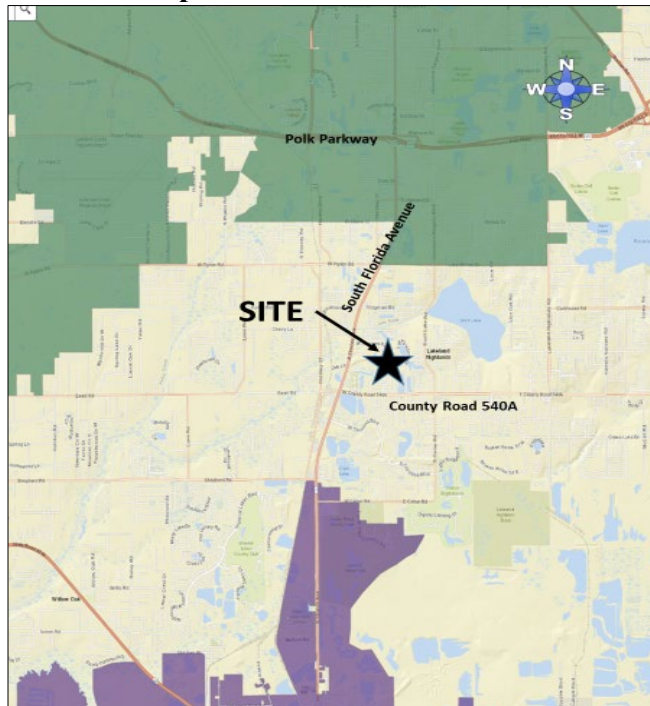


POLK COUNTY DEVELOPMENT REVIEW COMMITTEE CASE OVERVIEW

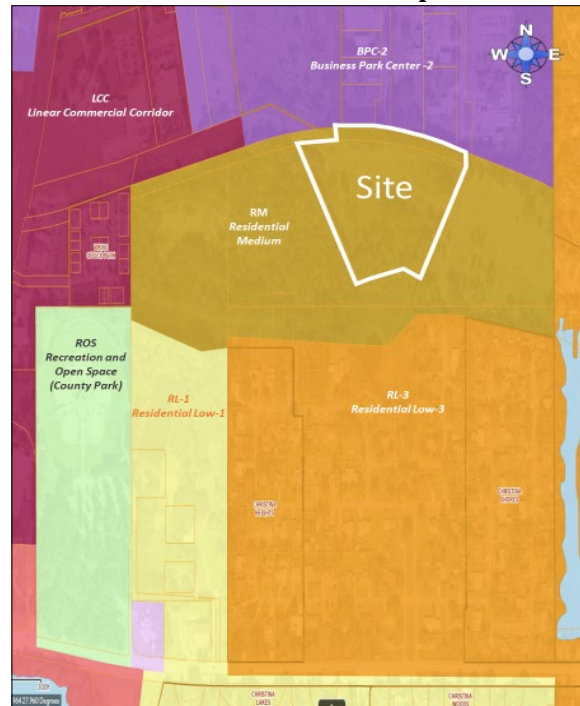
DRC Date: April 6, 2023	Level of Review: Level 4 Review
PC Date: June 7, 2023	Type: Small-Scale Comprehensive Plan Amendment
BoCC Date: July 25, 2023	Case Numbers: LDCPAS-2023-3, LDCD-2023-5
Applicant: Robert F. Nunez	Case Name: Brannen Road West CPA & District Change
	Case Planner: Mark J. Bennett, AICP, FRA-RA, Senior Planner

Request:	Change the Sub-District from Business Park Center-1 (BPC-1) to BPC-2 on 3.45 acres. This case is related to LDCPAS-2023-3, which is a change in the Future Land Use Designation from Residential Medium (RM) to Business Park Center (BPC) on 9.02 acres.
Location:	East of State Road 37 (South Florida Avenue), north of County Road 540A and Ridge Drive, and south of Brannen Road West near the City of Lakeland in Section 13, Township 29, Range 23
Property Owners:	Polk County Commercial Properties, LLC
Parcel Size (Number):	LDCPAS-2023-3 - 9.02 acres (232913-000000-021130; portions of parcel 232913-000000-021030) LDCD-2023-5 - 3.45 acres (232913-000000-021130; portions of parcel 232913-000000-021030)
Future Land Use:	Residential-Medium (RM)
Development Area/overlays:	Transit Supportive Development Area (TSDA); wetlands and floodplains
Nearest Municipality:	Lakeland
DRC Recommendation:	Approval
Planning Commission Vote:	Pending
DEO:	N/A – Department of Economic Opportunity

Location Map



Current Future Land Use Map



Summary:

This is an applicant-initiated request for the following two actions:

- 1) LDCPAS-2023-03 - a Small Scale Map Amendment to change 9.02 +/- acres from Residential Medium (RM) to Business Park Center (BPC).
- 2) LDCCD-2023-05 – A sub-district change for 3.45 acres from Business Park Center -1 (BPC-1) to Business Park Center -2 (BPC-2)

Compatibility Summary

The proposed request is for Business Park Center (BPC). If approved, this means that a BPC-1 designation will be placed on the property. The more limited industrial and employment uses allowed in BPC-1 will also minimize the potential for adverse impacts to occur on adjoining properties. Although there are no residences immediately next to the site, there are existing single-family residences nearby. Additionally, the properties directly east and west of the site are residentially designated. To prevent any potential problems from incompatible uses in the future, development of this site will have to comply with the Compatibility Zone provisions contained in Section 220 of the Land Development Code.

The applicant is also requesting a District change to Business Park Center-2 (BPC-2) for the northern 3.45 acres of the site. BPC-2 allows for some intensive uses, primarily outdoor storage. Because the existing non-residential development to the north is in an existing BPC-2 district, and the proposed BPC-1 district is to the south, there will be a transition in uses, so this request is appropriate.

Infrastructure Summary

The subject site has access to public utilities. The site is within the City of Lakeland Utilities Service Area for centralized potable water and Polk County sanitary sewer service. Roadway and utility capacity is available.

Environmental Summary

The subject site is within an Airport Notification Zone. There are wetlands and floodplains on the southern end of the site and the soils are good for development.

Comprehensive Plan

Listed below are the relevant sections of the Comprehensive Plan that are applicable to this request:

- Policy 2.102(A1-A15): Growth Management Policies
- Policy 2.104(A1-A9): Transit Supportive Development Area (TSDA)
- Policy 2.113-B3: Location Criteria for BPC
- Policy 2.113-B4: Development Criteria for BPC

Findings of Fact

Request and Legal Status

- This is an applicant-initiated request for:
 - 1) LDCPAS-2023-03 - a Small Scale Map Amendment to change 9.02 +/- acres from Residential Medium (RM) to Business Park Center (BPC).
 - 2) LDCD-2023-05 – A sub-district change from Business Park Center -1 (BPC-1) to Business Park Center -2 (BPC-2)
- The subject site is within the Transit Supportive Development Area (TSDA).
- Based on a review of past aerial photos, the site was previously used for mining.
- There are no past approvals for this site, based on a review of the County's CMS system.

Compatibility

- The existing uses surrounding the site are:
 - North – BPC-2 with a mixture of non-residential uses (office, auto repair, industrial painting, and the Lakeland Society for the Prevention of Cruelty to Animals (SPCA) facility.
 - West – RM that is vacant developed with one single family unit.
 - East – RM that is vacant, with single family detached units further east (800 feet).
 - South – RM that is vacant, and contains wetlands, floodplains, and a pond. Single-family residences are located further south of the site.

Infrastructure

- The zoned schools for the site are Scott Lake Elementary, Lakeland Highlands Middle, and George Jenkins Senior High.
- Polk County Fire Rescue Station 2 (Medulla) will be the response unit for fire and EMS for this site. It is located at 2523 Ewell Road, Lakeland with an approximate travel distance of 3.1 miles.
- The subject site is within the Sheriff Department's Southwest (SW) District. The SW District Office is located at 4120 US 98 South, Lakeland.
- The site is within the City of Lakeland Utilities Service Area for centralized potable water and Polk County sanitary sewer service. Development will be required to meet concurrency requirements at the time of site development approval. There is a City of Lakeland water line along Brannen Road South, which accesses the site. Sanitary sewer service is currently not available to the site. The closest lines are in the Executive Estates and Mountain Lake subdivisions, located south and east of the site. There are other parcels under different ownership between these subdivisions and the subject site.
- The subject site accesses Brannen Road South and Brannen Road West.

- The nearest monitored link is SR 37 (South Florida Avenue). This minor arterial has a standard Level of Service (LOS) of “D” and a current LOS of “C”. There is available capacity.
- The closest mass transit route is the Lime Green Flex Route. This route traverses South Florida Avenue. The route stops at the Social Security office located at 550 Commerce Drive and identified by Stop ID 1103. This stop is approximately one (1) mile from the subject property, and has a 20-minute walking distance, according to Google Maps.
- There is a community center (Medulla Community Center), two community parks (Christina Park and Banana Lake Park) and one regional park (Loyce E. Harpe/Carter Road Park) within a five-mile radius from the subject site.

Environmental

- The highest elevation on the subject site is at 187 feet on the northeast portion of the site and flows out like a fan to the west and south. The elevation on the west property line is 161 feet, and the elevations at the south property line range from 165 to 167 feet.
- The proposed BPC-2 portion of the site has an elevation change from a high of 187 feet on the eastern portion to a low of 165 feet on the west side.
- There are wetlands and floodplains on the subject site proposed for the BPC-1 change, but not the BPC-2 change.
- The soil type for the subject site is Neilhurst sand at 1 to 5% slope.
- According to the Protect Species Observations Data (Source: Florida FIs & Wildlife Conservation Commission), the site is just outside the one-mile buffer zone for observations of Animals and Eagle Nests.
- According to the Florida Department of State, Division of Historical Resources, there are no archeological sites listed in the Florida Master Site File.
- The subject site is not located on a wellfield and does not have any wells on site.
- The site is in the Lakeland Linder Height Notification Zone. The height at which development is an issue in this area is at 200 feet. BPC only allows 75 feet which can be subject to a variance.

Comprehensive Plan Policies

- POLICY 2.102-A1 Development Location states that Polk County shall promote contiguous and compact growth patterns through the development process to minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where tracts of land are by-passed in favor of development more distant from services and existing communities.

- POLICY 2.102-A2 Compatibility states that land shall be developed so that adjacent uses are compatible with each other, pursuant to the requirements of other Policies in this Future Land Use Element, so that one or more of the following provisions are accomplished:
 - a. there have been provisions made which buffer incompatible uses from dissimilar uses;
 - b. incompatible uses are made to be more compatible to each other through limiting the intensity and scale of the more intense use;
 - c. uses are transitioned through a gradual scaling of different land use activities through the use of innovative development techniques such as a Planned Unit Development.
- POLICY 2.102-A3 Distribution states that development shall be distributed throughout the County consistently with this Future Land Use Element so that the public utility, other community services, and public transit and transportation systems can be efficiently utilized; and compact, high-density and intensity development is located where urban services can be made available.
- POLICY 2.102-A4 Timing states that development of land shall be timed and staged in conjunction with the cost-effective and efficient provision of supporting community services which, at a minimum, shall require compliance with the Plan's Level of Service requirements and the County's concurrency management system.
- POLICY 2.102-A10 Location Criteria states the following factors shall be taken into consideration when determining the appropriateness of establishing or expanding any land use or development area:
 - a. nearness to incompatible land uses and future land uses, unless adequate buffering is provided;
 - b. nearness to agriculture-production areas;
 - c. distance from populated areas;
 - d. economic issues, such as minimum population support and market-area radius (where applicable);
 - e. adequacy of support facilities or adequacy of proposed facilities to be provided by the time of development, including, but are not limited to:
 - 1. transportation facilities, including but not limited to, mass transit, sidewalks, trails and bikeways;
 - 2. sanitary sewer and potable water service;
 - 3. storm-water management;
 - 4. solid waste collection and disposal;

5. fire protection with adequate response times, properly trained personnel, and proper fire-fighting equipment;
 6. emergency medical service (EMS) provisions; and
 7. other public safety features such as law enforcement;
 8. schools and other educational facilities
 9. parks, open spaces, civic areas and other community facilities
- f. environmental factors, including, but not limited to:
1. environmental sensitivity of the property and adjacent property;
 2. surface water features, including drainage patterns, basin characteristics, and flood hazards;
 3. wetlands and primary aquifer recharge areas;
 4. soil characteristics;
 5. location of potable water supplies, private wells, public well fields; and
 6. climatic conditions, including prevailing winds, when applicable.
- **POLICY 2.104-A1: DESCRIPTION** - Transit Supportive Development Areas shall meet the following criteria:
 - a. be those areas where the availability of infrastructure and other community facilities and services, including, but not limited to mass transit and other transportation alternatives, utilities, public safety, recreational and educational services, promotes and supports the location of higher density and intensity compact, mixed use development;
 - b. be supported by existing or planned urban type services that are programmed or expected for the 10-year planning horizon;
 - c. be designated as part of a coordinated land use and transportation strategy that supports the provision of improved and expanded transit services, as identified in the Transportation Planning Organization (TPO) 2060 Transportation Vision Plan and the connecting circulator routes, in order to increase mobility and travel options;
 - d. include development criteria that:
 1. promote the development of walkable communities which include a balance between employment opportunities, mix of complementary uses and activities, and a range of housing opportunities;
 2. improve access to employment areas, schools, shopping and recreational opportunities;
 - **POLICY 2.104-A3: LAND USE CATEGORIES** - The following land use categories shall be permitted within TSDAs, in accordance with applicable criteria:

- a. ACTIVITY CENTERS: Regional Activity Centers, Community Activity Centers, Neighborhood Activity Centers, Convenience Centers, Tourism Commercial Centers, Employment Centers and High-Impact Commercial Centers.
 - b. RESIDENTIAL: Residential-High, Residential-Medium, and Residential-Low Districts.
 - c. OTHER: Linear Commercial Corridors, Commercial Enclaves, Industrial, **Business-Park Centers**, Office Centers, Leisure Recreation, Mixed Use, Institutional, Professional Institutional, Recreation and Open Space, Preservation.
- POLICY 2.113-B-3: LOCATION CRITERIA –Business-Park Centers shall be located with consideration being given to maximizing access to the arterial road system and with consideration given to the guidelines outlined in POLICY 2.404.-A1. In locating Business-Park Centers, Polk County shall seek to minimize the routing of commercial traffic through residential areas. Business-Park Centers shall be located on:
 - a. arterial roads;
 - b. collector roads, if the proposed district is within 2 miles of an intersecting arterial road;
 - c. local commercial roads or private roads under the following conditions:
 - 1. the road has full median access onto to an arterial road;
 - 2. the road does not serve existing or expected future residential traffic from the surrounding area; and
 - 3. the road has a structural integrity and design characteristics suitable for truck traffic.
 - d. properties abutting an Industrial (IND) district or railroad line.
 - POLICY 2.113-B-4: DEVELOPMENT CRITERIA - Development within a Business-Park Center shall conform to the following criteria:
 - a. Business-Park Center developments shall have frontage on, or direct access to, a collector or better roadway, or a local commercial road or service drive that directly connects to a collector roadway or better. Business-Park Centers shall incorporate the use of frontage roads or shared ingress/egress facilities wherever practical.
 - b. Adequate parking shall be provided to meet the demands of the uses, and interior traffic-circulation patterns shall facilitate the safe movement of vehicular, bicycle, and pedestrian traffic.
 - c. Buffering shall be provided where the effects of lighting, noise, odors, and other such factors would adversely affect adjacent land uses. Parking lots, loading areas, dumpsters, utilities and air conditioning units, signage, etc. are examples of facilities which may require special buffering provisions.

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

Development Review Committee Recommendation: Based on the information provided by the applicant, recent site visits, and the analysis conducted within this staff report, the Development Review Committee finds that with the proposed conditions, the proposed request **IS COMPATIBLE** with the surrounding land uses and general character of the area, **IS CONSISTENT** with the Polk County Comprehensive Plan and Land Development Code, and therefore, the Development Review Committee (DRC) recommends **APPROVAL of LDCPAS 2023-03 & LDCD-2023-5.**

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

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

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

Analysis

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

Surrounding Uses

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

Table 1 Surrounding Uses

Northwest: Business-Park Center-2 Vacant	North: Business-Park Center-2 Animal Clinic, Office, Auto Repair	Northeast: Business-Park Center-2 SPCA Facility
West: Residential Medium Undeveloped	Subject Property: Residential Medium Undeveloped, power line	East: Residential Medium Undeveloped
Southwest: Residential Medium, Vacant Residential Low-3, Single Family Residential	South: Residential Medium, Undeveloped	Southeast: Residential Medium, Vacant Residential Low-3, Single Family Residential
<i>Source: Polk County Property Appraiser, GIS Data Viewer and Staff Site Visit</i>		

Compatibility with the Surrounding Uses

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

A. Land Uses

The purpose of TSDA is to serve as a foundation from which a future urban pattern is established, and to provide areas for development at urban densities and intensities. TSDA's are areas within the County that, at a minimum, are currently served, or are programmed within the applicable Comprehensive Plan Capital Improvement Program to be served within the next ten years by County owned, municipal, or County franchised central sanitary sewage and potable water systems. TSDA's are also supported by, or programmed to be supported by, other services

typically found to accompany urban development such as public safety services, an urban road network, and developed parks.

The subject property is currently vacant, except for limited outdoor storage. A power line traverses the northern half of the property. Surrounding land uses within the existing Business Park Center district are primarily non-residential. Animal clinics, offices, industrial paint facilities, and auto repair are in this area. West of the site, the property is vacant. The property directly east of the site is also vacant, although there are single-family residences about 800 feet further east of the subject property boundary. South of the site, the property is vacant, and contains wetlands, floodplains, and a pond. Single-family residences are located further south of the site.

Although there are not residential uses immediately next to the site, there are existing single-family residences nearby. Additionally, the properties directly east and west of the site are designated Residential-Medium (RM). To prevent any potential problems from incompatible uses in the future, development of this site will have to comply with the Compatibility Zone provisions contained in the Section 220 of the Land Development Code.

The proposed request is for Business Park Center (BPC). If approved, this means that a BPC-1 designation will be placed on the property. The more limited industrial and employment uses allowed in BPC-1 will also minimize the potential for adverse impacts to occur on adjoining properties. Although there are no residences immediately next to the site, there are existing single-family residences nearby.

The applicant is also requesting a District change to Business Park Center-2 (BPC-2) for the northern 3.45 acres of the site. BPC-2 allows for some intensive uses, primarily outdoor storage. Because the existing non-residential development to the north is in an existing BPC-2 district, and the proposed BPC-1 district is to the south, there will be a transition in uses, so this request is appropriate.

The adjoining property to the west, which is designated Residential-Medium, contains wetlands. The location of these wetlands will effectively serve as a buffer for future business-park uses on the site and nearby residentially used areas.

Property to the east of the subject site may be a candidate for future BPC expansion. Because any access to that property would go through existing and proposed BPC areas, there is merit to a future request. However, because of potential compatibility issues with the existing single-family residential uses nearby, any future approval for BPC should not be a foregone conclusion.

B. Infrastructure

The site is located within the TSDA, a development area that has adequate levels of urban infrastructure and services with capacity to serve it. There is available capacity on all major roadways adjacent to the subject property. Public safety facilities are at urban levels.

Mass transit is available to the site. Comprehensive Plan Policy 2.102-A1 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. This site meets those criteria. Except for sewer, urban-level services are readily available.

Nearest Elementary, Middle, and High School

The schools zoned for the subject property are Scott Lake Elementary, Lakeland Highlands Middle, and George Jenkins Senior High. Current capacities are listed below. Because the application is for non-residential uses, the request will not generate any students to impact concurrency.

Table 2 School Information

Name of School	% Capacity 2023-2023 School Year	Average driving distance from subject site
Scott Lake Elementary	79%	3.1 ± miles driving distance
Lakeland Highlands Middle	93%	2.4 ± miles driving distance
George Jenkins Senior High	92%	4.6 ± miles driving distance

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

Nearest Sheriff, Fire, and EMS Station

Table 3 below displays that the nearest Sheriff District office and Fire/EMS stations. Sheriff response times are not as much a function of the distance to the nearest sheriff's substation, but more a function of the overall number of patrol officers within the County. The distance of the fire station is just over three (3) miles which ensures a very reasonable response time. The Sheriff's office response time is less than 11 minutes for emergency calls.

Table 3 Public Safety Information

	Name of Station	Distance Response Time*
Sheriff	Southwest District-4120 US Highway 98 S. Lakeland, Florida 33801	Priority 1 – 10:08 Priority 2 – 19:33
Fire/ EMS	Polk County Fire Rescue Station 2 “Medulla” 2523 Ewell Road, Lakeland	3.1 +/- miles

Source: Polk County Sheriff's Office & Polk County Fire Rescue. Response times for March 2023.

Water and Wastewater

The proposed Comprehensive Plan Amendment may result in greater impacts to the potable water and sanitary sewer systems if the site is developed at the maximum floor area ratio permitted within the Business Park Center district. The site is within the City of Lakeland Utilities Service Area for centralized potable water and Polk County sanitary sewer service. The project will be required to connect to public utility service when it becomes available as per the County's Land Development Code.

A. Estimated Demand

It is not anticipated that development on the property under the proposed land use designation will negatively impact the minimum LOS for the existing facilities. At the time of site plan approval, the project will be required to connect to public utility services if available as per the County's Land Development Code. A separate calculation for the district change is not necessary, as the difference between BPC-1 and BPC-2 is based on the outdoor storage use, rather than floor area ratio.

Table 4 Estimated Water and Sewer Impact Analysis

Proposed Site 9.02 ± acres (392,911 square feet (sf))	Estimated Impact Analysis (Residential / Business Park) <i>Development Area: TSDA</i>	
	Current Land Use designation RM	Proposed Land Use Designation BPC
Permitted Density/Maximum Number of DU, Maximum Use	9.02 acres @ 10 units/acre = 90	9.02 ac/392,911 sf @ .75 FAR = 294,683 sf
Potable Water Consumption	90 multi-family units * 198 GPD/unit = 17,820 GPD	294,683 sf * .24 GPD/sf = 70,724 GPD
Wastewater Generation	90 multi-family units * 180 GPD/unit = 16,200 GPD	70,724 * 80% = 56,579 GPD
<i>Multi-family residential generation rates of 198 GPD potable water and 180 GPD sanitary sewer per unit; BPC-1, BPC-2, and IND all use 0.75 FAR for maximum allowable build, 0.24 GPD/sq ft for water and 80% of water for wastewater.</i>		

B. Service Provider

The site is within the City of Lakeland Utilities Service Area for centralized potable water and Polk County sanitary sewer service. Development will be required to meet concurrency requirements at the time of site development approval. There is a City of Lakeland water line along Brannen Road South. Sanitary sewer service is currently not available to the site. The closest lines are in the Executive Estates and Mountain Lake subdivisions, located south and east of the site. There are other parcels under different ownership between these subdivisions and the subject site.

C. Available Capacity

The City's Williams/Combee Water Treatment Plants (interconnected) have 59 million gallon per day (MGD) of plant capacity. The Glendale Wastewater Treatment Plan has 13.7 MGD of plant capacity. Both systems have available capacity at the current time.

The County's wastewater line is part of the Southwest Regional Wastewater Service Area and serves the Ashwood subdivisions to the south of the subject site. According to the June 30, 2022, Polk County Utilities Capacity Report, the current working permit limit is 4.0 MGD with a current flow of 2.131 MGD. At the current rate of growth and demand on the system, it will be over 20 years before permitted flow capacity is exceeded.

D. Planned Improvements

There are currently no planned improvements within the proximity of the subject site.

Roadways/Transportation Network

The proposed Comprehensive Plan Amendment may result in a slight increase in impacts on the surrounding roadway network but is not anticipated to affect the LOS below the minimum established standards.

The site is accessed from Brannen Road South and West. These roads are classified as local commercial roads, with 20-foot pavement width. There are no vehicular connections between the subject property and adjacent properties.

A. Estimated Demand

Table 5, following this paragraph, shows the Average Annual Daily Trip (AADT) rate and the PM Peak hour trip rate. A separate calculation for the district change is not necessary, as the difference between BPC-1 and BPC-2 is based on the outdoor storage use, rather than floor area ratio.

Table 5 Estimated Transportation Impact Analysis

Proposed Site 9.02 ± acres (392,911 square feet (sf))	Estimated Impact Analysis (Residential / Business Park) <i>Development Area: TSDA</i>	
	Current Land Use designation RM	Maximum Permitted in Proposed BPC
	9.02 acres @ 10 units/acre = 90	9.02 ac/392,911 sf @ .75 FAR = 294,683 sf
Average Annual Daily Trips (AADT)	90 units * 6.74 AADT/unit = 607 AADT AADT – Average Annual Daily Trips	294,683 sf x 1.71 AADT/1,000 sf = 504 AADT
PM Peak Hour Trips	90 units * .39 peak hour trips/unit = 35 PM Peak Hour Trips	294,683 sf * .18/1,000 sf = 53 PM Peak Hour Trips

Source: Table 1 For Minor Traffic Study for Polk TPO, August 4, 2022 Update

B. Available Capacity

The roads surrounding the subject site all have sufficient capacity available for full build out of the subject site. The Polk Transportation Planning Organization (TPO) monitors certain roadways based on maximum approved traffic in comparison to current vehicle trips to determine what capacity is available. The property is accessed via Brannen Road South and Brannen Road West. These roads connect to Brannen Road, which intersects with SR 37 (South Florida Avenue). SR 37 is monitored for concurrency. This portion of SR 37 (from Shepherd Road to Pipkin Road) has an adopted Level of Service (LOS) standard of “D” and a current LOS

of “C”. The table following this paragraph demonstrates that 596 vehicle trips are available in the northbound direction and 518 trips in the southbound direction.

Table 6 Road Capacity

Link # Direction		Road Name	Current LOS	Available Capacity	Minimum LOS Standard	5-Year Projected LOS
5805	North	SR 37 (South Florida Avenue) from Shepherd Road to Pipkin Road	C	596	D	C
5805	South		C	518	D	C

Source: 2022 Polk County Roadway Network Database

C. Roadway Conditions

Brannen Road West and Brannen Road South have a Pavement Condition Index (PCI) rating of “Fair”. These roads do not have curbs and have drainage swales.

D. Sidewalk Network

Except for a sidewalk along Brannen Road South (along a portion of the SPCA facility frontage), there are no sidewalks in the immediate vicinity of the site.

E. Planned Improvements:

No improvements are planned for this area.

F. Mass Transit

The closest mass transit route is the Lime Green Flex Route. This route traverses South Florida Avenue. The route stops at the Social Security office located at 550 Commerce Drive and identified by Stop ID 1103. This stop is approximately 1 mile from the subject property, and has a 20-minute walking distance, according to Google Maps.

Park Facilities:

The site is within the five-mile radius of the Medulla Community Center, Christina and Banana Lake Community Parks and the Loyce E. Harpe/Carter Road Regional Park.

A. Location:

The Christina Park is located at 625 County Road 540A, Lakeland, FL 33813. Loyce E. Harpe Park is located at 300 W Carter Rd, Mulberry, FL 33860.

B. Services:

According to Central Florida’s Polk County Sports Marketing, Christina Park includes five softball fields with lighting and irrigation, dugouts and bleacher shelters complete with a concession building and restrooms. There is a Grand Pavilion with restrooms which can be reserved for special events, numerous picnic areas including those with shelters and a covered outdoor grill. A pedestrian trail is located around the perimeter of the park and with a state-of-the-art playground area. A favorite among youth teams and mountain bikers, Loyce E. Harpe

Park features multiuse fields, Little League baseball fields, softball fields and more in an area where phosphate was once mined.

C. Multi-use Trails:

Multi-use trails are located within Christina and Loyce E. Harpe parks.

D. Environmental Lands:

The Se7en Wetlands is located at the southern end of Loyce E. Harpe Park. The City of Lakeland owns and operates Se7en Wetlands, a constructed wetland treatment system, which provides tertiary treatment, or final polishing, for all of the City's wastewater. It is comprised of over 1,600 acres of marshes, swamps, uplands, and lakes and connects to the North Prong of the Alafia River, which flows directly to Tampa Bay. Se7en Wetlands also provides water for Tampa Electric Company's Polk Power Station. Se7en Wetlands is home to a diverse community of plant and animal species.

E. Planned Improvements:

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

Environmental Conditions

The site has good soil, and no archeological or historical artifacts or structures. Wetlands and floodplains are located immediately south of the site but are not included with this request.

A. Surface Water:

The highest elevation on the subject site is at 185 feet on the northeast portion of the site and flows out like a fan to the west and south. The elevation on the west property line is 161 feet, and the elevations at the south property line range from 165 to 167 feet.

B. Wetlands/Floodplains:

There are floodplains (FEMA) and wetlands at the southern end of the site.

C. Soils:

The subject site consists of Neilhurst sand, as listed in Table 8 following this paragraph.

Table 7 Soils

Soil Name	Septic Tank Absorption Field Limitations	Limitations to Dwellings w/o Basements	% of Site (approximate)
Neilhurst sand, 1 – 5% Slopes soils	Slight	Severe; wetness	100%
Source: 1985 Soil Survey of Polk County, Florida			

According to the Soil Survey of Polk County, Neilhurst sand has” severe” limitations for dwellings due to wetness, and “slight” limitations for septic tank drains because of poor filtration (excessively drained). The addition of suitable topsoil or some form of surfacing can reduce or

overcome this limitation. This soil is excessively well-drained and typically supports urban development.

D. Protected Species

According to the Protect Species Observations Data (Source: Florida FIs & Wildlife Conservation Commission), this site is just outside of the one-mile buffer radius zone for observations of Animals and Eagle Nests.

E. Archeological Resources:

According to the Florida Department of State, Division of Historical Resources, there are no archeological sites listed in the Florida Master Site File.

F. Wells (Public/Private)

The subject site is not located on a wellfield and does not have any wells on site. The nearest Wellhead Protection Zone is on Shepherd Road on the west and east side of ImperiaLakes. It is approximately 1.6 miles (straight-line distance) from the site.

G. Airports:

The site is in the Lakeland Linder Regional Airport Height Notification Zone. The height at which development is an issue in this area is at 200 feet. The BPC land use district only allows 75 feet which can be subject to a variance. It is not likely that any structures developed on the subject site will achieve such a height.

Economic Factors:

Construction of buildings in either land use creates temporary jobs. The BPC designation has the potential to create permanent jobs by creating locations for businesses.

Consistency with the Comprehensive Plan

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

Table 8 Comprehensive Plan and Land Development Code

Comprehensive Plan Policy	Consistency Analysis
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;	The subject property is next to an existing Business Park Center. Adjacent properties are undeveloped and are designated as residential. Compliance with the Compatibility Zone provisions in Section 220 of the Land Development Code will address any compatibility concerns if residential development occurs on the adjoining parcels in the future. The BPC-2 is proposed north of the power line easement

Comprehensive Plan Policy	Consistency Analysis
<p>c. uses are transitioned through a gradual scaling of different land use activities through the use of innovative development techniques such as a Planned Unit Development.</p>	<p>while leaving the remainder of the site as BPC-1. This provides a good transition to the residential uses south of the site.</p>
<p>POLICY 2.102-A1: DEVELOPMENT LOCATION – Polk County shall promote contiguous and compact growth patterns through the development process to minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where tracts of land are by-passed in favor of development more distant from services and existing Communities.</p>	
<p>POLICY 2.102-A4: TIMING - The development of land shall be timed and staged in conjunction with the cost-effective and efficient provision of supporting community services which, at a minimum, shall require compliance with the Plan's Level of Service requirements and the County's concurrency management system.</p>	<p>Most of the surrounding properties are developed, and public services and facilities are available. This site is also in a Transit-support Development Area, intended for high-density and intensity growth to occur.</p> <p>There is ample connectivity to water and electricity. Fire and Sheriff are close by with low response times. Schools that are zoned for the site are not at capacity. The subject property contains wetlands or floodplains. The site has two access points; one to Brannen Road West and Brannen Road South.</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:</p> <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 1. transportation facilities, including but not limited to, mass transit, sidewalks, trails and bikeways; 2. sanitary sewer and potable water service; 3. storm-water management; 4. solid waste collection and disposal; 5. fire protection with adequate response times, properly trained personnel, and proper fire-fighting equipment; 6. emergency medical service (EMS) provisions; and 7. other public safety features such as law enforcement; 8. schools and other educational facilities 9. parks, open spaces, civic areas and other community facilities, f. environmental factors, including, but not limited to: <ul style="list-style-type: none"> 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; 	

Comprehensive Plan Policy	Consistency Analysis
<p>5. location of potable water supplies, private wells, public well fields; and</p> <p>6. climatic conditions, including prevailing winds, when applicable.</p>	
<p>POLICY 2.104-A1: DESCRIPTION - Transit Supportive Development Areas shall meet the following criteria:</p> <p>a. be those areas where the availability of infrastructure and other community facilities and services, including, but not limited to mass transit and other transportation alternatives, utilities, public safety, recreational and educational services, promotes and supports the location of higher density and intensity compact, mixed use development;</p> <p>b. be supported by existing or planned urban type services that are programmed or expected for the 10-year planning horizon;</p> <p>c. be designated as part of a coordinated land use and transportation strategy that supports the provision of improved and expanded transit services, as identified in the Transportation Planning Organization (TPO) 2060 Transportation Vision Plan and the connecting circulator routes, in order to increase mobility and travel options;</p> <p>d. include development criteria that:</p> <p>1.promote the development of walkable communities which include a balance between employment opportunities, mix of complementary uses and activities, and a range of housing opportunities;</p> <p>2.improve access to employment areas, schools, shopping and recreational opportunities;</p>	<p>The TSDA is intended for high-density and intensity growth to occur since facilities and services are already available in those areas. The subject site is in a built-out area of south Lakeland even though there are large residential lots to the west and east. The requests for BPC are consistent with this policy.</p>
<p>POLICY 2.104-A3: LAND USE CATEGORIES - The following land use categories shall be permitted within TSDAs, in accordance with applicable criteria</p> <p>a. ACTIVITY CENTERS: Regional Activity Centers, Community Activity Centers, Neighborhood Activity Centers, Convenience Centers, Tourism Commercial Centers, Employment Centers and High-Impact Commercial Centers.</p> <p>b. RESIDENTIAL: Residential-High, Residential-Medium, and Residential-Low Districts.</p> <p>c. OTHER: Linear Commercial Corridors, Commercial Enclaves, Industrial, Business-Park Centers, Office Centers, Leisure Recreation, Mixed Use, Institutional, Professional Institutional, Recreation and Open Space, Preservation.</p>	<p>The proposed BPC Future Land Use designation is permitted in the TSDA. Therefore, this request is consistent with the TSDA policies. The applicant will have to show consistency with the Development Criteria at time of the Level 2 Review.</p>

Comprehensive Plan Policy	Consistency Analysis
<p>POLICY 2.104-A5: DEVELOPMENT CRITERIA - Development within the Transit Supportive Development Areas shall conform to the following criteria as further specified by the Land Development Code:</p> <ul style="list-style-type: none"> a. provide access to transit facilities; b. connect to centralized potable water and sanitary sewer systems; c. incorporate design features that promote healthy communities and green building practices, as established in Section 2.1251, Community Design, of this element; d. implement "Complete Street" and "Conservation Development" principles as established under Section 2.1251, Community Design, of this element; e. integrate 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. 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, other than single family detached homes, townhomes, condominiums, and residential units in mixed use buildings by establishing minimum densities that preclude the exclusive use of single family detached units within designated areas as established in Policy 2.104-A7. 	
<p>POLICY 2.113-B-3: LOCATION CRITERIA - Business-Park Centers shall be located with consideration being given to maximizing access to the arterial road system and with consideration given to the guidelines outlined in Policy 2.404-A1. In locating Business-Park Centers, Polk County shall seek to minimize the routing of commercial traffic through residential areas. Business-Park Centers shall be located on:</p> <p>arterial roads;</p> <p>collector roads, if the proposed district is within 2 mile of an intersecting arterial road;</p> <p>local commercial roads or private roads under the following conditions: 1. the road has full median access onto to an arterial road;</p>	<p>This request is for an expansion of an existing BPC.</p>

Comprehensive Plan Policy	Consistency Analysis
<p>2. the road does not serve existing or expected future residential traffic from the surrounding area; and</p> <p>3. the road has a structural integrity and design characteristics suitable for truck traffic.</p> <p>properties abutting an Industrial (IND) district or railroad line.</p>	
<p>POLICY 2.113-B-4: DEVELOPMENT CRITERIA - Development within a Business-Park Center shall conform to the following criteria:</p> <p>a. Business-Park Center developments shall have frontage on, or direct access to, a collector or better roadway, or a local commercial road or service drive that directly connects to a collector roadway or better. Business-Park Centers shall incorporate the use of frontage roads or shared ingress/egress facilities wherever practical.</p> <p>b. Adequate parking shall be provided to meet the demands of the uses, and interior traffic-circulation patterns shall facilitate the safe movement of vehicular, bicycle, and pedestrian traffic.</p> <p>c. Buffering shall be provided where the effects of lighting, noise, odors, and other such factors would adversely affect adjacent land uses. Parking lots, loading areas, dumpsters, utilities and air conditioning units, signage, etc. are examples of facilities which may require special buffering provisions.</p> <p>d. Commercial activities to support activity within a Business Park Center shall not exceed 15 percent of the total area of the Business Park.</p> <p>e. The maximum floor area ratio for commercial activities shall not exceed 0.25. The maximum floor area ratio for non-commercial activities shall not exceed 0.75 in the TSDA, 0.65 in the SDA, and 0.50 in the RDA, unless developed as a Planned Development.</p> <p>f. Retail sale of goods manufactured on the site of a business located within a Business Park Center is allowed without affecting the fifteen percent (15%) of commercial activity permitted for the entire activity center provided the operation is incidental and subordinate to the manufacturing activity conducted on site and does not exceed eight percent (8%) of the total floor area or 15,000 square feet, whichever is the lesser.</p>	<p>The subject site has access to two county roads. Compliance with the other development criteria will be determined at Level 2 approval.</p>

Comprehensive Plan Policy	Consistency Analysis
<p>g. New residential development within Business Park Centers shall be limited to High-Density Residential (with proper buffering).</p> <p>h. All research and development, light-industrial, and distribution activities shall be conducted within enclosed structures with the exception of loading and unloading of transport and distribution vehicles. Outdoor storage shall be screened from off-site view and significantly limited in respect to the floor area provided within enclosed structures.</p> <p>i. Where centralized water or wastewater services are not available, the maximum impervious surface ratio shall be reduced to afford better protection and function of well and septic tank septic.</p> <p>j. Planned Developments within the Business Park Center district may be permitted a maximum floor area ratio up to 1.5 for innovative and attractive employment centers. Intensity increases shall be reserved for those uses that provide substantial economic income opportunities for the County and its residents. Intensity increases shall only be granted to parcels within the TSDA and UGA. The Land Development Code shall establish development standards and criteria for Planned Developments within the BPC district.</p> <p>k. Workforce housing for unaccompanied workers in barrack, dormitory, or apartment units under specific design parameters listed in the Land Development Code not to exceed an intensity of thirty-two (32) workers per acre or the limitations established by the Department of Health for water and wastewater usage, whichever allowed intensity is the lesser.</p>	

Urban Sprawl Analysis

After analyzing the primary indicators of Urban Sprawl per *Policy 2.109-A10* of the Polk County Comprehensive Plan, it is apparent that the proposed request is not considered urban sprawl based on these criteria and it is permitted in the designated area. Table 9 (below) depicts the Urban Sprawl Criteria used by staff as indicators of Urban Sprawl.

Table 9 Urban Sprawl Criteria

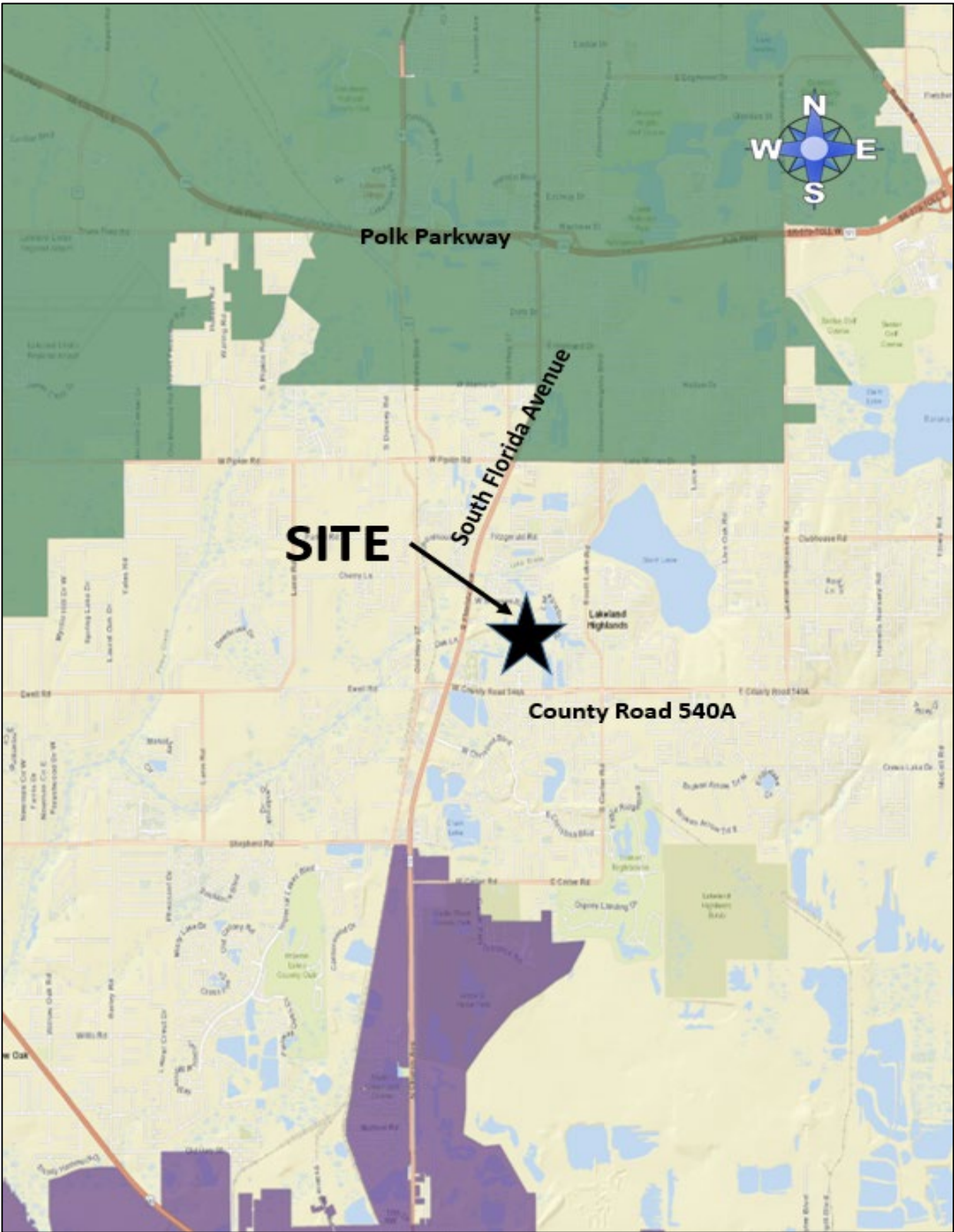
Urban Sprawl Criteria: The following criteria are the primary indicators of urban sprawl per Florida Statutes	
Urban Sprawl Criteria	Sections where referenced in this report
a. <i>Promotes substantial amounts of low-density, low-intensity, or single use development in excess of demonstrated need.</i>	Summary of analysis
b. <i>Allows a significant amount of urban development to occur in rural areas.</i>	Summary of analysis
c. <i>Designates an urban development in radial, strip isolated, or ribbon patterns emanating from existing urban developments.</i>	Summary of analysis, surrounding Development, compatibility
d. <i>Fails to adequately protect and conserve natural resources and other significant natural systems.</i>	Summary of analysis, surrounding Development, compatibility
e. <i>Fails to adequately protect adjacent agricultural areas.</i>	Compatibility with Surrounding Land Uses
f. <i>Fails to maximize existing public facilities and services.</i>	Summary of Analysis, Infrastructure
g. <i>Fails to minimize the need for future facilities and services.</i>	Summary of Analysis, Infrastructure
h. <i>Allows development patterns that will disproportionately increase the cost of providing public facilities and services.</i>	Summary of Analysis, Infrastructure
i. <i>Fails to provide a clear separation between urban and rural uses.</i>	Summary of Analysis, Compatibility with Surrounding Land Uses
j. <i>Discourages infill development or redevelopment of existing neighborhoods.</i>	Summary of Analysis, Compatibility with Surrounding Land Uses
k. <i>Fails to encourage an attractive and functional mixture of land uses.</i>	Summary of Analysis, Compatibility with Surrounding Land Uses
l. <i>Will result in poor accessibility among linked or related land uses.</i>	Summary of Analysis, Compatibility with Surrounding Land Uses
m. <i>Results in the loss of a significant amount of open space.</i>	Summary of Analysis, Compatibility with Surrounding Land Uses

Comments from other agencies

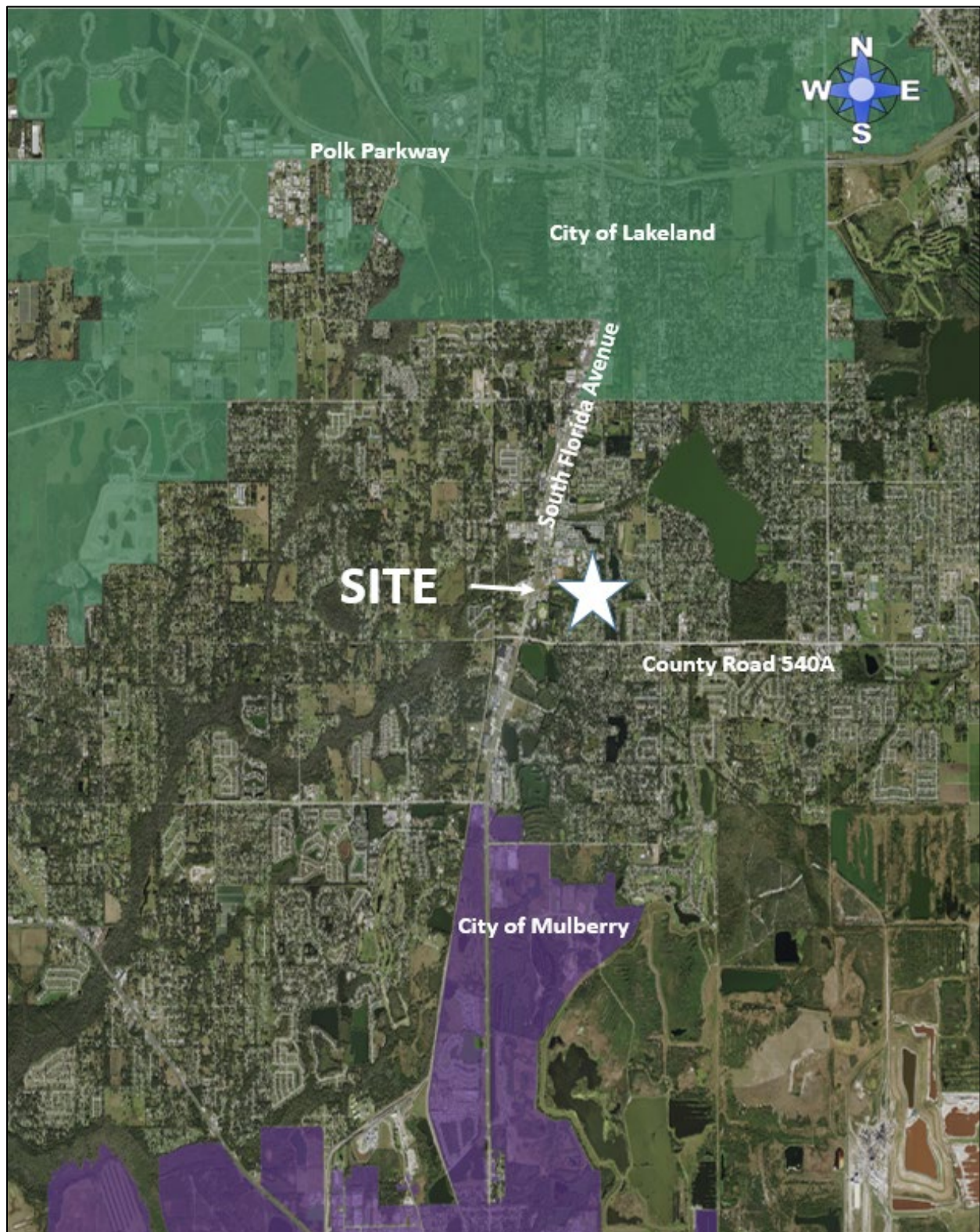
No comments

Exhibits:

- Exhibit – 1 Location Map
- Exhibit – 2 2022 Aerial Photo (Context)
- Exhibit – 3 2022 Aerial Photo (Close-up)
- Exhibit – 4 2022 Aerial Photo (Detailed)
- Exhibit – 5 Current Future Land Use Map
- Exhibit – 6 Proposed Future Land Use Map and Default District Map - LDCPAS-2023-3
- Exhibit – 7 Proposed District Map - LDCD-2023-5
- Exhibit – 8 Applicant's Legal Description Sketch
- Exhibit – 9 District Use Comparison Tables



Location Map

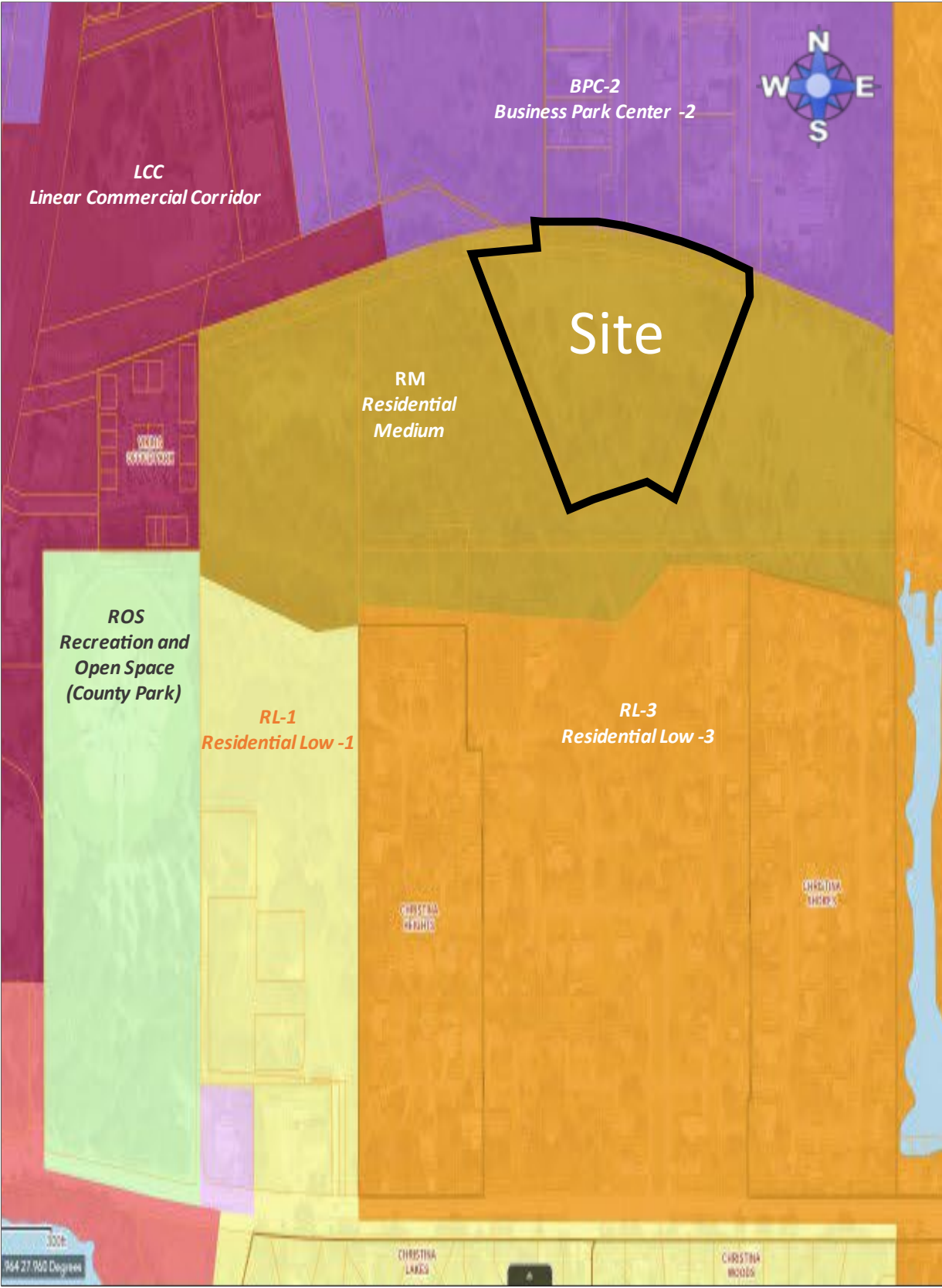


2020 Aerial Photo (Context)

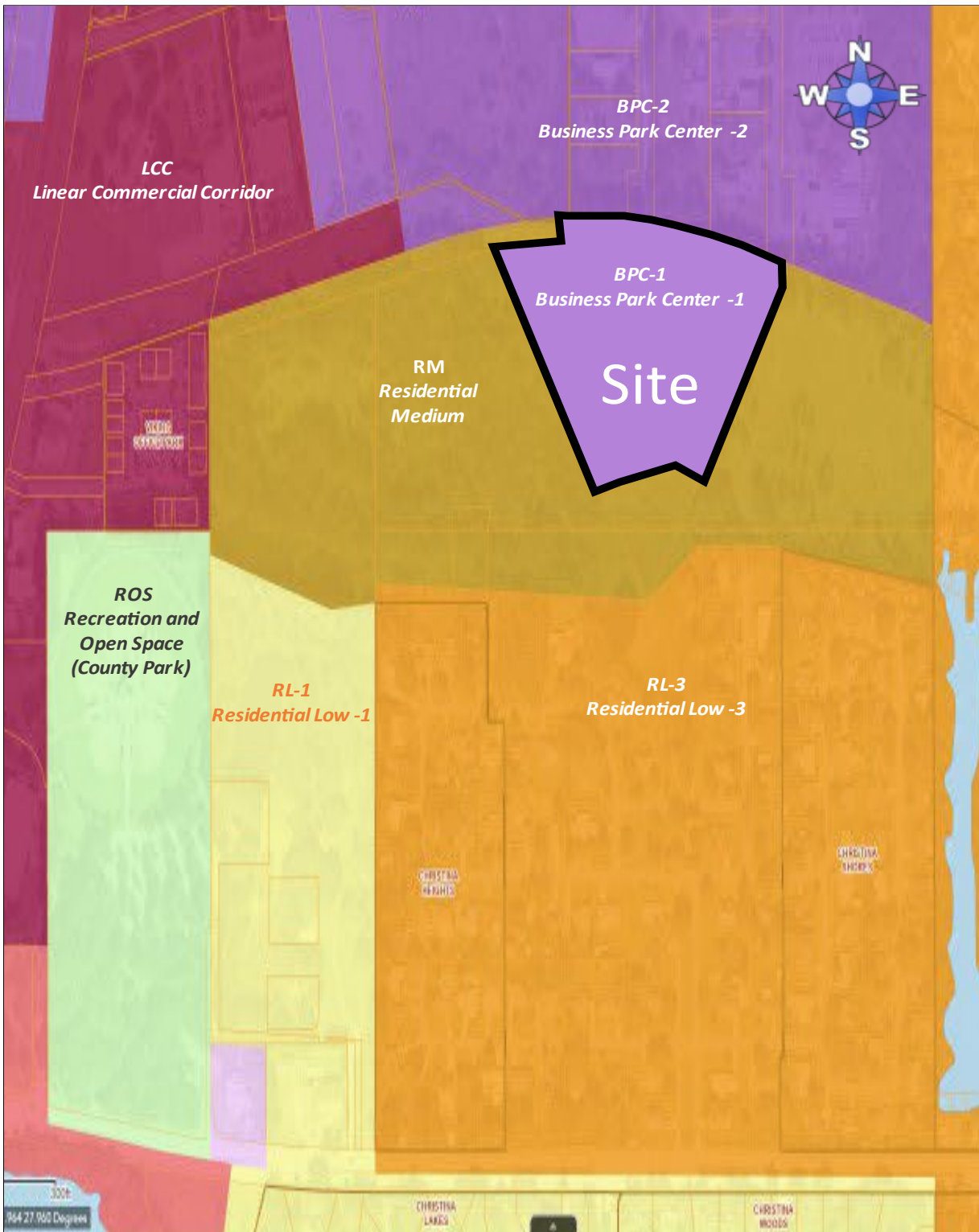


2020 Aerial (Close Up)

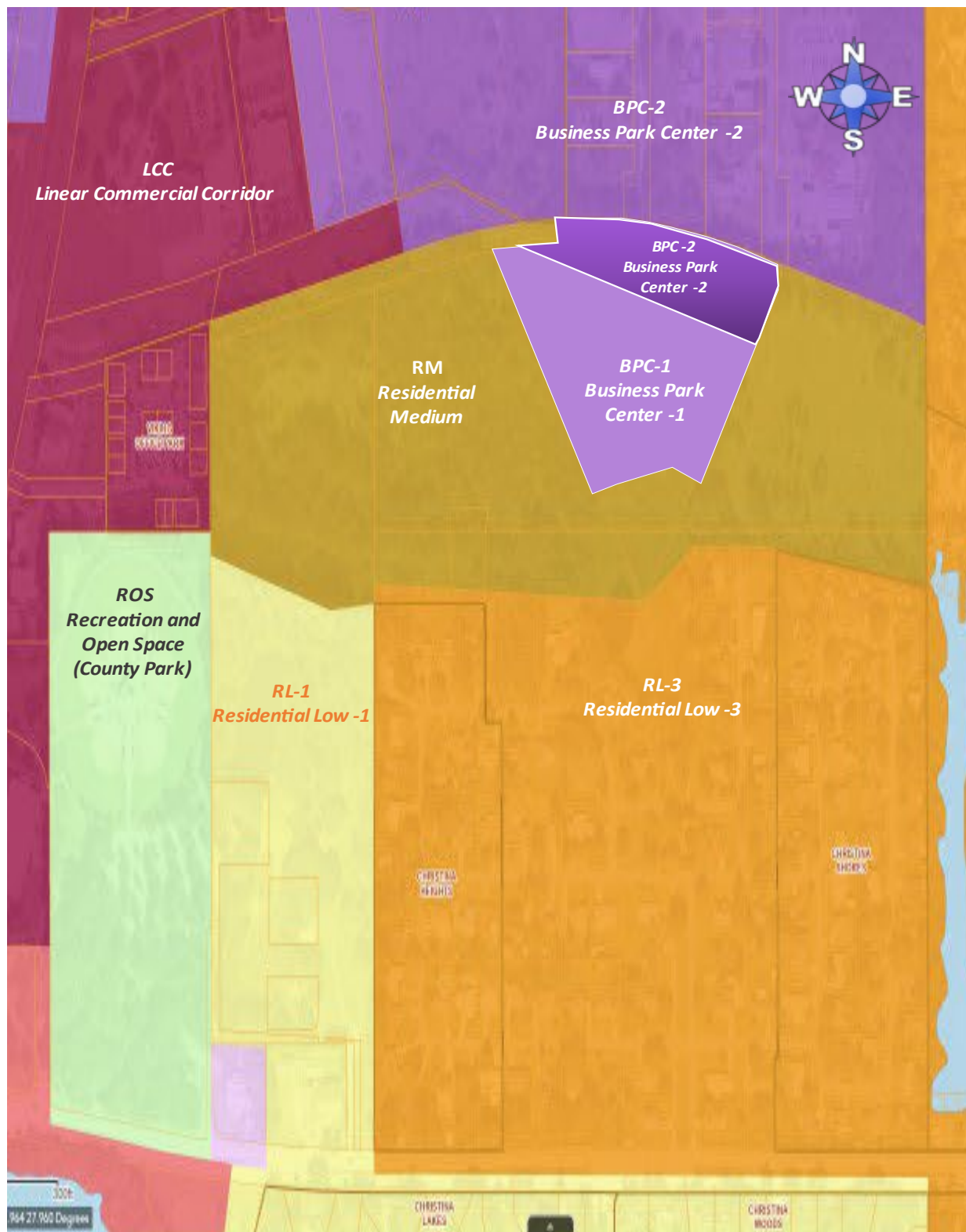
Planning Commission Staff Report
Level 4/MJB



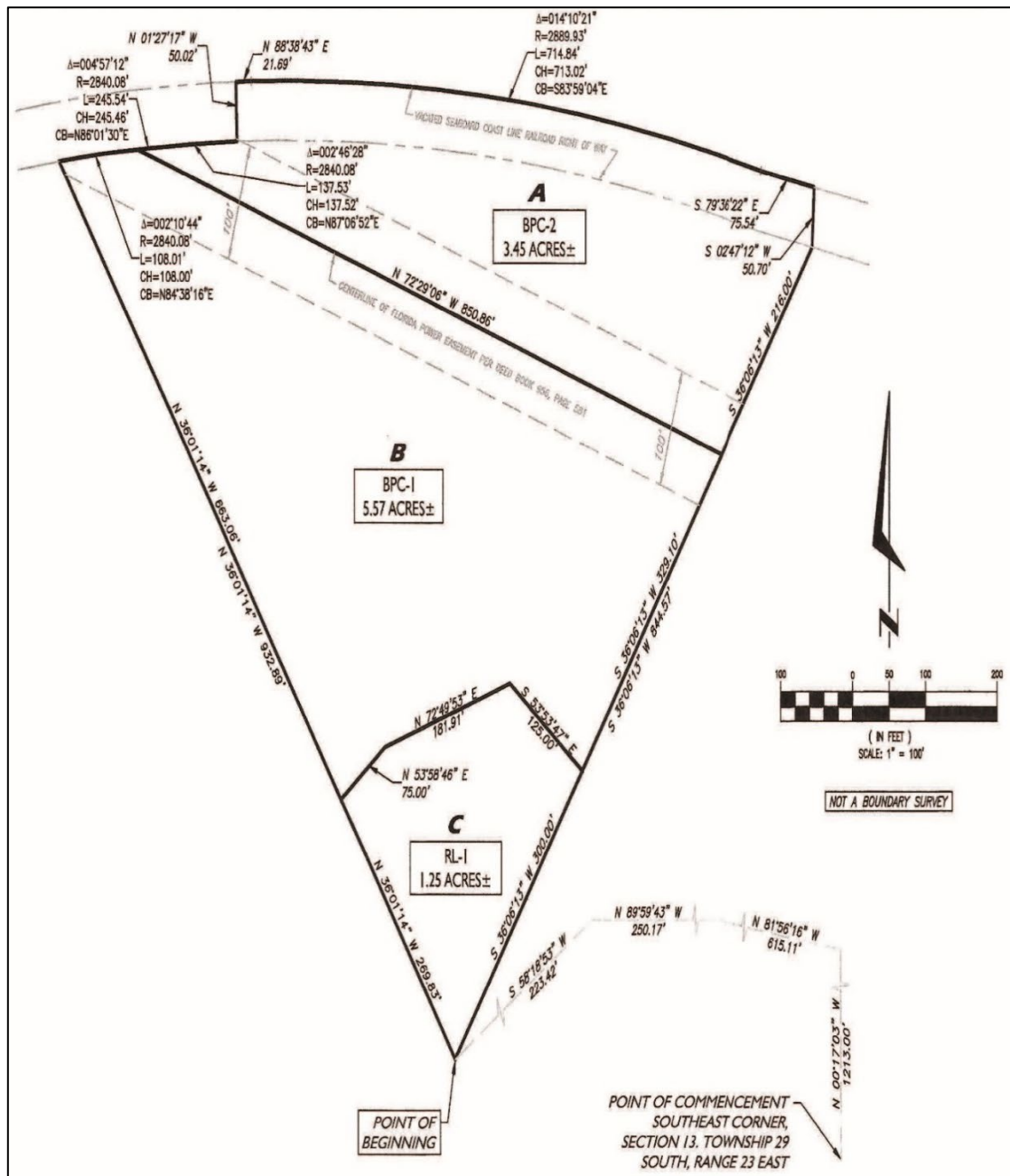
Current Future Land Use Map



Proposed FLUM Map - Business Park Center (BPC) Default District – Business Park Center-1 (LDCPAS-2023-3)



Proposed District Map - Business Park Center-2 (BPC-2) (LDCD-2023-5)



Applicant's Legal Sketch

NOTES:

1. LDCPAS 2023-3 proposes to change Tracts A & B from RM to BPC
2. LDCD 2023-5 proposes to change Tract A from BPC-1 to BPC 2
3. Tract C is incorrectly Labeled is RL-1; this parcel will remain RM

FLU	PERMITTED (By Right)	CONDITIONAL USE Level 1 or 2 Review (Technical Staff Review)	CONDITIONAL USE Level 3 or 4 Review (Public Hearing)
RM	Duplex, Two-family Attached, Multi-family, Single-family Detached Homes & Subdivision, Farming-General, Utilities- Class I	Group Home, Small (6 or less residents), Group Home, Large (7-14 residents), Mobile Homes, Individual, Bed and Breakfast, Emergency Shelter-Small (6 or less residents), Emergency Shelter-Medium (7-14 residents), Nursing Home, Recreation-Passive, Recreation-Low Intensity, School-Elementary, School-Middle, School-High, School-Leisure/Special Interest, Utilities-Class II	Group Living Facility (15 or more residents), Mobile Home Park, Mobile Home Subdivision, Short-Term Rental Unit, Planned Development, Residentially Based Mixed Use Development (RBMD), Transitional Area Development, Adult Day Care Center (7 or more clients), Childcare Center, Communication Tower – Guyed and Lattice, Communications Tower – Monopole, Community Center, Cultural Facility, Emergency Shelter - Large (15 or more residents), Golf Course, Government Facility, Helistops, Recreation - High-Intensity, Recreation - Vehicle Oriented, Religious Institution, School-University/College, Utilities-Class III

FLU	PERMITTED (By Right)	CONDITIONAL USE Level 1 or 2 Review (Technical Staff Review)	CONDITIONAL USE Level 3 or 4 Review (Public Hearing)
BPC-1	Farming General, Government Facility, Nurseries and Greenhouses, Office, Office Park, Personal Service, Printing & Publishing, Research & Development, Studio- Production, Transit- Facility, Utilities- Class I, Utilities- Class II, Warehousing/Distribution	Alcohol Package Sales, Bars-Lounges- and Taverns, Golf Course, Recreation- Passive, Commercial Vehicle Parking, Communication Tower- Monopole, Community Center, Convenience Stores- Isolated, Cultural Facility, Financial Institution, Financial Institution- Drive Through, Gas Station, Heliports, Helistops, Hotels and Motels, Manufacturing- Light, Medical Marijuana Dispensaries, Nurseries- Retail, Religious Institution, Restaurant- Drive-thru/Drive-in, Restaurant- Sit-down/Take-out, Retail- 10-000 – 34-999 sq. ft., Retail- 35-000 - 64-999 sq. ft, Retail- Less than 10-000 sq. ft., School- Leisure/Special Interest, School- Technical/Vocational/Trade & Training, School- University/College, Self-storage Facility, Solar Electric-Power Generation Facility	Multi-family, Planned Development, Transitional Area Development, Agricultural Support- Off-Site, Animal Farm- Intensive, Communication Towers- Guyed and Lattice, Lime Stabilization Facility, Mining- Non-phosphate, Retail- More than 65-000 sq. ft., Utilities- Class III, Water Ski Schools, Airport, Power Plants Non-Certified- Low

DISTRICT USE COMPARISON TABLES

FLU	PERMITTED (By Right)	CONDITIONAL USE Level 1 or 2 Review (Technical Staff Review)	CONDITIONAL USE Level 3 or 4 Review (Public Hearing)
BPC-2	Agricultural Support-Off-Site, Animal Farm- Intensive, Bars- Lounges- and Taverns, Commercial Vehicle Parking, Farming-General, Government Facility, Manufacturing- Light, Motor Freight Terminal, Nurseries and Greenhouses, Office, Office Park, Personal Service, Printing & Publishing, Research & Development, Retail Outdoor Sales and Display, Transit-Facility, Utilities- Class I, Utilities- Class II, Vehicle Repair-Auto Body, Vehicle Service-Mechanical, Warehousing/Distribution	Farm Worker Dormitory - Barrack Style, Alcohol Package Sales, Breeding, Boarding, and Rehabilitation Facility, Wild or Exotic, Cardboard and Shredded Paper Collection, Communication Tower- Guyed and Lattice, Communication Tower- Monopole, Community Center, Convenience Stores- Isolated, Cultural Facility, Financial Institution, Financial Institution- Drive Through, Gas Station, Heliports, Helistops, Heavy Machinery Equipment Sales and Services, Hotels and Motels, Kennels, Boarding and Breeding, Livestock Sale and Auction, Medical Marijuana Dispensaries, Nurseries- Retail, Recreation- Passive, Recreation Vehicle Storage, Religious Institution, Restaurant- Drive-thru/Drive-in, Restaurant- Sit-down/Take-out, Retail- 10-000 – 34-999 sq. ft., Retail- 35-000 - 64-999 sq. ft., Retail- Less than 10-000 sq. ft., School- Leisure/Special Interest, School- Technical/Vocational/Trade & Training, School- University/College, Self-storage Facility, Studio, Production, Solar Electric-Power Generation Facility, Vehicle Recovery Service/Agency, Veterinary Service, Water Ski Schools	Planned Development, Transitional Area Development, Airport, Lime Stabilization Facility, Mining- Non-phosphate, Power Plants Non-Certified-Low, Power Plants Non-Certified-High, Retail- More than 65-000 sq. ft., Utilities- Class III

DISTRICT USE COMPARISON TABLES