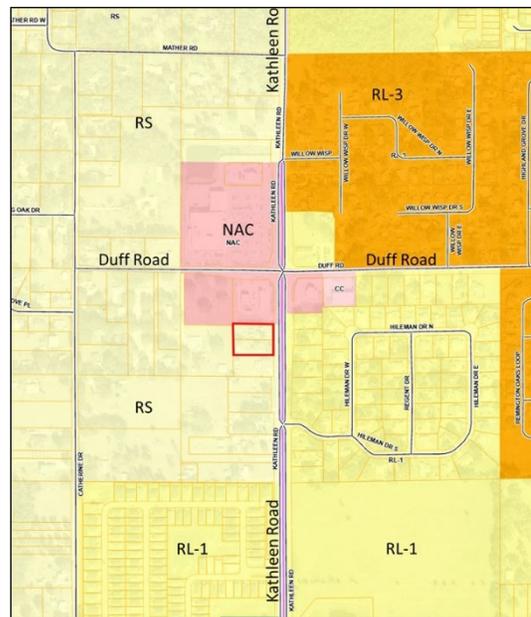


# POLK COUNTY DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

<b>DRC Date:</b>	November 6, 2025
<b>Planning Commission Date:</b>	January 7, 2026
<b>BoCC Dates:</b>	February 17, 2026
<b>Applicant:</b>	Bart Allen, Peterson & Myers
<b>Level of Review:</b>	Level 4 Review, Comprehensive Plan Map Amendment
<b>Case Number and Name:</b>	LDCPAS-2025-32; Kathleen & Duff NAC CPA
<b>Request:</b>	Small Scale Comprehensive Plan Map Amendment from Residential Suburban (RS) in the Suburban Development Area (SDA) to Neighborhood Activity Center (NAC) in the Urban Growth Area (UGA) on 1.13± acres.
<b>Location:</b>	West side of Kathleen Road, south of Duff Road East of Catherine Drive, and north of Catherine Drive, northwest of the City of Lakeland, in Section 12, Township 29, Range 23.
<b>Property Owner:</b>	Ashley Killingsworth, Gary Ray Givans Sr.
<b>Parcel Size:</b>	1.13± acres; parcels 232717-000000-021210, 232717-000000-021090
<b>Development Area/Overlays:</b>	Suburban Development Area (SDA)
<b>Future Land Use:</b>	Residential Suburban (RS)
<b>Nearest Municipality</b>	Lakeland
<b>DRC Recommendation:</b>	Approval
<b>Planning Commission Vote:</b>	Approval (7:0)
<b>Case Planner:</b>	Robert Bolton, Planner III



**Location**



**Current Future Land Use**

### **Summary of Analysis**

This is an applicant request for a Small Scale Comprehensive Plan Amendment LDCPAS-2025-32) to change the Future Land Use Designation from Residential Suburban (RS) in the Suburban Development Area (SDA) to Neighborhood Activity Center (NAC) on 1.13+/- acres. The site is located in the Suburban Development Area (SDA), and meets the criteria including infrastructure, to be changed to the Urban Growth Area (UGA). The site is located on the west side of Kathleen Road, approximately 300 feet south of Duff Road, east of Catherine Drive, and north of Catherine Drive, northwest of the City of Lakeland, in Section 12, Township 29, Range 23.

### **Compatibility Summary**

The proposed land use change is compatible with the growth that has and is occurring in this area. The subject site is located adjacent to the south of an existing Neighborhood Activity Center (NAC), adopted in January 2018 and fully built out. The requested expansion meets the Characteristics for Neighborhood Activity Center's (NAC) as well as the locational criteria. The existing NAC is located at the intersection of Kathleen Road and Duff Road, northwest of the city of Lakeland in an area of continued residential growth and desirability. The proposed use will not have a significant impact on public services and not impact the school system as a non-residential land use. The Land Development Code provides for buffering and setback to and from residential uses and districts providing buffering from the adjacent residential uses. The site meets the standards, for infrastructure to be included within the Urban Growth area (UGA). The Urban Growth Area (UGA) is meant to be an area where the availability of infrastructure and other community facilities and services, promotes and supports the location of higher density and intensity development. The proposed NAC will provide non-residential support to an area with predominantly residential Future Land Use designations. The request is considered to be compatible and consistent with the surrounding area.

### **Infrastructure and Urban Services Summary**

The proposed CPA is not anticipated to degrade the Level-of-service (LOS) standard for transportation, the locally zoned schools, fire, EMS and sheriff public safety resources. It is noted that the subject site had a Lakeland Electric transmission power pole located within the ROW near the center front of the site. If an allowable NAC use is developed there that would generate an AADT trip rate of 500 vehicles or more a Type II intersection would be needed. This existing pole would interfere with design and construction of a Type II intersection without a waiver from the standards within the Land Development Code Appendix A. The subject site will be connected Polk County's Northwest Utility Service Area. There are no wells on the subject site.

### **Environmental Conditions Summary**

The proposed request is not anticipated to have a negative impact upon the environmental features present on site. The subject site is not located within the one-mile radius of a protected animal and plant species sighting and has no surface water, wetlands or flood zones. The project site is not located within an Airport Impact District and is not associated with any historical or archeological sites.

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

## **Comprehensive Plan Policies Considered**

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

## **Findings of Fact**

### **Request and Legal Status**

- This is an applicant-initiated request to change the Future Land Use (FLU) designation from Residential Suburban (RS) to Neighborhood Activity Center (NAC) in the Urban Growth Area (UGA).
- The existing Neighborhood Activity Center (NAC) was adopted by the Polk County Board of County Commissioners on January 23, 2018 and was included in the Urban Growth Area (UGA).
- Development Standards for the existing NAC were also adopted into Appendix E of the Land Development Code and included conditions for stormwater plans, utility easements, and cross-access easements, for the entire site or for each of the northwest or southwest corners independently of the Kathleen and Duff Roads.
- The existing NAC is 13.74± acres, the request will bring the NAC to a total of 14.87± acres.
- The subject site is located on the west side of Kathleen Road, south of Duff Road.
- The subject site is located within the Suburban Development Area (SDA), Neighborhood Activity Center's (NAC) are to be located within an Urban Growth Area (UGA) or greater. Part of the request is a change of development area from SDA to UGA. The infrastructure for the Urban Growth Area (UGA) is existing for the site.
- The Land Development Code Chapter 2, Table 2.2 allows for a maximum Floor Area Ratio (FAR) of 25%.
- The Land Development Code Chapter 2, Table 2.2 allows for a maximum Impervious Area Ratio FAR of 60% in the SDA and 70% in the UGA.
- Within the County's CIP the potable water system has a capacity of approximately 5.7 MGD with the percentage of current limit used of 65%. The County's CIP indicates the sanitary sewer system capacity of approximately 3.08 GPD with the percentage of current limit used of 51%.
- There is a 16-inch wastewater force main line on the west side of Kathleen Road and a 16-inch potable water line along the east side.
- Currently there are sidewalks along the east and west sides of the entirety of Kathleen Road from Duff Road south to Galloway Road. North along Kathleen Road sidewalks are on the

west side of the road within the existing NAC district. Duff Road has sidewalks within the NAC district and extends eastward to the entrance of Huntington Gold and Country Club.

### **Compatibility**

- The subject's surrounding uses are as follows:
  - North of the subject site is existing Neighborhood Activity Center (NAC), uses include a 7-Eleven, Ace Hardware and Publix.
  - East of the subject site existing Neighborhood Activity Center (NAC) and Residential Low (RL) development.
  - South of the subject site is Residential Suburban (RS) with residential development.
  - West of the subject site is Residential Suburban (RS) with residential development.
- The existing Neighborhood Activity Center (NAC) and the Urban Growth Area (UGA) was adopted by the Polk County Board of County Commissioners on January 23, 2018.
- The northeast corner of Kathleen Road and Duff Road is a religious institution parcel that was approached during the original adoption of the NAC; however, did not want to be included in the Activity Center. Their decision not to be included is why this Activity Center is not centered around the intersection.
- Development Standards for the existing NAC were also adopted into Appendix E of the Land Development Code and included conditions
- The request is for an expansion of an existing Neighborhood Activity Center (NAC) that was adopted in January 2018 and is fully built out, in an area of increasing residential development.
- The existing NAC is at the intersection of two (2) Urban Collector roads with public services.
- The proposed NAC provides for enhanced buffering and development standard limitations. Approval of the amendment will provide for more non-residential support for this area
- Of the three (3) residential parcels on the east side of Kathleen Road from the subject two (2) currently indicate that they are homestead properties.

### **Infrastructure**

- The zoned schools for the site are Kathleen Elementary, Kathleen Middle School, and Kathleen High School.
- First responder Fire and EMS response is from Polk County Fire Rescue Station 23, 6750 Kathleen Road, Lakeland with a travel distance of 0.5+/- miles and an anticipated average response time of 3-4 minutes.

- The subject site is within the Northwest District Commend Area for the Sheriff's office which is located at 1045 Wedgewood Estates, Lakeland.
- The subject site is within Polk County's Northwest Utility Service Area for potable water and wastewater.
- There are sidewalks along the east and west sides of the entirety of Kathleen Road from Duff Road south to Galloway Road. North along Kathleen Road sidewalks are on the west side of the road within the existing NAC district.
- Kathleen Road, south of the intersection with Duff Road, is a four (4) laned divided Urban Collector Road. North of Duff Road Kathleen Road is a four (4) laned divided Urban Collector Road for the frontage of the existing Neighborhood Activity Center (NAC) then turns into a two (2) lane Urban Collector Road. Duff Road is a two (2) lane Urban Collector Road.
- The roadways in the area are in adequate condition and have enough capacity to support the potential increase in trips. A Minor or Major Traffic study may be required at Level 2 Review (engineered site plan) depending on the final development request made.
- The nearest Citrus Connection route is the Blue Line Route, approximately 2 miles east of Kathleen Road at Park Byrd Road.
- The proposed land use change is not anticipated to have a significant impact on the park facility demand or function. The nearest park to the site is Hunt Fountain Community Park. The closest environmental site is the Green Swamp Wilderness Preserve, Hampton Tract.

### **Environmental**

- The area is relatively flat with the highest points located along the eastern border along Kathleen Road at an elevation of approximately 162 feet, with the lowest parts of the property located at the western side of the property with an elevation of approximately 155 feet.
- According to the soil survey by the United States Department of Agriculture the subject site is made up of two (2) different soil types: Tavares fine sand, 0 to 5 percent slopes, and Smyrna and Sparr sand, 0 to 5 percent slopes. Future development of the site will be subject to Section 2.303: "Soils" of the County's Comprehensive Plan (in conjunction with the Land Development Code) which requires all development to implement Best Management Practices based on the Department of Environmental Protection's (DEP) Florida Development Manual. The reported soils are based on the United States Department of Agriculture (USDA) Soils Survey.
- According to Polk County Endangered Habitat Maps, the subject site is not located within a one-mile radius of an observed a protected animal species sighting (Source: Florida Department of Environmental Protection, 2015). However, the applicant will be required to submit a biological walk-over as part of the Level-2 review process.

- The site is not located within the Potential Network Connections area of the Polk Green District Comprehensive Plan Map Series.
- There are no known archeological or historical resources on the subject site per data from the Florida State Historical Commission.
- The subject site is not within a Wellfield Protection district. The nearest public Wellfield is approximately 1/3 mile southwest of the site.

### **Comprehensive Plan Policies**

- POLICY 2.102-A1: Development Location states that Polk County shall promote contiguous and compact growth patterns through the development process to minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where tracts of land are by-passed in favor of development more distant from services and existing communities.
- POLICY 2.102-A2: Compatibility - Land shall be developed so that adjacent uses are compatible with each other, pursuant to the requirements of other Policies in this Future Land Use Element, so that one or more of the following provisions are accomplished:
  - a. there have been provisions made which buffer incompatible uses from dissimilar uses;
  - b. incompatible uses are made to be more compatible to each other through limiting the intensity and scale of the more intense use;
  - c. uses are transitioned through a gradual scaling of different land use activities through the use of innovative development techniques such as a Planned Unit Development.
- POLICY 2.102-A3: Distribution states that development shall be distributed throughout the County consistently with this Future Land Use Element so that the public utility, other community services, and public transit and transportation systems can be efficiently utilized; and compact, high-density and intensity development is located where urban services can be made available.
- POLICY 2.102-A4: Timing states that development of land shall be timed and staged in conjunction with the cost-effective and efficient provision of supporting community services which, at a minimum, shall require compliance with the Plan's Level of Service requirements and the County's concurrency management system.
- POLICY 2.105-A5: Development Criteria -- Development within the Urban Growth Areas shall conform to the following criteria as further specified by the Land Development Code:
  - a. connect to centralized potable water;
  - b. connect to centralized sanitary sewer systems if available.
  - c. incorporate design features that promote healthy communities and green building practices, as established in Section 2.1251, Community Design, of this element;
  - d. promote the implementation of "Complete Street" and "Conservation Development" principles as established under Section 2.1251, Community Design, of this element;

- e. promote the integration of pedestrian-oriented features, including sidewalks, trails, or walkways into every development including appropriate pedestrian shelters or awnings;
  - f. provide access to civic space, parks, green areas, and open space and other amenities;
  - g. be supported by public safety (i.e., fire, EMS and law enforcement);
  - h. have access to public schools;
  - i. be encouraged to provide connectivity with adjacent uses within the TSDA, and facilitate connectivity between the TSDA and other urban centers and the rural development areas;
  - j. encourage the inclusion of a variety of housing choices and mixed uses; and
  - k. additional standards supporting transit if development is within the "Corridor and Center Overlay" (Section 2.124-A);
- POLICY 2.110-A3: Activity Centers Criteria - The characteristics, location criteria, and development criteria established within Section 2.110 shall be applicable to:
    - a. the expansion of existing Activity Centers; and
    - b. the development of new Activity Centers.

The size of an activity center, and the amount of gross leasable area (GLA) within a new Activity Center - or the expansion of an existing Activity Center - shall be proportionally related to that Activity Center's population support criteria.
- POLICY 2.105-A3: Land Use Categories - The following land use categories shall be permitted within UGAs:
    - a. Activity Centers: Regional Activity Centers, Community Activity Centers, Neighborhood Activity Centers, Convenience Centers, Tourism Commercial Centers, and Employment Centers, High-Impact Commercial Centers shall be permitted within UGAs in accordance with applicable criteria.
    - b. Residential: Residential-High, Residential-Medium, and Residential-Low Districts shall be permitted within UGAs in accordance with applicable criteria.
    - c. Other: Linear Commercial Corridors, Commercial Enclaves, Industrial, Business-Park Centers, Professional Institutional, Office Centers, Leisure/Recreation, Institutional, Recreation and Open Space, Preservation.
- POLICY 2.110-D1: Characteristics - Neighborhood Activity Centers are intended to accommodate the shopping needs of residents living within the immediate surrounding neighborhood(s). General (approximate) characteristics of Neighborhood Activity Centers are:
    - Usable Area: Over 5 acres to 20 acres
    - Gross Leasable Area (GLA): 20,000 to 150,000 square feet
    - Minimum Population Support: 5,000 to 10,000 people
    - Market-Area Radius: 1½ miles
    - Typical Leading Tenant: Supermarket
    - Other Typical Leading Tenants: Drug Store, Restaurant, Bakery, Office, Convenience Store
- POLICY 2.110-D2: Designation and Mapping - Neighborhood Activity Centers shall be located within UDAs, UGAs, SDAs, and UEAs as designated on the Future Land Use Map Series as "Neighborhood Activity Center" (NAC).

- POLICY 2.110-D3: Location Criteria - Neighborhood Activity Centers shall be located at the intersections of arterial and/or collector roads. There shall be the following traveling distances, on public roads, between the center of a Neighborhood Activity Center and the center of any other Neighborhood Activity Center, or other higher-level Activity Center, Linear Commercial Corridor, or Commercial Enclave providing for the same neighborhood-shopping needs:
  - a. Two (2) miles within the TSDA and UGA.
  - b. Four (4) miles within the SDA and UEA.
 This required separation may be reduced if:
  - a. The higher-level Activity Center, Linear Commercial Corridor or Commercial Enclave within the required distance separation is over 80% developed; or
  - b. The proposed Neighborhood Activity Center market-area radius, minimum population support is over 10,000 people.
  
- POLICY 2.110-D4: Development Criteria - Development within a Neighborhood Activity Center shall conform to the following criteria:
  - a. Neighborhood Activity Centers shall have frontage on, or direct access to, an arterial or major collector roadway, or a frontage road or service drive which directly serves an arterial or collector roadway.
  - b. Different uses within a Neighborhood Activity Center shall incorporate the use of frontage roads or shared ingress/egress facilities wherever practical.
  - c. Adequate parking shall be provided to meet the demands of the uses, and interior traffic-circulation patterns shall facilitate the safe movement of vehicular, bicycle, and pedestrian traffic.
  - d. Residential uses shall not be permitted in Neighborhood Activity Centers except as part of a mixed use Planned Development.
  - e. Office uses shall not exceed 40 percent of the total area of the Neighborhood Activity center. Commercial uses may constitute 100 percent of the Neighborhood Activity center.
  - f. The maximum floor area ratio shall not exceed 0.25 unless developed as a Planned Development.
  - g. Planned Developments within the Neighborhood Activity Center may be permitted a maximum floor area ratio up to 0.70 and a maximum residential density of 5 dwelling units per acre. Intensity and density increases shall only be awarded to innovative, efficient, and compatible Planned Development proposals that are consistent with the general district characteristics and are located within the TSDA and UGA. The Land Development Code shall establish specific development standards and criteria for Planned Developments within activity centers.
  
- POLICY 2.110-J1: Existing Activity Centers may be expanded to contiguous properties, subject to approval by the Board of County Commissioners, and approved as a Comprehensive Plan Amendment in compliance with state and local law. Expansions and reclassifications of Activity Centers shall be in accordance with the following criteria:
  - a. Expansion of an existing Activity Center may occur when eighty percent (80%) or more of the usable area within the center is developed, or has received approval of:
    1. a final engineered construction plan (with building-permit application); or
    2. a final PUD/PD/CU approval.

- If the remaining undeveloped usable area of an Activity Center is controlled by a single interest, items 1 and 2 above may be waived by the Board.
- b. The expansion of an existing Activity Center shall generally be limited to the parameters established within the "general characteristics" for that class of Activity Center, unless it is being upgraded to the next classification. The expansion of an isolated commercial RCC may occur according to the criteria in Objective 2.110-B.
  - c. When the expansion of an existing Activity Center increases one or more of the "general characteristics" of the Center to those of the higher-level Activity Center classification, the expansion action may include reclassifying the Center to the next classification or consistent with Policy 2.110-J1.g.
  - d. An existing Activity Center may be expanded, or reclassified, when it is demonstrated that there are adequate facilities to support the proposed expansion or reclassification, or adequate facilities will be provided by the time the new Center is developed.
  - e. Expansion/reclassification review criteria shall include, but are not limited to, the locational criteria enumerated in Policy 2.102-A9 and Policy 2.102-A10.
  - f. The Board of County Commissioners or the Land Development Director or his designee may require that a "Selected-Area Study" and/or a proposed "Activity-Center Plan" be submitted by the property owners requesting expansion or reclassification of a Center.
  - g. Existing Activity Centers requested to be expanded beyond the usable acreage listed in the "general characteristics" of the Center shall be in accordance with the following, in addition to other applicable policies of this Plan.
    1. be expanded to the contiguous properties only;
    2. submittal of Activity Center Plan (ACP) shall be required pursuant to the relevant policies under Objective [2.110](#) and the following:
      - i. a Master Drainage Plan for the undeveloped properties as well as how the existing development properties may benefit from a Master Drainage Plan;
      - ii. provisions for required shared parking; and
      - iii. shared access.
    3. the incorporation of the ACP into the Land Development Code with reference in the Comprehensive Plan shall be required; and
    4. demonstration that a collaborative process occurred between the applicant, County staff and adjacent property owners to identify potential buffer areas and areas most suitable for development.

**Development Review Committee (DRC) Recommendation:** Based on the information provided by the applicant, recent site visits, and the analysis conducted within this staff report, the DRC finds that with the proposed conditions, the proposed 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 DRC recommends **APPROVAL of LDCPAS-2025-32.**

**Planning Commission Decision:** On February 4, 2026, in an advertised public hearing, the Planning Commission voted 7:0 to **recommend APPROVAL of LDCPAS-2025-32.**

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

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

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

## Surrounding Land Use Designations and Current Land Use Activity

**Table 1: Surrounding Uses**

<b>NW</b> NAC Ace Hardware	<b>N</b> NAC 7-Eleven	<b>NE</b> NAC Kathleen Dental Care
<b>W</b> RS Developed Detached Residential	<b>Subject Property</b> RS Developed Detached Residential	<b>E</b> RL-1 Developed Detached Residential
<b>SW</b> RS Developed Detached Residential	<b>S</b> RS Developed Detached Residential	<b>SE</b> RL-1 Developed Detached Residential

Source: Site Visit and Polk County GIS Data Viewer

Compatibility is often regarded as a subjective term used to express ones opinion or feeling about the appropriateness of locating different uses adjacent to each other rather than being based upon facts or evidence to support those opinions or feelings. The American Planning Association (APA) defines compatibility as “the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony.” Some elements affecting compatibility include (but are not limited to): height, scale, mass and bulk of structures, pedestrian or vehicular traffic, landscaping, lighting, noise, odor, or whether or not something is aesthetically pleasing (Source: A Planner’s Dictionary; American Planning Association).

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.

The definition of Compatibility in the Comprehensive Plan is as follows:

*COMPATIBILITY: 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 Neighborhood Activity Center (NAC) was adopted by the Polk County Board of County Commissioners on January 23, 2018. Kathleen Road is the major north/south transportation throughfare for the northwest Lakeland market, west of US Highway 98. Duff Road is a significant connection for this area between Kathleen Road and US Highway 98. Kathleen Road, in this area, completed its widening to a 4-lane divided collector road in 2011.

The request is for an expansion of the Neighborhood Activity Center (NAC) from the north. The site is located on the southwest quadrant of the intersection of Kathleen Road and Duff Road. Adjacent to the site, to the north, is the NAC district, with a 7-Eleven and an Ace Hardware at the southwest corner of Kathleen Road and Duff Road. The northwest quadrant of the intersection is a Publix anchored shopping plaza with a Burger King outparcel. The northeast corner of the intersection is a church located within a Residential Low-1 (RL-1) Future Land Use district. The southeast corner of the intersection is the Kathleen Dental Care office within the NAC district and a Dollar General adjacent to the east, within a Convenience Center district. To the east of the site, on the east side of Kathleen Road is a Residential Low-1 (RL-1) district developed with detached single-family residential. To the south and west of the site is a Residential Suburban district developed with detached single-family residential. The Comprehensive Plan is written to allow activity centers of non-residential uses to be surrounded by residential.

It is noted that the subject site is located on the west side of Kathleen Road, approximately 300 feet south of the Kathleen Road and Duff Road intersection. Along the western ROW is a Lakeland Electric transmission easement with an electrical transmission line within an easement in the ROW. One of the transmission line poles is located near the center of the frontage of the subjects approximate 200-foot frontage. This does not directly affect the road conditions; however, depending on which of the allowable NAC uses is developed on the site, a traffic study will be required. Should the traffic study indicate the use would generate an AADT of 500 vehicles or more, a Type II intersection would be required for the site. It appears that the placement of a Type II intersection would require the County to grant a waiver to the design criteria set out Appendix A of the Land Development Code. Exhibit 9a & 9b for intersection types.

#### **Compatibility with the Surrounding Land Use:**

According to *Policy 2.102-A2* of Polk County's Comprehensive Plan, "land shall be developed so that adjacent uses are compatible with each other, pursuant to the requirements of other policies in this Future Land Use Element, so that one or more of the following provisions are accomplished: a. there have been provisions made which buffer incompatible uses from dissimilar uses; b. incompatible uses are made to be more compatible to each other through limiting the intensity and scale of the more intense use; and c. uses are transitioned through a gradual scaling of different land use activities through the use of innovative development techniques such as a Planned Unit Development." The adopted definition for compatibility states it is "a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition."

The subject site is currently located within the Suburban Development Area (SDA). The applicant is also requesting a Development Area change to Urban Growth Area (UGA). The subject site has access to and availability of the infrastructure; however, it does not have good access to transit, of the Urban Growth area (UGA) and is considered to be compatible and consistent with the surrounding area.

**Nearest Elementary, Middle, and High School:**

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

Table 2 School Information

Name of School	Annual Estimated Demand	% Capacity 2024-2025 School Year	Average driving distance from subject site
Kathleen Elementary	0 students	65%	0.8± miles
Kathleen Middle School	0 students	83%	1.0± miles
Kathleen Senior High	0 students	69%	6.8± miles

Source: Polk County School Board

**Nearest Sheriff, Fire, and EMS Station:**

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

Table 3: Public Safety

	Name of Station	Distance/Response Time*
<b>Sheriff</b>	<b>Northwest District Command</b> (1045 Wedgewood Estates., Lakeland)	Priority 1 – 11:33 min Priority 2 – 35:01 min
<b>Fire/EMS</b>	<b>Polk County Fire Rescue Station 23</b> 6750 Kathleen Road, Lakeland	0.5 ± miles / 3-4 min

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

**Water and Sewer Capacity and Service Provider:**

Table 4 below details the estimated impact to potable water and wastewater services based upon the buildout for the proposed FLU on the subject site. The subject property is within Polk County’s Northwest Service Area for water and wastewater.

A. Available Capacity:

Table 4: Estimated Water and Sewer Impact Analysis

Permitted Density / Intensity	Maximum Permitted in Existing Land Use RS	Maximum Permitted in Proposed NAC
1.13± acres RL	1.13± acres RS X 7du = 3 du	1.13± acres (49,223 sf) X 0.70 FAR = 34,456 sf
Potable Water Consumption	3 du X 250 gpd = <b>750 GPD</b>	34,456 sf X 0.15 = <b>5,169 GPD</b>
Wastewater Generation	3 du X 20 gpd = <b>600 GPD</b>	5,169 GPD X 80% = <b>4,136 GPD</b>

B. Service Provider:

The subject site is located in the Polk County Northwest Regional Service Area for water and wastewater. There is a 16” potable water main on the east side of Kathleen Road. On the west side of Kathleen Road, within the right-of-way of the subject site is a 16” Wastewater Force Main.

C. Available Capacity:

At this time, there are plans in the County’s CIP the potable water system has a capacity of approximately 5.7 MGD with the percentage of current limit used of 65%. The County’s CIP indicates the sanitary sewer system capacity of approximately 3.08 GPD with the percentage of current limit used of 51%.

**Roadways/Transportation Network:**

A. Estimated Demand:

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

Table 5: Estimated Transportation Impact Analysis

Permitted Density / Intensity	Maximum Permitted in Existing Land Use RS	Maximum Permitted in Proposed NAC
1.13± acres RL	1.13± acres RS X 3du = 3 du	1.13± acres (49,223 sf) X 0.70 FAR = 34,456 sf
Average Annual Daily Trips (AADT)	3 du X 7.81 AADT = <b>24 Trips</b>	34 X 59.07 AADT X 76% <b>1,527 Trips</b>
PM Peak Hour Trips	3 du X 1.00 AADT = <b>3 Trips</b>	34 X 8.79 AADT X 76% = <b>228 Trips</b>

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

B. Available Capacity:

Table 6, following this paragraph, displays the available capacity for Kathleen Rd (CR 35A), north of the site and south of the site and Duff Road. It is anticipated that Kathleen Road, south of Duff Road and Duff Road will have sufficient capacity for maximum buildout. Kathleen Road north of Duff Road appears to be potentially deficient in capacity at full buildout.

Table 6: Roadway Link Concurrency

Link #	Road Name	Lane Type*	Current LOS	Available Peak Hour Capacity	Minimum LOS Standard	Project 5 Year LOS
4036N	Kathleen Rd (CR 35A)	2U*	C	151	D	C
4036S	Duff Rd to Socrum Loop Rd W (CR 35A)	UC		128		D
4167N	Kathleen Rd (CR 35A)	4D*	C	1,125	D	C
4167S	Galloway Rd N (CR 542) to Duff Rd.	UC		1,098		
4088E	Duff Rd	2U*	C	371	D	C
4088W	Kathleen Rd (CR 35A) to US 98	UC		354		

*Source: Polk County Transportation Planning Organization, 2025 Roadway Network Database January 2025. \*4D means four-lane divided, 2U means two lane undivided, UC means Urban Collector*

C. Roadway Conditions:

Kathleen Road (CR 35A), a two-lane urban collector north of the overall NAC and four-lane urban collector fronting the NAC and subject site, has a right-of-way width of 130 feet and pavement width of 70 feet without shoulders. The road widens to 90 feet of pavement at the intersection to accommodate a raised median and turning lanes at the corners. There are sidewalks on both sides of the road north and south of the intersection. According to the County’s Road inventory, the pavement of Kathleen Road in the sections of road north and south of the intersection with Duff Road, is rated Fair.

The subject site is located on the west side of Kathleen Road, approximately 300 feet south of the Kathleen Road and Duff Road intersection. Along the western ROW is a Lakeland Electric transmission easement with an electrical transmission line within an easement in the ROW. One of the transmission line poles is located near the center of the frontage of the subjects approximate 200-foot frontage. This does not directly affect the road conditions; however, depending on which of the allowable NAC uses is developed on the site, a traffic study will be required. Should the traffic study indicate the use would generate an AADT of 500 vehicles or more, a Type II intersection would be required for the site. It appears that the placement of a Type II intersection would require the County to grant a waiver to the design criteria set out Appendix A of the Land Development Code. Exhibit 9a & 9b for intersection types.

Duff Road, a two-lane urban collector, has a right-of-way width of 70 feet and pavement width of 20 feet without shoulders on the east side of Kathleen. There is a sidewalk on the south side of Duff Road, along the frontage of the subject property. According to the County’s Road inventory, the pavement of Duff Road varies between Fair and Poor. This road has available capacity, the subject will not have direct access to this road.

In general, all the roadways in the area are in adequate condition and have enough capacity to support the potential increase in trips. A Minor or Major Traffic study may be required at Level 2 Review (engineered site plan) depending on the final development request made.

D. Sidewalk Network:

Currently there are sidewalks along the east and west sides of the entirety of Kathleen Road from Duff Road south to Galloway Road. North along Kathleen Road sidewalks are on the west side of the road within the existing NAC district. Duff Road has sidewalks within the NAC district and extends eastward to the entrance of Huntington Gold and Country Club.

**E. Planned Improvements:**

There are no road improvements currently planned for this area. However, Kathleen Road received approval to study an expansion and extension with US Highway 98 to the north. This is a feasibility study and extent of land acquisitions if deemed viable.

**F. Mass Transit:**

The nearest Citrus Connection route is the Blue Line Route, approximately 2 miles east of Kathleen Road at Park Byrd Road.

**Environmental Conditions:**

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

**A. Surface Water:**

There are no wetlands on the subject site. The area is relatively flat with the highest points located along the eastern border along Kathleen Road at an elevation of approximately 162 feet, with the lowest parts of the property located at the western side of the property with an elevation of approximately 155 feet.

**B. Wetlands/Floodplains:**

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

**C. On-Site Soils:**

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

*Table 7*

SOIL NAME	SMALL COMMERCIAL BUILDINGS	SEPTIC TANK ABSORPTION FIELDS	PERCENTAGE OF SITE
Tavares fine sand, 0 to 5 percent slopes	Slight	Moderate	84+/-%
Sparr sand, 0 to 5 percent slopes	Moderate	Severe	16+/-%
Source: USDA Web Soil Survey			

**D. Wells (Public/Private):**

The applicant did not indicate any wells located on the property. The subject property is not within a Wellfield Protection District. The closest Wellfield Protection Districts is approximately 0.33 miles southwest of the site.

E. Protected Species:

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

F: Polk Green Districts and Conservation Easements:

The site is not located within the Potential Network Connections area of the Polk Green District Comprehensive Plan Map Series. Approximately 0.75 miles southeast of the site, on the west side of the Hunting Hills Golf and Country Club is a 156± acre Conservation Easement recorded in a portion of the Plat of Huntington Hills Phase II as well as unplatted lands owned by Huntington Golf LLC, OR Book 4410, Page2192.

G. Archeological Resources:

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

H. Airports:

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

**Park Facilities:**

The proposed land use change is not anticipated to have a significant impact on the park facility demand or function. The nearest park to the site is Hunt Fountain Community Park. The closest environmental site is the Green Swamp Wilderness Preserve, Hampton Tract.

A. Location:

Hunt Fountain Park is located at 2020 Duff Road, Lakeland, approximately 2 miles east of the site.

B. Services:

The park's current hours of operation are from 5 a.m. to 10 p.m. Hunt Fountain Park features 63 acres of recreational opportunities. The park has four basketball courts, two racquetball courts and two tennis courts, two playgrounds, covered picnic areas and a large, screened-in pavilion. There is also a horse arena – the Hunt Fountain Horse Arena.

C. Multiuse Trails:

The closest hiking trail is the Green Swamp Wilderness Preserve, Hampton Tract is located approximately 2 miles northeast of the site.

D. Environmental Lands:

The Green Swamp Wilderness Preserve, Hampton Tract is located approximately 2 miles northeast of the site and is comprised of over 11,000 acres of natural Florida lands and wetland with walking/hiking trails, cycling, Equestrian, fishing, camping, restrooms, wildlife viewing, and a full range of outdoor activities.

E. Planned Improvements:

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

### Consistency with the Comprehensive

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

*Table 8 Comprehensive Plan Policy*

Comprehensive Plan Policy	Consistency Analysis
<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:</p> <ul style="list-style-type: none"> <li>a. there have been provisions made which buffer incompatible uses from dissimilar uses;</li> <li>b. incompatible uses are made to be more compatible to each other through limiting the intensity and scale of the more intense use;</li> <li>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.</li> </ul>	<p>The uses to the east, west and south of the site are primarily single family detached, with the use to the north the NAC that the request would expand. The proposed NAC provides for enhanced buffering and development standard limitations. Approval of the amendment will provide for more non-residential support for this area.</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>The request is at the intersection of two (2) 4-lane divided Urban Collector roads in an area with public water and sewer available. Therefore, the request is consistent with the policy.</p>
<p>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.</p>	
<p>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.</p>	<p>The request is for NAC where the majority of infrastructure are available for commercial development on the subject site. Therefore, the timing of development of the subject site is consistent with the Comprehensive Plan’s growth management strategy.</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</p>	

Comprehensive Plan Policy	Consistency Analysis
<p>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</p>	
<p>POLICY 2.110-D1: CHARACTERISTICS - Neighborhood Activity Centers are intended to accommodate the shopping needs of residents living within the immediate surrounding neighborhood(s). General (approximate) characteristics of Neighborhood Activity Centers are:  Usable Area: Over 5 acres to 20 acres  Gross Leasable Area (GLA): 20,000 to 150,000 square feet  Minimum Population Support: 5,000 to 10,000 people  Market-Area Radius: 1½ miles  Typical Leading Tenant: Supermarket  Other Typical Leading Tenants: Drug Store, Restaurant, Bakery, Office, Convenience Store</p>	<p>The existing NAC is 13.74± acres, the request will bring the NAC to a total of 14.87± acres. The request meets the Characteristics of a NAC and is consistent with this policy as stated.</p>
<p>POLICY 2.110-D3: LOCATION CRITERIA - Neighborhood Activity Centers shall be located at the intersections of arterial and/or collector roads. There shall be the following traveling distances, on public roads, between the center of a Neighborhood Activity Center and the center of any other Neighborhood Activity Center, or other higher-level Activity Center, Linear Commercial Corridor, or Commercial Enclave providing for the same neighborhood-shopping needs:</p> <ul style="list-style-type: none"> <li>a. Two (2) miles within the TSDA and UGA.</li> <li>b. Four (4) miles within the SDA and UEA.</li> </ul> <p>This required separation may be reduced if:</p> <ul style="list-style-type: none"> <li>a. The higher-level Activity Center, Linear Commercial Corridor or Commercial Enclave within the required distance separation is over 80% developed; or</li> <li>b. The proposed Neighborhood Activity Center market-area radius, minimum population support is over 10,000 people.</li> </ul>	<p>The existing NAC is 100% built out. The request is consistent with this policy as the subject site has access to a County maintained road, meets the distance requirements for the UGA.</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 7 (below). Based on the findings of fact and analysis conducted, the proposed request does not meet the criteria to be considered as urban sprawl.

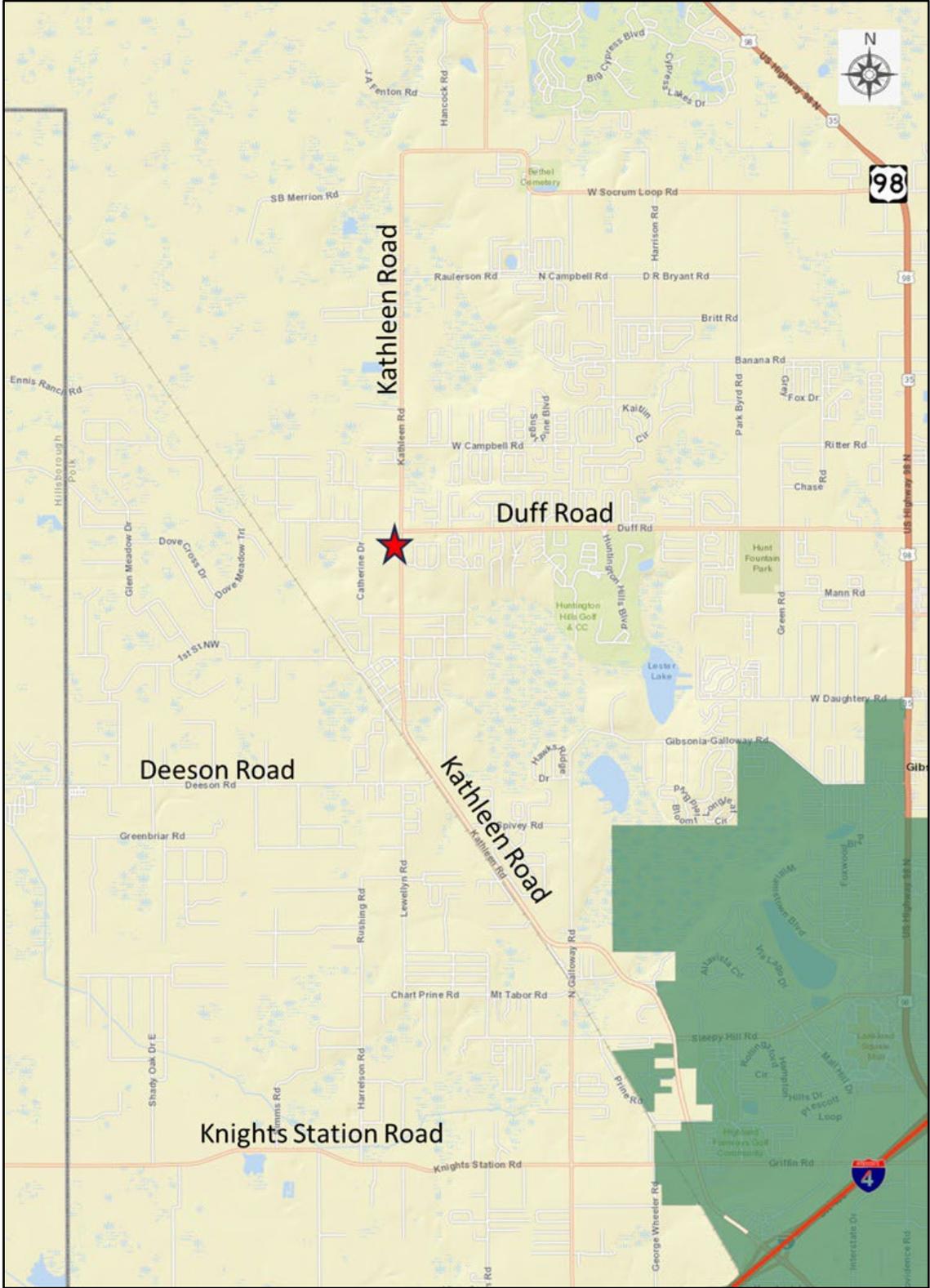
**Table 7: Urban Sprawl Criteria**

<b>Rule 9J-5 Urban Sprawl Criteria</b>	<b>Page(s) within report</b>
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.	

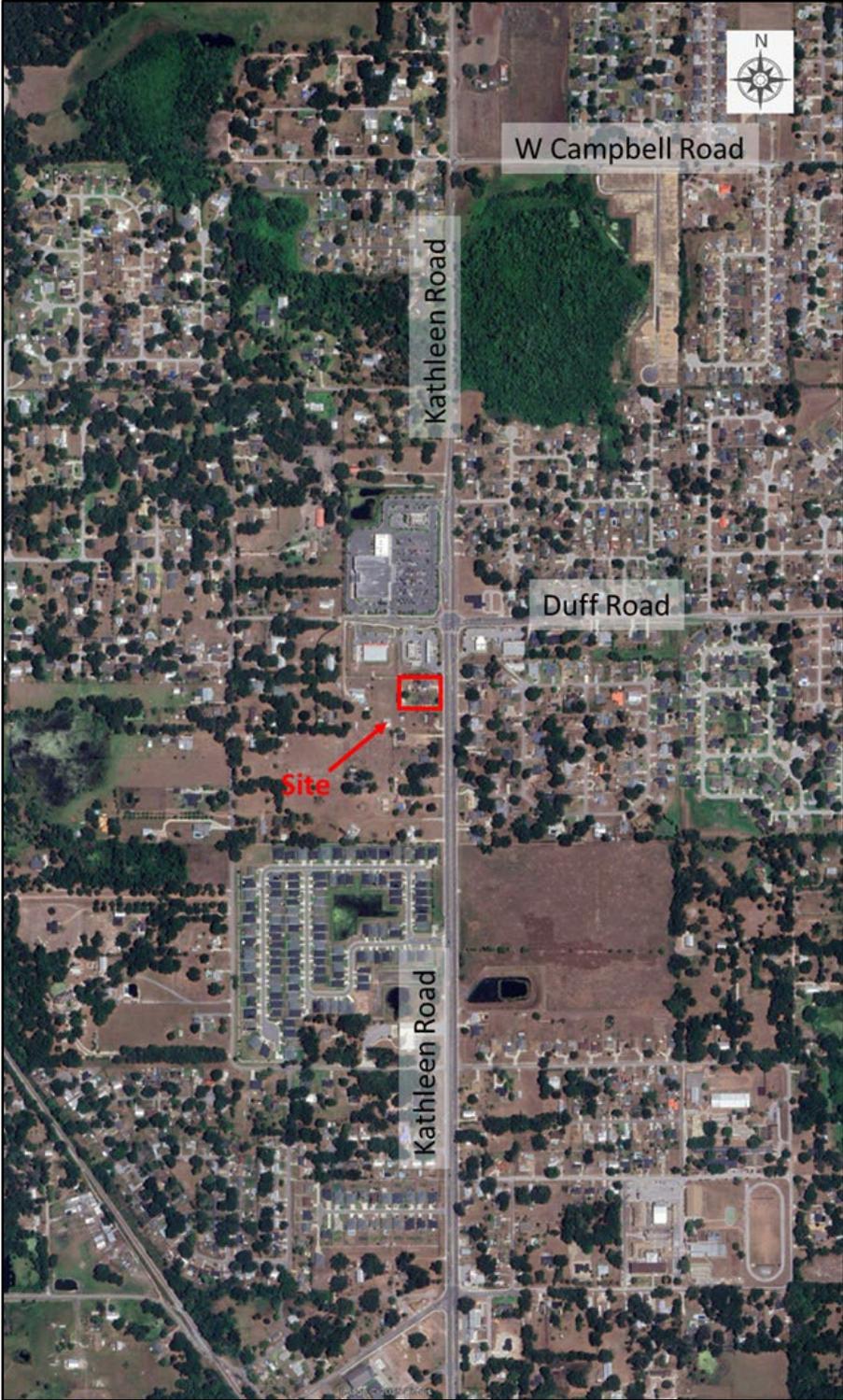
**Comments from Other Agencies:** None.

**Attachments:**

- Exhibit 1 – Location Map
- Exhibit 2 – 2025 Aerial Context Map
- Exhibit 3 – 2025 Aerial Map with NAC Outline
- Exhibit 4 – 2025 Aerial Map
- Exhibit 5 – Current Future Land Use Map
- Exhibit 6 – Proposed Future Land Use Map
- Exhibit 7 – Current Permitted and Conditional Uses
- Exhibit 8 – Proposed Permitted and Conditional Uses
- Exhibit 9a & b – Type I & II Intersection Design



# LOCATION MAP



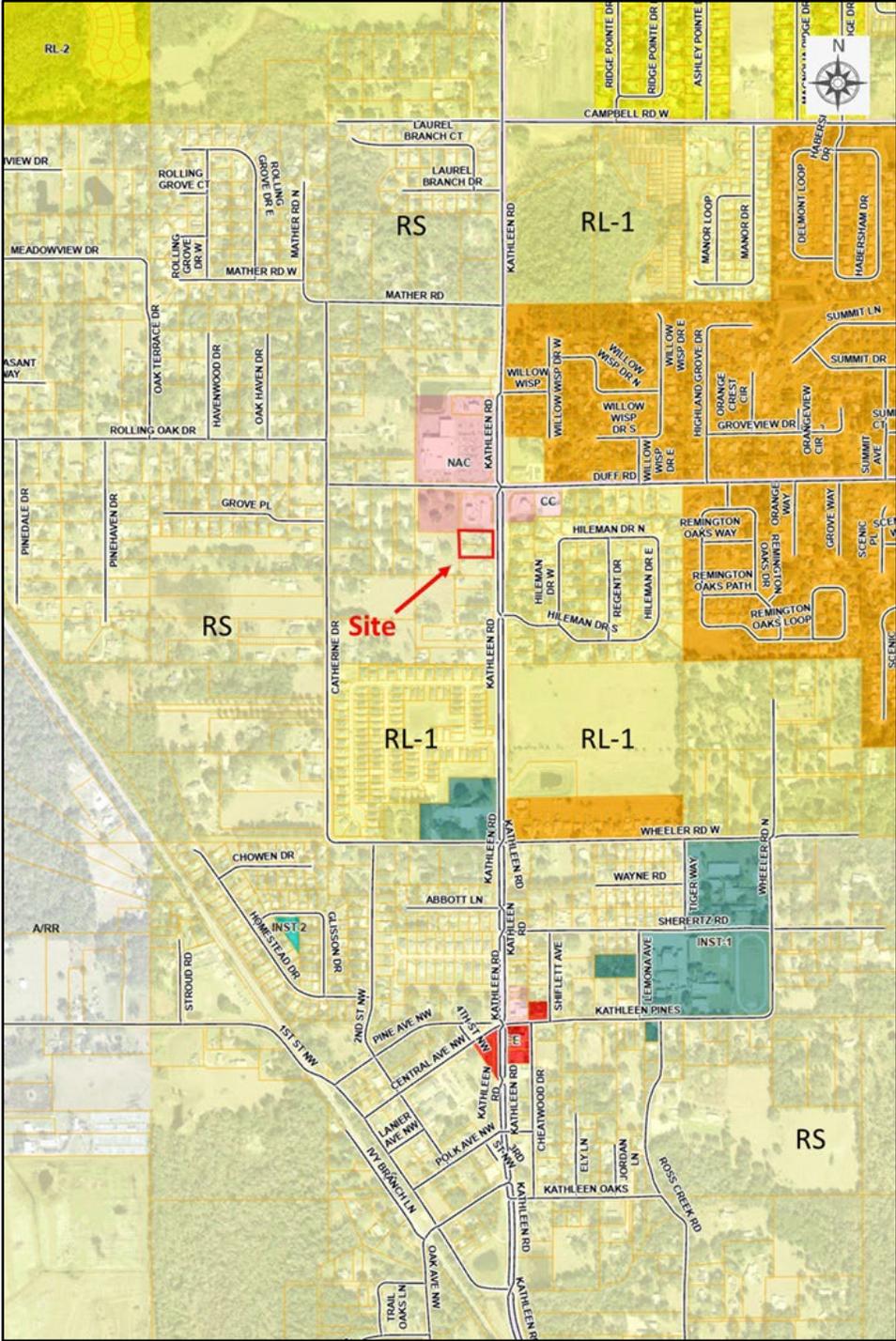
# 2025 AERIAL CONTEXT MAP



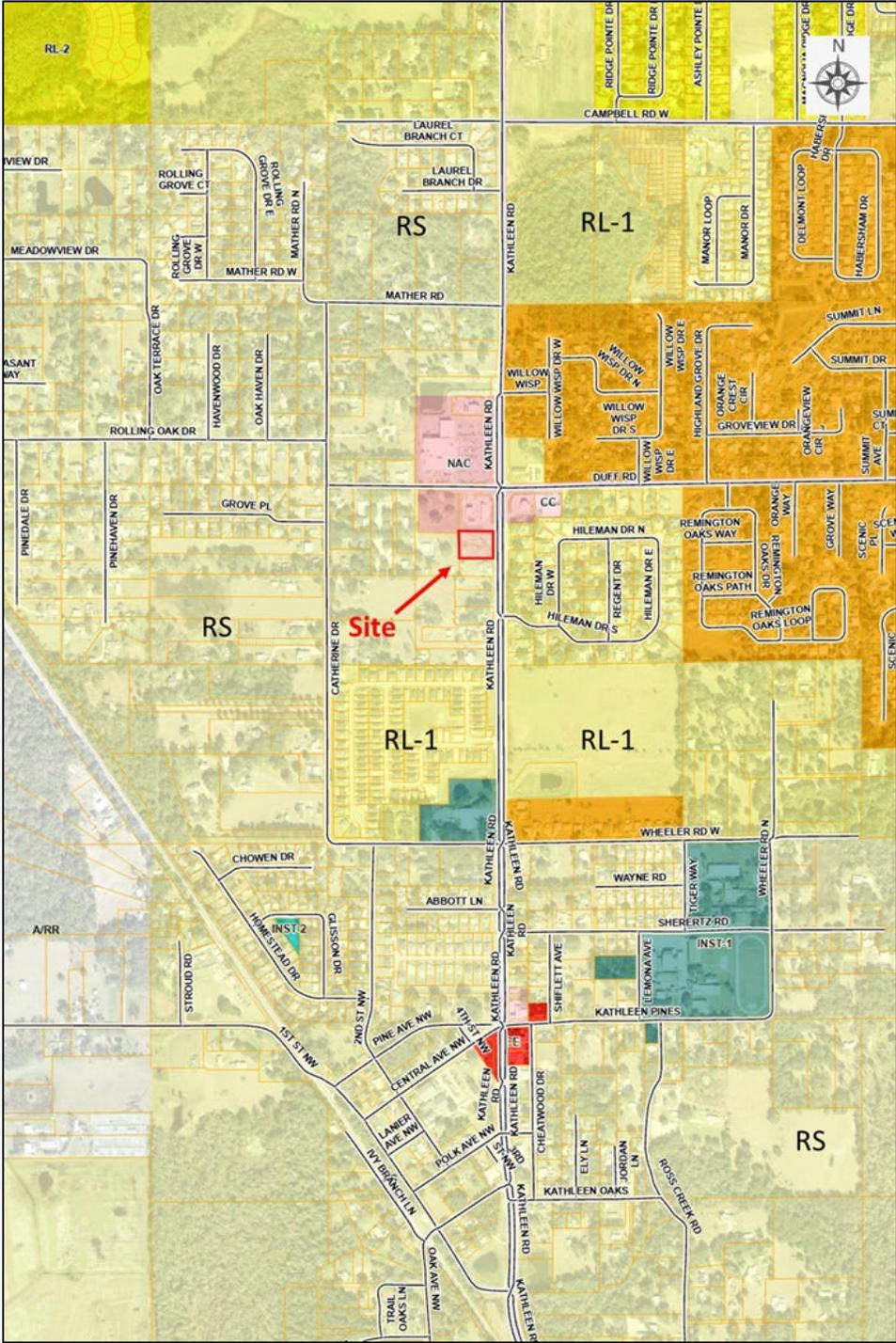
# 2025 GOOGLE EARTH AERIAL MAP EXISTING NAC & CC OUTLINED



**2025 GOOGLE EARTH AERIAL MAP**



# CURRENT FUTURE LAND USE RESIDENTIAL SUBURBAN (RS)



# PROPOSED FUTURE LAND USE NEIGHBORHOOD ACTIVITY CENTER (NAC)

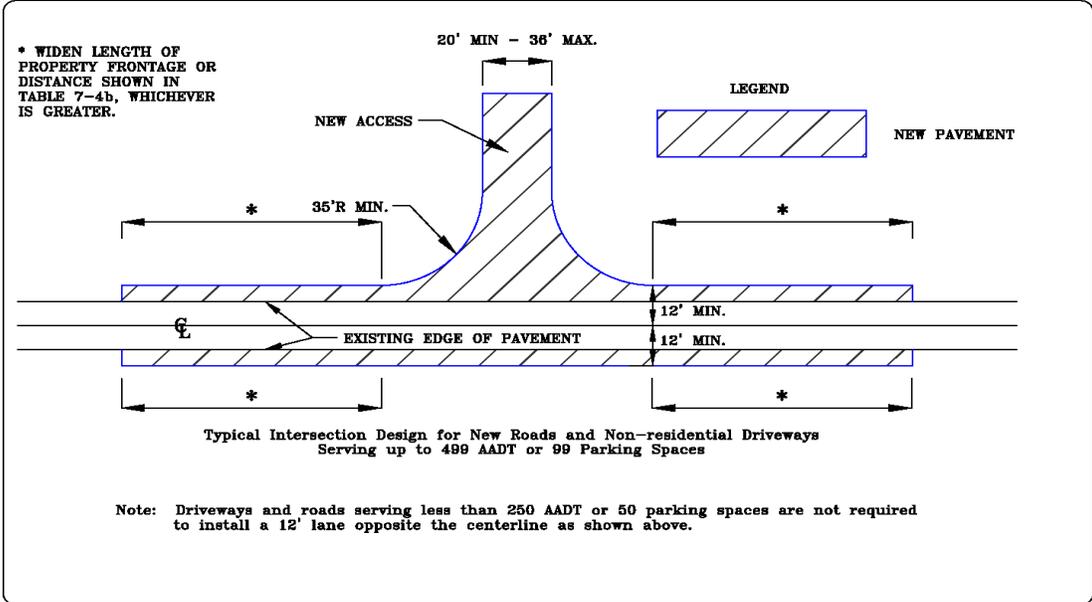
Residential Suburban (RS)			
Technical Staff Review -Level 1& 2		Public Hearing (s) Required-Level 3 & 4	
<b>Residential Uses:</b>	Family Farm, C1	<b>Residential Uses:</b>	Duplex, C3
	Group Home, Small (6 or less residents), C1		Fly-in Community, C3
	Farm Worker Dormitory, Apartment Style, C2		Group Home, Large (7-14 residents), C3
<b>All Other Uses:</b>	Mobile Homes, Individual, C1	<b>Mixed Uses:</b>	Group Living Facility (15 or more residents), C3
	Residential Infill Development, C2		Farm Worker Dormitory, Barrack Style, C3
	Single-family Detached Home & Subdivision, P		Mobile Home Park, C4
<b>All Other Uses:</b>	Animal Farm, Intensive, C1	<b>All Other Uses:</b>	Mobile Home Subdivision, C4
	Convenience Stores, Isolated, C2		Rural Residential Development (RRD), C3
	Emergency Shelter, Small (6 or less residents), C1		Suburban Planned Development, C3
	Farming General, P		Planned Development, C3
	Golf Course, C1		Residentially Based Mixed Development (RBMD), C3
	Livestock Sale, Auction, C1		Rural Mixed Development (RMD), C3
	Nurseries and Greenhouses, C1		Transitional Area Development, C3
	Recreation, Passive, C1		Adult Day Care Center (7 or more clients), C3
	Recreation, Low Intensity, C2		Agricultural Support, Off-site, C3
	Riding Academies, C1		Bed and Breakfast, C3
	School, elementary, C2		Cemetery, C3
	Utilities, Class I, P		Childcare Center, C3
	Utilities, Class II, C1		Communication Towers, guyed and Lattice, C3
	Veterinary Service, C2		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		

## CURRENT PERMITTED AND CONDITIONAL USES

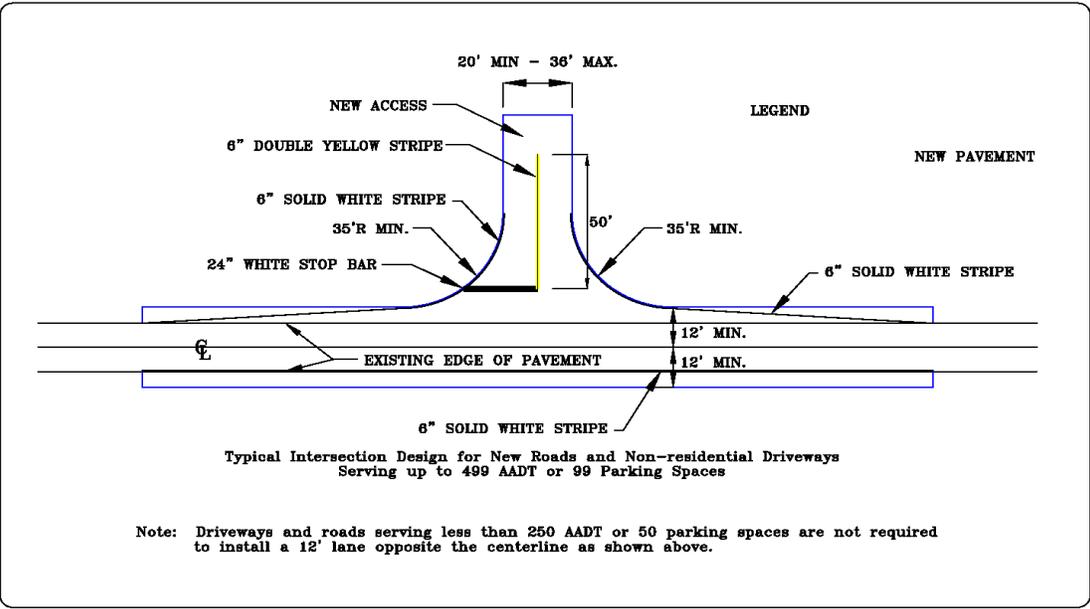
Neighborhood Activity Center (NAC)			
Technical Staff Review -Level 1& 2		Public Hearing (s) Required-Level 3 & 4	
<b>All Other Uses:</b>	Alcohol Package Sales, C1 Car Wash, Incidental, C2 Childcare Center, P Clinics & Medical Offices, C2 Community Center, C2 Cultural Facility, C2 Farming General, P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

**PROPOSED  
PERMITTED AND CONDITIONAL USES**

**Figure A9**  
**Type I Intersection Geometric Plan**



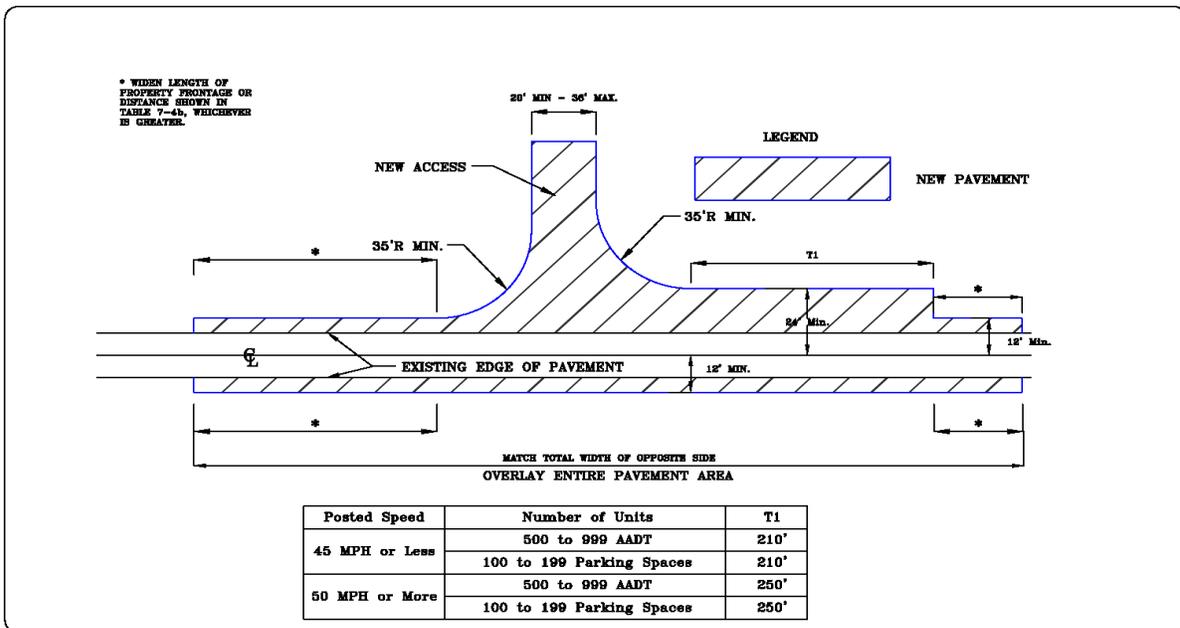
**Type I Intersection Striping Plan**



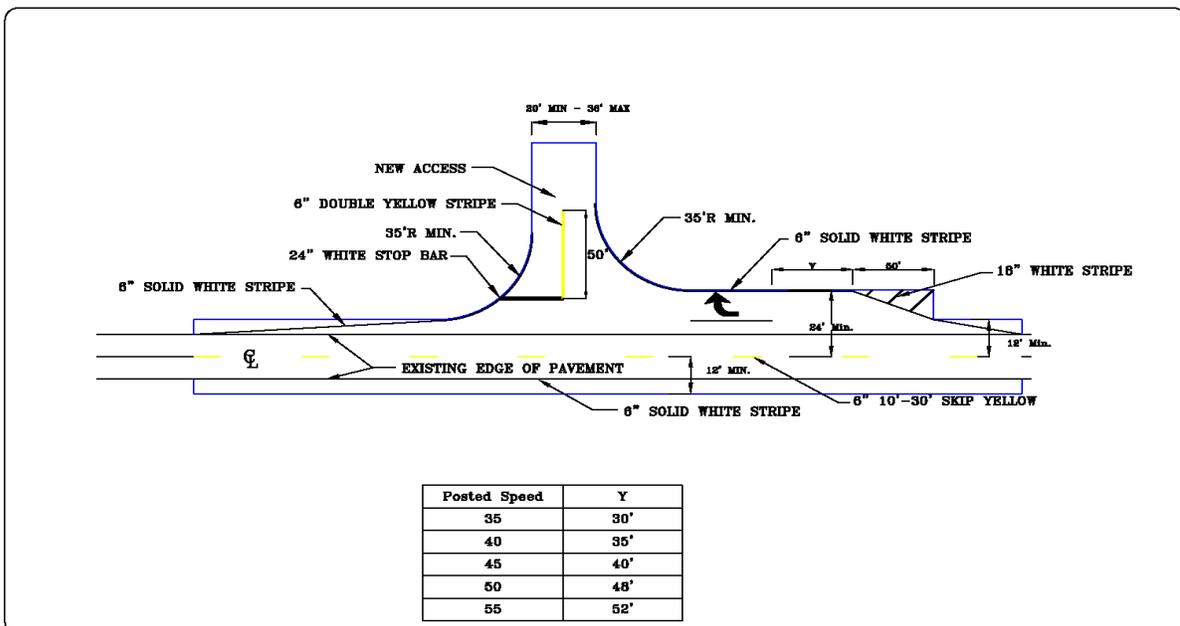
LDC Appendix A Section A204 Road Design Illustrations

# TYPE I INTERSECTION

Figure A10  
Type II Intersection Geometric Plan



Type II Intersection Striping Plan



LDC Appendix A Section A204 Road Design Illustrations

# TYPE II INTERSECTION