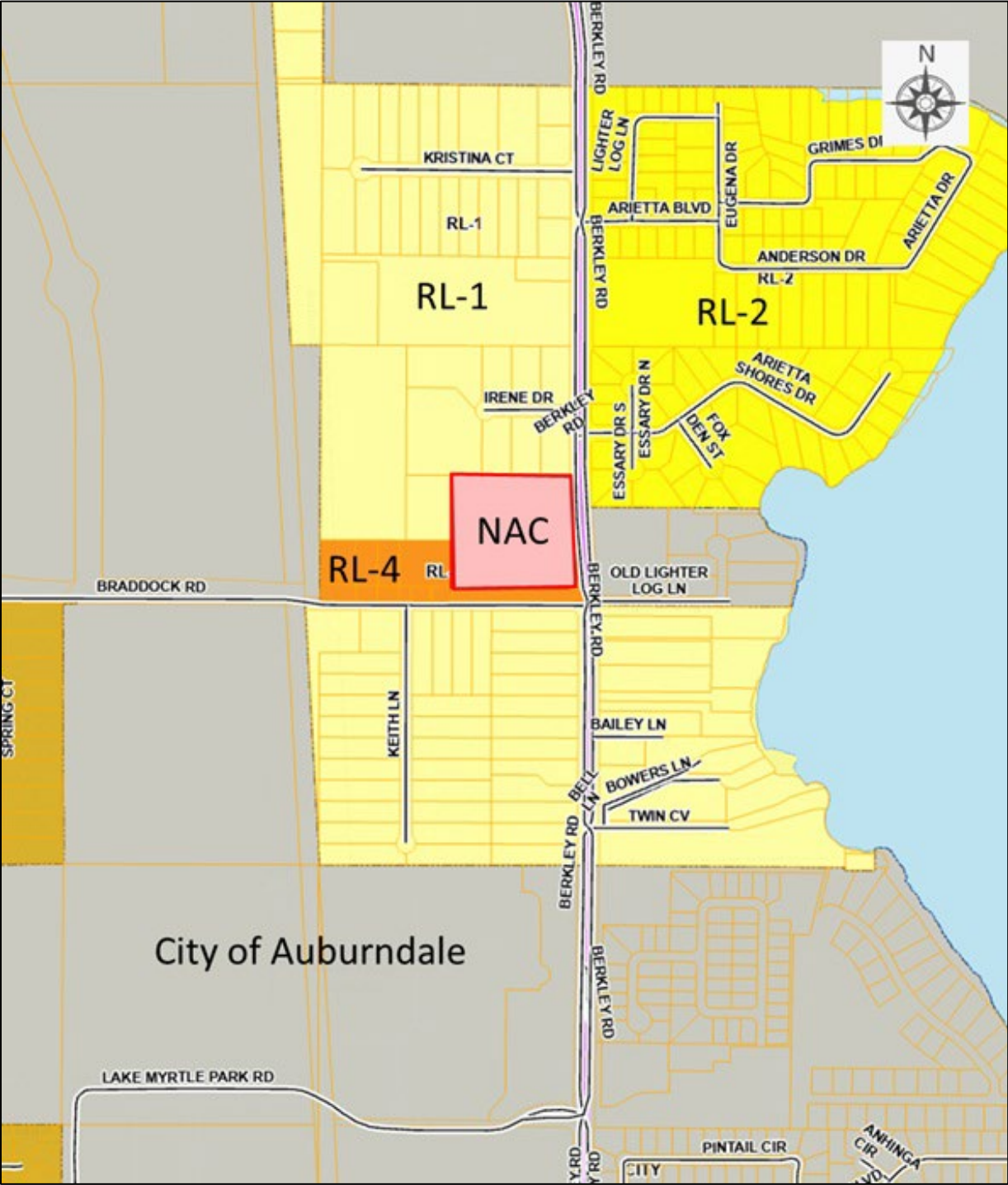
AERIAL CONTEXT MAP



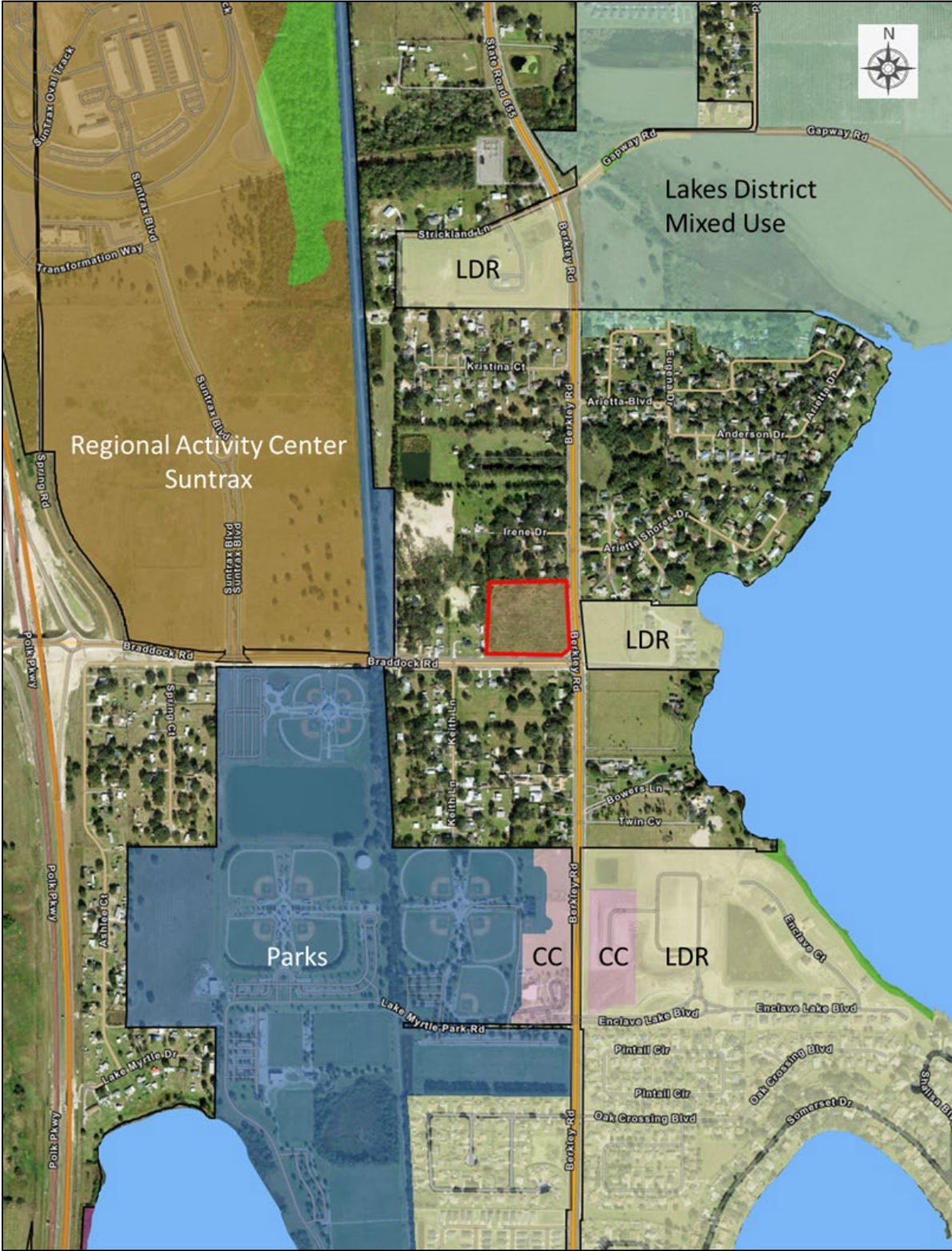
2025 GOOGLE EARTH AERIAL MAP



**CURRENT FUTURE LAND USE
RESIDENTIAL LOW-1 & -4 (RL-1, -4)**



PROPOSED FUTURE LAND USE NEIGHBORHOOD ACTIVITY CENTER (NAC)



AUBURNDALE FUTURE LAND USE

FLU	PERMITTED (By Right)	CONDITIONAL USE Level 1 or 2 Review (Technical Staff Review)	CONDITIONAL USE Level 3 or 4 Review (Public Hearing)
RL-1	Single-family Detached Home & Subdivision, Farming General, Utilities- Class I	Group Home- Small (6 or less residents), Mobile Homes- Individual, Animal Farm- Intensive, Emergency Shelter- Small (6 or less residents), Golf Course, Livestock Sale- Auction, Nurseries and Greenhouses, Recreation- Passive, Utilities- Class II, Residential Infill Development, Recreation- Low Intensity, School - Elementary, School - Middle	Group Living Facility (15 or more residents), Multi-family, Short-Term Rental Unit, Planned Development, Residentially Based Mixed Development (RBMD), Transitional Area Development, Adult Day Care Center (7 or more clients), Agricultural Support- Off-Site, Bed and Breakfast, Childcare Center, Communication Tower- Monopole, Communication Towers- Guyed and Lattice, Community Center, Cultural Facility, Emergency Shelter- Large (15 or more residents), Government Facility, Helistops, Mining- Non-phosphate, Recreation- High Intensity, Recreation- Vehicle Oriented, Religious Institution, Riding Academies, School- High, School- Leisure/Special Interest, Utilities- Class III, Mobile Home Park, Mobile Home Subdivision

RESIDENTIAL LOW-1 (RL-1)

FLU	PERMITTED (By Right)	CONDITIONAL USE Level 1 or 2 Review (Technical Staff Review)	CONDITIONAL USE Level 3 or 4 Review (Public Hearing)
RL-4	Single-family Detached Home & Subdivision, Farming General, Utilities- Class I	Group Home- Small (6 or less residents), Mobile Homes- Individual, Emergency Shelter- Small (6 or less residents), Golf Course, Recreation- Passive, Utilities- Class II, Residential Infill Development, Recreation- Low Intensity, School- Elementary, School - Middle	Duplex- Two-family Attached, Group Living Facility (15 or more residents), Multi-family, Short-Term Rental Unit, Planned Development, Residentially Based Mixed Development (RBMD), Transitional Area Development, Adult Day Care Center (7 or more clients), Bed and Breakfast, Childcare Center, Communication Tower- Monopole, Communication Towers- Guyed and Lattice, Community Center, Cultural Facility, Emergency Shelter- Large (15 or more residents), Government Facility, Helistops, Mining- Non-phosphate, Recreation- High Intensity, Recreation- Vehicle Oriented, Religious Institution, School- High, School- Leisure/Special Interest, School- University/College, Utilities- Class III, Mobile Home Park, Mobile Home Subdivision

RESIDENTIAL LOW-4 (RL-4)

CURRENT PERMITTED AND CONDITIONAL USES

Block A

Neighborhood Activity Center (NAC)			
Technical Staff Review -Level 1& 2		Public Hearing (s) Required-Level 3 & 4	
All Other Uses:	Alcohol Package Sales, C1 Car Wash, Incidental, C2 Childcare Center, P Clinics & Medical Offices, C2 Community Center, C2 Cultural Facility, C2 Farming General, P Financial Institution, P Financial Institution, Drive Through, C2 Gas Station, P Government Facility, P Marina and Related Facilities, C1 Medical Marijuana Dispensaries, C2 Nurseries, Retail, P Nurseries and Greenhouses, P Office, C2 Personal Service, C2 Recreation Passive, C1 Recreation & Amusement General, C2 Religious Institution, C2 Restaurant, drive-thru/Drive-in, C2 Restaurant, sit-down/Take-out, P Retail, 10,000-34,999 sq. ft., P Retail, 35,000-64,000 sq. ft., P Retail, Less than 10,000 sq. ft., P Schools, Leisure/Special Interest, C2 Self-storage Facility, C2 Transit Facility, P Utilities Class I, P Utilities Class II, P Utilities Class III, C3 Vehicle Service, Mechanical, P Veterinary Service, P	Residential Uses:	Multi-family, C3
		Mixed Uses:	Planned Development, C3 Transitional Area Development, C3
		All Other Uses:	Bars, Lounges, and Taverns, C3 Cemetery, C3 Helistops, C3 Mining, Non-phosphate, C3 Retail, More than 65,000 sq. ft., C3 School, Technical/Vocational/ Trade & Training, C3 School, University/College, C3 Water-Ski Schools, C3

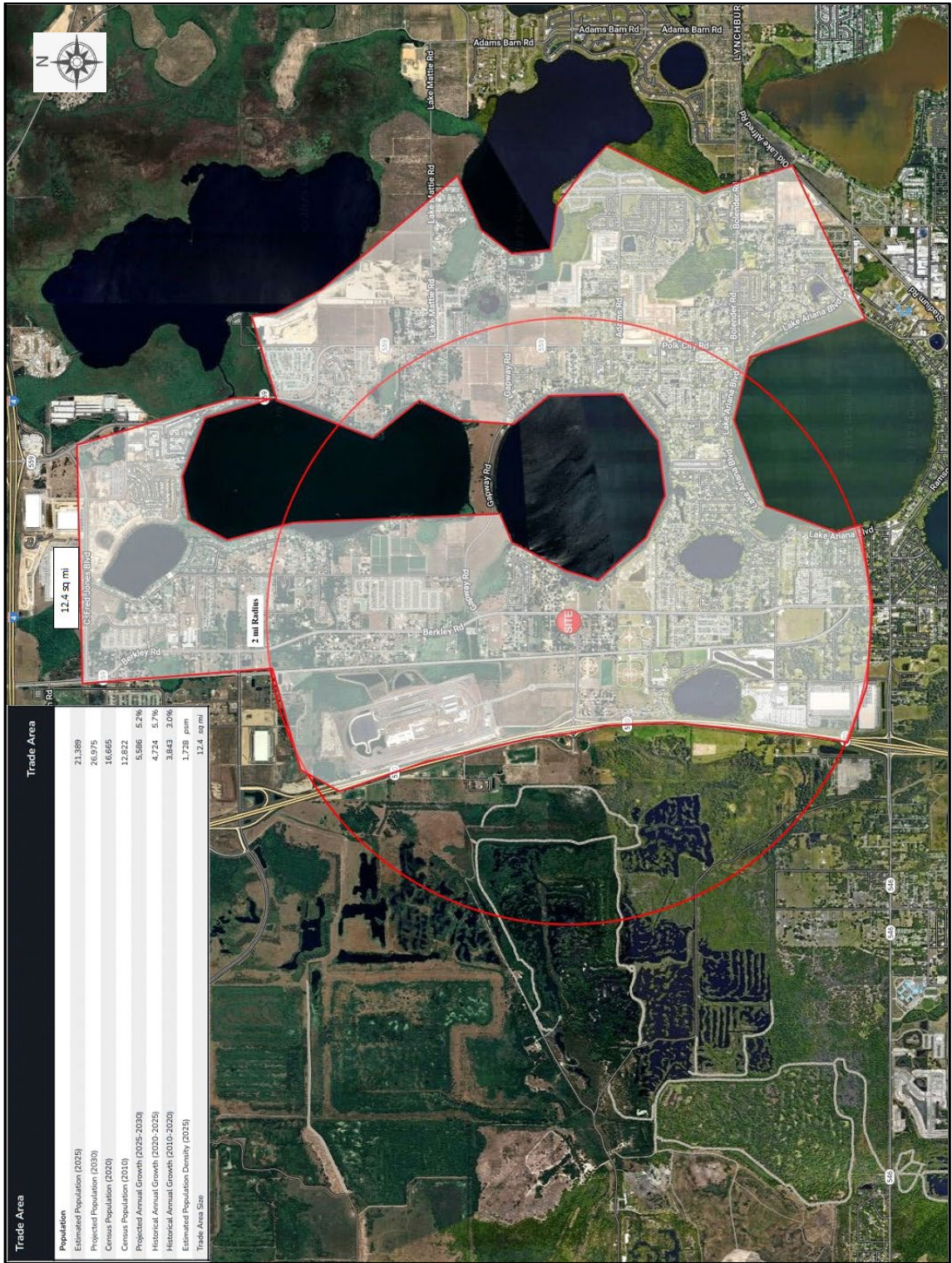
Block B

Neighborhood Activity Center (NAC)			
Technical Staff Review -Level 1& 2		Public Hearing (s) Required-Level 3 & 4	
All Other Uses:	Alcohol Package Sales, C1 Car Wash, Incidental, C2 Childcare Center, P Clinics & Medical Offices, C2 Community Center, C2 Cultural Facility, C2 Farming General, P Financial Institution, P Financial Institution, Drive Through, C2 Alcohol Package Sales, C1 Car Wash, Incidental, C2 Government Facility, P Marina and Related Facilities, C1 Medical Marijuana Dispensaries, C2 Nurseries, Retail, P Nurseries and Greenhouses, P Office, C2 Personal Service, C2 Recreation Passive, C1 Recreation & Amusement General, C2 Religious Institution, C2 Restaurant, drive-thru/Drive-in, C2 Restaurant, sit-down/Take-out, P Retail, 10,000-34,999 sq. ft., P Retail, 35,000-64,000 sq. ft., P Retail, Less than 10,000 sq. ft., P Schools, Leisure/Special Interest, C2 Self-storage Facility, C2 Transit Facility, P Utilities Class I, P Utilities Class II, P Utilities Class III, C3 Vehicle Service, Mechanical, P Veterinary Service, P	Residential Uses:	Multi-family, C3
		Mixed Uses:	Planned Development, C3 Transitional Area Development, C3
		All Other Uses:	Bars, Lounges, and Taverns, C3 Cemetery, C3 Helistops, C3 Mining, Non-phosphate, C3 Retail, More than 65,000 sq. ft., C3 School, Technical/Vocational/ Trade & Training, C3 School, University/College, C3 Water-Ski Schools, C3

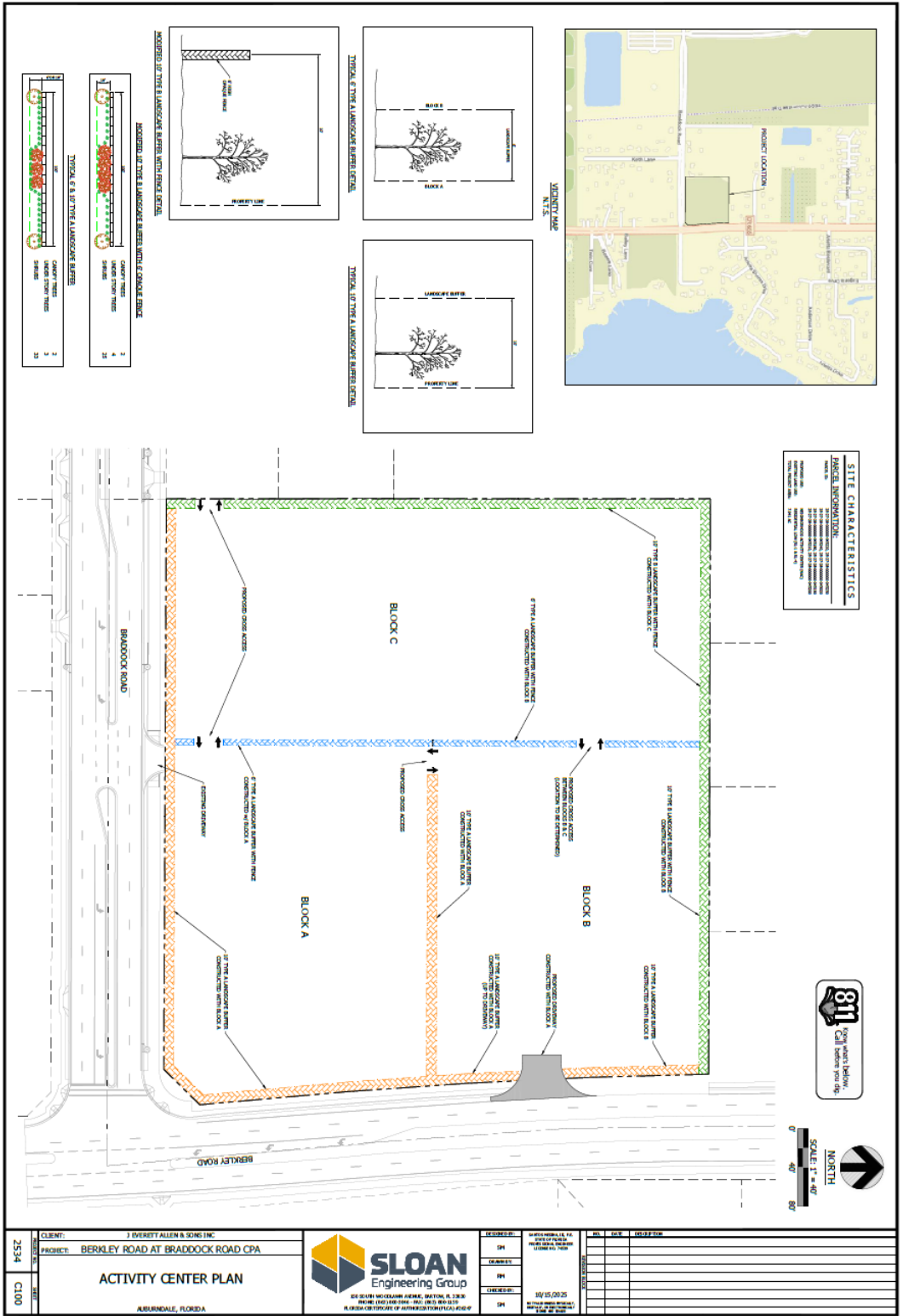
Block C

Neighborhood Activity Center (NAC)			
Technical Staff Review -Level 1& 2		Public Hearing (s) Required-Level 3 & 4	
All Other Uses:	Alcohol Package Sales, C1 Car Wash, Incidental, C2 Childcare Center, P Clinics & Medical Offices, C2 Community Center, C2 Cultural Facility, C2 Farming General, P Financial Institution, P Financial Institution, Drive Through, C2 Gas Station, P Government Facility, P Marina and Related Facilities, C1 Medical Marijuana Dispensaries, C2 Nurseries, Retail, P Nurseries and Greenhouses, P Office, C2 Personal Service, C2 Recreation Passive, C1 Recreation & Amusement General, C2 Religious Institution, C2 Restaurant, drive-thru/Drive-in, C2 Restaurant, sit-down/Take-out, P Retail, 10,000-34,999 sq. ft., P Retail, 35,000-64,000 sq. ft., P Retail, Less than 10,000 sq. ft., P Schools, Leisure/Special Interest, C2 Self-storage Facility, C2 Transit Facility, P Utilities Class I, P Utilities Class II, P Utilities Class III, C3 Vehicle Service, Mechanical, P Veterinary Service, P	Residential Uses:	Multi-family, C3
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PROPOSED PERMITTED AND CONDITIONAL USES NEIGHBORHOOD ACTIVITY CENTER (NAC)



APPLICANT
POPULATION SUPPORT



PROPOSED ACTIVITY CENTER PLAN