

POLK COUNTY DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

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|-----------------------------------|---|
| DRC Date: | September 25, 2025 |
| Planning Commission Date: | December 3, 2025 |
| BoCC Dates: | N/A |
| Applicant: | Tom Wodrich |
| Level of Review: | Level 3 Review, Conditional Use |
| Case Number and Name: | LDCU-2025-31 Old Hwy 37 CU |
| Request: | The applicant is requesting Conditional Use (CU) approval for a concrete batch plant (aggregate storage and processing) on approximately 16.06 acres. |
| Location: | South of Old Hwy 37, north of Jamison Road, west of the City of Mulberry in Section 35, Township 30, Range 23. |
| Property Owner: | Mims/Alafia LLC |
| Parcel Size: | ±16.06 acres (233035-000000-011040), (233036-000000-033030), (233036-000000-033060) |
| Development Area/Overlays: | Rural Development Area (RDA) |
| Future Land Use: | Industrial (IND) |
| Nearest Municipality | Mulberry |
| DRC Recommendation: | Conditional Approval |
| Planning Commission Vote: | Pending |
| Case Planner: | Aleya Inglima, Planner II |

Location



Aerial Image



Summary of Analysis:

The applicant is requesting Conditional Use (CU) approval for a concrete batch plant (aggregate storage and processing). The property is approximately 16.06 acres. A construction aggregate storage yard is a land use activity primarily dedicated to the outside storage of aggregate materials. The site plan includes numerous buildings, including a 4,200-sf main office, 1,500 sf product showroom, 4,000 sf main block plant line manufacturing building, as well as product storage areas, truck parking, fueling and maintenance, and power generation and distribution buildings. The proposed concrete batch plant will serve the surrounding communities with employment opportunities, and it will support the tremendous levels of development occurring by supplying ready-mix concrete solutions for commercial, residential, and industrial projects.

The site is located within the Industrial (IND) future land use map district in an area of the County that has a long history of phosphate mining and various industrial developments associated with this industry for more than 70 years. Many of the residential uses in the region were originally established as a result of the need to house workers for the phosphate industry and other industrial employers. The site is adjacent to an existing industrial manufacturing facility (CCC Industrial Construction) directly to the east and is buffered from residential areas by natural vegetation to the north, west and south. The site is also located on a collector road.

Aggregate storage and processing can also create adverse negative effects upon neighboring property values if not properly designed and managed. It is best that they are located far from residential and retail commercial use districts. This site is surrounded by PM Future Land Use Map districts. Most of the properties have not been developed. The proposed development is approximately ¼ mile away from the nearest residence. It will be buffered to ensure it is unobtrusive to the residential properties in the outlying area and will be operated in a manner that is compatible to the surrounding area. The proposed use is located on a property that is large enough to address any compatibility concerns. The site plan was designed to place the concrete manufacturing building at the NE corner of the site adjacent to the existing industrial manufacturing facility (CCC Industrial Construction). The parking areas, driveways and circulation are sufficient to accommodate the proposed use and allow for safe entry and exiting of the property. In general, the site design and buffering, and distancing from other uses result in there being no incompatibilities or special efforts needed to minimize the differences in the proposed use with adjacent uses. There will likely be a minimal increase in demand of public services as a result of this approval.

Staff is recommending approval of the aggregate storage and processing as it is consistent with the Comprehensive Plan, Land Development Code, and compatible with neighboring properties.

Findings of Fact

- *This is a request for Conditional Use approval of a concrete batch plant (aggregate storage and processing) on approximately 16.06 acres.*
- *On December 2, 2009, the Board of County Commissioners voted to approve CPA 09B-04, a request to change approximately 300 ± acres from Phosphate Mining (PM) to Industrial (IND) and 32 ± acres from Phosphate Mining (PM) to Business Park Center (BPC) for a total of 332 ± acres in the Rural Development Area (RDA).*
- *The proposed site is located in Industrial (IND) land use district. According to Table 2.1 of the Land Development Code (LDC), “Aggregate storage and processing” is a “C3” conditional use in IND land use districts which necessitates a Level 3 Review and public hearing before the Planning Commission.*
- *The site is located in the Rural Development Area (RDA) which, according to POLICY 2.108-A1 of the Polk County Comprehensive Plan, is an area “characterized by large open areas, agricultural use, with scattered development and rural centers. Services are limited and mostly found in the rural centers and clustered developments.”*
- *Chapter 10 of the Land Development Code (LDC) defines CONSTRUCTION AGGREGATE PROCESSING (Added 11/4/14 - Ord. 14-066): “Any parcel of land and structures thereon, that are used or devoted to processing construction aggregate (see Construction Aggregate definition) through crushing, screening, rolling, vibrating, or other similar process, and includes the transportation of construction aggregate to and from the site.”*
- *Chapter 10 of the Land Development Code (LDC) defines CONSTRUCTION AGGREGATE STORAGE (Added 11/4/14 - Ord. 14-066): “Any parcel of land and structures thereon, that are used or devoted to storing or stockpiling construction aggregate (see Construction Aggregate definition), and includes the transportation of construction aggregate to and from the site.”*
- *Chapter 3, Section 303 of the Land Development Code requires the following conditions for all construction aggregate storage and processing approvals:*
Construction Aggregate Processing (Added 11/4/14 - Ord. 14-066)

In addition to the applicable district regulations, the following standards shall apply:

- 1. All processing activities shall be setback a minimum of 100 feet from all property lines. This may be reduced to 50 feet if the adjacent property consists of the following:*
 - a. The adjacent property consists of a similarly intense industrial use;*
 - b. The site is adjacent to an active railroad line; or*
 - c. The adjacent property consists of a majority of environmentally sensitive lands, which prevents the future development of the property.*

The Planning Commission may approve a request to vary from these setback requirements when considering the variance criteria as outlined in Section 931 of this Code.

- 2. If adjacent to residentially used or designated property, all processing activities shall be setback a minimum of 200 feet. This shall include residentially used or designated property across any roadway with less than 80 feet of right-of-way. The Planning Commission may approve a request to vary from this setback requirement when considering the variance criteria as outlined in Section 931 of this Code.*
 - 3. A minimum Type B Buffer shall be required along all property lines. In addition, a six foot high opaque fence shall be installed along all road rights-of-way and adjacent residentially used or designated property. This shall be installed along the interior of the required landscaping.*
 - 4. Construction aggregate processing uses are permitted to have accessory storage piles. These storage piles shall comply with the following:*
 - a. Be setback a minimum of 50 feet from all property lines;*
 - b. No pile shall exceed 75 feet in height. When adjacent to a residential use or residential land use district, the pile height shall be limited to 50 feet within the first 200 feet of the subject property line; and*
 - c. The Planning Commission may approve a request to vary from these setback and height requirements when considering the variance criteria as outlined in Section 931 of this Code.*
- Chapter 3, Section 303 of the Land Development Code requires the following conditions for all construction aggregate storage and processing approvals:*

Construction Aggregate Storage (Added 11/4/14 - Ord. 14-066)

In addition to the applicable district regulations, the following standards shall apply:

- 1. Only storage shall be permitted. No processing shall take place on-site. Only loading and unloading of the construction aggregate to and from vehicles, rail cars, etc., is permitted.*
- 2. All storage piles shall comply with the following:*
 - a. Be setback a minimum of 50 feet from all property lines;*
 - b. No pile shall exceed 75 feet in height. When adjacent to a residential use or residential land use district, the pile height shall be limited to 50 feet within the first 200 feet of the subject property line; and*

- c. *The Planning Commission may approve a request to vary from these setback and height requirements when considering the variance criteria as outlined in Section 931 of this Code.*
3. *A minimum Type B Buffer shall be required along all property lines. In addition, an eight foot high opaque fence shall be installed along all road rights-of-way and adjacent residentially used or designated property. This shall be installed along the interior of the required landscaping.*
 4. *All storage piles shall incorporate dust prevention measures (i.e., water spraying, etc.).*
 5. *A construction aggregate storage use shall have direct access to a paved local commercial road, collector road or arterial road.*
 6. *Only equipment related to the construction aggregate storage shall be stored on-site.*
- *The surrounding Future Land Use Map districts are PM and IND*
 - *The property is over five miles from the nearest school and a significant distance from current or potential school bus stops in the vicinity of the site.*
 - *County Fire response to this project is from Polk County Fire Rescue Station 4, located at 6949 Old Highway 37, Mulberry, (0.4) miles from the site.*
 - *The site is served by the Polk County Sheriff's Office Southwest District Command Center at 4012 US 98 South in Lakeland approximately 19 miles driving distance from the site.*
 - *The property will utilize well and septic onsite.*
 - *The site has over 60 feet of direct road frontage on Old Hwy 37.*
 - *Old Hwy 37 is a rural major collector road with twenty feet in width.*
 - *The site is comprised of Urban land and Neilhurst sand, according to the U.S. Department of Agriculture, Soil Conservation Service.*
 - *According to the Florida Natural Areas Inventory Biodiversity Matrix, the site is not located within a one-mile radius of endangered species.*
 - *The site is not within an airport flight path, height notification zone or in-flight visual interference zone.*
 - *The Comprehensive Plan defines Compatibility in Section 4.400 as "A condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition."*
 - *This request has been reviewed for consistency with Tables 2.1 & 2.2 and Section 303 of the LDC.*

Development Review Committee Recommendation: Based on the information provided by the applicant, the findings of fact, recent site visits, and the staff report, the Development Review Committee (DRC) finds that the proposed request **IS COMPATIBLE** with the surrounding land uses and general character of the area, **IS CONSISTENT** with the Polk

County Comprehensive Plan; therefore, the DRC recommends **APPROVAL of LDCU-2025-31**.

CONDITIONS OF APPROVAL

Based upon the findings of fact, the DRC recommends APPROVAL of LDCU-2025-31 with the following Conditions:

1. This approval shall be for aggregate storage and processing on ±16.06 acres. [PLG]
2. The site plan included herein together with the conditions of approval shall be considered the “Binding Site Plan.” Any modifications to LDCU-2025-31, except for those listed in Section 906.E of the LDC, shall constitute a Major Modification to this approval and require a Level 3 Review before the Planning Commission.

GENERAL NOTES

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

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

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

NOTE: Approval of this request is only for Level 3 Review and only for those development decisions within the Planning Commissioners' jurisdiction. A Level 2 Review (engineered plans) will be required reflecting the standard conditions listed in Section 303 of the Land Development Code and the development standards listed in Chapter 7 of the Land Development Code. Upon completion of the Level 2 Process, building permits will be required for all structures in accordance with Chapter 553 of the Florida Statutes.

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

Surrounding Land Use Designations and Current Land Use Activity

The following table provides a reference point for notable and pertinent Future Land Use Map districts and existing land uses upon them.

Table 1

| | | |
|---|--|--|
| Northwest: PM Phosphate Land | North: IND Pasture | Northeast: IND Phosphate Land |
| West: PM Phosphate Land | Subject Property: IND Pasture | East: PM Light Manufacturing |
| Southwest: PM Phosphate Land | South: PM Phosphate Land | Southeast: PM Light Manufacturing |

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

This site has frontage along Old Hwy 37. To the north and south is vacant pasture which is zoned Industrial (IND) or Phosphate Mining (PM). To the east is CCC Industrial Construction.

Compatibility with the Surrounding Land Uses and Infrastructure:

This site is appropriate for aggregate storage and processing use. This type of land use has little need for urban services other than fire rescue and transportation access. Those are the only ones readily available to the area. The site is far from existing residents as well as the potential for future residents (over 1,000 feet).

A. Land Uses:

Aggregate storage and processing are only permitted in IND districts for good reason. Aggregate storage and processing can have a negative impact on neighboring and nearby property values if they are not properly located, designed and constructed in accordance with the LDC. Aggregate storage and processing can generate noise and dust during standard operations and look aesthetically unpleasing if not adequately screened. This location is ideal for aggregate storage. Most of the surrounding properties are vacant and zoned for non-residential uses. The property is over 1,000 feet from the nearest residence and separated by a railroad. It appears that none of the surrounding or nearby properties will be unduly negatively impacted directly or indirectly by the establishment of a salvage yard at this location. Aggregate storage and processing are required to be screened from offsite view behind a six-foot opaque fence and Type “C” landscape buffer along the roadway. The use will be required to meet all applicable Section 303 criteria, including proper buffering and setbacks, safe access and circulation, stormwater and runoff controls, and operational measures that ensure compatibility with surrounding land uses. Aggregate piles must maintain a minimum setback of 50 feet from all property lines.

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

B. Infrastructure:

Staff finds there to be more than adequate infrastructure to support aggregate storage and processing at this location. There is adequate traffic capacity on surrounding roadways. The site is far from public schools or school bus stops. There are no sidewalks in the area. The proposed aggregate storage and processing use is very land intensive and does not need many urban services. These types of uses are best when located away from more intense and dense development.

Nearest Elementary, Middle, and High School

The closest schools are Purcell Elementary (± 5 miles) and Mulberry Middle/High School (±5.1 miles). This is a non-residential use; the request will not have an impact on school capacity. The infrequent traffic created by this request will have limited impact on school buses and their routes.

Table 2

| Name of School | Average driving distance from subject site |
|------------------------|--|
| Purcell Elementary | ±5 miles driving distance |
| Mulberry Middle School | ±5.1 miles driving distance |
| Mulberry High School | ±5.8 miles driving distance |

Source: Polk County School Board GIS

Nearest Sheriff, Fire, and EMS Station

Fire and Ambulance Response is primarily from Polk County Fire Rescue Station 4, 6949 Old Highway 37, Mulberry. The travel distance is 0.4 miles, and the travel time is estimated to be five (5) minutes. This property is served by Polk County Sheriff's Office's Southwest substation located at 4012 US 98 South, Lakeland. The response times for the SW District for October 2025 were:

Priority 1 Calls – 9:14 Minutes

Priority 2 Calls – 24:39 Minutes

Priority 1 Calls are considered to be true emergencies, in-progress burglary, robbery, injuries, etc. Priority 2 Calls refer to events that have already occurred, such as a burglary that occurred while the homeowner was on vacation and had just been discovered. At any rate, response times are not as much a function of the distance to the nearest substation but more a function of the overall number of patrol officers within the County. Table 2, to follow, provides a breakdown of response times and travel distances for emergency services.

Table 3

| | Name of Station | Distance | Response Time* |
|---------|--|------------|-----------------------|
| Sheriff | Southwest District Substation 4012 US 98 South, Lakeland | ±19 miles | P1: 9:14 P2: 24:39 |
| Fire | Polk County Fire Rescue Station 4 6949 Old Highway 37, Mulberry | ±0.4 miles | 5 minutes |
| EMS | Polk County Fire Rescue Station 4 6949 Old Highway 37, Mulberry | ±0.4 miles | 5 minutes |

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

Typically, there will be relatively few employees at aggregate storage and processing. They have limited public interaction as well. Most often the customer identifies the material they are seeking, and an employee of the establishment seeks and ships the aggregate. Though trained to do so, there is still some risk of injury. For that reason and the presence of materials stored onsite, public safety response is an important factor in the proper location of aggregate storage and processing.

Water and Wastewater Demand and Capacity:

Aggregate storage and processing consume a lot of land but generate very little demand for water and wastewater services. The existing onsite systems should be adequate for use of this property. If public water services are needed, it will be due to fire code requirements for hydrants. There is currently fire protection such as hydrants located outside the property on Old Hwy 37.

A. Estimated Demand and Service Provider:

Irrigation will be provided by private well. There will be no potable water connection to this site. There is a hydrant nearby at CCC Industrial Construction.

The site will utilize septic system for the restrooms and break rooms located in the offices, showroom, and block paver building. Since structures are primarily operational and not filled with employees, it is anticipated that each building will generate the equivalent water need of a single-family home or approximately 360 GPD per structure or approximately 1,080 GPD total. The sewer demand is approximately 80% of water demand, which equates to 864 GPD for the proposed use.

B. Available Capacity:

A private well is being used on the property for irrigation.

C. Planned Improvements:

There are no planned improvements by the County in the vicinity of the parcel.

Roadways/ Transportation Network

Aggregate storage and processing do not often generate significant amounts of traffic on roadways. They are typically more of a “land intensive” use. This means they use a lot of land but do not have as much activity to go with it. There is more than ample capacity on the directly effected roadways, even for a use with higher transportation demands.

A. Estimated Demand:

There will likely be a minimal increase in transportation demand as a result of this approval. Aggregate storage and processing do not have a large number of daily consumers. Much of the Activity is in the processing and management of goods onsite. The Institute of Transportation Engineers (ITE) Traffic Generation Manual backs this estimate.

Table 4

| Subject Property | Estimated Impact Analysis | | |
|-----------------------------------|-----------------------------------|---------------------------------------|---------------|
| | Demand as Currently Permitted IND | Maximum Permitted in the District IND | Proposed Plan |
| ±16.06 acres IND | | | |
| Permitted Intensity | Warehouse | Manufacturing | Salvage Yard |
| Average Annual Daily Trips (AADT) | 129 | 289 | 141 |
| PM Peak Hour Trips | 19 | 55 | 22 |

Source: Polk County Concurrency Manual

B. Available Capacity:

Although the request will have limited impact on the transportation system, it is still pertinent to be aware of available capacity when making land use decisions. Table 5, to follow, provides a good snapshot of the capacity on the surrounding road network.

This project is not expected to have a significant influence on the capacity of the nearest relevant road links, Old Hwy 37 (Link 4128N/S). Roadways have the capacity to assimilate the project’s traffic at this peak as described in the section above. Table 5 shows the available capacity of the most-affected links.

| Table 5 | | | | |
|---|-------------------------------------|---------------------------------------|--|-----------------------------|
| Link # | Road Name | Current Level of Service (LOS) | Available PM Peak Hour Capacity | Minimum LOS Standard |
| 4128N | Old Hwy 37 From CR 630 to CR 640 | B | 702 | D |
| 4128S | Old Hwy 37 From CR 630 to CR 640 | B | 701 | D |
| <i>Source: Polk County Transportation Planning Organization, Concurrency Roadway Network Database April 8, 2023</i> | | | | |

This request will require a minor traffic study since the average annual daily trip rate (AADT) will be more than 50 trips per day. The access is through a county-maintained road (Old Hwy 37).

C. Roadway Conditions:

The subject site has direct ingress/egress onto Old Hwy 37 (Road No. 133501). Old Hwy 37 is paved, twenty feet in width, county maintained, and is a rural major collector road. The current level of service is B and service can go down to D. This proposed aggregate storage and processing is not likely to have any adverse impacts upon the conditions of the road.

D. Sidewalk Network

There are no sidewalks along the parcel. Aggregate activity does not require sidewalks.

E. Planned Improvements

There are no planned improvements in the immediate area of the mining site.

F. Mass Transit

The population concentration is relatively low in the area and will likely remain so with the lack of services present. This is not an area of the County that is planned for transit services. The nature of this request does not demand the need for mass transit, either.

Park Facilities and Environmental Lands:

This is an area in the County that has long been part of the phosphate industry.

A. Location:

Bone Valley ATV Park is south of the subject site at 10427 Co Rd 630, Mulberry, FL 33860.

B. Services:

Bone Valley ATV Park is currently a 200-acre tract of land owned and managed by Polk County. The park has open riding areas and hill climbs for dirt bikes, four wheelers and side-by-sides. The park also has training areas for those to learn, restrooms and picnic areas for the whole family to enjoy.

C. Multi-use Trails:

Bone Valley ATV Park boasts 15 trails ranging in difficulty from the leisurely to the advanced.

Environmental Conditions

There are some environmental limitations to development of this property if it were to be developed for a higher intensity of usage. However, for aggregate storage and processing there are no real environmental limitations. It is a good site for salvage. The soils are mostly urban Sand which, not well drained, so this helps prevent catastrophic groundwater contamination.

A. Surface Water:

The site sits at a higher elevation near the center of the property according to the 2016 LIDAR data in the County's GIS system. The properties surrounding the site are at or higher than the subject property. This forces the current run-off into the southwest wetland and pond. Standard stormwater events evaporate or are absorbed into the soil before reaching the waterway. Applicant stated the project will conform with to the Southwest Florida Water Management District (SWFWMD) water quality requirements and as such will have minimal effect on water quality.

B. Wetlands/Floodplains:

A portion of the property is shown to be in a flood zone 'A' area. Offsite drainage will also be addressed during the Level 2 Review. All onsite drainage will be required to be pre-treated prior to any offsite discharge.

C. Soils:

The site is comprised of severely limited soils for typical forms of development, according to the U.S. Department of Agriculture, Soil Conservation Service, Polk County Survey.

Table 8

| Soil Name | Septic Tank Absorption Field Limitations | Limitations to Small Commercial Buildings | % of Site (approximate) |
|------------------|---|--|------------------------------------|
| Urban Sands | Slight | Slight | 78.4% |
| Neilhurst sand | Severe: wetness | Severe: wetness | 20.4% |

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

D. Protected Species

According to the Florida Natural Areas Inventory Biodiversity Matrix, the site is not located within a one-mile radius of a recent endangered animal species sighting. Prior to the start of activities, the applicant shall hire a qualified professional to conduct a site survey/walkover to ensure that no threatened or endangered plant or animal species exist on the site. If any are discovered, the applicant shall properly protect the specie(s) or mitigate any impacts consistent with federal, state, and local law.

E. Archeological Resources:

According to the Secretary of State's Department of Historical Resources, the Florida Master Site File lists no archaeological sites.

F. Wells (Public/Private)

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

G. Airports:

The site is not within any Airport Buffer Zones.

Economic Factors:

Aggregate storage and processing is a land use activity primarily dedicated to the outside storage of goods and materials. Aggregate storage is typically land intensive use that requires very little urban services to support them. Even their potential retail functions have limited customer interaction. Aggregate storage and processing can also promote adverse negative effects upon neighboring property values if not properly designed and managed. It is best that they are located far enough from Future Land Use Map designations such as residential and retail commercial.

This site is surrounded by PM Future Land Use Map districts. The properties abutting them have either not been developed or are manufacturing. The closest residential unit is over 1,00 feet away and separated by a rail line. This location is not likely to cause any measurable decline in the property values in the immediate area.

Consistency with the Comprehensive Plan:

Comprehensive Plan POLICY 2.113-A1 says "Industrial lands are characterized by facilities for the processing, fabrication, manufacturing, recycling, and distribution of goods, and may contain any use also found within a Business-Park Center. However, land use activities that operate externally to enclosed structures may be permitted within an Industrial Future Land Use designation. Industrial districts are also the appropriate location for land use activities that produce significant amount of noise, odor, vibration, dust, and lighting on and off-site that do not produce a physical product."

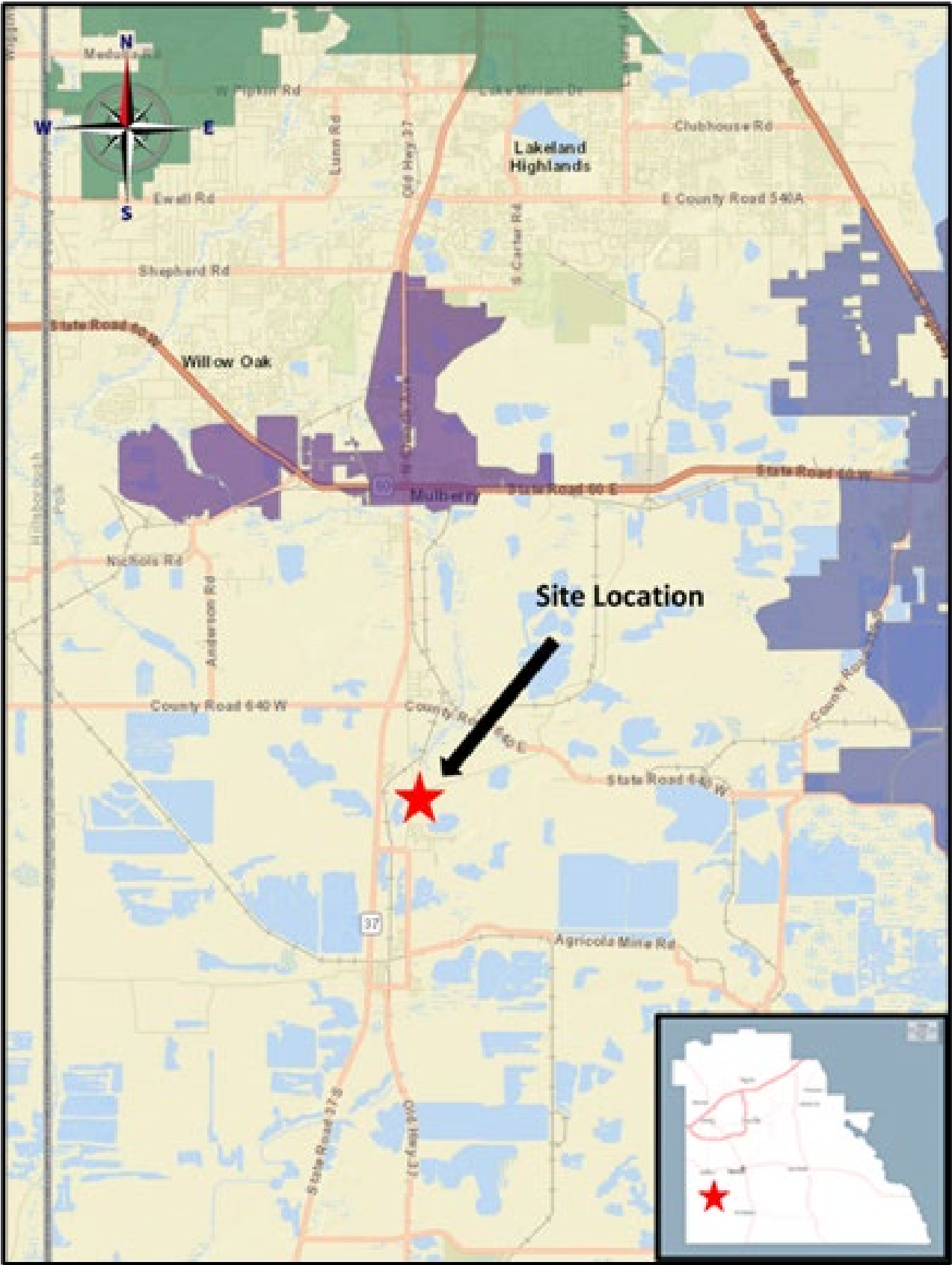
Table 4

| The Planning Commission, in the review of development plans, shall consider the following factors in accordance with Section 906.D.7 of the LDC: | |
|---|--|
| Whether the proposed development is consistent with all relevant requirements of this Code; | <i>Yes, this request is consistent with the LDC, specifically Sections 205, 303 and 906.D.</i> |
| Whether the proposed development is consistent with all applicable policies of the Comprehensive Plan; | <i>Yes, this development is consistent with the Comprehensive Plan because the IND district allows outside storage of goods (construction aggregate yard and processing) through Planning Commission approval.</i> |
| Whether the proposed use is compatible with surrounding uses and the general character of the area, including such factors as density, height, bulk, scale, intensity, traffic, noise, and appearance; and | <i>Yes, the request is compatible with surrounding uses and the general character of the area. See Page 5 & 6 of this staff report for data and analysis on surrounding uses and compatibility.</i> |
| How the concurrency requirements will be met if the development were built. | <i>The request is capable of meeting concurrency requirements in the timeframe in which it will be constructed. See pages 6-11 of this staff report for data and analysis.</i> |

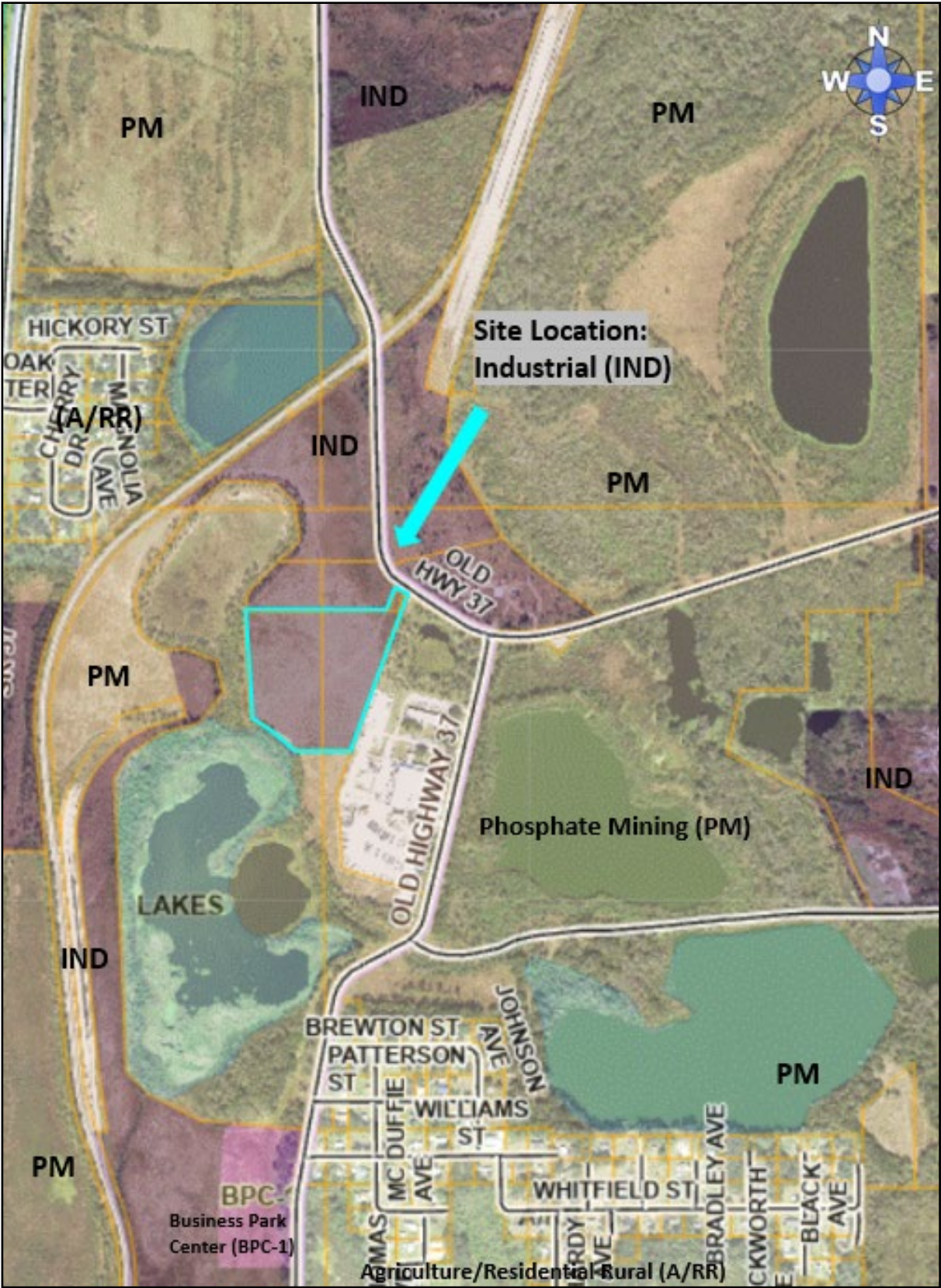
Comments from other Agencies: None

Exhibits:

| | |
|-----------|-----------------------------|
| Exhibit 1 | Location Map |
| Exhibit 2 | Future Land Use Map |
| Exhibit 3 | Aerial Photograph (context) |
| Exhibit 4 | Aerial Photograph (close) |
| Exhibit 5 | Site Plan |



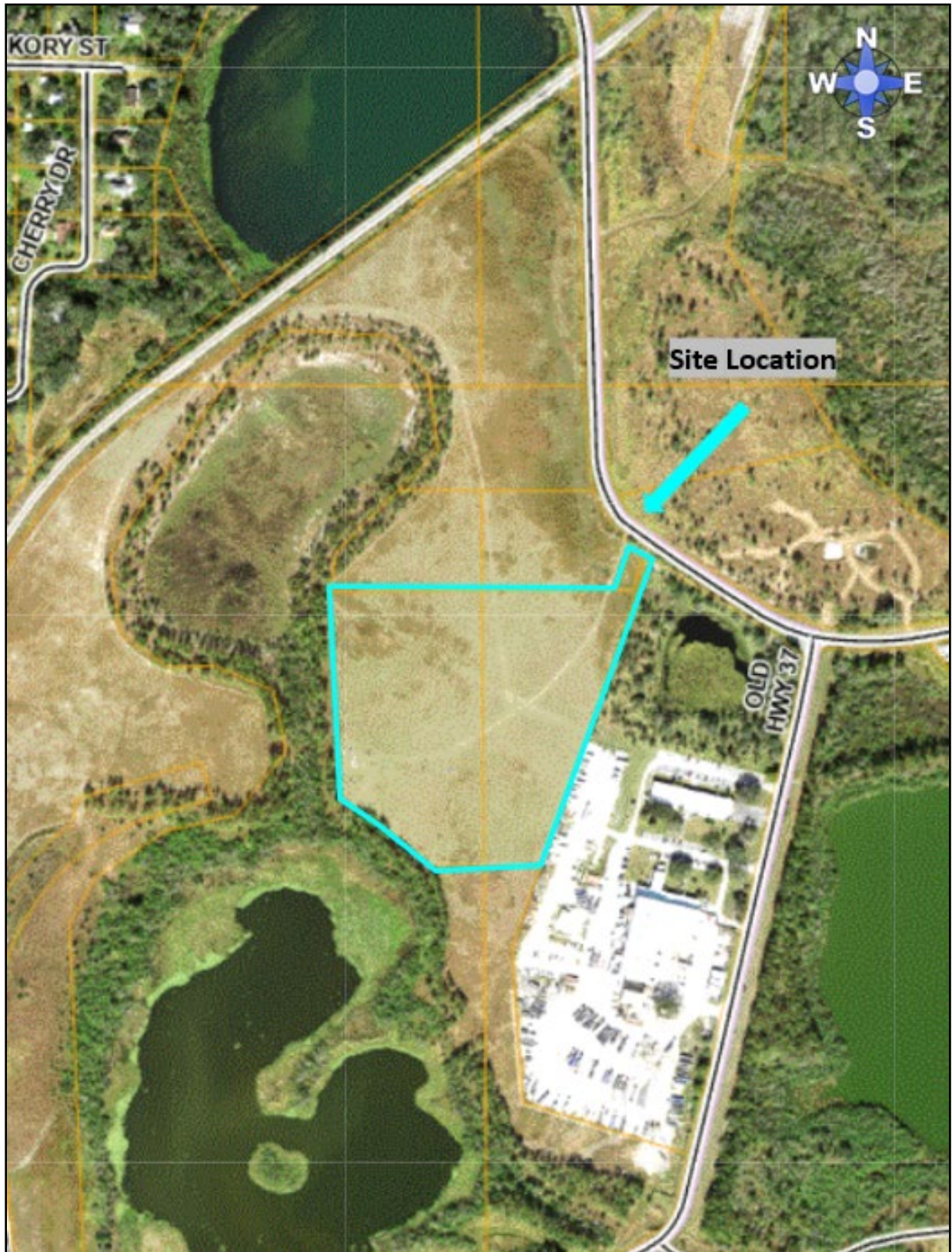
Location Map



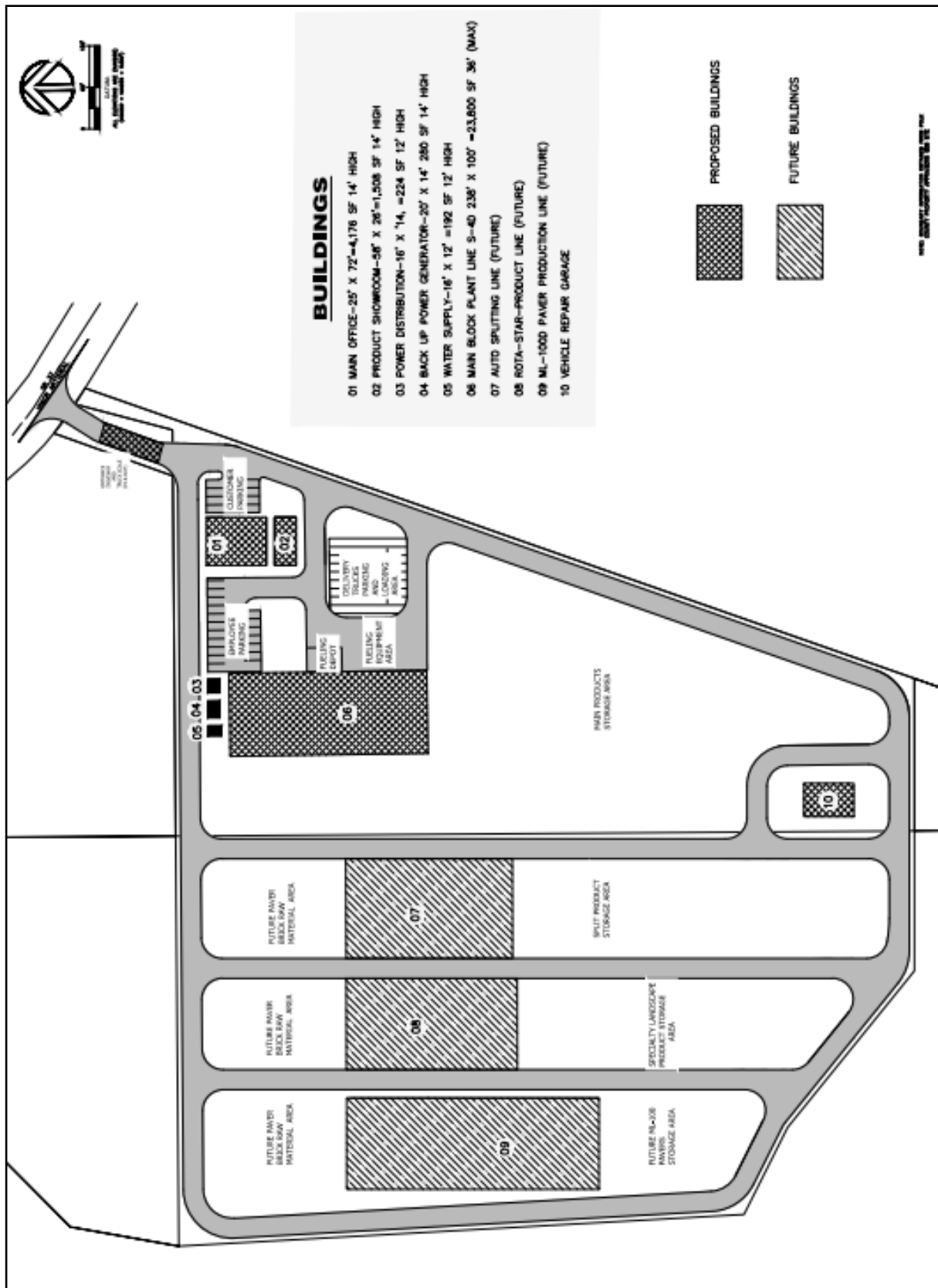
Future Land Use Map



Aerial Image – Context



Aerial Image - Close



DRC Findings/Recommendation
Level 3/ANI 11/24/2025 1:40:42 PM