

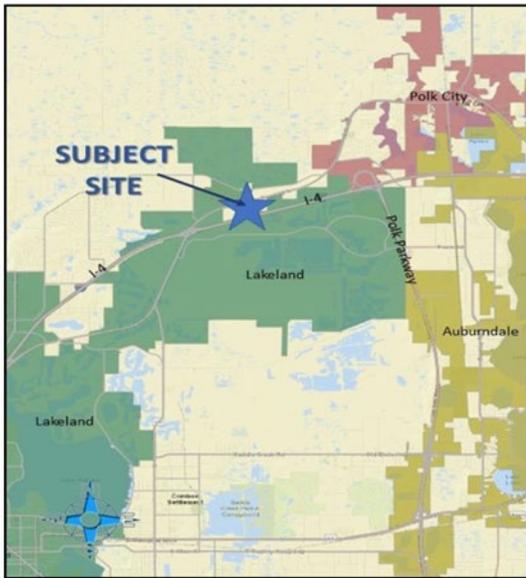
**POLK COUNTY
DEVELOPMENT REVIEW COMMITTEE
STAFF REPORT**

DRC Date: March 14, 2024	Level of Review: N/A
Community Meeting: March 19, 2024 @ 6pm	Type: Brownfield Designation
BoCC Date: April 16, 2024	Case Numbers: LDCU-2024-4
Applicant: Lakeland Logistics Park Owner, LLC	Case Name: North Lakeland Brownfield
	Case Planner: Mark J. Bennett, AICP, FRA-RA

Request	Brownfield designation area to allow for the property to be developed as a 213,542 square-foot warehouse building for logistics use.
Location	North of Interstate 4, south of State Road 33, west of Epicenter Road, and adjacent to the City of Lakeland, Florida, in Section 11, Township 27, and Range 24.
Property Owner	Lakeland Logistics Park Owner, LLC
Parcel Size	22.5 ± acres (242711-000000-041020, 242711-000000-041040, 242711-000000-041050, 242711-000000-042020, and portions of 242711-000000-041010 and 242711-000000-041030)
Future Land Use Designation Development Area/Overlays	Business-Park Center 1X & 2X (BPC-1X) (BPC-2X) in the Suburban Development Area (SDA), the Polk City/Urban Growth Special Protection Area (SPA), the Transit Center Corridor Overlay (TCCO), and is in a Transit Corridor.
Nearest Municipality	Lakeland
DRC Recommendation	Approval
Planning Commission Vote	N/A
Public Comment	Community Public Hearing (3-19-24)
Florida Commerce	N/A

LOCATION MAP

AERIAL MAP



Summary of Request

This is an applicant-initiated request to designate a 22.5 +/- acre site as a “Brownfield Area” within the Business Park-1X (BPC-1X) & Business Park-2 (BPC-2X) Future Land Use designation. The property is located north of Interstate 4, south of State Road 33, west of Epicenter Road, and adjacent to the City of Lakeland, Florida, in Section 11, Township 27, and Range 24. The property is to be developed as a 213,542 square-foot warehouse building for logistics use. The Brownfield designation will allow the applicant to utilize an important state economic and regulatory assistance program available to developers and local governments. More specifically, it is for situations where the risk of contamination is demonstrated to overwhelm key opportunities for land revitalization and job growth.

Property History

The applicant, in their support documentation, stated that “Based on the historical sources reviewed, the subject property consisted of undeveloped land and low-lying wet areas from the 1940s to 1950s, the southwest and eastern portions of the property appeared to have been developed for agriculture use from at least the late 1960s to the early 1980s. Based on aerial photograph review and previous reports, the western portion of the subject property was utilized primarily for vehicle and heavy machinery service and storage, with the construction of maintenance buildings, an office trailer, a residence and numerous staging areas for vehicles and equipment from at least the late 1980s to the early 2020s.” Staff’s review of aerial photographs of the site dating back to 1941 confirm the applicant’s statement.

The applicant further states that “Based on review of a previous Phase I ESA performed on the subject property, the western portion of the current subject property was occupied by Munday Truck Service, which leased tenant spaces to a crane maintenance business, J.H. & Sons Trucking, Asplundh Tree Service, and dump trucks/excavators maintenance businesses. The following recognized environmental conditions (RECs) were identified in connection with the historical use of the subject property:

- One septic tank historically located on the north side of the maintenance building that serviced the former maintenance buildings and office trailer. At the time of PSI’s (*NOTE: PSI, Professional Service Industries, Inc, is the company that completed the Phase II Environmental Site Assessment (ESA)*) site reconnaissance, petroleum odors were evident in the area of the previously identified septic system in the area of the former maintenance service building.
- Several areas of stained soil were observed on the property, which included the following areas:
 - In front of the maintenance building;
 - Inside the smaller maintenance building;
 - The vehicle maintenance area behind the residence;
- An area of heavy machinery storage. Stained pavement was observed inside the maintenance building. The stained pavement was considered to be indicative of petroleum products leaks or discharges from vehicles and/or machinery, and was considered to be a REC. At the time of PSI’s Phase I ESA site reconnaissance, the above-noted areas were observed to have been graded; however, based on PSI’s conversation with the current property owners, no assessment

activities were performed to determine the absence or presence of impact in the areas where the RECs were identified. As such, these areas have been identified to be evidence of a REC. PSI also considers the area of the former septic system at the maintenance facility to be a vapor encroachment condition (VEC) in connection with the subject property.”

Because the applicant’s environmental assessment identified evidence of recognized environmental conditions and vapor encroachment conditions, this provides the perception of contamination.

Brownfield Description

A “Brownfield site” is defined by the Florida Department of Environmental Protection (FDEP) as an abandoned, idled, or underused industrial or commercial facility where expansion or redevelopment is complicated by “**real**” or “**perceived**” environmental contamination. Potential Brownfield sites come in all shapes and sizes, from closed steel mills or vast watersheds contaminated by mining operation to vacant lots or corner gas stations, abandoned grocery stores or, even old drycleaner establishments. A “**Brownfield area**” is simply a contiguous area of one or more brownfield sites, some of which may not be contaminated, and designated as such by a local government resolution. What all potential Brownfields have in common is that “**real**” or “**perceived**” contamination deters those who may otherwise be willing to redevelop these sites/areas. Often the fear of costs, schedule delays, or even liability associated with the perception of pollution complicates the revitalization of these areas. These perceptions can discourage the private sector from buying these sites, block local governments from getting involved with them, raise concerns among lenders and financiers, and otherwise limit the redevelopment potential within these areas. In addition, Brownfield designations are used to incentivize redevelopment of these types of sites.

Benefits

Some of the benefits of creating a Brownfield area designation include: expediting the clean-up of contaminated properties that otherwise would continue to threaten public health and safety for years; putting prime real estate back into productive use; the efficient use of existing infrastructure and urban services (deters sprawling development patterns); it can serve as a catalyst for economic development and expand the jobs and tax base; and it can help communities build upon their assets and emphasize the character of the community (*Source: United States Environmental Protection Agency*).

Compatibility Summary

The Brownfield designation is not a development approval, and therefore will not generate physical or infrastructure impacts on the surrounding community. The Brownfields program was created to mitigate actual or perceived contamination which can have a negative impact on development for areas. Therefore, the development of this site is anticipated to mitigate any perceived contamination by the surrounding residents and businesses.

The surrounding land uses are varied and characterized by a mixture of vacant lands and warehousing/distribution uses along State Road 33 and I-4. Interstate-4 is to the south. The area to the north of the property is within the City of Lakeland and contains warehousing/distribution

uses. Table 1 lists the Future Land Use designation and the existing uses surrounding the site that are immediately adjacent.

Table 1 Surrounding Uses

Northwest: CITY Warehouse & Distribution	North: CITY Warehousing & Distribution	Northeast: CITY Vacant Industrial
West: BPC-1X, 2X Warehousing and Distribution	Subject Property: BPC-1X, 2X Vacant Industrial	East: BPC-1X, 2X Pasture
Southwest: CITY I-4, pasture	South: CITY I-4, pasture	Southeast: CITY I-4, pasture

Source: Polk County Geographical Information Systems, Property Appraiser, and site visit by County staff

The proposed brownfield designation will facilitate the redevelopment of this site for a warehouse. Because of the presence of similar types of industrial uses in the area, along with vacant properties designated for similar development, the redevelopment of this site will be compatible with the surrounding area.

Infrastructure Summary

The designation will not have any impact on infrastructure needed for development. A Level 2 application is currently under review (LDNON-2024-20). The subject property is located within proximity of an adequate roadway network with available capacity on the closest roadway link (SR 33 at a LOS of C). Utility infrastructure is within proximity of the site from the City of Lakeland. There are public safety services (Fire, EMS and Sheriff) within the surrounding area that are adequate and operating at or above their adopted LOS standard. In addition, the proposed request is not anticipated to degrade the LOS standard for nearby school or park facilities based upon existing concurrency management regulations, available capacity, and anticipated impacts associated with the project. The zoned schools are Polk City Elementary, Stambaugh Middle and Teneroc Sr. High.

Environmental Summary

There are wetlands and floodplains on the site. The soils and topography present are good to support development.

A Phase II Environmental Site Assessment Report was submitted with the application. The applicant’s support documentation includes the findings from this report. The support documentation states that “Specifically, site assessment activities conducted at the Subject Property revealed the presence of total petroleum hydrocarbons (“TPHs”) and arsenic in soils above Florida Department of Environmental Protection (“FDEP”) soil cleanup target levels as well as lead in groundwater above FDEP groundwater cleanup target levels. The Subject Property

experienced several historical uses including use for heavy construction equipment maintenance, automotive maintenance and repair, and agriculture, which are frequently associated with arsenic, TPHs, and lead because these heavy metals and petroleum byproducts exist in old motor oil, engine oil, coatings, and old paint wastes. This type of contamination generally occurs as a result of spills from vehicles and heavy machinery onsite and the breakdown or decay of car parts, engine parts, and other debris that has been abandoned onsite and exposed to the elements.” The Phase II ESA is attached under separate cover. Because of the presence of contamination, this site meets the criteria for a brownfield designation.

The site is also located in the Green Swamp Area of Critical State Concern. The County’s Comprehensive Plan and Land Development Code do not specifically address brownfield designations. However, it is presumed that the cleanup of this site due to the designation of this property as a brownfield will have a positive impact on this area.

The City of Lakeland has a public wellfield, located about ¾ mile to 1 mile north of the site. Due to the distance of this site from those facilities, designating the site as a brownfield is not expected to impact that facility.

Florida Statute Requirements:

Per Florida Statute 376.80 (2)(c), a local government shall designate a brownfield area under the provisions of this act provided that:

1. A person who owns or controls a potential brownfield site is requesting the designation and has agreed to rehabilitate and redevelop the brownfield site;
2. The rehabilitation and redevelopment of the proposed brownfield site will result in economic productivity of the area, along with the creation of at least 5 new permanent jobs at the brownfield site that are full-time equivalent positions not associated with the implementation of the brownfield site rehabilitation agreement and that are not associated with redevelopment project demolition or construction activities pursuant to the redevelopment of the proposed brownfield site or area. However, the job creation requirement shall not apply to the rehabilitation and redevelopment of a brownfield site that will provide affordable housing as defined in s. 420.0004 or the creation of recreational areas, conservation areas, or parks;
3. The redevelopment of the proposed brownfield site is consistent with the local comprehensive plan and is a permissible use under the applicable local land development regulations;
4. Notice of the proposed rehabilitation of the brownfield area has been provided to neighbors and nearby residents of the proposed area to be designated, and the person proposing the area for designation has afforded to those receiving notice the opportunity for comments and suggestions about rehabilitation. Notice pursuant to this subparagraph must be made in a newspaper of general circulation in the area, at least 16 square inches in size, and the notice must be posted in the affected area; and
5. The person proposing the area for designation has provided reasonable assurance that he or she has sufficient financial resources to implement and complete the rehabilitation agreement and redevelopment of the brownfield site.

The applicant has provided documentation demonstrating compliance with the five criteria listed in Section 376.80(2)(c). Per staff's request, the applicant has provided additional information demonstrating reasonable assurance that they have sufficient financial resources to implement this project.

The applicant has also submitted a Level 2 application for approval of the proposed warehouse (LDNON-2024-20). This request also demonstrates the applicant's commitment to implement this project.

Community Outreach Efforts and Results:

On March 19, 2024, a community meeting was held at the Polk County Activity Center in an effort to inform the surrounding community of the proposed request for a Brownfield area designation and to gather feedback from the community. Mailer notifications were mailed out to property owners on December 21, 2021, who were within 500 feet of the subject site. In addition, an ad was published within the local newspaper (Lakeland Ledger) on March 11, 2024. One person attended the meeting. The applicant made a presentation about the purpose of the Brownfield designation and the proposed warehousing use.

Comprehensive Plan and Land Development Code Summary

The Policies used to lead to the recommendation are as follows:

- Division 1.200 Basic Principles
- Section 2.102-A1 through A10: Growth Management
- Policy 2.124-A13: Brownfield Redevelopment
- Section 2.132-C – Polk City/Urban Growth Special Protection Area (SPA)
- Land Development Code Section 505 – Polk City/Urban Growth Special Protection Area

Findings of Fact

Request, Legal Designations, and Surrounding Uses

- *This is an applicant initiated request for Brownfields Area Designation on approximately 22.5 +/- acres on property in the Business Park Center-1 & -2 (BPC-1 & BPC-2) Future Land Use designation.*
- *The subject property is located in the Suburban Development Area (SDA).*
- *The subject property is within the Transit Center Corridor Overlay (TCCO), specifically a Corridor.*
- *The subject property is within the Green Swamp Area of Critical State Concern.*
- *The proposed request for Brownfield Area Designation is not an amendment to the current Future Land Use designations, nor does it change the current density/intensity of the current Future Land Use designation.*
- *Per Florida Statute 376.79(4), "Brownfield area" means a contiguous area of one or more brownfield sites, some of which may not be contaminated, and which has been designated by a local government by resolution. Such areas may include all or portions of community*

redevelopment areas, enterprise zones, empowerment zones, other such designated economically deprived communities and areas, and Environmental Protection Agency-designated brownfield pilot projects.

- *On March 19, 2024, a community meeting was held at the Polk City Activity Center to discuss the proposed Brownfield Area request and to gather feedback from the community. Mailer notifications were sent out to property owners within 500 feet of the subject property. One person attended. In addition, two notice boards were posted on the subject property and an ad was placed within the Lakeland Ledger.*

Comprehensive Plan Policies

- *Policies 2.102-A1 through A15 address Growth Management in unincorporated Polk County relating to location, compatibility, distribution, timing, development policies and standards, topography considerations, soils, public facilities and utilities, location criteria, urban sprawl, redevelopment, and community vision.*
- *Division 1.200 include eight (8) Basic Principles of which the Comprehensive Plan is based.*
- *Policy 2.124-A13: Brownfield Redevelopment, states that Polk County shall identify and map candidate brownfield sites within the Transit Corridors and Centers Overlay to promote the redevelopment of sites in close proximity to transit and other community services.*
- *The site is within the Transit Corridors and Centers Overlay (TCCO), specifically a transit corridor.*
- *Section 2.132-C of the Critical Area Resource Management Plan includes criteria for the Polk City/Urban Growth Special Protection Area (SPA).*

Recommendation

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 request **IS COMPATIBLE** with the surrounding land uses and general character of the area and **IS CONSISTENT** with the Polk County Comprehensive Plan and Land Development Code. Therefore, the Development Review Committee (DRC) recommends **APPROVAL of LDCU-2024-4**.

GENERAL NOTES

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

NOTE: 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.

Infrastructure and Environmental Concerns

The Brownfield designation is a mechanism that helps identify properties (or areas) in need of additional incentives to help foster clean-up, job creation, or community revitalization of the area or site. Table Two (2) below is a summary of existing infrastructure and environmental conditions related to the subject site.

Table 2 Infrastructure and Environmental Impact Summary

<i>Schools</i>	Polk City Elementary, Stambaugh Middle and Teneroc Sr. High.
<i>Sheriff</i>	Northwest District Substation, 1045 Wedgewood Estates, Lakeland, FL
<i>Fire and EMS</i>	Polk County Fire Rescue Station #7 200 Commonwealth Ave N SW, Polk City
<i>Water/Wastewater Services</i>	City of Lakeland
<i>Transportation Network</i>	State Road 33 (Link 5603 LOS C)
<i>Surface Water</i>	The site is relatively flat, with elevations ranging from 137 to 140 feet. A pond is located in the middle of the site.
<i>Wetlands/Floodplains</i>	Yes
<i>Wells</i>	None, however, temporary monitoring wells have been installed
<i>Airports</i>	None
<i>On-site Soils</i>	Lynne Sand & Eaton Mucky Fine Sand/Depressional
<i>Protected Species</i>	No siting within a one-mile radius of subject site
<i>Parks</i>	Polk City Park at 5130 Duey Park, Polk City, offers a playground and a pavilion. There also are baseball, softball and football fields, as well as league play and a basketball court.
<i>Cultural/Historic Resources</i>	None

Economic Factors:

The proposed request for a Brownfield Designation is anticipated to complement and assist the community in revitalization efforts and address any perceived contamination as a potential dumping site. The proposed designation would help qualify the properties for state and federal financial incentives geared towards clean-up, job-creation, and/or economic revitalization opportunities such as refund tax dollars for the construction costs of the project. These factors help to substantiate the need/potential for economic development in the area by way of the Brownfield area designation. In addition, the proposed request is of no fiscal impact to the County.

Consistency with the Comprehensive Plan and Land Development Code:

The following policies 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 and Land Development Code is provided.

Table 2 Comprehensive Plan Policies and Land Development Code Regulations

Comprehensive Plan Policy	Consistency Analysis
<p>POLICY 2.102-A2 through A15 includes policies on Development Location; Compatibility; Distribution; Timing; Development Policies; Development Standards; Topography Considerations; Soils; Public Facilities and Utilities; Location Criteria; Urban Sprawl Criteria; Redevelopment; Community Vision; Adequate Public Facilities</p>	<p>The purpose of any Brownfield Area Designation Request is to help with redevelopment of a property that is either contaminated or is perceived to be contaminated. This is because contamination of a property can hinder economic development and therefore, economic prosperity of an area. Therefore, this request is consistent with the Growth Management Policies of the Comprehensive Plan</p>
<p>Division 1.200 Basic Principles - Polk County recognizes its responsibility to protect the health, safety, and welfare of its citizens and provide for the achievement and maintenance of a high quality-of-life for all residents by the provision of mechanisms to promote an orderly, efficient, economically sound, harmonious, safe, and healthful living environment. It is recognized that all persons have a right and a responsibility to share equally in the opportunities, benefits, and burdens of our society.</p>	<p>The Basic Principles are the foundation of which the Comprehensive Plan was based. Cleaning up contaminated property or helping to dispel perceived contaminated property is vital to economic prosperity. Therefore, this request is consistent with the Basic Principles of the Comprehensive Plan.</p>
<p>POLICY 2.124-A13: BROWNFIELD REDEVELOPMENT - Polk County shall identify and map candidate brownfield sites within the Transit Corridors and Centers Overlay to promote the redevelopment of sites in close proximity to transit and other community services.</p>	<p>The site is in the Transit Corridor and Centers Overlay, specifically a Corridor. The mapping of this site as a brownfield and the subsequent redevelopment of the site is consistent with this policy.</p>
<p>POLICY 2.132-C4: MODIFIED LAND USES - Development which occurs within the Business-Park Center X shall comply with the provisions of Section 2.110-G of the Comprehensive Plan and shall comply with the following provisions:</p> <p>a. With the exception of general construction activities, facilities engaged in industrial activities, as defined in EPA's National Pollution</p>	<p>Compliance with this policy will be determined as part of the Level 2 review.</p>

Comprehensive Plan Policy	Consistency Analysis
<p>Discharge and Elimination System for Stormwater Associated with Industrial Activity (NPDES) (Chapter 40, CFR Part 122), shall not be permitted. In addition, the following activities are prohibited:</p> <ol style="list-style-type: none"> 1. petroleum pipelines, 2. wholesale chemical operations, 3. petroleum related industries and fuel dealers (with the exception of gas stations which may be permitted), 4. dry cleaning plants, and 5. chemical research operations. <p>b. General construction activities may be permitted. However, prior to the County issuing a development permit, the County will require all such activities, regardless of threshold exemptions, to provide evidence that the criteria within the following permit requirements have been met: EPA's NPDES, State and regional water management district stormwater criteria for preventing erosion and sediment from being discharged offsite (Rule 17- 25.025(7)), as well as the Pollution Source Control on Construction Sites requirements specified in Stormwater BMP 2.04 of the Florida Development Manual (DER, 1988, Chapter 6).</p>	
<p>POLICY 2.132-C8: DEVELOPMENT CRITERIA - Development within the PC-SPA shall conform to the following:</p> <ol style="list-style-type: none"> a. Golf courses shall be considered to recreational and commercial in nature and shall be permitted in the following land uses: <ol style="list-style-type: none"> 1. Leisure/Recreation. 2. Recreation and Open Space. 3. Residential-Low. 4. Residential-Suburban. b. Residential densities shall be modified as follows: <ol style="list-style-type: none"> 1. Densities within the PC-SPA shall not exceed a gross density per parcel of 3 dwelling units per acre. 	<p>Compliance with this policy will be determined as part of the Level 2 review.</p>

Comprehensive Plan Policy	Consistency Analysis
<p>2. Within the PC SPA the use of septic tanks shall only be permitted within the SDA. If septic tanks are to be utilized, the maximum net density shall be 1 dwelling unit per 40,000 square feet.</p> <p>c. Development shall comply with the following Open Space (OS) and Impervious Surface Ratio (ISR) standards:</p> <p>1. All residential development shall provide a minimum open space set-aside of no less than 30% of total land area unless the lots are within a master planned residential community that maintains an overall ISR of 50% and 30% set-aside for open space.</p> <p>2. Single family lots shall not exceed an impervious surface ratio of 50% unless the lots are within a master planned residential community that maintains an overall ISR of 50% and 30% set-aside for open space.</p> <p>3. Commercial development shall not exceed an impervious surface ratio of 60%.</p> <p>4. Development within the BPC shall not exceed an impervious surface ratio of 70%.</p>	

Land Development Code Regulation	Consistency Analysis
<p>Section 505 - Polk City/Urban Growth Special Protection Area (PC-SPA)</p> <p>A. Connection to Public Facilities All development within the Polk City SPA meeting the definition of availability as provided in Section 702 shall be connected to central water and sewer.</p> <p>B. Use of On-Site Sewerage Treatment and Disposal Systems (OSTDS) (Septic Tanks) The use of septic tanks shall only be permitted within the SDA. If septic tanks are used, the maximum net density shall be one dwelling unit per 40,000 square feet.</p> <p>C. Residential Densities Residential development shall comply with the densities provided in Table 5.3.</p>	<p>Compliance with this regulation will be determined as part of the Level 2 review.</p>

Land Development Code Regulation	Consistency Analysis																											
<p data-bbox="219 289 462 321">D. Bonus Densities</p> <p data-bbox="219 327 836 579">Residential development shall not exceed a gross density of one dwelling unit per five acres in the RS land use districts, unless developed in compliance with Section 502. Densities may be increased up to three units per acre subject to the bonus points in Table 3.3 and following the density schedule in Table 5.6.</p> <p data-bbox="219 621 836 684">Table 5.6 Density Bonus Awards for Polk City SPA</p> <table border="1" data-bbox="219 726 779 1052"> <thead> <tr> <th data-bbox="219 726 300 758">Points</th> <th data-bbox="316 726 625 758">Density Permitted du/ac</th> <th data-bbox="690 726 779 758">Points</th> </tr> <tr> <th data-bbox="219 764 300 795"></th> <th data-bbox="316 764 625 795">Density Permitted du/ac</th> <th data-bbox="690 764 779 795"></th> </tr> </thead> <tbody> <tr> <td data-bbox="219 802 300 833">5</td> <td data-bbox="316 802 625 833">0.4</td> <td data-bbox="690 802 779 833">13</td> </tr> <tr> <td data-bbox="219 837 300 869">7</td> <td data-bbox="316 837 625 869">1</td> <td data-bbox="690 837 779 869">14</td> </tr> <tr> <td data-bbox="219 873 300 905">8</td> <td data-bbox="316 873 625 905">1.2</td> <td data-bbox="690 873 779 905">15</td> </tr> <tr> <td data-bbox="219 909 300 940">9</td> <td data-bbox="316 909 625 940">1.4</td> <td data-bbox="690 909 779 940">16</td> </tr> <tr> <td data-bbox="219 945 300 976">10</td> <td data-bbox="316 945 625 976">1.5</td> <td data-bbox="690 945 779 976">17</td> </tr> <tr> <td data-bbox="219 980 300 1012">11</td> <td data-bbox="316 980 625 1012">1.6</td> <td data-bbox="690 980 779 1012">18</td> </tr> <tr> <td data-bbox="219 1016 300 1047">12</td> <td data-bbox="316 1016 625 1047">1.8</td> <td data-bbox="690 1016 779 1047">20</td> </tr> </tbody> </table> <p data-bbox="219 1129 406 1161">E. Open Space</p> <p data-bbox="219 1167 836 1419">Residential development shall provide an open space set aside of at least 30 percent of the total land area of the development or as provided in Section 750, whichever results in the greater amount. The open space shall be located in a large common area or areas and in buffers and shall not be located within individual platted lots.</p> <p data-bbox="219 1461 787 1493">F. Impervious Surface Ratio (ISR) Standards</p> <p data-bbox="219 1499 836 1562">Development shall comply with the following Impervious Surface Ratio (ISR) standards:</p> <p data-bbox="219 1604 836 1856">1. Detached single-family lots shall not exceed an impervious surface ratio of 50 percent. 2. Non-residential development shall not exceed an impervious surface ratio of 60 percent. 3. Development within the BPCX districts shall not exceed an impervious surface ratio of 70 percent.</p>	Points	Density Permitted du/ac	Points		Density Permitted du/ac		5	0.4	13	7	1	14	8	1.2	15	9	1.4	16	10	1.5	17	11	1.6	18	12	1.8	20	
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Comments from other agencies

No comments

Exhibits:

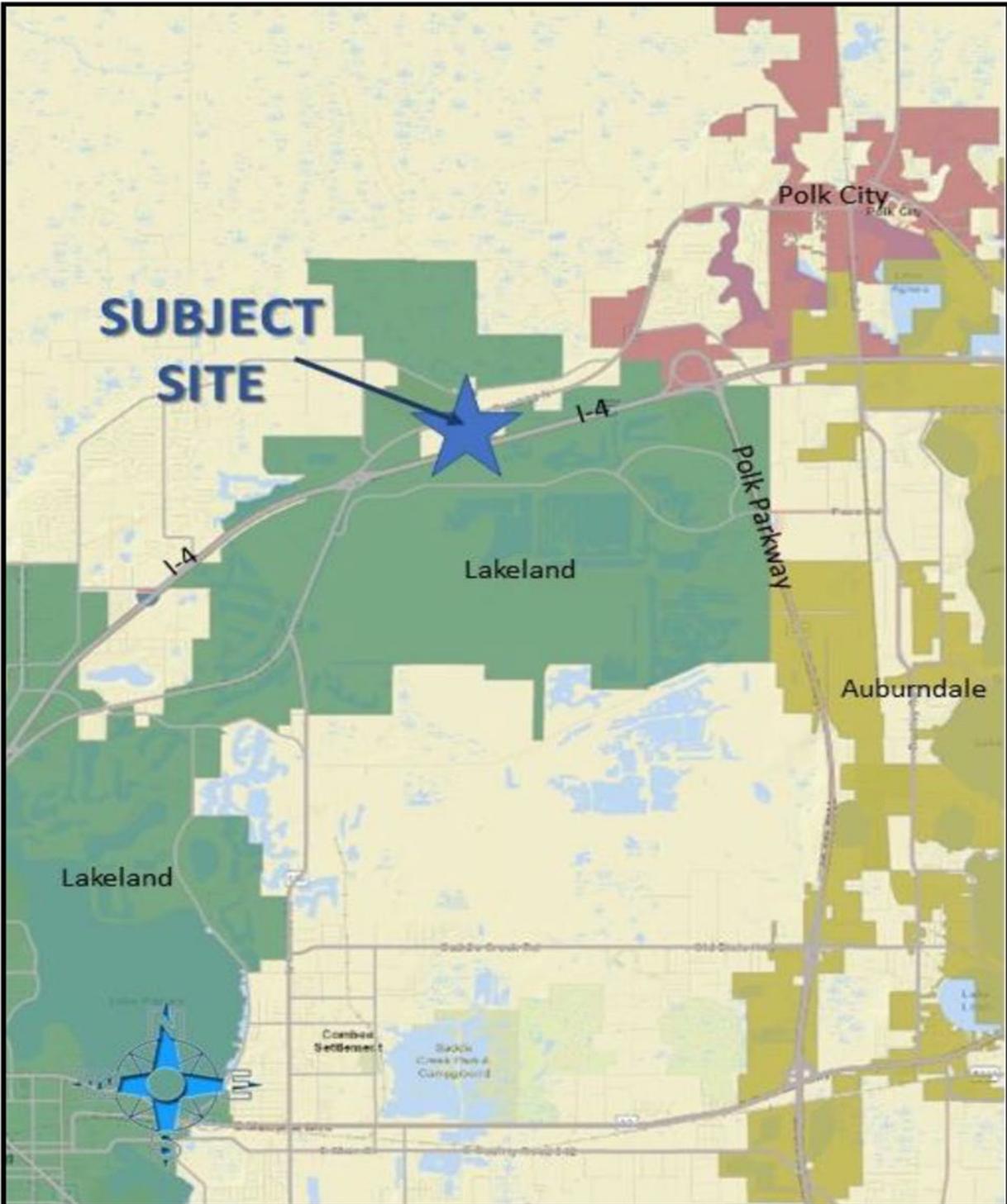
Exhibit 1: Location Map

Exhibit 2: Aerial Map Context 2020

Exhibit 3: Aerial Close Up 2020

Exhibit 4: Current Future Land Use Map

Exhibit 5: Proposed Project Site Plan



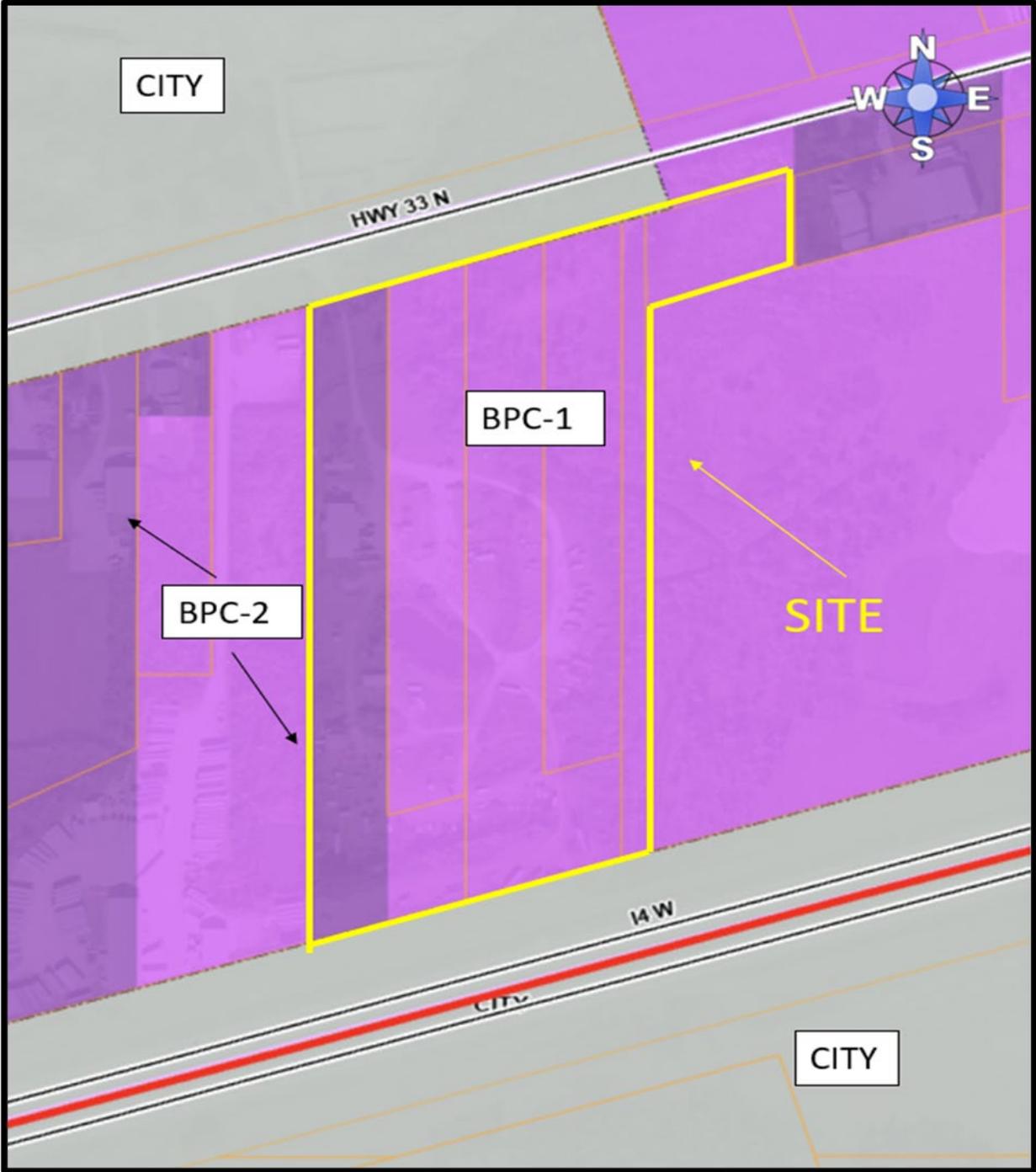
LOCATION MAP



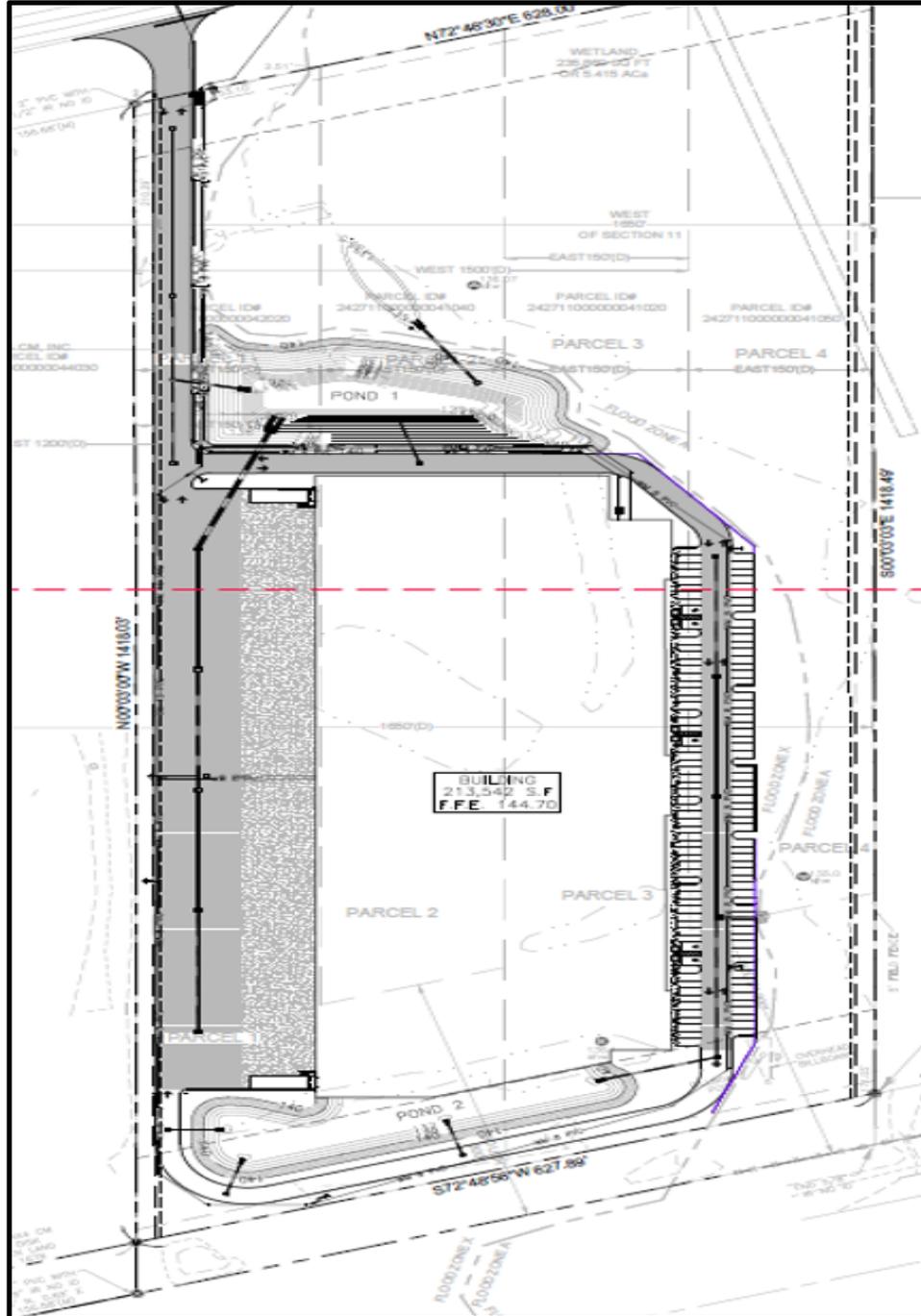
AERIAL CONTEXT 2023



AERIAL CLOSE UP 2023



CURRENT FUTURE LAND USE MAP



PROPOSED PROJECT SITE PLAN

(LDNON-2024-20)