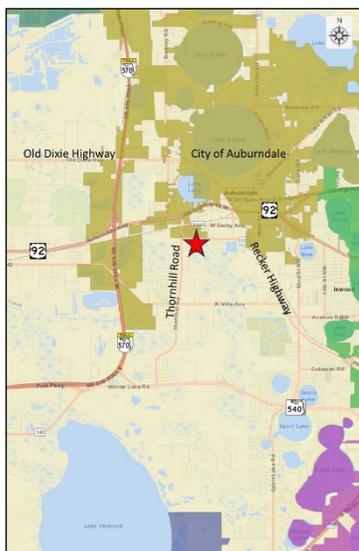
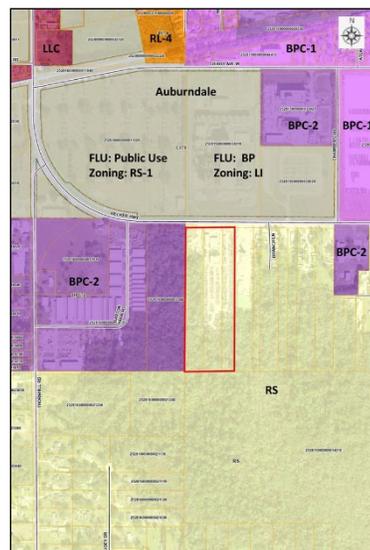


**POLK COUNTY
DEVELOPMENT REVIEW COMMITTEE
STAFF REPORT**

DRC Date:	December 11, 2025
Planning Commission Date:	February 4, 2026
BoCC Dates:	March 17, 2026
Applicant:	Tom Woodrich, TDW Land Planning
Level of Review:	Level 4 Review, Comprehensive Plan Map Amendment
Case Number and Name:	LDCPAS-2025-35 Recker Highway BPC CPA
Request:	Small Scale Comprehensive Plan map amendment from Residential Suburban (RS) To Business Park Center (BPC), on 12.91± acres. Related to LDCD-2025-11 request for a Sub-District Change to Business Park Center -2 (BPC-2).
Location:	South side of Recker Highway, east of Thornhill Road, north of Highway 542 W, and west of McKean Street, south of the City of Auburndale, in Section 15, Township 28, Range 25
Property Owner:	Computerized Auto Recycling Service, Inc.
Parcel Size:	12.91± acres; parcels: 252815-000000-034070, 252815-000000-034080, 252815-000000-034050
Development Area/Overlays:	Suburban Development Area (SDA)
Future Land Use:	Business Park Center (BPC)
Nearest Municipality	Auburndale
DRC Recommendation:	Approval
Planning Commission Vote:	Approval (7:0)
Case Planner:	Robert Bolton, Planner III



Location Map



Proposed Future Land Use Map

Summary

The applicant, TDW Land Planning, Tom Woodrich, is requesting a Small Scale Comprehensive Plan Amendment on behalf of the property owner, Computerized Auto Recycling Service, Inc., to change the Future Land Use Designation from Residential Suburban (RS) to Business Park Center (BPC) on 12.91± acre property in the Suburban Development Area (SDA). This request is related to LDCD-2025-11, a request for a Sub-District Change to Business Park Center -2 (BPC-2). The site is located on the south side of Recker Highway, east of Thornhill Road, north of Highway 542 W, and west of McKean Street, south of the City of Auburndale, in Section 15, Township 28, Range 25.

Compatibility Summary

The site is located on the south side of Recker Highway with the City of Auburndale located on the north side of Recker Highway. In the 1960's the south side of Recker Highway begin residential development with home construction on Tarpon Road and Brim Road. In the early 1970's two (2) mobile home parks were constructed farther to the west. In this same time frame light industrial and warehousing begin development on the north side of Recker Highway. One of the light industrial users constructed a wastewater treatment facility on the south side of Recker Highway and is still in operation. The subject site and other area sites were developed with non-commercial; Business Park uses since the late 1970's and 1980's with additional uses, including two different electrical power plants, and fruit bottlers and extractors have been built over the past several decades. Adjacent to the east of the site is the Cemex Auburndale Ready-Mix Concrete Plant. Adjacent to the plant are two different mobile home parks, and a couple of residential dwellings. The City of Auburndale's wastewater treatment plant is located to the east within the city limits.

The request is for a Future Land Use designation change from Residential Suburban (RS) to Business Park Center (BPC), with a related request (LDCD-2025-11) for a sub-district change from BPC-1 to BPC-2. The south side of Recker Highway has been utilized with similar uses since the late 1970's or early 1980's. The Polk County GIS aerial from 1980 shows the subject property operating as an automotive salvage yard.

Historically the subject site was a combination of General Industrial (GI) and Commercial (C-4) – Heavy Commercial. Within the GI zoning, which allowed the existing use. The subject property has continued to operate as allowed by the original zoning. This general area has also continued to expand as the light industrial and Business Park Center uses from the 1980's on through today.

In the late 1990's there was a County Initiated Future Land Use change request for the land on the south side of Recker Highway, from the existing BPC district to McKean Street be changed to a BPC Future Land Use district. This request received opposition from the surrounding residents and was denied. Another County Initiated Future Land Use review was made in 2010 for a smaller area near the intersection with McKean Street, that request was withdrawn due to opposition from the residents. The existing use is considered a legally non-conforming use. The requested BPC and BPC-2 FLU change represents a middle ground providing the subject site development opportunities similar to what has developed in the area, but not as intense as auto salvage.

A Business Park Center is to be located with consideration being given to maximizing access to the arterial road systems. The Comprehensive Plan 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.” The existing use and uses both within the County and City of Auburndale have coexisted over the past several decades and shows that the request has meet the standards of Compatibility and is consistent with the Comprehensive Plan.

Infrastructure Summary

The subject site fronts SR 655 (Recker Highway), a FDOT maintained urban collector road. US Highway 92 (SR 600) is approximately 0.6 miles northwest of the site and is also a FDOT maintained road. The City of Auburndale is adjacent to the subject on the north side of SR 655 (Recker Highway). The subject site has acceptable response times from both EMS/Fire Rescue and Sheriff response times. The requested Land Use change to BPC, a non-residential Land Use, will not impact school concurrency. This request is related to LDCD-2025-11, a request for a Sub-District change to BBC-2. The subject is improved with an automotive salvage facility that has been operational since the late 1970’s to early 1980’s, with the current owner since 1992. The site is within the City of Auburndale’s Utility Service Area. The City of Auburndale has stated that the capacity for water and wastewater service is contingent upon conditions at the time of plans submittal, and voluntary annexation would be required.

The subject site is located within the City of Lakeland Utility Service Area for potable water and wastewater.

Environmental Summary

The site has an area of wetlands located in the southern and southwestern portion of the site. The overall site is 12.91± gross acres, the wetlands are estimated at 4.70 acres, indicating 8.21± acres of upland acres. The site is currently developed with the existing development appearing to be located within the upland area of the site. No flood hazard zones are indicated on the site. According to the Polk Species Observation Map, an eagle’s nest was identified within a one-mile radius of the site. There are no surface waters on the subject site. The site’s highest elevation is at the side of the parcel along the frontage of Recker Highway (SR 655), with an elevation of 138 feet. The property slopes downward to the south with the lowest point located near the southern boundary, with an elevation of 124 feet.

Comprehensive Plan

The relevant sections of the Comprehensive Plan that are applicable to the project request:

- Policy 2.102(A1-A15): Growth Management Policies
- Policy 2.102-A10: Location Criteria
- Policy 2.106(A1-A9): Suburban Development Area (SDA)
- Policy 2.113-B Business Park Center (BPC)
- Policy 2.113-B-3, and B-4 Location Criteria, and Development Criteria

Findings of Fact

Request and Legal Status

- This is an applicant-initiated request for a Small-Scale Future Land Use designation change from Residential Suburban (RS) to Business Park Center (BPC) on 12.91+/- acre property in the Suburban Development Area (SDA). This request is related to LDCD-2025-11, a request for a Sub-District change to BBC-2.

- The City of Auburndale had no objections to the request.
- The subject site is improved with an auto salvage, parts and service center. The site has been this use since the 1970's. The original zoning for the site was a combination of General Industrial (GI) and Commercial (C-4) – Heavy Commercial. The uses were permitted uses under the former zoning.

Compatibility

- The existing uses surrounding the site are
 - North – Light Industrial (LI); City of Auburndale, Duke Energy Osprey Power Plant
 - East – RS; Auburndale Ready-Mix Concrete Plant (non-conforming)
 - South – RS; Vacant, wetlands
 - West – RS; Vacant, wetlands

The site is located on the south side of Recker Highway with the City of Auburndale located on the north side of Recker Highway. The subject site and other area sites were developed with non-commercial; Business Park uses since the 1980's with additional uses have been built over the past several decades. Historically within the area have been residential uses including single-family and mobile home parks. The site was historically Zoned as General Industrial (GI) and Commercial (C-4) – Heavy Commercial.

- The characteristic of a Business Park Center (BPC) is intended to promote employment opportunities within the region by allowing for the establishment of office parks, research and development parks, areas for light-industrial facilities, distribution centers, and mixed-use employment parks.
- Two County Initiated Future Land Use requests have been made in the area, one in the late 1990's and another in 2010 for an expansion of the BPC in the area. Both of the requests had significant surrounding residential opposition. The mid-1990's request was denied by the Board with the 2010 request being withdrawn due to residential opposition.

Infrastructure

- The subject site fronts SR 655 (Recker Highway), a FDOT maintained road. US Highway 92 (SR 600) is approximately 0.6 miles northwest of the site and is also a FDOT maintained road.
- The zoned schools for the site are Auburndale Elementary, JL Stambaugh Middle, and Auburndale Senior High School.
- Polk County Fire Rescue/EMS Station 16 will be the response unit for this site. It is located at 310 3rd St, Auburndale with an approximate response time of 9-11 minutes.
- The subject site is within the Sheriff Department's Central District. The Central District is located at 3635 Ave. G NW, Winter Haven.

- The subject site is located within the City of Auburndale Utility Service Area for potable water and wastewater.
- The closest bus stop is located at the Lowe's Home Improvement on the south side of US highway 92. This is Citrus Connection's Auburndale Route 50 and is approximately ¾ mile northwest of the site.
- The nearest park is Simmers-Young Park and is 3.2 miles southeast of the subject site.
- The subject site does not currently have sidewalks. The site is located within the Suburban Development Area (SDA) and is located within two (2) miles of a school and would require sidewalks at such time of substantial expansion or redevelopment (change of use).

Environmental

- There are no surface waters on the subject site. The site's highest elevation is at the side of the parcel along the frontage of Recker Highway (SR 655), with an elevation of 138 feet. The property slopes downward to the south with the lowest point located near the southern boundary, with an elevation of 124 feet.
- The site has an area of wetlands located in the southern and southwestern portion of the site.
- The site is comprised of three (3) soil types; Pomona fine sand, Samsula muck, frequently ponded, 0 to 1 percent slopes, Placid and Myakka fine sands, depressional, and Taveres Fine Sand, 0 to 5 percent slopes.
- Per the Polk Species Observation Map, an eagle's nest was identified within a one-mile radius of the site.
- The site is not located within the Potential Network Connections area of the Polk Green District Comprehensive Plan Map Series. Approximately 1.75 miles southwest of the site, on the east side of SR 570 (Polk Parkway) is a 215± acre Conservation Easement recorded in OR Book 8997, Page2137 and owned by Polk County.
- There are no known archeological or historical resources on the subject site per data from the Florida State Historical Commission.
- The site is located within the height notification zone for Winter Haven Municipal Airport & Brown Seaplane Base.
- The site is serviced by an on-site, private potable well. There is a Wellfield Protection District approximately one (1) mile northeast of the subject 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 states that 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 2.102-A10 Location Criteria states 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. 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 2.106-A1: DESCRIPTION - SDAs shall be those 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 2.106-A3: LAND USE CATEGORIES - The following land use categories shall be permitted within the Suburban Development Areas:
 - a. ACTIVITY CENTERS: Community Activity Centers, Neighborhood Activity Centers, Convenience Centers, Tourism Commercial Centers, and High-Impact Commercial Centers shall be permitted within SDAs in accordance with applicable criteria.
 - b. RESIDENTIAL: Residential-Suburban.
 - c. OTHER: Linear Commercial Corridors, Commercial Enclaves, Industrial, Business-Park Centers, Office Centers, Leisure/Recreation, Institutional, Recreation and Open Space, and Preservation.

Note: Some land use categories are only allowed in adopted Selected Area Plans, special areas or neighborhood plans as specified in Section 2.109.

- POLICY 2.113-B-3: LOCATION CRITERIA - for Business Park Center states- Business-Park Centers shall be located with consideration being given to maximizing access to the arterial road system and with consideration given to the guidelines outlined in POLICY 2.404.-A1. In locating Business-Park Centers, Polk County shall seek to minimize the routing of commercial traffic through residential areas. Business-Park Centers shall be located on:
 - a. arterial roads;
 - b. collector roads, if the proposed district is within 2 mile of an intersecting arterial road;
 - c. local commercial roads or private roads under the following conditions:
 1. the road has full median access onto to an arterial road;
 2. the road does not serve existing or expected future residential traffic from the surrounding area; and
 3. the road has a structural integrity and design characteristics suitable for truck traffic.
 - d. properties abutting an Industrial (IND) district or railroad line.

- POLICY 2.113-B-4: DEVELOPMENT CRITERIA- Development within a Business-Park Center shall conform to the following criteria:
 - a. Business-Park Center developments shall have frontage on, or direct access to, a collector or better roadway, or a local commercial road or service drive that directly connects to a collector roadway or better. Business-Park Centers shall incorporate the use of frontage roads or shared ingress/egress facilities wherever practical.
 - b. 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.
 - c. 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.
 - d. Commercial activities to support activity within a Business Park Center shall not exceed 15 percent of the total area of the Business Park.
 - e. The maximum floor area ratio for commercial activities shall not exceed 0.25. The maximum floor area ratio for non-commercial activities shall not exceed 0.75 in the TSDA, 0.65 in the SDA, and 0.50 in the RDA, unless developed as a Planned Development.
 - f. Retail sale of goods manufactured on the site of a business located within a Business Park Center is allowed without affecting the fifteen percent (15%) of commercial activity permitted for the entire activity center provided the operation is incidental and subordinate to the manufacturing activity conducted on site and does not exceed eight percent (8%) of the total floor area or 15,000 square feet, whichever is the lesser.
 - g. New residential development within Business Park Centers shall be limited to High-Density Residential (with proper buffering).
 - h. All research and development, light-industrial, and distribution activities shall be conducted within enclosed structures with the exception of loading and unloading of transport and distribution vehicles. Outdoor storage shall be screened from off-site view and significantly limited in respect to the floor area provided within enclosed structures.
 - i. Where centralized water or wastewater services are not available, the maximum impervious surface ratio shall be reduced to afford better protection and function of well and septic tank septic.
 - j. Planned Developments within the Business Park Center district may be permitted a maximum floor area ratio up to 1.5 for innovative and attractive employment centers. Intensity increases shall be reserved for those uses that provide substantial economic income opportunities for the County and its residents. Intensity increases shall only be granted to parcels within the TSDA and UGA. The Land Development Code shall establish development standards and criteria for Planned Developments within the BPC district.
 - k. Workforce housing for unaccompanied workers in barrack, dormitory, or apartment units under specific design parameters listed in the Land Development Code not to exceed an intensity of thirty-two (32) workers per acre or the limitations established by the Department of Health for water and wastewater usage, whichever allowed intensity is the lesser.

Development Review Committee Recommendation: Based on the information provided by the applicant, recent site visits, and the analysis conducted within this staff report, the Development Review Committee finds that with the proposed conditions, the proposed request **IS**

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 Development Review Committee (DRC) recommends **APPROVAL of LDCPAS-2025-35**.

Planning Commission Decision: On February 4, 2026, in an advertised public hearing, the Planning Commission voted 7:0 to **recommend APPROVAL of LDCPS-2025-35**.

***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:** 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:** 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.*

Analysis

This section of the staff report includes data on the surrounding uses, infrastructure conditions, environmental conditions, and related Comprehensive Plan policies and Land Development Code regulations.

Surrounding Uses

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

Table 1: Surrounding Uses

NW PU (FLU) / RS-1 (Zoning), City of Auburndale; City Cemetery	N BPC (FLU) / LI (Zoning), City of Auburndale; Osprey Energy Center	NE BPC (FLU) / LI (Zoning), City of Auburndale; Osprey Energy Center/Calpine
W BPC-2; Vacant / Barton Storage	Subject Property Residential Suburban (L/R); Budget Auto Parts & Service	E RS; Auburndale Ready-Mix Concrete Plant (non-conforming)
SW RS; Vacant Wetlands	S RS; Vacant Wetlands	SE RS; Vacant Wetlands

Source: Polk County Geographical Information System and site visit by County staff

Compatibility with the Surrounding Uses

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 "development criteria" and the "density and dimensional regulations" of a land use district are often the measuring tools used by staff to determine compatibility and the appropriateness of locating differentiating uses. Compatibility is defined in the Comprehensive Plan 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."

A. Land Uses

The site is located on the south side of Recker Highway with the City of Auburndale located on the north side of Recker Highway. In the 1960's the south side of Recker Highway began residential development with home construction on Tarpon Road and Brim Road. In the early 1970's two (2) mobile home parks were constructed farther to the west. In this same time frame light industrial and warehousing began development on the north side of Recker Highway. One of the light industrial users constructed a wastewater treatment facility on the south side of Recker Highway and is still in operation. The subject site and other area sites were developed with non-commercial; Business Park uses since the late 1970's and 1980's with additional uses. Adjacent to the site on the west is a BPC-2 Future Land Use district which is approximately 90 acres in size and significantly built out with uses that include the Barton Storage and Commercial Park, AgriFleet Leasing, and Irmarfer US an event tent, stage and flooring manufacturer. North of the site is the City of Auburndale with Business Park FLU districts and a Public Use FLU. The Public Use FLU is where the Auburndale Memorial Park, one of three cemeteries in Auburndale. Other uses within the Business Park FLU include Bynum Transport, Osprey Energy Center (TECO power plant) and sub-station, the former Calpine power plant. Farther east along Recker Highway, east of Chambers Road is a large BPC-1 and BPC-2 district which included uses such as truck parking, juice bottling facility, Cutrale juice extraction facility, Alvic USA a furniture and decoration manufacturer. East of the subject site is a Residential Suburban (RS) Future Land Use district. Adjacent to the site is the Cemex Auburndale Ready-Mix Concrete Plant, a non-conforming use. Adjacent to the Cemex facility are two different mobile home parks, a concrete forming company and a couple of residential dwellings. At the intersection with Chambers Road is a small BPC-2 district currently utilized as a welding and manufacturing facility. Farther east is a waste treatment facility originally constructed for the juice pricing plant on the north side of Recker Highway, currently it may be connected to the City of Auburndale's wastewater treatment facility. To the south of the site is a large area of wetlands which would be protected from development by the Land Development Code Section 320 Wetland Protection, creating approximately a ¼ mile buffer to the residential development to the south.

The request is for a Future Land Use designation change from Residential Suburban (RS) to Business Park Center (BPC), with a related request (LDCD-2025-11) for a sub-district change from BPC-1 to BPC-2. The south side of Recker Highway has been utilized with similar uses since

the late 1970's or early 1980's. The Polk County GIS aerial from 1980 shows the subject property operating as an automotive salvage yard.

It is noted that the prior Zoning for the subject site was a combination of General Industrial (GI) and Commercial (C-4) – Heavy Commercial. Within the GI zoning “Disposal Yards, Salvage Yards, Scrap Metal Yards, and Auto Recking Yards” were Permitted Uses. Within the C-4 zoning “Motor Vehicles, Parts, and Supplies”, “Automotive and Other Motor Vehicle Repair Shops”, as well as “Uses similar to or customarily accessory to the uses listed previously.” The subject property has continued to operate as allowed by the original zoning. This general area has continued to expand as the light industrial and Business Park Center uses from the 1980's on through today as demonstrated by the current existing uses described above.

In the late 1990's there was a County Initiated Future Land Use change request for the land on the south side of Recker Highway, from the existing BPC district to McKean Street be changed to a BPC Future Land Use district. This request received opposition from the surrounding residents and was denied. Another County Initiated Future Land Use change request was made around 2010 for a smaller area near the intersection with McKean Street, that request was also denied. The existing use is considered a legally non-conforming use. The requested BPC and BPC-2 FLU change represents a middle ground providing the subject site development opportunities similar to what has developed in the area, but not as intense as auto salvage.

The characteristic of a Business Park Center (BPC) is intended to promote employment opportunities within the region by allowing for the establishment of office parks, research and development parks, areas for light-industrial facilities, distribution centers, and mixed-use employment parks. Business-Park Centers are intended for land use activities that are conducted entirely within enclosed structures with the exception of loading and un-loading. These centers are not intended to accommodate major commercial or other similar high traffic producing facilities. However, these centers often contain other minor commercial facilities, and wholesale facilities, within the Business Park Center to support the businesses located there. A Business Park Center is to be located with consideration being given to maximizing access to the arterial road systems. The Comprehensive Plan 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.” The existing use and uses both within the County and City of Auburndale have coexisted over the past several decades and shows that the request has meet the standards of Compatibility and is consistent with the Comprehensive Plan.

B. Infrastructure

The City of Auburndale Utilities will supply water, and wastewater to the site. See Water and Wastewater for further discussion.

Nearest Elementary, Middle, and High School

The schools zoned for the subject property are the zoned schools listed in Table 2 below.

Table 2 School Information

Name of School	Annual Estimated Demand	% Capacity 2022-2023 School Year	Average driving distance from subject site
Auburndale Central Elementary	N/A	85%	2.3 ± miles driving distance
JL Stambaugh Middle	N/A	79%	2.5 ± miles driving distance
Auburndale Senior High	N/A	74%	2.8 ± miles driving distance

Source: Polk County School Board, Polk County Impact Fee Ordinance, GIS

There is capacity in all the zoned schools for the subject site; however, the request is for a Land Use change from a residential use to a non-residential use and will not impact the Polk County Public School capacity.

Nearest Sheriff, Fire, and EMS Station

Table 3 below displays that the nearest Sheriff District office and Fire/EMS stations. Sheriff 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 Public Safety Information

	Name of Station	Distance Response Time*
Sheriff	Central District Command Unit (3635 Ave. G NW, Winter Haven)	3.2 +/- miles Priority 1 – 8:04 Priority 2 – 24:35
Fire/ EMS	Station #16 (310 3rd St, Auburndale)	2.7 +/- miles 9-11 minutes

Source: Polk County Sheriff’s Office & Polk County Fire Rescue. Response times for January 2025.

Water and Wastewater

A. Estimated Demand and Service Provider:

The subject site is located within the City of Auburndale’s Service Area for water and sewer. The overall site is 12.91± gross acres. The site indicates wetlands in the southern and southwestern portion of the site and are estimated at 6.79 acres, indicating 6.12± acres of upland acres. The following analysis is based upon the estimated net upland acres of 6.12± acres. Table 4 provides usage for potable water and wastewater for the existing Land use and the proposed land use, at maximum buildout.

Table 4 Estimated Water and Sewer Impact Analysis

Permitted Intensity	Maximum Permitted in Existing Land Use RS				Maximum Permitted in Proposed BPC			
	6.12± Upland Acres 266,587 sf	6.12 ac	X	3 du/ac =	18 du	6.12 ac 268,587 sf	X	0.75 FAR =
Potable Water Consumption	18 du	X	250 =	4,500 GPD	199,940 sf	X	0.24 =	47,986 GPD
Wastewater Generation	18 du	X	200 =	3,600 GPD	47,986 GPD	X	0.80 =	38,389 GPD

Source: Concurrency Manual: RS at 250 GPD in Potable Water and 200 in Wastewater GPD, BPC at 0.24 GPD in Potable Water per square foot for office and 0.80 of potable water for Wastewater.

B. Available Capacity:

The City of Auburndale stated they have a current capital improvement project for their wastewater in this area, should the site redevelop or otherwise require connection to wastewater, a full analysis would be completed at that time. The city currently has a 10-inch sewer main on the north side of Recker Highway. The city has a 12-inch water main on the north side of Recker Highway. The availability of both water and wastewater service is contingent upon conditions at the time of plans submittal, and service availability cannot be guaranteed. Annexation into the City of Auburndale would be required for services.

C. Planned Improvements:

The City of Auburndale has begun implementation of a capital improvement project for the sewer system in this area.

Roadways/Transportation Network

A. Estimated Demand:

As outlined in the Water and Wastewater Section the following analysis is based upon the estimated net upland acres of 6.12± acres. Table 5 following this paragraph shows the Average Annual Daily Trip (AADT) rate and the PM Peak hour trip rate. The proposed request will generate more traffic than the current Future Land Use designation.

Table 5 Estimated Transportation Impact Analysis

Permitted Intensity	Maximum Permitted in Existing Land Use RS			Maximum Permitted in Proposed BPC			
6.12± acres 266,587 sf	6.12 ac	X 3 du/per ac	= 18 du	6.12 ac 199,940 sf	X 0.75 FAR =	199,940 sf / 1,000	= 199
Average Annual Daily Trips (AADT)	18 du	X	7.81 AADT =	199	X 92%	X	1.38 AADT =
			141 Trips				253 Trips
PM Peak Hour Trips	18 du	X	1.00 AADT =	268	X 92%	X	0.15 AADT =
			18 Trips				28 Trips

Polk TPO ITE Rate Study January 12, 2026

B. Available Capacity:

The subject site fronts SR 655 (Recker Highway), a FDOT maintained road. US Highway 92 (SR 600) is approximately 0.6 miles northwest of the site and is also a FDOT maintained road. SR 655 (Recker Highway) has a current Level of Service of “C”.

Table 6: Roadway Link Concurrency

Link #	Road Name	Lane Type*	Current LOS	Available Peak Hour Capacity	Minimum LOS Standard	Project 5 Year LOS
7102N	SR 655 (Recker Hwy)	2U	C	538	E	C
7102S	CR 542 (Avenue G NW) to US 92	MA		511		

*Source: 2025 Roadway Network Database, *MA – Minor Arterial*

C. Roadway Conditions:

Recker Highway (SR 655) is a FDOT maintained road and is not monitored by Polk County for pavement condition.

D. Sidewalk Network:

The subject site does not currently have sidewalks. The site is located within the Suburban Development Area (SDA) and is located within two (2) miles of a school and would require sidewalks at such time of substantial expansion or redevelopment (change of use).

E. Planned Improvements:

There are currently no planned County improvements along any of the traffic links.

F. Mass Transit:

The closest bus stop is located along at the Lowe's Home Improvement on the south side of US highway 92. This is Citrus Connection's Auburndale Route 50 and is approximately ¾ mile northwest of the site.

Park Facilities:

The nearest park is Simmers-Young Park and is 3.2 miles southwest of the subject site.

A. Location:

Simmers-Young Park and is 3.2 miles southeast of the subject site at 339 American Spirit Rd., Winter Haven..

B. Services:

This park has multi-purpose fields, baseball and softball and league play, picnic facilities, a fishing pond, dog park, playground, restrooms, picnic tables and picnic shelters.

C. Multi-use Trails:

Auburndale TECO Trail South Trailhead is locate on Denton Avenue approximately three (3) miles north of the subject.

D. Environmental Lands:

The subject site is not located in any Environmental lands.

E. Planned Improvements:

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

Environmental Conditions

A. Surface Water:

There are no surface waters on the subject site. The site's highest elevation is at the side of the parcel along the frontage of Recker Highway (SR 655), with an elevation of 138 feet. The property slopes downward to the south with the lowest point located near the southern boundary, with an elevation of 124 feet.

B. Wetlands/Floodplains:

The site has an area of wetlands located in the southern and southwestern portion of the site. The overall site is 12.91± gross acres, the wetlands are estimated at 4.70 acres, indicating 8.21± acres of upland acres. The site is currently developed with the existing development appearing to be located within the upland area of the site. No flood hazard zones are indicated on the site.

C. Soils:

The subject site is comprised of post mining soils listed in Table 7 following this paragraph. The soil types and limitations, according to the U.S. Department of Agriculture, Natural Resources Conservation Service Web Soil Survey, are listed in Table 7. The majority of the soils are not considered well drained. However, development on the subject site will connect to public water and sewer.

Table 7

SOIL NAME	SMALL COMMERCIAL BUILDINGS	SEPTIC TANK ABSORPTION FIELDS	PERCENTAGE OF SITE
Pomona fine sand	Severe	Severe	89%
Samsula muck, frequently ponded, 0 to 1 percent slopes	Severe	Severe	6%
Taveres Fine Sand, 0 to 5 percent slopes	Slight	Slight	5%

Source: USDA Web Soil Survey

D. Protected Species:

According to the Florida Biodiversity Matrix GIS application, no threatened or endangered plant species exist on the site; however, an eagle’s nest was identified within a one-mile radius of the site. A site survey would be required at a Level 2 Review. If any are discovered, the applicant shall properly protect the specie(s) or mitigate any impacts consistent with federal, state, and local law.

E. Polk Green Districts and Conservation Easements:

The site is not located within the Potential Network Connections area of the Polk Green District Comprehensive Plan Map Series. Approximately 1.75 miles southwest of the site, on the east side of SR 570 (Polk Parkway) is a 215± acre Conservation Easement recorded in OR Book 8997, Page2137 and owned by Polk County.

F. 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.

G. Wells (Public/Private):

The site is serviced by an on-site, private potable well. There is a Wellfield Protection District approximately one (1) mile northeast of the subject site.

H. Airports:

The site is located within the height notification zone for Winter Haven Municipal Airport & Brown Seaplane Base.

Consistency with the Comprehensive Plan

Many policies within the Comprehensive Plan are reviewed for consistency with an application. The most relevant policies for the proposed request are included in this section. The policy is first stated and then an analysis of how the request is provided to state that it may or may not be consistent with the Comprehensive Plan. How the request is **consistent** with the Comprehensive Plan is listed below:

Table 8 Comprehensive Plan and Land Development Code

Comprehensive Plan Policy	Consistency Analysis
<p>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.</p>	<p>The Comprehensive Plan permits Business Park Centers to be designated in all areas and are intended to promote employment opportunities within the region by allowing for the establishment of office parks, research and development parks, areas for light-industrial facilities, distribution centers, and mixed-use employment parks.</p>
<p>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.</p>	
<p>POLICY 2.102-A4: TIMING - 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.</p>	<p>The timing is consistent with the growth in the area as the surrounding sites are already designated for a variety of uses, both in the County as well as within the City of Auburndale. The site is an existing use that has been in operation since before 1980, the area also has an electrical power station, juice plants welding fabrication, warehousing, and residential. The site has good access to the Arterial road network. The site has adequate public services and resources.</p>
<p>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. 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</p>	

Comprehensive Plan Policy	Consistency Analysis
<p>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.</p>	
<p>POLICY 2.106-A3: LAND USE CATEGORIES - The following land use categories shall be permitted within the Suburban Development Areas:</p> <p>a. ACTIVITY CENTERS: Community Activity Centers, Neighborhood Activity Centers, Convenience Centers, Tourism Commercial Centers, and High-Impact Commercial Centers shall be permitted within SDAs in accordance with applicable criteria.</p> <p>b. RESIDENTIAL: Residential-Suburban.</p> <p>c. OTHER: Linear Commercial Corridors, Commercial Enclaves, Industrial, Business-Park Centers, Office Centers, Leisure/Recreation, Institutional, Recreation and Open Space, and Preservation.</p> <p>POLICY 2.106-A5: DEVELOPMENT CRITERIA - Development within the Suburban Development Areas shall conform to the following criteria as further specified in the Land Development Code:</p> <p>a. support continued agricultural activities by requiring the implementation of compatibility techniques to limit land use conflicts;</p> <p>b. protect and preserve open space, agricultural and environmentally sensitive lands by implementing clustering and other conservation development strategies as established in Section 2.1251 of this element;</p> <p>c. incorporate design features that promote healthy communities, green building practices, conservation development principles, and other initiatives consistent with Section 2.1251 - Community Design, of this element;</p> <p>d. provide access to civic space, parks, green areas, and open space and other amenities;</p> <p>e. be supported by public safety (i.e., fire, EMS and law enforcement);</p> <p>f. have access to elementary schools;</p>	<p>Business-Park Center is allowed in the SDA where it does not cause land conflicts, can be supported by public safety (i.e., fire, EMS and law enforcement), and encourage connectivity between uses within the SDA, and between the SDA and other urban centers and the rural development areas. The request is for a site that has been an existing use for the past several decades and meets the Development Criteria.</p>

Comprehensive Plan Policy	Consistency Analysis
<p>g. encourage connectivity between uses within the SDA, and between the SDA and other urban centers and the rural development areas; and</p> <p>h. in order to achieve higher densities and intensities allowed by each land use, development in the SDA shall be required to connect to centralized water system and incorporate clustering and other low impact design criteria as established under the Residential Suburban (RS) land use criteria, the Conservation Development Section (Section 2.1251), the Residential Rural Development (RRD) or the Rural Mixed Used Development (RMD) sections (Section 2.1251) of this element.</p>	
<p>POLICY 2.113-B-3: LOCATION CRITERIA - for Business Park Center states- Business-Park Centers shall be located with consideration being given to maximizing access to the arterial road system and with consideration given to the guidelines outlined in POLICY 2.404.-A1. In locating Business-Park Centers, Polk County shall seek to minimize the routing of commercial traffic through residential areas. Business-Park Centers shall be located on: a. arterial roads; b. collector roads, if the proposed district is within 2 mile of an intersecting arterial road; c. local commercial roads or private roads under the following conditions: 1. the road has full median access onto to an arterial road; 2. the road does not serve existing or expected future residential traffic from the surrounding area; and 3. the road has a structural integrity and design characteristics suitable for truck traffic. d. properties abutting an Industrial (IND) district or railroad line.</p>	<p>The request is for an existing, developed site that has good access to the arterial road system, and has frontage on a FDOT urban collector road within 2 miles of the arterial road. The site has existing BPC districts adjacent to the west and within 900 feet to the east. On the north side of Recker Highway the City of Auburndale has a Business Park Land Use and Light Industrial Zoning.</p>
<p>POLICY 2.113-B-4: DEVELOPMENT CRITERIA-Development within a Business-Park Center shall conform to the following criteria: a. Business-Park Center developments shall have frontage on, or direct access to, a collector or better roadway, or a local commercial road or service drive that directly connects to a collector roadway or better. Business-Park Centers shall incorporate the use of frontage roads or shared ingress/egress facilities wherever practical. b. 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. c. 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. d. Commercial activities to support activity</p>	<p>The subject site fronts Recker Highway, an urban collector road as stated in A of the policy. The site has good access to the arterial road network with US Highway 92. The site is an existing developed site.</p>

Comprehensive Plan Policy	Consistency Analysis
<p>within a Business Park Center shall not exceed 15 percent of the total area of the Business Park. e. The maximum floor area ratio for commercial activities shall not exceed 0.25. The maximum floor area ratio for non-commercial activities shall not exceed 0.75 in the TSDA, 0.65 in the SDA, and 0.50 in the RDA, unless developed as a Planned Development. f. Retail sale of goods manufactured on the site of a business located within a Business Park Center is allowed without affecting the fifteen percent (15%) of commercial activity permitted for the entire activity center provided the operation is incidental and subordinate to the manufacturing activity conducted on site and does not exceed eight percent (8%) of the total floor area or 15,000 square feet, whichever is the lesser. g. New residential development within Business Park Centers shall be limited to High-Density Residential (with proper buffering). h. All research and development, light-industrial, and distribution activities shall be conducted within enclosed structures with the exception of loading and unloading of transport and distribution vehicles. Outdoor storage shall be screened from off-site view and significantly limited in respect to the floor area provided within enclosed structures. i. Where centralized water or wastewater services are not available, the maximum impervious surface ratio shall be reduced to afford better protection and function of well and septic tank septic. j. Planned Developments within the Business Park Center district may be permitted a maximum floor area ratio up to 1.5 for innovative and attractive employment centers. Intensity increases shall be reserved for those uses that provide substantial economic income opportunities for the County and its residents. Intensity increases shall only be granted to parcels within the TSDA and UGA. The Land Development Code shall establish development standards and criteria for Planned Developments within the BPC district. k. Workforce housing for unaccompanied workers in barrack, dormitory, or apartment units under specific design parameters listed in the Land Development Code not to exceed an intensity of thirty-two (32) workers per acre or the limitations established by the Department of Health for water and wastewater usage, whichever allowed intensity is the lesser.</p>	

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 9 (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 9: Urban Sprawl Criteria (This table stays static)

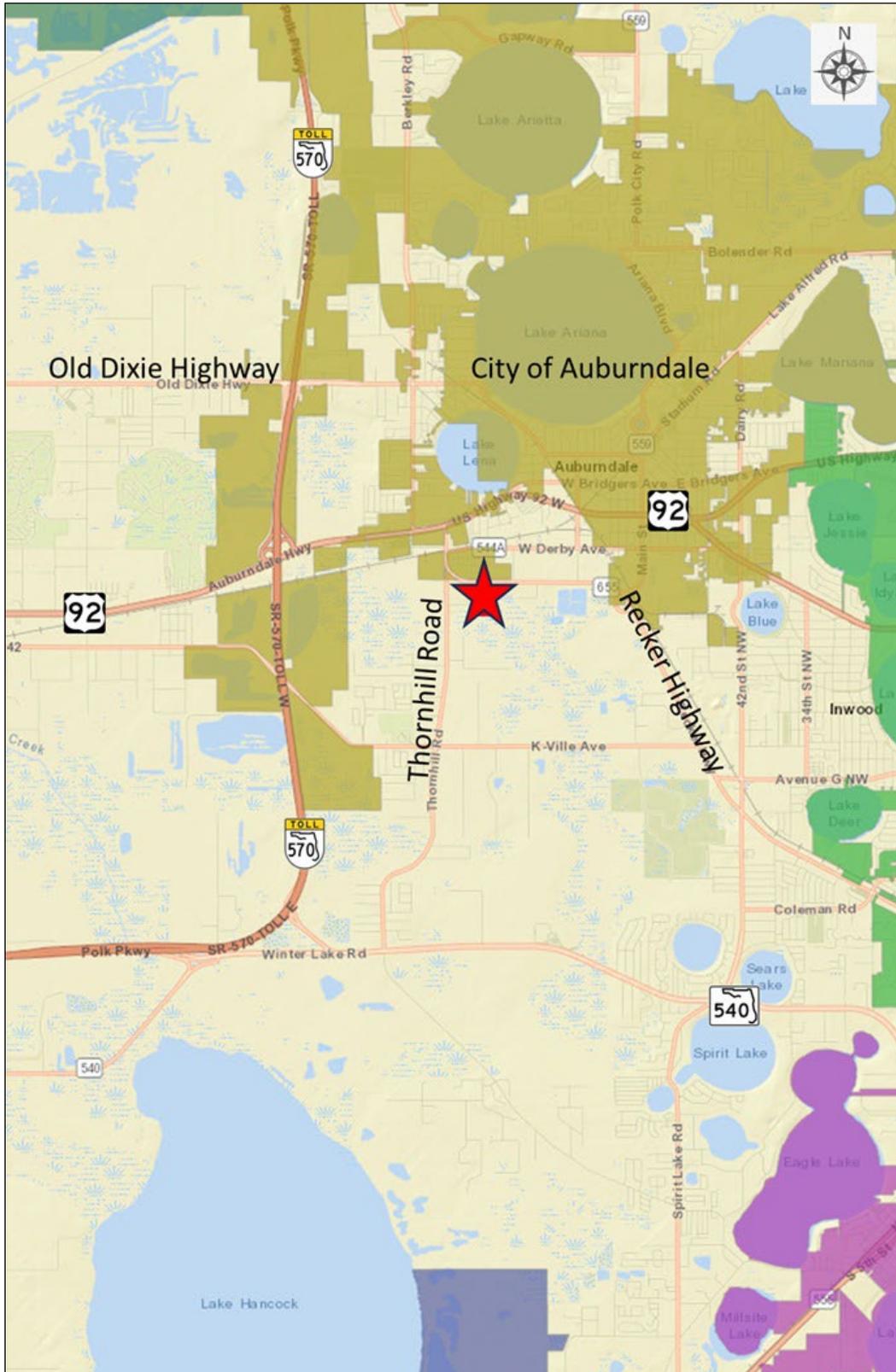
Rule 9J-5 Urban Sprawl Criteria	Page(s) within report
a. <i>Promotes substantial amounts of low-density, low-intensity, or single use development in excess of demonstrated need.</i>	Surrounding Land Uses Section
b. <i>Allows a significant amount of urban development to occur in rural areas.</i>	Surrounding 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

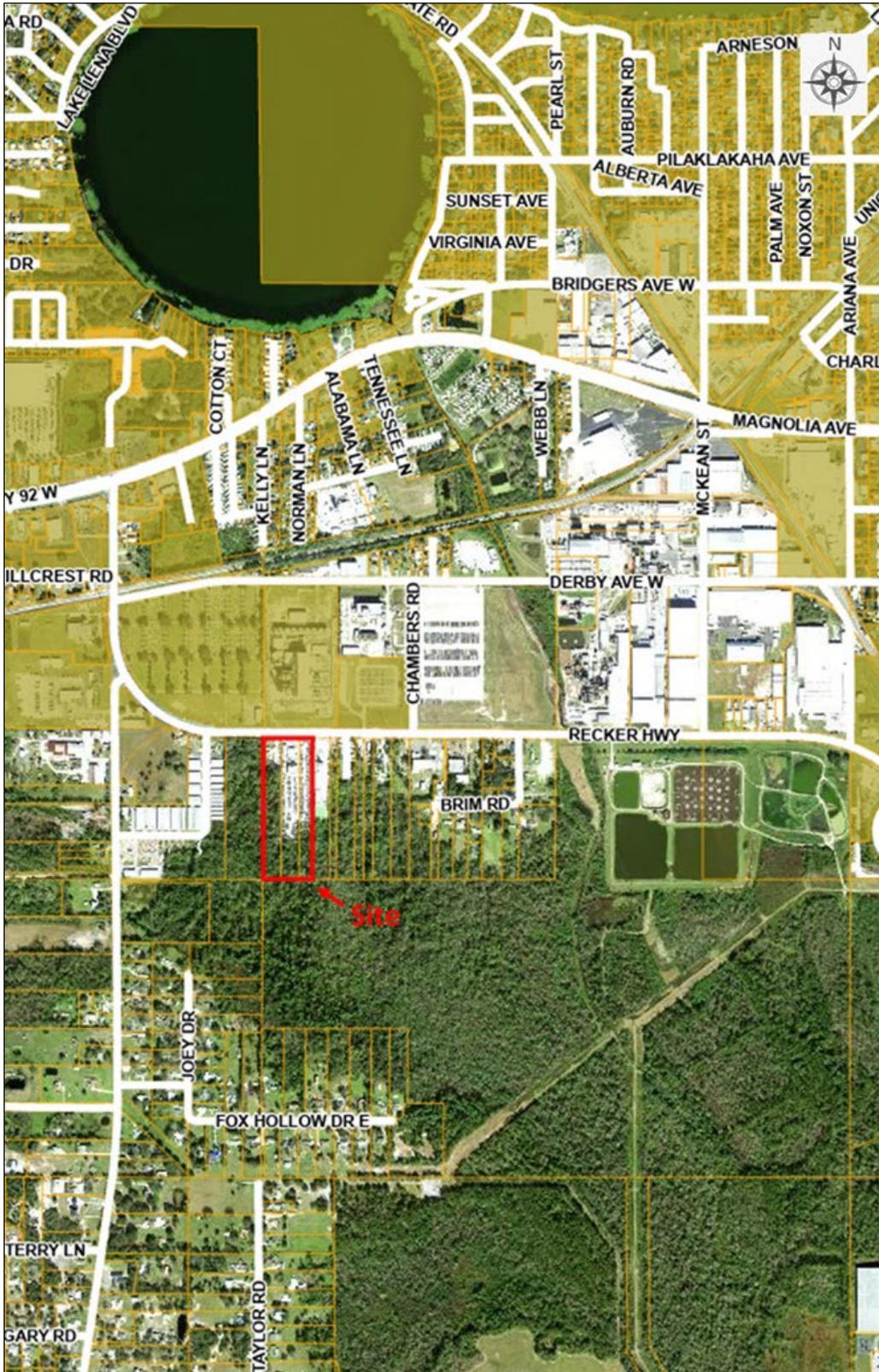
The City of Auburndale has no objections; they noted that at such time a use would require connection to potable water and wastewater the owner would need to submit for a Petition for Voluntary Annexation for service.

Exhibits:

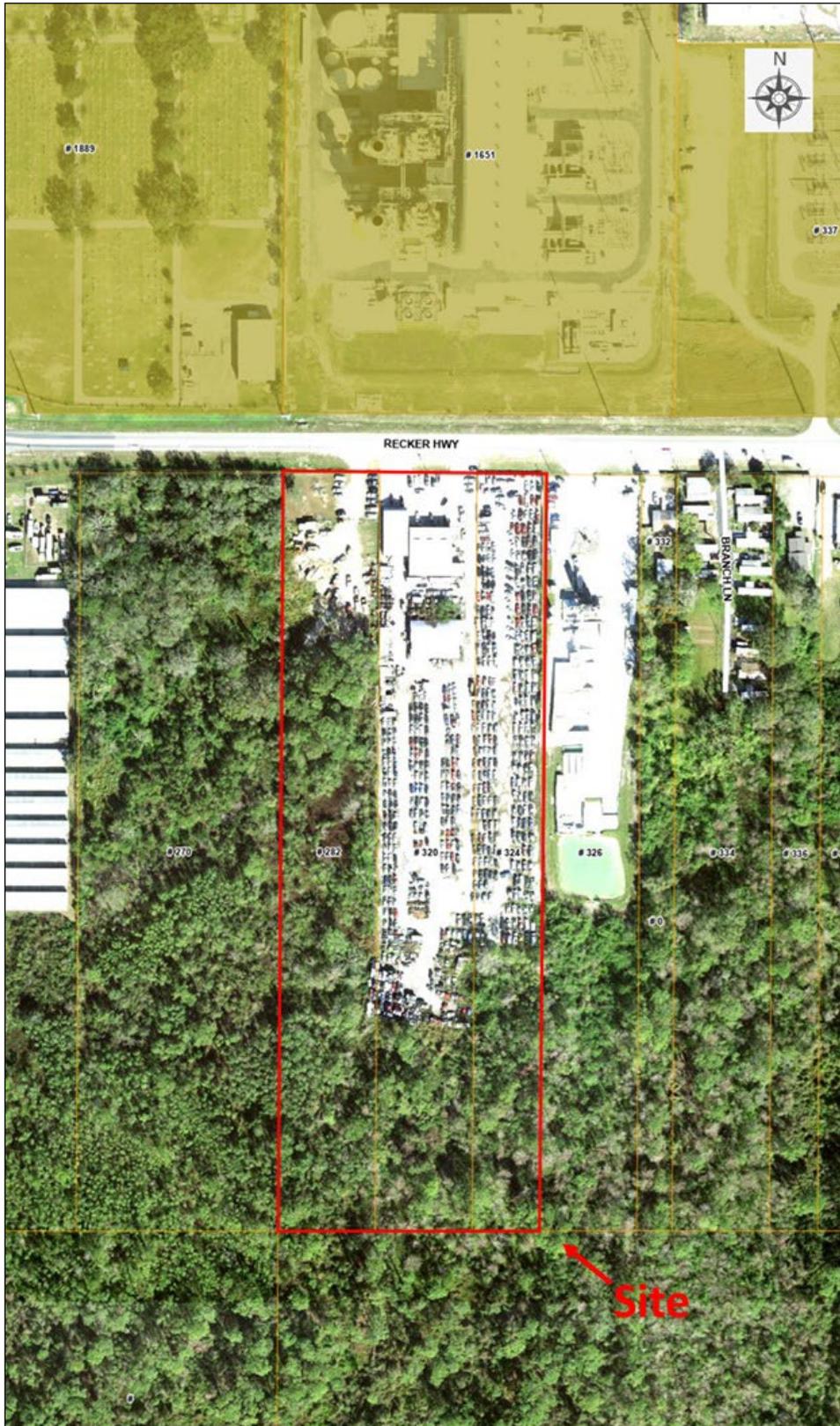
- Exhibit 1 Location Map
- Exhibit 2 2023 Aerial Context Map
- Exhibit 3 2023 Aerial Close Up
- Exhibit 4 Current Future Land Use Map
- Exhibit 5 Proposed Future Land Use Map
- Exhibit 6 City of Auburndale Future Land Use Map
- Exhibit 7a RS Future Land Uses
- Exhibit 7b BPC-1 Future Land Uses



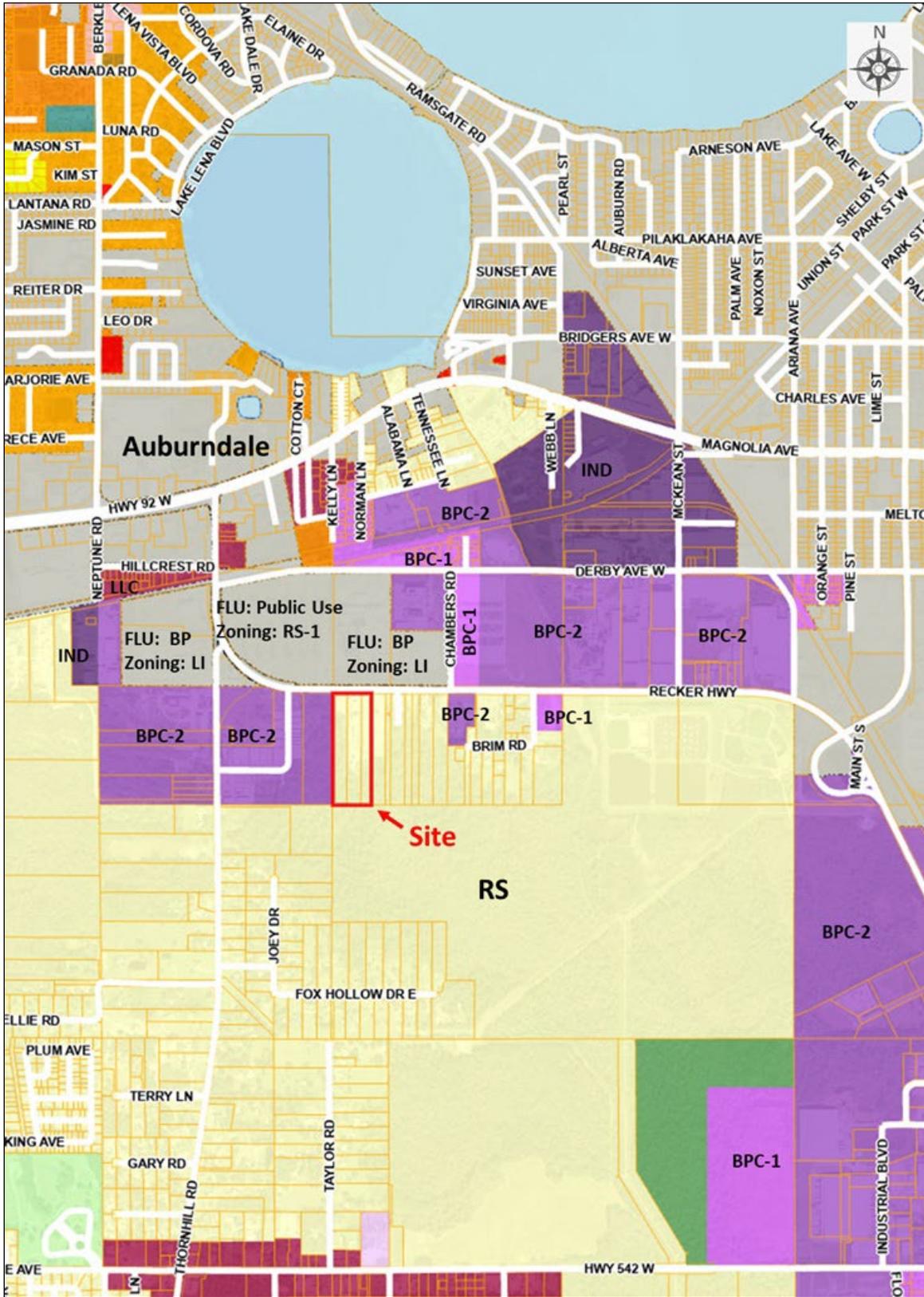
LOCATION MAP



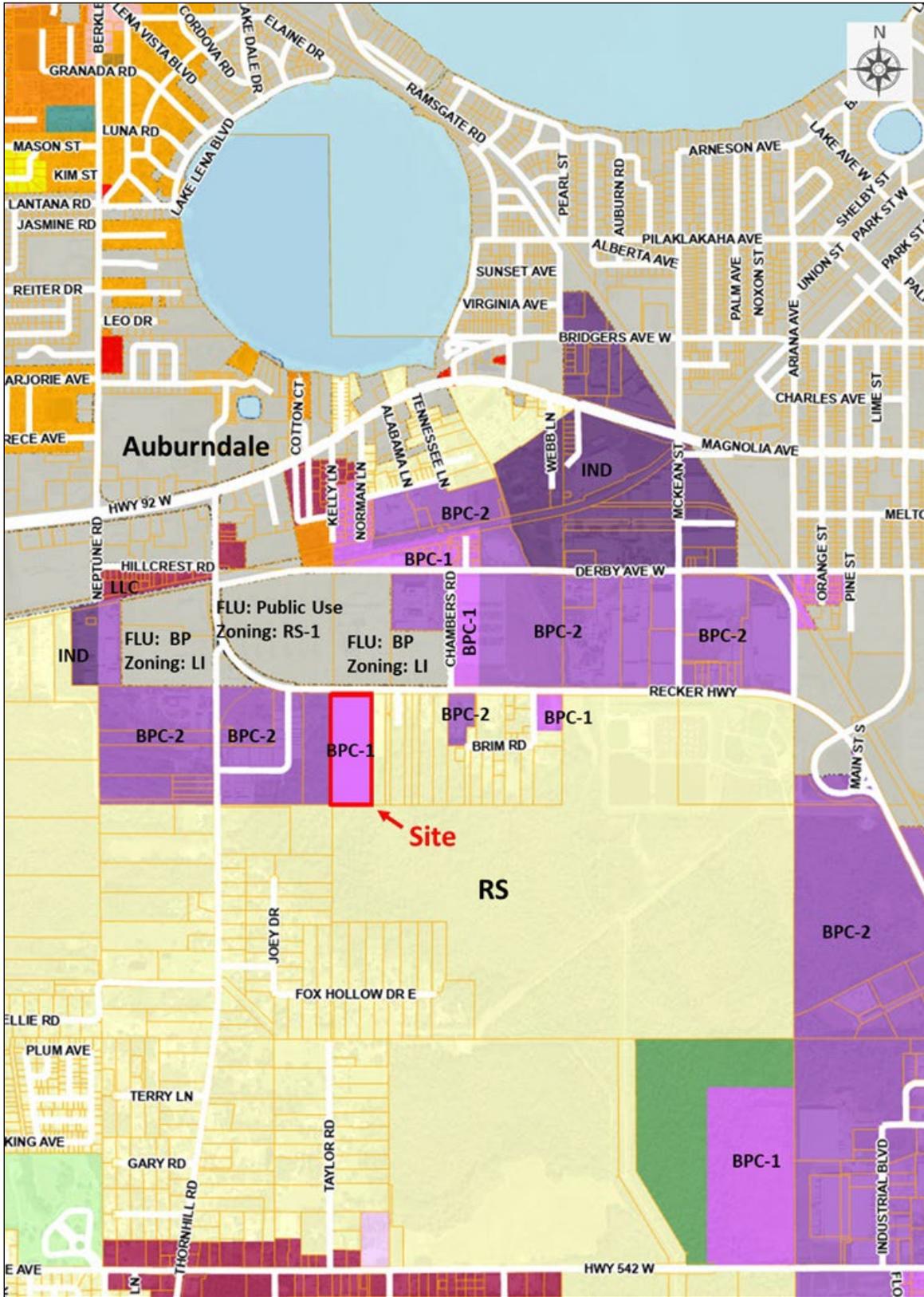
AERIAL CONTEXT MAP



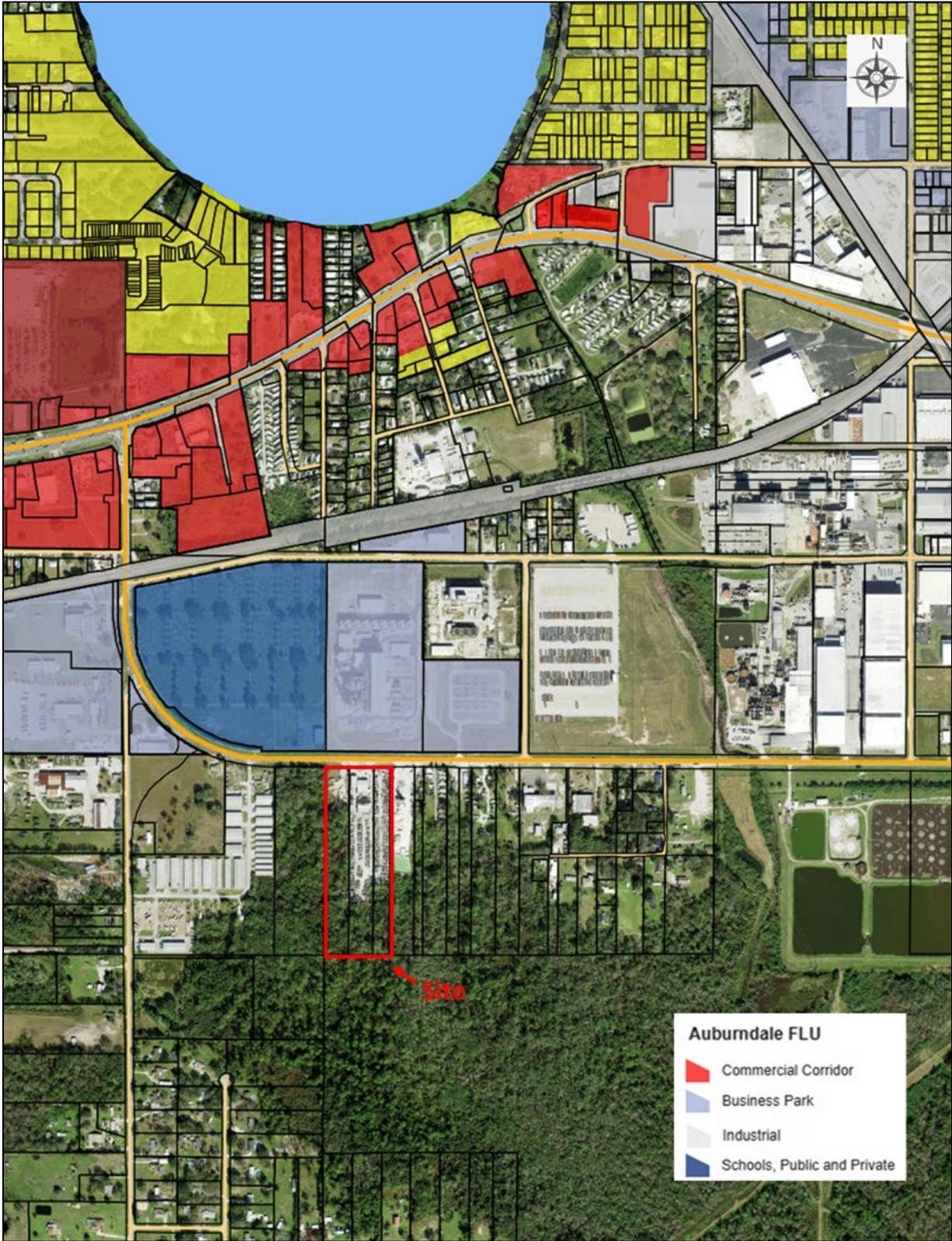
2023 AERIAL MAP



EXISTING FUTURE LAND USE (RS)



PROPOSED FUTURE LAND USE (BPC-1)



CITY OF AUBURNDALE FLU MAP

Residential Suburban (RS)	
Technical Staff Review -Level 1& 2	Public Hearing (s) Required-Level 3 & 4
<p>Residential Uses:</p> <p>Family Farm, C1 Group Home, Small (6 or less residents), C1 Farm Worker Dormitory, Apartment Style, C2 Mobile Homes, Individual, C1 Residential Infill Development, C2 Single-family Detached Home & Subdivision, P</p>	<p>Residential Uses:</p> <p>Duplex, C3 Fly-in Community, C3 Group Home, Large (7-14 residents),C3 Group Living Facility (15 or more residents), C3 Farm Worker Dormitory, Barrack Style, C3 Mobile Home Park, C4 Mobile Home Subdivision, C4 Rural Residential Development (RRD), C3 Suburban Planned Development, C3</p>
<p>All Other Uses:</p> <p>Animal Farm, Intensive, C1 Convenience Stores, Isolated, C2 Emergency Shelter, Small (6 or less residents), C1 Farming General, P Golf Course, C1 Livestock Sale, Auction, C1 Nurseries and Greenhouses, C1 Recreation, Passive, C1 Recreation, Low Intensity, C2 Riding Academies, C1 School, elementary, C2 Utilities, Class I, P Utilities, Class II, C1 Veterinary Service, C2</p>	<p>Mixed Uses:</p> <p>Planned Development, C3 Residentially Based Mixed Development (RBMD), C3 Rural Mixed Development (RMD), C3 Transitional Area Development, C3</p>
	<p>All Other Uses:</p> <p>Adult Day Care Center (7 or more clients), C3 Agricultural Support, Off-site, C3 Bed and Breakfast, C3 Cemetery, C3 Childcare Center, C3 Communication Towers, guyed and Lattice, C3 Communication Tower, Monopole, C3 Community Center, C3 Cultural Facility, C3 Emergency Shelter, medium (7-14 residents), C3 Emergency Shelter, Large (15 or more residents), C3 Event Facility, C3 Government Facility, C3 Helistops, C3 Kennels, Boarding and Breeding, C3 Lime Stabilization Facility, C3 Lodges and Retreats, C3 Mining, Non-phosphate, C3 Outdoor Concert Venue, C3 Recreation, High Intensity, C3 Religious Institution, C3 School, Middle, C3 School, High, C3 School, Leisure/Special Interest, C3 Seaplane Base, C3 Solar Electric-power Generation Facility, C3 Utilities, Class III, C3 Water Ski Schools, C4</p>

PERMITTED AND CONDITIONAL USES RESIDENTIAL SUBURBAN (RS)

Business Park Center-1 (BPC-1)			
Technical Staff Review -Level 1& 2		Public Hearing (s) Required-Level 3 & 4	
All Other Uses:	Alcohol Package Sales, C1 Bars, Lounges, and Taverns, C1 Commercial Vehicle Parking, C2 Communication Tower, Monopole, C2 Community Center, C2 Convenience Stores, Isolated, C2 Cultural Facility, C2 Farming General, P Financial Institution, C2 Financial Institution, Drive Through, C2 Gas Station, C2 Golf Courses, C1 Government Facility, P Heliports, C2 Helistops, C2 Hotels and Motels, C2 Manufacturing light, C2 Medical Marijuana Dispensaries, C3 Nurseries, Retail, C2 Nurseries and Greenhouses, P Office, P Office Park, P Personal Service, P Printing & Publishing, P Recreation Passive, C1 Religious Institution, C2 Research & Development, P Restaurant, drive-thru/Drive-in, C2 Restaurant, sit-down/Take-out, C2 Retail, 10,000-34,999 sq. ft., C2 Retail, 35,000-64,999 sq. ft., C2 Retail less than 10,000 sq. ft., C2 Schools, Leisure/Special Interest, C2 School, Technical/Vocational/ Trade & Training, C2 School, University/College, C2 Self-Storage Facility, C2 Studio, Production, P Solar Electric-Power Generation Facility, C2 Transit, Facility, P Utilities Class I, P Utilities Class II, P Warehousing/Distribution, P	Mixed Uses:	Multi-family, C3 Planned Development, C3 Transitional Area Development, C3
		All Other Uses:	Agricultural Support, Off-Site, C3 Airport, C4 Animal farm, Intensive, C3 Communication Towers, Guyed and Lattice, C3 Lime Stabilization Facility, C3 Mining, Non-phosphate, C3 Power Plants Non-Certified, Low, C4 Retail, more than 65,000 sq. ft., C3 Utilities Class III, C3 Water Ski Schools, C3

PERMITTED AND CONDITIONAL USES BUSINESS PARK CENTER-1